May 8, 2023

NOTICE OF AMENDED DECISION
SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Daniels and duly seconded by Mr. Diamond
Motion passed unanimously: Vote 5-0

At a meeting held on April 19, 2023 regarding the Petition of Laura Boughton, 70 E 10th Street, Apt. 15N, New York, NY 10003 a Special Use Permit was granted under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing 743 s.f. cottage and reconstruct an 880 s.f. cottage with attached 200 s.f. open porch. The distance between adjacent cottages will remain unchanged. The Lot size is 50.2 acres. A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief).

Owners of cottage 13WS are Laura E. Boughton & Laura Ahlborn on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor’s Map 92-1, Lot 9-360 and is zoned R200

The following individuals spoke as representatives of the applicant:

- Laura Boughton, applicant

There was no one present who spoke either in favor of or opposition to the petition.

The following materials were entered into the record:

- Application signed and dated March 13, 2022; Owner Authorization signed and notarized February 23, 2023; Existing Site Plan Overview (2 pages); Proposed Site Plan (1 page); Construction Documents (Cover Page, Elevations, First Floor Plan) prepared by Excel Homes and dated November 11, 2022
- 200’ Radius Map and Abutter’s List; Legal Notices; Proof of Certified Mailings and Notarized 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 203 (Special Use Permit for Addition, Enlargement, Expansion, or Intensification), Section 608 (Coastal Community Overlay District) 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 through testimony the applicant successfully demonstrated that she has met all of the required Standards of Relief for the granting of a Special Use Permit within the Coastal Community Overlay District.

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:

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(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; ingress and egress to the lot will remain the same. Additionally, the proposed cottage will not encroach any closer to the neighboring cottages than existing, and in doing so will maintain the 13’ separation that currently exists as the Ordinance allows. There are no issues with traffic flow.

(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; the applicant will use the parking that currently exists towards the rear of the building.

(iii) Trash, storage, and delivery areas with a particular reference to the items in (i) and (ii) above; all are in place and will not change.

(iv) Utilities, with reference to locations, availability, and compatibility; utilities are 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; this is a cottage community of approximately 400 cottages and the proposed cottage will fit in well with the surrounding area.

Approval is conditional subject to the following conditions:
- There are no conditions upon this approval.

Respectfully,

[Signature]

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