

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date Feb. 16, 2023

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.

Applicant Gwendolyn Lupinek and Franklin Chew Address 24 Richards Lane, Norwalk, CT 06851

Owner Gwendolyn Lupinek and Franklin Chew Address 24 Richards Lane, Norwalk, CT 06851

Lessee None Address N/a

1. Location of premises: No. 6 Middle _____ Street

2. Assessor's Plat 1 Lot 332

3. Dimensions of lot: frontage 178.86 ft. depth 100.00 ft. Area 17,899.00 sq. ft.

4. Zoning Districts in which premises are located: Use RR-80 Area _____ Height <35' (less than 35 feet)

5. How long have you owned above premises? Since 1997

6. Is there a building on the premises at present? Yes

7. Size of existing building 1688 sq. ft. (with patio under second floor included)

Size of proposed building or alteration 1645 sq. ft.

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

front 25' rear 32.2' left side 19.7 (west) right side 75.9

9. Present use of premises: Single Family Residence with accessory garage

10. Proposed use of premises: Single Family Residence with accessory garage

Location of septic tank & well on lot Southeast Corner of Lot

11. Give extent of proposed alterations Please see attached letter. Thank you.

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:

Dimensional Variance from Article 3, Section 82-314 for lot coverage (8% maximum; 11.17% requested).

Dimensional Variance from Article 3, Section 82-302 District Dimensional Regulations - Front, Rear, and Side Setbacks

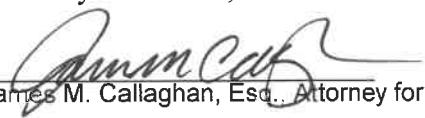
Special Use Permit for High Groundwater Table and Impervious Overlay District - Sec. 82-314

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

Franklin and Gwendolyn have owned this property since 1997. They plan to retire in
Jamestown. The home has a number of issues and a rebuild is the most practical path forward. The relief
sought is the least relief necessary due to the constraints of the lot. The increase
in size of the new structure is minimal. The owners would like to preserve the garage on site along with the small expansion
of the home. This lot also includes a right of way in the eastern side of the lot. Technically the right of way creates two
front setbacks. However it appears the likelihood of usage of the right of way is very limited.

Please see attached letter for more detail. Thank you.

Respectfully Submitted,

Signature 
James M. Callaghan, Esq., Attorney for Applicants

Address Callaghan & Callaghan
3 Brown Street, Wickford, RI 02852

Telephone No. (401) 284-7750

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

CALLAGHAN & CALLAGHAN
ATTORNEYS AT LAW
3 BROWN STREET
WICKFORD, RI 02852

MATTHEW F. CALLAGHAN, JR.
JAMES M. CALLAGHAN

TEL. (401) 294-4555
FAX: (401) 294-4557
MATT@CALLAGHANLAWRI.COM
JAMES@CALLAGHANLAWRI.COM

February 16, 2023

Peter Medeiros
Building & Zoning Official
Jamestown Planning Commission
Jamestown Zoning Board
Town of Jamestown
93 Narragansett Avenue
Jamestown, RI 02835

Subject: Dimensional Variance Application and
Special Use Permit Application
Owners: Gwendolyn Lupinek and Franklin Chew
Address: 6 Middle Street
Plat/Lot: 1/332
Zone: R-80 – High Groundwater Overlay District

Dear Building Official Medeiros,

I hope you are doing well. Please accept this letter with the attached Application for a Variation and Special Use Permit under the Jamestown Zoning Ordinance. Our office, along with Nathan Chofay, PE, of Principe & Company, is submitting the application on behalf of Gwendolyn Lupinek and Franklin Chew for 6 Middle Street (Plat 1, Lot 332).

Gwen and Frank have been the owners of 6 Middle Street since 1997. The three-bedroom ranch style home was built in 1962. Unfortunately, the home has developed a number of structural issues. Due to the various structural issues, at this point Gwen and Frank have determined that a raze and rebuild makes more practical sense than a renovation. The photo of the home taken by the Tax Assessor is attached hereto.

The existing dwelling is 1,688 square feet. The proposed new residence would be smaller than the existing dwelling. The proposed dwelling amounts to 1,644.84 square feet.

The lot is in the RR-80 Zone. The lot is undersized for the RR-80 zone (17,889 sq. ft.). The lot also is in the High Groundwater Overlay District – Subdistrict “A”.

Notably, the lot abuts both Middle Street to the southwest and an unused right of way to the eastern side of the lot (please see attached site plan). After speaking with Building Official Medeiros, it is our understanding that Middle Street would represent the “front” as the unused right of way is unnamed.

The existing foundation of the current structure will remain. However, due to the lot configuration we are requesting dimensional variances for the front yard (25’ requested where 40’ required), rear yard (32.2’ requested where 40’ required); and side yard (west – 19.7’ requested where 30’

required). An existing patio and an existing walkway will both be removed in an effort to reduce lot coverage.

Additionally, due to the prohibition on basements in this zone, there is a significant lack of storage space. Gwen and Frank would like to preserve the current 268 square foot garage on site. The garage allows them to store items like their lawnmower, tools, and assorted summer furniture during the winter months. Without the garage their storage capacity is severely limited.

This lot lies in the High Groundwater Table and Impervious Overlay District. At the present time, the existing lot coverage amounts to 11.56%. The total existing coverage equals 2069 sq. ft.:

Existing Dwelling:	1688 sq. ft.
Existing Garage:	268 sq. ft.
Walkway:	26 sq. ft.
Concrete Pad (1):	46 sq. ft.
Concrete Pad (2):	41 sq. ft.
Total:	2069 sq. ft. (11.56% lot coverage)

We are proposing to reduce the lot coverage. However, even with the proposed reduction we still require a variance for lot coverage purposes:

Proposed Dwelling:	1645 sq. ft.
Existing Garage:	268 sq. ft.
Concrete Walkway:	46 sq. ft.
Total:	2000 sq. ft. (11.17% lot coverage)

Gwen and Frank are not seeking to expand the footprint of their home in any way. They are only seeking to replace the current structure with a structure similar in size. Although they would prefer to expand their home for their family, they have made tremendous efforts to keep the home to a limited footprint.

Due to the limited size and scope of this proposal we believe that the relief requested is the least relief necessary pursuant to Section 82-606 – Variances Authorized by this Ordinance; and Section 82-607 – Variances Additional Restrictions.

Since this property lies in the High Groundwater Overlay District – Subdistrict “A” we also need to request a Special Use Permit pursuant to Section 82-314. We believe that this proposal meets the Special Use Permit requirements in that the proposed lot coverage is less than already existing. The home reconstruction will not harm the public health, safety, or welfare, nor will it substantially or permanently injure the appropriate use of the property in the surrounding area or district.

Please contact me with any questions or concerns. We look forward to the opportunity to discuss this proposal. Thank you for your time and consideration.

Sincerely,



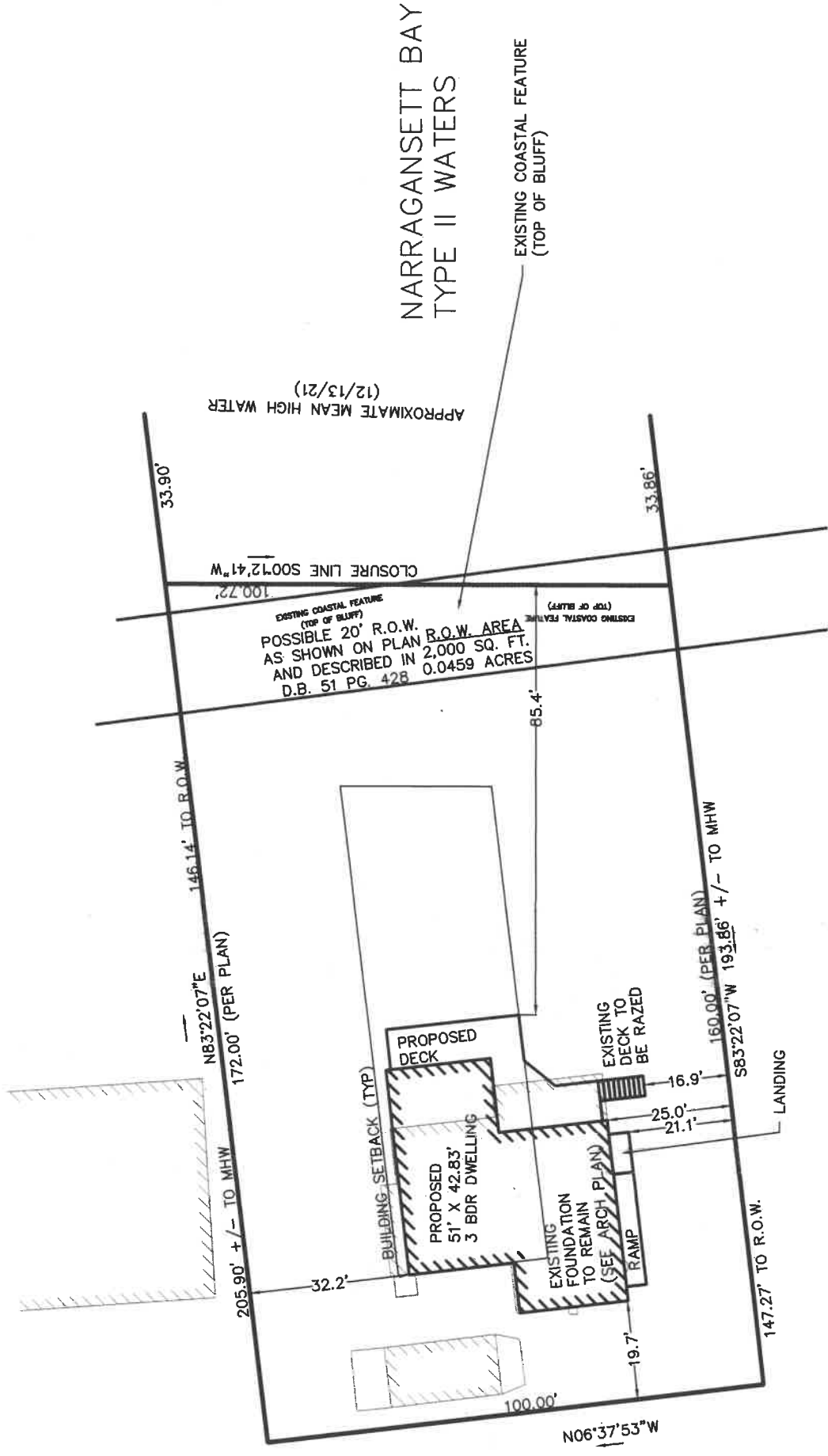
James M. Callaghan

Proposed Zoning Advertisement for 6 Middle Street:

Application of Franklyn Y. Chew and Gwendolyn M. Lupinek whose property is located at 6 Middle Street, Jamestown, RI, and further identified as Tax Assessor's Plat 1, Lot 331 for Variances from Article 82, Section 302 and 314 and a Special Use Permit granted under Article 6, Special Use Permits and Variances, Section 600 and 602. This application is made pursuant to the provisions of Section 82-314, High Groundwater Table and Impervious Overlay District. The Applicant seeks to construct a dwelling to replace the existing dwelling. Variances needed for Front Setback 25' requested where 40' required; Side Yard Setback (west) 19.7' requested where 30' required; Rear Setback (north) 32.2' requested where 40' required; and lot coverage 11.17% requested where 8% required. Special Use permit needed for High Groundwater Table and Impervious Overlay District – Subdistrict "A".



NARRAGANSETT BAY
TYPE II WATERS



APPROXIMATE MEAN HIGH WATER
(12/13/21)

33.90'

33.86'

CLOSURE LINE S00°12'41\"

POSSIBLE 20' R.O.W. AREA
AS SHOWN ON PLAN 2,000 SQ. FT.
AND DESCRIBED IN 0.0459 ACRES
D.B. 51 PG. 428

146.14' TO R.O.W.

N83°22'07\"

172.00' (PER PLAN)

205.90' +/- TO MHW

BUILDING SETBACK (TYP)

PROPOSED
51' X 42.83'
3 BDR DWELLING

PROPOSED DECK

EXISTING FOUNDATION
TO REMAIN
TO BE RAZED
(SEE ARCH PLAN)

EXISTING DECK TO
BE RAZED

RAMP

LANDING

160.00' (PER PLAN)

S83°22'07\"

193.86' +/- TO MHW

147.27' TO R.O.W.

N06°37'53\"

32.2'

100.00'

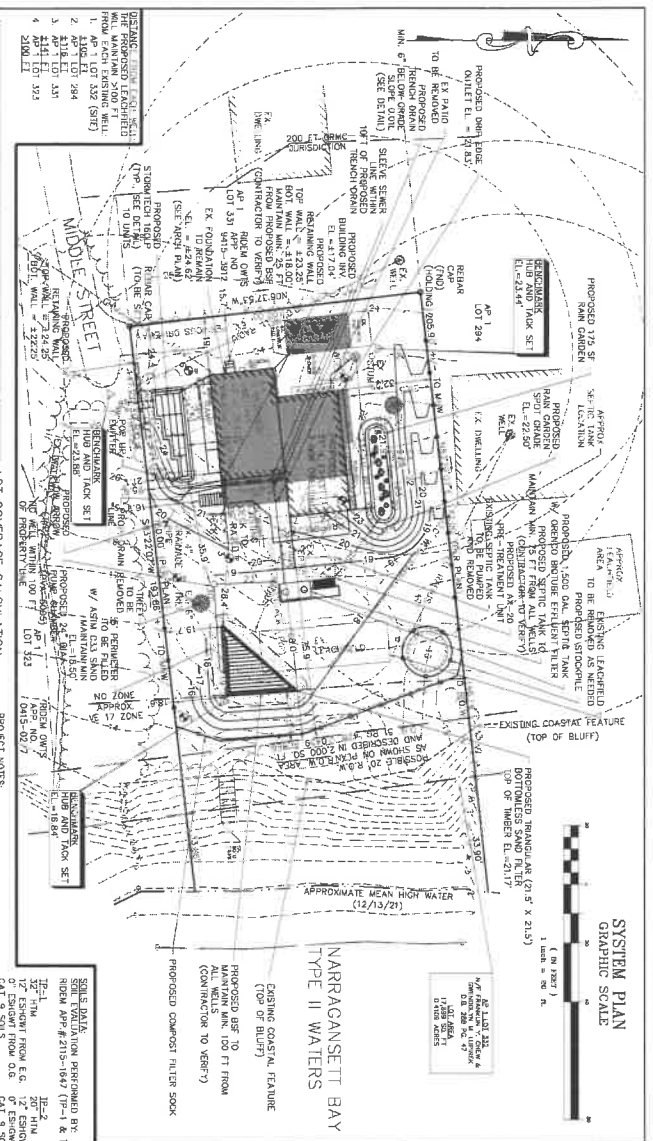
19.7'

16.9'

25.0'

21.1'

85.4'



SYSTEM PLAN
GRAPHIC SCALE
1" = 30' N

LEGEND

- PROPERTY LINE
- ADMITTER LINE
- EX. EDGE OF PARAPET
- EXISTING CONDUIT
- EX. DRAIN LINE
- EX. UTILITY POLE
- EX. WATERLINE
- EX. TEST PIT
- EX. OVER HEAD PIPE
- PROPOSED DRAIN LINE
- PROPOSED CONDUIT
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE

**BOTTOMLESS SAND FILTER
DESIGN CALCULATIONS**

DESIGN FLOW: 1.5 MGAL/DAY
 FLOW RATE: 1.5 MGAL/DAY
 FILTER AREA: 1500 GAL
 FILTER DEPTH: 24"
 FILTER RATE: 1.5 GPD/SQ FT
 FILTER EFFICIENCY: 95%
 FILTER BACKWASH: 1.5 GPD/SQ FT
 FILTER CLEANING: 1.5 GPD/SQ FT

SPECIFICATIONS

1. THE SYSTEM FOR SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW YORK AND FEDERAL REGULATIONS.
2. THE SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 1.5 MGAL/DAY.
3. THE SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 1.5 MGAL/DAY.
4. THE SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 1.5 MGAL/DAY.
5. THE SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 1.5 MGAL/DAY.

CONTRACTOR TO VERIFY BENCHMARK & EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND DESIGN DATA SHOULD BE REPORTED TO THE ENGINEER.

DESIGN NOTES

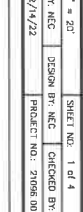
1. UNLESS SPECIFICALLY NOTED, THE PROPOSED SYSTEM IS NOT WITHIN A WATERSEED OF A PUBLIC WATER SUPPLY OR OTHER CRITICAL RESOURCE AREA.
2. UNLESS OTHERWISE NOTED, THERE ARE NO DRINKING WATER LINES, EXISTING OR PROPOSED, WITHIN 100 FEET OF THE PROPOSED SYSTEM.
3. UNLESS OTHERWISE NOTED, THERE ARE NO POTABLE WATER WELLS EXISTING OR PROPOSED WITHIN 100 FEET OF THE PROPOSED SYSTEM.
4. UNLESS OTHERWISE NOTED, THERE ARE NO EXISTING OR PROPOSED SEWER LINES WITHIN 100 FEET OF THE PROPOSED SYSTEM.
5. UNLESS OTHERWISE NOTED, THERE ARE NO EXISTING OR PROPOSED WATER LINES WITHIN 100 FEET OF THE PROPOSED SYSTEM.
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/27/21	ISSUED FOR PERMITS
2	11/15/21	REVISED PER COMMENTS
3	12/01/21	REVISED PER COMMENTS

ON-SITE WASTEWATER TREATMENT SYSTEM FOR AP 1 LOT 332 6 MIDDLE STREET JARSTOWN, RIDGE ISLAND

SCALE: 1" = 20'
 DRAWN BY: MEC
 DESIGN BY: MEC
 CHECKED BY: T.P.
 DATE: 12/14/22
 SHEET NO. 1 OF 4
 PROJECT NO. 21069.00



PRINCIPLE COMPANY, INC.
 ENGINEERING DIVISION
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 WWW.PRINCIPLECOMPANY.COM

SR-90 ZONING CRITERIA (CORNER LOT)

MIN. LOT AREA: 200 SF
MIN. FRONT YARD PRINCIPAL FUNDATION: 40 FT
MIN. SIDE YARD FUNDATION: 40 FT
MIN. REAR YARD FUNDATION: 40 FT
MIN. FRONT YARD PRINCIPAL FUNDATION: 40 FT
MIN. SIDE YARD FUNDATION: 40 FT
MIN. REAR YARD FUNDATION: 40 FT

CRIMINAL STRUCTURAL LOT COVERAGE:

TOTAL EXISTING DWELLING SF (10' SET BACK, FOUNDATION TO REAR): 1,684 SF
TOTAL PROPOSED DWELLING SF: 1,345 SF
TOTAL PROPOSED STRUCTURAL LOT COVERAGE (%): 66.8%
(1,345 - 1,684) / 1,684 = -0.205 x 100% = -23.5%
NO STRUCTURAL INCREASE IN STRUCTURAL DENSITY OF 2.5%

BUILDING NOTE:

THIS PLAN APPLICATION IS FOR THE PROPOSED DWELLING UNIT FOR THE CORNER LOT. THE PROPOSED DWELLING UNIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE BUILDING CODE. THE PROPOSED DWELLING UNIT SHALL BE CONSTRUCTED WITHIN THE CORNER LOT AND SHALL BE CONSTRUCTED WITHIN THE CORNER LOT.

