



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

**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, August 19, 2020
At 7:00 p.m.**

In regard to the petition of:

**Kristin Patterson
P. O. Box 589
Wakefield, RI, 02880**

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

The applicant is proposing to construct a 14' x 13'-8" two story addition onto the existing one-bedroom single family dwelling. The lot is nonconforming by dimension. The addition will be located 9.74' from the right side property line. The required side yard setback is 11'. Relief of 1.26' is requested. The front of the proposed addition will be in conformance with the front yard alignment per Section 402.3. The current lot coverage of the lot is 23.6%, which exceeds the lot coverage maximum of 20%. With the addition of the 187 square foot addition, the lot coverage will increase to 29.8%. Overall relief of 9.8% is requested, although the net increase is 6.1%. Lot size is 3,041 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 207**

(Nonconforming Lots of Record-Building Setback Requirements), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief). Owner of the property is Kristin Patterson, TTE for premises located at 75 Billington Avenue, Assessor's Map 69-2, Lot 26 and zoned R 40.

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,



Wayne Pimental, Clerk
Zoning Board of Review



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TOWN OF SOUTH KINGSTOWN ZONING BOARD OF REVIEW

July 27, 2020

Kristin Patterson
P. O. Box 589
Wakefield, RI, 02880

Dear Ms. Patterson,

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.

These notices must be mailed no later than fourteen (14) days prior to the hearing. Green and white certified proof of mailing receipts must be returned to the Zoning Office along with the completed enclosed affidavit no later than seven (7) days prior to the hearing.

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.

Yours truly,

Wayne R. Pimental, Clerk
Zoning Board of Review