



## Town of South Kingstown

180 High Street  
Wakefield RI 02879  
Tel. 401-789-9331 x1225  
[www.southkingstownri.com](http://www.southkingstownri.com)

# ZONING BOARD of REVIEW MEETING AGENDA

Wednesday February 16, 2022 at 7:00 p.m.

VIA ZOOM VIDEO CONFERENCE – WEBINAR I.D. # 998 5518 9424

Internet Computer Access

Telephone Access

<https://southkingstownri.zoom.us/j/99855189424>

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Additional Instructions to Access the Meeting are available immediately following the Agenda Items

**PLEASE CHECK WITH THE BUILDING AND ZONING OFFICIAL’S OFFICE THE DAY OF THE MEETING TO VERIFY IF THE MEETING WILL BE HELD IN PERSON OR ZOOM VIDEO CONFERENCE AT 401-789-9331 X 1228**

### AGENDA ITEMS:

**A. CALL TO ORDER**

**B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS**

**C. AGENDA ITEMS \* Order can be subject to change\***

**I. Continuation of the Petition of Thomas Rock**, 5 Sunrise Lane, South Windsor, CT 06074 a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an 8’ x 22’, two-story addition to the west side of the single-family dwelling. The applicant also seeks to extend the attached deck and stairs 4’ closer to the west side property line. The deck will be located 3’ from the side property line and 8’ from the front property line. The required side and front yard setbacks are 11’ and 40’, respectively. Side yard relief of 8’ and front yard relief of 32’ are requested. Lot size is .32 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements) and Section 907 (Standards of Relief).** Owners of the property are Thomas & Diana Rock for premises located at 162 Green Hill Ocean Drive, South Kingstown, Assessor’s Map 96-1, Lot 7 and is zoned R80.

[Application, 162 Green Hill Ocean Drive](#)

**II. Petition of Home Away From Home, LLC, c/o Robert Marucci** 4 Rosebriar Avenue, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish an 80 square foot attached screened porch and construct a new sunroom in the same location. The proposed sunroom will be located 9.7’ from the side property line. The required side yard setback is 10’. Relief of .3’ is requested. Although no increase in lot coverage is proposed, the lot coverage will be 1,722 square feet. The maximum lot coverage allowed is 1,500 square feet (20%). Relief of 222 square feet is requested. Lot size is .17 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements), Section 401 (Schedule of Dimensional Regulations), and Section 907 (Standards of Relief).** Owner of the property is Home Away From Home LLC, for premises located at 4 Rosebriar Avenue, South Kingstown, Assessor’s Map 96-1, Lot 54 and zoned R30.

[Application, 4 Rosebriar Avenue](#)

III. **Petition of William Dolan**, 54 Autumn Lane, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a two-family dwelling with vehicle parking in front of the structure. The existing lot frontage is 65.68'. The CN zoning district requires 70' of frontage to establish a two-family dwelling. Relief of 4.32' is requested. Relief is required for the parking of vehicles between the structure and the front lot line. Lot size is .41 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations), Section 402 Note 6 (Notes to Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is Scot Hallberg, for premises located at 25 Columbia Street, South Kingstown, Assessor's Map 57-1, Lot 176 and zoned CN (Commercial Neighborhood).  
[Application, 25 Columbia Street](#)

IV. **Petition of Glen and Gretel McCrory**, 200 Lavan Street, Unit 1, Warwick, RI 02888 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a five (5) unit multi-family residential dwelling. The proposed structure will be separate from the existing three (3) unit residential structure. Relief is required for establishing more than one principal residential structure on a lot. Relief is required for locating dwelling units on the first floor in the CD district. The proposed structure will be located 11.67' from the rear property line. The required rear yard setback is 30'. Relief of 18.33' is requested. The Zoning Board previously granted the requested relief on June 19, 2019, but the approval has since expired. Lot size is .36 acres. **A Dimensional Variance is required per Zoning Ordinance Section 402 Notes 4 & 9 (Notes to Dimensional Table), Section 501.1 (Supplementary Use Regulations) and Section 907 (Standards of Relief).** Owner of the property is Glenn & Gretel McCrory for premises located at 507-509 High Street, South Kingstown, Assessor's Map 48-3, Lot 150 and is zoned CN (Commercial Neighborhood).  
[Application, 509 High-Street](#)

**NOTE: FOR ALL OTHER SUPPLEMENTAL DOCUMENTATION INCLUDING ANY CORRESPONDENCE CLICK THE LINK BELOW:**

**[South Kingstown Current Zoning Applications](#)**

**D. OTHER ITEMS:**

- I. Approval of January 19<sup>th</sup> and January 26<sup>th</sup> Zoning Board of Review Minutes
- II. Attendance for March 16, 2022 Zoning Board of Review

**E. ADJOURNMENT**

**NOTES:**

**LOSS OF INTERNET CONNECTIVITY**

- In the event that the host (Town of South Kingstown) or any Zoning Board Members lose power or internet connection during the meeting and the meeting is unable to continue all unheard petitions will be automatically continued to the next regularly scheduled Zoning Board of Review meeting.
- In the event that an applicant loses power or internet connection during the meeting, the applicant's petition will automatically be continued to the next regularly scheduled Zoning Board of Review meeting.

**TECHNICAL DIFFICULTIES**

Should anyone experience technical difficulties in participating in this meeting, please immediately contact Jess Spence, Zoning Administrative Assistant, by email [jspence@southkingstownri.com](mailto:jspence@southkingstownri.com) during the meeting. We will do our best to help resolve any technical issues that may occur.

**INSTRUCTIONS TO ACCESS THE MEETING:**

**MEMBERS OF THE PUBLIC:**

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone.

**Testing Computer & Audio Equipment**

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en-us/articles/115002262083>

Accessing the Zoom Meeting via Computer, Tablet or Smartphone:

- **Click on this link to join the meeting:** <https://southkingstownri.zoom.us/j/99855189424>
- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to view site plans, see members, and listen to discussion in the Zoom meeting
- If you would like to speak during the meeting, use the ‘raise your hand’ feature of the Zoom platform to inform the host. Speakers will be recognized individually by the Zoning Board chair. Once recognized you can share your comments via audio.

Accessing the Meeting by Telephone Only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- **Dial this phone number to join the meeting:** Or Telephone:  
(For higher quality, dial a number based on your current location):
  - ❖ +1 929 205 6099;
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  - ❖ or +1 669 900 6833;
  - ❖ or +1 253 215 8782;
  - ❖ or +1 301 715 8592;
  - ❖ or +1 346 248 7799
- If prompted to enter a Webinar ID, use your phone to dial the following ID: **998 5518 9424**
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial \*9 to ‘raise your hand,’ and inform the host. You will be recognized to speak. Once recognized to speak you dial \*6 to mute or unmute your telephone.

Basic Troubleshooting when Speaking:

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your ‘mute’ control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial \*6.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the ‘drop-down’ menu located beside the ‘mute’ control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting id after calling the phone number, and a participant ID.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the ‘Q&A’ function on the Zoom screen to inform the host that you cannot be heard.

Accessing Documents & Site Plans:

To access documents, and view site plans discussed during a meeting, please use the direct links on the meeting agenda or click the following link to view all current applications:

<http://www.southkingstownri.com/1000/Current-Zoning-Applications>

**PANELISTS:**

Applicants, Board members and invited guests should use the Zoom invitation link sent to your provided email address to access the meeting. If you do not have access to your email invitation provided to you in advance of the meeting you may join the meeting using the instructions above for public access and you will be promoted to a panelist.