SAMPLE ZONING ADVERTISEMENT

*MUST BE FILLED OUT BY THE APPLICANT

	Application of Lines h. Peaersen and Mark 1. U Arretzowhose property is
	located at 141 Beacon Avenue, James town, and further identified
	as Tax Assessor's Plat 15 , Lot 286 for a Variance Special Use Permit from
rticle le, Section 82-60	Article 3, Section 82-302, to Construct a covered
	porch within 8.8' of the side lot line in lien of
	the 10' required setback per Table 3-2.
tide 6. Section 82-	watchele 3, Section 82-314 - The subject lot is in subdisting
	of the high groundwater table and improvious layer overlay district and
	of the high groundwater table and improvious layer overlay district and therefore requires a Special use fermit. Said property is located in a h-40 zone and contains 10, 510 acres square feet. (Table 3-2 h-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;	les	. —	- Dath	
Jamestown, R. I.		Date OC	2)th	
Gentlemen:		•		
The undersigned hereby applies to the the application of the provisions or redescribed premises in the manner and Esther R Pederson Applicant Mark T Darrezz	egulations of the zoning and the grounds hereing to the grounds hereing to the grounds hereing to the grounds hereing to the zoning to zoning	ordinance affecting fler set forth,	the following	lanesta
			Hacme	000-6000
Owneru	Address	-	and the continues of the particular and the continues of	
Lessec	Address			
Lessec	Beacon	Avenue	Street	
2. Assessor's Plat 15				
3. Dimensions of lot: frontage 67	± fl. depth 158	± fi. Area 10	590 sq. ft.	
4. Zoning Districts in which premises	are located? R-4	0 * (R-20 p	re Table	3-25
5. How long have you owned above p	premises? 1 yr			
6. Is there a building on the premises	at present? YES	·		
7. Size of existing building 1, 050	o SF (10.2	93)	8	errated comments and
Size of proposed building or alterate	tion 1, 296 Si	F (12.5%)	R R	
8. Distance of proposed bldg.or altera	ition from lot lines:			
front 50.5 rear 75.	6 left side 27.	Z right side &	1.8	
9. Present use of premises: Sing	Le family	ductling		
10. Proposed use of premises:	Cingle fami	he duel	1:09	
Location of sentin tank & wal	In las well - 1	Vortheast	corner	of 10+
10. Proposed use of premises: Location of septic tank & wel	Sephic - A	lorthucst	corner of	- lot

11. Give extent of proposed alterations Construction of a Coverced
porch (240 SF) in place of an existing
deck.
12. Number of families for which building is to be arranged:
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: Thick 6, Section 62-45/Artick 3, Section 82-302 - Applicant secks fo
Construct a covered parch within 8.8' of the
Construct a covered porch within 8.8' of the side lot line in lieu of the 10' required setbock per Table 3-rack 6, section 82-W/Article 3, Section 82-314 - Subject lot is within subdistrict 2
of the High groundwater table and impervous layer are lay dis 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 parch represents the minimum variance for the intended use and
nexts all other requirements of the Town
of Jamestown's Zoning Ordinance.
Respectfully Submitted,
White Tung Signature Ether Perlessen
Address 141 Beacon Avenue
Jamestown, RI 02835

gr

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

Telephone No. $\frac{401 - 999 - 9901}{401 - 999 - 6660}$



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.;

Mark D'Arezzo and Esther Pederson, AP 15, Lot 286 September 21, 2020 Page 2

- 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 te 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

