

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date September 18, 2020

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant Laura J. Carlson and Donald R. Carlson Address 20 Brook Street, Jamestown, RI
52 Newport Street, Jamestown, RI
same as applicant

Owner _____ Address _____

Lessee n/a Address _____

1. Location of premises: No. 20 Brook Street

2. Assessor's Plat 9 Lot 281

3. Dimensions of lot: frontage 220 ft. depth 100 ft. Area 22,000* sq. ft.

4. Zoning Districts in which premises are located: Use R-8 Area 8,000 Height _____

5. How long have you owned above premises? 1 year

6. Is there a building on the premises at present? yes - 1 primary residence and 1 outbuilding
outbuilding - 441 sq ft footprint; 776 sq ft living area

7. Size of existing building Principal building: 3063 sq ft living area

Size of proposed building or alteration 900 sq. foot footprint; 1161 sq ft living area

8. Distance of proposed bldg. or alteration from lot lines:

front 57.6 ft rear 15 ft left side 7 ft right side 185.7 ft

9. Present use of premises: 1 family in principal building; 2 story rental dwelling outbuilding per 1989 Regulatory Variance

10. Proposed use of premises: 1 family in principal building; 1 family in outbuilding

Location of septic tank & well on lot n/a

* Lot 281 is contiguous with co-owned addition 8,000 sq ft lot (Plat 9 Lot 823) subject to conservation easement, resulting in a total lot size of 30,000 sq. ft.

11. Give extent of proposed alterations Remove existing nonconforming structure and replace with
structurally and aesthetically improved building that is sited further from the rear lot line --15' from rear boundary
rather than current 4' setback -- and fully compliant 7' setback from side boundary rather than existing 5'6" from
side-line boundary.

12. Number of families for which building is to be arranged: single family

13. Have you submitted plans for above to Inspector of Buildings? yes

Has the Inspector of Buildings refused a permit? yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Section 82-303 (Number of residential structures per lot);

Variance under Article 6 for a variance from Section 82-302, Table 3-2 (15' rear setback requested where 30' rear setback is required for principal structure)

Article 6 Sec 82-600 to 608 Special Use Permits & Variances

15. State the grounds for exception or variation in this case:

1) Existing nonconforming building is burdened by mold and potentially unstable ancient foundation; lacks sufficient ground floor space for bath and kitchen accessibility requirements for elderly residency;

2) Existing structure has a 1989 Regulatory Variance permitting special use as a dwelling unit and allowing a 5'6" side setback rather than the required 7' and a 4' rear setback rather than the required 30';

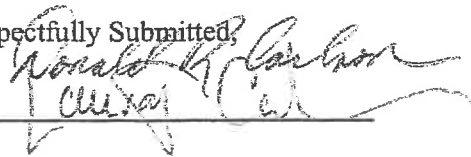
3) Moving the structure to the 30' rear setback line for the principal building would place the cottage too close to the primary residential structure, crowding the lot, compromising the visual integrity of the site layout from Brook Street, and destroying the historical aesthetic composition of the property;

4) The 1989 relief was made expressly contingent on the willingness of the owners to refrain from subdividing the property - the current owners are willing to continue this contingency if relief is granted. The relief requested is the least relief necessary given the option of subdividing.

5. The relief requested would not alter the neighborhood, and is requested due to the unique characteristics of the property.

Respectfully Submitted,

Signature



Address

20 Brook Street

Jamestown, Rhode Island

Telephone No. 917.576.2726

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

ADVERTISEMENT – LAURA J. CARLSON and DONALD R. CARLSON (PLAT 9 LOT 281)

Application of Laura J. Carlson and Donald R. Carlson (OWNER) whose property is located at 20 Brook Street, and further identified as Tax Assessor's Plat 9, Lot 281 for:

1. a Variance from Article 3 (Application of District Regulations) Section 82-303 (Number of Residential Structures Per Lot) to construct a second principal structure; and
2. a Variance from Article 3 (Application of District Regulations) Section 82-302, Table 3-2 wherein a fifteen foot (15') rear yard setback is provided where thirty feet (30') is required for such second principal structure.

Said property is located in an R-8 Zone in the Village Special Development District and contains 22,000 square feet.



TOWN OF JAMESTOWN

P. O. Box 377

JAMESTOWN, RHODE ISLAND 02835

Town Hall - 423-0200

Town Offices - 423-0444

January 25, 1989

Mr. & Mrs. Warren O'Sullivan
20 Brook Street
Jamestown, R.I. 02835

Dear Mr. & Mrs. O'Sullivan:

At a meeting of the Jamestown Zoning Board of Review held on January 24, 1989 the following vote was passed:

A motion was made by Ms. Sheehan and seconded by Mr. Vandal to grant the request of Warren A. O'Sullivan and Kathryn F. O'Sullivan, whose property is located on Plat 9, Lot 281 for a Regulatory Variance from Article III, Section 331 (Number of Residential Structures), to permit conversion of the existing carriage house/nursery school to a one bedroom dwelling unit and from Article III, Section 320 (District Dimensional Regulations) to allow a 5'6" side set back rather than the required 7' and a 4' rear setback rather than the required 30' as shown on plans submitted with the application.

This relief is granted in accordance with Article VI, Section 610 in that the requested relief will not be contrary to the public interest and that conditions exist which are peculiar to the property.

This approval is subject to the condition that if lot 281 is subdivided at any time, this variance shall terminate.

This motion is based on the following findings of fact:

1. The property is located in a R-8 Zone and contains 22,000 square feet.
2. The property conforms in all other respects to the zoning ordinance.
3. Use of the carriage house for an apartment is an appropriate use in the neighborhood and will assist in the preservation of the Victorian property.

4. Retention of the outbuilding is preferrable to subdivision and/or removal of the carriage house.
5. Sufficient land is available for required parking without major changes to the site.

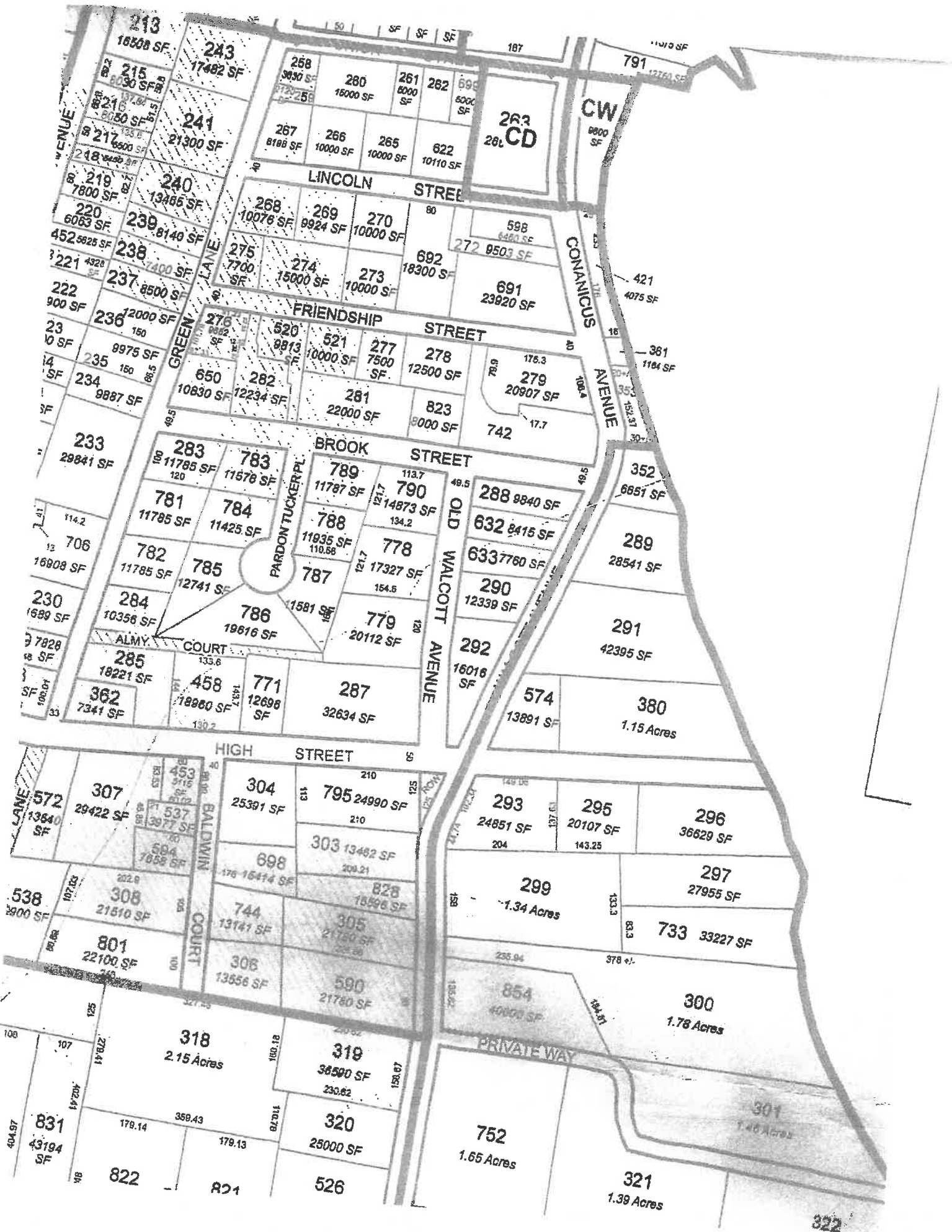
The motion carried by a vote of 5 - 0.

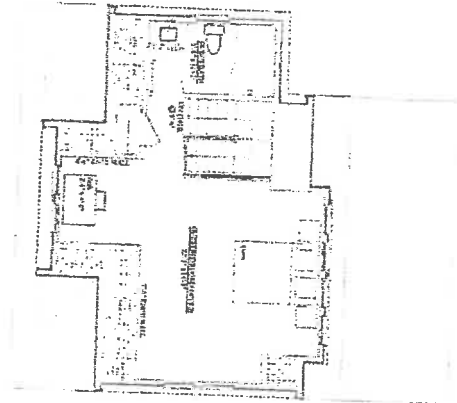
Very truly yours,

M. S. Hellewell

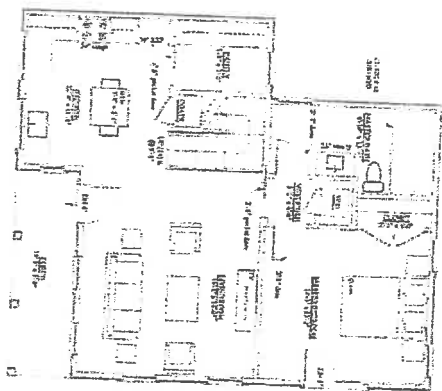
Martin S. Hellewell, Chairman
Farmstown Zoning Board of Review

MSH/ps





2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

SQUARE FOOTAGE - APPROX.	
FOOTPRINT	
ALLOWED	860 SF
PROPOSED	859 SF
PERMITTED	762 SF
REMAINING	93 SF
OVERAGE	97 SF



FRANK SHIRLEY ARCHITECTS

40 Madison
 Charlottesville, VA 22904
 www.frankshirleyarchitects.com

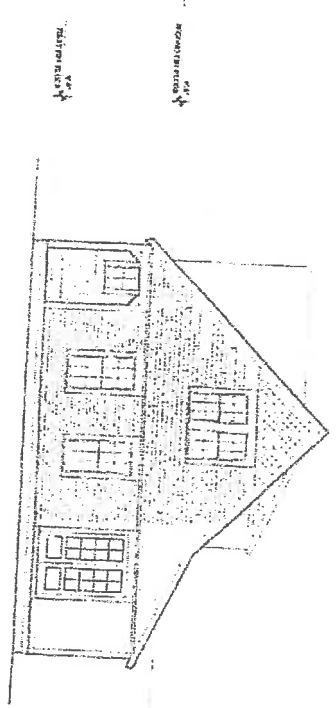
1.877.547.1151
 7.033.547.2981
 www.frankshirleyarchitects.com

The CARLSON RESIDENCE
 53 Laurel Drive
 Charlottesville, VA 22903

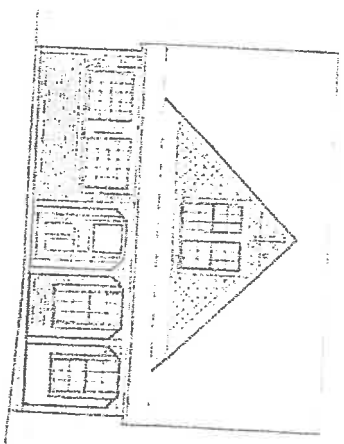
Proposed Change Fee:

NOT FOR CONSTRUCTION

DRAWING NO. 2020-07-27-01
 DATE: July 27, 2020
 DRAWN BY: SD-Final



2 FRONT ELEVATION



1 SIDE ELEVATION

**FRANK SHIRLEY
ARCHITECTS**

40 West 2nd
Chattanooga, TN 37403
www.frankshirleyarchitects.com

Resident

Proposed Change for

**The
CARLSON
RESIDENCE**

20 Bross Street
Chattanooga, TN 37403


02/08/2020
Date: 02/11/20
11:27 AM 2/11/2020

NOT FOR CONSTRUCTION

© Frank Shirley Architects, Inc. All rights reserved.
This document is to be used only for the project identified.

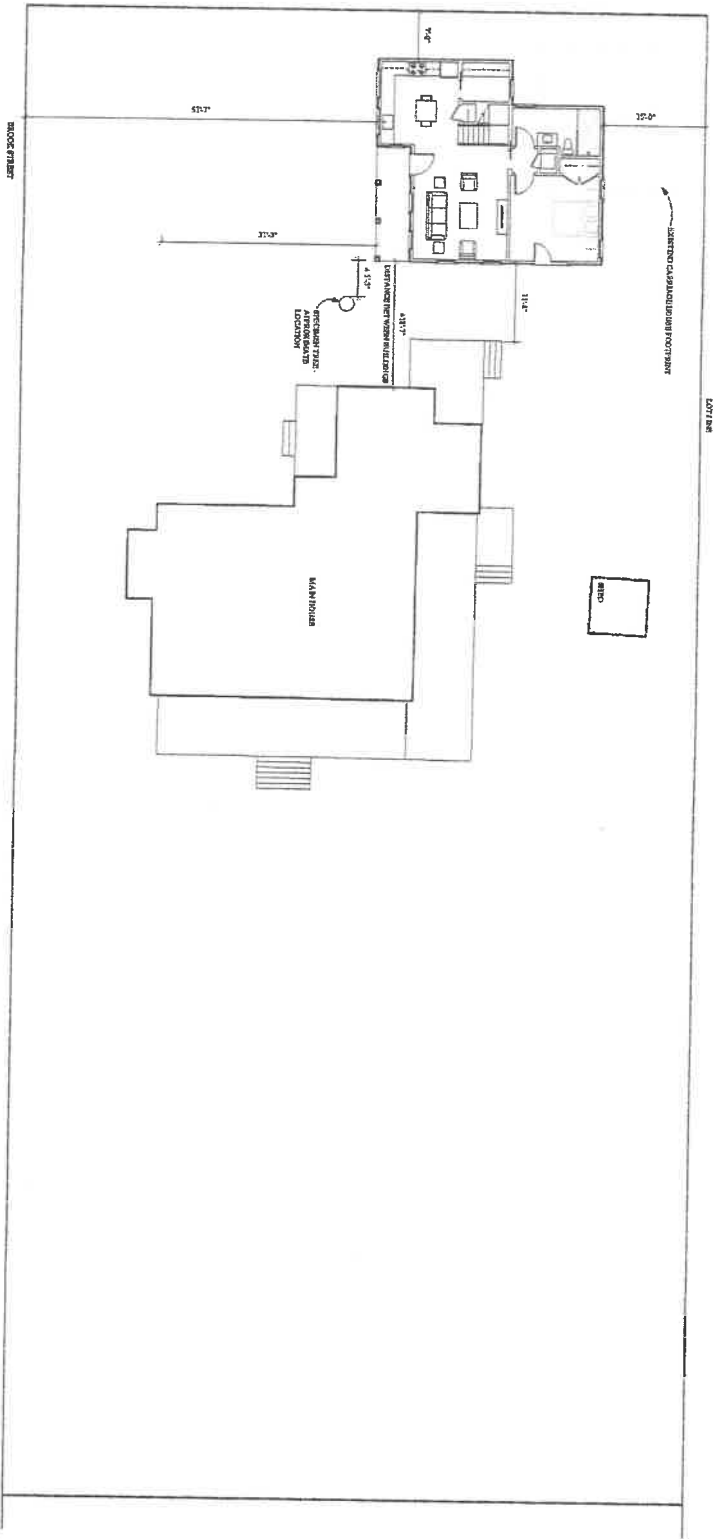
02/11/2020

Electronics

DATE:  02/11/2020

July 27, 2020

SD-Final



1 SITE PLAN - OPTION of 15' SETBACK



FRANK SHIRLEY
ARCHITECTS

40 Paul Drive
Cambridge, MA 02139
www.frankshirleyarchitects.com

PROJECT

Proposed Garage for:

The
CARLSON
RESIDENCE

20 Brook Street
Jamaica, MA 02633

DATE / REVISIONS

2/20/21 - EXISTING REVIEW

NOT FOR CONSTRUCTION

© 2020 FRANK SHIRLEY ARCHITECTS, 2020. All rights reserved.
This drawing is the property of Frank Shirley Architects and is not to be reproduced without permission.

DRAWING TITLE

Site Plan - Option of 15' setback

SCALE

0.5" = 10' - 15' = 30' FT

DATE

September 4, 2020

SHEET NUMBER

SD-6

PROPOSED ELEVATION
EAST ELEVATION
1/2" = 1'-0"

EXISTING ELEVATION
EAST ELEVATION
1/2" = 1'-0"

PROPOSED ELEVATION
WEST ELEVATION
1/2" = 1'-0"

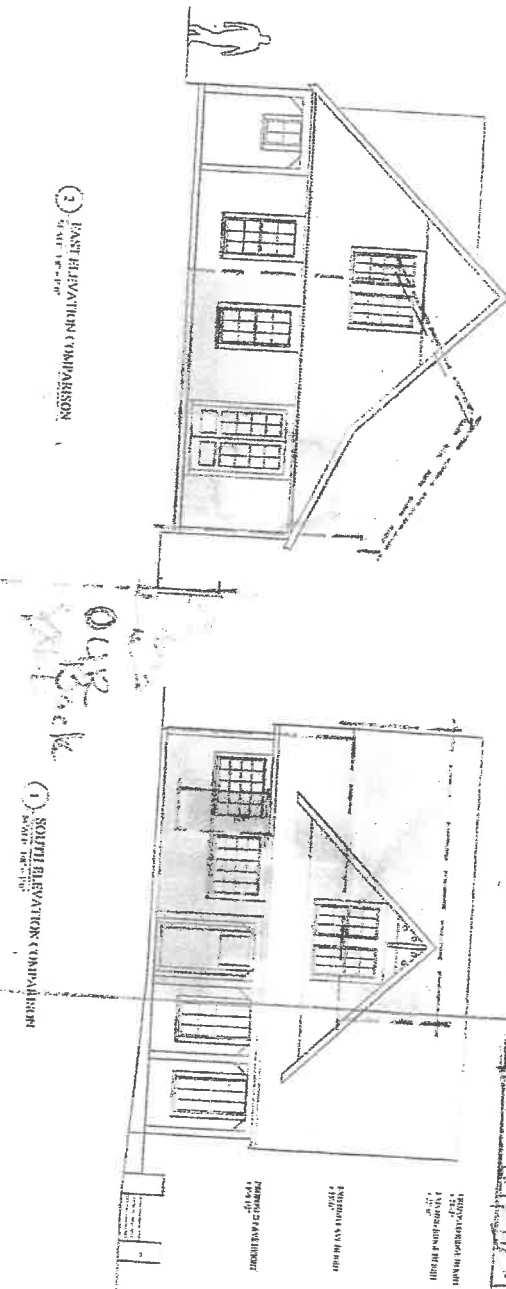
EXISTING ELEVATION
WEST ELEVATION
1/2" = 1'-0"

3 EAST ELEVATION COMPARISON

4 SOUTH ELEVATION COMPARISON

Existing
Elevations

Proposed
New Elevations



FRANK SHIRLEY
ARCHITECTS

400 East
Columbia
Denver, CO 80202
303.733.1111
www.frankshirley.com

Prepared by: [Name]

The
CARLSON
RESIDENCE

3100 East
Lawrence Avenue

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Proposed and Existing
Elevations Comparison

March 12, 2010

SD-6

FRANK SHIRLEY
ARCHITECTS

Jamestown Planning Commission
Jamestown Town Hall
93 Narragansett Ave.
Jamestown, RI 02835

RE: September 16 hearing for 20 Brook St, Jamestown, RI

Dear Members of the Planning Commission:

The primary purpose of the proposed cottage for Ms. Carlson is to provide for the ability for her to age in place. This necessitated certain accommodations be made so that the cottage is accessible for wheelchair and walker use. I have summarized below the steps that we took to ensure that the cottage would be easily usable by Ms. Carlson into the future.

1. Single Level Living. We have located all functions necessary for daily use by Ms. Carlson on the first floor. This will allow her to navigate to all parts of the cottage she needs, including the kitchen, living area, bathroom, laundry area, and bedroom, without the need to go up and down stairs.
2. Oversized Interior Doors. All doors are oversized so that they are easily navigable with a walker or wheelchair, should one ever be necessary. Additionally, the small vestibule between the bedroom, bathroom, and laundry closet is oversized for the same purpose.
3. Accessible Bathroom. The bathroom is designed to be oversized so that a wheelchair can navigate comfortably through it and use each fixture. The shower is designed to accommodate a wheelchair with a wide, curb-less entry and extra space for maneuvering.
4. Accessible Kitchen. The kitchen layout is designed to make moving between appliances easy in a walker or wheelchair, and to eliminate unnecessary turn-arounds. Extra space is included to improve wheelchair maneuverability.
5. Floor Level. The main floor level was placed as close to grade as good building practices will allow. This was done so that, should a ramp for wheelchair accessibility become necessary in the future, it will be a simple task to add one.

All of these steps were taken so that Ms. Carlson can comfortably age in place. Her desire to age in a home of her own and to remain close to her family has been the primary driver as we have worked to create a thoughtful, beautiful, and functional cottage.

Respectfully,

Frank Shirley, AIA



For: Laura Carlson
20 Brook Street
Jamestown, RI 02835

April 16, 2020

To Whom This May Concern,

Largess Forestry has maintained this ancient and valuable Japanese Flowering Cherry tree, *Prunus serrulata* 'Kanzan,' located in the backyard of 20 Brook Street in Jamestown, Rhode Island, for over 20 years. This is one of the great trees of Jamestown.

It is critical that this tree is protected during the upcoming construction project, especially its root system, which is vulnerable to incursions. It is therefore at risk if the proposed cottage and related excavation and construction intrudes too closely to its root system. With anticipated over-excavation for the foundation, and sufficient distance for heavy equipment to pass without driving over the root system, we recommend that the cottage be located no less than 15' from the tree's canopy. If the new building's footprint aligns with the pre-existing structure on the north and west sides, and the footprint extends to the markings currently laid out to reflect the drawings submitted to the Town, that spacing should adequately protect this important specimen tree. In my view the new building should not be moved any closer to the tree.

Jamestown is a Tree City USA and highly regards its forest canopy. I want to thank the town and ask them for their cooperation in preservation of this tree.

Matthew "Twig" Largess
ISA Certified Arborist NE 0802 / RI Arborist 200
HMI Tree Consultant
Voice of the Forest Alliance

Largess Forestry Inc. 201 Brook Street, Jamestown, RI 02835
603-441-1400 (RI) 603-441-1710
www.largessforestry.com largessforestry@gmail.com

SUPPORTING MEMORANDUM

To: Jamestown Zoning Board of Review

Re: Application for 20 Brook Street replacement structure

The Carlson family seeks to replace a decaying, nonconforming accessory building with an improved structure with modern accessible facilities to enable their 80-year old mother, Jamie Rae Carlson, to age in place. Ms. Carlson was a long-time resident of Jamestown's North End in the 80's and 90's as well as a writer for the Jamestown Press. She returned to Jamestown in 2019 after selling her home in Newport and is currently living in her daughter's home – which is the primary residence at 20 Brook Street. Unfortunately, the many stairways, including front and back entrance steps, and inappropriate bathroom accommodations of the primary structure make it unsuitable for an older person with Jamie's joint and medical issues. The replacement structure has been designed to meet the accessibility requirements of a person with limited mobility or physical handicaps. (See Letter of Frank Shirley, AIA, Architect).

The Zoning Board referred this matter to the Planning Commission for an advisory opinion. After extensive exploration, site visits by the Town Planner and several commissioners, a 2.5 hour public meeting of the Technical Review Committee, and thorough consideration at two separate public hearings, the Planning Commission **unanimously recommended** approval of this application subject to certain reasonable modifications. Applicants agreed to accept all of those modifications and have amended this application to reflect the views and suggestions expressed in the Planning Board's written opinion including:

- Moving the proposed structure to a 15' rear setback;
- Agreeing to plant appropriate 10' evergreen trees along the northern property line to provide a buffer and privacy for the Whitakers;
- Forgoing the right to subdivide the property until such time as the second dwelling unit is eliminated in the future;
- Agreeing to forego short term rentals of less than 60 days.

Context

The subject property enjoys a January 1989 Regulatory Variance granted by this Board to the prior owners "to permit conversion of the existing carriage house/nursery school to a one bedroom dwelling unit." The same 1989 Variance also granted significant relief from setback requirements allowing the building to be used as a dwelling notwithstanding that it was located on a 4' rear setback (where 30' required) and a 5'6" side setback (where 7' required). The Board made such relief expressly contingent on the former owners' continuing willingness to refrain from subdividing the oversized 22,000 sq ft lot on Brook Street.¹ (See Regulatory Variance.) The existing nonconforming structure is 2 full stories high with a protruding second story deck.

¹ Lot 281 is contiguous with the jointly owned 8000 sq ft lot (Lot 823) which is subject to a conservation easement, making the potential consolidated size of property 30,000 sq ft and thus highly amenable to subdivision.

It was used as a rental unit without trouble or complaint for 30 years preceding the applicants' purchase of the property in June 2019.

The 1989 Zoning Board of Review found as fact that "use of the carriage house for an apartment is an appropriate use in the neighborhood and will assist in the preservation of the Victorian property" and farther found that "retention of the outbuilding [as a dwelling] is preferable to subdivision."

The proposed replacement structure fully conforms with the dimensional requirements for an accessory building in Sec 82-311 (900 sq ft max footprint) as well as the 10' rear and 7' side setback requirements for outbuildings in R-8 in Sec. 82-302, Table 3-2. Per recommendation of the Planning Commission, the 10' rear setback has been increased to 15'.

Compliance with those setbacks substantially reduces or eliminates the nonconformity of the existing structure. In addition, the existing nonconforming structure has a 2-story high North wall and a deck that overlooks the neighboring property. By contrast, plans for the replacement structure include substantial features designed to reduce the visual intrusiveness of the structure toward neighboring properties including:

- Lower rear profile facing North, one-story on the setback line,
- carve out on the northwest corner,
- "broken back" north-facing roof, with a low pitch at the lower portion to reduce its visibility,

All of the abutting properties to the North have outbuildings that fail to conform to setback requirements. Moving the proposed structure to comply with accessory building setback requirements will significantly alleviate the existing crowding of outbuildings in that area.²

The substance of the relief requested is to carry over the *existing special use permit* from the existing nonconforming building to the proposed replacement structure – which will permit the applicants to continue using the replacement building as a dwelling unit, just as the existing building has been used for 30 years. No new status for this property is requested and thus no new precedent or legal entitlement would be established by granting this relief.

Because the Building Inspector has determined that the proposed structure is a "second principal building" on the lot, the applicants respectfully request that the proposed structure be granted a variance under Sec 82-302, Table 3-2, to allow a 15' setback versus the required 30'.³

² The abutting Maccini property (Lot 277), Whitaker property (Lot 521), and Fine property (Lot 520) along Friendship Street all have significant permanent accessory structures that lie directly on or within 3' of the Western and Northern borders of the Carlson's lot.

³ The side setback requirement of 7' is the same for accessory and principal buildings in R-8; thus no relief from the side setback is requested. Note that the West side of the property abuts a right-of-way owned by the Fine family on Friendship Street. The Fine's have expressed strong support for this proposed building project and have voiced no objection to the proposed siting of the replacement structure. As a result of this right-of-way there is no

The 1989 Zoning Board of Review permitted a second dwelling unit on the premises (with very substantial setback relief) in order to avoid the prospect of subdivision. The Board determined at that time that allowing a second dwelling unit in the subordinate position in the back corner of the lot was "preferable" to subdivision and the possibility of another full-size principal residence in place of what was and is still a beautiful sloping greensward toward the sea in the middle of Town. All of the same considerations remain in place today.

Accommodations

This application has been revised *sua sponte* in important respects:

- Applicants are no longer asking for a variance to continue use of the existing setbacks for the carriage house which currently stands significantly closer to the rear (3.9') and side (4.8') boundaries; the replacement structure proposed in the revised application complies fully with the appropriately required 10' rear and 7' side setbacks for an accessory building.
- In deference to the Planning Commission the siting of the replacement structure has been moved to 15' from the northern boundary. Applicants have also committed to planting 10' evergreens to provide a privacy buffer.
- The size (footprint) of the proposed structure has been reduced from 970 sq ft to just under 900 sq ft in order to comply with the maximum size requirement for an accessory building. Compliance with this constraint creates challenges to incorporating interior first-floor accessibility requirements in the kitchen, bathroom, hallways, and passages, but applicants believed it was important to respect the maximum size requirements for an accessory building.

Applicants have retained a highly-regarded architect, Frank Shirley of Cambridge MA, to design the proposed structure. Mr. Shirley specializes in 1880's New England shingle-style cottages and has published widely on their attributes. He has created a beautiful replacement structure with a design that incorporates many features intended to make the new building less intrusive and more conforming to both legal requirements and the aesthetic standards of the neighborhood. He will be available at the hearing to speak directly to those important architectural accommodations.

Hardship – Additional considerations

1. The existing nonconforming structure has a very small first floor that cannot reasonably accommodate 21st century living norms or the dimensions of an accessible bathroom and kitchen arrangement. The building has been neglected for many years; its ancient foundation and crawl space are infested with mold and mildew. The building has been evaluated by a structural engineer (Richard Pastore) and a well-known architect (Frank

encroachment at all toward the Gillespie property farther to the West – which does not actually share a property line with the Carlson property.

Shirley) who specializes in 1880's New England cottages. Mr. Shirley found the carriage house not to be authentic to the 1880's era primary home, highly modified over the years with poor construction, and not worthy of salvaging or remodeling. As Mr. Pastore noted, "you might want to save the cupola, but that's about it." At the Planning Commission, Duncan Pendlebury commented that he had inspected the building when the property was for sale and determined that it would take a great deal of work and expense to renovate.

2. Jamie Carlson is currently living in a second-floor bedroom that is unsuitable to her age and medical condition. The many stairs, inaccessible bathrooms, and lack of privacy are a hardship for her. Moreover, she has deferred necessary surgeries on her knee and her foot until she has access to a single-story living space in which to recover. Due to the rampant spread of COVID-19 in nursing homes, she and her family feel the danger of recovery in a rehabilitation facility is unacceptable. The very long series of delays since the original filing of this application in March 2020 has resulted in Ms. Carlson living in pain and uncertainty for many months.
3. According to architect Frank Shirley, moving the proposed structure to the 30' rear setback line for principal buildings would place the cottage too close to the primary residential structure, crowding the lot, compromising the visual integrity of the site layout from Brook Street, and destroying the historical aesthetic composition of the property with its primary home and separately offset and clearly subordinate "carriage house" accessory structure.
4. The Carlsons considered adding on to the back of the primary residence or moving the replacement structure in line with the primary residence. However, an "ancient and valuable Japanese Flowering Cherry tree" sits on the property just West of the primary residence. This 40' tree is one of the many glories of the neighborhood when it flowers in the spring. Adding on to the house or shifting the proposed structure too close to this specimen tree would require the felling of this tree or endanger its survival during construction and afterwards. See letter from Largess Forestry recommending no excavation or heavy equipment within 15' of this tree's canopy to avoid harm to its root system.

Summary & Conclusion

Laura and Don Carlson have both returned to live in Jamestown as year-round permanent residents in recent years. They plan to live here for the rest of their lives with their extended families. They own the property at 20 Brook Street jointly and seek this relief to build an appropriate and accessible home for their mother to enable her to age in place surrounded by loving family members across four generations. To that end they seek continuation of an existing special use permit allowing for a second dwelling on the lot.

The proposed structure substantially decreases the nonconformity of the existing structure and is fully compliant with the dimensional and setback requirements for an accessory building. The structure has been designed with sensitivity to reduce its intrusiveness toward the abutting

neighbors; allowing it to sit discretely in a garden at the rear corner of the property will also reduce its intrusiveness from Brook Street.

The property already enjoys a long-standing Regulatory Variance from this Board allowing for a second dwelling unit on the premises in the existing nonconforming structure and finding as fact that such an arrangement is "an appropriate use in the neighborhood," "assists in the preservation of the Victorian property," and is "preferable to (the alternative of) subdivision." There is no new precedent nor any new legal right established by the relief requested.

The 1989 Regulatory Variance was contingent upon the prior owners' agreement not to subdivide the 22,000 sq ft Lot 281 and its co-owned, contiguous 8,000 sq ft Lot 823. In fact the existing special use permit terminates automatically by its own terms if Lot 281 is ever subdivided. The Carlson family is willing to live by that same commitment to preserve the long open greensward running down toward the sea. They agree that any new special use permit should likewise be contingent on that commitment.

