

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

**Application for Exception or Variance under the Zoning Ordinance**

Zoning Board of Review;

Jamestown, R.I.

Date: 1/12/2023

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: Roach LLC Address: c/o Christian Infantolino, Esq.,  
170 Conanicus Ave 77 Narragansett Avenue  
Jamestown, RI 02835 Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 170 Conanicus Avenue
2. Assessor's Plat 8 Lot 579
3. Dimensions of lot: frontage: +/-122.5 ft. depth: (Davis St) +/- 165ft. depth (Southern line) +/- 119.8 ft Area: 16,290.90 sq. ft.
4. Zoning Districts in which premises are located: Use:R20 Area: 20,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Since 2018
6. Is there a building on the premises at present? Yes
7. Size of existing building: Existing footprint: 1360.70 sq. ft.  
Size of proposed building or alteration: Proposed footprint: 1488.70
8. Distance of proposed building or alteration from lot lines:  
**Required:** front: 30' 2<sup>nd</sup> Front: 15.0' rear: 30' side: 10'  
**Existing:** front: 19' 7 5/16" rear: 86' 3" Side (Davis St): 4' 7 1/4" Side (Southern line): 56' 9"  
**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 construct an addition to the existing structure. Applicant proposes a change in the roof lines while utilizing the existing structure and 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. Through this application  
Has the Inspector of Buildings refused a permit? Yes, as this application required dimensional relief.

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 19' 7 5/16" feet where 30 feet is required and a secondary front yard setback of 4' 7 1/4" feet where 15 feet is required as the current structure has an existing front yard setback of 19' 7 5/16" feet and a secondary front yard setback of 4' 7 1/4" feet (i.e. there will be no change in the setbacks)

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**

**Notice of Hearing**

Application of Roach LLC whose property is located at 170 Conanicus, and further identified as Tax Assessor's Plat 8, Lot 579 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 R20 Zoning District of the zoning ordinance. The Applicant seeks front yard setback relief of 19' 7 5/16" feet where 30 feet is required and a secondary front yard setback of 4' 7 1/4" feet where 15' feet is required and the existing front yard setback is 19' 7 5/16" feet and the existing secondary front yard setback is 4' 7 1/4" feet in order to construct an addition to the existing structure. Said property is located in a R-20 zone and contains 16,290.9 square feet.

