

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

**1. APPLICANT INFORMATION:**

Applicant Name: William A. Harvey Name of Primary Contact if Organization: \_\_\_\_\_  
 Applicant Address: 77 QUARRY RD, BRIDGEWATER, CT 06752  
 Applicant Phone: 860 210-0413 Applicant Email: HARVSHARON@YAHOO.COM

**2. OWNER INFORMATION:**

Owner Name: WILLIAM A. HARVEY Owner Phone: 860 210-0413  
 Owner Address: 77 QUARRY RD, BRIDGEWATER, CT 06752

**3. PROJECT INFORMATION:**

Physical Address: 2 PENINSULA RD Assessor's Plat: 93-1 Assessors' Lot: 70 Zoning District: R-20  
 Required Zoning Setbacks: Front yard 35 Rear Yard 35 Side Yard Right 15 Side Yard Left 15 Corner Side Yard \_\_\_\_\_

**4. APPLICATION FOR:**

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

**5. LOT SPECIFICATIONS:**

Lot Frontage: \_\_\_\_\_ ft. Lot Depth: 125.16 ft. Lot Area: 6832 +/- ft.

**6. USE OF PREMISES:**

Present Use: R # of families: 1 Proposed Use: R # of families: 1

**7. EXISTING STRUCTURES:**

Number of Existing Buildings or Structures Present: #1 - house; 2 - detached deck to remain

Size of Existing Structures: 826 sf; 337 sf; \_\_\_\_\_ sf; \_\_\_\_\_ sf

**Distance from Property Lines of Existing Structures:**

	Structure 1	Structure 2	Structure 3	Structure 4
Front Yard:	<u>26</u> ft.;	<u>47 +/-</u> ft.;	_____ ft.;	_____ ft.
Rear Yard:	<u>92 +/-</u> ft.;	<u>81.3</u> ft.;	_____ ft.;	_____ ft.
Side Yard Right:	<u>8.1</u> ft.;	<u>23</u> ft.;	_____ ft.;	_____ ft.
Side Yard Left:	<u>19</u> ft.;	<u>7.7</u> ft.;	_____ ft.;	_____ ft.
Corner Side Yard:	<u>n/a</u> ft.;	<u>n/a</u> 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: 228 sf. Width: 14 sf. Length: 16 sf.  
Height Above Grade: 31.5' ft. Number of Stories: 2

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

Front Yard: n/a Rear: n/a Side Yard Right: 8.1'  
Side Yard Left: n/a Corner Side Yard: n/a Height: n/a

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

Section and Use (if known): Sec. 401. - Schedule of dimensional regulations.

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

Existing house to be elevated with 5.5'  
Existing raised deck to be removed and build up as a second story in it's place  
Existing deck to remain (listed as tructure #2) to be detached from building

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) William A. Harvey

Applicant(s) Printed Name WILLIAM A. HARVEY Date: 8/12/2020

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

Office Use Only

Received By: \_\_\_\_\_ Payment Amt. \_\_\_\_\_ Check # \_\_\_\_\_ Legal Notice Mailed: \_\_\_\_\_ Cert. Reciepts 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, WILLIAM A HARVEY hereby certify that I am the owner / authorized agent of the property designated as Plat 93-1, Lot 70, 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 William Harvey (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 12 day of August 2020

