



Town of South Kingstown

180 High Street
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ZONING BOARD of REVIEW MEETING AGENDA

Wednesday, September 21, 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 Laura Boughton, 70 E 10th 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, R13W, C5](#)

- II. Petition of William MacDonald, 175 Twin Peninsula Avenue, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to replace a second story deck and stairs attached to the dwelling. The proposed deck will be enlarged and located 18.1' from the rear property line, 7.7' from the west side property line, and 13.1' from the east side property line. The required rear and side yard setbacks are 30' and 15' respectively. Relief of 11.9'(rear), 7.3' (west side), and 1.9'(east side) is requested. Additionally, the proposed lot coverage will become 24.9%. The maximum lot coverage permitted is 20%. Relief of 4.9% is requested. Lot size is .23 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 William E. MacDonald for premises located at 175 Twin Peninsula Avenue, South Kingstown, Assessor's Map 90-4, Lot 59 and is zoned R80.**

[Application, 175 Twin Peninsula Avenue](#)

- III. Petition of Mike Gleason, 1283 Broad Rock Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 10' x 14' deck attached to the existing dwelling. The proposed deck will be located 26'6" from the rear property line. The required rear yard setback is 30'. Relief of 3'6" is requested. Lot size is .23 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 Douglas J. & Aurora M. Costanza for premises located at 20 Jennifer Drive, South Kingstown, Assessor's Map 48-3, Lot 266 and is zoned R10.**

[Application, 22 Jennifer Drive](#)

IV. **Petition of Grazyna Chylinska**, 42 Aspen Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an 8' x 10' deck with stairs attached to the dwelling, which will increase the lot coverage to 23.2%. The maximum allowed lot coverage is 20%. Relief of 3.2% is requested. Lot size is .11 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Grazyna Chylinska for premises located at 42 Aspen Road, South Kingstown, Assessor's Map 83-3, Lot 41 and is zoned R80.

[Application, 42 Aspen Road](#)

V. **Petition of Steven and Sharon Tetreault**, 55 Jamaica Way, North Kingstown, RI 02852 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing 807 square foot dwelling and construct a 1,214 square foot dwelling. 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 4.62 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 South Jerry Cove Home Owners, and the owner of the dwelling is Steven W. & Sharon W. Tetreault for premises located at 160 South Jerry Cove Road, South Kingstown, Assessor's Map 82-4, Lot 74-7 and is zoned R80.

[Application, 160 South Jerry Cove Road](#)

VI. **Petition of Avery Storti Funeral Home**, 88 Columbia Street, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 16' x 16' one-story addition to the existing Funeral Home (Use Code 41.1). Lot size is 1.44 acres. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and 907 (Standards of Relief)**. Owner of the property is Avery-Storti Funeral Home Inc., for premises located at 88 Columbia Street, South Kingstown, Assessor's Map 57-1, Lot 27 and is zoned CN (Commercial Neighborhood).

[Application, 88 Columbia Street](#)

VII. **Petition of Katherine Brewster**, 22 Kersey Road, Peacedale, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to convert 1,550 square feet of office space within the existing mixed-use structure into one (1) apartment. The structure currently consists of one (1) retail store and two (2) residential dwelling units. The addition of the third dwelling unit will increase nonconformity of land area required to support said uses (11,200 square feet required). The lot area consists of 4,356 square feet. Relief of 6,844 square feet is requested. The additional dwelling unit will also increase the nonconformity of required parking spaces. Currently there is no onsite parking, where the applicant seeks to establish two (2) new spaces. Eight (8) parking spaces are required. Relief of six (6) parking spaces is requested. Lot size is .1 acre. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations), Section 711 (Minimum Off-Street Parking Requirements) and Section 907 (Standards of Relief)**. Owner of the property is The Johnnycake Center for premises located at 1231 Kingstown Road, South Kingstown, Assessor's Map 48-2, Lot 31 and is zoned CD (Commercial Downtown).

[Application, 1231 Kingstown Road](#)

VIII. **Petition of Alycia Collins**, 3225 Post Road, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to convert the existing 1,350 square foot detached garage into a one (1) bedroom Accessory Apartment. The living area of the accessory apartment will exceed 750 square feet, the maximum allowed per ordinance. The Lot size is .57 acres. **A Special Use Permit is required per Zoning Ordinance Section 503.2 (Accessory Apartments) and Section 907 (Standards of Relief)**. Owners of the property are Gregory A. Carlson & Alycia C. Collins for premises located at 488 Curtis Corner Road, South Kingstown, Assessor's Map 47-2, Lot 31 and is zoned R20.

[Application, 488 Curtis Corner Road](#)

IX. **Petition of Elizabeth Cummins**, 30 Berglund Avenue, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 6' x 35' porch attached to the existing dwelling. The porch will be located 19' from the front property line. The required front yard setback is 25'. Relief of 6' is requested. The Lot size is .34 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 Elizabeth H. Cummins for premises located at 30 Berglund Avenue, South Kingstown, Assessor's Map 43-1, Lot 63 and is zoned R80.

[Application, 30 Berglund Avenue](#)

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

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- I.** Approval of August 17, 2022 Zoning Board of Review Minutes
- II.** Attendance for October 19, 2022 Zoning Board of Review

E. ADJOURNMENT