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December 22, 2021

Paul A. Croce, Chairman
and Members of Middletown Planning Board
350 East Main Road
Middletown, RI 02842

Re: 809-811 & 819 Aquidneck Avenue Revised Variance Requests
(One additional variance added because building is moved closer to on-site office building.)

Dear Planning Board Members:

Aquidneck Commerce Center, LLC has requested approval for a mixed use development for the above properties. The proposal includes merging lots 129 and 504 and removing the existing dilapidated house on lot 504. The existing roads and parking areas in the office complex on lot 504 will remain as they are with minor changes.

Section 27A07(E)(1) Variance

A twelve unit two family apartment building is planned for the northerly part of the property. This location allows for necessary parking spaces on the east side of the property consistent with the existing commercial parking spaces for the office buildings. This building is 62 feet away from the existing house to the north on Lot 130 where a 100 ft. setback is required. Although the apartment building could be resituated to meet the 100 ft. setback, that would move it closer to the office buildings and result in awkward traffic patterns for the property. As a result, variance from Section 27A07(E)(1) is requested to allow for a 62 ft. setback for the apartment building.

Section 27A07(E)(2) Variance

The property has an existing curb out at its northwest corner. This allows for a one way in entrance at the curb cut to a driveway which runs along the north side of the apartment building to the parking area at the rear of the property. The ordinance requires a 20 ft. landscaped set back area where the driveway is proposed. To allow for this driveway a variance from Section 27A07(E)2 is requested. It should be noted that landscaping will be provided along the boundary line, nevertheless.

The existing parking spaces for Lot 809, which will be merged with Lot 29, is at the rear of the property. Aquidneck Commerce Center's proposal is to provide the parking spaces for the apartment building the rear of the property to match the existing spaces. This also serves to provide the best traffic flow for the property. Aquidneck Commerce Center requests that a variance be given from Section 27A07(E) (2) to allow the parking spaces for the apartment building to be in the same location as the commercial spaces without the 20-foot landscaped buffer.


Section 27A07(E) (3) Variance

This property has a slope running up from Aquidneck Avenue that includes a 10 ft. elevation change along the footprint of the building. This results in a building height that exceeds the 35 ft. limit in the ordinance. To accommodate the building design and deal with the slope, a variance of 4.5 feet is requested for the portions of the building that exceed the height limit.

Section 27A07(E)(5) Variance

As a result of moving the building to allow for a 10ft. vegetation buffer and stone wall between the property line and roadway on the north side of the property, the separation between the residential building is 16.3 feet from the office building where 20 feet is required. A variance is requested to allow for less than a 20-foot separation between buildings.

Aquidneck Commerce Center, LLC

By:  Paul O'Neil