



TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

ORIGINAL



1. APPLICANT INFORMATION:

Applicant Name: Timothy O'Neill Name of Primary Contact if Organization: N/A
Applicant Address: 235 Middlebridge Rd. Wakefield RI 02879
Applicant Phone: 4019655514 Applicant Email: tpo4444@gmail.com

2. OWNER INFORMATION:

Owner Name: Timothy O'Neill Owner Phone: 4019655514
Owner Address: 235 Middlebridge Rd. Wakefield RI 02879

3. PROJECT INFORMATION:

Physical Address: 235 Middlebridge Rd. Assessor's Plat: 43-4 Assessors' Lot: 15 Zoning District: R20
Required Zoning Setbacks: Front yard 35 Rear Yard 35 Side Yard Right 15 Side Yard Left 15 Corner Side Yard 25

4. APPLICATION FOR:

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

5. LOT SPECIFICATIONS:

Lot Frontage: 147 ft. Lot Depth: 440 ft. Lot Area: 35550 ft.

6. USE OF PREMISES:

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

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: 1

Size of Existing Structures: 1090 sf; _____ sf; _____ sf; _____ sf

Distance from Property Lines of Existing Structures:

	Structure 1	Structure 2	Structure 3	Structure 4
Front Yard:	<u>35</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.
Rear Yard:	<u>369</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.
Side Yard Right:	<u>25</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.
Side Yard Left:	<u>15</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.
Corner Side Yard:	_____ ft.;	_____ ft.;	_____ ft.;	_____ ft.

8. WATER AND SOLID WASTE

Water: Town Water X Well _____ Other _____
Waste: Town Sewer X Septic _____ Other _____

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: 196 sf. Width: 12 sf. Length: 16 sf.
Height Above Grade: 14'10" ft. Number of Stories: 1

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

Front Yard: 9' Rear: 0 Side Yard Right: 0
Side Yard Left: 0 Corner Side Yard: 0 Height: 0

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

Section and Use (if known): Section 401 - Dimensional Regulations

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

1. Building of a detached 12'x16' shed as storage/workspace. Because of the nature of the site, there is no reasonable location on the site to locate a shed outside of CRMC setbacks or outside of zoning setbacks. The shed will be placed in a location that will require the minimum amount of relief (9' on the front setback).
2. Reorientation of the exterior stairway from a switchback to a straight run, to provide easier access into the front doors. The existing stairway is 8' wide by 12' deep. The proposed stairway will be 8' wide by 18' deep, and would require 17.5' of relief.

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) *Timothy O'Neill*
Applicant(s) Printed Name TIMOTHY O'NEILL Date: 1-3-21
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, Timothy O'Neill hereby certify that I am the owner / authorized agent of the property designated as Plat 43-4, Lot 15, 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 TIMOTHY O'NEILL (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 3rd day of JANUARY, 2021.

By: X [Signature]
Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND
County of Providence

In Providence on the 3rd day of JANUARY, 2021, before me personally appeared Timothy O'Neill (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 (individual, corporation, trustee, partnership, non-profit, etc.)

Notary Public: Pamela J Broccoli
My Commission Expires: 8/30/22

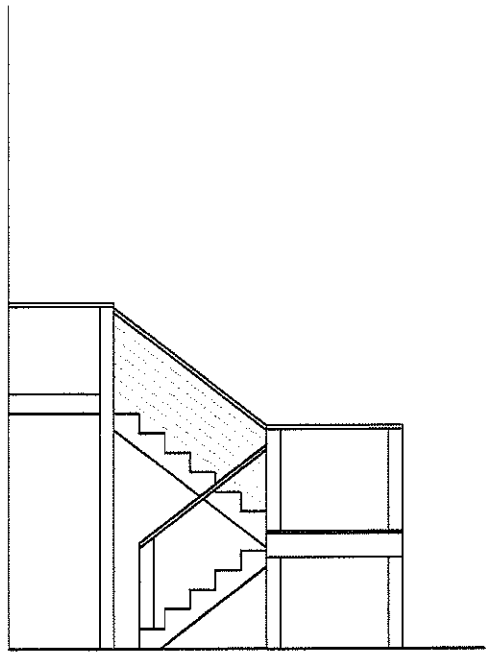
PAMELA J BROCCOLI
Notary Public, State of Rhode Island
My Commission Expires 8/30/22

Notary Seal:

