

Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

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

May 7, 2021

Joshua & Stephanie Hanssen
40 E. Gardner Road
Westminster, MA 01473

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 836 Matunuck Beach Road, Site 13, South Kingstown, Tax Assessor's Map 92-2, Lot 54-13.

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.

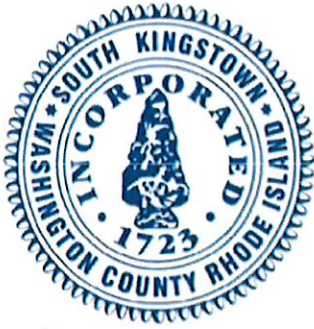
If you have to apply for a building permit, this Decision must be presented to the Building Official's office at the time you make application for your building permit.

Regards,

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



RECORDED 05/07/2021 11:44:30 AM
 B/P:1791/Pgs 40 - 41 (2 pgs)
 INST# 14793
 TOWN OF SOUTH KINGSTOWN, RI



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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on April, 2021 regarding the Petition of Joshua & Stephanie Hanssen, 40 E. Gardner Road, Westminster, MA 01473 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to remove their seasonal structure and replace it with a recreational vehicle (RV). The existing gross living floor area is 320 square feet. The proposed RV will consist of 378.5 square feet, which does not exceed a 50% increase from the existing total gross living floor area. The RV will be relocated to balance the separation between structures. The Lot size is 1.3 Acres. **A Special Use Permit is required per Zoning Ordinance Section 608.7 (Changes to Coastal Community Structures allowed by the Zoning Board), Section 608.9 (General Standards for Changes to Coastal Community Structures) and Section 907 (Standards of Relief).** Owner of the structure Site #13 is Joshua & Stephanie Hanssen on property owned by Blackbeard Homeowners Association, c/o Julie Leduc, located at 836 Matunuck Beach Road, South Kingstown, Assessor's Map 92-2, Lot 54-13, and is zoned CN (Commercial Neighborhood).

The following individuals spoke as representatives of the applicant:

- Stephanie Hanssen, Applicant
- Joshua Hanssen, Applicant

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 15, 2021; Owner Authorization Form Notarized and Dated March 23, 2021 and March 18, 2021; Current and Proposed Site Plan; Floor Plan of Park Model Trailer; Blackbeard's Site Plan; Photo of New Trailer with exterior dimensions
- Photos (23 Photos) showing Existing Conditions on Site
- 200 Radius Map, Abutter's List, Legal Notice, Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

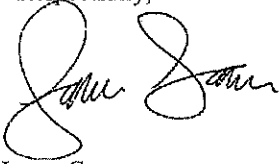
1. The Board finds that the special use is specifically authorized by this Ordinance, because A Special Use Permit is required per Zoning Ordinance Section 608.7 (Changes to Coastal Community Structures allowed by the Zoning Board), Section 608.9 (General Standards for Changes to Coastal Community Structures) 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 which specifically authorize up to a 50% increase. Additionally, the applicant stated that they will improve the fire separation between the existing trailer on the east side and that the separation will remain the same on the west side.
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; existing
- (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; 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; not applicable
- (iv) Screening and buffering with reference to type, dimensions and character; not applicable
- (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 the proposed trailer is actually an improvement to the existing conditions and will fit in well with other trailers in the park.

Approval is subject to the following conditions:

- There are no conditions upon this decision.

Respectfully,



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