

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 *Esther R. Pederson + Mark T. Darrizzo* Address *141 Beacon Avenue Jamestown R*

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

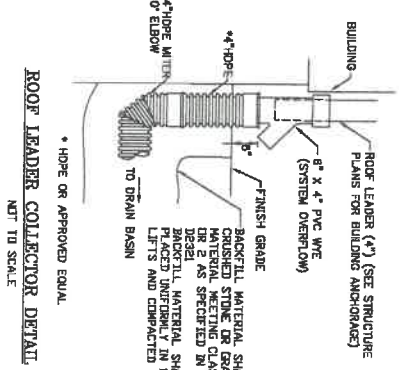
1. An erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained;
2. Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
3. The rain 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

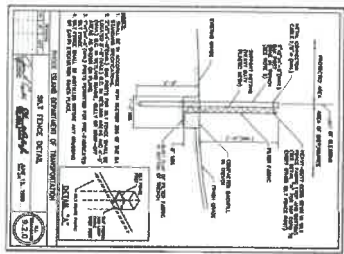
1. EXPOSED SOILS SHALL NOT BE EXPOSED TO WEATHER FOR PERIODS OF MORE THAN 30 DAYS. THE WORKING AREA SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS. THE WORKING AREA SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS.
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ROOF LEADER COLLECTOR DETAIL
NOT TO SCALE

SEEDING & STABILIZATION

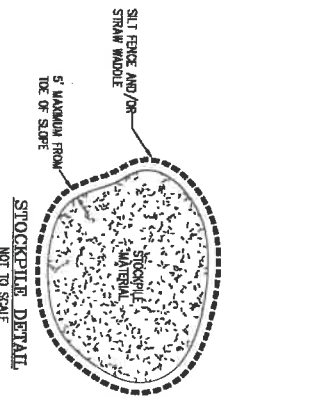
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STOCKPILE DETAIL
NOT TO SCALE

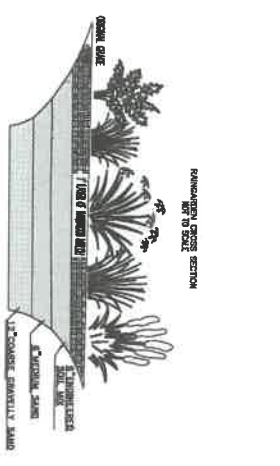
EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

1. EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN SHALL BE PERFORMED BY A LICENSED EROSION CONTROL CONTRACTOR.
2. EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN SHALL BE PERFORMED BY A LICENSED EROSION CONTROL CONTRACTOR.
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RAIN RUNOFF DETAIL
NOT TO SCALE

