



TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION



1. APPLICANT INFORMATION:

Applicant Name: Raymond /Linda Dionne Name of Primary Contact if Organization:
Applicant Address: 74 Thomas Leighton Blvd Cumberland RI 02864
Applicant Phone: 401-255-3414 Applicant Email: dionnesplumbing@gmail.com

2. OWNER INFORMATION:

Owner Name: Raymond Dionne Owner Phone: 401-255-3414
Owner Address: 74 Thomaas Leighton Blvd Cumberand RI 02864

3. PROJECT INFORMATION:

Physical Address: 33 Washington St Assessor's Plat: 86-3 Assessors' Lot: 115 Zoning District: R20
Required Zoning Setbacks: Front yard 25 Rear Yard 30 Side Yard Right 11 Side Yard Left 11 Corner Side Yard

4. APPLICATION FOR:

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

5. LOT SPECIFICATIONS:

Lot Frontage: 65 ft. Lot Depth: 99.81 ft. Lot Area: 6488 ft.

6. USE OF PREMISES:

Present Use: sfu # of families: Proposed Use: # of families:

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: #1-house #1-shed

Size of Existing Structures: 1314 sf; 64 sf; sf; sf

Distance from Property Lines of Existing Structures:

Table with 5 columns: Structure 1, Structure 2, Structure 3, Structure 4 and 5 rows: Front Yard, Rear Yard, Side Yard Right, Side Yard Left, Corner Side Yard.

8. WATER AND SOLID WASTE

Water: Town Water yes Well Other
Waste: Town Sewer Septic yes Other

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: 76.5 sf. Width: 5'-6" sf. Length: 15' sf.  
Height Above Grade: \_\_\_\_\_ ft. Number of Stories: \_\_\_\_\_

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

Front Yard: 3' 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:

Requesting a dimensional variance for a non conforming lot. Asking for a 3' dimensional variance in the front of said property to rebuild an existing entrance deck and stairs along with adding a gable style roof to cover entrance and deck area. After recent construction of rear and side additions, this front entrance will now become our main entrance point along with slider doors off our deck in rear yard as our secondary entrance. The existing side entrance now leads into a bedroom and will be replaced with a double hung window in the future. Asking for a 1 foot relief on deck and roof area and a 1'-8" relief for stairs. The deck will be widened by 2' on the right side to balance out construction of roof. The existing deck measures 5'-1" in depth by 13' in length and 2'-6" for stairs / The new deck will measure 5'-6" in depth by 15' in length and 1'-8" for stairs.

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) Raymond Dionne  
Applicant(s) Printed Name Raymond Dionne Date: 5-22-21  
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, RAYMOND DIONNE hereby certify that I am the owner / authorized agent of the property designated as Plat 863, Lot 115, 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 \_\_\_\_\_ (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, 2021.

By: [Signature]  
Signature of Owner/Authorized Agent

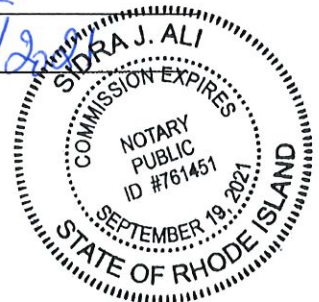
STATE OF RHODE ISLAND

County of Providence

In Cumberland on the 29th day of May, 2021, before me personally appeared Raymond Dionne D/s 8031074 (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.)

