

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 <sup>MARK +</sup> 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 <sup>159 -</sup> 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 [Handwritten 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**

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

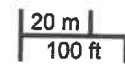
# 300' Abutter Map



## 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>

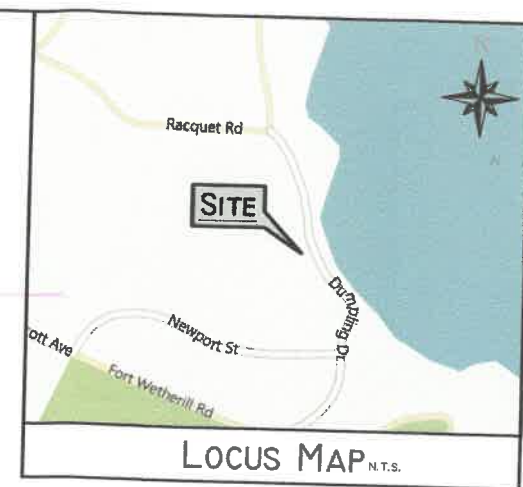


**MainStreetMaps**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

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



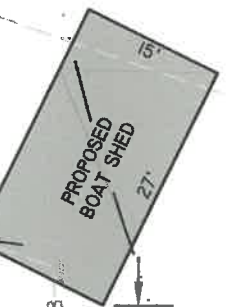
**M.T. LOTT**  
Construction Management

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

200' CRMC BUFFER

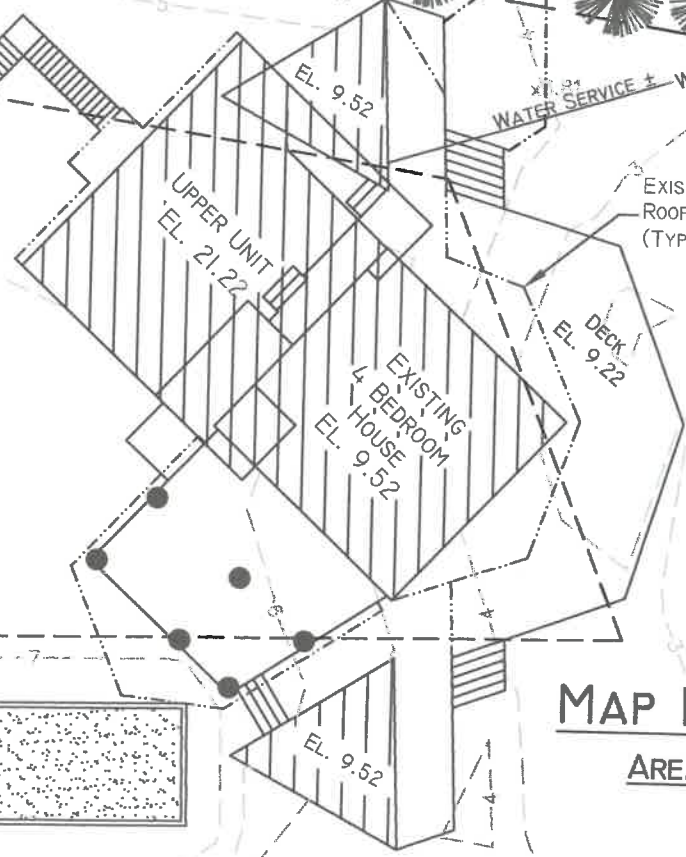
MAP 10 Lot 97  
N/F  
LUCIA & JOHN  
MARSHALL

130.00'



BUILDING SETBACK (TYPICAL)

