



TOWN OF SOUTH KINGSTOWN  
ZONING BOARD OF REVIEW APPLICATION



1. APPLICANT INFORMATION:

Applicant Name: ANTONIO LOURA Name of Primary Contact if Organization: \_\_\_\_\_  
Applicant Address: 14 SECOND ST HUDSON MA 01749  
Applicant Phone: 978 764 4668 Applicant Email: TZLPO@VERIZON.NET

2. OWNER INFORMATION:

Owner Name: ANTONIO LOURA Owner Phone: 978 764 4668  
Owner Address: 14 SECOND ST HUDSON MA 01749

3. PROJECT INFORMATION: 4W1

Physical Address: 240 CARDS POND RD Assessor's Plat: 92-1 Assessors' Lot: 9 Zoning District: R200  
Required Zoning Setbacks: Front yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Side Yard Right \_\_\_\_\_ Side Yard Left \_\_\_\_\_ Corner Side Yard \_\_\_\_\_

4. APPLICATION FOR:

Special Use Permit  Dimensional Variance \_\_\_\_\_ Use Variance \_\_\_\_\_ Dimensional Modification by Zoning Officer \_\_\_\_\_

5. LOT SPECIFICATIONS:

Lot Frontage: \_\_\_\_\_ ft. Lot Depth: \_\_\_\_\_ ft. Lot Area: \_\_\_\_\_ ft.  
92-109-254

6. USE OF PREMISES:

Present Use:  # of families: 1 SUMMER COTTAGE Proposed Use:  # of families: 1 SUMMER COTTAGE

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: \_\_\_\_\_

Size of Existing Structures: \_\_\_\_\_ sf; \_\_\_\_\_ sf; \_\_\_\_\_ sf; \_\_\_\_\_ sf

Distance from Property Lines of Existing Structures:

	Structure 1	Structure 2	Structure 3	Structure 4
Front Yard:	_____ ft.;	_____ ft;	_____ ft;	_____ ft.
Rear Yard:	_____ ft;	_____ ft;	_____ ft;	_____ ft;
Side Yard Right:	_____ ft;	_____ ft;	_____ ft;	_____ ft;
Side Yard Left:	_____ ft;	_____ ft;	_____ ft;	_____ ft;
Corner Side Yard:	_____ ft;	_____ ft;	_____ ft;	_____ ft;

8. WATER AND SOLID WASTE

Water: Town Water NO Well  Other \_\_\_\_\_  
Waste: Town Sewer NO Septic \_\_\_\_\_ Other GRAY WATER ONLY AND PUBLIC BATH ROOMS

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: 150 sf. Width: 6'9" sf. Length: 22' sf.  
Height Above Grade: \_\_\_\_\_ ft. Number of Stories: 1

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

Front Yard: \_\_\_\_\_ Rear: \_\_\_\_\_ Side Yard Right: \_\_\_\_\_  
Side Yard Left: \_\_\_\_\_ Corner Side Yard: \_\_\_\_\_ Height: \_\_\_\_\_

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:

*Adding a room, 6'9" x 22', to the existing cottage. See attached plans.*

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) *Antonio Louira*  
Applicant(s) Printed Name ANTONIO LOUIRA Date: 7/8/21  
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, Christa A. Sisson hereby certify that I am the owner / authorized agent of the property designated as Plat \_\_\_\_\_, Lot \_\_\_\_\_, 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 Anthony Louis (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.

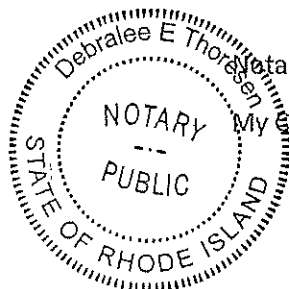
Witness its name this 24 day of June, 2021.

By: Christa Sisson  
Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND

County of Washington

In South Kingstown on the 24 day of June, 2021, before me personally appeared Christa Sisson (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: Debralee Thorsen

My Commission Expires: 5.19.25

Notary Seal:

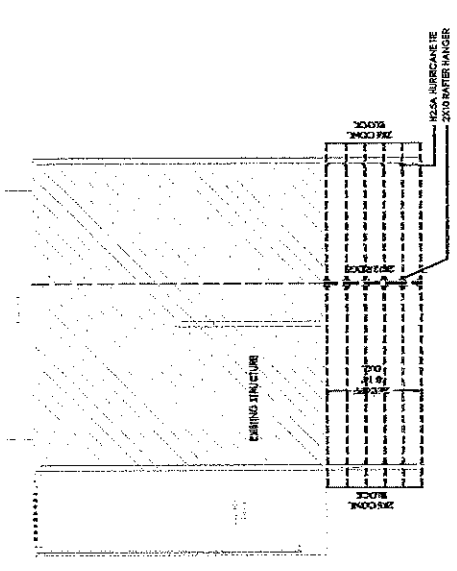


A200

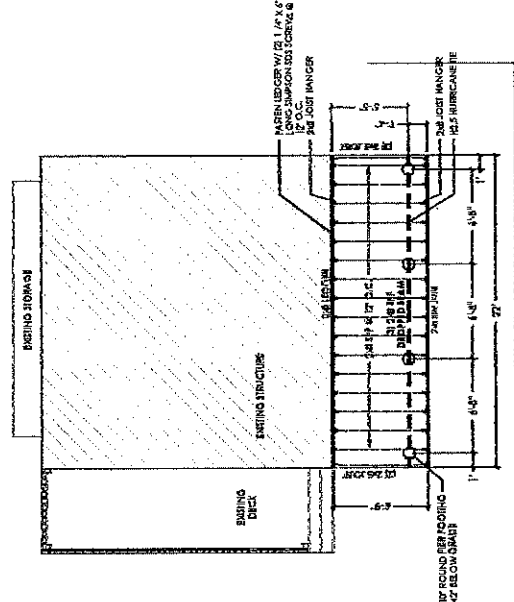
LOURA RESIDENCE  
4W1 ROY CARPENTER ROAD  
SOUTH KINGSTOWN, Rhode Island

