

Notice of Hearing

Application of John and Caroline Doherty whose property is located at 283 Highland Drive, and further identified as Tax Assessor's Plat 10, Lot 104 for relief 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 rear yard setback relief of 4.5 feet where 40 feet is required and a side yard setback of 4.6 feet where 30 feet is required. Because the existing structure is currently located with a rear yard setback of 4.5 feet and a side yard setback of 4.6 feet this application also seeks relief from Article 7 Section 82-705, Alteration of a non-conforming structure. The relief granted is for the application to construct an addition to the property. Said property is located in an RR80 zone and contains 8,437 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: 9/20/2022

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

Owner: Same

Lessee: None

1. Location of premises: No. 283 Highland Drive
2. Assessor's Plat 10 Lot 104
3. Dimensions of lot: frontage: +/- see plans attached depth: +/- 139ft. Area: 8,437 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 11/2/2018
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 2,298sq. ft.
Size of proposed building or alteration: +/- 2953 (Proposed 3rd floor 655 sq ft)
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 40' side: 30'
Existing: front: 4.5' rear: 4.5' side: 4.6'
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 the interior of the property and add a new 3rd floor on the existing footprint.

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 a variance from Article 3 Section 82-302, District dimensional regulations, Table 3-2, for a rear yard setback of 4.5 feet where 40 feet is required and a side yard setback of 4.6 feet where 30 feet is required. Because the existing structure and footprint are not changing and out of an abundance of caution the Applicant also seeks relief from Article 7 Section 82-705, Alteration of a nonconforming structure.

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



LOCUS MAP
NOT TO SCALE

BEING A.P. 10, LOT 104
TOTAL AREA OF LOT = 8,437 SF

PARCEL ZONING RR-80
MINIMUM LOT AREA = 80,000 s.f.
MINIMUM FRONTAGE = 200'
FRONT SETBACK = 40'
SIDE SETBACK = 30'
REAR SETBACK = 40'

BUILDING HEIGHT
EXISTING HIGH GRADE EL. 116.38
EXISTING LOW GRADE EL. 111.45
AVERAGE GRADE EL. 113.92
PEAK HEIGHT EL. 138.50
AVERAGE HEIGHT 113.92- PEAK HEIGHT
138.50 = 24.58' HEIGHT OF DWELLING

REFERENCES:

- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PROPERTY OF EDMUND S. & MARY G. PARSONS JAMESTOWN, R.I. SCALE 1"=30' BY CARDNER G. EASTON. SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE IN BOOK 33 BETWEEN PAGES 445X446. SAID DEED RECORDED JUNE 7, 1951.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PLAN OF LAND FOR JEFFREY & JOAN DODGE PLAT 10, LOT 87 85 LEDGE ROAD JAMESTOWN, RHODE ISLAND BY R. C. COURNOYER ENTERPRISES, INC. 8/25/2011 SCALE 1" = 30' SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS PLAN #244-B

NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.

