

Application of SHM Jamestown Boat Yard, LLC whose property is located at 60 Dumpling Drive, and further identified as Assessor's Plat 10, Lots 141, 143, 20, for a Modification to a Special Use Permit granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-704, Alteration of a non-conforming use and Article 3 Section 82-301/ Table 3-1 Section F.8 and F.9, and dimensional relief from Section 82-302-District Dimensional Regulations, and Table 3-2, for setback relief and lot coverage relief, to remove an existing stairway and replace with a stairway that meets code and an ADA compliant access ramp. Said property is located in a R80 zone and contains 92,965 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Modification to a Special Use Permit under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 9/27/2021

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

Owner: Same

Lessee: None

1. Location of premises: No. 60 Dumpling Drive
2. Assessor's Plat 10 Lots 141, 143, 20
3. Dimensions of lot: frontage: +/- ft. depth: +/- ft. Area: 92,965sq. 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? 1/31/2020
6. Is there a building on the premises at present? Yes
7. Size of existing building: Rigging Shop and Office building stairs currently cover 318sq ft.
The proposed ramps and staircase will have a new coverage area of 768 sq ft for an increase of 450 sq ft.

Size of proposed building or alteration: 450 square feet inclusive of ADA accessible ramps.

Existing Lot Coverage 33%

Proposed Lot Coverage 33.5%

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

Required: front: 40' rear: 40' side: 30'

Proposed: Rear: 6'8" (rigging Shop and Office) NO Change on other buildings

9. Present use of premises: Boat storage/Maintenance/Office

10. Proposed use of premises: No Change

Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to remove existing steep stairway and replace with stairway that meets code and has ADA accessible ramps into building.

12. Number of families for which building is to be arranged: 0

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 a modification to a Special Use Permit granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-7044, Alteration of a non-conforming use and Article 3 Section 82-301/Table 3-1 Section VI. F.8 and VI.F.9, and dimensional relief from Section 82-302 District Dimensional Regulations, and Table 3-2 for set back relief and lot coverage relief to replace out of code stairway to code and add ADA accessible ramps. Total improvements are 450 square feet inclusive of the ADA ramps.

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

The granting of the modification will not substantially or permanently injure the appropriate use of the property in the surrounding area; and

The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare.

The hardship the applicant sees relief from is due to the unique characteristics of the subject land.

The hardship is not the result of any prior action of the applicant.

The requested relief will not alter the general character of the surrounding area or impair the intent of the ordinance.

The relief granted is the least relief necessary.

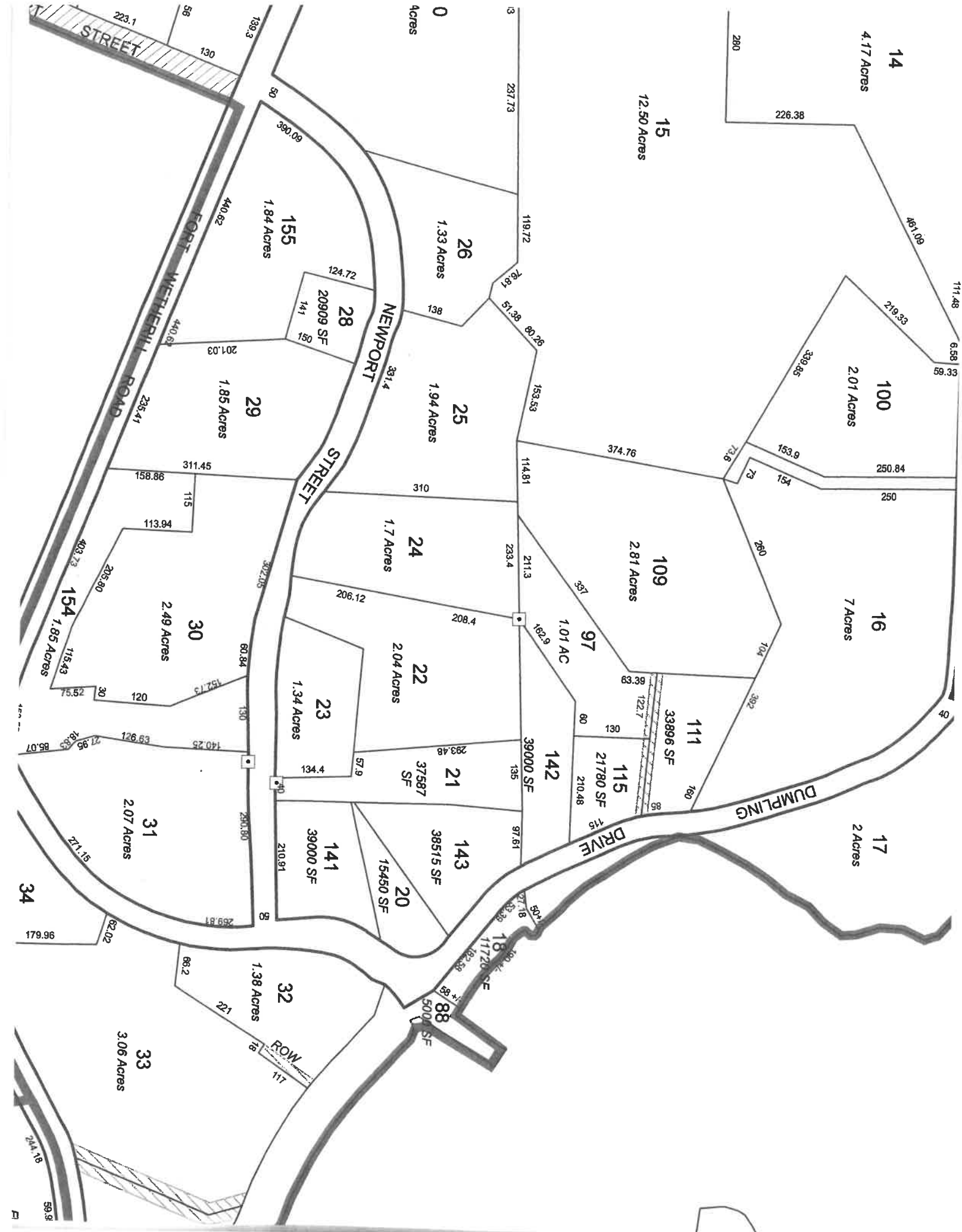
Respectfully Submitted,

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



Parcel ID: 10-115
SERTL, CORNELIA F & MARK C
7 BROOKWOOD ROAD
ROCHESTER NY 14610

Parcel ID: 10-141
SHM JAMESTOWN BOATYARD LLC
C/O SAFE HARBORS MARINAS
14785 PRESTON ROAD, STE. 975
DALLAS TX 75254

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: 10-17
OCEAN HIGHLANDS LLC
C/O ERIKA FORSYTH
171 PERKINS STREET
MELROSE MA 02176

