



## Town of South Kingstown

180 High Street  
Wakefield RI 02879  
Tel. 401-789-9331 x1244  
Fax 401-788-9792  
[www.southkingstownri.com](http://www.southkingstownri.com)

# ZONING BOARD OF REVIEW MEETING AGENDA

Wednesday, December 16, 2020 at 7:00 p.m.  
VIA ZOOM VIDEO CONFERENCE

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

Via Telephone: +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

Webinar ID: 910 5327 0391

- **Instructions to Access the Meeting are available on Page 1, including:**
  - ❖ Testing Computer & Audio Equipment
  - ❖ Accessing the meeting via Computer, Tablet or Smartphone
  - ❖ Accessing the meeting by telephone only (not recommended)
  - ❖ Basic troubleshooting when speaking
  - ❖ Accessing documents and site plans
- **Agenda Items are available on Page 3.**

## INSTRUCTIONS TO ACCESS THE MEETING:

### A. 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 only.

#### 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: 918 243 649
- 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 links on the meeting agenda.

**B. APPLICANTS, BOARD MEMBERS & INVITED GUESTS**

Applicants, Board members and invited guests should use the invitation provided via email to access the meeting. If you cannot find the email invitation provided to you in advance of the meeting you may join using the instructions above for public access.

**AGENDA ITEMS:**

**A. CALL TO ORDER**

**B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS**

**C. AGENDA ITEMS \* Order subject to change\***

- I. Continuation of the Petition of South County Survey Company, LLC, 382-B Main Street, South Kingstown, RI, 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to demolish the existing garage and construct a 24' x 26' detached garage with a family recreation room above it to be used by the principal dwelling. The lot is non-conforming by dimension. The lot is located on a corner lot, and has two interior side yards. The garage will be located 1.9' from the left side property line. The required side yard setback is 15'. Relief of 13.1' is requested. The garage will also be located 1.6' from the side yard in the rear of the garage, which is considered a side yard. Relief of 13.6' is requested. The structure will meet the height requirement of 20'. Lot size is 7,500 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming lots of record-Accessory building setback requirements) and Section 907 (Standards of Relief)**. Owner of the property is Michelle Quirk for premises located at 59 Browning Street, Assessor's Map 96-1, Lot 32 and zoned R 30. **\*PETITION WITHDRAWN AND NEW PETITION SUBMITTED\*****

- II. Petition of Michelle Quirk c/o South County Surveying, LLC, 382B Main Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to demolish the existing garage and construct a 24' x 24' detached garage with a family recreation room above it to be used by the principal dwelling. The lot is non-conforming by dimension. The lot is located on a corner lot, and has two interior side yards. The garage will be located 1.9' from the left side property line. The required side yard setback is 15'. Relief of 13.1' is requested. The garage will also be located 4' from the side yard in the rear of the garage, which is considered a side yard. Relief of 11' is requested. The proposed lot coverage will be 24.6%. The maximum lot coverage allowed is 20%. Relief of 4.6% is requested. The structure will meet the height requirement of 20'. Lot size is 7,500 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming lots of record-Accessory building setback requirements), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Michelle Quirk for premises located at 59 Browning Street, Assessor's Map 96-1, Lot 32 and zoned R 30.**

[59 Browning Street Application](#)

- III. Petition of Jacquelyn French c/o Leslie Mahoney, 6 Bubier Road, Marblehead, MA 01945 For a Dimensional Variance under the Zoning Ordinance as follows: The applicant is proposing to construct a 288 square feet covered deck and 150 square feet covered deck on the west side of dwelling. The roof will be extended over the existing 72 square feet deck located on the south side. The exterior stairs located on the east side of dwelling will be removed and replaced with a 48 square feet covered stair and landing. The west side covered decks will**

be located 7' from the front property line and 2.8' from the side property line. The east side covered stairs and landing will be located 8' from the front property line. Additionally, the second story roof will be modified to incorporate a dormer. The required front setback is 25'. Relief of 18' is requested. The required side setback is 10'. Relief of 7.2' is requested. The Lot size is 10,229 square feet. **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 Jacquelyn M. French for premises located at 14 Eldred Court, South Kingstown, RI, Assessor's Map 57-4, Lot 218 and is zoned R-10.

[14 Eldred Court Application](#)

- IV. **Petition of Christine Cohane c/o Edward Ferland**, 225 Greenslitt Avenue, Pawtucket, RI 02861 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a new single family dwelling to replace the existing single family dwelling. The lot is nonconforming by dimension, and has reduced setbacks. The new dwelling will be located 19.1' from the front property line and 8.3' from the corner side. The required front yard and corner side setback is 40'. Relief of 20.9' and 31.7', respectively is requested. The new dwelling will be located 7.8' from the side property line. The required side yard setback is 12'. Relief of 4.2' is requested. The proposed lot coverage will be 1,768 square feet. The maximum allowed lot coverage is 1,494 square feet. Relief of 274 square feet is requested. Lot size is .17 Acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements, Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is Christine Cohane for premises located at 321 Succotash Road, Assessor's Map 81-3, Lot 99 and zoned R 80.

[321 Succotash Road Application](#)

- V. **Petition of Evan and Amanda Poppe**, 150 Stony Fort Road, Saunderstown, RI 02874 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking rear yard setback relief to construct a new single family dwelling. The vacant lot is nonconforming by dimension, and has reduced setbacks. The new dwelling will be located 19.4' from the rear property line. The required rear yard setback is 40'. Relief of 20.6' is requested. Lot size is 1.77 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 Amanda L. and Evan W. Poppe for premises located at Assessor's Map 17, Lot 44 and zoned R 40.

[Stony Fort Road Application](#)

- VI. **Petition of James Howe c/o DiStefano Brothers**, 433 Main Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a 5' x 9' 3" addition to the existing mudroom located on the rear of the dwelling. The proposed addition will be located 22' from the corner side property line. The required corner side setback is 40'. Relief of 18' is requested. The proposed lot coverage is 1,819 square feet. The maximum lot coverage allowed is 1,579 square feet. Relief of 240 square feet is requested. Lot size is 7,895 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is James F. Howe for premises located at 7 Quagnut Drive, Assessor's Map 64-4, Lot 1 and zoned R 40.

[7 Quagnut Drive Application](#)

- VII. **Petition of Stan Bailey**, 31 Sandy Bottom Shores Drive, South Kingstown, RI 02879 For a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a two story addition onto the existing single family dwelling. The addition will include

a garage on the first floor and living space on the second floor. The proposed addition will be located 7' from the side property line. The required side setback is 10'. Relief of 3' is requested. Lot size is 10,024 square feet. **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 Tiffany and Stanley D. Bailey Jr., for premises located at 31 Sandy Bottom Shores Drive, Assessor's Map 48-1, Lot 45 and zoned R 10.

[31 Sandy Bottom Shores Drive Application](#)

**VIII. Petition of Joseph Pena**, 165 North Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an 8' x 21' covered deck closer to the front property line than allowed. The covered deck will be located on the first story and will be 9.2' from the front property line. The required front yard setback is 35'. Relief of 25.8' is requested. Lot size is 11,240 square feet. **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 Joseph Pena for premises located at 165 North Road, Assessor's Map 49-1, Lot 95 and is zoned R 20.

[165 North Road Application](#)

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

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

**D. OTHER ITEMS:**

- Discussion and legal guidance on difference between abstaining and recusing from decisions/votes
- Approval of November 18, 2020 Zoning Board of Review Minutes
- Attendance for January 20, 2021 meeting

**E. ADJOURNMENT**

**Individuals requesting disability accommodations must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of the meeting.**