

ADVERTISEMENT – GERSHENOFF IRREVOCABLE TRUST (PLAT 15 LOT 50)

Application of LANCE GERSHENOFF and KATHARINE SMITH GERSHENOFF (GERSHENOFF IRREVOCABLE TRUST, OWNER) whose property is located at 15 Spanker Street, and further identified as Tax Assessor's Plat 15, Lot 50 for a Variance from Article 7, Section 82-705, Alteration of a Nonconforming Structure to allow an addition to a structure that is non-conforming as to dimensions (setbacks) in an R-40 zone where the front setback requirement is 30' and the side setback requirement is 10'.

Said property is located in an R-40 zone and contains 14,400 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 10/20/2023

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 Kathanne Gershenoff Address 15 Spanker Street, Jamestown

Owner Gershenoff Irrev. Trust Address 15 Spanker Street, Jamestown

Lessee N/A Address _____

1. Location of premises: No. 15 Spanker Street

2. Assessor's Plat 15 Lot 50

3. Dimensions of lot: frontage 60 ft. depth 240 ft. Area 14,400 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? 2005

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

7. Size of existing building 884 sq. ft.

Size of proposed building or alteration 498 sq. ft.

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

front 18.1' rear 153' ± left side 0.1' right side 16.0'

9. Present use of premises: Residential

10. Proposed use of premises: Residential

Location of septic tank & well on lot Yes

11. Give extent of proposed alterations Add 496 square foot addition
to existing dwelling.

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:

SECTION 82-705 Alteration of a non-conforming structure.
A VARIANCE IS SOUGHT UNDER § 82-705 TO
MAKE AN ADDITION TO A STRUCTURE THAT IS NON-
CONFORMING AS TO DIMENSIONS (SETBACKS).

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

A variance is sought to add a first floor bedroom
to the structure. The granting of the variance
will not alter the general character of the area
and does result from the desire of the applicant to
realize greater financial gain. It is not the
result of prior action of the applicant. The
failure to grant the variance shall amount to
more than a mere inconvenience to the
applicant.

The non-conforming
setbacks shall not
be increased. All
proposed construction
will meet the
current zoning
requirements.

Respectfully Submitted,

Signature

Katharine Gschewiff

Address

15 Spanker Street

James Town, R.I. 02835

Telephone No.

401-965-3449

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

PROPOSED DWELLING ADDITION PLAN
 SCALE: 1" = 20'
 DRAWN BY: S.A.K.
 DATE: SEPT. 20, 2023
 PROJECT NO. 2016.006
 REVISIONS: DCT 17, 2023

TRUSTEE OF THE GERSHENOFF IRREVOCABLE TRUST
MAX GERSHENOFF
 PROPOSED SITE PLAN FOR
 PLAT 15, LOT 50
 15 SPANKER STREET
 JAMESTOWN, RHODE ISLAND
 E-MAIL: MIKEDARVEAU@SURVEY.COM
 PHONE: 401-475-5700
 CUMBERLAND, R.I. 02864
 P.O. BOX 7918
DARVEAU LAND SURVEYING, INC.

BUILDING SETBACKS:
 DISTANCES TO SPANKER STREET LINE:
 EXISTING STAIRS = 14.1'
 EXISTING PORCH = 20.7'
 EXISTING ROOF OVERHANG = 24.9'
 EXISTING DWELLING = 24.4'
 DISTANCES TO EASTERLY LOT LINE:
 EXISTING STAIRS = 0.1'
 EXISTING PORCH = 0.1'
 EXISTING DWELLING (SHELLING BUMP-OUT) = 0.2'
 EXISTING ROOF OVERHANG (SHELLING BUMP-OUT CORNER) = 6.8'
 EXISTING ROOF OVERHANG (SOUTHEAST CORNER) = 3.7'
 EXISTING DWELLING (SOUTHWEST CORNER) = 0.3'
 PROPOSED DWELLING ADDITION = 11.8'
 DISTANCES TO WESTERLY LOT LINE:
 EXISTING PORCH = 17.0'
 EXISTING ROOF OVERHANG (NORTHEAST CORNER) = 16.0'
 EXISTING DWELLING (NORTHEAST CORNER) = 18.6'
 PROPOSED DWELLING ADDITION = 20.4'

