

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date February 27, 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 John & Sharon Rallis Address 86 Blueberry Lane

Owner _____ Address _____

Lessee _____ Address _____

1. Location of premises: No. 86 blueberry Lane Street

2. Assessor's Plat 12/10 Lot 81/30

3. Dimensions of lot: frontage 196 ft. depth 120 ft. Area 23,520 sq. ft.

4. Zoning Districts in which premises are located: Use R-80 Area _____ Height _____

5. How long have you owned above premises? 45 years

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

7. Size of existing building 2870 incl. deck

Size of proposed building or alteration new 1276 sq ft incl. deck/ 208 sq ft variance request

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

front _____ rear 25' 8" left side 94' 0" right side 54' 0"

9. Present use of premises: residential

10. Proposed use of premises: residential

Location of septic tank & well on lot septic west side of propoerty/well east side

11. Give extent of proposed alterations Small portion of addition (20 sq ft) and associated raised walkway

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? no

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

Article 3: section 82-302- District Dimensional Regulation Table 3-2

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

Proposed modification (walkway and stairs approx. 188 sq ft) allow access from existing deck and rear entrance to new garage as well as emergency egress. Small section to connect proposed garage (approx. 20 sq ft) extends existing building that was legal under regulations when built. Both the proposed walkway and small section of new garage extend into current rear setback restriction; however, both existing deck and garage violated no rear-yard restrictions when built. The variance requested is technically an alteration of a non-conforming use. Furthermore, we are decreasing the impervious lot coverage by 475 sq ft.

Respectfully Submitted,

Signature

John Ballio

Address

86 Blueberry Lane

Jamestown, RI 02835

Telephone No.

401-954-4273

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

John G. Rallis Trustee of the John G. Rallis Revocable Living Trust and Sharon F. Rallis Trustee of the Sharon F. Rallis Revocable Living Trust of 86 Blueberry Lane, Jamestown, RI 02835 Platt # ~~12~~¹², Lot ~~61~~¹³⁸ request a variance from Article 3, section 82, 302 of Table 3-2 of Article 3 Application of District Regulations to Section 82-302 District Dimensional Regulations Table 3-2. Applicants desire to construct a walkway 43 feet by 4 feet along the rear (North) section of the existing structure that will connect the existing deck to a stairway leading to the new proposed garage (which falls within the required setback) and to add a small section (approximately 20 sq. ft.) that will connect existing dwelling to the new garage. Both the walkway and stairs will be 25.8 feet from the rear lot line. The new small section of the building (20 sq. ft.) will not extend beyond the existing rear of the dwelling, which is a legal non-conforming structure. The required rear lot restriction is 40 feet. Property is zoned RR-80. Total square footage of lot is 23,540 square feet.



200 foot Abutters List Report

Jamestown, RI
February 24, 2023

Subject Property:

Parcel Number: 10-130
CAMA Number: 10-130
Property Address: 86 BLUEBERRY LANE

Mailing Address: RALLIS JOHN G TRUSTEE RALLIS
SHARON F TRUSTEE
86 BLUEBERRY LANE
JAMESTOWN, RI 02835

Abutters:

Parcel Number: 10-117
CAMA Number: 10-117
Property Address: 68 BLUEBERRY LANE

Mailing Address: DOMAIN REALTY LLC
800 OAKLAWN AVENUE
CRANSTON, RI 02920

Parcel Number: 10-119
CAMA Number: 10-119
Property Address: 90 BLUEBERRY LANE

Mailing Address: DREXEL NOREEN
90 BLUEBERRY LANE
JAMESTOWN, RI 02835

Parcel Number: 10-126
CAMA Number: 10-126
Property Address: 93 BLUEBERRY LANE

Mailing Address: FRITZ KATHERINE BREWER
43 SALEM STREET
ANDOVER, MA 01810

Parcel Number: 10-132
CAMA Number: 10-132
Property Address: 104 BLUEBERRY LANE

Mailing Address: DAVITT MATTHEW
104 BLUEBERRY LANE
JAMESTOWN, RI 02835

Parcel Number: 10-140
CAMA Number: 10-140
Property Address: 77 BLUEBERRY LANE

Mailing Address: MCDONOUGH GERARD H TRUSTEE
77 BLUEBERRY LANE
JAMESTOWN, RI 02835

Parcel Number: 10-157
CAMA Number: 10-157
Property Address: BLUEBERRY LANE

Mailing Address: CONANICUT ISLAND LAND TRUST
P O BOX 106
JAMESTOWN, RI 02835

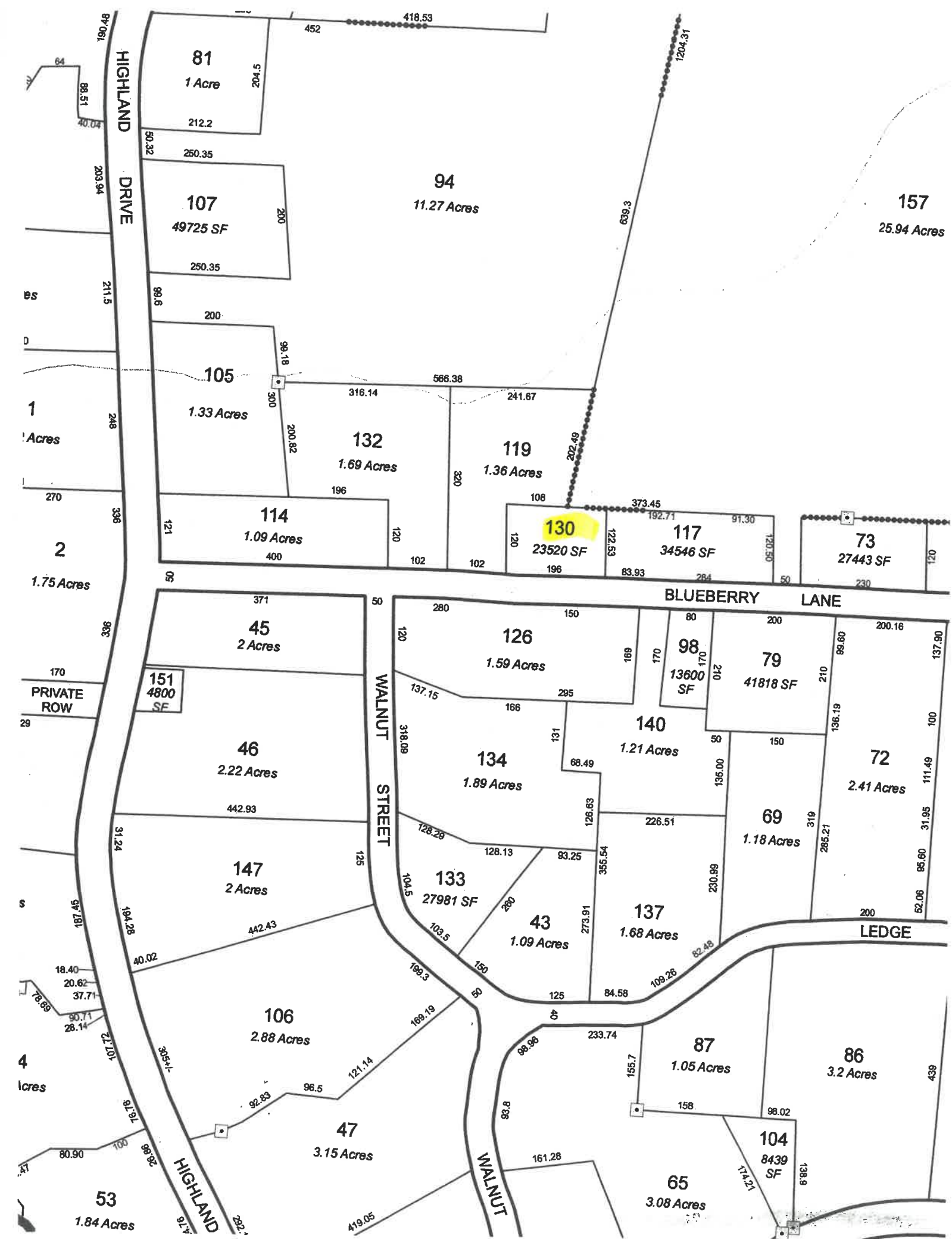
Parcel Number: 10-98
CAMA Number: 10-98
Property Address: 75 BLUEBERRY LANE

