

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 9/22/21

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.

360 Hamilton Avenue, Suite 100

Applicant Dumplings Land LLC Address White Plains, NY 10601

Owner See above Address _____

Lessee _____ Address _____

1. Location of premises: No. 28 Dumpling Drive Street

2. Assessor's Plat 10 Lot 111

3. Dimensions of lot: frontage 85 ft. depth 290 ft. Area 33,930 sq. ft.

4. Zoning Districts in which premises are located: Use RR80 Area 80,000 SF Height 35'

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 1791

Size of proposed building or alteration Existing to remain 1791

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

front 24.8' rear 178.5' left side 32.7 right side 20.9'

9. Present use of premises: Single Family Home

10. Proposed use of premises: Single Family Home

Location of septic tank & well on lot No well, see site plan for septic

11. Give extent of proposed alterations _____
Replace existing 6' high fence for new 8' high fence

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:

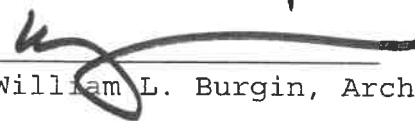
Article 3, Section 82-304, Screening of residential areas

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

Zoning Ordinance requires maximum height of 6' Owner would
like a fence 8' high in order to provide privacy from the
road only 30' from the front of the house.

Respectfully Submitted,

Signature



William L. Burgin, Architect

Address

150 Bellevue Avenue
Newport, Rhode Island 02840

Telephone No. 401 847 3339

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

Application of Dumplings Land, LLC, whose property is located at 28 Dumpling Dr., and further identified as Assessor's Plat 10, Lot 111 for a variance from Article 3, Section 82-304, 82-306 D, Screening of residential areas, to construct a fence 8 feet in height where only 6 feet is allowed. Compliance with Article 6, section 82-605, 606. Said property is located in a RR80 zone and contains 33,930 sq. ft.

28 DUMPLING DRIVE - RADIUS MAP

9-330

ROQUET RD

10-100

ROW

10-16

10-17

10-111

10-109

10-115

10-97

10-142

DUMPLING DR



Town of Jamestown, Rhode Island

Selected Parcel: 28 DUMPLING DRIVE ID: 10-111

Printed on 9/22/2021

20m
100 ft

N

10-18

MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein. 4/18/2021

Parcel ID: 10-109
RENAUD, MICHAEL T & MEGAN E TE
78 MORTON ROAD
MILTON MA 02186

Parcel ID: 10-111
DUMPLINGS LAND, LLC
C/O GELFAND, RENNERT, & FELDMAN,
LLP
360 HAMILTON AVE, SUITE #100
WHITE PLAINS NY 10601

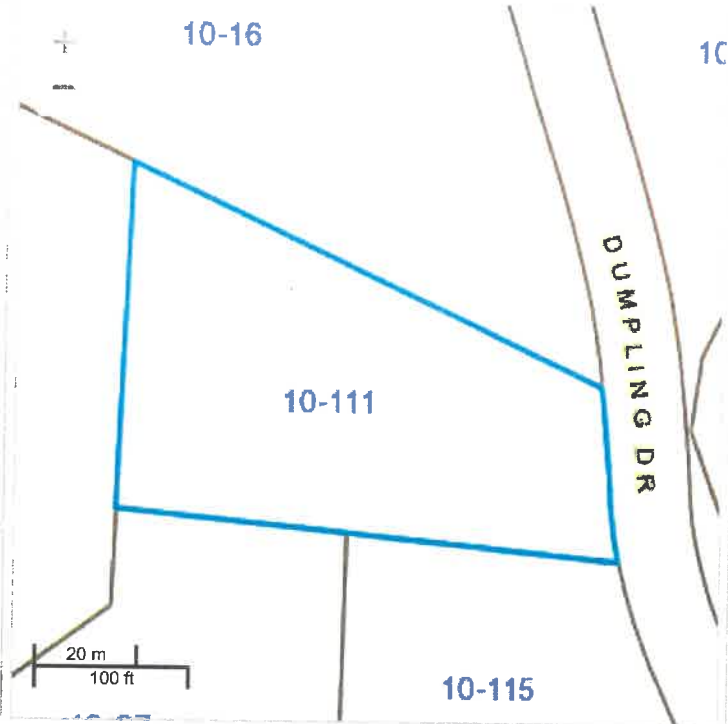
Parcel ID: 10-115
SERTL, CORNELIA F & MARK C
7 BROOKWOOD ROAD
ROCHESTER NY 14610

