

**Notice of Hearing**

Application of Alexander Revocable Living Trust whose property is located at 959 East Shore Road, and further identified as Tax Assessor's Plat 1, Lot 90 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 RR80 Zoning District of the zoning ordinance. The Applicant seeks Corner yard setback relief of 14.7 feet where 40 feet is required and the existing structure is located 14.7 feet from the corner yard line.

Out of an abundance of caution, his application also seeks a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 14. Accessory Family Dwelling Units, Section 82-1403 and 82-1404. General Requirements and Standards and Application Procedures, to obtain a permit for an accessory family dwelling unit to be located within the proposed addition.

Said property is located in a RR-80 zone and contains 29,533 square feet.

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

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

Zoning Board of Review;

Jamestown, R.I.

Date: 7/20/2023

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

Owner: Same

Lessee: None

1. Location of premises: No. 959 East Shore Road
2. Assessor's Plat 1 Lot 90
3. Dimensions of lot: frontage: +/-127 ft. depth: +/-211 ft. Area: 29,533 sq. ft.
4. Zoning Districts in which premises are located: Use:RR80 Area: 80,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Purchased on November 21, 2016
6. Is there a building on the premises at present? Yes
7. Size of existing building habitable space: +/- 2387sq. ft.  
Size of proposed building or alteration habitable space: 1150 sq. ft.
8. Distance of proposed building or alteration from lot lines:  
**Required:** front: 40' rear: 40' Corner: 40' side: 30'  
**Proposed:** front: 47' rear: +35' Corner: 14.7' side (E): 59'  
**Existing:** front: 47' rear: +35' Corner: 14.7' side (E): +59'
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 construct an addition to the existing structure located at 959 East Shore Road. The proposed addition contains a new garage and family dwelling unit above.
12. Number of families for which building is to be arranged: 1(with accessory family dwelling unit)
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:

This application seeks a dimensional variance granted under Article 6 Section 82-600, 605, and 606 from the following:

- (1) Article 3 Section 82-302.District dimensional regulations, Table 3-2 for the RR-80 zone for a corner setback of 14.7 feet where 40 feet is required, and the existing structure is already located 14.7 feet from the corner lot line.
- (2) Out of an abundance of caution This application seeks a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 14. Accessory Family Dwelling Units, Section 82-1403 and 82-1404. General Requirements and Standards and Application Procedures, to obtain a permit for an accessory family dwelling unit to be located within the proposed addition.

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.

The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare, and will not substantially or permanently injure the appropriate use of the property in the surrounding area.

