



**TOWN OF SOUTH KINGSTOWN  
ZONING BOARD OF REVIEW APPLICATION**

**1. APPLICANT INFORMATION:**

Applicant Name: The Compass School Name of Primary Contact if Organization: Mike Commandatore  
 Applicant Address: 537 Old North Rd Kingston, RI 02881  
 Applicant Phone: 401 788 8322 Applicant Email: mcommandatore@compassschool.org

**2. OWNER INFORMATION:**

Owner Name: Same Owner Phone: \_\_\_\_\_  
 Owner Address: \_\_\_\_\_

**3. PROJECT INFORMATION:**

Physical Address: Same Assessor's Plat: 16-4 Assessors' Lot: 16 Zoning District: 240  
 Required Zoning Setbacks: Front yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Side Yard Right \_\_\_\_\_ Side Yard Left \_\_\_\_\_ Corner Side Yard \_\_\_\_\_

**4. APPLICATION FOR:**

Special Use Permit  Dimensional Variance  Use Variance  Dimensional Modification by Zoning Officer

**5. LOT SPECIFICATIONS:**

Lot Frontage: 897 ft. Lot Depth: 741 ft. Lot Area: 667,817 ft.

**6. USE OF PREMISES:**

Present Use: \_\_\_\_\_ # of families: \_\_\_\_\_ Proposed Use: \_\_\_\_\_ # of families: \_\_\_\_\_

**7. EXISTING STRUCTURES:**

Number of Existing Buildings or Structures Present: 6

Size of Existing Structures: 5376 sf; 1000 sf; 5194 sf; 12180 sf; ~~6000~~ 2100, 2100,

Distance from Property Lines of Existing Structures:

	Structure 1	Structure 2	Structure 3	Structure 4	5	6
Front Yard:	+200 ft.;	_____ ft.;	_____ ft.;	_____ ft.	_____ ft.	_____ ft.
Rear Yard:	+200 ft.;	_____ ft.;	_____ ft.;	_____ ft.	_____ ft.	_____ ft.
Side Yard Right:	+200 ft.;	_____ ft.;	_____ ft.;	_____ ft.	_____ ft.	_____ ft.
Side Yard Left:	+200 ft.;	_____ ft.;	_____ ft.;	_____ ft.	_____ ft.	_____ ft.
Corner Side Yard:	+200 ft.;	_____ ft.;	_____ ft.;	_____ ft.	_____ ft.	_____ ft.

**8. WATER AND SOLID WASTE**

Water: Town Water  Well  Other \_\_\_\_\_  
 Waste: Town Sewer \_\_\_\_\_ Septic  Other \_\_\_\_\_

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: 800 sf. Width: 20 sf. Length: 40 sf.

Height Above Grade: 15' ft. Number of Stories: 1

10. IF DIMENSIONAL RELIEF IS SOUGHT INDICATE THE DISTANCE REQUESTED:

Front Yard: \_\_\_\_\_ Rear: \_\_\_\_\_ Side Yard Right: \_\_\_\_\_

Side Yard Left: \_\_\_\_\_ Corner Side Yard: \_\_\_\_\_ Height: \_\_\_\_\_

11. PROVISION OF THE ZONING ORDINANCE FROM WHICH RELIEF IS SOUGHT:

Section and Use (if known): \_\_\_\_\_

12. DESCRIBE THE EXTENT OF PROPOSED ALTERATIONS, STATE REASONS WHY YOU ARE REQUESTING RELIEF:

→ Pavilion to go in place of one of the existing modulars.  
→ Will be used for school functions i.e. outdoor class, gym, bus waiting area.  
→ below pavilion will be a 25' x 45' x 5" <sup>rebarred</sup> concrete slab w/ footings under each post

ZONING BOARD OF REVIEW RULES OF PROCEDURE ITEM K: "Reports from expert witnesses should be submitted with the application or ten (10) days prior to the hearing to give the Zoning Board sufficient review time. If a report is submitted at the time of the hearing, the Chairman may rule on whether the Zoning Board will continue to another meeting to give the Zoning Board time to review the reports."

