

Date: May 21, 2023

To: Jamestown Zoning Board of Review
Pat Westall

From: John Aquino

Re: 74 Seaside Drive Special Use Permit and Zoning Variation

Please accept this application for a zoning variation and a special use permit to be considered at the zoning board meeting of June 27 for the construction of a new home on an existing foundation at 74 Seaside Drive.

With respect to the zoning variation please find:

- 1) The application for variation under the zoning ordinance, ZV 1.1 TO ZV 1.3
- 2) The "Neighborhood Setback Distribution," showing that the proposed setbacks are consistent with the general character of the surrounding residences, ZV 2.1 TO 2.2
- 3) The proposed zoning advertisement, ZV 3
- 4) The lot survey of July 11, 2014, ZV 4

With respect to the special use permit attached please find:

- 1) The memorandum of May 18 from Lisa Breyer covering the findings of the hearing of May 17, 2023 regarding the Special Use Permit for the development of the new home in the high ground water subdistrict A, SPU 1.2 TO SPU 1.2
- 2) The memorandum of March 23 from Jean Lambert to Lisa Bryer regarding the application for the special use permit, SPU 2
- 3) The special use permit application of March 4 submitted by John Aquino, SPU 3.1 TO 3.1D

One copy of the mailing list of abutters within a 300 foot radius of 74 Seaside Dr. is also enclosed.

Thank you for your consideration of my application for the special use permit and the zoning variation.

ZV-1.1

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, R. I.

Date 5/21/2023

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 AQUINO Address 3917 LAKE FORREST DR NE 30342

Owner AQUINO JOHN G TRUSTEE Address 3917 LAKE FORREST DR NE 30342

Lessee N/A Address N/A

1. Location of premises: No. 74 SEASIDE DRIVE ~~Street~~

2. Assessor's Plat 14 Lot 27

3. Dimensions of lot: frontage 128.6 ft. depth 245 ft. Area 29,516.18 sq. ft.

4. Zoning Districts in which premises are located: Use R-40 Area 40,000 Height 35

5. How long have you owned above premises? BEGINNING 8/19/2011 - 12 YEARS

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

7. Size of existing building 600 SQ. FT.

Size of proposed building or alteration 1,906 SQ. FT.

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

front 26.9 FT rear 161.7' left side 75.1' right side 19.2 FT

9. Present use of premises: RESIDENTIAL

10. Proposed use of premises: RESIDENTIAL

Location of septic tank & well on lot AS SHOWN ON SITE PLAN.
SEPTIC IS CENTRALLY LOCATED.
WELL IS TO THE LEFT OF THE EXISTING
AND THE PROPOSED HOUSE.

ZV1.2

11. Give extent of proposed alterations APPLICANT PROPOSES TO CONSTRUCT A NEW HOME ON EXISTING FOUNDATION, WITH MODIFICATIONS, SHOWN IN PRELIMINARY PLAN FOR ZONING.

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

13. Have you submitted plans for above to Inspector of Buildings? NO

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:

THIS APPLICATION SEEKS RELIEF UNDER ARTICLE 6, SECTION 82-600, 605 & 606 PURSUANT TO ARTICLE 3, SECTION 82-302, DISTRICT DIMENSIONAL REGULATIONS, TABLE 3-2 FOR R-40 ZONE OF THE PROPOSED HOUSE TO BE SET BACK 26.9' FROM THE FRONT WHERE 40' IS REQUIRED AND 19.2' FROM THE CORNER SIDE WHERE 30' IS REQUIRED.

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

1) THE PROPERTY POSSESSES UNIQUE CHARACTERISTICS THAT REQUIRE THE RELIEF REQUESTED. 2) THE HARDSHIP PRESENT IS DUE TO THE UNIQUE CHARACTERISTICS OF THE LOT. 3) THE REQUESTED VARIANCE WILL NOT ALTER THE GENERAL CHARACTERISTIC OF THE SURROUNDING AREA. 4) THE RELIEF REQUESTED IS THE LEAST RELIEF NECESSARY. 5) THE HARDSHIP AMOUNTS TO MORE THAN A MERE INCONVENIENCE WITHOUT THE RELIEF. 6) THE REQUESTED RELIEF WILL ALLOW THE APPLICANT TO CONSTRUCT A NEW HOME THAT FITS AESTHETICALLY IN THE NEIGHBORHOOD, AND WITH THE SURROUNDING PROPERTIES.