Parcel ID: 10-142
MOSSOP, W LINCOLN
291 SPENCER AV
EAST GREENWICH RI 02818

Parcel ID: 10-16
DUMPLINGS LAND LLC
C/O GELFAND, RENNERT & FELDMAN
LLC
360 HAMILTON AVE, STE #100
WHITE PLAINS NY 10601

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

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



Owner: DUMPLINGS LAND, LLC
 Co-Owner: C/O GELFAND, RENNERT, & FELDMAN, LLP
 Address: 360 HAMILTON AVE, SUITE #100
 WHITE PLAINS NY 10601

Assessment: Total: \$1,674,100
 Building: \$600,900 Land: \$1,069,100 Yard: \$4,100

Sales History

Grantee	Book / Page	Sale Date	Sale Price
DUMPLINGS LAND, LLC	856/ 93	2015-11-13	\$1,100,000
MACINNES FAMILY TRUST	684/ 206	2009-09-30	\$0
MAC INNES, DAVID F ET UX	131/ 335	1988-07-19	\$0



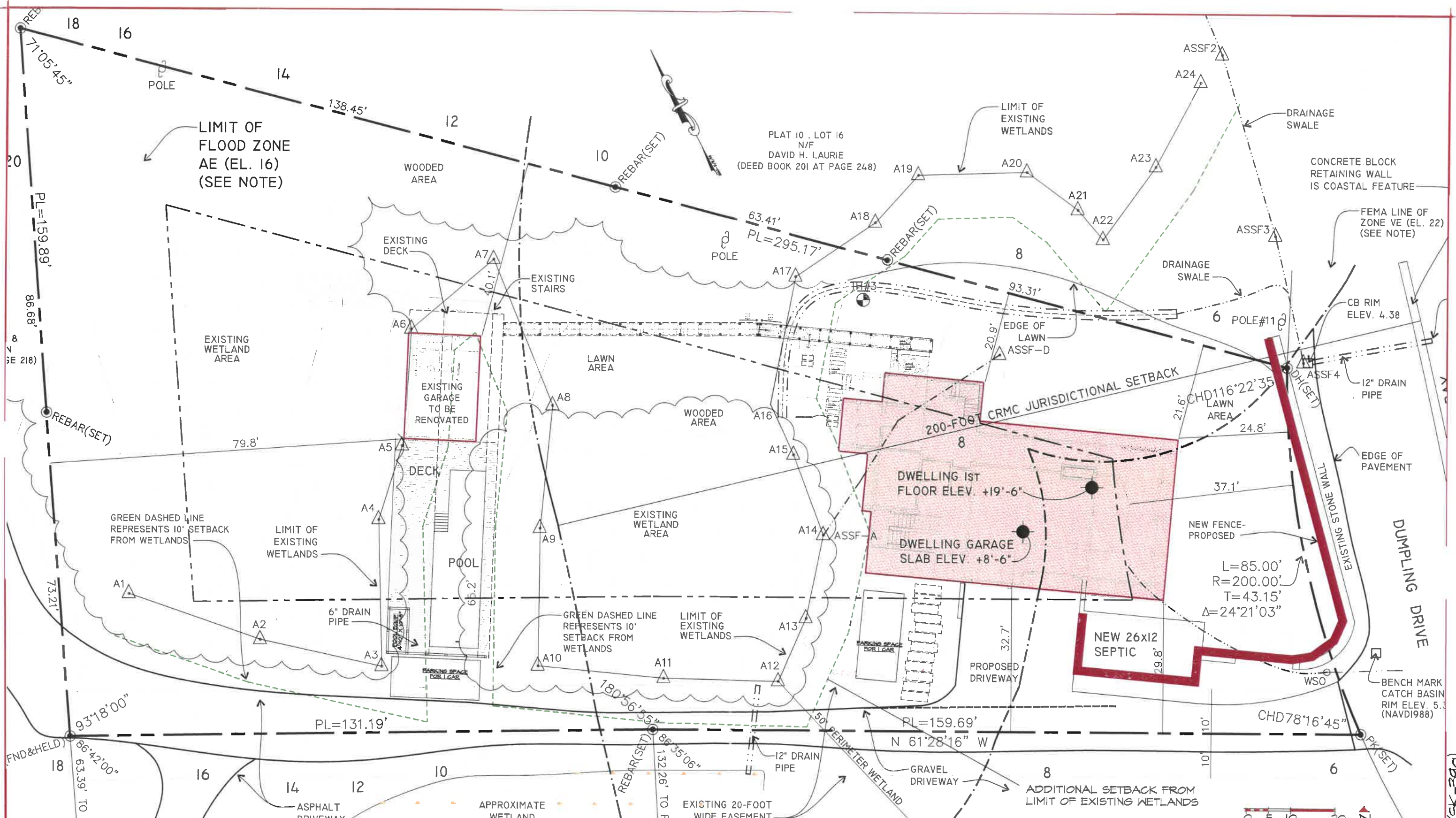
Land Information
 Land Area: 0.78 AC Zoning:
 Land Use: 1010 - Single Fam MDL-01
 Neighborhood: 0150

