

Anthony,Lea

From: Kevin Hill <heinko38@gmail.com>
Sent: Monday, March 22, 2021 10:39 AM
To: Anthony,Lea
Subject: 93 Prospect St request for zoning variance objections by Kevin Hill

These are my objections to 93 Prospect St's request for a zoning variance. Please enter them into the record. Thank You

Kevin Hill 78 Mawney St East Greenwich RI

(1) That 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 not due to the physical or economic disability of the applicant.

There is no hardship. The Applicants knew when they purchased 93 Prospect St in 2017 that the property was located in the Historic District and was subject to zoning restrictions.

The property had been doubled in size by the previous owner. There is nothing unique about the property requiring zoning relief.

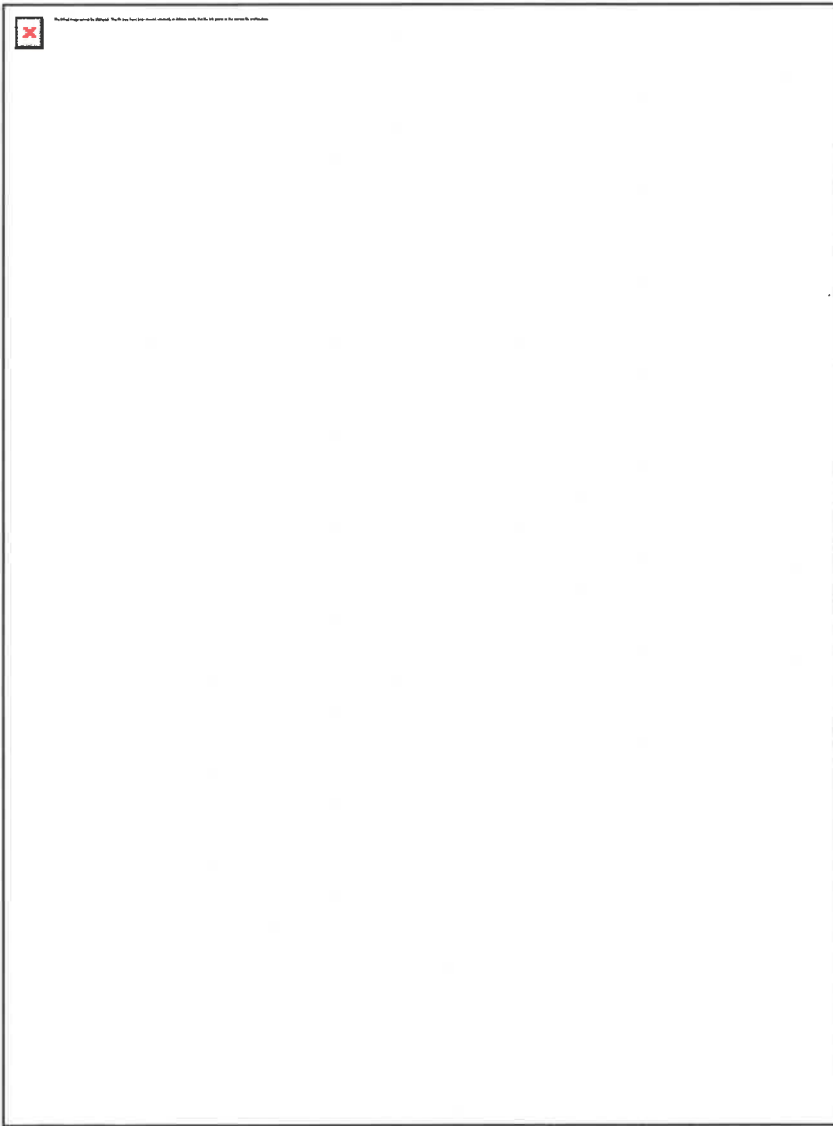
(2) That said, hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

There are no buildable lots in the Historic District. Prior to purchase by applicants, the property was doubled in size to almost 3000 square feet. The applicant wishes to again substantially increase the size of the building. Approval of such a massive project in the Historic District will increase the owner's value by over one million dollars.

