

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date August 24, 2021

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 John + Macey Wemple Address 21 Arnold Ave

Owner John + Macey Wemple Address 21 Arnold Ave

Lessee — Address —

1. Location of premises: No. 21 Arnold Ave Street

2. Assessor's Plat 8 Lot 807

3. Dimensions of lot: frontage 200 ft. depth 100 ft. Area 20,000 sq. ft.

4. Zoning Districts in which premises are located: Use R-20 Area 700' Height 25'

5. How long have you owned above premises? July 2, 2003

6. Is there a building on the premises at present? yes

7. Size of existing building 2,237 SF entire house

Size of proposed building or alteration 433 SF footprint

8. Distance of proposed bldg. or alteration from lot lines:

front 44' 7 3/4" rear 30' left side 76' right side 107'

9. Present use of premises: —

10. Proposed use of premises: 1st floor garage / 2nd floor unfinished storage

Location of septic tank & well on lot —

11. Give extent of proposed alterations see images  
- construction of 886 SF garage - 1st Floor - 2nd Floor  
(Total) (433 S.F) Storage

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? no

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

- see attached #14 →

15. State the grounds for exception or variation in this case:

- see attached #15 →

Respectfully Submitted,

Signature [Handwritten Signature]

Address 21 Arnold Ave  
Jamestown, RI 02835

Telephone No. 401 464-1137  
401 423-3338

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

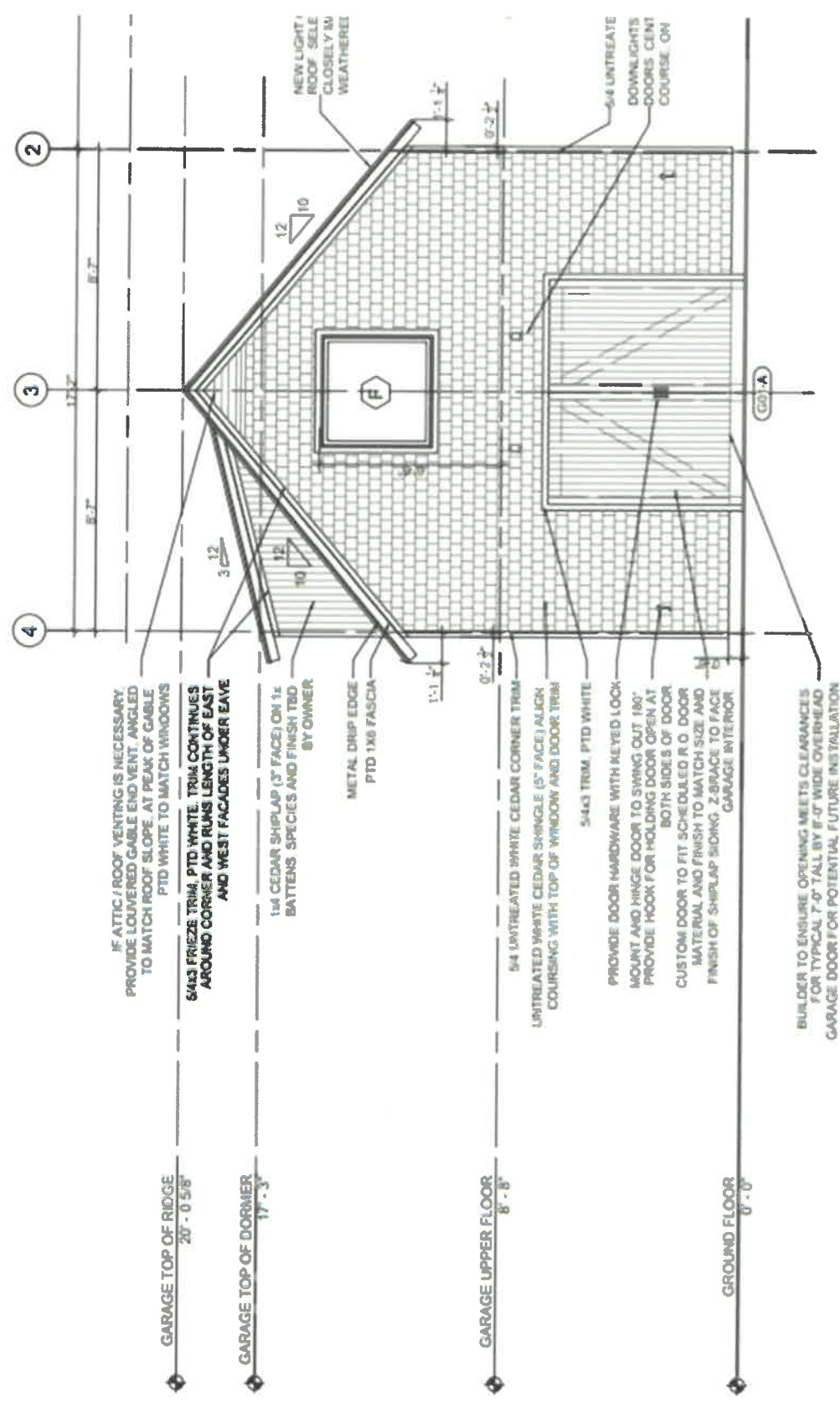
**#14 Provision or regulation of Zoning Ordinance:**

