

Notice of Hearing

Application of Sanderson H. Carney, Trustee of the Sanderson H. Carney Indenture of Trust, whose property is located at 3 Spirketing Street, and further identified as Tax Assessor's Plat 5, Lot 404 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 Side Yard setback relief for an accessory structure of 3 feet where 15 feet is required in order to construct a 12 x 28 Carport with concrete pad. Said property is located in a R-40 zone and contains 17, 575 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: 12/15/2022

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: Sanderson H. Carney Trustee
Sanderson H Carney Indenture of Trust

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

Owner: Same

Lessee: None

1. Location of premises: No. 3 Spirketing Street
2. Assessor's Plat 5 Lot 404
3. Dimensions of lot: frontage: +/-150 ft. depth: +/-120 ft. Area: 17,575 sq. ft.
4. Zoning Districts in which premises are located: Use:R40 Area: 40,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Purchased on 7/07/2020
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 1646 sq. ft.
Size of proposed building or alteration: 12 x 28 ft Carport (336 sq. ft.)
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 10' side: 15'
Proposed: front: +/-50' rear: + 10 ft' side: 3.0'
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 add a 12 x 28 carport with concrete pad for RV storage.

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? Yes, with this application

Has the Inspector of Buildings refused a permit? No, however, dimensional relief is need before a permit can issue.

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

This application seeks relief granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-302, District Dimensional Regulations, Table 3-2 for the R40 Zoning District for side setback of an accessory structure to be 3 feet where 15 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.

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



Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: November 7, 2019

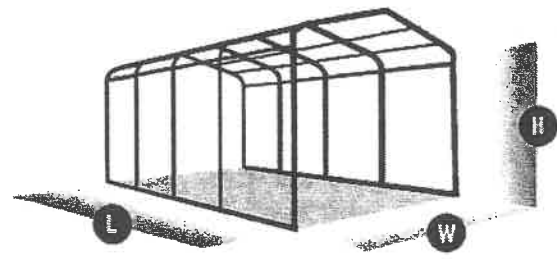
To: Chris Costa, Building Official
Lisa Bryer, Town Planner

From: Jean Lambert, P.E.




RE: Zoning Ordinance Section 82-314: High Groundwater Table and Impervious Overlay District
EXEMPT - Based on soil evaluation
Douglas Enterprises, Spirketing Street, AP 5, Lot 404, Jamestown, RI

I have reviewed the soil evaluations for the above referenced property. The evaluations by Chris Sutter (D4077) on August 15, 2019 indicates a 62" seasonal high ground water table and category 9 (impervious soils) at a depth of 62". Based on this information, the above referenced property is not subject to Zoning Section 82-314 *High Groundwater Table and Impervious Layer Overlay District*. A copy of the soil evaluation is attached.

The applicant has received a 3-bedroom OWTS permit (RIDEM #0015-0210). The system includes a filter technology to a perc-rite disposal field. Site plans must be submitted to the Building Official for review.



This structure is engineered to meet or exceed your local building code requirements of:

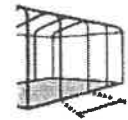
 30lbs GROUND SNOW LOAD *	 20lbs ROOF SNOW (LIVE) LOAD †	 85MPH WIND LOAD †
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* Source: IBC 2009 (Rhode Island State Building Code) for
Jamestown, Rhode Island 2835 in Newport
† Source: manual user input

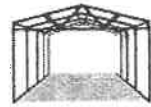
WIDTH 12'	LENGTH 28'2"	HEIGHT (SIDEWALL) 12'
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ROOF
PITCH
3:12



ON CENTER
SPACING
5'



TRUSS BRACE
TYPE
Type 2R



GROUND-TO-
TRUSS CLEARANCE
11' 11 1/4"

