ZONING BOARD of REVIEW MEETING
Wednesday, January 17, 2024 at 6:00 p.m.
South Kingstown Town Hall, Town Council Chambers
180 High Street, Wakefield, RI 02879

I. Call To Order
II. Work Session: Discussion regarding Zoning changes to RI General Law 6:00 to 7:00 pm
III. Public Forum Opens at 7:00 pm
IV. Chairman Introductions and Instructions
V. Agenda Items *Order can be subject to change*

THE FOLLOWING PETITIONS NO LONGER REQUIRE ZONING RELIEF DUE TO RECENT AMENDMENTS TO RHODE ISLAND ZONING ENABLING ACT (RIGL § 45-24-38.), THAT WENT INTO EFFECT JANUARY 1, 2024

Petition of Dawn Sauro, PO Box 522, Saunderstown, RI 02874 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 16.1’ x 8.3’ addition and deck attached to the existing single-family dwelling. The addition will be located 28.1’ from the rear property line and the deck will be 22.7’ from the front property line. The required rear and front yard setbacks are 30’ and 25’, respectively. Relief of 1.9’ and 2.3’ is requested. Lot size is .08 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 Anthony Peter Grello Jr. & Dawn Marie Sauro for premises located at 39 Edwards Avenue, South Kingstown, Assessor’s Map 35-4, Lot 11 and is zoned R20.

Petition of Vincent Breslin, 62 Tupelo Road, South Kingstown, RI 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct an 8’ x 18’ deck with stairs to grade attached to the existing single-family dwelling. The deck will be located 26.6’ from the front property line and 9.6’ from the side property line. The required front and side yard setbacks are 40’ and 10’, respectively. Relief of 13.4’ and .4’ is requested. Lot size is .17 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 Vincent T. & Martha E. Breslin for premises located at 62 Tupelo Road, South Kingstown, Assessor’s Map 83-3, Lot 22 and is zoned 80.

Petition of Michael Sassi, 10 Ninigret Avenue, South Kingstown, RI 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 12’ x 25’ deck attached to the existing single-family dwelling. The deck will increase the percentage of lot area covered by buildings to 26%. The maximum permitted lot coverage is 25%, therefore relief of 1% is requested. Lot size is .13 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 M & D Sassi Revocable Trust for premises located at 10 Ninigret Avenue, South Kingstown, Assessor’s Map 93-1, Lot 107 and zoned R20.
I. **Petition of Gregory Raso and Marianna Zotos**, 191B Wordens Pond Road, South Kingstown, RI 02879 are seeking a **One-Year Extension on a Dimensional Variance** under the **Zoning Ordinance Section 910(A) (One-year time limit and one-year extensions)**. The applicant was originally granted a Dimensional Variance on December 21, 2022 to construct a 1,070 square foot addition to the southeast side of the single-family dwelling. The proposed addition will be located 14.1” from the rear property line. The required rear yard setback is 40’. Relief of 25.9’ is requested. Lot size is .65 acres. **A Dimensional Variance was required per Zoning Ordinance Section 207** (Nonconforming lots of record-Building setback requirements) and **Section 907 (Standards of Relief)**. The Dimensional Variance had a one-year expiration date from the original recorded date of January 9, 2023 in South Kingstown Land Evidence Book 1849, Pages 189 and 190. Owners of the property are Gregory Raso and Marianna Zotos for premises located at 191B Wordens Pond Road, South Kingstown, 02879, Assessor’s Map 61, Lot 54 and is zoned R80.

Application 191B Wordens Pond Road

II. **Petition of Ted G. Tracy**, 25 Sonya Drive, Coventry, RI 02816 are seeking a **One-Year Extension on a Special Use Permit** under the **Zoning Ordinance Section 910(A) (One-year time limit and one-year extensions)**. The applicant was originally granted a Special Use Permit on November 16, 2022 to construct a 6’9” x 22’ addition to the existing seasonal cottage. Lot size is 50.2 acres. **A Special Use Permit was 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)**. The Special Use Permit had a one-year expiration date from the original recorded date of November 28, 2022 in South Kingstown Land Evidence Book 1846, Pages 209 and 210. Owners of cottage 13W4 are Ted & Julie Tracy on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor’s Map 92-1, Lot 9-359 and is zoned R200.

Application 240 Cards Pond Road 13W4

III. **Petition of Rose Delmonico c/o Michael O’Brien**, 358 South Road, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a detached accessory apartment with a building height of 22.1’. The maximum height allowed for accessory buildings is 20’. Relief of 2.1’ is requested. Lot size is 2.24 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 Theodore R. & Rose E. Delmonico for premises located at 366 South Road, South Kingstown, Assessor’s Map 55-2, Lot 27 and zoned R80.

Application 366 South Road

IV. **Continuation of the 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.

Application 500 Waites Corner Road

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

Current Zoning Notices and Applications

V. **OTHER ITEMS:**

I. Approval of November 15, 2023 Zoning Board of Review Minutes
II. Attendance for January 24, 2023 Zoning Board of Review
III. Discussion of Town Council Work Sessions regarding South Kingstown’s Boards and Commissions
IV. Adjournment