

## **Waiver Request**

Applicant is proposing a multi-household, land development project under Use Code 12.1 of the Zoning Ordinance. The property is zoned CN and is serviced by public water and sewer. The proposed use is permitted by right as long as public water and sewer are available.

The Applicant is requesting waivers from Article IV. H (7) and (9) of the South Kingstown Subdivision and Land Development Regulations. Article IV. H (7) requires a minimum 100-ft. setback along any public street. Article IV H (9) requires the minimum distance between two (2) buildings or any two (2) rows or buildings, substantially parallel to each other, shall be fifty (50) feet. The minimum distance between two (2) abutting ends of buildings in the same general plane or row, shall be twenty-five (25) feet, if such walls contain no windows serving habitable rooms or shall otherwise be fifty (50) feet.

The Applicant is proposing a 25-ft. front yard setback for the proposed residential buildings which meets the CN Zoning District requirements. The lot is long and narrow and there is no way to comply with a 100-ft. long setback. The Applicant is proposing 6, 2-family buildings. 2 of the buildings will be located 20 ft. apart. 3 of the buildings will be located 34 ft. apart and 2 of them will be located 25 ft. apart. There is no way to position buildings on the property in order to meet the 50-ft. setback requirement between buildings.

The Applicant believes the following:

1. The waivers are reasonable and within the general purposes and intents of the Subdivision and Land Development Regulations.
2. That little enforcement of the regulations is impracticable and will exact undue hardship because peculiar conditions pertain to the land in question.