By: William Harvey  
Signature of Owner/Authorized Agent

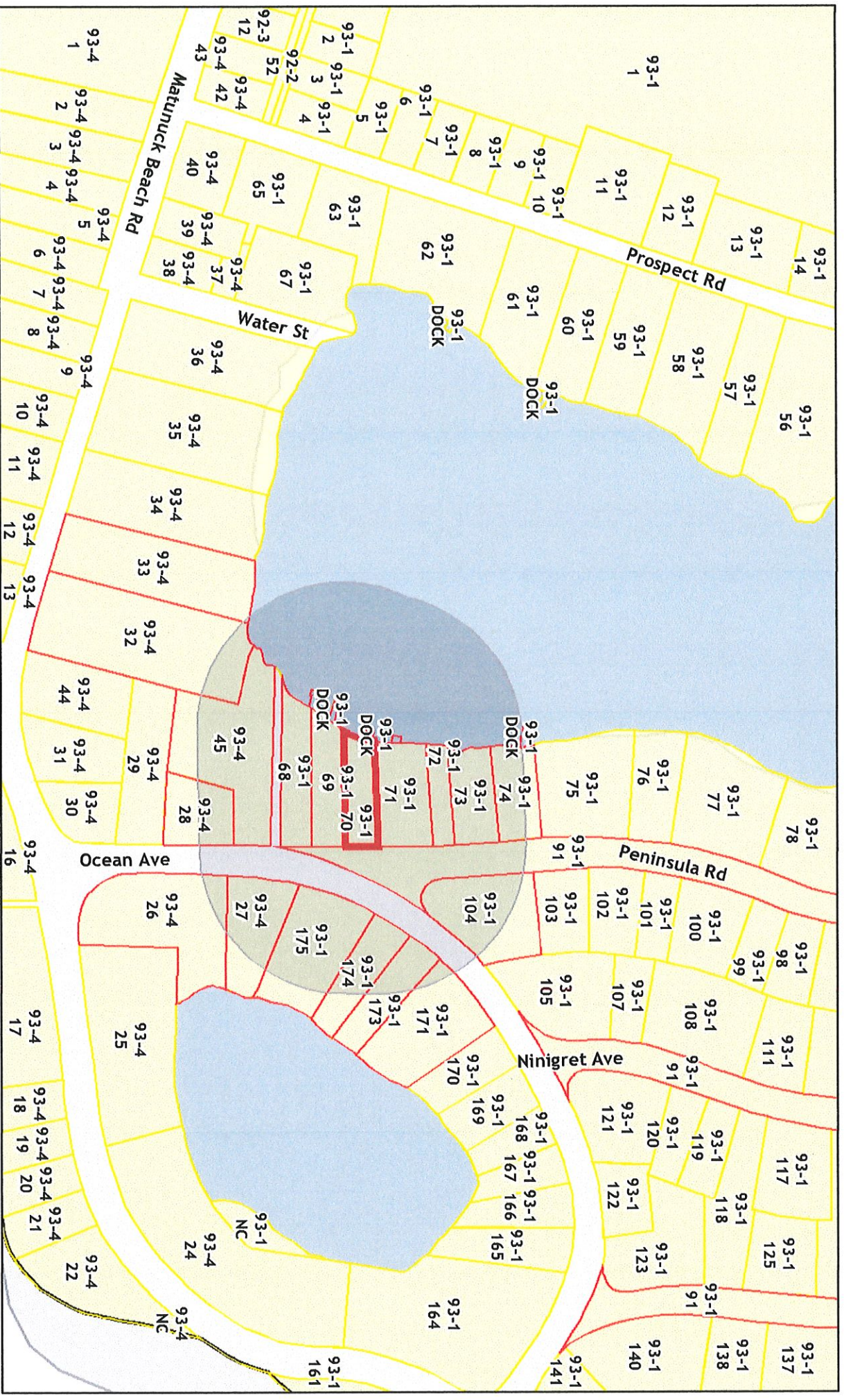
STATE OF <sup>CT</sup> RHODE ISLAND  
County of Litchfield

In August 2020 on the 12<sup>th</sup> day of Aug, 2020, before me personally appeared William Harvey (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 his (Individual, corporation, trustee, partnership, non-profit, etc.)