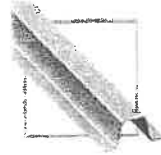


FRAME
WEIGHT
1245 lbs

STEEL SPECIFICATIONS



FRAME
2" x 3"
14 Gauge Galvanized Tube
Domestic Steel - 67%
Recycled



ROOF
PURLINS
18 Gauge Galvanized Roof
Purlins
2' 9 5/8" On Center Spacing

SHEET METAL SPECS

29 Gauge Sheet Metal



RIB
SPACING
9"
with 5 major ribs
& 8 minor ribs

RIB
HEIGHT
3/4"
with 36"
coverage

Anti-siphon
feature

Durable, baked-
on paint finish

SELECTED SHEET METAL & TRIM



Roof Sheet Metal

Green



Eave Trim

Green



Gable Trim

Green



Ridge Cap

Green



Side Sheet Metal

Green

266 21600 SF	379 20023 SF	21300 SF	14400 SF
240	195	206+1	120
50	50	50	50

401 25208 SF	404 17575 SF	407 13325 SF
167.41	150	113
101.05	120.21	108.97
20	37.09	60
180	142.91	60
43 14400 SF	45 7200 SF	46 7200 SF
120	60	60
120	60	60
48 7200 SF	47 7200 SF	49 12883 SF
60	60	60
60	60	60

390 14400 SF	392 7200 SF	393 7200 SF	400 7860 SF
120	60	60	71
120	120	120	120
50	60	60	60
180	240	120	60
394 28800 SF	397 21600 SF	398 28800 SF	41 7200 SF
120	60	120	60
120	60	60	60
33 21600 SF	42 7200 SF	401 7200 SF	42 7200 SF
180	60	60	60
180	60	60	60

69 14400 SF	71 14400 SF	73 7200 SF	74 7200 SF	75 12119 SF
120	120	60	60	103.08
120	120	60	60	98.92
60	60	60	60	60
82 7200 SF	80 14400 SF	79 14400 SF	77 7200 SF	76 11620 SF
120	120	120	60	60
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58 14400 SF	60 7200 SF	61 7200 SF	62 28800 SF	65 21600 SF	68 7200 SF
120	60	60	180	180	120
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94 7200 SF	91 7200 SF	90 7200 SF	89 7200 SF	86 7200 SF	84 21600 SF
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122 7200 SF	123 7200 SF	124 7200 SF	125 7200 SF	126 7200 SF	128 18113 SF
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134 14400 SF	133 21600 SF	130 7200 SF	129 10403 SF	129 10403 SF	129 10403 SF
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110 7200 SF	111 7200 SF	112 7200 SF	113 7200 SF	114 7200 SF	115 7200 SF	116 7200 SF	117 7200 SF	118 14400 SF	119 21600 SF	121 7200 SF
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147 7200 SF	146 7200 SF	145 7200 SF	144 7200 SF	143 7200 SF	142 7200 SF	141 7200 SF	140 7200 SF	136 14400 SF	136 14400 SF	136 14400 SF
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BEACON