ZONING INFORMATION:
 THE PARCEL IS ZONED R-40 (USE R-20 SETBACKS FOR UNRESERVED LOTS)
 MINIMUM LOT AREA = 20,000 S.F.
 MINIMUM LOT WIDTH = 100 FEET
 MINIMUM FRONT YARD SETBACK = 30 FEET
 FRONT YARD (PRINCIPAL) = 30 FEET
 FRONT YARD (SECONDARY) = 15 FEET
 REAR YARD = 30 FEET
 MAXIMUM LOT COVERAGE = 25%
 MAXIMUM BUILDING HEIGHT = 35 FEET

PLAN REFERENCES:
 1. PLAN ENTITLED "JAMESTOWN SHORES PLAT NO. 5 IN JAMESTOWN, R.I., OWNED BY JAMES G. HEAL, WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AT WPAFA."
 2. PLAN ENTITLED "EASEMENT PLAN FOR AUS STREET, JAMESTOWN, RHODE ISLAND, SCALES 1" = 20', DATED: APRIL 30, 2015, BY DARVEAU LAND SURVEYING, INC. WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTER OF DEEDS IN DEED BOOK 643 AT PAGE 198.

LEGEND:
 S.F. = SQUARE FEET
 P. = PROPERTY LINE
 R.O. = ROOF OVERHANG
 T.M. = TEST MOUND
 T.O.P. = TOP OF FOUNDATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO GAS-ROR-06-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 20, 2010, AS FOLLOWS:
 TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 CLASS II
 MEASUREMENT SPECIFICATION: CLASS II
 TOPOGRAPHIC ACCURACY: 1-2

STATEMENT OF PURPOSE:
 1) PREPARE A PROPOSED SITE PLAN FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN AS FOLLOWS:

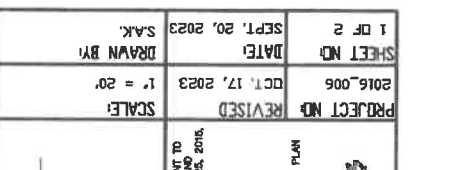
BY: *Michael R. Darveau*
 MICHAEL R. DARVEAU, PLS. 0378
 PRESIDENT, DARVEAU LAND SURVEYING, INC.
 CD# 43-4487

1. THE TOTAL PARCEL AREA IS 14,400 S.F. OR 0.3308 ACRES.
 2. THE TOTAL DWELLING FOOTPRINT AREA IS 1,109 S.F.
 3. THE EXISTING DWELLING AREA IS 1,109 S.F.
 4. THE PARCEL IS ZONED R-40.
 5. THE PARCEL IS LOCATED WITHIN THE TOWN OF JAMESTOWN HIGH GROUNDWATER OVERLAY DISTRICT.
 6. THE PARCEL IS LOCATED WITHIN THE TOWN OF JAMESTOWN HIGH GROUNDWATER OVERLAY DISTRICT.
 7. BY THE TERMS OF THE DEEDS AND EASEMENTS THAT MAY BE LOCATED ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE. "AS-BUILT" RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE LOCATED ON THIS PLAN ARE TO BE CONTACTED PRIOR TO THE START OF CONSTRUCTION.
 8. THE EXISTING DWELLING TOP OF FOUNDATION IS 88.326 THE DATUM IS ASSUMED.

