

Application of Andrew & Michele Nota, whose property is located at 61 Cole Street, and further identified as Tax Assessor's Plat 9, Lot 154 for a variance for Article 7 Non-Conforming Uses, Sec. 82-705. Alteration of a non-conforming structure. We are seeking to add a family room, bathroom, and mudroom to an existing structure (1,145 sq. ft) which is within the allowed setbacks. The existing structure is non-conforming regarding front (secondary) setback along Cole Street. 9' required, 6.6' existing. We are seeking general administrative relief from the broad Code language and the work as proposed conforms with the Codes technical requirements which includes setbacks, lot coverage, and building height. Said property is in an R-8 Zone and contains 13,200 sq.ft.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 09-22-2023

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 Andrew & Michele Nota Address 61 Cole Street Jamestown, RI 02835

Owner Same Address Same

Lessee Same Address Same

1. Location of premises: No. 61 Cole Street

2. Assessor's Plat 9 Lot 154

3. Dimensions of lot: frontage 120 ft. depth 110 ft. Area 13,200 sq. ft.

4. Zoning Districts in which premises are located: Use R-8 Area 8,000 sf
Height 35ft

5. How long have you owned above premises? Purchased on 06/08/2015

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

7. Size of existing building 1,145 sf living space + covered porch

Size of proposed building or alteration Total +/- 977 (761sf living space + 216sf c. porch)

8. Distance of proposed bldg. or alteration from lot lines:
front 37.5' rear 34.1' left side 60.5' right side 18.8'

9. Present use of premises: Residence

10. Proposed use of premises: Residence

Location of septic tank & well on lot: Town sewer and water

11. Give extent of proposed alterations: Applicant proposes to add new family room, mudroom, bathroom, and covered porch.

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

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 relief from article 7 section 82-705, alteration of a non conforming structure. We are seeking general administrative relief from the broad Code language and the work as proposed conforms with the Codes technical requirements which includes setbacks, lot coverage, and building height.

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

Respectfully Submitted,

Signature



Address

61 Cole Street Jamestown, RI 02835

Telephone No. Andrew Nota 401 932 5655

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

NOTA RESIDENCE

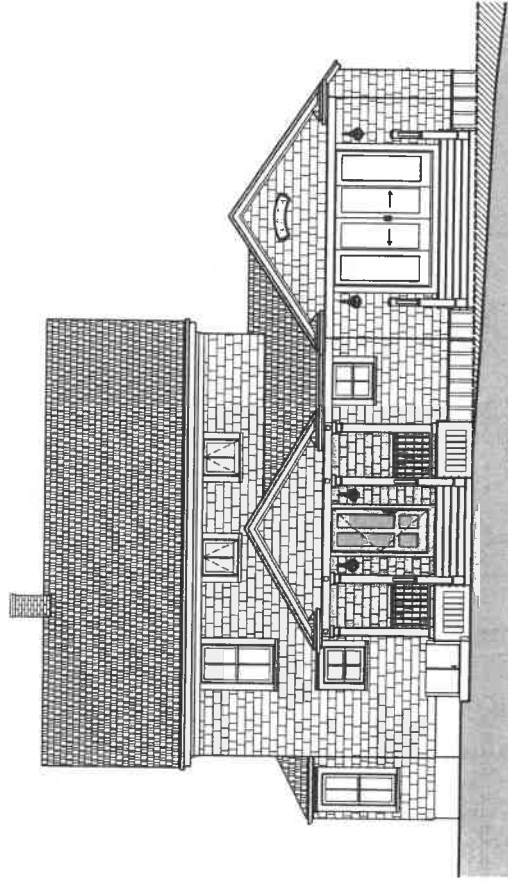
JAMESTOWN, RI

SEPTEMBER 2023

ZONING DOCUMENTS

DIMAURO ARCHITECTS INC.

11 HOWLAND AVENUE • JAMESTOWN, RHODE ISLAND 02835 • 401.423.3400



LIST OF DRAWINGS

| SHEET | DESCRIPTION |
|-------|--|
| T - 1 | TITLE AND INDEX SHEET |
| C - 1 | SITE PLAN (EXISTING & PROPOSED) |
| A - 1 | NOT USED |
| A - 2 | FIRST FLOOR PLAN (EXISTING & PROPOSED) |
| A - 3 | ROOF PLAN (EXISTING & PROPOSED) |
| A - 4 | EAST ELEVATION (EXISTING & PROPOSED) |
| A - 5 | NORTH ELEVATION (EXISTING & PROPOSED) |
| A - 6 | WEST ELEVATION (EXISTING & PROPOSED) |
| A - 7 | SOUTH ELEVATION (EXISTING & PROPOSED) |



NOTA RESIDENCE
61 COLE STREET, JAMESTOWN, RI

DATE: 07.25.23
SCALE: AS SHOWN
BY: DIMAURO ARCHITECTS INC.

