

**BENGTSON
& JESTINGS, LLP**
COUNSELLORS AT LAW

40 WESTMINSTER STREET, SUITE 300
PROVIDENCE, RHODE ISLAND 02903
TELEPHONE (401) 331-7272
FACSIMILE (401) 331-4404

October 26, 2023

Via Email: war.plan@warwickri.gov

Mr. Thomas Kravitz, Director
Warwick Planning Department
65 Centerville Road
Warwick, RI 02886

RE: 115 Maple Street Building Encroachment
Our File No.: 234977

Dear Tom:

This letter follows up our conversation on this matter.

As I noted, I represent Jeffrey Nelson, the principal of 115 Maple Street, LLC, which recently took title of the above property.

As part of the acquisition, Jeff had a survey done. This survey revealed an existing encroachment of the principal building located at 115 Maple Street. This encroachment measures two feet four inches at its largest point, as shown on the attached survey. As further noted in the survey, this minor encroachment does not extend into the paved portion of Dover Road but only extends into the existing concrete walkway.

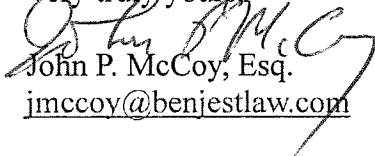
According to the tax assessor records and building records, this building has been in place since 1958.

It would seem that the most expedient way to handle this matter would be for the city to grant an easement for this encroachment and to concurrently waive any side or rear yard setbacks for the location of the existing building.

I presume that the next step on this would be with the city solicitor and then the city council.

I appreciate your assistance in this matter.

Very truly yours,


John P. McCoy, Esq.
jmccoy@benjestlaw.com

JPM:aeV

Enclosure

Cc: Jeffrey Nelson (via email: jeff@palmerindustries.com)
Matthew Yanuskiewicz (via email: matt@cataldoeng.com)