Notary Public: Cheryl Pinkos  
My Commission Expires: \_\_\_\_\_

**CHERYL L. PINKOS**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES APRIL 30, 2028

Notary Seal:

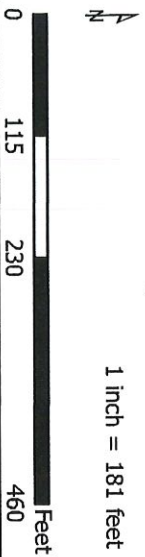


Washington County, Rhode Island

200 HARVEY RADIUS

Horizontal Datum is Rhode Island State  
Plane Feet, NAD83.

1 inch = 181 feet



Parcel Boundaries not legally binding for  
title or zoning purposes.

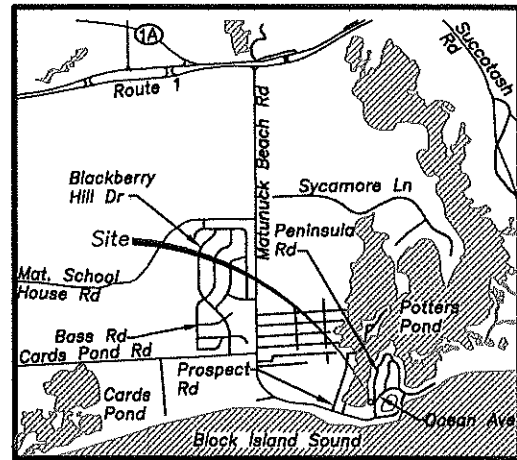
The Town of South Kingstown makes no  
warranty as to the accuracy, reliability, or  
completeness of the information and is not  
responsible for any errors or omissions for  
results obtained from the use of the  
information.

ABUTTERS WITHIN 200' PF 2 PENINSULA RPAD, SOUTH KINGSTOWN

**MAP LOT LOCATION OWNER'S NAME CO-OWNER'S NAME OWNER'S ADDRESS**

MAP	LOT	LOCATION	OWNER'S NAME	CO-OWNER'S NAME	OWNER'S ADDRESS		
93-1		91 PENINSULA ROAD 24 PENINSULA 74 ROAD	MATUNUCK PT BEACH CLUB INC TRAVIS, FRANK & RHMFC TSKTS &	C/O BARBARA SULLIVAN L BRAYTON FOUNDRY CORP	334 ELMWOOD AVE 24 PENINSULA ROAD	WOLLASTON, MA 02170	null
93-1		104 ROAD	AUSTIN JONATHAN	null	PO BOX 549	WAKEFIELD, RI 02880	null
93-1		73 PENINSULA ROAD	PERREAULT, PETER N & ORIENTALE EUGENE &	STEPHAN S	150 COPPERMINE RD	UNIONVILLE, CT 06085	null
93-1		171 61 OCEAN AVENUE	JEAN C RECCHIA EILEEN L TRUST	null	58 RAMPART DR 8613 CHAMPIONS PT #304	GLASTONBURY, CT 06033 NAPLES, FL 34113	null
93-1		173 53 OCEAN AVENUE 8 PENINSULA 71 ROAD	BSE LIVING TRUST AUSTIN DAVID D & KIRSTIN	null	PO BOX 313 239 BEACON LANE	WAKEFIELD, RI 02880 JUPITER, FL 33467	null
93-1		174 47 OCEAN AVENUE 2 PENINSULA 70 ROAD	FIELDS, DAVID M ET UX HARVEY, WILLIAM A RECCHIA EILEEN L TRUST	FIELDS, DACIA L	458 BOSTON RD 77 QUARRY RD	SUTTON, MA 01590 BRIDGEWATER, CT 06752	null
93-1		175 41 OCEAN AVENUE 2014	RECCHIA EILEEN L TRUST	null	8613 CHAMPIONS PT #304	NAPLES, FL 34113	null
93-1		69 34 OCEAN AVENUE	DILLON JAMES M LIVING MOORE, KEVIN &	TRUST	34 OCEAN AVE	WAKEFIELD, RI 02879	null
93-1		68 30 OCEAN AVENUE	KATHLEEN	null	112 HOMEWARD LN	NORTH ATTLEBORO, MA 02760	null
93-4		27 27 OCEAN AVENUE	LEPINE, RICHARD R ET UX	LYSE-ANNE M	50 POUND RD	CUMBERLAND, RI 02864	null
93-4		45 12 OCEAN AVENUE	FOISY, MICHAEL A	null	12 OCEAN AV	WAKEFIELD, RI 02879	null
93-4		33 BEACH ROAD 1030 MATUNUCK	CARPENTER, DAVID W NARRAGANSETT SALT	null	520 MATUNUCK BEACH RD	WAKEFIELD, RI 02879	null
93-4		32 BEACH ROAD	WATER FISHING CLUB KOZAK, DAVID J &	C/O ARTHUR VON PLACHECKI	40 BLUEBERRY LN	COLCHESTER, CT 06415	null
93-4		28 18 OCEAN AVENUE	CHERYL A LARNED, CYNTHIA R	null	31 HUNTERS RIDGE	ROCKY HILL, CT 06067	null
93-4		26 11 OCEAN AVENUE	REVOCABLE	TRUST 2013	11 OCEAN AVENUE	WAKEFIELD, RI 02879-7013	null