Application of Dorothy M. Wemple and John S. Wemple, whose property is located at 21 Arnold Avenue, and further identified as Assessor's Plat 8, Lot 807 for a variance from Article 3, Section 82-302 entitled "District Dimensional Regulations", Table 3-2, R-20, Accessory structure setback 30'+20' from the front required. Applicant seeks to construct a garage (accessory structure) 44' and 7" from the lot frontage, instead of the required 50'. Said property is located in an R20 Zone and contains 20,000SF (.45914 Acres).

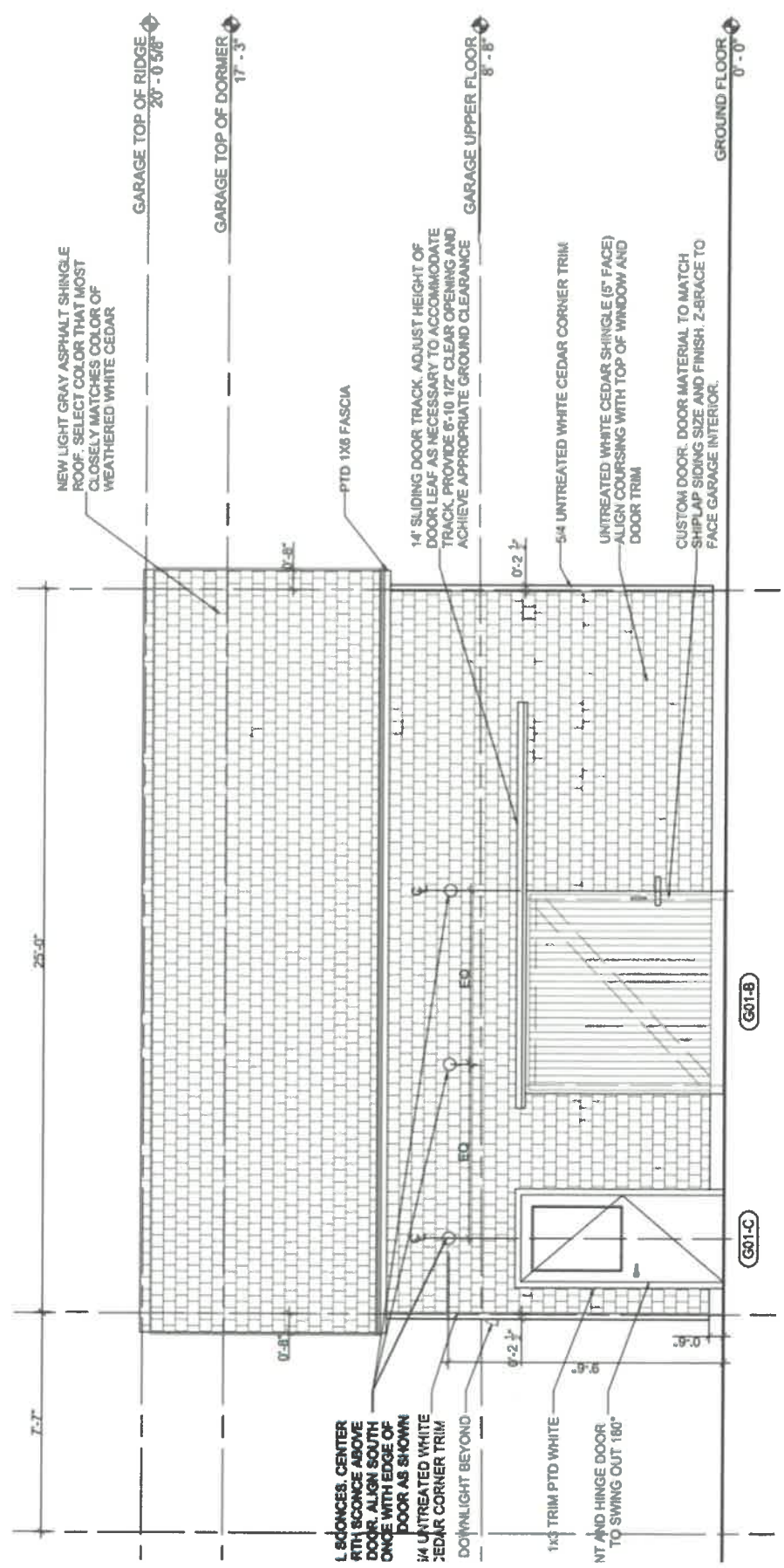
**#15 Grounds for Exception or Variation:**

Due to lot dimensions at 21 Arnold Avenue (200'W X 100'D), thoughtful siting of the proposed structure (garage) has the potential to make significant impacts. The proposed placement represents a "sweet spot" that retains adequate driveway length, avoids bisecting the backyard, and retains sufficient privacy for the patio. In addition to providing an additional buffer of distance between the proposed structure and the neighboring property (86 Pemberton Avenue), a variance will reduce the need to add new impermeable surface to the property. Reduction of impermeable surface will be accomplished by shifting portions of the structure over pre-existing impermeable asphalt substrate. Conversely, compliance would increase impermeable surface area by shifting the structure over what has always been lawn.