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ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL. APPLICATION RATE -- 100 LBS PER ACRE CREEPING RED PESCUE 2. (TOP 504, FOR PERMANENT OR LONG TISSE TREPOCACY SOZING SHALLD HAVE A SAMOY LOAM TOTAKE. REALITELY PREV OF SURBOIL MATERIAL STORKS, MOTORS, LAMPS OF 5014, TOEC LIMES, TAKEN OR CHRETICITY DETAGS. TOP SOL SHALL CORPOYAL WITH RHODE (SLAMD SPEZISICATIONS SHALD). I. THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH. USTORIA GOVTURASE I, THE DESIGN SEED MAY UTILIZED IN ALL DISTURBED AFEAS TO BE SEEDED SHALL BE COMPRISED OF THE SUPER OF PROCESSION SERVING HE TALLON ROMAN AND REMBERS CONTROL RANGOOT, FIETHED HY HE LLL HET, UT ARRILLING, XIA, CHRESTATURE, COLVER AND PLAKTINGS EVELATURE, COLVER AND PLAKTINGS actical manast que entraça sell. El locato as cometam sement. Al semento sell el redocto para el domana, ano resentat factues as scienaso figo play facility. 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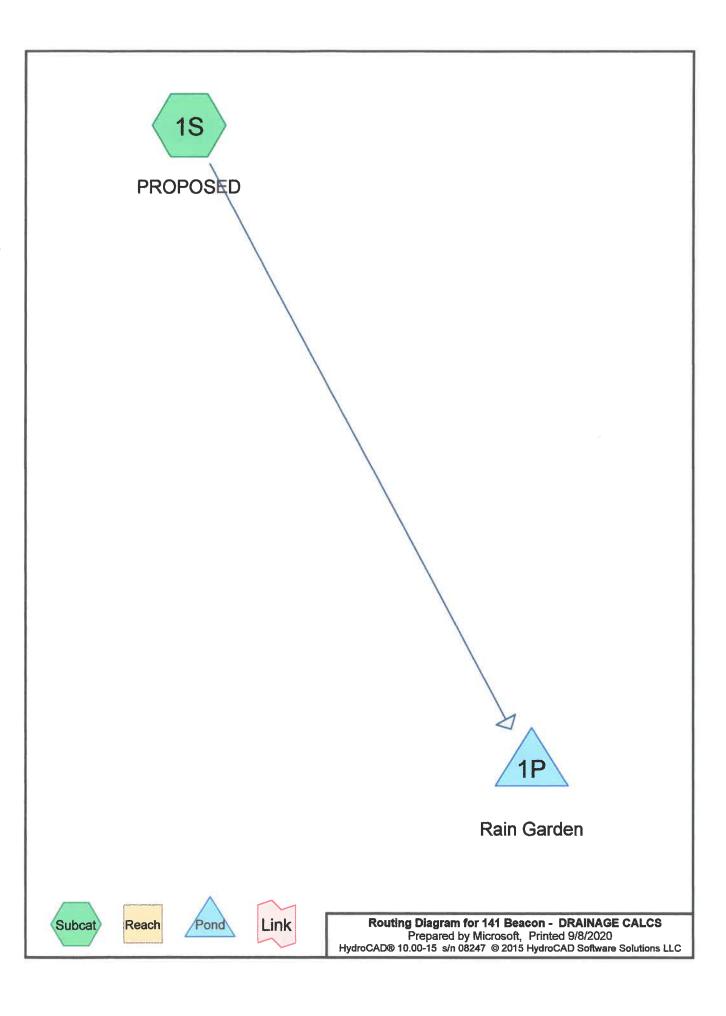
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NOT TO SCALE

DATE: 8/5/20 SCALE: N/A

AMM BY: TUP DESIGN BY: TUP CHECKED BY: TUP

PROJECT NO.: ERSC-20-21 SHEET NO. 2 of 2 JAMESTOWN, RHODE ISLAND



141 Beacon - DRAINAGE CALCS

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Area Listing (all nodes)

Ar	rea Cl	N Des	scription
(acre	es)	(sul	ocatchment-numbers)
0.0	06 9	B Roc	of (1S)
0.0	06 9	B TO	ΓAL AREA

141 Beacon - DRAINAGE CALCS

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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	18
0.006		TOTAL AREA

141 Beacon - DRAINAGE CALCS

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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	18
0.000	0.000	0.000	0.000	0.006	0.006	TOTAL AREA	

