

# **ZONING BOARD OF REVIEW**

**REVISED – November 3, 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 Jill Marquardt-Scola, 189 Watch Hill Road, Westerly, RI for a One-Year Extension of a special use permit & variance granted on October 18, 2006. Premises located at 1378 Succotash Road, South Kingstown RI, Assessor's Plat 88-4, Lot 3, Section 910 (A).**

**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.**