Parcel ID: 9-273
SPENCER, DAVID R
20 FRIENDSHIP STREET
JAMESTOWN, RI 02835

Parcel ID: 9-274
MOLINARI, FRANCIS MURPHY ET
MOLINARI, LISA SMITH
26 FRIENDSHIP STREET
JAMESTOWN RI 02835

Parcel ID: 9-275
STAHL, ERIC C.
STAWICKI, IRENE P
32 FRIENDSHIP STREET
JAMESTOWN RI 02835

Parcel ID: 9-276
LITTLE, PORTIA M. TRUSTEE
33 FRIENDSHIP STREET
JAMESTOWN RI 02835

Parcel ID: 9-277
MACCINI, ROBERT J & KRISTEN S
17 FRIENDSHIP STREET
JAMESTOWN RI 02835

Parcel ID: 9-278
CAMPBELL-KING, ABIGAIL TRUSTEE
11 FRIENDSHIP ST
JAMESTOWN RI 02835

Parcel ID: 9-279
MOODY, S CLARKE III TRUSTEE &
MODDY, ELIZABETH S TRUSTEE TIC
1 HARBOUR HOUSE
KEY LARGO FL 33037

Parcel ID: 9-281
CARLSON, DONALD R ET
CARLSON, LAURA J TIC
20 BROOK STREET
JAMESTOWN RI 02835

Parcel ID: 9-282
HERNE, PETER ET
GILLESPIE, ANN (LE)
11495 BEACON POINTE LANE
WELLINGTON FL 33414

Parcel ID: 9-283
POLLOCK, WILSON R, TRUSTEE
33 BROOK STREET
JAMESTOWN RI 02835

Parcel ID: 9-288
DACQUINO, MARY FRANCIS ET
DACQUINO, DAVID JOSEPH
2 WALCOTT AVENUE
PO BOX 597
JAMESTOWN RI 02835

Parcel ID: 9-520
FINE, CHERYL T
1 BROOKSIDE BOULEVARD
W. HARTFORD, CT 06107

Parcel ID: 9-521
WHITAKER, MELVIN A. ET UX
WHITAKER, BARBARA A TE
23 FRIENDSHIP STREET
JAMESTOWN RI 02835

Parcel ID: 9-632
DOUVILLE, SHERRY J., TRUSTEE
29 EAGLEBROOK DRIVE
SOMERS CT 06971

Parcel ID: 9-650
MCBRIDE ROBERT O & KINNE G
55 MAIN STREET UNIT 2
SOUTHBOROUGH MA 01772

Parcel ID: 9-691
WADSWORTH, WALTER E TRUSTEE
1111 LITTLE HARBOR DRIVE
DEERFIELD BEACH FL 33441

Parcel ID: 9-692
HORNE-BUCHANAN TRUST
BUCHANAN ELAINE M TRUSTEE
12 FRIENDSHIP ST
JAMESTOWN RI 02835

Parcel ID: 9-742-4
WILKIE, SUSAN R
3 CONANICUS AVENUE UNIT 4
JAMESTOWN RI 02835

Parcel ID: 9-742-1
BECKMAN, JUDY K
13 CONANICUS AVENUE, UNIT 1
JAMESTOWN RI 02835

Parcel ID: 9-742-3
HOLMES, ROBERT J ET
HOLMES, JEAN D
3 CONANICUS AVE
JAMESTOWN RI 02835

Parcel ID: 9-742-2
STONE, DOUGLAS DWIGHT
3 CONANICUS AVENUE, UNIT 1
JAMESTOWN RI 02835

Parcel ID: 9-742

Parcel ID: 9-778
BENDICK, ROBERT L JR & JILL R
1211 OXFORD ROAD
WINTER PARK FL 32789-6966

Parcel ID: 9-781
SKUDERA, WAYNE & REGINA
59 GREEN LANE
JAMESTOWN RI 02835

Parcel ID: 9-783
BRAK, JOSEPHINE & PHILIPPE
27 BROOK STREET
JAMESTOWN RI 02835

Parcel ID: 9-784
CROMPTON, ALFRED W ET
CROMPTON, ANN H
221 MT. AUBURN ST
CAMBRIDGE MA 02138

Parcel ID: 9-788
UNDER THE SUN LLC
26 PARDON TUCKER PLACE
JAMESTOWN RI 02835

Parcel ID: 9-789
SLEEPING VILLAGE LLC
26 PARDON TUCKER PLACE
JAMESTOWN RI 02835

Parcel ID: 9-790
LIBERATI, MARK E ET UX
MARY ANN
2 OLD WALCOTT AVENUE
JAMESTOWN, RI 02835

Parcel ID: 9-823
CARLSON, DONALD R ET
CARLSON, LAURA J TIC
20 BROOK STREET
JAMESTOWN RI 02835

$27 \times 6.80 = 183.60 + 200 =$

TOTAL 383.60



PLANNING COMMISSION MEMORANDUM

TO: Zoning Board of Review
FROM: Michael Swistak, Chair and
The Jamestown Planning Commission
RE: 20 Brook Street
DATE: September 21, 2020

At the direction of the Zoning Board of Review on August 25, 2020, the Planning Commission met on September 2 and September 16 to review the referenced application (see attached minutes). This application was sent to the TRC on August 31 (minutes attached). The Zoning Board of Review asked that an advisory opinion be rendered on this application per Zoning Ordinance Article 11 – Jamestown Village Special Development District. The application dated July 24 gives the following facts on the application:

- 1) R-8 Zoning District;
- 2) The Lot is 22,000 square feet (where 8,000 are required per lot, for a single-family home);
- 3) The existing conditions on site include a main house and an accessory, or secondary dwelling unit;
- 4) The existing secondary dwelling unit (on one lot) was granted permission to be such by a variance granted in January 1989. Relief was granted for side and rear setbacks at that time as well. That approval was conditioned that if the property is subdivided then the variance shall terminate;
- 5) The Zoning Officer, Chris Costa has made the determination that this proposal is two dwellings on one lot per 82-303 and not a house plus an accessory structure per 82-311 and therefore both structures should meet the setbacks for a primary structure. Dimensional relief will be required for setbacks as proposed. The requested relief from Section 303 (limits one house per lot) is appropriately requested;
- 6) The application requests a new, 900 square ft, structurally and aesthetically improved, second, accessory dwelling unit to replace the existing 400 square ft dwelling that meets the setbacks of an accessory structure;
- 7) The relief is requested to appropriately house an elderly mother in the near term which includes making the living quarters “accessible”.

In reviewing the application with respect to Zoning Ordinance Article 11, we offer the following: Article 11 is specific about its applicability in Section 82-1101. R-8 is within the Jamestown Village Special Development District. Section 82-1101 I. states that development within the R-20 and R-8 Zoning Districts shall be reviewed by the Building Official during the building permit process to determine compliance with the development standards in Article 11. It continues to say that all applications for development, redevelopment, or expansion shall be filed with the Town Planner and shall be reviewed per section 82-411 except as noted in 1106-B and 1106 C.2.

Section 82-1105 states that “Existing buildings and appurtenances that do not conform to the provisions of this section may continue in use and form as they are until a Substantial Modification is requested, at which time the TRC shall determine the provisions of this section that apply.” Both the TRC and the Building Official have determined that Article 11 is not applicable to this application.

Section 82-1109 states that in the R-8 district, “Buildings in each Zone shall conform to the uses of Table 3-1. Uses that do not conform shall require approval by Special Use Permit or Variance in conformance with Article 6 herein.”

Section 82-411 Technical Review Committee

C. Advisory Review (to PC) does not apply to this application because it does not meet any of the following criteria:

- Any application or action requiring a public hearing before the Planning Commission;
- Major Subdivision or Land Development Project;
- Minor Subdivisions or Land Development Project;
- Zone Change recommendations to the Town Council;
- Pre-application review of Major Subdivisions
- Development Plan Review under Article 11 of the Zoning Ordinance for applications meeting the definition of a Substantial Modification in the CL, CD, CW and P and including one or more of the following criteria:
 - 1) Is valued at more than 50% of the replacement cost of the entire building;
 - 2) New construction other than single family;
 - 3) Fifty percent or greater alteration of a building exterior
 - 4) Fifty percent or greater alteration of street façade;
 - 5) New use; or
 - 6) Expansion of use which requires more than 15 parking spaces.

Section 82-411 D. TRC Administrative Review does not apply to this application because it does not meet any of the following criteria:

- Pre-application review of Minor Subdivisions (if requested)
- Setting, reducing or releasing performance bonds
- Requests for reinstatement or extension of applications as required by Regulation
- Recommendations to the Town Council on matters other than zoning amendments as requested.
- Development Plan Review under Article 11 of the Zoning Ordinance for applications meeting one or more of the following criteria in the CL, CD, CW and P.
 - 1) the development of new single-family dwellings;
 - 2) a change in parking layout or the addition of up to 15 parking spaces; or
 - 3) a change in site design or lot coverage that changes the on-site drainage patterns and how stormwater may impact abutting or nearby properties.

Therefore, the Planning Commission reviewed this application per 82-501 A.5. which states that the Zoning Board of Review has the power to “refer matters to the planning commission, or to other boards or agencies of the town as the zoning board may deem appropriate, for findings and recommendations”.

Findings:

- 1) According to the building footprint plan and testimony submitted by the applicant, there is a lot of non-conforming accessory structures in the neighborhood and the village as shown on the referenced plan highlighting accessory structures;
- 2) Having a subservient structure towards the rear of the lot is typified in the Jamestown Village Design Guidelines and required in the Zoning Ordinance Table 3-2 that outbuildings/accessory structures be setback 20’ minimum plus the building setback. The applicant submitted a document detailing the projects compliance with the Jamestown Village Design Guidelines with visual graphics of the proposed cottage comparing exterior details by photograph of the main house;
- 3) The following relief is necessary for this application:
 - a. Section 303 (1 dwelling unit per lot) – the previously granted relief (variance) in 1989 will go away once the existing accessory structure is removed;
 - b. Dimensional variance for setbacks;
- 4) The placement of the replacement accessory dwelling unit more appropriately sits towards the back of the lot and not in line with the existing historic house, where the required 30-foot setback would place it;
- 5) Moving the replacement accessory dwelling unit towards the front of the lot would block the view of the neighbors to the west and disrupt the historic rhythm of the neighborhood;
- 6) There were 6 abutters on the Zoom call on September 2, 2020;
- 7) This property is subdividable into two lots and that by-right option seems less favorable to the character of the neighborhood than replacing the existing structure. Subdividing would remove the historic greenspace to the east of this lot and place another large structure in the neighborhood;
- 8) The applicants are willing to relinquish their right to subdivide if granted relief for their request;
- 9) An old, large cherry tree exists in the yard that would be disrupted if the setbacks for a primary structure were adhered to;
- 10) The new building is a significant improvement architecturally and aesthetically over existing structure. Design is consistent with the style and historical character of the main house and the neighborhood;
- 11) As proposed, the siting of the proposed structure 10 feet from the rear property line reduces the existing nonconformity of the rear lot line by 4 ft. over the existing situation;
- 12) The applicant argued that the proposed structure, if considered an accessory structure, eliminates all nonconformity and is fully compliant with size and setback requirements when considered as an accessory structure. The proposed siting in the rear corner of the lot minimizes any water view obstruction with respect to the replacement structure and is consistent with the Village Design Guidelines as well as the historical pattern of the neighborhood;

- 13) Applicants have retained an architect with significant expertise in shingle style and Victorian houses from the late 19th century, appropriate for this project;
- 14) The applicant noted that moving the structure closer to the street would negatively affect the historic balance of the structures on the lot, and would be inconsistent with the Village Design Guidelines. The applicant also noted that, from his conversations with the neighbors, this option would also be objectionable to neighbors on Brook Street;
- 15) Both the Planning Commission and the applicant agreed that the Accessory Family Dwelling Unit (AFDU) option is an alternative that serves many needs of the applicants. The TRC and Planning Commission encouraged the applicant to consider this option and would look favorably on an AFDU application based on current design and siting;
- 16) Per Planning's understanding an AFDU would require a special use permit per section 82-1402(H) since the structure does not meet the setbacks of the primary structure in lieu of a dimensional variance since the proposed structure complies with all accessory structure requirements; per section 82-1402(H);
- 17) The buffer of trees between the applicants house and the accessory dwelling and the house to the north had been accidentally removed by the applicants landscaper;
- 18) The large open green space created by this lot and the adjacent lot owned by the Carlson's is a significant enhancement to the neighborhood and should be preserved if at all possible; and,
- 19) The Planning Commission discussed the following scenarios at the September 2 and 16 Planning Commission meetings:
 - a. Existing building is renovated;
 - b. The existing building is demolished and rebuilt with the approximate same dimensions but with greater setback from the rear;
 - c. The existing building is demolished and a new, bigger (accessory style) building is built with greater setbacks;
 - d. The construction of the proposed (accessory style) building is built and used as an "Accessory Family Dwelling Unit" per Zoning Ordinance Article 14;
 - e. The property is subdivided and a new house built on a lot to the east of the existing house;

Recommendations:

Several findings were important to the Planning Commission when deliberating a recommendation:

- 1) The existing building is unable to be reasonably renovated;
- 2) The applicant currently has the right to the existing rentable accessory dwelling unit as long as they forego the right to subdivide;
- 3) The property is subdividable and the owners were willing to forego that right to get the new proposed accessory dwelling unit;
- 4) The applicants, and the neighbors to the north and west seemed amenable to moving the proposed structure 15 feet from the rear property line instead of the proposed 10, with the addition of mature plantings along the fence of the applicant's northern property line;
- 5) Although determined to be a second dwelling unit on the lot, the proposed "ancillary" or "accessory" structure is architecturally harmonious with the main structure and designed in a way as to not compete in scale or volume with the primary building mass; and,

- 6) The owners are not interested in short term rental, which could be disruptive to the neighborhood.

The Planning Commission hereby recommends the Zoning Board approve the proposed application with the following conditions:

- 1) The proposed structure is 15 feet from the rear property line;
- 2) Mature (10+foot) evergreen trees are planted along the northern property line to provide a buffer and provide privacy for the Whitaker property (plat 9 Lot 521, 23 Friendship Street);
- 3) The right to subdivide is removed until such a time that the second dwelling unit is eliminated in the future. At that time, the building official and Town Planner must approve a reintegration plan for removing the second dwelling unit. At that time it shall be made into living space, gym, storage or the like which will include at a minimum, removal of the kitchen sink, range and power for such; and,
- 4) Zoning Board should prohibit any short-term rental (less than 60 days) of the proposed dwelling as part of any approved relief.

Attached: TRC Minutes dated 8/31/20
Planning Commission Minutes dated 9/2/20

C: Chris Costa, Building and Zoning Official



Technical Review Committee MEMORANDUM

TO: Planning Commission
FROM: Technical Review Committee – Members present - Lisa Bryer,
Town Planner, Chris Costa, Building Official, Michael Swistak,
Planning Chair, Rosemary Enright, Planning Secretary
RE: 20 Brook Street
DATE: September 1, 2020

The Technical Review Committee (TRC) met on August 31 to review the referenced application (see attached minutes). This application was sent to the TRC and Planning Commission from the Zoning Board of Review where they asked for an advisory opinion on this application and that this to be reviewed per Zoning Ordinance Article 11 – Jamestown Village Special Development District. The application dated July 24 gives the following facts on the application:

- 1) R-8 Zoning District;
- 2) The Lot is 22,000 square feet (where 8,000 are required per lot, for a single-family home);
- 3) The existing conditions on site include a main house and an ancillary, or secondary dwelling unit;
- 4) The existing secondary dwelling unit (on one lot) was granted permission to be such by a variance granted in January 1989. Relief was granted for side and rear setbacks at that time as well. That approval was conditioned that if the property is subdivided then the variance shall terminate;
- 5) The Zoning Officer, Chris Costa has made the determination that this proposal is two dwellings on one lot per 82-303 and not a house plus an accessory building per 82-311 and therefore both structures should meet the setbacks for a primary structure. Dimensional relief will be required for setbacks as proposed. The requested relief from Section 303 (limits one house per lot) is appropriately requested;
- 6) The application requests a new, 900 square ft, structurally and aesthetically improved, second dwelling unit to replace the existing 400 square ft dwelling that meets the setbacks of an accessory structure;
- 7) The relief is requested to appropriately house an elderly mother in the near term which includes making the living quarters “accessible”.

In reviewing the application with respect to Zoning Ordinance Article 11, we offer the following: Article 11 is specific about its applicability (Section 82-1101). R-8 is within the Jamestown Village Special Development District. Section 82-1101 I. states that development within the R-20 and R-8 Zoning Districts shall be reviewed by the Building Official during the building permit process to determine compliance with the development standards in Article 11. It continues to say that all applications for development, redevelopment, or expansion shall be filed with the Town Planner and shall be reviewed per section 82-411 except as noted in 1106-B and 1106 C.2. Section 82-411 C. Advisory Review (to PC) does not apply to this application because it does not meet any of the following criteria:

- Any application or action requiring a public hearing before the Planning Commission;
- Major Subdivision or Land Development Project;

- Minor Subdivisions or Land Development Project;
- Zone Change recommendations to the Town Council;
- Pre-application review of Major Subdivisions
- Development Plan Review under Article 11 of the Zoning Ordinance for applications meeting the definition of a Substantial Modification in the CL, CD, CW and P and including one or more of the following criteria:
 - 1) Is valued at more than 50% of the replacement cost of the entire building;
 - 2) New construction other than single family;
 - 3) Fifty percent or greater alteration of a building exterior
 - 4) Fifty percent or greater alteration of street façade;
 - 5) New use; or
 - 6) Expansion of use which requires more than 15 parking spaces.

Section 82-411 D. TRC Administrative Review does not apply to this application because it does not meet any of the following criteria:

- Pre-application review of Minor Subdivisions (if requested)
- Setting, reducing or releasing performance bonds
- Requests for reinstatement or extension of applications as required by Regulation
- Recommendations to the Town Council on matters other than zoning amendments as requested.
- Development Plan Review under Article 11 of the Zoning Ordinance for applications meeting one or more of the following criteria in the CL, CD, CW and P.
 - 1) the development of new single-family dwellings;
 - 2) a change in parking layout or the addition of up to 15 parking spaces; or
 - 3) a change in site design or lot coverage that changes the on-site drainage patterns and how stormwater may impact abutting or nearby properties.

The following findings of fact were noted at the meeting:

- 1) There is a lot of non-conforming structures in the neighborhood and the village. Having a subservient structure towards the rear of the lot is typified in the Jamestown Village Design Guidelines and suggested in the Zoning Ordinance Table 3-2 that outbuildings/accessory structures be setback 20' minimum plus the building setback.
- 2) The following relief is necessary for this application:
 - a. Section 303 (1 dwelling unit per lot) – previously granted by variance in 1989
 - b. Dimensional variance for setbacks
- 3) The placement of the replacement dwelling unit more appropriately sits towards the back of the lot and not in line with the existing historic house, where the required 30 foot setback would put it;
- 4) Moving the replacement dwelling unit towards the front of the lot would block the view of the neighbors to the west and disrupt the historic rhythm of the neighborhood;
- 5) There were 6 abutters on the Zoom call;
- 6) This property is subdividable into two lots and that by-right option seems less favorable to the character of the neighborhood than replacing the existing structure. Subdividing would remove the historic greenspace to the east of this lot and place another large structure in the neighborhood;

Planning Commission Minutes

September 2, 2020

Page 11

- 7) The applicants are willing to forego their right to subdivide if granted relief for their request;
- 8) An old, large cherry tree exists in the yard that would be disrupted if the setbacks for a primary structure were adhered to; and,
- 9) The TRC discussed the option of utilizing the Accessory Family Dwelling Unit section of the Zoning Ordinance in lieu of the current proposal.

Recommendation:

The Planning Commission should discuss providing an advisory recommendation to the Zoning Board.



TOWN OF JAMESTOWN
P.O. Box 377
93 Narragansett Ave.
JAMESTOWN, RHODE ISLAND 02835

Planning Office - 423-7250
Fax - 423-7226

Approved As Amended
PLANNING COMMISSION MINUTES
September 2, 2020
7:00 PM

**PURSUANT TO EXECUTIVE ORDER NO. 20-46 EXECUTED BY GOVERNOR GINA
RAIMONDO ON MARCH 16, 2020
THIS MEETING WAS TELECONFERENCED VIA ZOOM:**

I. Call to Order and Roll Call

The meeting was called to order Via Zoom at 7:03 p.m. and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright- Secretary	Mick Cochran
Bernie Pfeiffer	Dana Prestigiacomo
Michael Smith	

Also present:

Lisa Bryer, AICP – Town Planner
Wyatt Brochu – Town Solicitor
Cynthia L Reppe – Planning Assistant
Deb Foppert – Attorney
Don Carlson – Applicant
Laura Carlson – Applicant
Frank Shirley – Architect
Jonathan Miller – Architect
Kristen Maccini – Attorney
Mel and Barbara Whitaker - Abutter
Peter Herne – Abutter
Abby Campbell King – Architect

II. Approval of Minutes August 19, 2020

A motion was made by Commissioner Smith and seconded by Commissioner Cochran to accept the minutes as written. So unanimously voted by a show of hands.

Approval of Minutes August 24, 2020

A motion was made by Commissioner Smith and seconded by Commissioner Cochran to accept the minutes as written. So unanimously voted by a show of hands.

III. Correspondence – nothing at this time

IV. Citizen's Non-Agenda Item – nothing at this time

V. Reports

1. Town Planner's Report – The Town Council accepted the memo from the Planning Commission regarding the Zoning Ordinance Amendment related to building height in the special flood hazard area. The hearing was continued to September 21st.

VI. New Business

1. **20 Brook St. –Jamestown RI - Plat 9 Lot 281, owner/applicant Donald R. Carlson and Laura J. Carlson - Application for (Alteration of a 1989) Variance/Special Use Permit to allow an existing second dwelling unit on the lot to be replaced. Forwarded by the Zoning Board to the Planning Commission for Development Plan Review/Advisory Opinion; review, discussion and/or action and/or vote**

Town Planner Lisa Bryer said the application was heard by the zoning board on August 25 and they asked for an opinion from the planning commission. It is important to review her memo (attached) to see why we are reviewing this at planning. It is her opinion and Christ Costa agrees that this is just an advisory opinion since this application does not meet the standards for review in Article 11 therefore it does not apply here. The Zoning Board always has the right to ask for an advisory opinion and so that is what we will do in this instance. They also asked for TRC review and that occurred on Monday August 31 at 3pm and the Minutes and Memo from the TRC were distributed yesterday. At the TRC we started listing Findings of Fact, and we will hear from the applicant and abutters and there may be more Findings of Fact added.

Commissioner Swistak said our mission is to render an opinion and whatever result we have at the end of the evening is not binding it is advisory, not appealable just advisory.

Deb Foppert Attorney for the Carlson's, said a variance was granted by the Zoning Board in 1989 that converted this structure from a nursery school to an apartment under Article 331 at that time. A dimensional variance for setbacks and the use was granted at that time. It was determined then that it is an appropriate use. The motion carried unanimously. It has been a rental for over 30 years to non-family members.

Laura Carlson will be living there with their mother Jamie Carlson. Mold and age and general deterioration of the building is why they are tearing it down. They are making it fully "accessible" on one level and the top ½ story is a bedroom for a possible caregiver.

The Applicant went to the zoning board in March but due to timing and Covid this was postponed. Ms. Foppert explained the setbacks needed and the new application. Change must be sought under 303 – Number of residential structures per lot, similar to in 1989. Despite it appearing as an accessory structure, the applicant must comply. The property is located on a 22,000 sq. ft lot and they also own an additional adjacent 8000 sq. ft lot that is protected by conservation easement. Attorney Foppert noted the same hardship, just like in 1989, still applies. She introduced Architect Frank Shirley, a specialist in 1880s architecture.

Frank Shirley introduced his colleague and associate Jonathan Miller who is very familiar with zoning. Shirley noted that they were brought in by the Carlsons and tasked with creating a small cottage on their behalf. They looked at the existing dwelling and it is in disrepair and it has lost every element that was previously considered historical.

The goal and the plan they came up with will be providing Ms. Jamie Carlson with the ability to age in place. The directive of the Carlson's to have it a less imposing character to the north abutters, the Whitakers. The interior is designed for elderly accessibility. It was designed so that the architecture is matching the current home on the property. They have moved 6 feet farther away from Whitakers property and a 2 story structure will be eliminated too and replaced by a 1.5 story structure. They removed the deck which had a nice water view but were trying to eliminate the intrusion to the Whitakers on the North side.

In March the intention was going to be exactly on the same footprint and renovate but when they received reports from 2 structural engineers who said it is not viable, they decided to tear it down and make a beautiful structure and marry it well with the matriarch (bigger house). The existing footprint violates the setbacks so they went by the accessory structure setbacks since the new accessory structure is subordinate to the main structure. They put it within the accessory setbacks and it is 900 sq. ft. footprint which meets the requirements for an accessory structure in Zoning. It is fully compliant with the zoning of an accessory structure now. The other option they have is subdividing. They did not want to give up the green space on the existing lot which he feels is a gift to the neighborhood; they do not want to destroy that. If they subdivide they can put a big 4 bedroom house if they wanted.

The former owners, the O'Sullivan family made a deal as long as they have it as a dwelling unit they cannot subdivide. A major concession to the town was to not subdivide. They are willing to make the same concession. It can meet the setbacks as accessory and serves the same purpose as was in 1989. When their Mom cannot live alone Laura will probably move into it and her kids will move into the big house.

Kristen Maccini asked if the redesigned configuration will create a more conforming building than what is in place now. Can someone explain how a 441 sq ft building is not significantly less than the 900 sq ft proposed? How is it more conforming? Attorney Foppert responded that if it were not a dwelling it would be a conforming accessory building that sits on the appropriate setbacks and if not used as a dwelling in that sense it is more conforming and the way Frank designed it, it is a less intrusive façade to the north.

Commissioner Swistak told Ms. Maccini this is not the time for you to be interviewing the applicants. We are going to keep to our regular protocol.

Commissioner Swistak asked Ms. Foppert if she wants to follow up on the question. It is less nonconforming to what exists there now, Ms. Foppert said.

Don Carlson said neighbors want it 30 feet away from the rear property line and Frank Shirley looked to see if it could be done. His response was it destroys the balance of the property and the neighborhood by doing that. Typically, carriage houses and accessory structures are tucked into the rear portion of the lot and doing so meets Jamestown's Design guidelines. The Whitakers house is 15 feet from the rear lot line and does not conform to zoning. That is not Carlson's fault and they are trying to make it better by the proposed plan.

Frank Shirley said the siting of the building 6.2 feet further off property line and 2.11 farther east and that is why it is less non-conforming. In terms of the siting of the building they did look at

other locations and as the building moves towards Brook Street it overlaps the main house where it extends to the west. The 2 buildings would align and be about 11 feet between them where the existing porch and deck are. This is not what the design guidelines speak to. Siting the small building unusually close to the main building would be out of character. They discussed the neighborhood map where all the accessory structures towards the rear are shown.

Commissioner Pendlebury said as he understands it in 1989 the variance was allowed for this to be sited as an accessory structure. Leave it where it was which was non-conforming and allow it to be used as a 1 bedroom separate residence. We are now being asked to allow it to be sited as an accessory structure and now 2 bedrooms. Chris Costa determined at the TRC that it is a second primary structure not accessory.

Commissioner Cochran brought up Accessory Family Dwelling units and asked if that served their needs. At this point they would prefer to proceed as applied, Foppert said.

Commissioner Pendlebury said the 1100 sq. ft of living space is equal to or exceeds some houses in the shores, this is very complex and seems to be quite large. Has anyone thought about making it less large and allow it to fit perhaps better? Pendlebury said he walked through it when it was for sale and the condition of the 2nd structure is very poor and it needs too much work. This complicates things for everyone because it is in such poor condition.

Frank Shirley noted that the 900 square foot footprint includes the porch. The Porch is 90-95 sq ft. so it is around 800 sq ft. Mr. Shirley said there are many outbuildings that are larger than this. 9 Conancius has an accessory building that is 1028 sq.ft. with a 2 br 1 bath on a smaller lot, 64 green lane 1438sq. ft. on a lot of 16000 plus. These are all second structures. Pendlebury said he appreciates all the information. He does not disagree that the building is easily a candidate for replacement.

Ms. Foppert said she is responding to the statement about larger sq. ft on first floor is because of stair climbing. Laura Carlson said when you make a building fully accessible it increases the square footage for ADA requirements, the doorways have to be bigger. It is designed with ADA guidelines in mind. It is oversized to allow for walker or wheelchair.

Commissioner Cochran asked was there any talk of compromising and making maybe a 15-20 ft setback? More in conformance and not so intrusive. Mr. Carlson said the 20 ft brings it closer to Brook and they reached out and wanted an in person talk with the abutters and they were not interested and also Jeff Katz tried. The response was answered with 30 feet or nothing. TRC asked the applicant to confirm that if they receive this variance they will not subdivide. They agreed.

Pendlebury asked and if they do the AFDU that will still keep the right to subdivide.

Ms. Bryer noted yes. Bryer asked if anyone had anything else to add, she has a comprehensive Findings of Fact started.

Commissioner Enright asked what are the setbacks for an AFDU? If it is detached then it requires a special use permit if it does not meet the setbacks for the primary structure. In that instance we

would be looking at the SUP standards of compatibility etc. The process would be it starts at TRC then go to zoning for SUP. It would not come to the Planning Commission in that instance.

Mr. Herne an abutter said from his point of view if they move building from where it is now further towards the street it will block his view to the ocean. He sits west of building, he likes it further to the rear. If Mr. Carlson is going to build the smaller the better. That is his comment.

Kristen Maccini thinks the existing situation with the Whitaker's is for 50 years they have lived with this without trouble or complaint and largely due to the Whitaker's always helping neighbors. They have a very close building and it looks quite imposing but the prospect of a 900 sq. ft building with respect to blockage of light space etc. To confirm their interest they have a position of, the main house is 30 feet away and it is rather close. She is their council and it is their decision they say 30 feet is reasonable if it is larger.

Mrs. Whitaker said that Laura Carlson did kindly come over but once the high trees on the Carlson's property line, shielding them, was inadvertently removed by the landscaper because he thought they were diseased, she was not interested in negotiating. She said they did not rally people up but people came to them and asked what is going on and what do you think. They are rallying around the R8 zone and the trees made a huge difference in the view etc.

Swistak asked if it would be helpful to show the condition as the carriage house as far as restoration and pictures from structural engineer so we can move forward? Commissioner Pendlebury said he can assure them that it needs to be replaced.

Commissioner Swistak asked does zoning make a decision on what is presented?

Wyatt Brochu said it is much more difficult to make changes at the zoning board hearing without advertising again. Wyatt Brochu said they have to come back again if denied but for example they could not come back with a small change it is not that simple or automatic if the ZB hypothetically is looking like it may be a negative recommendation the applicants will request a continuance or withdraw to address the finality of it.

Ms. Foppert was asked by Commissioner Swistak for Planning purposes when do you expect to be back to zoning? Wyatt? They have to re-notice and re advertise.

Brochu said there is time and the zoning board members will read your advisory opinion from the Planning Board.

Mr. Carlson said he does not read mandatory review of article 11 they asked for a continuance it seems that now that ruling was incorrect and now they have been penalized. Does this committee agree that in fact this was a mis-reading of article 11 and not within the jurisdiction for them to send anything before planning? Lisa Bryer said the Zoning Board always have the ability to ask for an advisory opinion. Deb said the Zoning board would not grant a continuance. We can redirect to Chris Costa about the next meeting. Mr. Brochu said if the information is not changing then you are just dealing with advertising and notice. Don would like an answer as to Planning not having jurisdiction. Ms. Bryer and Mr. Costa determined it did not have jurisdiction in article 11 and the memo sent to the planning commission reviewed all the standards, but as noted previously we are providing an advisory opinion.

Mr. Carlson said since they sent it back we are not reviewing it under Article 11 but under Article 5. (501 A.5. – refer matters to the planning commission as they deem appropriate). Brochu doesn't have a comment on this. Foppert said they could have continued it but Brochu said that is not what they did. Brochu asked what is your point? Foppert asked do we have to re advertise since it is the same application? Yes. Brochu said if their decision was incorrect then you have to appeal that. Wyatt is not sure what the purpose is of this discussion whether it is the same or different it has to be advertised and abutter notice given. Don Carlson said it is going to cause them more time and money.

Commissioner Swistak said we will get back to the next steps now. And bring it back to planning commission and come to an agreement of how we are going to frame our opinion in our recommendation to zoning. What did zoning ask for? An opinion on the application? They feel they do not have jurisdiction under article 11 because it is not a substantial modification in a commercial district. If it cannot be reviewed under article 11 we are simply advising under the other provision that allows an advisory position. Bryer noted that it is not helping anyone if we simply send it back and say we do not have jurisdiction under Article 11.

Commissioner Swistak personally said there are a couple of layers. It is not I support or I don't; he would feel better if he could break this down to 4 different statements and components. He is in favor of this but also has some concerns.

Commissioner Cochran said it depends on where we go with this. Are we going to do a findings of fact? Yes, Swistak said, based on facts and Ms. Foppert's presentation and the team.

Peter Herne mentioned that if they replaced the trees with a 20 foot or 30-foot mature shrub would that help? Laura Carlson said she felt terrible about this and when the landscaper was taking out diseased trees he took these too. She was shocked and apologized when this happened last fall. It was not done intentionally. It hurt everyone. They have asked to meet with the neighbor several times and she would like to come to an agreeable solution.

Commissioner Cochran asked Mr. Herne is the water view north and east or east? It is east he said, they see down the street. 15 feet from property line will not obstruct the view of the west neighbor. Legally they could place it 18 feet from the front of the property and that would be as a right.

Commissioner Swistak is going to start the Findings and have a consensus of the board. The Carlson's are going to demolish and get something there. With proper screening maybe everybody would be fine and the new building sited reasonably close to where it is today will work with screening. Maybe at the end of the day it could be ok if more screening were provided with very mature trees. Based on the 1989 decision of the zoning board to allow the building to be rented he thinks it is fair to allow that use to be continued. Going to a larger house puts the Carlson's in a better position than the property owners were in 1989 he echoed Commissioner Pendlebury's opinion. Swistak says it would be easier to see if there was less sq. ft. than the 1,100+, it is not that easy to go back to the drawing board and redesign and the design is much better. They want to move ahead with the request for relief. With the AFDU I know you give up the right to rent and that is a loss. Some parts he is in favor of and some less enthusiastic.

Foppert asked if he would be more comfortable if the building was similar in size or total volume. Mike responded yes a smaller size than currently proposed is easier for them to endorse if not too big.

Wyatt Brochu said a legally significant point is the fact that the proposed structure is larger than what was proposed in 1989 and it should be well addressed.

Laura Carlson said one of the reasons for a small amount of extra space is due to the potential for caregiver space. Jamestown is in favor of keeping aging family members here but the historical homes from 17th and 18th century with small doorways and stairways much steeper do not accommodate this.

Ms. Maccini said she agrees with Brochu. Her second point is the Whitaker's are not stonewalling or stalling this project. She is offering for the planning commission to come to the Whitakers property and take a look and see the view. The sheer mass is more than twice as big, fences and greenery is why the Whitakers are not willing to compromise.

Frank Shirley corrected that the existing is not 400 sq ft it is existing 800 sq ft building total, important fact we are going from 800 to just under 1200. It is the outline of the footprint on the ground, the footprint that is larger but the second floor is less assuming volume wise.

Wyatt said the owners were granted a variance to convert to a 1 bedroom carriage unit and the current owners have that right.

Commissioner Enright said she understood that the other conditions say retain the building which would remove the rent and subdivide by demolishing the carriage house. The applicants have the right to a 1 bedroom and Rosemary asked if they demolish it, do they still have that right? Wyatt Brochu defers to Mr. Costa who would determine the relief requested. Bryer noted that she and Chris Costa have discussed and feel that once it is gone, all rights go away but she has asked Solicitor Brochu to weigh in on this also. His opinion can be swayed by legal advice.

Carlson assumed from the get go that the variance disappears with the demolish. They are petitioning for a variance too.

Swistak asked any solid thoughts on supporting this application?

Commissioner Smith likes the idea of the new house and thinks the setback should be 15 feet from the rear and then some plantings and he thinks the 15 is a good effort and the 7-foot side setback increase to 10 feet. He thinks the second bedroom is good for the second floor. Going from 10 to 15 feet in the rear. Go beyond the current proposal. Ms. Whitaker noted that the further it comes east it is right in front of their kitchen window; the 7 feet is fine and that is what zoning requires. Cochran agrees with Smith. Coming away from rear property line.

Commissioner Prestigiacomo has concern and understand as a caregiver but if it becomes a rental down the road a 2 bedroom could be more significant in that area.

Commissioner Enright said she is thinking the same way she would like to see it as a family unit and not as a rental then it makes sense since it would be a way of making money and not a necessity. She would like to see an AFDU.

Cochran is uncomfortable and supports it as a rental. We need smaller rentals on this island. This could be a regular rental and not short term he thinks it is discriminatory that to say no rental.

Lisa asked Brochu, can the zoning board put in the condition that says no short-term rental in their approval. Enforcement is the issue Brochu said. No comment on the hurdles of that.

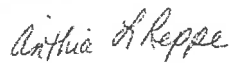
Pendlebury agrees with what has been said. Whitakers house is 15 feet from the back property line if the applicant is willing to go 15 feet it is a good compromise. I know there is concern of breaking up the backyard this is an admirable compromise. Architect did a great job for least possible impact for the neighbors. A good effort he thinks it could be done with 1 bedroom but it is the family's decision.

They will be coming back on the 16th for a decision with points of emphasis for the zoning board. Commissioner Swistak will work on this with Ms. Bryer for the next planning meeting.

VII. Adjournment

A motion was made by Commissioner Smith and seconded by Commissioner Enright to adjourn the meeting at 9:25 pm. So unanimously voted by a show of hands.

