

Reviewed 8/20/21
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Completed 8/24/21
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Notice of Hearing

Application of William and Kath Richard whose property is located at 56 Reservoir Circle, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 4, Lot 74 for a Variance granted under Article 6, Special Use Permits and Variances, Section 600 and 606. This application is made pursuant to the provisions of section 82-302, Table 3-2, District Dimensional Regulations for the RR80 Zoning District of the zoning ordinance. The Applicant seeks front yard setback relief of 13.8 feet where 40 feet is required, rear setback of 23.8 feet where 40 feet is required, and a side setback of 17.2 feet where 30 feet is required in order to construct an addition on the structure. Said property is located in a RR80 zone and contains 19,739 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 5/18/2017

To Whom it may concern:

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: William and Kathy Richard

Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 56 Reservoir Circle
2. Assessor's Plat 4 Lot 74
3. Dimensions of lot: frontage: +/-100 ft. depth: +/-94 ft.(East) +/- 215ft. (West)
Area: 19,739 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? Purchased on 10/5/2017
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 1933 sq. ft.
Size of proposed building or alteration: +/-1386 sq feet (Total Lot Coverage = 3319 sq ft or 16.8%)
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 40' side: 30'
Proposed: front: 13.8' rear: 23.8' side: 17.2' Side: 38.9'
9. Present use of premises: Single family residence

10. Proposed use of premises: Single family residence

Location of septic tank & well on lot: Well to be relocated

11. Give extent of proposed alterations: Applicant proposes to add a 2-car garage with bedroom office above and deck in the rear of the house while maintaining the character of the neighborhood.

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 dimensional relief granted under Article 6 Section 82-600, 605, and 606 from the following:

(1) Article 3 Section 82-302. District dimensional regulations, Table 3-2 for the RR80 zoning district for the following:

(a) Front setback of 13.8 feet where 40 feet is required; and

(b) Rear Setback of 23.8 feet where 40 feet is required; and

(c) Side Setback of 17.2 feet where 30 feet is required.

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

This property possesses unique characteristics that require the relief requested.

This hardship present is 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 update the current home and create a property that aesthetically fits with the neighborhood and surrounding properties.

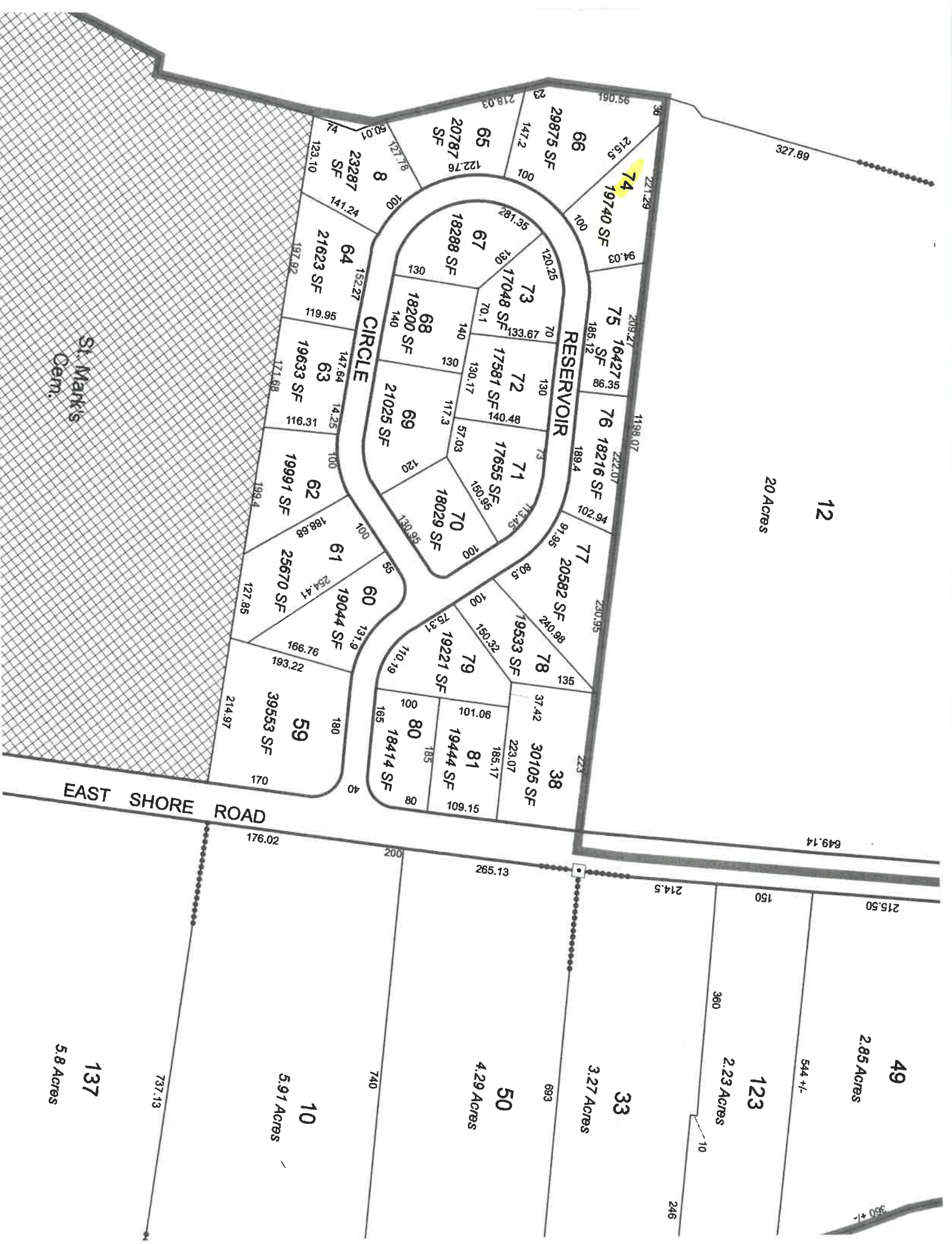
Respectfully Submitted,

Signature: /s/ christian s. infantolino, esq., attorney for applicants

Address: 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



St. Marks
Cem.

