TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

1. APPLICANT INFORMATION:
   Applicant Name: MICHAEL O'BRIEN - OSPREY BUCKS INC
   Applicant Address: 361 SOUTH ROAD
   Applicant Phone: 401-575-2269
   Applicant Email: osprey.obi@ymail.com

2. OWNER INFORMATION:
   Owner Name: ROSE & TED DELMONICO
   Owner Address: 361 SOUTH ROAD, Warren, RI 02889
   Owner Phone: 401-575-2269

3. PROJECT INFORMATION:
   Physical Address: 361 SOUTH ROAD
   Assessor's Plat: 55-2
   Assessors' Lot: 27
   Zoning District: R-80
   Required Zoning Setbacks: Front Yard: 50 ft, Rear Yard: 100 ft, Side Yard Right: 0 ft, Side Yard Left: 0 ft, Corner Side Yard: 0 ft

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

5. LOT SPECIFICATIONS:
   Lot Frontage: 140 ft, Lot Depth: 200 ft, Lot Area: 28,000 sq. ft.

6. USE OF PREMISES:
   Present Use: Residential # of families: 1
   Proposed Use: ADU # of families: 1

7. EXISTING STRUCTURES:
   Number of Existing Buildings or Structures Present: ONE RESIDENCE
   Size of Existing Structures: 3,000 sf, 2,000 sf, 1,000 sf, 500 sf
   Distance from Property Lines of Existing Structures:

8. WATER AND SOLID WASTE
   Water: Town Water
   Waste: Septic
9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:
Height Above Grade: ___22.1___ ft. Number of Stories: ___1___

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

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:

1. TO CONSTRUCT AN ACCESSORY DWELLING UNIT
   FOR ROSE'S MOTHER ATTACHED TO THE RESIDENCE.

2. THIS IS A MANUFACTURED HOME CONSTRUCTED OUT OF STATE.
   AND SIZE IS PREDETERMINED. THE HOUSE (3BD) HAS ALREADY
   BEEN ORDERED

3. WE ARE SEEKING RELIEF FROM HEIGHT RESTRICTION FOR
   AN ACCESSORY STRUCTURE.
   HEIGHT ALLOWED IN R-80 ZONE 20'
   2.1' RELIEF Sought FOR PROPOSED AN 22.1' HT OF STRUCTURE

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) ___________________________ Date: 11/13/23

Applicant(s) Printed Name: ______________________

Attorney / Other (if applicable) ____________________ Date: ____________________

Office Use Only
Received By:_______ Payment Amt._______ Check #________ Legal Notice Mailed:_______ Cert. Receipts Received:_______
OWNER/AUTHORIZED AGENT AUTHORIZATION FORM

Submit Date: 11/7/23

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, Ted DeLemoneco, hereby certify that I am the owner/authorized agent of the property designated as Plat 55-Z, Lot Z7, 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 __________________________ (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. By signing this application, the Applicant(s) and Land Owner(s) give permission to the Town of South Kingstown staff and members of the Zoning Board to enter the property individually or as a group for purposes of a site inspection.

Witness its name this ______ day of __________, ________.

By: __________________________

Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND

County of Washington

In the County of Washington on the __________ 7__ day of November, __________, before me personally appeared Ted DeLemoneco (name) to me known and known by me to be 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: __________________________

My Commission Expires: 6/17/25

Notary Seal:

Town of South Kingstown Zoning Board of Review
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<tr>
<th>Page</th>
<th>Name</th>
<th>Address</th>
<th>Contact</th>
<th>Email</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>57</td>
<td>Al Maragheh</td>
<td>123 Main St, Anytown, USA</td>
<td>555-1234</td>
<td><a href="mailto:almaragheh@email.com">almaragheh@email.com</a></td>
<td>New branch opening soon</td>
</tr>
<tr>
<td>58</td>
<td>Wood's Soup</td>
<td>456 Oak Ave, Anytown, USA</td>
<td>555-5678</td>
<td><a href="mailto:woodsoupgrocery@gmail.com">woodsoupgrocery@gmail.com</a></td>
<td>Organic produce available</td>
</tr>
<tr>
<td>59</td>
<td>Eastside Doughnut &amp; Deli</td>
<td>789 Pine Rd, Anytown, USA</td>
<td>999-0123</td>
<td><a href="mailto:eastsidedoughnut@gmail.com">eastsidedoughnut@gmail.com</a></td>
<td>Breakfast and lunch specials</td>
</tr>
<tr>
<td>60</td>
<td>Farm Fresh Automation</td>
<td>1011 Elm St, Anytown, USA</td>
<td>444-5678</td>
<td><a href="mailto:farmfreshautomation@gmail.com">farmfreshautomation@gmail.com</a></td>
<td>Automated ordering system</td>
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<tr>
<td>61</td>
<td>The Mill Market</td>
<td>222 Walnut Pl, Anytown, USA</td>
<td>222-3456</td>
<td><a href="mailto:themillmarket@gmail.com">themillmarket@gmail.com</a></td>
<td>Locally sourced grains</td>
</tr>
<tr>
<td>62</td>
<td>Arbor Grove Bakery</td>
<td>333 Maple Ave, Anytown, USA</td>
<td>333-4567</td>
<td><a href="mailto:arborgrovebakery@gmail.com">arborgrovebakery@gmail.com</a></td>
<td>Organic pastries and breads</td>
</tr>
</tbody>
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*Additional notes:* 
- All locations offer free delivery within a 5-mile radius.
- Contact hours vary by location.

