



RECORDED 09/02/2021 10:08:44 AM
 B/P:1804/Pgs 524 - 525; (2 pgs)
 INST# 17503
 TOWN OF SOUTH KINGSTOWN, RI



Town of South Kingstown, Rhode Island

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

September 2, 2021

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on August 18, 2021 regarding the Petition of Nicole Vanderslice, 4615 Firtree Lane, Sparks, NV 89436 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal cottage of 576 square feet with a new cottage of 720 square feet and attached deck of 200 square feet. The dimension between adjacent cottages will be a minimum of 20'. Lot size is 50.2 Acres. A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief). Owner of cottage 18E3 is Nicole Louise Vanderslice on property owned by Matunuck Beach Properties Inc., located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-205 and is zoned R200.

The following individuals spoke as representatives of the applicant:

- Jason Moon, Project Manager and Designer, Urbane Construction

There was no one present who spoke either in favor of or opposition to the petition:

The following materials were entered into the record:

- Application signed and dated June 2, 2021; Owner Authorization signed and notarized June 29, 2021; Owner Authorization Form signed and notarized June 14, 2021; Owner Authorization Form signed and notarized June 29, 2021; Architectural Plans (A0.0, A1.0, A2.0, A3.0) prepared by Urbane Construction and dated June 14, 2021
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing
- Correspondence
 - o Nicole Vanderslice, Authorization letter received 7/19/2021

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 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) 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 replacement and expansion of the existing cottage from 576 square feet to the proposed 720 square feet cottage is required under the Coastal Community Overlay District, Section 608. The testimony and submitted documentation show that the proposed structure will be within the limit for expansion and will not exceed the dimensions between existing buildings which is an important criteria for fire prevention and safety prevention on this particular parcel.
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; there is no issue because the applicant is using the same area on the property and minimum distances will be maintained between properties.
- (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; there are no issues.
- (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; there are no issues with trash, storage and delivery and utilities are existing.
- (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 this is a large lot with multiple cottages located on the lot and the proposed cottage will fit in well with its surroundings.

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