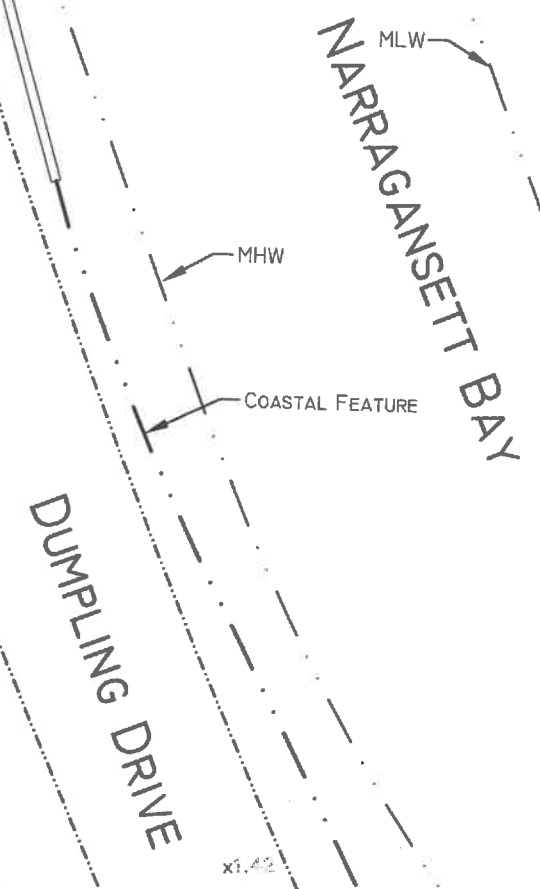
EXISTING GRASS  
PARKING AREA



MAP 10 LOT 115  
AREA 21,780 SF

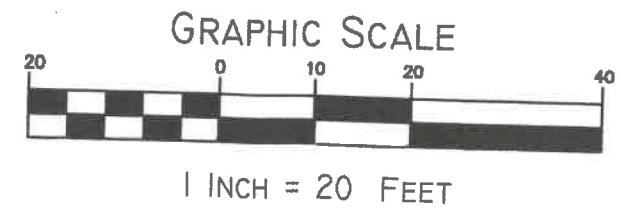
MAP 10 LOT 142  
N/F  
MOSSOP, W. LINCOLN

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%
<b>ACCESSORY BUILDINGS</b>			
MINIMUM SIDE SETBACK	20'	N/A	10'***
MINIMUM REAR SETBACK	20'	N/A	10'***

\*EXISTING NON-CONFORMING CONDITION  
\*\*VARIANCE REQUIRED

**SITE PLAN**

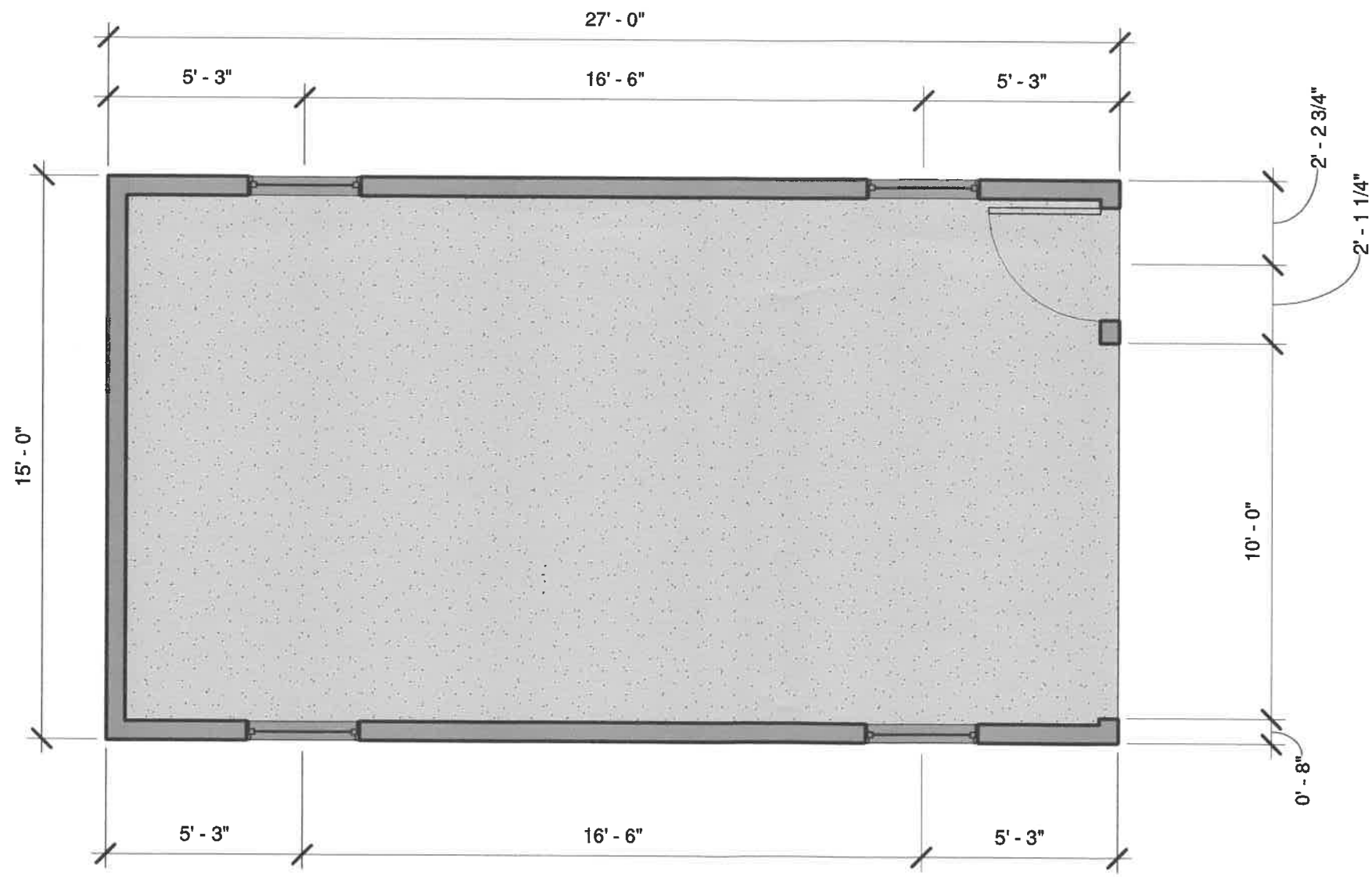
PREPARED FOR:  
Mark Serti  
7 Brookwood Road  
Rochester, New York 14610

