

## **ZONING BOARD OF REVIEW**

August 7, 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, August 21, 2013, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

**Petition of Robert & Helen Ormond**, 95 Hundred Acre Pond Road, West Kingston, RI for a **Variance** to construct an attached garage closer to a side line than permitted in an R-80 Zone (15' required – 8' requested). Premises located at 95 Hundred Acre Pond Road, South Kingstown, RI, Assessor's Map 14, Lot 28, Section 207 and 907.

**Petition of Tom Lockwood**, 180 Peninsula Road, Wakefield, RI for a **Variance** to demolish an existing nonconforming dwelling and construct a 28' x 46' dwelling with a 15' x 32' open deck with a 4' x 38' ell closer to a front line than permitted in an R-20 Zone (35' required – 28.7' requested). Premises located at 180 Peninsula Road, South Kingstown, RI, Assessor's Map 93-1, Lot 135, Section 207 and 907.

**Petition of Nicole Gammino**, 396 Crestwood Road, Fairfield, CT for a **Special Use Permit** to demolish 2 of the 4 existing non-conforming dwellings on 1 lot and construct a 28'- 5" x 54' two story dwelling with a 8' x 14' ell, 10' x 20'- 5" ell, 14' x 34' open deck, 6' x 16' deck and 6' x 18' covered porch in an R-20 Zone. Premises located at 307 Middlebridge Road, South Kingstown, RI, Assessor's Map 43-4, Lot 32, Section 202 and 907.

**Petition of Martin & Lori Edwards**, 63 Saddle Ridge Road, Glastonbury, CT for a **Variance** to construct a 14' x 32' 2<sup>nd</sup> floor addition closer to a front line than permitted in an R-30 Zone (40' required – 38.1' requested). Premises located at 58 Green Hill Avenue, South Kingstown, RI, Assessor's Map 96-2, Lot 31, Section 203 and 907.

**Petition of Robert Fusaro**, 13 Austin Street, Wakefield, RI for a **Special Use Permit** to construct a 17.5' x 20' addition to a nonconforming structure (2 houses on one lot) in an R-10 Zone. Premises located at 13 Austin Street, South Kingstown, RI, Assessor's Map 48-3, Lot 201, Section 202 and 907.

**Petition of James Szymanski**, 32 Concord Street, Greenville, RI for a **Special Use Permit** to construct a 24' x 30' cottage with an 8' x 24' open deck in an R-200 Zone. Cottage replaces a cottage from Row 1 that was damaged by storm and demolished. Cottage will be relocated at Row 19 Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-007, Section 202 and 907.

**Petition of Karen Angelucci**, 1124 Flannigan Creek Road, Viola, Idaho for a **Special Use Permit** to construct a 4' x 26'- 5" addition to the east side of the cottage, 2' x 9' and 4' x 8' additions to the north side, 2' x 8' addition and 7'- 6" x 8' deck additions to the south side in an R-200 Zone. Premises located at Row 2 East, Cottage #10, Roy Carpenters Beach to be relocated to Row 20, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-021, Section 202 and 907.

**Petition of Nicholas Rocco**, 971 Penelope Ave. N.E., Palm Bay, FL for a **Variance** to remove an existing 10' x 50' mobile home with a 14' x 14' addition and construct a 15.75' x 61' dwelling closer to a front and corner side than permitted in a R-40 Zone (25' required – 23.9' from front and 13.5' from the corner side requested). Premises located at 9 Glen Rock Road, South Kingstown, RI, Assessor's Map 7-4, Lot 14, Section 207 and 907.

**Petition of Stephen & Patty Gentile**, 99 Riverside Drive, Wakefield, RI for a **Variance** to construct a 3' x 7' and 18' x 18' two story addition closer to a side line than permitted, 10' required – 6'- 6" requested. Also, to increase the lot coverage by 180 sq. ft., 1,197 sq. ft. permitted, 1,377 sq. ft. requested in an R-20 Zone. Premises located at 18 River Avenue, South Kingstown, RI, Assessor's Map 35-4, Lot 78, Section 207, 401 and 907.

**Petition of 981 Kingstown Road, LLC**, c/o Scallop Shell Nursing Home, 981 Kingstown Road, Wakefield, RI for a **Special Use Permit** to construct a 33' x 60' and 14' x 19' additions to an existing nursing home, Use Code 24.4, in an R-20 Zone. Premises located at 981 Kingstown Road, South Kingstown, RI, Assessor's Map 49-1, Lot 10, Section 301 and 907.

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