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: 10-23
PENSA FRANK A & DONNA A TE
22 NEWPORT STREET
JAMESTOWN RI 02835

Parcel ID: 10-31
DRISCOLL, KEITH L. ET AL
90 TURKEY HILL ROAD SOUTH
WESTPORT CT 06880

Parcel ID: 10-32
BOSCHEN, JEAN Y., TRUSTEE
C/O DICK BOSCHEN
BOSCHEN DESIGN ARCHITECTURE
NEW YORK NY 10038-3109

Parcel ID: 10-88
DUMPLINGS ASSOC INC
P.O. BOX 273
JAMESTOWN RI 02835

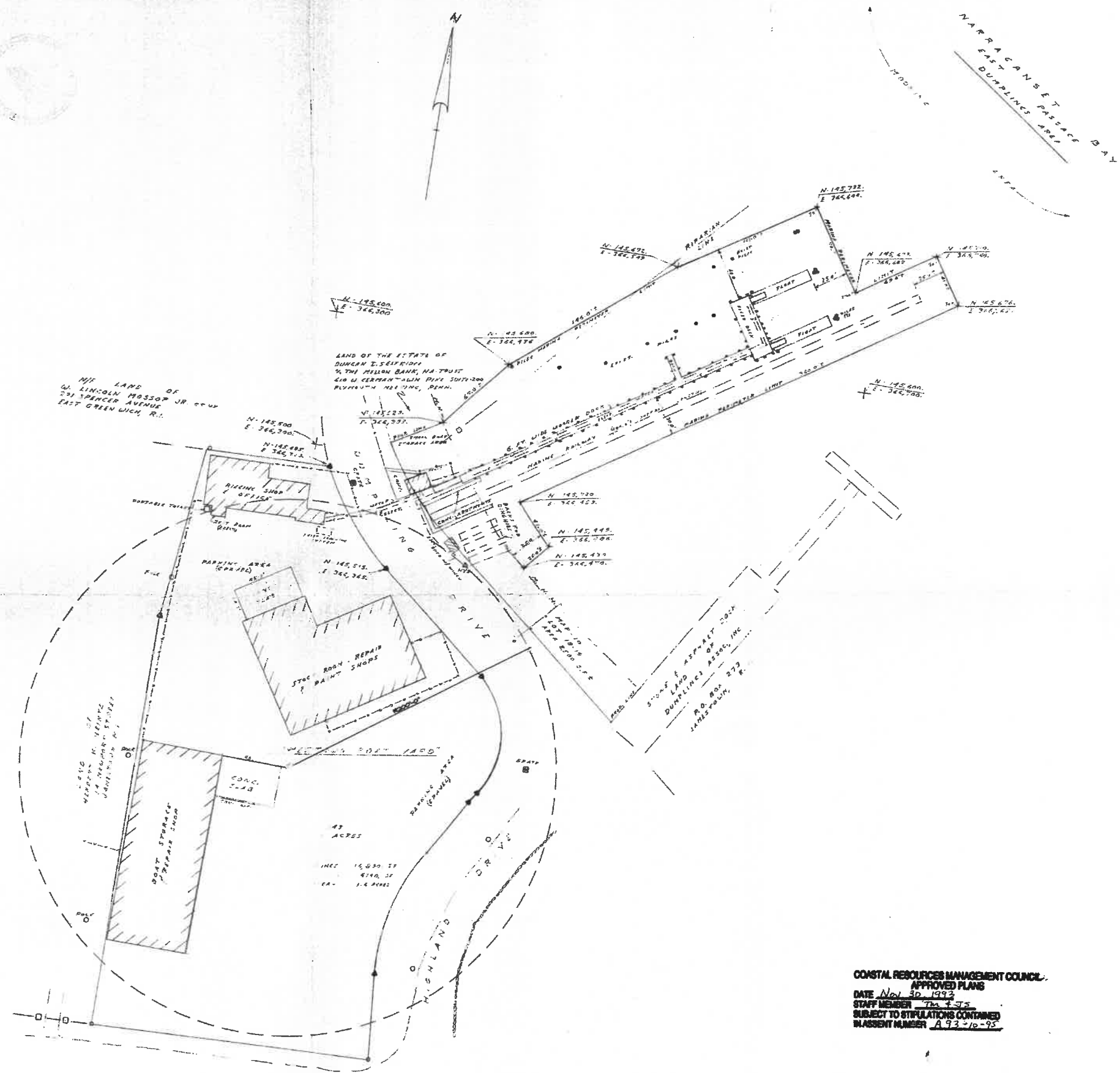
Parcel ID: 10-97
MARSHALL, LUCIA & JOHN
32 DUMPLING DRIVE
JAMESTOWN RI 02835



Jamestown Boat Yard Jamestown RI

Burja Lambert Architects © 2021

Schematic Stair and Ramp
Option 2, Ramp 1:12 slope



MT LAND OF
W. LINCOLN MOSSOP JR. ET AL
231 SPENCER AVENUE
EAST GREEN WICH, R.I.

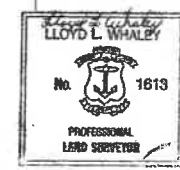
LAND OF THE ESTATE OF
DUNCAN I. SEIFRITH
% THE HILLMAN BANK, TRUST
% W. C. CARMAN - ALVIN DRIVE 1071-200
PLYMOUTH HILL, DENN.

