

**Supporting Narrative
Two Lot Sub-Division Located at
AP39-2, Lot 9 (aka 1279 South Road)
South Kingstown RI**

The applicant wishes to subdivide an existing single 84,000sf parcel into two lots using the flexible frontage provision in the South Kingstown sub-division regulations. No zoning variances or special use permits are requested.

The applicant is the current owner of AP 39-2 Lot 9. The property is located in a R30 residential district and contains a little over 84,000sf of land. The lot currently has 50' of frontage along South Road, and utilizes a mailing address of 1279 South Road, Wakefield, RI 02879.

The lot contains a single family 3 bedroom residential structure which contains approximately 1,400sf of gross living space. The only accessory structure is a small garden shed. The residential structure is setback considerably (approximately 200') from South Road and is serviced by an existing long dirt driveway which also services AP 39-2 Lot 12. The residential structure is serviced by a private OWTS, overhead utility lines along the dirt driveway, and public water. Public sewers are not available along this section of South Road and use of an OWTS is proposed for any new structure. A sewer feasibility study will be performed as part of this sub-division proposal.

The existing parcel is primarily an undeveloped wooded lot containing mostly underlying growth (brush). The existing residential structure is located towards the northern portion of the lot and is surrounded by an improved lawn. The parcel is flat and dry, and contains no wetlands, flood plains, historic cemeteries, or significant cultural features. The lot is bounded by stone walls on the north, east, and south property lines. No disturbance to existing stone walls will occur.

The owner/applicant wishes to divide the existing parcel into two lots, approximately 35,000sf and 49,000sf respectfully. Each of the proposed lots would have 25' of frontage along South Road, which is slightly greater than that required by the flexible frontage provision. Although each lot will have frontage along South Road, it is proposed that each lot will continued to be serviced by the existing dirt driveway.

The proposed use of the flexible design provision meets the intent of the South Kingstown Sub-division regulations, in that it provides a better design than a conventional subdivision for the owner/applicant, the neighboring properties, and the Town. The use of the flexible frontage provision minimizes the amount of impervious roadway as well as preserves the scenic nature of the existing tree lined drive.

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JAN 29 2020

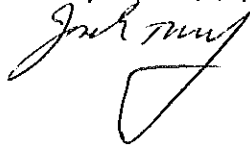
TOWN OF
SOUTH KINGSTOWN, RI

The proposed sub-division will contain two lots, each suitable for a single family residential structure. It is proposed that the existing residential structure remain as is, and no zoning or setback variances are requested. Although the owner does not reside at this address, the property is occupied by family members and that is anticipated to continue indefinitely.

The owner anticipates retaining the proposed newly created lot and constructing a two bedroom residential structure. No zoning or setback variances will be required for the new structure. As with the existing structure, it is anticipated that the new structure will also be occupied by family members. The new structure will be located towards the rear (south) of the existing lot and will not be visible from South Road. Vegetated buffers will screen the newly proposed residential structure from the existing structure, as well as neighboring properties. As a two bedroom residential structure, the proposed development could potentially house 0 to 2 additional school aged children.

Submitted by

Joseph T. Murphy



1/29/2020