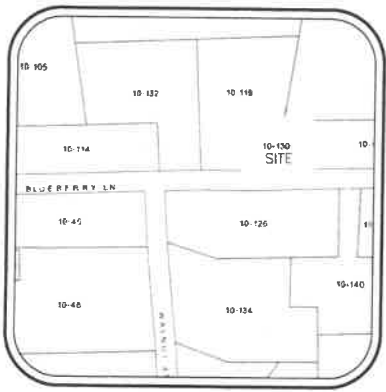
Mailing Address: BAUM ANTONIA L
75 BLUEBERRY LANE
JAMESTOWN, RI 02835



www.cai-tech.com

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LOCUS MAP
NOT TO SCALE

BEING A.P. 10, LOT 130
AREA OF LOT = 23,520 SF

STRUCTURAL LOT COVERAGE CALCULATIONS:

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
EXISTING DWELLING	PROPOSED DWELLING & COVERED PORCH
EXISTING POOL	PROPOSED DECKS & STAIRS
EXISTING DECKS & STAIRS	TOTAL AREA
TOTAL AREA	TOTAL AREA

EXISTING STRUCTURAL LOT COVERAGE:

3697 SF / 23,520 SF = 15.7%

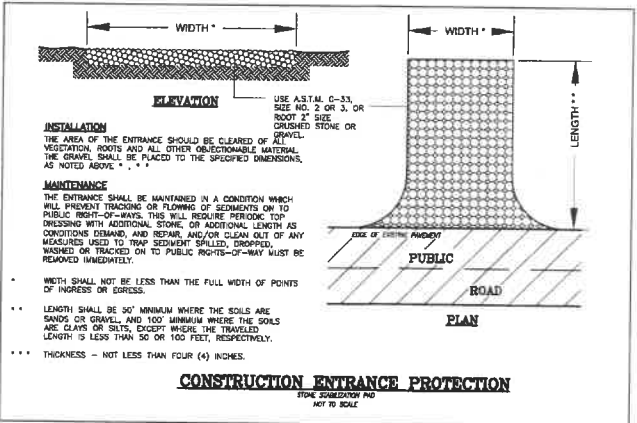
PROPOSED STRUCTURAL LOT COVERAGE:

4,136 SF / 23,520 SF = 17.5%

IMPERVIOUS LOT COVERAGE CALCULATIONS:

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
EXISTING DWELLING	PROPOSED DWELLING & COVERED PORCH
EXISTING POOL/PATIO AREA	PROPOSED CONCRETE PADS & LANDING
EXISTING WALK, PATIO & LANDINGS	PROPOSED PAVED DRIVE
EXISTING PAVED DRIVE	TOTAL AREA
TOTAL AREA	TOTAL AREA

NO DRAINAGE REQUIRED DUE TO DECREASE IN IMPERVIOUS LOT COVERAGE



CONSTRUCTION ENTRANCE PROTECTION

REFERENCES:

- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "OCEAN HIGHLANDS JAMESTOWN, RI SCALE 1" = 1200" BY R.J. EASTON AND SON, C.E. NEWPORT, R.I. JULY 12, 1918" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS PLAN #HPF 256 A & B.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY AND PLAN FOR FRANK AND GLORIA DIZOGGIO 68 BLUEBERRY LANE JAMESTOWN, RHODE ISLAND PLAT 10 LOT 117 SCALE: 1" = 20' MARCH 8, 2018 BY NRC ASSOCIATES, SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS PLAN #HPF 383A.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "FINAL BLUEBERRY HILL JAMESTOWN, RI SCALE 1" = 80' OCT. 1999 MINOR SUBDIVISION BY BOYER ASSOCIATES, SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS PLAN #HPF 152A.

