

October 19, 2020

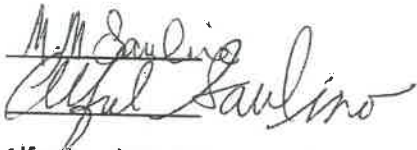
CORRESPONDENCE

To Whom It May Concern,

Our names are Alfred and Madonna Saulino. We are the owners 28 Bay Terrace, a property which abuts the O'Brien's property at 150 East Shore Road.

We do not oppose the variance request for the O'Brien's to install a pool near my properties. I think it will be a nice addition to their family home.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alfred and Madonna Saulino". The signature is written in black ink and is positioned above the printed name.

Alfred and Madonna

28 Bay Terrace

Jamestown, RI 02835

October 19, 2020

**CORRESPONDENCE**

To Whom It May Concern,

My name is Gina Bridgeman. I am the owner of 156 East Shore Road, a property which abuts the O'Brien's property at 150 East Shore Road.

I do not oppose the variance request for the O'Brien's to install a pool near my properties. I think it will be a nice addition to their family home.

Sincerely,

A handwritten signature in cursive script that reads "Gina Bridgeman". The signature is written in black ink and is positioned above a horizontal line.

Gina Bridgeman

156 East Shore Road

Jamestown, RI 02835

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

received  
10-20-2020  
CCO/SHA

Zoning Board of Review:

Jamestown, Rhode Island

Date October 16, 2020

Gentlemen/Ladies:

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 ground hereinafter set forth.

Applicant Stephen O'Brien Address 150 East Shore Rd  
Owner Stephen O'Brien Address 150 East Shore Rd  
Lessee \_\_\_\_\_ Address \_\_\_\_\_

1. Location of premises: No. 150 Street East Shore Rd
2. Assessor's Plat \_\_\_\_\_ Lot <sup>7-</sup>106
3. Dimensions of the lot: Frontage 200' ft Depth 120' ft Area 21750 acres/sq ft
4. Zoning District in which premises is located: R-40
5. How long have you owned above premises? 5+ years
6. Is there a building on the premises at present yes
7. Size of existing building 65' x 35' house Size of proposed building or alteration pool pool
8. Distance of proposed building or alteration from lot lines:  
Front \_\_\_\_\_ Rear \_\_\_\_\_ Left Side \_\_\_\_\_ Right Side \_\_\_\_\_
9. Present use of premises: Single Family Dwelling
10. Proposed use of premises: Single Family Dwelling

11. Location of septic tank and well on lot See plan submitted

12. Give extent of proposed alterations: Install a inground pool.

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

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

Has the Inspector of Building refused a permit? yes

15. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made: Article 3 sect. 82-302 table 3-2 accessory setbacks and Article 6 sect. 82-605 variances authorized by this ordinance + 606 Conditions for granting variance. To install a 14 x 18 inground pool with an East side setback of 7' where 15' is required.

16. State grounds for exceptions or variation in this case: I would like to install a pool in my rear yard for family enjoyment. With the septic location, well, and unique characteristics of my lot, I will require accessory structure setback relief.

Respectfully submitted,

Signature Steph O'Brien

Signature \_\_\_\_\_

Address 150 East Shore Rd  
Jamastown, RI 02835

Telephone No. 401 439 1411

**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 Stephen O'Brien whose property is located at 150 East Shore Rd, and further identified as Tax Assessor's Plat 7, Lot 106 for a Variance/Special Use Permit from Article 3, Section 82-302 table 3-2, to Setbacks and Article 6 sect. 82-605  
Variances authorized by this ordinance and 82-606  
Conditions for granting a variance. To install a 14 x 28  
inground pool with an east side  
of 7' where 15' is required.

Said property is located in a R-40 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, 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

DEADLINE \_\_\_\_\_

MEETING \_\_\_\_\_

## **Responsibilities of the applicant in filing for a zoning variance, special exception and building code appeal.**

1. Applicant has met with Building Official and been denied a permit.
2. Application completely filled in (URGE YOU CHECK THIS WITH BUILDING OFFICIAL TO BE SURE YOU ARE REFERENCING THE CORRECT ARTICLE AND SECTION OF THE ZONING ORDINANCE FROM WHICH YOU ARE SEEKING RELIEF. **NUMBER 15** of the APPLICATION SHOULD BE REVIEWED BY THE BUILDING OFFICIAL.
3. A site plan must be submitted with all applications. The site plan should:
  - Be drawn to scale;
  - Show all existing and/or proposed building footprints;
  - Show all existing and/or proposed setbacks;
  - Show all required setbacks;
  - Show the locations of existing and/or proposed wells and septic systems on the parcel;
  - Show the location of any coastal or freshwater wetlands on the parcel;
  - If the setback variance is requested, the submitted side plans must be reliably accurate. A survey is preferred. A meets and bounds description may be submitted to verify lot dimensions, however, the applicant must be able to demonstrate that footprints are accurately represented. For setback variance requests, it is extremely useful if footprints and setbacks of surrounding properties are also presented.