EAST SHORE ROAD

CIRCLE

RESERVOIR

12
20 Acres

49
2.85 Acres

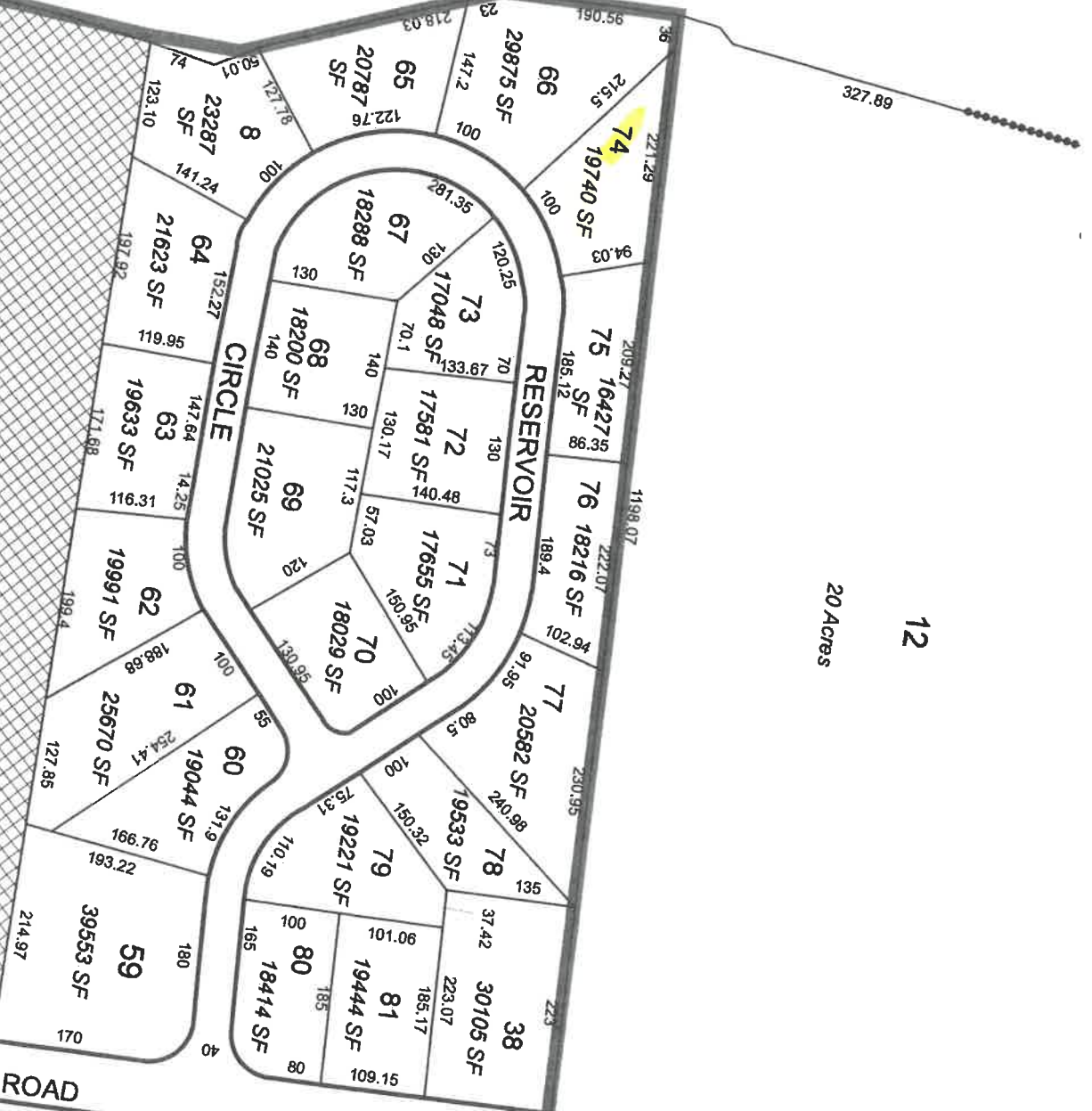
123
2.23 Acres

33
3.27 Acres

50
4.29 Acres

10
5.91 Acres

137
5.8 Acres



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

Parcel ID: 4-6
TOWN OF JAMESTOWN
RESERVOIR
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-65
BORGES, ROBYN R. & RICHARD M.
66 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-66
VOGEL, DORENA S. & SCOTT L.
60 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-67
SABIN, ROBERT C ET
SABIN, HELEN B TE
61 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-68
FRANKART, NICHOLAS J ET
FRANKART, ANASTASIA M. TE
77 RESERVOIR CIRCLE
JAMESTOWN RI 02835

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

Parcel ID: 4-73
NILSSON, LENNART
51 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-74
RICHARD, WILLIAM F & KATHY A TE
56 RESERVOIR CIRCLE
JAMESTOWN RI 02835-1713