Respectfully Submitted,

Signature John S. Rejzner

Address 3917 LAKE FOREST DR NE

ATLANTA GA 30342

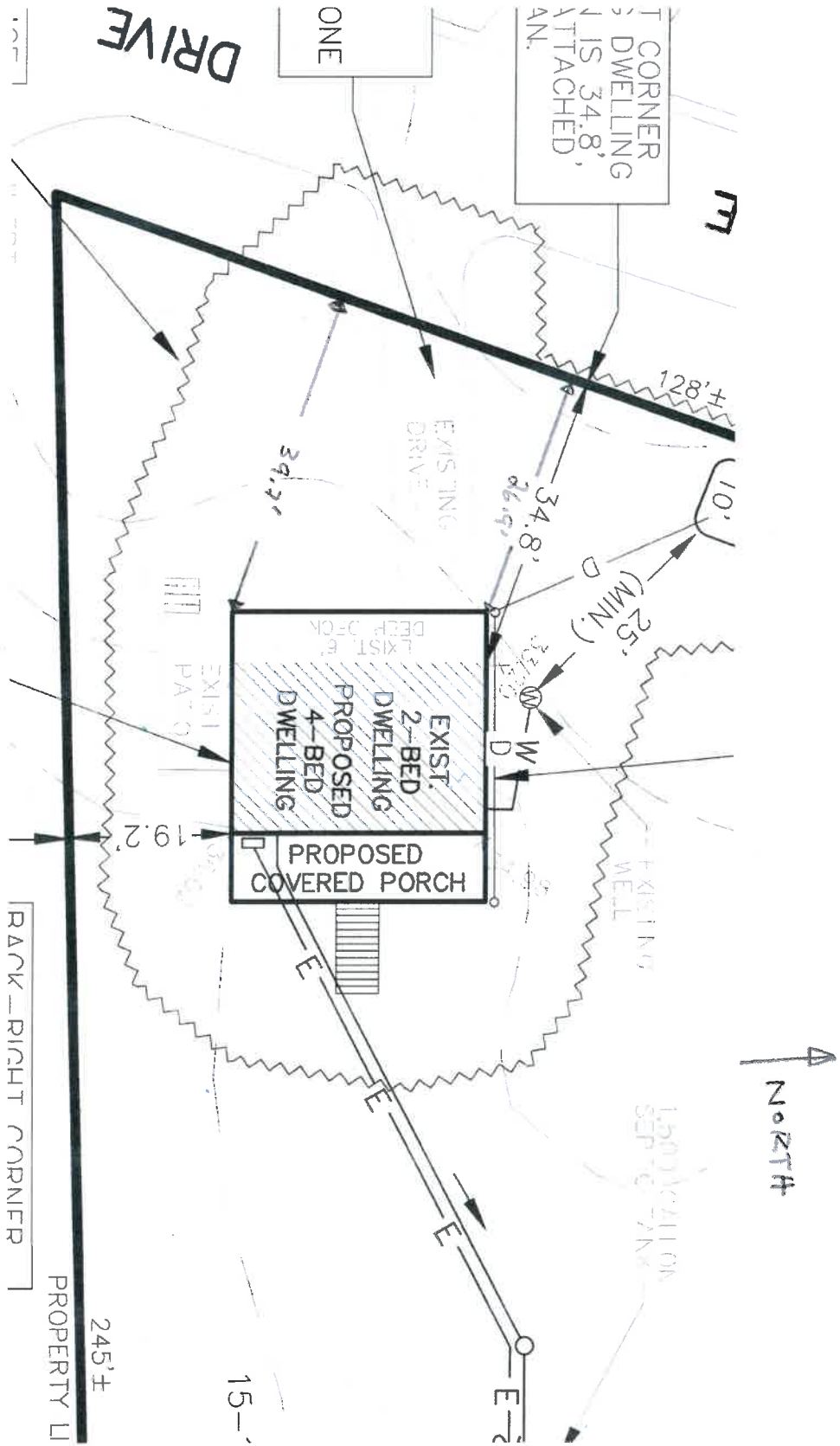
Telephone No. 404 807 7062

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION. PLEASE REFER TO MEMO OF MAY 18 FROM LISA BRYER TO JAMESTOWN ZONING BOARD OF REVIEW, AND TO ATTACHE EXHIBIT SETBACK-1 FOR SETBACKS FROM ITEMS 8 AND 14 ABOVE.

ZV.1.3

EXHIBIT SETBACK - 1

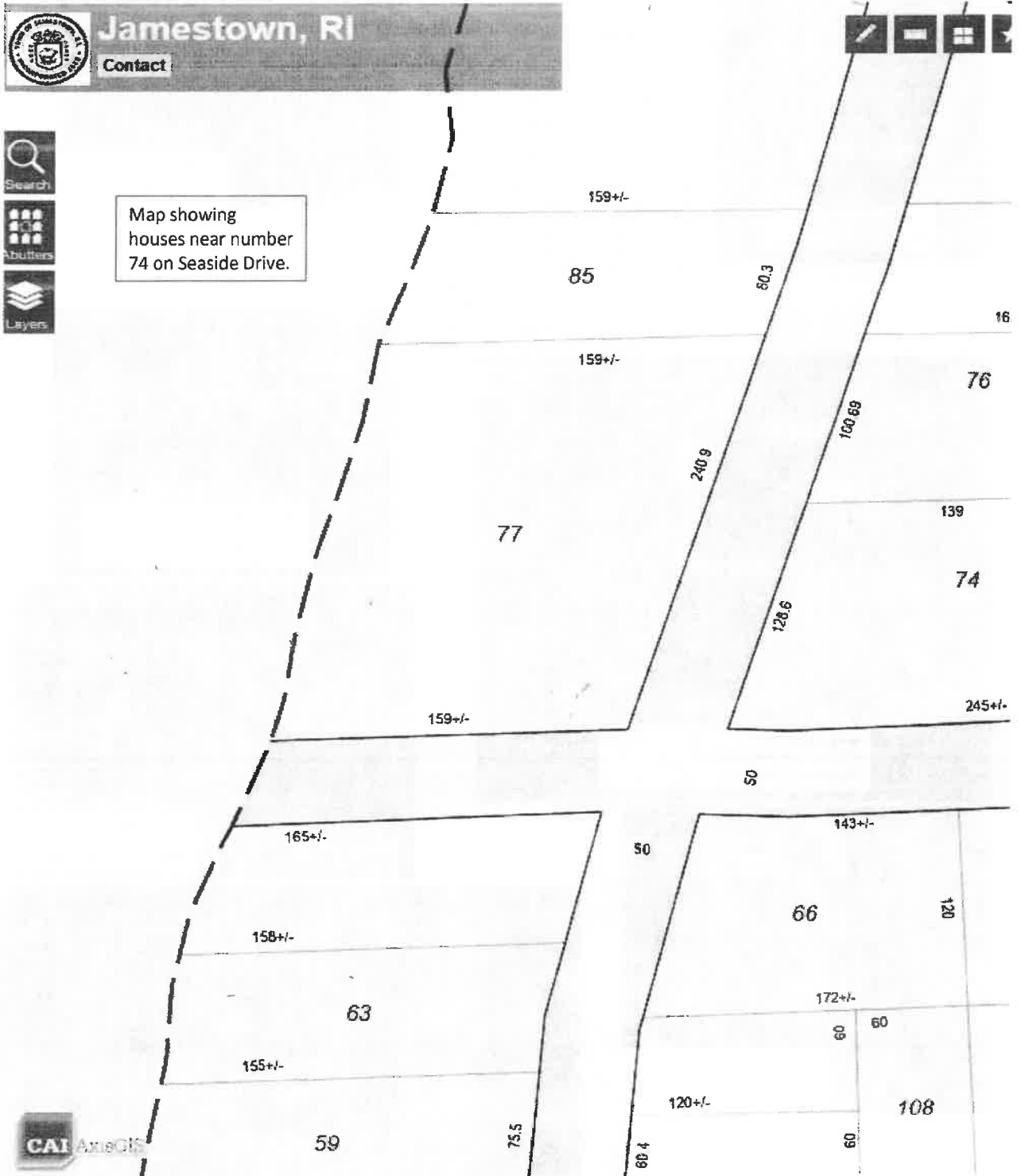
DETAIL ENLARGED FROM SITE SPECIAL USE PERMIT SITE PLAN.