PLANT SPECIES TO BE USED



RAIN GARDEN DETAIL
NOT TO SCALE

PLANT SPECIES TO BE USED

- 1. PLANT SPECIES TO BE USED SHALL BE PERFORMED BY A LICENSED PLANTING CONTRACTOR.
- 2. PLANT SPECIES TO BE USED SHALL BE PERFORMED BY A LICENSED PLANTING CONTRACTOR.
- 3. PLANT SPECIES TO BE USED SHALL BE PERFORMED BY A LICENSED PLANTING CONTRACTOR.
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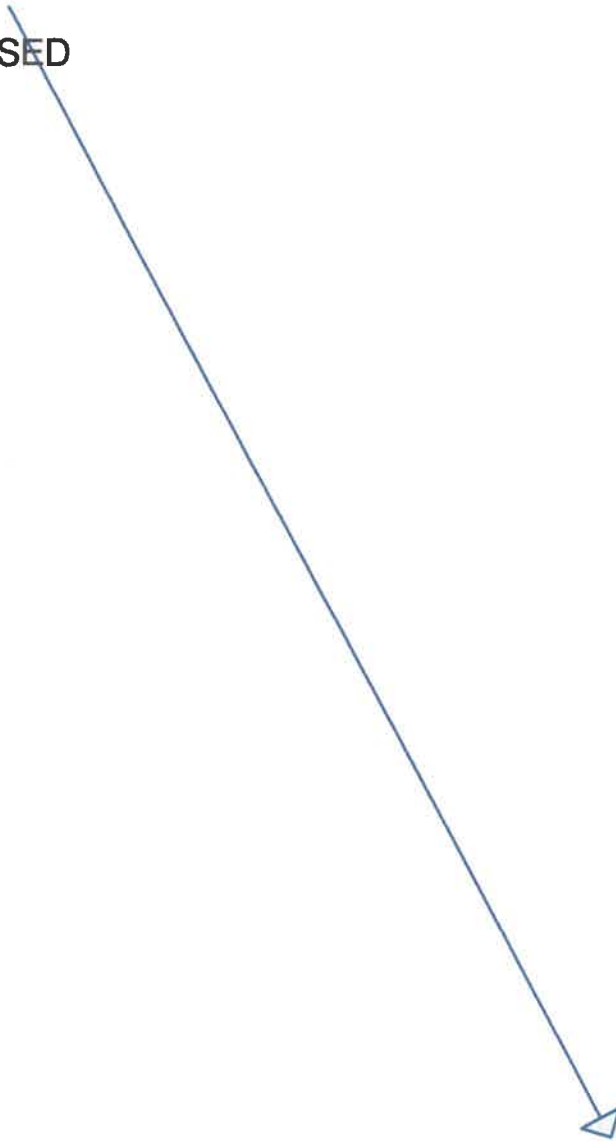
ROOF RUNOFF RAIN GARDEN DETAIL

NOT TO SCALE

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



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

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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	1S
0.006		TOTAL AREA

141 Beacon - DRAINAGE CALCS

Prepared by Microsoft

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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	1S
0.000	0.000	0.000	0.000	0.006	0.006	TOTAL AREA	

141 Beacon - DRAINAGE CALCS

Prepared by Microsoft

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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"

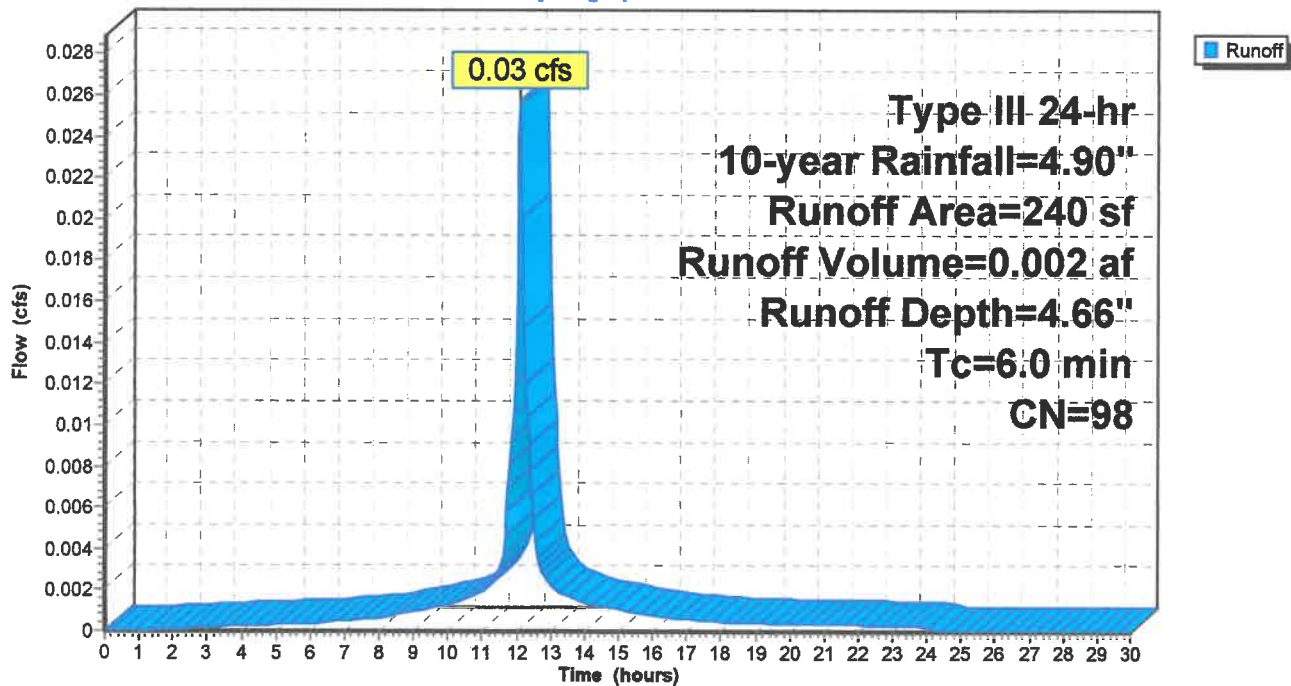
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year Rainfall=4.90"

