



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

Dear Abutting Property Owner:

Please note that due to the Covid-19 pandemic, you will be receiving notice via first-class mail as well as certified mail. Notice is required to be sent by certified mail under state law; however, we understand that many of you will want to avoid going to the Post Office to claim the mailings. Please be advised that the certified mailing is exactly the same as the notice you will receive via first-class mail.

In addition, this meeting will be held virtually on-line using Zoom. Further instructions on how to log onto Zoom and participate in the Public Hearing will be made available on the Town's Website closer to the Hearing Date, and will be included on the meeting agenda to be posted on the Secretary of State's website. Please contact the Building & Zoning Department if you have any questions. Thank you.

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 on:

Wednesday, April 22, 2020

at 7:00 p.m. in regard to the petition of:

**Louise M. Guarnaccia Revocable Trust
3 Clearview Drive
Mansfield, CT, 06250**

for a **Special Use Permit** under the Zoning Ordinance as follows:

*The applicant is seeking is seeking to renovate the existing single family dwelling through adding small additions and interior modifications. The property is within a Homeowners Association, so all external additions require the issuance of a Special Use Permit. Lot size is .35 acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief).** Owner of the property is South Jerry Cove Home Owners Association for premises located at 190 South Jerry Cove Road, Assessor's Map 82-4, Lot 74-11 and zoned R 80.*



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Said petition is available for public review on the Town's website, at the following link: <http://www.southkingstownri.com/1000/Current-Zoning-Applications> or go to the Town website click on 'Government', then under 'Department', click on 'Building Inspection and Zoning', then click on '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 disability accommodations must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of the meeting.

Very truly yours,

Wayne Pimental, Clerk
Zoning Board of Review



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TOWN OF SOUTH KINGSTOWN ZONING BOARD OF REVIEW

March 31, 2020

Louise M. Guarnaccia Revocable Trust
3 Clearview Drive
Mansfield, CT, 06250

Dear Louise M. Guarnaccia Revocable Trust:

In light of the Covid-19 pandemic situation we are aware that many of your abutters may not go to the Post Office to sign for the certified mailing and the Town wants to take every possible step to make sure that all abutters receive notice. Now, in addition to the certified mailing, which are required by law, the town is also requiring an additional mailing be sent out via regular first-class mail to 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.

These notices must be mailed no later than fourteen (14) 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 via Zoom to explain the application.

Additionally, please ensure that all documents that you intend to introduce are submitted via email to jspence@southkingstownri.com no later than 48 hours before the meeting.

If you have any further questions, please feel free to call this office.

Yours truly,

Wayne R. Pimental, Clerk,
Zoning Board of Review