October 6, 2023

Zoning Board of Review &
James Gorman, Building Official et. Al.
180 High Street
Wakefield, RI 02879

Re: Variance request for 175 Middlebridge Road, So Kingstown
Assessor’s Map 43-4, Lot 4 and is zoned R20

To whom it may concern:

Regarding the public hearing and request for a variance on the above referenced location, I object to granting such large and sweeping deviations and non-conformance to the area and from the town’s zoning dimensional regulations. The request is for less than of the required set back on a busy and curving street, which would create a dangerous condition for the local area. 25’ Setback is reasonable considering the area and sweep of the road, and such a large deviation unnecessarily creates a dangerous condition. Also, the size of the property is grossly excessive for the lot and area, which is shown on the face of the application. Although a very large house (1900’) is allowed, the applicant is still trying to exceed the maximum by over approximately 25% (which would be 2375’), however the request is even greater than a 25% deviation and should not be allowed.

There seem to be no unusual presenting conditions such as an unusual plot size, shape, circumstance, or any other condition presenting that would require such deviation from the town’s standards. It appears that the applicant simply does not want to conform to the zoning guidelines that were thoughtfully prepared for the area. The applicant knew or should have known of all the zoning requirements prior to purchasing the property. Therefore I believe that the application for a Dimensional Variance should be rejected in whole and the builder be required to conform to existing laws and regulations of the neighborhood.

Thank you for your courtesies. You may reach the author of this letter at the phone number listed above if you have any questions.

Sincerely,

Jo Ann Fitzpatrick