

Sara and Jeffrey Hanson

84 Estelle Drive

West Kingstown, Rhode Island, 02892

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401-578-4744, 401-575-3847

October 24, 2023

Town of South Kingstown

Planning and Development Department

Subject: Land Development Project at 128 Estelle Drive, West Kingstown, RI

Members of the Planning Board,

I am writing to formally submit our application for a Special Use Permit under Section 504.14 for our property located at 128 Estelle Drive, West Kingstown, RI. The property is currently zoned as Residential 80k square feet (R80) and is identified by Plat and Lot number 14:38.

We acquired this property in September as a secondary residence for family visits during the summer months. Our family members are originally from Rhode Island but no longer reside in close proximity. We have always cherished the community and lifestyle that South Kingstown offers, and we are excited to maintain a connection to the area through this property.

Secondly, concerning the violation related to having more than three unrelated individuals residing in the property, we are in the midst of gathering the necessary documentation to apply for a Special Use Permit under Section 504.14. This permit would allow for four unrelated persons to cohabit in the residence. We have generated CAD drawings of both the interior of the house and exterior driveway spaces. We intend to submit this application well before the October 27, 2023, deadline for review and approval by the Planning Board.

In this package you will find

1. A cover letter (this document),
2. Development Plan Checklist,
3. Project Review Application Form,
4. Owner Authorization Form,
5. CAD File Showing existing ground Cover and Parking,
6. WEBGIS Showing neighbors withing 100' of the Parcel,
7. CAD File Parking,
8. CAD File showing True North,
9. Images of the parking spaces being used and associated ground cover,
10. CAD file of the Basement,
11. CAD file of the First Floor, and
12. CAD file of the Second Floor.

Name of the Proposed Land Development: 128 Estelle Drive, West Kingstown, RI

Name and Address of the Applicant: Sara and Jeffrey Hanson, 84 Estelle Drive

Name and Address of the Property Owner: Sara and Jeffrey Hanson, 84 Estelle Drive

Plat and Lot Number(s) of the Land Being Developed: 14:38

Zoning District(s) of the Land Being Developed: Residential 80k square feet (R80)

Names of Abutting Property Owners: (Please see the table below)

Location and Size of Trees: No trees to be removed or modified

Boundaries and Notation of the Soil Types: No digging involved with the project

Table of Abutting Neighbors

Parcel ID	Address	Name	Owner Address	Town, State, Zip
9 : 9	161 ESTELLE DRIVE	BYRD, A PAUL AND LUCILLE G	PO BOX 312	WEST KINGSTON, RI 02892-0312
9 : 10	121 ESTELLE DRIVE	MCLEAVEY, DENNIS W ET UX	121 ESTELLE DRIVE	WEST KINGSTON, RI 02892-0312
14 : 37	116 ESTELLE DRIVE	HUDOCK REVOCABLE LIVING TR	116 ESTELLE DRIVE	WEST KINGSTON, RI 02892-0312
14 : 40	150 ESTELLE DRIVE	PETRONE FRANCO S 2017	150 ESTELLE DR	WEST KINGSTON, RI 02892-0312
14 : 35	110 HUNDRED ACRE POND ROAD	DELMONICO SARA A	110 HUNDRED ACRE POND ROAD	WEST KINGSTON, RI 02892-0312
14 : 39	138 ESTELLE DRIVE	ERON, SARAH E	138 ESTELLE DR	WEST KINGSTON, RI 02892-0312
14 : 38	128 ESTELLE DRIVE	HANSON JEFFREY SCOTT	84 ESTELLE DRIVE	WEST KINGSTON, RI 02892-0312
14 : 42	62 HUNDRED ACRE POND ROAD	CARTIER MICHAEL &	60 HUNDRED ACRE POND RD	WEST KINGSTON, RI 02892-0312
14 : 36	96 HUNDRED ACRE POND ROAD	MALCOLM, A RUSSELL ETUX MARY J	PO BOX 398	WEST KINGSTON, RI 02892-0312
14 : 43	60 HUNDRED ACRE POND ROAD	CARTIER MICHAEL G &	60 HUNDRED ACRE POND ROAD	WEST KINGSTON, RI 02892-0312

We are committed to adhering to all local and state regulations and are open to any suggestions or requirements that the Town of South Kingstown may have.

We are writing to provide additional clarification regarding our land development project application for 128 Estelle Drive, West Kingstown, RI. In our application, several items are marked as "N/A" (Not Applicable). We believe that these

items do not pertain to the scope and nature of our project. However, we are open to correction and will gladly provide any additional information if deemed necessary by the Town of South Kingstown or any other reviewing body.

The items marked "N/A" are those that, based on our understanding, are not relevant to our project. These include, but are not limited to, details about wetlands, coastal features, FEMA Flood Zones, and various types of supporting materials that are typically required for more complex developments. Our project does not involve any of these elements, and therefore we have indicated them as "N/A" in our application.

We have made every effort to ensure that our application is complete and accurate. If any of the items marked "N/A" are, in fact, applicable to our project, we kindly request that you inform us as soon as possible. We are committed to full compliance with all local and state regulations and are willing to make any necessary amendments to our application.

Thank you for your time and consideration. We look forward to your feedback and are available for any further discussions or clarifications.

Very Respectfully,

Jack and Sara Hanson