Attest:



Cynthia L. Reppe

Technical Review Committee Minutes

August 31, 2020

3:00 PM

**PURSUANT TO EXECUTIVE ORDER NO. 20-25 EXECUTED BY GOVERNOR
GINA RAIMONDO ON April 15, 2020
THIS MEETING WAS TELECONFERENCED VIA ZOOM:**

- 1. 20 Brook St. –Jamestown RI - Plat 9 Lot 281, owner/applicant Donald R. Carlson and Laura J. Carlson - Application for (Alteration of a 1989) Variance/Special Use Permit to allow an existing second dwelling unit on the lot to be replaced. Forwarded by the Zoning Board to the Planning Commission for Development Plan Review/Advisory Recommendation. Advisory Recommendation to the Zoning Board – review, discussion and/or action and/or vote**

The meeting was called to order at 3:04 P.M. and the following members were present:
Lisa Bryer – Town Planner, Chris Cost – Building and Zoning Officer, Rosemary Enright – Planning Commissioner, Mike Swistak – Planning Commissioner Chair

Also present:

Cynthia Reppe – Planning Assistant

Speaking participants: Deb Foppert – Applicant Attorney, Don Carlson and Laura Carlson-applicants, Frank Shirley- Architect, Jonathan.....-Architect, Kristen Maccini – Attorney for Whitakers, Abby Campbell King – Architect, Abutter

Town Planner Lisa Bryer said this application was heard by the Zoning Board last Tuesday August 25th and referred to the Planning Commission. She watched the video of the meeting and they discussed the applications potential applicability under Zoning Ordinance Article 11 Jamestown Village Special Development District. She has not found such applicability in this section and reads the standards from that section but recognizes that the Zoning Board has the ability to refer any application to the Planning Commission for findings and recommendations per Article 5 Section 501 – Powers and Duties of the Zoning Board of Review. She does not see where it falls under TRC requirements. Therefore the TRC will be making a recommendation to the Planning Commission who will be making an advisory recommendation to the Zoning Board. Another tool we have as the TRC and Planning Commission in the Village District is the ability to look at the Village Design guidelines and, in this case, I find them pertinent and useful.

Lisa Bryer asked Attorney Deb Foppert to review the application and rebuttal and supplemental memorandum for us. She asked if they will be changing their application to zoning board? They indicated no.

Deb Foppert discussed the project. Initially this building was first used as a daycare or nursery school. It received permission as a second residence in 1989 by the Zoning Board. She would like to think of it as accessory structure on lot.

Don Carlson owner with his sister Laura Carlson feel the issues are simpler. Their mother Jamie is sitting in front of the cottage now. The architect has determined that it is not renovatable, and not worthy of saving any part of it. This proposal complies with the accessory structure setbacks and footprint. They feel quite strongly it is fully compliant if considered this way and if considered a second principal dwelling it would not comply with the setbacks or Article 303. They noted that there are many non-conforming structures in the immediate neighborhood as well as in the village. This is a 22,000 sq. ft. lot that could be subdivided but it would lose the iconic green space so they would not like to do that. They have been surprised by the neighbors reaction on Friendship St. The immediate abutters, the Whitakers house is not within the 30 foot setback and also have a shed with zero setback. The Town does not have records for its approval. Laura Carlson spoke to them about moving it 10 feet from the property line, which is 6 feet further than it is now but they want it pushed back more towards Brook Street, where it would take on the appearance of a second residence. The proposal keeps it as an accessory type structure. The way the Carlsons see it is they would rather not subdivide the property. With it being replaced, it will be a more beautiful cottage and more compliant with setbacks.

Frank Shirley Architect and Jonathan from his office will be speaking. Frank noted that it has completely lost all of its historical significance due to renovations and deterioration. The prior owners used the least expensive amenities and it was poorly constructed. It sits on grade and there is lots of humidity coming into it. They are diminishing the relationship of the new cottage to the neighbors to the north, the Whitakers. The current building is 2 story and has a large second floor deck, and is 4 feet to the property line. They designed the roof form so it is much less of a visual influence and eliminated the deck. It provides better privacy for the Whitakers. They looked at the surrounding geographical area and there are numerous accessory buildings, every single one is set to rear corner of property. This was done in the 19th century and is done today too. There are 4 or 5 on Friendship St., Green Lane and Clinton. This structure will hopefully be seen as an asset to the neighborhood.

Attorney Deb Foppert said when she talked to the town solicitor he said it could be under section 501 or article 11 and it does not seem like it fits in there. She has not read the whole transcript from Richard Boren but Section 501 says you can refer to other boards. Has this happened before? Bryer said rarely but it has happened in the past.

Ms. Bryer thanked the Carlsons for putting together such a great team of professionals and noted Mr. Shirleys credentials. She acknowledged there is a lot of non-conformity in the area. The purpose of zoning is to create conformity. She clarified that Chris Costa has determined it is 2 dwellings on one lot. She noted that it is the kitchen that makes it a dwelling. You could keep it as it remains and turn it into a shed. You could in fact have several sheds, as long as the structures meet setbacks and you do not go over your building lot coverage allowance.

She discussed the situations where the Town allows accessory dwelling units: for affordable housing and AFDU which allow intergenerational living. AFDU are permitted as attached and detached structures. If detached they have to meet the setbacks of the primary structure.

Don Carlson said they will not subdivide if this relief is being considered.

Chris Costa noted that once the existing structure is torn down, the variance granted is no longer valid. Lisa noted that we have asked the solicitors to confirm this finding and have not received guidance yet from the solicitors who were unable to attend this meeting.

What also disappears is the subdivision restriction. When a non-conforming use is demolished, anything else then needs to comply with zoning.

Chris Costa said if removed you would be approaching this as a separate dwelling unit. Article 303 applies whether it is for rental or not. The application will require relief from Section 303; 1 principal structure per lot. This is a second principal structure, and once gone it does not exist. Ms. Foppert noted they are asking for the same relief that was granted previously and it was a variance.

Chris Costa said an accessory structure can be a barn, pool house, shed or the like. It is the kitchen that makes the difference.

Mike Swistak is thinking ahead towards Wednesday with the Planning Commission. He is listening to your needs and what they are long term. They have an empty lot to the west and if they are not granted to what they are looking for then it sounds like this is your only option, subdividing. Foppert said it is permissible to do that but that is not what they want to do but they could do it if this is not approved. This would have a much more detrimental impact to the abutters.

Swistak said immediate need is to take care of mom and meet her needs. AFDU allows you to do this with a kitchen and when the need goes away it would need to be converted into non-dwelling space. You have a solution. Deb Foppert said they are giving up the right to subdivide it.

Don Carlson asked would the AFDU have to comply with primary setbacks? If it is a separate detached structure it would. It is put in place for a reason and is very successful noted Bryer, it could be for a family member or caregiver. A yearly affidavit would have to be signed. These

things are being stated as educational for you not as a suggestion. We are reviewing your application on its merits.

Swistak noted that neighbors will be weighing in on Wednesday evening. Is there a compromise as suggested in Abby Campbell Kings letter. Mr. Carlson feels there are several issues with moving the structure forward as much as they want to meet the 30 ft setback. It would block my western neighbors water view to the east, it would require taking down the historic cherry tree and it would not fit the neighborhood rhythm of smaller carriage houses/garages towards the rear of the lot. Bryer agreed that keeping the structure in the rear is in keeping with the Village Design Guidelines and blocking views to the water are contrary to the Comprehensive Plan.

Mr. Shirley said there is not a way to make it that much smaller and the 900 sq ft because it has to be handicap accessible. That 900 square feet includes the porch. The second floor is for a caretaker in the future. They have not wanted to make it big, the look of a carriage house is what they want and cannot make it sufficiently smaller.

Lisa noted that our ordinance and the Design Guidelines, which are not part of the code for the Village but they are used by the Planning Commission frequently, say that a subordinate structure on a lot should be 20 feet behind the main plane of the primary structure. We now realize this is unrealistic in most instances since many lots in the village do not have that kind of depth, but she asked if they could do the best they can and what would that look like?

Lisa asked if we can we talk about any options that everyone can agree to?

Abby Cambell King – She has worked on both houses. They did not put a lot of money into the updates they made, they talked about jacking it up and put a proper foundation in but did not want to spend the money. She did not feel the structure was in rough shape but agreed that past renovations were cheaply done and the cupola was an addition. Her issue is putting 2 residences on R8. You can renovate a building in tough shape and put a nice addition on the side and keep on 1 level.

Kristen Macinni attorney for the Whitakers spoke. She has had not had the opportunity to review the new information submitted to TRC so she is limiting the comments to what she heard today. A 1999 variance was given from a nursery school to a 1 bedroom dwelling they are now asking for 2 bedrooms. The second structure residence is rentable according to what the Town solicitor said to her. She would like to look at what the solicitor is saying with respect to what relief is being sought.

Ms. Maccini said she was surprised that this was on the agenda so quickly and is the previous submission to zoning sufficient? Lisa Bryer said she feels all the abutters were given fair warning that this would be on a near future agenda of the TRC and Planning since they were all at the last zoning meeting. We had an opportunity to get this on quickly so we did. She asked about the rental issue and anything that prohibits rentals in residential areas. Ms. Bryer said

Short term rentals are not prohibited by town ordinance. Kristen would like Wyatt and Peter to weigh in on this.

Don Carlson said their intention is that Mom lives their independently until she cannot and then his sister would then move into the small unit and one of her children and their family would move into big house and it would likely be exclusively family.

Lisa Bryer would like the TRC to deliberate this and decide where to go. Lisa Bryer would like to tell the planning commission how we are looking at this and the standards. This is a 22,000 square foot lot that is subdividable. The Zoning Officer has made the determination that it is 2 dwellings and should meet setbacks for such or if not seek relief. Bryer believes this is simply an advisory recommendation with findings and does not believe it the standards of Article 11 apply. We have the ability to refer to the design guidelines. This will be a recommendation to the Planning Commission.

Mike Swistak said the Zoning Board is looking for a recommendation is it a 1 question answer they want? Lisa noted that as a board we have to review their request. Do you recommend it or not? Swistak said do they want the relief broken down? The solicitor can weigh in on this. Hopefully we will get guidance on this from our solicitor.

Ms. Bryer wants to nail down today what we will discuss with the Planning Commission. Dimensional relief and 303 is what we will be looking at. She asked if anyone has anything else for Findings of Fact?

Mike Swistak asked if the Carlsons come up with a different direction do we go ahead with the meeting or postpone if they change direction. We would have to look at what is being proposed. She responded, what we say is non-binding. We are making a recommendation.

Lisa Bryer said it is up to the applicant as to how they want to navigate this. In her opinion the new structure should be minimum of 10 feet back from the plane of the main structure.

Don Carlson asked Frank or Jonathan can this be set back? Jonathan said if the proposed cottage is set back 10 feet from the plane of the main house, it would be a 36-foot setback from the rear property line. There would be an overlap. Rosemary Enright said it would be next to cherry tree and might damage it. Carlson said they would have to look at it.

Abby Campbell King said in the packet there is a sketch doing what they are talking about. 32.5' on rear setback, it conforms to side and front and does not need a zoning variance. We lose the carriage house but better than all the other things. It blocks the neighbors water view said Don and Rosemary Enright said we may lose the cherry tree.

Lisa is going to make it a finding of fact regarding this option.

Don Carlson said they did not want to compromise anyone's views but the proposal is arguably better when it comes to the Whitakers and less intrusive than what is there now.

Bryer noted that 6 abutters are present and noted which numbers are showing up. Unless they tell me otherwise, they will be considered abutters. Swistak noted that the existing structure needs to be rebuilt and asked what is the precedence to ask for less relief and approve structure at the same time. Wyatt will be at the meeting on Wednesday to ask. If the amount of non-conformity is getting better we could say they should allow the relief to continue because they are making it less non-conforming.

Attorney Kristen Macinni said you are in the zoning arena and it should not be decided without Wyatt or Peter. It is her opinion any issues with zoning stay with zoning.

Swistak said add a finding of fact that we discussed in detail benefits of exploring AFDU options.

Carlson asked would it be appropriate for TRC to say this structure is appropriate? Yes, Lisa said.

Abby Campbell King said the big question to the town, is tearing down the past appropriate.

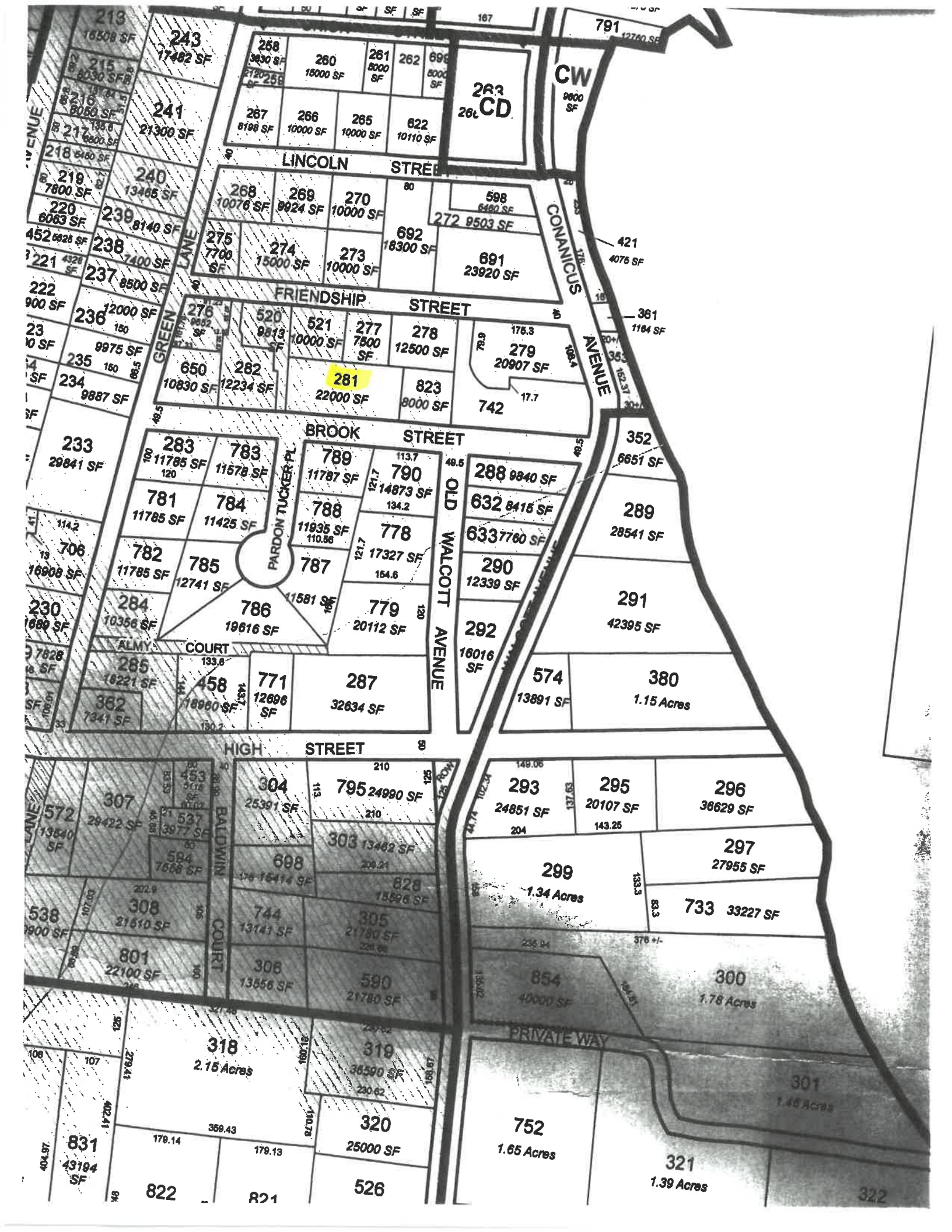
Don Carlson took offense to Abby's statement and he said he owns two historic structures in Jamestown and has spent a lot of money renovating them in a historic way. This has been first and foremost on his mind and it is Franks opinion whatever craft once belonged to this structure, it has been removed and lost its character, other than volume. That is why they were originally called, to renovate building and when they made the decision that the current building does not have its original character and is not worth saving, they were very mindful of height, proximity with the big deck right into the neighbor's yard, that deck has a beautiful view but it was worth giving up some of those features to make it better for us and them.

Lisa Bryer will prepare a memo for the Planning Commission meeting. It will be distributed. She clarified for Attorney Macinni, that this is an advisory opinion and there is not a need for written notice for neighbors.

Don Carlson thanked everyone from Planning and everyone on the call.

A motion to adjourn was made by Mike Swistak and seconded by Chris Costa to adjourn at the meeting at 4:45 p.m. So unanimously voted.

Attest:



213
16508 SF

215
8030 SF

216
8050 SF

217
6800 SF

218
6400 SF

219
7800 SF

220
6083 SF

221
4528 SF

222
900 SF

223
10 SF

224
10 SF

225
10 SF

226
10 SF

227
10 SF

228
10 SF

229
10 SF

230
1689 SF

231
7828 SF

232
10 SF

233
29841 SF

234
9887 SF

235
9975 SF

236
12000 SF

237
8500 SF

238
7400 SF

239
8140 SF

240
13465 SF

241
21300 SF

243
17482 SF

244
21300 SF

258
3830 SF

260
15000 SF

261
8000 SF

262
8000 SF

267
8188 SF

266
10000 SF

265
10000 SF

622
10110 SF

268
10076 SF

269
9924 SF

270
10000 SF

598
6480 SF

272
9503 SF

275
7700 SF

274
15000 SF

273
10000 SF

692
18300 SF

691
23920 SF

276
9813 SF

520
9813 SF

521
10000 SF

277
7500 SF

278
12500 SF

175.3

279
20907 SF

823
8000 SF

742

17.7

283
11785 SF

783
11578 SF

781
11785 SF

784
11425 SF

782
11785 SF

785
12741 SF

786
19616 SF

788
11935 SF

787
11581 SF

778
17327 SF

779
20112 SF

790
14873 SF

288
9840 SF

632
8415 SF

633
7760 SF

290
12339 SF

292
16016 SF

289
28541 SF

291
42395 SF

293
24851 SF

295
20107 SF

296
38629 SF

297
27955 SF

733
33227 SF

299
1.34 Acres

574
13891 SF

380
1.15 Acres

300
1.78 Acres

301
1.46 Acres

302

304
25391 SF

795
24990 SF

303
13462 SF

698
17814 SF

828
15995 SF

744
13141 SF

305
21780 SF

306
13556 SF

590
21780 SF

308
21510 SF

801
22100 SF

318
2.15 Acres

319
36390 SF

320
25000 SF

526

831
43194 SF

822

821

752
1.65 Acres

321
1.39 Acres

322

263
26L CD

CW
9800 SF

VENUE

GREEN LANE

ALMY COURT

BALDWIN COURT

COURT

LINCOLN STREET

FRIENDSHIP STREET

BROOK STREET

HIGH STREET

CONANICUS AVENUE

OLD WALCOTT AVENUE

PARDON TUCKER PL

PRIVATE WAY

SAMPLE ZONING ADVERTISEMENT

*MUST BE FILLED OUT BY THE APPLICANT

Application of Esther A. Pedersen and Mark T. D'Arrezzo whose property is located at 141 Beacon Avenue, Jamestown, and further identified as Tax Assessor's Plat 15, Lot 286 for a Variance Special Use Permit from

Article 6, Section 82-65 Article 3, Section 82-302, to construct a covered porch within 8.8' of the side lot line in lieu of the 10' required setback per Table 3-2.

Article 6, Section 82-61 Article 3, Section 82-314 - The subject lot is in subdivision of the high groundwater table and impervious layer overlay district and therefore requires a Special Use Permit.
Said property is located in a R-40 zone and contains 10,590 acres square feet.
(Table 3-2 R-20)

HOW TO WRITE YOUR AD

- Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read, for example: "Application of John R. Smith et ux Mary, (Jane Doe, Owner), whose property...etc"
- The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking.
- List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance.
- Then, briefly describe what you wish to do, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

for Date OCT 27th

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant Mark T. Darrizzo Address 141 Beacon Avenue Jamestown R.I.
Owner " Address "
Lessee - Address -

1. Location of premises: No. 141 Beacon Avenue Street

2. Assessor's Plat 15 Lot 286

3. Dimensions of lot: frontage 67 ± ft. depth 158 ± ft. Area 10,590 sq. ft.

4. Zoning Districts in which premises are located? R-40* (R-20 per Table 3-25)

5. How long have you owned above premises? 1 yr

6. Is there a building on the premises at present? yes

7. Size of existing building 1,056 SF (10.2%)

Size of proposed building or alteration 1,296 SF (12.5%)

8. Distance of proposed bldg. or alteration from lot lines:

front 50.5 rear 75.0 left side 27.2 right side 8.8

9. Present use of premises: single family dwelling

10. Proposed use of premises: single family dwelling

Location of septic tank & well on lot well - Northeast corner of lot
septic - Northwest corner of lot

11. Give extent of proposed alterations construction of a covered porch (240 SF) in place of an existing deck.

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes


14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Article 6, Section 82-605/Article 3, Section 82-302 - Applicant seeks to construct a covered porch within 8.8' of the side lot line in lieu of the 10' required setback per Table 3-2 of the High groundwater table and impervious layer overlay dist. and therefore requires a special use permit.

15. State the grounds for exception or variation in this case:

The proposed covered porch will be in-line with the face of the existing structure and will be in-place of an existing deck. The proposed porch represents the minimum variance for the intended use and meets all other requirements of the Town of Jamestown's Zoning Ordinance.

Respectfully Submitted,

 Signature Esther Pedersen

Address 141 Beacon Avenue

Jamestown, RI 02835

Telephone No. 401-999-9901

401-999-6660

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.



Planning Commission MEMORANDUM

TO: Jamestown Zoning Board of Review
FROM: Michael Swistak, Chair and
The Jamestown Planning Commission
RE: Motion for Zoning Section 82-314: High Groundwater
Table and Impervious Overlay District, Sub-District A –
Mark D'Arezzo and Esther Pederson: AP 15, Lot 286; 141
Beacon Avenue, Jamestown, RI
DATE: September 21, 2020

At the September 16, 2020 a Planning Commission meeting, held remotely by Zoom where all Planning Commissioner were present, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of Mark D'Arezzo and Esther Pederson: AP 15, Lot 286; 141 Beacon Avenue, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-district A review in accordance with the plan entitled "Soil Erosion & Sediment Control Plan for 141 Beacon Ave, AP 15 Lot 286 in Jamestown Rhode Island dated revised 9/8/20. The plans are prepared by Principe Company, Inc. Engineering Division, PO Box 298, Tiverton, RI 02878, 401-816-5385.

The recommendation for approval is based on the following findings of facts and recommended conditions of approval as noted in the Memo from Jean Lambert, PE and amended at the Planning Commission meeting:

Findings of Fact Section 314

1. The property is 10,380 square feet (sf) in area;
2. The existing site is developed with a house, driveway, well, and an advanced treatment OWTS (Septi-tech to bottomless sand filter);
3. Existing impervious cover is approximately 1,056 sf or 10.2%.
4. The Town database indicates that the OWTS was installed in February 2020 and is current for maintenance;
5. Topography on the lot slopes from east to west on the site;
6. There are no freshwater wetlands on the property;
7. The Applicant is proposing to construct a 240 square foot covered porch over an existing deck;
8. The soil evaluations results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Layer Overlay District with 22" to the seasonal high-water table and 39" to impervious soil.
9. The maximum impervious cover allowed is 13% or 1349 sf.;

10. The total proposed impervious cover will be **1,296 sf or 12.5%**;
11. The existing well and OWTS will remain;
12. A rain garden is proposed to provide water quality treatment and stormwater mitigation of new rooftop runoff. The required stormwater treatment volume for the new rooftop is 78.4 cubic feet (cf) and 84 cf is provided in the proposed rain garden.;
13. The applicant's representative James Traglia of Principe Co, Inc, was present at the Planning Commission meeting and represented the applicant before the Planning Commission on 9-16-20;
14. Jamestown Engineer Jean Lambert provided correspondence to Chris Costa, Building Official and Lisa Bryer, Town Planner dated September 10, 2020 regarding the D'Arezzo-Pederson application (attached).

Recommended Conditions of Approval

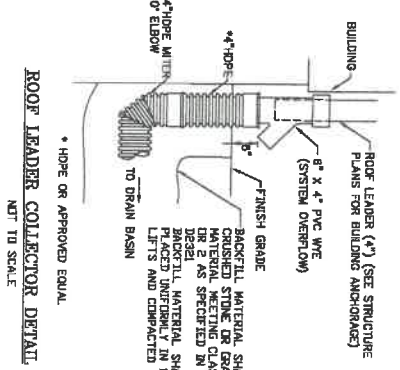
1. An erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained;
2. Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
3. The rain garden shown on the approved site plans must be installed and maintained as outlined on the rain garden noted on the approved site plan;
4. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11" for the stormwater mitigation (rain garden) shall be recorded in the Office of the Town Clerk with the Zoning Approval and evidence of such shall be provided to the Zoning Enforcement Officer as well as the Planning Department; and,
5. Any additional future site work including a change to the driveway surface that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

Attachments: 1) Memo from Jean Lambert, PE September 10, 2020
2) A copy of the Plan referenced above dated revised 9/8/20

C: Chris Costa, ZEO
Mark D'Arezzo & Ester Pederson, Applicants
Thomas Principe, PE

EROSION CONTROL & SOIL STABILIZATION CONTROL PLAN

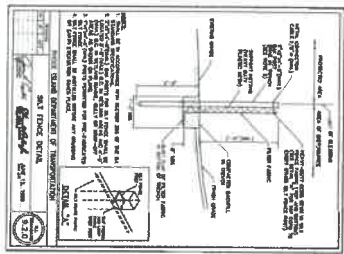
1. EXPOSED SOILS SHALL NOT BE EXPOSED TO WEATHER FOR PERIODS OF MORE THAN 30 DAYS. THE WORKING AREA SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS. THE WORKING AREA SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS.
2. THE WORKING AREA SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS.
3. THE WORKING AREA SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS.
4. THE WORKING AREA SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS.
5. THE WORKING AREA SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS.



ROOF LEADER COLLECTOR DETAIL
NOT TO SCALE

SOIL STABILIZATION CONTROL PLAN

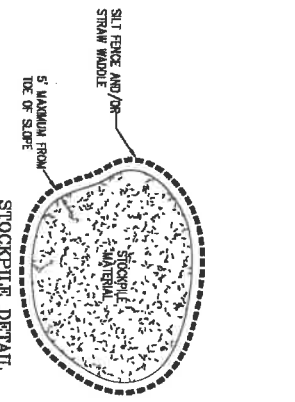
1. SOIL STABILIZATION SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.
2. SOIL STABILIZATION SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.
3. SOIL STABILIZATION SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.
4. SOIL STABILIZATION SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.
5. SOIL STABILIZATION SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.



STOCKPILE DETAIL
NOT TO SCALE

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

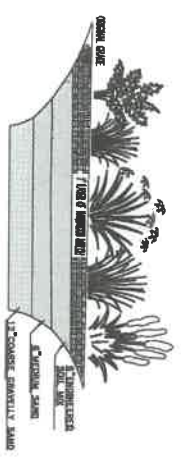
1. EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.
2. EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.
3. EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.
4. EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.
5. EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL SHALL BE INSTALLED ON ALL EXPOSED SOILS TO PREVENT EROSION.



SILT FENCE AND/OR STRAW MAT DETAIL
NOT TO SCALE

PLANT SPECIES TO BE USED

- 1. PLANT SPECIES TO BE USED: ...
- 2. PLANT SPECIES TO BE USED: ...
- 3. PLANT SPECIES TO BE USED: ...
- 4. PLANT SPECIES TO BE USED: ...
- 5. PLANT SPECIES TO BE USED: ...



DRAINAGE CALCULATIONS:

- 1. DRAINAGE CALCULATIONS: ...
- 2. DRAINAGE CALCULATIONS: ...
- 3. DRAINAGE CALCULATIONS: ...
- 4. DRAINAGE CALCULATIONS: ...
- 5. DRAINAGE CALCULATIONS: ...

ROOF RUNOFF RAIN GARDEN DETAIL

NOT TO SCALE

PRINCIPLE COMPANY, INC. ENGINEERING DIVISION 141 BEACON AVE AP 15 LOT 286 JAMESTOWN, RHODE ISLAND	
SOIL EROSION & SEDIMENTATION CONTROL PLAN for 141 BEACON AVE AP 15 LOT 286 JAMESTOWN, RHODE ISLAND	
SCALE: N/A DRAWN BY: TP DATE: 5/9/20	SHEET NO. 2 of 2 CHECKED BY: TP PROJECT NO.: ESB-20-21



PROPOSED



Rain Garden



141 Beacon - DRAINAGE CALCS

Prepared by Microsoft

HydroCAD® 10.00-15 s/n 08247 © 2015 HydroCAD Software Solutions LLC

Printed 9/8/2020

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.006	98	Roof (1S)
0.006	98	TOTAL AREA

141 Beacon - DRAINAGE CALCS

Prepared by Microsoft

HydroCAD® 10.00-15 s/n 08247 © 2015 HydroCAD Software Solutions LLC

Printed 9/8/2020

Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.006	Other	1S
0.006		TOTAL AREA

141 Beacon - DRAINAGE CALCS

Prepared by Microsoft

HydroCAD® 10.00-15 s/n 08247 © 2015 HydroCAD Software Solutions LLC

Printed 9/8/2020

Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	0.006	0.006	Roof	1S
0.000	0.000	0.000	0.000	0.006	0.006	TOTAL AREA	

141 Beacon - DRAINAGE CALCS

Prepared by Microsoft

HydroCAD® 10.00-15 s/n 08247 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 10-year Rainfall=4.90"

Printed 9/8/2020

Page 5

Summary for Subcatchment 1S: PROPOSED

Runoff = 0.03 cfs @ 12.09 hrs, Volume= 0.002 af, Depth= 4.66"

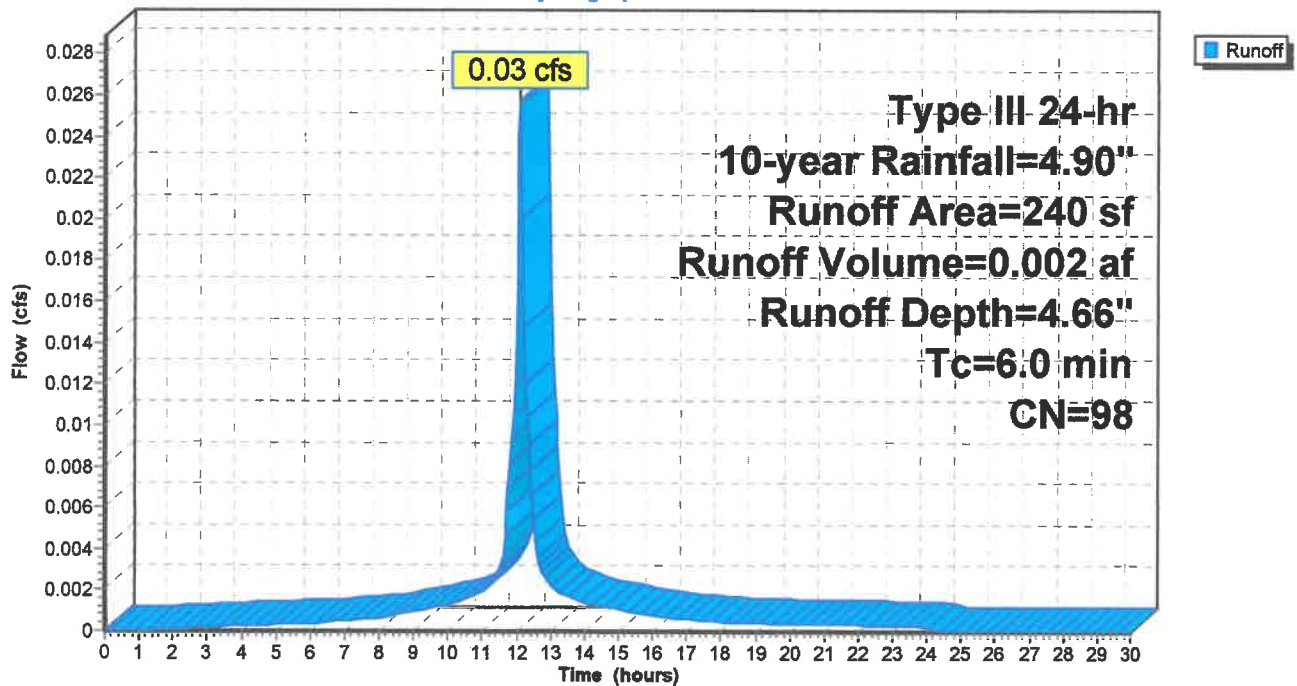
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year Rainfall=4.90"

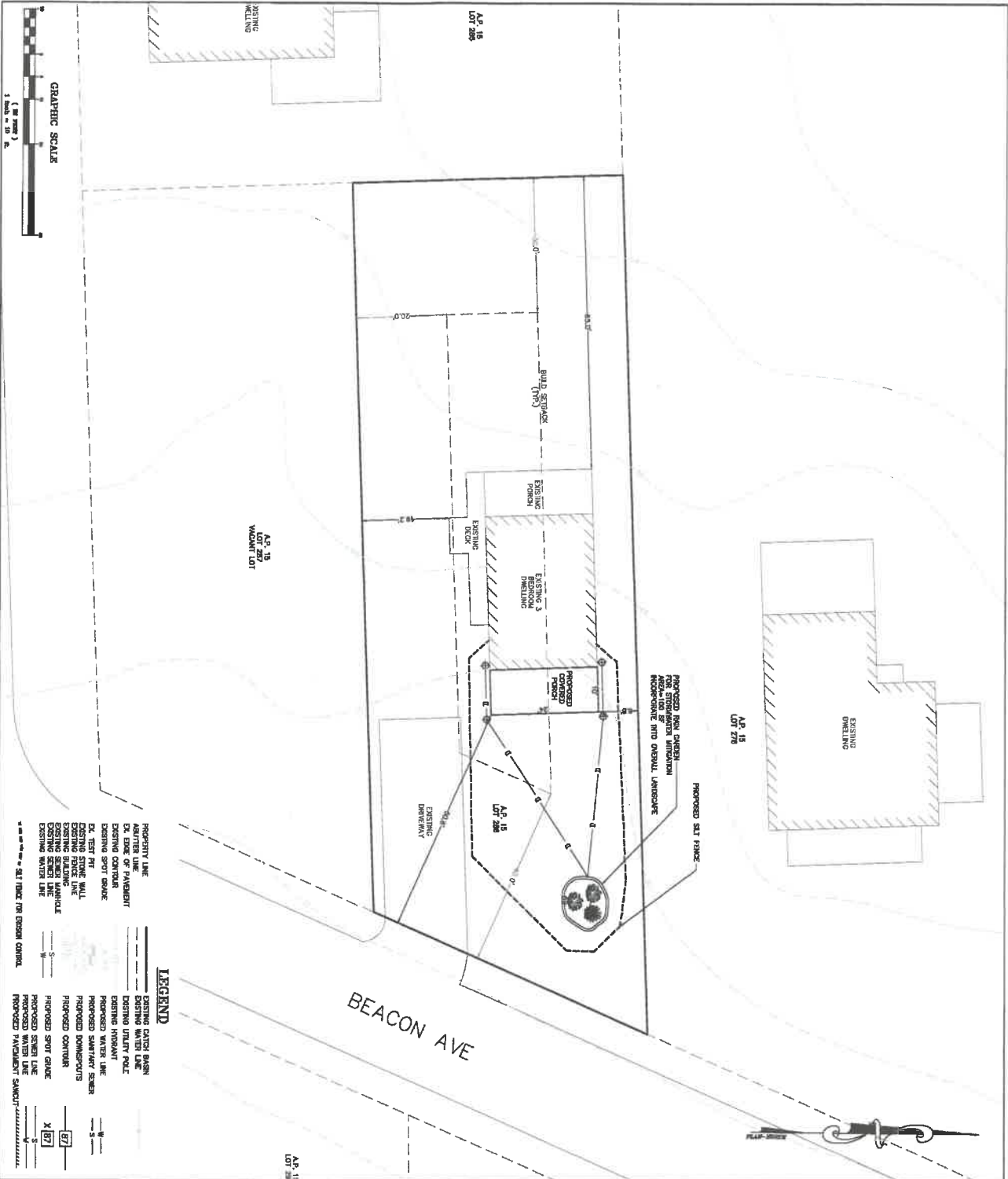
Area (sf)	CN	Description
* 240	98	Roof
240		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: PROPOSED

Hydrograph





LEGEND

	PROPERTY LINE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING INVARIANT
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM LINE
	PROPOSED PAVEMENT
	EXISTING SPOT GRADE
	EXISTING STONE WALL
	EXISTING STRUCTURE
	EXISTING BUILDING
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM LINE
	EXISTING PAVEMENT

SOIL EROSION & SEDIMENTATION CONTROL PLAN
 for
 141 BEACON AVE
 AP 15 LOT 286
 JAMESTOWN, RHODE ISLAND

PRINCIPLE COMPANY, INC.
 ENGINEERING DIVISION
 200 HOPE STREET
 PROVIDENCE, RHODE ISLAND 02903
 PHONE: 401-845-1234
 FAX: 401-845-1235
 WWW.PCINC.COM

SCALE: AS NOTED
 DRAWN BY: T.P.
 DATE: 9/4/20

SHEET NO. 1 of 2
 DESIGN BY: T.P.
 CHECKED BY: T.P.
 PROJECT NO.: EESC-20-21

REVISIONS

No.	DATE	BY	DESCRIPTION
1	9/4/20	T.P.	ISSUE

SURVEY NOTE:
 THIS PLAN IS BASED ON EXISTING DATA FOR PROPERTY LINE AND EXISTING CONDITIONS FROM PLAIN BENTLEY PREPARED SURVEY PLAN FOR 141 BEACON AVE, JAMESTOWN DATED 1/8 PREPARED BY CIVIL ENGINEERING CONSULTANTS, INC. THIS PLAN IS SOLELY INTENDED FOR THE EESC APPLICATION TO THE TOWN OF JAMESTOWN FOR THE SUBJECT PROPERTY ONLY AND IS NOT AUTHORIZED FOR ANY OTHER USE.
 ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOT COVERAGE:
 EXISTING BUILDING AREA - 814.0 S.F.
 EXISTING DRIVEWAY AREA - 1,058.0 S.F.
 EXISTING TOTAL LOT COVERAGE - 1,872.0 S.F.
 PROPOSED GARAGE FLOOR AREA - 249.0 S.F.
 TOTAL PROPOSED LOT COVERAGE - 1,989.0 S.F.
 TOTAL LOT AREA = 10,200.0 S.F.
 PROPOSED BUILDING LOT COVERAGE - 1,989.0 S.F. / 10,200.0 S.F. = 19.5%
 12.45% BUILDING LOT COVERAGE < 12% ALLOWABLE O.K.

