

## **ZONING BOARD OF REVIEW**

October 2, 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  
Economic Development Committee Chair

The Zoning Board of Review will meet Wednesday, October 16, 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 Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to install a 12' x 34' trailer with an 8' x 38' open deck on an empty site in a CW Zone. Premises located at 691D Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-60, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to install a 12' x 35' trailer with an 8' x 26' open deck on an empty site in a CW Zone. Premises located at 667H Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-25, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 10' x 55' trailer with two (2) 6 ½' x 9' bump outs and a 8' x 20' deck with a 12' x 45' trailer with a 8' x 24' open deck with a 2' x 8' ell in a CW Zone. Premises located at 691M Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-77, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 10' x 50' trailer with a 8' x 16' open deck with a 10' x 36' trailer with a 10' x 34' open deck in a CW Zone. Premises located at 691K Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-66, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 12' X 36' trailer with a 10' X 28' open deck with a 12' x 40' trailer with a 10' x 10' open deck, 10' x 18' covered porch and 6' x 11' open deck in a CW Zone. Premises located at 691X Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-10, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 37' motor home with a 14' x 64' trailer with a 12' x 20' wood deck in a CW Zone. Premises located at 689I Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-23, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 12' x 65' trailer with an 8' x 13' porch with a 13' x 48' trailer with a 9' x 24' open deck in a CW Zone. Premises located at 689C Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-51, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 10' x 39' trailer with a 8' x 20' open deck with a 14' x 48' trailer with a 10' x 26' and 4' x 8' open decks in a CW Zone. Premises located at 691H Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-68, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 12' x 55' trailer with a 12' x 24' open deck with a 14' x 60' trailer with a 6' x 14' covered porch in a CW Zone. Premises located at 689H Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-19, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 10' x 32' trailer with a 10' x 12' ell with a 12' x 52' trailer with an 11' x 12' open deck in a CW Zone. Premises located at 689K Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-93, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace a 12' x 50' trailer with a 10' x 14' open deck with a 14' x 48' trailer with a 10' x 40' open deck in a CW Zone. Premises located at 689J Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-21, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the Petition of Miriam Walka**, 135 Norwich Avenue, Norwich, CT for a **Special Use Permit** to replace an 8' x 34' trailer with a 12' x 33' trailer with a 9 ½' x 27' open deck in a CW Zone. Premises located at 691C Succotash Road, Wakamo Park, South Kingstown, RI, Assessor's Map 87-3, Lot 5-71, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta)

**Continuation of the 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) and to exceed the lot coverage by 435 sq. ft. (26.63%) (1,633 sq. ft. permitted – 2,068 sq. ft. requested). Premises located at 180 Peninsula Road, South Kingstown, RI, Assessor's Map 93-1, Lot 135, Section 207 and 907. (George, Toth, Osborn, Bates, Cagnetta, Bernardo)

**Continuation of the Petition of Tom Pyne**, 178 Eastwick Road, North Kingstown, RI for a **Special Use Permit** to construct a 24' x 38' cottage with an 8' x 12' covered deck and stairs replacing a demolished cottage formerly located at Row 1 East, Cottage #5 in an R-200 Zone. Premises located at Row 19, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-005, Section 202 and 907.

**Petition of Alan D. Kline**, PO Box 8122, Lynn, MA for a **Variance** to demolish an existing nonconforming dwelling and construct a 28' x 40' dwelling with a 3' x 16' ell closer to a front line than permitted in an R-20 Zone (35' required – 24.3' requested). Premises located at 729 Middlebridge Road, South Kingstown, RI, Section 207 and 907.

**Petition of Frank A. Sinapi**, 111 Wayland Avenue, Cranston, RI for a **Special Use Permit** to demolish a 22' x 20' cottage with a 6' x 22' open deck and 4' x 6' shed and construct a 24' x 27' cottage with an 8' x 23' open deck in an R-200 Zone. Premises located at Row 18 East, Cottage #12, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-214, Section 203 and 907.

**Petition of Joseph & Kathryn Scott**, 142 Cox Road, Portland, CT for a **Variance** to remove an 8' x 27' deck/storage area, 6' x 20' porch/kitchen area and 10' x 24' 2<sup>nd</sup> floor deck and construct an 8' x 23.6' addition to the south side of dwelling with a 10' x 11.6' covered porch to the south side of dwelling closer to a side line than permitted in an R-20 Zone (10' required – 8.79' requested). Also, to construct a 1'- 4" addition to the east side with an 8' x 16' covered porch and 2<sup>nd</sup> floor open deck with stairs to grade closer to the north side line than permitted (10' required – 6.5' requested). Premises located at 45 Peninsula Road, South Kingstown, RI, Assessor's Map 93-1, Lot 101, Section 207 and 907.

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