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(1942-2023)

January 18, 2024

Maria Mack, Chair  
South Kingstown Planning Board  
James Rabbitt, AICP  
Jay Parker, AICP  
Planning Department  
Town of South Kingstown  
180 High Street  
South Kingstown, RI 02879

Re: Glenn and Gretel McCrory  
507-509 High Street  
Map 48-3, Lot 150  
Pre-Application - Waivers

Dear Chair Mack, Director Rabbitt, and Principal Planner Parker:

I hope you are all doing well. Our office represents Glenn and Gretel McCrory. Glenn and Gretel own property located at 507-509 High Street. This property is located immediately to the north of the Flatt's Smokehouse restaurant (former Giro's Restaurant) location.

As you are all probably aware, this proposed development has undergone a variety of starts and stops. At this point, we hope to initiate a full re-start that results in a project that benefits the town and the McCrorys. We are submitting this letter and the attached material for purposes of a Pre-Application.

### **1. Proposed Development**

The existing conditions include a somewhat dilapidated three unit structure. As part of this process that structure would be completely renovated.

We are proposing to add five (5) new units in a separate building. The completed development would include eight (8) total units and will be considered a multi-household land development project.

### **2. Inclusionary Units**

Since this project includes eight (8) total units, Section 502.6 of the Ordinances of the Town of South Kingstown requires that two (2) units be inclusionary. (20% of 8 = 1.6 (rounded up to two (2) per Sec. 502.6 (e)).

### **3. Waivers**

For purposes of the pre-application review, we anticipate requiring a waiver for the following:

- Rear Yard Transition Setback (Subdivision and Land Development Regulations, Section 7. Transition Yard Landscaping Standards, b. Commercial Zoning Abutting Residential Zoning Districts);
- Paving – Gravel Surface (Zoning Ordinance Section 703)

For reference, we also considered requesting a waiver for open space. But we believe the attached site plan includes more than the required ten percent (10%) open space. Also, we have had internal debates on the utility of open space requirements in the CD zone, but that is a discussion for another day.

### **4. Dimensional Variance**

Additionally, we will be applying for dimensional relief. Based on the new zoning laws effective January 1, 2024, we believe unified development plan review applies here. We will be requesting relief for the following:

- Locating dwelling units on the first floor (existing structure on High Street to be rehabilitated) Section 402 Note: D;
- Rear Setback Dimensional Relief – 12.4' requested.

We are very much looking forward to discussing this project with you. Also, since the board has reviewed this project in some form at different stages, for purposes of moving forward, we also may request a combined master/preliminary plan review.

Please contact me at your earliest convenience with any questions or concerns. Thank you for your time and attention to this matter.

Sincerely,



James M. Callaghan