- 34.8' = DISTANCE TO NW CORNER EXISTING HOUSE
- 39.3' = DISTANCE TO NW CORNER PROPOSED HOUSE
- 33.3' = DISTANCE TO SW CORNER PROPOSED HOUSE
- 33.3' = AVERAGE SETBACK FROM SEASIDE DR FOR PROPOSED HOUSE

ZV2.1

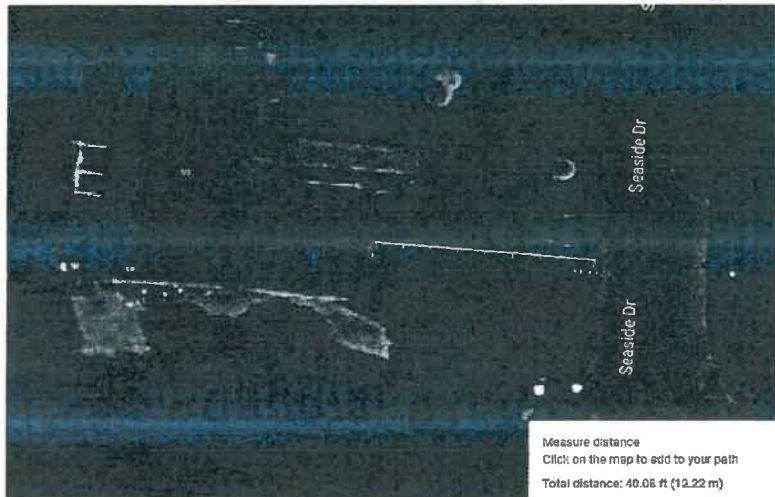
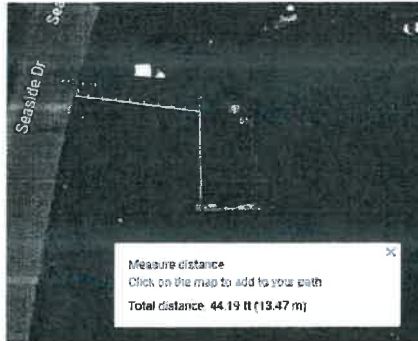
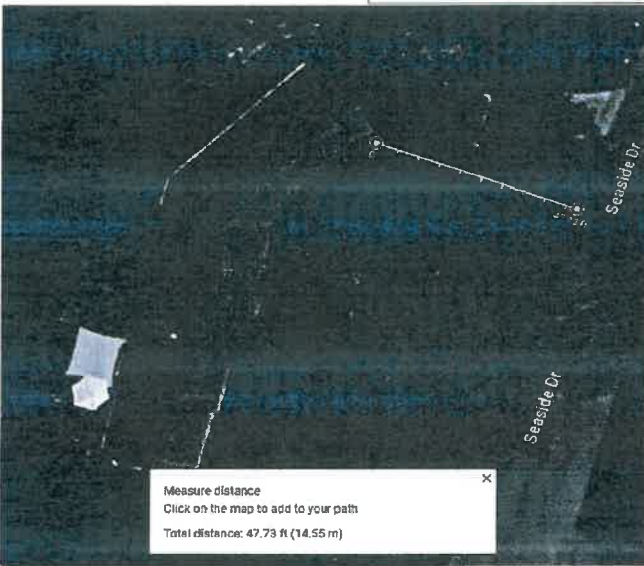
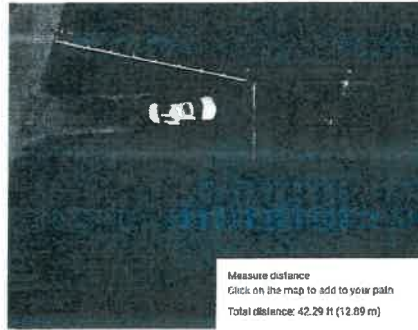
Neighborhood Setback Distribution - 1



Neighborhood Setback Distribution - 2

Number	House To Pavement	Rank
85	36.46	6
77	47.73	1
76	45.31	2
74 Proposed	42.29	4
66	44.19	3
63	25.11	7
59	40.08	5

With proposed setback at 74 Seaside, the house would rank 4th in distance to the pavement, with 3 houses closer and 3 houses farther from the pavement. This demonstrates the neighborhood character is preserved with the variance requested. Note that distance to pavement is presented as this can be accurately measured using the mapping tool. Distance to lot lines is generally 12 feet less.