\*The site plan may be waived for applications which deal exclusively with signs.

For applications which involve structures, building plans must also be submitted. Plans should:

- Be drawn to scale;
- Show all existing or proposed layouts which will be affected by the application;
- Show all existing or proposed elevations, which will be affected by the application.

\*For all applications, the petitioner is urged to provide as accurate and complete an application package as possible. All site and building plans submitted should be easily readable and contain enough visual information to provide the Zoning Board of Review with a complete understanding of

the property and the intent of the application. In all cases, the Board reserves the right to request additional information from the applicant.

All plans are required to be submitted at the time the application is presented to the clerk.

All submitted materials become a part of the permanent public record.

4. A complete list of abutters with mailing address must be submitted. This list must note plat, lot and all names **EXACTLY** as they appear in the Tax Records as owners of the recorded lots. This list is to be neat and either typed or legibly printed. The zoning office will give assistance, but the responsibility is the applicants for content and accuracy.
  - a. In RR-200, RR-80, R40, CW, and OS districts a list of the owners of property within 200 feet of the property in question shall be determined from public record and submitted by the applicant.
  - b. In all other zoning districts, a list of the owners of property within 200 feet of the property in question shall be determined from public record and submitted by the applicant.
5. Original Application and eleven (11) copies of all submitted material (except the abutter list, we only need the original) and the application fee, advertising costs, and certified mailing costs, and recording fee must be submitted by 11:00 am. The zoning office will give current deadline date and fees.
6. Applicant or a representative must be at the hearing or the Zoning Board will not hear the application.
7. Any withdrawal or refund is governed by the Zoning Board of Review.
8. Upon receipt of application and list, if any inaccuracies are found, it will be returned for correction and if not back in time for the advertising deadline, it will be heard on the next available date.
9. Building Code Appeals are treated the same as a variance with the following exception – the abutter list is not always necessary.
10. All applicants shall prepare a form of notice to be sent to the Jamestown Press for advertisement and be sent to the property owners entitled to notice of the hearing. Any errors in the notice shall be the responsibility of the applicant.
11. **EXPIRATION OF VARIANCES:** A variance from the provisions of this ordinance shall expire one year from the date of granting by the Zoning Board, unless the applicant exercises the permission granted or receives a building permit so to do and commences construction, and diligently pursues the construction until completed.
12. The applicant, prior to receiving a building permit, shall provide the building official with evidence that the decision letter have been recorded in the land evidence records in the Town of Jamestown.



Town of Jamestown, Rhode Island  
Web GIS Maps and Online Property Information  
by MainStreetGIS, LLC [Town Website](#)

Base Map:

[User Guide](#) [Feedback](#) [Disclaimer](#)

**GIS Map** | [Street View](#) | [Tax Maps](#) | [Other Maps](#) | [GIS Links](#)

[Layers](#) | **Property** | [Selection](#)

**150 EAST SHORE ROAD**  
**7-106**



- [Zoom To](#)
- [Property Card](#)
- [Abutters List](#)
- [Tax Map](#)
- [Property List](#)
- [Report an Issue](#)





Parcel ID: 7-100  
DIMUCCIO, ROBERT L ET  
DIMUCCIO, LORA C  
155 EAST SHORE RD  
JAMESTOWN, RI 02835

Parcel ID: 7-103  
CARLL, STEPHEN J.  
9 MARCELLO DRIVE  
JAMESTOWN RI 02835

Parcel ID: 7-104  
CIPOLLA, CATHERINE A  
35 BAY TERRACE  
JAMESTOWN RI 02835

Parcel ID: 7-106  
O'BRIEN, STEPHEN R & HALEY J.  
150 EAST SHORE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-107  
BRIDGMAN, GINA ANN  
156 EAST SHORE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-110  
RHODES, EDMUND F.  
11 MARCELLO DRIVE  
JAMESTOWN RI 02835

Parcel ID: 7-111  
SAULINO, ALFRED J & MADONNA M  
28 BAY TERRACE  
JAMESTOWN, RI 02835

Parcel ID: 7-113  
FRANK, NANCY LEE &  
BRIDGMAN, GINA ANN TIC  
156 EAST SHORE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-114  
UHLMAN, JAMES S JR  
17 BAY TERRACE  
JAMESTOWN RI 02835

