



## 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, December 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 Gregory Raso & Marianna Zotos**, 191B Wordens Pond Road, Wakefield RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 1,070 square foot addition to the southeast side of the single-family dwelling. The proposed addition will be located 14.1' from the rear property line. The required rear yard setback is 40'. Relief of 25.9' is requested. Lot size is .65 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 Gregory Raso & Marianna Zotos for premises located at 191B Wordens Pond Road, South Kingstown, Assessor's Map 61, Lot 54 and zoned R80.

[Application 191B Wordens Pond Road](#)

- II. **Continuation of the Petition of Wayne P. & Carolyn Gilligan**, 13 Hathaway Lane, Wakefield RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 9' x 17' addition on the north side of the single-family dwelling. The addition will be located 19' from the front property line. The required front yard setback is 25'. Relief of 6' is requested. Lot size is .32 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 Wayne & Carolyn Gilligan for premises located at 13 Hathaway Lane, South Kingstown, Assessor's Map 48-2, Lot 24 and is zoned R10.

[Application 13 Hathaway Lane](#)

- III. **Petition of Kingston Turf Farms Realty LLC**, 3720 South County Trail, West Kingston RI 02892 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing 782 square foot single-family dwelling and reconstruct a 1,137 square foot dwelling. This parcel of land consists of two (2) single-family dwellings, rendering said lot non-conforming by use. A Special Use Permit is required for any addition, enlargement, expansion or intensification of non-conforming use. Lot size is 190 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 the property is Kingston Turf Farms Realty LLC for premises located at 84A Barbers Pond Road, South Kingstown, Assessor's Map 8, Lot 1 and is zoned R200.

[Application 84B Barbers Pond Road](#)

- IV. **Petition of DiStefano Brothers Construction**, 433 Main Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a two-story addition on the single-family dwelling. The addition will be located 13' from the corner-side property line. The required corner-side yard setback is 40'. Relief of 27' is requested. The Lot size is .26 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 Peter & Kristen Clay for premises located at 74 Bayberry Avenue, South Kingstown, Assessor's Map 90-3, Lot 65 and is zoned R30.

[Application 74 Bayberry Avenue](#)

- V. **Petition of The Prout School**, 4640 Tower Hill Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to amend a Zoning Board of Review condition of approval associated with a dimensional variance granted April 29, 2020. The amendment relates specifically to the modification of athletic field lighting. On August 23, 2022, the Planning Board granted Development Plan Review with favorable advisory to the Zoning Board of Review for said lighting. Lot size is 24.81 acres. **A Dimensional Variance is required per Zoning Ordinance Section 907A (Standards of Relief) and Section 907B (Special Conditions)**. Owner of the property is Roman Catholic Bishop of Providence, for premises located at 4640 Tower Hill Road, South Kingstown, Assessor's Map 50-4, Lot 19 and is zoned GI (Government Institutional).

[Application 4640 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 November 16, 2022 Zoning Board of Review Minutes
- II. Attendance for January 18, 2023 Zoning Board of Review
- III. Discussion
  - o Changes in RI General Laws effective January 1, 2023
  - o Change of Date for March 15, 2022 Zoning Board Meeting
- IV. Adjournment