LOT COVERAGE CALCULATION:

EXISTING CONDITIONS:

PROPOSED CONDITIONS:

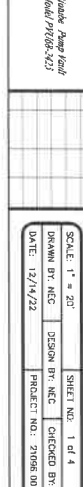
PROJECT NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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BUILDING DETAIL



1500 GAL DUAL COMPARTMENT SPRING TANK



ADVANTEX TREATMENT SYSTEM- AX MODE 3B GENERAL NOTES:

1. ADVANTEX TREATMENT SYSTEMS SHALL BE INSTALLED BY A QUALIFIED LICENSED INSTALLER. THE INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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ADVANTEX TREATMENT SYSTEM OPERATION MAINTENANCE (O&M) REQUIREMENTS:

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BOTTOMLESS SAND FILTER GENERAL NOTES:

1. THE BOTTOMLESS SAND FILTER SHALL BE INSTALLED BY A QUALIFIED LICENSED INSTALLER. THE INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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SYSTEM INSTALLER AND PROPERTY OWNER NOTE:

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BOTTOMLESS SAND FILTER (BSF) OPERATION OPERATION & MAINTENANCE (O&M) REQUIREMENTS:

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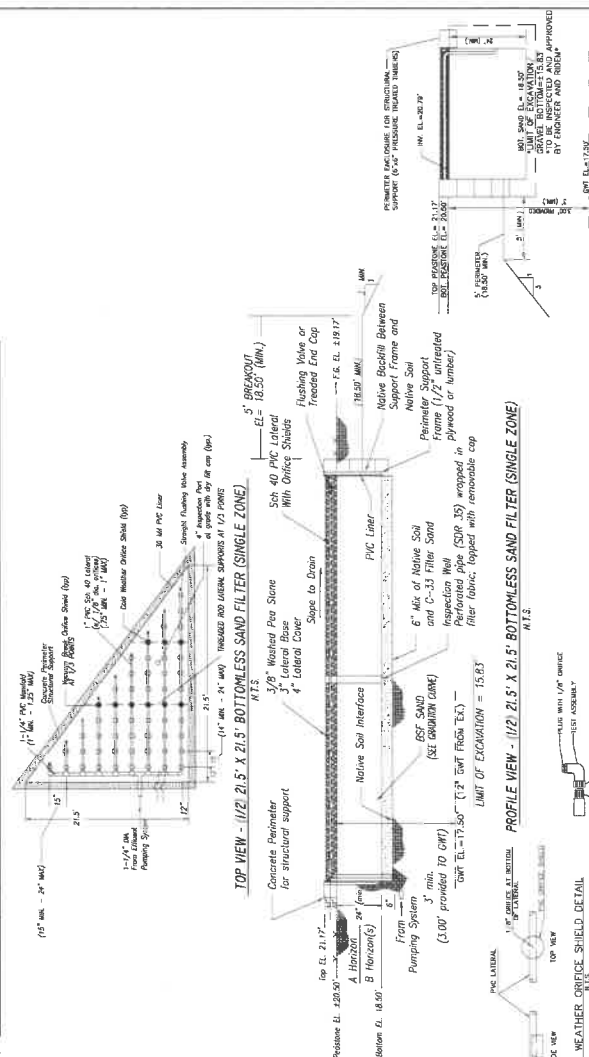
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BOTTOMLESS SAND FILTER MEDIA SPECIFICATIONS

(1/2) 21.5x21.5' (231 S.F.) Bottomless Sand Filter - Single Zone - 136 Orifices- 16 Laterals



BOTTOMLESS SAND FILTER PROFILE

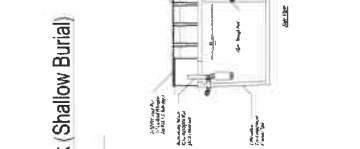
NOT TO SCALE
INSTALLER/CONTRACTOR TO REMOVE ALL "N" & "H" SIZES THROUGHOUT THE SYSTEM TO BE INSPECTED AND APPROVED BY THE LOCAL HEALTH DEPARTMENT.

PRINCIPLE ENGINEERING DIVISION
77 MARKET STREET, SUITE 100
JAMESTOWN, NH 03450
TEL: 603.735.1234

ON-SITE WASTEWATER TREATMENT SYSTEM ALTERATION
for
AP 1 LOT 382
6 MIDDLE STREET
JAMESTOWN, NH 03450

SCALE: AS NOTED
DRAWN BY: NEC
DESIGN BY: NEC
CHECKED BY: TFP
DATE: 12/14/22
SHEET NO. 2 of 4
PROJECT NO.: 21096.00

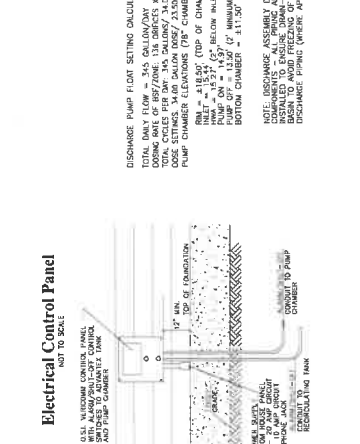
ADVANTEX AX20 Mode 3B w/ Concrete Tank (Shallow Burial) with High Head Pump Chamber



DISCHARGE PUMP FLIGHT SETTING CALCULATIONS

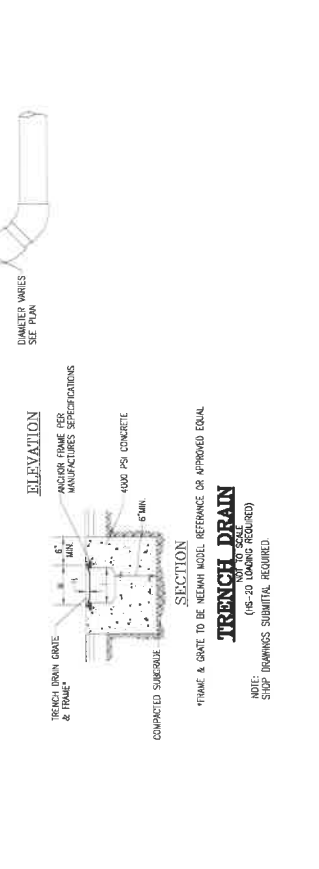
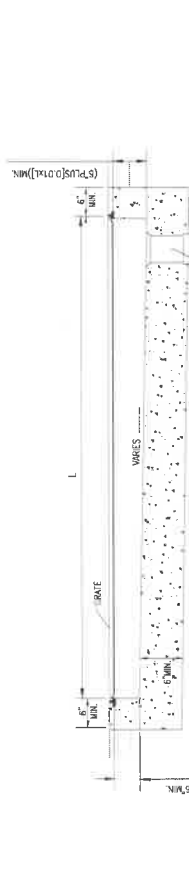
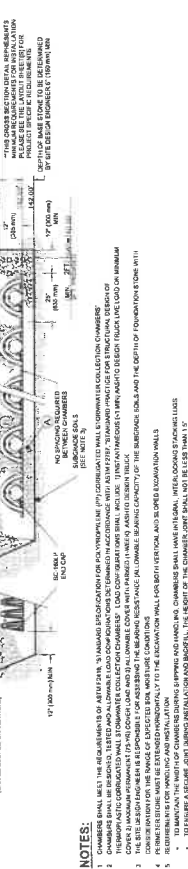
TOTAL DAILY FLOW = 345 GALLONS/DAY
TOTAL CYCLES PER DAY = 10 GALLONS / 34.5 GALLONS/CYCLE = 10 CYCLES
PUMP CHAMBER FLOW RATE (GPM) = 10 CYCLES / 24 HOURS = 0.42 GPM
PUMP CHAMBER FLOW RATE (GPM) = 0.42 GPM
PUMP CHAMBER FLOW RATE (GPM) = 0.42 GPM
PUMP CHAMBER FLOW RATE (GPM) = 0.42 GPM
PUMP CHAMBER FLOW RATE (GPM) = 0.42 GPM

Electrical Control Panel



ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION DENSITY REQUIREMENT
D	BASE FILL TO BE PLACED TO A MINIMUM OF 12" FROM THE TOP OF THE CHAMBER SYSTEM TO PROVIDE PROTECTION FROM THE TOP OF THE CHAMBER SYSTEM. THIS LAYER SHALL BE PLACED TO A MINIMUM OF 12" FROM THE TOP OF THE CHAMBER SYSTEM TO PROVIDE PROTECTION FROM THE TOP OF THE CHAMBER SYSTEM. THIS LAYER SHALL BE PLACED TO A MINIMUM OF 12" FROM THE TOP OF THE CHAMBER SYSTEM TO PROVIDE PROTECTION FROM THE TOP OF THE CHAMBER SYSTEM.	1.5% Fines	95% Standard Proctor
C	1.5% Fines	1.5% Fines	95% Standard Proctor
B	1.5% Fines	1.5% Fines	95% Standard Proctor
A	1.5% Fines	1.5% Fines	95% Standard Proctor