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

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

## 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.**

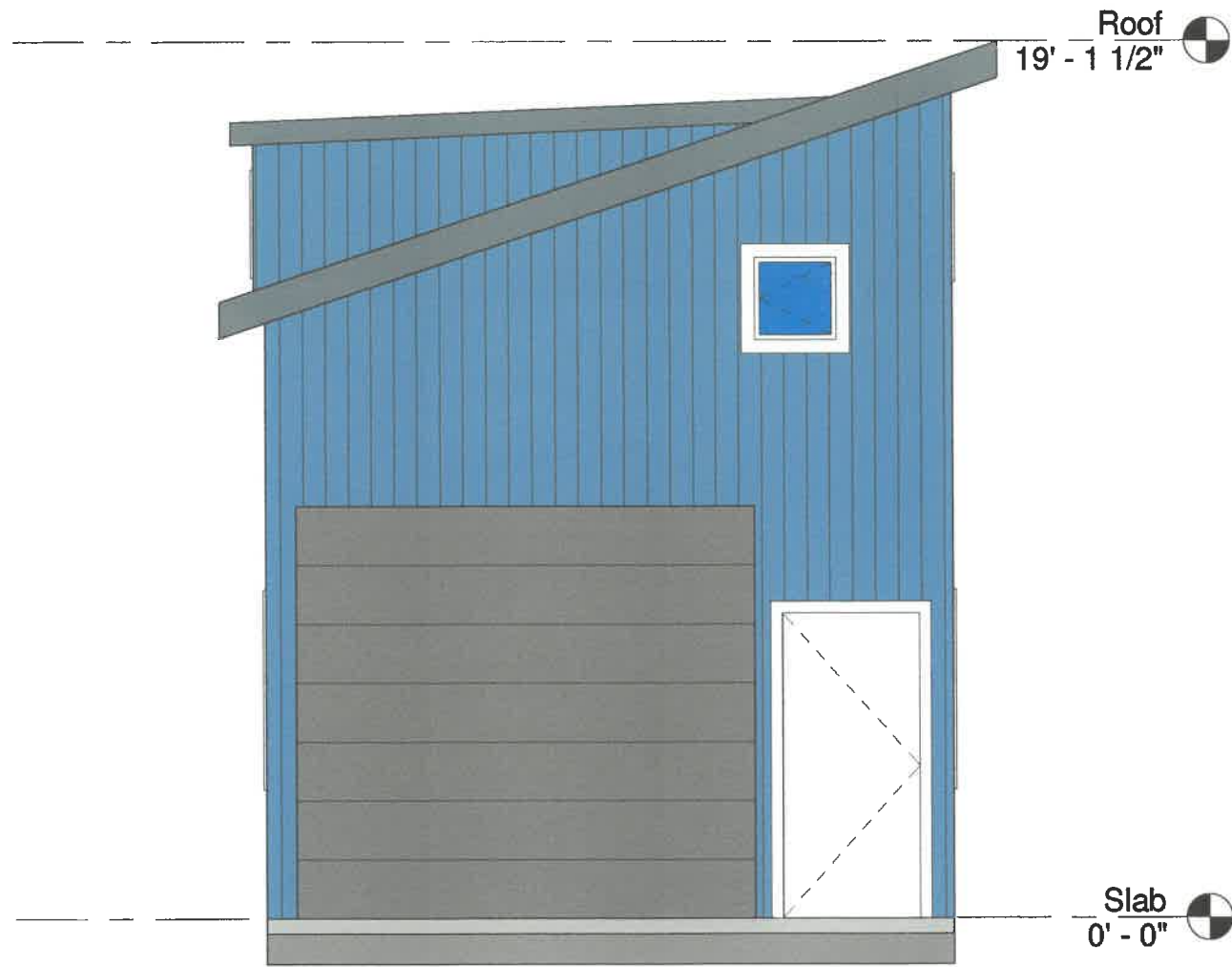
**Date** 9/17/2020

**Drawn By:** CAC

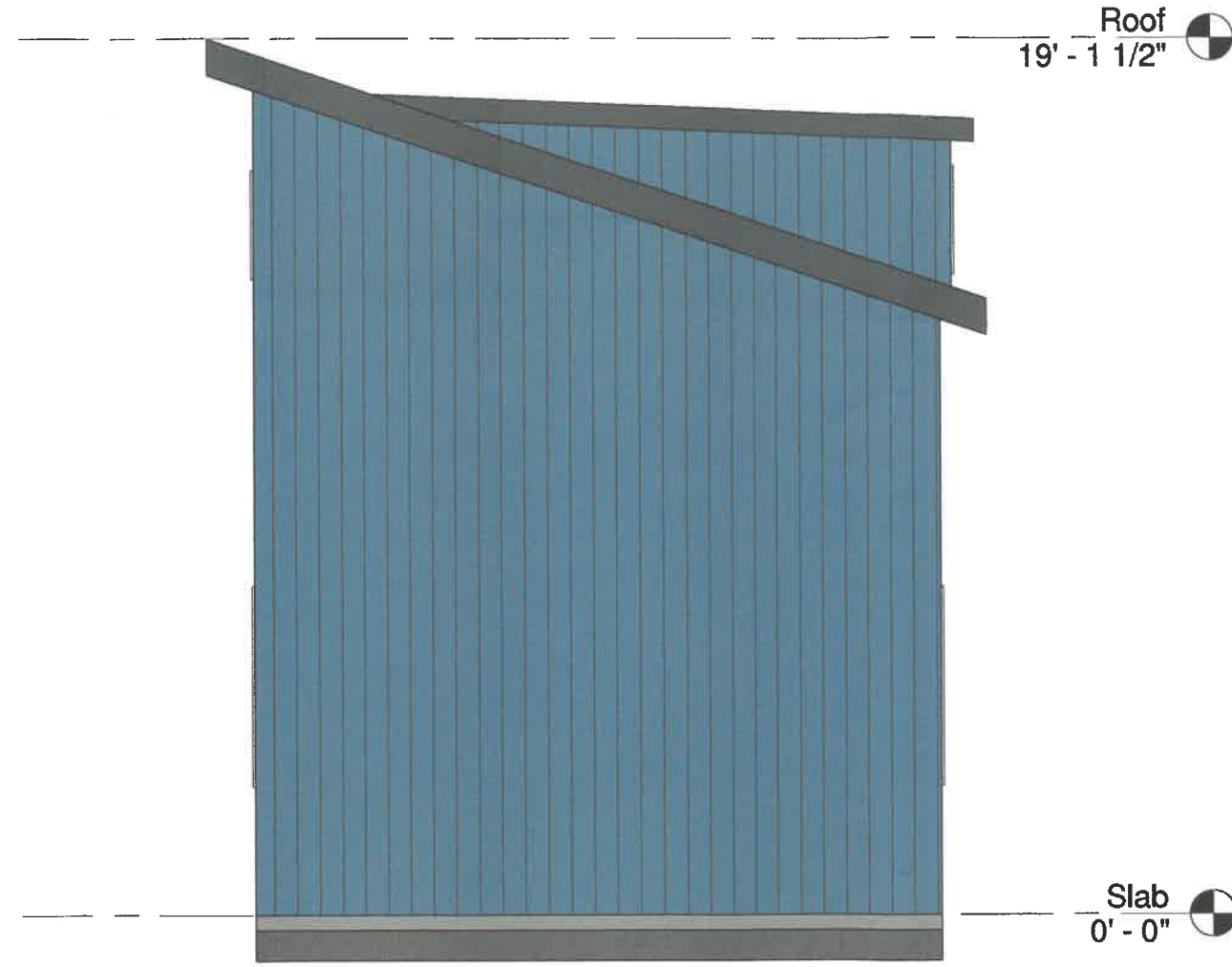
**Checked By:** N.C.G.