Building Information
 Style: Custom
 Year Built: 2019
 Rooms: 7 Bedrooms: 3
 Baths: 4 Half Baths: 1
 Living Area: 3244
 Gross Area: 6122

Stories: 2
 Heat Fuel: Propane
 Heat Type:
 AC Type:
 Roof Structure:
 Roof Covering:

Extra Features Description	Area / Units	Assessment
WOOD DECK	40	100
2 STORY	384	4000
ELEVATOR-RES	1	6100

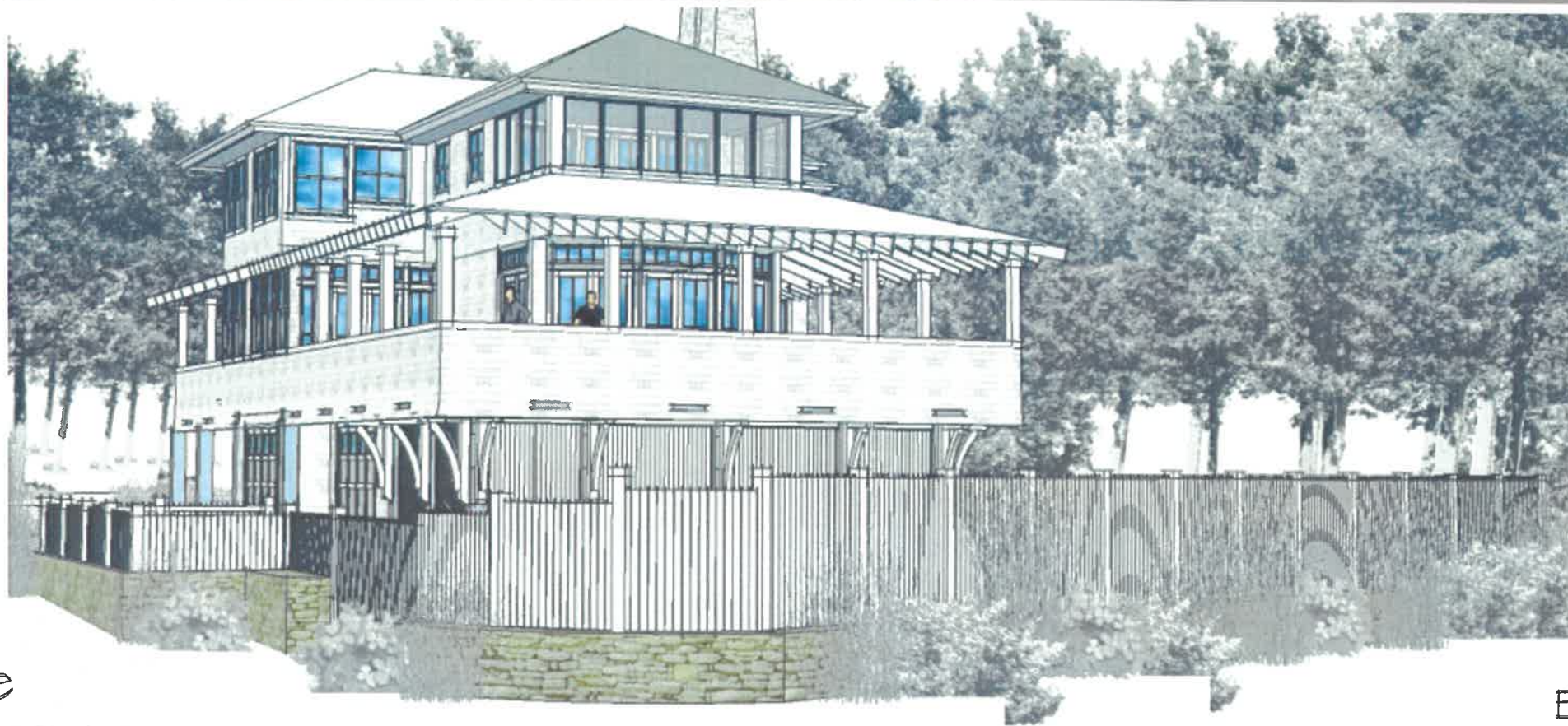
Sub Areas Description	Living Area	Gross Area
Porch, Open, Finished	0	245
First Floor	1882	1882
Deck, Wood	0	106
	0	1849
	1362	1362
	0	678