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



Lot Building Coverage
Lot area 19,739 sqft

Existing House	1,566 sqft
Stairs & Deck	367 sqft
Total	1,933 sqft 9.8%
Proposed House	2,807 sqft
New stairs & Deck	512 sqft
Total	3,319 sqft 16.8%

Zoning R80

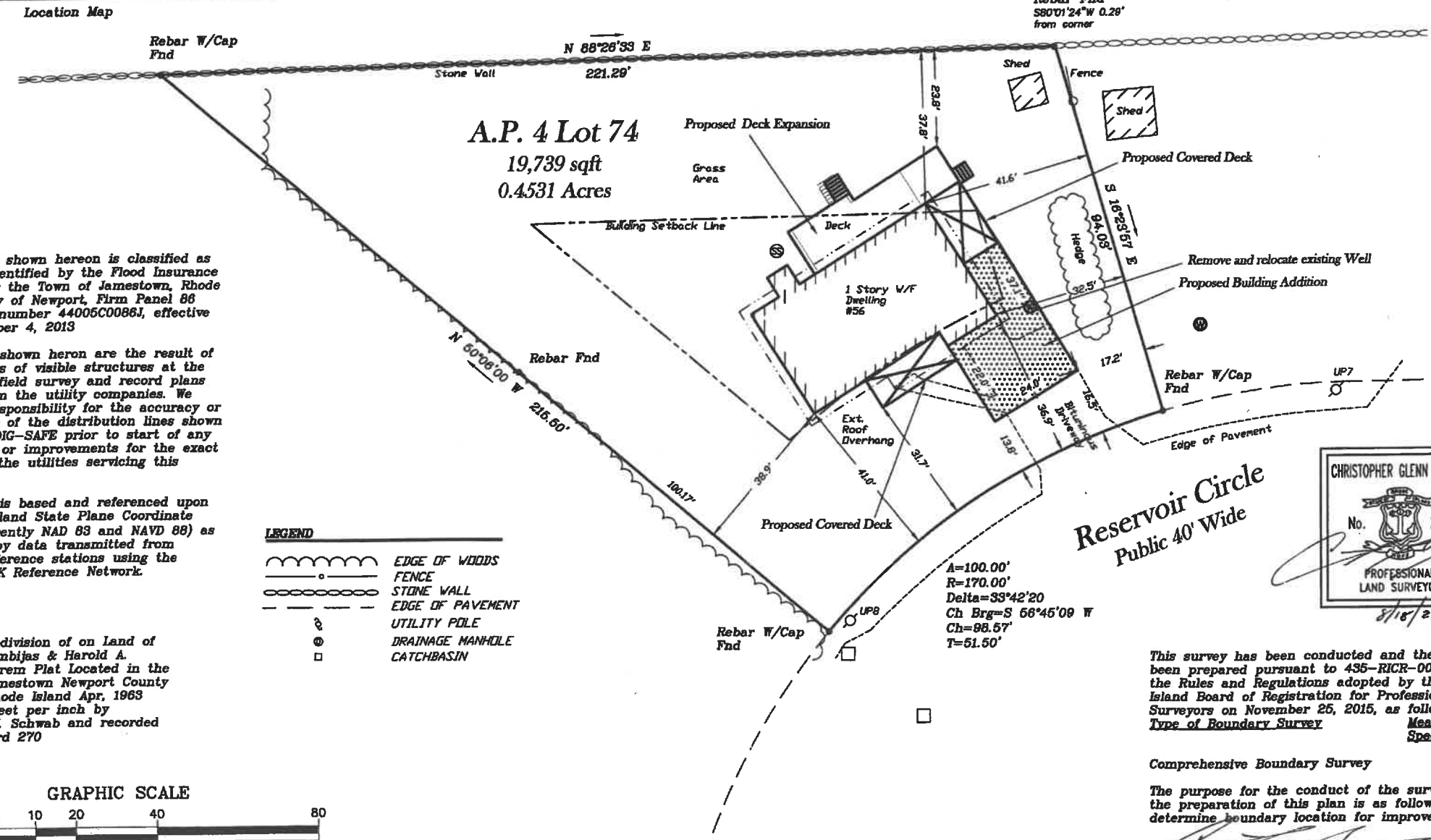
Min. Area	80,000sqft
Lot Width	200'

Dimensional Setback Requirements

Front yard	40'
Side Yard	30'
Rear Yard	40'
Lot Coverage	20%

RIGL 34-13-1 INDEX
ABUTTING STREETS
Reservoir Circle

See: Architectural Plans entitled Addition & Renovations for Bill & Kathy Richard 56 Reservoir Circle Jamestown RI by Lisa Carlisle Architect



NOTES:

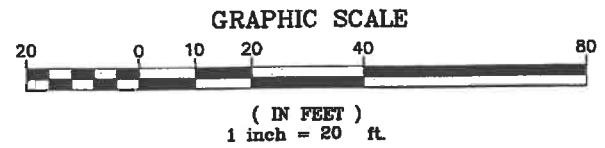
- The Property shown hereon is classified as zone X as identified by the Flood Insurance Rate Map for the Town of Jamestown, Rhode Island County of Newport, Firm Panel 86 with a map number 44005C0086J, effective date September 4, 2013
- The utilities shown hereon are the result of field locations of visible structures at the time of the field survey and record plans acquired from the utility companies. We accept no responsibility for the accuracy or completeness of the distribution lines shown hereon. Call DIG-SAFE prior to start of any construction or improvements for the exact locations of the utilities servicing this property.
- This project is based and referenced upon the Rhode Island State Plane Coordinate System (currently NAD 83 and NAVD 88) as determined by data transmitted from Smartnet reference stations using the SmartNet RTK Reference Network.

