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June 13, 2022

Maria H. Mack, Chair
Planning Board
Town of South Kingstown
James D. Rabbitt, AICP
Planning Director
Jason Parker, AICIP
Principal Planner
South Kingstown Town Hall
180 High Street
South Kingstown, RI 02879

Re: Development Plan Review - Waiver Request
Fox Real Estate Holdings
AP 24-4, Lot 18
1747 Moorsefield Road

Dear Chair Mack,

I hope you doing well. Please accept this letter as a supplement to the Development Plan Review application submitted by James R. Fox on behalf of Fox Real Estate Holdings LLC.

Overall we are seeking Development Plan Review for property located at 1747 Moorsefield Road. As part of the review process, this proposal requires a Special Use Permit pursuant to Sec. 504.14 (Household occupancy by more than three unrelated individuals).

Based on discussions during two meetings with the Technical Review Committee (TRC) we amended the site plan. Joshua Rosen, P.E, of Principe Engineering, submitted the revised plans to the TRC for review on June 8, 2022.

The current plan shifted four parking spaces from the front (southern) to the rear (northern) area of the site. The parking space relocation was the result Director Rabbitt's recommendation in that the rear parking spaces help maintain the exterior's appearance as a single-household residence. (Section 504.14 (B) (6)).

For context purposes, the site includes more parking than required by Section 504.14 (B) (4) (eight (8) parking spaces required, twelve (12) provided).

The revision to the parking plan required that we provide a driveway from the front of the site to the rear of the site. The driveway was located on the western side of the property. Unfortunately, there is limited space between the residence and the western property line. There is enough room for the driveway, but we do not have enough room for the required ten foot (10') perimeter landscaped buffer. There are areas where we can provide some landscaped buffer – but due to

space limitations we cannot provide the full buffer along the entirety of the western property line along the driveway.

We are respectfully requesting a waiver of the ten foot (10') perimeter landscaped strip (buffer) on the western property line abutting the driveway. The parking area exceeds 2500 sq. ft. of parking area and therefore requires a perimeter landscaping strip of "no less than ten (10) feet in width where there parking area contains five (5) spaces..." Subdivision and Land Regulations, IV (G) (3) Perimeter Landscaping – Parking Lots and Loading Facilities.

The buffer waiver is the only waiver required based on this proposal and the relevant ordinances and regulations.

We believe that the suggested revision at the TRC and the relocation of the parking spaces is consistent with the overall goals of Section 504.14.

Please contact me with any questions. Thank you for your time and consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "James M. Callaghan", with a long horizontal flourish extending to the right.

James M. Callaghan