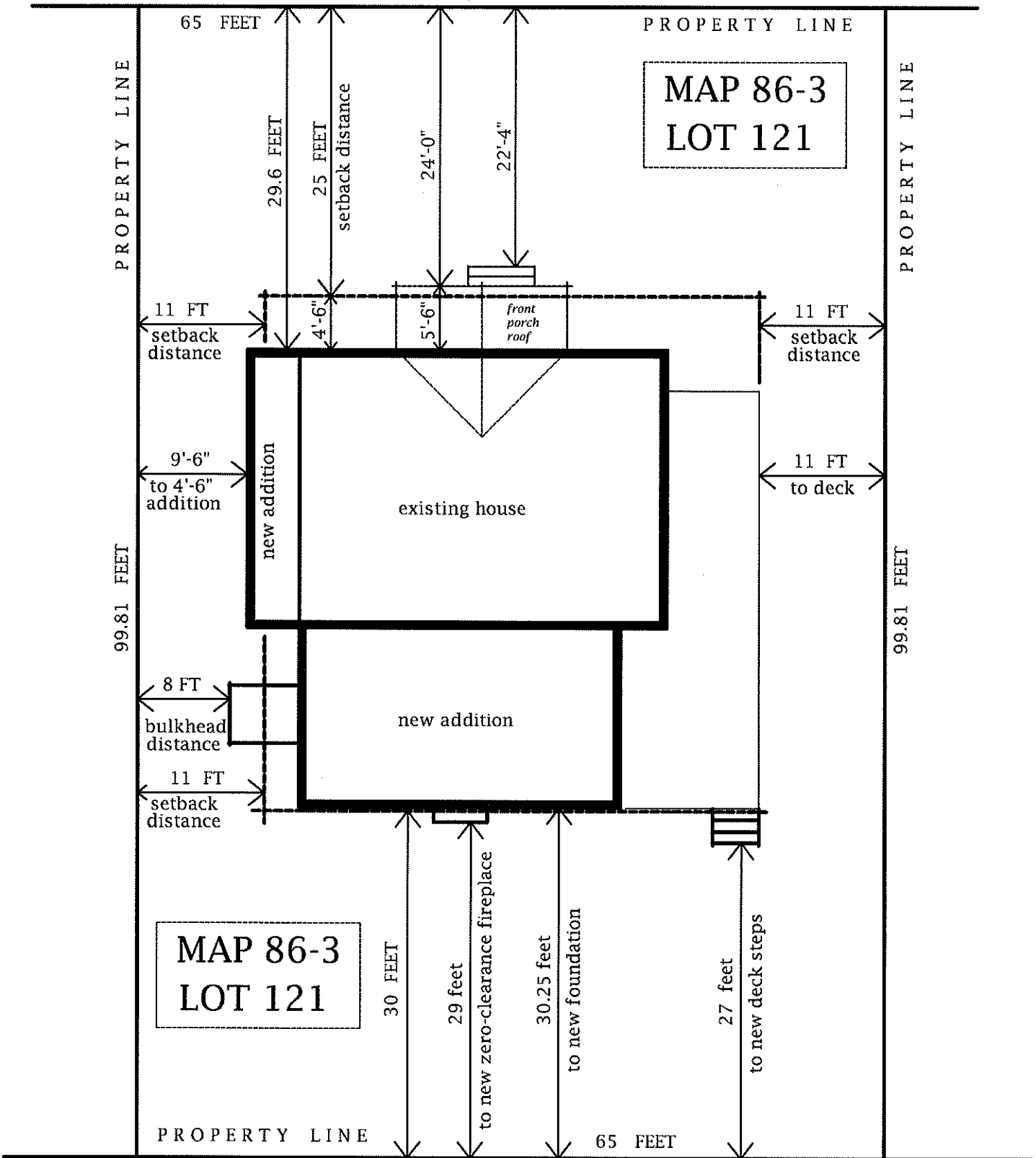
Notary Public: [Signature]

My Commission Expires: 09/19/2021



Notary Seal:

----- WASHINGTON STREET -----

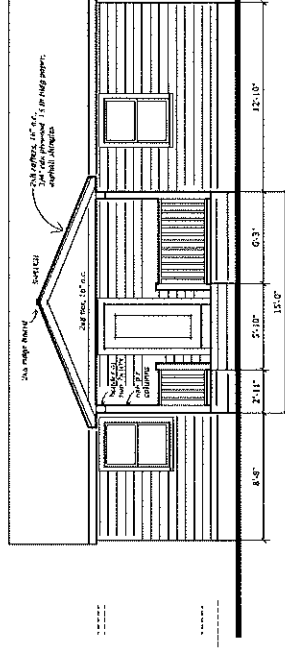
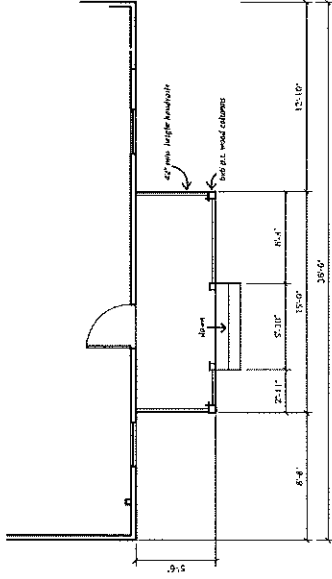


UNOFFICIAL SITE PLAN -  
 IN PROPORTION, BUT  
 NOT TO A SPECIFIC SCALE

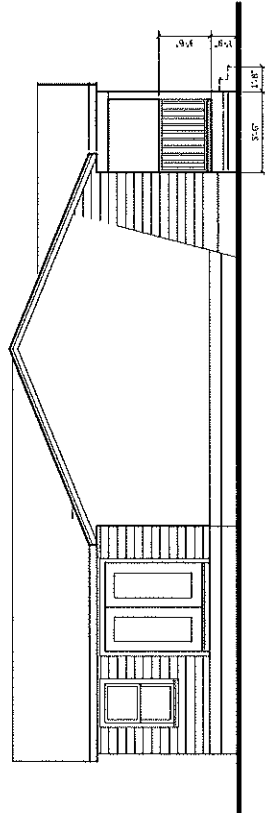
ADDITION FOR LINDA AND RAY DIONNE  
 33 WASHINGTON AVE.  
 MATUNUCK, RHODE ISLAND

DESIGNED AND DRAWN BY:  
 NORMAN P. BELLEFLORE, ARCHITECT  
 231 BRUFF MILL ROAD  
 SAUNGERSTOWN, R.I. 02874  
 TEL: (401) 295-5556

SCALE:  
 AS NOTED  
 DRAWING NO:  
 SHEET OF  
 DATE:  
 23 MAY 2021



NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

U.P. 3

# WASHINGTON STREET

PUBLIC RIGHT OF WAY - 50 FT. WIDE

EDGE OF PAVEMENT

GRANITE BOUND FOUND  
0.76' N 11.33°10" E  
OF CORNER

64.40'

NAIL SET IN  
CHERRY TREE

VINYL PICKET FENCE

A.P. 86-3, LOT 116  
N/F STEPHEN J. MACOMBER  
& DIANA E. MACOMBER  
BK. 1294, PG. 8

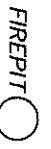
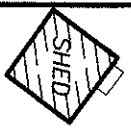
DRILL HOLE FOUND  
1.15' N 36°07'47" W  
OF CORNER

DRILL HOLE FOUND  
0.74' N 16°22'32" W  
OF CORNER

70.00'

RUBBLE WALL  
65.00'

IRON ROD SET  
IN RUBBLE WALL  
40.02'



A.P. 86-3, LOT 115  
N/F RAYMOND DIONNE  
BK. 1430, PG. 736  
AREA = 6,488± SQ. FT.  
(0.15± AC.)