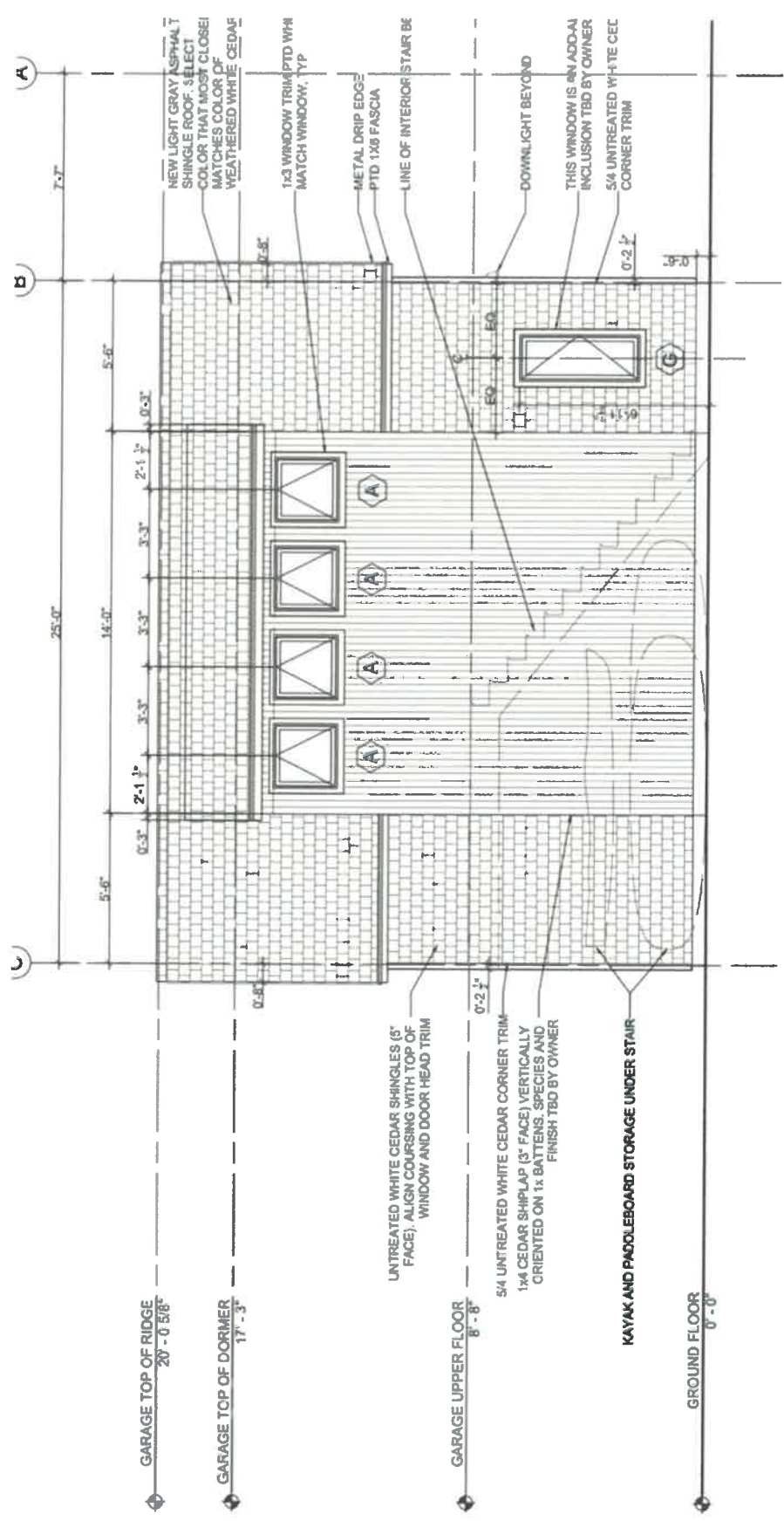
View from the North



View from West



View from the East



Landscaping— Kevin Fox (Yard Works Warwick, RI)



Application of Dorothy M. and John S. Wemple, whose property is located at 21 Arnold Ave., and further identified as Assessor's Plat 8, Lot 807 for a variance from Art. 6, Sec. 82-606 and Article 3, Section 82-302, entitled "District Dimensional Regulations", Table 3-2, R20, Accessory structure setback 30' + 20' from the front required. Applicant seeks to construct a garage (accessory structure) 44' and 7" from the front lot line instead of the required 50'. Said property is located in a R20 zone and contains 20,000 sq. ft.



