



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

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Date November 30, 2020

RECORDED 11/30/2020 11:42:54 AM
B/P#1767/Pgs 274 - 275 (2 pgs)
INST# 10644
TOWN OF SOUTH KINGSTOWN, RI

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

**The following motion, made by Mr. Daniels and duly seconded by Mr. Mark
Passed unanimously 5-0
(T. Daniels-Aye, W. Mark-Aye, W. Rosen-Aye, C. Charkowick-Aye, R. Cagnetta-Aye)**

At a meeting held on November 18, 2020 regarding the Petition of Dianne Edson, 278 Matunuck Beach Road, South Kingstown, RI 02879 a Special Use Permit was granted under the Zoning Ordinance as follows: The applicant is seeking to expand an existing 2nd story accessory apartment by 204 square feet. The accessory apartment is currently 750 square feet in area, the maximum allowed. Relief of 204 square feet is requested. Lot size is 4.59 acres. A Special Use Permit is required per Zoning Ordinance Section 503.2 (Accessory Apartments) and Section 907 (Standards of Relief). Owner of the property is Diane M. Edson for premises located at 278 Matunuck Beach Road, Assessor's Map 86-2, Lot 25 and zoned R-200

The following individuals spoke as representatives of the applicant:

- Dianne Edson, applicant

No one present spoke in support of or opposition to the petition.

The following materials were entered into the record:

- Application with narrative signed and dated October 1, 2020; Owner Authorization Form signed and notarized October 6, 2020; Site Plan from South Kingstown WebGIS; Current and Proposed floor plan
- Applicant's Exhibits
 - A. Vision Appraisal Field Card
 - B. Deborah E. Bailey After Visit Summary
 - C. Photographs of Existing Conditions 1-3
- Radius Map, 200' Abutter's List, Legal Notice and Certified Mailing Receipts with Affidavit of Mailing

Findings of Fact:

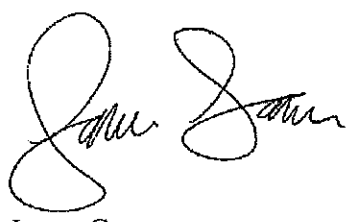
1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 503.2 (Accessory Apartments) and Section 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because this is an existing 750 square foot accessory apartment which are allowed under the Ordinance and the 178.5 square foot expansion is needed to accommodate the special needs of an elderly relative.

3. 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, existing ingress and egress already in effect.
- (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; not applicable
- (iv) Utilities, with reference to locations, availability and compatibility; already existing
- (v) Screening and buffering with reference to type, dimensions and character; not applicable
- (vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable
- (vii) Required yards and other open space; not applicable
- (viii) General compatibility with lots in the same or abutting zoning districts, because this is an existing accessory apartment and no exterior expansion is needed, only interior relief is being granted.

Approval is subject to the following conditions: There are no conditions of approval.

Respectfully,



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