



TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION \*

\* UNIFIED DEVELOPMENT REVIEW

1. APPLICANT INFORMATION:

Applicant Name: Glenn and Gretel McCrory Name of Primary Contact if Organization:
Applicant Address: 117 Chestnut Street, Warwick, RI 02888
Applicant Phone: (401) 519 3268 Applicant Email: gmc2300@gmail.com

2. OWNER INFORMATION:

Owner Name: Glenn and Gretel McCrory Owner Phone: (401) 519-3268
Owner Address: 117 Chestnut Street, Warwick, RI 02888

3. PROJECT INFORMATION:

Physical Address: 507-509 High Street Assessor's Plat: 48-3 Assessors' Lot: 150 Zoning District: CD
Required Zoning Setbacks: Front yard 0 Rear Yard 30 Side Yard Right 0 Side Yard Left 0 Corner Side Yard 0
(Rear yard setback due to RM zone abutting CD zone)

4. APPLICATION FOR:

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

5. LOT SPECIFICATIONS:

Lot Frontage: 100 ft. Lot Depth: 165 ft. Lot Area: 15.650 ft.

6. USE OF PREMISES:

Present Use: R # of families: 3 Proposed Use: R # of families: 8

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: 1

Size of Existing Structures: 1443 sf; sf; sf; sf

Distance from Property Lines of Existing Structures:

Table with 5 columns: Structure 1, Structure 2, Structure 3, Structure 4 and 5 rows: Front Yard, Rear Yard, Side Yard Right, Side Yard Left, Corner Side Yard. Values include 'N/a' and blank spaces.

8. WATER AND SOLID WASTE

Water: Town Water x Well Other
Waste: Town Sewer x Septic Other

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: 2554 sf. Width: 33+/- ft. Length: 80+/- ft.  
Height Above Grade: 37'6 ft. Number of Stories: 3

Please note that there are overhangs on building. The lot coverage is 50% and this project is well below that maximum.

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

Front Yard: N/a ft. Rear: 17.6 ft. Side Yard Right: N/a ft.  
Side Yard Left: N/a ft. Corner Side Yard: N/a ft. Height: N/a ft.

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

Section and Use (if known): (1) Sec. 402 Note D: Dwelling on First Floor; and 402 Note I 2: Abutting CD and RM Zones


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

Please see attached narrative. Also, please note the narrative includes both the requests for dimensional relief and the request for waivers. Thank you.

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) 

Applicant(s) Printed Name Glenn McCrory & Gretel McCrory

Date: 03/14/2024

Attorney / Other (if applicable) 

Date: 3/14/24

Office Use Only

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

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**MATTHEW F. CALLAGHAN, JR**  
**(1942-2023)**

March 18, 2024

Maria Mack, Chair  
South Kingstown Planning Board  
James Rabbitt, AICP  
Jay Parker, AICP  
Planning Department  
Town of South Kingstown  
180 High Street  
South Kingstown, RI 02879

Re: **Waiver Request / Narrative for Dimensional Relief Application – Unified Development Review**  
Glenn and Gretel McCrory  
507-509 High Street  
Map 48-3, Lot 150  
Combined Master Plan/Preliminary Plan

Dear Chair Mack, Director Rabbitt, and Principal Planner Parker:

I hope you are all doing well. Our office represents Glenn and Gretel McCrory. Glenn and Gretel own property located at 507-509 High Street. This property is located immediately to the north of the Flatt's Smokehouse restaurant (former Giro's Restaurant) location.

We appeared before the Planning Board on February 27, 2024 for Pre-Application Concept Review. We appreciated the feedback from both the Planning Board and the Staff. At that meeting, the Planning Board voted to approve combined Conceptual Master Plan/Preliminary Plan review.

Please accept this letter as part of the application for Conceptual Master Plan and Preliminary Plan approval. This correspondence includes both the written request for waivers and the narrative for dimensional variances (the application for Dimensional Variances (Section 402 (D) and Section 402 (I) is also attached). We believe the Planning Board can review both the waiver and the dimensional variance request pursuant to RIGL § 45-24-46.4 – Unified development review.

## **1. Proposed Development**

The existing conditions on site include a somewhat dilapidated three-unit structure. As part of this process that structure would be completely renovated.