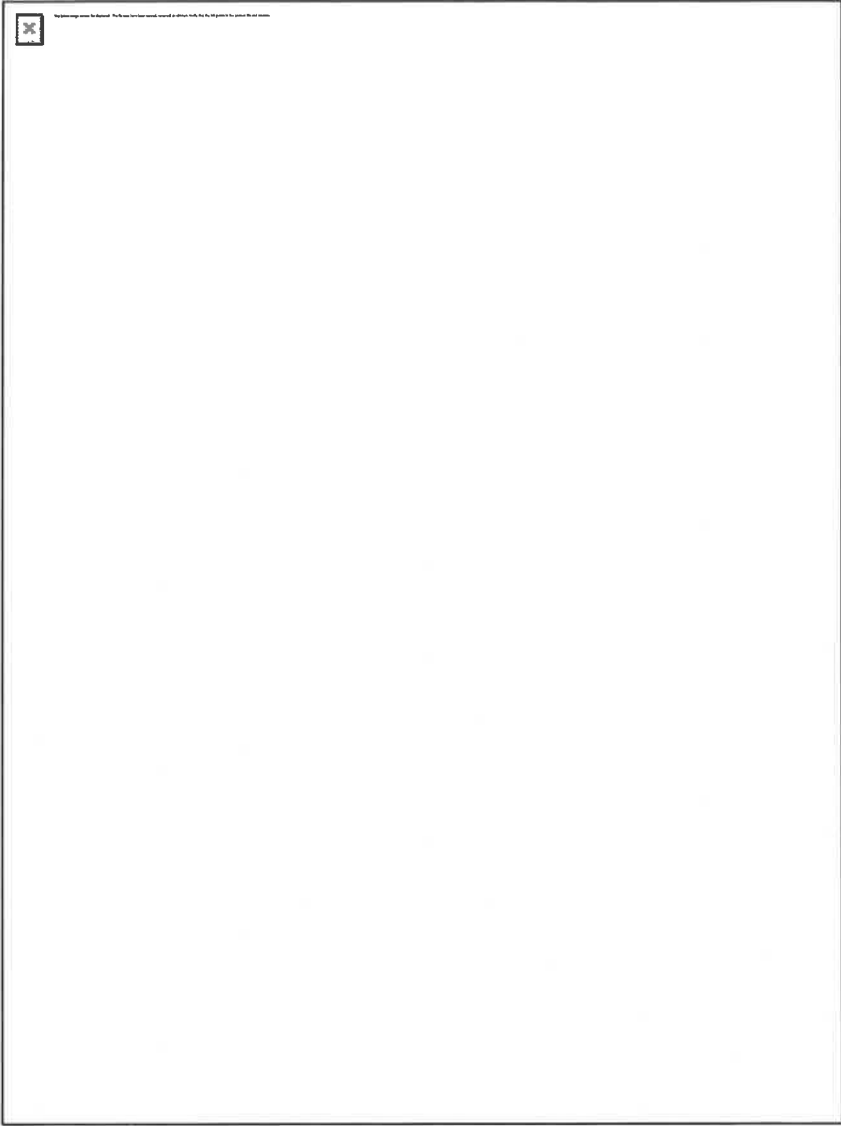
(3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the Comprehensive Community Plan upon which said chapter is based.