EXISTING CONDITIONS PLAN
 SCALE: 1" = 20'

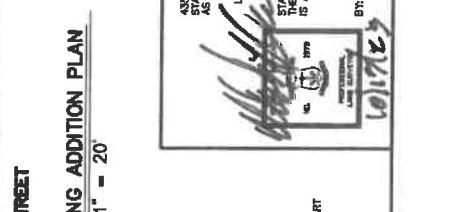
EXISTING IMPERVIOUS AREAS:
 EXISTING DWELLING (WITH ROOF OVERHANGS) = 1,109 S.F.
 EXISTING DRIVE = 35.1 S.F.
 EXISTING CONCRETE PATIO = 121 S.F.
 EXISTING CONCRETE WALKWAY = 132 S.F.
 EXISTING CONCRETE WALKWAY = 494 S.F.
 TOTAL EXISTING IMPERVIOUS AREAS = 2,231 S.F.
 TOTAL EXISTING IMPERVIOUS LOT COVERAGE = 17.5%

GRAPHIC SCALE:
 1" = 20' = 40'

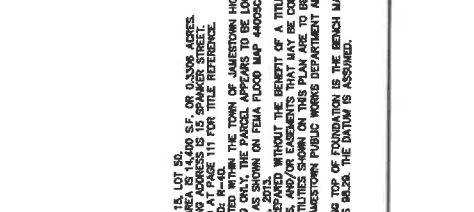


PROPOSED DWELLING ADDITION PLAN
 SCALE: 1" = 20'

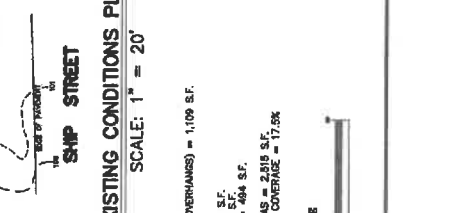
EXISTING CONDITIONS PLAN
 SCALE: 1" = 20'



PROPOSED DWELLING ADDITION PLAN
 SCALE: 1" = 20'



PROPOSED DWELLING ADDITION PLAN
 SCALE: 1" = 20'



PROPOSED DWELLING ADDITION PLAN
 SCALE: 1" = 20'



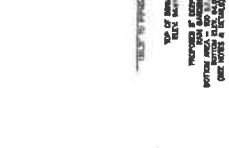
LOCUS
NOT TO SCALE



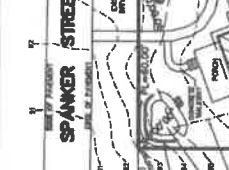
LEGEND

- GENERAL NOTES:**
- THE TOTAL PARCEL AREA IS 14,400 S.F. OR 0.3308 ACRES.
 - THE EXISTING DWELLING ADDRESS IS 15 SPARKER STREET.
 - THE EXISTING LOT COVERED BY THIS PLAN IS 11,100 S.F. (251.75 SQ. METERS).
 - THE PARCEL IS ZONED: R-40.
 - THE PARCEL IS LOCATED WITHIN THE HIGH GROUNDWATER OVERLAY DISTRICT.
 - THE PARCEL IS LOCATED WITHIN THE 1000 ZONE X AREA OF THE TOWN OF JAMESTOWN.
 - THE PROPOSED DWELLING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 1000 ZONE X AREA OF THE TOWN OF JAMESTOWN.
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- EXISTING IMPERVIOUS AREAS:**
- EXISTING DWELLING (WITH ROOF OVERHANGS) = 1,109 S.F.
 - EXISTING DRIVEWAY = 301 S.F.
 - EXISTING PATIO = 121 S.F.
 - EXISTING CONCRETE SLAB = 192 S.F.
 - EXISTING CONCRETE WALKWAYS = 464 S.F.
 - TOTAL EXISTING IMPERVIOUS LOT COVERAGE = 17.2%
- PROPOSED IMPERVIOUS AREAS:**
- EXISTING DWELLING (WITH ROOF OVERHANGS) = 1,045 S.F.
 - PROPOSED DWELLING ADDITION = 496 S.F.
 - PROPOSED DRIVEWAY = 35 S.F.
 - PROPOSED PATIO = 212 S.F.
 - EXISTING CONCRETE AREAS = 212 S.F.
 - TOTAL PROPOSED IMPERVIOUS AREAS = 2,480 S.F.
 - TOTAL PROPOSED IMPERVIOUS LOT COVERAGE = 17.3%



