

**Easterbrooks & Associates, LLC**

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June 2, 2021

F. Steven DiMasi – Chair  
**Town of South Kingstown Planning Board**  
180 High Street  
Wakefield, Rhode Island 02879

Re: **Waiver Request** for **“William H. Baker Homestead”**  
Major Subdivision – Combined Master & Preliminary Application  
10 Oak Dell Road a/k/a/ Assessor’s Plat 48-3 / Lot 111.

Dear Planning Board Chair & Members,

On behalf of the owners & applicants, Christopher DePaola & Lindsey Crowninshield, I have prepared this letter to request waivers from the Dimensional Regulations as required by Zone R-10. The Waiver Requests are to:

1. Allow the reduction required for frontage of 80 ft. for Lot “B” to 70.9’
2. Allow the reduction of the Rear setback of 30 ft. for Lot “B” to 8’
3. Allow reduction of the Required Lot Area of 15,000.SF for Proposed Lot “A”, a Proposed Duplex Lot to be 5,936.±SF
4. Allow reduction of the Required Lot Area of 10,000.SF for Proposed Lot “A”, a Single Family unit Lot to be 4,048.±SF

This Proposed (2) Lot Development is not feasible and cannot go forward without the request of the above waivers. This Project Proposal is in conjunction with a Comprehensive Permit Application and Proposed Lot “B” will be restricted or shall comply with the Low & Moderate Income House Act & Development Restrictions imposed.

Allowing the Waivers requested, assists to create 2 Lots independent of each other. Each lot shall be allowed to maintain individual parking areas, recreational & private spaces and building setbacks that are consistence with the surrounding area and existing on-site.

We hope the Board would see the benefits of this proposal and approve the Waivers as requested. The recent demand for smaller, more affordable housing in South Kingstown is apparent with current availability being substantially low, if not obsolete. The opportunity to accommodate that need is why we are requesting these special requests & look forward to creating a special place for a future resident of South Kingstown.

If the Board has any concerns or questions, please contact, we would be happy to accommodate any requests.

Respectfully,

*Amy N. Sonder*

Amy N. Sonder,  
Land Surveyor/Designer  
**Easterbrooks & Associates LLC**