

Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1224
Fax (401) 789-9792

ZONING BOARD OF REVIEW

Louise M. Guarnaccia Revocable Trust
c/o Jack Guarnaccia
3 Clearview Drive
Mansfield, CT 06250

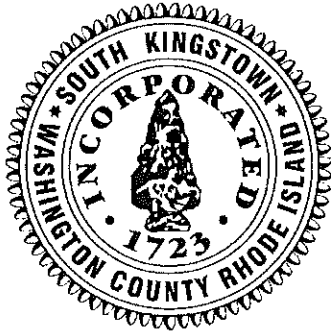
May 13, 2020

Dear Mr. Guarnaccia,

I have attached an amended recorded decision for your records. There was an error in the original recorded decision stating the date the hearing was held, that has been corrected and re-recorded.

Yours truly,

Wayne Pimental, Clerk
Zoning Board of Review
Town of South Kingstown



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ZONING BOARD OF REVIEW

NOTICE OF DECISION

Amended Date of Hearing

May 13, 2020

At a meeting of the Zoning Board of Review held **April 22, 2020**, your petition was **Granted** for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to renovate the existing single family dwelling through adding small additions and interior modifications. The property is within a Homeowners Association, so all external additions require the issuance of a Special Use Permit. Lot size is .35 acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief).** Owner of the property is South Jerry Cove Home Owners Association for premises located at 190 South Jerry Cove Road, Assessor's Map 82-4, Lot 74-11 and zoned R 80.

The Decision of the Board is as follows:

Mr. Cagnetta made to make a motion to approve the petition of Louise M. Guarnaccia Revocable Trust, 3 Clearview Drive, Mansfield, CT 06250 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to renovate the existing single family dwelling through adding small additions and interior modifications. The property is within a Homeowners Association, so all external additions require the issuance of a Special Use Permit. Lot size is .35 acres. A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief). Owner of the property is South Jerry Cove Home Owners Association for premises located at 190 South Jerry Cove Road, Assessor's Map 82-4, Lot 74-11 and zoned R 80. The Applicant had presented his plans to the Board, which include elevations that were designed and made back in May of 2019. And they depict the changes to the building and the floor plan. The main additions to the floor plan of around 250 feet or so. Floor plan including the addition off to the sides of the building of a stairway and kitchen area. There is a site plan by Wesley Grant that displays the hashed over area of where the building addition would be. And it looks like that was dated last March 10, 2020. There were also two letters from neighbors that supported the additions to the building. As well as several photographs showing the existing building as it stands now. The special use permit in this case is required because there are multiple buildings on one lot and any changes to the exterior of the building would constitute a special use permit. The existing building is a rectangular building to which the owner is requesting to change the shape of the building and get closer to some of the adjacent neighbors of which they did not have any objection. There weren't any rules discerning how much the owner can expand so, there weren't any restrictions on that. There weren't any other objectors to the application. We find that the special use is authorized by this Ordinance because as I said there was no specific language restricting the expansion of the building, and it certainly, the special use permit, allows the building to be added on to. It does meet, we find that the special use does meet all the criteria set forth in a subsection of this Ordinance authorizing the special use as I said by the nature of the property and the multiple buildings on one lot. This we find that the granting of the special use will not alter the general character of the surrounding area nor will it impair the intent or purpose of our Ordinance or the Comprehensive plan. We considered whether or not the provisions and arrangements have been made concerning ingress and egress. It will not affect off street parking, There's no change to storage and delivery. No change to utilities, no need for screening and buffering, no signs. There's no other open space changes and there is a general compatibility with lots of

Guarnaccia
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abutting properties and there's no change to that and there are no conditions to its approval. So with that, I'd like to make a motion to approve.

Richard Jurczak, Chairman: Okay motion made by Mr. Cagnetta with someone like the second

William Rosen, Alt. #2: I'll second.

Richard Jurczak, Chairman: Okay, second by Mr. Rosen, any discussion.

Whereupon a Roll-Call Vote was Taken: Cagnetta-Aye, Rosen-Aye, Daniels-Aye, Mark-Aye, Jurczak-Aye
Motion Granted, Vote 5-0 in Favor, Petition Passed Unanimously



Wayne Pimental, Clerk
Zoning Board of Review
Town of South Kingstown

*For expiration of Variances and Special Use Permits, please refer to
Section 910 of the Town of South Kingstown Zoning Ordinance*