**Scale:** 1/4" = 1' 0"

Sheet 1 of 1



NORTH ELEVATION



SOUTH ELEVATION

**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.

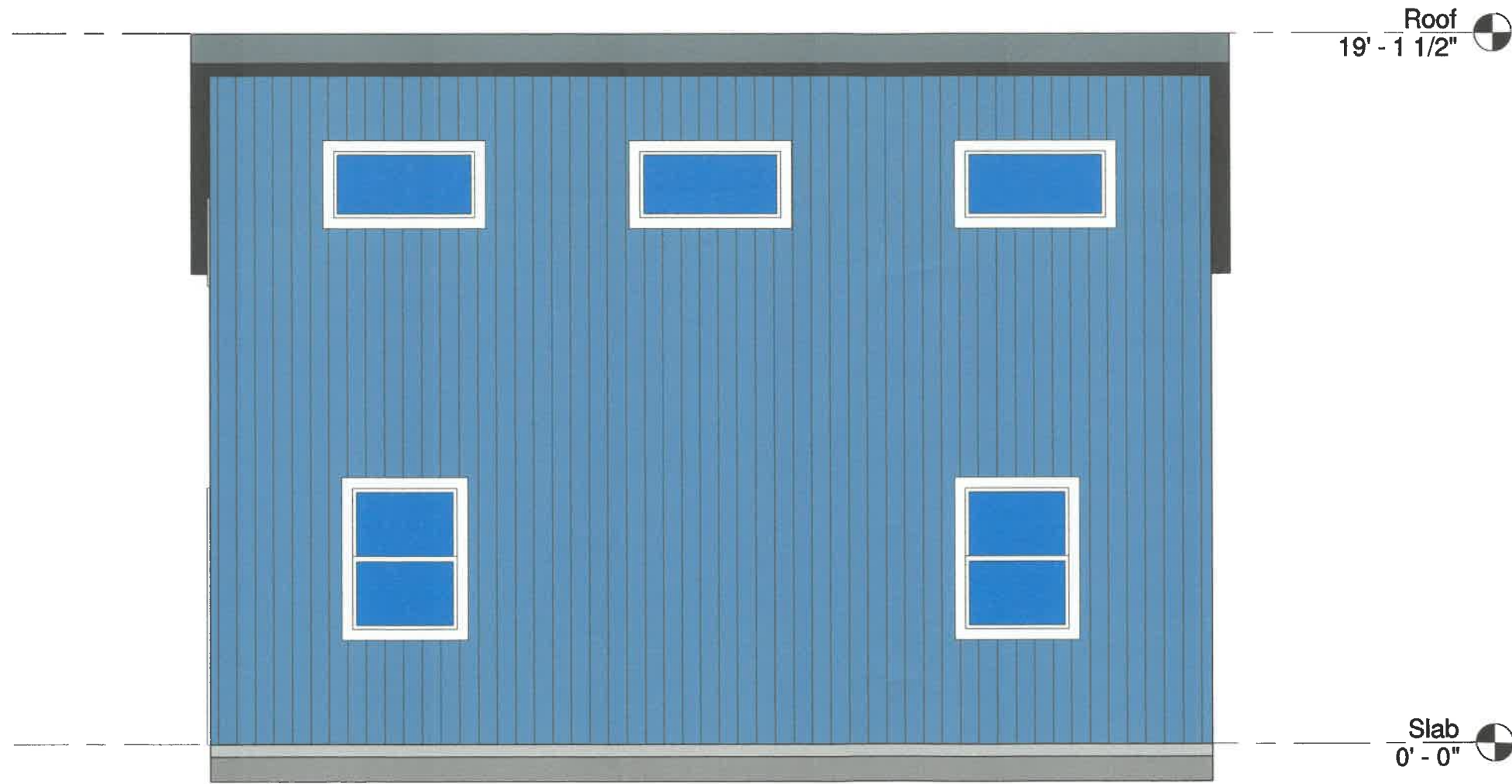
Date 9/17/2020

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.