ZV3

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of JOHN AQUINO (AQUINO JOHN G TRUSTEE, OWNER) whose
property is located at 74 SEASIDE DR, JAMESTOWN RI 02835, and further
identified as Tax Assessor's Plat 14, Lot 27 for a Variance/Special Use Permit
from Article 3, Section 82-302, DISTRICT DIMENSIONAL
REGULATIONS, TABLE 3-2 FOR R-40 ZONING DISTRICT,
ALLOWING FOR A FRONT SET BACK OF 26.9' WHERE
40' IS REQUIRED AND A CORNER SET BACK OF 19.2'
WHERE 30' IS REQUIRED, AND FROM ARTICLE 3,
Said property is located in a R-40 zone and contains 29,516.18 acres/square feet.

HOW TO WRITE YOUR AD:

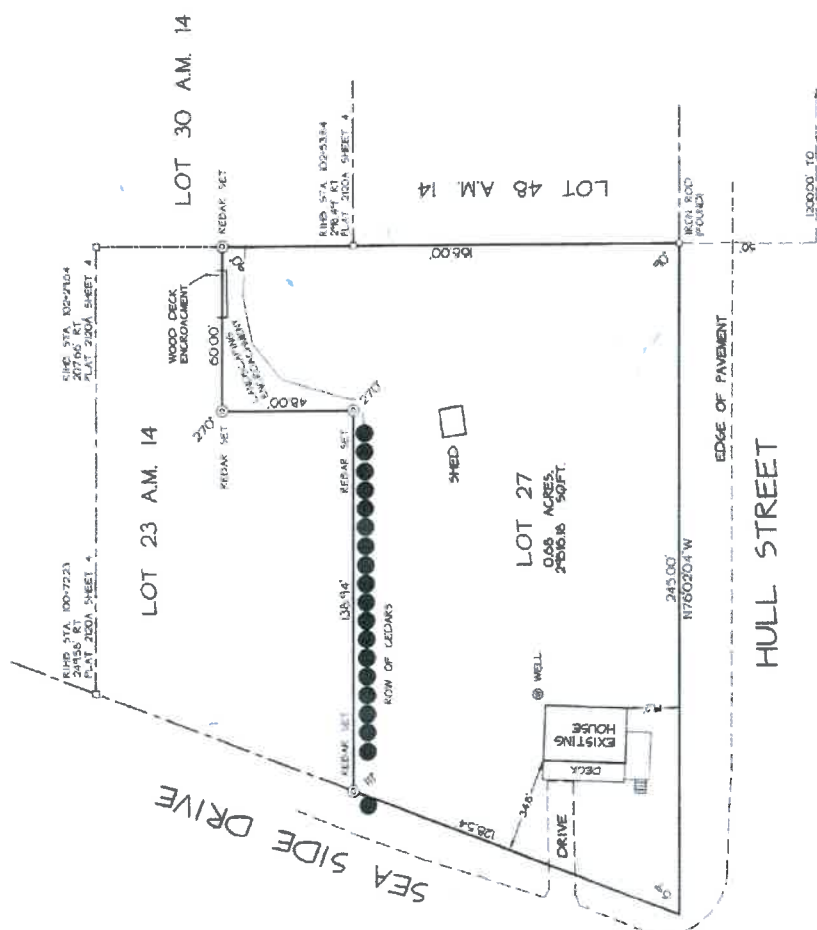
Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary; (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

→ SECTION 82-314 (HIGH GROUNDWATER TABLE AND IMPERVIOUS LAYER OVERLAY DISTRICT), PARAGRAPH C, A SPECIAL USE PERMIT TO CONSTRUCT A NEW RESIDENTIAL DWELLING ON AN EXISTING FOUNDATION.

214



LOCATION MAP
NO. SCALE



NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "JAMESTOWN SHORES, PLAT No. 2, OWNED BY JAMES HEAD, APRIL, 1947 E. NEWMAN ENGINEER" WHICH IS LOCATED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN IN HANGING PLAT FILE No. 18.
 - PLAN ENTITLED "PROPERTY SURVEY FOR RAYMOND ROSSA, SEASIDE DRIVE, LOT 14 LOT 25 BY NORTHEAST ENGINEERS & CONSULTANTS, INC" WHICH IS LOCATED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN IN LAND EVIDENCE BOOK 318 PAGE 288.
- THESE PREMISES ARE SITUATED IN A ZONE "C" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEWPORT COUNTY, RHODE ISLAND; PANEL 80 OF 226 TOWN OF JAMESTOWN MAP NUMBER 44095C0065U EFFECTIVE DATE SEPTEMBER 4, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THIS OFFICE MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (CONTACT DIGSAFE PRIOR TO ANY CONSTRUCTION (1-888-DIG-SAFE) AND/OR ALL LOCAL UTILITY COMPANIES.

LOCATION PLAN
LOT 27 ASSESSOR'S MAP 14,
LOCATED AT
74 SEA SIDE DRIVE

OWNED BY:
JOHN G. AQUINO
IN THE TOWNSHIP OF
JAMESTOWN, R.I.
STEVEN M. PINCH P.L.S.
SCALE: 1" = 30'



THE BOUNDARIES SHOWN ON THIS PLAN SUBSTANTIALLY CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

THE LOCATION OF THE PHYSICAL FEATURES SHOWN ON THIS PLAN CONFORM TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *[Signature]* DATE: 7-11-14
REGISTERED PROFESSIONAL
LAND SURVEYOR

PINCH LAND SURVEYING
148 High Street Unit 1
Wickford, RI 02879
401-789-8087
www.pinchsurveying.com
pinchsurveying@verizon.net



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SPV 1.1



Office of the Town Planner
MEMORANDUM

TO: Jamestown Zoning Board of Review
FROM: Lisa Bryer, AICP Town Planner for The Jamestown Planning Commission
RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
John Aquino: AP 14, Lot 27; 74 Seaside Drive, Jamestown, RI
DATE: May 18, 2023

At the May 17, 2023 Planning Commission meeting, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of John Aquino, applicant: AP 14, Lot 27, 74 Seaside Drive, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-District A reviewed in accordance with the plans entitled Site Plan for AP14 Lot 27, 74 Seaside Drive, in Jamestown RI" dated 3/21/23, prepared by Commonwealth Engineers and Consultants, Inc.

