



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT
180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1225

June 3, 2021

Richard Cranston
240 Camp Fuller Road
Wakefield, RI 02879

At a meeting of the Zoning Board of Review held May 19, 2021, your petition for a Dimensional Variance was granted for premises located at 240 Camp Fuller Road, South Kingstown, Tax Assessor's Map 75-2, Lot 4.

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



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 INST# 15451
 TOWN OF SOUTH KINGSTOWN, RI



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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on May 19, 2021 regarding the Petition of Richard Cranston, 240 Camp Fuller Road, Wakefield, RI 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 24' x 24' addition to the existing detached garage. The addition will be in line with the current garage, which is located 16' from the rear property line. The required rear yard setback is 20'. Relief of 4' is requested. The structure will meet the 20' height requirement. Lot size is 11 Acres. A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief). Owner of the property is Richard R Jr & Catherine M Cranston for premises located at 240 Camp Fuller Road, South Kingstown, Assessor's Map 75-2, Lot 4 and zoned R 80.

The following individuals spoke as representatives of the applicant:

- Richard Cranston, applicant

The following materials were entered into the record:

- Application signed and dated April 14, 2021; Owner Authorization signed and dated April 14, 2021; Site Plan (1 page); Photos (2)
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

There was no one present who spoke either in support of or opposition to the petition.

Findings of Fact:

1. The Board finds that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16), because this is an eleven (11) acre lot with plenty of open space and the applicant is looking to utilize components of an existing garage.
2. The Board finds that that the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain, because this is the applicant's primary home and he is simply looking to increase an existing garage and create a suitable accommodation for his collection of antique cars.
3. The Board finds that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based, because the applicant is on a very large lot and is surrounded to the rear by other large lots; the proposed garage addition is in such an area that no one in the surrounding area will even realize that there is a garage located towards the back of the property.
4. The Board finds that the relief to be granted is the least relief necessary, because it would not be economically sound to add a garage in any other location when there is already an existing garage on-site that can be added on to and meet the applicant's needs for storage and utilization.
5. The Board finds that that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, because the applicant is simply to trying to utilize the existing structure as part of the new expanded garage to save on the high construction costs that are prevalent in today's market.

Approval is subject to the following conditions:

- There are no conditions upon this decision.

Respectfully,

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

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