

Waiver Request

The Applicant, Main St. Capital, LLC, requests the following waivers under Article IIX (b) of the South Kingstown Subdivision and Land Development Regulations.

Applicant's property is 18,676.65 sq. ft. in size and contains an existing 1-story building with an 8,265 sq. ft. footprint. The Applicant is proposing to construct a second story to the existing building which would contain 10, 1-bedroom dwelling units. The lot is approximately 300 feet in length and 60 feet in width. The existing building is approximately 40 feet in width and 180 feet in length. The building is located on the front and left, side yard lines. The existing, asphalt parking lot is located east of the existing building.

The Applicant is requesting waivers from the following sections of the Subdivision and Land Development Regulations:

G. Landscaping-General Standards & Specifications

2. Street Landscaping

The existing building is located on the street line. The existing parking lot is also located directly on the street line. The width of the lot makes it infeasible to provide any of the required street landscaping.

3. Perimeter Landscaping/Parking Lots and Loading Facilities

The Applicant's property is adjacent to the parking lot servicing the property to the east. The two properties share entrances to their parking lots. The cars flow through the Applicant's property and out the neighboring property. Providing perimeter landscaping along the easterly line of the property would block vehicles from circulating between the two parking lots. The Applicant's existing building is located on the western property line. There is a small landscaped area to the rear of the proposed parking lot on the northeasterly portion of the Applicant's property. That landscaping shall be maintained. The Applicant's property is also adjacent to the South County Bike Path to the north which limits landscaping in that area.

4. Interior Landscaping

The existing area available for parking does not have the width or length to provide any interior landscaping.

5. Building Landscaping

The existing building is located directly on the street line and does not provide any area for building landscaping.

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.