

TOWN OF JAMESTOWN
Zoning Enforcement Officer

Application for Modification request as per Article 6, 82-609

Zoning Enforcement Officer
Jamestown, Rhode Island

Date FEB 5, 2024

Gentlemen/Ladies:

The undersigned hereby applies to the Zoning Enforcement Officer for a Modification

Applicant DAVID VOLPE Address 8 SPIRKETING ST. JAMESTOWN, RI

Owner DAVID & JEAN VOLPE Address 8 SPIRKETING ST., JAMESTOWN, RI

Lessee _____ Address _____

1. Location of premises: No. 53 Street OCEAN AVENUE
2. Assessor's Plat 8 Lot 649
3. Dimensions of the lot: Frontage 100 ft Depth 120.57 ft Area 12,058 acres/sq ft
4. Zoning District in which premises is located: R20
5. How long have you owned above premises? 3 YR 6 MTH
6. Is there a building on the premises at present NO
7. Size of existing building — Size of proposed building or alteration 2361 sq ft
8. Distance of proposed building or alteration from lot lines:
Front 23' Rear 54' Left Side 16' Right Side 14.5'
9. Present use of premises: RESIDENTIAL VACANT LOT
10. Proposed use of premises: RESIDENTIAL PROPERTY
11. Location of septic tank and well on lot NONE - TOWN WATER/SEWER
12. Give extent of proposed alterations: NEW HOME w/ATTACHED
1 CAR GARAGE
13. Number of families for which building is to be arranged: 1

Rv 2-23-19

14. Have you submitted plans for above to Inspector of Buildings? YES

15. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or Modification is made: ARTICLE 3,
SECT 82-302 R20 DISTRICT DIMENSIONAL REGULATION
TABLE 3-2 PRINCIPAL BUILDING FRONT YARD SETBACK
OF 30' IS REQUIRED. PROPOSED BUILDING WILL BE
23' FROM PROPERTY LINE.

16. State grounds for exception or Modification: _____
53 OCEAN AVE. (PLAT 8, LOT 649) IS AN EXISTING NON CONFORMING
LOT IN TERMS OF AREA
R20 ZONING DISTRICT CALLS FOR A 20,000 SQ. FT. LOT SIZE,
WHERE 53 OCEAN AVE. IS 12,058± SQ FT

Respectfully submitted,

Signature [Handwritten Signature]

Signature [Handwritten Signature]

Address 8 SPIRITING ST.
JAMESTOWN, RI

Telephone No. 401-212-6527

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION. (BUILDING PERMIT B-24-14 SUBMITTED 1/15/24)

