

4/16/2020

To SK Zoning Board of Review

From: James Duffy
10/12 Hendricks St
Wakefield, RI 02879

Subject: Zoning code variance hearing for 15 Hendricks St, 4/22/20

I am a ten year ex government employee, 6 years in South East Asia (US Air Force 1969-1972) 2 Years as a government contractor status as GS-11E. (1972-1974). 1975-1981 US Postal Service Wakefield RI.

At present I own/reside at 12 Hendricks St, Wakefield, Ri, and have since 1999, directly across the street from the applicant for said variance. I have owned this property since 1987. The numbers of this property have changed 3 times since.

I have owned 5 properties on or abutting Cleveland St (consisting of 5 multi-family and one single family home) since 1978. At present I own two properties, 12 Cleveland St and the property of 10 and 12 Hendricks St. I have, at one time or other, lived in most of the homes as they were being restored and while raising my family of four boys. I built one home at 480 Bittersweet Farm Way where my family still calls home.

Rather than go into my professional history and knowledge of this neighborhood I will just state what I believe is relevant and probatory for the zoning board. I may be contacted any time if questions may arise during your decision making process. I am aware I have no vote in this decision.

My property is similar to that of the applicant, legally non-conforming with two homes on one lot. The applicant is asking for further variance within the setback of the front property lot line. 15 Hendricks St as exists encroaches on all four property setbacks. Variance of a lesser setback allowance on the street side/front may not seem an encumbrance but there is one concern for myself regarding this street. The following is for your information.

Hazard St as indicated on the zoning map has a 40 ft easement. The actual dimension of the street, from grass to grass (north to south) is 18 ft wide as there are no sidewalks or curbs or cuts. My driveway approaches the street opposite the applicant from the south and is 12 feet wide. My driveway, like most driveways in this neighborhood is gravel and is exited while backing out. It is stressful and less safe when backing out and looking both ways, let alone the challenge when a vehicle is parked opposite my drive. It is similar to backing out of a two car garage and immediately turning into one or both lanes.

This problem exists mostly due the narrow street and the usage subject to practices of property owners or guests. The South Kingstown police have advised me in the past parking is allowed on both sides of the street as long as emergency vehicles can pass safely and that there is no longer a winter parking ban. Two cars parked on opposite sides yet adjacent do not allow passage.

In this neighborhood parking with dual homes on a single property has always been at issue. Parking for 15 Hendricks St is such an issue. Cars are required to park on street and in front of another's property.

The variance of 700 some odd feet seems minor, however looking at the floor plan doesn't indicate the two bedrooms already existing on the first floor which could make this a four bedroom home. Even without the variance, if the second floor is added the size of the home will double. The challenge I see is if and when this property becomes another B&B, as does the small house on the property, the parking here will become more inconvenient and more prone to hazardous conditions, especially at the egress of my property/drive.

I have lived within this neighborhood since 1978 and have known and appreciated all my neighbors. My house at 12 Cleveland St still suffers and will always, due to the variances allowed by property abutters on both south and north sides.

I wish you well in making your decision during these trying times.

Respectfully: James Duffy
12 Hendricks St
Wakefield, RI 02879

Land Line 401-789-1904