The recommendation for approval is based on the following findings of facts and recommended conditions of approval as noted in the Memo from Jean Lambert, PE dated March 23, 2023 and amended at the Planning Commission meeting:

Findings of Fact Section 314

Existing Site

1. The property is 29,516 square feet (sf) in area;
2. The existing site is developed with a house, patio, shed and paved driveway (total existing impervious area is **1308 sf or 4.4%**);
3. Topography on the lot slopes from east to west (towards Seaside Drive) on the site;
4. There are no freshwater wetlands on the property;
5. Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 14" to the seasonal highwater table and 32" to impervious soil;
6. The maximum impervious cover allowed is **10.0% or 2000 sf** (10% of 29516 = 2952 > 2000sf);

Proposed Site

7. The applicant is proposing to demolish the existing house and rebuild on the existing foundation; the new home will add rooftop over the existing rear porch.

SPV 1.2

The existing paved driveway will be removed and replaced with a pervious crushed stone driveway;

8. The existing OWTS (RIDEM #1515-0032: 5-bedroom SeptiTech to BSF) is current for maintenance (last inspection March 2023)
9. The total proposed impervious cover will be **1385 sf (4.7%)**;
10. A rain garden is proposed to mitigate the increase stormwater runoff associated with the site improvements. A rain garden with a total treatment volume of 88 cf will be installed (84 cf required);
11. The proposed project complies with the requirements of the HGWT Ordinance;
12. The site is an existing nonconforming lot; dimensional variances will be required at zoning for the front (40' required) and corner (30' required) setbacks;
13. Jamestown Engineer Jean Lambert provided correspondence to the Building File and Lisa Bryer, Town Planner dated March 23, 2023 regarding the application (attached).

Recommended Conditions of Approval

1. Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained;
2. After installation, Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
3. The rain gardens shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan and the operation and maintenance plan. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11" for the stormwater mitigation (rain garden) shall be recorded in the Office of the Town Clerk with the Zoning Approval and evidence of such shall be provided to the Zoning Enforcement Officer as well as the Planning Department;
4. Any additional future site work including a change to the driveway surface that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

Attachments: 1) Memo from Jean Lambert, PE dated March 23, 2023
2) A copy of the Plan referenced above dated 3/21/23

C: Building Official/ZEO
John Aquino, Applicant



SPV 2
Town of Jamestown, Rhode Island
Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: March 23, 2023

To: Project Building File
Lisa Bryer, Town Planner

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
John Aquino: AP 14, Lot 27; 74 Seaside Drive, Jamestown, RI

I have reviewed the site plan entitled, "Site Plan for AP14 Lot 27, 74 Seaside Drive, in Jamestown RI" dated 3/21/23, prepared by Commonwealth Engineers and Consultants, Inc. for the above referenced property.

Existing Site/Soil Information:

The property is 29,516 square feet (sf) in area. The existing site is developed with a house, patio, shed and paved driveway (total existing impervious area is **1308 sf or 4.4%**). Topography on the lot slopes from east to west (towards Seaside Drive) on the site. There are no freshwater wetlands on the property.

Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 14" to the seasonal highwater table and 32" to impervious soil. The maximum impervious cover allowed is 10.0% or 2000 sf (10% of 29516 = 2952 >2000sf).

Proposed Site:

The applicant is proposing to demolish the existing house and rebuild on the existing foundation; the new home will add rooftop over the existing rear porch. The existing paved driveway will be removed and replaced with a pervious crushed stone driveway. The existing OWTS (RIDEM #1515-0032: 5-bedroom SeptiTech to BSF) is current for maintenance (last inspection March 2023).

A rain garden is proposed to mitigate the increase stormwater runoff associated with the site improvements. A rain garden with a total treatment volume of 88 cf is will be installed (84 cf required). The total proposed impervious cover will be **1385 sf (4.7%)**.

Recommendations/Conclusions:

- **The proposed project complies with the requirements of the HGWT Ordinance.**
- The site is an existing nonconforming lot; dimensional variances will be required at zoning for the front (40' required) and corner (30' required) setbacks.
- Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained.
- After installation, maintenance and inspection of the OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
- The rain garden shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan.
- Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

SPU 3.1



Application Form
Jamestown Zoning Section 314
High Ground Water Table and
Impervious Layer Overlay District

SECTION I: GENERAL INFORMATION

PROPERTY OWNER: John Gaudio TELEPHONE: 404-807-7062

MAILING ADDRESS: 3917 LAKE FORREST DR NE
ATLANTA GA 30342

SITE LOCATION: 74 SEASIDE DR (STREET)

PLAT: 14 LOT: 27 LOT AREA: 29,516.18 SQ. FT.

PROJECT DESCRIPTION: REBUILD HOUSE ON FOOTPRINT
OF EXISTING HOUSE.

