ZONING BOARD of REVIEW MEETING AGENDA

Wednesday, August 16, 2023 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 Salt Pond Builders, LLC, PO Box 1474, Charlestown, RI 02813 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to legally establish a recently constructed 2nd story addition to the existing dwelling. The vertical addition is located 18.1’ from the front property line. The required front yard setback is 40’, therefore relief of 21.9’ is requested. Lot size is .41 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 Ethan Reid for premises located at 50 Beach Drive, South Kingstown, Assessor’s Map 90-1, Lot 178 and is zoned R80.

II. Petition of Tammy Vellucci, 38 Charlotte Drive, East Greenwich, RI 02818 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to legally establish a recently constructed 11’ x 28’ deck attached to the existing dwelling. The deck is 9.9’ from the south side property line. The required side yard setback is 15’, therefore relief of 5.1’ is requested. 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). Owners of the property are Michael & Tammy Vellucci for premises located at 108 Balsam Road, South Kingstown, Assessor’s Map 83-2, Lot 73 and is zoned R30.

III. Petition of Deborah L. Hamilton, 1087 Oak Forest Circle, Port Orange, FL 32129 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to demolish a 176 sq. ft. deck attached to the existing cottage and replace it with a 240 sq. ft. addition to be utilized as livable area. 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 16E12 is Deborah Hamilton on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor’s Map 92-1, Lot 9-182 and is zoned R200.

IV. Petition of 19 Potter Road LLC, 91 Pantigo Road, East Hampton, NY 11937 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 15’9” x 15’7” front porch and a 29’3” x 17’ deck attached to the existing dwelling. Both the porch and deck will be located 11.18’ from the corner-side property line. The required corner-side yard setback is 40’, therefore relief of 28.82’ is requested. Lot size is .41 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 19 Potter Road LLC for premises located at 19 Potter Road, South Kingstown, Assessor’s Map 87-2, Lot 120 and is zoned R80.
V. **Petition of Christian Barr**, 1267 Kingstown Road, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 25’ x 30’ detached garage with accessory apartment on the 2nd story. The height of the building will be 24’9”. The maximum accessory building height is 15’, therefore 9’9” of relief is requested. Lot size is .42 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations), Section 402.D (Notes to Schedule of Dimensional Regulations), and Section 907 (Standards of Relief).** Owner of the property is Christian Barr for premises located at 1267 Kingstown Road, South Kingstown, Assessor’s Map 48-2, Lot 35 and zoned CD (Commercial Downtown).

VI. **Cottrell Homestead LLC**, 500 Waites Corner Road, West Kingston, RI 02892 for an **Appeal of a Zoning Decision of the Zoning Enforcement Officer (ZEO)** under the Zoning Ordinance as follows: The applicant is seeking to appeal a Notice of Violation issued by the Zoning Enforcement Officer (ZEO), dated July 5, 2023, for premises located at 500 Waites Corner Road, South Kingstown, Assessor’s Map 14, Lot 65. The Owner of the property is Cottrell Homestead LLC, for premises located at 500 Waites Corner Road, South Kingstown, Assessor’s Map 14, Lot 65 and is zoned OS.

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

South Kingstown Current Zoning Applications

D. **OTHER ITEMS:**

I. Approval of June 21, 2023 Zoning Board of Review Minutes
II. Attendance for September 20, 2023 Zoning Board of Review
III. Annual Election of Officers
IV. Legal Counsel to review amendments to RIGL regarding Zoning Regulations
V. Adjournment