Taylor House
 28 Dumppling Drive Jamestown, Rhode Island

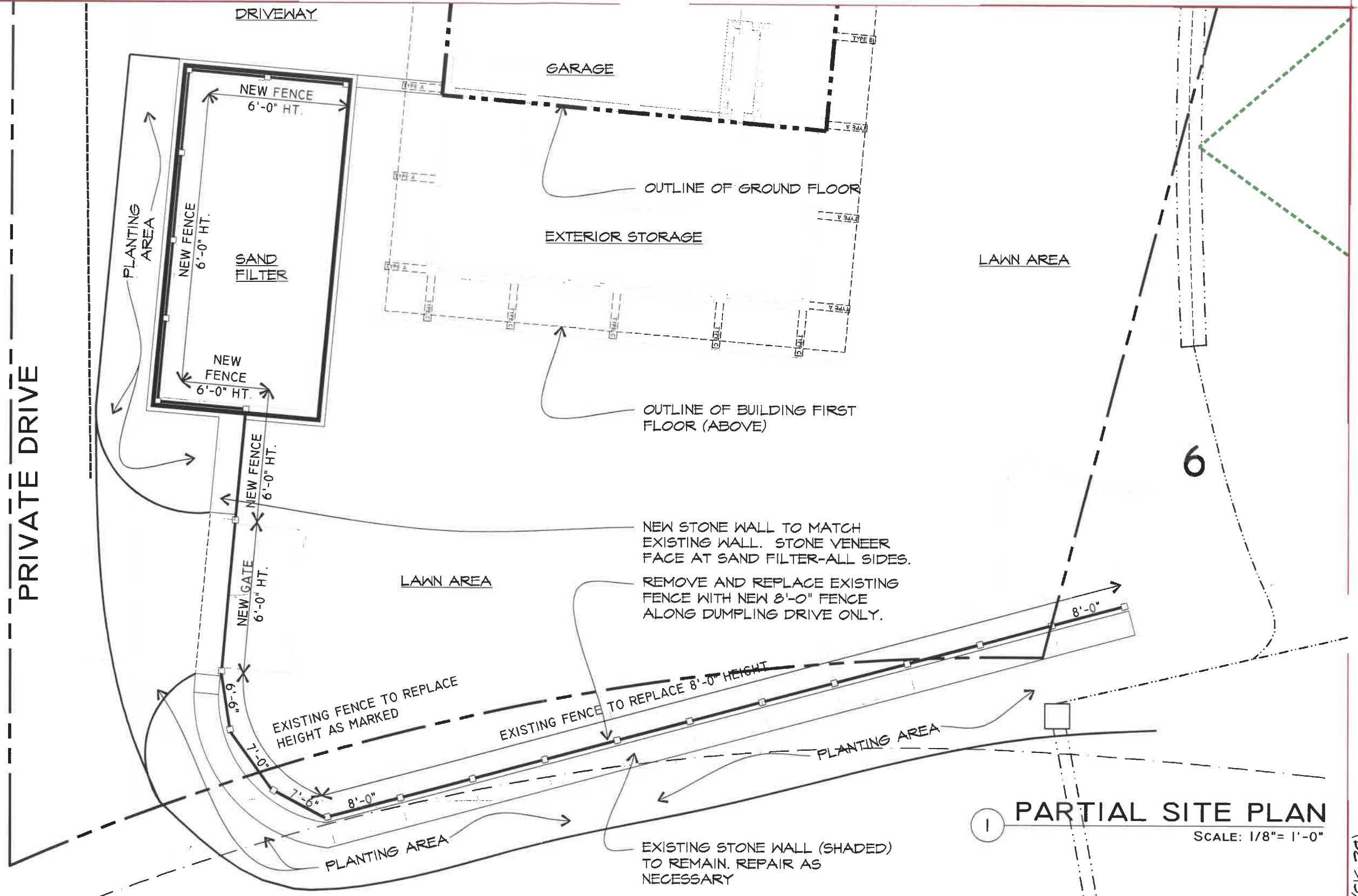
SITE PLAN
 SCALE: 1/20" = 1'-0"
 Burgin Lambert Architects
 Newport, Rhode Island

