

ZONING BOARD OF REVIEW

February 3, 2010

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest D. George
Robert Toth
Stephanie A. Osborn

Igor Runge
Douglas W. Bates, Alt. #1
Robert J. Cagnetta, Alt. #2

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, February 17, 2010, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

Petition of Donald and Mary Rathbun, 57 Lafayette Street, West Warwick, RI for a **Special Use Permit & Variance** to install an OWTS closer to a wetland than permitted (150' required – 53' requested) and to construct a single family dwelling closer to a front line than permitted (40' required – 25' requested) and closer to a side line than permitted (40' required – 10' requested) in an R-80 Zone. Premises located at Indian Trail South, South Kingstown, RI, Assessor's Map 34-4, Lot 20, Sections 504, 401 and 907.

Petition of Barry & Deborah Wepman, 300 Kenyon Avenue, Wakefield, RI for a **Variance** to construct a detached garage higher than permitted in an R-10 Zone (15' maximum height permitted – 23' requested). Premises located at 300 Kenyon Avenue, South Kingstown, RI, Tax Assessor's Map 57-4, Lot 213, Section 401 Dimensional Regulations and Section 907.

Petition of Jonathan Coffin, 178 Parsonage Road, Greenwich, CT for a **Variance** to maintain the existing dwelling on the lot while a new dwelling is constructed in an R-40 Zone. Premises located at 94 Edgewood Farm Road, South Kingstown, RI, Assessor's Map 63-1, Lot 17, Section 501.1 and 907.

Petition of William Harris Trustee et als, Harriet B. Harris Agreement, PO Box 629, 30 Washinee Heights Road, Salisbury, CT for a **Special Use Permit** to install an onsite wastewater treatment system closer to a wetland than permitted in an R-200 Zone (150' required – 110' requested) and within a flood plain. Premises located at Pole #9-5 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-4, Lot 1, Section 504.1 and 907.

Petition of Joseph DiOrio, 21 Georgiana Drive, Cumberland, RI for a **Special Use Permit** to construct a 12' x 20' open deck to an existing cottage in an R-200 Zone. Premises located at Row 15 East, Cottage #6, Roy Carpenters Beach, South Kingstown, RI, Assessor's Map 92-1, Lot 09-164, Section 203 and 907.

Petition of Joyce M. Anderson, 719 W. Las Lomas Road, Tucson, AZ for a **Variance** to construct a 16'-10" x 47'-10" single family dwelling with a 6' x 15' open deck closer to a side line than permitted (10' required – 2' requested) and closer to a rear line (30' required – 28' requested) in an R-20 Zone. Premises located at 40 Mitchell Avenue, South Kingstown, RI, Assessor's Map 43-1, Lot 44, Section 207 and 709.

Petition of Peter Kuselias, 30 Hemingway Road, Wilbraham, MA for a **Variance** to construct a 15'-2" x 25'-6" open deck with a 6' x 9' shower enclosure closer to a side line than permitted (10' required – 3' requested) and to exceed the lot coverage by 119 sq. ft. (1200 sq. ft. permitted – 1319 sq. ft. requested) in an R-20 Zone. Premises located at 38 Holden Road, South Kingstown, RI, Assessor's Map 92-2, Lot 81, Sections 401 and 207 Dimensional Regulations and Section 907.

Petition of Tower Hill Law Center, 215 Broadway, Providence, RI for a **Variance** to install a free standing sign in the required 100 foot buffer zone in the Route 1 Special Management District. Premises located at 4879 Tower Hill Road, South Kingstown, RI, Assessor's Map 50-4, Lot 14, Section 605.17 and 907.

Petition of Hebert Design Build, 351 Liberty Lane, West Kingston, RI for a **Variance** to construct a second floor dormer closer to a side line than permitted in an R-20 Zone (10' required – 7' requested). Premises located at 389 Gooseberry Road, South Kingstown, RI, Assessor's Map 88-1, Lot 55, owned by Donald K. Witcher & Lynn M. Martin, Section 207 and 907.

Petition of Perry Raso, 629 Succotash Road, Wakefield, RI for a ***Special Use Permit & Variance*** to construct an addition to a commercial structure (restaurant) closer to a rear line than permitted in a CW Zone (30' required – 19' requested), to enlarge a use created by a special use permit, Use Code 56.1 and to expand the patio service area from 24 seats to 48 seats. Premises located at 629 Succotash Road, South Kingstown, RI, Assessor's Map 87-2, Lot 189, Sections 401 and 907.

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