

ZONING BOARD OF REVIEW

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

Continuation of the Petition of Donald and Mary Rathbun (Closed Public Hearing), 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. (George, Osborn, Runge, Bates, Cagnetta)

Continuation of the Petition of Tri-Level Construction Co., Inc., PO Box 297, Wakefield, RI for a **Variance** to construct a single family dwelling closer to a corner side line than permitted (25' required – 15' requested) and a **Special Use Permit** to install an onsite wastewater treatment system closer to a wetland than permitted (150' required – 64.5' requested) in a GPOD/R-20 Zone. Premises located at Biscuit City and Ledgewood Roads, South Kingstown, RI, Assessor's Map 31-2, Lot 123, Section 401 Dimensional Regulations, Section 504 and 907. (George, Toth, Osborn, Runge, Cagnetta)

Petition of Live Theatre, LLC, 7 Central Street, Easton, MA for a **Special Use Permit** to continue the expansion of a nonconforming use that expired on October 31, 2009 (date of operation) for an indefinite time. Also, to expand service area of the restaurant with alcohol to a proposed 32' x 50' patio area in an R-200 Zone. Premises located at 358 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 2, Sections 202G, 203 and 907.

Petition of Michael Gamache, 143 Bluff Cap Road, Tolland, CT for a **Variance** to construct a 2nd floor addition (dormer), enclose existing 1st floor deck with an 11' x 25' open deck over and construct a 4' x 30' covered porch closer to two side lines than permitted in an R-80 Zone (10' required – 3.8' requested and 10' required – 5.3' requested). Also, closer to a rear line than permitted (30' required – 14.8' requested). Premises located at 6 Fifth Avenue, South Kingstown, RI, Assessor's Map 95-1, Lot 54, Sections 207 and 907.

Petition of John Campopiano, 94 Whitford Street, Warwick, RI for a **Special Use Permit** to enclose an open deck for a screen room in an R-200 Zone. Premises located at Row 3 East, Cottage #4, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-032, Section 203 & 907.

Petition of George & Jeri Levesque, 42 Lake Forest Lane, St. Charles, MO for a **Variance** to construct a 10' x 12' 2nd floor addition with a 5' x 10' open deck closer to a front line and a side line than permitted in an R-20 Zone (25' required in front – 20' requested and 10' required on the side – 9' requested). Premises located at 39 River Avenue, South Kingstown, RI, Assessor's Map 35-4, Lot 72, Section 401 Dimensional Regulations & Section 907.

Petition of Marcia & Richard Ryter, 102 Dean Ridge Court, Cranston, RI for a **Variance** to construct a 12' x 13' addition to a single family dwelling closer to a side line than permitted in an R-30 Zone (20' required – 17.3' requested), construction of a porch closer to a side line (20' required – 17.6' requested) and rebuild an existing 12' x 12' shed that is to be connected to the existing dwelling with an addition closer to a rear line than permitted (30' required – 23.2' requested). Premises located at 44 Middle Road, South Kingstown, RI, Assessor's Map 90-4, Lot 203, 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.