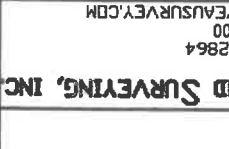
RAINFALL DETAIL
NOT TO SCALE



RAIN GARDEN CROSS-SECTION
NOT TO SCALE



OVERFLOW WIRE DETAIL
NOT TO SCALE



PROPOSED SITE PLAN FOR
MAX GERSHNOFF TRUST OF THE GERSHNOFF
IRREVOCABLE TRUST
PLAT 15, LOT 50
15 SPARKER STREET
JAMESTOWN, RHODE ISLAND
E-MAIL: MIKEDARVEAUSURVEY.COM
PHONE 401-475-5700
CUMBERLAND, R.I. 02864
P.O. BOX 7918
DARVEAU LAND SURVEYING, INC.

SEDIMENTATION AND EROSION CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION & EROSION CONTROL.
- TEMPORARY BARRIERS SHALL BE CONSTRUCTED AT THE TOP OF THE DISTURBED (CUT OR FILL) SLOPES UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.
- THE SLOPES SHALL BE MAINTAINED AND MONITORED THROUGHOUT CONSTRUCTION.
- ALL FILL IF REQUIRED, SHALL BE CLEAN AND THOROUGHLY COMPACTED UPON ACCEPTANCE IN STRICT CONFORMANCE WITH BROWNS STANDARD SPECIFICATION SECTION 202.

SEEDING AND SOIL STABILIZATION PROGRAM:

- A TEMPORARY SILT FENCE, HAY BALES OR PROTECTIVE COVER SHALL BE INSTALLED PRIOR TO CONSTRUCTION & SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- THE SILT FENCE OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE GRADE OF GRASS OR PERMANENT COVER IS ESTABLISHED.
- ALL FILL IF REQUIRED, SHALL BE CLEAN AND THOROUGHLY COMPACTED UPON ACCEPTANCE IN STRICT CONFORMANCE WITH BROWNS STANDARD SPECIFICATION SECTION 202.
- ALL FILL IF REQUIRED, SHALL BE CLEAN AND THOROUGHLY COMPACTED UPON ACCEPTANCE IN STRICT CONFORMANCE WITH BROWNS STANDARD SPECIFICATION SECTION 202.

SLOPE STABILIZATION AND VEGETATION:

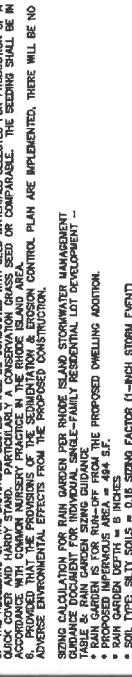
- THE SILT FENCE OR HAY BALES SHALL BE PLACED AT THE TOP OF ALL DISTURBED SLOPES. THIS SHALL BE MAINTAINED AS LONG AS THE SLOPES ARE UNSTABLE.
- THE DISTURBED SLOPES (CUT OR FILL) SHALL BE IMMEDIATELY MULCHED AS AN EROSION PROTECTION MEASURE.
- MAINTAIN MULCH UNTIL THE SLOPES ARE STABILIZED WITH A SATISFACTORY GROWTH OF GRASS.
- THE SLOPES SHALL BE STABILIZED AND GRIPPED ON SITE FOR USE AS MULCH, OR IT MAY BE REMOVED FROM THE SITE AND DEPOSITED IN A LEGAL MANNER.
- THE SLOPES OF THE DISTURBED SLOPES SHALL BE CONDUCTED WITH SEED MATERIALS SELECTED FOR PRODUCTION OF A PERMANENT COVER. THE SEEDING SHALL BE CONDUCTED WITH COMMON NURSERY PRACTICE IN THE BRIDGE ISLAND AREA.
- PROVIDED THAT THE PROVISIONS OF THE SEDIMENTATION & EROSION CONTROL PLAN ARE IMPLEMENTED, THERE WILL BE NO ADVERSE ENVIRONMENTAL EFFECTS FROM THE PROPOSED CONSTRUCTION.

