

April 21, 2025

NARRATIVE

PREPARED BY: THOMAS CRONIN, ESQ.

31 Hoxie Court is currently a single-family home located on Assessor's Plat 88 Lot 87. Assessor's Plat 88 Lot 88.2 is a vacant lot. The area of the two lots is 110,759 square feet, approximately 2.54 acres. The lots are located at the end of Kernan Street (a dirt road), Notre Dame Street and Hoxie Court. Currently vehicular, pedestrian and utility access are off of Hoxie Court. Hoxie Court is approximately 20 feet wide, more or less.

31 Hoxie Court is located in the R20 Zone. There are public utilities on Hoxie Court and Notre Dame Street.

The proposal is an application for a minor subdivision to create three (3) lots out of the existing two (2) lots. The existing home is identified as Proposed Lot 2 on the proposed subdivision. The existing home will continue to use the existing OWTS and public water. Access will continue from Hoxie Court.

An extension of Notre Dame Street is proposed, leading to a proposed cul-de-sac. Each of the subdivision lots will have frontage on the extension of Notre Dame Street. Each of the newly created lots are conforming to minimum requirements for area, frontage and dimension.

Proposed Lot 1 is a portion of Lot 88.2. It will have an area of .49 acre and frontage of 174.89 feet on Notre Dame Street. Access will be from Notre Dame Street. An OWTS for a proposed single-family residence will be located on the newly created lot, public water will be utilized.

Proposed Lot 2 is the existing home in the southerly portion of the existing Lots. It will have newly created frontage of 120 feet on the extension of Notre Dame Street with an area of 1.24 acres. Public water and access will continue from Hoxie Court.

Proposed Lot 3 will have 177.11 feet of frontage and .46 acre. An OWTS for a proposed single-family residence will be located on the lot, public water will be utilized. Access will be from the extension of Notre Dame Street.

No variances are anticipated. No wetlands are existing on site pursuant to available public information. RIDEM, Kent County Water, and Town of Coventry permits will be required.