ZONING SETBACKS:

Zone: R-40
 FRONT YARD SETBACK = 40.000 FT
 REAR YARD SETBACK = 40 FT
 SIDE YARD SETBACK = 20 FT
 MIN. OVERHANG = 12" (SILT-SUPPRESS) A)

Zone: R-40
 FRONT YARD SETBACK = 40.000 FT
 REAR YARD SETBACK = 40 FT
 SIDE YARD SETBACK = 20 FT
 MIN. OVERHANG = 12" (SILT-SUPPRESS) A)

PROPOSED ZONING:

Zone: R-40
 FRONT YARD SETBACK = 40.000 FT
 REAR YARD SETBACK = 40 FT
 SIDE YARD SETBACK = 20 FT
 MIN. OVERHANG = 12" (SILT-SUPPRESS) A)

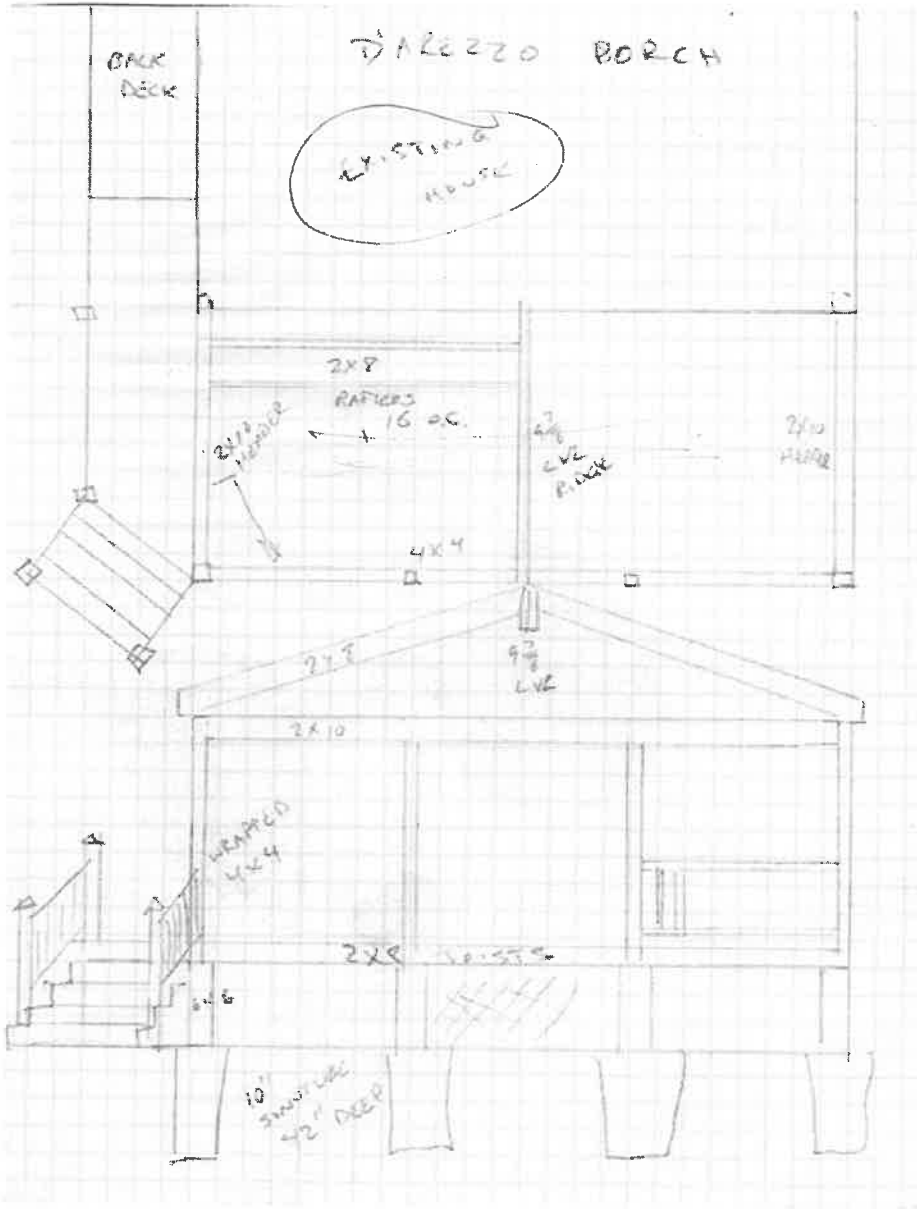


GRAPHIC SCALE
 1" = 20' (AS SHOWN)

1" = 20' (AS SHOWN)

Chris Costa

From: keith ronchie <keith@krremodeling.com>
Sent: Wednesday, September 23, 2020 2:21 PM
To: Chris Costa



BACK
DECK

7' AREA 220 PORCH

EXISTING
HOUSE

2x9

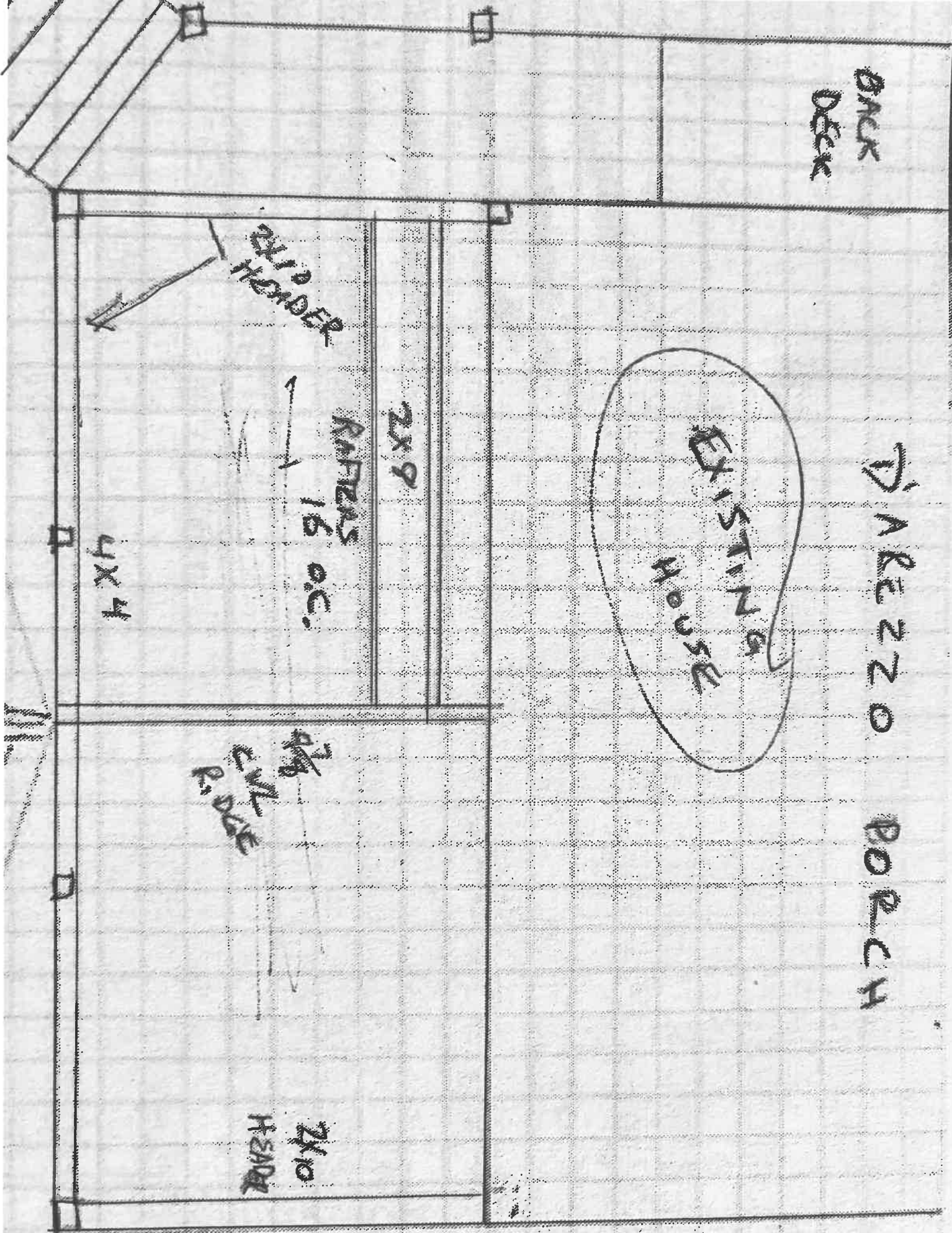
RAMPAS
16 o.c.

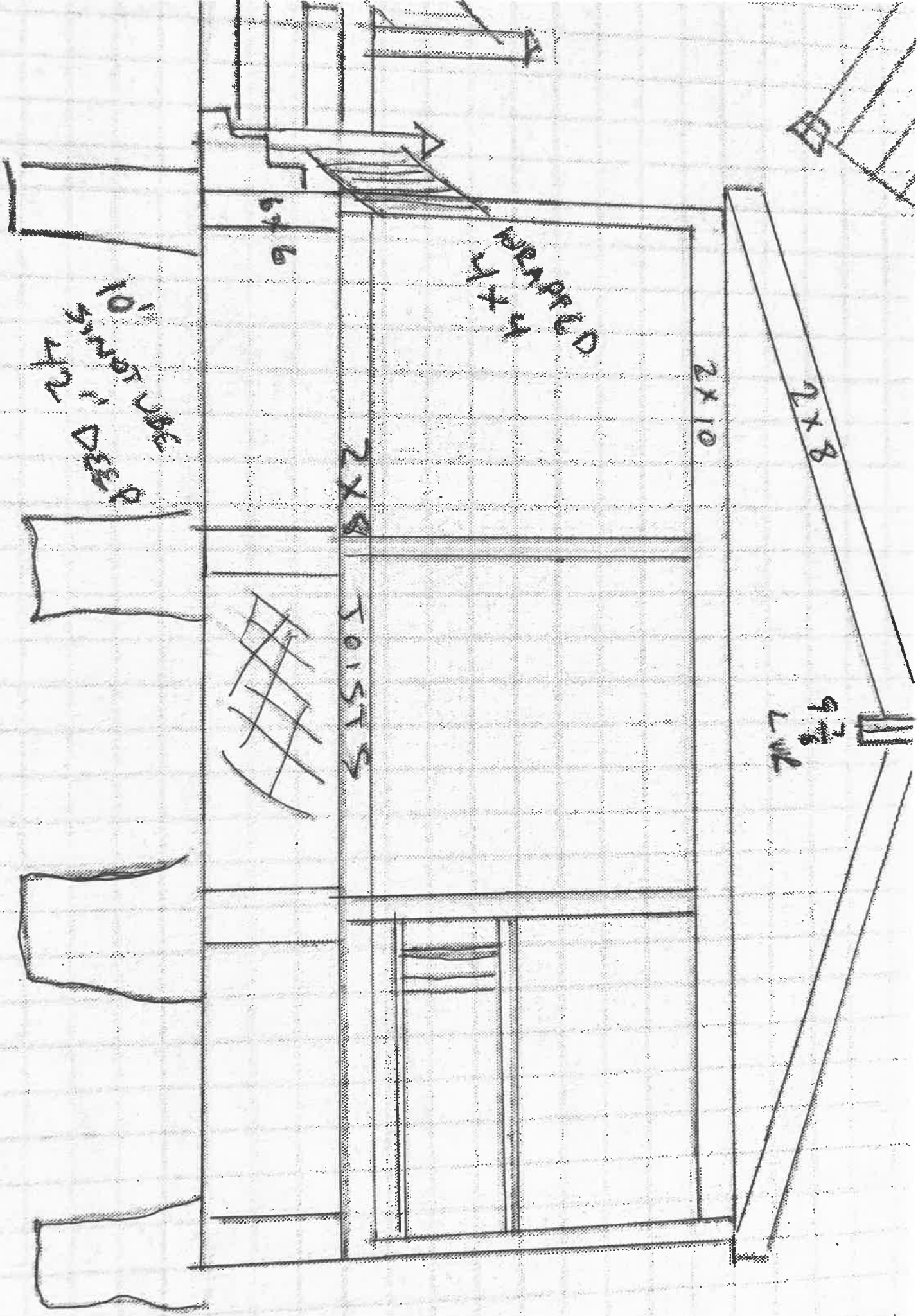
SLIDING
HEADER

4x4

4x6
CANTILE
RAMPAS

2x10
HEADER









ZONE: R-20*

FRONT YARD SETBACK = 30 FT
SIDE YARD SETBACK = 10 FT
REAR YARD SETBACK = 30 FT

ZONE: R-20*
LOT AREA = 10,590 SF
FRONT YARD = 50.5 FT
SIDE YARD SETBACK = 27.2 & 8.8 FT
REAR YARD SETBACK = 75.0 FT
BLDG. COVERAGE: 12.49%

*THE SUBJECT LOT IS LOCATED IN AN R-40 ZONING DISTRICT BUT IS 20,000 SQUARE FEET OR LESS IN AREA, THEREFORE, IT IS SUBJECT TO THE DISTRICT DIMENSIONAL REQUIREMENTS SET FORTH IN TABLE 3-2 FOR THE R-20 ZONING DISTRICT

LOT COVERAGE:

EXISTING DWELLING AREA= 816.0 S.F.
EXISTING COVERED PORCH AREA= 240 S.F.
TOTAL EXISTING BUILDING AREA= 1,056 S.F.

PROPOSED COVERED PORCH AREA= 240 S.F.
TOTAL PROPOSED LOT COVERAGE= 1,296 S.F.
TOTAL LOT AREA = 10,380± S.F.

PROPOSED BUILDING LOT COVERAGE
1,296 S.F. / 10,380 S.F. X 100% = 12.49%
12.49% BUILDING LOT COVERAGE < 13% ALLOWABLE O.K.

SURVEY NOTE:

INFORMATION TAKEN FROM THE LATEST TOWN PLAT MAPS AND GIS INFORMATION. THIS PLAN IS SOLELY INTENDED FOR THE ERSC APPLICATION TO THE TOWN OF JAMESTOWN FOR THE SUBJECT PROPERTY ONLY AND IS NOT AUTHORIZED FOR ANY OTHER USE.

PLAN ENTITLED: "PROPOSED OWTS REPAIR PLAN FOR ELIZABETH J. GARCIA PLAT 15 LOT 286 141 BEACON AVENUE JAMESTOWN, RHODE ISLAND"
BY: DARVEAU LAND SURVEYING, INC.

P.O. BOX 7918
CUMBERLAND, RI 02864

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

A.P. 15
LOT 292

Thomas J. Principe, III



REGISTERED
PROFESSIONAL ENGINEER



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

PO BOX 298
TIVERTON, RI 02878
401.816.5385

PRINCIPEENGINEERING@GMAIL.COM

REVISIONS

No.	DATE	DRWN	CHKD
1	8/19/20	JVT	TJP
2	9/8/20	JVT	TJP
3	9/18/20	JVT	TJP

**SOIL EROSION & SEDIMENTATION
CONTROL PLAN**

for
141 BEACON AVE
AP 15 LOT 286

in
JAMESTOWN, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 1 of 2
DRAWN BY: TJP	DESIGN BY: TJP
DATE: 8/5/20	CHECKED BY: TJP
	PROJECT NO.: ERSC-20-21

SEWER

—W—
—S—

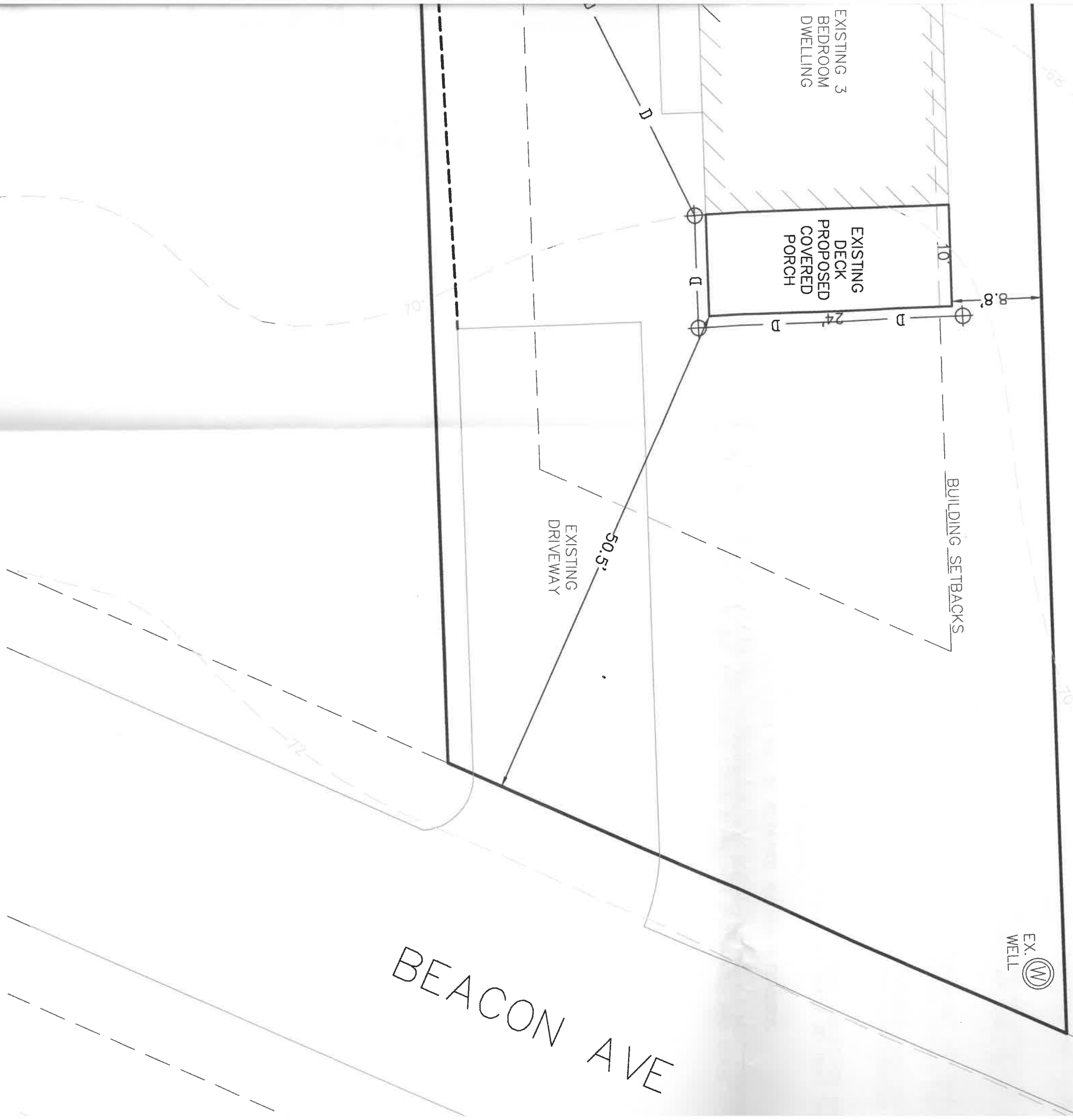
87

X 87

—S—
—W—

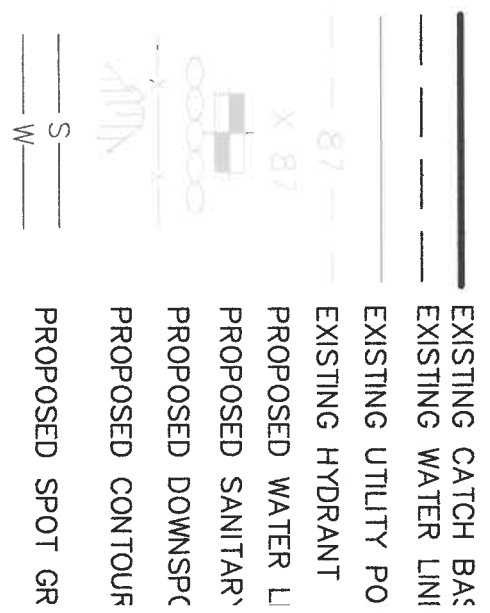
SAWCUT ~~~~~

A.P. 15
LOT 276



- PROPERTY LINE
- ABUTTER LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EX. TEST PIT
- EXISTING STONE WALL
- EXISTING FENCE LINE
- EXISTING BUILDING
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING CATCH BASIN
- EXISTING WATER LINE
- EXISTING UTILITY PO
- EXISTING HYDRANT
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED DOWNSPAC
- PROPOSED CONTOUR
- PROPOSED SPOT GR

LEGEND



EXISTING SEPTIC TANKS

75.0'

APPX. LOCATION
OF EXISTING OWTS
PER RIDEM
APP#0215-1091

A.P. 15
LOT 285

A.P. 15
LOT 286

EXISTING
DWELLING

PROPOSED RAIN GARDEN
FOR STORMWATER MITIGATION
(INCORPORATE INTO OVERALL LANDSCAPE)

PROPOSED SILT FEN

GRAPHIC SCALE



Pat Westall

From: wstraser@billstraser.com
Sent: Monday, September 14, 2020 9:13 AM
To: Pat Westall
Subject: special use permit for Columbia ave

Dear Board,

I am a neighbor, William Straser 97 Columbia Ave. I fully endorse the Special Use Permit request. Caring for chickens is a great lesson in responsibility for the Brine children. I hope the Board agrees with me and passes this permit request.

Regards,

William Straser
97 Columbia Ave
Jamestown RI 02835

Pat Westall

From: Stephen Baker <steve@stephenbaker.net>
Sent: Wednesday, September 9, 2020 11:35 AM
To: Pat Westall
Subject: Re: Application of Erik and Kerry Brine - Columbia Avenue

Hi,

We are writing to voice our complete support for Erik and Kerry to keep chickens on their property.

Please grant them a Special Use Permit.

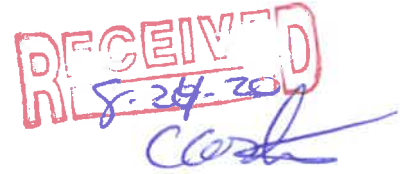
Thanks.

Glone and Stephen Baker
73 Columbia Avenue
Jamestown

Advertisement for Special Use Permit

Address – 83 Columbia Ave

Owner -Erik Brine



Application of Erik G. Brine and Kerry E. Brine, whose property is located at 83 Columbia Ave Jamestown, RI 02835, and further identified as Tax Assessor's Plat 9, Lot 140 for a Special Use Permit from Article 3 section 82-301 table 3-1 #3 agriculture #5 and article 6 section 82-601 Special use permits authorized by this ordinance to have up to 6 chickens with a property having less than an acer of land. Said Property is located in a R-8 zone and contains 10,890 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

RECEIVED
8-24-20
C. C. C.

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 8/24/20

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant Jackson Brine Address 83 Columbia Ave Jamestown RI 02835

Owner Erik Brine Address 83 Columbia Ave Jamestown RI 02835

Lessee _____ Address _____

1. Location of premises: No. 83 Columbia Ave Street

2. Assessor's Plat 9 Lot 140

3. Dimensions of lot: frontage 100'+/- ft. depth 100'+/- ft. Area 10,890 sq. ft.

4. Zoning Districts in which premises are located: ~~XXX~~ R-8 ~~XXX~~ ~~XXXX~~

5. How long have you owned above premises? 1 year 3 months

6. Is there a building on the premises at present? yes

7. Size of existing building 2,344 sq ft

Size of proposed building or alteration N/A

8. Distance of proposed bldg. or alteration from lot lines:

front _____ rear _____ left side _____ right side _____

9. Present use of premises: Single family Dwelling

10. Proposed use of premises: Same

Location of septic tank & well on lot _____

11. Give extent of proposed alterations _____

Raise up to 6 chickens for a project with children.

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? YES

Has the Inspector of Buildings refused a permit? YES

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Article 3 section 82-301 table 3-1 #3 agriculture #5 and article 6 section 82-601 Special use permits authorized by this ordinance.

To have up to 6 chickens with a property having less than an acer of land

15. State the grounds for exception or variation in this case:

We would like to raise up to 6 chickens as an educational experience for our 4 children. We will be keeping hens only, no roosters, and will keep all eggs for personal consumption.

Respectfully Submitted,

Signature



Address

83 Columbia Ave

Jonestown RI 02835

Telephone No. (843) 469-0234

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of Erik G. Brine whose

property is located at 83 Columbia Ave, and further

identified as Tax Assessor's Plat 9, Lot 140 for a Variance/Special Use Permit

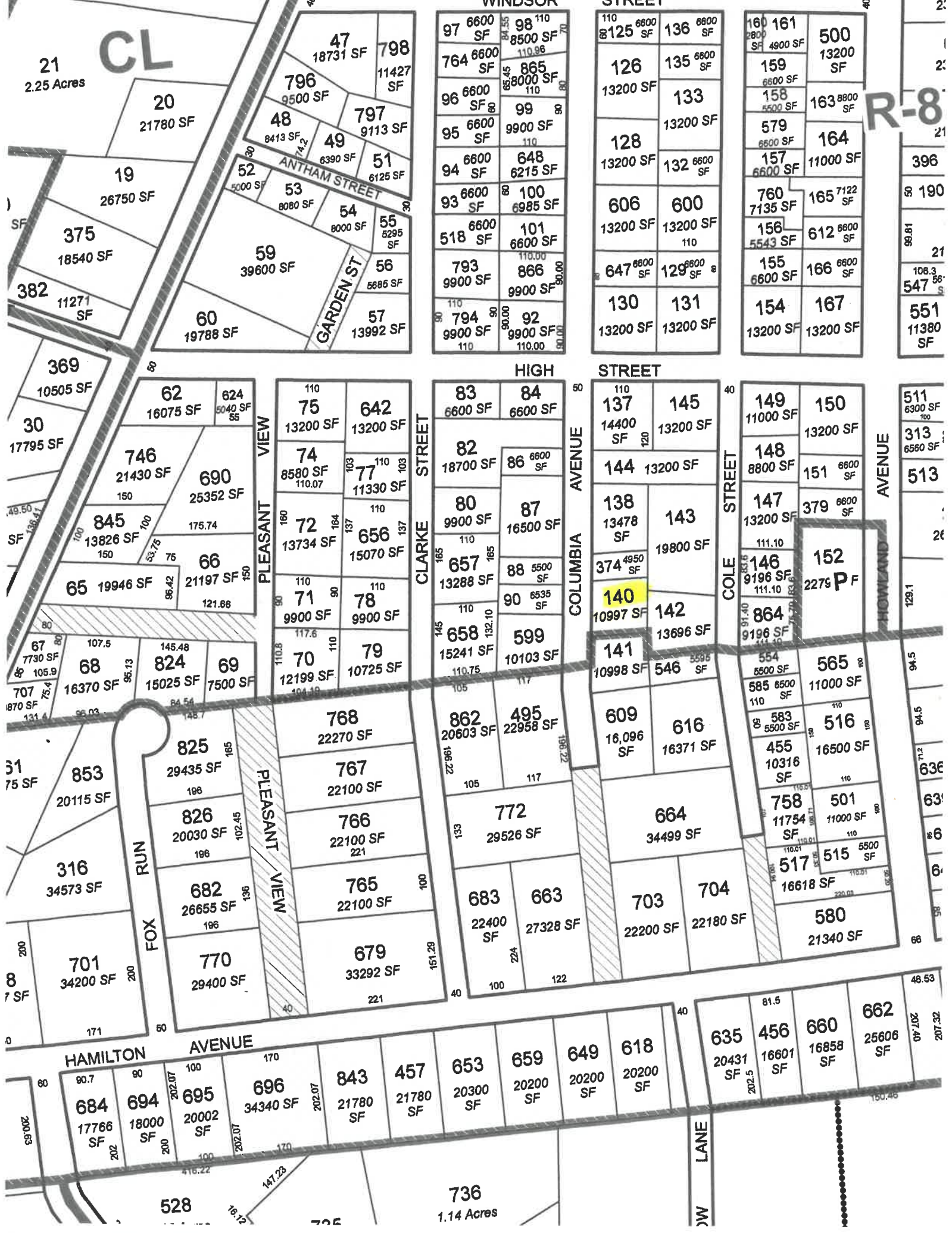
from Article 3, Section 82-301 table 3-1

to allow chickens

Said property is located in a R-8 zone and contains 10,890 acres/square feet.

.....
HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.



CL

21
2.25 Acres

20
21780 SF

19
26750 SF

375
18540 SF

382
11271 SF

369
10505 SF

30
17795 SF

62
16075 SF

624
5040 SF

746
21430 SF

690
25352 SF

845
13826 SF

175.74

66
21197 SF

121.86

65
19946 SF

67
7730 SF

105.9

68
16370 SF

107.5

145.48

824
15025 SF

69
7500 SF

707
870 SF

131.4

31
75 SF

853
20115 SF

316
34573 SF

701
34200 SF

770
29400 SF

825
29435 SF

826
20030 SF

682
26655 SF

770
29400 SF

768
22270 SF

767
22100 SF

766
22100 SF

765
22100 SF

679
33292 SF

825
29435 SF

826
20030 SF

682
26655 SF

770
29400 SF

WINDSOR STREET

97
6600 SF

98
8500 SF

764
6600 SF

865
8000 SF

96
6600 SF

99
9900 SF

95
6600 SF

648
6215 SF

94
6600 SF

100
6985 SF

93
6600 SF

101
6600 SF

518
6600 SF

793
9900 SF

794
9900 SF

92
9900 SF

STREET I

125
6800 SF

136
6800 SF

126
13200 SF

135
6600 SF

133
13200 SF

128
13200 SF

132
6600 SF

606
13200 SF

600
13200 SF

647
6600 SF

129
6600 SF

130
13200 SF

131
13200 SF

160
2800 SF

161
4900 SF

500
13200 SF

159
6600 SF

158
5500 SF

579
6600 SF

157
6600 SF

760
7135 SF

156
5543 SF

155
6600 SF

154
13200 SF

163
8800 SF

164
11000 SF

165
7122 SF

612
6600 SF

166
6600 SF

167
13200 SF

R-8

67
7730 SF

105.9

707
870 SF

131.4

67
7730 SF

105.9

707
870 SF

131.4

PLEASANT VIEW

75
13200 SF

642
13200 SF

74
8580 SF

77
11330 SF

72
13734 SF

656
15070 SF

71
9900 SF

78
9900 SF

70
12199 SF

79
10725 SF

CLARKE STREET

83
6600 SF

84
6600 SF

82
18700 SF

86
6600 SF

80
9900 SF

87
16500 SF

657
13288 SF

88
5500 SF

90
6535 SF

658
15241 SF

599
10103 SF

HIGH STREET

137
14400 SF

145
13200 SF

144
13200 SF

138
13478 SF

143
19800 SF

374
4950 SF

140
10997 SF

142
13696 SF

141
10998 SF

546
5595 SF

609
16,096 SF

616
16371 SF

COLE STREET

149
11000 SF

150
13200 SF

148
8800 SF

151
6600 SF

147
13200 SF

379
6600 SF

146
9196 SF

152
2276 P F

864
9196 SF

554
5500 SF

565
11000 SF

585
6500 SF

583
5500 SF

455
10316 SF

516
16500 SF

758
11754 SF

501
11000 SF

517
16618 SF

515
5500 SF

580
21340 SF

FOX RUN

853
20115 SF

316
34573 SF

701
34200 SF

770
29400 SF

825
29435 SF

826
20030 SF

682
26655 SF

770
29400 SF

PLEASANT VIEW

768
22270 SF

767
22100 SF

766
22100 SF

765
22100 SF

679
33292 SF

COLUMBIA AVENUE

862
20603 SF

495
22958 SF

772
29526 SF

683
22400 SF

663
27328 SF

664
34499 SF

703
22200 SF

704
22180 SF

554
5500 SF

565
11000 SF

585
6500 SF

583
5500 SF

455
10316 SF

516
16500 SF

758
11754 SF

501
11000 SF

517
16618 SF

515
5500 SF

580
21340 SF

HAMILTON AVENUE

684
17766 SF

694
18000 SF

695
20002 SF

34340 SF

843
21780 SF

457
21780 SF

653
20300 SF

659
20200 SF

649
20200 SF

618
20200 SF

635
20431 SF

456
16601 SF

660
16858 SF

662
25606 SF

528

736
1.14 Acres

W LANE

Notice of Hearing

RECEIVED
9-18-20
CLOSM

Application of Salvatore Savastano, Owner of the property located at 6 Fairview Street, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 1, Lot 381 for dimensional relief granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-302, District Dimensional Regulations and Table 3-2, RR 80 Zoning District Regulations, to reconfigure the roof on the existing garage, raising it approximately 5 feet, where the garage is located 8' from the front property line and 10' from the side property line by variance granted October 23, 1987. The application also seeks relief from Section 82-705, Alteration of a non-conforming structure, as the existing garage is located 8' from the front property line and 10' from the side property line. Said property is located in a RR80 zone and contains 41,500 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: September 14, 2020

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant: Salvatore Savastano

Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: 6 Fairview Street
2. Assessor's Plat 1 Lot 381
3. Dimensions of lot: frontage +/-171 ft. depth: +/- 160 ft. Area: 41,500 sq. ft.
4. Zoning Districts in which premises are located: Use:RR80 Area: 80,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? 11/13/2019
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 981 sq. ft detached garage.
Size of proposed building or alteration: second floor on existing structure
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 40' side: 30'
Existing: front: 8' side: 10'
Proposed: front: 8' side: 10'
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence

Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to reconfigure the roof line of the garage, raising it approximately five feet.
12. Number of families for which building is to be arranged: 1
13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

This application seeks relief from Section 82-302, District dimensional regulations and Table 3-2, RR80 Zoning District regulations, to reconfigure the roof line on the existing garage, raising the roof approximately 5 feet, where the existing garage is located 8' from the front property line and 10' from the side property line by variance granted October 23, 1987. (see attached granted variance). As an abundance of caution, the application also seeks relief from Section 82-705, alteration of a non-conforming structure, as the existing garage is located 8' from the front property line and 10' from the side property line by variance granted October 23, 1987.