References:

- Plat of Subdivision of on Land of John C. Rembijas & Harold A. Foresto Forrem Plat Located in the Town of Jamestown Newport County State of Rhode Island Apr, 1963 Scale 100 feet per inch by Raymond W. Schwab and recorded on Plat Card 270

LEGEND

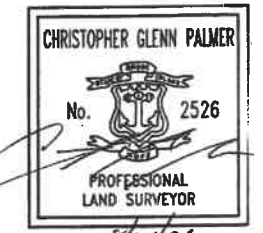
- EDGE OF WOODS
- FENCE
- STONE WALL
- EDGE OF PAVEMENT
- UTILITY POLE
- DRAINAGE MANHOLE
- CATCHBASIN



Proposed Building Addition

Comprehensive Boundary Survey
56 Reservoir Circle
Jamestown, Rhode Island
Assessor's Plat 4 Lot No. 74

PREPARED FOR:
William & Kathy Richard
56 Reservoir Circle
Jamestown, RI



This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:
Type of Boundary Survey **Measurement Specification:**

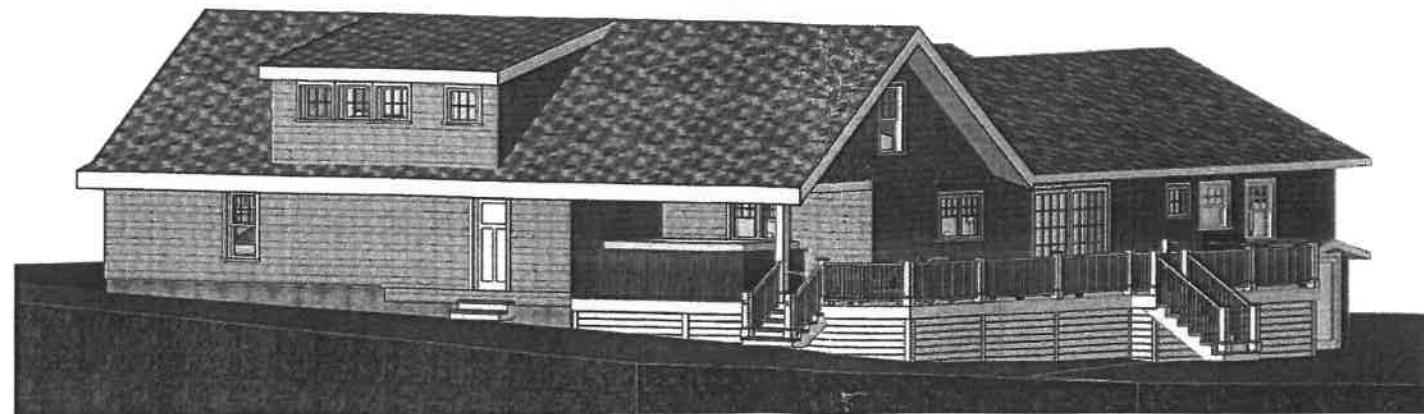
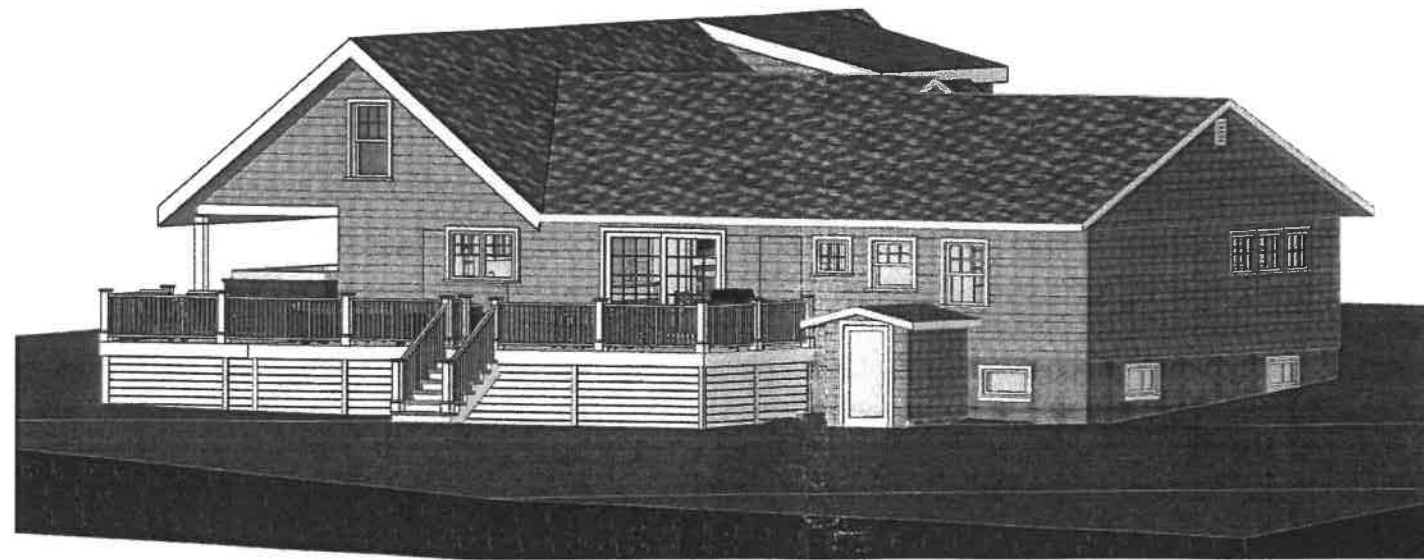
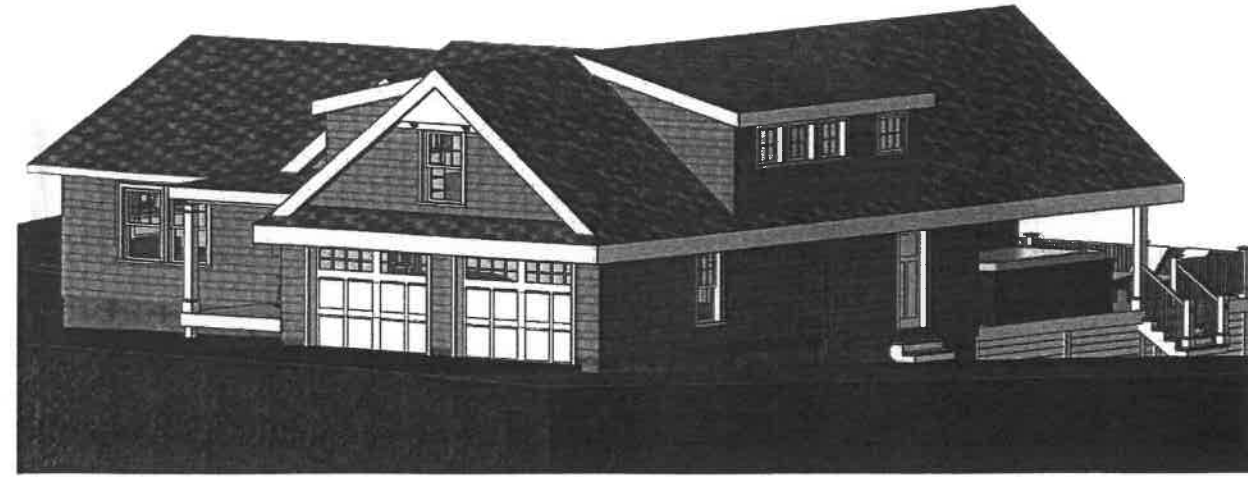
Comprehensive Boundary Survey I