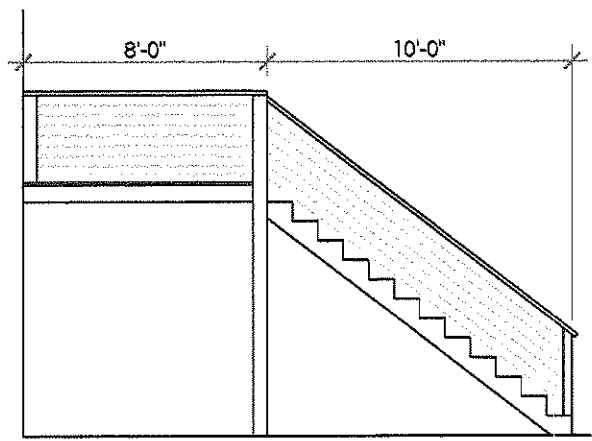
REM_MBLU	REM_MBLU	LOCATION	SLH_OWN_NAME	SLH_CO_OWN_NAME	SLH_OWN_ADDR	CSZ
43-4	47	58 ASH STREET	MONDELO, SUSAN A	null	13424 CLEVELAND DR	ROCKVILLE, MD 20850
43-4	46	48 ASH STREET	ASH STREET LLC	null	62 CHEROKEE LN	NORTH KINGSTOWN, RI 02852
43-4	24	257 MIDDLEBRIDGE ROAD	SHELHART, JOHN C	SHELHART, TYLER R	176 DANIELSON PIKE UNIT 6	NO. SCITUATE, RI 02857
43-4	23	30 ASH STREET	MOFFITT, RAYMOND E JR	null	30 ASH ST	WAKEFIELD, RI 02879
43-4	21	ASH STREET	RODMAN, DONNA-LU	null	8 BAKER RD PO BOX 24	BERLIN, MA 01503
43-4	49	39 MAPLE STREET	FOURTUNE NICOLE SHARON	null	359 KETTLE POND DR	SOUTH KINGSTOWN, RI 02879
43-4	50	252 MIDDLEBRIDGE ROAD	WALKER ROBERT E & KATHRYN C	null	252 MIDDLEBRIDGE ROAD	SOUTH KINGSTOWN, RI 02879
43-4	18	15 MAPLE STREET	TRAVIS, LAURA E	null	30 CUTLER ST UNIT 219	WARREN, RI 02885-2751
43-4	19	9 MAPLE STREET	WEITZMAN, PETER A & TRAVIS,	DIANE E	135 VERNON ST	NORTH HAMPTON, MA 01060
43-4	20	1 MAPLE STREET	DOWLING, SARAH T-REV TR	DOWLING JR, JOSEPH L-REV	50 PARK ROW WEST #216	PROVIDENCE, RI 02903
43-4	54	42 MAPLE STREET	MELLO LISA	null	74 MOORLAND AVE	CRANSTON, RI 02910
43-4	53	36 MAPLE STREET	CAMPUTARO, DEANNA L	null	38 MAPLE ST	WAKEFIELD, RI 02879
43-4	52	32 MAPLE STREET	FLANAGAN RYAN R	null	32 MAPLE STREET	WAKEFIELD, RI 02879
43-4	21	ASH STREET	RODMAN, DONNA-LU	null	8 BAKER RD PO BOX 24	BERLIN, MA 01503
43-4	51	240 MIDDLEBRIDGE ROAD	AGUILERA, ARLEEN P & HAMES,	SEAMUS O	240 MIDDLEBRIDGE RD	WAKEFIELD, RI 02879
43-4	15	235 MIDDLEBRIDGE ROAD	ONEILL, TIMOTHY P ETUX	KIRSTEN	235 MIDDLEBRIDGE RD	WAKEFIELD, RI 02879
43-4	16	4A MAPLE STREET	LUPINO, WILLIAM J	null	129 SIMMONSVILLE AVE	JOHNSTON, RI 02919
43-4	59	65 GRANT AVENUE	CURTIS, LAUREN A	null	185 MEADOWSIDE RD	MILFORD, CT 06460
43-4	60	234 MIDDLEBRIDGE ROAD	LOVEJOY KYLE E & KELLY A	null	77 POND STREET	NORFOLK, MA 02056