Parcel ID: 7-116  
BONVOULOIR, DENNIS P  
16 BAY TERRACE  
JAMESTOWN RI 02835

Parcel ID: 7-117  
FRANK, NANCY LEE &  
BRIDGMAN, GINA ANN TIC  
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JAMESTOWN RI 02835

Parcel ID: 7-163  
HEAD, ALTON IV ET LORI A.  
149 EAST SHORE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-167  
HEAD, ALTON III ET  
HEAD, JO ANN MARIE, TRUSTEES  
139 EAST SHORE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-189  
BAZZY, WILLIAM M., TRUSTEE  
18 REISE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-191  
SHAH, SANDRA E., TRUSTEE  
8 REISE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-25  
HEAD, LEWIS  
129 EAST SHORE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-38  
ROBERTS, BARBARA H  
28 MARCELLO DRIVE  
JAMESTOWN RI 02835

Parcel ID: 7-91  
BRIDGMAN, GINA ANN ET AL  
PETROSINELLI, ARTHUR-PAUL ET  
156 EAST SHORE ROAD  
JAMESTOWN RI 02835

Parcel ID: 7-92  
SHAW, AUGUSTA (EST.)  
163 EAST SHORE ROAD  
JAMESTOWN, RI 02835

*O'Brien*

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JAMESTOWN RI 02835

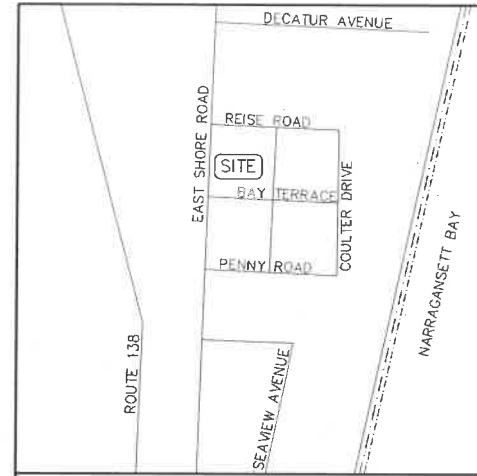
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Parcel ID: 7-92  
SHAW, AUGUSTA (EST.)  
163 EAST SHORE ROAD  
JAMESTOWN, RI 02835

|                                  |   |                              |
|----------------------------------|---|------------------------------|
| Application                      | = | \$ 200.00                    |
| 15 <del>19</del> Abutters @ 6.80 | = | \$ <del>129.20</del>         |
| Total                            | = | \$ <del>329.20</del> — 302 — |





