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INST# 25131
TOWN OF SOUTH KINGSTOWN, RI



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT
180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1225

October 7, 2022

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on September 21, 2022 regarding the Petition of Alycia Collins, 3225 Post Road, Wakefield, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to convert the existing 1,350 square foot detached garage into a one (1) bedroom Accessory Apartment. The living area of the accessory apartment will exceed 750 square feet, the maximum allowed per ordinance. The Lot size is .57 acres. A Special Use Permit is required per Zoning Ordinance Section 503.2 (Accessory Apartments) and Section 907 (Standards of Relief). Owners of the property are Gregory A. Carlson & Alycia C. Collins for premises located at 488 Curtis Corner Road, South Kingstown, Assessor's Map 47-2, Lot 31 and is zoned R20.

The following individuals spoke as representatives of the applicant:

- Alycia Collins, applicant
- Louisa Votava, AIA

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 August 16, 2022; Owner Authorization signed and notarized August 18, 2022; Existing Floor Plan (L1.1 & EX1.1), Existing Elevations (EX2.1), Proposed Floor Plans (A1.1) and Proposed Elevations (A2.1) prepared by Votava Design and dated August 18, 2022
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

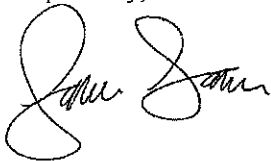
1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 503.2 (Accessory Apartments) and Section 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use because the applicant is requesting to convert an existing barn into an accessory dwelling unit (ADU) with no change to the exterior footprint. The creation of this ADU is a much better use of the property and will allow the applicant and her family to comfortably reside on the same property.
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 is 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; existing parking will remain, they will, however, create a turning radius within the property which will allow for safer egress onto Curtis Corner Road.
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; not applicable, already existing.
- (iv) Utilities, with reference to locations, availability and compatibility; the utilities are existing and will be tied into the new structures. The existing cesspool will be removed and a new OWTS system will be installed which will accommodate the number of bedrooms in both the main and accessory structures.
- (v) Screening and buffering with reference to type, dimensions and character; not applicable, all current landscaping will remain.
- (vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable
- (vii) Required yards and other open space; not applicable
- (viii) General compatibility with lots in the same or abutting zoning districts because this is zoning district allows for a single family home plus an ADU on lot. Additionally, the proposed ADU will be a converted existing structure which fits in well with the general character of the neighborhood.

Approval is conditional subject to the following conditions:

- The decision is a Conditional Zoning Approval and is conditioned upon any, if necessary, RIDEM approvals and will have a two-year expiration from the recorded date per Section 908 of the Zoning Ordinance with the right to extend if necessary.

Respectfully,



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