

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 4/25/2022

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: Samuel and Carol Belshaw Address: c/o Christian Infantolino, Esq.,
2260 Gulfview Road 77 Narragansett Avenue
Punta Gorda, FL 33950 Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 9 Brig Avenue
2. Assessor's Plat 16 Lot 49
3. Dimensions of lot: frontage: +/-192 ft. depth: +/-120 ft. Area: 23,040 sq. ft.
4. Zoning Districts in which premises are located: Use: RR40 Area: 40,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Since 1978
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 2748 sq. ft. gross area
Size of proposed building or alteration: No net change, utilizing the existing foundation.
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 30' side: 20'
Existing: front: 28.4' rear: 60.6' Side: 88.3' Side: 61.4'
Proposed: NO CHANGE
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence
Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to remodel and reconstruct a portion of the property to make it more in line with today's standards and the aesthetic 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 also seeks a dimensional variance granted under Article 6 Section 82-600, 605, and 606 from the following:

(1) Article 3 Section 82-302, Table 3-2, District Dimensional Regulations for a front yard setback of 28.4 feet where 40 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 repair and update the current home and create a property that aesthetically fits with the neighborhood and surrounding properties.

The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare, and will not substantially or permanently injure the appropriate use of the property in the surrounding area

Respectfully Submitted,

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

Address: 77 Narragansett Avenue

Jamestown, RI 02835

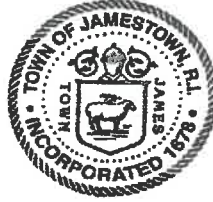
Phone: 401-423-0400

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

Received
4/25/22
VCC

Notice of Hearing

Application of Samuel and Carol Belshaw whose property is located at 9 Brig Avenue, and further identified as Tax Assessor's Plat 16, Lot 49 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 R40 Zoning District of the zoning ordinance. The Applicant seeks front yard setback relief of 28.4 feet where 40 feet is required and the existing setback is 28.4 feet. Said relief is requested in order to remodel and reconstruct the property. Said property is located in a R-40 zone and contains 23,040 square feet.



Application Form
Jamestown Zoning Section 314
High Ground Water Table and
Impervious Layer Overlay District

SECTION I: GENERAL INFORMATION

PROPERTY OWNER: SAKVEL CAROL BELSAW TELEPHONE: 401-662-9554

MAILING ADDRESS: 2260 GULFVIEW ROAD
PUERTA GORDA, FL 33950-5180

SITE LOCATION: 9 BRIG AVENUE (STREET)

PLAT: 16 LOT: 49 LOT AREA: 23,040 S.F.

PROJECT DESCRIPTION: REMODEL/REPAIR EXISTING DWELLING

SECTION II: SOIL INFORMATION

CLASS IV SOIL EVALUATOR: N/A

NAME: — RIDEM LICENSE #: — TELEPHONE: —

NUMBER OF SOIL EVALUATIONS: — (ATTACH ALL SOIL EVALUATIONS)

DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN INCHES): —

DEPTH TO CATEGORY 9 SOILS (IN INCHES): —

OFFICE ONLY: SUB-DISTRICT CLASSIFICATION: A or B

SECTION III: OWTS INFORMATION

TYPE OF OWTS: TRENCH RIDEM PERMIT #: BZ15 090

DISTANCE BETWEEN THE WELL AND LEACHFIELD: N/A

OWTS AND WELL LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES? Y OR N

→ SEE KEV BOYER REPORT (ATTACHED)

SECTION IV: SITE INFORMATION

TYPE OF STORMWATER CONTROL SYSTEM: N/A

TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): — sf

PROPOSED IMPERVIOUS AREA: 1,308 sf

% IMPERVIOUS COVERAGE ALLOWED: —

% IMPERVIOUS COVERAGE PROPOSED: DECREASE OF 15 S.F. FROM EXISTING
 (AREA IMPERVIOUS / TOTAL BUILDABLE AREA)

SECTION V: CONTACT INFORMATION

OWTS DESIGNER: N/A RIDEM LICENSE #: _____
NAME: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

TELEPHONE: _____ EMAIL: _____

STORMWATER SYSTEM DESIGNER: N/A STATE LICENSE #: _____
NAME: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

TELEPHONE: _____ EMAIL: _____

APPLICANT CONTACT INFORMATION:

NAME: Samuel and Carol Belshaw by Their Attorney MORNETTI MURPHY

ADDRESS: 2200 Gulfview Road
Punta Gorda, FL 33950

SIGNATURE: [Signature] ATTORNEY FOR APPLICANT DATE: 4/29/22

TELEPHONE: 401-423-0400 EMAIL: cinfantolmo@jamestownlawyer.com

SUBMISSION REQUIREMENTS

Submit one copy of the following items for preliminary review. Applicant will be notified when additional copies are required for Planning Board review.