WN\_AD  
DR\_2



Notes: **LOCUS**  
Not to Scale

1.) The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)

2.) Project site is located within Zones AE E1.12 & AE E1.13 as shown on F.E.M.A. Flood Insurance rate map # 44009C0306J for the Town of Narragansett, Rhode Island, Washington County, having an effective date of October 18, 2013.

3.) Project Benchmark: Town of South Kingstown B.M. L-5. Top of stone bound northwest intersection of Matunuck Beach Road and Cards Pond Road. Elevation = 19.23 (N.G.V.D.29) converted to Elevation 18.32 (N.A.V.D. 88) using corpacon conversion software.

4.) The Survey Closing Line is a mathematical line for the purpose of closing the property geometrically and is not to be construed as the property line.

5.) Site falls within C.R.M.C.'s Salt Pond Region Special Area Management Plan (S.A.M.P.).

6.) The wetland was delineated by David Kalen, of OneSite Wastewater Initiative, LLC on 8/14/18 and located by Fontaine Land Surveying on 9/26/18.

7.) Site falls within the Town of South Kingstown's "Carrying Capacity" Overlay District.

8.) OWTs location per application # 0332-1673 and not physically located in the field.

**References:**

1.) Plat of Highland Meadows, Matunuck Beach Extension, Located On Little Comfort Farm, Property Of S.H. Davis, Surveyed By Leon L. Holland, 1923. On file in the Town of South Kingstown Land Evidence Record Book 9 Page 675.

2.) Plat Of Matunuck Point Property Of S.H. Davis Surveyed By Leon L. Holland, C.E. 1925. On file in the town of South Kingstown Land Evidence Record Book 6 Page 458 & 459.

**Certification:**

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:

Comprehensive Boundary Survey - Class I

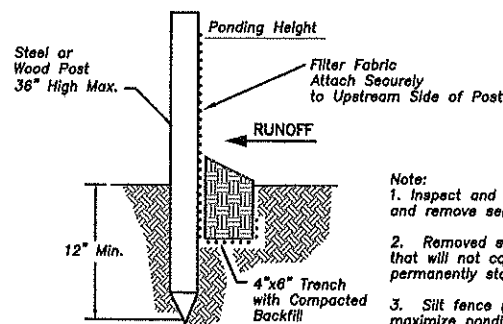
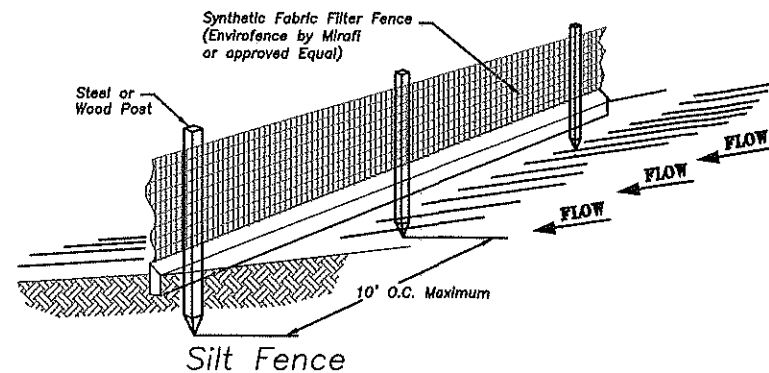
Data Accumulation Survey - Planimetric - Class III  
Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing an "Existing Conditions Survey Plan".