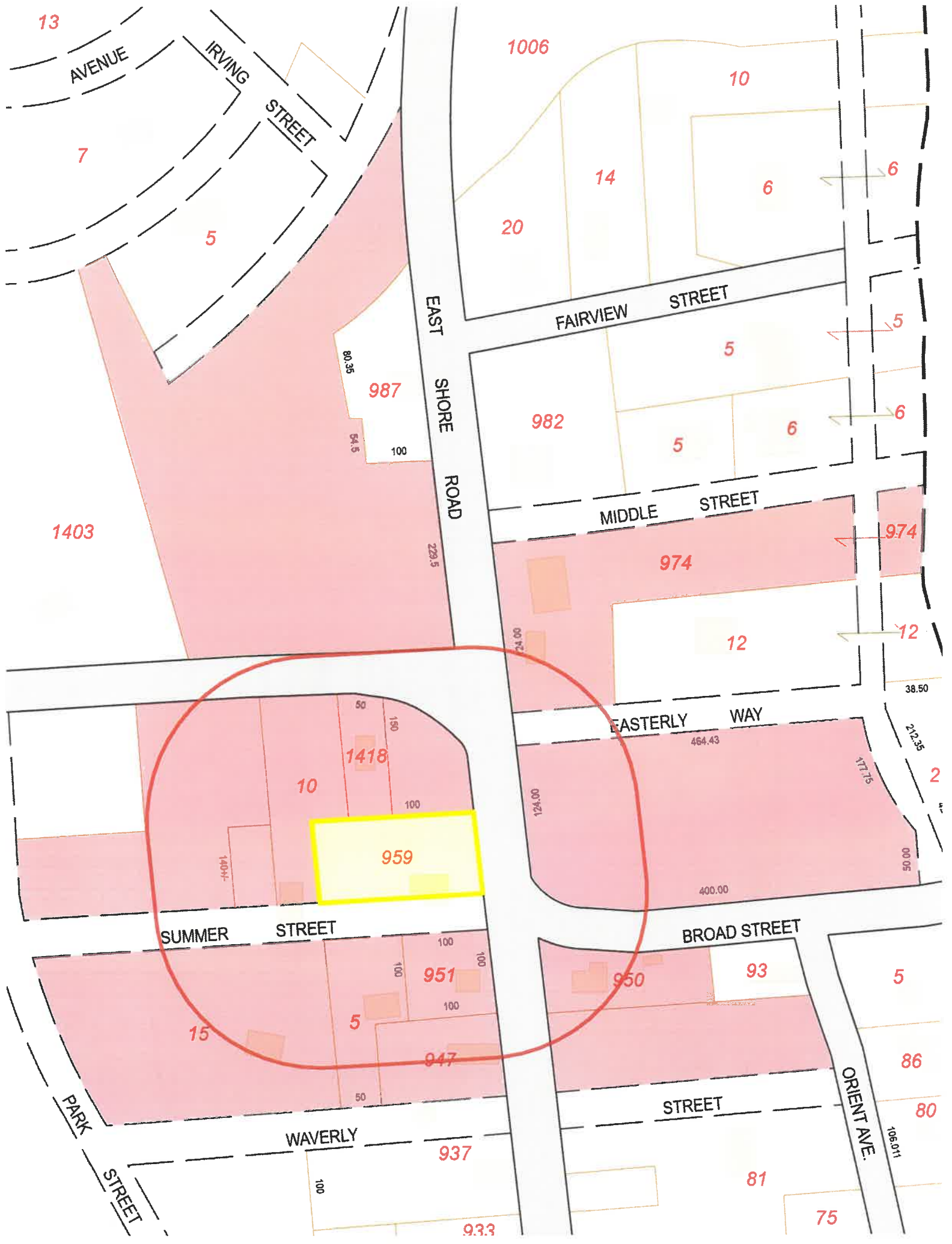
Respectfully Submitted,

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



959 E. Shore Rd

CABRAL MICHAEL J TRUSTEE  
316 COLUMBIA STREET  
WAKEFIELD, RI 02879

SHEPPARD JULIE A ER AL  
15 SUMMER ST  
JAMESTOWN, RI 02835

DIGREGORIO ENRICO & TRACY  
23 BUSINESS PARK DRIVE  
SMITHFIELD, RI 02917-1955

TAMMELLEO SARAH  
61 W STREET NW  
WASHINGTON, DC 20001

GADOURY PETER ET  
GOYETTE DEBORAH  
10 SUMMER STREET  
JAMESTOWN, RI 02835

TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835

GOYETTE DEBORAH L  
47 CONANICUS AVENUE UNIT E  
JAMESTOWN, RI 02835-1295

VENTURINI MATTHEW J  
1418 NORTH MAIN RD  
JAMESTOWN, RI 02835

HICKS MELISSA M  
951 EAST SHORE ROAD  
JAMESTOWN, RI 02835

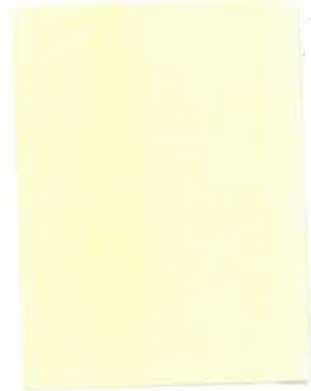
MARTIN DAVID S  
C/O STEARNS FARMS INC  
PO BOX 506  
JAMESTOWN, RI 02835

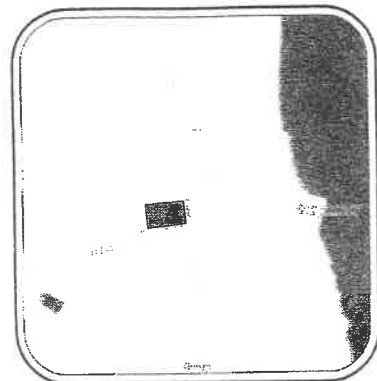
MARTIN DAVID S & JANICE M  
MARTIN JENNIFER S  
PO BOX 506  
JAMESTOWN, RI 02835

MARTIN DAVID S & JANICE M  
C/O STEARNS FARMS INC  
PO BOX 506  
JAMESTOWN, RI 02835

MCNEIL VERNON C ET  
MCNEIL SHARON L  
947 EAST SHORE ROAD  
JAMESTOWN, RI 02835

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





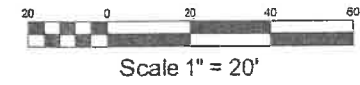
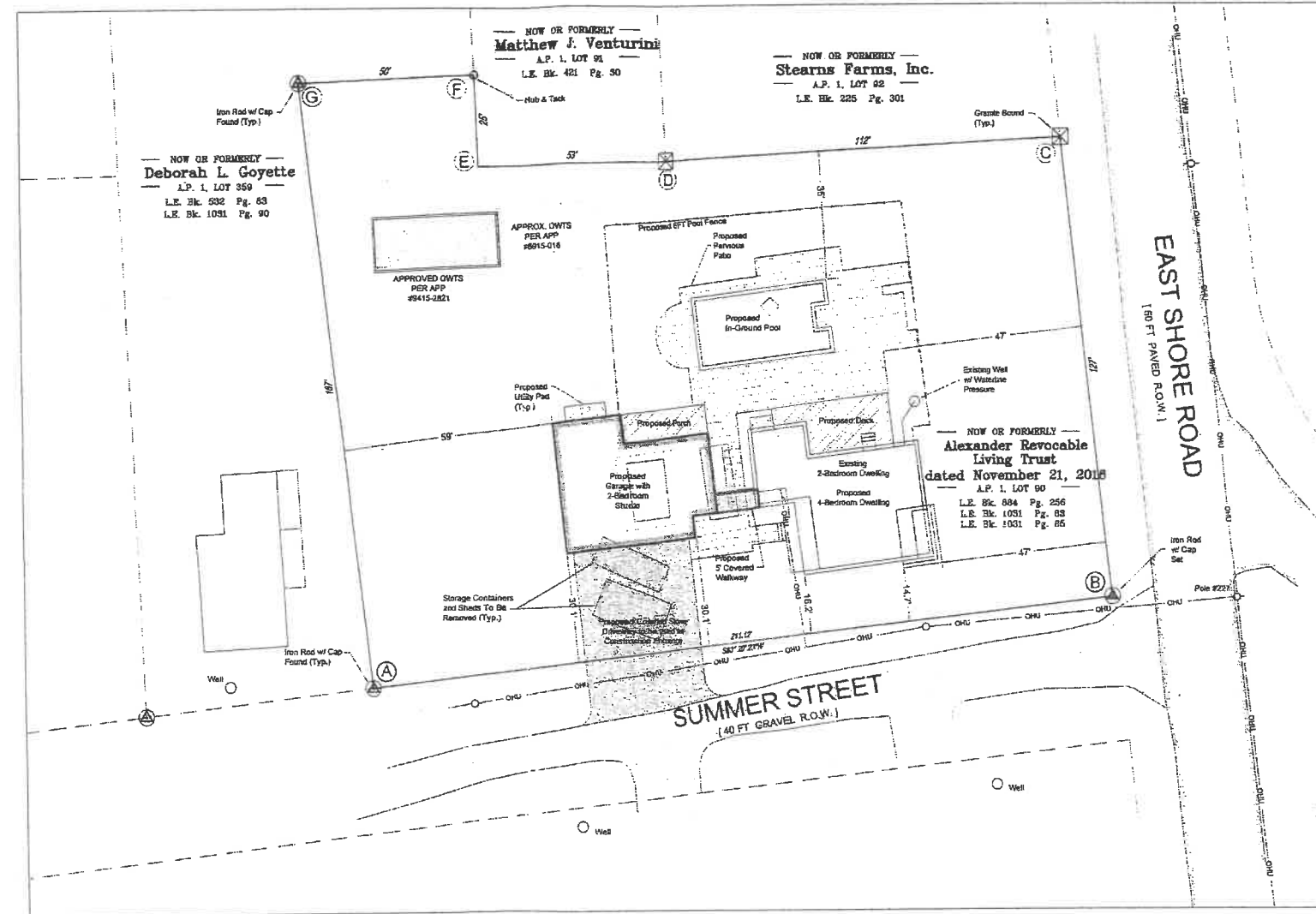
**LOCUS MAP**  
NOT TO SCALE  
BEING A.P. 1, LOT 90  
AREA = 29,533 SF