Preparation of this Application and all necessary documentation is the sole responsibility of the Applicant. Town Staff's help in preparations of any facet of this applications, including abutter's list is for assistance only. The staff cannot give the applicant advice on the merits of the application nor can they render legal opinions.

The undersigned declares that the information given herein is a true statement to the best of his/her knowledge and belief.

Applicant Signature(s) [Signature]

Applicant(s) Printed Name Michael Commandatore Date: 5/28/20

Attorney / Other (If applicable) \_\_\_\_\_ Date: \_\_\_\_\_

Office Use Only

Received By: \_\_\_\_\_ Payment Amt. \_\_\_\_\_ Check # \_\_\_\_\_ Legal Notice Mailed: \_\_\_\_\_ Cert. Receipts Received: \_\_\_\_\_



**OWNER/AUTHORIZED AGENT AUTHORIZATION FORM** Submittal Date: \_\_\_\_\_

The Owner/Authorized Agent Authorization Form must be completed in full and returned to the Office of the Building and Zoning Official for the Town of South Kingstown along with the Zoning Board of Review Application. Failure to submit this form will delay your application being processed.

I, Michael Commendatore hereby certify that I am the owner / authorized agent of the property designated as Plat 16.7, Lot 16, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner / authorized agent of the developmental rights for this property.

I hereby authorize and am in agreement with the application signed by Michael Commendatore (applicant), for the requested relief or use of the subject property. Said application is to be submitted to the Office of the Building and Zoning Official of the Town of South Kingstown for review and decision by the Zoning Board of Review.

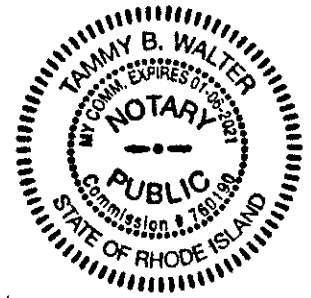
Witness its name this 29 day of May, 2020.

By: [Signature]  
Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND

County of Washington

In Wakefield on the 29<sup>th</sup> day of May, 2020, before me personally appeared Michael N. Commendatore (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed to be his/her free act and deed, as \_\_\_\_\_ (individual, corporation, trustee, partnership, non-profit, etc.)



Notary Public: [Signature]  
My Commission Expires: 1-06-2021

Notary Seal:

Map	Lot	Name	Address	Town	State	Zip
15-2	1	State of RI & Providence Plantations	251 State Office Building	Providence	RI	02903
16-4	1	544 LLC	685 Congdon Hill Road	Saunderstown	RI	02874
16-4	2	510, LLC	685 Congdon Hill Road	Saunderstown	RI	02874
16-4	3	Cronin, Mary Jane Irrevo Trust	500 Old North Road	Kingston	RI	02881
16-4	4	BOARD OF GOVERNORS FOR HIGHER ED	75 Lower College Road Suite 1074	Kingston	RI	02881
16-4	5	UNIVERSITY OF RHODE ISLAND	301 Promenade St	Providence	RI	02908-5088
16-4	6	SCHURMAN, PAUL A	110 Fresh Meadow Rd	Wakefield	RI	02881
16-4	7	LUTHERAN CHURCH OF THE GOOD SHEPHERD	383 OLD NORTH ROAD	Kingston	RI	02881
16-4	9	Old North Land Investments LLC	75 Lambert Lind Highway	Warwick	RI	02886
16-4	10	WOSENCROFT, KATHLEEN A	429 OLD NORTH ROAD	Kingston	RI	02881
16-4	11	HAMIDZADA, NASIR A ET UX	449 OLD NORTH ROAD	Kingston	RI	02881
16-4	12	BARABE, MARK T	465 OLD NORTH ROAD	Kingston	RI	02881
16-4	13	ROCKWELL DENNIS & CHRISTINE	481 OLD NORTH ROAD	Kingston	RI	02881
16-4	14	Mathews, Francis	497 Old North Road	Kingston	RI	02881
16-4	17	Budnick, Frank S ET ALS	9 Fletcher Street	East Providence	RI	02916
16-4	OS	Open Soace	Old North Road	Kingston	RI	02881
24-1	35	LANGHAMMER, MARGARET M	14 BEAN FARM DRIVE	Kingston	RI	02881