15. State the grounds for exception or variation in this case:

This property possesses unique characteristics that require the relief requested.

This hardship is present due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

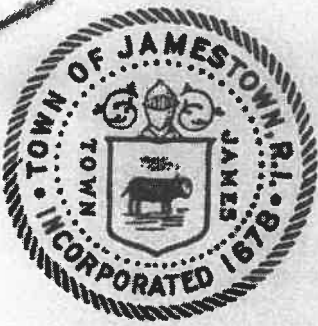
The relief requested is the least relief necessary.

The hardship amounts to more than a mere inconvenience without the requested relief.

Respectfully Submitted,

Signature: /s/ christian s. infantolino
77 Narragansett Avenue
Jamestown, RI 02835
Phone: 401-423-0400

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION



TOWN OF JAMESTOWN
Jamestown, Rhode Island 02835

Town Hall - 423-0200
Town Offices - 423-0444

October 23, 1987

Orlando J. & RoseMaria Ciccone
190 Salina Street
Providence, RI 02908

Dear Mr & Mrs Ciccone:

At a meeting of the Jamestown Zoning Board of Review held on October 6, 1987 the following vote was passed:

A motion was made by Ms Sheehan and seconded by Ms Perry to grant the request of Orlando J. Ciccone, whose property is located on Plat 1, Lots 381 & 382 for a Variance from Article III, Section 320 (District Dimensional Regulation), to allow a garage 8' from the front lot line and 10' from the side lot line as shown on plans submitted with the application.

This relief is granted in accordance with Article VI, Section 610 in that the requested relief is:

- a. not contrary to the public interest

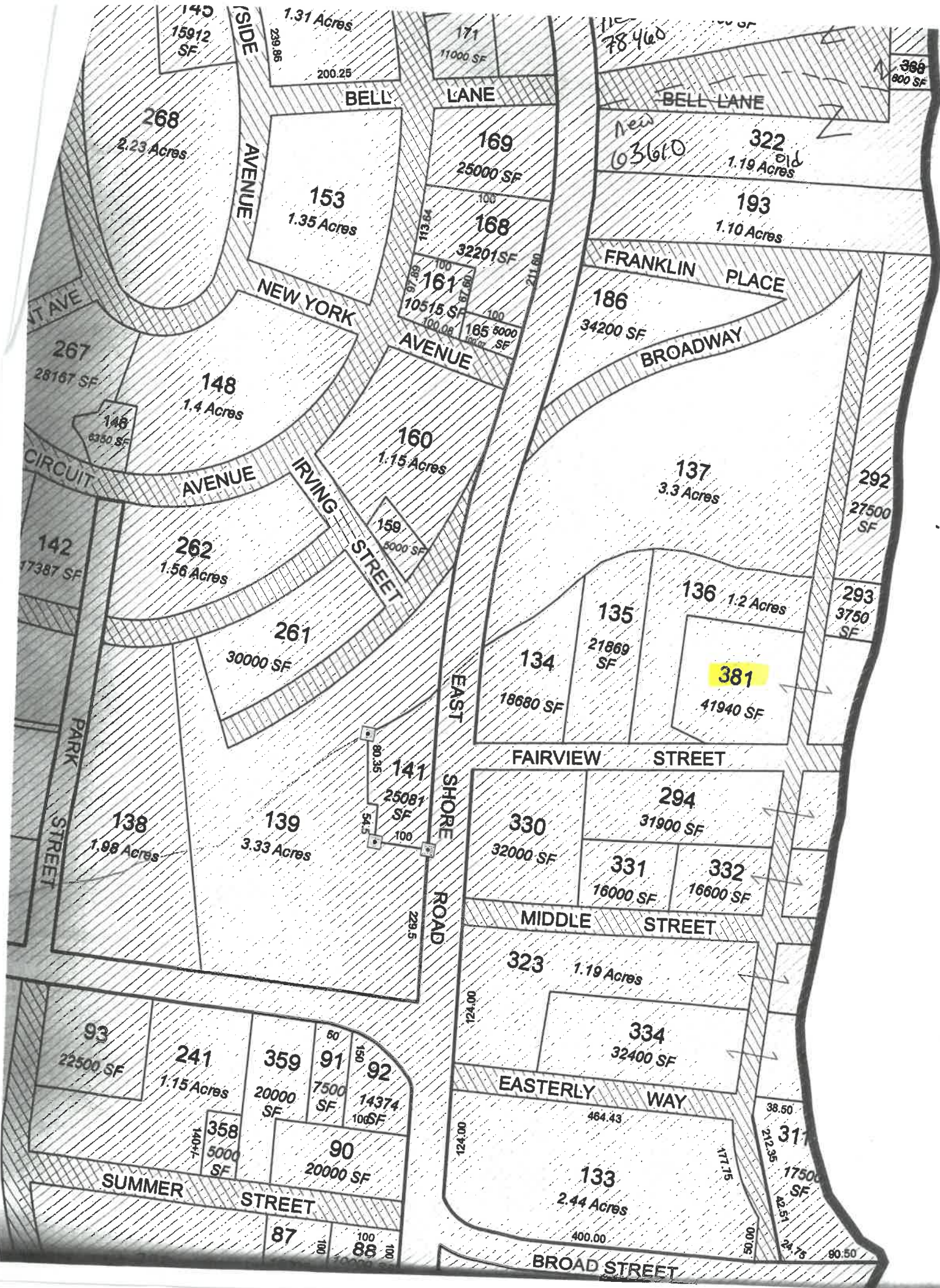
This approval is subject to the following conditions:

1. The existing shed be removed.
2. Evergreen screening to be planted so that the building is not visible by the abutters.

This motion is based on the following findings of fact:

1. The property is located in a RR-80 Zone and contains 41,940 square feet.
2. The property in question has not been granted a prior regulatory variance.
3. Coastal features prohibit the use of property to the east.
4. ISDS including leaching field prohibit locating the building farther from the front lot line.

The motion carried by a vote of 4 - 1.



145
15912 SF

1.31 Acres
239.85

171
11000 SF

78460

368
800 SF

268
2.23 Acres

BELL LANE

LANE

BELL LANE

SIDE AVENUE

153
1.35 Acres

169
25000 SF

New
63660

322
1.19 Acres
old

193
1.10 Acres

NEW YORK AVENUE

161
10515 SF

168
32201 SF

FRANKLIN PLACE

186
34200 SF

BROADWAY

267
28167 SF

148
1.4 Acres

160
1.15 Acres

137
3.3 Acres

292
27500 SF

146
6350 SF

262
1.56 Acres

159
5000 SF

136
1.2 Acres

293
3750 SF

142
17387 SF

261
30000 SF

134
18680 SF

135
21869 SF

381
41940 SF

PARK STREET

138
1.98 Acres

139
3.33 Acres

141
25087 SF

EAST SHORE ROAD

FAIRVIEW STREET

330
32000 SF

294
31900 SF

331
16000 SF

332
16600 SF

MIDDLE STREET

323
1.19 Acres

334
32400 SF

EASTERLY WAY

93
22500 SF

241
1.15 Acres

359
20000 SF

91
7500 SF

92
14374 SF

358
5000 SF

90
20000 SF

124.00

124.00

133
2.44 Acres

38.50

2223.5

17500 SF

2251

24.75

80.50

SUMMER STREET

87

100

88

BROAD STREET

Parcel ID: 1-134
SHALVEY, ADAM ET
BROOKS, ABBIGAIL JT
20 FAIRVIEW STREET
JAMESTOWN RI 02835

Parcel ID: 1-135
HENDRY, WALLACE H. ET
HENDRY, NANCY K., TRUSTEES
640 ACACIA LANE
WOODSIDE CA 94062

Parcel ID: 1-136
CALLAHAN, BRUCE W, TRUSTEE
765 DOCTOR AVENUE
SEBASTIAN FL 32958-4821

Parcel ID: 1-137
DYER, WILLIAM C JR. ET
DYER, GENEVIEVE, TRUSTEES
29 RUTHERFORD AVENUE
WARWICK RI 02886

Parcel ID: 1-292
DYER, WILLIAM C JR. ET
DYER, GENEVIEVE C, TRUSTEES
29 RUTHERFORD AVE
WARWICK, RI 02886

Parcel ID: 1-293
CALLAHAN, BRUCE W, TRUSTEE
765 DOCTOR AVENUE
SEBASTIAN FL 32958-4821

Parcel ID: 1-294
MARTIN, DAVID S ET UX
JANICE M
C/O STEARNS FARMS INC.
PO BOX 506
JAMESTOWN, RI 02835

Parcel ID: 1-330
MCCAFFREY, WILLIAM K & GLENNA J
982 EAST SHORE ROAD
JAMESTOWN, RI 02835

Parcel ID: 1-331
ABBOOD, TERESA A., TRUSTEE
5 MIDDLE STREET
JAMESTOWN RI 02835

Parcel ID: 1-332
CHEW, FRANKLIN Y ET
LUPINEK, GWENDOLYN M
24 RICHARDS LANE
NORWALK CT 06851

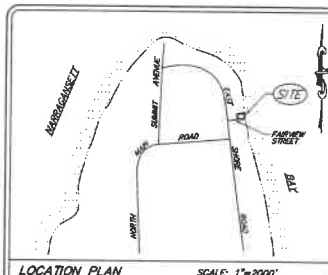
Parcel ID: 1-381
SAVASTANO, SALVATORE
182 HALLVILLE ROAD
EXETER RI 02822

A

8
X 6.80

54.40
200

254.40



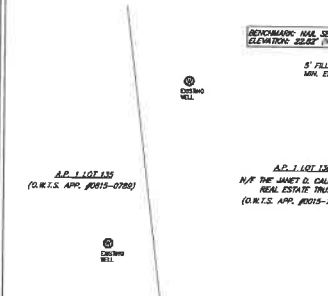
DESIGN CRITERIA

SEWAGE FLOW - 4 BEDROOMS - 115 GALLONS PER BEDROOM UNIT
 2 PERSON OFFICE/WORKSHOP - 15 GALLONS PER PERSON
 PERCOLATION RATE - SOIL CATEGORY A - 1.5 GALLONS/SD. FT./DAY
 TOTAL DAILY FLOW - 115 GALLONS/SD. FT. x 4 = 460 GALLONS PER DAY
 115 GALLONS/SD. FT. x 4 = 460 GALLONS PER DAY
 2 PERSON OFFICE/WORKSHOP - 2 X 15 = 30 GALLONS PER DAY
 MINIMUM REQUIRED BOTTOMLESS SAND FILTER AREA
 700 GALLONS PER DAY (GAL) x 1.5 GALLONS/SD. FT. x 460 SD. FT.
 BOTTOMLESS SAND FILTER AREA PROVIDED: 150,533.04 SQ. FT.
 LEACH FIELD DESIGN POINT: ELEVATION 21.8'

DRAINAGE
 DESIGNER/ENGINEER
 S.F.M. ENGINEERING ASSOCIATES
 410 TROBRIE AVENUE
 COVENTRY, R.I. 02816
 (401) 858-3738
 SCOTT.SFM@ATTNTOBS.NET

REGISTERED PROFESSIONAL ENGINEER
 DATE: 2-15-20
 REVISION: CRAC SUBMISSION

CHK. BY: SFM JOB NO. 17M079

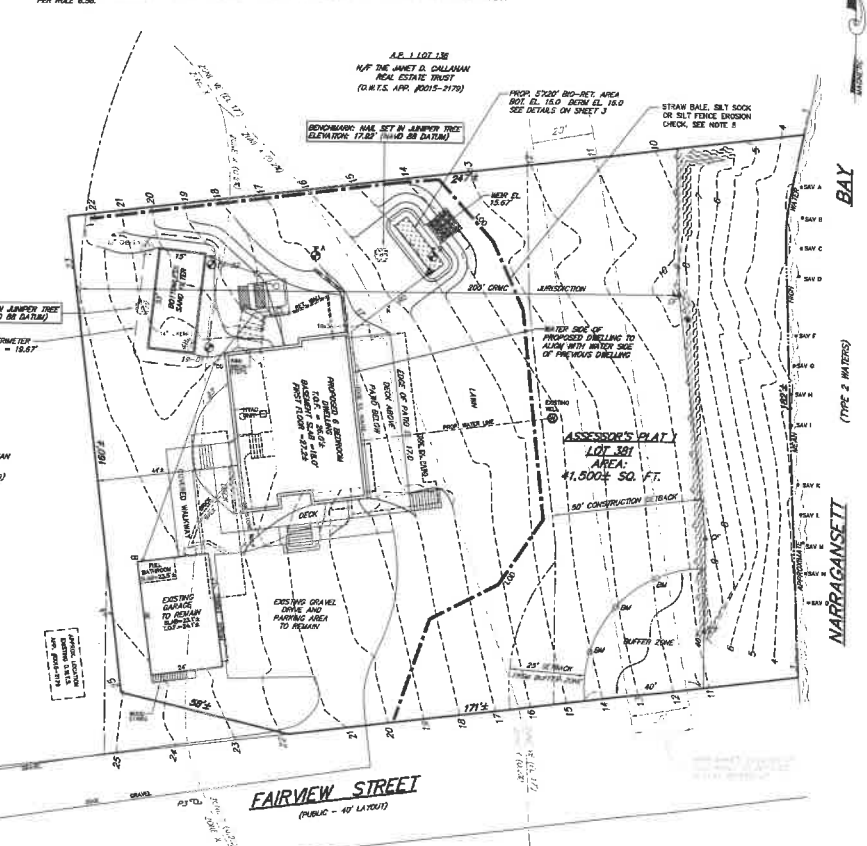


LEGEND

A.P. ASSESSOR'S PLAT
 N/P NOW OR FORMERLY
 SQ. FT. SQUARE FEET
 RD. ROAD
 --- EXISTING CONTOUR ELEVATION
 - - - - - PROPOSED CONTOUR ELEVATION
 --- STONE RETAINING WALL
 --- WOOD RETAINING WALL
 --- SOL EVALUATION TEST PIPE
 --- UTILITY POLE
 --- EXISTING/PROPOSED WELL
 --- EROSION CONTROL - LIMIT OF DISTURBANCE
 --- SPOT ELEVATION
 --- COASTAL FEATURE DELINEATION
 --- BUFFER ZONE MARKER

GENERAL NOTES

- THE DATA ADDITIONAL SURVEY DEPICTED HEREON IS A PRODUCT OF ACTUAL ON-THE-GROUND FIELD SURVEY USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS. THE DATA INCLUDES CONTIGUOUS AT A ONE FOOT INTERVAL, AS WELL AS PERMANENT PLAINERS (PLANNING) AND OBSERVED UTILITIES. THE SURVEY WAS PERFORMED IN AUGUST AND OCTOBER 2019.
- THE SITE LIES WITHIN FLOOD HAZARD ZONE 2 (FLOODS DETERMINED TO BE EXCEEDED BY ONE ANNUAL CHANCE FLOOD PLAN) ZONE 2 SHADY (AREAS OF ONE ANNUAL CHANCE FLOOD) AND ZONE VE 17 (COASTAL FLOOD ZONE WITH VELOCITY HAZARD) (ABLE ACTION BASE FLOOD ELEVATION (FE) DETERMINED). SEE FLOOD HAZARD DATA MAP NUMBER 400000001 DATED SEPTEMBER 4, 2015.
- REFER TO SOIL EVALUATION APPLICATION #878-1004 DATED AUGUST 7, 2019 FOR WINTER TABLE DATA. SEE ALSO O.U.T.S. FORM #S-023 DATED MAY 18, 1975.
- EXISTING MADE IMPROVED SITE IS EXTENSIVELY DEVELOPED.
- STRIP BALE DESIGN CHECK (RI STANDARD R.I.G.) SILT FENCE AND/OR SILT SOIL SHALL BE INSTALLED PRIOR TO EARTH DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- ALL IMPROVEMENTS SHALL BE ACCURATELY LOCATED AND SPACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH 1" LOAM AND SEED ON SOIL PROPOSED SLOPES SHALL BE 3:1 (TYPICAL).
- CHOICE OF PUBLIC AND PRIVATE UTILITIES IS BASED UPON SURVEY LOCATIONS OF WORKS FOR UTILITIES. UTILITY INFORMATION MAY NOT BE ACCURATE OR COMPLETE, AND IS SUBJECT TO SUCH CHANGES AS ADDITIONAL DATA MAY DISCLOSE. ALL EXCAVATION MUST BE PRECEDED BY CONFORMANCE WITH ALL TOWN REGULATIONS.
- ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE R.I. STATE POLICE, THE C.R.A.C. PERMIT AND IN CONFORMANCE WITH ALL TOWN REGULATIONS.
- ALL STAGES OF O.U.T.S. CONSTRUCTION MUST BE SUPERVISED BY THE SYSTEM DESIGNER.
- EXISTING AND PROPOSED PUBLIC UTILITY SUPPLY SOURCES WITHIN 50' OF THE PROPOSED O.U.T.S. OTHER THAN THOSE SHOWN ON PLAN.
- EXISTING AND PROPOSED SEWAGE DISPOSAL SYSTEMS WITHIN 25' OF THE EXISTING WATER SUPPLY LINE OTHER THAN THOSE SHOWN ON PLAN.
- EXISTING AND PROPOSED SEWAGE DISPOSAL SYSTEMS WITHIN 25' OF THE PROPOSED ON-SITE WASTEWATER TREATMENT SYSTEM OTHER THAN THOSE SHOWN ON PLAN.
- EXISTING AND PROPOSED SEWAGE DISPOSAL SYSTEMS WITHIN 25' OF THE PROPOSED ON-SITE WASTEWATER TREATMENT SYSTEM OTHER THAN THOSE SHOWN ON PLAN.
- VERTICAL DATUM SHALL BE HORIZONTAL DATUM IS ASSUMED. THE HORIZONTAL DATUM WAS DERIVED FROM THE BENCH MARK SHOWN ON THE PLAN HEREON.
- THE SEAWARD LIMIT OF TITLE IS THE MEAN HIGH WATER LINE OF MARRAGANSETT BAY. THAT LINE HAS BEEN ESTIMATED BASED ON THE COASTAL FEATURE WAS DELINEATED BY THE FIELD BY NATURAL RESOURCES SERVICES, INC. OF MARRAGANSETT, RHODE ISLAND ON SEPTEMBER 16, 2019 AS PART OF A SANITIZED AQUATIC VEGETATION SURVEY. A REPORT OF FINDINGS HAS BEEN INCLUDED WITH THIS APPLICATION. SCOTT'S SURVEY, INC. SURVEY LOCATED THE BENCH MARK PLAIN IN THE FIELD IN OCTOBER 2019.
- ALL OTHER COMPONENTS REMOVED DURING CONSTRUCTION ARE TO BE DEPOSITED AT A LICENSED SOLID WASTE FACILITY PER PER A.S.M.



GROUND WATER & LEFGE DEPTH TABLE

WELL ID	DATE	DEPTH (FEET)	WATER TABLE (FEET)	WATER TABLE (FEET)	WATER TABLE (FEET)	WATER TABLE (FEET)	WATER TABLE (FEET)
19-01	2.0'	21.8'	1.5'	20.3'	18.7'	17.3'	15.8'
19-02	3.0'	18.7'	-	15.3'	13.7'	12.3'	10.8'
A	3.0'	18.8'	-	16.8'	15.2'	13.8'	12.3'
B	3.0'	18.7'	-	14.7'	13.1'	11.7'	10.2'

ZONING DATA: RR-80 DISTRICT

INDIVIDUAL REGULATIONS FOR SINGLE FAMILY DWELLING THE LOT IS A SINGLE NONCONFORMING LOT OF RECORD

MINIMUM LOT SIZE: 8000 SQ. FT.

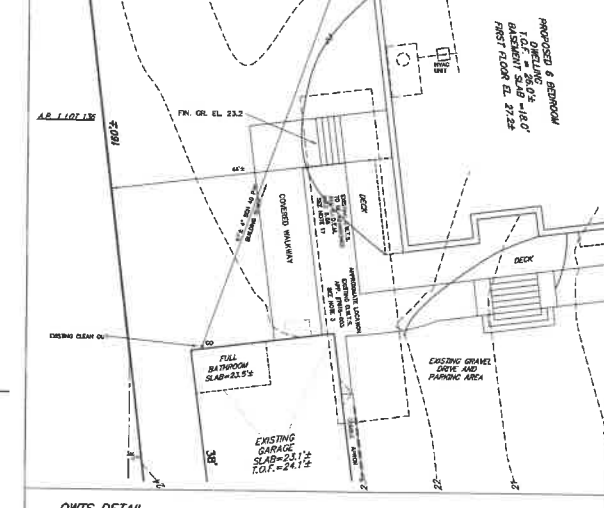
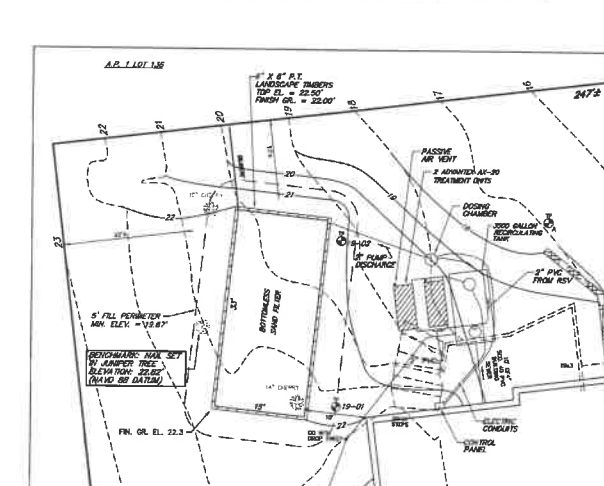
LOT WIDTH: 200'

MINIMUM YARDS:
 FRONT: 40'
 SIDE: 30'
 REAR: 40'

MINIMUM YARDS (ACCESSORY BUILDING):
 FRONT: 40'
 SIDE: 30'
 REAR: 30'

LOT COVERAGE: 20%

BUILDING HEIGHT:
 GENERAL: 35'
 ACCESSORY: 25'



OWNER/APPLICANT
 SAL SAVASTANO
 182 HALLVILLE ROAD
 EXETER, R.I. 02822

DESIGN AND CONSTRUCTION NOTES:

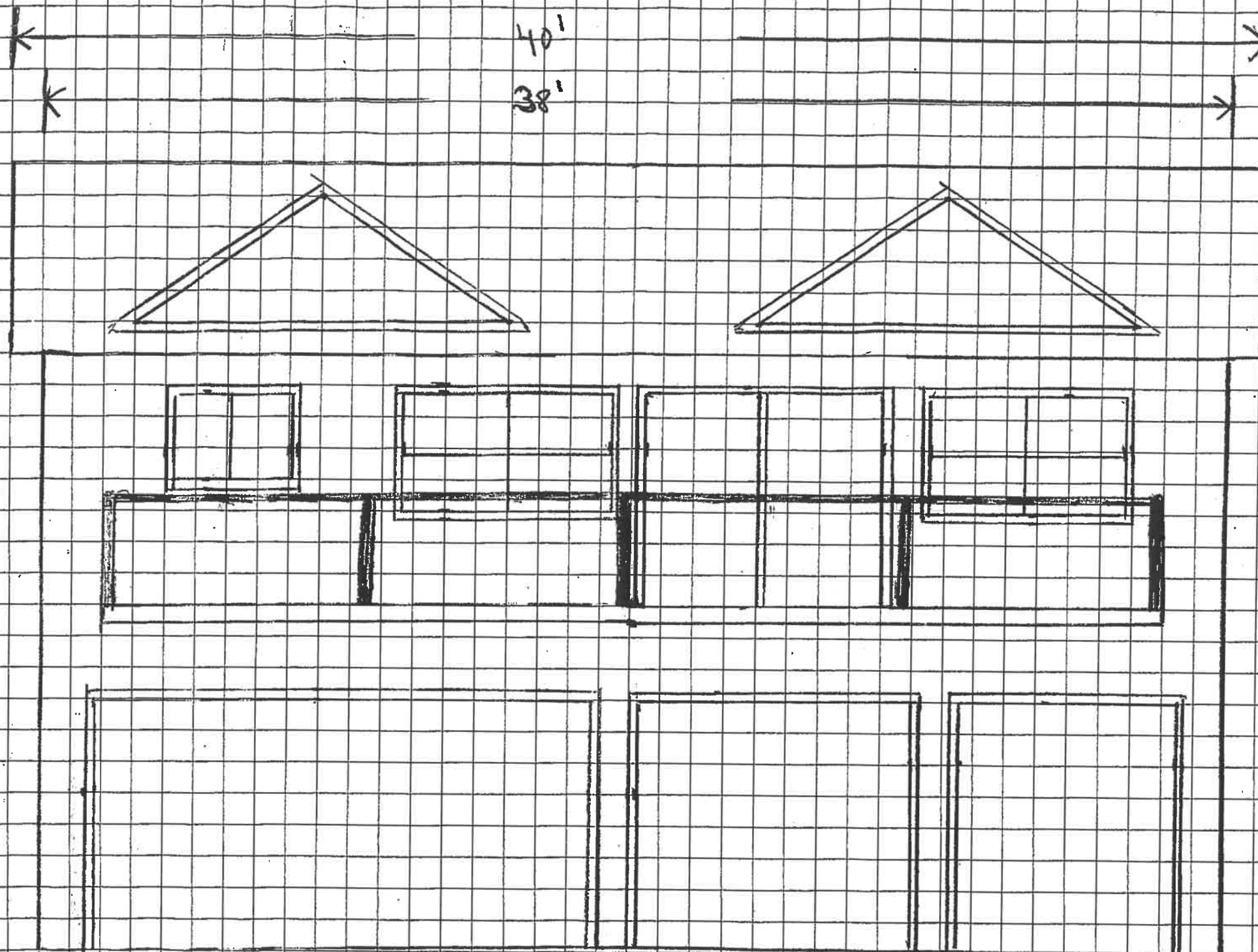
- ALL WORK SHALL CONFORM TO THE PROCEEDING DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RULES AND REGULATIONS, AS APPLICABLE.
- THE TOP OF FINISHED FLOOR ELEVATION SHOWN HAS BEEN DESIGNED FOR O.U.T.S. PURPOSES ONLY. THE OWNER AND/OR CONTRACTOR IS ADVISED TO DETERMINE WHETHER THE FINISHED FLOOR OF THE PROPOSED DWELLING IS AT OR BELOW THE FINISHED FLOOR ELEVATION SHOWN. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY PROPOSED CHANGES.
- THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY PROPOSED CHANGES TO THE FINISHED FLOOR ELEVATION SHOWN.
- THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN COMPARED FROM MAPS, RECORDS AND OTHER SOURCES OF INFORMATION AND ARE SUBJECT TO SUCH MODIFICATIONS AS AN ACTUAL BOUNDARY SURVEY MAY DISCLOSE. TO THE EXTENT THAT SUCH BOUNDARIES ARE CRITICAL TO THE O.U.T.S. LOCATION, THEY MUST BE ESTABLISHED PRIOR TO CONSTRUCTION.
- A MINIMUM SETBACK OF 10' SHOULD BE MAINTAINED BETWEEN THE BOTTOMLESS SAND FILTER AND ADJACENT TREES AND SHRUBS. THE EXCAVATION SHALL BE LEVEL AND SCARIFIED.
- ALL TOPSOIL AND SUBSOIL WITHIN A 5' PERIMETER OF THE SYSTEM SHALL BE STRIPPED AND BACKFILLED WITH FILTER SAND. EXCAVATION INTO IMPROVED MATERIAL IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE DESIGNER.
- MAINTAIN TRENCH INVERT ELEVATION FOR 5' BEFORE THE PERIMETER OF THE LEACHING FIELD. THE ADJACENT SIDE SLOPE SHALL NOT BE STEEPER THAN 3:1 FOR A 30' MAX. DISTANCE FROM THE EDGE OF LEACH FIELD. MAINTAIN 5' TO PROPERTY LINE FROM TOP OF 3:1 SIDE SLOPE.
- INSTALL CAST IRON PIPE OF EQUIVALENT FROM THE FOUNDATION TO THE SEWING TANK. ALL OTHER PIPES MUST BE 30" O.D. OR EQUIVALENT. ALL PIPING SHALL BE INSTALLED AT CONTINUOUS SLOPE WITH NO SAGS OR HIGH POINTS. ALL MANHOLES TO GRADE SHALL HAVE COVERED WATER-TIGHT COVERS AND THE SURFACE SHALL BE GRADED TO DRAIN AWAY FROM THE MANHOLES.
- SUBSURFACE DRAINAGE AND WATER SUPPLY LINE TO BE INSTALLED IN CONFORMANCE WITH DISTANCES SPECIFIED IN TABLE 6.3.3 (D).
- ALL KNOWN EXISTING AND PROPOSED PUBLIC WATER SUPPLY WELLS WITHIN 50' OF THE SYSTEM ARE SHOWN. ALL KNOWN EXISTING AND PROPOSED PRIVATE WELLS WITHIN 50' OF THE SYSTEM ARE SHOWN. ALL KNOWN EXISTING AND PROPOSED SEPTIC SYSTEMS WITHIN 100' OF THE WELLS ARE SHOWN.
- ALL WORK MUST CONFORM TO THE REQUIREMENTS OF OTHER EXISTING PERMITS, IF ANY.
- WITH RESPECT TO APPLICABLE ZONING REQUIREMENTS, THE DESIGNER HAS MADE A REASONABLE EFFORT TO ASCERTAIN THE APPLICABLE INDIVIDUAL ZONING AND OTHER CONSTRAINTS TO DEVELOPMENT. IT REMAINS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT THIS DESIGN SATISFIES LOCAL CODES.
- ALL STAGES OF CONSTRUCTION MUST BE SUPERVISED BY THE DESIGNER OR HIS AGENTS PRIOR TO CONSTRUCTION. THESE INCLUDE THE O.U.T.S., FOUNDATION, WELL EROSION CONTROLS, CLEARING LIMITS AND ANY OTHER FEATURES DEEMED CRITICAL TO THE DESIGN.

LEGEND

A.P. ASSESSOR'S PLAT
 N/P NOW OR FORMERLY
 SQ. FT. SQUARE FEET
 RD. ROAD
 --- EXISTING CONTOUR ELEVATION
 - - - - - PROPOSED CONTOUR ELEVATION
 --- STONE RETAINING WALL
 --- WOOD RETAINING WALL
 --- SOL EVALUATION TEST PIPE
 --- UTILITY POLE
 --- EXISTING/PROPOSED WELL
 --- EROSION CONTROL - LIMIT OF DISTURBANCE
 --- SPOT ELEVATION
 --- COASTAL FEATURE DELINEATION
 --- BUFFER ZONE MARKER

OWNER/APPLICANT
 SAL SAVASTANO
 182 HALLVILLE ROAD
 EXETER, R.I. 02822

PROJECT NO.: SS3091
DRAWING NO.: SS4705
SHEET: 1 OF 3



40'
38'

24' 10"
19'

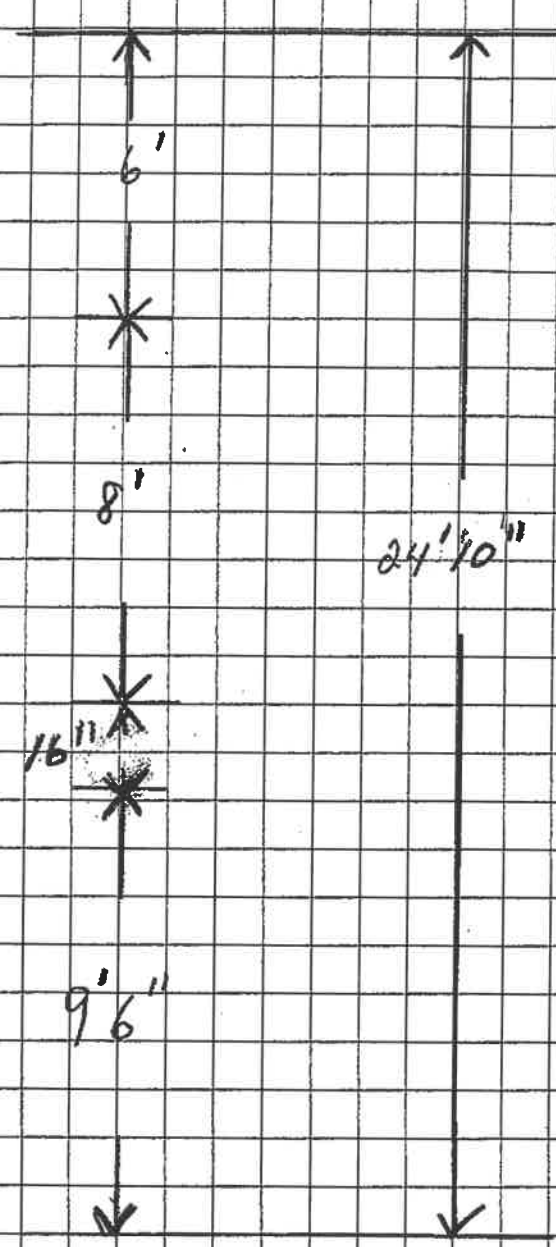
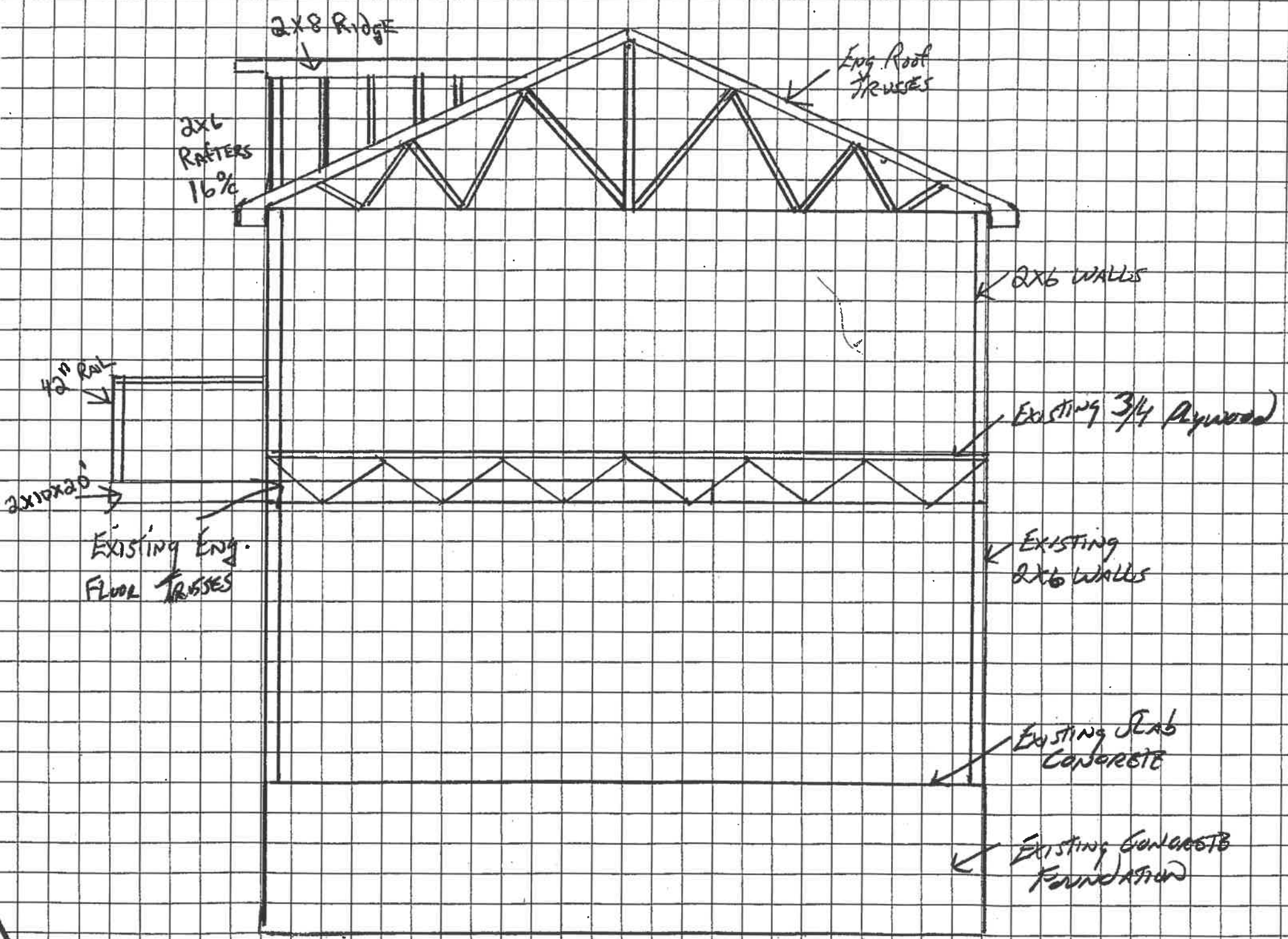
EAST VIEW

