

RECEIVED AUGUST 14, 2020

August 14,2020

Town of South Kingstown
Zoning Board of Review
180 High Street
Wakefield, RI 02879

Subj: Requested Dimensional Variance for Garage located at 45 Browning Street,
Assessor's Map 96-1 Lot 32.

Dear Chairman

I am responding to oppose the demolition of the existing garage and constructing a larger garage.

I reside at 59 Rosebriar Avenue Plat 96-1 Lot 45. As a property owner of Raw Land Plat 90-4/220 and a wetlands pond Plat 96-2/77, within 150 feet of the proposed structure, I am opposed to the granting of any variance for any properties located in the flood zone.

Sincerely,

Bert Hess

RECEIVED AUGUST 17, 2020

August 17,2020

Town of South Kingstown
Zoning Board of Review
180 High Street
Wakefield, RI 02879

Subj: Requested Dimensional Variance for 2 car Garage located at 45 Browning Street,
Assessor's Map 96-1 Lot 32.

Dear Chairman

I am responding to oppose the demolition of the existing garage and constructing a larger garage.

I reside at 59 Rosebriar Avenue Plat 96-1 Lot 45. As a property owner of Raw Land Plat 90-4/220 and a wetlands pond Plat 96-2/77, within 150 feet of the proposed structure, I am opposed the construction of a two car garage structure **with a second level consisting of two full size dormers, a bath room(with shower?) a 20ft x 4 ft deck extension on the left side, and a requested variance allowing for right side and rear distances of less than 2 feet each.**

How can a builder construct or the owner be able to properly maintain or repair without the express permission to enter and make use of the property of both of the abutters ?

Sincerely,

Bert Hess

RECEIVED AUGUST 17, 2020

August 17, 2020

Town of South Kingstown, Rhode Island
Building and Zoning Department
Zoning Board of Review

Re Request for Dimensional Variance re 59 Browning Street

Dear Chairman,

We are the owners of 60 Browning Street, which is the property directly across the street from 59 Browning.

We do not object to the rebuilding of the garage. However, we object to the scale of the project and are specifically concerned about the addition of a second story that includes a "family recreation room", a bathroom and deck.

Sincerely,

Moira Herson-Yanuck
Marcia Tokson

RECEIVED AUGUST 18, 2020

-----Original Message-----

From: David Carlson <dcarlson@cmlp.com>

Sent: Tuesday, August 18, 2020 11:16 AM

To: Jessica Spence <jspence@southkingstownri.com>

Subject: [EXTERNAL] 59 Browning Street Variance

Dear Chairman,

I am the owner of 50 Browning Street, which is across the street from the proposed garage.

As far as I know this is a non confirming lot in a flood zone with less than 2' clearance of the neighbors in the rear and to the right of the proposed structure.

So in closing I am opposed to granting a variance on the above property.

Thank you for your time in this matter.

Sincerely,

David Carlson

RECEIVED AUGUST 18, 2020

From: Richard DeBlasio <rdeblasio@crossagency.com>

Sent: Tuesday, August 18, 2020 3:05 PM

To: Jessica Spence <jspence@southkingstownri.com>

Cc: Jared Humes <jhumes@southkingstownri.com>; 'Kimberly' <kdeblasio90@gmail.com>

Subject: [EXTERNAL] Application, 59 Browning Street-Town of South Kingstown Zoning Board

Importance: High

Dear Ms. Spence...I wanted to express my concerns about the above application presented for review tomorrow morning to The Town of South Kingstown Zoning Board...I base my objection as someone who within the past year has chosen to live in our home at 9 Surfside Avenue full time-12 months-and as part of a family who has held property ownership on Surfside Row for what is now 5 generations...that said my concerns are very straightforward-firstly -currently the building located at 59 Browning Street is encroaching our property...I engaged Steve Pinch to survey our lot several months ago, all points are marked and the structure-outside shower attached to the building- is on our property-the dimensions of which I believe have been noted to the town...it is my hope that the structure be removed not modified given how close the building is to our property line-4'4"- without accounting for said structure...secondly -the proposed demolition and new construction of a building with a second floor and two garage bays will not conform with the maximum allowable lot coverage - lot size-7500 square feet @ 20%- and although the ground floor footprint is only relevant to this formula proposing a structure of 1.5 stories and approximately 1200 square feet of building in addition to the building that exists on the sight would appear to be out of land to building scale...thirdly-the proposed new construction building is also exceeding allowable setback-a building of this scope I suggest must meet the 6 foot rear setback requirements of the town and at 1.9 feet from the property line simply sits the construction proposed unacceptably close to our property line...in summary and with respect for this construction objective but more importantly for our property rights currently we have a building that is encroaching our property line, a building proposed if zoning approved will exceed maximum allowable lot coverage and a building if zoning approved will significantly exceed allowable setback to our property line...I hope you agree with the basis of my objections and suggest that proposal modification is in order...

Respectfully

Richard A DeBlasio ,

9 Surfside Avenue ,South Kingstown RI 02879