



TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION



1. APPLICANT INFORMATION:

Applicant Name: Nicholas N. Sinchuk Name of Primary Contact if Organization: _____
Applicant Address: 48 Arrow Head Trail, South Kingstown RI
Applicant Phone: 860-204-1939 Applicant Email: NNSinchuk@gmail.com

2. OWNER INFORMATION:

Owner Name: Nicholas N. and Dorothy Sinchuk Owner Phone: 860-204-1939
Owner Address: 48 Arrow Head Trail, South Kingstown RI

3. PROJECT INFORMATION:

Physical Address: 48 Arrow Head Trail, South King Assessor's Plat: 34-2 Assessors' Lot: 91 Zoning District: R20
Required Zoning Setbacks: Front yard 25' Rear Yard 15 Side Yard Right 15 Side Yard Left _____ 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: 100 ft. Lot Depth: 100 ft. Lot Area: 10,000 ft.

6. USE OF PREMISES:

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

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: 1

Size of Existing Structures: 1344 sf; _____ sf; _____ sf; _____ sf

Distance from Property Lines of Existing Structures:

	Structure 1	Structure 2	Structure 3	Structure 4
Front Yard:	<u>24.4</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.
Rear Yard:	<u>39.6</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.
Side Yard Right:	<u>39</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.
Side Yard Left:	<u>NA</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.
Corner Side Yard:	<u>11.3</u> ft.;	_____ ft.;	_____ ft.;	_____ ft.

8. WATER AND SOLID WASTE

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

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: 163 sf. Width: 8 ft sf. Length: 20.3 sf.

Height Above Grade: 1.7 ft. Number of Stories: 1

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

Front Yard: 17.4 Rear: NA Side Yard Right: NA

Side Yard Left: NA Corner Side Yard: 11.1 Height: NA

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:

Wish to rebuild and expand existing front porch. Current porch is 7 ft wide by 13.5 ft long and is at the end of it's useful life. Wish to extend width to 8 ft and extend length of porch to bring flush with east side of house, a distance of about 6.2 ft, for a total length of about 20.3 ft. As this is a nonconforming house on a nonconforming lot, and this is the only location available for a front porch, relief is sought.

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) Nicholas N. Sincich

Applicant(s) Printed Name Nicholas N. Sincich Date: 15-SEP-2021

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, Nicholas N. Sinchuk hereby certify that I am the owner / authorized agent of the property designated as Plat 34-2, Lot 91, 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 Nicholas N. Sinchuk (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 15 day of Sept., 2021.

By: *Nicholas N. Sinchuk*
Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND

County of Washington

In the Town of South Kingstown on the 15 day of September, 2021, before me

personally appeared Nicholas Sinchuk (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: *Jill Manfredi*

My Commission Expires: April 15, 2025

JILL T MANFREDI
Notary Public, State of Rhode Island
My Commission Expires Apr. 15, 2025

Christopher G. Palmer, PLS
 66 Falcon Ridge Drive
 Exeter, Rhode Island 02822
 PH: 401-474-5233
 Email: palmerc6@gmail.com

Comprehensive Boundary Survey
 48 Arrow Head Trail
 South Kingstown, Rhode Island
 Assessor's Plat 34-2 Lot No. 91

PREPARED FOR:
 Nicholas N. & Dorothy Sinclark
 48 Arrow Head Trail
 South Kingstown, RI 02879
 DATE:
 9-14-21
 Building Revision:

DATE: 09/15/21
 SCALE: 1"=20'
 PROJECT NO.: 21-079
 DRAWN BY: C.G.P.
 CHECKED BY: C.G.P.
 SHEET NO.: 1

REG. 34-19-1 INDEX
ABUTTING STREETS
Arrow Head Trail
Peace Pipe Trail South

Zoning: R20
 Min. Area: 20,000sqft
 Min. Frontage: 100'
 Lot Width: 100'
 Dimensional Restrictions:
 Front Yard: 35' (25%)
 Side Yard: 15' (15%)
 Rear Yard: 25' (40%)
 Blk Lot Coverage: 25%

Building Lot Coverage Calculations
 Dwelling & Bulkhead: 1,425 sqft
 Decks & Stairs: 59 sqft
 Total: 1,304sqft 13.02%
 Proposed additions: 452 sqft
 Proposed Coverage: 17.6%

Proposed Site Plan

- LEGEND
- EDGE OF WOODS
 - CHAIN LINK FENCE
 - STONE WALL
 - EDGE OF PAVEMENT
 - UTILITY POLE
 - DRAINAGE MANHOLE
 - CATCHBASIN