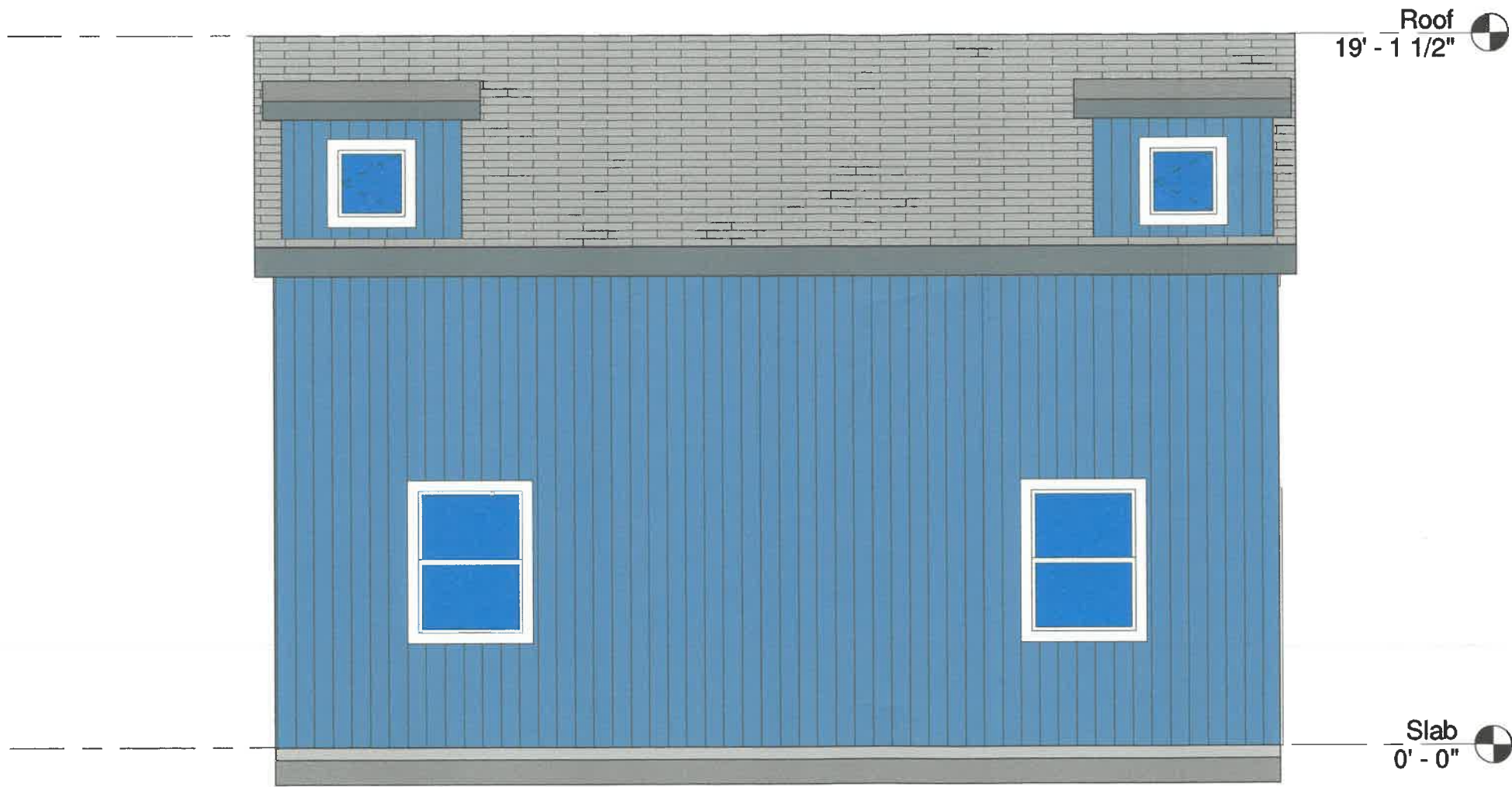
Date 9/17/2020

Drawn By: CAC

Checked By: N.C.G.