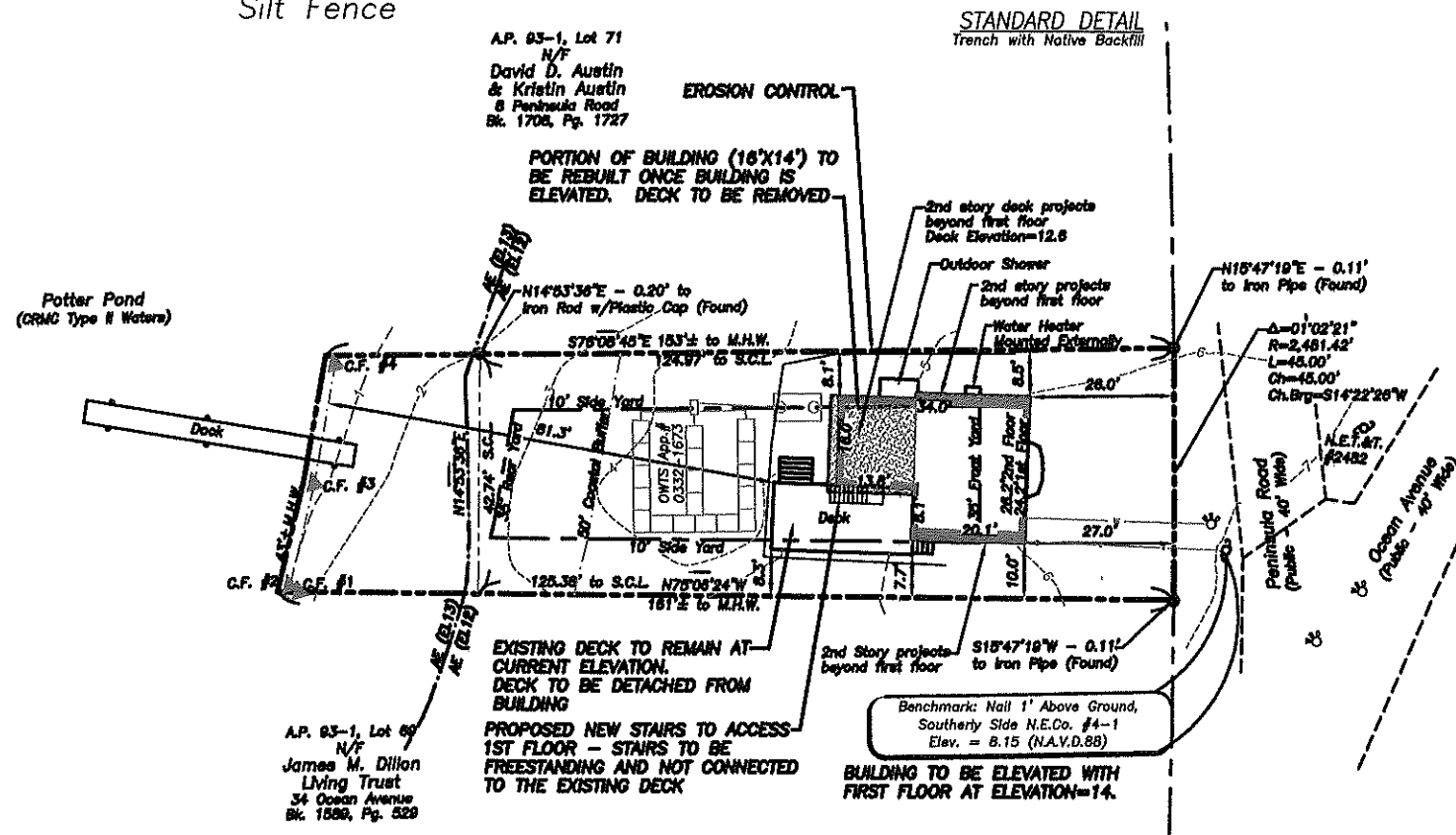
By: \_\_\_\_\_ Date: \_\_\_\_\_

Michael A. Fontaine, PLS - License No. LS-1958 - C.O.A. No. LS-A553

	Impervious Coverage Building & Sheds	Decks & Stairs	Driveway & Walks	Building Coverage	Total Impervious
Existing	826 s.f.±	337 s.f.±	0 s.f.±	1,163 s.f.± or 17%±	826 s.f.± or 12%±
Proposed	826 s.f.±	337 s.f.±	0 s.f.	1,163 s.f.± or 17%±	826 s.f.± or 12%±
Change	0 s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.



Note:  
1. Inspect and repair fence after each storm event and remove sediment when necessary.  
2. Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized.  
3. Silt fence shall be placed on slope contours to maximize ponding efficiency.



**Street Index**

Peninsula Road  
Ocean Avenue

**Owner**

**William A. Harvey**  
77 Quarry Road  
Bridgewater, CT 06752

**Parcel Data**

Deed Book 1365, Page 273

Lot Area: 6,832 s.f.±  
or 0.16 Acres±

**Zoning Data**

**R-20 Zone**  
Min. Frontage/Width: 100'  
Min. Lot Size: 20,000 s.f.  
Max. Building Coverage: 25%  
Min. Front Yard: 35'  
