



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
Town Council Chambers, South Kingstown Town Hall
180 High Street, Wakefield, RI 02879
Wednesday, January 19, 2022 at 7:00 p.m.

Please be advised meetings are now being held in person.

Due to the expiration of the Governor's Executive Order 21-72 that allowed for remote meeting attendance, virtual meetings are no longer permitted.

All board members and applicants must attend in person.

Members of the public are welcome and encouraged to attend in-person or view the meeting live on ClerkBase at <https://clerkshq.com/SouthKingstown-ri>

Members of the public who wish to participate in the meeting must either appear in-person or submit written comments in advance of the meeting.

Standard COVID-19 protocols in town buildings apply to all meeting attendees.
Attendees who are not vaccinated must wear a mask & maintain social distancing.

In regard to the petition of:

Union Fire District of South Kingstown
PO Box 327
Wakefield, RI 02880

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

The applicant is seeking to replace the existing fire station with a 5,075 square foot fire station and to construct a 1,890 square foot auxiliary building for emergency medical services. The proposed access driveway will be 18' wide. The required width for two-way traffic is 24'. Relief of 6' is requested. Proposed parking on the premises will consist of ten (10) spaces. Sixteen (16) spaces are required. Relief of six (6) spaces is requested. The Planning Board granted advisory Development Plan Review approval on November 23, 2021. Lot size is .73 acres. **A Dimensional Variance is required per Zoning Ordinance Section 708 (Width of Access Driveways), Section 711 (Minimum Off-Street Parking Requirements) and Section 907 (Standards of Relief).** Owner of the property is Union Fire District for premises located at 49 Matunuck School House Road, South Kingstown, Assessor's Map 86-2, Lot 32 and is zoned GI (Government and Institutional).

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

December 22, 2021

**Union Fire District of South Kingstown
PO Box 327
Wakefield, RI 02880**

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.

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