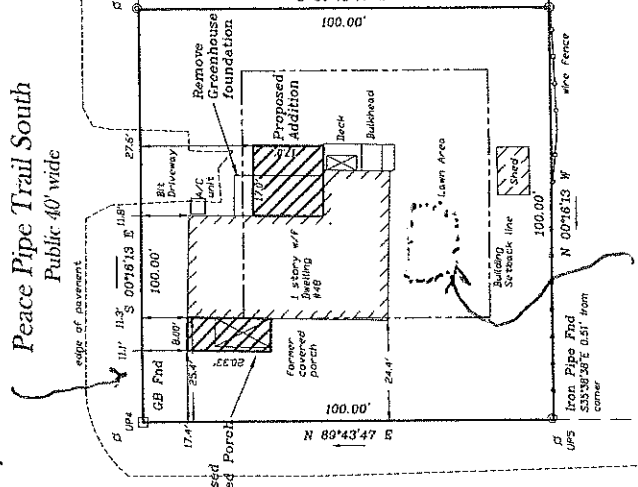
Proposed New Front Parcel

Peace Pipe Trail South
 Public 40' wide

Arrow Head Trail
 Public 50' wide

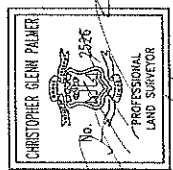
A.P. 34-2 Lot 91
 10,000 sqft
 0.2296 Acres

A.P. 34-2 Lot 92
 N/F Gary J. Votton



Approximate location of septic system

A.P. 34-2 Lot 105
 N/F Ardino F. & Lisa A. Merola Jr



By: Christopher G. Palmer, PLS #2526
 CGP 746

This survey has been conducted and the plan has been prepared pursuant to 486-RICR-00-1.9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 18, 2003.
 Type of Boundary Survey: Measurement Specifications Limited Content Boundary Survey

Type of Survey: Date Accumulation Survey III
 The purpose for the conduct of the survey and for the location of the boundaries in relation to the dwelling for a possible addition.

*(860) 204-1939
 14-Sept-2021*

*Nichols & Dorothy Sinclark
 48 Arrow Head Trail
 Wakefield, RI 02879*

NOTES:

1. The Property shown hereon is classified as zone X as identified by the Flood Insurance Rate Map for the Town of South Kingstown, Rhode Island County of Washington, Firm Panel 302 with a map number 44009C020X effective date April 03, 2020

2. The utilities shown hereon are the result of field locations of visible structures at the time of the field survey and record plans acquired from the utility companies. We accept no responsibility for the accuracy or completeness of the distribution lines shown hereon. Call Dig-SAFE prior to start of any excavation or construction work. The exact locations of the utilities serving this property.

3. This project is based and referenced upon the Rhode Island State Plane Coordinate System (currently NAD 83 and NAD 98) as shown on the map. The survey was conducted using Smartnet reference stations using the SmartNet RTX Reference Network.

References:

1. Section No. 2 Indian Lake Shores Property of Sydney Rowe and Norman Beauregard in the Town of South Kingstown, Rhode Island County of Washington, Firm Panel 302 with a map number 44009C020X and recorded in Plat Book 6 Page 810

2. Sections No. 1, 2 and 3 Indian Lake Shores Property of South County South Kingstown, RI Surveyed and Platted 1937-1940 Scale 1"=80' by Leon L. Holland Civil Engineer and recorded in Plat Book 9 Page 655

