

**ADDENDUM**  
**J2 PROPERTIES**  
**349 MAIN STREET**

The applicant plans to renovate and convert the existing structure to a hotel with twenty hotel rooms and 660 sq. ft. dedicated to food and coffee service ancillary to the hotel. Each room shall be a minimum of 240 sq. ft. The renovation shall include the demolition of an existing staircase located at the Northwest corner of the structure and replace it with the addition of a 12 ft. by 11 ft. area to include a passenger elevator, accessible entrance and exit staircase. The applicant is seeking a change of use to hotel, which makes the lot subject to the provisions of **section 501.9 Hotel and Motel Use**.

The existing structure, located in zoning district CD, is nonconforming for building height and building coverage, but meets all other set back requirements in a CD District. The existing structure has a height of 49.5 ft. which exceeds the maximum allowance of 40 ft. The building coverage of the lot exceeds the maximum allowance of 50%. With the exception of the 12ft by 11ft addition, the converted structure will maintain the same footprint and building height as the existing structure. The applicant's proposed change in use requires relief from the dimensional regulations in **section 501.9 Hotel and Motel Use**.

Pursuant to **section 501.9 Hotel and Motel Use**, the applicant is seeking a dimensional variance from **section 501.9 A. Minimum Lot size**, with a lot size of 5481 sq. ft. where 50,000 sq. ft. is required; **section 501.9 B. Lot coverage**, with lot coverage of greater than 50% where 25% or less is required; **section 501.9 D. Setback regulations**, with less than required front, side, and rear setbacks; **section 501.9 E.2.** where the 49.5 ft. building height exceeds the maximum allowed of 35 ft.; and **section 501.9 E.3.** with a lot width of 55.7 ft. where 200 ft. is required. The applicant is also seeking a dimensional variance from **section 711**, as the subject property has five non-conforming parking spaces, which is less than the required 12.

The applicant's petition should be granted as the hardship from which the applicant seeks relief is due to the unique characteristics of the subject structure as it is pre-existing non-conforming and not to the general characteristics of the surrounding area; and the hardship is not due to a physical or economic disability of the applicant. The hardship is not the result of any prior action of the applicant and granting the requested variances will not alter the general characteristic of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan of South Kingstown. The hardship suffered by the applicant shall amount to more than a mere inconvenience if the petition is not granted.