43-4	63	64 GRANT AVENUE	SHIPPEE, JONATHAN	null	64 GRANT AVE	WAKEFIELD, RI 02879
43-4	62	56 GRANT AVENUE	PARENTE, KAREN A & VIERA,	ALFRED A	56 GRANT AVE	WAKEFIELD, RI 02879
43-4	61	224 MIDDLEBRIDGE ROAD	KING, KELLI	null	224 MIDDLEBRIDGE RD	WAKEFIELD, RI 02879
43-4	65	75 LAFAYETTE AVENUE	TUCKER, STEPHEN A (EST)	null	148 MAIN STREET	WAKEFIELD, RI 02879
43-4	11	219 MIDDLEBRIDGE ROAD	DERY, ALICE A TRUST-2009	null	219 MIDDLEBRIDGE RD	WAKEFIELD, RI 02879
43-4	10	201 MIDDLEBRIDGE ROAD	201 MIDDLEBRIDGE LLC	RUSSELL D. MINK	67 FAIRMONT AVE	STAMFORD AVE, CT 06906
43-4	69	55 LAFAYETTE AVENUE	REDDY FAMILY IRREVOCABLE TRUST	C/O JOSEPH REDDY	3 POTTER MILL LANE	SMITHFIELD, RI 02828
43-4	70	51 LAFAYETTE AVENUE	REZENDES BARBARA A	IRREVOC TRUST 2018	51 LAFAYETTE AVENUE	WAKEFIELD, RI 02879
43-4	9	19 LAFAYETTE AVENUE	WEBER, EDNA S	null	378 WILTON RD WEST	RIDGEFIELD, CT 06877
43-4	71	LAFAYETTE AVENUE	REDDY FAMILY IRREVOCABLE TRUST	null	48 CLIFFSIDE DR	CRANSTON, RI 02920
43-4	8	13 LAFAYETTE AVENUE	CHILLE, ROBERT W & LISA A	null	29 COLE DR	NORTH KINGSTOWN, RI 02852
43-4	7	7 LAFAYETTE AVENUE	MCMAHON ANDREW P & HOLLY B	null	7 LAFAYETTE AVE	WAKEFIELD, RI 02879
43-4	6	1 LAFAYETTE AVENUE	TOURANGEAU AMY L	null	6 MITCHELL RD	NARRAGANSETT, RI 02882
43-4	76	44 LAFAYETTE AVENUE	GOTTLIEB, ERIK S & CIOCCONE,	NANCY J	44 LAFAYETTE RD	WAKEFIELD, RI 02879
43-4	77	202 MIDDLEBRIDGE ROAD	GAISSER, EUGENE J III	GAISSER, KATHLEEN W	63 TOPSTONE RD	RIDGEFIELD, CT 02877
43-4	78	200 MIDDLEBRIDGE ROAD	FITZPATRICK, JO ANN	null	5718 CAMPO WALK	LONG BEACH, CA 90803
43-4	5	185 MIDDLEBRIDGE ROAD	DIAZ, OSCAR D	null	185 MIDDLEBRIDGE RD	WAKEFIELD, RI 02879
43-4	4	175 MIDDLEBRIDGE ROAD	POIRIER, JOSEPH W (EST) &	JANET TRUSTEES	175 MIDDLEBRIDGE ROAD	WAKEFIELD, RI 02879
43-4	3	167 MIDDLEBRIDGE ROAD	ROY, BRIAN E	null	153 MIDDLEBRIDGE RD	WAKEFIELD, RI 02879