TOWN OF JAMESTOWN

NOTICE OF ADMINISTRATIVE DECISION

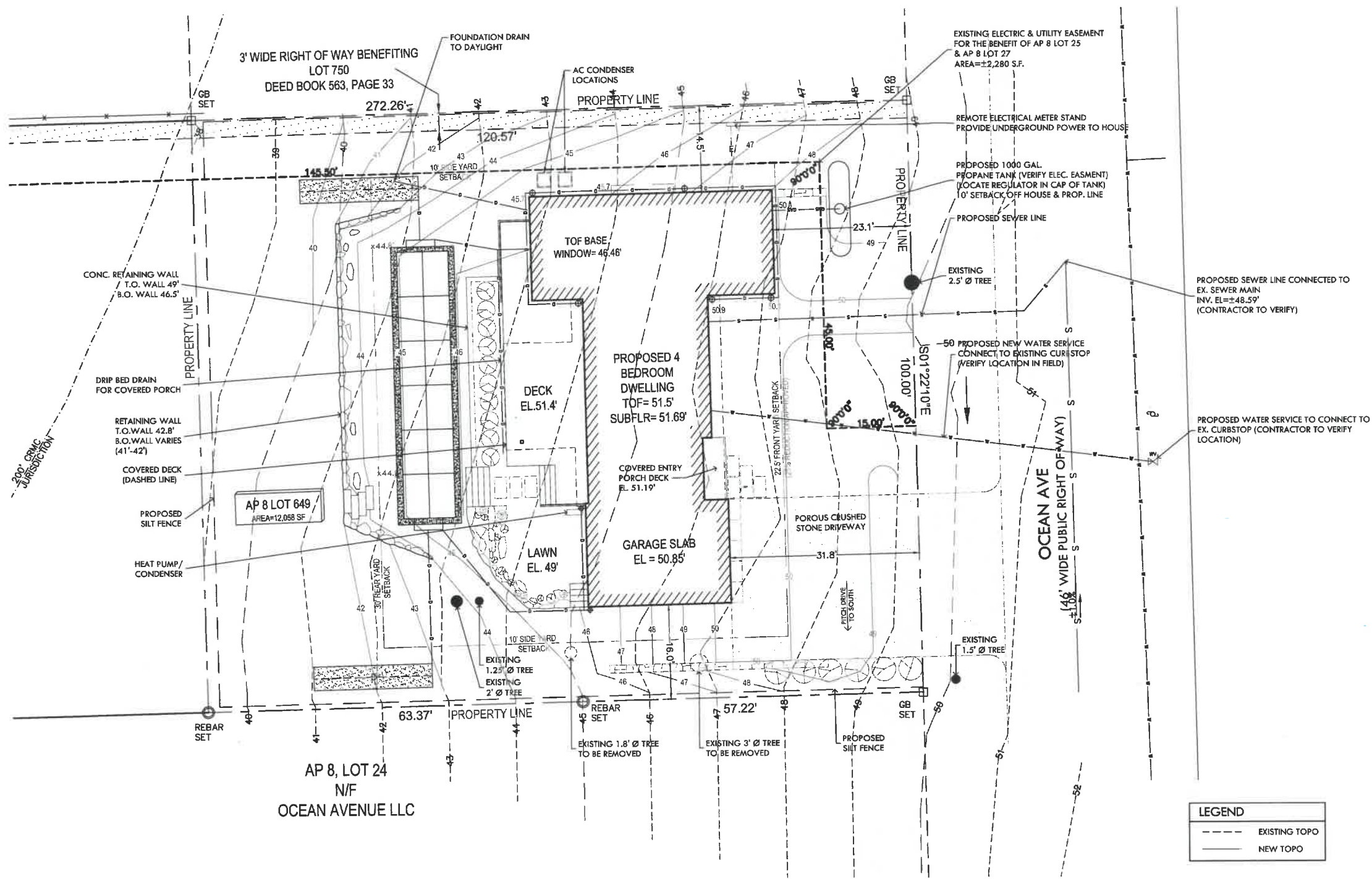
An application for modification has been submitted to the Zoning Enforcement Officer, pursuant to Article 6, Section 609 of the Jamestown Zoning Ordinance. The Zoning Enforcement Officer has decided that the request is consistent with the requirements of 609. You have the right to file a written objection to this determination and, if timely filed, the request for modification shall be denied. If no written objections are received within thirty (30) days of February 15, 2024, the modification shall be granted.

Application of David and Jean Volpe, whose property is located at vacant lot 53 Ocean Avenue, and further identified as Assessor's Plat 8, Lot 649, for a variance from Article 6, Section 82.609, and Article 3, Section 82.302 Table 3-2, for construction of a new single-family residence with attached one car garage with front yard setback 23' where 30' is required. Said property is located in a R-20 zone and contains 12,058 sq. ft.

BY ORDER OF THE ZONING OFFICER
Peter Medeiros
93 Narragansett Avenue
Jamestown, RI 02835

pmedeiros@jamestownri.net

RECEIVED
2.7.24



DRAWING LIST

A1 SITE PLAN

1 of 2 SOIL EROSION, RUNOFF, SEDIMENTATION CONTROL PLAN (PRINCIPE COMPANY, INC)
 2 of 2 SOIL EROSION, RUNOFF, SEDIMENTATION CONTROL PLAN (PRINCIPE COMPANY, INC)

A2 FIRST FLOOR PLAN
 A3 SECOND FLOOR PLAN
 A4 BASEMENT PLAN
 A5 ROOF PLAN
 A6 REFLECTED CEILING PLANS

A7 EXTERIOR ELEVATIONS
 A8 EXTERIOR ELEVATIONS
 A9 EXTERIOR ELEVATIONS

A10 BUILDING SECTIONS
 A11 BUILDING SECTION
 A12 BUILDING SECTIONS
 A13 BUILDING SECTION
 A14 BUILDING SECTION
 A15 GARAGE/BUILDING SECTION
 A15.2 CHIMNEY SECTIONS
 A16 GARAGE SECTIONS
 A17 GARAGE SECTIONS