SEEDING CALCULATION FOR RAIN GARDEN PER RHODE ISLAND STORMWATER MANAGEMENT TABLE 16.1 (RAIN GARDEN SEEDING REQUIREMENTS):

- RAIN GARDEN IS FOR RUN-OFF FROM THE PROPOSED DWELLING ADDITION.
- PROPOSED IMPERVIOUS AREA = 496 S.F.
- SOIL TYPE: SALT SOILS = 0.15 SEEDING FACTOR (1-INCH STORM EVENT)
- 484 S.F. x 0.15 = 80 S.F. RAIN GARDEN REQUIRED
- PROPOSED RAIN GARDEN BOTTOM AREA = 100 S.F.

RAIN GARDEN NOTES:

- THE RAIN GARDEN SHALL BE INSTALLED FOLLOWING AT LEAST THE FIRST TWO (2) PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEMS ARE FUNCTIONING PROPERLY. THEREAFTER, THE RAIN GARDENS SHALL BE MAINTAINED AND MONITORED TO ASSURE PROPER FUNCTIONING PLANT GROWTH AND SURVIVAL. PLANTS SHALL BE REPLACED ON AN AS-NEEDED BASIS.
- SOIL SHOULD NOT BE SHAKEN OR REMOVED FROM THE RAIN GARDEN WHEN THE ACCUMULATED SEDIMENT EXCEEDS ONE (1) INCH OR WHEN WATER PANS FOR MORE THAN 48 HOURS. THE TOP FEW INCHES OF MATERIAL SHALL BE REMOVED AND REPLACED WITH FRESH SOIL, MULCH AND MULCH.
- SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
- PERLITE OR FERTILIZERS SHALL NOT BE APPLIED TO PLANTS WITHIN THE RAIN GARDEN.
- THE RAIN GARDEN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO MAINTAIN AN ADEQUATE VEGETATED GROUND COVER. ANNUAL PLANTS MAY ALSO BE USED TO MAINTAIN GROUND COVER.
- THE PROPOSED PLANTINGS FOR THE RAIN GARDEN SHALL BE SUITABLE NATIVE PLANTS USED IN ACCORDANCE WITH THE BRIDGE ISLAND STORMWATER MANAGEMENT TABLE 16.1 (RAIN GARDEN SEEDING REQUIREMENTS).
- THE RAIN GARDEN SHALL BE PHYSICALLY BOUNDED PRIOR TO THE START OF CONSTRUCTION TO PREVENT ADDITIONAL COMPACTION.



GRAPHIC SCALE
1" = 100'

PROJECT NO.	2016-006	DATE	DEC. 17, 2023
SHEET NO.	2 OF 2	DATE	SEPT. 20, 2023
SCALE	1" = 20'	DRAWN BY	S.A.K.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 20, 2014.

