



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street

Wakefield, RI 02879

Tel (401) 789-9331 x1225

July 1, 2021

Green Hill BTS, LLC
c/o Heidi Kenny
966 Lakeview Trail
McQueeney, TX 78123

At a meeting of the Zoning Board of Review held June 16, 2021, your petition for a Dimensional Variance was granted for premises located at 915 Green Hill Beach Road, South Kingstown, Tax Assessor's Map 90-4, Lot 174.

Please be further advised that there is a One-year Expiration. Any variance or special use permit shall expire one year after the date of the filing of the decision in the office of the Town Clerk, unless the applicant shall, within one year, obtain a legal building permit and proceed with the construction, or obtain a certificate of occupancy when no legal building permit is required. If application is made prior to the expiration of the initial one-year period, the Board may, upon written request and for cause shown, renew the variance or special use permit for a second one-year period. Said request for an extension need not be advertised nor noticed, per South Kingstown Zoning Ordinance Section 910.

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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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Daniels and duly seconded by Mr. Rosen

Motion passed unanimously 5-0

(T. Daniels-Aye, W. Rosen-Aye, C. Charkowick-Aye, S. Walsh-Aye, R. Cagnetta-Aye)

At a meeting held on June 16, 2021 regarding the Petition of Green Hill BTS, LLC c/o Heidi Kenny, 966 Lakeview Trail, Mcqueeny, TX 78123 for a Dimensional Variance Extension under the Zoning Ordinance as follows: Request for an additional one-year extension of expiration date for the Dimensional Variance granted on March 16, 2016 for property owned by *Conrad Heffernan and John Drew*, 130 Rosebriar Avenue, Wakefield, RI for a Dimensional Variance to construct a 24' x 24' dwelling closer to a front line than permitted in an R-80 zone. (40' required-35.7' requested). Premises located at Green Hill Beach Road, South Kingstown, RI, Assessor's Map 90-4, Lot 174, Section 207 and 907. Request made pursuant to Sec. 908(B) of the Zoning Ordinance. Applicant requests an extension of the expiration date from July 1, 2021 to July 1, 2022.

The following individuals spoke as representatives of the applicant:

- Heidi Kenny, applicant

There was no one who spoke either in support of or opposition to the petition.

The following materials were entered into the record:

- Letter from Green Hill BTS, LLC dated May 5, 2021 (2 pages); Transfer of Interest Letter dated March 2, 2021
- RI DEM OWTS construction permit dated September 28, 2020
- Correspondence:
 - James and Terry Bedard, 939 Green Hill Beach Road, dated June 10, 2021
 - Email between Jeff Willis, CRMC to Heidi Kenny, dated June 14, 2021
- Previously recorded decisions
 - Granted June 17, 2020 and recorded June 30, 2020; Book 1747 & Page 538
 - Granted May 15, 2019 and recorded May 23, 2019; Book 1705 & Page 602
 - Granted July 18, 2018 and recorded July 23, 2018; Book 1680 & Page 619
 - Granted March 16, 2016 and recorded March 23, 2016; Book 1603 & Page 114
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

The Board finds that the request for an extension of time on the previously granted Dimensional Variance meets all of the criteria set forth in in Section 908 (B) of the Zoning Ordinance because the applicant has shown good cause and proceeded with due diligence in the attempt to obtain all necessary permitting and that the delay has not been caused by the actions of the applicant.

Approval is subject to the following conditions:

- There are no conditions upon this decision.

Respectfully,

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