TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

1. APPLICANT INFORMATION:

Joshua & Stephanie Hanssen
Applicant Address: 40 E. Gardner Rd., Westminster Ma 01473
Applicant Phone: Joshua 978-821-1552 Stephanie 508-769-9552
Applicant Email: stephaniehanssen7@gmail.com

2. OWNER INFORMATION:

Owner Name: Same as above Owner Phone:
Owner Address:

3. PROJECT INFORMATION:

Physical Address: 836 Matunuck Beach Rd. Unit 13
Assessor's Lot: 92-2 Assessor's Lot: 54-13 Zoning District:
Required Zoning Setbacks: Front yard n/a Rear Yard n/a Side Yard Right n/a Side Yard Left n/a Corner Side Yard n/a

4. APPLICATION FOR:

Special Use Permit xx Dimensional Variance xx Use Variance xx Dimensional Modification by Zoning Officer

5. LOT SPECIFICATIONS:


6. USE OF PREMISES:

Present Use: RV # of families: 1 Proposed Use: _____ # of families:

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: 1
Size of Existing Structures: 258 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>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>_____ ft.</td>
<td>_____ ft.</td>
<td>_____ ft.</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>_____ ft.</td>
<td>_____ ft.</td>
<td>_____ ft.</td>
</tr>
<tr>
<td>Side Yard Right:</td>
<td>3' ft.</td>
<td>_____ ft.</td>
<td>_____ ft.</td>
</tr>
<tr>
<td>Side Yard Left:</td>
<td>8 ft.</td>
<td>_____ ft.</td>
<td>_____ ft.</td>
</tr>
<tr>
<td>Corner Side Yard:</td>
<td>_____ ft.</td>
<td>_____ ft.</td>
<td>_____ ft.</td>
</tr>
</tbody>
</table>

8. WATER AND SOLID WASTE

Water: Town Water Other
Waste: Town Sewer Septic Y Other
9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:
Height Above Grade: 12 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:

We are looking to replace the dilapidated, uninhabitable trailer that exists, my foot went thru the floor last week, there: animals living in it, roof is leaking and place full of mold, it has been there for 65 years, we just bought this lot in Blackbeards where we own rather than rent land. The footprint currently occupies 451.45 sq ft. It includes 258 sq ft of housing, which encompasses a 8'x28' trailer with hitch with a 34 sq ft bump out. The shower is an addition to the trailer is enclosed and should be counted as there is not a shower in the trailer, which I've sent pictures of. 116.2 sq ft of permanently attached covered screened addition, 38.5 sq ft of open deck, 9 sq ft of stairs and 29.75 sq ft of patio. That measurement of footprint is approx 16' x 26' plus patio. Currently we are 8' away from 1 neighbor and 3-5' from other neighbors (trailers are set crooked)

We would like to put in a "park model" measuring at the widest 11'2" x 33'2" long - total sq footage is 378.5 sq ft. With 50% rule and just using the 258 sq ft of housing that would enable us to go up to 387 sq ft. That's not counting the additional 116.2 sq ft of permanent addition that is there.

By granting this would be keeping 8' distance from 1 neighbor and now creating 9' space from other neighbor making it much better for fire and safety wise, there will be more tax to town paid, definitely more eye appealing and not encroach on anyone. If we were to replace just what was there as is, there still would be a fire hazard, it would still encroach or neighbors. There are no pictures of the 2000 field card, the property wasn't verified correctly. I have attached a plot plan were given from 2003 which clearly shows the addition of enclosed attached shower. It also shows that Unit 1 didn't even have an attached porch and just last year was granted a Park Model and attached porch which is clearly larger than what he had. I have attached pictures of what we thought was pertinent but please call with any questions. Thank you your time

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 report."

Preparation of this Application and all necessary documentation is the sole responsibility of the Applicant. Town Staff's help in preparation of any facet of this applications, including abutter's list is for assistance only. The staff cannot give the applicant advice on the merit 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) Stephanie Hansen Joshua & Stephanie Hansen
Applicant(s) Printed Name: 03/15/2021
Date:

Received By: Payment Amt. Check # Legal Notice Mailed: Cert. Receipts Received:

Office Use Only
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, Robert Holden, President Blackbeards HOA hereby certify that I am the owner/authorized agent of the property designated as Plat 92-2, Lot 54-13, 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 Joshua & Stephanie Hansson (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 23 day of March, 2021.

By: Robert Holden

Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND
County of

In person on the 23 day of March, 2021, before me personally appeared Joshua & Stephanie (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, corporation, trustee, partnership, non-profit, etc.)

Maria Michelle Cariglia
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires October 9, 2026

Notary Public: _______________________
My Commission Expires: Oct 9, 2026

Notary Seal:
OWNER/AUTHORIZED AGENT AUTHORIZATION FORM

Submital Date: 03/18/2021

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, Joshua & Stephanie Hanssen, hereby certify that I am the owner/authorized agent of the property designated as Plat 92-2, Lot 54-13, 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 Joshua & Stephanie Hanssen (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 18th day of March, 2021.

By: Joshua Hanssen

Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND

County of Washington

In the presence on the 18th day of March, 2021, before me personally appeared Joshua & Stephanie Hanssen, known to 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, corporation, trustee, partnership, non-profit, etc.)

Notary Public: ____________________________

My Commission Expires: 10-9-2026

Notary Seal:

Town of South Kingstown Zoning Board of Review

Maria Michelina Cariglia
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires October 9, 2026
To Who It May Concern,

This is regarding Unit 13 at Blackbeards- my family and myself have owned this trailer for 65 years. I recently sold it to Steph & Josh Hanssen. The unit consists of a trailer with 1 bedroom, kitchenette/living and half bath. It has a covered addition that is permanently attached to the roof of the trailer, has shades that are still there and was always screened in. Our family of 4 always used it for living/sleeping area as it was needed for space. I’m sure there are pictures somewhere but I can’t locate them. It also has an attached covered shower/dressing area that is accessed from either the addition or trailer and has been there just as long because the trailer never had a shower or tub.

Over the years the screens have ripped away but still has the shades, the trailer has also deteriorated

Sincerely,

Paulette Traichel

59 Hilltop Circle

N. Windham, Ct. 06256

860-423-5472

3/17/2021
Subject Property
distance between
#12 & 13
distance between 13 & 14
Attached Addition
bathroom
no shower
1 Shade left
No Screens
Inside entrance to showers
Covered enclosed shower
Shower to bathroom
UNIT 1 original

Building Photo

Last year this porch was counted as living area

Building Layout

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Gross</th>
<th>Living</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS</td>
<td></td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WDK</td>
<td></td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
unit 1 now
17' wide
w/porch
Unit 7 going in 1' between house & trailer