PLAT I Lot 381

1 BLOCK EQUALS 1 FOOT

MR. & MRS. SALVATORE SAUSTANO
6 FAIRVIEW ST.
JAMESTOWN, RI

PAGE 1 of 6

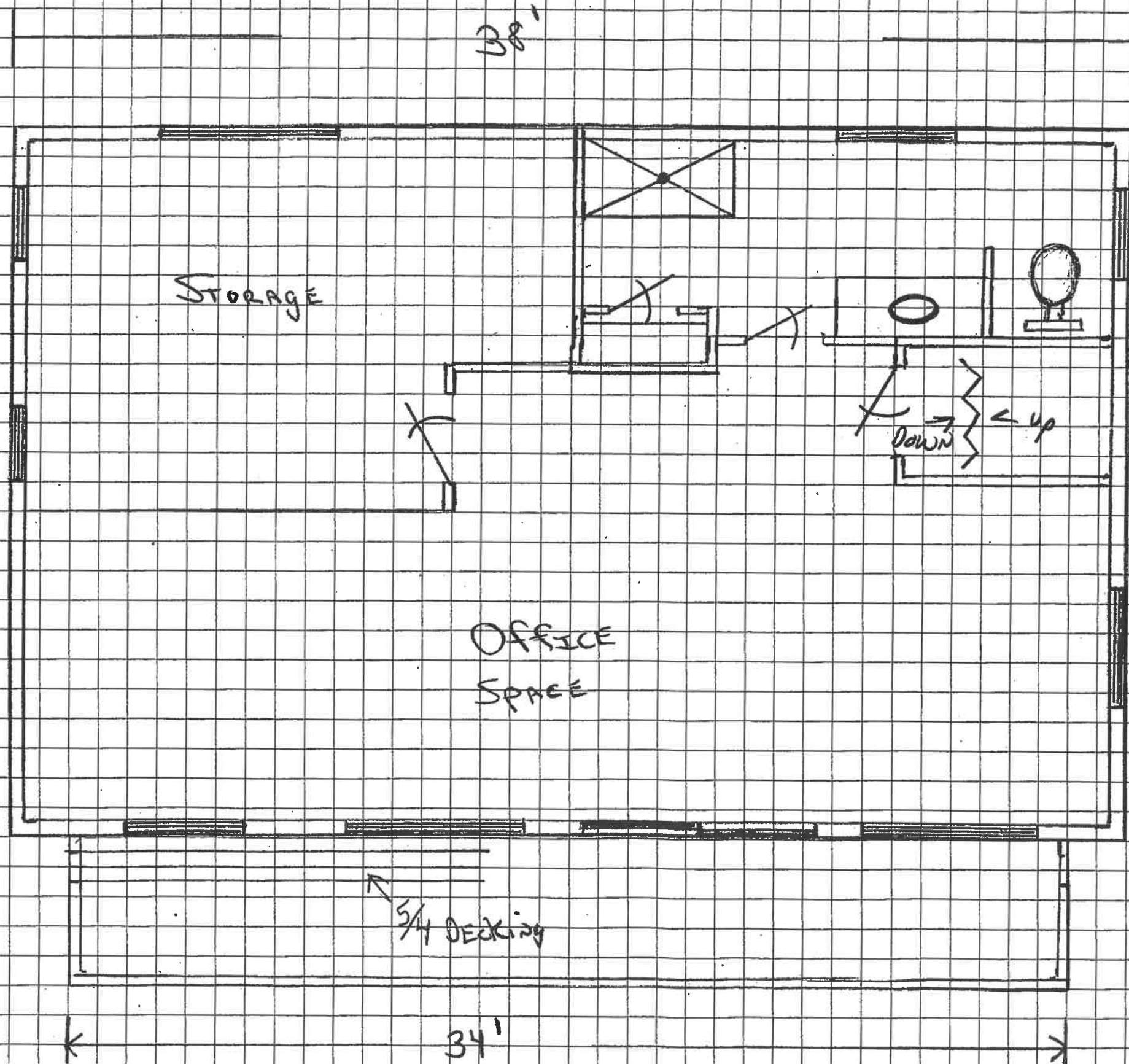


1-Block Equals 1-Foot

PLAT 1 Lot 301

MR. & MRS. SALVATORE SAURSTAND
 6 FAIRVIEW ST.
 JAMESTOWN, RI

Page 2 of 6



1 Block = 1 Foot

PLAT 1
LOT 381

OFFICE
SPACE

STORAGE

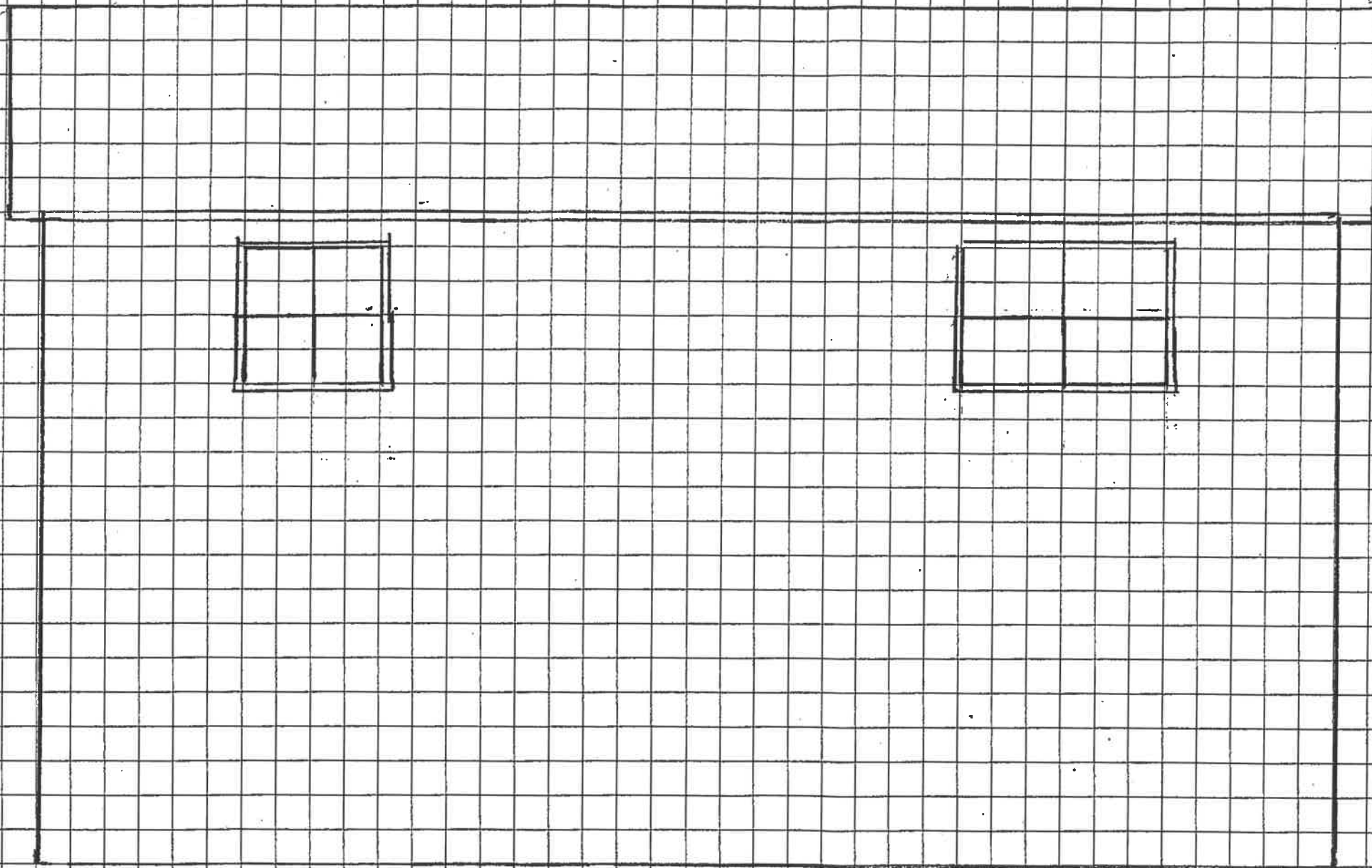
5/4 DECKING

34'

24'

5'

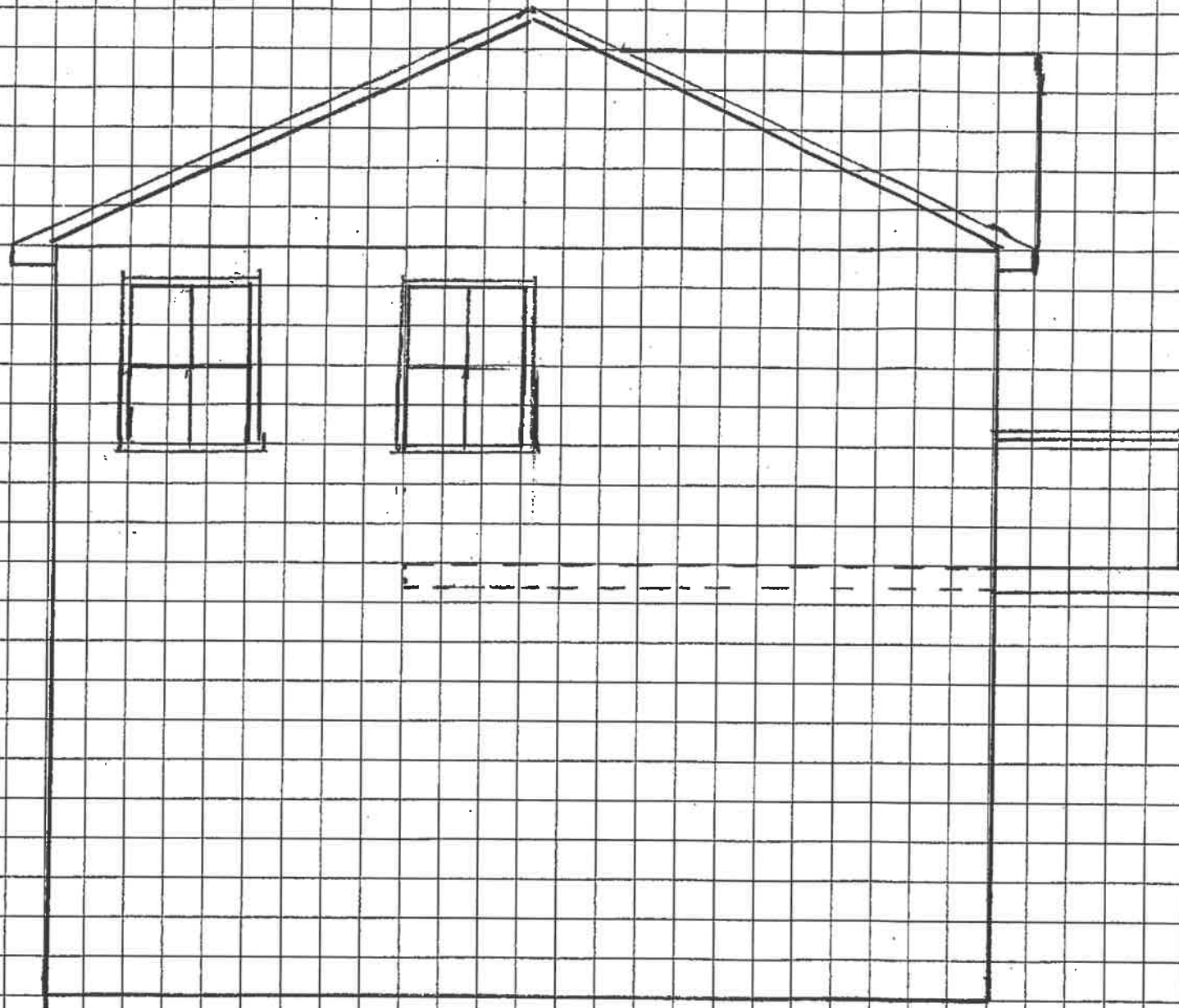
MR. & MRS. SALVATORE SANTANO
6 FINEVIEW ST.
JAMESTOWN, RI
PAGE 3 of 6



WEST VIEW
PLAT 1 LOT 381

1-Block = 2 Foot

MR + MRS. SALVATORA SAVASTANO
6 FAIRVIEW ST.
JAMESTOWN, R.I.
PAGE 4 of 6



South VIEW

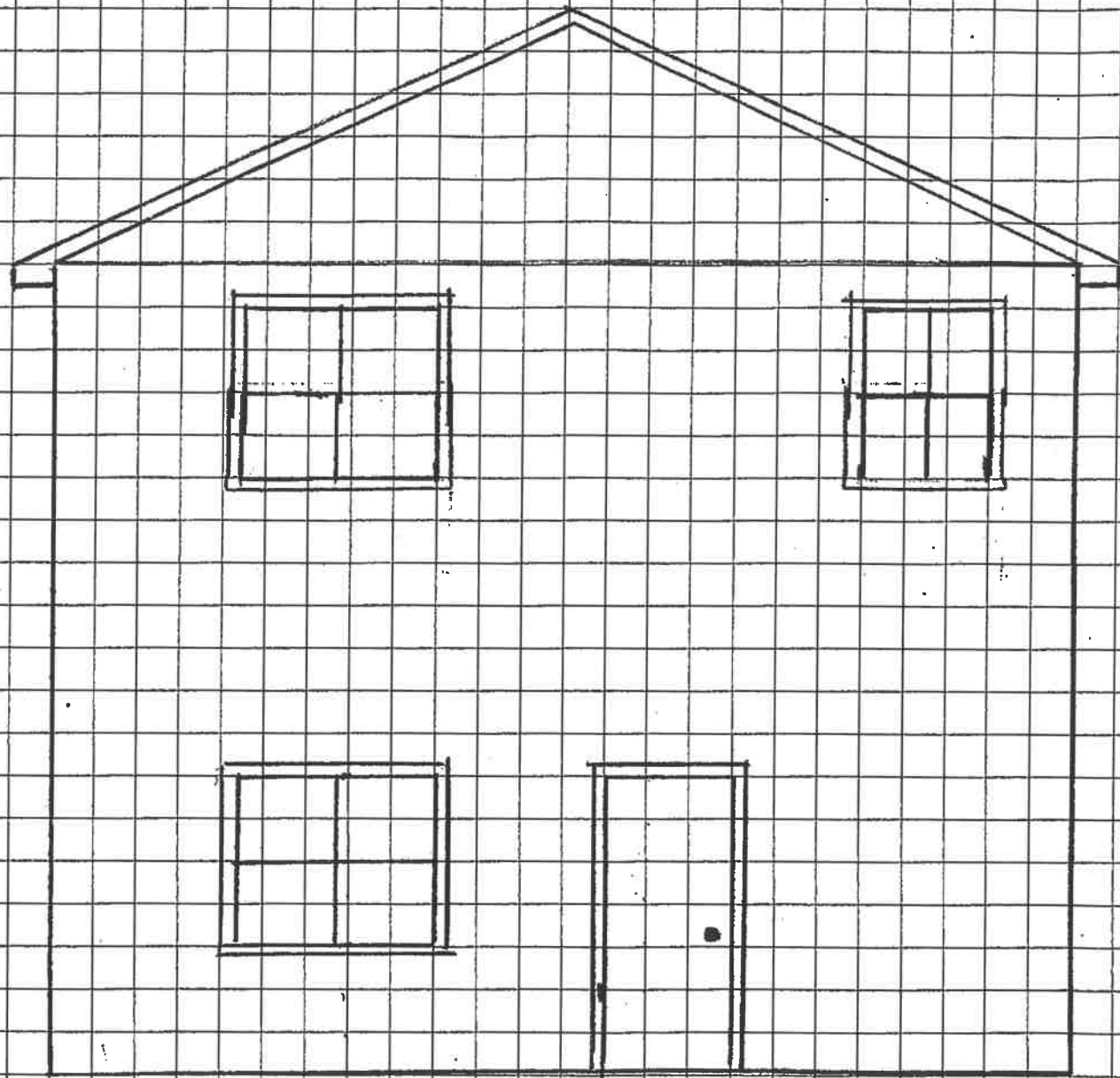
PLAT 1 Lot 381

Mrs. Mrs. Salvatore Savastano

6 Fairview St.

Jonestown, RI

Page 5 of 6



NORTH VIEW

PLAT 1 LOT 381

MR + MRS SALVATORE SAVASTANO
6 FAIRVIEW ST.
JANESTOWN, RI

PAGE 6 OF 6

Notice of Hearing

RECEIVED
9-18-20
C. Costa

Application of SREG Management, LLC, Buyer of the property located at 63 Conanicus Avenue Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 8, Lot 181 for dimensional relief granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-302, District Dimensional Regulations and Table 3-1, R 20 Zoning District Regulations, for a special use permit to allow a multi-family structure in an R20 zone. This application also seeks dimensional relief from the following: Section 82-302, District dimensional regulations and Table 3-2, to allow a multi-family structure on a lot that is 15,232 square feet where 200,000 square feet is required; and from Section 82-1006.5, Open Space Requirements to allow 7,777 square feet of open space where 8,314 square feet is required. Said property is located in a R20 zone and contains 15,232 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: September 17, 2020

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant: SREG Management, LLC

Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Charles E. Cabral Jr and
Gloria Greene

1. Location of premises: 63 Conanicus Ave.
2. Assessor's Plat 8 Lot 181
3. Dimensions of lot: frontage +/-115 ft. depth: +/- 132 ft. Area: 15,232 sq. ft.
4. Zoning Districts in which premises are located: Use:R20 Area: 20,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Applicant is under contract to purchase
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 5156 sq. ft (Multi-Family Structure).

Size of proposed building or alteration: Footprint 3,542 sq Ft; Gross Floor Area: 8314 sq. Ft

8. Distance of proposed building or alteration from lot lines:
Required: front: 30' rear: 30' side: 10'
Proposed: No setback relief being requested
9. Present use of premises: Multi-Family 5 Units
10. Proposed use of premises: Multi-Family 3 Units

Location of septic tank & well on lot: NA. Property is serviced by municipal water and sewer

11. Give extent of proposed alterations: Applicant proposes to construct a multi-family structure containing 3 residential units.

12. Number of families for which building is to be arranged: 3

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

This application seeks relief from Section 82-302, District dimensional regulations and Table 3-1, R20 Zoning District regulations, for a special use permit to allow a multi-family structure in an R20 zone. Applicant also requests dimensional relief from Section 82-302, District dimensional regulations and Table 3-2 to allow a multifamily project on a lot that is 15,232 sq feet where 200,000 sq feet are required. This application also seeks relief from Section 82-1006.5, Open Space Requirements to allow 7777 sq feet of open space where 8,314 square feet of open space is required.

15. State the grounds for exception or variation in this case:

This property possesses unique characteristics that require the relief requested.

This hardship is present due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

The relief requested is the least relief necessary.

The hardship amounts to more than a mere inconvenience without the requested relief.

The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare.

The granting of the special use permit will not substantially or permanently injure the appropriate use of the property in the surrounding area or district.

Respectfully Submitted,

Signature: /s/ christian s. infantolino
77 Narragansett Avenue
Jamestown, RI 02835
Phone: 401-423-0400

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION



PLANNING COMMISSION MEMORANDUM

TO: Zoning Board of Review
FROM: Michael Swistak, Chair, Jamestown Planning Commission
RE: 63 Conanicus Ave. Jamestown RI - Plat 8 Lot
181 – Owner Charles E. Cabral, Applicant SREG Management LLC Proposed 3-unit Multi Family Dwelling Structure per Zoning Ordinance Article 10 and Development Plan Review in The Jamestown Village Special Development District
DATE: September 16, 2020

The application of SREG Management LLC, 63 Conanicus Avenue was reviewed by the Planning Commission on September 16 as shown on the plans entitled:

- 63 Conanicus Avenue, Site Layout Plan, Sheet 1 of 1 dated revised 3-13-20;
- The following plans by Burgin Lambert Architects dated 8-17-20
 - Ground Floor
 - First Floor
 - Second Floor
 - East Elevation
 - Streetscape dated 7-27-20
 - 3 front renderings dated 9-2-20

The Planning Commission, by a vote of 4 in favor and one opposed, hereby grants Development Plan approval based on the following finding of fact and subject to the following conditions of approval:

Findings of Fact:

1. The application was reviewed under the standards of Zoning Article 10 - Multi-Family Dwellings and Article 11 – Jamestown Village Special Development District;
2. This application has been reviewed by the TRC two times, June 4, 2020, and September 3, 2020 as required. (See attached Minutes from TRC);
3. This property is located in the R-20 Zoning District. Multi-Family Dwellings are permitted in this district with 200,000 square feet by Special Use Permit. This parcel has 15,232 square feet;
4. The Jamestown Tax Assessor Database has the existing structure as a 5-unit residential building. The total existing bedroom count is 6 and total living space is 2,477 square feet, making the units on-average less than 500 square feet;
5. The following relief is requested:

- Section 82-302, Table 3-1: Special Use Permit for Multifamily Dwelling Structure in R-20 Zoning District;
 - Section 82-302, Table 3-2: Lot Size for Multifamily Dwelling Structure - Variance from 200,000 sq. ft. required lot size in R-20 District where the lot is currently 15,232 sq. ft. +/-
 - Section 82-1006.5, Open Space Requirements for Multifamily Dwelling Structures = one square foot of open space per square foot of gross floor area, the application is lacking 537 square feet.
6. There is adequate parking on site for the proposed use;
 7. Fire Chief Bryer has determined that there is adequate dwelling unit access for both Fire Trucks and EMS vehicles from the front of the units;
 8. The application was represented by Attorney Christian Infantolino. Jason Clough, PE, DiPrete Engineering, and Bill Burgin, Architect were accepted as expert witnesses. Jeff Saletin, SREG and Cris Creselius, SREG also spoke on behalf of the application;

Conditions of Approval:

1. The stone used in the stone walls will be specified and approved as comparable to the surrounding stone walls with indigenous stone by the Public Works Director and Town Planner prior to construction;
2. The sidewalks along the Conanicus Avenue frontage will be reconstructed to RIDOT specifications with the appropriate curb cuts and handicap ramps and markings. A RIDOT Physical Alteration Permit will be sought and the work completed prior to securing a Certificate of Occupancy. Security in the form of cash or bond shall be posted for this work in an amount determined by the Applicants Engineer and confirmed by the Town Public Works Director prior to final Planning Commission approval;
3. The Fee in Lieu of Open Space and Recreation not be required for this application since it is a reduction of units to current situation;
4. A Condo Association will be formed for the purpose of maintenance of the common areas;
5. Condominium Documents shall be submitted and reviewed by the Town Legal representatives prior to recording;
6. Any site signage shall be in compliance with the Zoning Ordinance and approved by the Building Official;
7. A landscaping plan shall be prepared by a RLA specifying the type and number of species.

8. Any exterior illumination will be shielded downward on all sides of the building and landscaping and not onto or towards Conanicus Avenue;
9. The proposed improvements, as shown on the plans referenced within this Memorandum, shall be constructed in strict conformance with the approved plans noted above and shall include:
 - a. Façade siding will be cedar shingles;
 - b. The ridge will be set at 35 feet from average existing grade;
 - c. Breakaway walls will be wood panels;
10. Final Development Plan Approval shall be granted by the Planning Commission subsequent to Zoning Board approval.

Attachments:

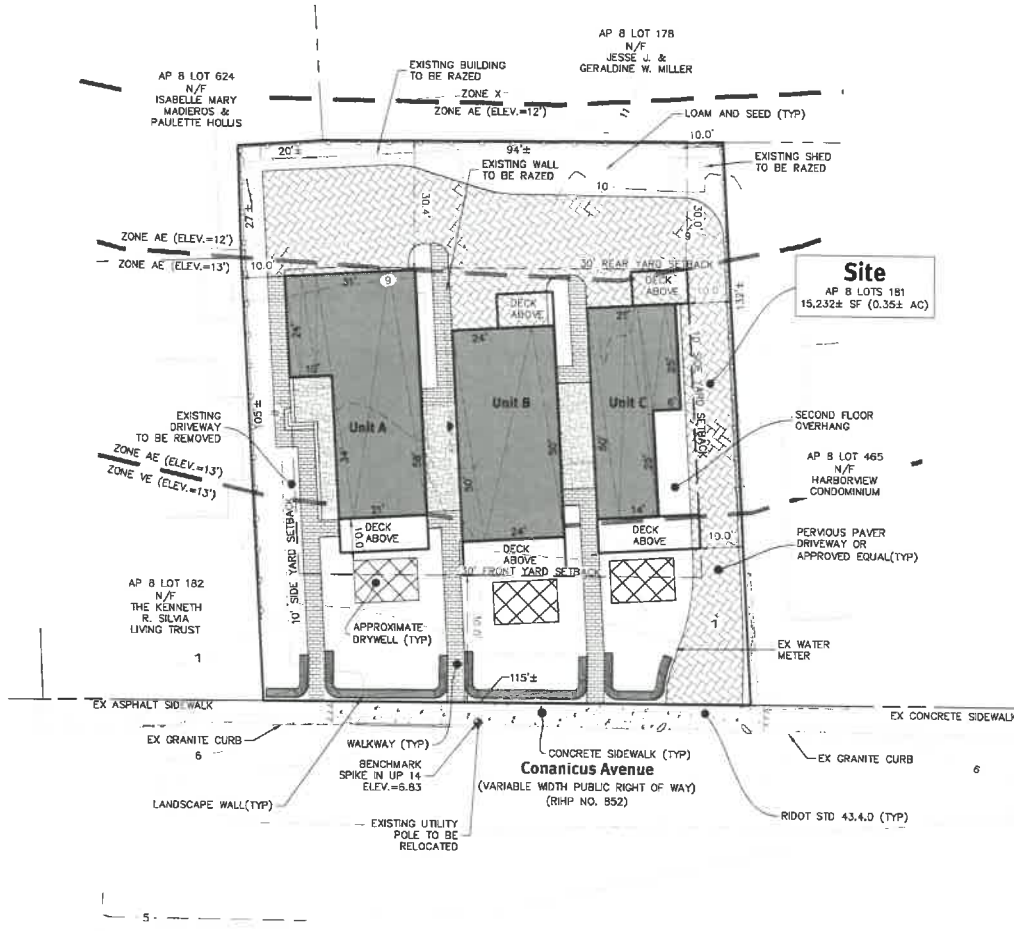
- 1) June 4, 2020, and September 3, 2020 TRC minutes)
- 2) Owner Authorization Form

C: Chris Costa, Building Official
Michael Gray, Public Works Director
Planning Commission



Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING	AP ASSESSOR'S PLAT	▲/△ NAIL FOUND/SET
N/F NOW OR FORMERLY DEED	●/◎ DRILL HOLE FOUND/SET	○/◎ IRON ROD/PIPE FOUND/SET
(M) MEASURED	■/□ BOUND FOUND/SET	— SIGN
(CA) CHORD ANGLE	● SOIL EVALUATION	○ CB CATCH BASIN
HC HANDICAPPED	○ DGB DOUBLE CATCH BASIN	○ DMH DRAINAGE MANHOLE
PROPERTY LINE	— FES FLARED END SECTION	— GUY POLE
ASSESSOR'S LINE	EMH ELECTRIC MANHOLE/HANDHOLE	UP UTILITY/POWER POLE
TREELINE	SMH SEWER/SEPTIC MANHOLE	SEWER VALVE
GUARDRAIL	— SY SEWER VALVE CLEANOUT	— HYDRANT
FENCE	— IRIGATION VALVE	— WATER VALVE
RETAINING WALL	— WELL	— MONITORING WELL
STONE WALL	— UNKNOWN MANHOLE	— GAS VALVE
MINOR CONTOUR LINE	— WETLAND FLAG	— BENCH MARK
MAJOR CONTOUR LINE	— TREE	
WATER LINE		
SEWER LINE		
SEWER FORCE MAIN		
GAS LINE		
ELECTRIC LINE		
OVERHEAD WIRES		
DRAINAGE LINE		



- General Notes:**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT B, LOT 181 IN THE TOWN OF JAMESTOWN, NEWPORT COUNTY, RHODE ISLAND.
 - THE OWNER PER DEED BOOK 669, PAGE 258 IS GLORIA G. GREENE AND CHARLES E. CARBRAL, JR.
 - BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE VE (ELEV.=13') AE (ELEV.=12' AND 13') PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #400500176, DATED SEPTEMBER 4, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - THE PARCEL IS ZONED R-20 AND IS LOCATED IN THE DOWNTOWN SPECIAL DEVELOPMENT OVERLAY DISTRICT BASED ON THE TOWN OF JAMESTOWN ONLINE GIS. ANY ADDITIONAL OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON FEBRUARY 14, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- Plan References:**
- RHODE ISLAND HIGHWAY PLAT NO. 852.
 - HARBORVIEW CONDOMINIUM HORMA R. BERETTA & CARMINE CAROERI DEVELOPERS. CONANICUS AVENUE, JAMESTOWN, R.I., SCALE 1"=10', DATED SEPTEMBER 23, 1983. PLAN BY THE ROBINSON GREEN BERETTA CORPORATION.
- Datum Note:**
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- Utility Notes:**
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
 - ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
 - PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR MA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
 - DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

- Dimensional Regulations:**
- | | | | |
|----------------------------|-------------------------|--------------------|----------|
| ZONING: | R-20 | REQUIRED | PROVIDED |
| MINIMUM LOT AREA | 20,000 SQUARE FEET * | 15,232 SQUARE FEET | |
| MINIMUM FRONTAGE | 100 FEET | 115' | |
| MINIMUM FRONT YARD SETBACK | 30 FEET | 30 FEET | |
| MINIMUM SIDE YARD SETBACK | 10 FEET | 10 FEET | |
| MINIMUM REAR YARD SETBACK | 30 FEET | 30 FEET | |
| LOT COVERAGE | 25% MAX. | 23% | |
| BUILDING HEIGHT | 35 FEET (2-STORIES MAX) | <=36 FEET | |
- *200,000 SF REQUIRED FOR MULTIFAMILY DWELLING

Diprete Engineering
Two Stafford Court, Cranston, RI 02920
Tel: (401) 943-1000 Fax: (401) 943-6000 www.diprete-eng.com

63 Conanicus Avenue
Jamestown, Rhode Island
Client: **Saletin Real Estate Group**
95 Southwick Street, Cranston, Rhode Island 02920
Tel: (401) 943-9900

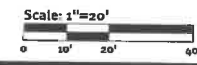
DRAFT 2020-08-13

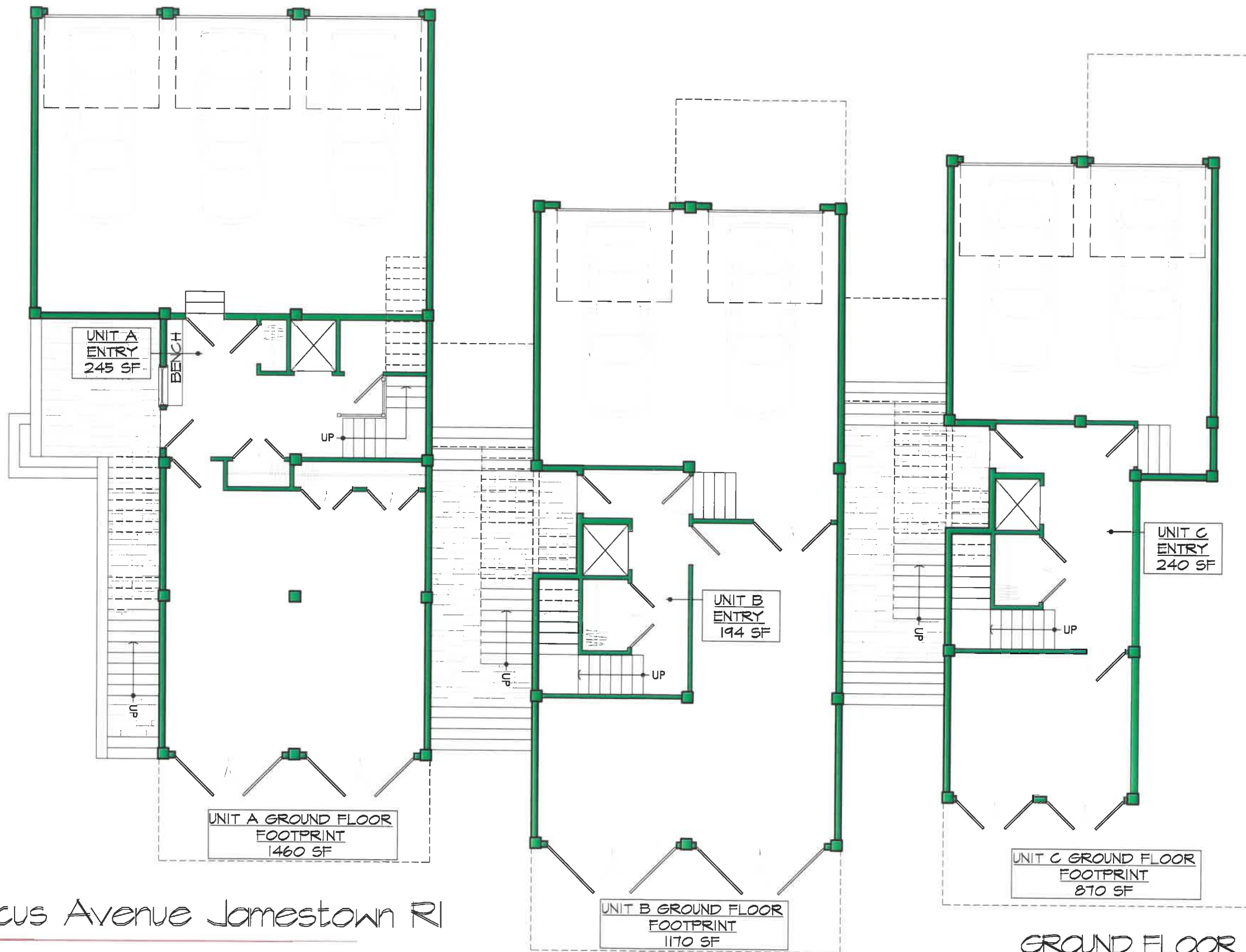
DATE	DESCRIPTION	BY	CHK
08/13/20	ISSUE FOR PERMIT	DP	

Drawn By: H.L.D.K.

