

Stephen Sullivan, Inc.
Custom Homes & Renovations
477 High Street
Peace Dale, RI 02879
(401) 789-1158

Town of South Kingstown
Planning Department
180 High Street
Wakefield, RI 02879

27 October 2021

To Whom it May Concern:

Our client recently purchased **471 High Street in Peace Dale, Rhode Island**. This building was formerly the Welcome Mart on the corner of Church Street and High Street. This building is one of three stand-alone units belonging to a condominium association, which also includes 477 and 483 High Street. Our office, (Stephen Sullivan, Inc.) is located at 477 High Street, one the three units. We are custom home builders and architects. The third unit at 483 High Street, appears to be a recently renovated residential home.

The objective of the “Change of Use” application is to change the current use of our client’s condominium unit. As described by Jamie Gorman the South Kingstown Building Official, it’s current use is Use Code 55 “Retail Trade up to 10,000 Square Feet” and was previously used as a small convenience store. We are proposing to change the use to Use Code 44 “Office, Personal, and Limited Storage, up to 10,000 SF”. Both allowable within the “CD” Commercial Downtown Zoning district in which the building is located.

Our client wishes to change the use of this building within its current footprint. They would like to renovate the interiors to accommodate a small office and an open storage space. The exterior would have new siding, windows, doors, and a new roof.

Sincerely,

Stephen Sullivan, AIA