SEAL
DIMAURO ARCHITECTS INC.
11 HOWLAND AVENUE
JAMESTOWN, RHODE ISLAND 02835
www.dimauroarchitects.com

SHEET NO. T-1

TOWN SUBMISSION
FOR
ANDREW & MICHELE NOTA
LOCATED AT
ASSASSORS PLAT 9, LOT 154
61 COLE STREET
JAMESTOWN, RI 02835

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|-----|----------------|
| 1 | 07/26/2023 | MJC | CHECKED BY MJC |
| 2 | | | |
| 3 | | | |



AMERICAN ENGINEERING, INC.
Professional Engineering & Land Surveying
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4080 / Fax (401) 294-3625
Dpote@AmericanEngineeringRI.com

Sheet 1 of 1 sheets
Drawing No. 127189

EROSION CONTROL & SOIL STABILIZATION PROGRAM

- CONTRACTOR SHALL NOT BE RESPONSIBLE FOR EXCESSIVE EROSION OF SOILS UNLESS THE EROSION CONTROL PROGRAM IS NOT FOLLOWED AS SET FORTH IN THESE PLANS AND THE CONTRACTOR IS NOT ADVISED IN WRITING BY THE ENGINEER OF ANY CHANGES TO THE PROGRAM.
- THE EROSION CONTROL PROGRAM SHALL BE A PART OF THE CONSTRUCTION PROGRAM AND SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
- THE EROSION CONTROL PROGRAM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE MODIFIED AS NECESSARY TO ACCOMMODATE CHANGES TO THE CONSTRUCTION PROGRAM.
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REVISIONS
DATE: 07/26/2023
CHECKED BY: MJC

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|-----|----------------|
| 1 | 07/26/2023 | MJC | CHECKED BY MJC |
| 2 | | | |
| 3 | | | |

SEDIMENTATION CONTROL PROGRAM

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ORDER OF PROCEDURE

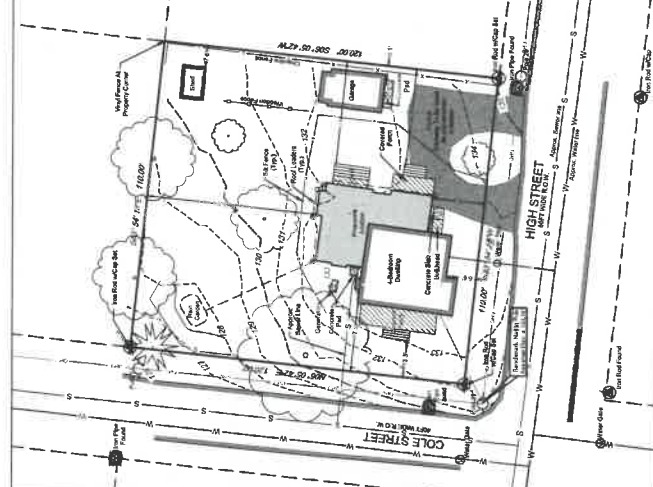
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MAINTENANCE AND RESPONSIBILITY

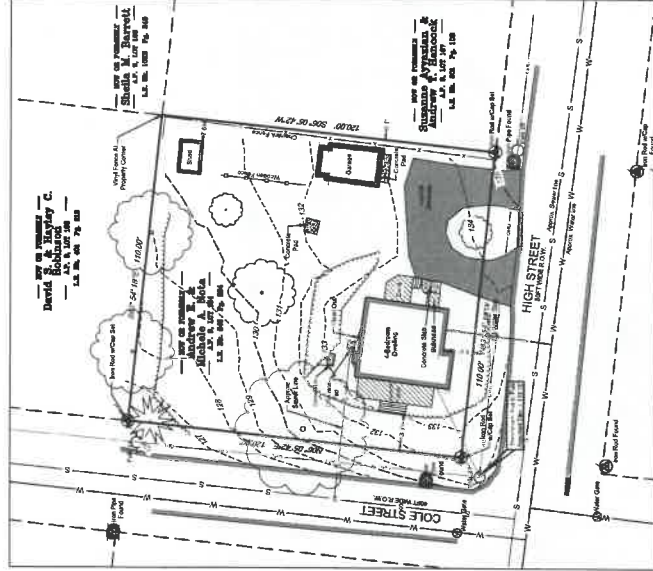
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GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE GENERAL NOTES.
- THE GENERAL NOTES SHALL BE A PART OF THE CONSTRUCTION PROGRAM AND SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
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EXISTING CONDITIONS
Scale 1" = 20"