Site Layout Plan
63 Conanicus Avenue
Jamestown, Rhode Island
Client: **Saletin Real Estate Group**
95 Southwick Street, Cranston, Rhode Island 02920
Tel: (401) 943-9900

z:\diprete\projects\0401-0412 Conanicus Avenue\0412-0412-plan.dwg (Printed: 8/13/2020)





UNIT A
ENTRY
245 SF

BENCH

UNIT B
ENTRY
194 SF

UNIT C
ENTRY
240 SF

UNIT A GROUND FLOOR
FOOTPRINT
1460 SF

UNIT B GROUND FLOOR
FOOTPRINT
1170 SF

UNIT C GROUND FLOOR
FOOTPRINT
870 SF

UNIT A
TOTAL
LIVABLE
3150 SF

UNIT B
TOTAL
LIVABLE
2559 SF

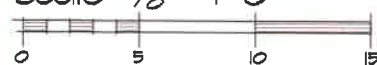
UNIT C
TOTAL
LIVABLE
2605 SF

TOTAL GROUND FLOOR
LOT COVERAGE
3500 SF

63 Conanicus Avenue Jamestown RI

Burgin Lambert Architects 8.17.20

Scale = 1/8" = 1'-0"



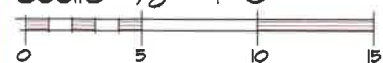
GROUND FLOOR PLAN



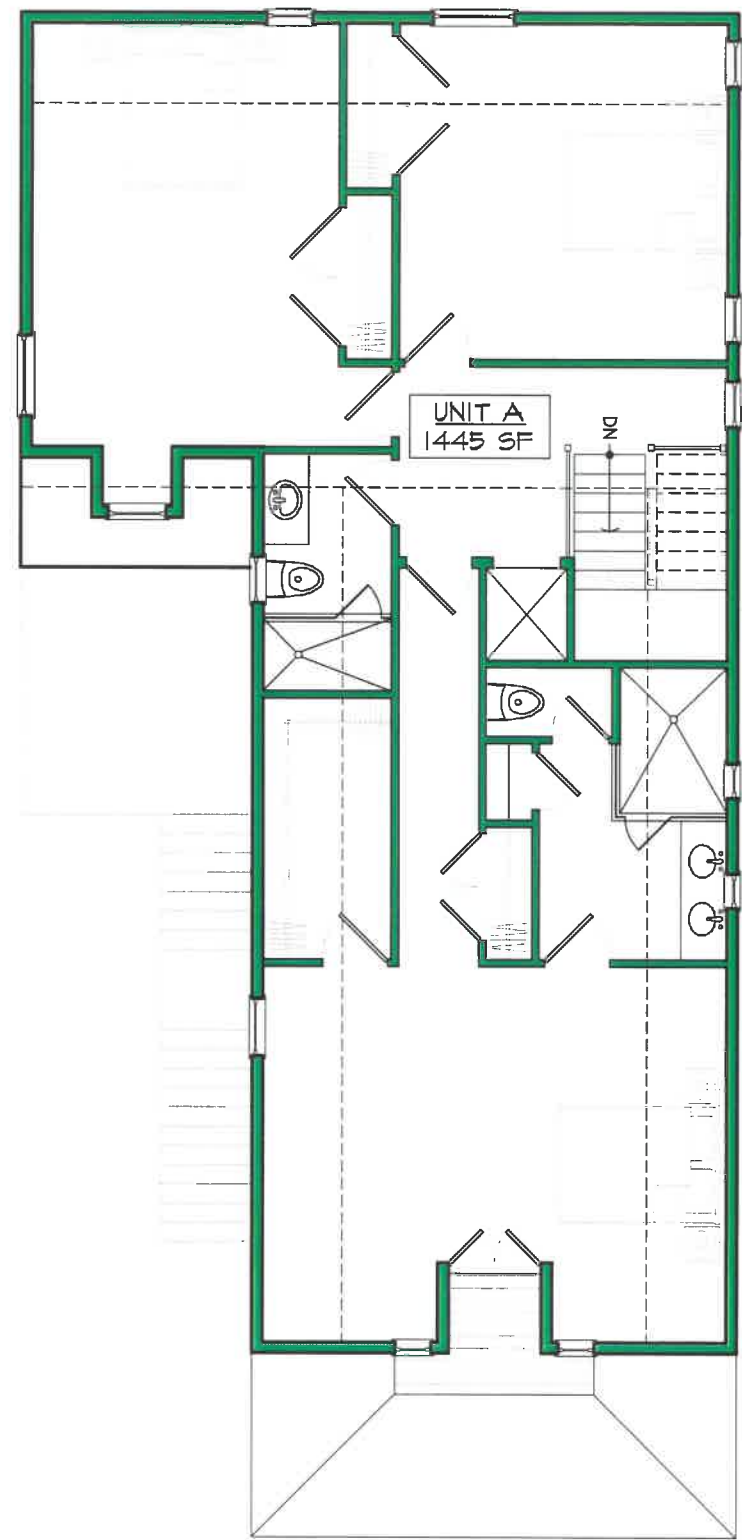
63 Conanicus Avenue RI

Burgin Lambert Architects 8.17.20

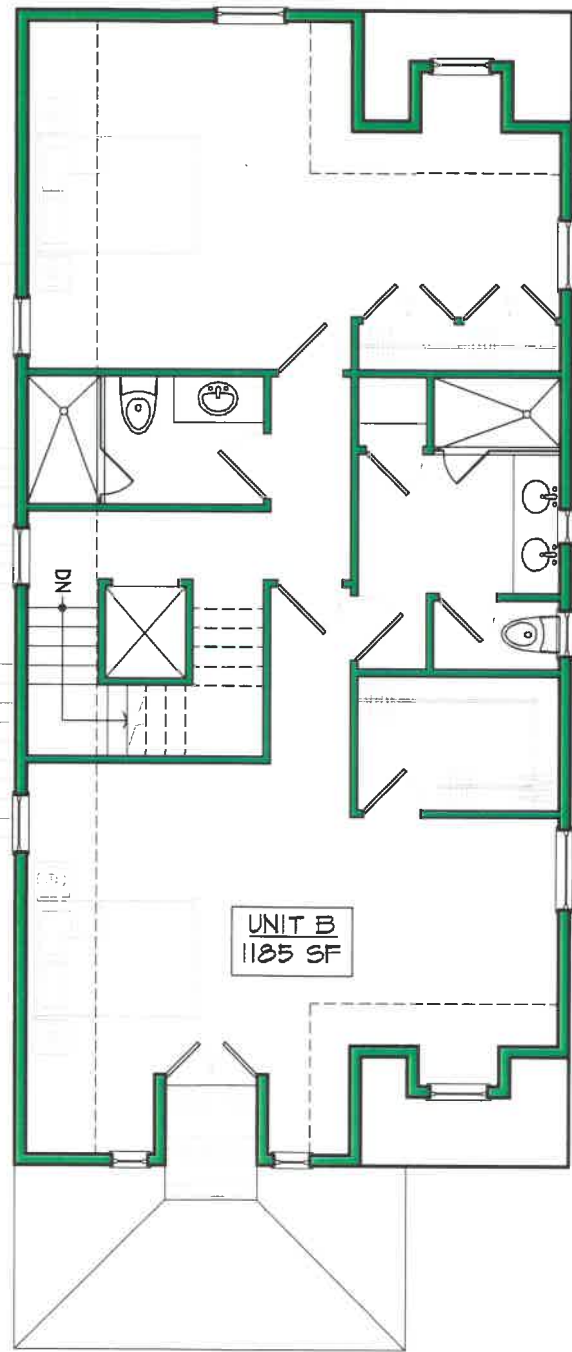
Scale = 1/8" = 1'-0"



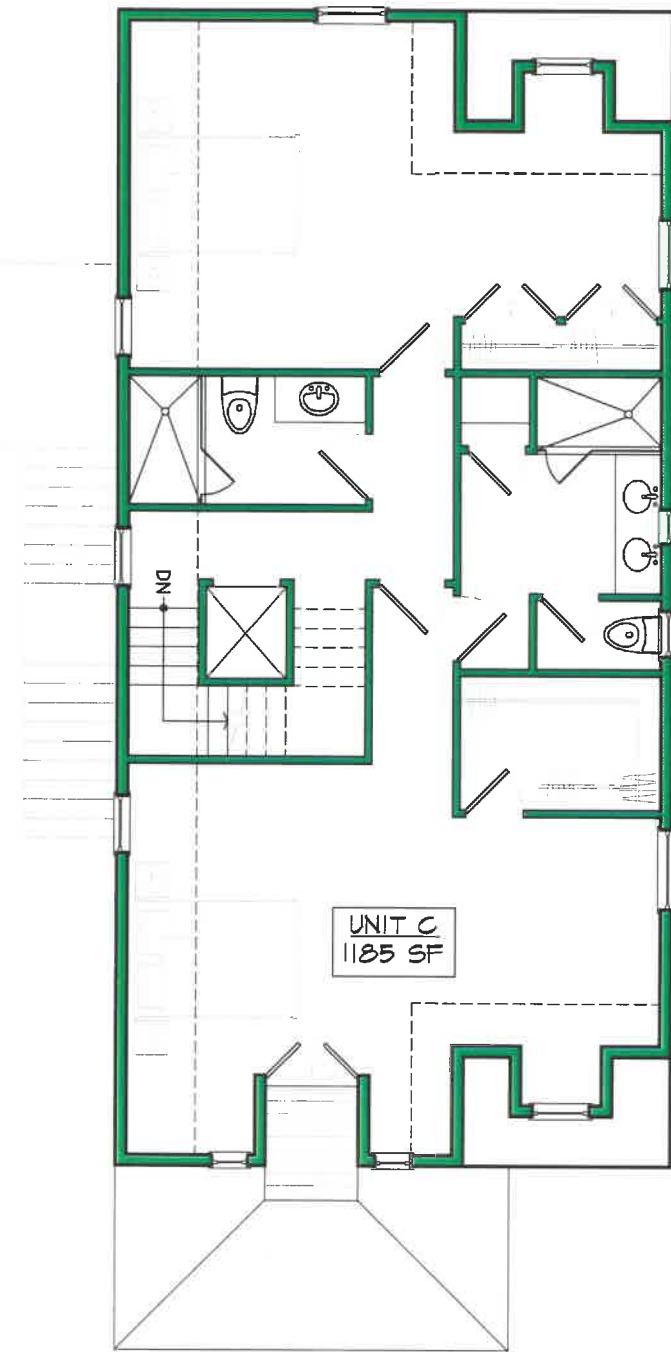
FIRST FLOOR PLAN



UNIT A
1445 SF



UNIT B
1185 SF



UNIT C
1185 SF

63 Conanicus Avenue Jamestown RI

Burgin Lambert Architects 8.17.20

Scale = 1/8" = 1'-0"



SECOND FLOOR PLAN



63 Conanicus Avenue Jamestown RI

Burgin Lambert Architects 8.17.20

Scale = 1/8" = 1'-0"



EAST ELEVATION



65 CONANIKU'S AVENUE - JAMESTOWN - RHODE ISLAND — VIRGIN LAMBERT ARCHITECTS 1/21/2020





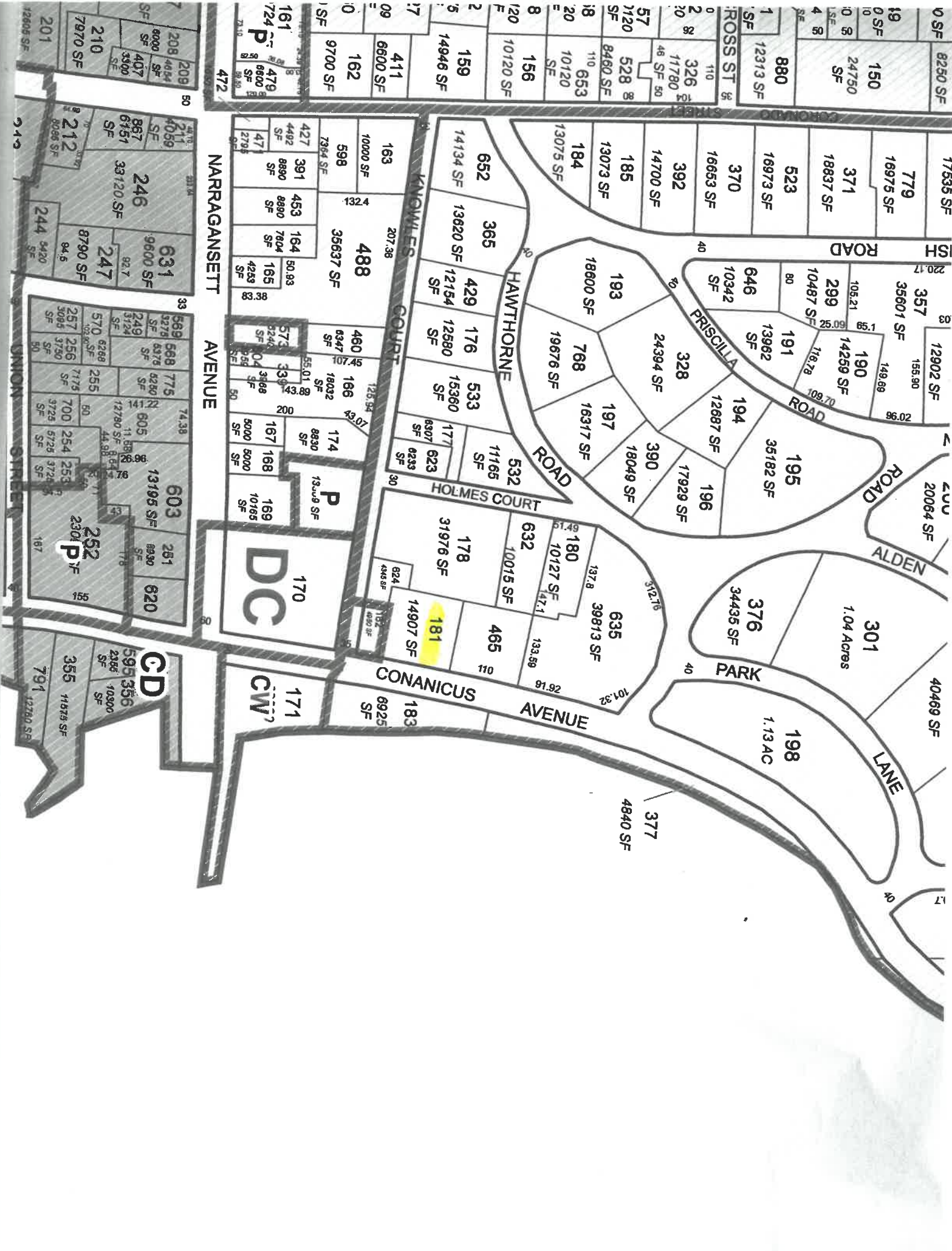
63 Conanicus Avenue RI
Burgin Lambert Architects 9.2.20



63 Conanicus Avenue RI
Burgin Lambert Architects 9.2.20



63 Conanicus Avenue RI
Burgin Lambert Architects 9.2.20



ROSS ST
HAWTHORNE ROAD
PRISCILLA ROAD
ALDEN LANE
CONANICUS AVENUE
NARRAGANSETT AVENUE
UNION STREET

17535 SF
779
16975 SF
371
18837 SF
523
16973 SF
370
16653 SF
392
14700 SF
185
13073 SF
184
13075 SF
193
18600 SF
768
19676 SF
197
16317 SF
390
18049 SF
196
17929 SF
195
35182 SF
190
14259 SF
191
13962 SF
194
12687 SF
196
17929 SF
301
1.04 Acres
376
34435 SF
198
1.13 AC
377
4840 SF
378
39813 SF
465
465
181
14907 SF
178
31976 SF
170
170
171
171
183
6925 SF
188
6925 SF
189
6925 SF
190
6925 SF
191
6925 SF
192
6925 SF
193
6925 SF
194
6925 SF
195
6925 SF
196
6925 SF
197
6925 SF
198
6925 SF
199
6925 SF
200
6925 SF
201
6925 SF
202
6925 SF
203
6925 SF
204
6925 SF
205
6925 SF
206
6925 SF
207
6925 SF
208
6925 SF
209
6925 SF
210
6925 SF
211
6925 SF
212
6925 SF
213
6925 SF
214
6925 SF
215
6925 SF
216
6925 SF
217
6925 SF
218
6925 SF
219
6925 SF
220
6925 SF
221
6925 SF
222
6925 SF
223
6925 SF
224
6925 SF
225
6925 SF
226
6925 SF
227
6925 SF
228
6925 SF
229
6925 SF
230
6925 SF
231
6925 SF
232
6925 SF
233
6925 SF
234
6925 SF
235
6925 SF
236
6925 SF
237
6925 SF
238
6925 SF
239
6925 SF
240
6925 SF
241
6925 SF
242
6925 SF
243
6925 SF
244
6925 SF
245
6925 SF
246
6925 SF
247
6925 SF
248
6925 SF
249
6925 SF
250
6925 SF
251
6925 SF
252
6925 SF
253
6925 SF
254
6925 SF
255
6925 SF
256
6925 SF
257
6925 SF
258
6925 SF
259
6925 SF
260
6925 SF
261
6925 SF
262
6925 SF
263
6925 SF
264
6925 SF
265
6925 SF
266
6925 SF
267
6925 SF
268
6925 SF
269
6925 SF
270
6925 SF
271
6925 SF
272
6925 SF
273
6925 SF
274
6925 SF
275
6925 SF
276
6925 SF
277
6925 SF
278
6925 SF
279
6925 SF
280
6925 SF
281
6925 SF
282
6925 SF
283
6925 SF
284
6925 SF
285
6925 SF
286
6925 SF
287
6925 SF
288
6925 SF
289
6925 SF
290
6925 SF
291
6925 SF
292
6925 SF
293
6925 SF
294
6925 SF
295
6925 SF
296
6925 SF
297
6925 SF
298
6925 SF
299
6925 SF
300
6925 SF
301
6925 SF
302
6925 SF
303
6925 SF
304
6925 SF
305
6925 SF
306
6925 SF
307
6925 SF
308
6925 SF
309
6925 SF
310
6925 SF
311
6925 SF
312
6925 SF
313
6925 SF
314
6925 SF
315
6925 SF
316
6925 SF
317
6925 SF
318
6925 SF
319
6925 SF
320
6925 SF
321
6925 SF
322
6925 SF
323
6925 SF
324
6925 SF
325
6925 SF
326
6925 SF
327
6925 SF
328
6925 SF
329
6925 SF
330
6925 SF
331
6925 SF
332
6925 SF
333
6925 SF
334
6925 SF
335
6925 SF
336
6925 SF
337
6925 SF
338
6925 SF
339
6925 SF
340
6925 SF
341
6925 SF
342
6925 SF
343
6925 SF
344
6925 SF
345
6925 SF
346
6925 SF
347
6925 SF
348
6925 SF
349
6925 SF
350
6925 SF
351
6925 SF
352
6925 SF
353
6925 SF
354
6925 SF
355
6925 SF
356
6925 SF
357
6925 SF
358
6925 SF
359
6925 SF
360
6925 SF
361
6925 SF
362
6925 SF
363
6925 SF
364
6925 SF
365
6925 SF
366
6925 SF
367
6925 SF
368
6925 SF
369
6925 SF
370
6925 SF
371
6925 SF
372
6925 SF
373
6925 SF
374
6925 SF
375
6925 SF
376
6925 SF
377
6925 SF
378
6925 SF
379
6925 SF
380
6925 SF
381
6925 SF
382
6925 SF
383
6925 SF
384
6925 SF
385
6925 SF
386
6925 SF
387
6925 SF
388
6925 SF
389
6925 SF
390
6925 SF
391
6925 SF
392
6925 SF
393
6925 SF
394
6925 SF
395
6925 SF
396
6925 SF
397
6925 SF
398
6925 SF
399
6925 SF
400
6925 SF
401
6925 SF
402
6925 SF
403
6925 SF
404
6925 SF
405
6925 SF
406
6925 SF
407
6925 SF
408
6925 SF
409
6925 SF
410
6925 SF
411
6925 SF
412
6925 SF
413
6925 SF
414
6925 SF
415
6925 SF
416
6925 SF
417
6925 SF
418
6925 SF
419
6925 SF
420
6925 SF
421
6925 SF
422
6925 SF
423
6925 SF
424
6925 SF
425
6925 SF
426
6925 SF
427
6925 SF
428
6925 SF
429
6925 SF
430
6925 SF
431
6925 SF
432
6925 SF
433
6925 SF
434
6925 SF
435
6925 SF
436
6925 SF
437
6925 SF
438
6925 SF
439
6925 SF
440
6925 SF
441
6925 SF
442
6925 SF
443
6925 SF
444
6925 SF
445
6925 SF
446
6925 SF
447
6925 SF
448
6925 SF
449
6925 SF
450
6925 SF
451
6925 SF
452
6925 SF
453
6925 SF
454
6925 SF
455
6925 SF
456
6925 SF
457
6925 SF
458
6925 SF
459
6925 SF
460
6925 SF
461
6925 SF
462
6925 SF
463
6925 SF
464
6925 SF
465
6925 SF
466
6925 SF
467
6925 SF
468
6925 SF
469
6925 SF
470
6925 SF
471
6925 SF
472
6925 SF
473
6925 SF
474
6925 SF
475
6925 SF
476
6925 SF
477
6925 SF
478
6925 SF
479
6925 SF
480
6925 SF
481
6925 SF
482
6925 SF
483
6925 SF
484
6925 SF
485
6925 SF
486
6925 SF
487
6925 SF
488
6925 SF
489
6925 SF
490
6925 SF
491
6925 SF
492
6925 SF
493
6925 SF
494
6925 SF
495
6925 SF
496
6925 SF
497
6925 SF
498
6925 SF
499
6925 SF
500
6925 SF

Parcel ID: 8-169
PRESTON REAL ESTATE, LLC
10 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-170-1D
THOMAS, ANTHONY J JR & VIRGINIA
150 BEAVERTAIL ROAD
JAMESTOWN RI 02835

Parcel ID: 8-170-3D
MACQUEEN, SANDRA L TRUSTEE
53 CONANICUS AVE. APT 3D
JAMESTOWN RI 02835-4803

Parcel ID: 8-170-3A
PERKINS, JOHN & ROSE J TE
11 MACINTOSH DRIVE
GREENVILLE RI 02828

Parcel ID: 8-170-2G
MEYER, PATRICK ET
KOLODZIEJCZAK, MICHELLE JT
53 CONANICUS AVENUE 2G
JAMESTOWN RI 02835

Parcel ID: 8-170-2F
REYES, PONCIANO L. ET
REYES, TRISHA MARIE
75 LONG POND ROAD
RHINEBECK NY 12572

Parcel ID: 8-170-2E
VINCENT, ROBERT ET
VINCENT, SUSAN
112 COUNTY HOME ROAD
THOMPSON CT 06277

Parcel ID: 8-170-2D
TARANTINO, JOSEPH A. TRUST
C/O ANGELO TARANTINO
16 WEST LAKE DRIVE
PATCHOGUE NY 11772

Parcel ID: 8-170-2C
CONKLIN, FRANCES P TRUSTEE
54 HYBRID DRIVE
CRANSTON RI 02920

Parcel ID: 8-170-2B
BROERS, ALEC N ET UX MARY T
32 MOUNT HOPE AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-170-2A
BYRNE, W. RALPH ET
BYRNE, MARGIE LU
53 CONANICUS AVENUE, 2-A
JAMESTOWN RI 02835

Parcel ID: 8-170-1H
KLINGBEIL, RALPH S. ET DELIA H.
53 CONANICUS AVENUE 1H
JAMESTOWN RI 02835

Parcel ID: 8-170-3C
MATHIEU, ROBERT C, TRUSTEE
53 CONANICUS AVENUE 3C
JAMESTOWN RI 02835

Parcel ID: 8-170-1F
BALKCOM, CAROL
16215 SIERRA DE AVILA
TAMPA FL 33613

Parcel ID: 8-170-3B
SAUNDERS, VIRGINIA M. ET
SAUNDERS, ROBERT C., TRUSTEES
53 CONANICUS AVENUE 3B
JAMESTOWN RI 02835

Parcel ID: 8-170-1B
WURZBACHER, BONNIE P. & STEPHEN
E. TE
4141 CLUB DRIVE
ATLANTA GA 30319

Parcel ID: 8-170-1A
BROWNING DIANN H, TRUST
53 CONANICUS AVENUE 1A
JAMESTOWN RI 02835

Parcel ID: 8-170-4C
RAYNOR, WILLARD OLIVER ET
RAYNOR, MARYANN TE
53 CONANICUS AVENUE 4C
JAMESTOWN RI 02835

Parcel ID: 8-170-4B
BELLINO, JOSEPH P. ET UX
ANNE MARIE
593 BEAVERTAIL RD
JAMESTOWN RI 02835

Parcel ID: 8-170-4A
WBD REALTY, LLC
C/O WILLIAM VARR
53 CONANICUS AVE. #4A
JAMESTOWN RI 02835-4800

Parcel ID: 8-170-3H
BERETTA, DAVID III & NORMAN M ET
MAINIERO, MARTHA B
53 CONANICUS AVENUE 3H
JAMESTOWN RI 02835

Parcel ID: 8-170-3G
MOODY, ELIZABETH S & S CLARKE
1 HARBOUR HOUSE
KEY LARGO FL 33037

Parcel ID: 8-170-3F
GALUSHA, KAREN IRROV. TRUST
STACK, D. CHRISTOPHER TRUSTEE
53 CONANICUS AVENUE 3F
JAMESTOWN RI 02835

Parcel ID: 8-170-3E
BRESNAN, DONALD C ET
BRESNAN, JANICE A
53 CONANICUS AVE-UNIT 3E
JAMESTOWN RI 02835

Parcel ID: 8-170-1E
PICCOLI, DAVID L & DIANNE M,
TRUSTEES
PICCOLI FAMILY TRUST
2329 W. RED PINE ROAD
PARK CITY UT 84098-6751

Parcel ID: 8-170-1G
HARRISON-AULD, ANNA
53 CONANICUS AVENUE 1G
JAMESTOWN RI 02835

Parcel ID: 8-170-4F
DENAULT, DOROTHY B TRUSTEE ET
DENAULT, ELIOT W TRUST
400 AMHERST ST. STE 405
NASHUA NH 03063

Parcel ID: 8-170-4H
SHORE, MICHAEL B FAMILY TRUST
612 ELMGROVE AVENUE
PROVIDENCE RI 02906

Parcel ID: 8-170-5A
NOBLE, ELLEN GRIMES TRUST
53 CONANICUS AVENUE 5A
JAMESTOWN RI 02835

Parcel ID: 8-170

Handwritten notes: 52 x 680, 4353.60, 200, 553.60, and a circled number 29.

Parcel ID: 8-170-5B
DUBOIS, ALAN P
53 CONANICUS AVE 5B
JAMESTOWN RI 02835

Parcel ID: 8-170-5C
CERVONE, RICHARD L ET
CERVONE, LORI A
40 RED CEDAR DRIVE
CRANSTON RI 02920

Parcel ID: 8-170-5E
KNIGHT, WINSTON A. ET
KNIGHT, JUDITH K, TRUSTEES
53 CONANICUS AVENUE 5E
JAMESTOWN RI 02835

Parcel ID: 8-170-6A
MOSSOP, W LINCOLN III
C/O BARRETT & CO
42 WEYBOSSETT ST
PROVIDENCE RI 02903

Parcel ID: 8-170-6B
HURLEY, DIANE S
C/O KIMBERLY H BIRMINGHAM
1129 OENOKE RIDGE
NEW CANAAN CT 06840-2609

Parcel ID: 8-170-1C
MOON, THE HEIDI KELLER FAMILY LP
53 CONANICUS AVE 1C
JAMESTOWN RI 02835

Parcel ID: 8-170-2H
PEARSON, BRADFORD C TRUSTEE
10 HOLLY AVENUE
GREENFIELD MA 01301-1924

Parcel ID: 8-170-4E
GALLAGHER JULIE K & RICHARD C TE
PO BOX 265
JAMESTOWN RI 02835

Parcel ID: 8-171
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-173
TOWN OF JAMESTOWN
AMBULANCE BARN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-177
MUNGER, MARILYN L TRUSTEE
813 WAITES CORNER RD.
WEST KINGSTON RI 02892

Parcel ID: 8-178
FISHER, PENELOPE M
240 SMITHFIELD AVENUE
PAWTUCKET RI 02860

Parcel ID: 8-180
GREGG, LAURA PRATT ET
GREGG, ALBERT JOHN TE
331 FISHERS ROAD
BRYN MAWR PA 19010

Parcel ID: 8-181
CABRAL, CHARLES E. JR. ET
GREENE, GLORIA G.
C/O 59 ESSEX ROAD
NORTH KINGSTOWN RI 02852

Parcel ID: 8-182
SILVIA, MARGARET A, TRUSTEE
61 CONANICUS AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-183
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-377
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-465-A
PIKE, CHRISTOPHER D TRUSTEE
C/O PATRICIA KING (LE)
73 CONANICUS AVENUE, UNIT 1
JAMESTOWN RI 02835

Parcel ID: 8-465

Parcel ID: 8-465-E
MENDES, ASTRID L, TRUSTEE
C/O ANTONIA MENDES
937 NORTH MAIN ROAD
JAMESTOWN RI 02835

Parcel ID: 8-465-D
SIERRA CHRISTINE TRUSTEE
SIERRA EDWARD TRUSTEE
6 JAKES WAY
NARRAGANSETT RI 02882

Parcel ID: 8-465-C
GATES, CAROL A, TRUSTEE
73 CONANICUS AVENUE, UNIT 3
JAMESTOWN RI 02835

Parcel ID: 8-465-B
DEACON, KEVIN F & SHERRI L TE
73 CONANICUS AVENUE, UNIT 2
JAMESTOWN RI 02835

Parcel ID: 8-532
GONSIOROWSKI, THOMAS ET
HERRMANN, BARBARA A
23 HAWTHORNE ROAD
JAMESTOWN, RI 02835

Parcel ID: 8-623
DRURY, PETER F., JR. (LE)
DRURY, MICHAEL P.
16 KNOWLES COURT
JAMESTOWN RI 02835

Parcel ID: 8-624
HOLLIS, PAULETTE
REI, SHANNIE L JT
6 KNOWLES COURT
JAMESTOWN RI 02835

Parcel ID: 8-632
12 HOLMES LLC
5855 VINE HILL ROAD
SEBASTOPOL CA 95472

Parcel ID: 8-635
PIERZ, MADELINE KELLY
KELLY, MADELINE M.
PO BOX 5
JAMESTOWN, RI 02835

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

RECEIVED
9-19-20

Application of CORNELIA F. + MARK C. SERTL whose

property is located at 34 DUMPLING DRIVE, and further

identified as Tax Assessor's Plat 10, Lot 115 for a Variance/Special Use Permit

from Article 3, Section 82-302, Table 3-2 setbacks and Article 6
Section 82-605 + 606 VARIANCES

to CONSTRUCT A SHED TEN FEET FROM THE
SIDE AND REAR LOT LINES INSTEAD OF
THE REQUIRED ~~TEN~~ TWENTY FEET.

Said property is located in a RR80 zone and contains 21,780 acres/square feet.

.....
HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property... etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date Sept 19, 2020

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant ^{MARK +} CORNELIA SEITZ Address 34 DUMPLING DRIVE

Owner SAME Address SAME

Lessee N/A Address N/A

1. Location of premises: No. 34 DUMPLING DRIVE Street

2. Assessor's Plat 10 Lot 115

3. Dimensions of lot: frontage 84.06 ft. depth ^{159 -} 210.48 ft. Area 21,780 sq. ft.

4. Zoning Districts in which premises are located: Use RR Area 80 Height _____

5. How long have you owned above premises? _____

6. Is there a building on the premises at present? YES

7. Size of existing building _____

Size of proposed building or alteration 405 SF

8. Distance of proposed bldg. or alteration from lot lines:

front _____ rear 10' left side 10' right side _____

9. Present use of premises: RESIDENTIAL - SINGLE FAMILY

10. Proposed use of premises: SAME

Location of septic tank & well on lot TOWN WATER / OWTS SOUTH SIDE
SEE SITE PLAN

11. Give extent of proposed alterations PROPOSED BOAT SHED
IN SOUTHWEST CORNER OF LOT (15' x 27')

12. Number of families for which building is to be arranged: N/A

13. Have you submitted plans for above to Inspector of Buildings? yes

Has the Inspector of Buildings refused a permit? yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

ARTICLE 3, SECTION 82-302 TABLE SETBACKS AND
ARTICLE 82-605 + 606 VARIANCES, TO CONSTRUCT
A SHED TEN FEET FROM THE SIDE AND REAR
LOT LINES INSTEAD OF THE REQUIRED TWENTY
FEET.

15. State the grounds for exception or variation in this case:

MAXIMIZE DISTANCE FROM COASTAL FEATURE
WHILE KEEPING SETBACK DISTANCES OF R-20
ZONE WHICH MOST CLOSELY RESEMBLES
SIZE OF ~~EXISTING~~ EXISTING NON-CONFORMING
LOT SIZE.

Respectfully Submitted,

Signature [Signature] PE
ON BEHALF OF THE OWNER

Address 645 NORTH MAIN RD
JAMESTOWN RI, 02835

Telephone No. 401 423 3221

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

SUBJECT PROPERTY

Parcel ID: 10-115
SERTI, CORNELIA F & MARK C
 7 BROOKWOOD ROAD
 ROCHESTER NY 14610

Parcel ID: 10-109
RENAUD, MICHAEL T & MEGAN E TE
 46 KENILWORTH ROAD
 MILTON MA 02186

Parcel ID: 10-111
DUMPLINGS LAND, LLC
C/O GELFAND, RENNERT, & FELDMAN,
 LLP
 360 HAMILTON AVE, SUITE #100
 WHITE PLAINS NY 10601

Parcel ID: 10-142
MOSSOP, W LINCOLN
 291 SPENCER AV
 EAST GREENWICH RI 02818

Parcel ID: 10-143
SHM JAMESTOWN BOATYARD LLC
C/O SAFE HARBOR MARINAS
 14785 PRESTON ROAD, STE 975
 DALLAS TX 75254

Parcel ID: 10-16
DUMPLINGS LAND LLC
C/O GELFAND, RENNERT & FELDMAN
 LLC
 360 HAMILTON AVE, STE #100
 WHITE PLAINS NY 10601

Parcel ID: 10-17
OCEAN HIGHLANDS LLC
C/O DAVID LAURIE
 15 DUMPLING DRIVE
 JAMESTOWN RI 02835

Parcel ID: 10-18
SHM JAMESTOWN BOATYARD LLC
C/O SAFE HARBOR MARINAS
 14785 PRESTON ROAD, STE 975
 DALLAS TX 75254

Parcel ID: 10-20
SHM JAMESTOWN BOATYARD LLC
C/O SAFE HARBOR MARINAS
 14785 PRESTON ROAD, STE 975
 DALLAS TX 75254

Parcel ID: 10-21
HEINTZ, CHARLENE R.
 PO BOX 131
 JAMESTOWN, RI 02835-0131

Parcel ID: 10-22
GRAVDAHL, JEFFREY W TRUST. ET
SALL, NANCY & TROUT, BARBARA
 19 SEAFARER COURT
 JAMESTOWN RI 02835

Parcel ID: 10-24
GARNETT FAMILY TRUST
JOHN A. MURPHY, TRUSTEE
 36 NEWPORT STREET
 JAMESTOWN RI 02835

Parcel ID: 10-97
MARSHALL, LUCIA & JOHN
 296 ISLINGTON ROAD
 AUBURNDALE MA 02466

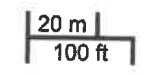
$$\begin{array}{r}
 \times 12 \\
 6.80 \\
 \hline
 81.60 \\
 200.00 \\
 \hline
 281.60 \quad \text{TOTAL}
 \end{array}$$

300' Abutter Map



Town of Jamestown, Rhode Island

Selected Parcel: 34 DUMPLING DRIVE ID: 10-115
 Printed 9/17/2020 from <http://www.mainstreetmaps.com/ri/jamestown/public.asp>

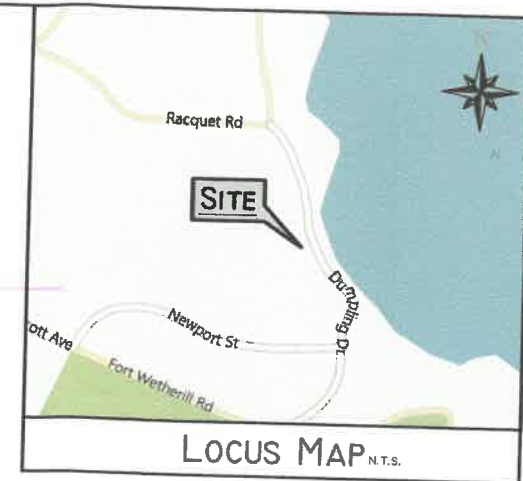


MainStreetMaps
 MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



MAP 10 LOT III
N/F
DUMPLINGS LAND, LLC
C/O GELFAND, RENNERT,
& FELDMAN, LLP



LOCUS MAP N.T.S.

