



Town of South Kingstown

Zoning Board of Review Meeting

Meeting Agenda
Wednesday, October 15, 2025 at 7:00 PM
South Kingstown Town Hall, Town Council Chambers
180 High Street, Wakefield, RI 02879
www.southkingstownri.gov

Robert Cagnetta, Chair
Thomas Daniels, Vice Chair
William Rosen, Member
Arlene Hicks, Member
Geoff Elia, Member
William MacDonald, Alt. #1
Vacancy, Alt. #2
Vacancy, Alt. #3

A. Call to Order

B. Chairman Introductions and Instructions

C. Agenda Items *Order can be subject to change*

- I. Continuation of the petition of **Milton Rogers**, 70 Foster Sheldon Road, South Kingstown, RI, 02879, for an **Appeal to the Zoning Board** under the Zoning Ordinance as follows: The applicant is seeking to **appeal a decision issued by the Zoning Enforcement Officer (ZEO)**, dated June 25, 2025, related to premises at 28 Columbia Street. The owner of the property is Rogers Home, Inc., for premises located at 28 Columbia Street, South Kingstown, Assessor's Map 57-1, Lot 43 and is zoned CN (Commercial Neighborhood).
[28 Columbia Street - Application](#)
- II. Continuation of the petition of **Henry Cabrera**, 3812 Commodore Oliver Hazard Perry Highway, South Kingstown, 02879, for an **Appeal to the Zoning Board** under the Zoning Ordinance as follows: The applicant is seeking to **appeal a Notice of Violation issued by the Zoning Enforcement Officer (ZEO)**, dated May 22, 2025, related to premises at 3812 Commodore Oliver Hazard Perry Highway. The owner of the property is Henry Cabrera, for premises located at 3812 Commodore Oliver Hazard Perry Highway, South Kingstown, Assessor's Map 78-3, Lot 7 and is zoned R200.
[3812 Comm O H Hwy - Application](#)
- III. Petition of **David Ullman & Kathy Curley**, 185 Rodman Street, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an Accessory Dwelling Unit (ADU) measuring 19' in height. The maximum accessory building height is 15', therefore, 4' of relief is requested. The ADU will be located 14.6' from the corner-side property line. The required corner-side setback is 20', therefore, 3.4' of relief is requested. The ADU will be located on a lot consisting of 13,885 sq. ft. in land area. The minimum lot size to establish an ADU is 20,000 sq. ft., therefore, relief of 6,115 sq. ft. is requested. Lot size is .32 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 David Ullman & Kathy Curley, for premises located at 185 Rodman Street, South Kingstown, Assessor's Map 48-3, Lot 227 and zoned R10.
[185 Rodman Street - Application](#)
- IV. Petition of **Stephen Hearne**, 114 Meadow Avenue, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to convert the existing detached garage into an Accessory Dwelling Unit (ADU) and construct a second-story addition resulting in total height of 23'. The maximum accessory building height is 15', therefore, 8' of relief is requested. The vertical addition will be located 1.6' from the side property line. The required side yard setback is 6', therefore, relief of 4.4' is requested. Lot size is .22 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 Stephen & Lynne Hearne for premises located at 114 Meadow Avenue, South Kingstown, Assessor's Map 57-4, Lot 148 and is zoned R10.
[114 Meadow Avenue - Application](#)

- V. Petition of **Daniel Charland**, 124 Robinson Street, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a second-story addition to an Accessory Dwelling Unit (ADU), resulting in total height of 22'. The maximum accessory building height is 15', therefore, 7' of relief is requested. The applicant is also seeking to construct a 17' x 10' porch on the principal dwelling. The porch will be located 9.4' from the front property line. The required front yard setback is 25', therefore, relief of 15.6' is requested. Lot size is .46 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 Daniel Charland & Ana Legoff for premises located at 124 Robinson Street, South Kingstown, Assessor's Map 57-4, Lot 55 and is zoned R10.
[124 Robinson Street - Application](#)
- VI. Petition of **Sara Isabella**, 32 Willard Avenue, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a detached Accessory Dwelling Unit (ADU) on a lot consisting of 17,379 sq. ft. in land area. The minimum lot size to establish an ADU is 20,000 sq. ft., therefore, relief of 2,621 sq. ft. is requested. Lot size is .39 acres. **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 Sarah Isabella for premises located at 232 Willard Avenue, South Kingstown, Assessor's Map 56-2, Lot 23 and is zoned R10.
[232 Willard Avenue - Application](#)

D. Other Items

- I. Attendance for November 19, 2025 Zoning Board of Review meeting.
- II. Approval of the August 27, 2025, and September 17, 2025, Zoning Board of Review minutes
- III. Discussion
- IV. Adjournment