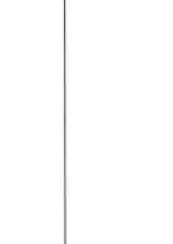
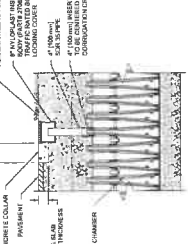


TRENCH DRAIN
(18-20 TYPING REQUIRED)

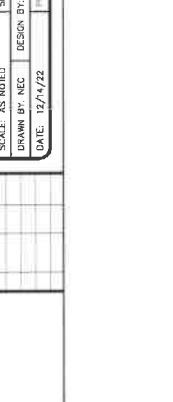
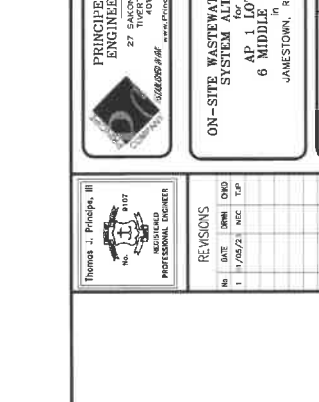
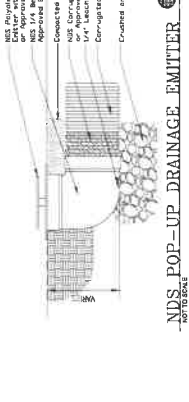
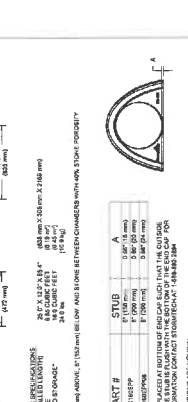
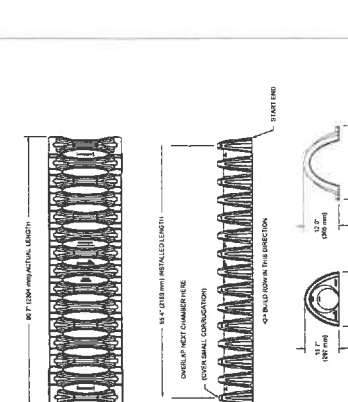
NOTE:
SHOP DRAWINGS SUBMITTAL REQUIRED

DRAINAGE CALCULATIONS:

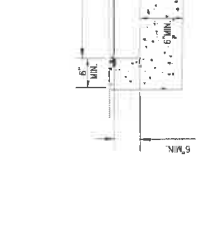
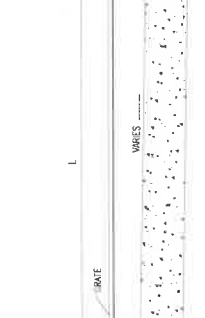
STORMTECH WATERED AREA: 704.57 SQ FT
STORMTECH WATERSHED AREA: 704.57 SQ FT
SUGGESTED SLOPE: 1/8" PER FOOT
STORMTECH DESIGN FOR A 10 YEAR STORM EVENT
ROOF AREA (SOUTH PORTION): 704.57 SQ FT
CALCULATED FLOW: 1.0 CFS @ 1.0 INCH
SEE CALCULATIONS ATTACHED



SC-160LP TECHNICAL SPECIFICATIONS



SHOP DRAWINGS REQUIRED



PRINCIPLE COMPANY INC.
ENGINEERING DIVISION
27 SACONNET BRIDGE DRIVE
THURSTONE, RI 02878
401.876.5005
www.principlecompany.com

ON-SITE WASTEWATER TREATMENT SYSTEM ALTERATION
for
AP 1 LOT 382
6 MIDDLE STREET
JAMESTOWN, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 4 of 4
DRAWN BY: NEC	DESIGN BY: NEC
DATE: 12/14/22	CHECKED BY: TJP
	PROJECT NO.: 21098-00

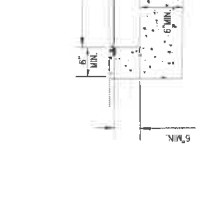
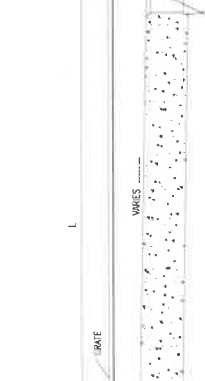
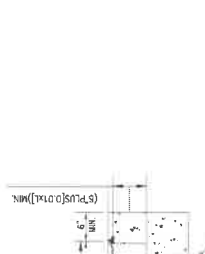
Thomas J. Principe, III
Professional Engineer
No. 11127

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/25/23	N/C	TJP

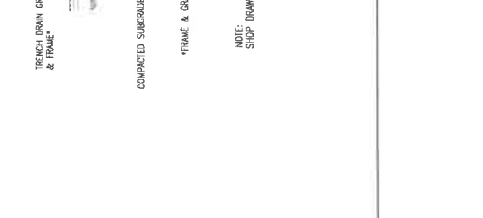
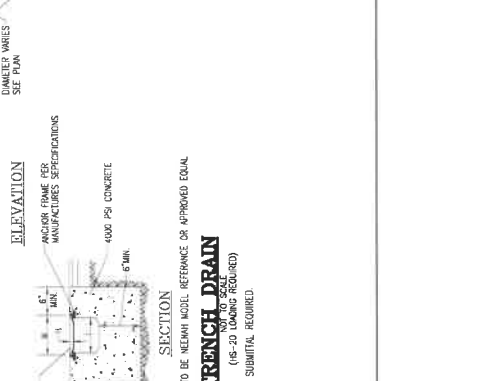
SC-160LP INSPECTION PORT DETAIL (SC SERIES CHAMBER)

1



SC-160LP TECHNICAL SPECIFICATIONS

2



SC-160LP INSPECTION PORT DETAIL (SC SERIES CHAMBER)

4

CAI Property Card

Town of Jamestown, RI



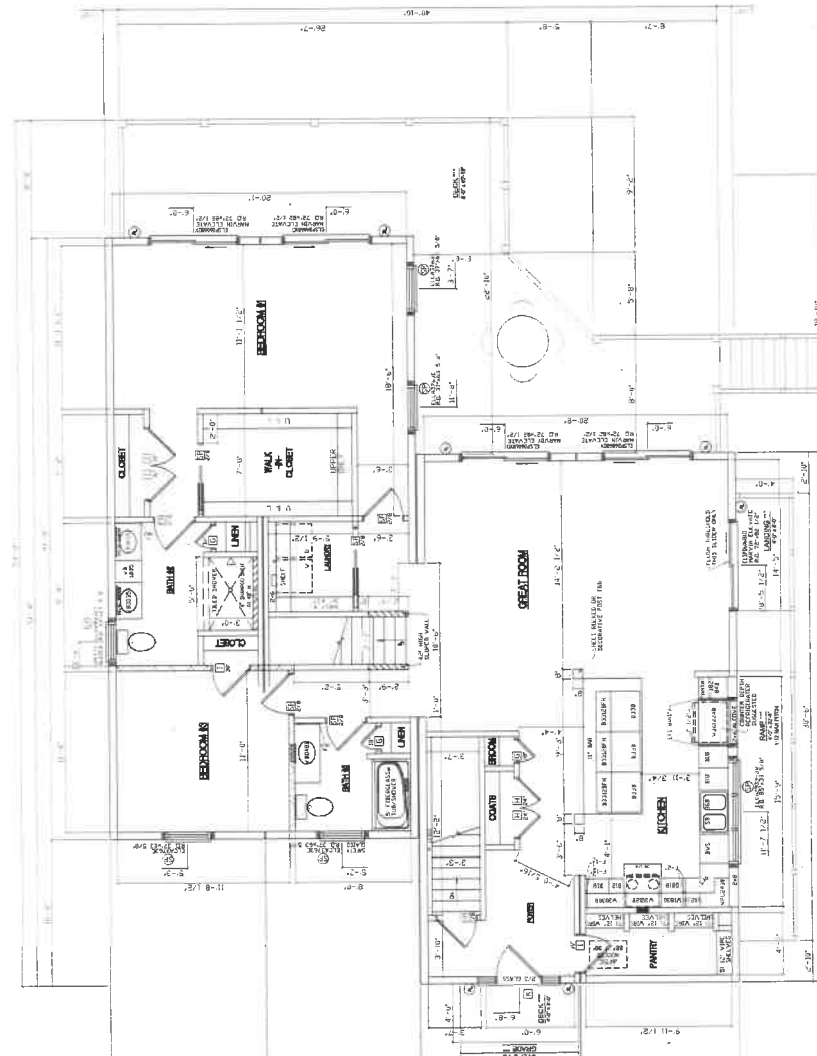
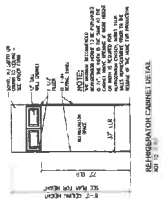
GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 6 MIDDLE STREET ACRES: 0.3811 PARCEL ID: 1-332 LAND USE CODE: CONDO COMPLEX: OWNER: CHEW FRANKLIN Y ET CO - OWNER: LUPINEK GWENDOLYN M MAILING ADDRESS: 24 RICHARDS LANE NORWALK, CT 06851 ZONING: R80 PATRIOT ACCOUNT #: 183	BUILDING STYLE: Ranch UNITS: 1 YEAR BUILT: 1962 FRAME: WOOD FRAME EXTERIOR WALL COVER: Board & Batt ROOF STYLE: Gable/Hip ROOF COVER: Asph/F Gls/C
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 5/5/1997 BOOK & PAGE: 288-47 SALE PRICE: \$310,000 SALE DESCRIPTION: SELLER: TASCA, ROBERT E ET	INTERIOR WALL: Drywall/Shee FLOOR COVER: Hardwood HEAT TYPE: Forced Air-D FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 5 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 4,014 FINISHED BUILDING AREA: 1,444 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$1,189,300 YARD: \$2,100 BUILDING: \$307,200 TOTAL: \$1,498,600	
SKETCH	PHOTO