Scale: 1/4" = 1' 0"

Sheet 1 of 1



EAST ELEVATION



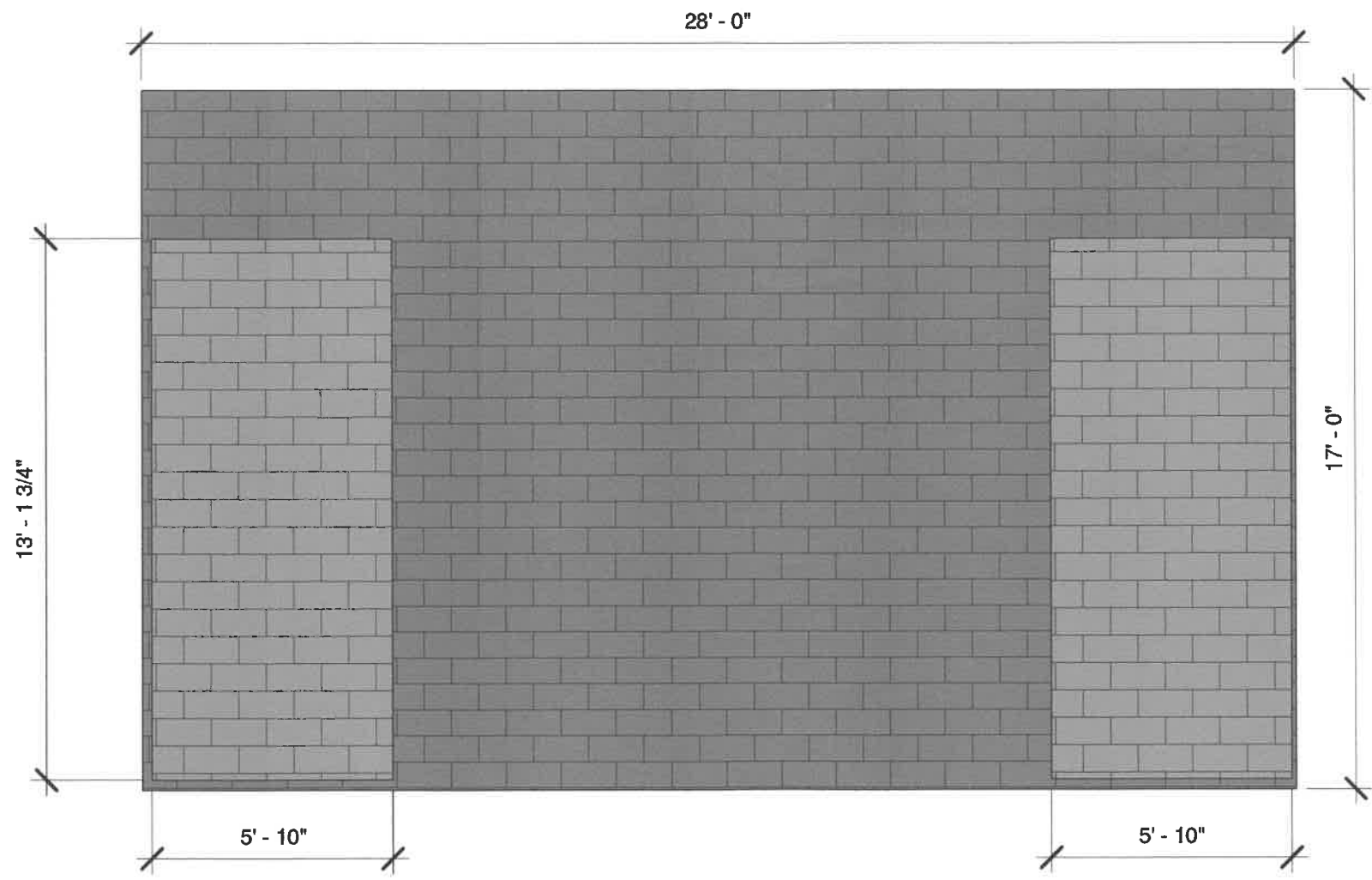
Construction Management  
 DESIGN BUILD • GENERAL CONTRACTING  
 645 NORTH ROAD, JAMESTOWN, RHODE ISLAND

