

Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street

Wakefield, RI 02879

Tel (401) 789-9331 x1225

July 1, 2021

Henry and Constance DiMarco
679 Jerry Brown Farm Road
Wakefield, RI 02879

At a meeting of the Zoning Board of Review held June 16, 2021, your petition for a Special Use Permit was granted for premises located at 679 Jerry Brown Farm Road, South Kingstown, Tax Assessor's Map 82-1, Lot 1-22.

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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 B/P:1797/Pgs 733 - 734 (2 pgs)
INST# 16166
 TOWN OF SOUTH KINGSTOWN, RI



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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

Motion passed unanimously 5-0

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

- At a meeting held on June 16, 2021 regarding the Petition of Henry and Constance DiMarco, 679 Jerry Brown Farm Road, South Kingstown, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 23' x 23' single-story detached garage. This property is located within the Jerry Brown Farm Association property. The parcel of land that this property is located on is non-conforming due to the number of residential structures on the same parcel. A Special Use Permit is required for any addition, enlargement, expansion or intensification of non-conforming use. Lot size is 70 Acres. Although there are no property lines between dwellings, the distance from the proposed garage to the closest adjacent dwelling is 68'. A Special use permit is required per Zoning Ordinance Section 203 (Special Use Permit for addition, enlargement, expansion or intensification) and 907 (Standards of Relief). Owner of land is Jerry Brown Farm Association, Inc., and the owner of the dwelling is Henry A. and Constance L. Dimarco for premises located at 679 Jerry Brown Farm Road, South Kingstown, Assessor's Map 82-1, Lot 1-22 and is zoned R-80.

The following individuals spoke as representatives of the applicant:

- Herny DiMarco, Applicant

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

The following materials were entered into the record:

- Application signed and dated May 6, 2021; Owner Authorization's signed and notarized May 5, 2021; Site Plan (1 page); Plan Elevations and Sections (A1) prepared by Laura Krekorian AIA and dated May 8, 2021; Google Earth screen shots (2 pages); Proposed ISDS Plan (1 page) prepared by Carrigan Engineering, Inc. and dated August 5, 2003 with Revision on May 5, 2021
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

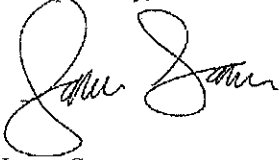
- The Board finds that the special use is specifically authorized by this Ordinance, because a Special use permit is required per Zoning Ordinance Section 203 (Special Use Permit for addition, enlargement, expansion or intensification) and 907 (Standards of Relief).
- The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because the proposed garage will be located where there is already existing parking and due to this, there will be no additional disturbance to the surrounding area. Additionally, the proposed garage will fit in well with the surrounding properties.
- The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable:

- (i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe; not applicable.
- (ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare or odor effects of the special use permit on adjoining lots; not applicable.
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; Utilities, with reference to locations, availability and compatibility; not applicable
- (iv) Screening and buffering with reference to type, dimensions and character; not applicable
- (v) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable
- (vi) Required yards and other open space; not applicable
- (vii) General compatibility with lots in the same or abutting zoning districts, because the addition of the garage will have a minimal impact on the surrounding area.

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