9-21-21 (SK-399)



Taylor House
28 Dumpling Drive Jamestown, Rhode Island

Burgin Lambert Architects
Newport, Rhode Island



PRIVATE DRIVE

DRIVEWAY

GARAGE

OUTLINE OF GROUND FLOOR

EXTERIOR STORAGE

LAWN AREA

PLANTING AREA

SAND FILTER

OUTLINE OF BUILDING FIRST FLOOR (ABOVE)

6

NEW STONE WALL TO MATCH EXISTING WALL. STONE VENEER FACE AT SAND FILTER-ALL SIDES.

REMOVE AND REPLACE EXISTING FENCE WITH NEW 8'-0" FENCE ALONG DUMPLING DRIVE ONLY.

LAWN AREA

NEW GATE 6'-0" HT.

EXISTING FENCE TO REPLACE HEIGHT AS MARKED

EXISTING FENCE TO REPLACE 8'-0" HEIGHT

PLANTING AREA

6

1 PARTIAL SITE PLAN

SCALE: 1/8" = 1'-0"

EXISTING STONE WALL (SHADED) TO REMAIN. REPAIR AS NECESSARY

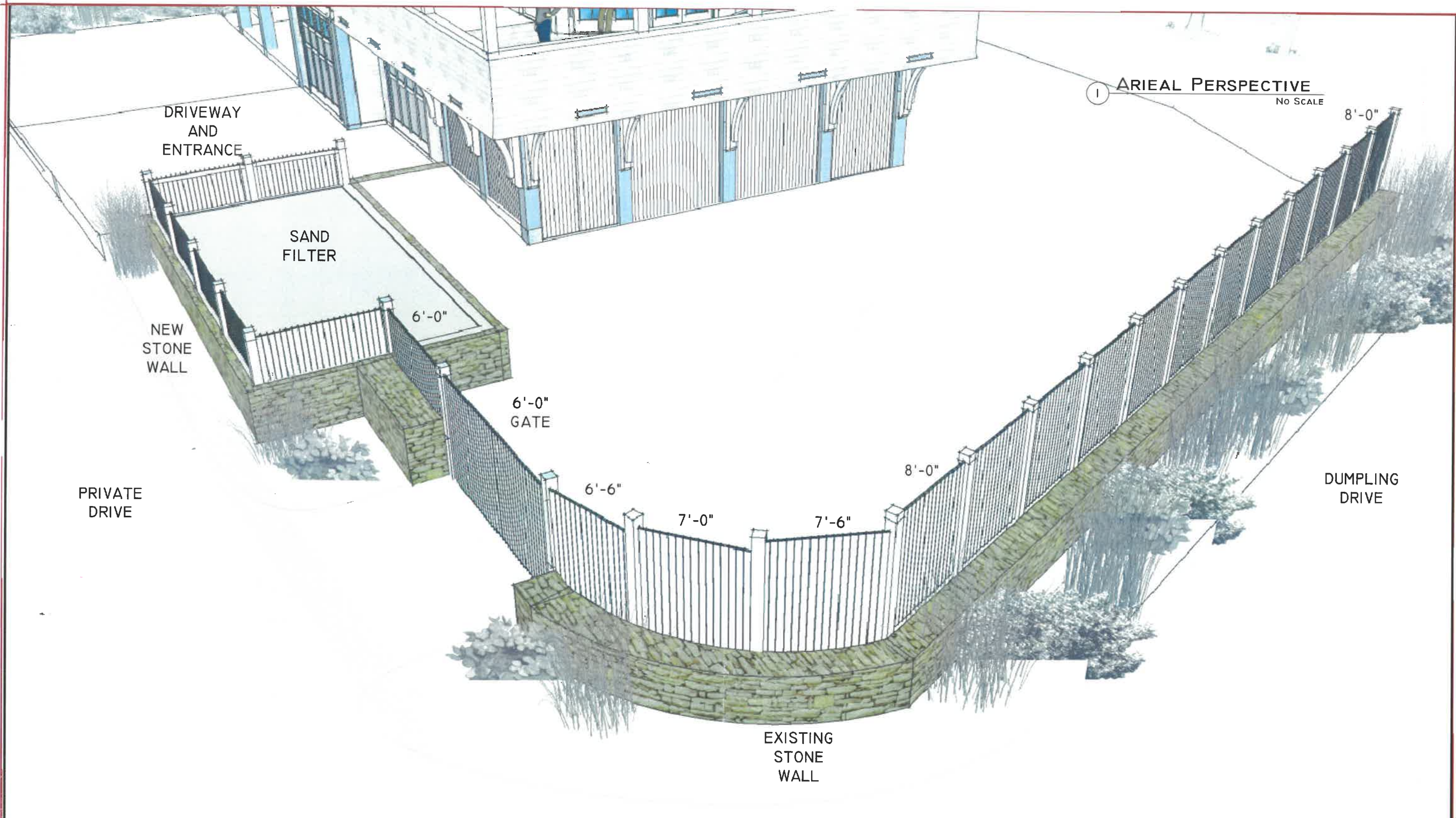
NOTE: FENCE POSTS TO EXTEND 6" ABOVE FENCE HEIGHTS

DUMPLING DRIVE

Taylor House
28 Dumpling Drive Jamestown, Rhode Island

Burgin Lambert Architects
Newport, Rhode Island

9-21-21 (SK-39)



1 ARIEAL PERSPECTIVE
NO SCALE

8'-0"

DRIVEWAY
AND
ENTRANCE

SAND
FILTER

6'-0"

NEW
STONE
WALL

6'-0"
GATE

PRIVATE
DRIVE

6'-6"

7'-0"

7'-6"

8'-0"