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

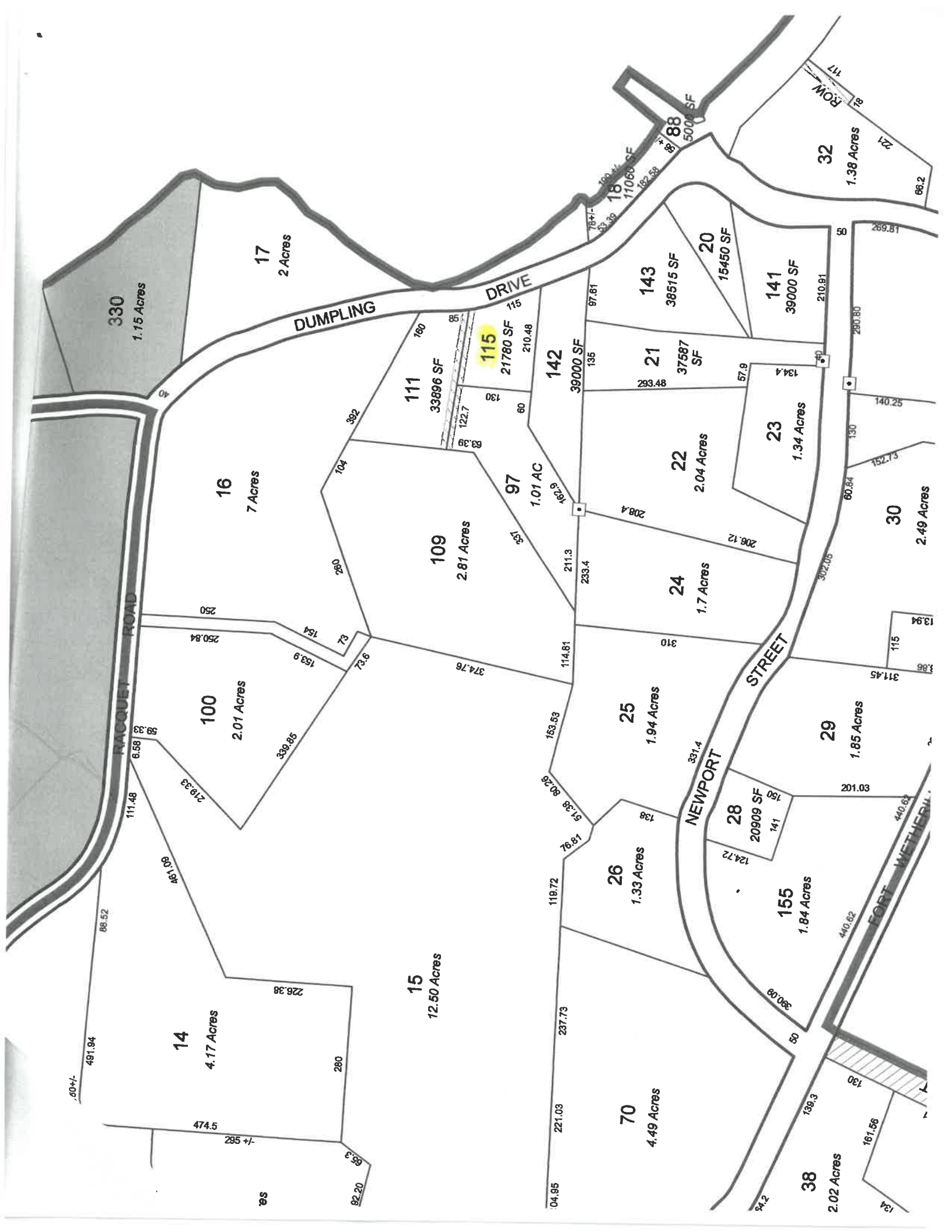
Job No.

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

28  
20909 SF

155  
1.84 Acres

29  
1.85 Acres

38  
2.02 Acres

141  
39000 SF

23  
1.34 Acres

30  
2.49 Acres

32  
1.38 Acres

DUMPLING DRIVE

NEWPORT STREET

FORT METHERELL

ROW

60+/-

es