



## 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 August 18, 2021 at 7:00 p.m.  
Town Council Chambers, South Kingstown Town Hall  
180 High Street, Wakefield, RI 02879

Please be advised meetings are now being held in person.

Due to the expiration of the Governor's Executive Order 21-72 that allowed for remote meeting attendance, virtual meetings are no longer permitted.

All board members and applicants must attend in person.

Members of the public are welcome and encouraged to attend in-person or view the meeting live on ClerkBase at <https://clerkshq.com/SouthKingstown-ri>

Members of the public who wish to participate in the meeting must either appear in-person or submit written comments in advance of the meeting.

Standard COVID-19 protocols in town buildings apply to all meeting attendees.

Attendees who are not vaccinated must wear a mask & maintain social distancing.

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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. **Continuation of the Petition of Jason and Joan Grear**, 487 Pond Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an 18' x 24' detached garage located 34' from the front property line. The required front yard setback is 50'. Relief of 16' is requested. Lot size is 10.21 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations), Section 503.1 (Accessory Structures) and Section 907 (Standards of Relief)**. Owner of the property is Jason & Joan Grear for premises located at 487 Pond Street, South Kingstown, Assessor's Map 63-3, Lot 1 and is zoned R80.

[Application, 487 Pond Street](#)

- II. **Continuation of the Petition of Mahar Boys Properties, Inc**, 26 Pearl Street, Cortland, NY 13045 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal trailer of 256 square feet with a new trailer of 300 square feet. The trailer will not be located any closer to neighboring units. Lot size is 7.67 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)**. Owner of trailer 689A Succotash Road is Mahar Boys Properties Inc, on property owned by Village at Potters Pond LLC, located at South Kingstown, Assessor's Map 87-3, Lot 5-56 and is zoned CW.

[Application, 689A Succotash Road](#)

- III. **Continuation of the Petition of Nicole Vanderslice**, 4615 Firtree Lane, Sparks, NV 89436 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal cottage of 576 square feet with a new cottage of 720 square feet and attached deck of 200 square feet. The dimension between adjacent cottages will be a minimum of 20'. 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).** Owner of cottage 18E3 is Nicole Louise Vanderslice on property owned by Matunuck Beach Properties Inc., located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-205 and is zoned R200.

[Application, 240 Cards Pond 18E3](#)

- IV. **Petition of Antonio Loura**, 14 Second Street, Hudson MA 01749 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 6'9" x 22' addition to the existing seasonal cottage. The required separation between adjacent cottages will be in compliance with the zoning regulations. 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).** Owner of cottage 4W1 is Antonio and Zaira Loura on property owned by Matunuck Beach Properties Inc., located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-254 and is zoned R200.

[Application, 240 Cards Pond Road, 4W1](#)

- V. **Petition of Lucas Hearne**, 708 South Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct two additions on the south side of the existing single-family dwelling. One addition will be located 14' from the rear property line. The required rear yard setback is 40'. Relief of 26' is requested. Lot size is .28 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 Catherine Martin and Lucas Hearne for premises located at 708 South Road, South Kingstown, Assessor's Map 47-3, Lot 28 and is zoned R40.

[Application, 708 South 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 July 21, 2021 Zoning Board of Review Minutes
- ii. Attendance for September 15, 2021 Zoning Board of Review

### **E. ADJOURNMENT**