STREET

FERRY STREET

STEAMBOAT STREET

BERETTA DAVID T B ET
VEHLIES KELLIE M TE
17 FERRY STREET
JAMESTOWN, RI 02835

GABRIELE ANTHONY F
16 FERRY STREET
JAMESTOWN, RI 02835

THOMAS BENJAMIN H
15 KEEL AVENUE
JAMESTOWN, RI 02835

BOND RONALD R & CHRISTINE
9 FERRY STREET
JAMESTOWN, RI 02835

GABRIELE ANTHONY F TRUSTE
16 FERRY STREET
JAMESTOWN, RI 02835

TOWN OF JAMESTOWN
44 SOUTHWEST AVE
JAMESTOWN, RI 02835

BOTELHO WILLIAM P
6 FERRY ST
JAMESTOWN, RI 02835

GORDON WALTER V JR ET UX
GORDAN MARGARET MARY
116 BEACON AVENUE
JAMESTOWN, RI 02835

VOLPE JEAN D & DAVID Z
8 SPIRKETING STREET
JAMESTOWN, RI 02835

BRISSETTE GERARD E TRUSTE
96 BEACON AVENUE
JAMESTOWN, RI 02835

JENNINGS DEAN J & KATHRYN
7 KEEL AVENUE
JAMESTOWN, RI 02835

CIRELLA STEPHEN M
CIRELLA LORI ANN
1 FERRY ST
JAMESTOWN, RI 02835

LEPORE LISA ELOISE
82 BEACON AVENUE
JAMESTOWN, RI 02835

CLARKE MATTHEW F & SUSANN
23 KEEL AVENUE
JAMESTOWN, RI 02835

MACINTOSH STEPHEN & MARY
MACINTOSH FAMILY REVOCABL
14 SPIRKETING STREET
JAMESTOWN, RI 02835

CONTI NORMA
C/O BARBARA PLACIDO
87 BAKEWELL COURT
CRANSTON, RI 02921

NEWMAN GEORGE J ET UX
PATRICIA P
2 FERRY STREET
JAMESTOWN, RI 02835

DAUPHINEE DONALD D (LE)
DAUPHINEE AMANDA L & DONA
1 SPIRKETING ST
JAMESTOWN, RI 02835

SISSON DONNA L ET
SISSON JEFFREY R TRUSTEES
29 KEEL AVENUE
JAMESTOWN, RI 02835

DENNIS MARILYN G
37 KEEL AVENUE
JAMESTOWN, RI 02835

SISSON JEFFREY R ET
SISSON DONNA L TRUSTEES
29 KEEL AVENUE
JAMESTOWN, RI 02835

FITZHARRIS LEO JAMES III
5 SPAR STREET
JAMESTOWN, RI 02835

TAYLOR JOHN C &
TAYLOR ELIZABETH M TRUSTE
PO BOX 510
PORTSMOUTH, RI 02871-0510



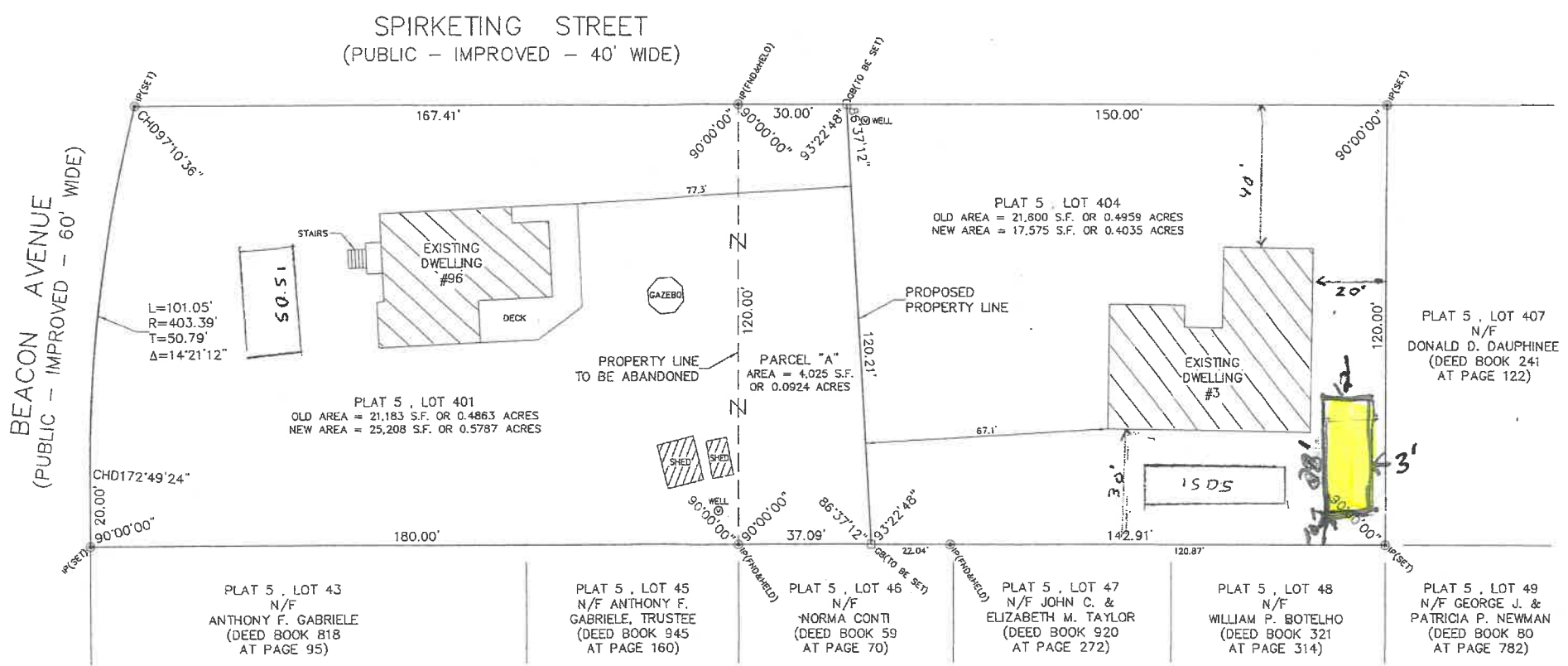
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THE PURPOSE OF THIS PLAN IS TO DEED 4,025 S.F. (PARCEL "A") OF LAND FROM PLAT 5, LOT 404 TO PLAT 5, LOT 401.