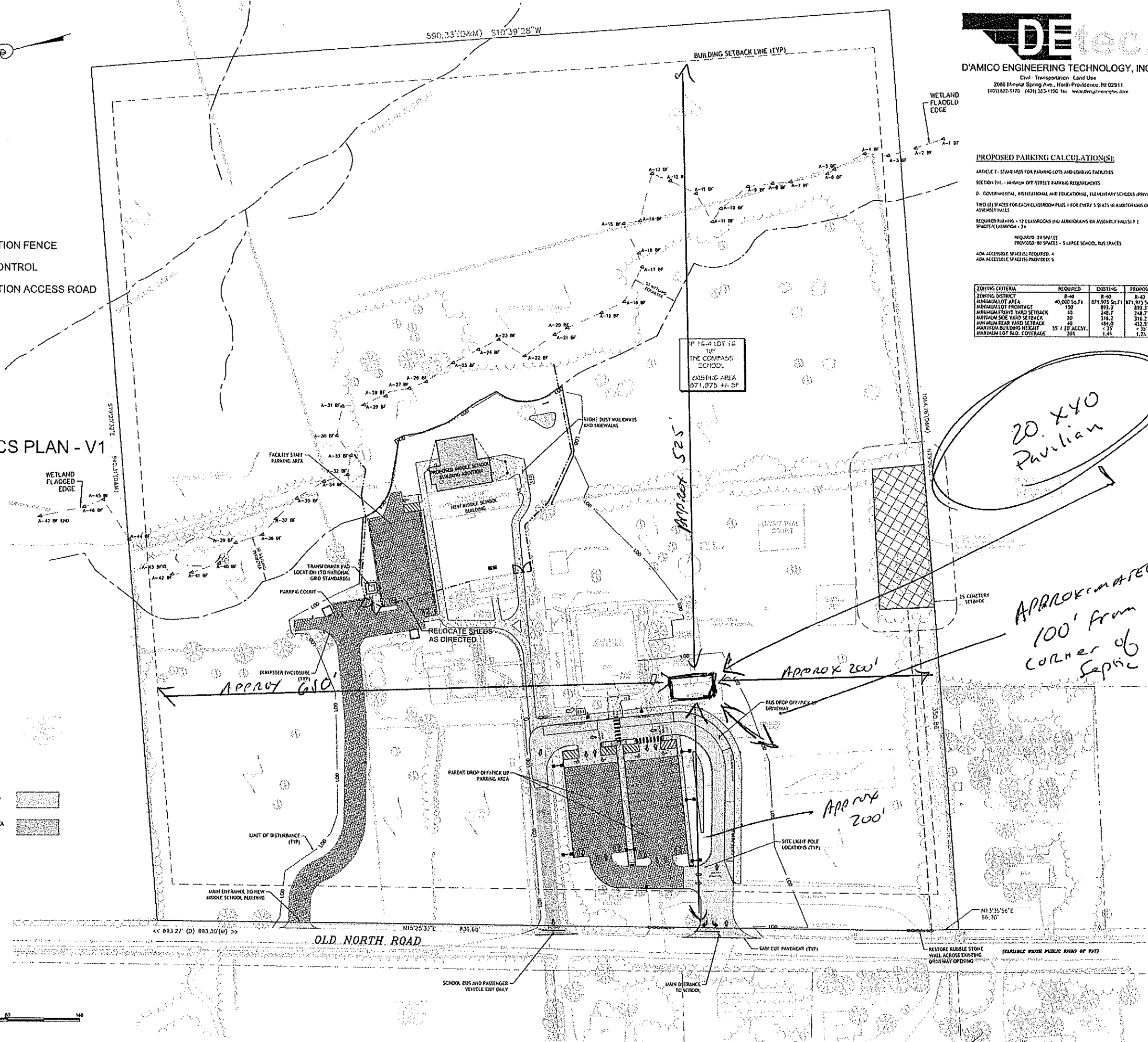
**PROPOSED PARKING CALCULATION(S):**  
 ARTICLE 7 - STANDARDS FOR PARKING LOTS AND LOADING FACILITIES  
 SECTION 711 - MINIMUM OFF-STREET PARKING REQUIREMENTS  
 D. GOVERNMENTAL, INSTITUTIONAL AND EDUCATIONAL, ELEMENTARY SCHOOLS (PRIVATE)  
 TWO (2) SPACES FOR EACH CLASSROOM PLUS 1 FOR EVERY 5 SEATS IN AUDITORIUMS OR ASSEMBLY HALLS  
 RELOCATED PARKING - 12 CLASSROOMS (NO AUDITORIUMS OR ASSEMBLY HALLS) = 2 SPACES/CLASSROOM = 24  
 REQUIRED: 24 SPACES  
 PROVIDED: 80 SPACES - 5 LARGE SCHOOL BUS SPACES  
 ADA ACCESSIBLE SPACES REQUIRED: 4  
 ADA ACCESSIBLE SPACES PROVIDED: 5

