

ZONING BOARD OF REVIEW

May 2, 2012

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest George
Robert Toth
Stephanie Osborn
Igor Runge

Douglas Bates
Robert Cagnetta, Alt.
John Bernardo, Alt.

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, May 16, 2012, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

Appeal of DDS Properties, LLC, PO Box 5179, Wakefield, RI for an **Appeal** of the Zoning Enforcement Officer's decision of March 16, 2012. Premises located at 446 Main Street, South Kingstown, RI, Assessor's Map 56-3, Lot 39. In accordance with Section 909 and 907 of the South Kingstown Zoning Ordinance.

Continuation of the Petition of The Town of South Kingstown, 180 High Street, Wakefield, RI for a **Variance** to install more signs than permitted in a CN Zone, 1 sign is permitted – 7 signs are requested. Premises located at 1058 Kingstown Road, South Kingstown, RI, and is known as Peace Dale Office Building, Assessor's Map 49-4, Lot 138, Section 805 B and 907. (George, Toth, Osborn, Runge, Cagnetta, Bernardo)

Petition of James & Margaret McGregor, 191 Riverside Drive, Wakefield, RI for a **Variance** to demolish an existing nonconforming attached garage and construct a 21' x 25' attached garage closer to a front line than permitted (35' required – 13' requested) and closer to a side line than permitted (11' required – 7'-5" requested) in an R-20 Zone. Premises located at 191 Riverside Drive, South Kingstown, RI, Assessor's Map 35-1, Lot 33, Section 207 and 907.

Petition of Richard Davids & Julie Yingling, 10 Queens River Drive, West Kingston, RI for a **Variance** to install a generator closer to a front line than permitted (40' required – 33' requested) in an R-80 Zone. Premises located at 10 Queens River Drive, South Kingstown, RI, Assessor's Map 4-3, Lot 10, Section 207 and 907.

Petition of Anne Monaghan, 910 Liberty Lane, West Kingston, RI for a **Special Use Permit** to operate a day care center for up to 12 people, Use Code 26.1, in an R-80 Zone. Premises located at 910 Liberty Lane, South Kingstown, RI, Assessor's Map 29, Lot 1, Section 301, Use Code 26.1 and Section 907.

Petition of Wilfred H. Nelson, 45 Pine Tree Lane, Wakefield, RI for a **Special Use Permit** to locate an Onsite Wastewater Treatment System closer to a wetland than permitted (150' required – 112.6' requested) in an R-20 Zone. Premises located at Little Rest Road, South Kingstown, RI, Assessor's Map 23-3, Lot 5, Section 504 and 907.

Petition of Steven & Susan Eckel, 465C Middlebridge Road, Wakefield, RI for a **Variance** to construct an accessory apartment closer to a side property line than permitted (15' required – 11'2" requested) and higher than permitted (15' permitted – 21' requested) in an R-20 Zone. Premises located at 465C Middlebridge Road, South Kingstown, RI, Assessor's Map 43-1, Lot 8, Sections 401 and 907.

Petition of Joseph & Shelly Stagon, 231 Pinehill Road, Sterling, CT for a **Special Use Permit** to rebuild a 3' x 4' ell and remove a 3' x 8'- 6" pump shed and construct a 3' x 8'- 6" addition to a cottage and construct a 3' x 7' and 3'- 5" x 9' ell shaped open deck in an R-20 Zone. Premises located at Row 7 East, Cottage #3, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-075, Section 203 and 907.

Petition of Peter Calo, 46 Misty Court, Wakefield, RI for a **Variance** to construct a 16' x 28' open deck closer to a rear line than permitted (30' required – 14' requested) in an R-30 Cluster Zone. Premises located at 46 Misty Court, Wakefield, RI, Assessor's Map 32, Lot 26, Section 401 and 907.

Petition of Rhode Island Property Management, LLC, 331B Killingly Street, Providence, RI for a **Variance** to demolish an existing single family dwelling and construct a 26' x 30' dwelling with an 8' x 26' deck closer to a rear line than permitted (30' required – 7' requested) and to exceed permitted lot coverage by 166 sq. ft. (822.5 sq. ft. permitted – 988 sq. ft. requested) in an R-20 Zone. Premises owned by Robert & Barbara Rezendes Living Trust 2010 and located at 51 Lafayette Avenue, South Kingstown, Rhode Island, Assessor's Map 43-4, Lot 70, Section 401, 207 and 907.

Petition of Dave's Coffee LLC, 5193 Old Post Road, Charlestown, RI for a **Variance** from the parking requirements in a CD Zone, 17 spaces required on the lot and 2 are requested. Premises located at 396 Main Street, South Kingstown, RI, Assessor's Map 56-3, Lot 43, Section 711 and 907.

Petition of DDS Properties, LLC, PO Box 5179, Wakefield, RI for a **Special Use Permit** to operate an indoor sports facility (gymnasium) in a CD Zone, Use Code 34. Premises located at 446 Main Street, South Kingstown, RI, Assessor's Map 56-3, Lot 39, Section 301, Use Code 34 and Section 907.

Petition of McDonald's Corporation, One McDonald's Plaza #091, Oak Brook, IL for a **Special Use Permit & Variance** to demolish an existing drive through restaurant with 1 drive through lane and construct a new 45' x 85' restaurant with 2 drive through lanes and to install 6 wall mounted signs, 75 sq. ft. of area permitted – 137 sq. ft. requested, and 7 free standing accessory signs totaling 133.2 sq. ft. of area in a CH Zone. Premises located at 140 Old Tower Hill Road, South Kingstown, RI, Assessor's Map 57-2, Lot 66, Section 805C and 907.

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