SHOWER

DECK

W/F  
DWELLING  
#33

DECK

AWNING

S 78°26'50" E

65.00'

29.6'

24.5'

GRAVEL  
DRIVEWAY

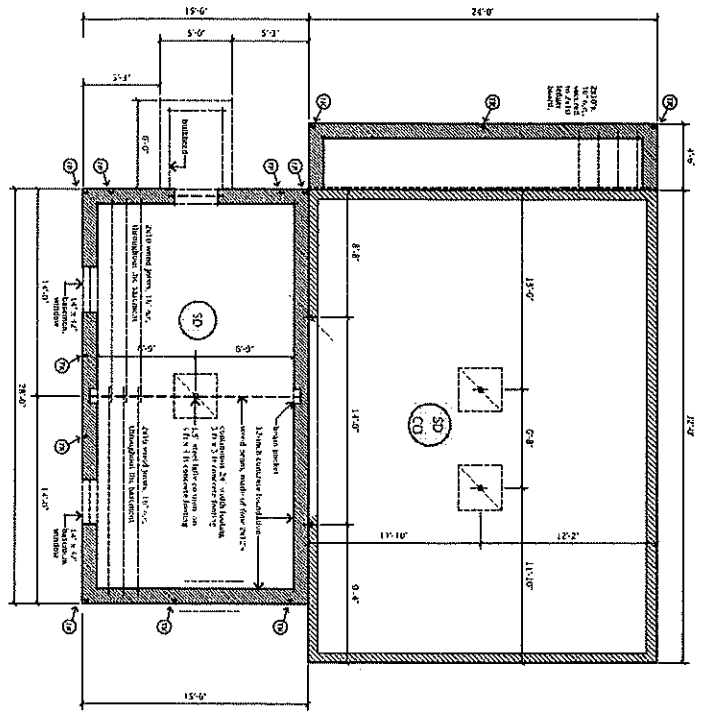
IRON ROD  
SET

STONE BOUND FOR  
TOP BROKEN

99.81'

99.81'

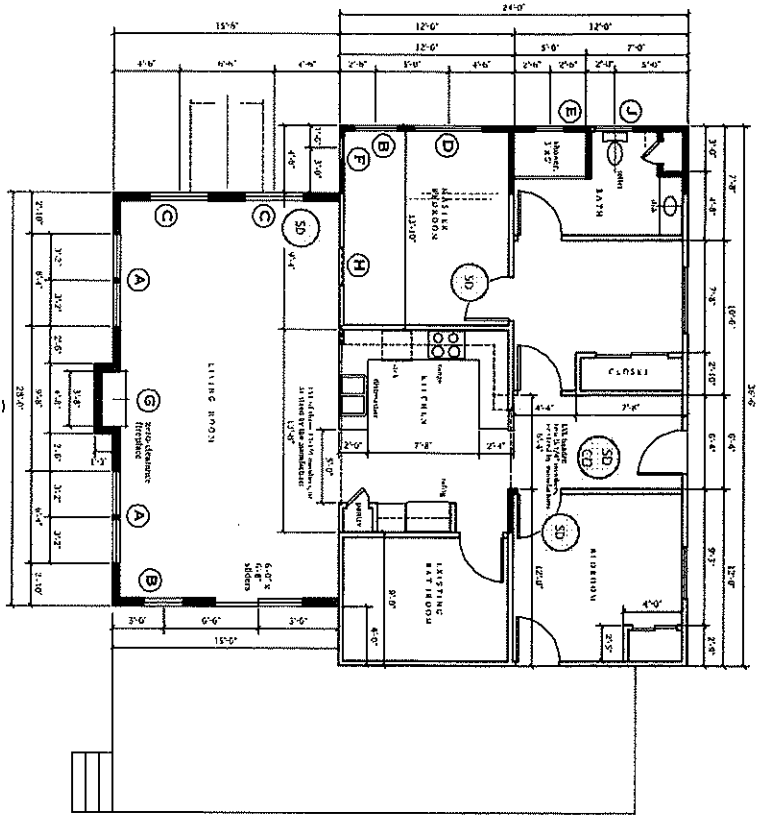
A.P. 8  
N/F  
& JEA.  
BK. 1.



