TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

1. APPLICANT INFORMATION:
Applicant Name: Earle S. & Brenna E. Sharpe
Name of Primary Contact if Organization: Brenna E. Sharpe
Applicant Address: 74 Parkwood Drive
        Kingston Rhode Island 02881
Applicant Phone: 401.569-8055
Applicant Email: brenna.sharpe@me.com

2. OWNER INFORMATION:
Owner Name: Earle S. Sharpe & Brenna E. Rheinberger
Owner Address: 74 Parkwood Drive
        Kingston Rhode Island 02881
Owner Phone: 401.569-8055

3. PROJECT INFORMATION:
Physical Address: Parkwood Drive
Assessor's Plat: 31-2 Assessor's Lot: 133 Zoning District: R-20
Required Zoning Setbacks:
Front Yard 35 ft. Rear Yard 35 ft. Side Yard Right 15 ft. Side Yard Left 15 ft. Corner Side Yard n/a

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

5. LOT SPECIFICATIONS:
Lot Frontage: 137.99 ft. Lot Depth: 150.00 ft. Lot Area: 20,685 ft.

6. USE OF PREMISES:
Present Use: Vac 
# of families: 0 Proposed Use: Res. 
# of families: 1

7. EXISTING STRUCTURES:
Number of Existing Buildings or Structures Present: None
Size of Existing Structures: n/a sf. n/a sf. n/a sf. n/a sf. n/a 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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</thead>
<tbody>
<tr>
<td>Front Yard: 23 ft.</td>
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<tr>
<td>Rear Yard: 97 ft.</td>
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<tr>
<td>Side Yard Right: 80.5 ft.</td>
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<tr>
<td>Side Yard Left: 15 ft.</td>
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<tr>
<td>Corner Side Yard: n/a ft.</td>
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8. WATER AND SOLID WASTE
Water: Town Water X
Well
Other
Waste: Town Sewer
Septic: X
Other
9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Height Above Grade: < 35 ft.  Number of Stories: 2

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

Front Yard: 23.0’  Rear: 93.0’  Side Yard Right: 83.0’
Side Yard Left: 15.0’  Corner Side Yard: n/a  Height: < 35

11. PROVISION OF THE ZONING ORDINANCE FROM WHICH RELIEF IS SOUGHT:

Section and Use (if known): Sec. 401 - Schedule of dimensional regulations & Sec. 504.1 Location of OWTS.

12. DESCRIBE THE EXTENT OF PROPOSED ALTERATIONS, STATE REASONS WHY YOU ARE REQUESTING RELIEF:

The Applicant is requesting Relief from the required Front Setback to maintain a setback distance of 23 feet, thereby requiring relief of 12.0 feet from the required 35 feet. The subject property has freshwater wetlands with an associated 50 foot perimeter wetland located to the rear and North of site. A preliminary determination application has been applied for & approved by RIDEM Freshwater Wetlands and after many reviews and consultations between the DEM inspector, the Biologist & applicant the home has been reduced and modified to not alter any of the wetland and to only impact the approximately 750 sf. of the 50 perimeter wetland area, while also providing a pretreatment septic system, a stormwater management area and parking on site. The consequences of these modifications has forced the dwelling to be located inside the front setback as noted above. The relief requested is least amount to accommodate the requests of DEM & provide a building footprint depth of 24’ to build a home on this site. This front setback is similar to abutting property to the East and should not have any adverse effect on surrounding properties.

The Proposed Septic System is also located within 150 ft of a wetland. The setback to the leaching is 58 feet, requiring relief of 92 feet. The Site Design as mentioned above has been reviewed & approved by RIDEM Freshwater Wetlands & O.W.T.S. with conditions to protect the wetland area as shown and noted on the attached Site Plan. The Plan Design have been reviewed by the Conservation Commission received some recommendations that will be implemented.

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 preparation of any facet of this application, 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)  

Applicant(s) Printed Name: Brennan Sharpe + Ernie Sharpe  Date: 2/10/2023

Attorney / Other (if applicable)  Date:

Office Use Only

Received By:  Payment Amt.  Check #:  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, Brenna E. Sharpe, also known as Brenna E. Rheinbarger, hereby certify that I am the owner/authorized agent of the property designated as Plat 31-2, Lot 93, as shown on the Town of South Kingstown 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.

Witness its name this 14th day of February, 2022.

__________________________

Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND
County of Washington

In accordance with the 14th day of February, 2022, before me personally appeared Brenna Sharpe (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.)