STONY K. ASPHET CO.
LAND OF
DUNLINGS ASSOC. INC.
PO BOX 273
JANESTOWN, R.I.

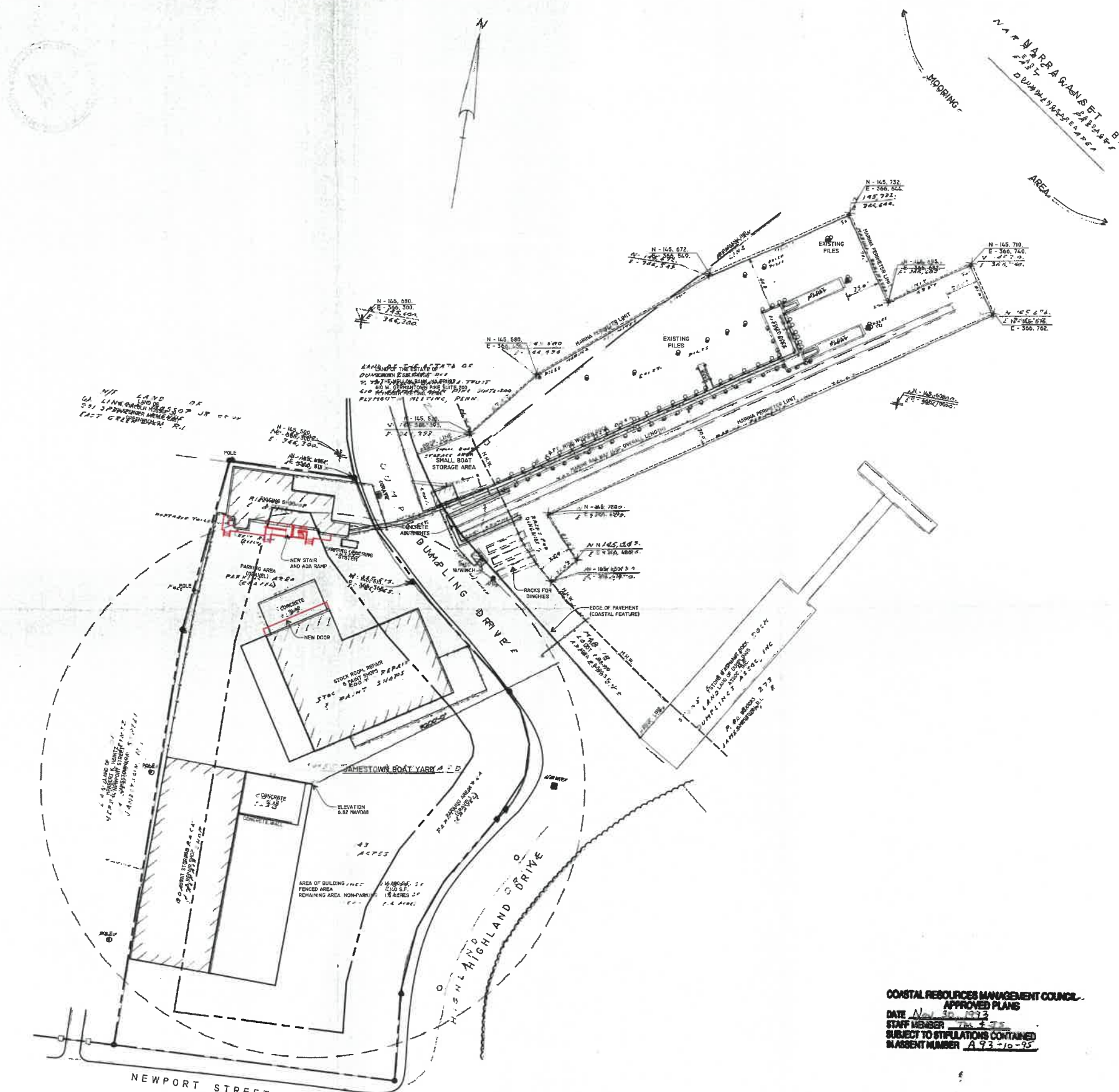
NEPORT UNIMPROVED STREET

DRAWN BY
W & W LAND SURVEYORS INC.
1058 KINGSBURN ROAD
PEACE HILLS, R. I.

COASTAL RESOURCES MANAGEMENT COUNCIL
APPROVED PLANS
DATE Nov 30, 1993
STAFF MEMBER Tra F 75
SUBJECT TO STIPULATIONS CONTAINED
IN ASSENT NUMBER A93-10-95



SCALE 1" = 40'
PLAN SHOWING THE
"MARINA PERIMETER LIMIT" FOR
CODDINGTON YACHT CENTER, INC.
DOING BUSINESS AT THE
JANESTOWN BOAT YARD, INC.
60 DUNLING DRIVE
JANESTOWN, P. I.
02881, R.I.
24 NOVEMBER 1993



MY LAND OF
U. LINNARDH BASSOP JR
231 SPANISH WINDMILL
EAST GREENWICH RI

1.4 ACRES OF
LAND
IN THE TOWN OF
JAMESTOWN
COUNTY OF PROVIDENCE
STATE OF RHODE ISLAND

N - 145.680
E - 366.300
246.300

N - 145.500
E - 366.800
246.300

N - 145.572
E - 366.562
246.492

N - 145.732
E - 366.024
246.492

N - 145.710
E - 366.740
246.492

N - 145.676
E - 366.706
246.492

N - 145.680
E - 366.700

N - 145.780
E - 366.400

N - 145.687
E - 366.400

N - 145.600
E - 366.400

ELEVATION
6.82 NAVIGAR

16.88 SQ. FT
210 S.F.
1.6 ACRES

NEWPORT STREET
(APPROVED)

NEWPORT
(APPROVED) STRIPS

COASTAL RESOURCES MANAGEMENT COUNCIL
APPROVED PLANS
DATE Nov 30, 1993
STAFF MEMBER TR 2-75
SUBJECT TO STIPULATIONS CONTAINED
IN ASSENT NUMBER A 93-10-95



SCALE 1" = 40'
PLAN SHOWING THE
MARINA PERIMETER LIMIT FOR
CODDINGTON YACHT CENTER, INC
DOING BUSINESS AT THE
JAMESTOWN BOAT YARD, INC
60 DUMPLING DRIVE
JAMESTOWN, R. I.
02881-1199
12-1-1992



DRAWN BY
W. L. LAND SURVEYORS, INC.
1058 KIMMINGTON ROAD
PEASE BAY, R. I.