**PARCEL ZONING: R-80**  
MIN LOT SIZE = 80,000 SF  
MIN LOT WIDTH = 200'  
FRONT SETBACK = 40'  
CORNER SIDE SETBACK = 40'  
SIDE SETBACK = 30'  
REAR SETBACK = 40'  
MAX LOT COVERAGE = 25%

**PROPOSED LOT COVERAGE CALCULATIONS**

PROPOSED TOTAL BUILDINGS, DECKS & OVERHANGS	3,493 S.F.
PROPOSED POOL	730 S.F.
<b>TOTAL PROPOSED LOT COVERAGE</b>	<b>4,229 S.F. = 14.3%</b>

**NOTE:**  
1. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.



**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
PROPERTY LINE A-B	
COMPILATION PLAN	CLASS IV (REF. 3)
PROPERTY LINE B-C-D-E-F-G-A	

**DISCLAIMER:**  
THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

**STATEMENT OF PURPOSE:**  
THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY OF ASSESSOR'S PLAT 1, LOT 90, AND TO SHOW ITS EXISTING CONDITIONS WITH RELATION TO PROPOSED IMPROVEMENTS.

BY: Matthew J. Cotta DATE: 2/1/23  
PLS-1977 COA - LS.0004453

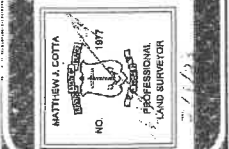
**REFERENCES:**

- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "CONANICUT PARK, RHODE ISLAND SCALE 1" = 225' DATED MARCH, 1873 DRAWN BY JOHN H. MULLIN, SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 6A.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "CONANICUT PARK - SURVEY FOR - MARY STEARNS MCGAUGHAN - TERRENCE F. MCGAUGHAN, DAVID STEARNS MARTIN - JANICE M. MARTIN, BRADFORD M. MARTIN - JENNIFER S. MARTIN, CONANICUT PARK RE-TRACEMENT OF CONANICUT PARK MARCH 1873 SCALE 1" = 200' DATE: SEPT. 1894 BY BOYER ASSOCIATES, SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 119B.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED ADMINISTRATIVE SUBDIVISION LOCATED AT 10 SUMMER STREET JAMESTOWN, RHODE ISLAND PREPARED FOR DEBORAH L. GOYETTE DATE: NOVEMBER 23, 2022 SCALE: 1" = 30' BY BOYER ASSOCIATES SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 420A.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 1, LOT 90 959 EAST SHORE ROAD JAMESTOWN, RHODE ISLAND 02835 SCALE: 1" = 20' DATE: 07/20/2021 BY WATERMAN ENGINEERING COMPANY."
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY FOR SHIPLEY LONG SCALE: 1" = 30' DATE: JUNE 1994 BY BOYER ASSOCIATES" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 114A.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PERIMETER SURVEY PLAN - EXISTING CONDITIONS MELISSA M. HICKS LOCATION: 951 EAST SHORE ROAD JAMESTOWN, RI SCALE: 1" = 20', DATE: JULY 14, 2004, REVISED 12.12.08 BY BOYER ASSOCIATES" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 129B.

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:  
1. EAST SHORE ROAD  
2. SUMMER STREET

**ZONING PLAN FOR**  
**Thomas Alexander Jr.**  
LOCATED AT  
A.P. 1, LOT 90  
959 East Shore Road  
Jamestown, Rhode Island

Drawn By:	BpC	Checked By:	MJC
Scale:	1" = 20'	Date:	01/31/2023
REVISIONS			
NO.	REVISION	DATE	BY



**AMERICAN ENGINEERING, INC.**  
Professional Engineer / Professional Land Surveyor  
400 South County Trail - Suite A 201  
Exeter, Rhode Island 02822  
DCotta@AmericanEngineeringRI.com  
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet  
**1**  
of 1 sheets  
Drawing No  
122123