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Page 5

Summary for Subcatchment 1S: PROPOSED

Runoff =

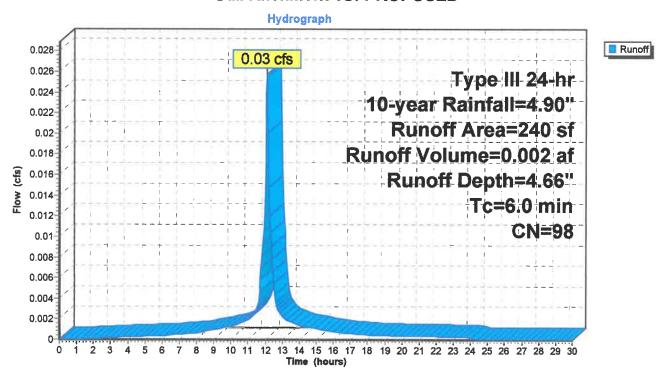
0.03 cfs @ 12.09 hrs, Volume=

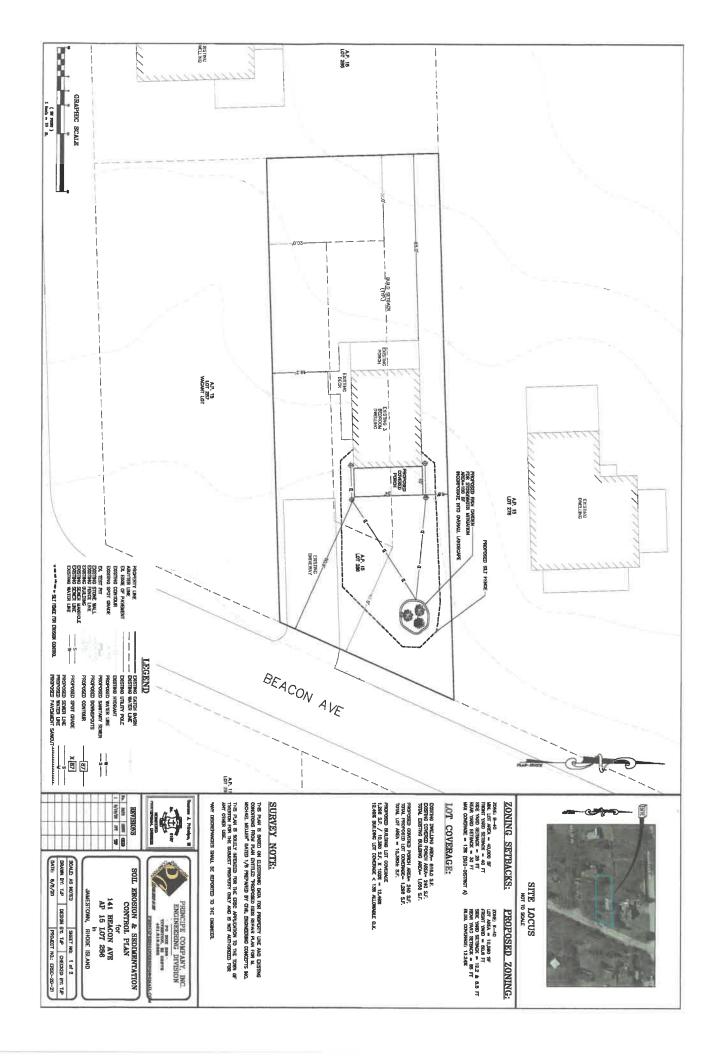
0.002 af, Depth= 4.66"

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 I	Description		
*	240	98 F	Roof		
	240	•	100.00% in	npervious A	rea
	c Length	Slope	Velocity	Capacity	Description
(mir	n) (feet)	(ft/ft)	(ft/sec)	(cfs)	
6.	0				Direct Entry,