BURGIN LAMBERT
ARCHITECTS
150 Bellevue Avenue
Newport, Rhode Island 02840
Tel: 401.847.3339
Fax: 401.847.3392
www.burginlambert.com

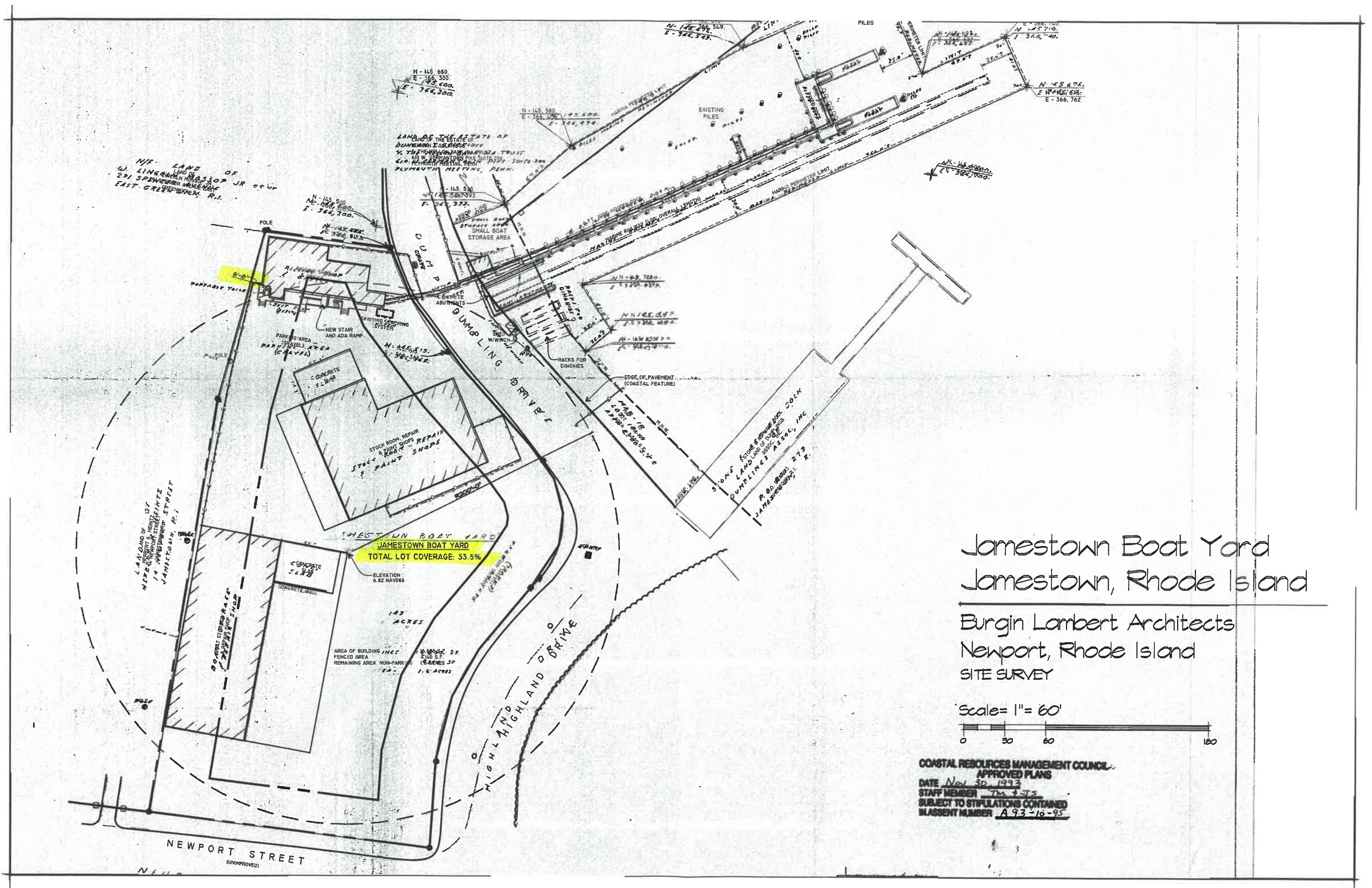
Jamestown Boat Yard
60 Dumppling Drive
Jamestown, RI

REVISIONS:	PROJECT #:
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△	DRAWN BY:
△	BLA
△	DATE:
	06/25/2018

PROGRESS SET
DATE 06/25/18
FOR CONSTRUCTION

SITE SURVEY

A1.0



NE LAND OF
W. LINCOLN JR. et al
291 SPENCER MEMORIAL
EAST GREENWICH, R.I.

LAND OF THE ESTATE OF
DUNHAM I. S. RHOPE
70 7/8 BERTON PARK ANNEQUA TRUST
610 W. BERTON PIKE SUITE 100
PLYMOUTH MEETING, PENN.

LAND OF
MIRIAM HEINTZ
14 HANCOCK STREET
JAMESTOWN, R.I.

SIGNS FROM BUNTING
LAND OF THE
BUNTING ASSOC. INC
P.O. BOX 273
JAMESTOWN, R.I.

Jamestown Boat Yard Jamestown, Rhode Island

Burgin Lambert Architects
Newport, Rhode Island
SITE SURVEY



COASTAL RESOURCES MANAGEMENT COUNCIL
APPROVED PLANS
DATE Nov 30 1993
STAFF MEMBER T.M. F.S.
SUBJECT TO STIPULATIONS CONTAINED
IN ASSENT NUMBER A 93-10-95

NEWPORT STREET
(UNIMPROVED)

HIGHLAND DRIVE

JAMESTOWN BOAT YARD
TOTAL LOT COVERAGE: 33.5%

AREA OF BUILDING
FENCED AREA
REMAINING AREA NON-PARKING
16,000 S.F.
5,100 S.F.
1.6 ACRES S.F.