- Application Form
- Site Plan
- Soil Evaluations (include all results for site)
- Stormwater Analysis
- Project Narrative
- Proposed Building Floor Plans (if applicable)
- Approved RIDEM OWTS permit
- O&M Requirements for Stormwater Mitigation

Contact Jean Lambert at 423-7193 or jlambert@jamestownri.net with questions regarding HGWT applications.

RI Lic. Contractor
RI Lic. Class 1 Designer
RI Lic. Installer

RI Certified Inspector

Fully Insured
Office 401-397-3444
E-mail Ken@Septi-Cate.com

Ken Boyer
Sanitary System
Inspection - Repair Design - Installation

Samuel & Carol Belshaw
9 Brig Avenue
Jamestown, RI 02835

Re: 9 Brig Ave., Jamestown

Dear Sam & Carol,

Please be advised that the sanitary system at the above location has been inspected and the findings are as follows:

I was originally contacted by Mike Darveau from Darveau Land Surveying regarding the inspection of your ISDS at the above address.

I visited the property and found the septic tank on the westerly side of the residence and found what appeared to be a drywell.

After speaking with Mike, he forwarded a plan designed by Peter Ryan from Island Engineering, application # 8015-172R. The design abandoned the original septic tank at the rear(westerly side) of the house and added a new septic tank to the north side with 5 - 45' trenches paralleling Brig Ave. This design inadvertently crossed the property line and was voided.

A new design, under the same application number, was proposed. This design also abandoned the rear septic tank and added a new tank at the northeast corner of the house with 3 - 75' trenches perpendicular to Brig Ave. For unknown reason(s), this design was also voided. We had attempted to locate this tank with metal detectors but were unsuccessful.

I was then contacted directly by you and upon further research, located a third design with a new application number, #8215-090. This design utilizes the original septic tank at the rear of the residence and flows to the 3 -75' trench system as in the previous voided design. A camera snake and mini excavator were utilized to trace the outlet pipe to the distribution box that was located and unearthed. Upon opening, the three outlet pipes were visible and in good

condition. I performed a 300gallon flow test, at which time the system accepted all water with no sign of backup or malfunction.

This system passes inspection.

Please note that there is a Certificate of Construction and a Certificate of Conformance for this installation dated 9/16/82.

If you have any questions, please contact my office.

Thank you,
Ken Boyer 1/18/22

Fee due \$1,500.00

5 River Meadow Dr., Hope Valley, RI 02832
Electronic location / System Mapping / System Repair - Design
Alternative Solutions
Complete Site Work



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
75 Davis Street
Providence, R. I. 02908

