



## Town of South Kingstown

180 High Street  
Wakefield RI 02879  
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# ZONING BOARD of REVIEW MEETING AGENDA

Wednesday, August 17, 2022 at 7:00 p.m.  
South Kingstown Town Hall, Council Chambers  
180 High Street, Wakefield, RI 02879

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### AGENDA ITEMS:

#### A. CALL TO ORDER

#### B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS

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

- I. **Petition of Erin Thorkilsen & Justin Zurcher**, 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 1,416 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.

#### [Application 19 Fire Lane Seven](#)

- II. **Petition of Laura Boughton**, 70 E 10<sup>th</sup> Street, Apt. 15N, New York, NY 10003 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal cottage of 743 square feet with a new cottage of 865 square feet and attached deck of 200 square feet. The proposed cottage will maintain the existing dimensions between adjacent cottages. Lot size is 50.2 Acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief)**. Owners of cottage 13W C5 are Laura Boughton & Laura Ahlborn on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-360 and is zoned R200.

#### [Application 240 Cards Pond Road 13WC5](#)

- III. **Petition of Earle S. & Brenna E. Sharpe**, 74 Parkwood Drive, Kingston, RI 02881 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct 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 Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907**

**(Standards of Relief)**. Owners of the property are Earle S. Sharpe & Brenna E. Rheinberger for premises located at Assessor's Map 31-2, Lot 93, South Kingstown, and zoned R20.

**[Application Parkwood 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 July 20, 2022 Zoning Board of Review Minutes
- II. Attendance for September 21, 2022 Zoning Board of Review

**E. ADJOURNMENT**