



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, August 18, 2021 at 7:00 p.m.

Due to recent changes in the law, remote participation options (Zoom audio/video) may not be available. Members of the public wishing to participate should plan to attend in person or submit correspondence in advance. The public is advised to check the posted agenda on or after August 2, 2021. Contact Zoning Clerk Jessica Spence at 401-789-9331 x 1225 for further information.

In regard to the petition of:

Lucas Hearne
708 South Road
Wakefield, RI 02879

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

The applicant is seeking to construct two additions on the south side of the existing single-family dwelling. One addition will be located 14' from the rear property line. The required rear yard setback is 40'. Relief of 26' is requested. Lot size is .28 Acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief).** Owner of the property is Catherine Martin and Lucas Hearne for premises located at 708 South Road, South Kingstown, Assessor's Map 47-3, Lot 28 and is zoned R40.

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

July 23, 2021

Lucas Hearne
708 South Road
Wakefield, 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.

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