TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

1. APPLICANT INFORMATION:
   Applicant Name: David Carpenter
   Applicant Address: 522 Matunuck Beach Road
   Applicant Phone: 401-741-1524
   Applicat Email: carpentersfarm@verizon.net

2. OWNER INFORMATION:
   Owner Name: David Carpenter
   Owner Phone: 401-741-1524
   Owner Address: 522 Matunuck Beach Road, Wakefield, RI 02879

3. PROJECT INFORMATION:
   Physical Address: 522 Matunuck Beach Road
   Assessor's Plat: 86-3
   Assessor's Lot: 151
   Zoning District: R200
   Required Zoning Setbacks: Front yard 50' Rear Yard 20' Side Yard Right 20' Side Yard Left 20' Corner Side Yard

4. APPLICATION FOR:
   Special Use Permit _____ Dimensional Variance _____ Use Variance _____ Dimensional Modification by Zoning Officer

5. LOT SPECIFICATIONS:
   Lot Frontage: 745.7 ft.
   Lot Depth: 2,295 ft.
   Lot Area: 38.43 A ft.

6. USE OF PREMISES:
   Present Use: Farm
   Proposed Use: Farm
   # of families: 0

7. EXISTING STRUCTURES:
   Number of Existing Buildings or Structures Present: See Tax Card attached
   Size of Existing Structures: ________ sf; ________ sf; ________ sf; ________ sf
   Distance from Property Lines of Existing Structures:

<table>
<thead>
<tr>
<th>Structure 1</th>
<th>Structure 2</th>
<th>Structure 3</th>
<th>Structure 4</th>
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<tbody>
<tr>
<td>Front Yard:</td>
<td>99 ft</td>
<td>45.4 ft</td>
<td>96 ft</td>
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<tr>
<td>Rear Yard:</td>
<td>219 ft</td>
<td>185 ft</td>
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<tr>
<td>Side Yard Right:</td>
<td>95 ft</td>
<td>8.4 ft</td>
<td>179 ft</td>
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<tr>
<td>Side Yard Left:</td>
<td>606 ft</td>
<td>712 ft</td>
<td>467 ft</td>
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<tr>
<td>Corner Side Yard:</td>
<td>________ ft</td>
<td>________ ft</td>
<td>________ ft</td>
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8. WATER AND SOLID WASTE
   Water: Town Water ________ Well X ________ Other ________
   Waste: Town Sewer ________ Septic ________ Other N/A
9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:
Height Above Grade: 28 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: 9'

11. PROVISION OF THE ZONING ORDINANCE FROM WHICH RELIEF IS SOUGHT:
Section and Use [if known]: Article 4, Section 401

12. DESCRIBE THE EXTENT OF PROPOSED ALTERATIONS, STATE REASONS WHY YOU ARE REQUESTING RELIEF:
The Carpenter Farm site is used exclusively for farming and a highly successful retail farm stand. The business owns
many pieces of farm equipment and vehicles, including tractors, trucks, and dumptrucks. At present, there is no garage
or similar building on the property.

The applicant seeks to construct a building to store farm equipment, vehicles and supplies. In addition to storage, the
building is needed so that the Applicant can perform vehicle maintenance in a safe, warm, and dry environment.
Presently, this work is performed out-of-doors and needs to be moved to an indoor environment, not only for safety and
comfort of the owners, but also for the protection of the equipment and vehicles. The reason for the height variance is
so that the dump trucks can be serviced fully with the dump body in the raised position.

The applicant submits that:
1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject structure as a
modern farm building;
2. That said hardship is not the result of any prior action of the applicant and does not result primarily from the desire of
the applicant to realize greater financial gain;
3. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair
the intent or purpose of this zoning ordinance or the comprehensive plan of the town; and
4. That the relief to be granted is the least relief necessary;

Furthermore, the denial of the requested relief will cause a hardship amounting to more than a mere inconvenience
because there would be no other reasonable alternative to enjoy the legally permitted beneficial use of an accessory
farm building.

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 declare that the information given herein is a true statement to the best of his/her knowledge and belief.

Applicant Signature(s) 

Applicant(s) Printed Name: David Carpenter
Date: December 9, 2022

Attorney / Other (if applicable) Margaret L. Hogan, Esq.
Date: December 9, 2022

Office Use Only

Received By: Payment Amt. Check # Legal Notice Mailed: Cert. Receipts Received:
OWNER/AUTHORIZED AGENT AUTHORIZATION FORM

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, David Carpenter, hereby certify that I am the owner/authorized agent of the property designated as Plat 88-3, Lot 151, 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 David Carpenter (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 9th day of December, 2022.