PROPOSED CONDITIONS
Scale 1" = 20"



LOCUS MAP
NOT TO SCALE
BEING A.P. 9, LOT 154
LOT AREA = 13,200 SF

MINIMUM LOT WIDTH = 80'
MINIMUM LOT DEPTH = 80'
MINIMUM FRONT SETBACK = 10'
MINIMUM SIDE SETBACK = 7'
MINIMUM REAR SETBACK = 60'
MINIMUM FRONT SETBACK = 20' + BLOB SETBACK
MINIMUM REAR SETBACK = 10'

FEMA DETERMINATION
FLOOD ZONE
EFFECTIVE - SEPTEMBER 4, 2013

NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL AND SEDIMENTATION CONTROL PROGRAMS.
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Rain Garden Notes:

- Rain gardens shall be constructed to provide for the infiltration of stormwater runoff from impervious surfaces.
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STRUCTURAL LOT COVERAGE CALCULATIONS:

| EXISTING CONDITIONS: | PROPOSED CONDITIONS: |
|--|--|
| EXISTING DRIVEWAYS & COVERED PORCH: 1,416 SF | EXISTING DRIVEWAYS & COVERED PORCH: 1,416 SF |
| EXISTING GARAGES: 4,000 SF | EXISTING GARAGES: 4,000 SF |
| EXISTING PORCHES: 1,312 SF | EXISTING PORCHES: 1,312 SF |
| TOTAL AREA: 6,728 SF | TOTAL AREA: 6,728 SF |
| PERCENT COVERAGE: 50.9% | PERCENT COVERAGE: 50.9% |

IMPERVIOUS LOT COVERAGE CALCULATIONS:

| EXISTING CONDITIONS: | PROPOSED CONDITIONS: |
|--|--|
| EXISTING DRIVEWAYS & COVERED PORCH: 1,416 SF | EXISTING DRIVEWAYS & COVERED PORCH: 1,416 SF |
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RAINFALL SCHEDULE

| RAINFALL SCHEDULE | PERCENT COVERAGE |
|------------------------|------------------|
| A - High Wind Blustery | 100% |
| B - Stormy Airless | 90% |
| C - Wet Fair Wind | 80% |
| D - New England After | 70% |
| E - Fair Clear | 60% |
| F - Fair Clear | 50% |
| G - Fair Clear | 40% |
| H - Fair Clear | 30% |
| I - Fair Clear | 20% |
| J - Fair Clear | 10% |
| K - Fair Clear | 0% |

RAIN GARDEN DETAIL
NOT TO SCALE



WATER QUALITY CALCULATIONS:

| EXISTING CONDITIONS: | PROPOSED CONDITIONS: |
|--|--|
| EXISTING DRIVEWAYS & COVERED PORCH: 1,416 SF | EXISTING DRIVEWAYS & COVERED PORCH: 1,416 SF |
| EXISTING GARAGES: 4,000 SF | EXISTING GARAGES: 4,000 SF |
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| G - Fair Clear | 40% |
| H - Fair Clear | 30% |
| I - Fair Clear | 20% |
| J - Fair Clear | 10% |
| K - Fair Clear | 0% |

SILT FENCE DETAIL
NOT TO SCALE



REFERENCES:

- RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, RI REGULATORY AGENCY, RI REGULATORY AGENCY, RI REGULATORY AGENCY.
- RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, RI REGULATORY AGENCY, RI REGULATORY AGENCY, RI REGULATORY AGENCY.
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CERTIFICATION:

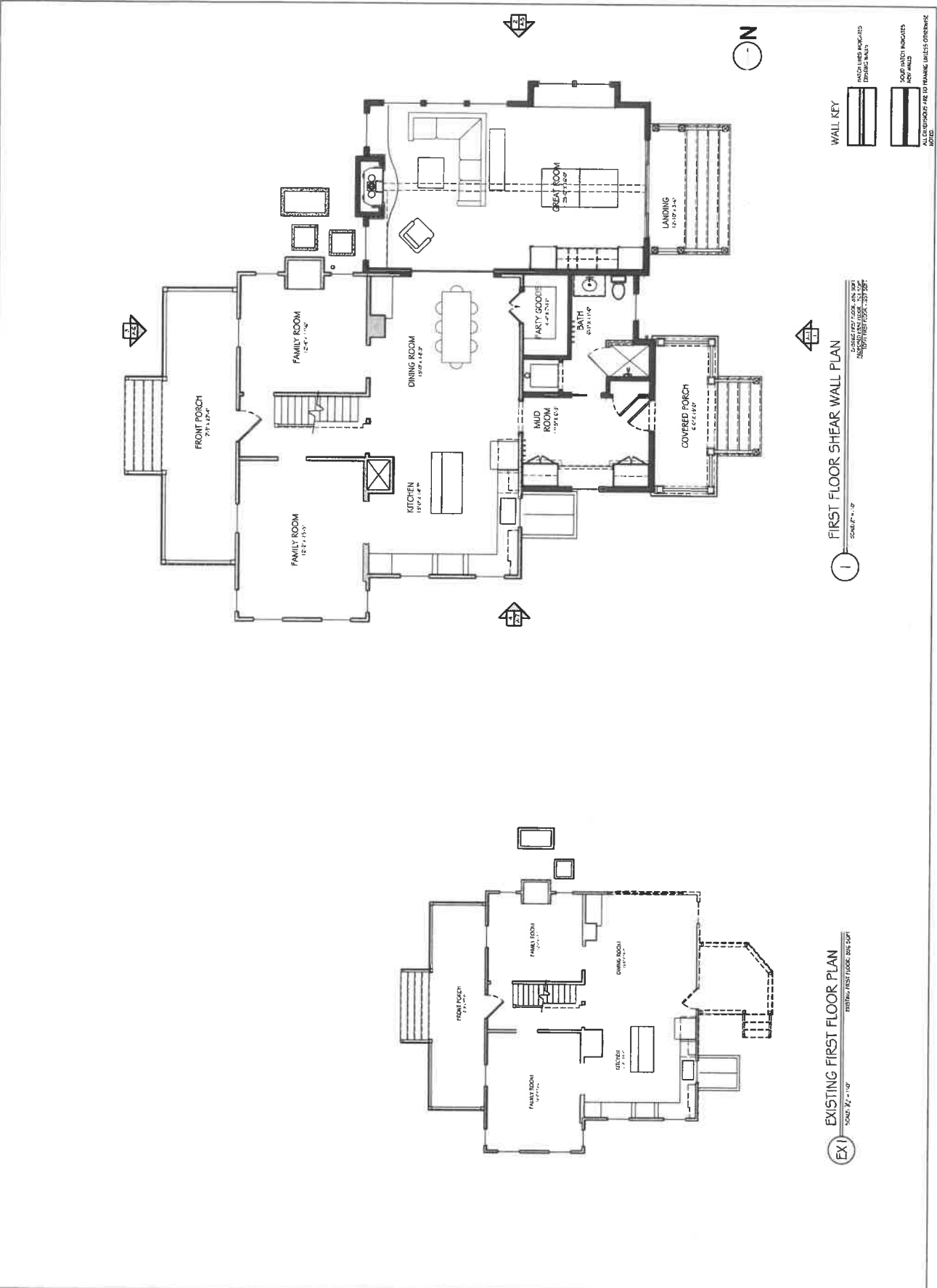
I, THE ENGINEER, HEREBY CERTIFY THAT THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS AND ENGINEERS OF THE STATE OF RHODE ISLAND. I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF RHODE ISLAND. MY LICENSE NO. IS 024322.

PREPARED BY:

AMERICAN ENGINEERING, INC.
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4080 / Fax (401) 294-3625
Dpote@AmericanEngineeringRI.com

DATE:

07/26/2023





NOTA RESIDENCE
61 COLE STREET, JAMESTOWN, RI

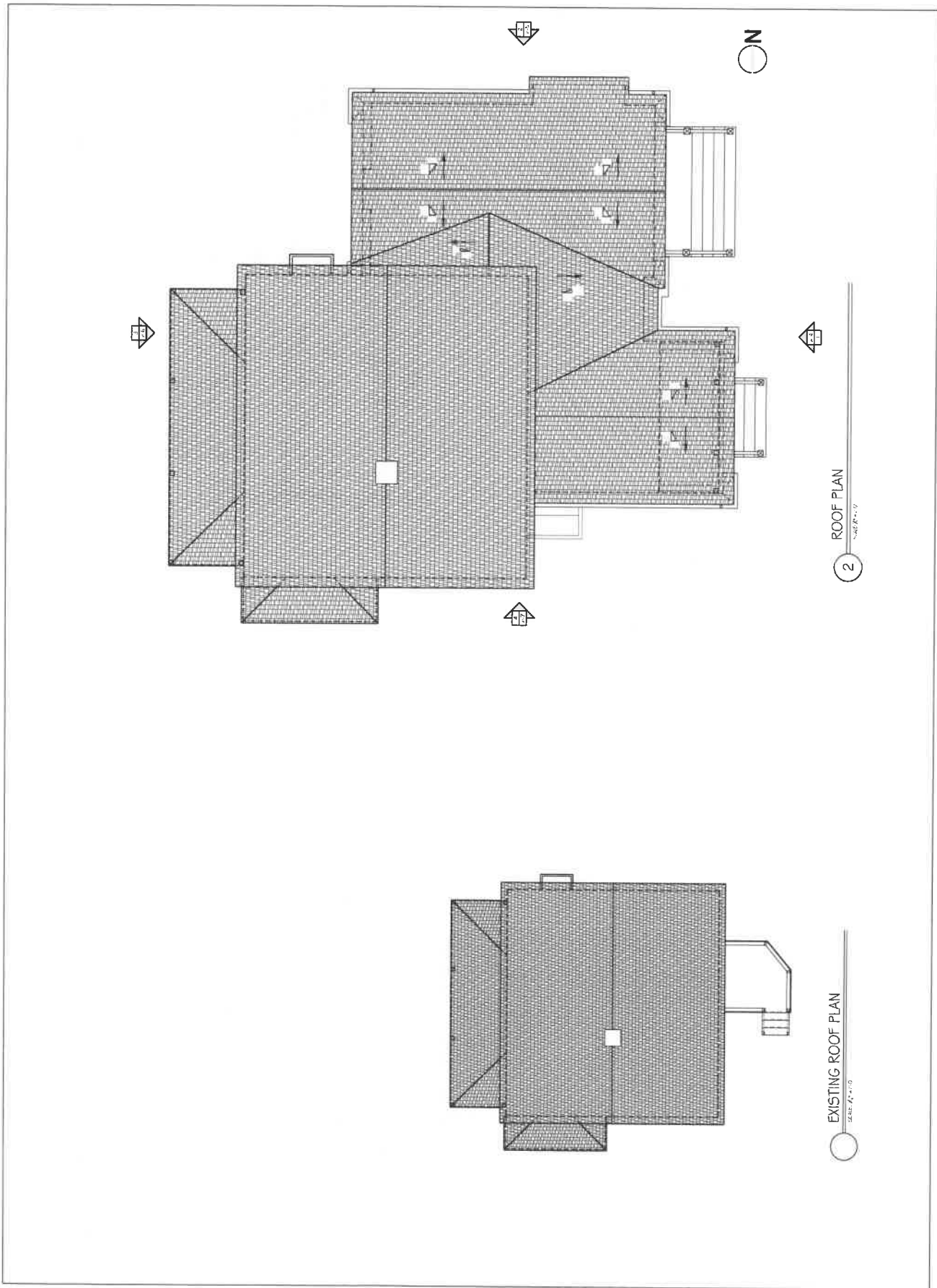
CONTENTS

| | |
|-------|--------------------|
| NO. 1 | ROOF PLAN |
| NO. 2 | EXISTING ROOF PLAN |

SCALE

DIMAURO ARCHITECTS, INC.
1106 RAND AVENUE
PROVIDENCE, RHODE ISLAND 02905
WWW.DIMAUROARCHITECTS.COM
PH: 401-423-3400

SHEET NO. A-3



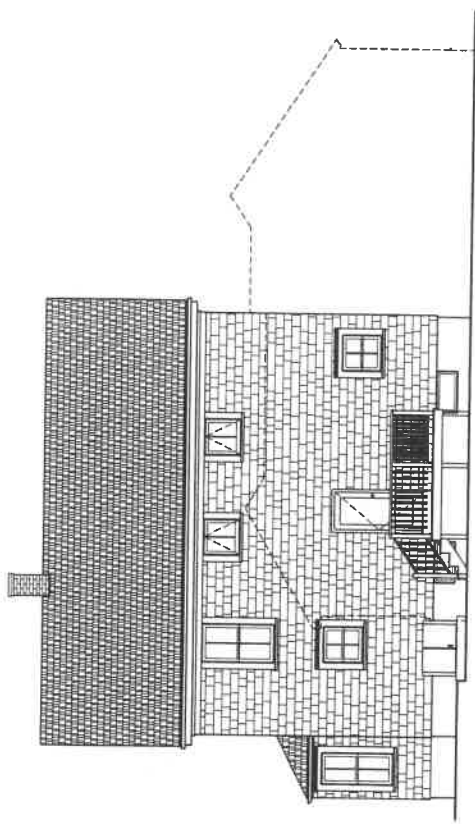
2 ROOF PLAN
SCALE: 1/4" = 1'-0"

EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

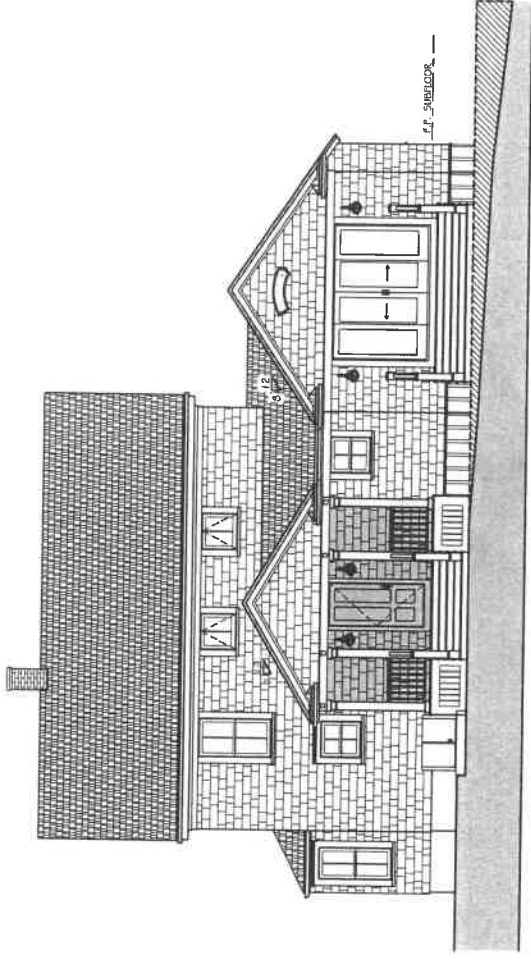


| | | | |
|-------------------------------|----------|--------------|----------------|
| PROJECT NO. | DATE | SCALE | DESCRIPTION |
| 61 COLE STREET, JAMESTOWN, RI | 07/25/23 | 1/8" = 1'-0" | EAST ELEVATION |
| PROJECT TITLE | CLIENT | ARCHITECT | DATE |
| NOTA RESIDENCE | | | |

DIMAURO ARCHITECTS INC.
 11 HOWARD AVENUE
 JAMESTOWN, RHODE ISLAND 02835
 TEL: 401-423-3400
 WWW.DIMAUROARCHITECTS.COM
 SHEET NO. **A-4**



EX) EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



1) PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



COMPARISON

NOTA RESIDENCE
61 COLE STREET, JAMESTOWN, RI

NORTH ELEVATION

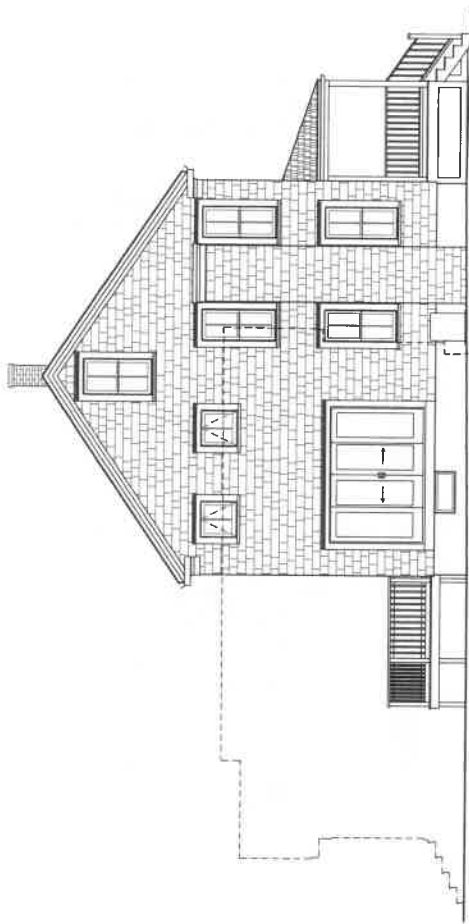
DATE: 07/23/23
SCALE: AS SHOWN
PROJECT: 2023-001
DRAWN BY: JLD
CHECKED BY: JLD
REVISIONS:

SEAL

DIMAURO ARCHITECTS INC.
1109-420 AVENUE
JAMESTOWN, RHODE ISLAND 02835
TEL: 401-422-3400
WWW.DIMAUROARCHITECTS.COM

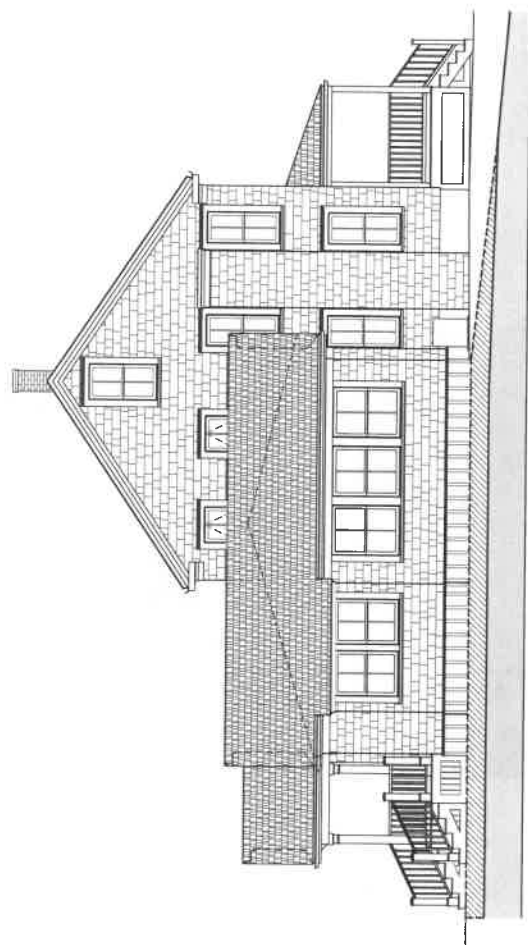
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A-5