To: 5 1

Date: _____

Plat _____ Lot _____

Application No. _____

CERTIFICATE OF CONFORMANCE

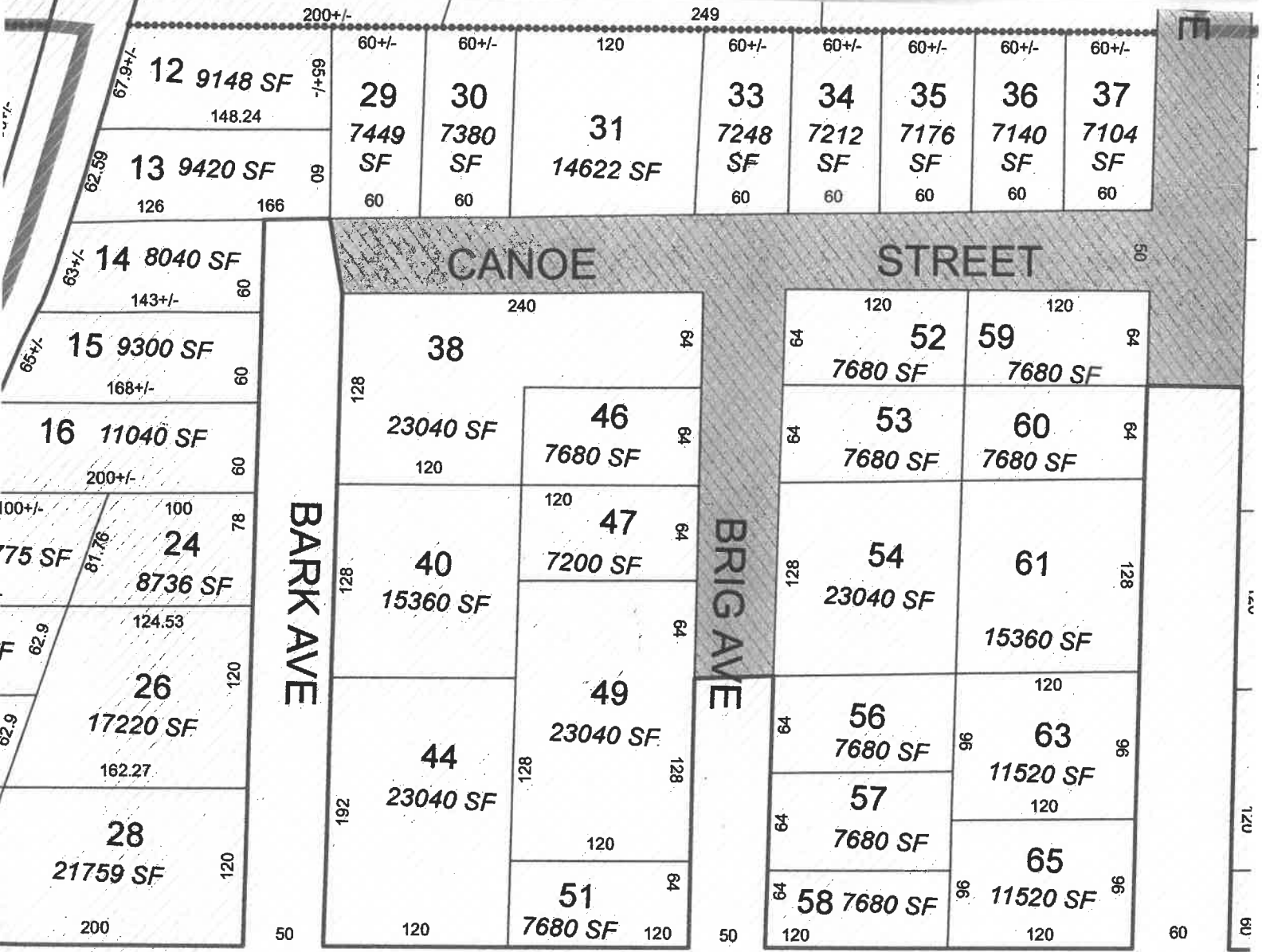
This Certificate of Conformance means that the Individual Sewage Disposal System which has been installed under the above application number appears to substantially conform with that indicated on the plan and specifications submitted. PERMISSION IS THEREFORE GRANTED FOR OCCUPANCY OF THE BUILDING AND FOR UTILIZATION OF THE SEWAGE DISPOSAL SYSTEM. By forwarding a copy of this certificate to the municipal building official, he is hereby authorized to issue a Certificate of Occupancy for the building provided all other local requirements have been met.

This Certificate is based solely upon the representations of the Owner and his agents who are responsible for the proper installation of this system. The Department of Environmental Management has approved the application in reliance upon those representations and is not responsible for any of the construction notes, details, specifications, distances or elevations indicated on the application, plan or specifications.

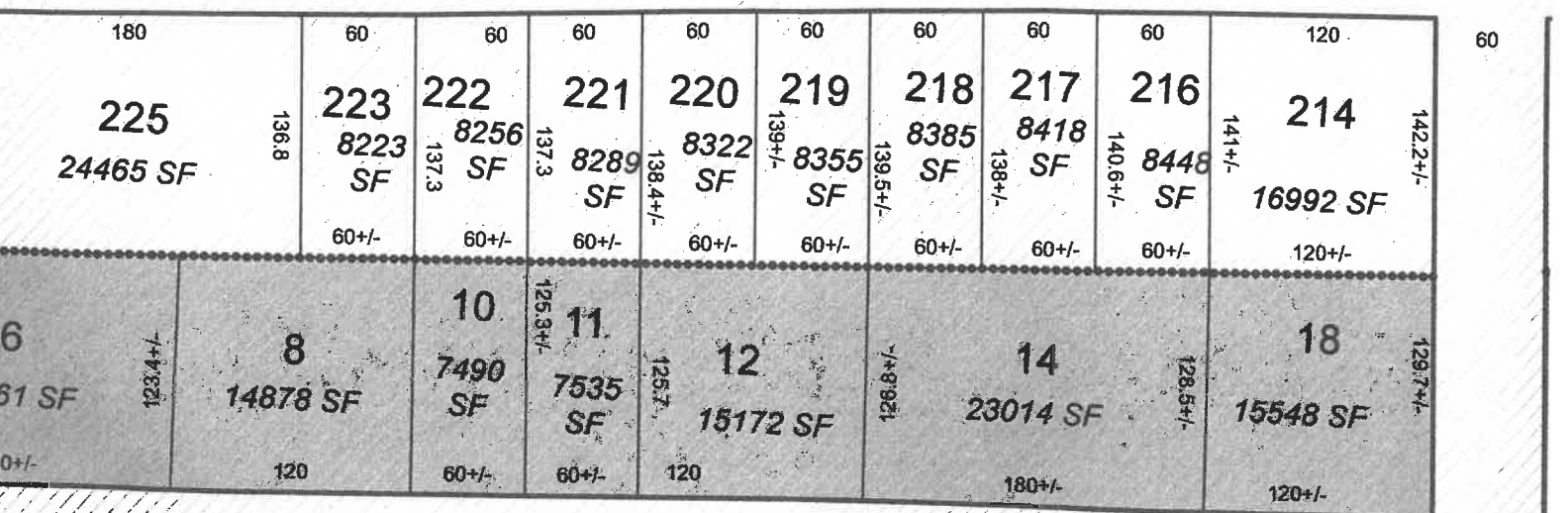
This approval is subject to future suspension and revocation in the event that subsequent examination reveals any of the data indicated on any application, plan or specifications to be incorrect, or not in compliance with applicable regulations or in the event that the system discharges sewage on or to the surface of the ground, or, on or to any watercourse or, fails to operate satisfactorily in any other manner.

