



Town of South Kingstown

Zoning Board of Review Meeting

Meeting Agenda

Wednesday, November 19, 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 Commodore Oliver Hazard Perry Highway - Application](#)
- III. 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](#)
- IV. 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](#)
- V. Petition of **Donna Doyle**, 135 Marine Road, South Kingstown, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 22' x 24' two-story garage attached

to the single-family dwelling. The garage will be located 18.1' from the front property line. The required front yard setback is 28.9', therefore, relief of 10.8' is requested. Lot size is .39 acre. **A Dimensional Variance is required per Zoning Ordinance Section 205 (Single Nonconforming Recorded Lots) and Section 907 (Standards of Relief)**. Owners of the property are Donna Lynne Doyle & Janet Buchanan for premises located at 135 Marine Road, South Kingstown, Assessor's Map 82-4 Lot 66 and is zoned R20.

[135 Marine Road - Application](#)

- VI. Petition of **Tyson Ford**, 95 Inkberry Trail, Narragansett, RI 02882, for a **Use Variance** under the Zoning Ordinance as follows: The applicant is seeking to establish a 10' x 20' storage shed on a vacant parcel. A storage shed is only permitted on a property which contains a principal use; therefore, relief is requested. Lot size is .13 acre. **A Use Variance is required per Zoning Ordinance Section 300 (Schedule of Use Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Tyson Ford for premises located at 0 Tomahawk Trail South, South Kingstown Assessor's Map 34-2, Lot 114 and is zoned R20.

[0 Tomahawk Trail South - Application](#)

D. Other Items

- I. Attendance for December 17, 2025, Zoning Board of Review Meeting
- II. Approval of the September 17, 2025, Zoning Board of Review Minutes
- III. Discussion
- IV. Adjournment