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

**FOUNDATION NOTES**

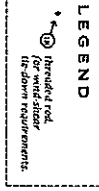
1. FOUNDATION FOR WALLS TO BE CONCRETE ON GRADE.
2. FOUNDATION FOR SLABS TO BE CONCRETE ON GRADE.
3. FOUNDATION FOR WALLS TO BE CONCRETE ON GRADE.
4. FOUNDATION FOR SLABS TO BE CONCRETE ON GRADE.
5. FOUNDATION FOR WALLS TO BE CONCRETE ON GRADE.
6. FOUNDATION FOR SLABS TO BE CONCRETE ON GRADE.
7. FOUNDATION FOR WALLS TO BE CONCRETE ON GRADE.
8. FOUNDATION FOR SLABS TO BE CONCRETE ON GRADE.



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**WINDOW SCHEDULE**

Letter	Description	Quantity	Width	Height
A	DOUBLE WINDOWS (4' x 5')	2 pairs	6'-4" wide	4'-5" height
B	DOUBLE HINGE	2	2'-8" wide	4'-5" height
C	AWNING	2	4'-0" wide	2'-0" height
D	AWNING	1	4'-8" wide	2'-0" height
E	AWNING	1	2'-4" wide	2'-0" height
F	AWNING	1	1'-4" wide	1'-4" height
G	HAIR-ROUND	1	5'-2" wide	2'-10" height
H	AWNING	1	2'-8" wide	2'-0" height
I	DOUBLE HINGE	1	2'-4" wide	3'-4" height