Parcel ID: 8-468  
PAOLINO, KATE VIEIRA  
101 NORTH ROAD  
JAMESTOWN RI 02835

Parcel ID: 8-647  
MACCOLL, ANGUS D.  
20 ARNOLD AVENUE  
JAMESTOWN RI 02835

Parcel ID: 8-754  
FORTENBERRY, WILLIAM R ET  
FORTENBERRY, NICOLE M  
29 ARNOLD AVENUE  
JAMESTOWN, RI 02835-1049

Parcel ID: 8-764  
CROOKS, DEVERE J ET UX  
CROOKS, CATHERINE O TE  
87 PEMBERTON AVENUE  
JAMESTOWN RI 02835

Parcel ID: 8-765  
GOGLIA, CHRISTOPHER M ET UX  
GOGLIA, CATHERINE M TE  
308 N WASHINGTON DRIVE  
SARASOTA FL 34236

Parcel ID: 8-780  
BEYE PROPERTIES, LLC  
54 CLINTON AVE  
JAMESTOWN, RI 02835

Parcel ID: 8-789  
WESTALL, WILLIAM H II ET UX  
PATRICIA A  
84 PEMBERTON AVENUE  
JAMESTOWN RI 02835

Parcel ID: 8-807  
WEMPLE, JOHN S. ET  
WEMPLE, DOROTHY M.  
11 HALF MILE ROAD  
BARRINGTON RI 02806

Parcel ID: 8-809  
SHUHY, KATHLEEN P.  
86 PEMBERTON AVE.  
JAMESTOWN, RI 02835

Parcel ID: 8-812  
KRAININ, AMY  
78 PEMBERTON AVENUE  
JAMESTOWN RI 02835

Parcel ID: 8-826  
VIEIRA, DANIEL J P & LISA ANN  
105 NORTH ROAD  
JAMESTOWN RI 02835

Parcel ID: 8-890  
RICHARDS, MACKENZIE & BRITTANY  
TE  
30 ARNOLD AVENUE  
JAMESTOWN RI 02835

Parcel ID: 8-95-CDM  
JAMESTOWN LANDING LLC  
294 VALLEY ROAD  
MIDDLETOWN RI 02842

Parcel ID: 8-95-1  
VELSMID, MICHAEL JOHN ET  
VELSMID, JULIA VALENTINE TE  
48 AUSTIN STREET  
CHARLESTOWN MA 02129

Parcel ID: 8-95-2  
HEINZ, JORDAN M  
9 ARNOLD AVENUE UNIT 2  
JAMESTOWN RI 02835

Parcel ID: 8-95  
JAMESTOWN LANDING  
294 VALLEY ROAD UNIT 1  
MIDDLETOWN RI 02842

Parcel ID: 8-96  
VIEIRA, ANTHONY J JR (LE)  
C/O VIEIRA, JASON P  
125 NORTH ROAD  
JAMESTOWN RI 02385

Parcel ID: 8-97  
79 NORTH ROAD PROPERTY, INC.  
79 NORTH ROAD  
JAMESTOWN RI 02835

Parcel ID: 8-99  
JAMESTOWN LANDING  
294 VALLEY ROAD UNIT 1  
MIDDLETOWN RI 02842

Parcel ID: 8-99-2  
STROUP, JONATHAN A ET  
RAFFA, CHRISTOPHER J JT  
13 ARNOLD AVENUE 2  
JAMESTOWN RI 02835

Parcel ID: 8-99-1  
KELLY, MATTHEW & JENNIFER TE  
56 FIELDS END ROAD  
NORTH KINGSTOWN RI 02852

Parcel ID: 8-99-CDM  
JAMESTOWN LANDING  
294 VALLEY ROAD UNIT 1  
MIDDLETOWN RI 02842

# R-40

WESTWIND DRIVE

662  
38180 SF

661  
40832 SF

673  
42699 SF

68  
2.20 Acres

889  
2.20 Acres

109  
2.75 Acres

112  
1.18 Acres

875  
1.17 Acres

826  
25195 SF

228  
25561 SF

229  
17308 SF

672  
40000 SF

66  
40346 SF

886  
40000 SF

890  
1.29 Acres

647  
40000 SF

468  
25060 SF

ARNOLD AVENUE

761  
18000 SF

754  
18000 SF

807  
20000 SF

99  
8625 SF

95  
9037 SF

419  
11599 SF

420  
12250 SF

371  
35250

762  
18000 SF

764  
18000 SF

809  
20000 SF

780  
32174 SF

355  
26761 SF

362  
33250 SF

763  
20160 SF

765  
18000 SF

789  
20000 SF

96  
23750 SF

592  
28440 SF

766  
36000 SF

812  
20000 SF

97  
30520 SF

770  
24449 SF

116  
11875 SF

740  
16200 SF

767  
18000 SF

824  
20000 SF

100  
12188 SF

572  
7500 SF

753  
1.2 Acres

70  
30600 SF

625  
18000 SF

93  
200

101  
12156 SF

470  
5000 SF

323  
9502 SF

318  
14959 SF

778  
12600 SF

775

795  
20000 SF

102  
43295 SF

322  
11199 SF

320  
10000 SF

876  
10000 SF

742  
15000 SF

775

794  
20000 SF

106  
17062 SF

317  
5637 SF

400  
10000 SF

374  
7000 SF

72  
18000 SF

775

92  
20000 SF

442  
23730 SF

300  
10000 SF

DOUGLAS

374  
7000 SF

# R-8

NORTH ROAD

LUTHER STREET

LAWN AVENUE

SEWER & UTILITY EASEMENT

DRAINAGE & UTILITY EASEMENT

PEMBERTON AVENUE

PEMBERTON AVENUE

DOUGLAS

# PERMIT SET

## NOT FOR CONSTRUCTION

# 21 ARNOLD AVENUE

# JAMESTOWN, RI 02835

# GARAGE + ENTRY ADDITION



LOOKING SOUTHEAST FROM ARTHUR AVENUE

### DRAWING LIST

G-1.0	TITLE SHEET
AD-1.0	SITE DEMOLITION PLAN
AD-1.1	FIRST FLOOR DEMOLITION PLAN
AD-1.2	SECOND FLOOR DEMOLITION PLAN
AD-1.3	ROOF DEMOLITION PLAN
AD-4.0	DEMOLITION ELEVATIONS
AD-4.0	DEMOLITION ELEVATIONS
A-1.0	SITE PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	ROOF PLAN