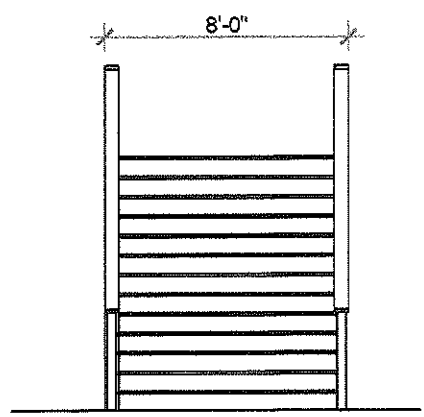
NO.	DATE	BY	REVISION



1 EXISTING STAIR
 A1.1 SCALE: 1/4" = 1'-0"



2 PROPOSED STAIR
 A1.1 SCALE: 1/4" = 1'-0"

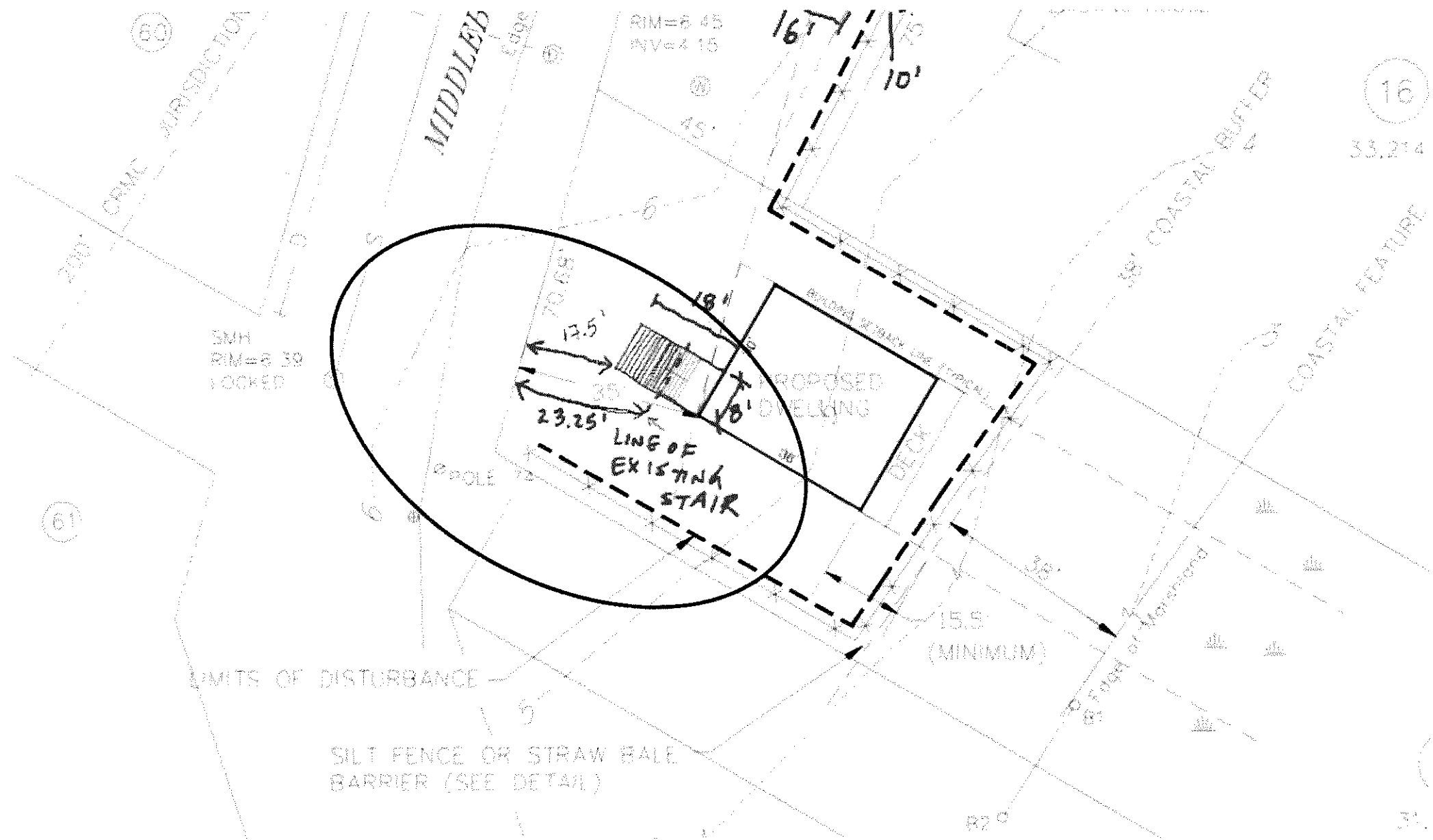


3 PROPOSED STAIR
 A1.1 SCALE: 1/4" = 1'-0"

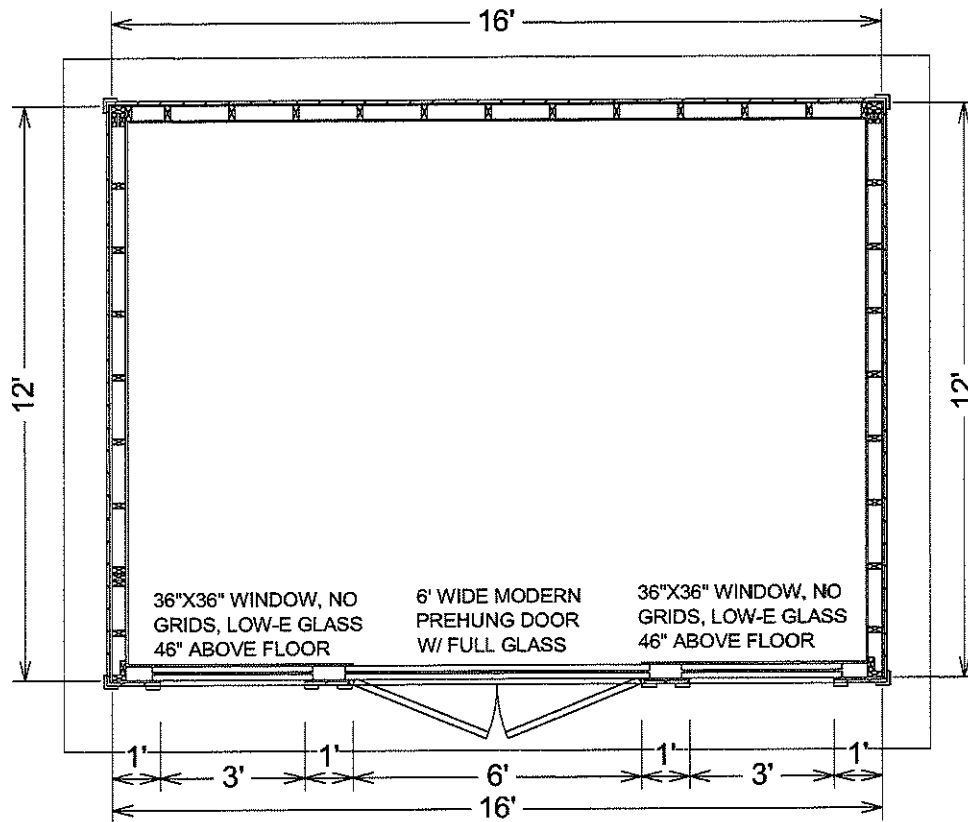
PROPOSED STAIR
 LAYOUT

A1.1

O'NEILL - ZONING VARIANCE APPLICATION - STAIR LOCATION



seal:



REVISIONS:

Job Name: Est. #59553

Tim O'Neil
235 Middlebridge Rd
South Kingstown, RI

Sheds Unlimited LLC
2025 Valley Rd
Morgantown, PA 19543

Drawn By: AMB

DATE:

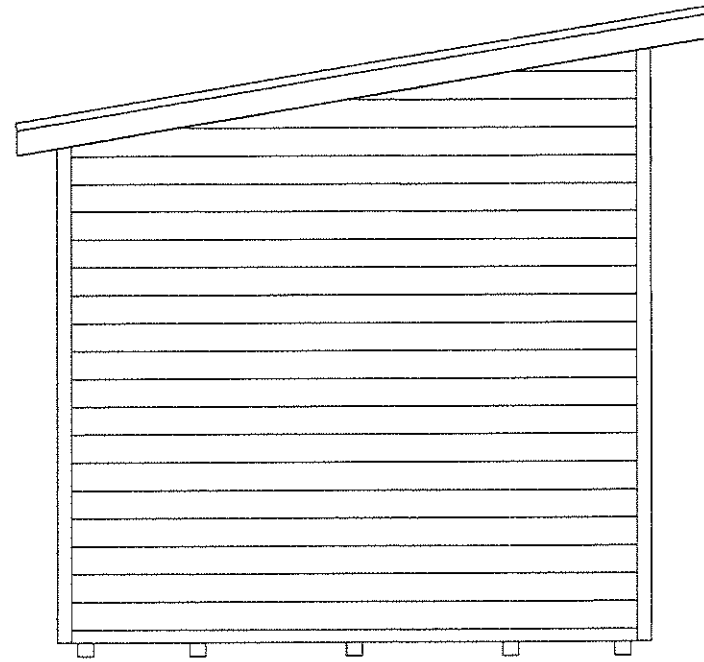
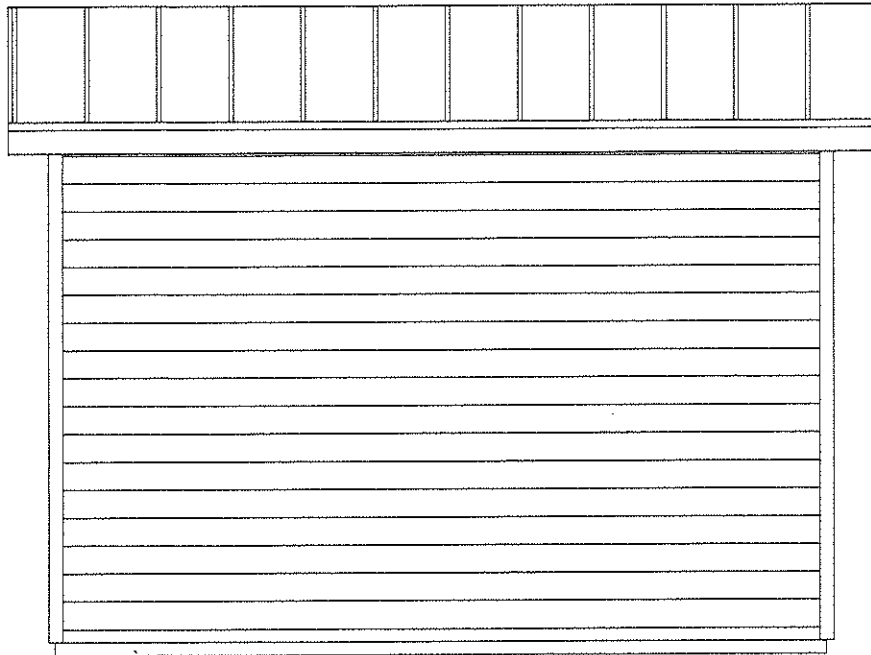
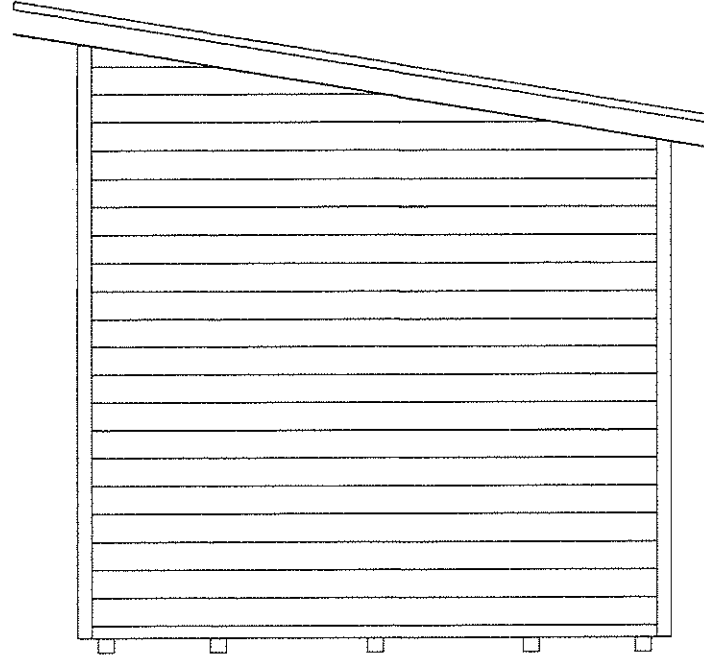
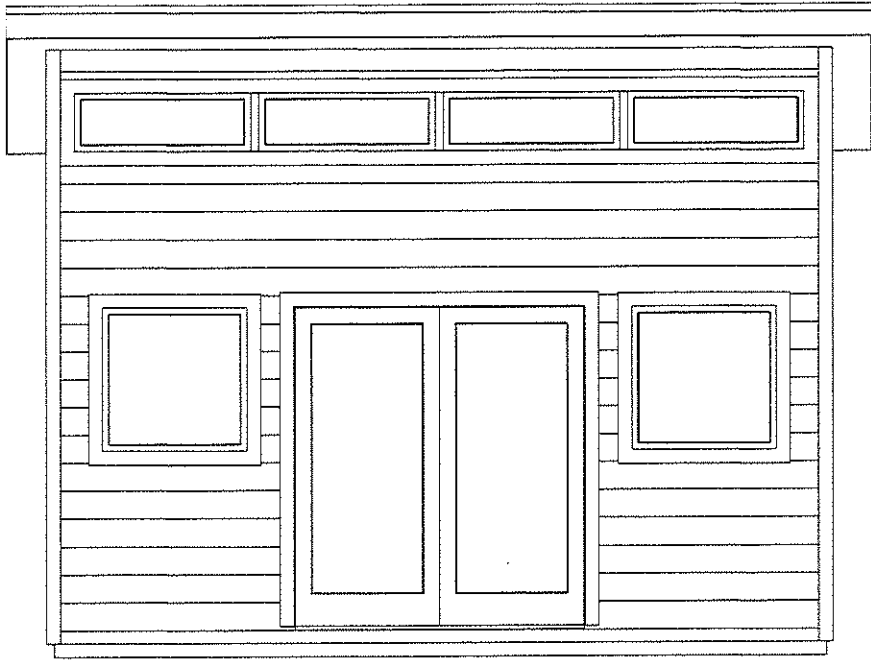
12/4/2020