CAI Technologies

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

COMPANY LOGO			
CUSTOMER NAME: FRANK CHEW & GWEN LUPINEK			
ADDRESS: 14511 145TH AVE, AMBLER, PA 19002			
STAGE	DATE	DESCRIPTION	BY
1	11/15/17	CONCEPT	AM
2	11/15/17	PERMITS	AM
3	11/15/17	CONTRACT	AM
4	11/15/17	FOUNDATION	AM
5	11/15/17	FLOORING	AM
6	11/15/17	ROOFING	AM
7	11/15/17	MECHANICAL	AM
8	11/15/17	ELECTRICAL	AM
9	11/15/17	PAINTING	AM
10	11/15/17	FINAL	AM
11	11/15/17	AS-BUILT	AM



FIRST FLOOR PLAN	
CUSTOMER: FRANK CHEW & GWEN LUPINEK	
PROJECT NO: 00000000	
DATE: 11/15/17	
SCALE: 1/8\"/>	

A1.5

DESIGN INFORMATION
 2ND FLOOR: 12'0\"/>

***** OPTIONAL FEATURE:**
 WORK TO BE PERFORMED BY C.V.A., THE OWNER OR THE GENERAL CONTRACTOR AS NOTED ON THE CONSTRUCTION AGREEMENT

MARK KARPIS & GWEN LUPINEK

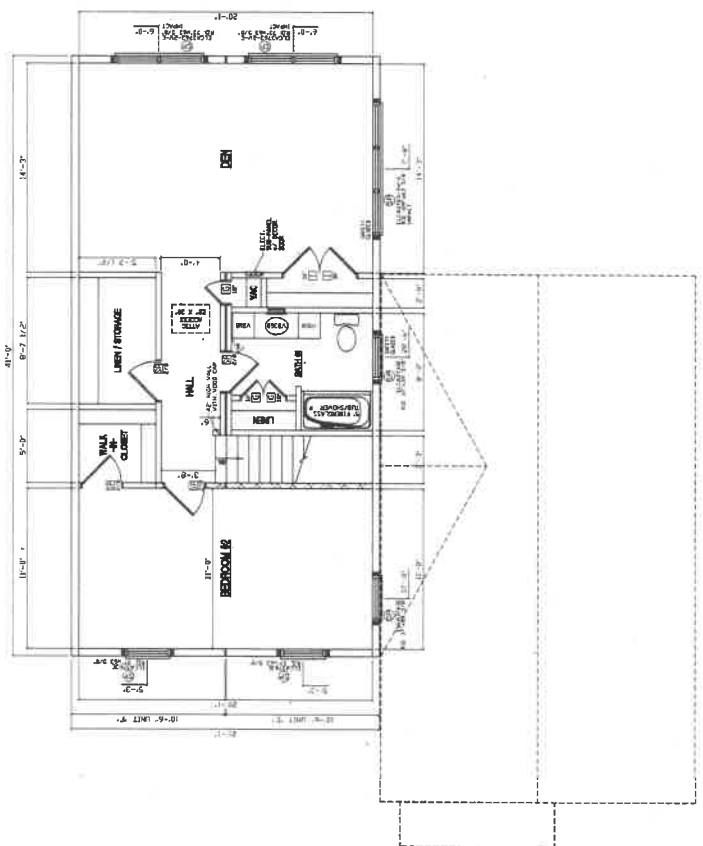
CUSTOM HOME PLAN
MARK KARPIS & GWEN LUPINEK
PHOTOGRAPHY

NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	FOUNDATION			
2	FLOOR			
3	CEILING			
4	WALL			
5	DOOR			
6	WINDOW			
7	STAIR			
8	BATH			
9	KITCHEN			
10	BREAKFAST ROOM			
11	LIVING ROOM			
12	DINING ROOM			
13	SLEEPING PORCH			
14	BEDROOM			
15	CL. (CLOSET)			
16	BATH			
17	HALL			
18	LANDSCAPE			
19	CONCRETE			
20	TR			

3RD FLOOR PLAN
CUSTOM 2 STORY

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A1.6

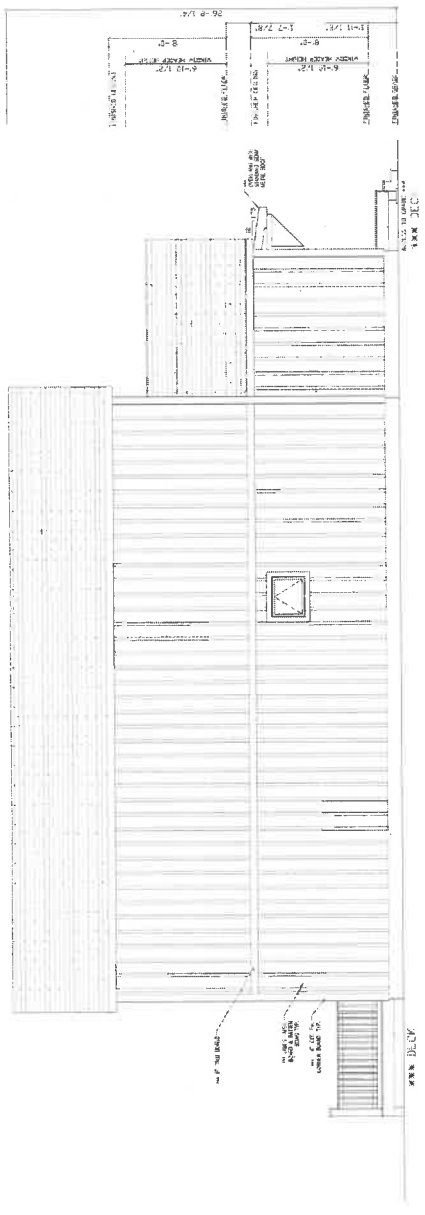


***** OPTIONAL FEATURE:**
 WORK TO BE PERFORMED BY C.V.H., THE
 CONTRACTOR, IS SHOWN WITH A
 DIMENSION ON THE CONSTRUCTION AGREEMENT

CUSTOM HOME PLANS BY
**FRANK CHEW &
 GWEN LUPINEK**
 ARCHITECTS
 4000 W. 10TH AVENUE
 DENVER, CO 80202

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	FOUNDATION	1	10000	10000
2	FLOORING	1	15000	15000
3	ROOFING	1	8000	8000
4	WALLS	1	12000	12000
5	CEILING	1	6000	6000
6	MECHANICAL	1	4000	4000
7	ELECTRICAL	1	3000	3000
8	PLUMBING	1	2000	2000
9	PAINT	1	1000	1000
10	LANDSCAPE	1	5000	5000
11	PERMITS	1	1000	1000
12	CONTRACTOR FEES	1	2000	2000
13	INSURANCE	1	1000	1000
14	TOTAL			75000

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
15	FOUNDATION	1	10000	10000
16	FLOORING	1	15000	15000
17	ROOFING	1	8000	8000
18	WALLS	1	12000	12000
19	CEILING	1	6000	6000
20	MECHANICAL	1	4000	4000
21	ELECTRICAL	1	3000	3000
22	PLUMBING	1	2000	2000
23	PAINT	1	1000	1000
24	LANDSCAPE	1	5000	5000
25	PERMITS	1	1000	1000
26	CONTRACTOR FEES	1	2000	2000
27	INSURANCE	1	1000	1000
28	TOTAL			75000

