Town of South Kingstown
180 High Street
Wakefield RI 02879
Tel. 401-789-9331 x1225
www.southkingstonri.com

ZONING BOARD of REVIEW MEETING AGENDA
Wednesday, October 18, 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 Kingston Turf Farms Realty LLC**, 3720 South County Trail, West Kingston RI 02892 for a **One-Year extension of a Special Use Permit** which was previously granted on December 21, 2022 and recorded in South Kingstown Land Evidence on January 9, 2023 Book 1849 and Pages 191-192 under Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and 907 (Standards of Relief). **A One-Year extension is allowed under Zoning Ordinance Section 910A (One-year time limit and one-year extension)**. Owner of the property is Kingston Turf Farms Realty LLC for premises located at 84A Barbers Pond Road, South Kingstown, Assessor’s Map 8, Lot 1 and is zoned R200.

II. **Petition of Debra Zarrella**, 20 Gerald’s Farm Drive, Exeter, RI 02822 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to remove the existing decks and construct a 200 sq. ft. deck attached to the cottage. The applicant also seeks to construct a 4’ x 8’ addition to be utilized for storage. 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 9WC1 is Gerald P. Zarella Et Als, on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor’s Map 92-1, Lot 9-326 and is zoned R200.

III. **Petition of Davitt Design**, 4 Frank Avenue, West Kingston, RI 02892 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing dwelling and construct a three-story single-family dwelling located 10.8’ from the front property line. The required front yard setback is 25’, therefore relief of 14.2’ is requested. The dwelling will also be located 8.7’ from the west side property line. The required side yard setback is 12’, therefore relief 3.3’ is requested. The proposed building lot coverage will be 26%. The maximum allowed is 25%, therefore relief of 1% is requested. The proposed Gross Floor Area (GFA) of the dwelling will be 2,385 sq.ft. The maximum allowed is 1,900 sq.ft, therefore relief of 485 sq. ft. is requested. The Lot size is .16 acre. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), Section 401 (Schedule of Dimensional Regulations), Section 601 (Special Flood Hazard Area Overlay District) and Section 907 (Standards of Relief)**. Owner of the property is Davitt Properties, Inc. for premises located at 175 Middlebridge Road, South Kingstown, Assessor’s Map 43-4, Lot 4 and is zoned R20.

IV. **Petition of 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.

**Appeal of ZEO Decision 500 Waites Corner Road**
D. OTHER ITEMS:

I. Approval of September 20, 2023 Zoning Board of Review Minutes
II. Attendance for November 15, 2023 Zoning Board of Review
III. Discussion
IV. Adjournment