

ZONING BOARD OF REVIEW

August 4, 2010

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest D. George
Robert Toth
Stephanie A. Osborn

Igor Runge
Douglas W. Bates
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, August 18, 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 Charles Hickox III, 289A Yawgoo Pond Road, West Kingston, RI for a **Variance** to enlarge an accessory apartment by 300 square feet in an R-80 Zone (750 sq. ft. permitted – 900 sq. ft. requested). Premises located at 289A Yawgoo Pond Road, South Kingstown, RI, Assessor's Map 5, Lot 9, Section 503.E.2 and 907.

Continuation of the Petition of Willow Dell Beach Club, Inc., 156 Cards Pond Road, South Kingstown, RI for a **Special Use Permit** to modify the special use permit granted on October 21, 1985 to permit the relocation of the beach club building and parking to another area on the lot than previously stipulated. Premises located at 156 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 36 and Zoned R-200, Section 200E and 907.

Petition of Cynthia Varone, 26 Auburn Avenue, Johnston, RI for a **Special Use Permit and Variance** to replace an existing trailer with a 8' x 36' 3" trailer with a 3' 3" x 12' 7" and 3' 3" x 6' 2" bump outs in a CN Zone closer to a side line than permitted (15' required – 10' requested). Premises located at 1 Carpenter Drive, Lot 274 Carpenters Beach Meadow, 859 Matunuck Beach Road, South Kingstown, RI, Assessor's Map 92-2, Lot 55-274, Section 202, 401 and 907.

Petition of Emil & Eleanor Mittendorf, 19 Mittendorf Road, Wakefield, RI for a **Variance** requesting for the existing house on Lot 103 a front yard setback of 17.7' – 50' required, a side yard setback of 35.02' – 40' required, for the garage a side yard setback of 17.7' – 20' required, for lot area 80,000 sq. ft. is required – 60,182 sq. ft. is requested in an R-80 Zone, Lot 102 requests a lot width of 186.75' – 200' required in an R-80 Zone. Premises located at 34 Mittendorf Road, South Kingstown, RI, Assessor's Plat 81-3, Lots 102 and 103, Section 401 R-80 Dimensional Regulations and Section 907.

Petition of Mark & Lisa House, 116 Old Mountain Road, Wakefield, RI for a **Variance** to construct an addition to a single family dwelling and connecting it to an existing detached garage in an R-20 Zone (15' required – 5' requested). Premises located at 116 Old Mountain Road, South Kingstown, RI, Assessor's Map 49-3, Lot 13, Section 401 and 907.

Petition of Timothy Hauser, 310 Wordens Pond Road, Wakefield, RI for a **Variance** to construct a detached barn higher than permitted in an R-40 and R-80 Zone (20' allowed – 28' requested). Premises located at 310 Wordens Pond Road, South Kingstown, RI, Assessor's Map 60, Lot 30, Section 401 and 907.

Petition of Joseph Nelly, 326 Three Mile Course, Guilford, CT for a **Special Use Permit** to remove existing shower and shed and construct 4' x 20' addition and 8' x 20' open deck in an R-200 Zone. Premises located at Row 3 West, Cottage #8, Roy Carpenters Beach, South Kingstown, RI, Assessor's Map 92-1, Lot 09-247, Section 202 and 907.

Petition of Daniel Lee, 47 Wood River Lane, West Greenwich, RI for a **Variance** to construct a 12' x 15' screen room addition on an existing deck closer to a rear line than permitted (30' required – 22' requested) in an R-80 Zone. Premises located at 40 Spruce Road, South Kingstown, RI, owned by Fredrick & Susan DiNardi, Assessor's Map 89-2, Lot 85, Section 207 and 907.

Petition of Carol DeRoehn, 13 Alaimo Drive, Enfield, CT for a **Special Use Permit and Variance** to remove an existing trailer and install a new 8' x 28' trailer with a 3' x 13' bump out closer to a side line than permitted in an R-20 Zone (15' required – 6' requested). Premises located at 8 West, Lot 3, Carpenters Beach Meadow, 854 Matunuck Beach Road, South Kingstown, RI, Assessor's Map 92-2, Lot 55-003, Section 401, 202 & 907.

Petition of Marshall Raucci, Jr. and Marian Mattison, 31 Fire Lane Two, Wakefield, RI for a **Special Use Permit and Variance** to construct a 13' 6" x 15' 4 ¾" 1st floor addition with a 5' x 6' porch, a 2nd floor addition and a 32' x 32' detached garage higher than permitted (20' permitted and 28' requested) in an R-80 Zone. Premises located at 27 Fire Lane Two, Jerry Brown Farm, South Kingstown, RI, Assessor's Map 82-1, Lot 1-03, Section 401, 202 and 907.

Petition of Thomas Wozniak, 27 Upper College Road, Kingston, RI for a **Variance** to construct a 16' x 30' detached garage higher than permitted in an R-10 Zone (15' allowed – 17' requested). Premises located at 27 Upper College Road, South Kingstown, RI, Assessor's Map 23-3, Lot 69, Sections 301 and 907.

Petition of The Compass School, 537 Old North Road, South Kingstown, RI for a **Special Use Permit** to construct an 18' x 24' greenhouse in an R-40 Zone. Premises owned by Jemima Realty LLC and located at 537 Old North Road, South Kingstown, RI, Assessor's Map 16-4, Lot 16, Section 301, Use Code 20 and 907.

Petition of Chastity Machado, 1340 Broad Rock Road, Wakefield, RI for a **Variance** to remove an existing dwelling and construct a new single family dwelling closer to a front line than permitted in an R-40 Zone (40' required – 24' requested). Premises located at 1340 Broad Rock Road, South Kingstown, RI, Assessor's Map 25, Lot 28, Sections 401 and 907.

Petition of Mildred Everett, 1400 Broad Rock Road, Wakefield, RI for a **Variance** to remove an existing dwelling and construct a new single family dwelling closer to a front line (40' required – 15' requested) and a front porch closer to a front line (40' required – 9' requested) in an R-40 Zone. Premises located at 1400 Broad Rock Road, South Kingstown, RI, Assessor's Map 25, Lot 23, Section 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.