A-3.1	FIRST FLOOR RCP
A-4.0	ELEVATIONS
A-4.1	ELEVATIONS
A-10.1	SCHEDULES

**GENERAL NOTE:** This pricing set consists of a conceptual design for a garage and entry addition (with associated interior renovations) to the residence at 21 Arnold Avenue. This set is not for construction. Furthermore, the owner or owner's builder and contractor will be responsible for (or responsible for procuring): any and all necessary structural design, any and all necessary waterproofing, thermal and air / vapor barrier design, and any and all necessary mechanical, plumbing and electrical engineering in order to make the proposed project ready for construction. The owner or owner's builder and contractor will also be responsible for ensuring that design meets all current applicable state and local ordinances and building codes. The owner or owner's builder and contractor will be responsible for filing any building permits required for construction.

### SCOPE OUTLINE

This project consists of work to be done in two phases: **PHASE A** consists of a new entry, new patio, conversion of the existing in-house garage into a workshop and office space, as well as replacement of existing siding, roofing, windows, and associated selective demolition of existing building components. **PHASE B** consists of a new garage and associated sitework. See description below for an outline of the scope included in each phase. This scope outline is intended as a guide to the attached drawings, not as a comprehensive list.

#### PHASE A: ENTRY AND EXTERIOR IMPROVEMENTS

- Removal of existing siding, roofing, windows and outdoor shower, as well as new openings in existing walls for new windows and doors.
- Removal of select interior walls and structural elements if feasible.
- Sitework associated with new entry structure, removal of existing path, and new landscape design by others.
- Sitework associated with new patio.
- New footings for entry addition and associated stair.
- Rough carpentry for new entry addition and stair, modifications to existing walls and openings, preparation of existing walls for new siding, and canopy over new french doors doors.
- Installation of new windows and doors with associated thermal, moisture and air protection detailing.
- Finish carpentry for exterior stair, associated guard rail, wood siding, new hardwood flooring and wood decking at new entry, interior and exterior window trim, interior guard rails and handrails, and interior millwork.
- New asphalt shingle roof and metal flashing on existing structure.
- New membrane roof and metal flashing at new entry.
- New gypsum wall board finishes in workshop and office.
- Painting associated with siding, interior walls, and trim.
- Interior lighting in workshop, office and entry.
- Exterior lighting at entry porch, new canopy over patio, and new outdoor shower.
- Relocation of (1) hose bibb
- Installation of linoleum sheet flooring in office and workshop.

#### PHASE B: GARAGE

- Removal of existing asphalt driveway
- Regrading of site to bring new garage floor level with existing ground floor, and provide positive drainage away from new structure
- Sitework associated with new garage foundation
- New garage foundation and slab on grade
- Rough carpentry for two-story garage and storage space with gable roof, dormer, interior stair, and custom swinging and sliding doors with locking mechanisms
- Installation of new windows with associated thermal, moisture and air protection detailing.
- Finish carpentry for interior stair, associated guard rail, and installation of wood siding and trim.
- Asphalt shingle roofing and metal flashing.
- Provide power service to new garage, install outlets, interior and exterior lighting.
- Provide water service to new garage for future outdoor shower by owner.

