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 INST# 17504  
 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 Antonio Loura, 14 Second Street, Hudson MA 01749 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 6'9" x 22' addition to the existing seasonal cottage. The required separation between adjacent cottages will be in compliance with the zoning regulations. 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 4W1 is Antonio and Zaira Loura on property owned by Matunuck Beach Properties Inc., located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-254 and is zoned R200.

The following individuals spoke as representatives of the applicant:

- Antonio Loura

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 July 8, 2021; Owner Authorization signed and notarized June 24, 2021; Proposed Addition (A100 & A200) dated June 28, 2021; Site Plan (1 page)
- 200' Radius Map and 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 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 applicant's testimony satisfied all of the requirements for the Board to grant a Special Use Permit. The applicant testified that all of the required distances between neighboring cottages will remain the same.
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; Ingress and

egress will remain with one small reduction in the frontage on the west side along the edge of the road, the distances between existing units will be maintained.

- (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; trash, storage and delivery are not applicable and utilities will remain the same.
- (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 cottage is part of a high density cottage community located on a 50 acre lot and the proposed addition fits in well with the other existing cottages on site.

**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