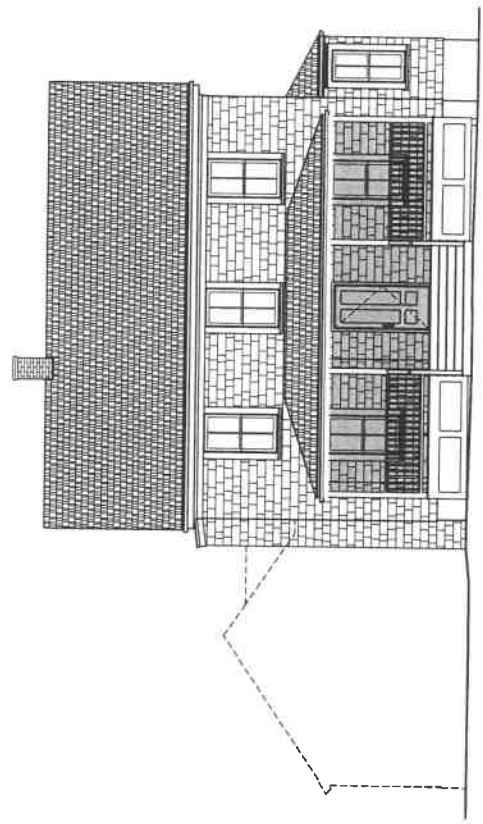
EXISTING NORTH ELEVATION

EX2

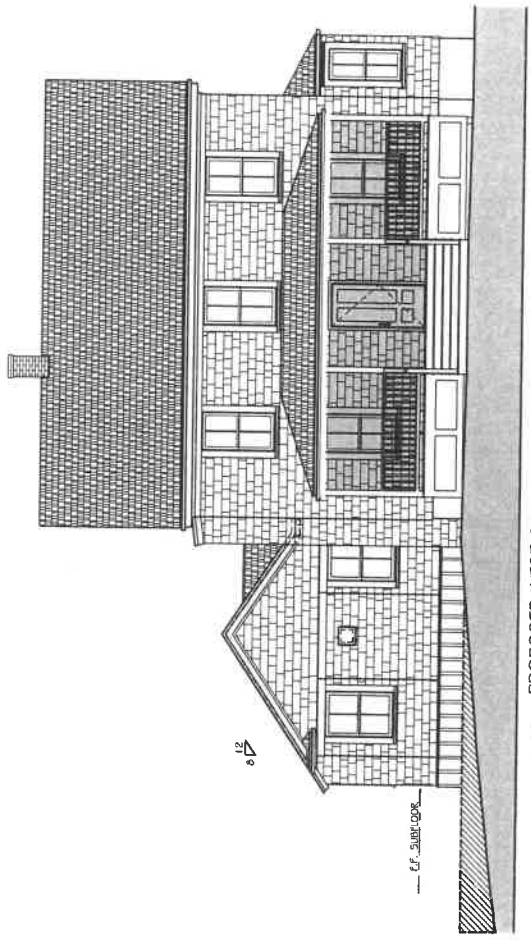


PROPOSED NORTH ELEVATION

2



EX3
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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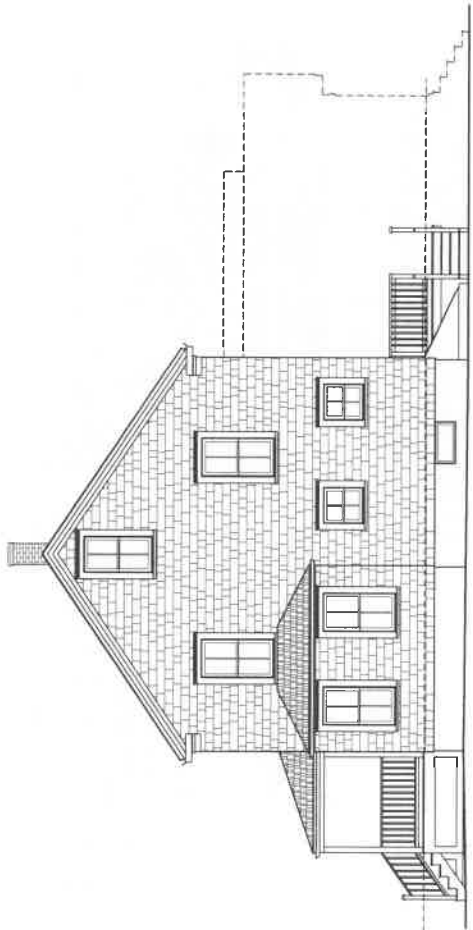
NOTA RESIDENCE
61 COLE STREET, JAMESTOWN, RI

SOUTH ELEVATION

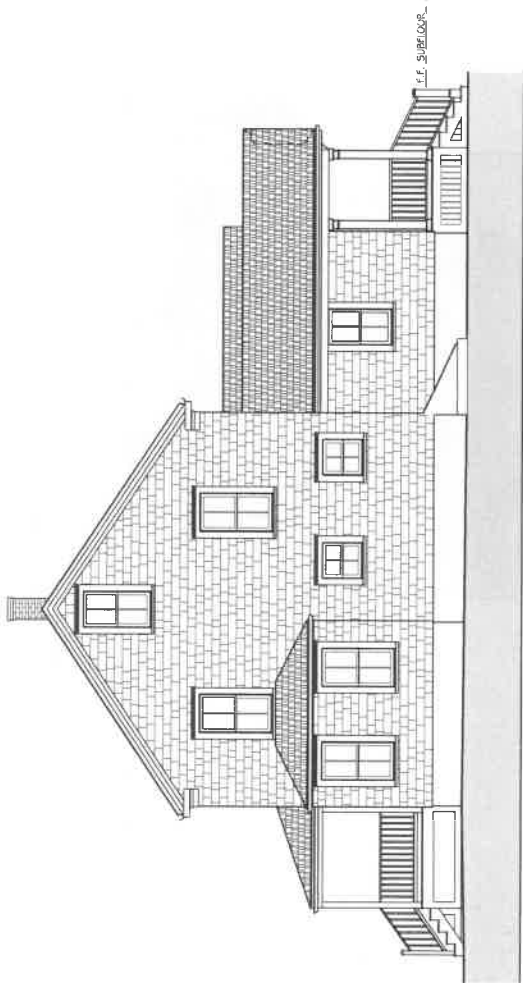
DATE: 07.25.23
DRAWN BY: JMB
CHECKED BY: RFD
REVISIONS:

DIMAURO ARCHITECTS, INC.
11 HOWLAND AVENUE
JAMESTOWN, RHODE ISLAND 02835
www.dimauroarchitects.com

SHEET NO. A-7



EX4 EXISTING SOUTH ELEVATION
3/2 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION
3/2 1/4" = 1'-0"