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

North
↓

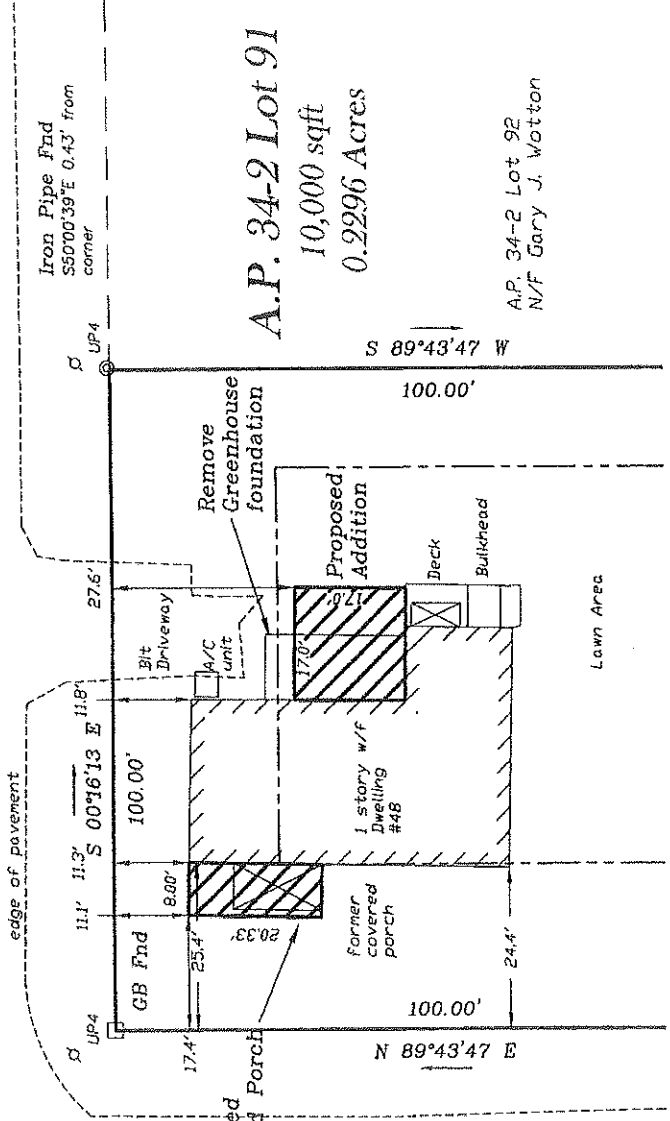
Expanded View

Side Yard
Rear Yard
Bld Lot Cov

Peace Pipe Trail South
Public 40' wide

Building
Dwelling
Decks &
Total

Propose
Propose



A.P. 34-2 Lot 91
10,000 sqft
0.2296 Acres

A.P. 34-2 Lot 92
N/F Gary J. Watton

Arrow Head Trail
Public 50' wide

Nicholas & Dorothy Sinchuk
48 Arrow Head Trail
Wakefield, RI 02879
(860) 204-1939

14-Sept-2021

B Fnd

Arrowhead Trail

Nicholas & Parathy Simcoe

48 Arrowhead Trail

Wakefield, RI 02879

860-204-1939

14-SEPT-2021

25' TO PROPERTY

20' 4"

Proposed New Front Porch

Existing Front Porch

8'

2'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

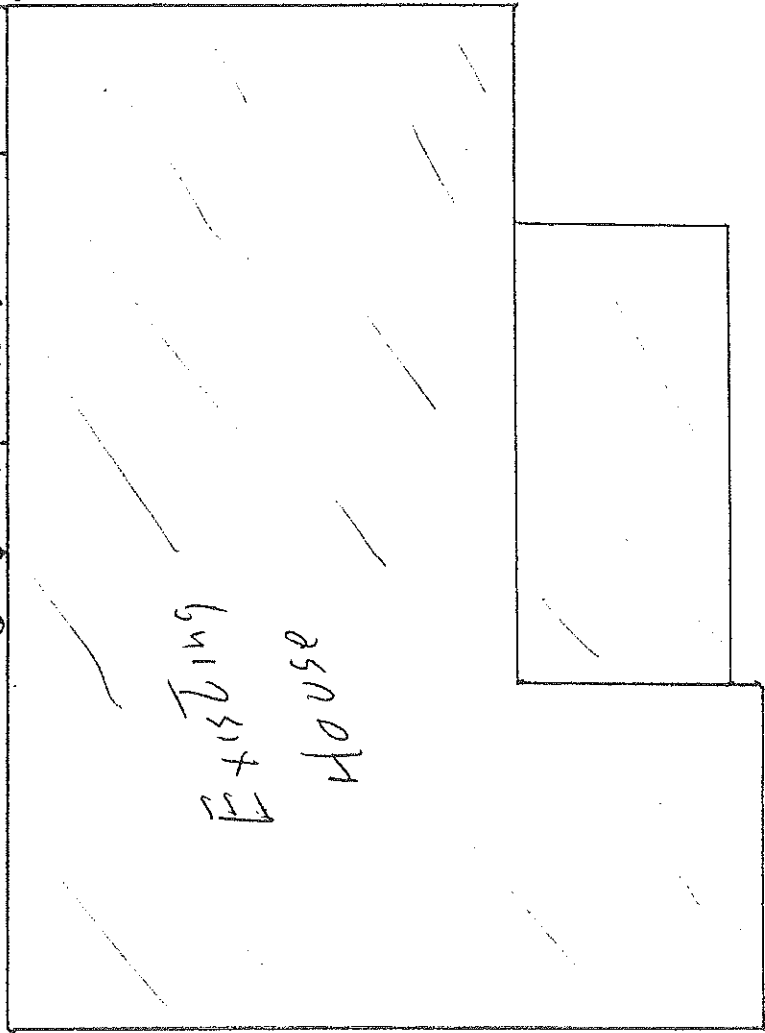
6'