PROPOSED ADDITION

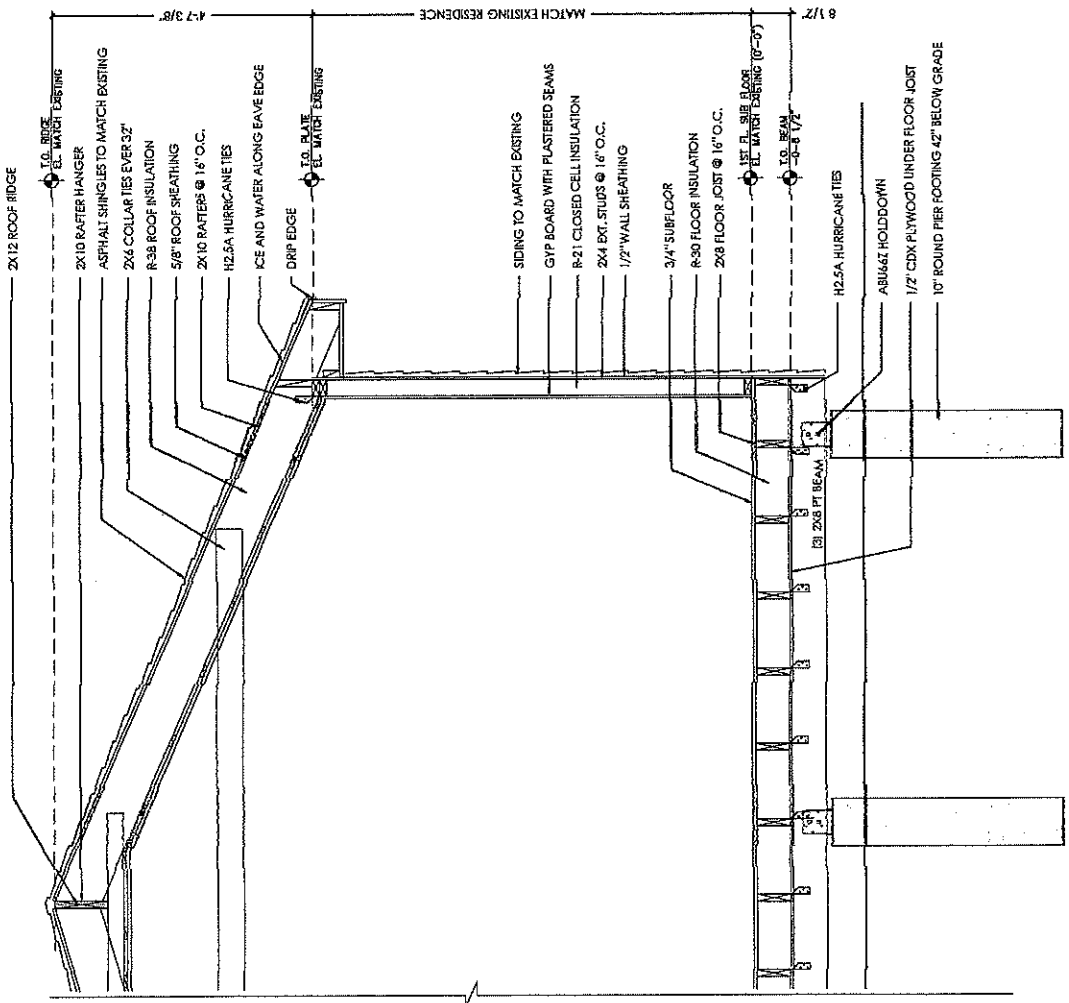
Date: JUNE 28, 2021  
Scale: AS NOTED



2 ROOF FRAMING PLAN  
SCALE 1/4" = 1'-0"

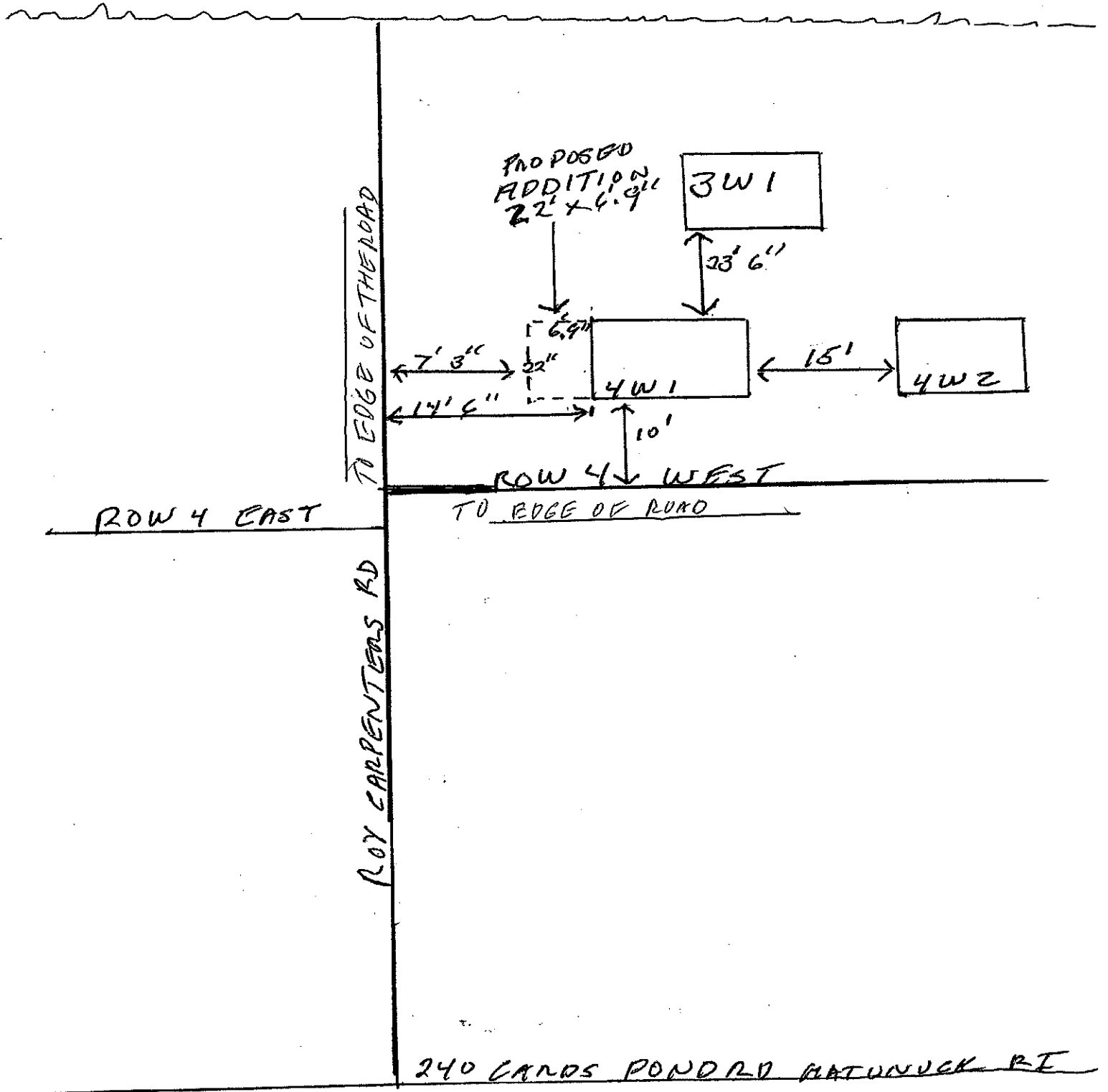


1 FLOOR FRAMING PLAN  
SCALE 1/4" = 1'-0"



3 PROPOSED WALL SECTION  
SCALE 1" = 1'-0"

