



Town of South Kingstown

180 High Street
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ZONING BOARD of REVIEW MEETING AGENDA

Wednesday, April 20, 2022 at 7:00 p.m.

South Kingstown Town Hall,

Council Chambers

180 High Street, Wakefield, RI 02879

This meeting will be held in-person

AGENDA ITEMS:

A. CALL TO ORDER

B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS

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

- I. **One-Year Extension request for the Petition of Timothy O'Neill**, 235 Middlebridge Road, Wakefield, RI 02879 for a **One-Year extension of a Dimensional Variance** granted on March 17, 2021 and recorded in South Kingstown Land Evidence Book 1785 and Pages 789-790 on April 6, 2021 under Zoning Ordinance Section 910A (One-year time limit and one-year extension). Owner of the property is Timothy P & Kirsten O'Neill for premises located at 235 Middlebridge Road, South Kingstown, Assessor's Map 43-4, Lot 15 and zoned R20.

One-Year Extension 235 Middlebridge Road

- II. **Continuation of the Petition James Meyer & Maureen Rooney**, 836B Matunuck School House Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 26' x 36' detached barn for storage of vehicles and farm equipment. The proposed garage will be located 20' from the corner-side property line. The required corner-side setback is 58'. Relief of 38' is requested. Lot size is 1.94 acres. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Non-Conforming Lot of Record – Accessory Building Setback Requirements) and Section 907 (Standards of Relief)**. Owner of the property is James T. Meyer & Maureen F. Rooney for premises located at 836B Matunuck School House Road, South Kingstown, Assessor's Map 85-4, Lot 8 and zoned R200.

Application 836B Matunuck School House Road

- III. **Continuation of the Petition of Earle S. & Brenna E. Sharpe**, 74 Parkwood Drive, Kingston, RI 02881 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) closer to a wetland than allowed. 150' setback is required, 58' is proposed. Relief of 92' is requested. The applicant also seeks to locate a single-family dwelling 23' from the front property line. The required front yard setback is 35'. Relief of 12' is requested. Lot size is .48 acres. **A Special Use Permit is required per Zoning Ordinance Section 504.1 (Special Use Permits-Location of OWTS) and Section 907 (Standards of Relief)**. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Property is owned by Earle S. Sharpe and Brenna E. Rheinberger for premises located at Assessor's Map 31-2, Lot 93, South Kingstown, and zoned R20.

Application Parkwood Drive

- IV. **Petition of Patrick McCloskey**, 963 Wordens Pond Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 24' x 32' addition to the existing dwelling. The addition will be located 8'7" from the side property line. The required side yard setback is 40'. Relief of 31'5" is requested. Lot size is 1 acre. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements) and Section 907 (Standards of Relief).** Owner of the property is Kevin J. McCloskey for premises located at 963 Wordens Pond Road, South Kingstown, Assessor's Map 59-2, Lot 61 and is zoned R80.

Application 963 Wordens Pond Road

- V. **Petition of South County Habitat for Humanity**, 1555 Shannock Road, Charlestown, RI 02813 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) within 150' of a wetland. The OWTS will service a proposed three (3) bedroom dwelling. On March 1, 2022 the Conservation Commission granted favorable advisory opinion for the OWTS location. Lot size is 1.5 acres. **A Special Use Permit is required per Zoning Ordinance Section 504.1 (Special Use Permits-Location of OWTS) and Section 907 (Standards of Relief).** Property is owned by Habitat for Humanity for RI for premises located at South Kingstown Assessor's Map 24, Lot 6, and zoned R40.

Application Mooresfield Road

- VI. **Petition of Patrick Quinn**, 23 Fire Lane #4, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 12'9" x 30' addition to the existing detached garage. The parcel of land that this garage is located on is non-conforming due to the number of residential structures on the same parcel. A Special Use Permit is required for any addition, enlargement, expansion or intensification of non-conforming use. Lot size is 70 acres. **A Special use permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and 907 (Standards of Relief).** Owner of land is Jerry Brown Farm Association, Inc., and the owner of the dwelling is Randi A. & Patrick N. Quinn for premises located at 23 Fire Lane Four, South Kingstown, Assessor's Map 82-1, Lot 1-7 and is zoned R80.

Application 23 Fire Lane 4

- VII. **Petition of Patrick Lyons**, 3637B Post Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 24' x 28' detached residential garage. The garage will be located 11' from the northerly front property line. The required front yard setback is 40'. Relief of 29' is requested. The building height of the garage will be 22'7". The maximum height allowed for accessory structures is 20'. Relief of 2'7" is requested. Lot size is .96 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations), Section 503.1 (Accessory Structures) and Section 907 (Standards of Relief).** Owner of the property is Patrick J. Lyons for premises located at 3637B Post Road, South Kingstown, Assessor's Map 77-3, Lot 67 and zoned R40.

Application 3637B Post Road

- VIII. **Petition of John Demers**, 80 Bayfield Drive, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 684 square foot deck attached to the existing dwelling. The deck will be located 14' from the rear property line. The required rear yard setback is 30'. Relief of 16' is requested. Lot size is .48 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements) and Section 907 (Standards of Relief).** Owner of the property is John C. & Vitoria M. Demers for premises located at 80 Bayfield Drive, South Kingstown, Assessor's Map 75-3, Lot 18 and is zoned R40.

Application 80 Bayfield Drive

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

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- I. Approval of March 16, 2022 Zoning Board of Review Minutes
- II. Attendance for May 18, 2022 Zoning Board of Review

E. ADJOURNMENT