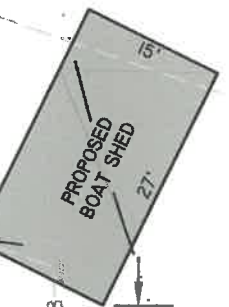
M.T. LOTT
Construction Management

DESIGN-BUILD • GENERAL CONTRACTING
645 NORTH MAIN ROAD, JAMESTOWN, RHODE ISLAND 02835
PHONE: (401) 423-3221

200' CRMC BUFFER

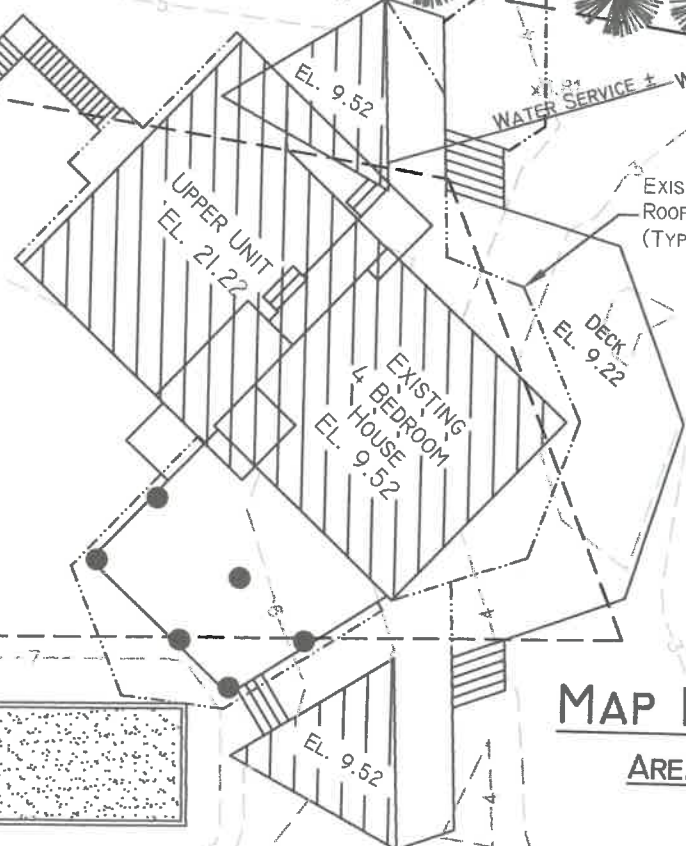
MAP 10 Lot 97
N/F
LUCIA & JOHN
MARSHALL

130.00'



BUILDING SETBACK (TYPICAL)

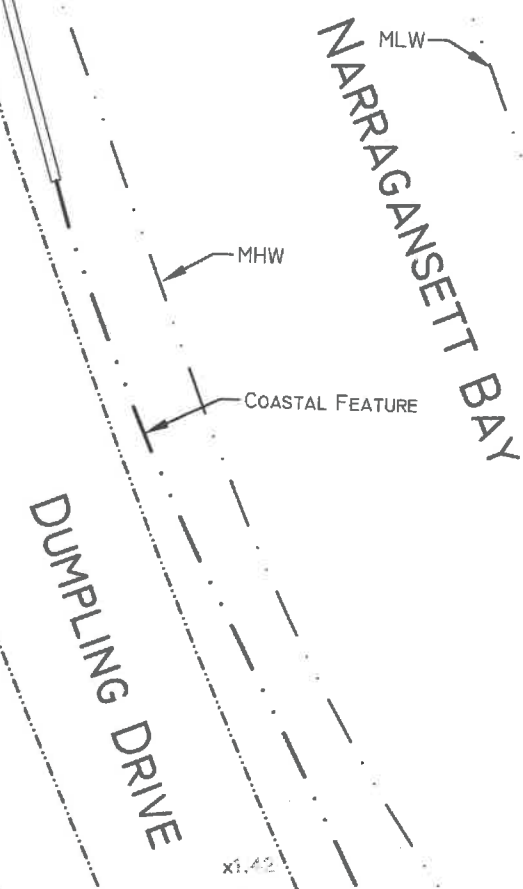
EXISTING GRASS
PARKING AREA



MAP 10 LOT 115
AREA 21,780 SF

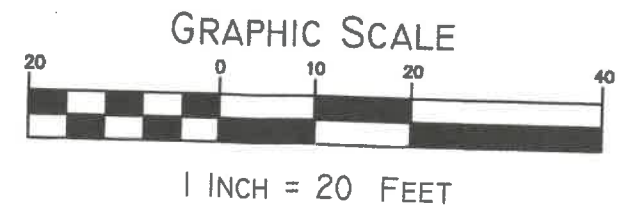
MAP 10 LOT 142
N/F
MOSSOP, W. LINCOLN

200' CRMC BUFFER



General Notes

- 1.) SITE IS LOCATED WITHIN FLOOD ZONE AE ELEVATION 16 AND VE ELEVATION 22 ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE TOWN OF JAMESTOWN, NEWPORT COUNTY COMMUNITY PANEL NUMBER 44005C0176J. MAP EFFECTIVE DATE SEPTEMBER 4, 2013.
- 2.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND BASED ON RECORD INFORMATION.
- 3.) REFERENCE PLAN ENTITLED: "PLAN OF SURVEY, 34 DUMPLING DRIVE, ASSESSORS PLAN 10 LOT 115, JAMESTOWN, RHODE ISLAND", DATED 8-9-10, SCALE 1" = 20', PREPARED BY SEVEN TWENTY ONE ASSOCIATES, PREPARED FOR GEMSTONE PARTNERS.



ZONING DATA - ZONE RR-80

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 S.F.	21,780 S.F.*	21,780 S.F.*
MINIMUM LOT WIDTH	200'	84.06'*	84.06'*
MINIMUM FRONT SETBACK	40'	26.1'*	26.1'*
MINIMUM SIDE SETBACK	30'	12.1'*	12.1'*
MINIMUM REAR SETBACK	40'	84.0'	84.0'
MAXIMUM LOT COVERAGE	20%	15.8%	17.7%
ACCESSORY BUILDINGS			
MINIMUM SIDE SETBACK	20'	N/A	10'***
MINIMUM REAR SETBACK	20'	N/A	10'***

*EXISTING NON-CONFORMING CONDITION
**VARIANCE REQUIRED

SITE PLAN

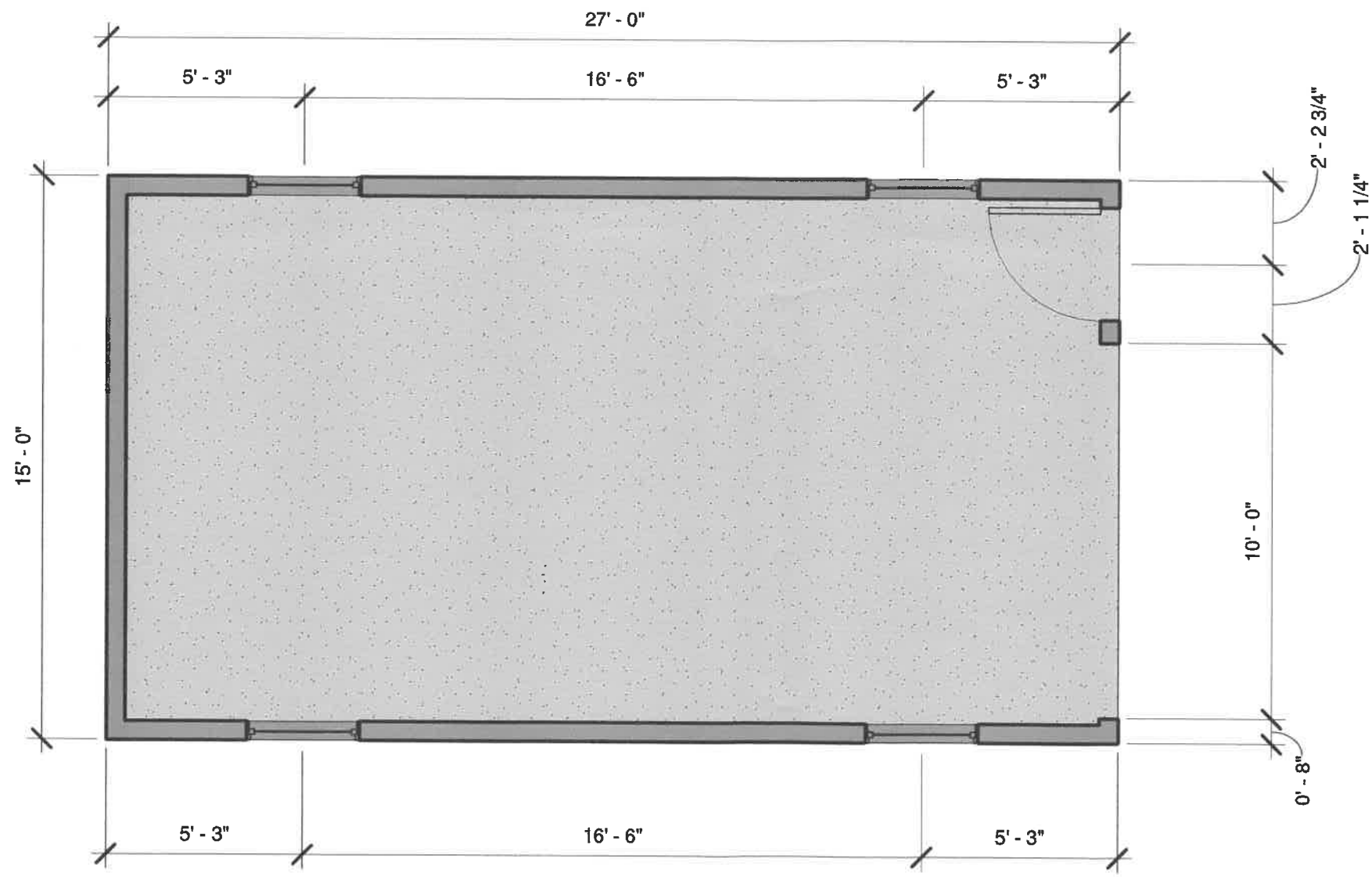
PREPARED FOR:
Mark Serti
7 Brookwood Road
Rochester, New York 14610

PROPERTY LOCATION:
AP 10 Lot 115
34 Dumpling Drive
Jamestown, Rhode Island

Job No. ----
DATE: 8-29-2020
DRAWN BY: C.A.C.
CHECKED BY: N.C.G.
SCALE: 1" = 20'
SHEET # | of |

PROPOSED GARAGE - SITE PLAN - 34 DUMPLING DRIVE, JAMESTOWN - REV 2.DWG 9.15.2020

© 2020 MT LOTT



Floor Plan

Prepared for:
 Mark Serl
 Rochester, NY 14610
 Jamestown, Rhode Island

Property Location:
 Map 10 Lot 115
 34 Dumping Drive
 Jamestown, Rhode Island

Job No.

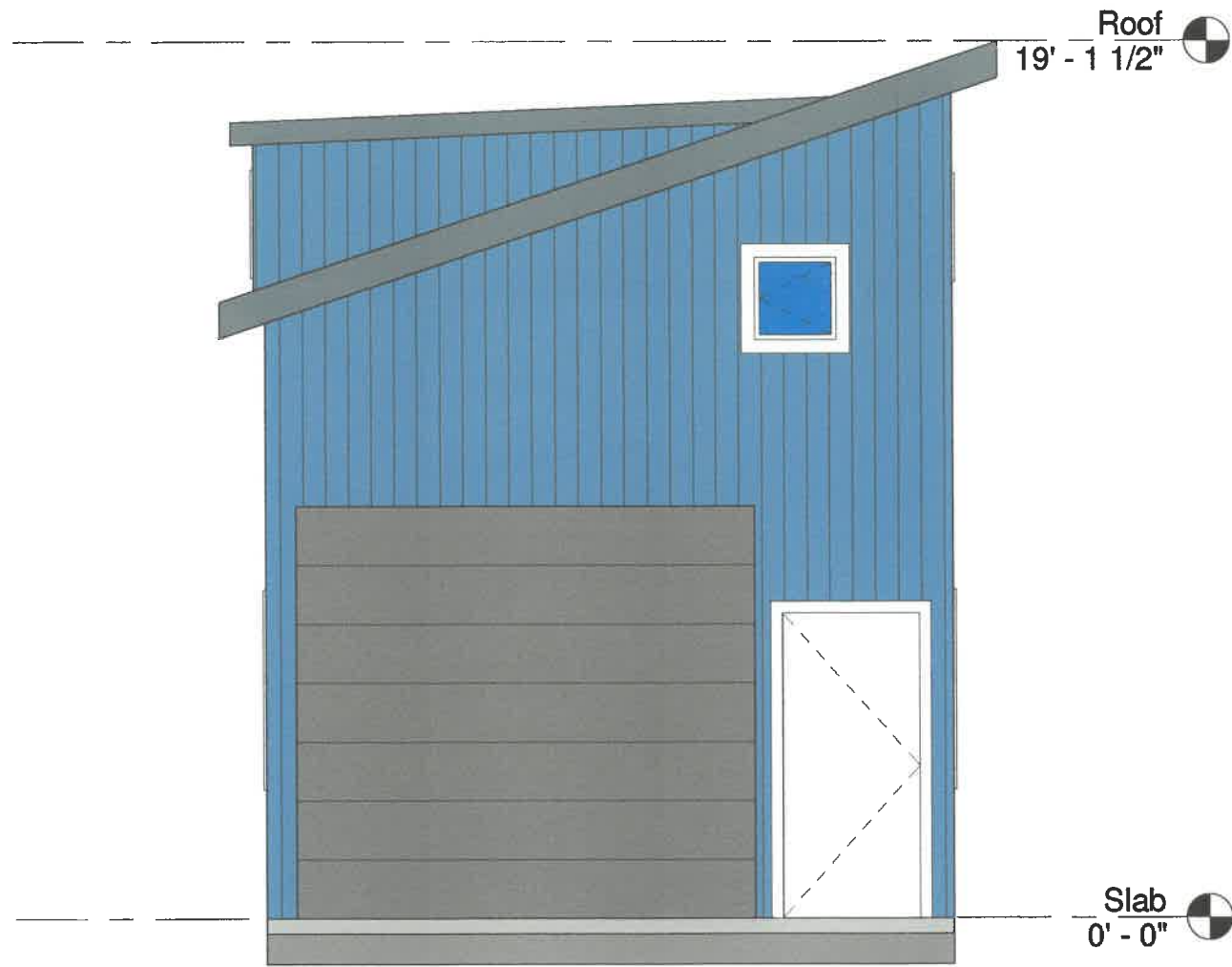
Date 9/17/2020

Drawn By: CAC

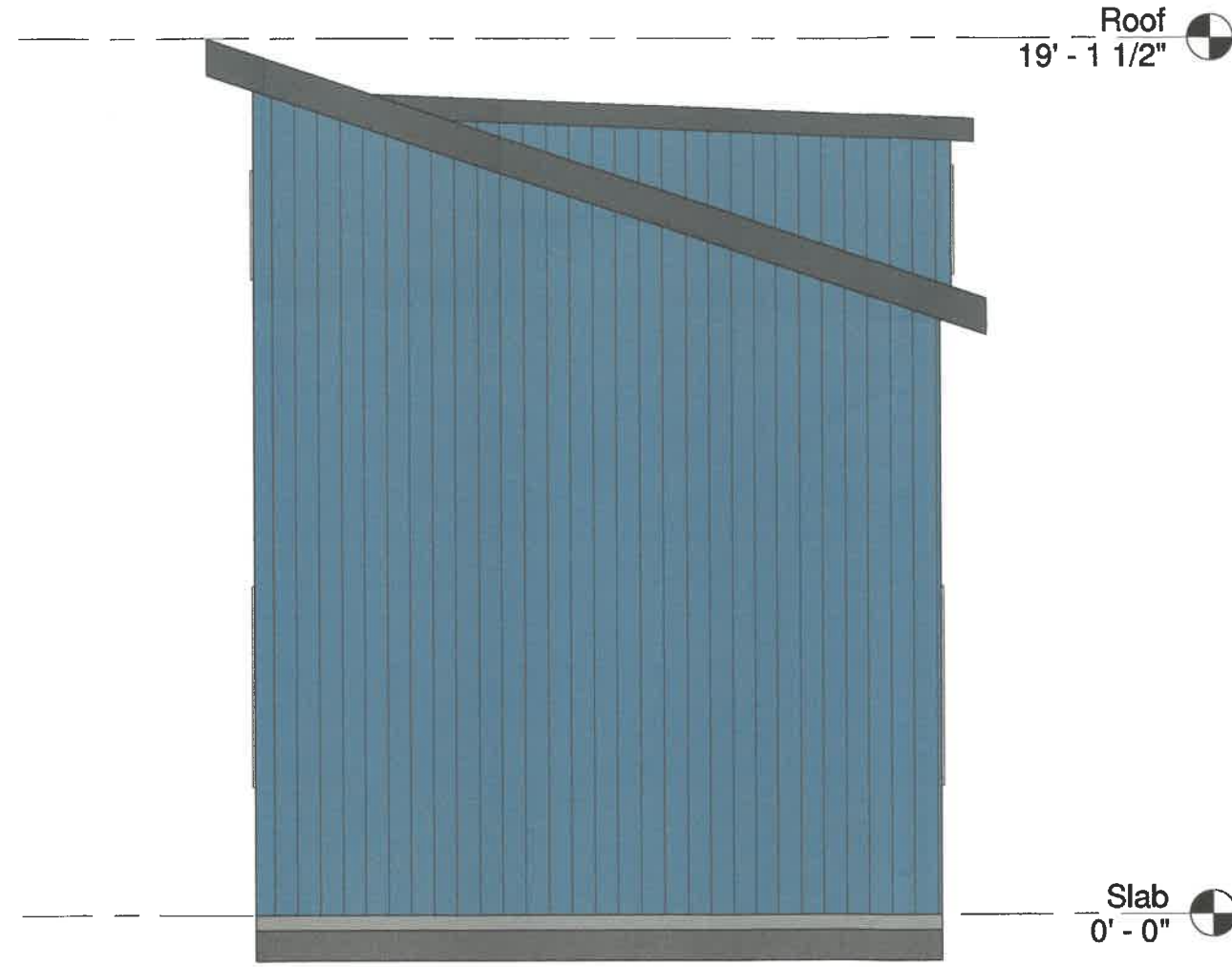
Checked By: N.C.G.

Scale: 1/4" = 1' 0"

M.T. LOTT
 Construction Management
 DESIGN BUILD • GENERAL CONTRACTING
 645 NORTH ROAD, JAMESTOWN, RHODE ISLAND



NORTH ELEVATION



SOUTH ELEVATION

J.M.T. LOTT

Construction Management
 DESIGN BUILD • GENERAL CONTRACTING
 645 NORTH ROAD, JAMESTOWN, RHODE ISLAND

Elevations

Prepared for:
 Mark Sertl
 Rochester, NY 14610
 Jamestown, Rhode Island

Property Location:
 Map 10 Lot 115
 34 Dumping Drive
 Jamestown, Rhode Island

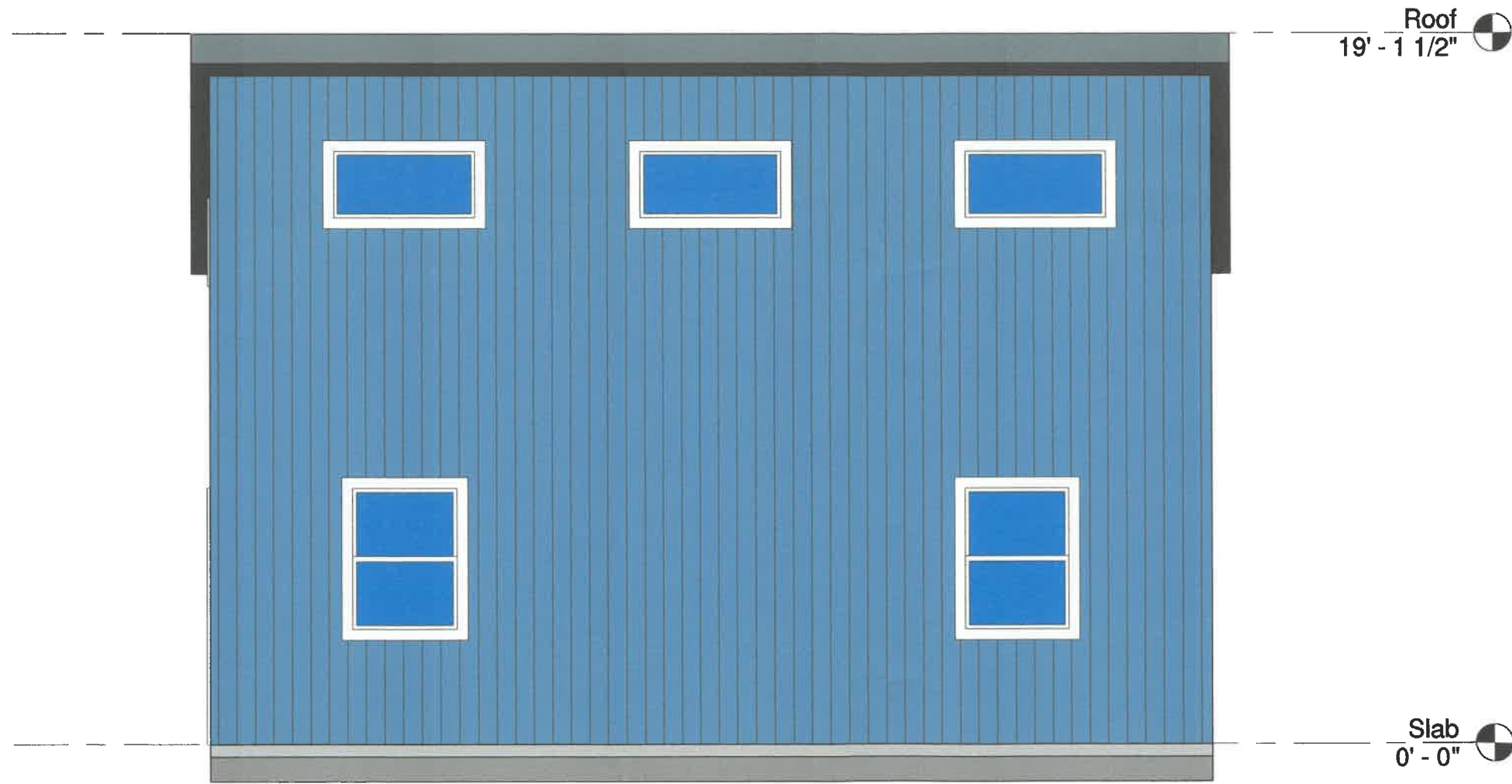
Job No.

Date 9/17/2020

Drawn By: CAC
 Checked By: N.C.G.

Scale: 1/4" = 1' 0"

Sheet 1 of 1



WEST ELEVATION

J.M.T. LOTT
 Construction Management
 DESIGN BUILD • GENERAL CONTRACTING
 645 NORTH ROAD, JAMESTOWN, RHODE ISLAND

Elevations

Prepared for:
 Mark Serti
 Rochester, NY 14610
 Jamestown, Rhode Island

Property Location:
 Map 10 Lot 115
 34 Dumping Drive
 Jamestown, Rhode Island

Job No.

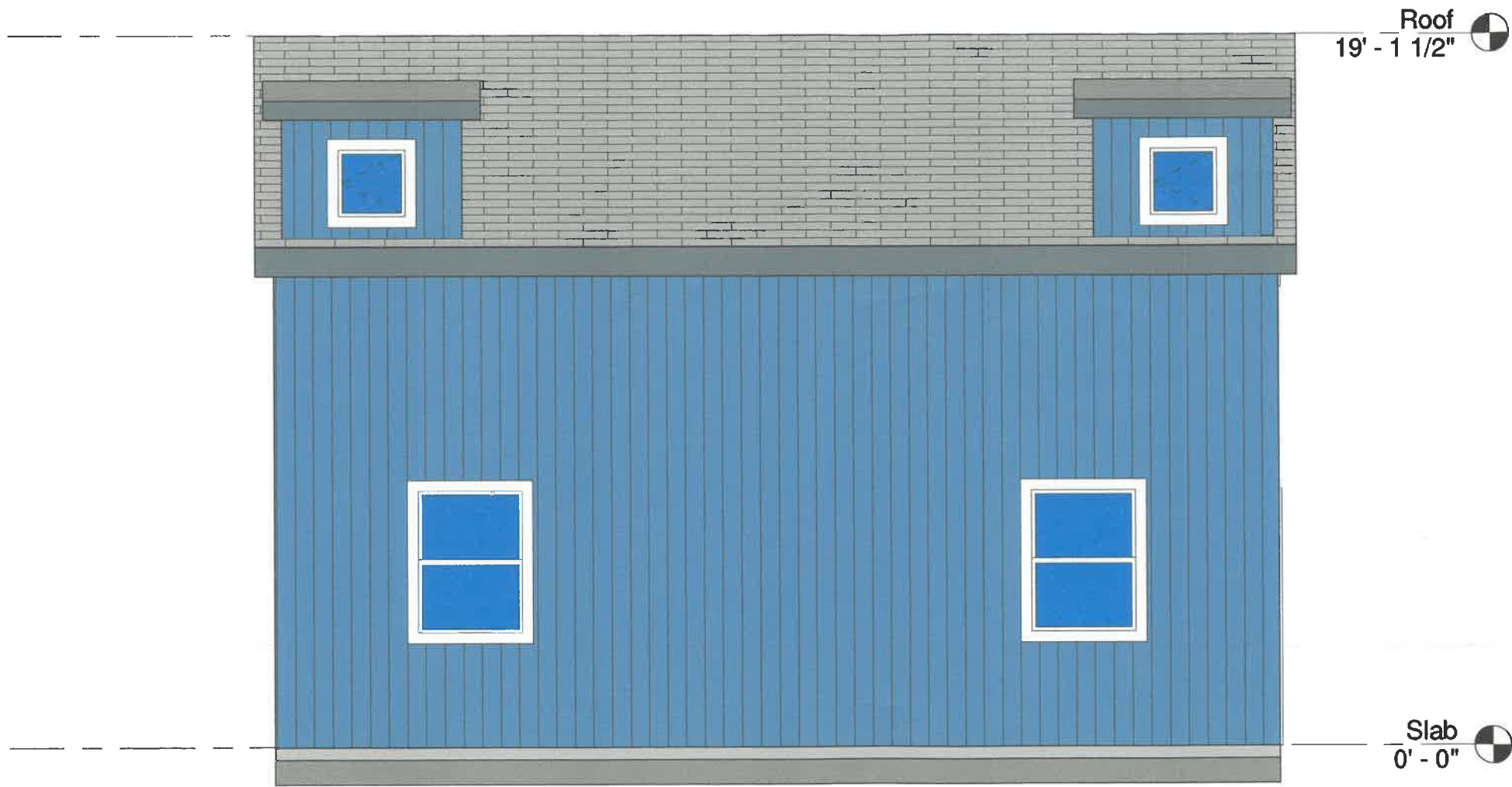
Date 9/17/2020

Drawn By: CAC

Checked By: N.C.G.

Scale: 1/4" = 1' 0"

Sheet 1 of 1



EAST ELEVATION



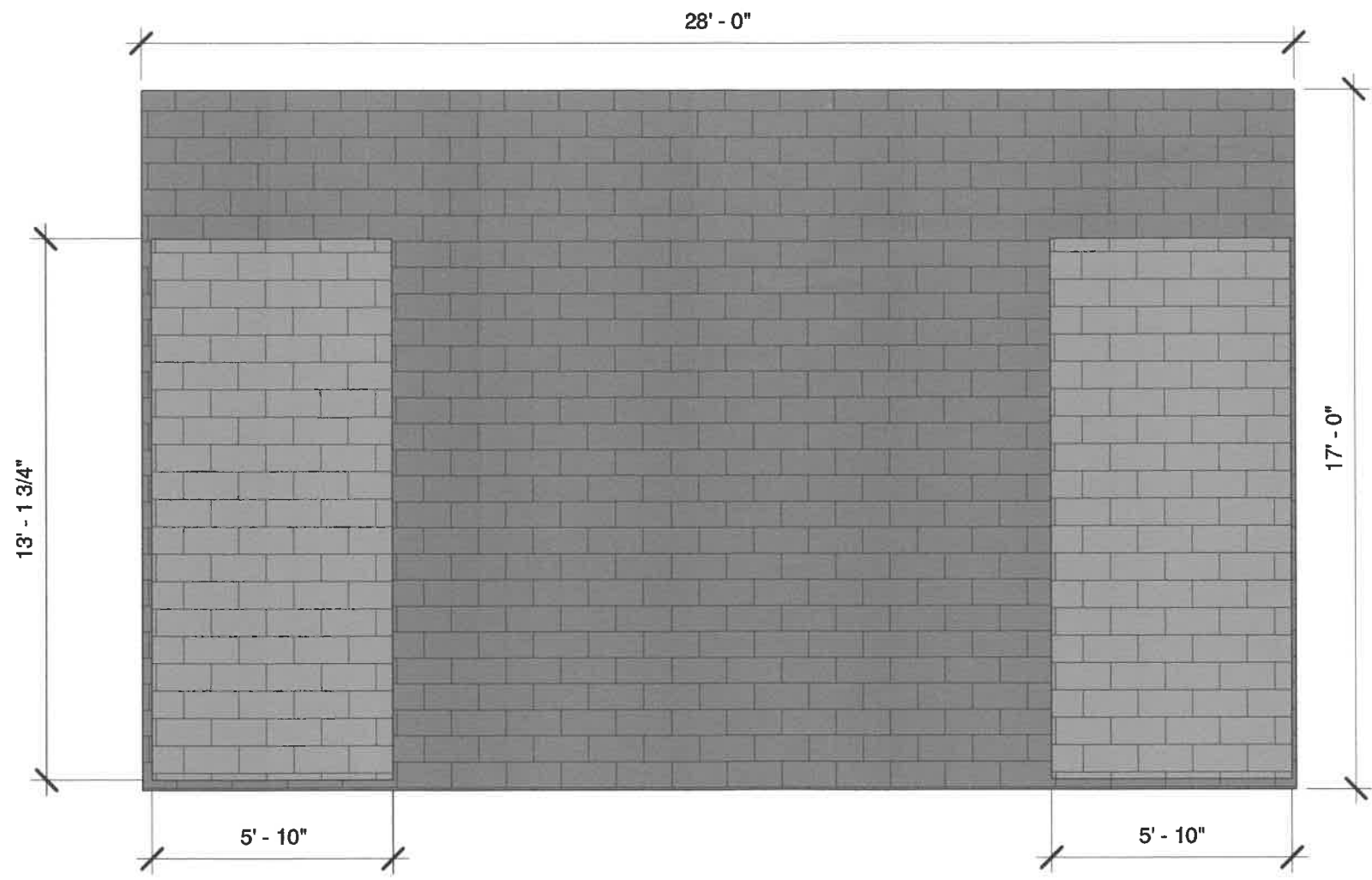
Construction Management
 DESIGN BUILD • GENERAL CONTRACTING
 645 NORTH ROAD, JAMESTOWN, RHODE ISLAND

Elevations

Prepared for:
 Mark Sertl
 Rochester, NY 14610
 Jamestown, Rhode Island

Property Location:
 Map 10 Lot 115
 34 Dumppling Drive
 Jamestown, Rhode Island

Job No.
Date 9/17/2020
Drawn By: CAC Checked By: N.C.G.
Scale: 1/4" = 1' 0"
Sheet 1 of 1



Construction Management
 DESIGN BUILD • GENERAL CONTRACTING
 645 NORTH ROAD, JAMESTOWN, RHODE ISLAND

Roof Plan

Prepared for:
 Mark Sertl
 Rochester, NY 14610
 Jamestown, Rhode Island

Property Location:
 Map 10 Lot 115
 34 Dumping Drive
 Jamestown, Rhode Island

Job No.

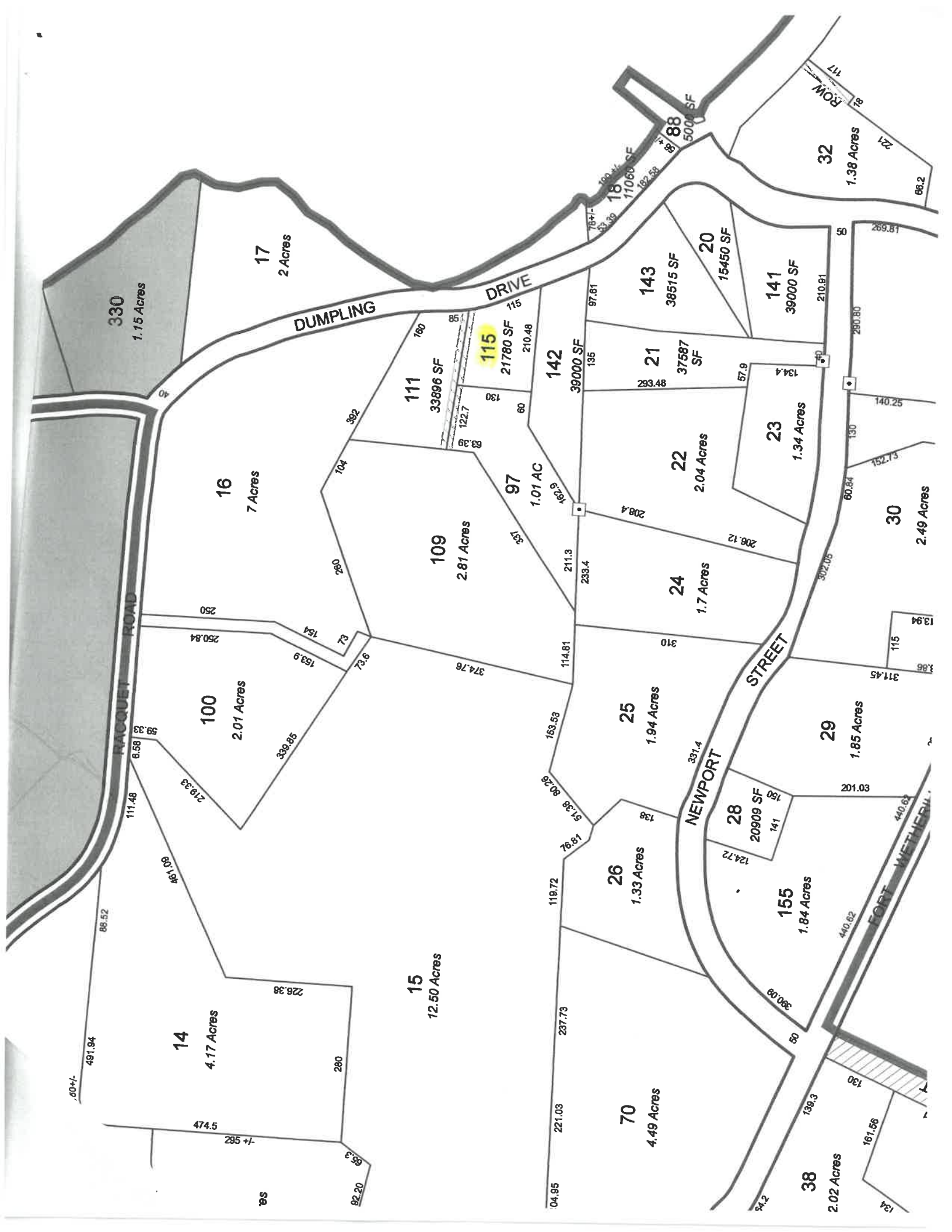
Date 9/17/2020

Drawn By: CAC

Checked By: N.C.G.

Scale: 1/4" = 1' 0"

Sheet 1 of 1



330
1.15 Acres

17
2 Acres

16
7 Acres

100
2.01 Acres

14
4.17 Acres

15
12.50 Acres

109
2.81 Acres

111
33896 SF

115
21780 SF

142
39000 SF

143
38515 SF

21
37587 SF

22
2.04 Acres

24
1.7 Acres

25
1.94 Acres

26
1.33 Acres

70
4.49 Acres

20
15450 SF

141
39000 SF

23
1.34 Acres

28
20909 SF

155
1.84 Acres

29
1.85 Acres

38
2.02 Acres

30
2.49 Acres

32
1.38 Acres

DUMPLING DRIVE

NEWPORT STREET

RAGUET ROAD

FORT WETHERILL

ROW