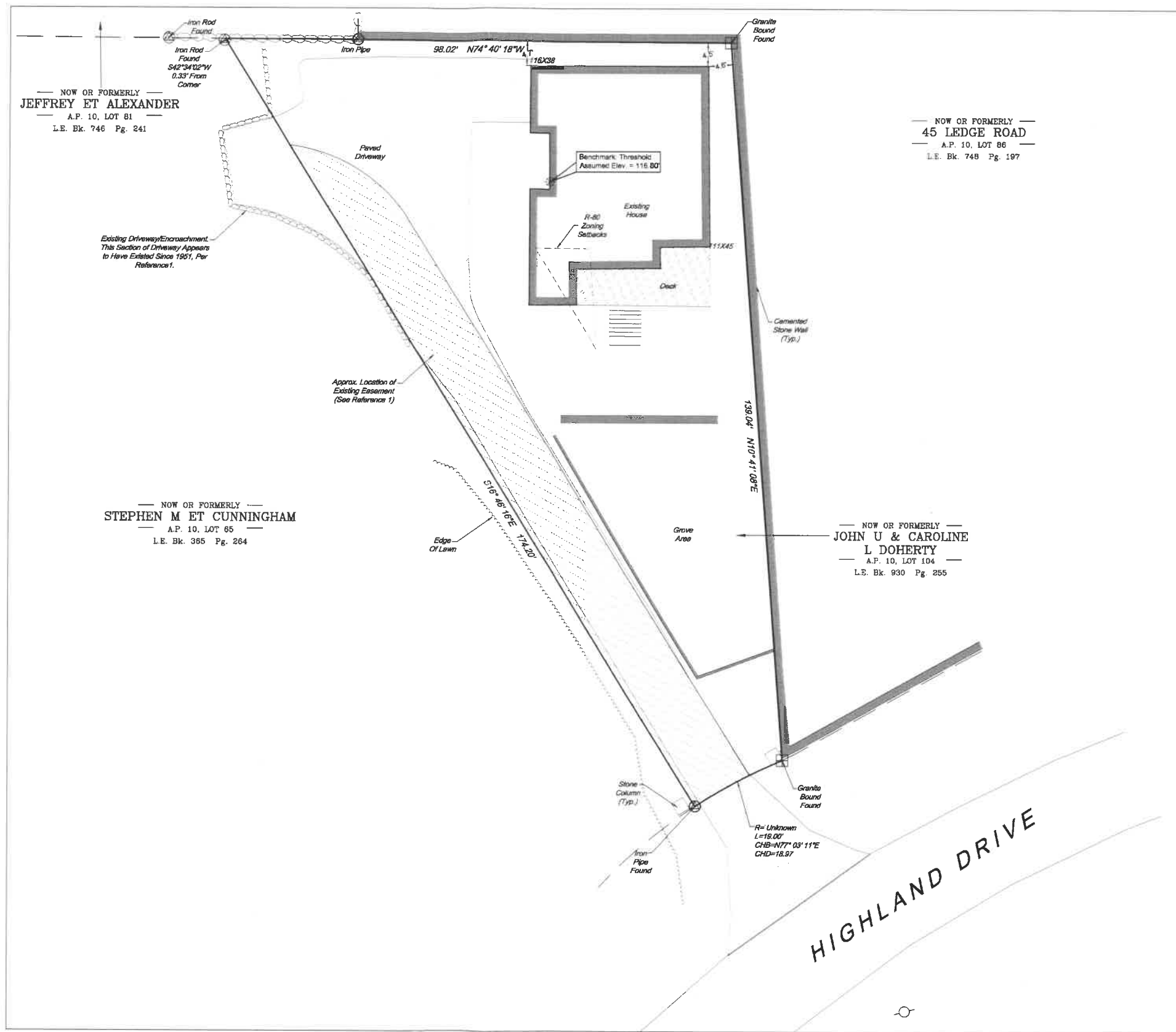
CERTIFICATION:

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 STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 26, 2016, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
TOPOGRAPHIC SURVEY	CLASS T2

- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO SHOW THE EXISTING CONDITIONS OF ASSESSOR'S PLAT 10, LOT 104, ALONG WITH ALL MONUMENTS FOUND OR SET, AND ANY EXISTING STRUCTURES.

BY: MATTHEW J. COTTA PLS-1977
L.S. 0002453 CDA



FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOODING
PANEL NO. - 44005C0176 J
REVISED - SEPTEMBER 4, 2013

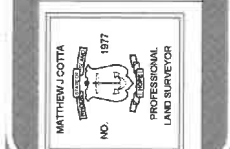


Scale 1" = 10'

THIS PLAN IS TO BE INDEXED
UNDER THE FOLLOWING ROAD:
1. HIGHLAND DRIVE

PLAN OF LAND FOR
JOHN DOHERTY
LOCATED AT
A.P. 10, LOT 104
283 HIGHLAND DRIVE
JAMESTOWN, R.I.