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	R-40	R-40	R-40
MINIMUM LOT AREA	40,000 Sq. Ft.	871,975 Sq. Ft.	871,975 Sq. Ft.
MINIMUM LOT FRONTAGE	150	899.3	899.3
MINIMUM FRONT YARD SETBACK	40	248.7	248.7
MINIMUM SIDE YARD SETBACK	20	116.2	116.2
MINIMUM REAR YARD SETBACK	40	456.0	452.5
MAXIMUM BUILDING HEIGHT	35' / 10' ACCESS.	< 35'	< 35'
MAXIMUM LOT R.O.D. COVERAGE	30%	1.4%	1.2%

**LEGEND**

- CONSTRUCTION FENCE
- EROSION CONTROL
- ▨ CONSTRUCTION ACCESS ROAD
- OFFICE
- TOILETS
- M GATE

ACC LOGISTICS PLAN - V1  
 07/16/19



**KEY PLAN**



**THE COMPASS SCHOOL RENOVATIONS**

**CONSTRUCTION SET**

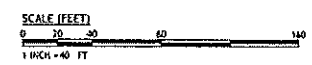
**OVERALL SITE PLAN**

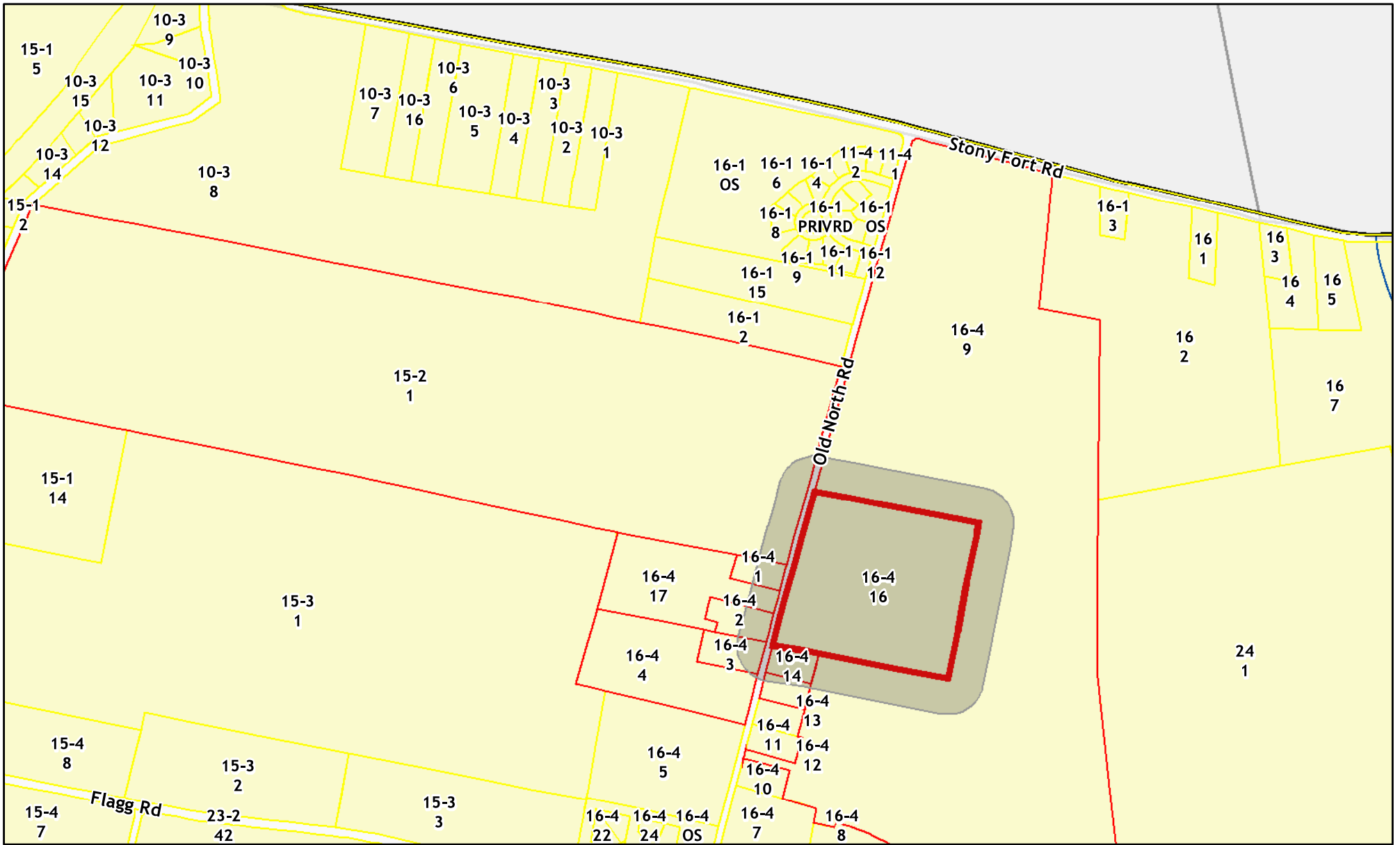
DATE	REV. #	DESCRIPTION
11-19-16	REV. 1	FIRE MARSHAL'S COMMENTS

**REVISIONS:**  
 DATE: 19 APRIL, 2019  
 JOB No: \_\_\_\_\_  
 DRAWN BY: D.M.I.  
 CHECKED BY: D.M.I.  
 SCALE: AS NOTED

**LEGEND FOR PAVEMENT TREATMENT:**  
 NEW BIT. CONC. BUS DRIVEWAY AREA (FULL DEPTH CONSTRUCTION)  
 RE-SURFACE EXISTING DRIVEWAY AREA (ABOVE ERODIBLE SOIL SURFACE)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.





Washington County, Rhode Island

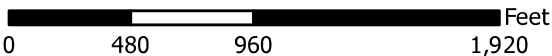
radius map

Parcel Boundaries not legally binding for title or zoning purposes.

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.

1 inch = 752 feet



Town of South Kingstown Web GIS