A18 INTERIOR ELEVATIONS
 A19 INTERIOR ELEVATIONS
 A20 INTERIOR ELEVATIONS
 A21 INTERIOR ELEVATIONS
 A22 INTERIOR ELEVATIONS
 A23 INTERIOR ELEVATIONS
 A24 INTERIOR ELEVATIONS

S1 FOUNDATION PLAN
 S1.2 FOUNDATION DETAILS
 S2 FIRST FLOOR FRAMING PLAN
 S3 SECOND FLOOR/ LOW ROOF FRAMING PLAN
 S4 ROOF FRAMING PLAN
 S5 SHEAR WALL PLANS

MP1 BASEMENT MECH/PLUMBING PLAN
 MP2 FIRST FLOOR MECH/PLUMBING PLAN
 MP3 SECOND FLOOR MECH/PLUMBING PLAN

E1 BASEMENT ELECTRICAL PLAN
 E2 FIRST FLOOR ELECTRICAL PLAN
 E3 SECOND FLOOR ELECTRICAL PLAN

SITE PLAN
 1" = 10'-0"



53 OCEAN AVE
JAMESTOWN, RI

NO.	DATE
1 PERMIT SET	2.23.23

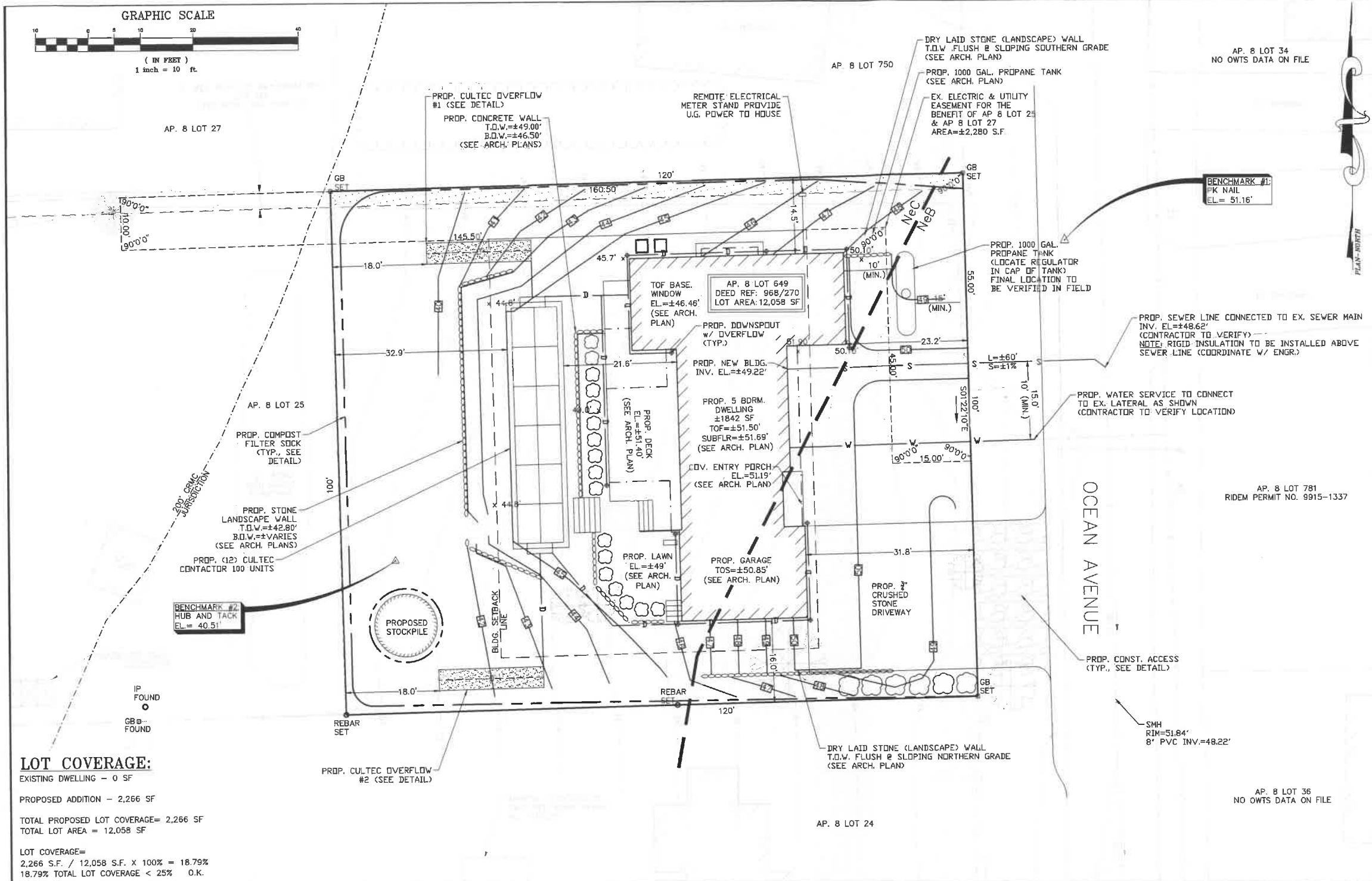
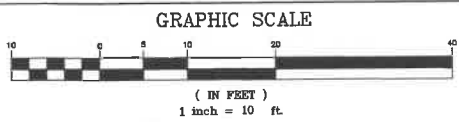
GENERAL CONTRACTOR