We are proposing to add five (5) units in a new separate building. The completed development includes eight (8) total units and will be considered a major multi-household land development project.

Since this project includes eight (8) total units, Section 502.6 of the Ordinances of the Town of South Kingstown requires that two (2) units be inclusionary. (20% of 8 = 1.6 (rounded up to two (2) per Sec. 502.6 (e)).

## **2. Requests for Relief from Planning Board**

### **(a) Waivers:**

For purposes Conceptual Master Plan and Preliminary Plan review, we are requesting waivers for the following:

- Rear Yard Transition Setback (Subdivision and Land Development Regulations, Section 7. Transition Yard Landscaping Standards, b. Commercial Zoning Abutting Residential Zoning Districts);
- Paving – Gravel Surface (Zoning Ordinance Section 703)

For reference, we also considered requesting a waiver for open space. But we believe the attached site plan includes more than the required ten percent (10%) open space.

### **(b) Dimensional Variance**

We are seeking the following dimensional variances through the Planning Board via Unified Development Review:

- Section 402 Note: D – We seek a dimensional variance to permit the existing dwelling unit on the first floor of the existing structure on High Street;
- Section 402 Note I: Commercial Zoning District (CD) abutting Residential (RM) Zoning District: Rear Setback Dimensional Relief – 30' required; 12.4' requested (17.6' Dimensional Variance)

The requests for relief are essential to the success of this project. At the hearing we will present evidence which we believe will allow the Planning Board to approve the relief based on the new standards outlined in RIGL § 45-24-41.

Overall, we believe that this project will be a great improvement to the existing conditions. This project will much needed market rate and affordable units to the housing stock in the walkable Peace Dale and Wakefield areas.

The McCrory's have worked on this project for a lengthy period of time. We are very hopeful that we can move this project forward in the near future.

Please contact me at your earliest convenience with any questions or concerns. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'James M. Callaghan', with a stylized flourish extending from the end.

James M. Callaghan

**OWNER AUTHORIZATION FORM**

Submittal Date: 1/18/24

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, Glenn McCrory hereby certify that I am an/the owner of property designated as Plat 48-3, Lot 150, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Glenn McCrory (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 15<sup>th</sup> day of December 2022  
BY: [Signature] Signature of Owner

STATE OF RHODE ISLAND  
County of Washington Kent

In Warwick, R.I. on the 15<sup>th</sup> day of December, before me personally appeared Glenn McCrory (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.).