Checked By: MJC	Date: 09/02/2021
Drawn By: BpC	Scale: 1" = 10'
REVISIONS	
NO.	REVISION
1	ZONING SETBACK (M.S. 40B10)
2	ZONING SETBACK (M.S. 40B10)



AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
1
of 1 sheets
Drawing No. 121201



EX2

EXISTING SOUTH ELEVATION

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



2

PROPOSED SOUTH ELEVATION

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

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TITLE:
 DOHERTY RESIDENCE
 283 HIGHLAND DRIVE JAMESTOWN, RI

SOUTH ELEVATION

PROJ NO: 08-4-22
DATE:
DRAWN BY: NJZ
CHKD BY: R.F.D.
REVISIONS:

SEAL:

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 A-5

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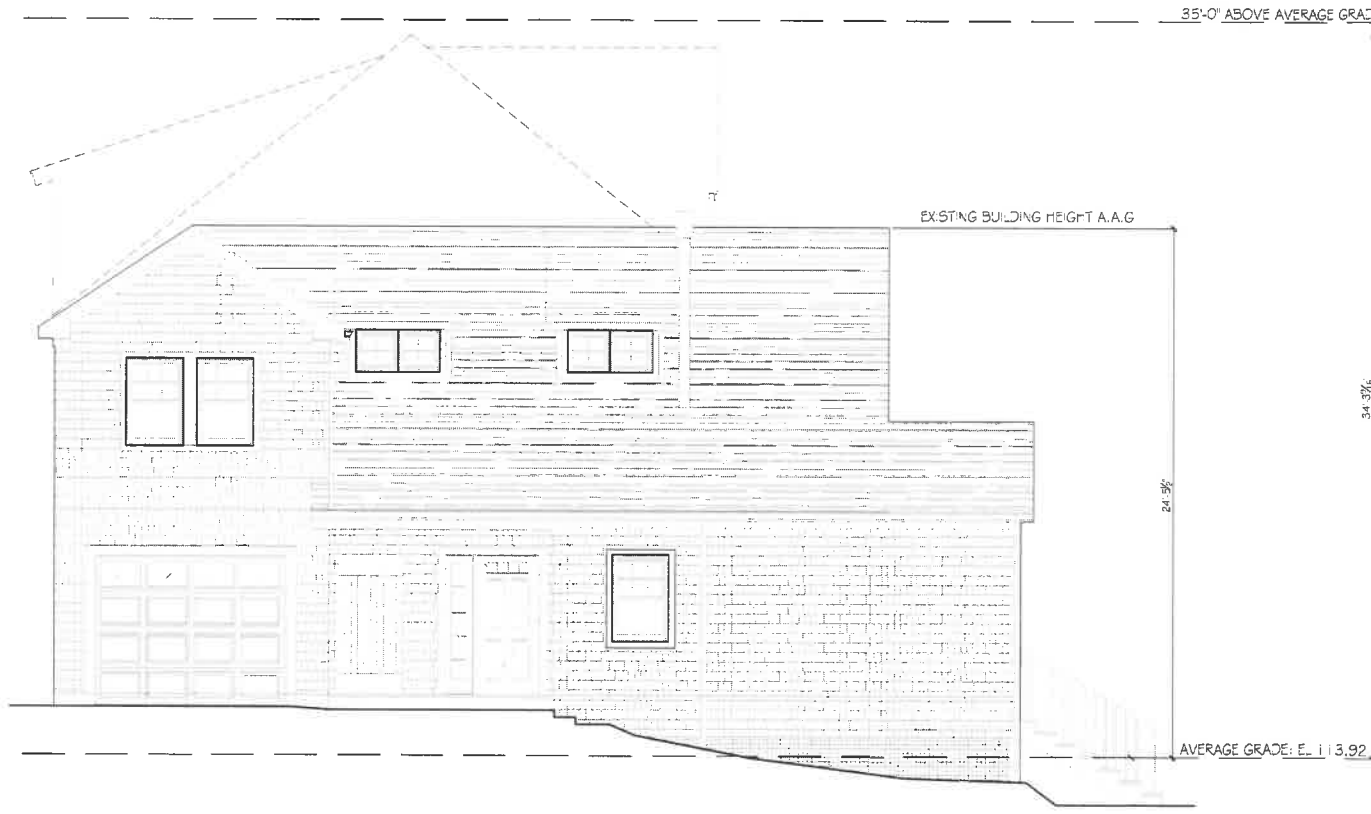
DOHERTY RESIDENCE
 283 HIGHLAND DRIVE JAMESTOWN, RI

WEST ELEVATION

TITLE:
 PROJ NO: DATE:
 09-4-22
 DRAWN BY:CHKD BY:
 N.Z. R.F.D.
 REVISIONS:

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EXI EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"



I PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

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TITLE:
 DOHERTY RESIDENCE
 283 HIGHLAND DRIVE JAMESTOWN, RI

DWG. CONTENTS:
 TITLE:
 PROJ NO: 09-14-22
 DATE: 09-14-22
 DRAWN BY: NJZ
 CHKD BY: R.P.D.

