



Town of South Kingstown

180 High Street
Wakefield RI 02879
Tel. 401-789-9331 x1225
www.southkingstownri.com

ZONING BOARD OF REVIEW

NOTICE OF PUBLIC HEARING UNDER THE ZONING ORDINANCE

You are hereby notified that a Public Hearing will be held in-person at the

**South Kingstown Town Hall
Town Council Chambers
180 High Street, Wakefield, RI 02879
Wednesday, September 21, 2022 at 7:00 p.m.**

You are hereby notified that a Public Hearing will be held on:

Wednesday, September 21, 2022 at 7:00 p.m.

In regard to the petition of:

**Katherine Brewster
22 Kersey Road
Peacedale, RI 02879**

For a **Dimensional Variance** under the Zoning Ordinance as follows:

The applicant is seeking to convert 1,550 square feet of office space within the existing mixed-use structure into one (1) apartment. The structure currently consists of one (1) retail store and two (2) residential dwelling units. The addition of the third dwelling unit will increase nonconformity of land area required to support said uses (11,200 square feet required). The lot area consists of 4,356 square feet. Relief of 6,844 square feet is requested. The additional dwelling unit will also increase the nonconformity of required parking spaces. Currently there is no onsite parking, where the applicant seeks to establish two (2) new spaces. Eight (8) parking spaces are required. Relief of six (6) parking spaces is requested. Lot size is .1 acre. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations), Section 711 (Minimum Off-Street Parking Requirements) and Section 907 (Standards of Relief).** Owner of the property is The Johnnycake Center for premises located at 1231 Kingstown Road, South Kingstown, Assessor's Map 48-2, Lot 31 and is zoned CD (Commercial Downtown).

Said petition, in detail along with any correspondence or supplemental material will be available to view in person at the South Kingstown Town Hall, Building & Zoning Dept. or will be available to view online at: <http://www.southkingstownri.com/1000/Current-Zoning-Applications>

Individuals requesting American Sign Language interpreters or Cart service must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of public meeting.

Regards,

James Gorman, Building Official & Zoning Clerk



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TOWN OF SOUTH KINGSTOWN ZONING BOARD OF REVIEW

August 24, 2022

Katherine Brewster
22 Kersey Road
Peacedale, RI 02879

Enclosed is the Legal Notice for your hearing with the Zoning Board of Review that **must be sent Certified Mail, Return Receipt Requested** to all the following:

- All property owners within the 200-foot radius of the property in question whether within the Town or an adjacent town.
- If the 200-foot radius of the property in question extends into an adjacent Town, to that Town Council.

Ownership must be checked and verified the day of mailing through the Town Clerk's New Vision Land Evidence program. This can be done on-line at: <http://landrecords.southkingstownri.com/SKBrowserSearch/>

These notices **must** be mailed no later than fourteen (14) days prior to the hearing. **Failure to mail these notices by the legal deadline will result in your application being continued to the next available hearing date.**

The Post Office will date stamp the green and white certified proof of mailing receipts; all of these receipts along with the completed and notarized affidavit of mailing must be returned to the Building and Zoning Office prior to the hearing. **Failure to provide this proof of mailing documentation will also result in your application being continued to the next available hearing date.**

Please note the date of the hearing and be sure that you or someone with written authorization to act on your behalf is present to explain the application.

Please notify the Building and Zoning Office as soon as possible if you notice any errors on your legal advertisement.

Said petition, in detail, along with any correspondence or supplemental material, will be available to view in person at the South Kingstown Town Hall, Building and Zoning Department or will be available to view online at: <http://www.southkingstownri.com/1000/Current-Zoning-Applications>

We encourage you to review the website in advance of the meeting. If you have any further questions, please feel free to call this office.

Very truly yours,

James Gorman, Building Official & Zoning Clerk