

ZONING BOARD OF REVIEW

October 29, 2008

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest D. George Jonathan L. Elion

Robert Toth Douglas W. Bates, Alt. #1

Stephanie A. Osborn Robert J. Cagnetta, Alt. #2

Igor Runge

Also,

Stephen A. Alfred, Town Manager

Nancy Letendre, Special Legal Counsel

Vincent Murray, Director of Planning

Dale Holberton, Town Clerk

Vincent J. Vespia, Chief of Police

The Honorable Town Council

Conservation Commission Members

The Zoning Board of Review will meet Wednesday, November 19, 2008, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

**Petition of Bert F. Hess, 59 Rosebriar Avenue, Wakefield, RI
Appealing the decision of the Building Official that a parking lot is not
a permitted use in an R-80 Zone made on September 26, 2008.
Premises located at Green Hill Beach Road, South Kingstown, RI,
Assessor's Plat 96-1, Lot 89, Article 3, Section 301, Use Code 64.1 and
Section 909.**

**Petition of Paul & Marilyn Brozyna, 61 Seckar Road, Ashford, CT for a
Special Use Permit to enclose an existing 6' x 16'-8" open deck into
living space in an R-200 Zone. Premises located at Row 11 East,
Cottage #5, Roy Carpenters Beach, South Kingstown, RI, Assessor's
Plat 92-1, Lot 09-116, Section 203 and 907.**

**Petition of Laurel Lane Recreational Enterprises, Inc., 55 Green Lane,
Canton, MA for a Special Use Permit & Variance to erect an off-site
directional sign and exceed the area (4 sq. ft. permitted – 7.5 sq. ft.
requested) in an OS Zone. Premises located at 255 Jingle Valley
Road (sign will be located between utility poles 34 and 35
Usquepaugh Road – directly across from Laurel Lane) South
Kingstown, RI, Assessor's Plat 8-4, Lot 1, Section 817A and 907.**

**Petition of Diane Rodriguez, 250 Blackstone Avenue, Warwick, RI for
a Variance to construct a two (2) story 10' x 22' addition, a full second
floor addition and a 12' x 14' open deck addition closer to a front line
(25' required – 9.2' and 10.5' requested) in an R-20 Zone. Premises
located at 201 Prospect Road, South Kingstown, RI, Plat 93-1, Lot 15,**

Section 207 and 907.

Petition of Robert N. Turgeon, 94 Prospect Street, Manville, RI for a Special Use Permit to replace an existing 8' x 26' trailer, 10' x 13' wood frame room and 11'-6" x 12' open deck with a new 11' x 34' travel trailer with a 11' x 20' storage loft and 9' x 28' open deck with a 3' x 4' ell in a CN Zone. Premises located at 836 Matunuck Beach Road, Site #11, South Kingstown, RI, Section 203 and 907.

Petition of Ken and Heidi Gregory, 441 Warwick Avenue, Warwick, RI for a Variance to construct a 7' x 30' addition closer to the front line than permitted (25' required – 18' requested) in an R-20 Zone. Premises located at 45 Washington Street, South Kingstown, RI, Assessor's Plat 86-3, Lot 113, Section 207 and 907.

Petition of Ritts Realty, LLC, 7 Homeland Avenue, Narragansett, RI for a Special Use Permit & Variance to seek a variance from the parking requirements (25 spaces required – 17 proposed) and sign variance, Kingstown Road (75 sq. ft. permitted – 137.4 sq. ft. requested) parking lot side (0.00 sq. ft. permitted – 122.4 sq. ft. requested) free standing signs (one 40 sq. ft. permitted – Kingstown Road at entrance 67.15 sq. ft. requested – Charles Street 132 sq. ft. requested) and a variance building setback from a front and corner side (40' required – 4.3' Kingstown Road requested – 6.8' Charles Street requested) and a side line (30' required – 24.4' requested) in a CH Zone. To seek a special use permit for a drive-thru window in a CH Zone. Premises

located at 580 Kingstown Road, Wakefield, Rhode Island, Assessor's Plat 57-3, Lot 81, Section 301 Use Code 58, Section 711 and Section 805 (c).

Individuals requesting interpreter services for the hearing impaired must call 792-9642 seventy-two (72) hours in advance of the meeting date.