Authority: *Vincent D. Matteson*
Individual Sewage Disposal Section
Division of Land Resources
Department of Environmental Management

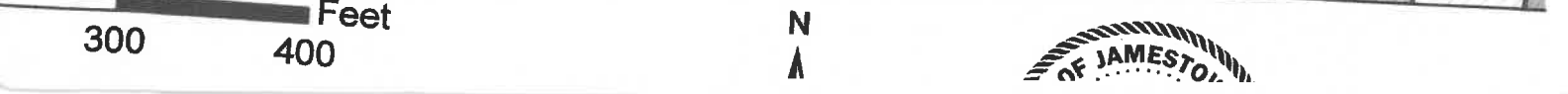
Refer to Reverse Side
cc: Building Inspector



FRIGATE STREET



SPANKER STREET



PLAT 16 , LOT 44
N/F DENNIS A. REARDON &
WILLIAM B. REARDON
(DEED BOOK 556 AT PAGE 263)

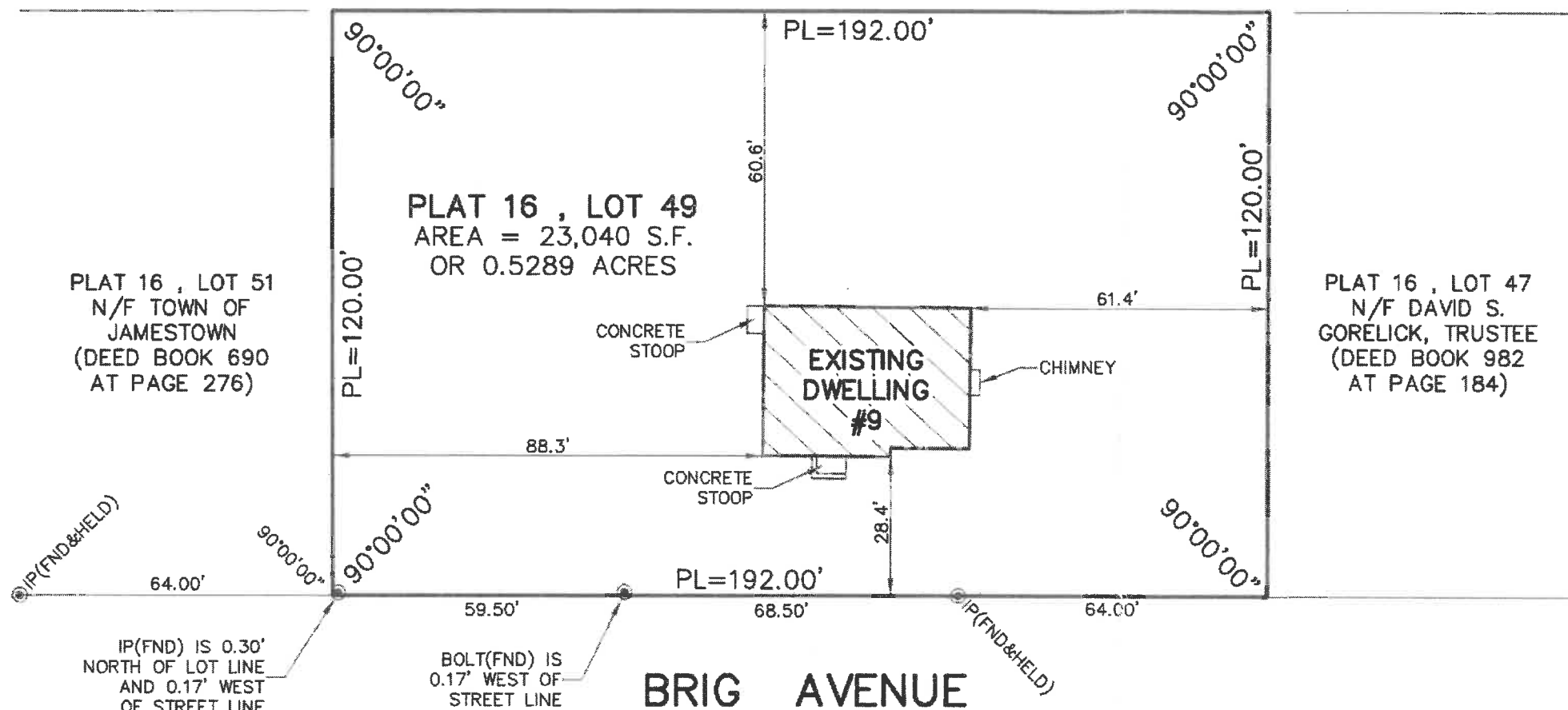
PLAT 16 , LOT 40
N/F ANTHONY & LORANA
DEMEDEIROS
(DEED BOOK 402 AT PAGE 167)