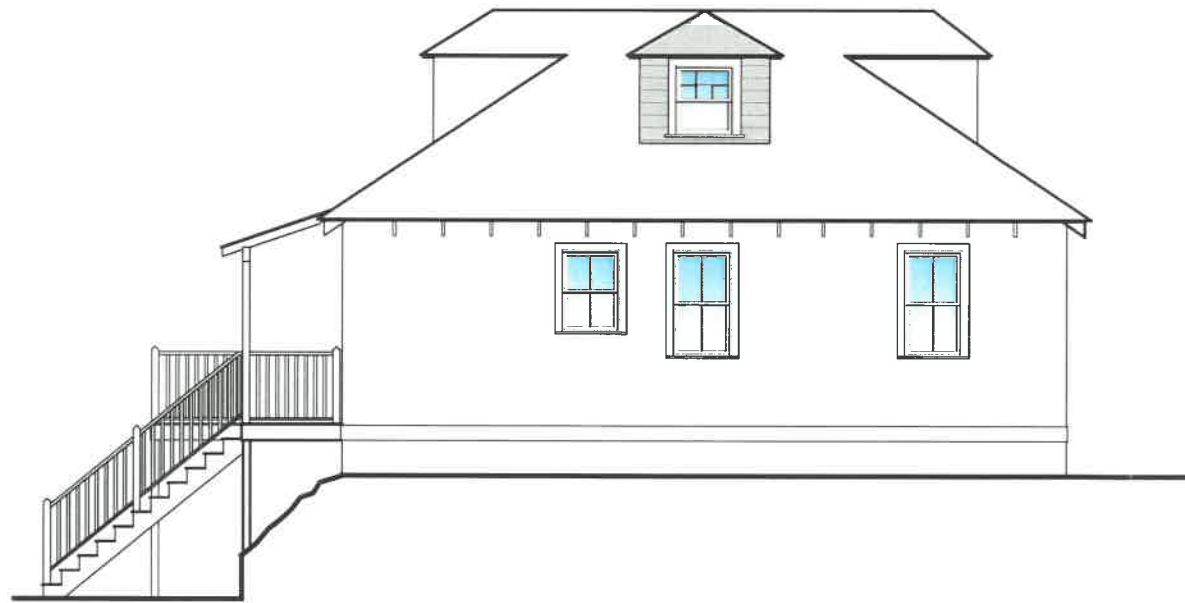
received  
1-20-25 CMK



PROPOSED EAST ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'$



PROPOSED WEST ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'$



PROPOSED NORTH ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'$

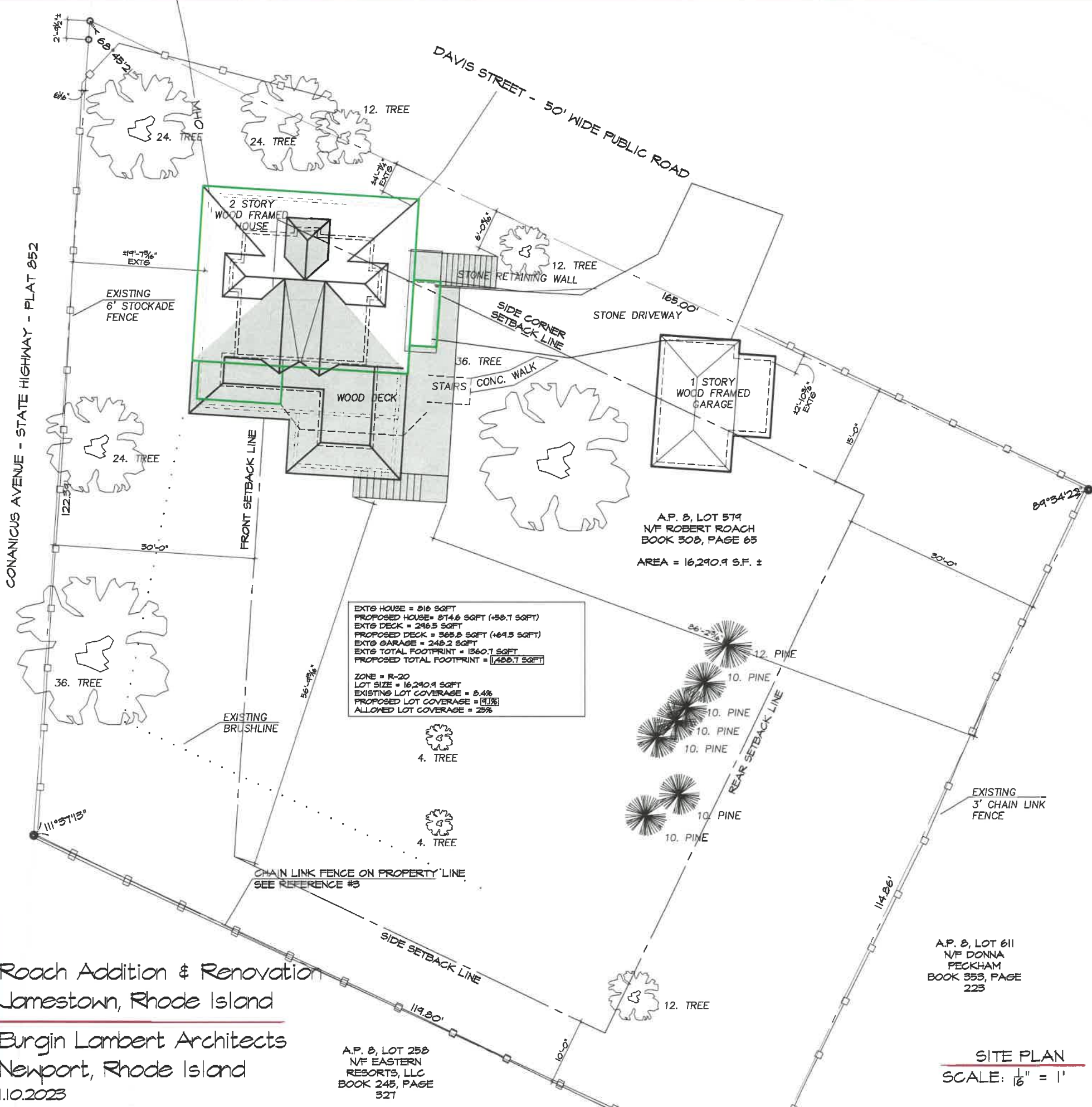


PROPOSED SOUTH ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'$

Roach Addition & Renovation  
Jamestown, Rhode Island  