**GARAGE & ENTRY ADDITION**

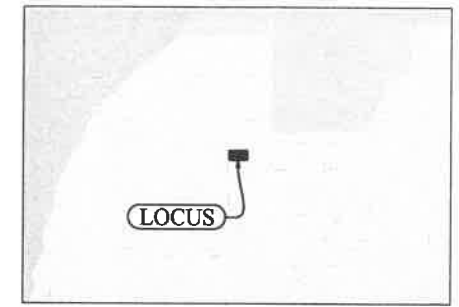
21 ARNOLD AVENUE  
JAMESTOWN, RI 02835

DRAWN BY: Charlie Cotton, Designer  
(973) 879-9561 charlie.n.cotton@gmail.com  
DATE: June 10, 2021

# NOT FOR CONSTRUCTION

## G-1.0

TITLE SHEET



VICINITY MAP  
SCALE: 1"=1000'



Trusted Land Surveyors & Mapping Experts  
8 North Road, Foster, Rhode Island 02825  
(401) 847-9240 • team@fostersurvey.com • www.fostersurvey.com

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-06-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:  
(a) Type of Boundary Survey: Measurement Specification:  
Limited Content Boundary Survey /  
(b) Other Type of Survey:  
None  
(c) Statement of Purpose:  
The purpose for the conduct of the survey and for the preparation of the plan is as follows: To perform a Limited Content Boundary Survey / Boundary Stake-Out Survey to mark the location of the property lines of AP 8 Lot 807.

By: *Eric D. Colburn* PLS Signature  
Eric D. Colburn, PLS No. 1920 Printed PLS Name & License No.  
LS-A228 COA No.  
Approved Seal:

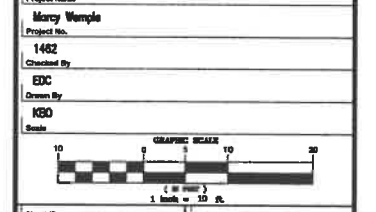
ERIC D. COLBURN  
PROFESSIONAL LAND SURVEYOR  
05/19/21

Title:  
**Boundary Stake-Out Survey**  
**Limited Content Boundary Survey**  
AP 8 LOT 807  
21 Arnold Avenue  
Jamestown, Rhode Island  
Prepared For: Marcy Wemple

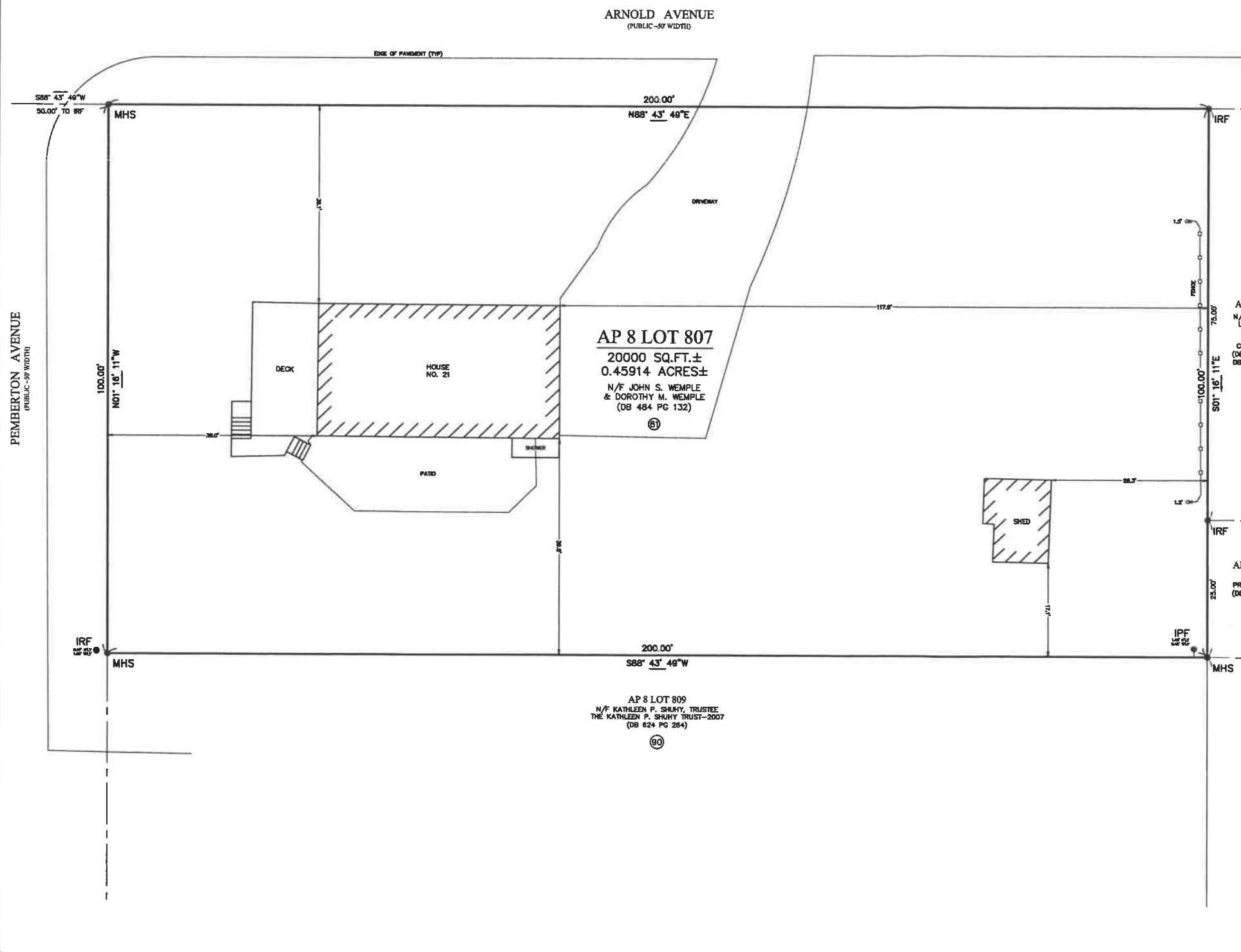
Copyright © 1993-2021 by Foster Survey Company. All rights reserved.  
Issue Date & Issue Description: 05/15/21 ORIGINAL ISSUE By: KBO EDC