[Signature]  
Notary Public

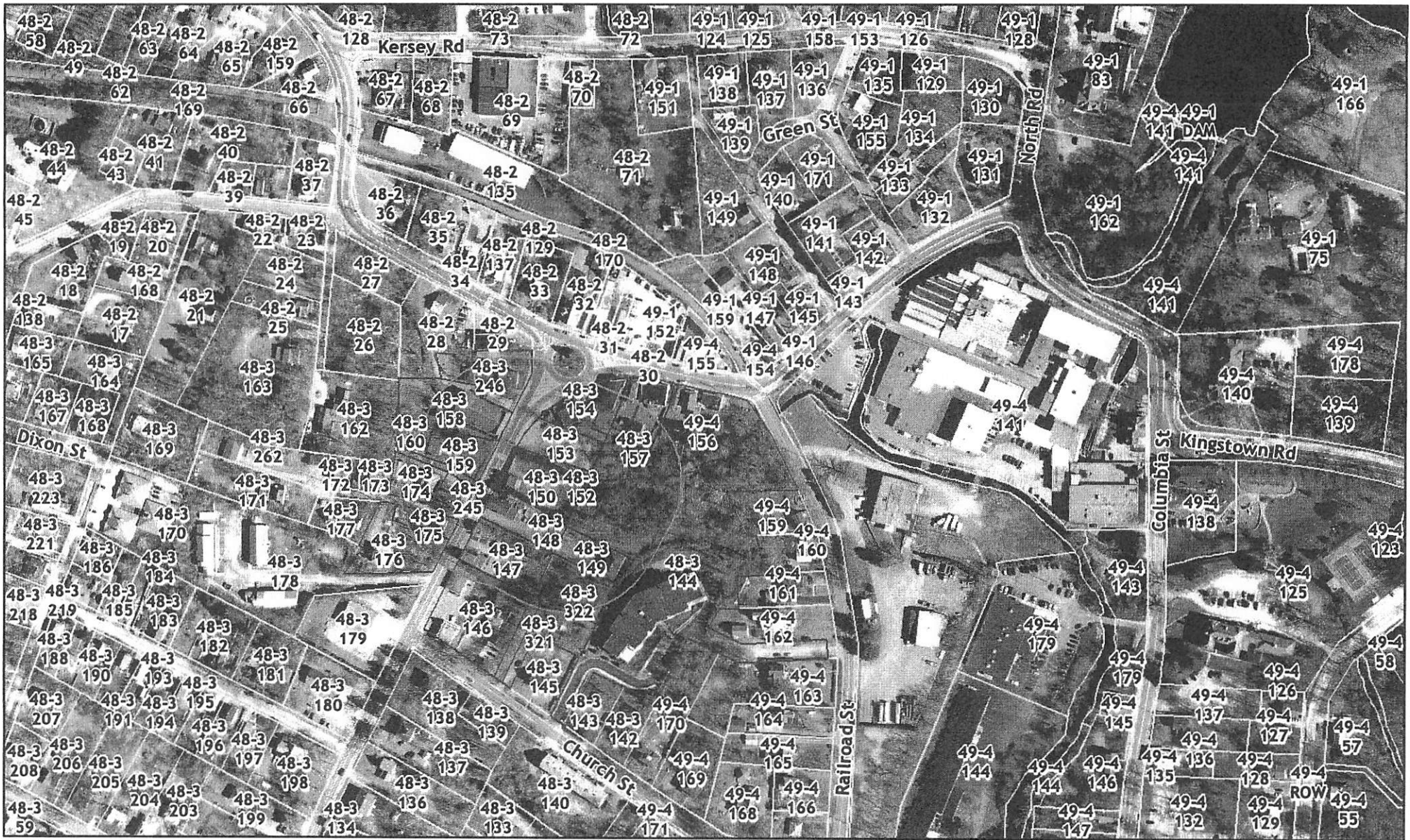
My Commission Expires: KASEY M. VIVENZO  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
COMMISSION EXPIRES 04/13/25