The purpose for the conduct of the survey and for the preparation of this plan is as follows: To determine boundary location for improvements

By: Christopher G. Palmer, PLS #2526
COA# 745

DATE:	08/18/21
SCALE:	1"=20'
PROJECT NO.:	21-086
DRAWN BY:	C.G.P.
CHECKED BY:	C.G.P.
SHEET NO.:	1

Christopher G. Palmer, PLS
66 Falcon Ridge Drive
Exeter, Rhode Island 02822
PH: 401-474-5233
Email: palmerc6@gmail.com

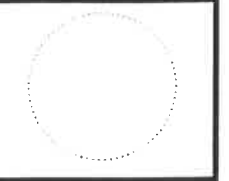


PROGRESS PRINTS NOT FOR CONSTRUCTION

LISA CARLISLE
Architect

Lisa Carlisle, AIA
RI Reg. # 2043

Bomes Theater Office Suites
34 Narragansett Avenue, Suite 1
Jamestown, RI 02835
401-560-0850
lcarlisle@LisaCarlisleArchitect.com



Addition & Renovations

Bill & Kathy Richard
56 Reservoir Circle
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	7/13/21	Schematic Design
LMC	7/14/21	Schematic Design revisions
LMC	7/15/21	Schematic Design revisions
LMC	8/3/21	Schematic Design revisions
LMC	8/10/21	Schematic Design revisions
LMC	8/11/21	Schematic Design FINAL

CONSULTANTS:

PROJECT NO: 0209
DATE: 8/11/2021
DRAWN BY: LMC

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SHEET TITLE
COVER SHEET



Addition & Renovations

Bill & Kathy Richard
56 Reservoir Circle
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	7/13/21	Schematic Design
LMC	7/14/21	Schematic Design revisions
LMC	7/15/21	Schematic Design revisions
LMC	8/5/21	Schematic Design revisions
LMC	8/10/21	Schematic Design revisions
LMC	8/11/21	Schematic Design FINAL

CONSULTANTS:

PROJECT NO: 0209

DATE: 8/11/2021

DRAWN BY: LMC

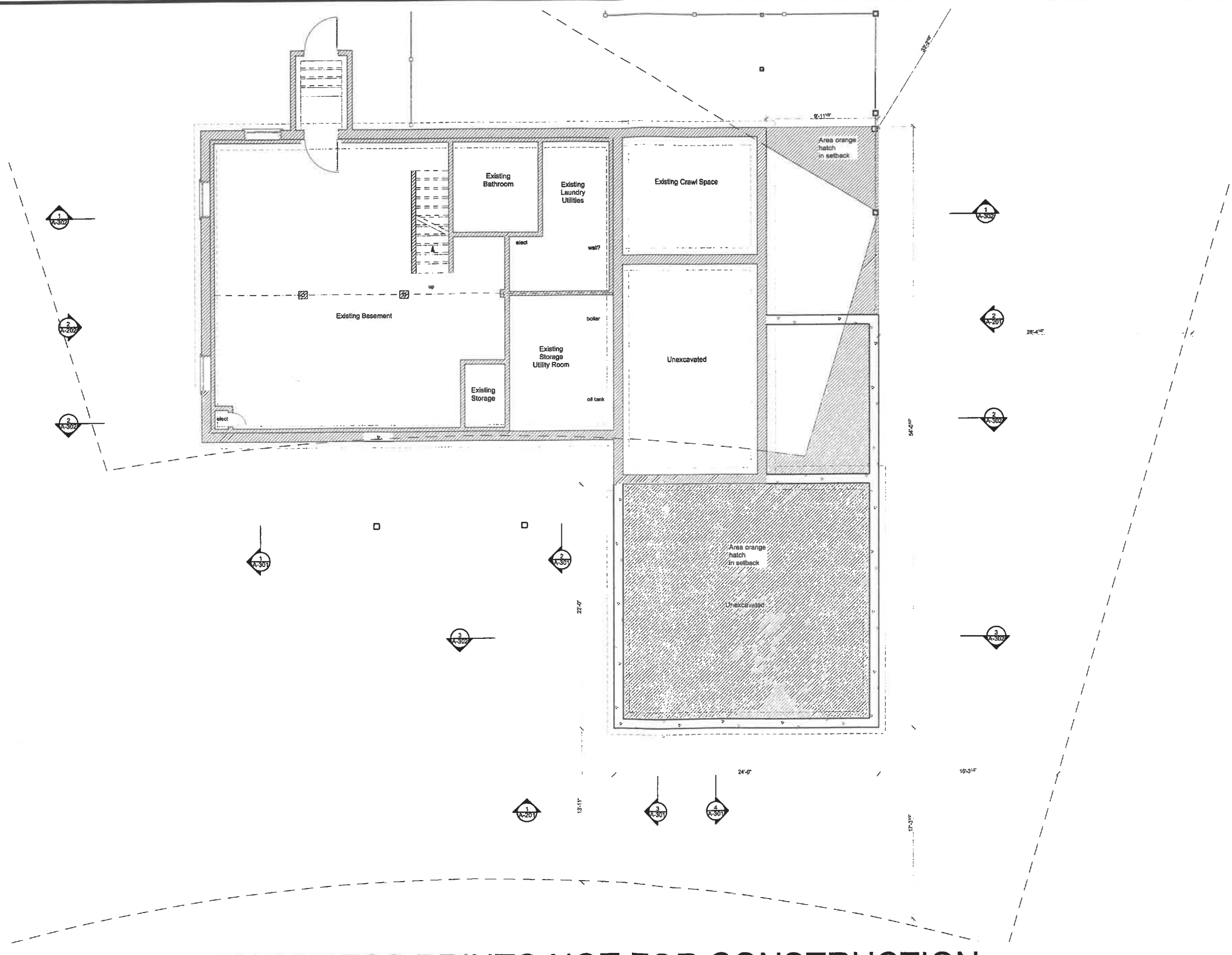
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SHEET TITLE

BASEMENT PLAN

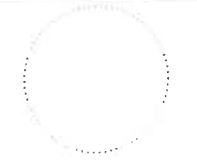
A-100



1 Basement Plan
SCALE: 1/4" = 1'-0"

PROGRESS PRINTS NOT FOR CONSTRUCTION





Addition & Renovations

Bill & Kathy Richard
56 Reservoir Circle
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	7/13/21	Schematic Design
LMC	7/14/21	Schematic Design revisions
LMC	7/15/21	Schematic Design revisions
LMC	8/3/21	Schematic Design revisions
LMC	8/10/21	Schematic Design revisions
LMC	8/11/21	Schematic Design FINAL

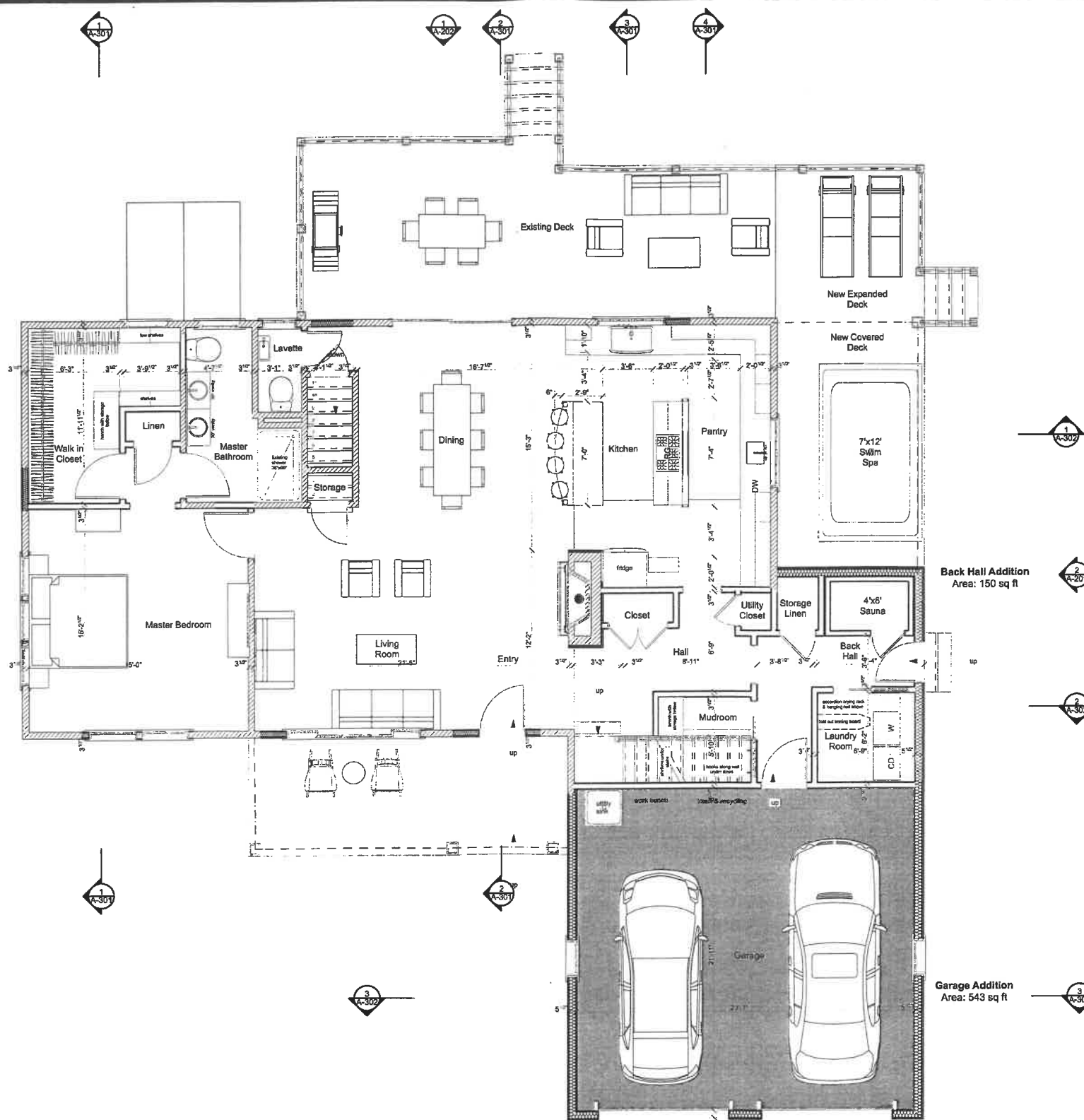
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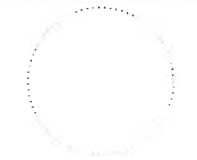
PROJECT NO: 0209
DATE: 8/11/2021
DRAWN BY: LMC