Types of Surveys:  
Limited Content Boundary Survey  
Boundary Stake-Out Survey

Project Name:  
Marcy Wemple  
Project No.: 1482  
Checked By: EDC  
Drawn By: KBO  
Scale:



Sheet ID: V1  
Sheet: 1  
of 1 Sheet.  
DWG NO. 1482-01.01.00



REFERENCES:

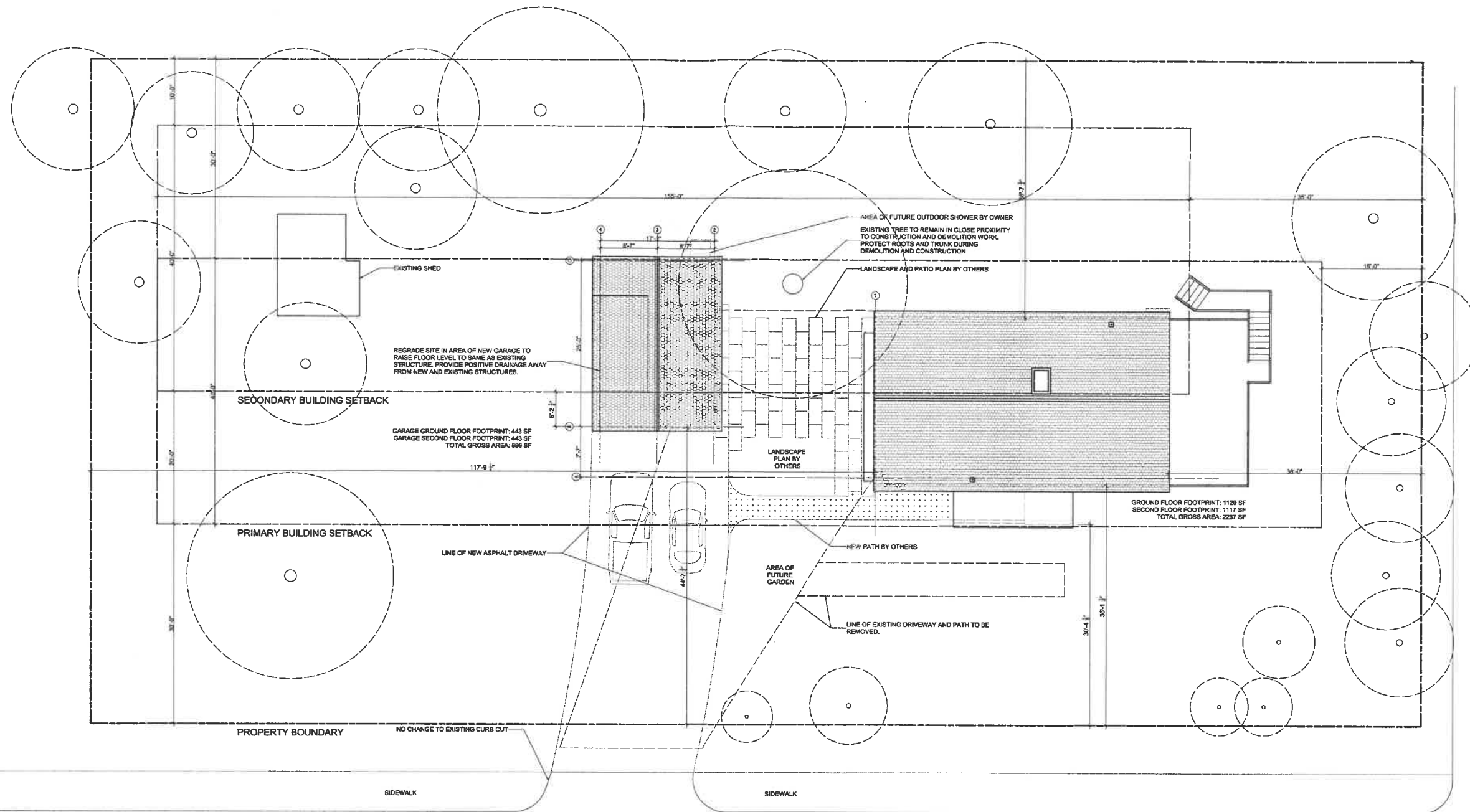
- 1. SEE PLAN ENTITLED "SITE PLAN A.P. 8, LOT 95 FOR JAMESTOWN LANDING, LLC A MINOR RESIDENTIAL SUBDIVISION LOCATED AT 95 NORTH ROAD JAMESTOWN, RI 02835" WHICH PLAN IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN.
- 2. SEE PLAN ENTITLED "CONDOMINIUM SURVEY PLAN A.P. 8, LOTS 95 & 99 FOR JAMESTOWN LANDING, LLC LOCATED AT 9 & 13 ARNOLD AVENUE JAMESTOWN, RI 02835" WHICH PLAN IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN.
- 3. SEE PLAN ENTITLED "BAY VIEW THE PROPERTY OF THOMAS CONGDON WATSON JAMESTOWN R.I. 1874, WM DAME, C.E. BRADAD ST. NEWPORT, R.I." WHICH PLAN IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN.
- 4. SEE PLAN ENTITLED "SOUTHEASTERN NEW ENGLAND PLAT SUBDIVISION JAMESTOWN, R.I. SOUTHEASTERN NEW ENGLAND REALTY CO. INC. - OWNER SCALE 1" = 40' SEPTEMBER 21, 1978 JAMES J. HUGHES, JR. LAND SURVEYOR" WHICH PLAN IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN.

