

ZONING BOARD OF REVIEW

July 1, 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, July 17, 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.

Continuation of the Petition of Conrad C. Heffernan & John C. Drew, 130 Rosebriar Avenue, Wakefield, RI for a **Special Use Permit** to locate an Onsite Wastewater Treatment System closer to a wetland than permitted in an R-80 Zone (150' required – 75.4' requested). Premises located on Green Hill Beach Road, Assessor's Map 90-4, Lot 174, Section 504.1 and 907. (George, Osborn, Runge, Bates, Bernardo)

Continuation of the Petition of Donald Ruggieri, 17 Silva Street, Wakefield, RI for a **Variance** to construct an 8' x 16' storage shed closer to a side line than permitted in an R-40 Zone (15' required – 6' requested). Premises located at 17 Silva Street, South Kingstown, RI, Assessor's Map 81-2, Lot 12, Section 208 & 907.

Petition of Champion Windows, 15 Center of New England Blvd, Coventry, RI for a **Special Use Permit** to construct a 10' x 15' sunroom addition to an accessory apartment that will exceed the permitted area in an R-10 Zone (750' permitted – 774' requested). Premises located at 126 Whitford Street, South Kingstown, RI, Assessor's Map 56-2, Lot 161, and owned by Irene Gould, Section 503-E2 and 907.

Petition of Peter Weitzman, 135 Vernon Street, North Hampton, MA for a **Variance** to demolish an existing nonconforming dwelling and construct a 30' x 35' dwelling with an 8' x 10' open deck closer to a side line (10' required – 5' requested) and rear line (30' required – 7' requested) in an R-20 Zone. Premises located at 9 Maple Street, South Kingstown, RI, Assessor's Map 43-4, Lot 19, Section 207 and 907.

Petition of Domenic & Mona Gugliotti, 1 Lantern Court, Wolcott, CT for a **Special Use Permit** to demolish a 4' x 10' portion of cottage and pump house and construct a 7' x 23' addition and 8' x 21' open deck in an R-200 Zone. Premises located at Row 4 East, Cottage #8, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-053, Section 202 & 907.

Petition of Donna Viti, 45 Whispering Pines Drive, Cranston, RI for a **Special Use Permit** to demolish a 7'- 4" x 12'- 8 - 1/2" portion of cottage and 9'- 4" x 10'- 9" open deck with an 8' x 8'- 9" ell and construct a 10'- 8" x 11' addition with a 11' x 16' – 4" open deck in an R-200 Zone. Premises located at Row 5 West, Cottage #17, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-286, Section 202 and 907.

Petition of Edmund Korkuc, 61 Holland Avenue, Riverside, RI for a **Special Use Permit** to replace an existing 8' x 33'- 8" trailer with a 3'- 3" x 7' – 2" and 3'- 3" x 12'- 8" bump outs with an 8' x 34'- 5" trailer with 3'- 3" x 6'- 11" and 3'- 3" x 12'- 8" bump outs in a CN/R-20 Zone. Premises located at 226 Exit Street, Carpenters Beach Meadows, 854 Matunuck Beach Road, South Kingstown, RI, Assessor's Map 92-2, Lot 55-226, Section 202 and 907.

Petition of Bank Rhode Island, One Turks Head Place, Providence, RI for a **Special Use Permit & Variance** for an accessory drive up window, Use Code 58 for a financial institution. Also, for a variance to allow 2 parking spaces between a building and a front line in a CD Zone. Premises located at 290 Main Street, South Kingstown, RI, Assessor's Map 57-4, Lot 171 and owned by Wakefield Station, LLC, Section 301, 402-6 and 907.

Petition of Robert Fetzer & Rosanne Zimmerman, 45 Kymbolde Way, Wakefield, RI for a **Variance** to construct an addition closer to a side line than permitted in an R-80 Zone (40' required – 31.7' requested). Premises located at 45 Kymbolde Way, South Kingstown, RI, Assessor's Map 42-2, Lot 10, Section 401 and 907.

Petition of Kenneth Lopardo, 54 Bedford Drive, Wakefield, RI for a **Variance** to construct a 12' x 30' covered porch with a 8' x 12' mudroom addition closer to a front line than permitted in an R-30 Zone (40' required – 23' requested). Premises located at 54 Bedford Drive, South Kingstown, RI, Assessor's Map 84-4, Lot 62, Section 207 & 907.

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