



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1224
Fax (401) 789-9792

ZONING BOARD OF REVIEW AGENDA

Posted February 10, 2020

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Richard Jurczak
Robert Cagnetta
John Bernardo
Thomas Daniels
Michael Henry
William Mark, Atl. #1
William M. Rosen, Alt. #2

Also,
The Honorable Town Council
Robert C. Zarnetske, Town Manager
Amy H. Goins, Special Legal Counsel
Acting Town Clerk, Susan Flynn
Joseph Geaber, Chief of Police
Jon Schock, Public Service Director
Rich Bourbonnais, Town Engineer
Kaela Gray, Director of Planning
Jason Parker, Interim Principal Planner
Economic Development Committee Chair
Planning Board Chair

The Zoning Board of Review will meet Wednesday, February 19, 2020 at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

Continuation of the Petition of Alfred Costantino, 34 MacArthur Drive, Smithfield, RI 02917 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal cottage and construct a new cottage on #R14W C11 at Roy Carpenters. The size of the existing cottage is 588 s. f. The owner is allowed an increase of 150 s. f. above the existing size. Proposed cottage will be 738 square feet. The owner is also seeking to install three accessory storage structures (2 @ 49 s. f. each and one at 28 s. f.) The 320 square foot existing legally non-conforming deck will be remain. Replacement structures and accessory storage structures require a Special Use Permit. Lot size is 50.2 Acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Expansion) Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief)**. Land owner is Matunuck Beach Properties for premises located at 240 Cards Pond Road, South Kingstown, RI, Unit #R14W C11 owned by Alfred Costantino, Assessor's Map 92-1, Lot 9-377 and is zoned R-200.

Petition of Island Deli Sandwich Shop c/o Michale Bucci, 231 Old Tower Hill Road, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to obtain alcohol service with the existing restaurant use. Lot size is 1.07 acres. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations) and Section 907 (Standards of Relief)**. Owner is George Geaber Jr. for premises located at 231 Old Tower Hill Road, South Kingstown, RI, Assessor's Map 57-2, Lot 43 and is zoned CH (Commercial Highway). Use code is 56-1-Restaurant with Alcohol

Petition of Armand & April Pires, 324 Abbey Drive, Cumberland, RI 02864 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing mobile home and enclosed screened porch with a new structure. Lot size is 18.29 acres. **A Special Use Permit is required per Zoning Ordinance Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief)**. Owner of the structure is Armand & April Pires for premises located at 854 Matunuck Beach Road, Cottage 162, on property owned by Carpenter's Beach Meadow, Inc., Assessor's Map 92-2, Lot 55-162 and is split zoned R20 and CN (Commercial Neighborhood).

Petition of Dennis & Gayl Purinton, PO Box 418, Granby, CT 06035 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct an addition to the existing single family dwelling. The lot is a non-conforming lot of record with reduced setback requirements. The proposed addition will be located 5.3' from the right side property line. The required side yard setback is 10'. Relief of 4.7' is requested. The addition will also be located 14.4' from the rear property line. The required rear setback is 30'. Relief of 15.6' is requested. Relief of Lot Coverage is also requested. The total proposed lot coverage is 43%, which exceeds the 25% maximum. Lot size is .09 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), Section 401 (Table of Dimensional Regulations) and Section 907 (Standards of Relief)**. The owners are Dennis & Gayl Purinton for premises located at 41 Kingston Avenue, South Kingstown, RI, Assessor's Map 35-4, Lot 23 and is zoned R-20

Individuals requesting American Sign Language interpreters or Cart service must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of public meeting.