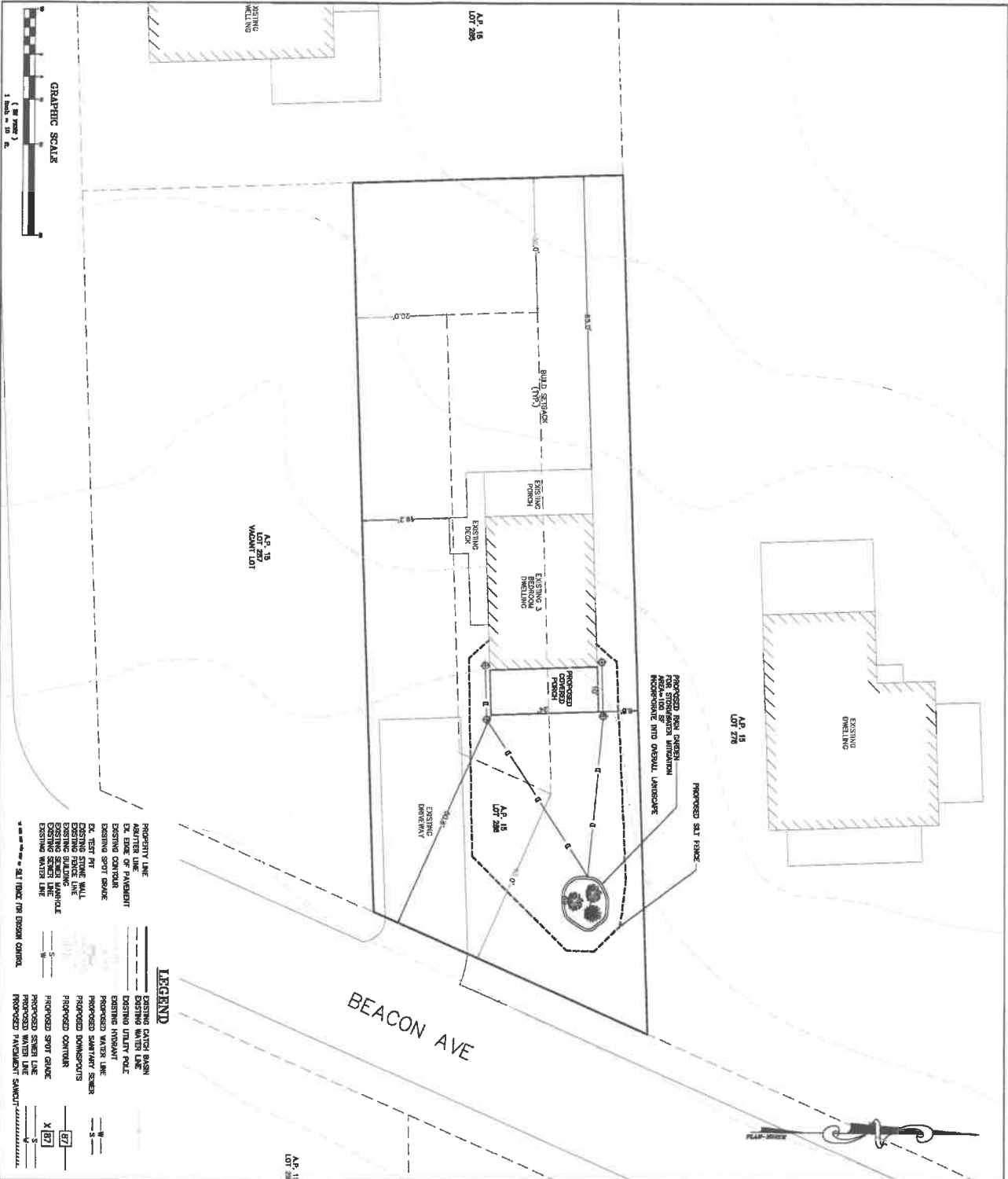
Area (sf)	CN	Description
* 240	98	Roof
240		100.00% Impervious Area

