

October 9, 2020

Mr. Jason Parker, Principal Planner
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

Subject: Waiver request summary for 2095 Kingstown Road, South Kingstown

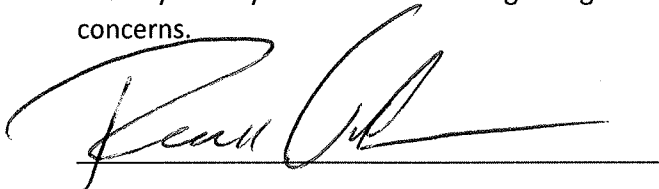
Mr. Parker

As part of our submittal package for Preliminary Plan approval, below please find the waivers we are requesting for 2095 Kingstown Road multi-family project.

SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRED WAIVERS

- G.3: No less than 10 feet perimeter landscaping shall be provided when parking area contains five (5) or more spaces. (0 feet provided)
- H.7: Multi-household development projects when located along any public street, shall provide a setback of 100 feet along said street. (25 feet provided)
- H.9: Distance between building on same lot along the same plane shall be 25 feet if abutting ends contain no windows. If walls contain windows, the separation shall be 50 feet. (10 feet provided)
- Waiver request from the requirement that Tower Hill Landings Annex Major Development Project provide all local and State permits at the time of Preliminary Plan review. Permit requests were submitted to RIDEM and RIDOT in August 2020 with an anticipated response mid to late October 2020. If permits are approved after the submittal deadline of October 9 but prior to the October 27th Planning Board meeting they will be forwarded to the Principal Planner with copies for the Planning Board members or submitted immediately upon receipt.

Thank you for your consideration regarding these waiver requests and contact me with any questions or concerns.



Russ Johnson, Project Manager
Landings Construction Management