

Notice of Hearing

Application of Christian and Elaine Infantolino, whose property is located at 28 Reservoir Circle, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 4, Lot 77 hereby request a One (1) year extension to the variance granted November 27, 2019 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 construct an addition to the existing house which will be located 20 feet from the side line where 30 feet is required and 29.4 feet from the rear property line where 40 feet is required. The Applicant also seeks relief from Article 7 Section 82-705 as the existing structure is currently located 29.4 feet from the rear property line. Said property is located in a RR80 zone and contains 22,504 square feet.

MORNEAU & MURPHY
ATTORNEYS AT LAW

JOHN AUSTIN MURPHY *of counsel*
JOHN B. MURPHY

EMILY J. MURPHY PRIOR*
CHRISTIAN S. INFANTOLINO**

NEALE D. MURPHY
1904-2003

RICHARD N. MORNEAU
1949-2018

93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835-1149
(401) 423-0400 TELEPHONE
(401) 423-7059 FACSIMILE

38 NORTH COURT STREET
PROVIDENCE, RI 02903-1217
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(401) 453-0505 FACSIMILE

*ALSO ADMITTED IN CONNECTICUT
**ALSO ADMITTED IN MASSACHUSETTS

received
10-9-20

CS

October 8, 2020

Zoning Board of Review
c/o Ms. Patricia Westall
Clerk, Jamestown Zoning Board of Review
93 Narragansett Avenue
Jamestown, RI 02835

RE: Christian S. Infantolino, Zoning Board of Review Variance granted November 27, 2019, 28 Reservoir Circle, AP 4, Lot 77

Dear Zoning Board of Review:

Please accept this letter as a request for a one-year extension of the referenced variance. We respectfully request this matter to be heard at the next available Zoning Board of Review meeting.

The reason for the requested extension is that due to bids are still being reviewed, and I am not expecting this process to be finalized by the November expiration deadline.

Thank you.



Christian S. Infantolino
Applicant

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October 20, 2020

Zoning Board of Review
c/o Ms. Patricia Westall
Clerk, Jamestown Zoning Board of Review
93 Narragansett Avenue
Jamestown, RI 02835

RE: Christian S. Infantolino, Zoning Board of Review Variance granted November 27, 2019, 28
Reservoir Circle, AP 4, Lot 77

Dear Zoning Board of Review:

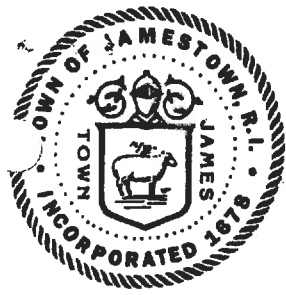
Please accept this letter as a request for a one-year extension of the referenced variance. We respectfully request this matter to be heard at the next available Zoning Board of Review meeting.

The reason for the requested extension is that due to bids are still being reviewed, and I am not expecting this process to be finalized by the November expiration deadline.

Thank you.



Christian S. Infantolino
Applicant



DOC: 20190000057181
ZONING BOARD OF REVIEW
Town of Jamestown

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

October 23, 2019

Christian Infantolino, Esq.
77 Narragansett Avenue
Jamestown, RI 02835

Dear Mr. & Ms. Infantolino,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on October 22, 2019.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Marcy Coleman and seconded by Edward Gromada to grant the request of Christian and Elaine Infantolino, Buyers of the property owned by Barbara A. Infantolino, whose property is located at 28 Reservoir Circle, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 4, Lot 77 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 construct an addition to the existing house which will be located 20 feet from the side line where 30 feet is required and 29.4 feet from the rear property line where 40 feet is required. The Applicant also seeks relief from Article 7 Section 82-705 as the existing structure is currently located 29.4 feet from the rear property line.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This Variance is granted with the following restriction/condition(s):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 22,504 square feet.
2. All of the properties in the area were created by a subdivision that predated our current lot size requirements.