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 DRIVE BASIN
---	EXISTING LOT	---	EXISTING INDIAN POLE
---	EXISTING SPOT GRADE	---	PROPOSED WATER LINE
---	EXISTING STONE WALL	---	PROPOSED DOWNSPUTS
---	EXISTING BUILDING	---	PROPOSED SPOT GRADE
---	EXISTING DRIVEWAY	---	PROPOSED SWIM LINE
---	EXISTING WATER LINE	---	PROPOSED FANCLAMIT SWIMCUT
---	PROPOSED SLOPE CONTROL	---	

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

SURVEY NOTE:
THIS PLAN IS BASED ON EXISTING DATA FOR PROPERTY LINE AND EXISTING CONDITIONS FROM PLAIN BENTLEY PREPARED SURVEY PLAN FOR L. MICHAEL WELLS DATED 1/8 PREPARED BY CIVIL ENGINEERING CONSULTANTS, INC. THIS PLAN IS SOLELY INTENDED FOR THE ESC 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.
TOTAL EXISTING BUILDING AREA - 1,058 S.F.
PROPOSED GARAGE FLOOR AREA - 249 S.F.
TOTAL PROPOSED LOT COVERAGE - 1,307 S.F.
TOTAL LOT AREA - 10,298 S.F.
PROPOSED BUILDING LOT COVERAGE - 12.68%
1,307 S.F. / 10,298 S.F. X 100% = 12.68%
12.68% 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 - 12X (SLOPE-DETECT A)

PROPOSED ZONING:
ZONE: R-40
FRONT YARD SETBACK - 40.000 FT
REAR YARD SETBACK - 18.2 @ 0.8 FT
SIDE YARD SETBACK - 20 FT
MIN OVERHANG - 12X

