



## Town of South Kingstown, Rhode Island

### BUILDING AND ZONING DEPARTMENT

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

May 13, 2021

William R. & Martha J. Landry  
19 Lees Farm Commons Drive  
North Providence, RI 02904

Your duly filed request for dimensional modification was granted by the Zoning Enforcement Officer on May 10, 2021, for premises located at South Kingstown, Tax Assessor's Map 63-3, Lot 69.

Please be further advised that there is a Two-year Expiration on this Dimensional Modification 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



## 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

Date May 13, 2021

## NOTICE OF DECISION MODIFICATION GRANTED BY ZONING ENFORCEMENT OFFICER

The request for dimensional modification was duly filed on March 23, 2021 by applicant William R. and Martha J. Landry for premises located at South Kingstown Assessor's Map 63-3, Lot 69. The request for modification received an affirmative determination from the Zoning Enforcement Officer and no written objection was received within thirty (30) days from the date on which the Notice was advertised on April 9, 2021. The modification was granted under the Zoning Ordinance as follows: The applicant is seeking to construct a new single-family dwelling 30' from the front property line. The required front yard setback is 40'. Modification of 10' is requested. Lot size is 1.39 acres. A modification of up to twenty five percent (25%) of any of the requirements in Article 4, Dimensional Regulations is allowed per Zoning Ordinance Section 905 (Modifications granted by the Zoning Enforcement Officer). Owner of the property is Salt Pond Estates, Inc. for premises located at South Kingstown, Assessor's Map 63-3, Lot 69 and zoned R80.

### The following materials were entered into the record:

- Application with Narrative signed and dated March 22, 2021; Owner Authorization Form signed and notarized March 23, 2021;
- Soil Erosion Control Plan prepared by DiPrete Engineering; RI DEM OWTS Construction Permit dated January 2, 2018; OWTS System Site Plan (1 page) and OWTS Narrative (19 pages) prepared by DiPrete Engineering Associates, Inc, stamped and dated November 2017 by Christopher A. Duhamel PE; Community Septic Design Plan (7 pages plus cover letter) prepared by Siegmund and Associates Inc, Timothy Behan, PE stamped and dated July 2003; RI DEM Individual Sewage Disposal System Inspection Report dated May 4, 2004; CRMC Residential Assent recorded May 21, 2018 Book L1674 P572-577; CRMC Combination Recommendation/Stipulations Form (5 pages) dated May 9, 2018; CRMC Biologist Sign Off (1 page) dated May 9, 2018; RI Historical Preservation & Heritage Commission (1 page) correspondence dated May 15, 2018; CRMC Application (3 pages) dated March 9, 2018; Correspondence (1 page) from SK Tax Assessor dated February 12, 2018; Building Official Sign-off for CRMC Assent (1 page) dated 2/17/2018; Lot Layout Plan (LP-1) prepared by Siegmund and Associates, Inc, with final revision date January 31, 2002; photo (1 page); Wetland Delineation (4 pages) prepared by Natural Resource Services, Inc. dated December 11, 2020; CRMC Correspondence (4 pages) dated March 23, 2017
- Correspondence
  - Fred Colonies, President, Spartina Cove Homeowners Association
  - Mark Goldberg, Salt Pond Estates Inc.

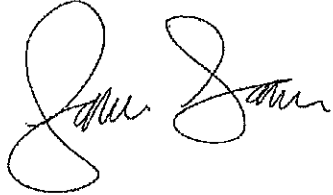
### Findings of Fact:

1. The Zoning Enforcement Officer finds that due to the unusual shape of the pre-existing lot and the environmental setbacks regulated by CRMC, the modification requested is reasonably necessary for the full enjoyment of the permitted use.

2. By granting the modification, neighboring property will neither be substantially injured nor its appropriate use substantially impaired.
3. The modification requested is in harmony with the purposes and intent of the Comprehensive Plan and the Zoning Ordinance.
4. The modification requested does not require a variance of a flood hazard requirement.

**Approval is subject to the following conditions:** There are no conditions of approval.

Respectfully,

A handwritten signature in black ink, appearing to read "James Gorman". The signature is fluid and cursive, with a large initial "J" and "G".

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