ELEVATION
0.82 NAVD83

1.23 ACRES

PARKING AREA
(GRAVEL) AREA

CONCRETE
SLAB

STOCK ROOM REPAIR
& PAINT SHOPS

PORTABLE TOILET

POLE

NEW STAIR
AND ADA RAMP

EXISTING
ABUTMENTS

RISE

EXISTING
PILES

MARKS PERMITS LIMIT

MARKS PERMITS LIMIT

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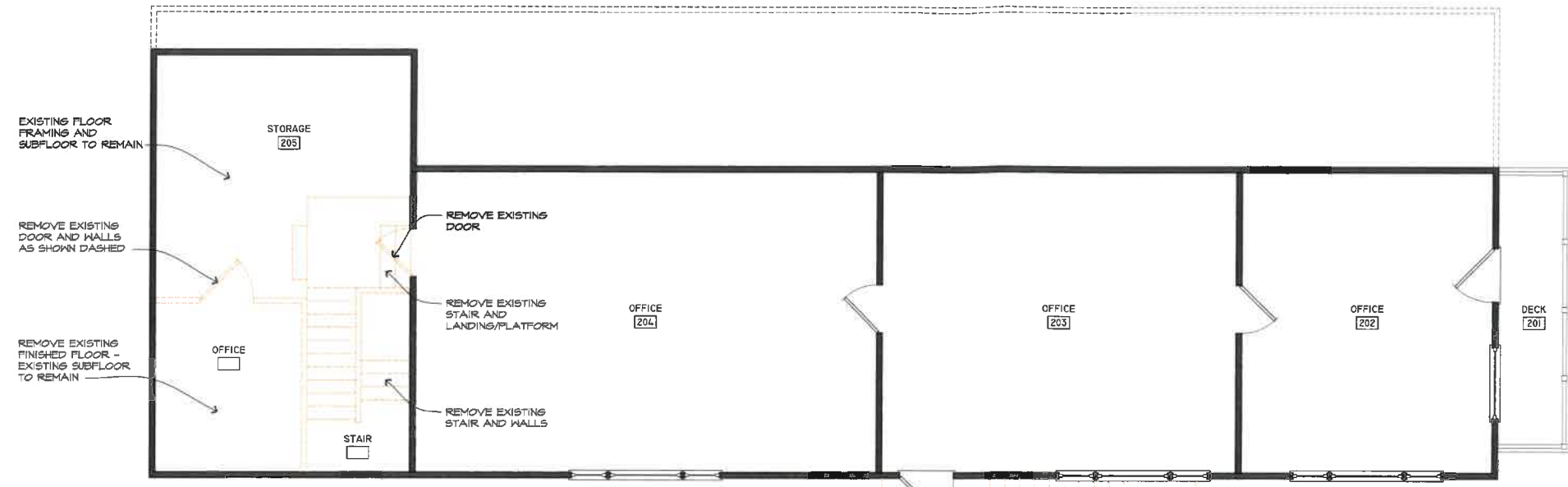
MARKS PERMITS LIMIT

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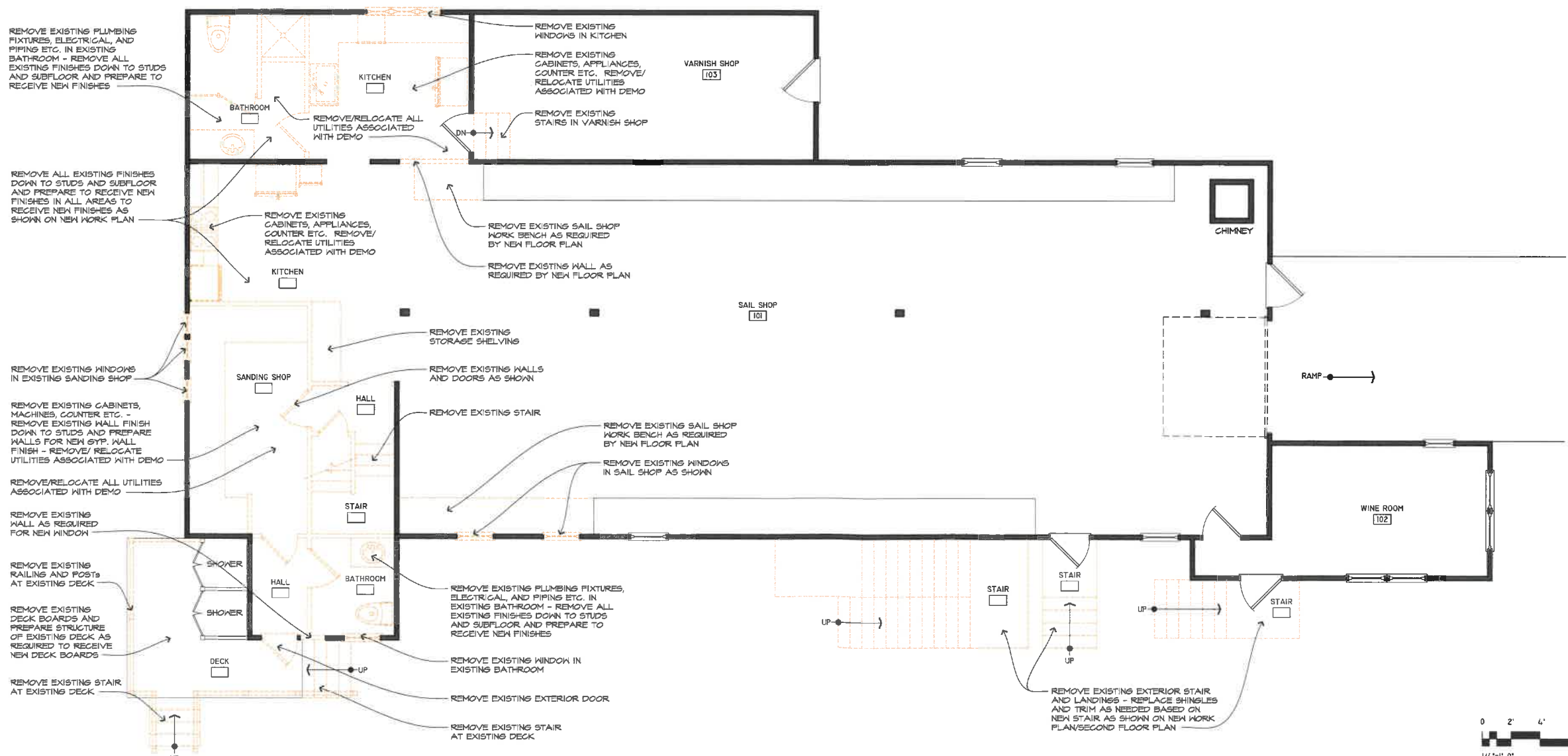
MARKS PERMITS LIMIT

