



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

Per Governor's Executive Order 22-17
The following petition will be heard via Zoom Video Conference

Internet Computer Access

<https://southkingstownri.zoom.us/j/99855189424>
Webinar ID# 998 5518 9424

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

Please note: In the Event the Governor rescinds Executive Order 22-17 the meeting will be held in-person at the South Kingstown Town Hall, Council Chambers
180 High Street, Wakefield, RI 02879

Please check the posted agenda at the RI Secretary of State website: <https://opengov.sos.ri.gov/openmeetings>

The agenda will be posted 48 hours prior to the meeting with current information on the meeting location.

You are hereby notified that a Public Hearing will be held on:

Wednesday March 16th, 2022 at 7:00 p.m.

In regard to the petition of:

**John A. Simonetti Architect LLC
178 Summit Drive
Cranston, RI 02920**

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

The applicant is seeking to construct a 20' x 5' addition to the existing single-family dwelling. The applicant also seeks to connect the existing garage to the dwelling by way of a second story addition. The garage addition will include expansion of living space and a new exterior stairway located on the north side. The garage stairs will be located 1" from the corner-side property line and 5'11" from the front property line. The required front and corner-side setback is 25'. Relief requested is 24'11" and 19'1" respectively. The garage addition will also be located 2' from the west side property line. The required side yard setback is 13'. Relief of 11' is requested. Additionally, the proposed lot building coverage will be 41%. The maximum lot coverage permitted is 25%. Relief of 16% is requested. Lot size is .09 acres. 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 Kelli King for premises located at 224 Middlebridge Road, South Kingstown, Assessor's Map 43-4, Lot 61 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 & Zoning Dept. 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

February 17, 2022

John A. Simonetti Architect LLC
178 Summit Drive
Cranston, RI 02920

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 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