

Submission by: Ames Kaiser (401-640-0216, AmesKaiser@Gmail.com); and
Sean Hevenor (401-499-5700, Sean@SellRhody.com)

Property Address: 2625B Commodore Oliver Hazard Perry Highway, Wakefield, RI 02879

Date: December 1st, 2023

Submission to: Town of South Kingstown
Planning and Development Department

Subject: Application for a Special Use Permit under section 504.14 to allow for more than three (3) unrelated residents.

Members of the Planning Board,

Respectfully, we are writing to formally submit our application for a Special Use Permit under section 504.14 to allow for more than three (3) unrelated residents. This property is a single-family residence located in an R80 zone located on 2.64 acres of land. The home was constructed in 1953 and consists of 5,705 square feet of above grade living area, with five (5) bedrooms and five and a half (5.5) bathrooms. We purchased this property in October of 2022 under Commodore Manor LLC and quit claimed it over to our personal names in November of 2023.

We received notice from Mr. Gorman, building official in the South Kingstown Building and Zoning Department, and learned that having more than three (3) unrelated individuals residing at our property is in violation of the zoning ordinance. Compliance with this ordinance in a timely and cooperative manner has become our highest priority.

To that end, we are grateful for our meeting with Fire Marshal Dennis Bernier, which proved extremely helpful and provided the guidance needed. Mr. Bernier went over the requirements to bring the property into compliance with fire code for the purposes of this ordinance and we are looking forward to working with him to do so. *(A special use permit to house between 4-6 unrelated individuals will require hallway safety, egress, and emergency exit lighting, an interconnected smoke and carbon detection system, and an emergency fire plan posting in each bedroom. We are happy to work with Mr. Bernier on these requirements and others that may come up.)*

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After meetings with Jamie Gorman in the building department and Fire Marshal Dennis Bernier, it has become clear that the most reasonable and direct path to compliance is to keep our application for the special use permit under seven (7) unrelated individuals. **This application, therefore, is specifically to request a special use permit for six (6) unrelated individuals.** Note that for the upcoming spring lease period, we have a lease in place for only five (5) unrelated individuals.

We understand and certify that the property is not to be leased for the purposes of any large group gatherings, including retreats, ceremonies, concerts, etc.

ABUTTERS

1. 80-2/10 2625D Comm O H Perry Highway, Wakefield, RI, Torello Elise A& McCusker, William P SR
2. 80-2/19 2625G Comm O H Perry Highway, Wakefield, RI, Ricci, Robert Roland
3. 80-2/12 2581 Comm O H Perry Highway, Wakefield, RI, Sardelli, Jeremiah & Marissa A
4. 80-2/21 2625A Comm O H Perry Highway, Wakefield, RI, South Kingstown Land Trust
5. 80-2/13 2601 Comm O H Perry Highway, Wakefield, RI, Town of South Kingstown

Both Ames Kaiser (37 Flagg Lane, North Kingstown, RI 02852) and Sean Hevenor (135 Lantern Lane, North Kingstown, RI 02852) attest that we are residents of the State of Rhode Island.

The following documents are included in this package:

- A. This cover letter
- B. Project review application form
- C. Owner authorization form
- D. Engineering with a site plan for purposes of identifying parking spaces
- E. Dimensional layout of the home
- F. OWTS Engineering
- G. GIS Plat map

We have made every effort to ensure that this application is complete and accurate. Our commitment to full compliance with all local and state regulations is our goal and we are eager to make any amendments to this application you require. Thank you for your time and consideration.

Respectfully,

Ames Kaiser and Sean Hevenor