



## 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 November 17, 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. **Petition of Snug Harbor Marina, c/o Albert Conti**, 410 Gooseberry Road, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a storage room above an existing accessory building. The proposed building height will be 22' 15/16". The maximum accessory building height associated with a marina use is 15'. Relief of 7' 15/16" is requested. Lot size is 1.31 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 Albert L. & Patricia Conti for premises located at 410 Gooseberry Road, South Kingstown, Assessor's Map 88-1, Lot 10 and is zoned CW (Commercial Waterfront).

[Application, 410 Gooseberry Road](#)

- II. **Petition of Robert Fitzpatrick c/o Daniel P. Carter**, 222 Jefferson Blvd., Warwick RI for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 10' x 34' deck attached to the single-family dwelling. The deck will be located 9.34' from the front property line. The required front yard setback is 25'. Relief of 15.66' is requested. The Lot size is .21 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 Robert F. Fitzpatrick for premises located at 39 West Street, South Kingstown, Assessor's Map 87-2, Lot 65 and is zoned R20.

[Application, 39 West Street](#)

- III. **Petition of Thomas Rock**, 5 Sunrise Lane, South Windsor, CT 06074 a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an 8' x 22', two-story addition to the west side of the single-family dwelling. The applicant also seeks to extend the attached deck and stairs 4' closer to the west side property line. The deck will be located 3' from the side property line and 8' from the front property line. The required side and front yard setbacks are 11' and 40', respectively. Side yard relief of 8' and front yard relief of 32' are requested. Lot size is .32 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 Thomas & Diana Rock for premises located at 162 Green Hill Ocean Drive, South Kingstown, Assessor's Map 96-1, Lot 7 and is zoned R80.

[Application, 162 Green Hill Ocean Drive](#)

- IV. **Petition of Allens Health Center Inc.**, 359 Broad Street, Providence, RI 02908 a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 30' x 30'2" basement addition to the Assisted Living Facility (Use Code 24.4). The below grade addition will house the tank and pump required for a new fire suppression system. Lot size is 4.69 Acres. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and 907 (Standards of Relief)**. Owner is Allens Health Center Inc, for premises located at 2115 South County Trail, South Kingstown, Assessor's Map 9, Lot 59 and is zoned R80.

[Application, 2115 South County Trail](#)

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

**[South Kingstown Current Zoning Applications](#)**

**D. OTHER ITEMS:**

- I. Approval of October 27, 2021 Zoning Board of Review Minutes
- II. Attendance for December 15, 2021 Zoning Board of Review

**E. ADJOURNMENT**