6'

6'

6'

Property Line



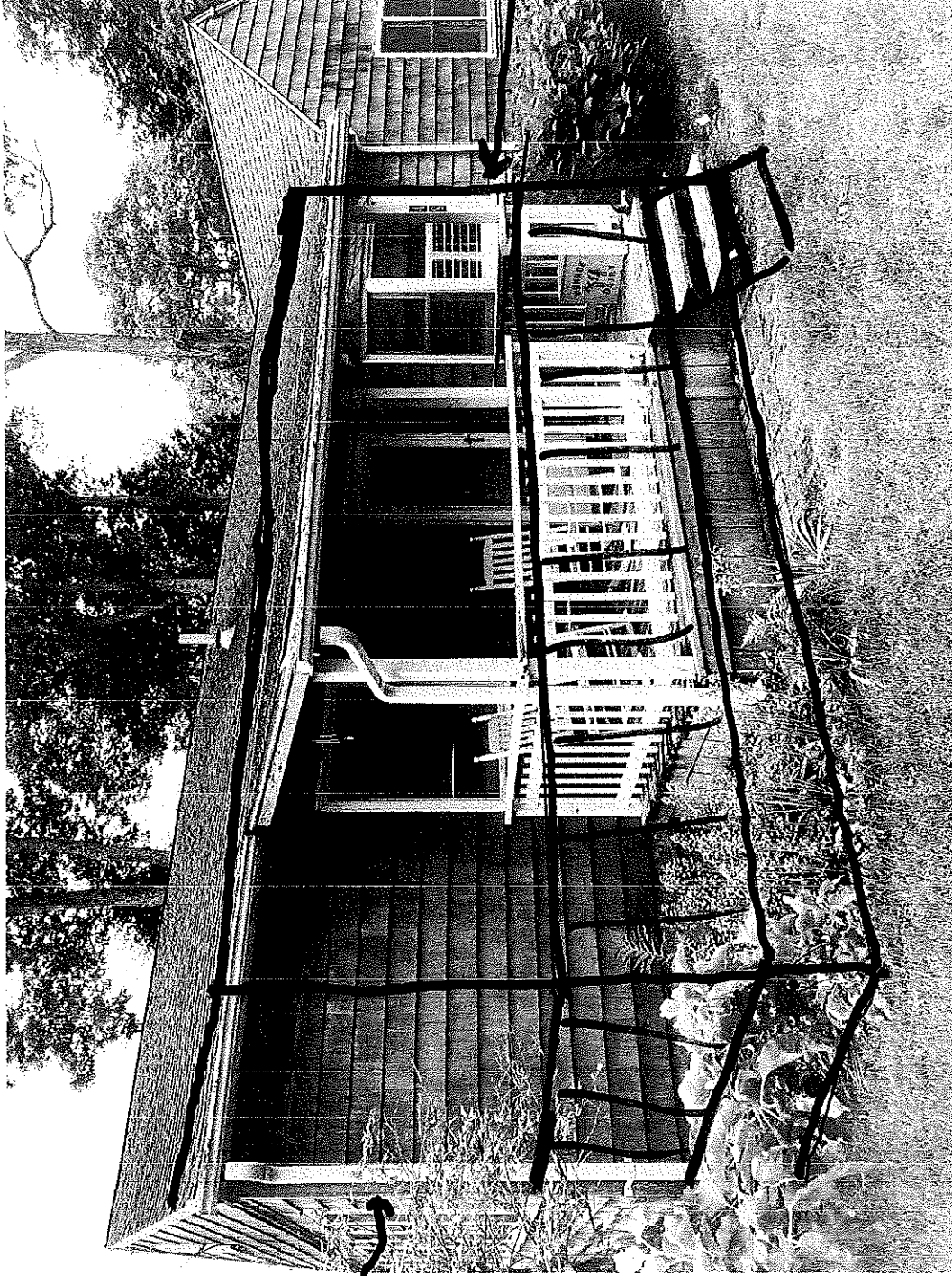
Arrowhead Trail

Existing House

48 Arrowhead Trail

1/4" = 2'