OCEAN



PROPOSED  
ADDITION  
22' x 6.9''

3W1

4W1

4W2

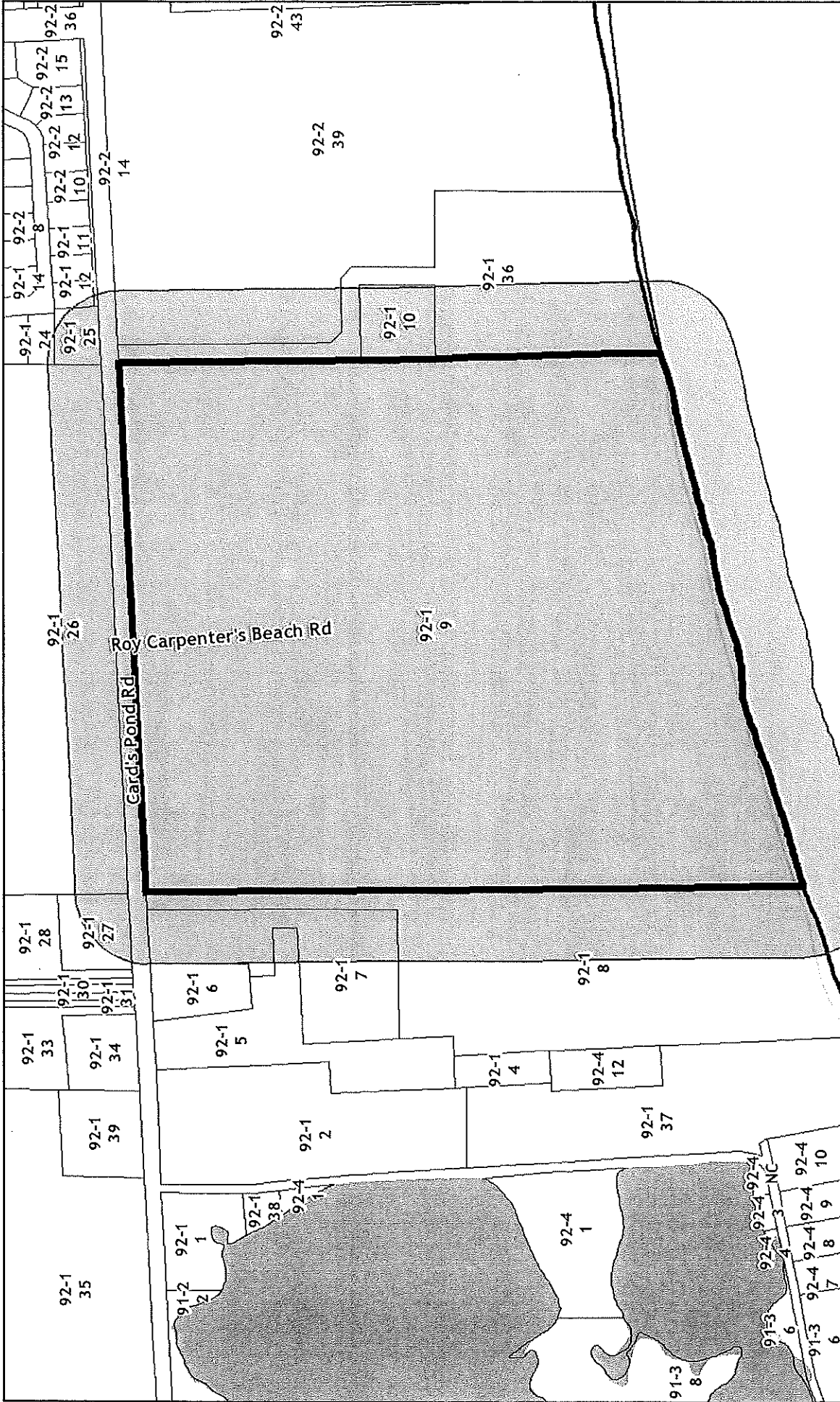
TO EDGE OF THE ROAD

ROW 4 EAST

ROW 4 WEST  
TO EDGE OF ROAD

ROY CARPENTERS RD

240 CARDS POND RD MATUNUCK RI



Parcel Boundaries not legally binding for title or zoning purposes.