Min. Side Yard: 15'  
Min. Rear Yard: 35'  
Max. Bldg. Height: 35'  
\* Please refer to Zoning Regs. for additional information.

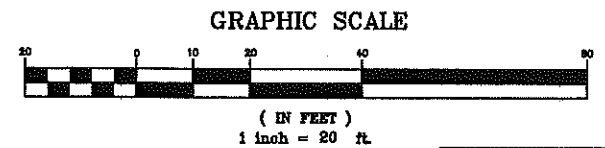
**Existing Elevations**

Ridge = 31.5  
Raised Deck = 17.6  
2nd Floor = 16.7  
1st Floor = 8.8  
Lower Deck = 8.1  
Highest Adjacent Grade = 6.2  
Lowest Adjacent Grade = 4.6

**Proposed Elevations**

Ridge = 36.9  
Raised Deck = TO BE REMOVED  
2nd Floor = 22.1  
1st Floor = 14.0  
Lower Deck = 8.1 (Detached)  
Highest Adjacent Grade = 6.2  
Lowest Adjacent Grade = 4.6

- Property Line
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- △ Hub/Tack
- M.H.W. Mean High Water
- S.C.L. Survey Closing Line



**Proposed Site Plan**  
A.P. "93-1", Lot 70  
2 Peninsula Road  
South Kingstown, RI 02879  
Prepared For: Mr. William A. Harvey

No.	Revision:	By:	Date:

**Fontaine**  
Land Surveying, LLC

Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879

ghb593@verizon.net  
(401)793-6777

Scale: 1"=20'	Date: 6-23-2020
Drawn By: TMF/MAF	1
Checked By: MAF	
Job # 18-055	
Map # 18-055	Sheet: 1 of 1