McCrary – 507-509 High Street – Abutter List

MAP	LOT	LOCATION	SLH_OWN_NAME	SLH_CO_OWN_NAME	SLH_OWN_ADDR	SLH_OWN_ADDR_2	CSZ
48-3	246	524 HIGH STREET	DINONSIE, JANICE E ET ALS	TRUSTEES	524 HIGH ST	null	WAKEFIELD, RI 02879-2931
48-3	156	1218 KINGSTOWN ROAD	MARZILLI, JULIE A &	BROWN, STEPHEN J	206 RIVERSIDE DR	null	WAKEFIELD, RI 02879
48-3	157	1214 KINGSTOWN ROAD	KLEM, EDITH E	null	13 SPRING STREET	null	PEACE DALE, RI 02883
48-3	155	1220 KINGSTOWN ROAD	CUMMISKEY CHARLES	PEARCE DANIEL	104 STONEWAY RD	null	WAKEFIELD, RI 02879
48-3	158	520 HIGH STREET	NJD REALTY LLC		524 HIGH STREET	null	WAKEFIELD, RI 02879
48-3	154	529 HIGH STREET	SOUTH COUNTY HAND CAR	WASH & DETAIL LLC	130 TOWER HILL RD	null	NORTH KINGSTOWN, RI 02852
49-4	156	1202 KINGSTOWN ROAD	SAGGS PROPERTIES, LLC	C/O TSAGAROULIS	67 KINNEY AVE	null	NARRAGANSETT, RI 02882
48-3	153	519 HIGH STREET	SDM PROPERTIES LLC	null	130 TOWER HILL RD	null	NORTH KINGSTOWN, RI 02852
48-3	144-18	301 CHURCH STREET	JOHNSON BETH & BANKS	BRAD	301 CHURCH ST #210	null	WAKEFIELD, RI 02879
48-3	144-21	301 CHURCH STREET	DIMATTEO RONALD (EST)	null	301 CHURCH ST #303	null	WAKEFIELD, RI 02879
48-3	144-9	301 CHURCH STREET	MORAN VIKRE JUDITH A	null	301 CHURCH STREET UNIT # 201	null	SOUTH KINGSTOWN, RI 02879
48-3	144-8	301 CHURCH STREET	ENGLAND-HOLLENBECK LISA	HOLLENBECK JOEL B	301 CHURCH ST #108	null	WAKEFIELD, RI 02879
48-3	144-1	301 CHURCH STREET	CORBISHLEY, JOHN W TRUST 2000	null	148 OAKLAND FARM RD	null	PORTSMOUTH, RI 02871
48-3	144	301 CHURCH STREET	BROOKEDGE VILLAGE LLC	null	181 KNIGHT ST	null	WARWICK, RI 02886
48-3	144-20	301 CHURCH STREET	VETTERL ROBERT	null	301 CHURCH ST #302	null	WAKEFIELD, RI 02879
48-3	144-19	301 CHURCH STREET	CALDWELL, JANET L TRUST 2007	null	301 CHURCH ST #301	null	WAKEFIELD, RI 02879
48-3	144-26	301 CHURCH STREET	HAYNES, ROBERT F & JOANNE O	null	301 CHURCH ST UNIT 308	null	WAKEFIELD, RI 02879
48-3	144-12	301 CHURCH STREET	CAMARDO CHRISTINA M	null	301 CHURCH ST #204	null	WAKEFIELD, RI 02879
48-3	144-13	301 CHURCH STREET	PARILLO, JOSEPH M	null	301 CHURCH ST #205	null	WAKEFIELD, RI 02879
48-3	144-27	301 CHURCH STREET	PESCATELLO PAULA M		301 CHURCH ST #309	null	WAKEFIELD, RI 02879-2949
48-3	144-4	301 CHURCH STREET	FERACO, MICHAEL SPECIAL NEEDS	TRUST	C/O MARGARET L HOGAN, ESQ	128 AUBURN DRIVE	CHARLESTOWN, RI 02813
48-3	144-5	301 CHURCH STREET	BEATRICE JUDITH M	null	301 CHURCH ST UNIT 105	null	WAKEFIELD, RI 02879
48-3	144-22	301 CHURCH STREET	ANTAR ALI A	ANTAR FATMA	265 RAMBLER ST	null	BRISTOL, CT 06010
48-3	144-6	301 CHURCH STREET	CRISCUOLO, JOSEPHA A JR	null	89 MANORWOOD DR	null	BRANFORD, CT 06405
48-3	144-11	301 CHURCH STREET	BALLARD MICHAEL H & REBECCA B	IRREV FAMILY TRUST	PO BOX 545	null	BLOCK ISLAND, RI 02807
48-3	144-24	301 CHURCH STREET	DACOSTA MIGUEL M	null	10 CAMDEN CRT	null	WAKEFIELD, RI 02879
48-3	144-17	301 CHURCH STREET	STEIN KAREN F	TRUST	201 WHITE HORN DRIVE	null	KINGSTON, RI 02881
48-3	144-23	301 CHURCH STREET	DRISCOLL NINA K	null	301 CHURCH ST #305	null	WAKEFIELD, RI 02879
48-3	144-15	301 CHURCH STREET	VERTZ, RICHARD J & JOYCE C	null	301 CHURCH ST #207	null	WAKEFIELD, RI 02879
48-3	144-10	301 CHURCH STREET	MINER JOHN & MARY S	null	301 CHURCH ST #202	null	WAKEFIELD, RI 02879
48-3	144-7	301 CHURCH STREET	MARTIN JUDY K	null	301 CHURCH ST #107	null	WAKEFIELD, RI 02879
48-3	144-16	301 CHURCH STREET	CUNNINGHAM DONALD J & MARY	LOUISE REVOC LIVING TRUST	301 CHURCH ST UNIT 208	null	WAKEFIELD, RI 02879
48-3	144-14	301 CHURCH STREET	BELLAIRE SUSAN LIVING TRUST	AGREEMENT	301 CHURCH ST	UNIT 206	WAKEFIELD, RI 02879
48-3	144-2	301 CHURCH STREET	MORLEN, CHRISTOPHER J &	MAUREEN B	301 CHURCH ST #102	null	WAKEFIELD, RI 02879
48-3	144-28	301 CHURCH STREET	BARLOW CATHY E 2015 TRUST	null	2196 ABBEY WAY	null	THE VILLAGES, FL 32162-3401
48-3	144-25	301 CHURCH STREET	SLADE, EILEEN M	null	301 CHURCH ST #307	null	WAKEFIELD, RI 02879
48-3	144-3	301 CHURCH STREET	FERLAND JODY P	null	301 CHURCH ST #103	null	WAKEFIELD, RI 02879
48-3	160	HIGH STREET	DESISTA, RICHARD J	null	86 MILLSTONE RD	null	WAKEFIELD, RI 02879-2493
48-3	159	504 HIGH STREET	DESISTA, RICHARD J & LISA M	null	86 MILLSTONE RD	null	WAKEFIELD, RI 02879-2493
48-3	152	HIGH STREET	SOUTH KINGSTOWN, TOWN OF	TAX SALE PROPERTIES	180 HIGH ST	null	WAKEFIELD, RI 02879-3139

