



Town of South Kingstown

180 High Street
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ZONING BOARD of REVIEW MEETING AGENDA

Wednesday, June 15, 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 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](#)

- II. **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 27'4" from the rear property line. The required rear yard setback is 40'. Relief of 12'8" 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.

[Application 81A Winchester Drive](#)

- III. **Petition of Margaret Mueller**, 82 Maple Drive, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing attached garage and construct a larger garage with habitable space above. The garage will be located 33' from the front property line. The required front yard setback is 40'. Relief of 7' is requested. The Lot size is .69 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 Margaret P. Mueller for premises located at 82 Maple Drive, South Kingstown, Assessor's Map 90-1, Lot 11 and is zoned R80.

[Application 82 Maple Drive](#)

- IV. **Petition of Brian J. & Ana B. Steele**, 33 Peckham Avenue, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to install a stand-by generator to serve the existing single-family dwelling. The proposed generator will be located 1' from the side property line. The required side yard setback is 20'. Relief of 19' is requested. Lot size is 1.85 acres. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming Lots of Record – Accessory Building Setback Requirements) and Section 907 (Standards of Relief)**. Owners of the property are Brian J. & Ana B. Steele, for premises located at 33 Peckham Avenue, South Kingstown, Assessor's Map 57-2, Lot 81 and zoned R80.

[Application 33 Peckham Avenue](#)

- V. **Petition of William R. Morse**, 400 Robinson Hollow Road, Richford, NY 13835 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace an existing 280 square foot seasonal cottage with a 397 square foot recreational vehicle (RV). The proposed RV will not exceed fifty percent of previous floor area, nor will it be located 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)**. Owners of trailer 689D Succotash Road are William R. & Linda J. Morse, on property owned by Village at Potters Pond LLC, located at South Kingstown, Assessor's Map 87-3, Lot 5-50 and is zoned CW.

[Application 689D Succotash Road](#)

- VI. **Petition of Christopher J. Melley**, 41 Briggs Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 24' x 25' second story addition to the existing single-family dwelling. The proposed addition will be located 19'11" from the rear property line. The required rear yard setback is 30'. Relief of 10'1" is requested. 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)**. Owners of the property are Christopher J. & Eileen L. Melley for premises located at 41 Briggs Road, South Kingstown, Assessor's Map 87-2, Lot 129 and zoned R80

[Application 41 Briggs Road](#)

- VII. **Petition of James Gallagher**, 163 Juniper Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish a 10' x 16' deck and reconstruct a 16' x 25' deck attached to the existing single-family dwelling. The proposed deck will be located 25' from the rear property line and 2'8" from the side property line. The required rear and side yard setbacks are 30' and 10' respectively. Relief of 5' and 7'4" is requested. The total lot coverage proposed will be 1,330 square feet. The maximum lot coverage allowed is 956 square feet (20%). Relief of 374 square feet is requested. Lot size is .11 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 James & Jennifer Gallagher for premises located at 163 Juniper Road, South Kingstown, Assessor's Map 83-2, Lot 240 and is zoned R30.

[Application 163 Juniper Road](#)

- VIII. **Petition of Chad Dupuis**, 153 Juniper Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish a 6' x 15' deck and reconstruct a 12' x 27' deck with 12' x 12' ell, attached to the existing single-family dwelling. The proposed deck will be located 18' from the rear property line. The required rear yard setback is 30'. Relief of 12' is requested. 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)**. Owners of the property are Chad C. Dupuis & Karen A. Recene for premises located at 153 Juniper Road, South Kingstown, Assessor's Map 83-2, Lot 241 and is zoned R30

[Application 153 Juniper 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 May 18, 2022 and May 25, 2022 Zoning Board of Review Minutes
- II. Attendance for July 20, 2022 Zoning Board of Review
- III. Election of Officers

E. ADJOURNMENT