[Signature]
Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND
County of Washington

In South Kingstown, on the 9th day of December, 2022, before me personally appeared David Carpenter (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: [Signature]
My Commission Expires: 11/31/2025

Notory Seal:

Town of South Kingstown Zoning Board of Review
### Exemptions

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<th>Year</th>
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### Other Assessments

**Total:** 0.00

**ASSESSING NEIGHBORHOOD**

- **Nhid:** B
- **Nhid Name:** Tracing
- **Satn:** Saton

### Notes

- **CARPENTERS FARM STAND**
- **FARM PRE-ENGINEERED BLDG**
- **10/31/98 DEV RIGHTS**
- **KITCHEN IN MAIN BUILDING**
- **SOLAR**

### Building Permit Record

**Total Permitted Value:** $1,150,100

**Total Assessed Value:** $1,150,100

### Land Line Valuation Section

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**Total Land Value:** $1,021,000
Dimensional Variance Application of
David W. Carpenter & Benjamin S. Carpenter III Rev. Tr.
422 Matunuck Beach Road
Wakefield, R.I. 02879
Plat 86-3 Lot 151
522 Matunuck Beach Road

Abutters’ List - Verified 12/8/2022

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</table>
Lot 144  0 Matunuck Beach Road  Downeast Developers, LLC  
11 Caswell Street  
Wakefield, R.I. 02879

Lot 142  18 Antique Road  Sarah B. & Benjamin A. Strattman  
275 Spiers Road  
Newton, MA. 02459

Lot 141  8 Antique Road  Joslin Barber & Thomas A. Leasca  
258 Kettle Pond Drive  
Wakefield, R.I. 02879

Lot 172  0 Central Street  Marianne Fitzpatrick  
24 Oakland Avenue  
Tuckahoe, NY 10707

Lot 173  

Plat 87-4  
Lot 38  454 Matunuck Beach Road  454 Beach Road LLC  
454 Matunuck Beach Road  
Wakefield, R.I. 02879

Lot 1  23 Howard Circle  Brenda L. Stapan  
23 Howard Circle  
Wakefield, R.I. 02879
Cross Section Detail

Truss Information
10-5-5-5 Truss Loading
48" on Spacing, Standard Heel
50 MPH Wind, 3 Second Shelf

Trusses are Sizing on
Double 11-7/8" Microlam LVL
Truss Supports
* 14" LVL, Microlam Over 14 Wide
Openings on Eave 2
* 18" LVL, Microlam Over 18 Wide
Openings on Eave 2

2 x 4 Truss Seat Bearing Plan
Through the Bottom Chord Minimum 10" o/c
See Truss Prior for Proper Bottom Chord Spacing

2 x 4 Construction Grade Wall
Girts (Nailer): 24" o/c

Interior Girts in Insulated
Areas Only

Start Board: 2 x 8
Treated 1 row

Siding Begin at 3 3/8" Below
the Top of the Skirt Board

48"

24" Diameter Post Hole
10" Concrete Footer

Intermediate Truss Block:
A) 2 x 6 SPH/STP 18" Minimum Length
Use 5-3" x .131 Nails or
spaced every 2" o/c
B) Use 5-2" x .131 Nails

Nail Schedule:
G)Truss Support 11-7/8" LVL
Use 5-4" GRK Fasteners
spaced 2" o/c (10 @ x Joint)
*) 14" LVL’s Use 8 GRKs (16 Joint)
*) 18" LVL’s Use 10 GRKs (20 Joint)
QUOTATION FOR:
David Carpenter
Wakefield, RI
401-783-8958

CONSTRUCTION:
Post Frame

DIMENSIONS:
60' X 182' X 18'

SPECIFICATIONS FOR 60' X 182' X 18' POST FRAME PACKAGE:

• MATERIAL PACKAGE
  • Pre-Engineered Wood Trusses (4/12 Pitch, 4' O/C)
  • 4.5 x 7.25 Glulam 3 Ply Eave Posts (8' O/C)
  • 4.5 x 7.25 Glulam 3 Ply Gable Posts (8' O/C)
  • 2 x 8 Treated Skirt Boards (1 Row)
  • 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
  • 1.75 x 11-7/8" Microlam LVL Double Top Girl Truss Carriers
  • Light Stone 28 Gauge Steel Siding
  • Bronze 28 Gauge Steel Roof
  • 10" x 24" Concrete Footers

• DOORS & WINDOWS
  • 72" of Open Area w/ 4 bays (4-Ply 2x6 Glulam Posts)
  • Five 14 X 16 Insulated Overhead Doors w/ 1 Row of Glass #4300
  • Three 3' 9 Lite Entry Doors w/ Composite Jams

• 12" OVERHANG ON ALL SIDES W/ VINYL SOFFIT

• 2 - 40' X 60' AREAS & 1 - 30' X 60' AREA TO HAVE
  R-19 INSULATED WALLS W/ LINER PANEL
  R-30 INSULATED CEILING W/ LINER PANEL
  ONE 40' X 60' AREA SEPARATED BY PARTITION WALL AT 20' & 40'

• FASTENERS
• DETAILED BUILDING PLANS

QUOTATION DATE: 11/25/2022
ESTIMATE NUMBER: 3205

Prices are good for 30 days, until 12/25/2022