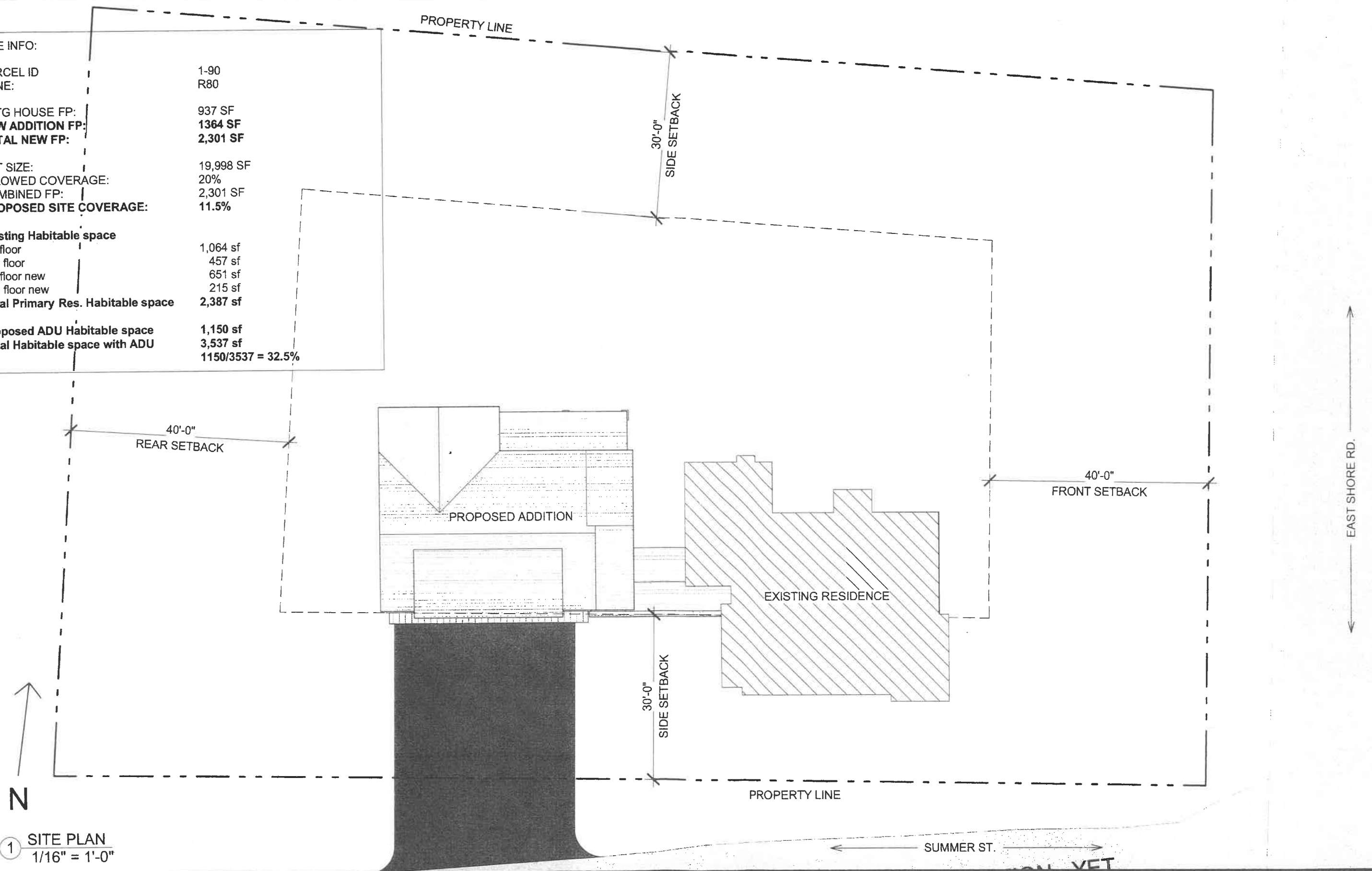
**SITE INFO:**

PARCEL ID: 1-90  
 ZONE: R80  
 EXTG HOUSE FP: 937 SF  
 NEW ADDITION FP: 1364 SF  
 TOTAL NEW FP: 2,301 SF

LOT SIZE: 19,998 SF  
 ALLOWED COVERAGE: 20%  
 COMBINED FP: 2,301 SF  
 PROPOSED SITE COVERAGE: 11.5%

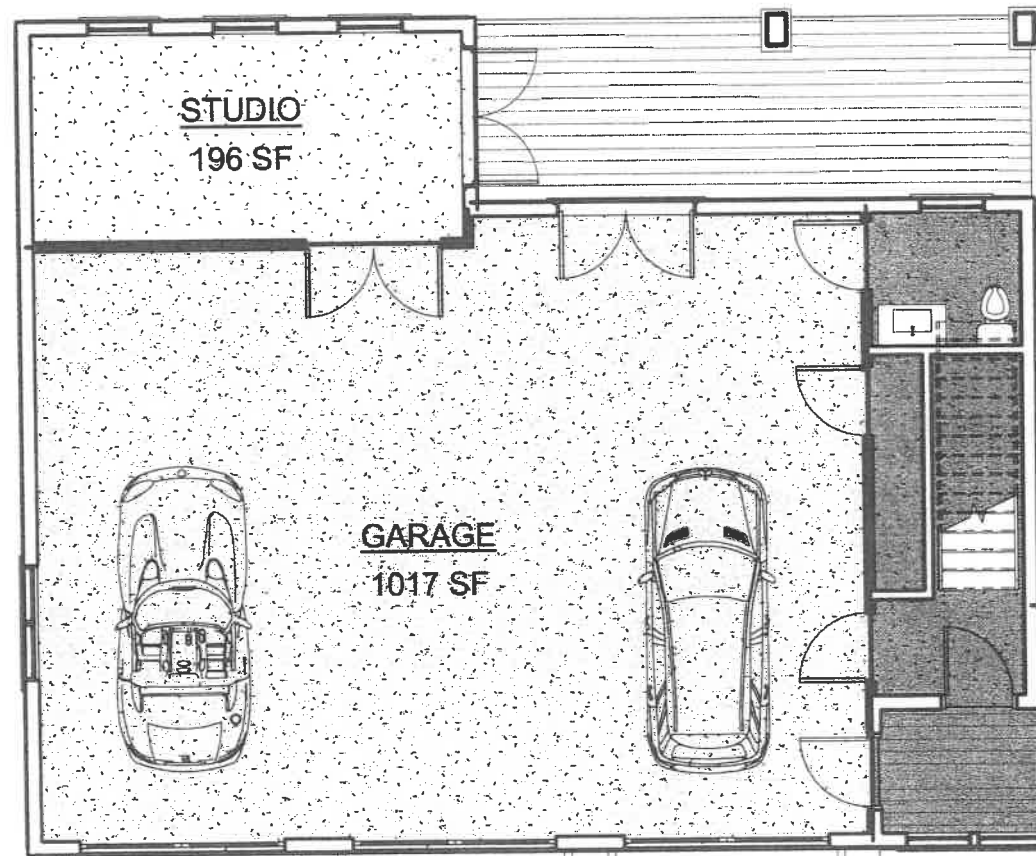
**Existing Habitable space**  
 1st floor: 1,064 sf  
 2nd floor: 457 sf  
 1st floor new: 651 sf  
 2nd floor new: 215 sf  
**Total Primary Res. Habitable space: 2,387 sf**