McCrary – 507-509 High Street – Abutter List

48-3	150	507 HIGH STREET	MCCRORY GLENN &	GRETEL A	200 LAVAN ST	null	WARWICK, RI 02888
48-3	174	13 INDEPENDENCE LANE	SIMPSON ALLAN A III	null	C/O PAMELA YEARY	423 GRAVELLY HILL RD	WAKEFIELD, RI 02879
48-3	245	498 HIGH STREET	DESISTA, RICHARD J	null	86 MILLSTONE RD	null	WAKEFIELD, RI 02879-2493
48-3	148	501 HIGH STREET	YUNG FAMILY ENTERPRISES, LLC	null	3 BIRCHVIEW DR	null	CRANSTON, RI 02910
48-3	176	484 HIGH STREET	MESSINEO STEVEN	MESSINEO ERIN T/E	12 THORPE LANE	null	WEST KINGSTON, RI 02892
48-3	175	492 HIGH STREET	BROWN SPENCER M	null	492 HIGH STREET	null	WAKEFIELD, RI 02879
48-3	147	485 HIGH STREET	BELL CAPITAL LLC	null	10 HIGH STREET	null	WAKEFIELD, RI 02879
48-3	149	499 HIGH STREET	JARZOMBEK, STEPHEN AND BARBARA	null	174 DIAMOND HILL RD	null	ASHAWAY, RI 02804
48-3	146	471 HIGH STREET	WELCOME HOUSE OF SOUTH COUNTY	null	471 HIGH STREET	null	SOUTH KINGSTOWN, RI 02879
48-3	146-3	477 HIGH STREET	RIVER ROAD REALTY, LLC	null	477 HIGH ST	null	PEACE DALE, RI 02879
48-3	146-2	471 HIGH STREET	NARR VENTURE PARTNERS LLC	null	C/O 1250 WALLACE DR STE L	null	DELRAY BEACH, FL 33444
48-3	146	471 HIGH STREET	WELCOME HOUSE OF SOUTH COUNTY	null	471 HIGH STREET	null	SOUTH KINGSTOWN, RI 02879
48-3	146-2	471 HIGH STREET	NARR VENTURE PARTNERS LLC	null	C/O 1250 WALLACE DR STE L	null	DELRAY BEACH, FL 33444
48-3	146	471 HIGH STREET	WELCOME HOUSE OF SOUTH COUNTY	null	471 HIGH STREET	null	SOUTH KINGSTOWN, RI 02879
48-3	321	309 CHURCH STREET	MCLAUGHLIN CARA E	null	309 CHURCH STREET	null	WAKEFIELD, RI 02879
48-3	322	311 CHURCH STREET	NORD, CHRISTIAN A	HEDGESPETH, MELANIE	311 CHURCH ST	null	WAKEFIELD, RI 02879

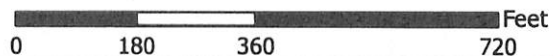


Washington County, Rhode Island

### McCrorry - Abutter Map - 507-509 High Street

Horizontal Datum is Rhode Island State  
Plane Feet, NAD83.

1 inch = 286 feet



Town of South Kingstown Web GIS

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.