MARKS PERMITS LIMIT



2 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

REMOVE EXISTING EXTERIOR STAIR AND LANDINGS - REPLACE SHINGLES AND TRIM AS NEEDED BASED ON NEW STAIR AS SHOWN ON NEW WORK PLAN/SECOND FLOOR PLAN



1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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△	DATE:
△	06/15/2021

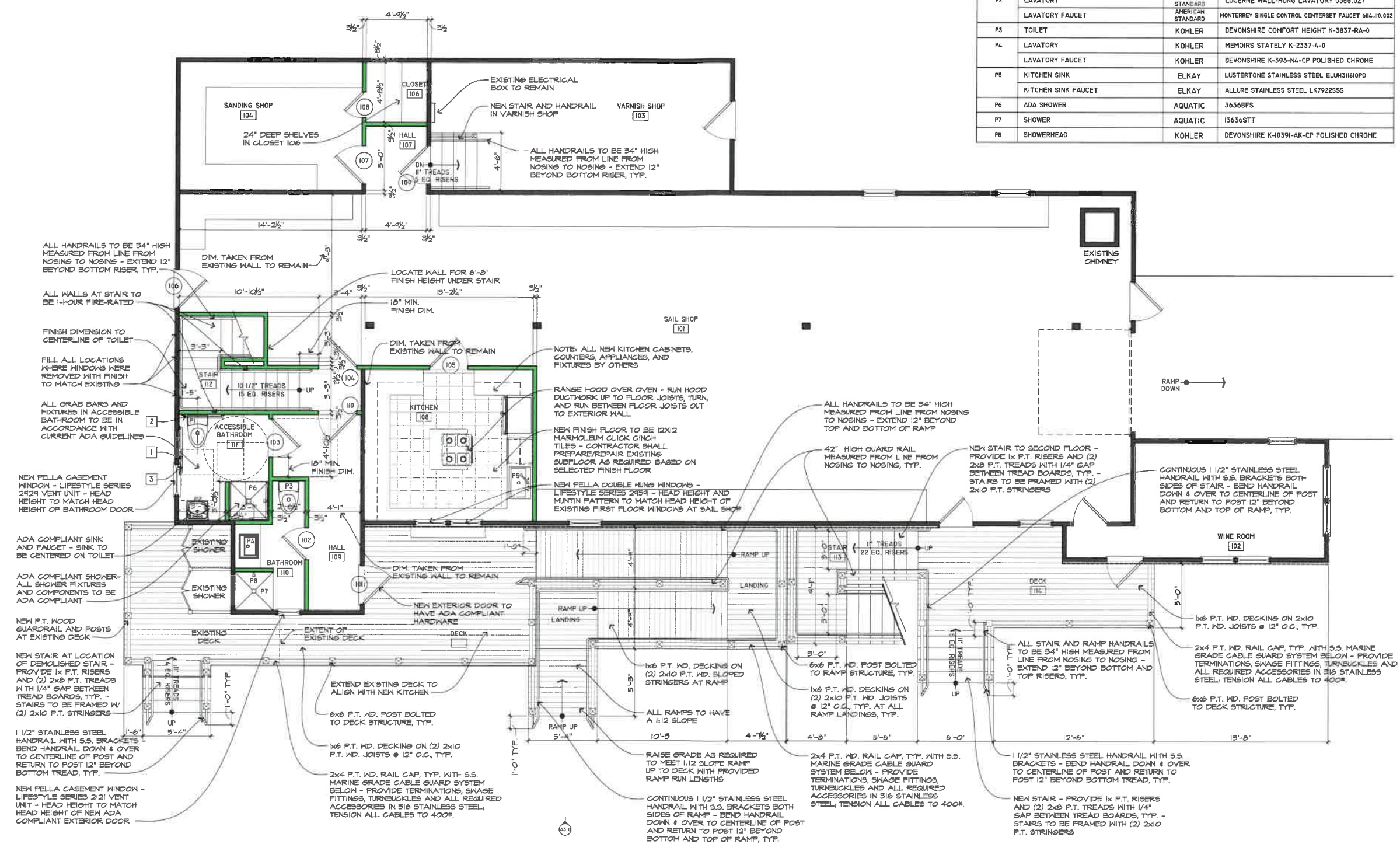
DATE **06/15/21**

DEMOLITION PLANS

A2.0

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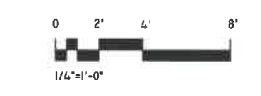
NUMBER	DESCRIPTION	MANUF.	MODEL
P1	TOILET	AMERICAN STANDARD	AFWALL MILLENNIUM FLOWISE
	TOILET FLUSH VALVE	AMERICAN STANDARD	MANUAL FLOWISE I.28GPF
P2	LAVATORY	AMERICAN STANDARD	LUCERNE WALL-HUNG LAVATORY 0355.027
	LAVATORY FAUCET	AMERICAN STANDARD	MONTERREY SINGLE CONTROL CENTERSET FAUCET 6HL10.002
P3	TOILET	KOHLER	DEVONSHIRE COMFORT HEIGHT K-3837-RA-0
P4	LAVATORY	KOHLER	MEMOIRS STATELY K-2337-4-0
	LAVATORY FAUCET	KOHLER	DEVONSHIRE K-393-NL-CP POLISHED CHROME
P5	KITCHEN SINK	ELKAY	LUSTERTONE STAINLESS STEEL ELUH31810PD
	KITCHEN SINK FAUCET	ELKAY	ALLURE STAINLESS STEEL LK7922SS
P6	ADA SHOWER	AQUATIC	3656BFS
P7	SHOWER	AQUATIC	15636STT
P8	SHOWERHEAD	KOHLER	DEVONSHIRE K-10391-AK-CP POLISHED CHROME

