

RECEIVED 7/20/2021

17 Periwinkle Drive West
South Kingstown, RI 02879
July 20, 2021

Mr. Robert Cagnetta
Chairman
South Kingstown Zoning Board
180 High St.
Wakefield, RI 02879

RE: Richard F. Schappach
Premises located at 311 Twin Peninsula Ave. Assessor's Plat 89-3, Lot 5

Dear Chairman Cagnetta:

I am writing to express my concerns about three issues pertaining to this Application which requests significant variances.

The Application refers to honoring the original footprint of the structure, but Item 5 in Atty. Kenyon's letter states that "the proposed house on the OWTS Plan has been modified as to size and location."

The house will not be on the original footprint because of the variances being requested. If it were to be on the original footprint, there would be no need for the variances.

Therefore, I am of the opinion that DEM should review and approve the greatly modified plan and give its assent before the Zoning Board makes its decision. DEM gave its assent to a smaller structure with different boundaries. The project was referred to as a "renovation." The project is no longer a renovation. It is a demolition involving the construction of an entire new, two-story, and much larger structure.

I am concerned about the two proposed bathroom bump-outs from a structural point of view. Has a structural engineer reviewed the proposed bathroom bump-outs with an eye towards safety and structural integrity?

I have been told that bump-outs may require the approval of the neighbors. If this is the case, have the neighbors approved the plan?

I do not think that the two parking spaces shown in the plan are adequate for a structure of this size. The dimensions of the lot and the configuration of the street will make guest parking difficult and may result in the need for on-street parking.

I request that this letter be placed in each Board member's packet and be read into the Minutes of the July 21, 2021 meeting

Thank you for your consideration.

Very truly yours,
Mary-Gail Smith