

## **ZONING BOARD OF REVIEW**

February 6, 2013

### **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  
Dennis Vinhaterio, Principal Planner

The Zoning Board of Review will meet Wednesday, February 20, 2013, 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 Shore Line Realty Company, Inc.**, 135 Norwich Avenue, Norwich, CT **Appealing** the Decision of the Building Official in a letter dated August 1, 2012. Premises located on Succotash Road, South Kingstown, RI, Assessor's Map 87-3, Lots 5 & 6, Section 909.

**Continuation of the Appeal of Shore Line Realty Company, Inc.**, 135 Norwich Avenue, Norwich, CT **Appealing** the Decision of the Building Official in a letter dated October 3, 4 & 5, 2012. Premises located on Succotash Road, South Kingstown, RI, Assessor's Map 87-3, Lot 5, Section 909.

**Petition of David Barnes Development, Inc.**, PO Box 5179, Wakefield, RI for a **Special Use Permit** to construct a 12' x 14' addition to a restaurant serving alcohol, Use Code 56.1, and expand service area to outside locations on Lots 20 and 39 for special events. Premises located at 446 & 456 Main Street, South Kingstown, RI, Assessor's Map 56-3, Lots 20 and 39, owned by Double D Realty, LLC and DDS Properties, LLC, Section 907.

**Petition of Tina Arnold**, 168 Old Post Road, Wakefield, RI for a **Variance** to construct a 16' x 20' garage with a 12' x 14' mudroom addition closer to a side line than permitted in an R-20 Zone (15' required – 9' requested). Premises located at 168 Old Post Road, South Kingstown, RI, Assessor's Map 63-1, Lot 37, Section 401 and 907.

**Petition of John McCabe**, 10 Largo Road, Warwick, RI for a **Variance** to construct a dormer and open deck to a nonconforming structure (2 dwellings on one lot) and closer to a front line than permitted (35' required – 18.9' requested) and closer to a corner side line (25' required – 7' requested) in an R-20 Zone. Premises located at 990 Matunuck Beach Road, South Kingstown, RI, Assessor's Map 93-4, Lot 36, Section 401, 202 and 907.

**Petition of Alice McIntyre**, 2 Woodsia Trail, Wakefield, RI for a **Variance** to construct a 6' x 6' deck with 4' wide stairs to grade and an adjacent wheelchair lift closer to a front line than permitted in an R-80 Zone (25' required – 10' requested). Premises located at 2 Woodsia Trail, South Kingstown, RI, Assessor's Map 59-2, Lot 45, Section 207 and 907.

**Petition of Regina Lapolla and Trancred Schiavoni**, 153 West 85<sup>th</sup> Street, Apt B, New York, NY for a **Variance** to construct an 8' x 32.5' addition to a dwelling closer to a front line than permitted (25' required – 22.6' requested) also, closer to a side line than permitted (14' required – 13.9' requested). Premises located at 102 Sea Lea Avenue, South Kingstown, RI, Assessor's Map 95-1, Lot 50, Section 207 and 907.

**Petition of Peter Stevens**, 1000 Green Hill Beach Road, Wakefield, RI for a **Variance** to construct an 8' x 18'- 6" addition to an existing deck that will exceed the permitted lot coverage in an R-30 Zone by 181 sq. ft. Permitted coverage is 1500 sq. ft. Existing coverage is 33 sq. ft. over the permitted coverage. Premises located at 1000 Green Hill Beach Road, South Kingstown, RI, Assessor's Map 96-1, Lot 78, Section 401 and 907.

**Petition of Neil & Jacqueline Somberg**, 190 Bobby Lane, Manchester, CT for a **Special Use Permit** to construct an OWTS (Onsite Wastewater Treatment System) closer to a wetland than permitted in an R-80/HFD Zone (150' required – 37' requested). Premises located at 147 Green Hill Ocean Avenue, South Kingstown, RI, Assessor's Map 96-1, Lot 119, Section 504 and 907.

**Petition of Susan Scichilone**, PO Box 5092, Greene, RI for a **Special Use Permit** to demolish an existing 17' x 24'-6" cottage with a 3' x 5'-9" ell and construct a new cottage 17' x 24'-6" with a 3' x 7' ½" ell in an R-200 Zone. Premises located at Row 18 East, Cottage #2, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-204, Section 203 and 907.

**Petition of Nicholas C. Atocha and Jennifer Levin Atocha**, 8 W 13<sup>th</sup> Street, Apt. 2RW, New York, NY for a **Special Use Permit & Variance** to reframe portion of roof to expand 2<sup>nd</sup> floor area of a nonconforming structure (2 dwellings on 1 lot) and closer to a side line than permitted (15' required – 11.8' requested) in an R-20 Zone. Premises located at 48 Summer Street, South Kingstown, RI, Assessor's Map 88-1, Lot 71, Section 202, 401, 907.

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