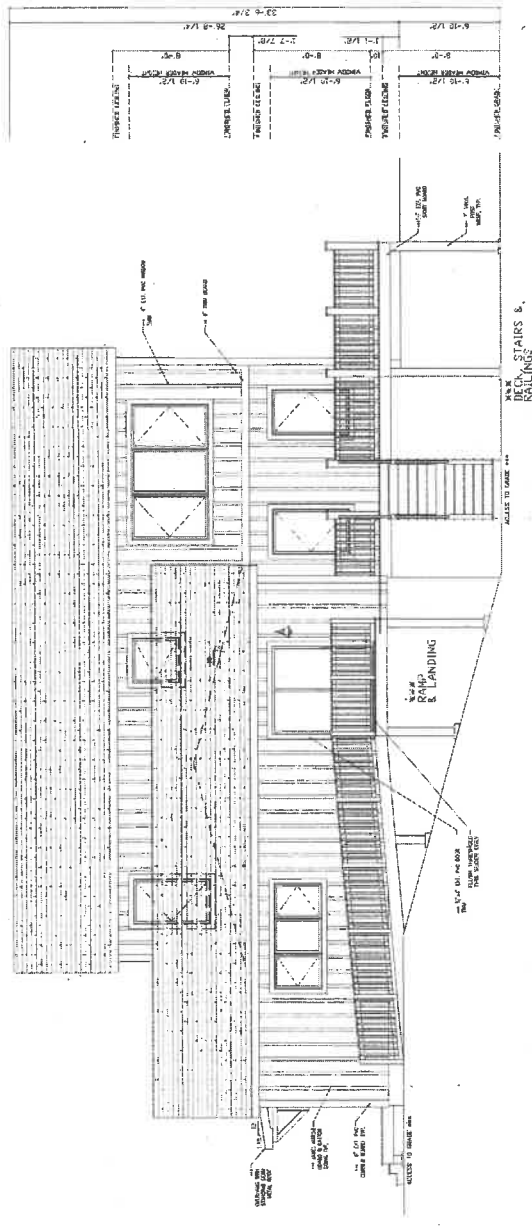


LEFT SIDE ELEVATION

***** NOTE:**
 -ALL WINDOWS & SLIDING DOORS TO BE HARVEY ELEVATE SERIES
 -ALL WINDOWS TO BE CASSETTE UNITS WITH NO GULLIES UNLESS
 NOTED OTHERWISE
 -TYPICAL SECTION - AMES HARVEY E-AND & BALLEE SCL-3

***** OPTIONAL FEATURE:**
 WORK TO BE PROVIDED BY OWNER
 CENTER OF THE CURB OR SIDE OF THE
 ROAD ON THE SUBSTANTIAL AGREEMENT

NO.	DATE	REVISION
1	01/15/14	ISSUE FOR PERMITS
2	01/22/14	REVISED PER PERMIT COMMENTS
3	02/03/14	REVISED PER PERMIT COMMENTS
4	02/10/14	REVISED PER PERMIT COMMENTS
5	02/17/14	REVISED PER PERMIT COMMENTS
6	02/24/14	REVISED PER PERMIT COMMENTS
7	03/03/14	REVISED PER PERMIT COMMENTS
8	03/10/14	REVISED PER PERMIT COMMENTS
9	03/17/14	REVISED PER PERMIT COMMENTS
10	03/24/14	REVISED PER PERMIT COMMENTS
11	04/01/14	REVISED PER PERMIT COMMENTS
12	04/08/14	REVISED PER PERMIT COMMENTS
13	04/15/14	REVISED PER PERMIT COMMENTS
14	04/22/14	REVISED PER PERMIT COMMENTS
15	04/29/14	REVISED PER PERMIT COMMENTS
16	05/06/14	REVISED PER PERMIT COMMENTS
17	05/13/14	REVISED PER PERMIT COMMENTS
18	05/20/14	REVISED PER PERMIT COMMENTS
19	05/27/14	REVISED PER PERMIT COMMENTS
20	06/03/14	REVISED PER PERMIT COMMENTS
21	06/10/14	REVISED PER PERMIT COMMENTS
22	06/17/14	REVISED PER PERMIT COMMENTS
23	06/24/14	REVISED PER PERMIT COMMENTS
24	07/01/14	REVISED PER PERMIT COMMENTS
25	07/08/14	REVISED PER PERMIT COMMENTS
26	07/15/14	REVISED PER PERMIT COMMENTS
27	07/22/14	REVISED PER PERMIT COMMENTS
28	07/29/14	REVISED PER PERMIT COMMENTS
29	08/05/14	REVISED PER PERMIT COMMENTS
30	08/12/14	REVISED PER PERMIT COMMENTS
31	08/19/14	REVISED PER PERMIT COMMENTS
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35	09/16/14	REVISED PER PERMIT COMMENTS
36	09/23/14	REVISED PER PERMIT COMMENTS
37	09/30/14	REVISED PER PERMIT COMMENTS
38	10/07/14	REVISED PER PERMIT COMMENTS
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40	10/21/14	REVISED PER PERMIT COMMENTS
41	10/28/14	REVISED PER PERMIT COMMENTS
42	11/04/14	REVISED PER PERMIT COMMENTS
43	11/11/14	REVISED PER PERMIT COMMENTS
44	11/18/14	REVISED PER PERMIT COMMENTS
45	11/25/14	REVISED PER PERMIT COMMENTS
46	12/02/14	REVISED PER PERMIT COMMENTS
47	12/09/14	REVISED PER PERMIT COMMENTS
48	12/16/14	REVISED PER PERMIT COMMENTS
49	12/23/14	REVISED PER PERMIT COMMENTS
50	12/30/14	REVISED PER PERMIT COMMENTS



RIGHT SIDE ELEVATION
 GRADING 1.00

***** NOTE:**
 -ALL WINDOWS & SLIDING DOORS TO BE MARSHY ELEGANT SERIES
 -ALL WINDOWS TO BE CASEMENT UNITS WITH NO GRABLES UNLESS
 NOTED OTHERWISE
 -TYPICAL SCENE - JAMES HARVEY BUSH & BATTEN SIDING

***** OPTIONAL FEATURE:**
 WORK TO BE PERFORMED BY OTHER TRADE
 WORK OR MATERIALS NOT SHOWN OR NOT
 NOTED ON THE CONSTRUCTION AGREEMENT

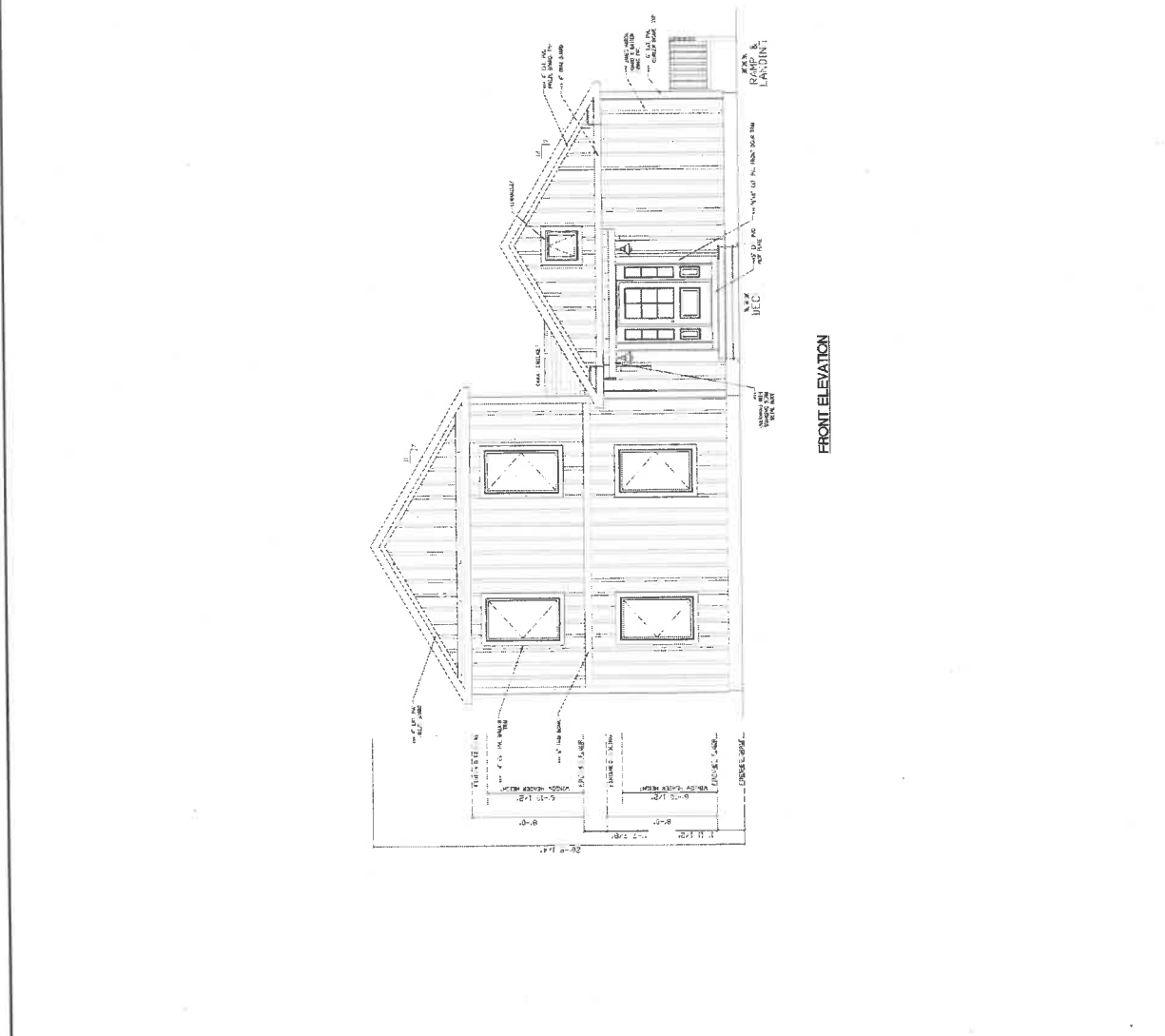
CUSTOM HOME PLANS BY
FRANK CHEW &
GWEN LUPINEK
 3100 S. 192ND ST.
 BIRKENHEAD, WI 53009