Proposed
New Front
Porch



North-
East
Corner
of
house

Nicholas and Dorothy Sinchuk
48 Arrow Head Trail
Wakefield, RI 02879
(860) 204-1939

14-Sept-2021

Front (North) side of House

Front Door

20.3 ft

582105

25 ft

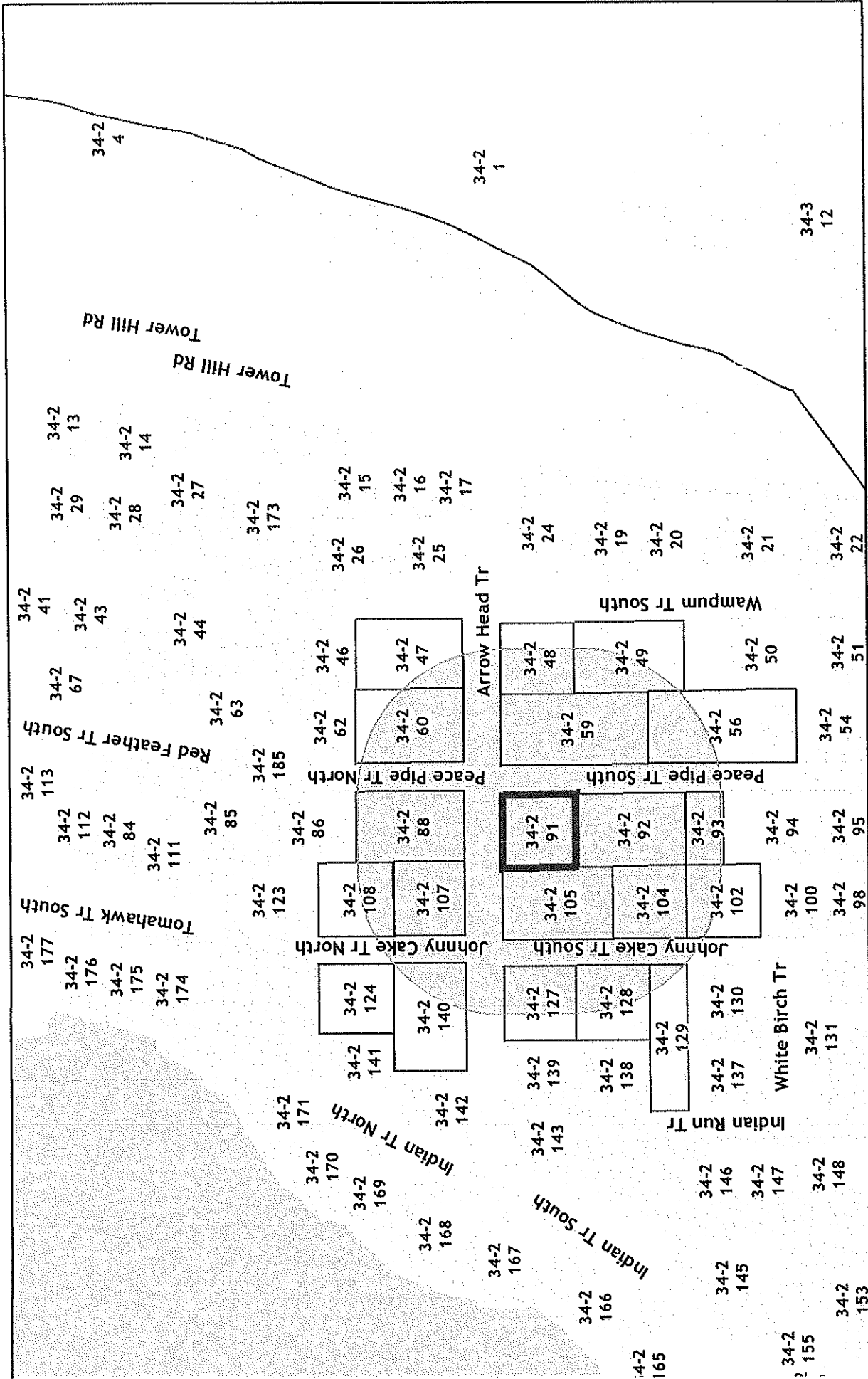
28 ft

27 ft = 1

Nichols + Dorothy Sanchez
48 Arrow Head Trail
Wakefield, RI 02879

(860) 204-1939

14-Sep-2021



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 48 Arrow Head

Nichols + Dorothy Simchuk
48 Arrow Head Trail
Wakefield, RI 02879
(800) 204-1939 14-Sept-2021

Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 188 feet

120 240 480 Feet

Town of South Kingstown Web GIS

Abutters List for 48 Arrow Head Trail						
REM_MBL	REM_MBL	LOCATION	SLH_OWN_NAME	SLH_CO_OWN_NAME	SLH_OWN_ADDR	CSZ
34-2	124	14 JOHNNY CAKE TRAIL NORTH	MYCROFT LIVING TRUST	null	14 JOHNNY CAKE TRAIL NORTH	WAKEFIELD, RI 02879
34-2	108	11 JOHNNY CAKE TRAIL NORTH	DALEY, THOMAS L	null	11 JOHNNY CAKE TR	WAKEFIELD, RI 02879
34-2	88	10 PEACE PIPE TRAIL NORTH	HILTBRAND NANCY RICCIO	null	10 PEACE PIPE TRAIL N	WAKEFIELD, RI 02879
34-2	60	ARROW HEAD TRAIL	MOWBRAY, NANCY J REVOC TRUST	null	25 ARROWHEAD TR	WAKEFIELD, RI 02879
34-2	47	25 ARROW HEAD TRAIL	MOWBRAY, NANCY J REVOC TRUST	null	25 ARROWHEAD TR	WAKEFIELD, RI 02879
34-2	140	83 ARROW HEAD TRAIL	HANSON, JEFFREY S ETUX PENNEY	null	83 ARROW HEAD TRAIL	WAKEFIELD, RI 02879-2037
34-2	107	61 ARROW HEAD TRAIL	RAY, JENNIFER L	null	61 ARROW HEAD TRAIL	WAKEFIELD, RI 02879
34-2	48	9 WAMPUM TRAIL SOUTH	MCLAUGHLIN, LEO W	null	36 WAMPUM TRAIL SOUTH	WAKEFIELD, RI 02879
34-2	59	34 ARROW HEAD TRAIL	GUARINO, CATHERINE F	null	34 ARROWHEAD TRAIL	WAKEFIELD, RI 02879
34-2	105	6 JOHNNY CAKE TRAIL SOUTH	MEROLA, ANDINO F JR ET UX	MEROLA, LISA A	6 JOHNNY CAKE TRAIL SOUTH	WAKEFIELD, RI 02879
34-2	127	5 JOHNNY CAKE TRAIL SOUTH	HANLON PETER J &	CARR CATHLEEN P	5 JOHNNY CAKE TRAIL SOUTH	WAKEFIELD, RI 02879
34-2	128	17 JOHNNY CAKE TRAIL SOUTH	GRAF MARILYN	null	17 JOHNNY CAKE TRAIL SOUTH	WAKEFIELD, RI 02879
34-2	49	21 WAMPUM TRAIL SOUTH	CULTON, SCOTT E	null	21 WAMPUM TRAIL SOUTH	WAKEFIELD, RI 02879
34-2	92	19 PEACE PIPE TRAIL SOUTH	WOTTON, GARY J	null	19 PEACE PIPE TRAIL SOUTH	WAKEFIELD, RI 02879
34-2	104	23 JOHNNY CAKE TRAIL SOUTH	KEATING PATRICIA TRUST	null	22 JOHNNY CAKE TRAIL SOUTH	WAKEFIELD, RI 02879
34-2	56	34 PEACE PIPE TRAIL SOUTH	MORRIS ALEXANDER W &	COLLEEN M	34 PEACE PIPE TRAIL SOUTH	WAKEFIELD, RI 02879
34-2	128	79 INDIAN RUN TRAIL	EASTERBROOKS, STEPHEN M ET AL	KENNEY, PATTI ANN	79 INDIAN RUN TR	WAKEFIELD, RI 02879
34-2	93	31 PEACE PIPE TRAIL SOUTH	MCFEE, STUART A & TRACEY	null	31 PEACE PIPE TRAIL SOUTH	WAKEFIELD, RI 02879-2022
34-2	102	JOHNNY CAKE TRAIL SOUTH	PALM, ELAINE A	null	25 JOHNSON PLACE	WAKEFIELD, RI 02879-4001
			Nicholas & Dorothy Sinchuk	(960) 204-1939		
			48 Arrow Head Trail			
			Wakefield, RI 02879	14-Sept-2021		