LOCUS  
NOT TO SCALE

LEGEND

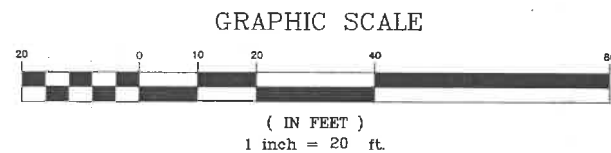
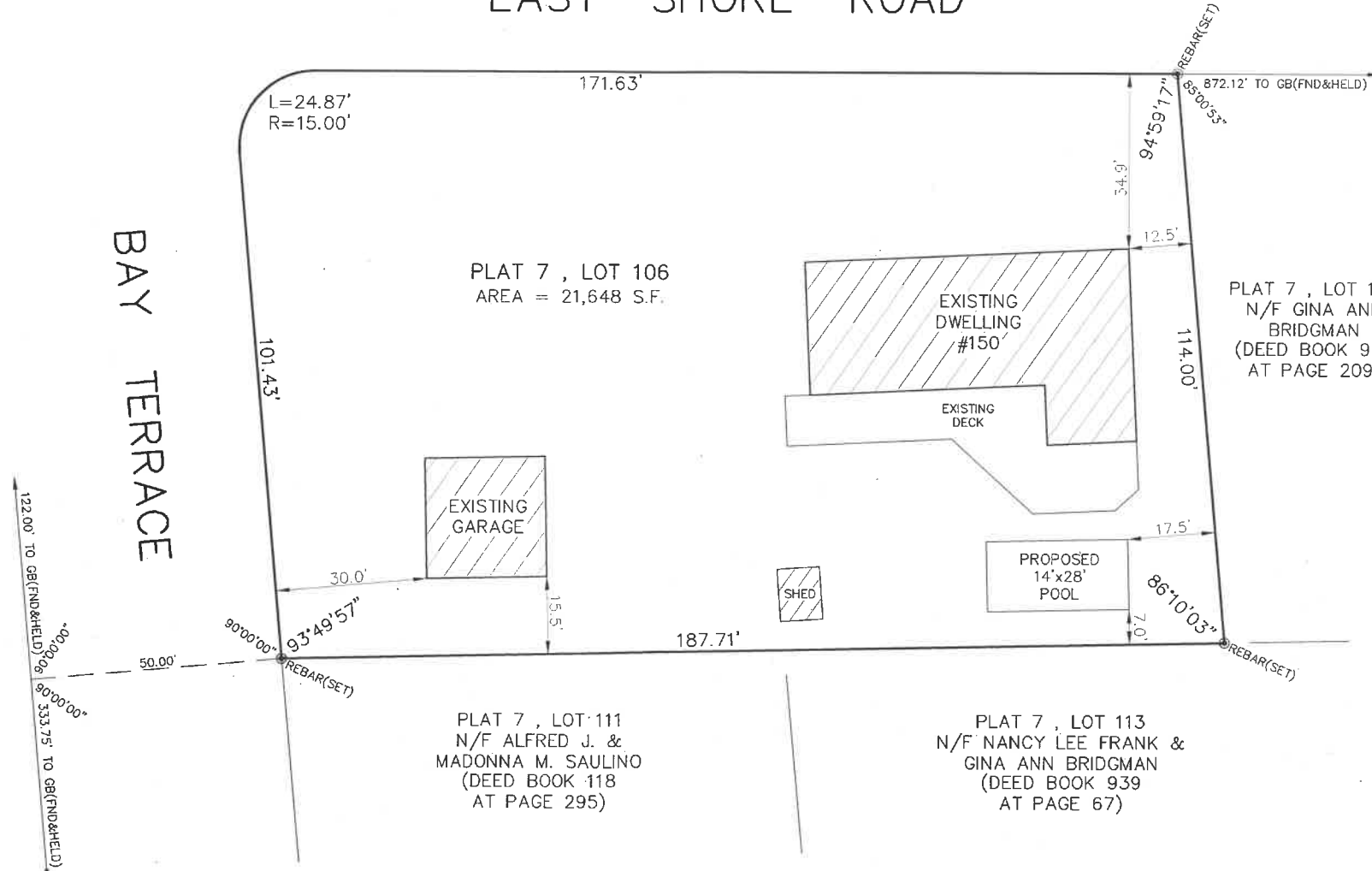
- L=24.87'
- R=15.00'
- AREA OF FORMERLY SQUARE FEET
- GRANITE BOUND FOUND
- APC LENGTH
- APC RADIUS



- GENERAL NOTES:
1. THE PARCEL IS PLAT 7, LOT 106.
  2. THE TOTAL PARCEL AREA IS 21,648 S.F. OR 0.4970 ACRES.
  3. THE EXISTING DWELLING ADDRESS IS 150 EAST SHORE ROAD.
  4. THE PARCEL IS ZONED: R-40.
  5. SEE DEED BOOK 871 AT PAGE 118 FOR TITLE REFERENCE.
  6. THE TOTAL PROPOSED LOT COVERAGE IS 16%.
  7. A 13-FOOT VARIANCE TO THE SIDE LOT LINE IS REQUIRED FOR THE LOCATION OF THE PROPOSED POOL.

EAST SHORE ROAD

BAY TERRACE

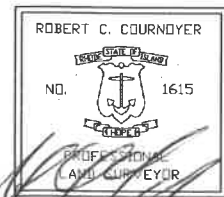


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS I

STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A PROPOSED POOL LOCATION PLAN.



BY: *[Signature]* DATE: 10/16/20  
ROBERT C. COURNOYER, PLS #1615  
PRESIDENT, R.C. COURNOYER ENTERPRISES, INC. COA #A51

|                      |                        |   |   |
|----------------------|------------------------|---|---|
| DRAWING NO:<br>BRIAN | SCALE:<br>1" = 20'     | PROPOSED POOL LOCATION PLAN FOR<br><b>STEPHEN R. &amp; HALEY J. O'BRIEN</b> | RC COURNOYER ENTERPRISES, INC.<br>P.O. BOX 176<br>JAMESTOWN, R.I. 02835<br>PHONE (401) 439-8029 |
|                      | DRAWN BY:<br>R.C.C.    | PLAT 7, LOT 106<br>150 EAST SHORE ROAD<br>JAMESTOWN, RHODE ISLAND           |   |
| SHEET NO:<br>1 OF 1  | DATE:<br>OCT. 16, 2020 |   |   |