**Proposed ADU Habitable space: 1,150 sf**  
**Total Habitable space with ADU: 3,537 sf**  
 1150/3537 = 32.5%

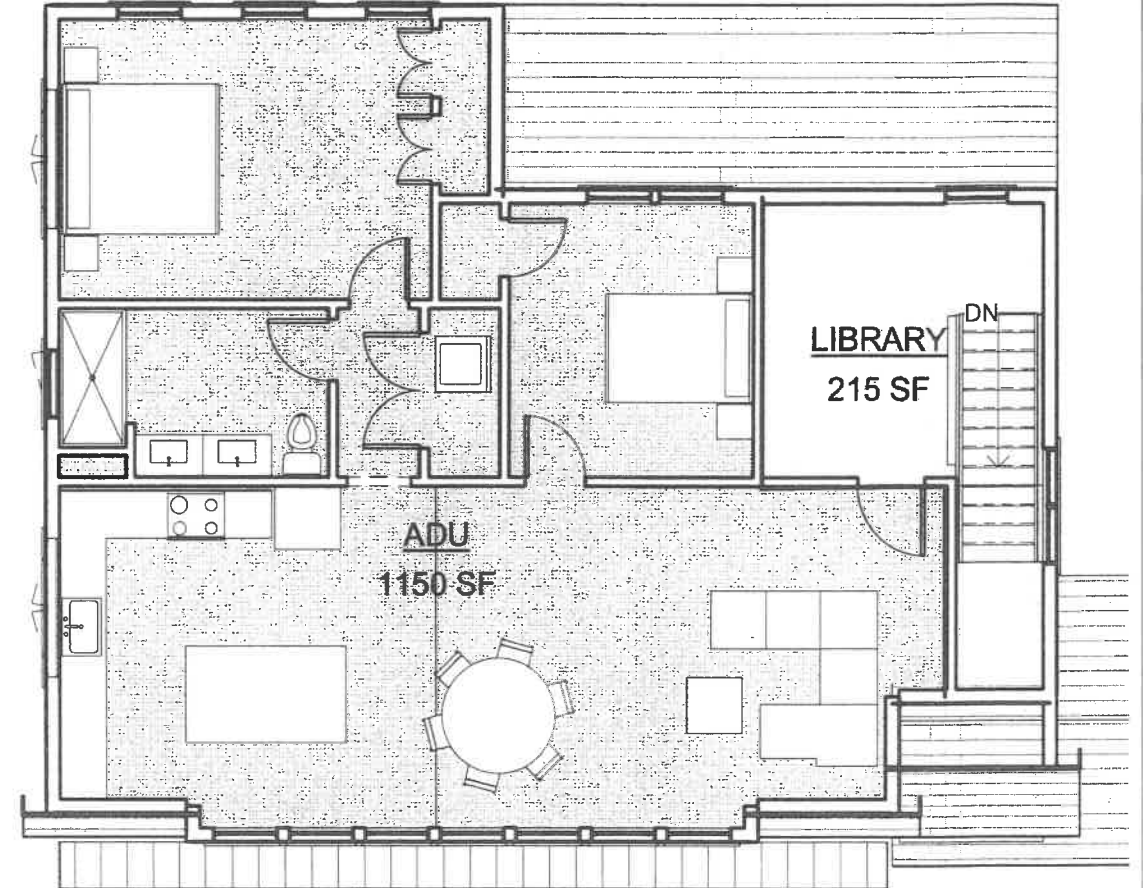
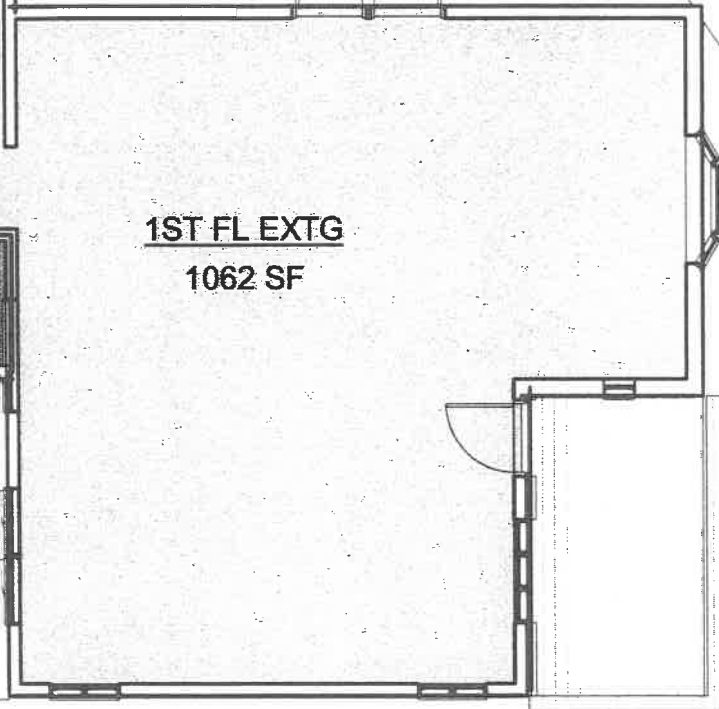
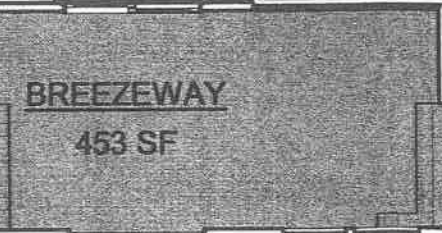