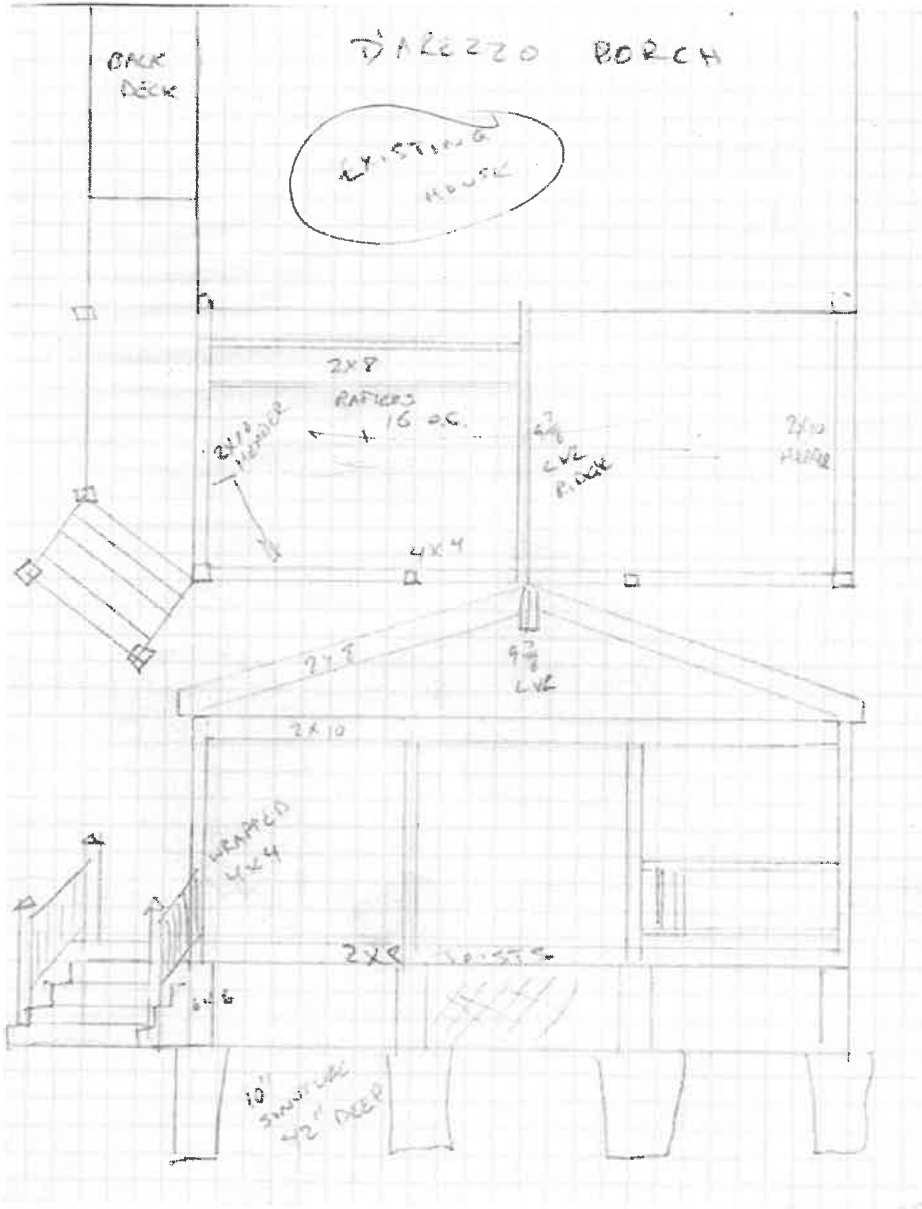


GRAPHIC SCALE
1" = 20' (AS SHOWN)