CERTIFICATION:

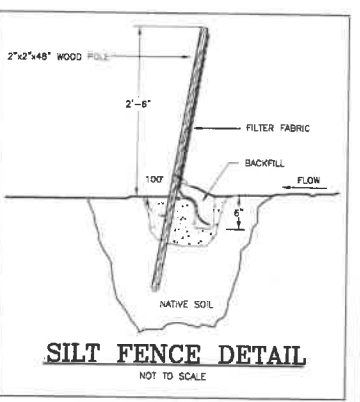
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-06-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
PERIMETER & FEATURE LOCATION: COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
TOPOGRAPHICAL SURVEY: IN AREA OF DEVELOPMENT	CLASS T-2

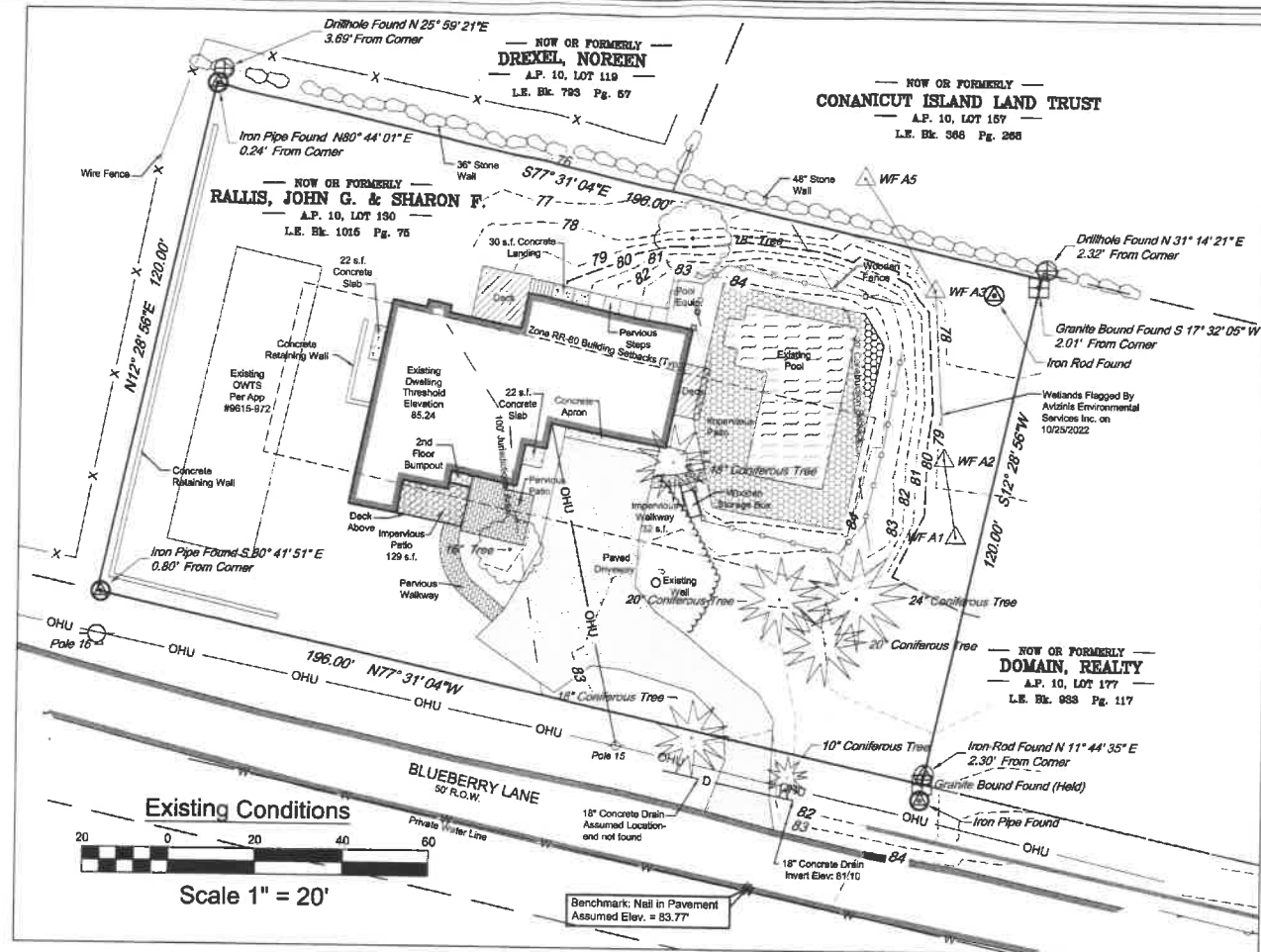
"THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO SHOW THE EXISTING CONDITIONS OF ASSESSOR'S PLAT 10, LOT 130, ALONG WITH THE EXISTING STRUCTURES, TOPOGRAPHY, MONUMENTS AND PROPOSED IMPROVEMENTS."