1 SITE PLAN  
 1/16" = 1'-0"





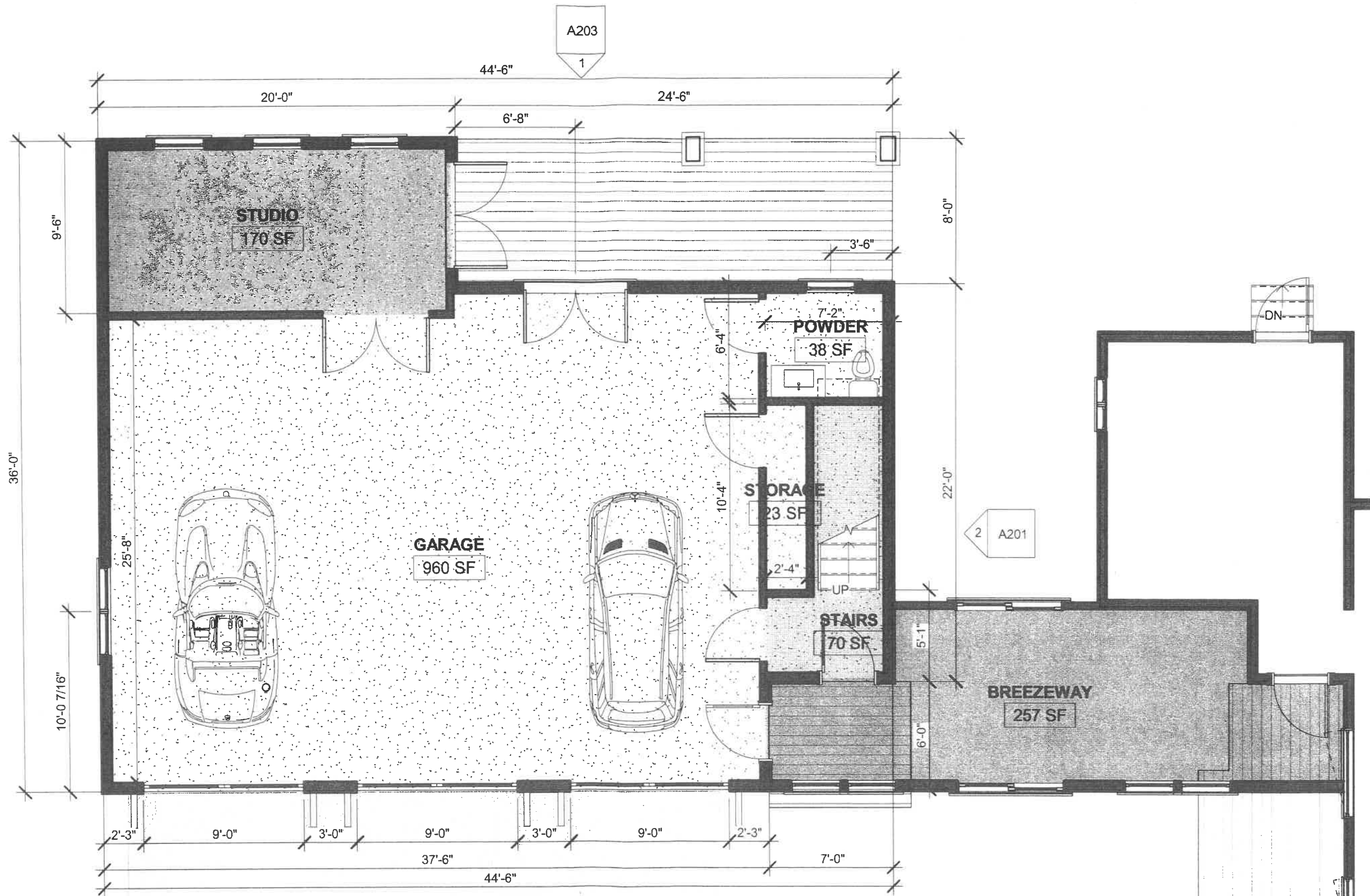
2 A201



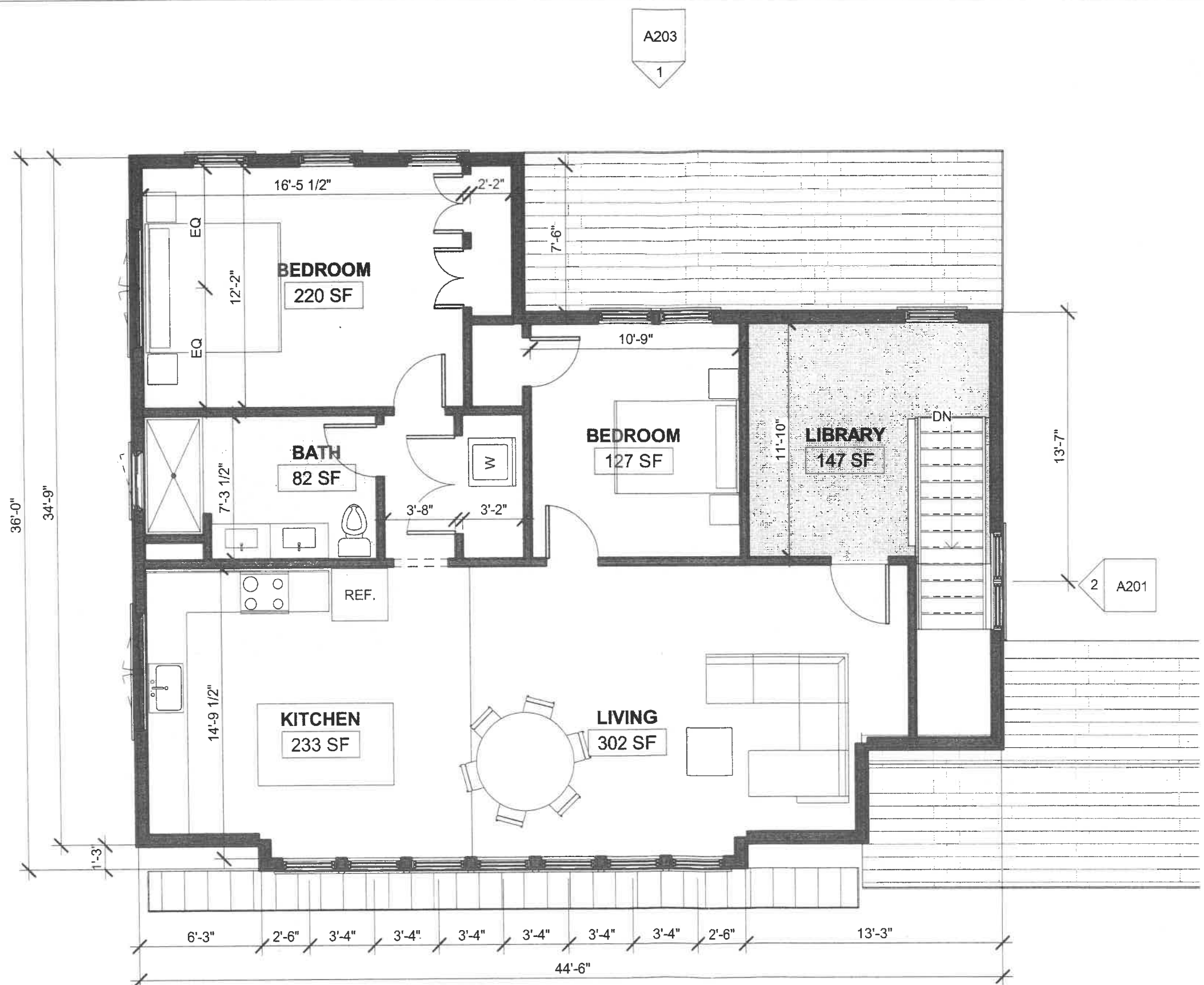
2 2ND FL AREA PLAN  
