

## **ZONING BOARD OF REVIEW**

June 2, 2010

### **TO THE MEMBERS OF THE ZONING BOARD OF REVIEW**

Ernest D. George  
Robert Toth  
Stephanie A. Osborn

Igor Runge  
Douglas W. Bates  
Robert J. Cagnetta, Alt. #2

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, June 16, 2010, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

**Continuation of the Appeal of Mary Allbee, John & Linda Stedman (Closed Public Hearing)**, 55 Stoney Acres Way, Wakefield, RI **Appealing** the Zoning Enforcement Officer's Decision dated March 22, 2010. Premises located at 55 & 145 Stoney Acres Way, South Kingstown, RI, Assessor's Plat 25, Lot 30, in accordance with Section 909 of the South Kingstown Zoning Ordinance. (George, Toth, Osborn, Runge, Bates, Cagnetta)

**Petition of Kyle Hutchins**, 170 Matunuck School House Road, Wakefield, RI for a **Variance** to construct a 25' x 30' detached garage higher than permitted in an R-20 Zone (15' permitted – 20' requested). Premises owned by Patricia Hutchins located at 170 Matunuck School House Road, South Kingstown, RI, Assessor's Map 86-1, Lot 4, Section 401 and 907.

**Petition of Kim Dubs**, PO Box 254, Peace Dale, RI for a **Variance** to construct a detached garage higher than permitted in an R-20 Zone (15' permitted – 24'-9 ½" requested). Premises owned by The Last Word LLC located at 1010 Matunuck Beach Road, South Kingstown, RI, Assessor's Map 93-4, Lot 34, Section 401 Dimensional Regulations and 907.

**Petition of Robert Christina**, 27 Montcalm Road, Warwick, RI for a **Variance** to construct an addition closer to a side line than permitted in an R-200 Zone (40' required – 29' requested). Premises owned by Norman & Octavia Spector located at 4065 Commodore Perry Highway, South Kingstown, RI, Assessor's Map 78-1, Lot 5, Section 207 and 907.

**Petition of Scallop Shell Nursing & Rehabilitation Center**, 981C Kingstown Road, Wakefield, RI for a **Variance** to construct an addition closer to a side line than permitted in an R-20 Zone (15' required – 6.30' requested). Premises located at 981B Kingstown Road, South Kingstown, RI, Assessor's Map 49-1, Lot 168, Section 401 Dimensional Regulations & 907.

**Petition of Richard & Cheryl Seymour**, 125 Berrington Road, Leominster, MA for a **Special Use Permit** to replace an 18'4" x 27'5" cottage with a 4'6" ell, 4'6" x 6' pump house and 10' x 15'9" open deck in an R-200 Zone. Premises located at Row 6 East, Cottage #5, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-069, and Section 203 & 907.

**Petition of Margaret & Robert Leeson**, 4 Hazard Avenue, Narragansett, RI for a **Variance** to construct a dwelling with an attached garage with the garage doors facing Ministerial Road in an R-200 Zone. Premises located at 259 Ministerial Road, South Kingstown, RI, Assessor's Map 74, Lot 14, Section 505.6 C and 907.

**Petition of Theresa & Robert Dowdy**, 123 Kenyon Avenue, Wakefield, RI for a **Variance** to construct an open deck closer to a side line than permitted in an R-10 Zone (10' required – 6' requested). Premises located at 123 Kenyon Avenue, South Kingstown, RI, Assessor's Map 64-1, Lot 77, Section 401 and 907.

**Petition of Middlebridge School**, 30 Grandview Drive, Richmond, VT for a **Special Use Permit** to extend the special use permit granted by the Zoning Board of Review on September 2, 2008 for an additional 2-year period. Premises located at Camp Jori, 1065 Wordens Pond Road, South Kingstown, RI, Assessor's Map 59-2, Lots 58 and 62, Zoned R-80, Section 300, Use Code 20 and Section 907.

**Petition of Charles Hickox III**, 289A Yawgoo Pond Road, West Kingston, RI for a **Variance** to enlarge an accessory apartment by 300 square feet in an R-80 Zone (750 sq. ft. permitted – 900 sq. ft. requested). Premises located at 289A Yawgoo Pond Road, South Kingstown, RI, Assessor's Map 5, Lot 9, Section 503.E.2 and 907.

**Petition of William & Rita Newcomb**, 183E Gravelly Hill Road, Wakefield, RI for a **Variance** to construct an addition closer to a rear line in an R-80 Zone than permitted (40' required – 13' requested). Premises located at 183E Gravelly Hill Road, South Kingstown, RI, Assessor's Map 73-1, Lot 6, Section 207 and 907.

**Petition of George & Jeri Levesque**, 42 Lake Forest Lane, St. Charles, MO for a **Variance** to construct a 6'2" x 6'11" addition closer to a front line than permitted in an R-20 Zone (25' required – 22'10" requested). Premises located at 39 River Avenue, South Kingstown, RI, Assessor's Map 35-4, Lot 72, Section 401 and 907.

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