MEASUREMENT SPECIFICATION:
CLASS I
CLASS II
1:2

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
CLASS I
CLASS II
1:2

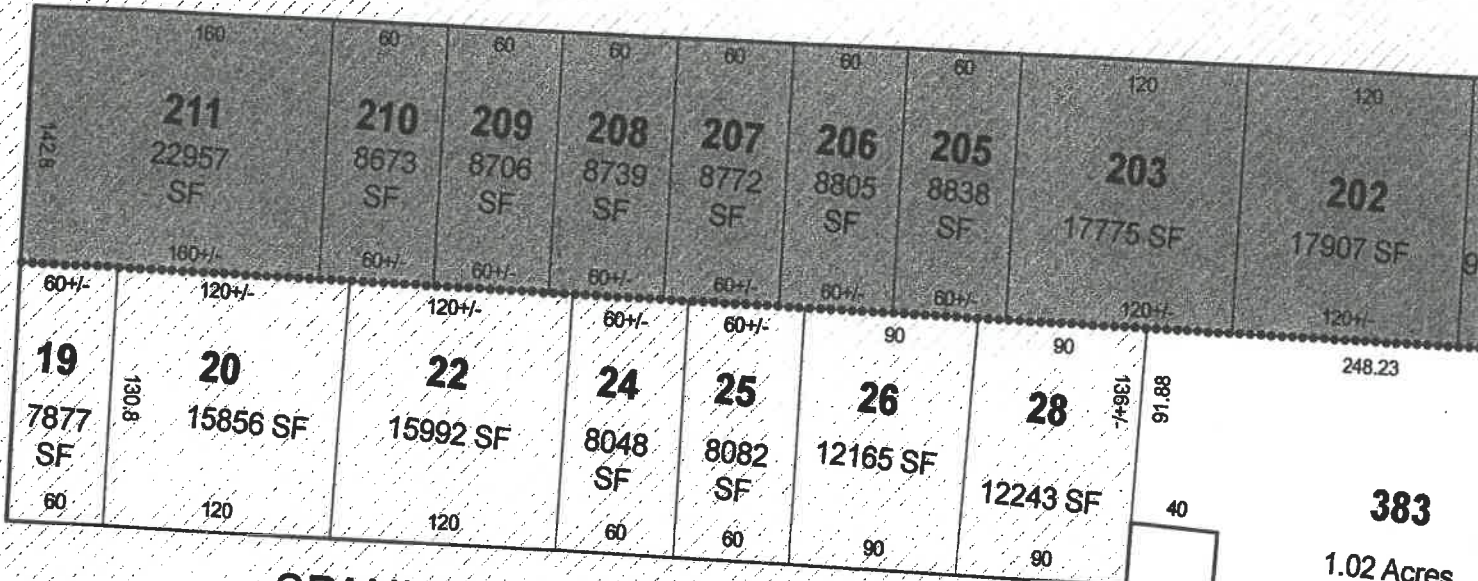
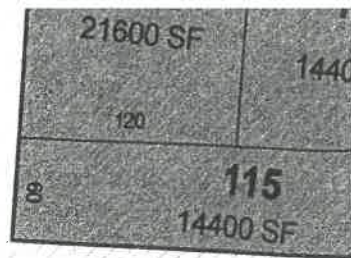
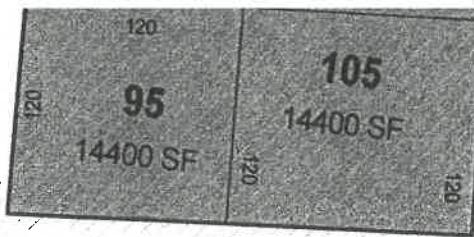
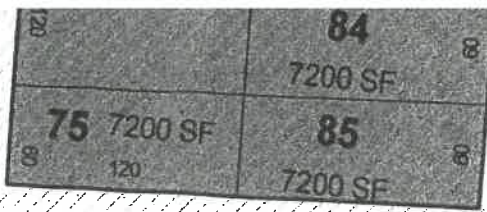
STATEMENT OF PURPOSE:
FOR THE PURPOSE OF THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
1) PROVIDE A PROPOSED SITE PLAN

