



September 24, 2021

Nicholas J. Goodier
MANCINI CARTER, PC
56 Pine Street, 3rd Floor
Providence, RI 02903

Re: Request for dimensional variances
Ocean State Veterinary Specialist
1480 South County Trail
(Map 71, A.P. 10, Lot 377)
East Greenwich, RI

Dear Mr. Goodier:

At your request, I have inspected the real estate referenced above in order to render an opinion as to what, if any, impact the granting by the East Greenwich Zoning Board of Review of certain dimensional variances to the property would have on surrounding properties. In addition I have reviewed the plans submitted and the Zoning Ordinance of the Town of East Greenwich.

The subject property is located on South County Trail (RI Route 2), a two lane secondary artery which runs north –south through the town. The area in which the property is located is a mixed use corridor with a multifamily residential, office and light industrial uses.

The subject property consist of a 3± acre parcel of land located at 1480 South County Trail, East Greenwich, R.I. The site has 270± linear feet of frontage on South County Trail. The site slopes slightly west to east. The site is located in a Light Industry and Office District (M/LIO).

The site is improved with 27,228± square foot veterinary facility with a covered parking area. The proposal is to add an addition to the westerly side of the building and to construct a parking garage, which will add 44 parking to the site for a total of 207 spaces. The proposed improvements also include associated grading, drainage system construction/reconstruction, and plantings.

The applicant requires dimensional variances for lot coverage, front, side and rear yard setback to accomplish the project. As noted the addition will be on the westerly side of the structure towards South County Trail and the parking garage will be with the footprint of the existing parking structure.



September 24, 2021

Based upon my inspection and review it is my opinion that the granting of the proposed relief 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 proposed addition is to expand the existing use of the property which is compatible with uses in the area. Additionally, the parking garage will add to the capacity on site and will be developed within the footprint of the existing structure.

Furthermore, it is my opinion that the granting of the proposed relief will not have a negative impact on the value, use and or enjoyment of the surrounding properties, again based upon the factors referenced above.

Respectfully submitted
SWEENEY REAL ESTATE & APPRAISAL

A handwritten signature in black ink, appearing to read 'Thomas O. Sweeney', with a long horizontal flourish extending to the right.

Thomas O. Sweeney, SIOR