



Posted May 3, 2021

## 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, May 19, 2021 at 7:00 p.m.

VIA ZOOM VIDEO CONFERENCE – WEBINAR I.D. # 910 5327 0391

### Internet Computer Access

<https://southkingstownri.zoom.us/j/91053270391>

### Telephone Access

+1 (929) 205 6099 +1 (312) 626 6799 +1 (669) 900 6833  
+1 (253) 215 8782 +1 (301) 715 8592 +1 (346) 248 7799

Additional Instructions to Access the Meeting are available immediately following the Agenda Items

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## AGENDA ITEMS:

- A. CALL TO ORDER
- B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS
- C. AGENDA ITEMS \* Order subject to change\*

- I. **Robert Riorden, 193 Rockwood Lane, South Kingstown, RI 02879** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a new 24' X 28' detached garage. The proposed garage will be 22'-7" high. The maximum height allowed for accessory structures is 20'. Relief of 2'7" is requested. Lot size is 8.79 Acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is Rockwood Ranch LLC for premises located at 193 Rockwood Lane, South Kingstown, Assessor's Map 54, Lot 69 and zoned R 80.

[Application, 193 Rockwood Lane](#)

- II. **Stephen Roman, 61 Beech Tree Place, South Kingstown, RI 02879** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 22' x 12'6" deck with stairs to grade attached to the rear of the dwelling. The deck will be located 17'6" from the rear property line. The required rear setback is 30'. Relief of 12'6" is requested. The Lot size is .23 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 Stephen C & Diane D Roman for premises located at 61 Beech Tree Place, South Kingstown, Assessor's Map 49-2, Lot 61 and is zoned R 20.

[Application, 61 Beech Tree Place](#)

- III. **John Savastano, 20 Wildrose Court, Warwick, RI 02888** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing garage and construct a new attached garage. The new garage will be located 24.7' from the front property line. The required front yard setback is 35'. Relief of 10.3' is requested. The applicant previously received approval for the dimensional variance, but has since revised the plan reconfiguring the proposed garage. Lot size is .93 Acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is John E & Michelle Savastano for premises located at 191 Lake Avenue, South Kingstown, Assessor's Map 87-4, Lot 39 and is zoned R 20.

[Application, 191 Lake Avenue](#)

- IV. **Geoff Elia, 20 Mason Lane, Somers CT 06071** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 23.96' x 43.25' addition and 12' x 28.5' deck on the west side of the existing single-family dwelling. The addition and deck will be located 10.4' from the west side property line. The required side yard setback is 12'. Relief of 1.6' is requested. The deck will be located 20.9' from the front property line. The required front yard setback is 25'. Relief of 4.1' is requested. The Zoning Official previously determined that the requested relief was less than 25% of the requirement and was therefore eligible for modification, but an objection was received within the 30-day notice period, therefore, the request must be made to the Zoning Board of Review. Lot size is 8,625 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is Geoff F. Elia & Christine Geary for premises located at 49 South Weeden Road, South Kingstown, Assessor's Map 92-2, Lot 7 and zoned R20.

[Application, 49 South Weeden Road](#)

- V. **Richard Cranston, 240 Camp Fuller Road, South Kingstown, RI 02879** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 24' x 24' addition to the existing detached garage. The addition will be in line with the current garage, which is located 16' from the rear property line. The required rear yard setback is 20'. Relief of 4' is requested. The structure will meet the 20' height requirement. Lot size is 11 Acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is Richard R Jr & Catherine M Cranston for premises located at 240 Camp Fuller Road, South Kingstown, Assessor's Map 75-2, Lot 4 and zoned R 80.

[Application, 240 Camp Fuller Road](#)

- VI. **David Mercier Revocable Indenture of Trust, 32 Horizon Lane, Glastonbury, CT 06033** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing dwelling and construct a new single-family dwelling. The new dwelling will be located 26' from the east side property line. The required side yard setback is 36'. Relief of 10' is requested. Lot size is .84 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 david P Mercier Revocable Indenture of Trust for premises located at 98 Maple Drive, South Kingstown, Assessor's Map 90-1, Lot 10 and is zoned R 80.