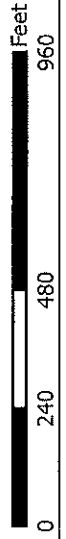
The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.

### 200' Radius Map

Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 376 feet



MAP	LOT	ABUTTING PROPERTY ADDRESS	LEGAL OWNER OF RECORD	CO-OWNER	OWNER OF RECORD ADDRESS	OWNER OF RECORD ADDRESS
92-1	5-3586	CARDS POND ROAD	INGLENOOK LLC	C/ALISA FRITSCHÉ	2309 KYLE DR <del>pl</del>	COLUMBIA, MO 65263
92-1	6-336	CARDS POND ROAD	INGLENOOK LLC	C/O ALISA FRITSCHÉ	2309 KYLE DR <del>pl</del>	COLUMBIA, MO 65263
92-1	7	CARDS POND ROAD	GARDNER REALTY LLC	C/O RICHMOND GARDNER <del>pl</del>	2717 F COMM O H PERRY HWY	WAKEFIELD, RI 02879
92-1	8	CARDS POND ROAD	GARDNER REALTY LLC & INGLENOOK LLC	C/O ALISA FRITSCHÉ	2309 KYLE DR <del>pl</del>	COLUMBIA, MO 65263
92-1	9	240 CARDS POND ROAD	MATUNUCK BEACH PROPERTIES		62 BIRCHWOOD DRIVE	NARRAGANSETT, RI 02880
92-1	10	158A CARDS POND ROAD	MARCEAU MARION HOPE	IRREVOC TRST AGREEMENT	C/O CHRISTIAN MARCEAU	WAKEFIELD, RI 02879
92-1	13	76 SOUTH WEEPEN ROAD	BERTHOLF JEFFREY &		0/42 MCINTOSH DR	OXFORD, CT 06478
92-1	24-80	SOUTH WEEPEN ROAD	BETANCOURT, MARK & KARENA		24 SAWMILL LANE <del>pl</del>	AVON, CT 06601
92-1	25	149 CARDS POND ROAD	SCOLA, FRANKLYN JR ETUX	VIRGINIA R	25 BARNES AVENUE	WORCESTER, MA 01605
92-1	26	CARDS POND ROAD	DUVAL, SUSAN B TRUSTEE ETAL		C/O BANK OF AMERICA TR RENE 3903 BELLAIRE BLVD	HOUSTON, TX 77025
92-1	27	11 INGLENOOK LANE	HOWLEY, JOSEPH P JR & EILEEN S		11 INGLENOOK LN	WAKEFIELD, RI 02879
92-1	36	156 CARDS POND ROAD	WILLOW DELL BEACH CLUB INC	ATTENTION: SECRETARY	P.O. BOX 533	WAKEFIELD, RI 02880-0533
92-2	14	CARDS POND ROAD	SOUTH KINGSTOWN, TOWN OF		180 HIGH ST	WAKEFIELD, RI 02879
92-2	39	CARDS POND ROAD	SOUTH KINGSTOWN, TOWN OF		180 HIGH ST	WAKEFIELD, RI 02879

\* OWNERSHIP SHOWN MAY NOT BE CURRENT \*

ALL OWNERS AND ADDRESS INFORMATION MUST BE VERIFIED

92-1 53586 Cards Pond Road Inglebrook LLC ~~pl~~ Camille Lahti 34 Anthony St. Dartmouth MA 02748

92-1 6-336 Cards Pond Road ~~pl~~ Inglebrook LLC Camille Lahti 34 Anthony St. Dartmouth MA 02748

~~92-1 8-336 Cards Pond Road ~~pl~~ Inglebrook LLC Camille Lahti 34 Anthony St. Dartmouth MA 02748~~

92-1 8 Gardner Realty LLC Inglebrook LLC Camille Lahti 34 Anthony St. Dartmouth MA 02748

92-1 24 ~~pl~~ Karen Fevreire 80 Southweeden Rd. Wakefield RI 02879