



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, January 18, 2023 at 7:00 p.m.**

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

Wednesday, January 18, 2023 at 7:00 p.m.

In regard to the petition of:

**Michael Garretson
36 Karee Court
Wakefield, RI 02879**

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

The applicant is seeking to change use on the premises from Automotive Service Station (Use Code 45) to Retail Trade of Marine Products (Use Code 55.5). Section 504.12 of the Zoning Ordinance requires that any lot seeking to establish Use Code 55.5 shall contain a minimum lot area of 40,000 square feet. The subject property consists of 28,025 square feet in area. Relief of 11,975 square feet is requested. The Planning Board advisory, by way of Development Plan Review, was granted on December 13, 2022. Lot size is .64 acre. **A Dimensional Variance is required per Zoning Ordinance Section 504.12 (Boat Storage and Retail Trade of Marine Products) and Section 907 (Standards of Relief).**

Owners of the property are Craig W. and Barbara F. Pierce for premises located at 1965 Kingstown Road, South Kingstown Assessor's Map 32-4, Lot 14 and zoned CH (Commercial Highway).

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

December 20, 2022

Michael Garretson
36 Karee Court
Wakefield, 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