



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

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

March 8, 2021

Jerry C. Babcock
PO Box 641
Charlestown, RI 02813

At a meeting of the Zoning Board of Review held February 24, 2021, your petition for a Special Use Permit was granted for premises located at 1217 Matunuck School House Road, South Kingstown, Tax Assessor's Map 84-3, Lot 39.

Please be further advised that there is a Two-year Expiration on this Dimensional Variance with the right to extend, if necessary, per South Kingstown Zoning Ordinance Section 908.

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:1781/Pgs 268 - 269; (2 pgs)
 INST# 13005
 TOWN OF SOUTH KINGSTOWN, RI



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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on February 24, 2021 regarding the Petition of Jerry C. Babcock, PO Box 641, Charlestown, RI 02813 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a detached one bedroom Accessory Apartment consisting of 750 square feet with additional second floor storage. A Special Use Permit is required for accessory apartments located in an R200 Zoning District not serviced by a public sewer system. The Lot size is 1.89 acres. A Special Use Permit is required per Zoning Ordinance Section 503.2 C (Accessory Apartments) and Section 907 (Standards of Relief). Owner of the property is Jerry C Babcock for premises located at 1217 Matunuck School House Road, South Kingstown, RI, Assessor's Map 84-3, Lot 39 and is zoned R200.

The following individuals spoke as representatives of the applicant:

- Jerry Babcock, applicant
- Barry Goewey, architect

The following materials were entered into the record:

- Application, signed and dated January 12, 2021; Owner Authorization Form signed and notarized January 14, 2021; 200' Radius Map and Abutter's List; Preliminary Review Plan Set prepared by R. Barry Goewey, Architect, dated November 24, 2020 and revised January 4, 2021 and January 12, 2021(drawing 1-4); Site Plan prepared by R. Barry Goewey, Architect, dated November 24, 2020 and revised January 4, 2021 and January 12, 2021(drawing 5)
- Legal Notice, Proof of Certified Mailings and Notarized Affidavit of Mailing

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

Findings of Fact:

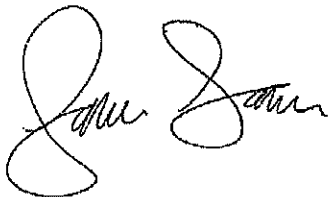
1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 503.2 C (Accessory Apartments) and Section 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because the applicant will be submitting, from a licensed professional, an updated site plan that indicates where, if any, wetlands are designated on the lot, prior to issuance of any building permits. All other criteria have been satisfied.
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 lot has existing means of ingress, egress and emergency vehicle access.

- (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; more than adequate onsite parking.
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; more than adequate onsite trash storage.
- (iv) Utilities, with reference to locations, availability and compatibility; lot has existing utilities on site which can be tied into.
- (v) Screening and buffering with reference to type, dimensions and character; existing lot with mature screening and buffering
- (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, this is not applicable because this is a large lot in a mostly rural area and the addition of an accessory structure will not appear out of character for the surrounding area.

Approval is subject to the following conditions:

- The applicant will submit prior to issuance of any building permits an updated site plan, stamped by a licensed professional designating any wetland(s) locations, if any, on the subject lot.
- The applicant shall meet all requirements of the Zoning Ordinance Section 503.2(C)
 - An existing ISDS that services the accessory apartment shall be upgraded to meet current Department of Environmental Management regulations.
 - The ISDS shall be pumped every two (2) years, with proof of pumping to be submitted to the building official.
 - The accessory apartment shall be equipped with low water consumption plumbing fixtures.
 - No garbage disposal or washing machine shall be installed in the accessory apartment.
- The decision is a Conditional Zoning Approval and is conditioned upon any, if necessary, RI DEM 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