SECTION II: SOIL INFORMATION

CLASS IV SOIL EVALUATOR:

NAME: COMMONWEALTH ENGINEERS RIDEM LICENSE #: 4737 TELEPHONE: 401 273 6674

NUMBER OF SOIL EVALUATIONS: 4 (ATTACH ALL SOIL EVALUATIONS)

DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN INCHES): 14"

DEPTH TO CATEGORY 9 SOILS (IN INCHES): 32" - 108"

OFFICE ONLY: SUB-DISTRICT CLASSIFICATION: A or B

SECTION III: OWTS INFORMATION

TYPE OF OWTS: SEPTITECH RIDEM PERMIT #: 1515-0032

DISTANCE BETWEEN THE WELL AND LEACHFIELD: 100'

OWTS AND WELL LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES? OR N

SECTION IV: SITE INFORMATION

TYPE OF STORMWATER CONTROL SYSTEM: NOT REQUIRED

TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): 29,516.18 SQ. FT. sf

PROPOSED IMPERVIOUS AREA: 1,384.65 sf

% IMPERVIOUS COVERAGE ALLOWED: 9%

% IMPERVIOUS COVERAGE PROPOSED: 4.7%
(AREA IMPERVIOUS / TOTAL BUILDABLE AREA)

SPU 3.2

SECTION V: CONTACT INFORMATION

OWTS DESIGNER:
NAME: NOT REQUIRED RIDEM LICENSE #: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

TELEPHONE: _____ EMAIL: _____

STORMWATER SYSTEM DESIGNER:
NAME: COMMONWEALTH ENGINEERS STATE LICENSE #: 4737

ADDRESS: 400 SMITH ST, PROVIDENCE RI 02908

SIGNATURE: _____ DATE: 3/3/23

TELEPHONE: 401 273 6674 EMAIL: _____

APPLICANT CONTACT INFORMATION:
NAME: JOHN AQUINO

ADDRESS: 3917 LAKE FORREST DR NE
ATLANTA GA 30342

SIGNATURE: John S. Aquino DATE: 3/4/23

TELEPHONE: 404 807 7062 EMAIL: JOHN.AQUINO@YMAIL.COM

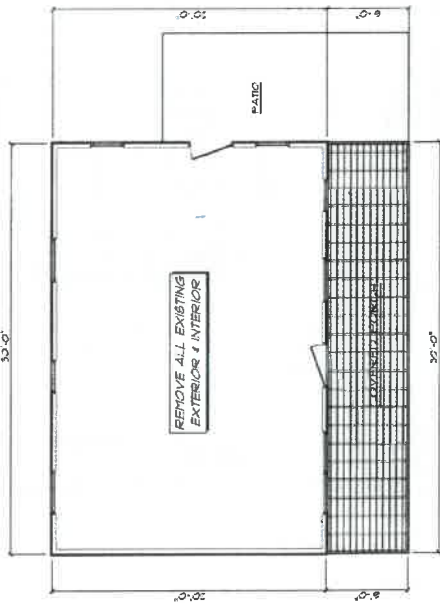
SUBMISSION REQUIREMENTS

Submit one copy of the following items for preliminary review. Applicant will be notified when additional copies are required for Planning Board review.

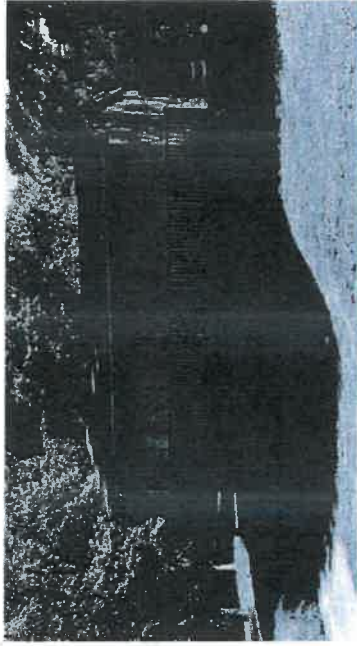
- Application Form
- Site Plan
- Soil Evaluations (include all results for site)
- Stormwater Analysis
- Project Narrative
- Proposed Building Floor Plans (if applicable)
- Approved RIDEM OWTS permit
- O&M Requirements for Stormwater Mitigation

Contact Jean Lambert at 423-7193 or jlambert@james-town.net with questions regarding HGWT applications.

SPV 3.4



EXISTING FIRST FLOOR PLAN 1/4"=1'-0"



RIGHT FRONT ELEVATION



LEFT FRONT ELEVATION



RIGHT REAR ELEVATION

**PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY**

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA:

1. WINDSPEED - 115 MPH
2. SNOW LOAD - 30 PSF
3. SEISMIC DESIGN - AS PER LOCAL REGULATIONS
4. FLOOR FINISH - 15 PSF
5. CEILING FINISH - 10 PSF
6. ROOF FINISH - 20 PSF
7. ROOF STRUCTURE - TYPE III
8. FOUNDATION - TYPE III
9. EXTERIOR FINISH - TYPE III
10. INTERIOR FINISH - TYPE III
11. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED
12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
13. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
15. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

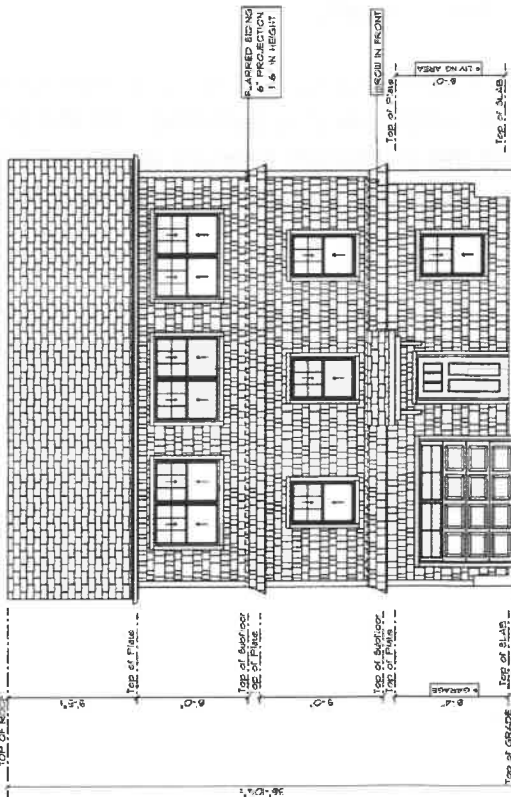
CUSTOM RESIDENCE
PREPARED FOR:
JOHN AGLINO
14 BEAVER DRIVE
WATERLOO, RHODE ISLAND