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE	
FOUNDATION				
PERMITS				
CONCRETE				
BRICK				
ROOFING				
SIDING				
PAINT				
TRUCK				
INSULATION				
HVAC				
WATER HEATER				
STOVE				
REF				
DISHWASHER				
CUPB'DS				
STOVE				
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FRANK CHEW & GWEN LUPINEK
 3100 S. 192ND ST.
 BIRKENHEAD, WI 53009
 TEL: 262-662-4000
 FAX: 262-662-4001
 WWW.FRANKCHEW.COM

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	FOUNDATION			
2	PERMITS			
3	CONCRETE			
4	BRICK			
5	ROOFING			
6	SIDING			
7	PAINT			
8	TRUCK			
9	INSULATION			
10	HVAC			
11	WATER HEATER			
12	STOVE			
13	REF			
14	DISHWASHER			
15	CUPB'DS			
16	STOVE			
17	REF			
18	DISHWASHER			
19	CUPB'DS			
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23	CUPB'DS			
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92	STOVE			
93	REF			
94	DISHWASHER			
95	CUPB'DS			
96	STOVE			
97	REF			
98	DISHWASHER			
99	CUPB'DS			
100	STOVE			

FRONT ELEVATION
 CUSTOM 2 STORY
FRANK CHEW & GWEN LUPINEK
 3100 S. 192ND ST.
 BIRKENHEAD, WI 53009
 TEL: 262-662-4000
 FAX: 262-662-4001
 WWW.FRANKCHEW.COM

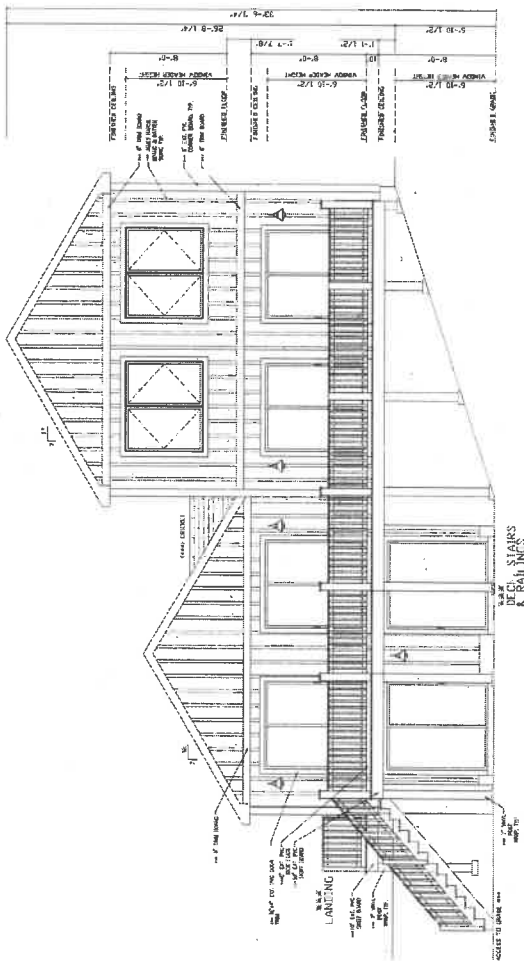


***** NOTE: *****
 -ALL WINDOWS & SLIDING DOORS TO BE MASONRY FINITE FINISH
 -ALL INTERIORS TO BE CASHEM UNITS WITH HIG GULLIES UNLESS
 NOTED OTHERWISE
 -SPECIAL FINISHES - JAMES HARDIE BOARD & BATTLY SIDING

***** OPTIONAL FEATURE: *****
 MATH TO BE PERFORMED BY C.H.R., INC.
 OWNER OR THE GENERAL CONTRACTOR OR AS
 NOTED ON THE CONSTRUCTION AGREEMENT

A1.1

OWNER	FRANK CHEN & GWEN LUPINEK
ARCHITECT	JAMES HOGUE ARCHITECTURE
DATE	08/14/19
PROJECT	3150 15TH AVENUE NW, SUITE 100, ALBUQUERQUE, NM 87104
DESCRIPTION	REAR ELEVATION
SCALE	AS SHOWN
BY	J.H.
CHECKED BY	J.H.
DATE	08/14/19
PROJECT NO.	19-00000
DRAWING NO.	000000
DATE	08/14/19
PROJECT	3150 15TH AVENUE NW, SUITE 100, ALBUQUERQUE, NM 87104
DESCRIPTION	REAR ELEVATION
SCALE	AS SHOWN
BY	J.H.
CHECKED BY	J.H.
DATE	08/14/19
PROJECT NO.	19-00000
DRAWING NO.	000000
DATE	08/14/19
PROJECT	3150 15TH AVENUE NW, SUITE 100, ALBUQUERQUE, NM 87104
DESCRIPTION	REAR ELEVATION
SCALE	AS SHOWN
BY	J.H.
CHECKED BY	J.H.
DATE	08/14/19
PROJECT NO.	19-00000
DRAWING NO.	000000
DATE	08/14/19