DATE: 10/17/23
CON. NO.: 85-407

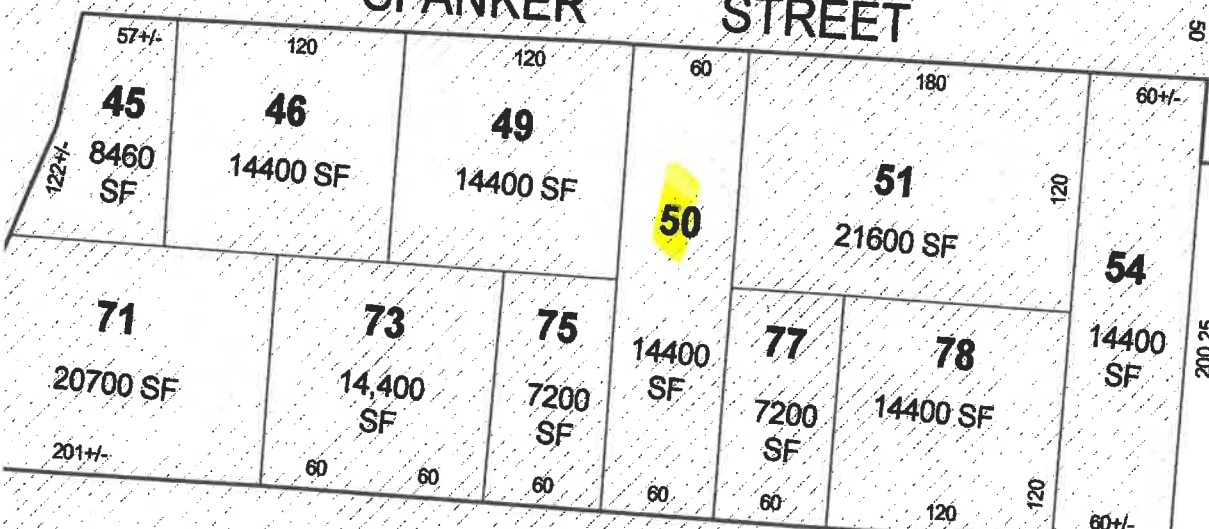
MICHAEL R. DARVEAU, PLS#1970
REGISTERED PROFESSIONAL LAND SURVEYOR, INC.



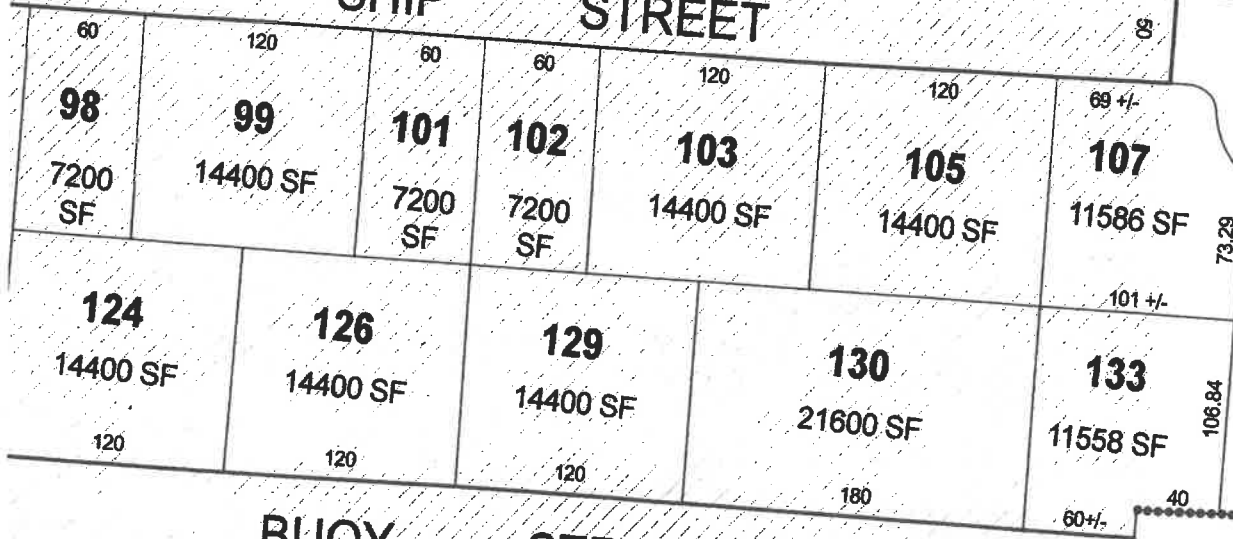
PROPOSED SITE PLAN
SCALE: 1" = 20'



SPANKER STREET



SHIP STREET



BUOY STREET



GREAT LEDGE CT

2.23