DATE:	9/4/20
DESIGN BY:	T.P.
CHECKED BY:	T.P.
PROJECT NO.:	ESC-20-21

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

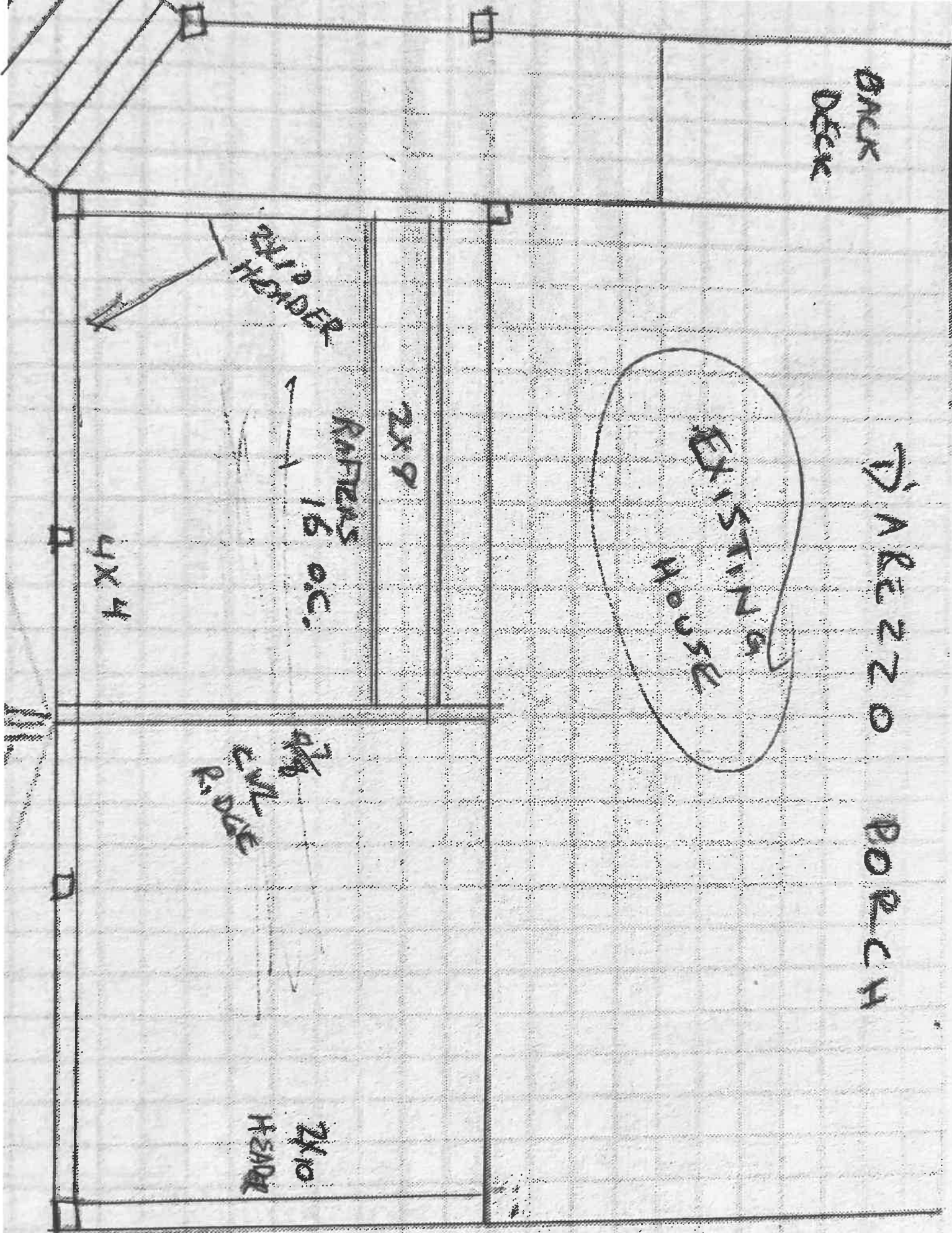
RAMPAS
16 o.c.