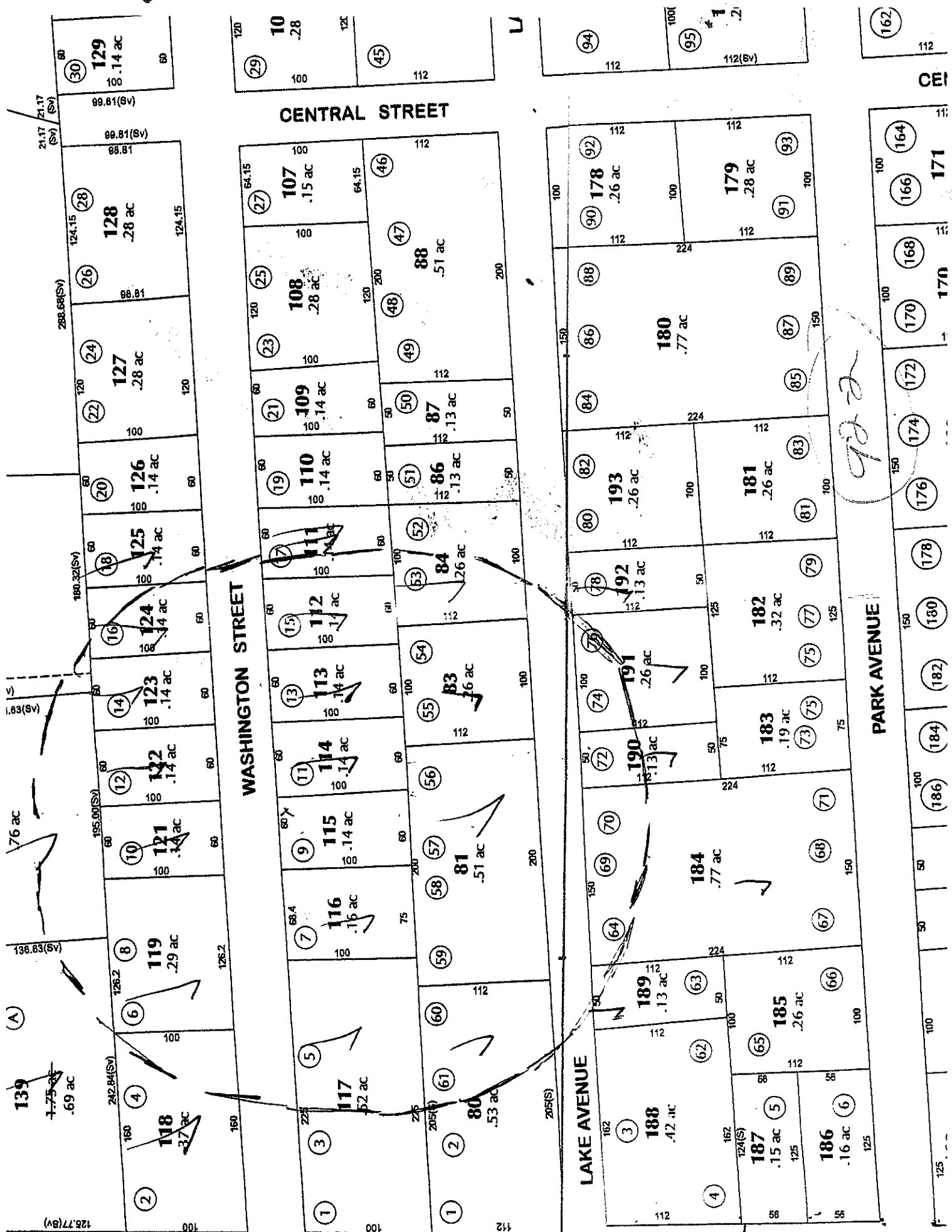


APPROVED  
By: [Signature]

DESIGNED AND DRAFTED BY:  
NORMAN P. BELLENDRE, ARCHITECT  
25 S. BUFF MILL ROAD  
SAUNDERSTOWN, RI 02874  
TEL: (401) 295-5556

ADDITION FOR LINDA and RAY DIONNE  
33 WASHINGTON AVE.  
MATUNUCK, RHODE ISLAND

SCALE:  
AS NOTED  
PROJ. NO.:  
SHEET OF  
DATE: 17 JUN 2020



UNUCK BEACH ROAD

228.03(Sv)



### Matunuck - Zoning Variance

25 Washington St / Stephen & Diana Macomber 36 Joy St Providence RI 02908	
39 Washington St / Joshua & Jeanette Stine 325E 41st St apt 304 New York NY 10017	
45 Washington St / Heidi Gregory 45 Washington St Wakefield RI 02879	
51 Washington St / Paul & Tiernan Boghosian 115 Bowen St Providence RI 02906	
57 Washington St / Susan Clasby & Edward Buzzi 7116 Merrimack Dr Mclean VA 22101	
12 Washington St / Joan & Carl 12 Washington St Wakefield, RI 02879	
24 Washington St / Christopher Wagner 24 Washington St Wakfield RI 02879	
32 Washington St / Russell Stebenne 32 Washington St Wakfield RI 02879	
38 Washington St / Sea Monkey LLC 40 Bank St Coventry RI 02816	
46 Washington St / Charles Galligan 46 Washington St Wakefield RI 02879	
50 Washington St / Antonio Dimanna / 15 Bourque Rd Cumberland RI 02864	
56 Washington St / Sandra & Albert Pointe 23 Monmouth Dr Riverside RI 02915	
Matunuck Beach Rd / Susan Cohen 17 West Butter Fly Way Lincoln RI 02865	
Matunuck Beach Rd / Jonathan A Gastell 17 West Butter Fly Rd Lincoln RI 02865	
10 Lake Ave / Mellisa Miller & Andrew Neill 10 lake St Wakfield RI 02879	
30 Lake Ave / Virginia & Michael Fox 158 Albert Ave Cranston RI 02905	
46 Lake Ave / Valerie & Dennis Donovan 46 Lake St Wakefield RI 02879	
56 Lake Ave / Brien Simpson 16 Auburn Drive New City NY 10956	
11 Washington St / Baker Family Revocable Trust 11 Washington St Wakefield RI 02879	
19 Lake Ave / Vincent Prattico III Revocable Trust 269 Deerwood Circle Apt 1 Naples FL 3413-8942	
28 Park Ave / James Gardner 120 Botka Dr Charlestown RI 02813	
37 Lake Ave / Edward G Dimvccio JR ET ALS 610 Laurel Hill Ave Cranston RI 02920	
43 Lake Ave / Deborah E Wojciechowski 80 Rolling Wood Dr N Kingstown RI 02852	