SCALE:

1/4" = 1'

SHEET:

A1.1



seal:

REVISIONS:

Job Name: Est #59553

Tim O'Neill
235 Middlebridge Rd
South Kingstown, RI

Sheds Unlimited LLC
2025 Valley Rd
Morgantown, PA 19543

Drawn By: AMB

DATE:

12/4/2020

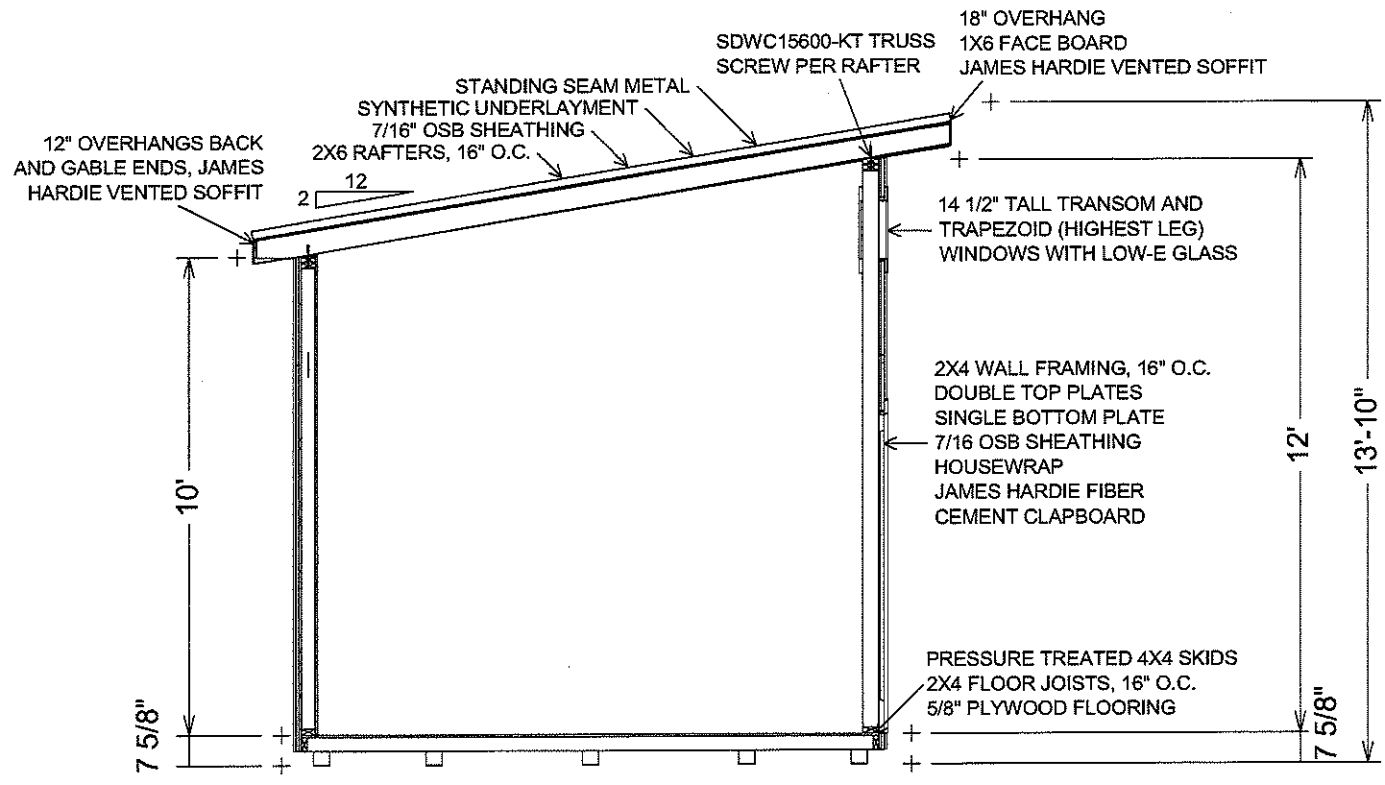
SCALE:

1/8"-1'

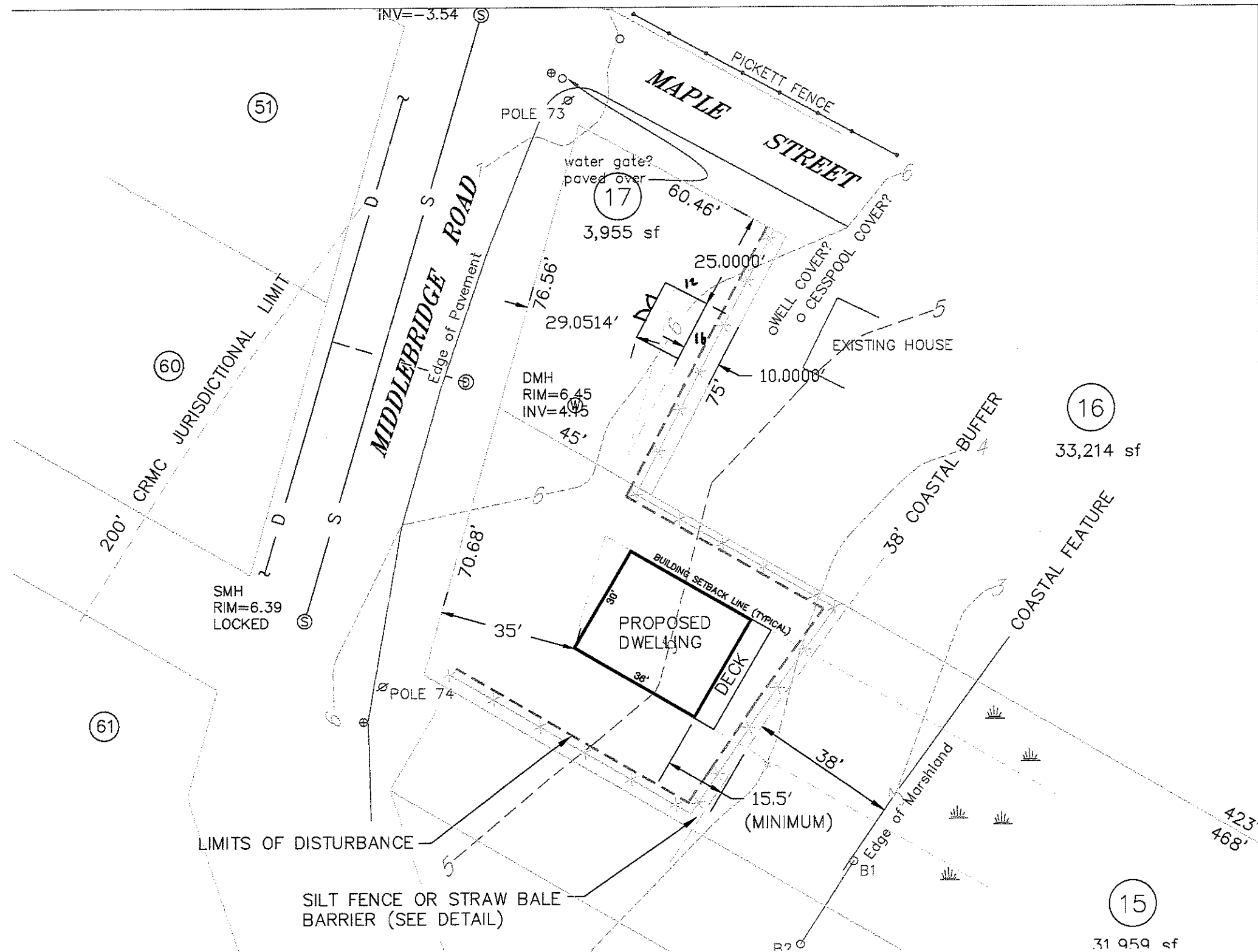
SHEET:

A2.1

seal:



REVISIONS:	
Job Name:	Est #59553 Tim O'Neill 235 Middlebridge Rd South Kingstown, RI
	Sheds Unlimited LLC 2025 Valley Rd Morgantown, PA 19543 Drawn By: AMB
DATE:	12/4/2020
SCALE:	1/4"-1'
SHEET:	A3.1



51

60

17

16

61

15

423
468'

31 959 sf