



## Town of South Kingstown

180 High Street  
Wakefield RI 02879  
Tel. 401-789-9331 x1225  
[www.southkingstownri.com](http://www.southkingstownri.com)

### NOTICE OF PUBLIC HEARING UNDER THE ZONING ORDINANCE

Town of South Kingstown, Zoning Board of Review

Per Governor's Executive Order 22-01

The following petition will now be heard via Zoom Video Conference

Internet Computer Access

<https://southkingstownri.zoom.us/j/93042775668>

Telephone Access

+1 (929) 205 6099    +1 (312) 626 6799    +1 (669) 900 6833  
+1 (253) 215 8782    +1 (301) 715 8592    +1 (346) 248 7799

Additional Instructions to Access the Meeting are available immediately following the Agenda Items

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

**Wednesday January 26, 2022 at 7:00 p.m.**

**VIA ZOOM VIDEO CONFERENCE – WEBINAR I.D. # 930 4277 5668**

In regard to the petition of:

**Caroline Wilkel  
101 Angelfish Lane  
Jupiter, FL 34477**

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

The applicant is seeking to construct a 14' x 22' accessory structure on the property. The applicant also seeks to construct an addition to the first story of the existing dwelling. Both the accessory structure and dwelling addition will be located 13' from the front property line. The required front yard setback is 35'. Relief of 22' is requested. The proposed building height of the accessory structure is 20'. The accessory structure height limit is 15'. Relief of 5' is requested. Lot size is .45 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements), Section 208 (Nonconforming Lots of Record – Accessory Building Setback Requirements) Section 503.1 (Accessory Structures), and Section 907 (Standards of Relief).** Owner of the property is Caroline S. Wilkel Trust, for premises located at 1039 Matunuck Beach Road, South Kingstown, Assessor's Map 93-4, Lot 14 and zoned R20

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>

**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

January 10, 2022

**Caroline Wilkel**  
**101 Angelfish Lane**  
**Jupiter, FL 34477**

Due to the Governor's Executive Order 22-01 the January 19, 2022 Zoning Board of Review meeting will now be held remotely via Zoom Video Conferencing. Please mail the enclosed Revised Legal Notice to all abutters within 200 feet. This notice does not need to be sent certified mail and can be mailed **REGULAR MAIL ONLY** 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.
- 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/>

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.

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