

Received 5/5/2022

**From:** Bruce Cutting <[bruce.cutting.ri@gmail.com](mailto:bruce.cutting.ri@gmail.com)>

**Sent:** Thursday, May 5, 2022 2:52 PM

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

**Subject:** [EXTERNAL] Dimensional Variance Requested by Earle & Brenna Sharpe – Parkwood Drive

Dear Mr. Gorman and Zoning Board Members,

We are writing in regard to the Zoning Board of Review Application dated 2/10/2022 submitted by Earle & Brenna Sharpe requesting a dimensional variance for Assessors Plat 31-2, Lot 93 located on Parkwood Drive.

We live at 160 Parkwood Drive; we are direct abutting neighbors to Lot 93. We are opposed to the requests for dimensional variance and the special use permit requested for Lot 93 for several reasons: (1) potential impact on neighborhood real estate values, (2) impact on functionality and safety of the neighborhood, and (3) the variance request does not meet the criteria zoning relief.

**Impact on neighborhood values** - - As a realtor practicing in South Kingstown, I am very aware of the differences between high-value neighborhoods and less-valuable neighborhoods. High value neighborhoods offer, and protect, consistent neighborhood character and integrity, which can generally be summed up by characteristics of the zoning category for that neighborhood. Here at Parkwood, there is an expected lot size, generous structure setback, etc. inherent with R-20 zoning. According to the Appraisal Institute, external factors such as nearby property's overgrown yard, etc. can reduce a property's value by 5-10%. The proposed variances will result in a structure that will have exceptionally odd placement (jammed into the left front corner of the lot), which will be significantly more impactful (and permanent) than an overgrown yard or clutter - - and a possible negative impact on values would likely be worse than 5 – 10% due to the permanence of a undesirable structure placement.

**Functionality & safety of neighborhood** - - The structure contemplated is a 4 BR structure, which considering the placement so close to the street means there will not be adequate driveway space for more than 2 cars, which will likely result in cars routinely parked on the street, which is inconsistent with the neighborhood norms. The property is located on a curve, which compounds the issue, and there is no parking available in the right-hand portion of the lot because the septic is to be located there. This is a heavily walked neighborhood, due to local residents accessing the trails to Potter Wood; adding parked cars on the street will make it less safe for walkers due to reduced visibility and competition for roadway space. Approval of the variance request will clearly alter the general characteristics of the neighborhood.

**Variance request does not meet criteria for approval** - - Other neighbors have written to you about this, so I will only touch on these points: (A) The property was acquired for a nominal sum, entirely intending to make a significant profit (Brenna Sharpe is the realtor listing the property for \$195,000 which was acquired for \$5,000). (B) The property was well-known to be unbuildable - the situation the property owners seek relief from was their own decision.

In short, this variance request should not be approved because it will negatively impact the values of the neighborhood, unfavorably alter the character of the neighborhood, while the rationale behind the variance request is simply profit.

Thank you, Mr. Gorman and Zoning Enforcement Board members for your attention to our comments.

Very truly yours,

Bruce Cutting  
William Kinnersley  
160 Parkwood Drive