



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1224
Fax (401) 789-9792

TOWN OF SOUTH KINGSTOWN ZONING BOARD OF REVIEW

September 28, 2020

John and Lee Chartier
43 Hahn Avenue
Wakefield, RI 02879

Dear Mr. and Mrs. Chartier,

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 of the following:

- All property owners within the 200-foot radius of the property in question whether within the Town or an adjacent town.
- The South Kingstown Town Council, 180 High Street, Wakefield, RI; and
- 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 and 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.

If you have any further questions, please feel free to call this office.

Very truly yours,

James Gorman,
Interim Building Inspector/
Clerk Zoning Board of Review



Town of South Kingstown, Rhode Island

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**This meeting will be held virtually on-line using Zoom.
Further instructions on how to log into Zoom will be
Included on the Agenda to be posted on the Secretary of State's website.
Please contact the Building & Zoning Department if you have any questions.
Below is the Zoom link and log in information**

Via Computer: <https://southkingstownri.zoom.us/j/91053270391>

Via Telephone: US: +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or
+1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: **910 5327 0391**

NOTICE OF PUBLIC HEARING UNDER THE ZONING ORDINANCE

**Town of South Kingstown
Zoning Board of Review
Wakefield, RI**

You are hereby notified that a Public Hearing will be held via Zoom Video Conference

**Wednesday, October 21, 2020
At 7:00 p.m.**

In regard to the petition of:

**John and Lee Chartier
43 Hahn Avenue
Wakefield, RI 02879**

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

The applicant is proposing to construct a 192 s.f. second story deck, attached to the existing single family dwelling. The deck will be located along the rear property line on the southwest portion of the dwelling. The deck will be located 5' from the rear property line. The required rear setback is 30'. Relief of 25' is requested. The Lot size is 12,632. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief).** Owner of the property is John and Lee Chartier for premises located at 43 Hahn Avenue, South Kingstown, RI, Assessor's Map 43-1, Lot 16 and is zoned R 20.

Said petition is available for public review on the Town's website, at the following link:
<http://www.southkingstownri.com/1000/Current-Zoning-Applications>

Persons who are unable to access the zoning applications via the link above may contact the Building Inspector's office to schedule an appointment to review the applications in person.

If you are unable to participate in the Zoom meeting, and/or wish to submit written comments or other documents to be considered, please submit these documents via email to jspence@southkingstownri.com no later than 48 hours before the meeting.

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "James Gorman". The signature is fluid and cursive, with the first and last names clearly distinguishable.

James Gorman,
Interim Building Inspector/
Clerk Zoning Board of Review



TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW

AFFIDAVIT OF MAILING LEGAL NOTICE

On (date): _____, I mailed by certified mail, return receipt requested, the Legal Notice for the Petition of (Applicant's name): _____ to all the abutters within two hundred (200) feet of the Applicant's property as evidenced by the attached receipts for certified mail.

WITNESS my hand this _____ day of _____, _____

Signature of Sender

NOTARY:

Subscribed and sworn before me at _____ this _____ day of _____, _____.

Notary Public Signature

Print Name: _____

Commission Expires: _____

Notary Seal