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October 14, 2020

Mr. Richard Baccari, President
Long Rock Cove, LLC
10 Greene Street
Providence, RI 02903

RE: Waiver Request for Parking Spaces

Dear Mr. Baccari,

We are in receipt of your application submitted on October 9, 2020 for Kettle Point Condo Buildings 1 – 6 Modifications. In response to the waiver requested for loss of 13 on-street parking spaces, I find that a waiver is not required, based on the following:

- The original Kettle Point project area as approved in 2013 included far more parking spaces than required under Article IX, Waterfront Special Development District zoning
- Each unit accommodates required parking in individual garages or driveway approaches.
- The area originally approved as on-street parking will be landscaped, thereby increasing stormwater permeability and improving the visual image of the development.
- The proposed will reduce the paved roadway width, thereby reducing stormwater runoff and roadway maintenance requirements.
- On street parking is available on the opposite side of Kettle Point Ave immediately opposite Buildings 1-6.
- Nine additional spaces have been approved on Road F in the vicinity of University Orthopedics.

For these reasons I find that a waiver is not required from the Hearing Panel.

I look forward to working with you on this final phase of development for Kettle Point.

Sincerely,

Chris Martin
Executive Director