Burgin Lambert Architects  
Newport, Rhode Island  
1.10.2023

CONANICUS AVENUE - STATE HIGHWAY - PLAT 852

DAVIS STREET - 50' WIDE PUBLIC ROAD



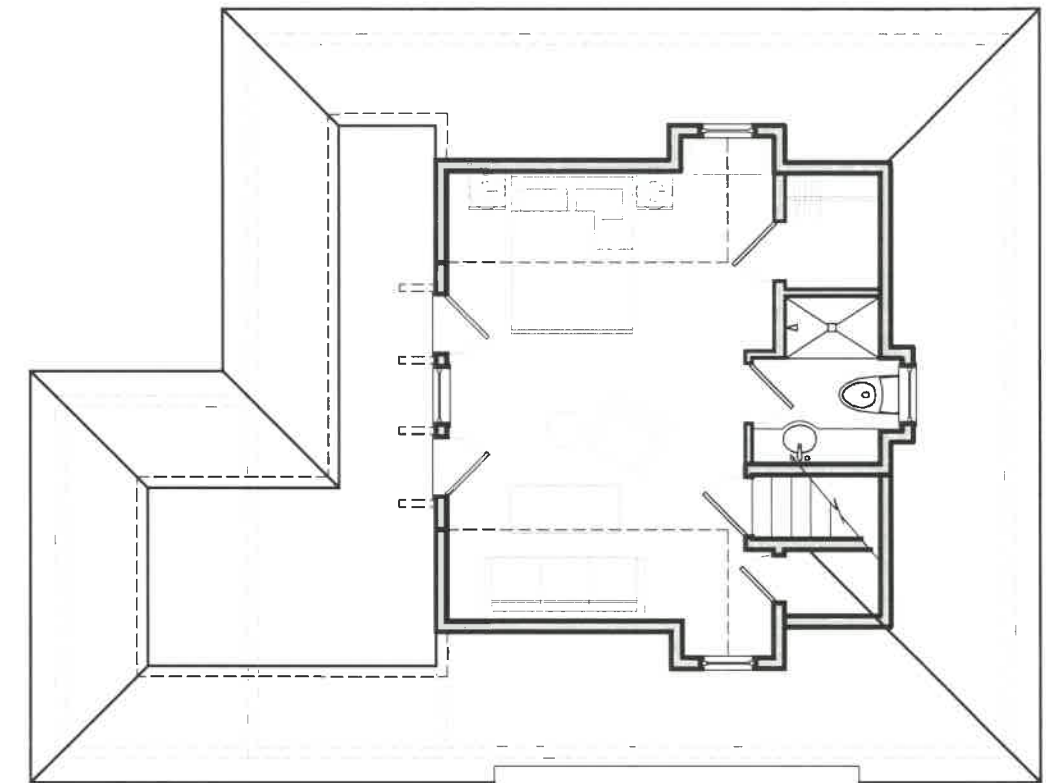
EXTS HOUSE = 816 SQFT  
 PROPOSED HOUSE = 874.6 SQFT (+58.7 SQFT)  
 EXTS DECK = 246.3 SQFT  
 PROPOSED DECK = 368.8 SQFT (+122.5 SQFT)  
 EXTS GARAGE = 248.2 SQFT  
 EXTS TOTAL FOOTPRINT = 1360.7 SQFT  
 PROPOSED TOTAL FOOTPRINT = 1480.7 SQFT  
  