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SHEET TITLE
FIRST FLOOR PLAN

A-101





Addition & Renovations

Bill & Kathy Richard
56 Reservoir Circle
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	7/13/21	Schematic Design
LMC	7/14/21	Schematic Design revisions
LMC	7/15/21	Schematic Design revisions
LMC	8/02/21	Schematic Design revisions
LMC	8/10/21	Schematic Design revisions
LMC	8/11/21	Schematic Design FINAL

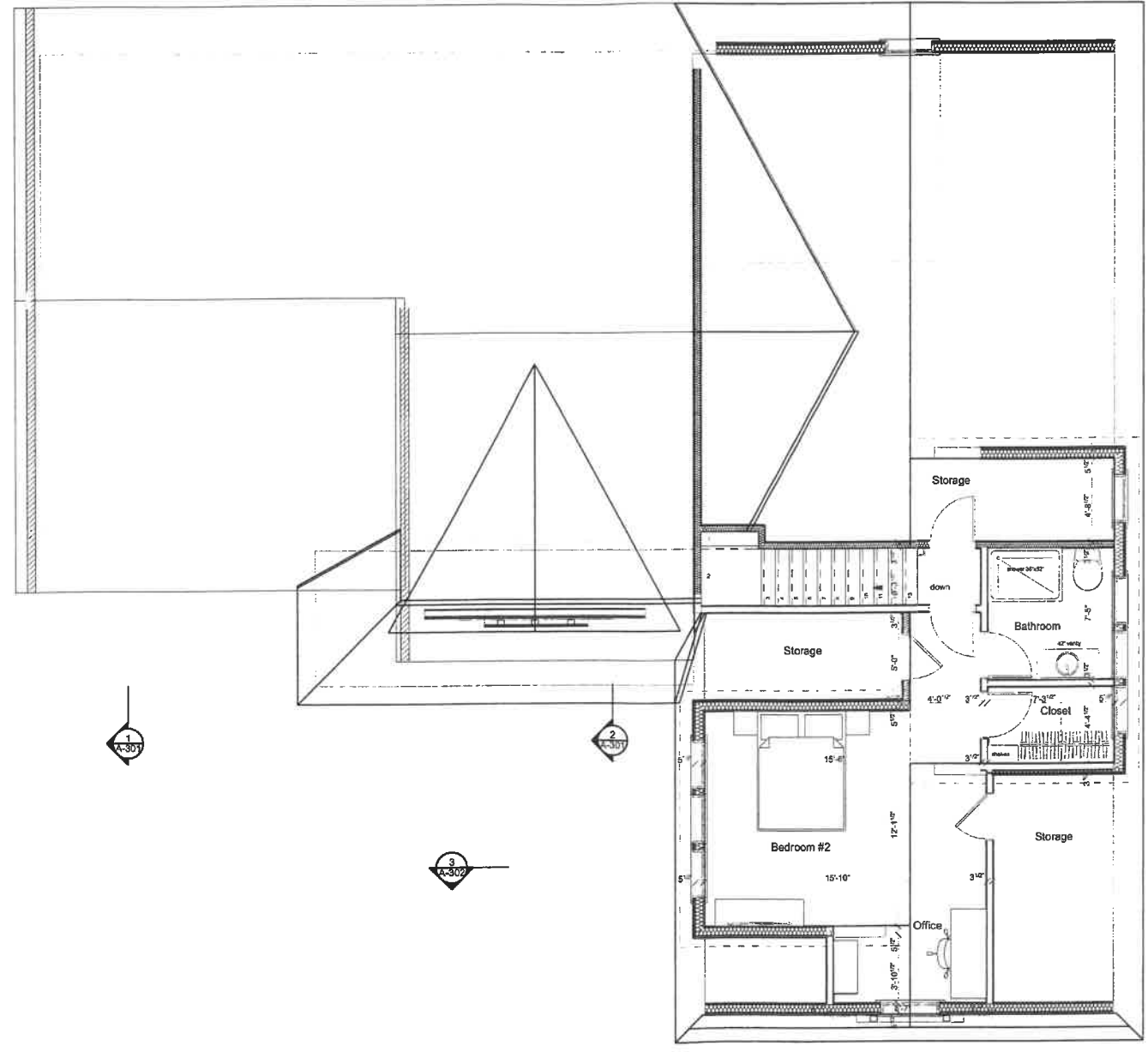
CONSULTANTS:

PROJECT NO: **0209**
DATE: **8/11/2021**
DRAWN BY: **LMC**

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SHEET TITLE
ROOF PLAN

A-102



1 Roof Plan
SCALE: 1/4" = 1'-0"

PROGRESS PRINTS NOT FOR CONSTRUCTION





Addition & Renovations

Bill & Kathy Richard
56 Reservoir Circle
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	7/13/21	Schematic Design
LMC	7/14/21	Schematic Design revisions
LMC	7/15/21	Schematic Design revisions
LMC	8/3/21	Schematic Design revisions
LMC	8/10/21	Schematic Design revisions
LMC	8/11/21	Schematic Design FINAL

CONSULTANTS:

PROJECT NO: 0209
DATE: 8/11/2021
DRAWN BY: LMC

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SHEET TITLE
SOUTH & EAST ELEVATIONS

A-201



1 South Elevation
SCALE: 1/4" = 1'-0"



2 East Elevation
SCALE: 1/4" = 1'-0"



PROGRESS PRINTS NOT FOR CONSTRUCTION

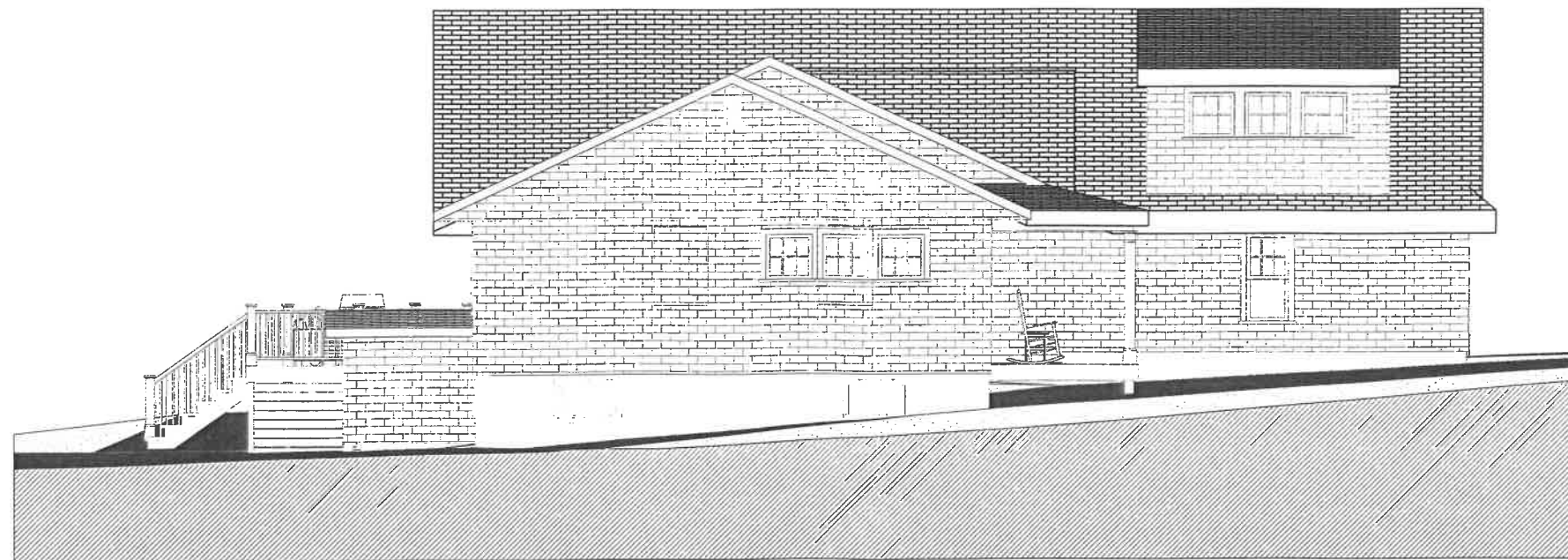


Addition & Renovations

Bill & Kathy Richard
56 Reservoir Circle
Jamestown RI



1 North Elevation
SCALE 1/4" = 1'-0"



2 West Elevation
SCALE 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
LMC	7/13/21	Schematic Design
LMC	7/14/21	Schematic Design revisions
LMC	7/15/21	Schematic Design revisions
LMC	8/3/21	Schematic Design revisions
LMC	8/10/21	Schematic Design revisions
LMC	8/11/21	Schematic Design FINAL

CONSULTANTS:

PROJECT NO: 0209
DATE: 8/11/2021
DRAWN BY: LMC

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SHEET TITLE
NORTH & WEST ELEVATIONS

A-202

PROGRESS PRINTS NOT FOR CONSTRUCTION