

**Received 8/16/2022**

**From:** Ben Nascenzi <[geltoid@gmail.com](mailto:geltoid@gmail.com)>

**Sent:** Tuesday, August 16, 2022 10:22 AM

**To:** James Gorman <[jgorman@southkingstownri.com](mailto:jgorman@southkingstownri.com)>

**Subject:** [EXTERNAL] Dimensional Variance Request for Parkwood Drive (Plat 31-2/ Lot 93)

Dear Mr. Gorman and fellow Zoning Board Members,

This correspondence is in regard to the Zoning Board of Review Application dated 7/15/2022, submitted by Earle & Brenna Sharpe requesting a dimensional variance for Assessors Plat 31-2, Assessors Lot 93 located on Parkwood Drive.

I have attached our letter of objection to this proposed application in this email.

Thank you for your time and consideration.

Ben Nascenzi  
163 Parkwood Drive  
Kingston RI  
02881

Dear Mr. Gorman and fellow Zoning Board Members,

*This correspondence is in regard to the Zoning Board of Review Application dated 7/15/2022, submitted by Earle & Brenna Sharpe requesting a dimensional variance for Assessors Plat 31-2, Assessors Lot 93 located on Parkwood Drive.*

Thank you for taking the time to read this. We are residents of 163 Parkwood Drive (31-2/91) who live diagonally across the street from the aforementioned lot, and like many other of our neighbors are strongly urging the Zoning Board to reject the variances requested on this piece of property.

There are multiple reasons why the proposal for this land is the wrong choice for this community. These include setback and dimensional variances, septic location, and wetland and environmental concerns; many of our fellow neighbors have also expressed their concerns regarding these in greater detail in not only other correspondences, but also in a united neighborhood petition.

We entreat the Board to strongly consider "Section 907, (A) Standards for Relief" when reviewing the request from the petitioner. We believe the request does not satisfy the requirements of the standards in multiple ways:

- This lot is well-known to be undevelopable and untenable. It has been so for over 50 years. The petitioners are disregarding general characteristics of the neighborhood (which they are a part of) to build a house and septic in the front  $\frac{1}{3}$  of the property. The proposed design for the house does not match with surrounding houses.
- There is no unique hardship involved for the applicant. The characteristics and history of the lot and wetlands were well known to the applicant prior to their purchase.
- The request is an intent for the applicant to realize financial gain. The applicant is clearly looking to take advantage of the current real estate market, either by selling the land (at nearly 40 times what they paid) or by requesting several variances to fit a house and septic system on the lot and sell that. Additionally, the applicant intentionally continuously postponed their original petition hearing in order to wait for the DEM laws to change to be more favorable to their application.
- The proposed OWTS will not only be an eyesore at 10 feet from the street, but it also poses a serious risk of environmental contamination with a setback of only 58 feet.
- The proposed landscape plan does not take into consideration the amount of natural defoliation from deer and other animals passing through into Potter Wood. These barriers will be easily stripped and die within the first year of planting, rendering the "rain garden" and other drainage mitigation useless, further endangering the wetlands habitats from uncontrolled runoff.
- The design of the house and property creates the potential for adverse risk; proposed parking is limited, and creates the potential for cars to be parked on the street in front of the house. This narrows the street around an existing bend and has the potential to create a hazardous bottleneck due to this. Residents who live across the street may have difficulty maneuvering in and out of their driveway if cars were parked there. Additionally, street parked cars will cause an issue for snow removal in the winter, preventing plows from clearing the road around the curve.

Furthermore, we are concerned that approving these requests may set a precedent for variances on other previously untenable lots in Parkwood Drive and surrounding neighborhood. Most notably lots 31-2/69 and 31-2/92 (which are also undevelopable under normal circumstances) and would further diminish the aesthetic characteristics of the neighborhood in favor of suburbanization and housing development if similar variances were granted.

Finally, we want to appeal to the aesthetic and general characteristic quality of the neighborhood, and how this will affect it. A large part of the appeal of the Parkwood Drive neighborhood in Kingston is the fact that many of the properties are either adjacent to or abut Potter Woods or the South Kingstown Land Trust. These areas allow the natural splendor of the woods and wetlands to remain, and the ecology and wildlife to be maintained and preserved without over-developing and over-suburbanizing the area.

We strongly encourage the board to disapprove this application.

Thank you again for your time and patience,

Ben and Allie Nascenzi  
163 Parkwood Drive  
Kingston RI, 02881  
[geltoid@gmail.com](mailto:geltoid@gmail.com)