



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

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

May 26, 2022

Patrick Quinn
23 Fire Lane 4
South Kingstown, RI 02879

At a meeting of the Zoning Board of Review held May 18, 2022, your petition for a Special Use Permit was granted for premises located at 23 Fire Lane 4, South Kingstown, Tax Assessor's Map 82-1, Lot 1-7.

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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 B/P:1831/Pgs 498 - 499; (2 pgs)
 INST# 22864
 TOWN OF SOUTH KINGSTOWN, RI



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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 5-0

(W. Rosen-Aye, S. Walsh-Aye, K. Diamond-Aye, R. Brown-Aye, T. Daniels-Aye)

At a meeting held on May 18, 2022 regarding the Petition of Patrick Quinn, 23 Fire Lane #4, Wakefield, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 12'9" x 30' addition to the existing detached garage. The parcel of land that this garage is located on is non-conforming due to the number of residential structures on the same parcel. A Special Use Permit is required for any addition, enlargement, expansion or intensification of non-conforming use. Lot size is 70 acres. A Special use permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and 907 (Standards of Relief). Owner of land is Jerry Brown Farm Association, Inc., and the owner of the dwelling is Randi A. & Patrick N. Quinn for premises located at 23 Fire Lane Four, South Kingstown, Assessor's Map 82-1, Lot 1-7 and is zoned R80.

The following individuals spoke as representatives of the applicant:

- Attorney Vincent Indeglia

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

The following materials were entered into the record:

- Application signed and dated March 9, 2022; Owner Authorization signed and notarized March 10, 2022; Correspondence from Jerry Brown Farm Board of Directors dated March 23, 2021; Plans for proposed garage addition (A-101 proposed, A-102 proposed, A-103 proposed, A-101 existing, A-103 existing) prepared by Sweenor Builders and dated March 28, 2021; Web GIS Site Plan (2 pages); Continuation Request dated April 20, 2022
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

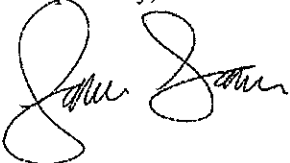
1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because the proposed remodel is not expanding dimensionally. Additionally, the applicant has met all applicable standards set forth under the Zoning Ordinance.
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable:

- (i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe; ingress and egress are already existing and will remain the same.
- (ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare or odor effects of the special use permit on adjoining lots; off-street parking already exists. Noise, glare and odor effects are not applicable.
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; Utilities, with reference to locations, availability and compatibility; trash, storage and delivery are not applicable; trash and utilities are already existing on site. The garage will have electricity but no plumbing.
- (iv) Screening and buffering with reference to type, dimensions and character; the proposed re-design will actually improve the water views for the surrounding neighbors.
- (v) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable
- (vi) Required yards and other open space; not applicable
- (vii) General compatibility with lots in the same or abutting zoning districts, because this is a private community and the applicant has received approval from the Jerry Brown Farm Association, who were in unanimous support of the application and proposed garage renovations.

Approval is conditional and subject to the following:

- There are no conditions upon this approval.

Respectfully,



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