 ZONE = R-20  
 LOT SIZE = 16,290.9 SQFT  
 EXISTING LOT COVERAGE = 5.4%  
 PROPOSED LOT COVERAGE = 9.1%  
 ALLOWED LOT COVERAGE = 23%

A.P. 8, LOT 579  
 N/F ROBERT ROACH  
 BOOK 308, PAGE 65  
 AREA = 16,290.9 S.F. ±

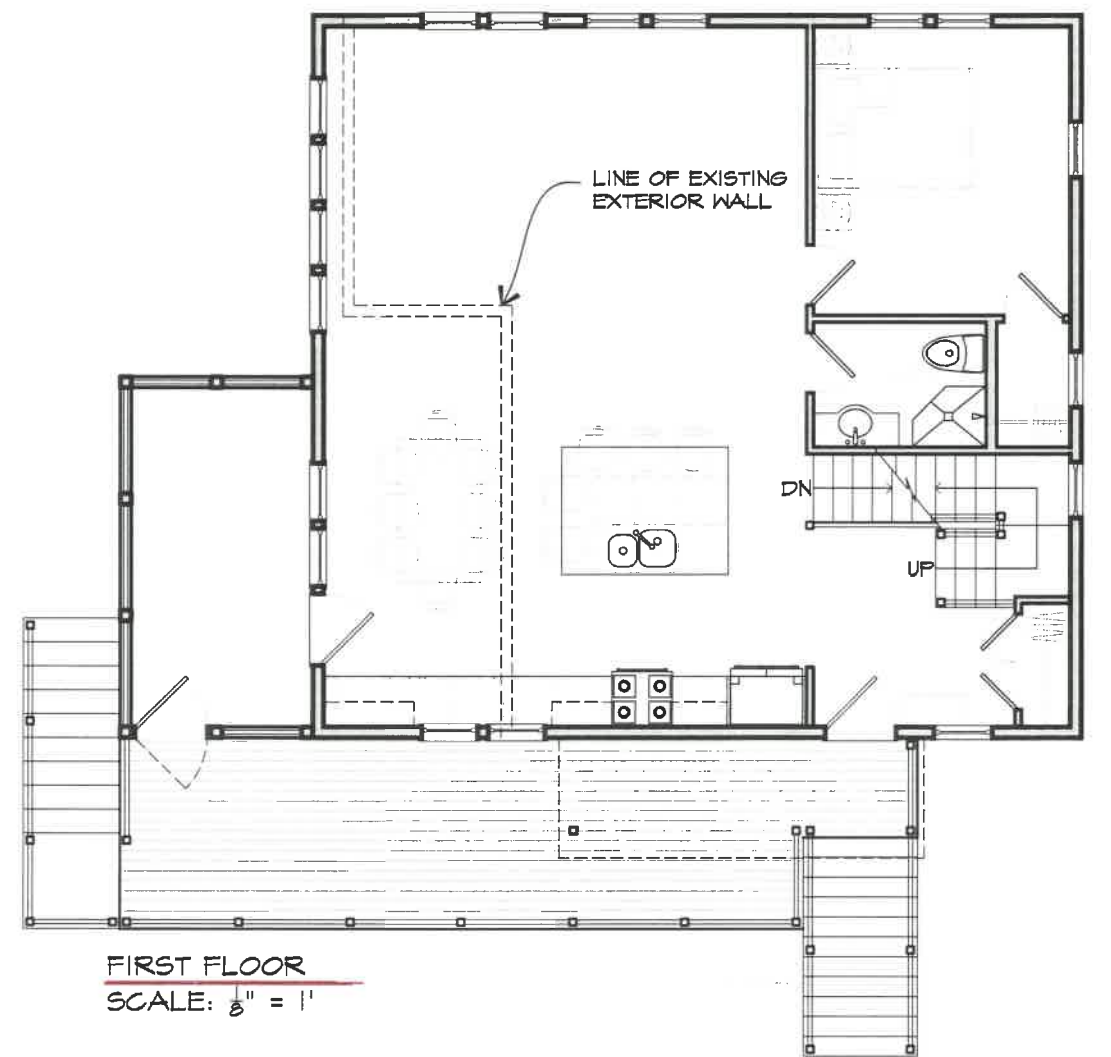
A.P. 8, LOT 611  
 N/F DONNA  
 FECKHAM  
 BOOK 353, PAGE  
 223