CONSTRUCTION RULES ARE PRELIMINARY
AND SUBJECT TO CHANGE
WITHOUT NOTICE
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
UNLESS IT IS APPROVED BY THE ARCHITECT
OR ENGINEER OF RECORD

DLR DIMENSIONS
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156
DIMENSIONS.COM

SCALE	NOTED
DATE	10/10/2023
APPROVED BY	DLR
DRAWN BY	DLR
DRAWING NUMBER	6641
1 OF 1	

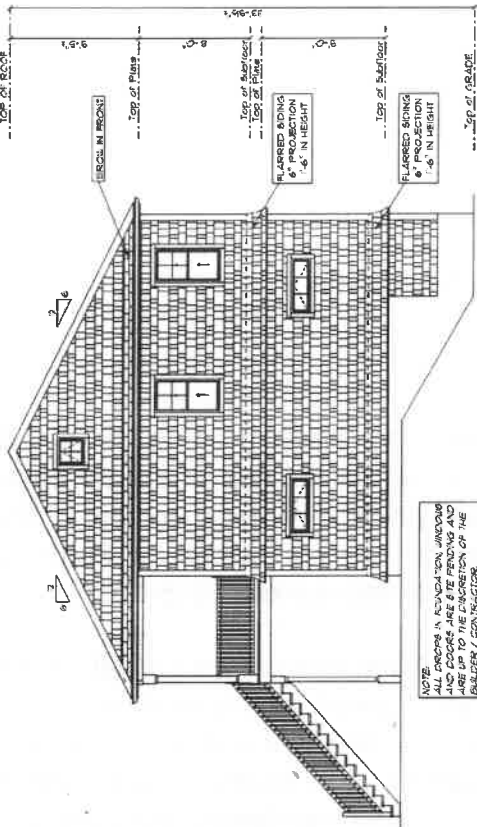
SPU 3.6



FRONT ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"



BACK ELEVATION 1/4"=1'-0"

PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY

BUILDING HEIGHT: 32'-1"
FROM AVERAGE GRADE
TO HIGHEST RIDGE

<p>DLR DIMENSIONS RESIDENTIAL DESIGNERS & CONSULTANTS 401.738.3156 DLRDIMENSIONS.COM</p>	<p>DATE: _____</p>
	<p>SCALE: NOTED</p>
<p>APPROVED: _____</p>	<p>DATE: _____</p>
<p>DRAWN BY: _____</p>	<p>DATE: _____</p>
<p>DRAWING NUMBER: 66-41</p>	<p>DATE: _____</p>

CONSTRUCTION PLANS ARE DRAWN FOR STEELER ONLY. DO NOT PERFORM ANY CHANGES OR ALTERATIONS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PREPARED FOR: JOHN AUBINO
14 SEASIDE DRIVE
JAMESTOWN, RHODE ISLAND

CUSTOM RESIDENCE

SPU 3.7

74 Seaside Drive Section 314 Application Narrative

Introduction.

John Aquino is proposing to construct a 1,560 square foot dwelling on his existing 29,516 square foot property located at 74 Seaside Drive. The lot is also designated as Lot 27 on Assessors Plat 14. The site is currently developed with a 600 square foot dwelling set on a 720 square foot foundation. A 5-bedroom onsite wastewater treatment system design, a Septi-Tech advanced treatment system, was installed in 2015 under RIDEM permit number 1515-0032.

In the design of this improvement, every care is being taken to meet the critical requirements of the high groundwater subdistrict condition. The applicant is aware of the depletion of the Jamestown single source aquifer as a result of personal experience with this property which has been in his family since 1967. The original 75 foot well was functional when it was replaced with the installation of the new septic system in 2015, but the quality of the water had deteriorated and it was necessary to drill much deeper to find high quality water with the new well.

Our family purchased the original residence on a 7,200 square foot lot and then purchased three additional lots, two to the east and one to the north, which were assembled into the single lot which we have today. As will be shown we have retained the maximum amount of rainfall on the property and the change in the annual runoff owing to the proposed development, using the EPA National Stormwater Model, is 0.1 inches.

Flood Zone Designation

The Federal Emergency Management Agency Flood Insurance Rate Map (Map Number 44005C0067J, dated September 4, 2013) indicates that the site falls entirely within Zone "X," an area of minimal flooding.

Impervious Coverage and Runoff Calculations.