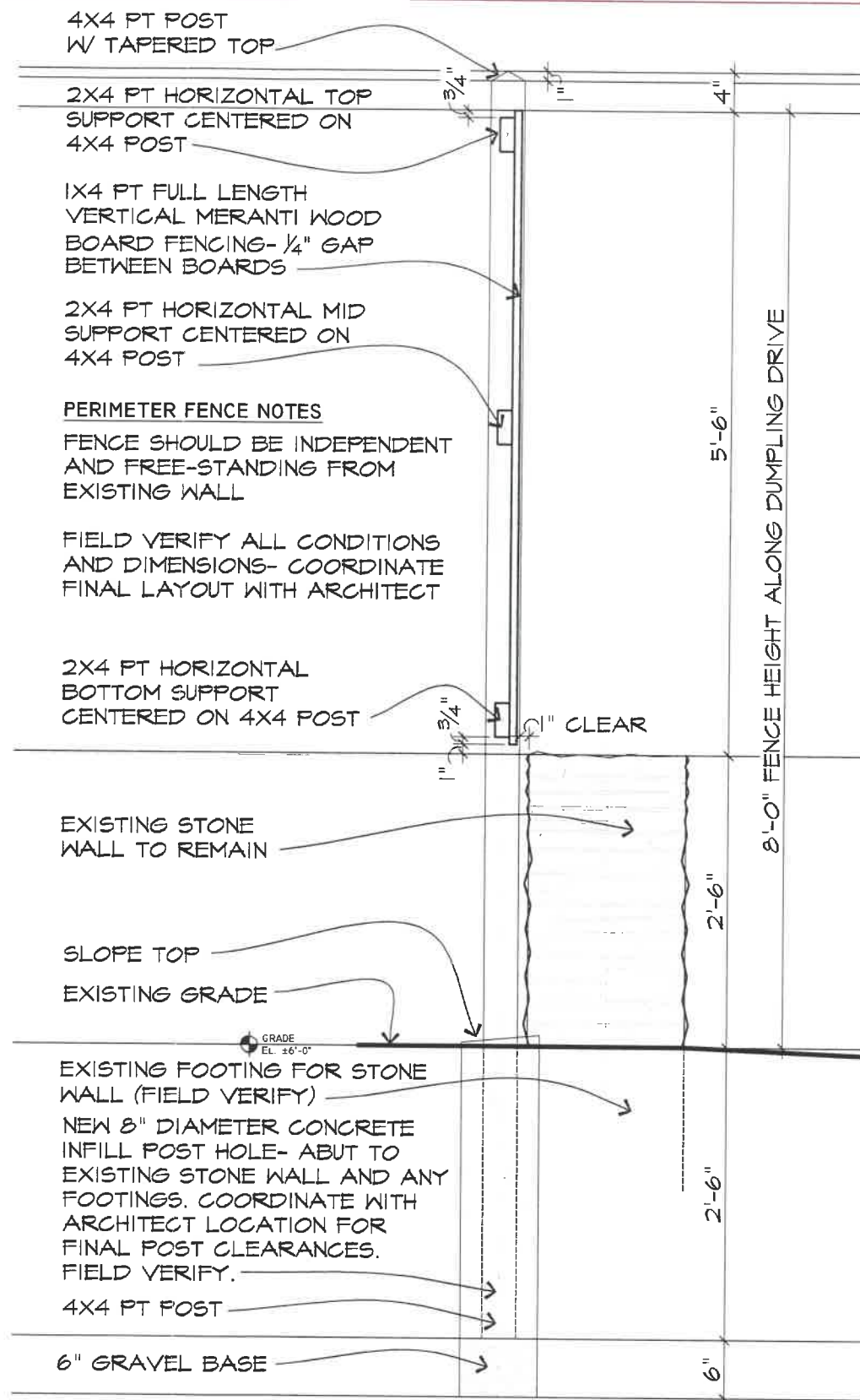
DUMPLING
DRIVE

EXISTING
STONE
WALL

Taylor House
28 Dumpling Drive Jamestown, Rhode Island

Burgin Lambert Architects
Newport, Rhode Island

9-21-21 (SK-391a)



1 SECTION DTL @ EXIST. WALL
SCALE: 3/4" = 1'-0"

PERIMETER FENCE NOTES
 FENCE SHOULD BE INDEPENDENT AND FREE-STANDING FROM EXISTING WALL
 FIELD VERIFY ALL CONDITIONS AND DIMENSIONS- COORDINATE FINAL LAYOUT WITH ARCHITECT

Taylor House
 28 Dumpling Drive Jamestown, Rhode Island

Burgin Lambert Architects
 Newport, Rhode Island

9-21-21 (SK-396)