LEGEND

PL PROPERTY LINE
IP IRON PIPE
FND FOUND
N/F NOW OR FORMERLY
S.F. SQUARE FEET

THE TOTAL EXISTING IMPERVIOUS
AREA ON-SITE IS 1,323 S.F.



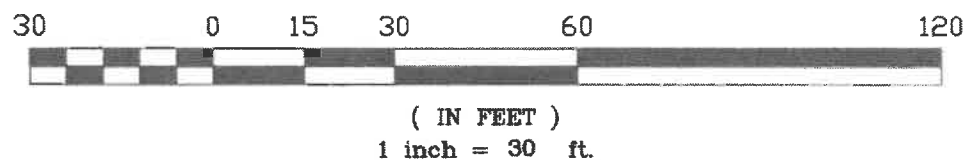
PLAT 16 , LOT 51
N/F TOWN OF
JAMESTOWN
(DEED BOOK 690
AT PAGE 276)

PLAT 16 , LOT 47
N/F DAVID S.
GORELICK, TRUSTEE
(DEED BOOK 982
AT PAGE 184)

BRIG AVENUE

ZONING INFORMATION:
THE PARCEL IS ZONED: R-40
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM BUILDING SETBACKS:
FRONT = 40 FEET
SIDE = 20 FEET
REAR = 30 FEET
MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 35 FEET

GRAPHIC SCALE



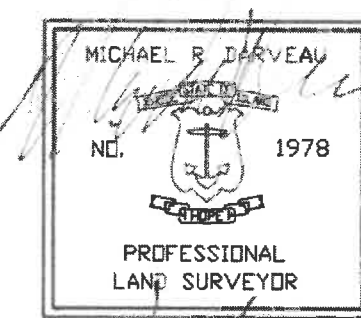
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF 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 AN EXISTING SITE PLAN.



BY: *Michael R. Darveau*
MICHAEL R. DARVEAU, FLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

4/22/22
DATE
COA #LS-A497

DARVEAU LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE (401) 475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