1/8" = 1'-0"

1 1ST FL AREA PLAN  
1/8" = 1'-0"

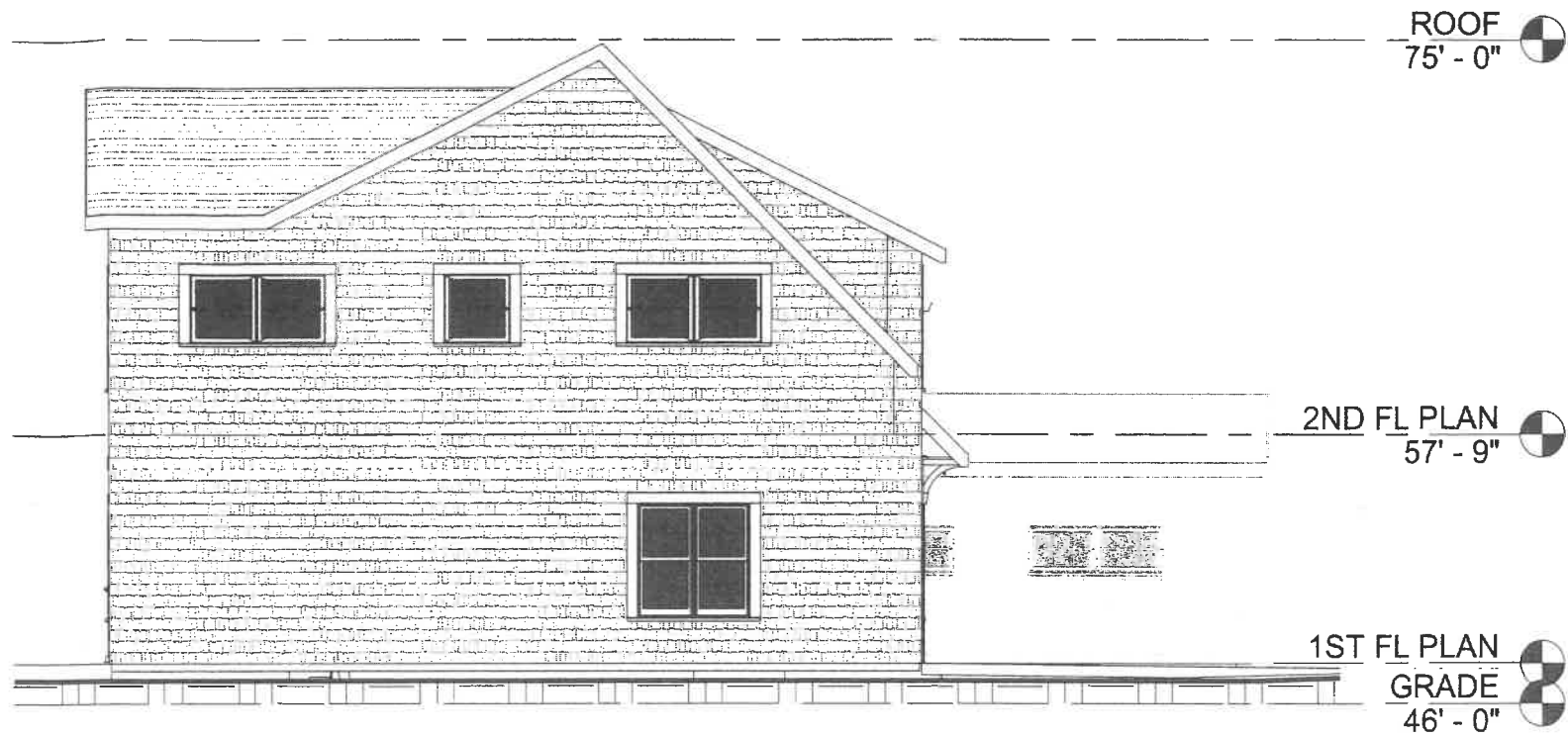
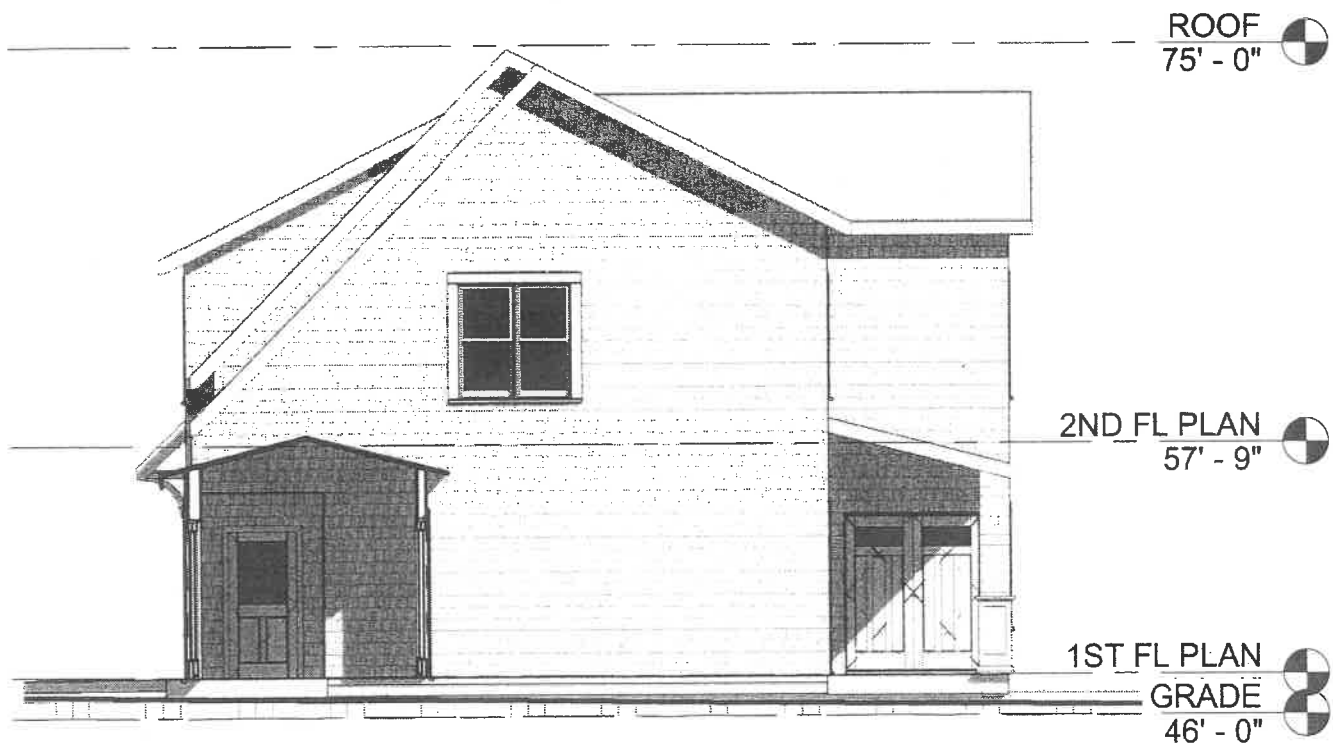
1 A201



