



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

November 3, 2020

Jeffrey Greene
782 Mooresfield Road
South Kingstown, RI 02879

Dear Mr. Greene,

At a meeting of the Zoning Board of Review held October 28, 2020, your petition for a special use permit was granted for premises 703 Kingstown Road, South Kingstown, RI, Assessor's Map 17-3, Lot 6.

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, or obtain the necessary licensure. 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,
Interim Building Official & Zoning Clerk
Town of South Kingstown



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

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INST# 10004
TOWN OF SOUTH KINGSTOWN, RI

Date November 3, 2020

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Jurczak and duly seconded by Mr. Rosen
Passed unanimously 5-0
(R. Jurczak-Aye, W. Rosen-Aye, T. Daniels-Aye, W. Mark-Aye, R. Cagnetta-Aye)

At a meeting held on October 28, 2020 the Petition of Jeffrey Greene, 782 Mooresfield Road, South Kingstown, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to convert the existing single-family dwelling into a three guest room Bed & Breakfast. The Bed & Breakfast will include limited events, accessory to the principal use. The Planning Board Advisory Development Plan Review was granted on June 23, 2020. Lot size is 3 Acres. A Special Use Permit is required per Zoning Ordinance Section 301 Schedule of Use Regulations and Section 907 (Standards of Relief). Owners of the property are Jeffrey and Christine Greene for premises located at 782 Mooresfield Road, South Kingstown, RI, Assessor's Map 17-3, Lot 6, and is zoned R80.

The following individuals spoke as representatives of the applicant:

- Jeffrey Greene, applicant

No one present spoke in support of or opposition to the petition.

The following materials were entered into the record:

- Application and Narrative with Addendum signed and dated September 3, 2020; Owner Authorization Form signed and notarized September 2, 2020; Site Plan dated March 1, 2020; Aerial Photo from SK GIS showing designated parking; First and Second Floor, Floor Plans; Planning Department Development Plan Review/Advisory dated June 24, 2020.
- Radius Map, 200' Abutter's List, Legal Notice and Certified Mailing Receipts with 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 301 (Schedule of Use Regulations) and Section 907 (Standards of Relief), Use Code 40, Section 504.9 (Bed and Breakfast Uses),
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 testified that they have met all of the requirements of Section 504.9 (Bed and Breakfast) in regards to building, bedroom and lot square footage, necessary parking requirements, maximum room occupancy and accessory events which would only occur at a guest's request.

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; the property has exiting ingress and egress.

(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; parking is more than sufficient, there are fifteen designated parking spots on the property.

(iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; no dumpster will be needed on site.

(iv) Utilities, with reference to locations, availability and compatibility; existing utilities; in addition a new four bedroom septic was installed one and a half years ago.

(v) Screening and buffering with reference to type, dimensions and character; this is a three acre parcel with existing buffering already in place.

(vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; any signage would be small in nature and comply with the Zoning Ordinance.

(vii) Required yards and other open space; not applicable, this is a 3 acre parcel with adequate yard and open space available.

(viii) General compatibility with lots in the same or abutting zoning districts, because a Bed and Breakfast would fit into the surrounding area very well, this is a historic home that has been fully restored to its original state. In addition the applicant previously went before the Planning Board and received a positive Development Plan Review Advisory.

Approval is subject to the following conditions:

- Conditions in advisory Development Plan Review Decision, dated June 24, 2020, recorded on July 1, 2020.

Respectfully,



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