



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1225

May 10, 2022

Patrick McCloskey
963 Wordens Pond Road
South Kingstown, RI 02879

At a meeting of the Zoning Board of Review held April 20, 2022, your petition for a Dimensional Variance was granted for premises located at 963 Wordens Pond Road, South Kingstown, Tax Assessor's Map 59-2, Lot 61.

Please be further advised that there is a One-year Expiration. Any variance or special use permit shall expire one year after the date of the filing of the decision in the office of the Town Clerk, unless the applicant shall, within one year, obtain a legal building permit and proceed with the construction, or obtain a certificate of occupancy when no legal building permit is required. If application is made prior to the expiration of the initial one-year period, the Board may, upon written request and for cause shown, renew the variance or special use permit for a second one-year period. Said request for an extension need not be advertised nor noticed, per South Kingstown Zoning Ordinance Section 910.

If you have to apply for a building permit, this Decision must be presented to the Building Official's office at the time you make application for your building permit.

Regards,

James Gorman,
Building Official & Zoning Clerk
Town of South Kingstown



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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Rosen and duly seconded by Ms. Walsh
Motion passed unanimously: Vote 5-0
(W. Rosen-Aye, S. Walsh-Aye, T. Daniels-Aye, R. Brown-Aye, R. Cagnetta-Aye)

At a meeting held on April 20, 2022 regarding the Petition of Patrick McCloskey, 963 Wordens Pond Road, Wakefield, RI 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 24' x 32' addition to the existing dwelling. The addition will be located 8'7" from the side property line. The required side yard setback is 40'. Relief of 31'5" is requested. Lot size is 1 acre. A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements) and Section 907 (Standards of Relief). Owner of the property is Kevin J. McCloskey for premises located at 963 Wordens Pond Road, South Kingstown, Assessor's Map 59-2, Lot 61 and is zoned R80.

The following individuals spoke as representatives of the applicant:

- Patrick McCloskey

There was no one present who spoke either in favor of or opposition to the petition.

The following materials were entered into the record:

- Application signed and dated March 11, 2022; Owner Authorization signed and notarized March 11, 2022; Exterior Perspectives (A0.1), Proposed Site Plan (A1.1), First Floor Plan (A2.1) and Elevations (A3.1) prepared by Beasley Woodworks and dated March 3, 2022
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

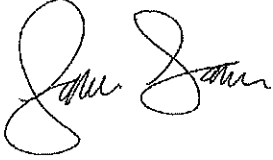
1. The Board finds that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16), because the proposed addition can only be located in this particular spot due to the location of the existing house and the existing septic system on an already non-conforming lot.
2. The Board finds that that the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain, because the applicant is simply looking to expand the current one-bedroom home to accommodate his family of four.
3. The Board finds that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based, because the existing home is located in the woods and the proposed design will stay in accordance with the rural character of the property and the surrounding area.
4. The Board finds that the relief to be granted is the least relief necessary, because the applicant is proposing a modest addition on an already modestly sized one-bedroom home.

5. The Board finds that that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, because currently the existing home is too small to meet the needs of the applicant's family.

Approval is conditional subject to the following conditions:

- There are no conditions upon this approval.

Respectfully,

A handwritten signature in black ink, appearing to read "James Gorman". The signature is written in a cursive style with a large initial "J" and "G".

James Gorman,
Building Official & Zoning Clerk
Town of South Kingstown