



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

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

November 15, 2021

Daniel & Marybeth Haskins
51 Prospect Road
South Kingstown, RI 02879

At a meeting of the Zoning Board of Review held October 27, 2021, your petition for a Special Use Permit was granted for premises located at 51 Prospect Road Road, South Kingstown, Tax Assessor's Map 93-1, Lot 61.

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



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 B/P:1812/Pgs 188 - 189; (2 pgs)
 INST# 19021
 TOWN OF SOUTH KINGSTOWN, RI



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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on October 27, 2021 regarding the Petition of Daniel and Mary Beth Haskins, 51 Prospect Road, South Kingstown, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to demolish and reconstruct a one-bedroom accessory dwelling in conformance with the FEMA regulations. The proposed dwelling does not exceed 50% of the existing floor area. Lot size is .39 acres. A Special Use Permit is required per Zoning Ordinance Section 202 (Building, Structure or Land Nonconforming by Use), Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief). Owner of the property is Daniel W. and Mary Beth Haskins, for premises located at 51 Prospect Road, South Kingstown, Assessor's Map 93-1, Lot 61 and is zoned R20.

The following individuals spoke as representatives of the applicant:

- Attorney Matthew Landry
- Lori Keene, AIA
- Mary Beth Haskins, applicant

The following spoke in regards to the petition:

- Ann Travers, 37 Prospect Road

The following materials were entered into the record:

- Application with Cover Letter and Exhibit A signed and dated August 10 and 12, 2021; Owner Authorization signed and notarized August 10, 2021; RI CRMC Preliminary Determination (2 pages); Correspondence from RI Heritage Commission received June 10, 2021 (1 page); Draft Site Plan (1 page) prepared by Frisella-Balch & Associates dated December 21, 2015; Building Elevations, Floor Plans and Proposed Building Location Site Plan (4 pages) prepared by Keene Architecture dated September 8 & 9, 202; Site Drainage Plan (1 page) prepared by Richard Pastore, PE and dated August 12, 2021
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing
- Applicant's Exhibits #1-4, aerial photographs

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 202 (Building, Structure or Land Nonconforming by Use), Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) 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 testimony and documentation presented support the necessary criteria as defined within the Ordinance.

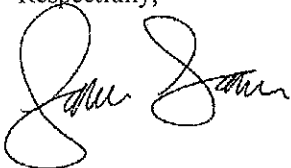
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements 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; the proposed replacement cottage will use the same ingress and egress as the previous cottage. Additionally, the replacement cottage will be moved further away from property setbacks.
- (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; because this is a replacement structure with off-street parking already in place. There will be no additional noise, glare or odor.
- (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 utilities are already existing.
- (iv) Screening and buffering with reference to type, dimensions and character; existing landscaping already in place.
- (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 replacement cottage and the proposed design will fit in well with the surrounding neighborhood.

Approval is conditional and subject to the following:

- The decision is a Conditional Zoning Approval and is conditioned upon any, if necessary, further CRMC approvals and will have a two-year expiration from the recorded date per Section 908 of the Zoning Ordinance with the right to extend if necessary.
- Review by the Building Official in regards to any modifications or reconstruction of the existing retaining wall prior to any work commencing on the above mentioned retaining wall.

Respectfully,



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