EXISTING SITE PLAN
FOR
SAMUEL J. & CAROL BELSHAW
PLAT 16 , LOT 49
9 BRIG AVENUE
JAMESTOWN , RHODE ISLAND

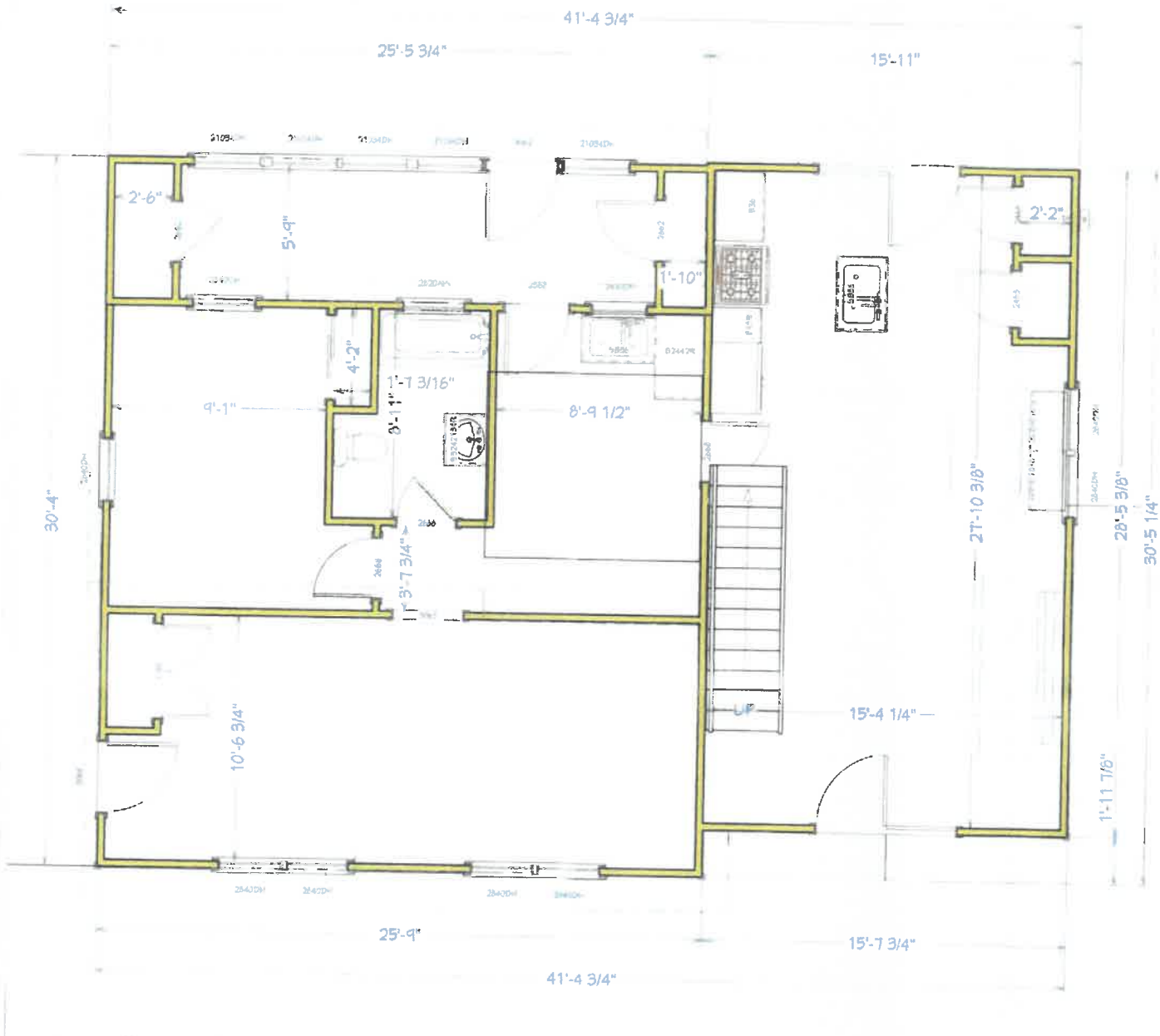
SCALE: 1" = 30'	DATE: 4-22-2022	SHEET: 1 OF 1	PROJECT: 2022_006
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Addition & remodel house

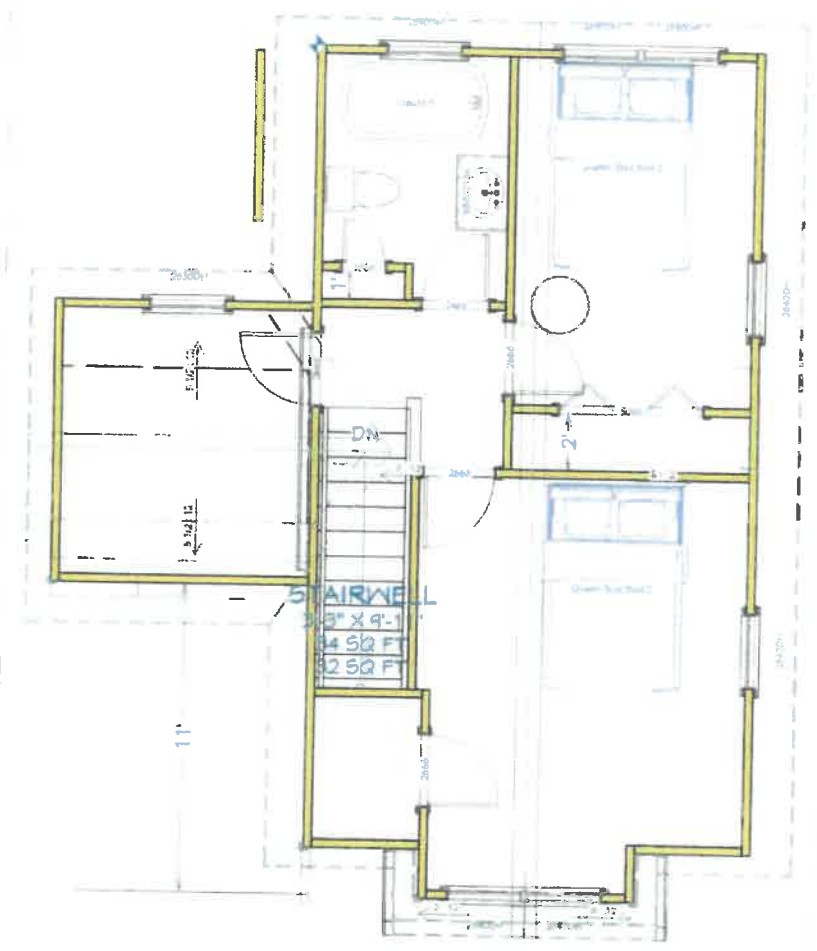
Carol & Sam Belshaw
9 Brig St., Jamestown, RI
Plat 16 / Lot 49

M.F. Smith Associates, Ltd.

