



Town of South Kingstown

180 High Street
Wakefield RI 02879
Tel. 401-789-9331 x1244
Fax 401-788-9792
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, January 20, 2021 at 7:00 p.m.
Webinar I.D. # 910 5327 0391

In regard to the petition of:

Peter & Christine Naktanis c/o Vincent Babak
195 Tunxis Hill Road, Suite 203
Fairfield, CT 06825

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

The applicant is proposing to construct a three story addition on the front of the existing single family dwelling and a 10' x 10' attached deck at the rear. The proposed addition will be located 35' from the front property line. The required setback is 40'. Relief of 5' is requested. The proposed additions will make the total Lot area coverage 24.5%. The maximum lot area coverage allowed in an R-30 zone is 20%. Relief of 4.5% is requested. Lot size is 7,500 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is Peter A. and Christine M. Naktanis for premises located at 69 Rosebriar Avenue, Assessor's Map 96-1, Lot 43 and zoned R-30.

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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>
 - 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 via email to jspence@southkingstownri.com no later than 48 hours before 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, Interim Building Official
Clerk Zoning Board of Review, Town of South Kingstown, RI



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TOWN OF SOUTH KINGSTOWN ZONING BOARD OF REVIEW

December 23, 2020

Peter & Christine Naktenis c/o Vincent Babak
195 Tunxis Hill Road, Suite 203
Fairfield, CT 06825

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.

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

Very truly yours,

James Gorman,
Interim Building Official & Zoning Clerk