Notary Public: ____________________________

My Commission Expires: 4/09/2025

Notary Seal:

Town of South Kingstown Zoning Board of Review
Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 100 feet

200 FT RADIUS MAP FOR ASSESSOR’S PLAT 31-2 / LOT 93

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.
<table>
<thead>
<tr>
<th>MBLU_M-MBLU_</th>
<th>SLH_OWNER'S_NAME</th>
<th>SLH_CO_OWNER_NAME</th>
<th>SLH_OWNER_ADDRESS</th>
<th>CITY/TOWN STATE ZIP</th>
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<td>31-2</td>
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<td>TRUST</td>
<td>17 MATUNUCK BEACH RD</td>
<td>WAKEFIELD, RI 02879</td>
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<td>134 CUTTING BRUCE A &amp;</td>
<td>KINNERSLEY WILLIAM B</td>
<td>160 PARKWOOD DRIVE</td>
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<td>31-2</td>
<td>91 NASCENZI BERNARD J JR &amp;</td>
<td>NIKKI A</td>
<td>3 MARK GLEN COURT</td>
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<td>31-2</td>
<td>90 ROM RICHARD A</td>
<td>ALLISON A</td>
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<td>STRINGER, JOHN M</td>
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<td>31-2</td>
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<td>WALSH, LISA A</td>
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<td>99 PARKWOOD DR</td>
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February 2, 2022

Robert Cagnetta, Chair
South Kingstown Zoning Board of Review
180 High Street
Wakefield, RI 02879

RE: OWTS Advisory Opinion to the Zoning Board
Earle S. & Brenna E. Sharpe
Assessor’s Plat 31-2, Lot 93
Parkwood Drive (northwest side between UP#13 & UP#14)

Chairman Cagnetta:

At a meeting of the South Kingstown Conservation Commission held on February 1, 2022 the Conservation Commission reviewed the Special Use Permit request for the installation of an Onsite Wastewater Treatment System (OWTS) within 150’ of a wetland and associated development at the above-referenced property in accordance with Article 5, Section 504.2 of the Zoning Ordinance. The proposal includes construction of a dwelling with a footprint of 980 square feet with a 4-bedroom OWTS. Submittal items included with this application and found to be pertinent for regulatory review include:

1. Site Plan Set including:
   a. Proposed Onsite Wastewater Treatment System Design & Details for a parcel of land belonging to Earle S. & Brenna E. Sharpe, land situated at Parkwood Drive & also known as Assessor’s Plat 31-2, Lot 93, situated in the Town of South Kingstown, Rhode Island, dated July 16, 2021 with revisions through December 20, 2021, Sheet 1 of 2, prepared by Easterbrooks & Associates, LLC, 2497 Boston Neck Road, Saunderstown, R.I. 02874.

2. Application to the Conservation Commission for advisory opinion, Installation of an OWTS within 150’ of a wetland and/or coastal wetland, dated January 18, 2022.


Following review and discussion with the applicant’s representative (A. Sonder), the following motion, made by Mr. Bradywood, duly seconded by Ms. Joubert, was unanimously approved 6-0 (M. Bradywood; D. Flanders; C. O’Connor; L. Joubert; M. Talbot-Rabuano; J.V. Wyman) as follows:
“The South Kingstown Conservation Commission puts forth a recommendation of approval to the Zoning Board pencing the confirmation that the impervious coverage remains below 15% after discounting the wetland area in the calculation, and conditioned on the following:

A. Spacing of the arbor vitae should be increased so as the branches don’t interfere with the neighboring trees and resulting in the burn out of branches and also to increase root development.

B. The buffer zone markers/posts will be installed per RIDEM requirements before construction begins to mark the limit of disturbance and that the silt sock will be installed at the limits of disturbance for sediment control.

C. The stonewall will be relocated from its current position where it’s going to be disturbed to the property boundary.

D. For the buffer plantings shrubs that have value for birds and other wildlife will be integrated with the arbor vitae keeping a solid border of arbor vitae to avoid light and other impacts to the wetland.

Otherwise, the applicant has moved the septic system as far as possible from the wetland and impacts have been minimized to the extent possible.”

Should you have any questions or concerns with this advisory, please contact Jay Parker, Principal Planner in the Planning Department at (401) 789-9331 ext. 1245.

Sincerely,

[Signature]

David Flanders, Chairman
Conservation Commission