

Mr. & Mrs. Stephen Macomber
36 Joy Street
Providence, RI 02908

March 27, 2020

South Kingstown Zoning Board
South Kingstown Town Hall
180 High Street
Wakefield, R.I. 02879

RE: 33 Washington Street variance

Dear Sirs:

We own a home located at 25 Washington Street, in South Kingstown. It is next door to 33 Washington Street, which is seeking a dimensional variance that will reduce the side yard setback to eight feet on the side that abuts our property. We object to that relief being granted.

According to the website of the South Kingstown Tax Assessor, that house is located in the R-20 zone, which has a minimum lot size of 20,000 square feet, or 0.50 acre. The lot at 33 Washington Street is 0.15 acre, so it is already undersized. In the R-20 zone, the minimum side yard set back is fifteen feet. The existing house, we believe, is already closer to the line than that.

Our understanding is that the zoning ordinance only allows a variance like this where without the relief, "there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property." According to the tax assessor's website, our neighbor's house was built in 1968, and has presumably been used and enjoyed in the fifty years since then. In light of that fact, that property does not meet the standard for getting a variance.

Very truly yours,

*Stephen J. Macomber
Diana Macomber*

*Cell - 401-486-4811
H - 401-861-0038*

We are unable to use
Virtual Zoom,

in reviewing the
Schematic for 33 Washington
St., the new bulk head
will also be 8 feet
off the property line.
If propane is used,
where will Tank be
located? Currently the
Spd at 33 Washington St.
is partially located on
our property 25 Washington St.

Macomber