[Application, 98 Maple Drive](#)

- VII. **Marshall Votta, 77 Kimberley Drive, South Kingstown, RI 02879** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an addition to the attached north side deck. The deck will be located 10'4" from the side property line. The required side yard setback is 15'. Relief of 4'8" is requested. Lot size is .62 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 Marshall S & Jamie H Votta for premises located at 77 Kimberley Drive, South Kingstown, Assessor's Map 58-1, Lot 18 and is zoned R 80.

[Application, 77 Kimberley Drive](#)

**NOTE: FOR ALL OTHER SUPPLEMENTAL DOCUMENTATION INCLUDING ANY CORRESPONDENCE CLICK THE LINK BELOW:**

[South Kingstown Current Zoning Applications](#)

**D. OTHER ITEMS:**

- Approval of April 21<sup>st</sup> 2021 Zoning Board of Review Minutes
- Attendance for June 16, 2021 meeting

**E. ADJOURNMENT**

**NOTES:**

**LOSS OF INTERNET CONNECTIVITY**

- In the event that the host (Town of South Kingstown) or any Zoning Board Members lose power or internet connection during the meeting and the meeting is unable to continue all unheard petitions will be automatically continued to the next regularly scheduled Zoning Board of Review meeting.

- In the event that an applicant loses power or internet connection during the meeting, the applicant's petition will automatically be continued to the next regularly scheduled Zoning Board of Review meeting.

### **TECHNICAL DIFFICULTIES**

Should anyone experience technical difficulties in participating in this meeting, please immediately contact Jess Spence, Zoning Administrative Assistant, either by phone (401-408-0113) or email [jspence@southkingstownri.com](mailto:jspence@southkingstownri.com) during the meeting. We will do our best to help resolve any technical issues that may occur.

### **INSTRUCTIONS TO ACCESS THE MEETING:**

#### **MEMBERS OF THE PUBLIC:**

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone.

#### **Testing Computer & Audio Equipment**

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment: <https://support.zoom.us/hc/en-us/articles/115002262083>

#### **Accessing the Zoom Meeting via Computer, Tablet or Smartphone:**

- **Click on this link to join the meeting:** <https://southkingstownri.zoom.us/j/91053270391>
- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to view site plans, see members, and listen to discussion in the Zoom meeting
- If you would like to speak during the meeting, use the 'raise your hand' feature of the Zoom platform to inform the host. Speakers will be recognized individually by the Zoning Board chair. Once recognized you can share your comments via audio.

#### **Accessing the Meeting by Telephone Only:**

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- **Dial this phone number to join the meeting:** Or Telephone:  
(For higher quality, dial a number based on your current location):
  - ❖ +1 929 205 6099;
  - ❖ or +1 312 626 6799;
  - ❖ or +1 669 900 6833;
  - ❖ or +1 253 215 8782;
  - ❖ or +1 301 715 8592;
  - ❖ or +1 346 248 7799
- If prompted to enter a Webinar ID, use your phone to dial the following ID: **910 5327 0391**
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial \*9 to 'raise your hand,' and inform the host. You will be recognized to speak. Once recognized to speak you dial \*6 to mute or unmute your telephone.

#### **Basic Troubleshooting when Speaking:**

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your 'mute' control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial \*6.

- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting id after calling the phone number, and a participant ID.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the 'Q&A' function on the Zoom screen to inform the host that you cannot be heard.

Accessing Documents & Site Plans:

To access documents, and view site plans discussed during a meeting, please use the direct links on the meeting agenda or click the following link to view all current applications:

<http://www.southkingstownri.com/1000/Current-Zoning-Applications>

**PANELISTS:**

Applicants, Board members and invited guests should use the Zoom invitation link sent to your provided email address to access the meeting. If you do not have access to your email invitation provided to you in advance of the meeting you may join the meeting using the instructions above for public access and you will be promoted to a panelist.