



## 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, July 20, 2022 at 7:00 p.m.  
South Kingstown Town Hall, Council Chambers  
180 High Street, Wakefield, RI 02879

---

### 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 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.

**\*PETITION WITHDRAWN JUNE 27, 2022\***

- II. **Petition of Erin Thorkilsen**, 54 Metaterraine Avenue, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing single-family dwelling and cabana and construct a 1,047 square foot dwelling and 192 square foot cabana. The parcel of land that this dwelling 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 Eric G & Amy K. Thorkilsen for premises located at 19 Fire Lane Seven, South Kingstown, Assessor's Map 82-1, Lot 1-16 and is zoned R80.

**\*PETITION CONTINUED UNTIL AUGUST 17, 2022 DUE TO LEGAL NOTICE ERROR\***

- III. **Petition of David W. Fish**, 222 Chickadee Lane, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 12' x 16' deck attached to the existing single-family dwelling. The proposed deck will be located 10'2" from the south side property line. The required side yard setback is 15'. Relief of 4'10" is requested. Lot size is .47 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owners of the property are Brett W. & Jody Cicchese for premises located at 59 Cove Street, South Kingstown, Assessor's Map 87-4, Lot 40 and is zoned R20.

**[Application 59 Cove Street](#)**

- IV. **Petition of Harlan and Beverly Waldman Rich**, 86 Taber Avenue, Providence, RI 02906 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish a 10' x 13' deck and reconstruct a 12'4" x 17' deck attached to the existing single-family dwelling. The proposed deck will be located 10'6" from the front property line and 9'4" from the side property line. The required front and side yard setbacks are 35' and 11', respectively. Relief of 24'6" and 1'8" is requested. Lot size is .39 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 Rich Beverly Waldman Trust 2016 for premises located at 22 Tomahawk Trail South, South Kingstown, Assessor's Map 34-2, Lot 113 and is zoned R20.

**[Application 22 Tomahawk Trail South](#)**

- V. **Petition of JSC Management Group**, 615 Fisher Road, Victor NY 14564 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a second drive through aisle for an existing restaurant. The Planning Board granted Development Plan Review approval for the project on May 24, 2022. Lot size is 2.75 acres. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table), and Section 907 (Standards of Relief)**. Owner of the property is Ellie & Rob Realty for premises located at 104 Old Tower Hill Road, South Kingstown, Assessor's Map 57-2, Lot 67 and is zoned CH (Commercial Highway).

**[Application 104 Old Tower Hill Road](#)**

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

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

**D. OTHER ITEMS:**

- I. Approval of June 15, 2022 Zoning Board of Review Minutes
- II. Attendance for August 17, 2022 Zoning Board of Review

**E. ADJOURNMENT**