



Town of South Kingstown

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ZONING BOARD of REVIEW MEETING AGENDA AMENDED

Wednesday, May 18, 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. **Petition of John Demers**, 80 Bayfield Drive, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 684 square foot deck attached to the existing dwelling. The deck will be located 14' from the rear property line. The required rear yard setback is 30'. Relief of 16' is requested. Lot size is .48 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 John C. & Vitoria M. Demers for premises located at 80 Bayfield Drive, South Kingstown, Assessor's Map 75-3, Lot 18 and is zoned R40.

[Application 80 Bayfield Drive](#)

- II. **Petition of Patrick Quinn**, 23 Fire Lane #4, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 12'9" x 30' addition to the existing detached garage. The parcel of land that this garage 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 Randi A. & Patrick N. Quinn for premises located at 23 Fire Lane Four, South Kingstown, Assessor's Map 82-1, Lot 1-7 and is zoned R80.

[Application 23 Fire Lane 4](#)

- III. **Continuation of the Petition of Earle S. & Brenna E. Sharpe**, 74 Parkwood Drive, Kingston, RI 02881 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) closer to a wetland than allowed. 150' setback is required, 58' is proposed. Relief of 92' is requested. The applicant also seeks to locate 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 Special Use Permit is required per Zoning Ordinance Section 504.1 (Special Use Permits-Location of OWTS) and Section 907 (Standards of Relief). A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Property is owned by Earle S. Sharpe and Brenna E. Rheinberger for premises located at Assessor's Map 31-2, Lot 93, South Kingstown, and zoned R20.

Application Parkwood Drive

- IV. **Petition of Brian Wahl**, 81A Winchester Drive, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 13' x 16' addition to the rear of the existing single-family dwelling. The applicant also seeks to enlarge the footprint of the rear deck and construct an enclosure for storage and access to the basement. The proposed addition will be located 28'7" from the rear property line. The required rear yard setback is 40'. Relief of 11'5" is requested. The Lot size is .52 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 Brian M. & Lisa A. Wahl for premises located at 81A Winchester Drive, South Kingstown, Assessor's Map 69-2, Lot 7 and is zoned R40.

PETITION WITHDRAWN

- V. **Petition of Christian Blaney**, 60 Sea View Avenue, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to reduce the area of an existing lot (AP 87-2, Lot 59) and increase the area of an abutting lot (AP 81-3, Lot 46). Both lots 59 and 46 are currently nonconforming by dimension. Lot 59 is presently 20,376 s.f and is proposed to become 10,335 s.f, whereas Lot 46 is presently 5,000 s.f. and is proposed to become 15,041 s.f. **A Dimensional Variance is required per Zoning Ordinance Section 400D (Compliance with Regulations), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owners of the property are Christian R. & Karen A. Blaney for premises located at Assessor's Map 87-2, Lot 59 and is zoned R80.

Application, Gooseberry Road

- VI. **Petition of David Guadagnoli**, 49 Sheldon Point Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing 573 s.f. attached deck and stairs to grade in the same location. The deck will be located 15' from the front property line. The required front yard setback is 25'. Relief of 10' is requested. The deck will also be located 10' from the northerly side property line. The required side yard is 20'. Relief of 10' is requested. Lot size is .25 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 David A. & Eileen T. Guadagnoli for premises located at 49 Sheldon Point Road, South Kingstown, Assessor's Map 87-2, Lot 135 and is zoned R80.

Application, 49 Sheldon Point 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 April 20, 2022 Zoning Board of Review Minutes
- II. Attendance for June 15, 2022 Zoning Board of Review

E. ADJOURNMENT