NOTES:

- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.

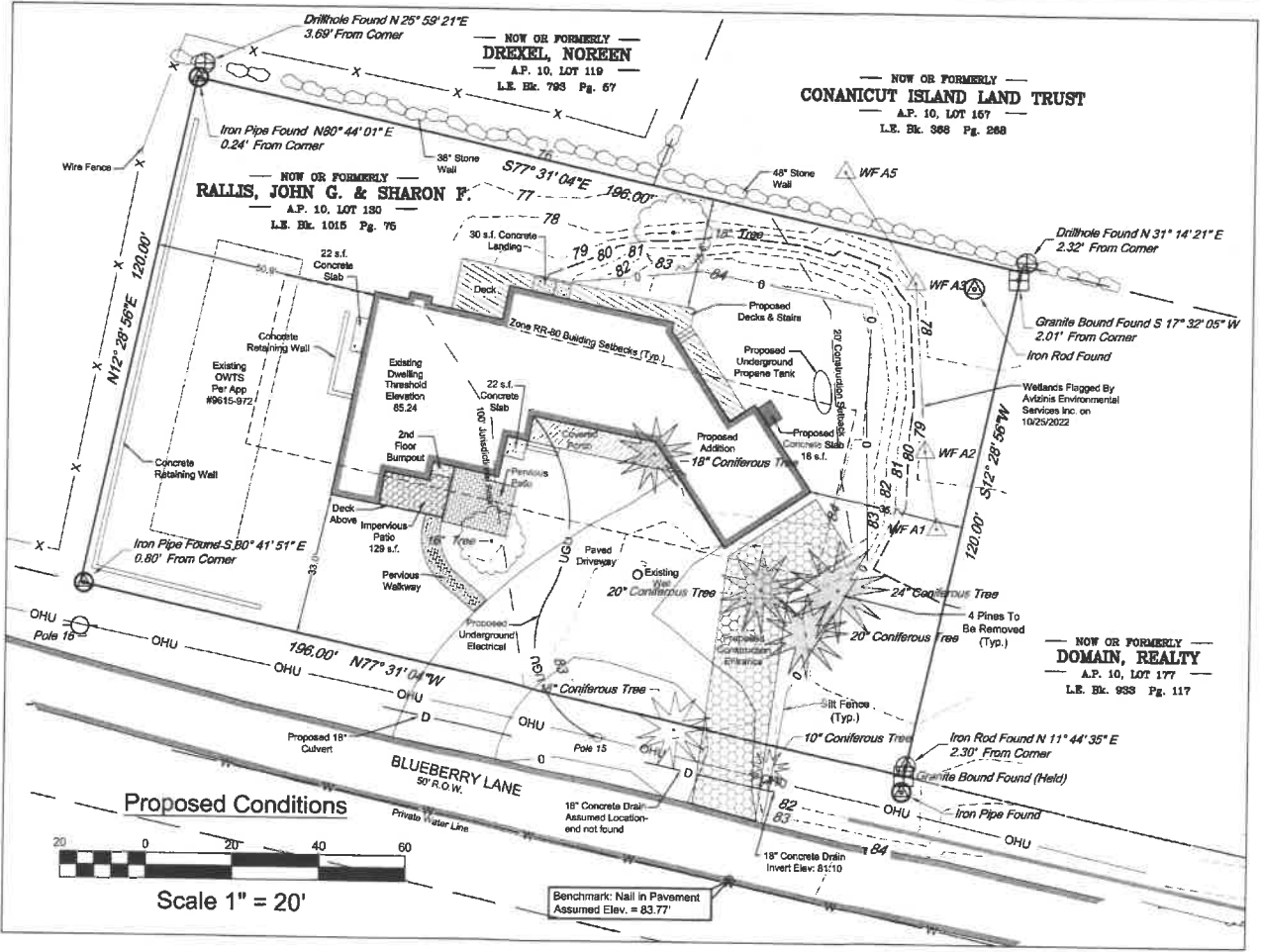


SILT FENCE DETAIL
NOT TO SCALE



Existing Conditions

Scale 1" = 20'



Proposed Conditions

Scale 1" = 20'

EROSION CONTROL & SOIL STABILIZATION PROGRAM

- DEVELOPED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
 - ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION PERIOD.
 - THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS, AND SHALL CONFORM WITH R.I. STANDARD SPECIFICATION M.26.
 - THE SEED MIX SHALL BE NUCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
 - THE SEED MIX SHALL BE COMPOSED OF THE FOLLOWING: PERMANENT SEEDING MIXTURES: A - MOWED AREA: ALL FLAT OR SLOPES LESS THAN 3:1
- | MIXTURE | % BY WT. | SEEDING DATES |
|-----------------------|----------|-------------------|
| RED FESCUE | 75 | APRIL 1 - JUNE 15 |
| KENTUCKY BLUEGRASS | 15 | AUG. 15 - OCT. 15 |
| PERENNIAL RYEGRASS | 5 | |
| TOTAL 100%ACRE | | |
- PERMANENT SEEDING MIXTURES:
- UNMOWED AREA OR INFREQUENTLY MOWED: FLAT OR SLOPES GREATER THAN 3:1
- | MIXTURE | % BY WT. | SEEDING DATES |
|-----------------------|----------|-------------------|
| RED FESCUE | 75 | APRIL 1 - JUNE 15 |
| PERENNIAL RYEGRASS | 5 | AUG. 15 - OCT. 15 |
| COLONIAL BENTGRASS | 5 | |
| BIRDFOOT TROFOL | 15 | |