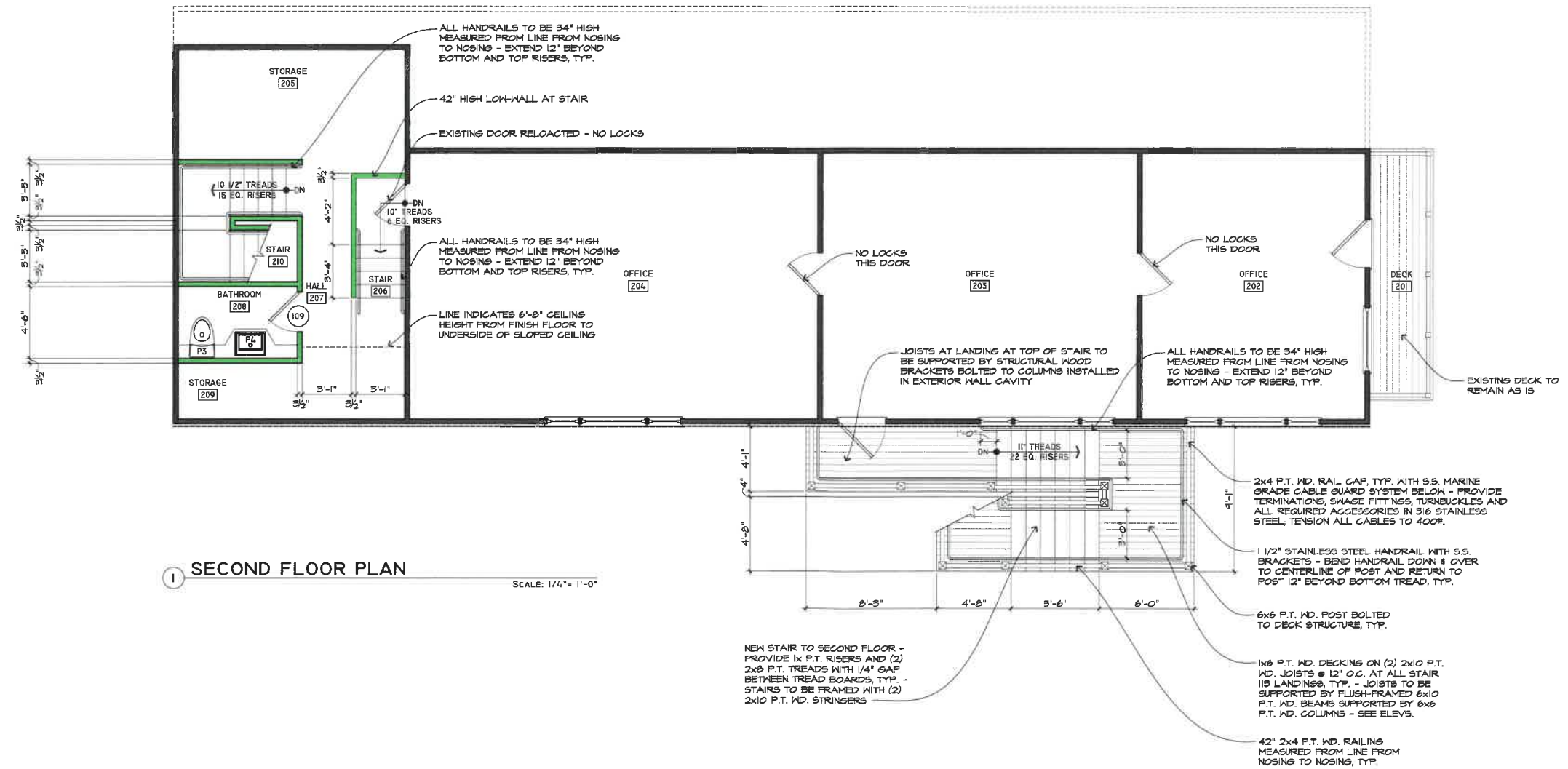


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- HARDWARE SCHEDULE AT ALL DOORS**
- HINGES: STANLEY S KNUCKLE HINGES WITH STANDARD WEIGHT BALL BEARINGS IN STEEL SATIN CHROME FINISH
 - LOCKSETS: SCHLAGE AL SERIES STANDARD DUTY 626 FINISH KEYED LEVER LOCKSETS ALL KEYED ALIKE
 - CLOSERS: NORTON 1600 SERIES WITH SS FINISH

NUMBER	DESCRIPTION	MANUF.	MODEL
1	HORIZONTAL GRAB BAR	BOBRICK	B-9806 x 16
2	HORIZONTAL GRAB BAR	BOBRICK	B-9806 x 36
3	VERTICAL GRAB BAR	BOBRICK	B-9806 x 42
4			
5			





