



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1224
Fax (401) 789-9792

ZONING BOARD OF REVIEW

Armand & April Pires
324 Abbey Drive
Cumberland, RI 02864

February 24, 2020

Dear Mr. & Mrs. Pires,

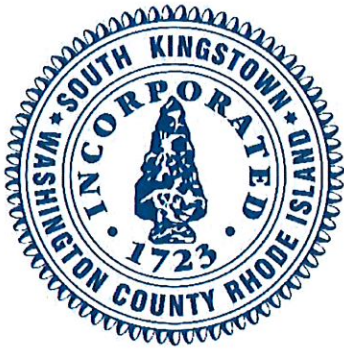
At a meeting of the Zoning Board of Review held February 19, 2020, your petition was **Granted** for a **Special Use Permit** under the Zoning Ordinance as follows: : The applicant is seeking to replace the existing mobile home and enclosed screened porch with a new structure. Lot size is 18.29 acres. **A Special Use Permit is required per Zoning Ordinance Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief).** Owner of the structure is Armand & April Pires for premises located at 854 Matunuck Beach Road, Cottage 162, on property owned by Carpenter's Beach Meadow, Inc., Assessor's Map 92-2, Lot 55-162 and is split zoned R20 and CN (Commercial Neighborhood).

Yours truly,

Wayne Pimental, Clerk
Zoning Board of Review
Town of South Kingstown



RECORDED 02/24/2020 09:41:44 AM
B/P:1733/Pgs 375 - 376 (2 pgs)
INST# 4270
TOWN OF SOUTH KINGSTOWN, RI



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1224
Fax (401) 789-9792

ZONING BOARD OF REVIEW

NOTICE OF DECISION

February 24, 2020

At a meeting of the Zoning Board of Review held February 19, 2020, your petition was **Granted** for a **Special Use Permit** under the Zoning Ordinance as follows: : The applicant is seeking to replace the existing mobile home and enclosed screened porch with a new structure. Lot size is 18.29 acres. **A Special Use Permit is required per Zoning Ordinance Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief).** Owner of the structure is Armand & April Pires for premises located at 854 Matunuck Beach Road, Cottage 162, on property owned by Carpenter's Beach Meadow, Inc., Assessor's Map 92-2, Lot 55-162 and is split zoned R20 and CN (Commercial Neighborhood).

The Decision of the Board is as follows:

MR. BERNARDO: I would like to make a motion that we approve the Petition of Armand and April Pires, 324 Abby Drive, Cumberland, Rhode Island for a Special Use Permit under the Zoning Ordinance as follows. The Applicant is seeking to replace the existing mobile home and enclose screening porch with a new structure. Lot size is 18.9 acres. A Special Use Permit is required under Section 608. Our Coastal Community Overlay District, and of course, 907, our Standards of relief. The owner of the structure is Armand and April Pires. Premises located at 854 Matunuck Beach Road, Cottage 162 on property owned by Carpenter's Beach Meadow, Assessor's Map 92-2, Lot 55-162. This is a split zone R20 CN Commercial Neighborhood. Applicants appeared here before the Board tonight. They provided proof that the owner has consented to the plans, which essentially requires the removal of the existing trailer and screened-in porch; and in its place, the Applicants are going to construct a home, a cottage; and in fact, the cottage, with its own screened-porch, will have a less of a footprint than the existing trailer and screened porch. The Applicants also indicated that the distance between the cottages, the existing cottages to the left and right of the proposed structure will remain the same, if not even a little bit more; and of course, that's always the concern with the Board to make sure there's enough room there for utilities or, codes to get in and out of there. This is a special use because it is a single lot and one building -- there's going to be many structures on a single lot. The use meets all the criteria set forth in the subsection of the Ordinance authorizing the internal use. The granting of the special use will not alter the general character of the surrounding area or impair the intent or purposes of the Ordinance or Comprehensive Plan. The Board has considered ingress and egress, as we discussed, as well as the utilities in the form of electric, water, and in this case, septic, which all will be tied in by the owner. The petition, as approved, will incorporate and include the drawings as submitted by the Applicants, and also, the Applicants must be mindful that they have to be -- they have to be in compliance with the Community -- excuse me, Coastal Community Overlay District and meet the requirements of that, but I would suggest that they stay in touch with our Building Inspector toward that end. With that said, I move to approve the petition as submitted.

MR. JURCZAK: Motion made by Mr. Bernardo. Someone second?

MR. ROSEN: Second.

MR. JURCZAK: Okay. I've got everybody seconding it here. I'm going to let Mr. Rosen second it, because I heard that one first. All right.

MR. JURCZAK: Okay. We had a motion made by Mr. Bernardo. It's been seconded by Mr. Rosen. Discussion?
Anybody?

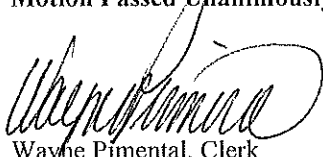
MR. ROSEN: Seems straightforward.

MR. JURCZAK: Anyone have any issues?

MR. CAGNETTA: No.

MR. JURCZAK: Let's vote. Here we go. Going to be quick again.

**Whereas a Vote was Taken: Bernardo-Aye, Rosen-Aye, Cagnetta-Aye, Daniels-Aye, Jurczak-Aye
Motion Passed Unanimously, Petition Granted 5-0**



Wayne Pimental, Clerk
Zoning Board of Review
Town of South Kingstown