

6 SOUTH DRIVE LLC (“OWNER/APPLICANT”)

**0 Macera Drive
Cranston, RI 02920**

PROJECT NARRATIVE

This project narrative is offered in connection with application of 6 South Drive LLC (“Owner/Applicant”) for a replat of three lots and minor subdivision of land to create two lots under the Unified Development Review regulations for property on Macera Drive.

The subject property is designated as Lot Nos. 1796, 1797 and 1798 on Assessor’s Plat No. 12 and is located in an A-8 residential zone and contains three (3) lots of 4,000 square feet for a total of 12,000 square feet.

Plans call for the three (3) lots to be re-platted into two (2) lots of 6,000 square feet for two new homes.

The subdivision will require the Planning Commission to grant dimensional variances under the Unified Development Review process.

Both lots will be serviced by public water and sewer.

The following dimensional variances are sought from the Planning Commission.

The first dimensional relief sought is to allow the new lots to be created containing 6,000 square feet where the minimum lot size is 8,000 square feet in the A-6 zone.

The second relief sought relates to the street frontage or width of the new lot on Macera Drive. The minimum width size is 80 feet in the A-8 zone and as designed the frontage for each lot would be 60 feet.

The third dimensional variance sought would be related to building setbacks. As depicted, applicant asks permission from the A-8 requirements to allow for front, rear and side setback relief depending on final design of the buildings.

The applicable sections of the Zoning code are:

17.20.120 Schedule of Intensity Regulations

17.86.010 Authorization

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

SUMMARY

The proposed dimensional relief sought is minimal, reasonable in nature and will replat three (3) 4000 square foot lots into two (2) 6000 square foot lots to create additional dwelling unit for housing purposes.