The relevant calculations for the impervious coverage and runoff as required by Section 82-314 are as follows:

**74 Seaside Dr
Section 82-314 Permit Impervious Coverage And Runoff Calculations**

Lot Area	29,516.18		29,516.18					
Coverage Type	Existing	Proposed	Runoff %	Existing Volume	Proposed Volume	Existing Runoff	Proposed Runoff	
Roofs	812.00	1,152.00	95%	331.57	470.40	314.99	446.88	
Patio	146.94	146.94	85%	60.00	60.00	51.00	51.00	
Shed	85.71	85.71	95%	35.00	35.00	33.25	33.25	
Paved Driveway	263.27	-	85%	107.50	-	91.38	-	
Total Impervious	1,307.92	1,384.65		534.07	565.40	490.61	531.13	
Lawn 0-5%	28,208.26	27,868.26	15%	11,518.37	11,379.54	1,727.76	1,706.93	
Gravel Driveway	-	263.27	60%	-	107.50	-	64.50	
TOTAL	29,516.18	29,252.91		12,052.44	12,052.44	2,218.37	2,302.56	
%Impervious	4.4%	4.7%				Change in Runoff:	84.19	
Change in Impervious Square Feet		76.73						

The change in the annual runoff using the EPA National Stormwater model is estimated in the table below:

EPA Stormwater Statistic	Impervious Coverage				Proposed Change
	5	4	4.4	4.7	
Average Annual Rainfall (inches)	41.140	41.140	41.140	41.140	
Average Annual Runoff (inches)	5.210	4.870	5.006	5.108	0.102
Days per Year with Rainfall	69.900	69.900	69.900	69.900	
Days per Year with Runoff	8.430	8.070	8.214	8.322	0.108
Percent of Wet Days Retained	87.950	88.460	88.256	88.103	-0.153
Smallest Rainfall w/ Runoff (inches)	0.350	0.350	0.350	0.350	
Largest Rainfall w/o Runoff (inches)	1.870	2.000	1.948	1.909	-0.039
Max Rainfall Retained (inches)	2.770	2.800	2.788	2.779	-0.009

The EPA model operates in 1% increments of impervious coverage and we prepared the model with 5% and 4% impervious coverage and interpolated the results for the existing 4.4% and proposed 4.7% impervious coverage to find the change in annual runoff. The proposed changes in the runoff are small, the desired result under both 82-314 regulation and the applicants desire to retain as much rainwater as possible to maintain the quality of the water on the property and for the island as a whole. The full details of these calculations follow as Narrative Appendix 1.

The 4-bedroom house is to be constructed on the existing foundation. The foundation walls currently enclose the 30' by 20' dimensions of the existing home, and the existing foundation floor extends below the existing 6' deck. In recognition of the conditions at the site, the applicant seeks to relocate the foundation wall to the extent of the existing deck and limit the extent of the increase in impervious coverage on the lot to 77 square feet, this increase mainly owing to the construction of the 8' covered deck facing east into the applicant's yard, offset in part by the conversion of the paved driveway to gravel. By developing on the existing foundation there is no disturbance to the existing soil structure and the development will definitively maintain original grade while eliminating all cut and fill. Further there will be no new subsurface structure beyond the existing foundation which has been in place since the house was constructed in 1962.

Please note:

1. This lot is subject to the 9% impervious coverage limitation of Section 314.C.4. The proposed impervious coverage increases the coverage percentage from 4.4% to 4.7% and, at 1,385 square feet, is substantially less than the maximum 2,000 square feet allowed.
2. No significant excavation is associated with this development plan. The re-use of the existing foundation eliminates any disturbance to the existing soil structure which has continued in its current state since the existing structure was constructed in 1962, 61 years ago. The current siting of the home on the lot is essential to the development of a modestly enlarged home which yields no change to groundwater retention with no change in grade of the lot whatsoever.
3. The increase in impervious coverage is based upon the roof which will cover the entirety of the new 8' deck; whereas the existing roof covers only 4' feet of the existing deck. However, the ground below the new deck will be finished in gravel and hence the impervious surface calculation overstates the runoff potential associated with the additional 77 square feet of impervious coverage as some runoff to the west from the roof line will be into the 240 square foot permeable area below the roof and the new deck. The proposed deck does not meet the specific requirements for exemption of up to 120 square feet of impervious coverage identified in 314.B.5, but the 314.B.5 exemption demonstrates that the increase in roof coverage as presented here is conservative with respect to the additional runoff calculation that is part of this application. Taken together with the removal of the driveway, the total increase in impervious coverage of 77 square feet is less than the 120 square feet referenced in 314.B.5.
4. The additional runoff volume, based upon the conservative estimate of the effect of the additional 77 square feet of impervious coverage noted above, and following the runoff percentages specified in Section 314.B.6, is 84.1 cubic feet based on 4.9" of rain in a 10-year storm event. In addition, the maximum rainfall retained under the EPA model declines by just 0.009 inches, from 2.788 inches to 2.779 inches after the proposed changes. The additional 84 cubic feet of rainwater will be directed to the rain garden shown on the site plan.
5. Runoff from the roof will be directed to rain garden. The lawn area to the north of the house falls to the west to a low point east of and slightly below the level of Seaside Drive before rising slightly to the street. In heavy rains ponding occurs naturally in this area without disturbance to the natural grade and structure of the soil. This location is therefore naturally advantageous for the siting of the rain garden.

Summary

John Aquino is proposing to rebuild a 1,560 square foot dwelling on his 29,516 square foot lot of record, reusing the existing foundation. A rain garden will contain the additional runoff associated with the project. A .5-bedroom advanced treatment septic system was permitted and installed in 2015. The project complies with the Town of Jamestown's Section 314 regulations for managing stormwater, and complies with "The State of Rhode Island Stormwater Management Guidelines for Individual Single-Family Residential Lot Development."

Submission Checklist

1. Application Form
2. Project Narrative
3. Stormwater Analysis, including impervious coverage calculations, included in narrative, EPA model attached as Exhibit 1
4. Site Plan
5. Soil Evaluations (include all results for site) included with Site Plan
6. Proposed Building Floor Plans
7. Approved RIDEM OWTS permit: not required, OWTS permitted and installed in 2015, and complying with operating and maintenance requirements since that time)
8. O&M Requirements for Stormwater Mitigation: not required as development does not meet threshold for stormwater mitigation measures