*Feedback:* 
- General inquiries: feedback@maragheh.com
- Feedback on services: services@maragheh.com

*Disclaimer:* 
- Information subject to change without notice.
This DEED RESTRICTION is entered into as of this 31st day of June, 2023, by and between THEODORE R. DELMONICO AND ROSE E. DELMONICO of 366 South Road, South Kingstown, Rhode Island, (hereinafter referred to as the "GRANTORS") and the TOWN OF SOUTH KINGSTOWN, a Rhode Island municipal corporation (the "GRANTEES").

WHEREAS, the GRANTORS declare that they are the owners of real estate located at 366 South Road, South Kingstown, Rhode Island, known as Tax Assessors Plat 55-2, Lot 27, in the Town of South Kingstown (hereinafter referred to as the "Premises"); and

WHEREAS, on or about the 31st day of June, 2023, GRANTORS have agreed to designate the 700 square foot dwelling unit on Assessor's Plat 55-2, Lot 27 as an accessory dwelling unit; and,

WHEREAS, GRANTORS their successors and assigns agree to occupy either the principal dwelling unit or the accessory dwelling unit for at least six (6) months of the year and the accessory dwelling unit and the accessory dwelling unit shall remain in the same ownership as the principal dwelling unit; and,

WHEREAS, GRANTORS agree that such dwelling unit shall be subject to the requirements and restrictions of Section 503.2 of the Town of South Kingstown Zoning Ordinance as adopted and from time to time revised by the South Kingstown Town Council; and,

NOW THEREFORE, upon execution of this document by the GRANTORS and GRANTEE, (1) the GRANTORS shall cause such Deed Restriction to be recorded and filed in the Land Evidence Records for the Town of South Kingstown; (2) all requirements and restrictions acknowledged herein shall be covenants running with the property and shall be binding upon the GRANTORS and its successors and assigns; (3) said requirements and restrictions shall be enforceable by the Town of South Kingstown; (4) that the Town of South Kingstown shall have the right to bring any action, in law or equity, necessary to enforce said restrictions; and (5) that the proposed one bedroom accessory dwelling unit on said property shall not exceed (1) bedroom until public sewers become available or Rhode Island Department of Environmental Management Onsite Wastewater Treatment System (RI DEM OTWS) regulations specify otherwise, this restriction to be enforced only upon conformance of approved RIDEM OWTS application #2332-0351, by Fontaine Land Surveying, LLC of South Kingstown, Rhode Island.
IN WITNESS WHEREOF, the parties hereto each have caused this Deed Restriction to be
duly executed and delivered as of the day and year set forth above, for premises located at Tax
Assessor’s Plat 55-2, Lot 27.

GRANTORS:

THEODORE R. DELMONICO

ROSE E. DELMONICO

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In Say. Kingstown in said County on this 28th day of June 2023, before me personally
appeared THEODORE R. DELMONICO and ROSE E. DELMONICO, to me known and known
by me to be the parties executing the foregoing instrument and acknowledged said instrument, as
executed by each, to be a free

JERMAINE SPENCE
Notary Public 6/24/2024

GRANTEE: JAMES GORMAN, Building Official

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In Say. Kingstown in said County on this 28th day of June 2023, before me personally
appeared JAMES GORMAN, to me known and known by me to be
James Gorman

the party executing the foregoing instrument and acknowledged said instrument, as executed, to be a free act and deed.

Jessica L. Spencer
Notary Public
State of Rhode Island
exp 6/6/2024
1. FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.
2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.

NOTES:

1. FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.
2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.

FOR PERMIT