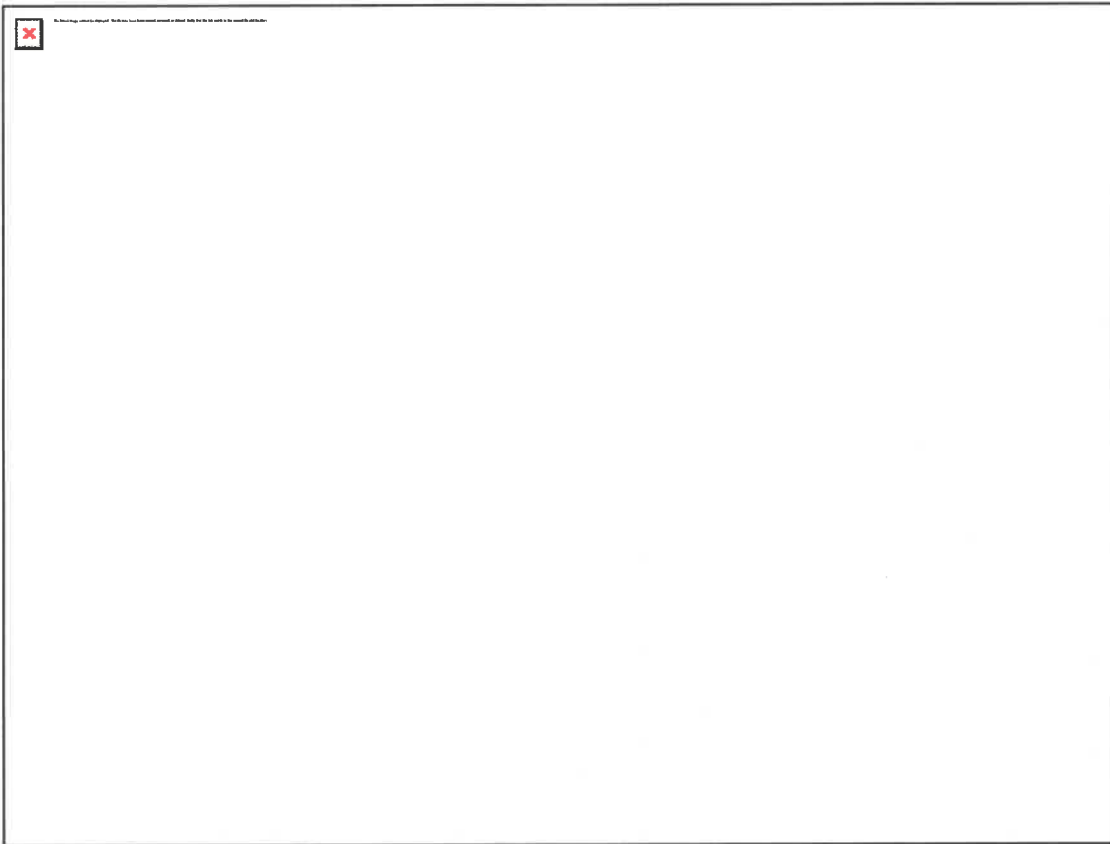
The closest property to the proposed 93 Prospect St addition on the same side of the street is

Historic 77Prospect St. 1269 square feet



the next close home to the proposed addition is historic 86 Prospect St. " The Doll House "





Directly across the street from the proposed 93 Prospect St addition is 86 Prospect St The Doll House 1407 square feet

Each of these historic homes is smaller than even the proposed addition.

The Project as presently proposed is to almost double a building in size that was itself doubled in size. The project as proposed resembles the joint residential/ office Condo project on main street that replaced the old gas station.

To grant this request for a variance for such a massive project will certainly negatively alter the character of the area. A giant project among

Lilliputians.

(4) That the relief to be granted is the least relief necessary.

No relief is necessary to increase the size of the living space at 93 Prospect St. This can easily be accomplished while complying with all current zoning regulations.

This Project should easily be able to accommodate the desires of the owners and at the same time add to the unique historic district while still easily conforming to the building code of this district.

The owner's desires can be satisfied and at the same time retain the beauty and uniqueness of the area that we are all so fortunate to live in without requiring any variance whatsoever.

(5) An applicant for a dimensional variance must demonstrate, to the satisfaction of the Board, the following: 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. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.

Within the lot lines of 93 Prospect St is more than enough room to substantially increase the living area with no need of a variance.

Any inconvenience due to the plans as presently presented is self-created and not grounds for relief from zoning codes.

If the applicant desires a two-story two-car garage with workshop and living space. He can build it using the previous driveway exiting on Prospect St.

The desired multi-car driveway may take up some of the space the applicant desired from the current extensive lawn but a variance would **NOT** be required to sight the site in such a manner. Kevin Hill

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Kevin