1 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

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△	06/15/2021



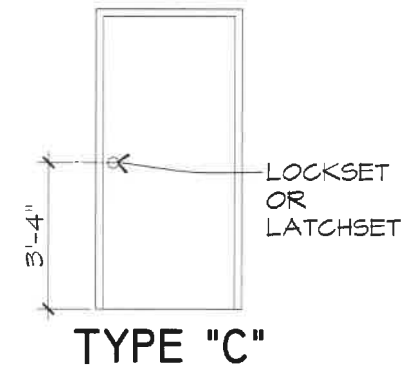
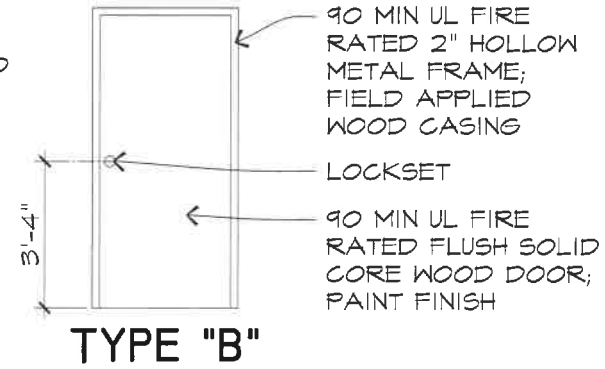
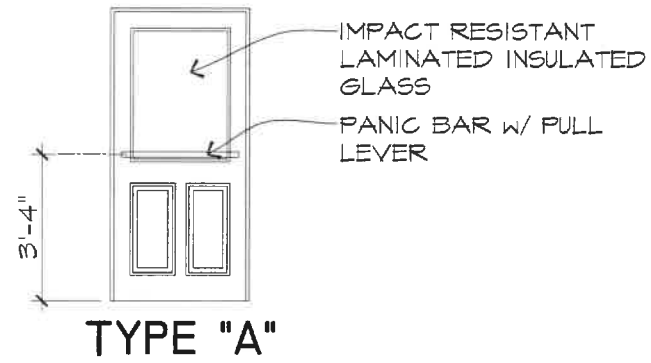
SECOND FLOOR PLAN



A2.2

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DOOR SCHEDULE								
TAG	TYPE	DESCRIPTION	MATERIAL/FINISH	DOOR SIZE (WxH)	R.O. (WxH)	MANUFACTURER	MODEL	REMARKS
101	A	SWING DOOR	ALUMINUM CLAD WOOD / GLASS	3'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D2070	COMMERCIAL DOOR, ADA SILL, IMPACT RATED
102	B	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	2'-6" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	UL RATED 90 MINUTE ASSEMBLY
103	B	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	3'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	UL RATED 90 MINUTE ASSEMBLY
104	B	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	3'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	UL RATED 90 MINUTE ASSEMBLY
105	B	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	3'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	
106	A	SWING DOOR	ALUMINUM CLAD WOOD / GLASS	3'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D2070	COMMERCIAL DOOR, ADA SILL, IMPACT RATED
107	C	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	3'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	
108	C	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	2'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	
109	C	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	3'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	
110	B	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	3'-0" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	UL RATED 90 MINUTE ASSEMBLY
201	C	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	2'-8" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	
202	C	SWING DOOR	SOLID CORE WOOD FLUSH / PAINT	2'-8" x 6'-8"	PER MANU.	UPSTATE DOOR	D0001	



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DATE 06/15/21

DOOR SCHEDULE

A2.3

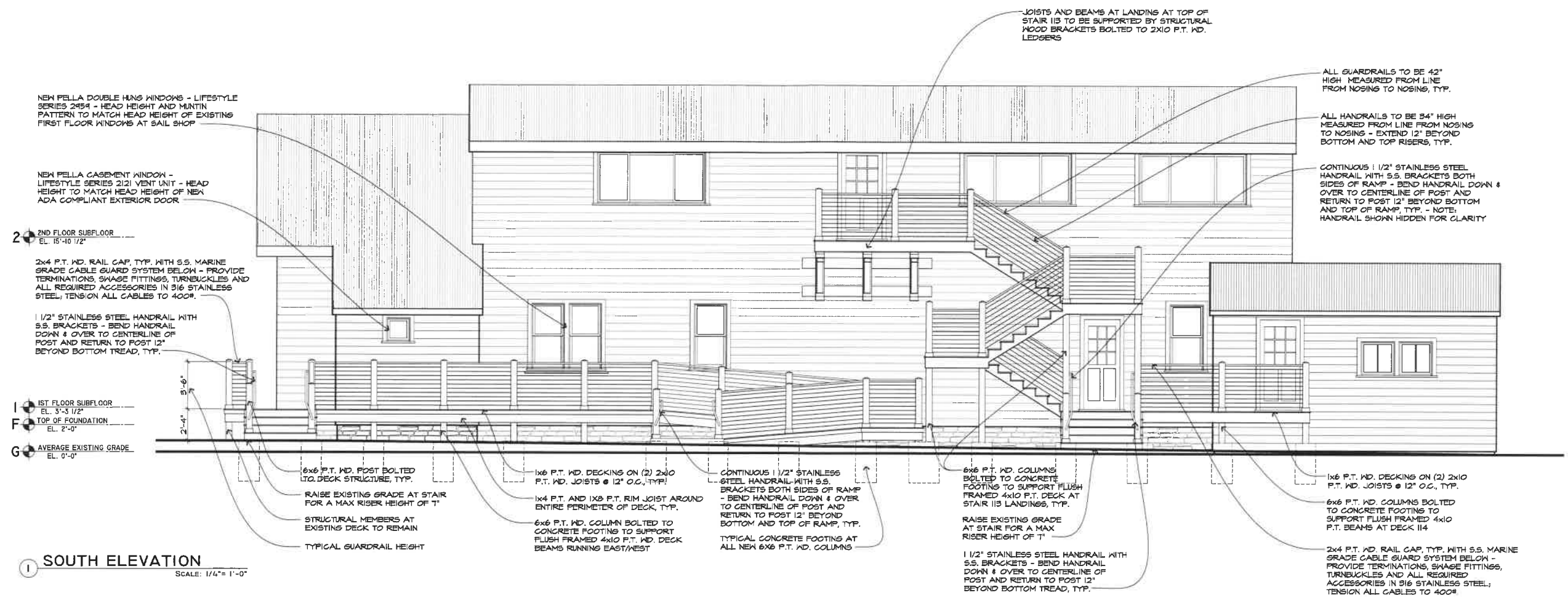
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▲	06/15/2021

DATE: 06/15/21

EXTERIOR ELEVATIONS

A3.0



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY: BURGIN LAMBERT ARCHITECTS; PROJECT: JAMESTOWN BOAT YARD; DATE: 06/15/21



Jamestown Boat Yard - Jamestown, RI

Burgh Lambert Architects - 01-22-21

Schematic Stair and Ramp
Option 2: Ramp 1:2 Slope



Jamestown Boat Yard - Jamestown RI

Burgin Lambert Architects - 01.22.21

Schematic Stair and Ramp
Option 2 - Ramp 1:12 Slope