



## 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, January 18, 2023 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. **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](#)

- II. **Petition of David Carpenter**, 522 Matunuck Beach Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: the applicant is seeking to construct a 60' x 200' detached garage for the storage of farm equipment, vehicles, and supplies. The proposed height of the garage will be 29'. The maximum height allowed for accessory structures is 20'. Relief of 9' is requested. Lot size is 38.43 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 David W. Carpenter and Benjamin S. Carpenter III Revocable Trust for premises located at 522 Matunuck Beach Road, South Kingstown Assessor's Map 86-3, Lot 151 and zoned R200.

#### [Application 522 Matunuck Beach Road](#)

- III. **Petition of Michael Garretson**, 36 Karee Court, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: the applicant is seeking to change use on the premises from Automotive Service Station (Use Code 45) to Retail Trade of Marine Products (Use Code 55.5). Section 504.12 of the Zoning Ordinance requires that any lot seeking to establish Use Code 55.5 shall contain a minimum lot area of 40,000 square feet. The subject property consists of 28,025 square feet in area. Relief of 11,975 square feet is requested. The Planning Board advisory, by way of Development Plan Review, was granted on December 13, 2022. Lot size is .64 acre. **A Dimensional Variance is required per Zoning Ordinance Section 504.12 (Boat Storage and Retail Trade of Marine Products) and Section 907 (Standards of Relief)**. Owners of the property are Craig W. and Barbara F. Pierce for premises located at 1965 Kingstown Road, South Kingstown Assessor's Map 32-4, Lot 14 and zoned CH (Commercial Highway).

#### [Application 1965 Kingstown 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 December 21, 2022 Zoning Board of Review Minutes

- II. Attendance for February 15, 2023 Zoning Board of Review
- III. Discussion
- IV. Adjournment