

ZONING BOARD OF REVIEW

September 1, 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, September 15, 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 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 Sylvia Vignali, 175 Alden Avenue, New Haven, CT for a **Special Use Permit** to construct a 4'-8" x 16' open deck in an R-200 Zone. Premises located at Row 2 West, Cottage #6, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-236, Sections 203 and 907.

Petition of Sharon Paddock, 20 Victory Street, Wakefield, RI for a **Variance** to construct a 7' x 11' open deck closer to a rear line than permitted in an R-10 Zone (30' required – 8' requested). Premises located at 20 Victory Street, South Kingstown, RI, Assessor's Map 56-2, Lot 279, Sections 401 and 907.

Petition of Christopher & Kathy Kabrick, 18 Norma Road, South Windsor, CT for a **Variance** to construct an addition and open deck closer to a front line (25' required – 20.3' requested) and closer to a rear line (30' required – 2.1' requested). Also, a 2nd floor open deck closer to a rear line (30' required – 4' requested) in an R-40 Zone. Premises located at 67 Billington Avenue, South Kingstown, RI, Assessor's Map 69-2, Lot 25, Section 207 and 907.

Petition of Edward Caswell, Jr., 140 Point Judith Road, #23, Narragansett, RI for a **Variance** to construct a 32' x 72' addition with a 24' x 24' attached garage closer to a front line than permitted (50' required – 14' requested) in an R-80 Zone. Premises located at 722 Curtis Corner Road, South Kingstown, RI, Assessor's Map 47, Lot 36, Section 401 and 907.

Petition of Michael Gamache, 143 Buff Cap Road, Tolland, CT for a **Variance** to construct a 7'-10" x 12' addition to a dwelling closer to a side line than permitted (10' required – 5.3' requested) in an R-80 Zone. Premises located at 6 Fifth Avenue, South Kingstown, RI, Assessor's Map 95-1, Lot 54, Section 207 and 907.

Petition of Brian & Kelly Lagace, 140 Linden Drive, Kensington, CT for a **Special Use Permit & Variance** to demolish an existing 22' x 24' nonconforming dwelling with an 8' x 24' open deck and construct a 22' x 24' dwelling with an 8' x 24' open deck closer to a front line (40' required – 33' requested) and closer to a side line (40' required – 13.25' requested) than permitted in an R-80 Zone. Premises located at 407 Succotash Road, South Kingstown, RI, Assessor's Map 81-3, Lot 117-1, Section 202, 203, 207 and 907.

Petition of Audrey & Howard Hallberg, PO Box 1725, Charlestown, RI for a **Special Use Permit** to locate a septic system closer to a wetland than permitted in an R-80 Zone (150' required – 62.79' requested). Premises located at Pole #39 Wordens Pond Road, South Kingstown, RI, Assessor's Map 60-1, Lot 40, Sections 504 and 907.

Petition of Andre Freitas, 28 Blanchard Place, Wakefield, RI for a **Variance** to construct a 24' x 24' carport closer to a front line than permitted in an R-20 Zone (35' required – 20' requested). Premises located at 78 Marine Road, South Kingstown, RI, owned by George Vargas, Assessor's Map 82-4, Lot 3, Section 401 and 907.

Petition of Christopher Roebuck, 81 Point Avenue, Wakefield, RI for a **Variance** to demolish an existing nonconforming dwelling and construct a new dwelling with an attached garage and open deck closer to a front line than permitted in an R-20 Zone (35' required – 3.48' requested). Premises located at 81 Point Avenue, South Kingstown, RI, Assessor's Map 88-1, Lot 31, 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.