

82 Main St
Minor Land Development Application

REQUEST FOR WAIVERS & RELIEF

Keystone LLC is formally requesting a variance for the land development project located at 82 Main Street, Wakefield, RI 02879.

Dimensional Variance:

The initial request pertains to a dimensional variance due to insufficient land area as stipulated in Section 401 – Schedule of Dimensional Regulations. The proposed mixed-use structure, which includes one commercial space and two residential units within the Commercial Downtown (CD) zoning district, requires a minimum land area of 10,000 square feet. However, the current lot area is only 6,534 square feet, necessitating a variance of 3,466 square feet.

Waiver of DEM Approvals:

Keystone LLC respectfully requests a waiver for the immediate approval requirement of the DEM Underground Injection Permit and DEM Stormwater and Water Quality Permit for the proposed development at 82 Main Street, Wakefield, RI (Assessor's Plat 57-1, Lot 73). American Engineering, Inc. has submitted these permit applications to the Rhode Island Department of Environmental Management, and we are awaiting approval. This waiver will allow project review to proceed while ensuring compliance with all regulatory requirements.