125 Narragansett Ave.
Jamestown, RI 02835
(401) 423-2123 email: msmith1@cox.net
www.msmithbuilder.com



First floor



Second floor

~~1/4" = 1 ft~~
REDUCED SCALE

DATE: 4 / 12 / 22 REV :
SCALE:

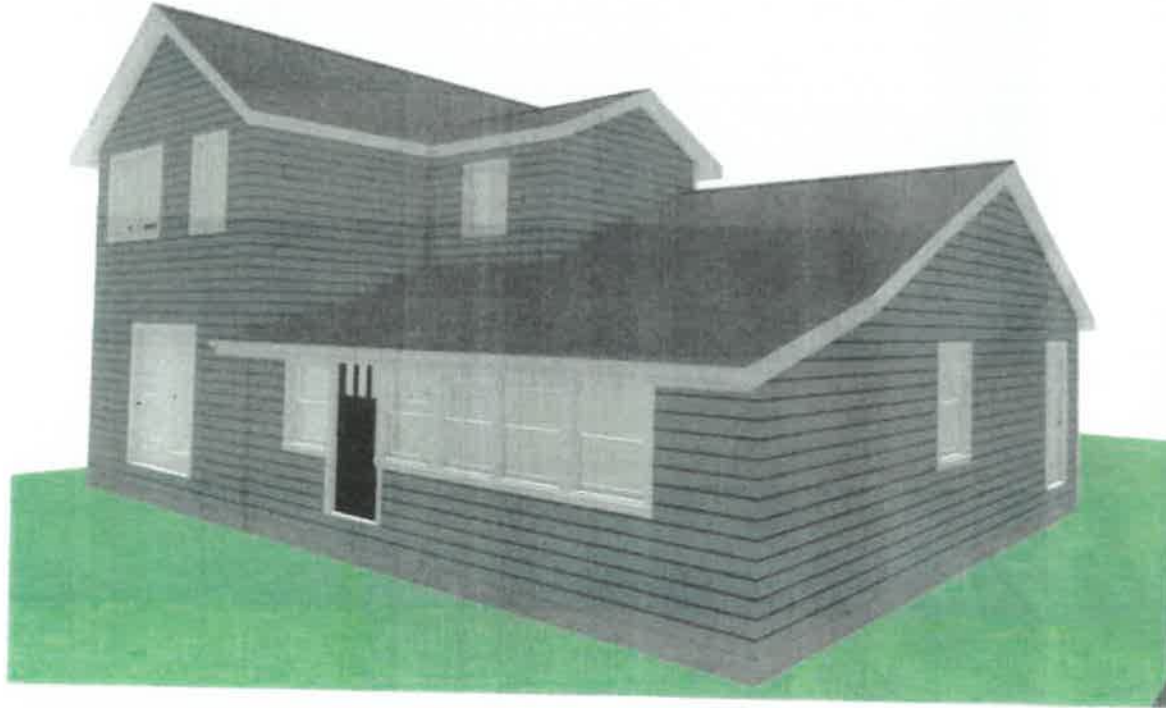
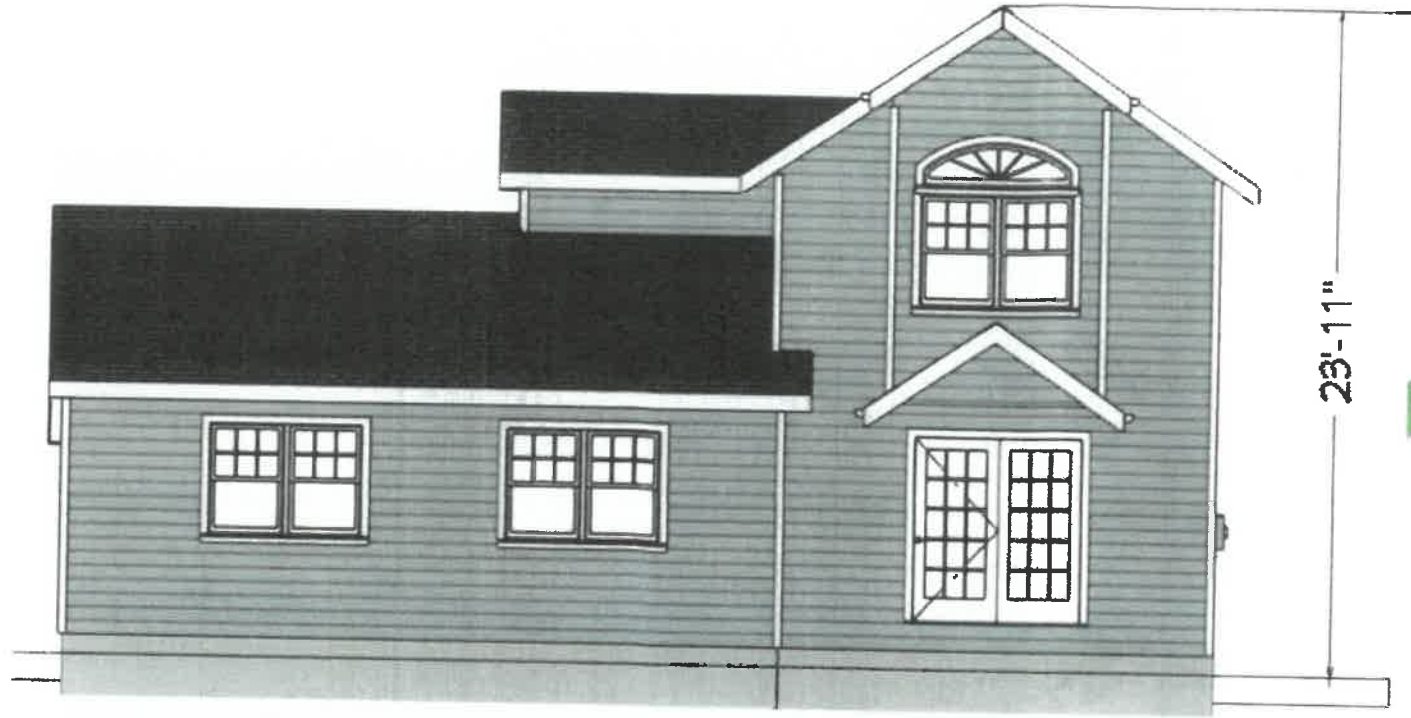
Design - Build - Repair - Restore : since 1975
RI Reg : #373 - Mass Const.Suprvr #20440