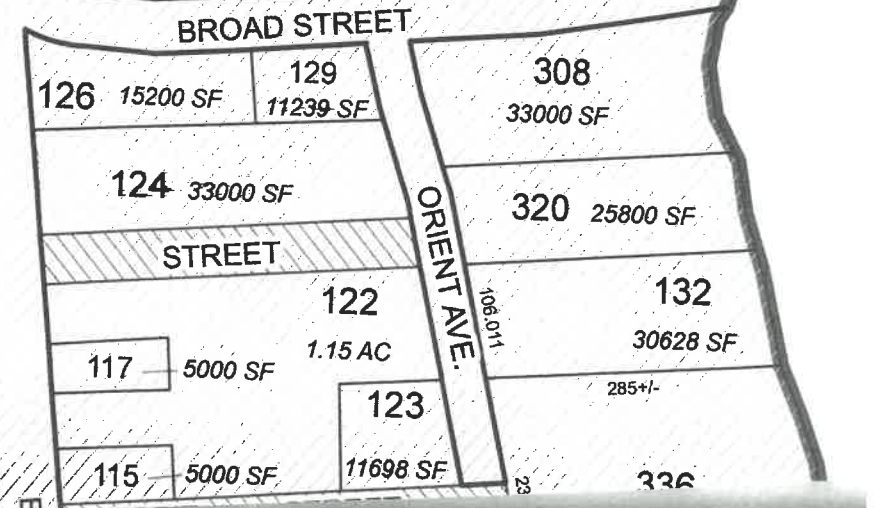
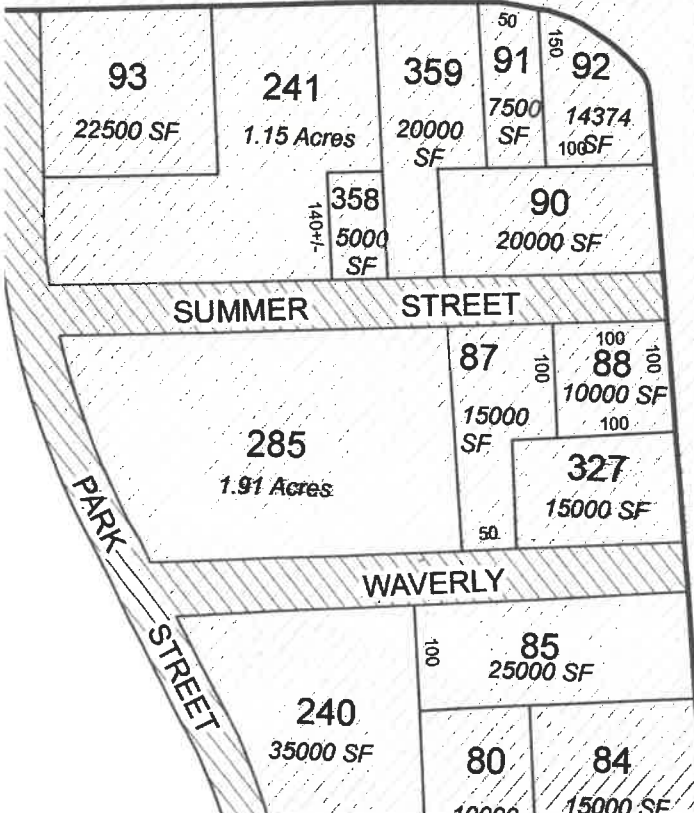
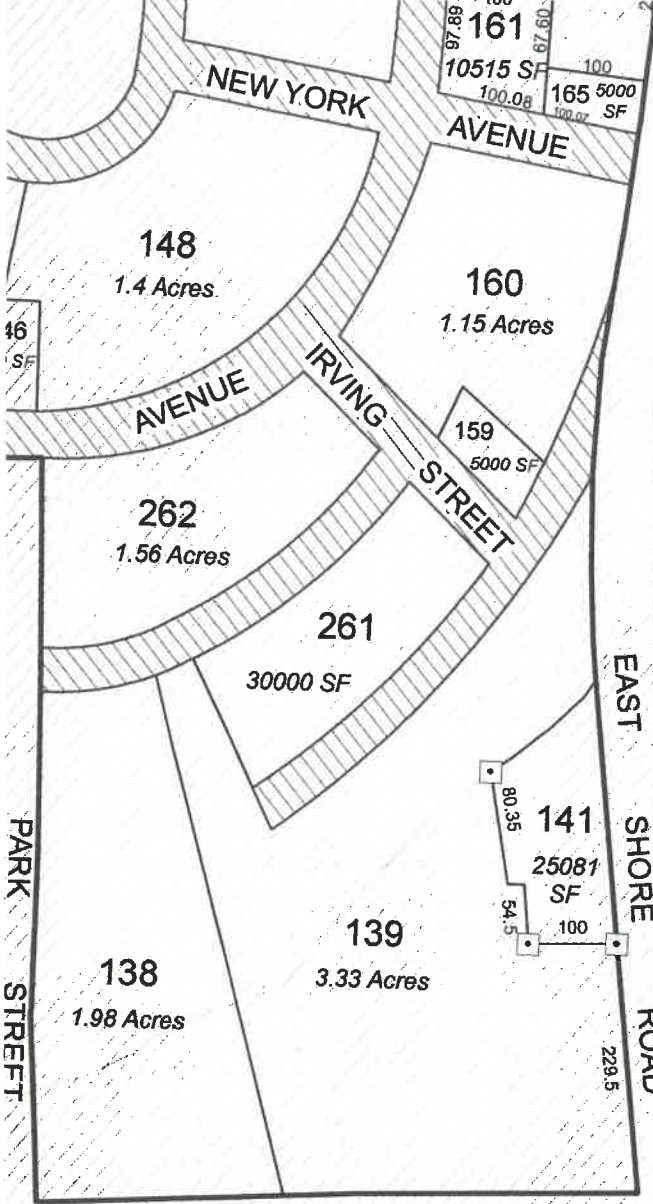
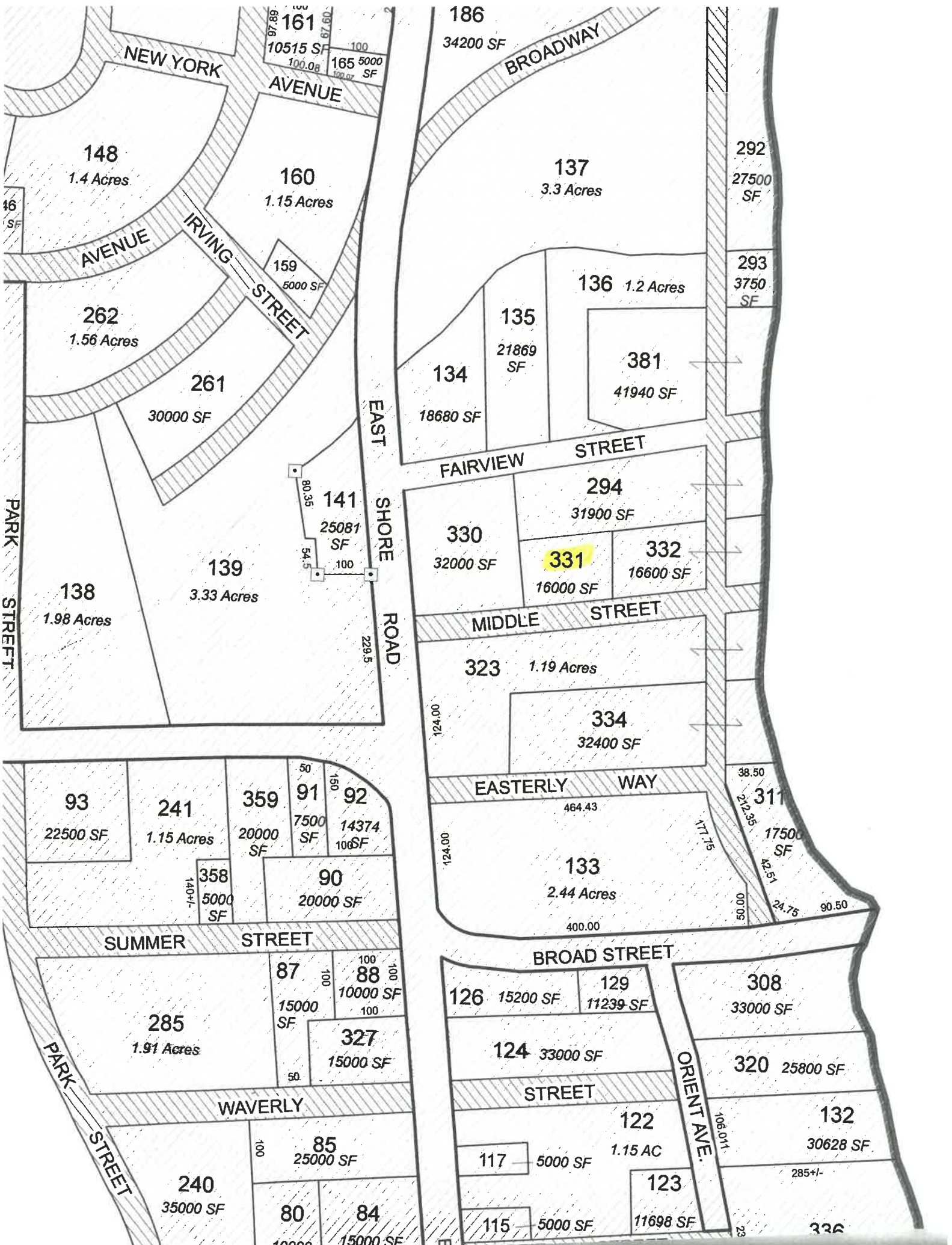


REAR ELEVATION
DRAWING T.B.D.

***** NOTE:**
 -ALL WINDOWS & SLIDING DOORS TO BE MARAN ELEVATE SERIES
 -ALL WINDOWS TO BE CASMENT UNITS WITH NO GRILLES UNLESS NOTED OTHERWISE
 -TYPICAL SIDING - JAMES HOGUE BOARD & BATTEN SIDING

***** OPTIONAL FEATURE:**
 WORK TO BE PERFORMED BY C.V.H. THE OWNER OR THE GENERAL CONTRACTOR AS NOTED ON THE CONSTRUCTION AGREEMENT

REAR ELEVATION	CUSTOM 3 STORY
DATE	08/14/19
PROJECT	3150 15TH AVENUE NW, SUITE 100, ALBUQUERQUE, NM 87104
DESCRIPTION	REAR ELEVATION
SCALE	AS SHOWN
BY	J.H.
CHECKED BY	J.H.
DATE	08/14/19
PROJECT NO.	19-00000
DRAWING NO.	000000
DATE	08/14/19
PROJECT	3150 15TH AVENUE NW, SUITE 100, ALBUQUERQUE, NM 87104
DESCRIPTION	REAR ELEVATION
SCALE	AS SHOWN
BY	J.H.
CHECKED BY	J.H.
DATE	08/14/19
PROJECT NO.	19-00000
DRAWING NO.	000000
DATE	08/14/19





300 foot Abutters List Report

Jamestown, RI
February 14, 2023

Subject Property:

Parcel Number: 1-332
CAMA Number: 1-332
Property Address: 6 MIDDLE STREET

Mailing Address: CHEW FRANKLIN Y ET LUPINEK
GWENDOLYN M
24 RICHARDS LANE
NORWALK, CT 06851

Abutters:

Parcel Number: 1-134
CAMA Number: 1-134
Property Address: 20 FAIRVIEW STREET

Mailing Address: SHALVEY ADAM ET BROOKS ABBIGAIL
JT
20 FAIRVIEW STREET
JAMESTOWN, RI 02835

Parcel Number: 1-135
CAMA Number: 1-135
Property Address: 14 FAIRVIEW STREET

Mailing Address: HENDRY WALLACE H ET HENDRY
NANCY K TRUSTEES
640 ACACIA LANE
WOODSIDE, CA 94062

Parcel Number: 1-136
CAMA Number: 1-136
Property Address: 10 FAIRVIEW STREET

Mailing Address: CALLAHAN BRUCE W TRUSTEE
765 DOCTOR AVENUE
SEBASTIAN, FL 32958-4821

Parcel Number: 1-294
CAMA Number: 1-294
Property Address: 5 FAIRVIEW STREET

Mailing Address: MARTIN DAVID S ET UX JANICE M
C/O STEARNS FARMS INC PO BOX 506
JAMESTOWN, RI 02835

Parcel Number: 1-311
CAMA Number: 1-311
Property Address: 2 BROAD STREET

Mailing Address: TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

Parcel Number: 1-323
CAMA Number: 1-323
Property Address: 974 EAST SHORE ROAD

Mailing Address: PERRY JAMES M ET UX PERRY
PATRICIA TRUSTEES
974 EAST SHORE ROAD
JAMESTOWN, RI 02835

Parcel Number: 1-330
CAMA Number: 1-330
Property Address: 982 EAST SHORE ROAD

Mailing Address: MCCAFFREY WILLIAM K MCCAFFREY
GLENN J TE
982 EAST SHORE ROAD
JAMESTOWN, RI 02835

Parcel Number: 1-331
CAMA Number: 1-331
Property Address: 5 MIDDLE STREET

Mailing Address: ABBOOD TERESA A TRUSTEE
5 MIDDLE STREET
JAMESTOWN, RI 02835

Parcel Number: 1-334
CAMA Number: 1-334
Property Address: 12 EASTERLY WAY

Mailing Address: WILKINSON AUDREY TRUSTEE ET AL
WILKINSON ROBERT E JR TRUST 2007
5608 COUNTRY CLUB WAY
SARASOTA, FL 34243

Parcel Number: 1-381
CAMA Number: 1-381
Property Address: 6 FAIRVIEW STREET

Mailing Address: SAVASTANO SALVATORE JR ET
SAVASTANO KIM M TRUSTEES
182 HALLVILLE ROAD
EXETER, RI 02822



www.cai-tech.com

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