1 1ST FL PLAN PROPOSED  
3/16" = 1'-0"

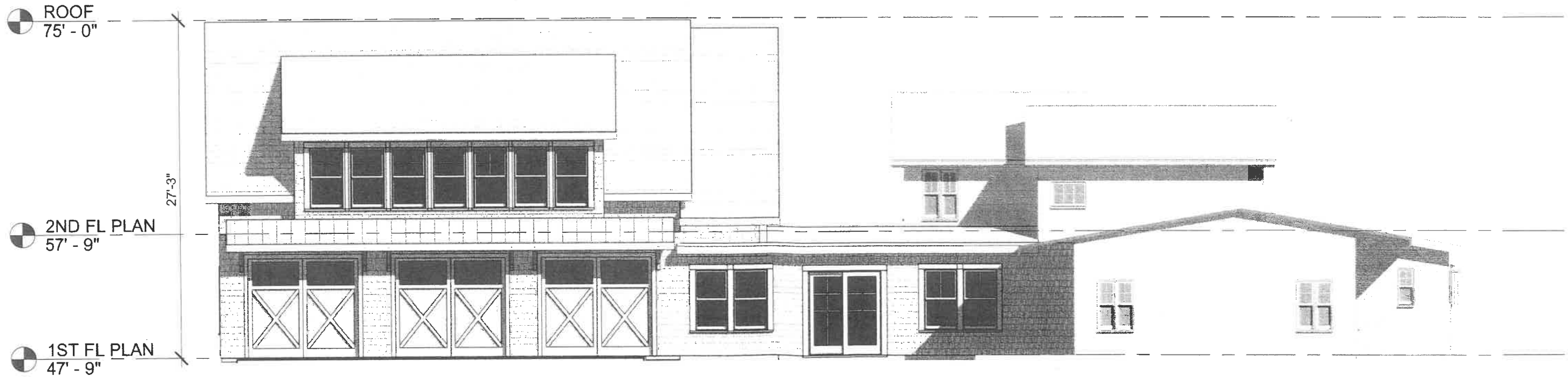


1 2ND FL PLAN PROPOSED  
3/16" = 1'-0"



2 EAST ELEVATION PROPOSED  
1/8" = 1'-0"

3 WEST ELEVATION PROPOSED  
1/8" = 1'-0"



1 SOUTH ELEVATION PROPOSED  
1/8" = 1'-0"



① NORTH ELEVATION PROPOSED  
1/8" = 1'-0"