3. The size of the lot is only 22,504 sq. ft, well below most properties in an RR80 zone.
4. The trapezoid shape of the property restricts the location of any addition.
5. The addition is in the proposed location to avoid moving the well.
6. The request is the least amount necessary as the garages will only meet the minimum allowed depth of approximately 22 ft.
7. Increased run off from the new addition will be mitigated by a vegetative swale.
8. There is no net increase in bedrooms so it is in compliance with the existing septic capacity.
9. Attached and/or integral garages are common throughout the immediate neighborhood.
10. Placement of the addition will be approximately 90 ft. from the neighbor to the west.
11. No one testified against the request.

The motion carried by a vote of 5 -0.

Richard Boren, Edward Gromada, Marcy Coleman, Judith Bell and James King voted in favor of the motion.

Dean Wagner, Terence Livingston and Erik Brine were absent.

This variance/special use permit shall expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,



Richard Boren, Chairman
Jamestown Zoning Board of Review
RB/pw

Received for Record
ERIN F. LIESE, CMC
TOWN CLERK
JAMESTOWN, R.I.
NOV 27, 2019 09:08 AM
Vol: 953 PG: 125

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Extension of Variance granted under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: October 20, 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: Christian and Elaine Infantolino Address: Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: 28 Reservoir Circle
2. Assessor's Plat 4 Lot 77
3. Dimensions of lot: frontage +/- 105 ft. depth (West): +/- 101 ft. Area: 22,504 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? Under Contract to close 10/1/2019
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 1078 sq. ft.
Size of proposed building or alteration: 24 ft. x 26 ft Garage plus breezeway connector;
Total +/- 1038 sq. ft.
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 40' side: 30'
Existing: front: 65.7' rear: 29.4' West side: 56.1' East Side: 37.1'
Proposed: front: 50.5' rear: 29.4 +/- (existing) 30.3' (new structure) West side: 20.00'
East side: No Change
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 construct an addition to include a connector breezeway and a 2car garage.

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 construct an addition to the existing house which will be located approximately 20 feet from the Westerly side line where 30 feet is required and 29.4 feet from the rear property line where 40 feet is required. The Applicant also seeks relief from Article 7 Section 82-705 as the existing structure is currently located approximately 29.4 feet from the rear property line.

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 requested relief will allow the applicant to construct an attached garage that aesthetically fits with the neighborhood and surrounding properties.

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

Parcel ID: 4-12
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-38
VETTER, PETER E & LAURA A
359 EAST SHORE ROAD
JAMESTOWN, RI 02835

Parcel ID: 4-60
SILVIA, JUDD N ET MEREDITH A
15 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-61
BUSH, ERIC J ET
BUSH, PENNY A. L.
96 RESERVOIR AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-69
HICKOX, MARK HARRISON ET
HICKOX, JEAN G.
87 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-70
CADWALADER, GEORGE JR & LISA A
23 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-71
JABLONSKI, DELORES A
31 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-72
HOAGLAND, SUSAN W. ET
SCOTT, KATHERINE & NATHAN
45 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-75
REMBIJAS, FRANCIS A ET UX
SUSAN E
50 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-76
REED, ROLAND R ET UX
ELLSWORTH, CHARLENE A
40 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-77
INFANTOLINO, CHRISTIAN S ET UX
INFANTOLINO, ELAINE W TE
28 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-78
MANSFIELD, ELIZABETH R ET
MANSFIELD, JOSEPH H TE
22 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-79
BROWN, ETHAN ET
ANTHONY, ABIGAIL
16 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-80
SPRAGUE, PAUL DAVID & NIKI D.
11 MAST STREET
JAMESTOWN RI 02835

Parcel ID: 4-81
TORBETT, AGNES
353 EAST SHORE ROAD
JAMESTOWN, RI 02835

Infantino

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x 680

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+ 200.00

288.40 pd
Ch # 8528*