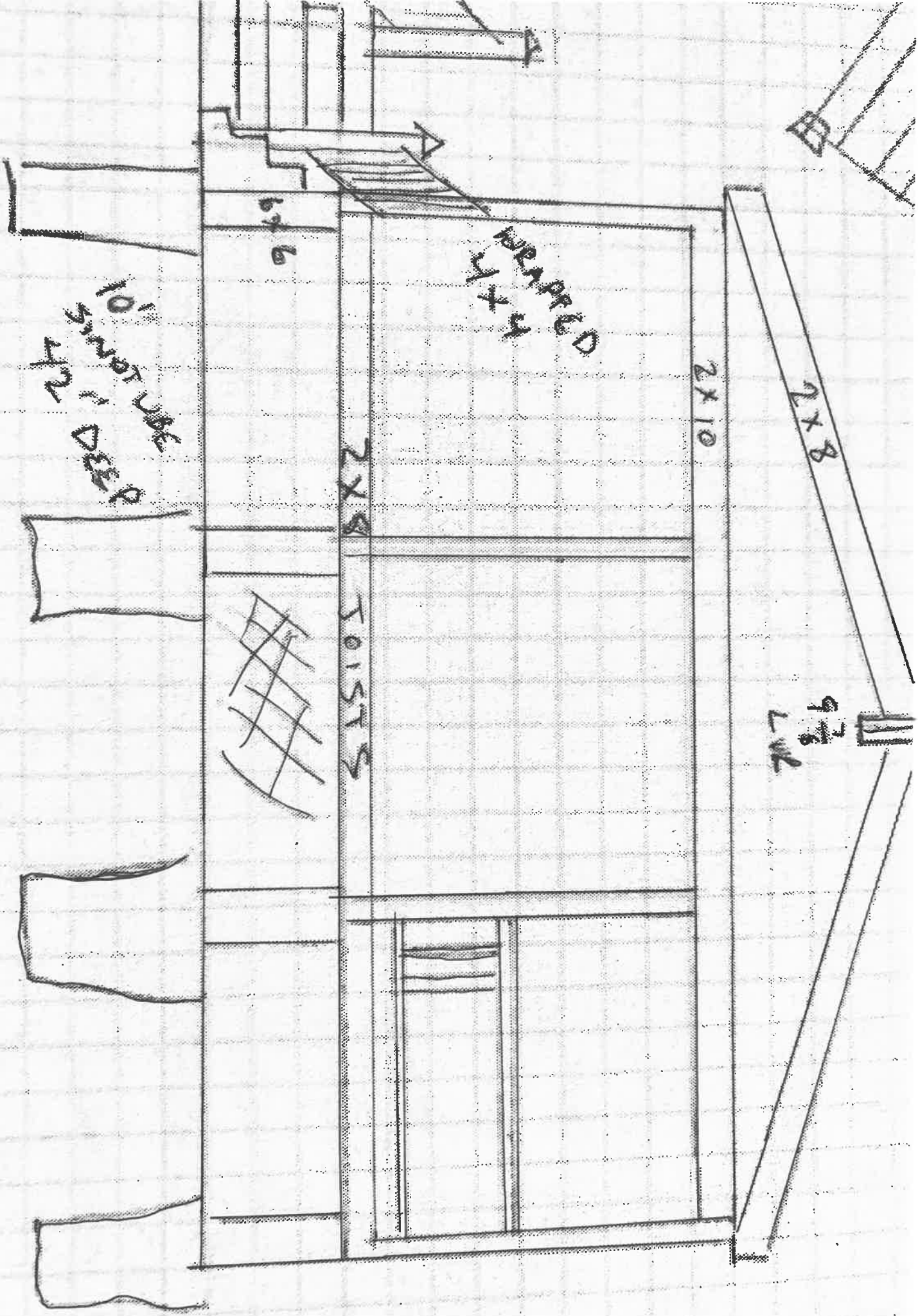
SLIDING
HEADER

4x4

4x6
CANTILE
RIDGE

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 CHECKED BY: TJP

DATE: 8/5/20 PROJECT NO.: ERSC-20-21

SEWER

87

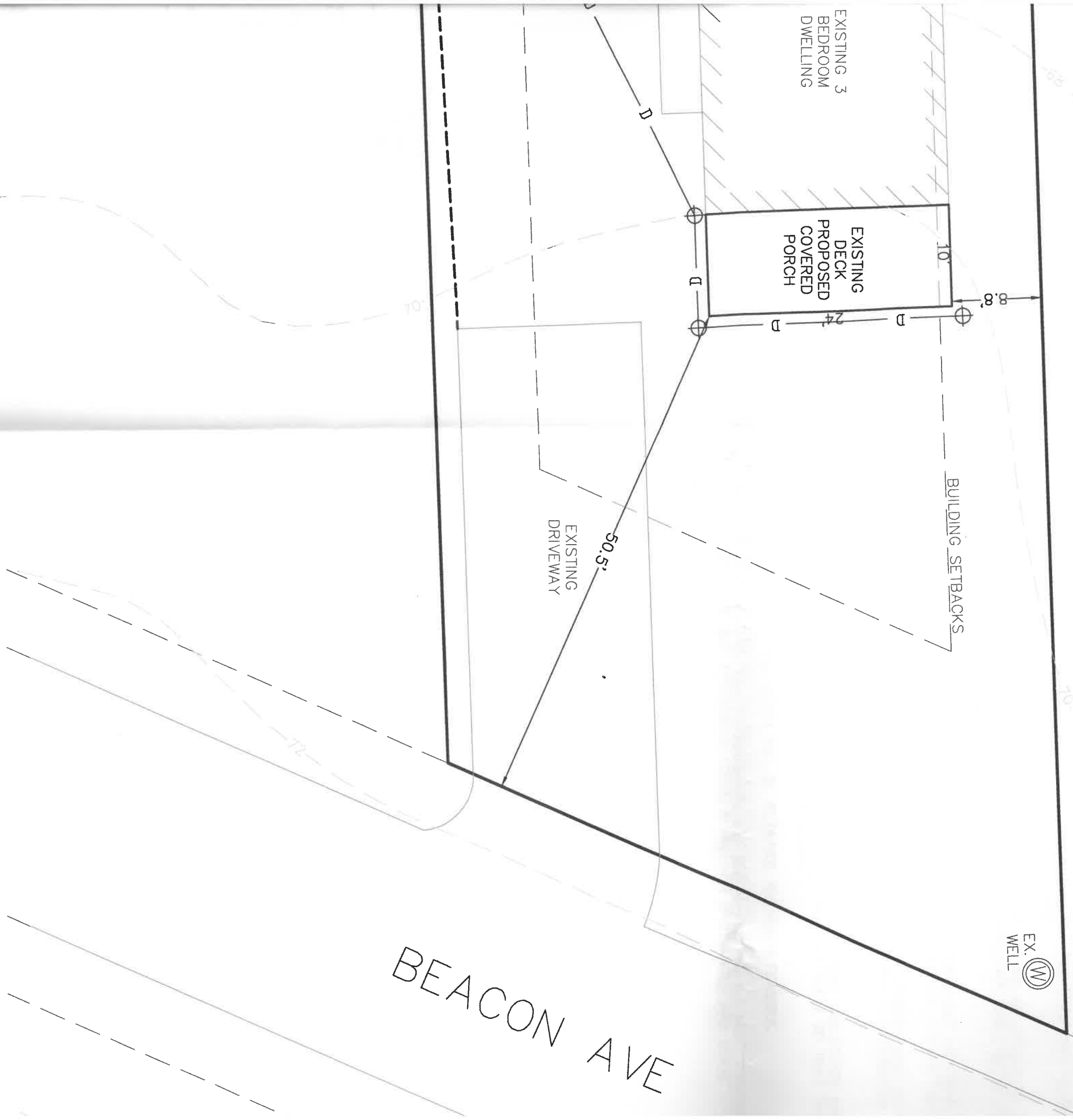
X 87

S

W

SAWCUT

A.P. 15
LOT 276



LEGEND

- | | | | |
|-----------|------------------------|-----------|----------------------|
| ————— | PROPERTY LINE | ————— | EXISTING CATCH BASIN |
| - - - - - | ABUTTER LINE | - - - - - | EXISTING WATER LINE |
| - · - · - | EX. EDGE OF PAVEMENT | - · - · - | EXISTING UTILITY PO |
| · · · · · | EXISTING CONTOUR | · · · · · | EXISTING HYDRANT |
| - - - - - | EXISTING SPOT GRADE | - - - - - | PROPOSED WATER LINE |
| □ | EX. TEST PIT | □ | PROPOSED SANITARY |
| ▬ | EXISTING STONE WALL | ▬ | PROPOSED DOWNSPOUT |
| ▬ | EXISTING FENCE LINE | ▬ | PROPOSED CONTOUR |
| ▬ | EXISTING BUILDING | ▬ | PROPOSED SPOT GR |
| ⊕ | EXISTING SEWER MANHOLE | | |
| ⊕ | EXISTING SEWER LINE | | |
| ⊕ | EXISTING WATER LINE | | |

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