STREET INDEX
BEACON AVENUE
SPIRKETING STREET

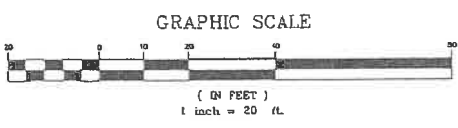
LOCUS
NOT TO SCALE



- GENERAL NOTES:**
1. THE PARCELS ARE PLAT 5, LOTS 401 & 404.
 2. THE EXISTING DWELLING ADDRESS FOR PLAT 5, LOT 401 IS 96 BEACON AVENUE. THE EXISTING DWELLING ADDRESS FOR PLAT 5, LOT 404 IS 3 SPIRKETING STREET.
 3. THE PARCELS ARE ZONED: R-40.
 4. THE OWNER OF PLAT 5, LOT 401 IS: GERARD E. BRISSETTE, TRUSTEE
96 BEACON AVENUE
JAMESTOWN, RI 02835
 5. THE OWNER OF PLAT 5, LOT 404 IS: SANDERSON H. CARNEY, TRUSTEE
3 SPIRKETING STREET
JAMESTOWN, RI 02835
 6. THE BASIS OF BEARING IS A MAGNETIC READING TAKEN DURING FIELD WORK.

- DEED REFERENCES:**
1. PLAT 5, LOT 401 - DEED BOOK 823 AT PAGE 175.
 2. PLAT 5, LOT 404 - DEED BOOK 967 AT PAGE 257.

- PLAN REFERENCE:**
1. PLAN ENTITLED "JAMESTOWN SHORES PLAT NO. 1, JAMESTOWN, R.I., OWNED BY JAMES G. HEAD, SCALE: 1" = 100', DATED: MARCH 1947, BY E. NEWMAN, ENGR., WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS ON HPPF#11B.



I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.

BY: _____
GERARD E. BRISSETTE

BY: _____
SANDERSON H. CARNEY



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 BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION: CLASS I
CLASS III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
1) PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN FOR PLAT 5, LOTS 401 & 404.

BY: _____
ROBERT C. COURNOYER, PLS#1615
PRESIDENT, R.C. COURNOYER ENTERPRISES, INC.

DATE: _____
COA #A51

ADMINISTRATIVE SUBDIVISION PLAN FOR GERARD E. BRISSETTE, TRUSTEE & SANDERSON H. CARNEY, TRUSTEE PLAT 5, LOTS 401 & 404 96 BEACON AVENUE & 3 SPIRKETING STREET JAMESTOWN, RHODE ISLAND		RC COURNOYER ENTERPRISES, INC. P.O. BOX 176 JAMESTOWN, R.I. 02835 PHONE 401-439-8029
DRAWING NO: BEACON3	SCALE: 1" = 20'	REVISIONS
SHEET NO: 1 OF 1	DRAWN BY: R.C.C.	DATE: JUNE 21, 2021