A.P. 8, LOT 258  
 N/F EASTERN  
 RESORTS, LLC  
 BOOK 245, PAGE  
 327

**SITE PLAN**  
 SCALE: 1/16" = 1'



**SECOND FLOOR**  
 SCALE: 1/8" = 1'



**FIRST FLOOR**  
 SCALE: 1/8" = 1'

Roach Addition & Renovation  
 Jamestown, Rhode Island  
 Burgin Lambert Architects  
 Newport, Rhode Island  
 1.10.2023





# 200 foot Abutters List Report

Jamestown, RI  
January 11, 2023

## Subject Property:

Parcel Number: 8-579	Mailing Address: ROACH LLC
CAMA Number: 8-579	64 GREEN LANE
Property Address: 170 CONANICUS AVENUE	JAMESTOWN, RI 02835

## Abutters:

Parcel Number: 8-247	Mailing Address: EDIE RICHARD & ELIZABETH
CAMA Number: 8-247	5 FRANKLIN SQUARE
Property Address: 2 BRYER AVENUE	DEDHAM, MA 02026

Parcel Number: 8-249	Mailing Address: BOIS STEVEN G
CAMA Number: 8-249	155 CONANICUS AVENUE
Property Address: 155 CONANICUS AVENUE	JAMESTOWN, RI 02835

Parcel Number: 8-256	Mailing Address: KENNEDY STEVEN M ET KENNEDY
CAMA Number: 8-256	BONNIE BRAYTON
Property Address: 177 CONANICUS AVENUE	177 CONANICUS AVENUE JAMESTOWN, RI 02835

Parcel Number: 8-261	Mailing Address: FERGUSON CHRISTINE C
CAMA Number: 8-261	37 BAY VIEW DRIVE
Property Address: 37 BAY VIEW DRIVE	JAMESTOWN, RI 02835

Parcel Number: 8-494	Mailing Address: AUCLAIR KEITH TRUSTEE 31 BAY VIEW
CAMA Number: 8-494	DRIVE REALTY TRUST
Property Address: 31 BAY VIEW DRIVE	31 BAY VIEW DRIVE JAMESTOWN, RI 02835

Parcel Number: 8-519	Mailing Address: SANBORN MARY LOU
CAMA Number: 8-519	21 BAY VIEW DRIVE
Property Address: 21 BAY VIEW DRIVE	JAMESTOWN, RI 02835

Parcel Number: 8-527	Mailing Address: BETTENCOURT MARK T ET
CAMA Number: 8-527	BETTENCOURT KRISTEN SHEA
Property Address: 180 CONANICUS AVENUE	2 SAYLES ROAD HINGHAM, MA 02043-2678

Parcel Number: 8-544	Mailing Address: LYNCH GEORGE P JR TRUSTEE
CAMA Number: 8-544	11 HARBOR STREET
Property Address: 11 HARBOR STREET	JAMESTOWN, RI 02835

Parcel Number: 8-545	Mailing Address: MCINTYRE JERRY L & CHRISTINA W
CAMA Number: 8-545	57 NEWPORT STREET
Property Address: 13 HARBOR STREET	JAMESTOWN, RI 02835

Parcel Number: 8-591	Mailing Address: PECKHAM DONNA ET SALISBURY
CAMA Number: 8-591	DEBORAH
Property Address: 12 DAVIS STREET	116 EAST SHORE ROAD JAMESTOWN, RI 02835



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# 200 foot Abutters List Report

Jamestown, RI  
January 11, 2023

Parcel Number: 8-611  
CAMA Number: 8-611  
Property Address: DAVIS STREET

Mailing Address: PECKHAM DONNA ET SALISBURY  
DEBORAH  
116 EAST SHORE ROAD  
JAMESTOWN, RI 02835

Parcel Number: 8-748  
CAMA Number: 8-748  
Property Address: 171 CONANICUS AVENUE

Mailing Address: CHURCH COMMUNITY HOUSING CORP  
50 WASHINGTON SQUARE  
NEWPORT, RI 02840



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