

**Town of South Kingstown
 Planning Board
 Application for Comprehensive Permit**

Exhibit "A"

The property is 28.1 acres in size and contains 7.4 acres of developable land. The property is zoned R-20 which would permit 14 dwelling units. The Applicant is requesting a density bonus, and relief from the density requirements of 18 units to allow a total of 32 dwelling units.

The setback requirements for both a single-household, detached structure and a two-household, detached structure in an R-20 Zoning District are as follows:

Frontage 100', Front yard 35', Side yard 15', Rear yard 35'

The Applicant is requesting permission to modify the dimensional requirements for all of the lots as follows:

Frontage 20', Front yard 20', Side yard 10', Rear yard 15'

The Applicant is requesting Preliminary Plan Review approval which does not require the exact location of the buildings. Many of the proposed buildings are in excess of the above-referenced setbacks. However, the Applicant is requesting a general setback modification for all the lots in case the location of the buildings need to be modified at a later stage of review.

The proposed, 16, single-household, detached structures and 8, two-household structures are permitted uses in the R-20 Zoning District. The frontage requirement for both uses is 100 feet. The lot size requirement for a single-household detached structure is 20,000 sq. ft. and for a two-household detached structure, it is 30,000 sq. ft. The Applicant is requesting the following Variances for lot size and frontage for each of the lots as follows:

TYPE	LOT #	LOT SIZE PROPOSED	RELIEF REQUIRED	FRONTAGE PROPOSED	RELIEF REQUIRED
single	1	6,104 sq. ft.	13,896 sq. ft.	60 ft.	40 ft.
single	2	6,093 sq. ft.	13,907 sq. ft.	60 ft.	40 ft.
single	3	6,135 sq. ft.	13,865 sq. ft.	61 ft.	39 ft.
duplex	4	6,240 sq. ft.	23,760 sq. ft.	29 ft.	71 ft.
duplex	5	8,876 sq. ft.	21,124 sq. ft.	20 ft.	80 ft.
duplex	6	22,261 sq. ft.	7,739 sq. ft.	20 ft.	80 ft.
single	7	9,998 sq. ft.	10,002 sq. ft.	20 ft.	80 ft.
single	8	9,679 sq. ft.	10,321 sq. ft.	41 ft.	59 ft.
duplex	9	8,970 sq. ft.	21,030 sq. ft.	60 ft.	40 ft.
duplex	10	8,501 sq. ft.	21,499 sq. ft.	60 ft.	40 ft.
single	11	7,525 sq. ft.	12,475 sq. ft.	70 ft.	30 ft.
single	12	7,263 sq. ft.	12,737 sq. ft.	45 ft.	55 ft.
single	13	7,132 sq. ft.	12,868 sq. ft.	40 ft.	60 ft.
duplex	14	7,119 sq. ft.	22,881 sq. ft.	33 ft.	67 ft.

single	15	10,318 sq. ft.	9,682 sq. ft.	33 ft.	67 ft.
single	16	6,465 sq. ft.	13,535 sq. ft.	66 ft.	34 ft.
single	17	8,688 sq. ft.	11,312 sq. ft.	66 ft.	34 ft.
single	18	5,169 sq. ft.	14,831 sq. ft.	60 ft.	40 ft.
single	19	6,514 sq. ft.	13,486 sq. ft.	158 ft.	None
duplex	20	7,295 sq. ft.	22,705 sq. ft.	60 ft.	40 ft.
duplex	21	8,915 sq. ft.	21,085 sq. ft.	60 ft.	40 ft.
single	22	6,586 sq. ft.	13,414 sq. ft.	89 ft.	11 ft.
single	23	5,656 sq. ft.	14,344 sq. ft.	60 ft.	40 ft.
single	24	9,278 sq. ft.	10,722 sq. ft.	60 ft.	40 ft.

The Applicant is also requesting relief from *Article VIII, Design and Public Improvement Standards* section of the *Subdivision and Land Development Regulations*. That section requires that roads servicing subdivisions of more than 10 houses have a right of way of 50 feet of width. The Applicant is proposing 40 feet of width for the roads in the development.