REVISIONS:

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SHEET NO.
 A-6



EX3 EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

EAST ELEVATION

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DOHERTY RESIDENCE
 283 HIGHLAND DRIVE JAMESTOWN, RI

NORTH ELEVATION

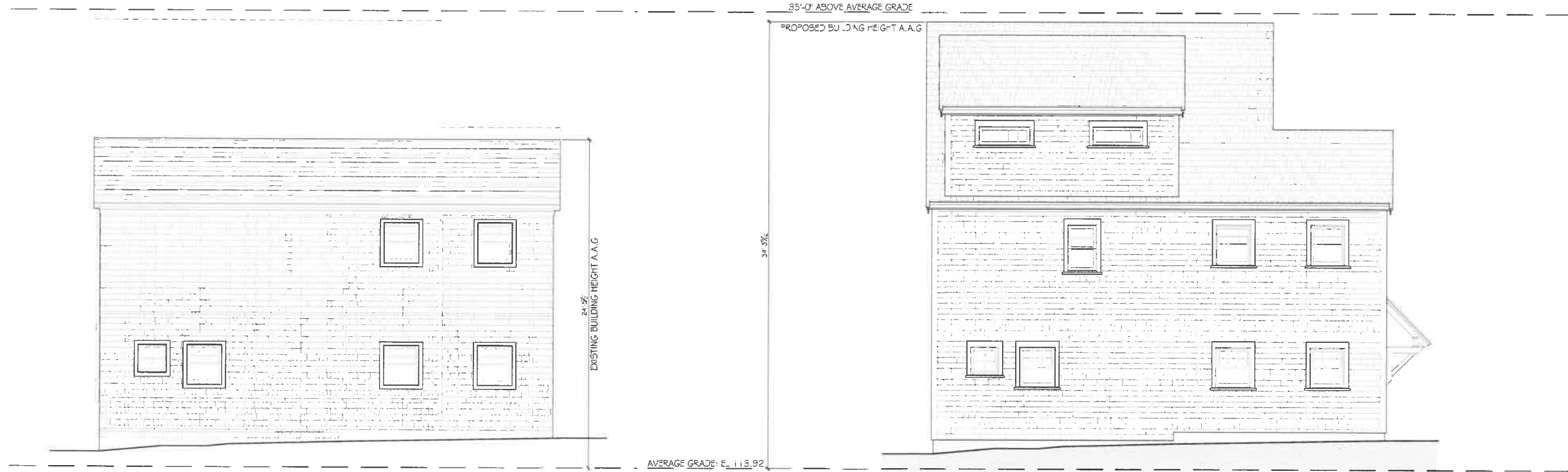
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A-7



EX4

EXISTING NORTH ELEVATION

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

4

PROPOSED NORTH ELEVATION

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

Parcel ID: 10-104
DOHERTY JOHN U & CAROLINE L
432 PINE STREET
PHILADELPHIA PA 19106

Parcel ID: 10-113
WRIGHT ELICOTT
286 HIGHLAND DRIVE
JAMESTOWN RI 02835

Parcel ID: 10-51
LIPPINCOTT BERTRAM III
P O BOX 194
JAMESTOWN RI 02835

Parcel ID: 10-65
MINUTTI ROBERT & ELIZABETH TE
31 BULOID AVENUE
JAMESTOWN RI 02835

Parcel ID: 10-86
45 LEDGE ROAD LLC
C/O JAMES CARTON
8601 LONG ACRE CT
BETHESDA MD 20817

Parcel ID: 10-87
ALEXANDER JEFFREY ET
DODGE JOAN
65 LEDGE ROAD
JAMESTOWN RI 02835