SURVEYOR
 PRINCIPE COMPANY, INC
 27 SAUCONNET BRIDGE DR.
 TIVERTON, RI 02878
 401.816.5345

SCALE: 1" = 10'-0"

SITE PLAN /
 TITLE SHEET
A1

COPYRIGHT, Ownership and Use of Documents - These drawings are the property of the Designer and have been prepared for its owner. No part of this site plan or any part thereof shall be used, in whole or in part, for any other purpose, location or owner without written consent.



LEGEND

PROPERTY LINE	BUILDING SETBACK	--- W ---
ABUTTER LINE	PROPOSED WATER LINE	--- W ---
EX. EDGE OF PAVEMENT	PROPOSED DOWNSPOUTS	⊕
EXISTING CONTOUR	PROPOSED CONTOUR	⊕ 87
EXISTING SPOT GRADE	PROPOSED SPOT GRADE	x 116.5
EX. TEST PIT	COMPOST FILTER SOCK	---
EXISTING STONE WALL	BUILDING OVERHANG	---
EXISTING FENCE LINE	RI DOT STD. 9.9.0	---
EXISTING BUILDING	CONSTRUCTION ACCESS	---
EXISTING SEWER MANHOLE	PROPOSED BUILDING	---
EXISTING SEWER LINE	SOIL BOUNDARY LINE	---
EXISTING DRAIN MANHOLE	PROP. SLEEVE	---
EXISTING DRAIN LINE	DRILL HOLE	---
EXISTING CATCH BASIN	GRANITE BOUND	---
EXISTING WATER LINE	IRON PIN/PIPE	---
EXISTING GAS LINE		
EXISTING UTILITY POLE		
EXISTING HYDRANT		
PROPOSED SOLID DRAIN LINE		
PROPOSED PERF. DRAIN LINE		

PLAN NOTES:

- CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF JAMESTOWN AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO JAMESTOWN'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.
- SEE ADDITIONAL NOTES ON SHEET 2 OF 2, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

PLAN REFERENCE:

- EXISTING OWTS LOCATIONS TAKEN FROM RIDEM PERMIT NO. 7115065
- EXISTING CONDITIONS TAKEN FROM CRMC SITE PLAN ENTITLED: "SITE PLAN FOR CRMC FOR 40 WEST BAY VIEW DRIVE" AP 8 LOT 25 IN JAMESTOWN, RI PREPARED BY: PRINCIPE COMPANY INC. ENGINEERING DIV. DATED: 08/13/2018
- SEE SOIL REFERENCE FOR SOIL INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY
- PROPOSED BUILDING FOOTPRINT, DESIGN, AND ALL ELEVATIONS TAKEN FROM ARCHITECT PLAN PREPARED BY FENTON DESIGN STUDIOS DATED: 07/27/2022

SOIL REFERENCE:

- NRCS WEB SOIL SURVEY: NeB - NEWPORT SILT LOAM (3-8% SLOPES) NeC - NEWPORT SILT LOAM (8-15% SLOPES) 24" ESHGWT DATE ACCESSED: 08/23/22

PLAN NOTE:
DESIGN AND ALL ELEVATIONS TAKEN FROM ARCHITECT PLAN (SEE PLAN REFERENCE)

LOT COVERAGE:
EXISTING DWELLING - 0 SF
PROPOSED ADDITION - 2,266 SF
TOTAL PROPOSED LOT COVERAGE = 2,266 SF
TOTAL LOT AREA = 12,058 SF
LOT COVERAGE = 2,266 S.F. / 12,058 S.F. x 100% = 18.79%
18.79% TOTAL LOT COVERAGE < 25% O.K.

ZONING - R20

MIN. LOT AREA: 20,000 SF	PROPOSED 12,098 SF
MIN. LOT WIDTH: 100 FT	100.0 FT
SIDE AND REAR YARD SETBACKS + LOT COVERAGE	
MIN. FRONT YARD: 30'	23.1 FT
MIN. REAR YARD: 30'	51.6 FT
MIN. SIDE YARD: 10'	16.0 FT/14.5 FT
MAX. LOT COV. 25%	18.79%

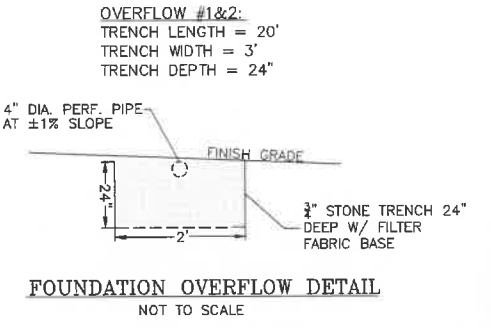
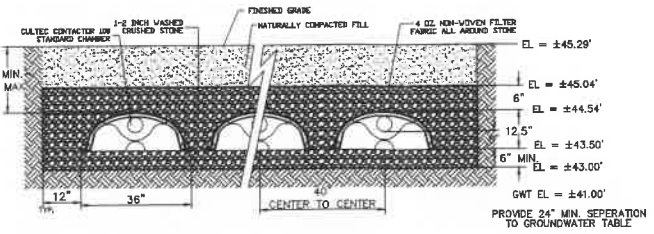
VARIANCE NOTE:
THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE TOWN OF JAMESTOWN RULES AND REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRE RELIEF:

- PER SEC 82-302. DISTRICT DIMENSIONAL REGULATIONS - TABLE 3-2 FOR THE VILLAGE SPECIAL DEVELOPMENT DISTRICT ZONES R-8, R-20, CL & CD MINIMUM FRONT SETBACK - PRINCIPAL BUILDING = 30 FT REQUIRED 23.1 FT PROVIDED

CULTEC ROOF DRAINAGE CALCULATION:
CONTRIBUTING ROOF AREA = 2,266 S.F.
TOTAL VOLUME REQUIRED = 188.83 C.F. (USE 1" OF RUNOFF)
CULTEC CONTACTOR 100 UNITS STORAGE W/ STONE = 30.72 C.F./UNIT
NUMBER OF CONTACTOR 100 UNITS REQUIRED = 6.15
NUMBER OF CONTACTOR 100 UNITS PROVIDED = 12
*PROPOSED ROOF DRAINAGE TO COMPLY W/ RIDEM STORMWATER DESIGN AND INSTALLATION MANUAL

FEMA FLOOD NOTE:
ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM NO. 4405C0157J
EFF. 09/04/2013

CULTEC CONTACTOR #1:



Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC. ENGINEERING DIVISION
27 SAKONNET RIDGE DR
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPEENGINEERING.COM

REVISIONS

No.	DATE	DRWN	CHKD

SOIL EROSION, RUNOFF, SEDIMENTATION CONTROL PLAN
for
53 OCEAN AVENUE
AP 8 LOT 649
in
JAMESTOWN, RHODE ISLAND

SCALE: 1" = 10'
SHEET NO.: 1 of 2
DRAWN BY: BRM | DESIGN BY: BRM | CHECKED BY: TJP
DATE: 09/28/2022 | PROJECT NO.: D-2022-8