| TOTAL 100%ACRE | | |
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
 - HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3000-4000 LBS/AC.
 - ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN BE USED TO HELP MINIMIZE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:
- | SPECIES | LBS/ACRE | LBS/1,000 SQ. FT. | SEEDING DATES |
|-----------------------|----------|-------------------|---------------------|
| ANNUAL RYEGRASS | 60 | 1.5 | MAR. 15 - JUNE 15 |
| PERENNIAL SUDAN GRASS | 40 | 1.0 | MAY 15 - AUGUST 15 |
| MILLET | 40 | 1.0 | MAY 15 - AUGUST 15 |
| WINTER RYE | 120 | 3.0 | AUGUST 15 - JUNE 15 |
| ORIS | 120 | 3.0 | MAR. 15 - JUNE 15 |
| WHEEP | 20 | 0.5 | MAY 1 - JUNE 30 |
| LOVEGRASS | 20 | 0.5 | MAY 1 - JUNE 30 |
- THE CONTRACTOR MUST REPAIR AND OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
 - THE NORMAL ACCEPTABLE SEEDING DATES ARE APRIL 1ST THRU OCT. 15TH.
 - ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.
 - STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
 - STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 3:1 AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
 - ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRENCHING" TO TACK DOWN MULCH APPLICATIONS.
 - REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

- ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION DURING CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- CARE SHALL BE TAKEN SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING EITHER EXISTING OR PROPOSED DRAINAGE OR SEWER STRUCTURES.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE REMOVED SEDIMENT WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW.
- ADDITIONAL HAYBALES, BURLAP, FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1969, WITH ANY AMENDMENTS, AS A GUIDE.

ORDER OF PROCEDURE

- IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING OPERATION AND PRIOR TO ANY GRADING, TEMPORARY HAYBALES, BUTTERFLIES OR SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. (I.E. ALONG NEW ROADS, DRIVEWAYS, STREAMBANKS, CRITICAL AREAS, ETC.)
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERIODICALLY CLEANED AND MAINTAINED AS PER THE RESPECTIVE PROGRAMS DURING THE CONSTRUCTION.
- IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.

MAINTENANCE AND RESPONSIBILITY

- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN AND IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORKERS AND SUB-CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF THE DESIGN PRIOR TO FINAL APPROVAL. HE SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF EROSION CONTROL MEASURES THAT ARE PERIODICALLY CLEANED AND MAINTAINED AS PER THE RESPECTIVE PROGRAMS DURING THE CONSTRUCTION.
- REPLANTING, REGRADING OR OTHER REPAIRS NEEDED AS A RESULT OF EROSION AND SEDIMENTATION SHOULD BE DONE PROMPTLY.

NOTES:

- ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS.
- CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.
- THIS SITE AS DESIGNED WILL HAVE NO ADVERSE EFFECT ON ADJUTING PROPERTIES ASSUMING EROSION CONTROL PLAN IS IMPLEMENTED.
- FOR DRIVEWAYS SLOPING DOWN TOWARD THE ROAD HAYBALES TO BE SET ACROSS DRIVEWAY AT THE END OF DAY.
- CONSTRUCTION TO COMMENCE IMMEDIATELY FOLLOWING APPROVAL AND WILL TAKE APPROXIMATELY 6 MONTHS TO COMPLETE.

GENERAL NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
- IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS BEFORE WORK COMMENCEMENT.
- ALL WORK WITHIN THE STATES ROW WILL CONFORM TO ROOTS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2015 AMENDED AUGUST 2015 AND STANDARD DETAILS, JUNE 15, 1998 AS AMENDED BY REVISION. 5. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2006, INCLUDING ALL REVISIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE OFF IN COMPUTING ANY ESTIMATES.
- EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEED. SEE EROSION CONTROL PROGRAM DETAILS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO THE SITE, ANY REPAIRS, ANY TRENCHING REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES. CALL DIG-SAFE (888)944-7233.
- IN ALL EXCAVATION AND PLACEMENT OF FILL THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
- ALL CONSTRUCTION AND UTILITY WORK SHALL CONFORM TO THE LATEST MUNICIPAL STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, COMPREHEND AND IMPLEMENT THESE REQUIREMENTS PROPERLY.

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROAD:
BLUEBERRY LANE

PROPOSED ADDITION PLAN FOR
JOHN & SHARON RALLIS
LOCATED AT
ASSESSOR'S PLAT 10, LOT 130
86 BLUEBERRY LANE
JAMESTOWN, R.I.

Checked By: MJC
Date: 02/02/2023
Scale: 1" = 20'
NO. REVISION BY DATE

Drawn By: KLG
Scale: 1" = 20'
NO. REVISION BY DATE

MATTHEW J. COTTA
PROFESSIONAL LAND SURVEYOR

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Exeter, Rhode Island 02822
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