2

SHEET

Addition & remodel house

Carol & Sam Belshaw
9 Brig St., Jamestown, RI
Plat 16 / Lot 49



M.F. Smith Associates, Ltd.
125 Narragansett Ave.
Jamestown, RI 02835
(401) 423-2123 email: msmith1@cox.net
www.msmithbuilder.com

DATE: 4 / 12 / 22 REV :
SCALE:

Design - Build - Repair - Restore : since 1975
RI Reg : #373 - Mass Const.Suprver #20440

3

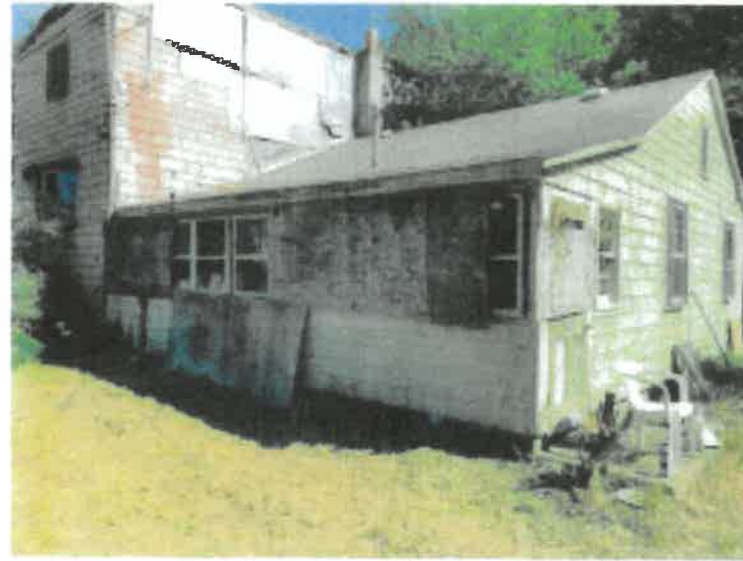
SHEET

Addition & remodel house

Carol & Sam Belshaw
9 Brig St., Jamestown, RI
Plat 16 / Lot 49

M.F. Smith Associates, Ltd.

125 Narragansett Ave.
Jamestown, RI 02835
(401) 423-2123 email: msmith1@cox.net
www.msmithbuilder.com



Existing

DATE: 4 / 12 / 22 REV :
SCALE :

Design - Build - Repair - Restore : since 1975
RI Reg : #373 - Mass Conet. Suprver #20440

~~SCALE~~
REDUCED