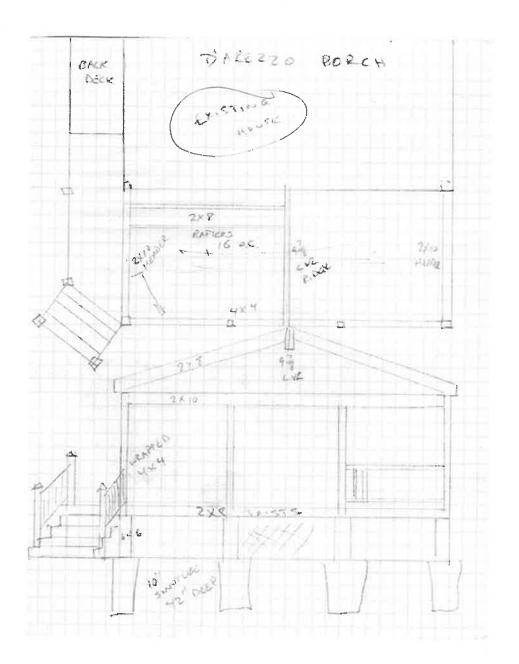
Subcatchment 1S: PROPOSED

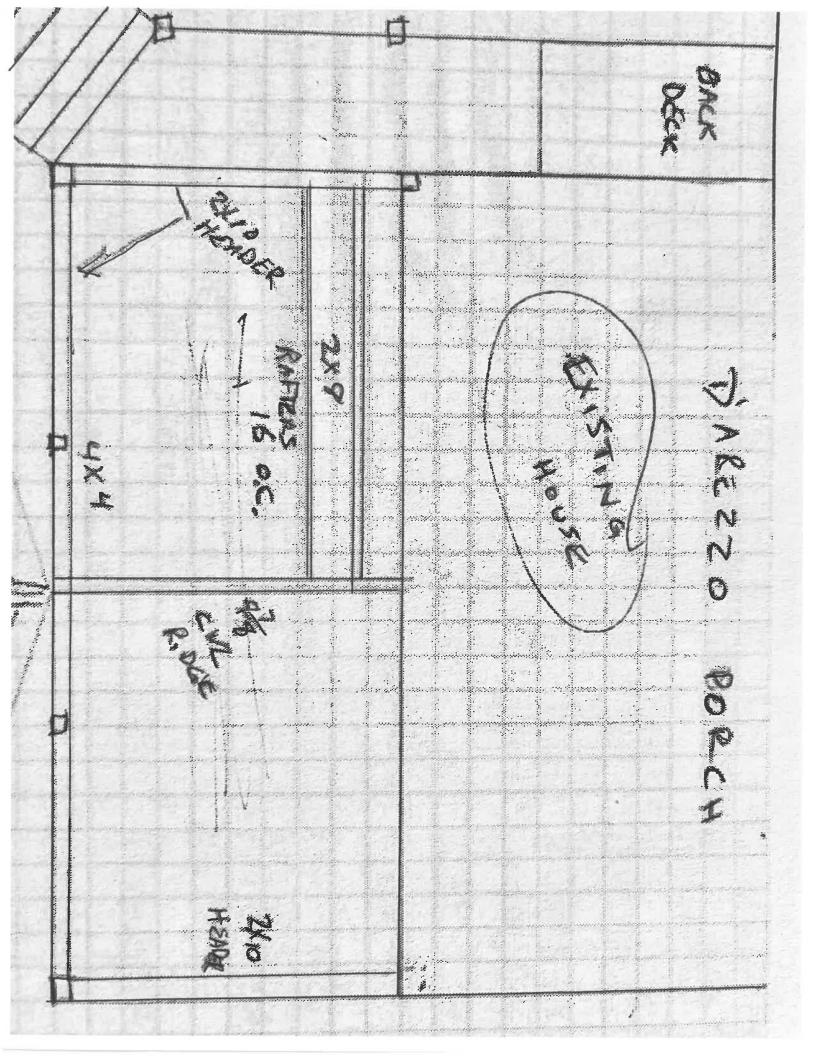


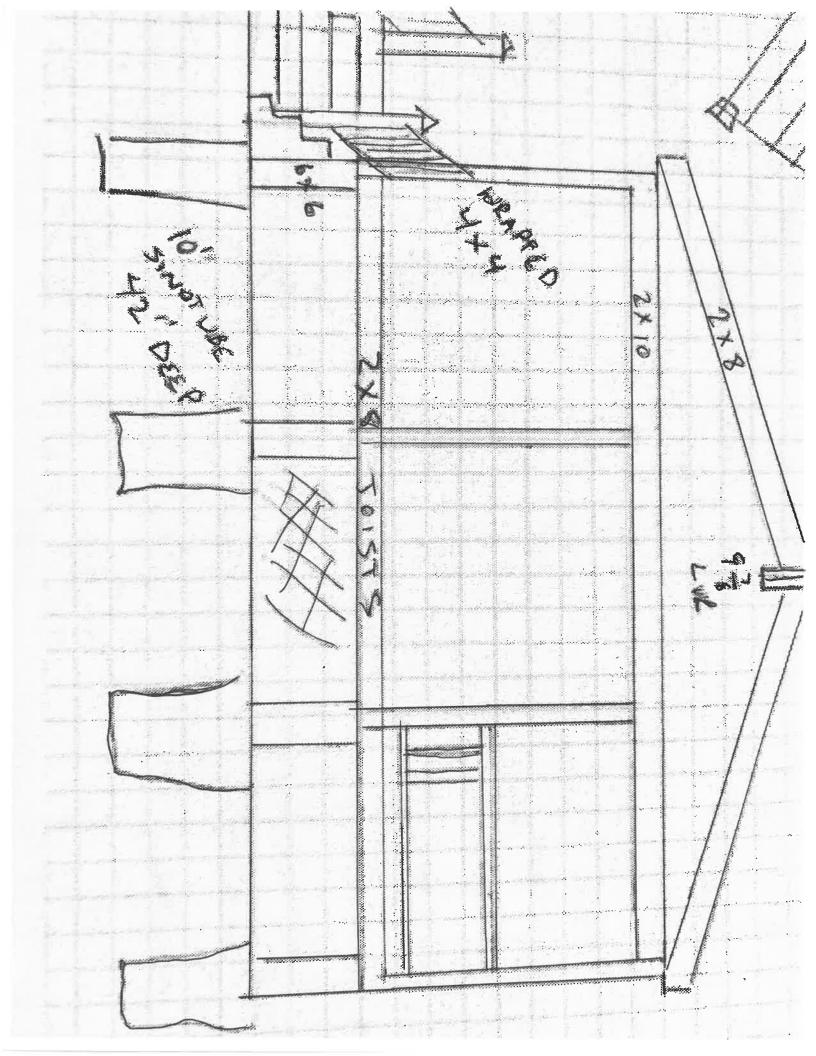


Chris Costa

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











SEIDACNS COINTING

JE I DAUND

RULUDED

ZONE: R-20*

SIDE YARD SETBACK = 30 FT

REAR YARD SETBACK = 10 FT

MAX COVEDACE

ω ω ≈ E = 27.2 75.0 LOT AREA = 10,590 S FRONT YARD = 50.5 F SIDE YARD SETBACK = REAR YARD SETBACK = R-20* ZONE:

口

*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 BLDG. COVERAGE: 12.49% (SUB-DISTRICT A)

COVERAGE: LOT

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

S.F. 1,296 240 PROPOSED COVERED PORCH AREA= TOTAL PROPOSED LOT COVERAGE= 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 0.K.

NOTE SURVEY

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 RHODE ISLAND" PLAT 15 LOT 286 141 BEACON AVENUE JAMESTOWN, BY: DARVEAU LAND SURVEYING, INC.

CUMBERLAND, RI 02864

A.P. 15 LOT 292

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.





PRINCIPE COMPANY, INC ENGINEERING DIVISION

PO BOX 298 TIVERTON, RI 02878 401.816.5385

PRINCIPEENGINEERING@GMAIL.CO

REVISIONS

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	CHIKO	TIP	TJP	TJP					
	DRWN	JVT	JVT	JVT					
	DATE	8/19/20	9/8/50	9/18/20					
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& SEDIMENTATION CONTROL PLAN EROSION SOIL

AVE 286 BEACON 15 LOT for 141 AP

RHODE ISLAND ₽. JAMESTOWN,

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

