



Town of South Kingstown

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

NOTICE OF PUBLIC HEARING UNDER THE ZONING ORDINANCE

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

Internet Computer Access

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

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 on the Posted Agenda.

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

Wednesday, June 16, 2021 at 7:00 p.m.
Webinar I.D. # 910 5327 0391

In regard to the petition of:

Phillip Courten
95 Billington Avenue
South Kingstown, RI 02879

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

The applicant is seeking to demolish the existing dwelling and storage shed and construct a new dwelling and detached garage. The dwelling will be located 8.4' from the front property line and the detached garage will be located 18.2' from the front property line. The required front yard setback is 25'. Relief of 16.6' for the dwelling and 6.8' for the garage is requested. The detached garage will also be located 3' from the left side property line. The required side yard setback is 10'. Relief of 7' is requested. Lot size is 25,200 square feet. **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 Phillip B Courten for premises located at 95 Billington Avenue, South Kingstown, 02879, Assessor's Map 69-2, Lot 28 and is zoned R 40.

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- Any correspondence received regarding this application, including letters of support and letters of objection, will be posted on the Zoning Board's website <http://www.southkingstownri.com/1000/Current-Zoning-Applications> no later than 24 hours before the meeting, and sooner if possible. We encourage you to review that website in advance of the meeting.
 - 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, submit these documents prior to the meeting via email to jspence@southkingstownri.com no later than 24 hours prior to 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.**

Regards,

James Gorman, Building Official & Zoning Clerk



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TOWN OF SOUTH KINGSTOWN ZONING BOARD OF REVIEW

May 24, 2021

Phillip Courten
95 Billington Avenue
South Kingstown, 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 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/>

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.

Any correspondence received regarding this application, including letters of support and letters of objection, will be posted on the Zoning Board's website <http://www.southkingstownri.com/1000/Current-Zoning-Applications> no later than 24 hours before the meeting, and sooner if possible. We encourage you to review that 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