NOTES:

- 1. THIS SURVEY WAS CONDUCTED IN THE FIELD.
- 2. THE SURVEYED PARCEL HAS RECORDED AND OBSERVED MEANS OF INGRESS AND EGRESS ALONG PEMBERTON AND ARNOLD AVENUES, PUBLIC ROADS, WITH A DRIVEWAY, AS SHOWN.
- 3. THIS SURVEY RELATIVE TO REFERENCES 3 & 4 ABOVE PARTIALLY RELIES ON NON-RECORD MONUMENTS, LINES OF POSSESSION, OR OTHER EVIDENCE WHICH RENDER THE LOCATIONS OF BOUNDARIES UNCERTAIN. THIS SURVEY WAS BASED ON SURROUNDING SURVEYS AND PLATS.
- 4. ALL INFORMATION ON THIS PLAN IS SUBJECT TO THE USER'S FIELD VERIFICATION. ABOVEGROUND AND UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL DIGSAFE 811.

LEGEND:

- GBF GRANITE BOUND FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- MHS MAG HUB SET
- FENCE
- - - NOW OR FORMERLY
- N/F SQUARE FEET
- SQ.FT. ACRES
- ± DENOTES A MORE OR LESS VALUE
- AP TAX ASSESSOR'S PLAT
- DB PG DEED BOOK AND PAGE
- Ⓢ RECORD PLAT LOT NUMBER



**1** SITE PLAN  
1/8" = 1'-0"



- GENERAL NOTES:**
- All drawings in this set are intended to provide conceptual design direction only.
  - Builder responsible for structural design and sizing of any and all required structural elements.
  - Builder responsible for thermal insulation, moisture protection and air sealing at any and all envelope penetrations and exterior walls.
  - Builder responsible for ensuring that design meets all current applicable state and local building codes and ordinances.
  - All gridlines are to face of foundation.
  - Dimensions shown to gridline, face of RO, or window / door centerlines unless otherwise noted.
  - Verify all dimensions, quantities and conditions in field prior to construction! Confirm all sizing, scope, and material decisions with owner prior to construction.

**HATCH LEGEND**

NO WORK THIS AREA UNLESS ASSOCIATED WITH WINDOW AND DOOR REPLACEMENT

NEW WALL  
GRAVEL  
DEMOLISH  
DEMOLISH WALL

**SYMBOL LEGEND**

ε CENTERLINE  
ELEVATION  
SLIDER OPERATION  
EQUAL  
WINDOW TAG  
ROOM TAG  
DOOR TAG

**GARAGE & ENTRY ADDITION**  
21 ARNOLD AVENUE  
JAMESTOWN, RI 02835

DRAWN BY: Charlie Cotton, Designer  
(973) 879-9561 charlie.n.cotton@gmail.com  
DATE: June 10, 2021

**NOT FOR CONSTRUCTION**

**A-1.0**

SITE PLAN