



DiPrete Engineering

September 30, 2020

Town of South Kingstown Planning Board
Jason Parker, Interim Administrative Officer
180 High Street
Wakefield, RI 02879

**RE: Matunuck Beach Road Condominiums
South Kingstown, Rhode Island
Project #: 2389-002**

Dear Mr. Parker:

The Applicant seeks waivers from the following Rules and Regulations (Zoning and Subdivision) listed below:

- Multifamily is not an allowed use in R-20 Zone,
Zoning Bylaws – Chapter 301 Schedule of Use Regulations Table – Use Code 12
- Multi-Household Land Development Project is not an allowed use in R-20 Zone
Subdivision and Land Development Regulations - Article IV, Section H 2 b
- Relief from density limit. Yield allows 6 units, we are requesting 12 units (25% - 3 units affordable).
Zoning Bylaws – Chapter 401 Schedule of Dimensional Regulations – Density
- Multi-Household Land Development Project – Distance between Structures – 50' Required we are requesting 25'.
Subdivision and Land Development Regulations - Article IV, Section H 9

Design items required under the subdivision regulations will be submitted as requested.

Please, feel free to contact me if you have any further questions regarding this matter.

Sincerely,
DiPrete Engineering Associates, Inc.

Christopher Duhamel, PE, PLS
Vice President
cduhamel@diprete-eng.com

cc: Recipients Name (if applicable)

Enclosure (if applicable)