

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 2/25/24

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 James Peter Hoey Address 13831 Campo Vista Ln, Los Altos CA 94022

Owner James Peter and Susan Hoey Address 13831 Campo Vista Ln, Los Altos CA 94022

Lessee ---- Address ----

1. Location of premises: No. 5 Alden Road Street

2. Assessor's Plat 8 Lot 201

3. Dimensions of lot: frontage 86.8' ft. depth 190 +/- ft. Area 19,932 sq. ft.

4. Zoning Districts in which premises are located: Use Sgl Fam Area 20,000 sf Height 35'

5. How long have you owned above premises? 10 1/2 yrs

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

7. Size of existing building 2,925 sf

Size of proposed building or alteration 390 sf

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

front 96' +/- rear 88' +/- left side 41' +/- right side 7.55'

9. Present use of premises: Single-Family Residential

10. Proposed use of premises: Same

Location of septic tank & well on lot n/a

11. Give extent of proposed alterations Demolish existing outdoor kitchen/patio area.
Construct new (replacement) outdoor/covered kitchen area connected to house by roofs.

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? _____

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Sec 82-302 Table 3-2 Sideyard setback 7.55' vs. 10' required= 2.45' infringement

Sec 82-609 Modifications granted by building official up to 25%= 2.5'

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

1. The present and pre-existing house almost touches the required setback line.
2. The proposed design would infringe about 6' less than the existing stone kitchen and chimney area proposed for demolition.
3. The proposed design allows for safe and usable access from the existing driveway and garage into the house through the door used the most - with as minimal infringement as possible.
4. Screening to the adjacent neighbor is highly vegetated.

Respectfully Submitted,

Signature

James Hey

Address

13031 Campo Vista Ln.

Los Altos Hills, CA

Telephone No. 650 996-2481

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

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 29, 2024, the modification shall be granted.

Application of Hoey, James Peter and Hoey, Susan Marie Trustees whose property is located at 5 Alden Road, and further identified as Tax Assessor's Plat 8, Lot 200, for a variance from Article 3, Section 82.302- District Dimensional Regulations to replace an existing outdoor kitchen with a new covered outdoor kitchen to 7.55' from the side lot line instead of the required 10'. Said property is located in an R20 zone and contains 19,932 square feet.

BY ORDER OF THE ZONING OFFICER

Peter Medeiros
93 Narragansett Avenue
Jamestown, RI 02835

pmedeiros@jamestownri.net

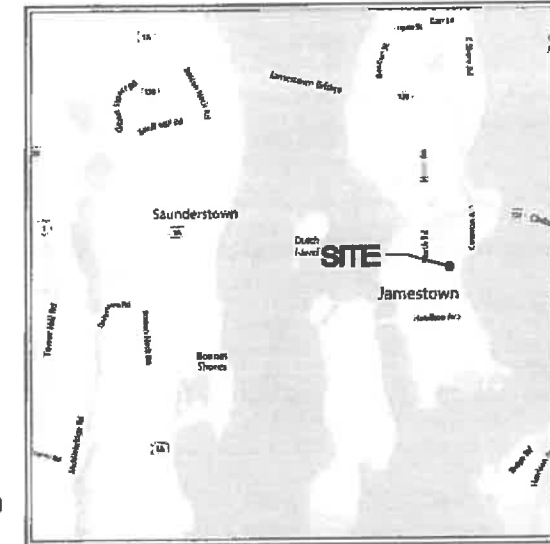
DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 S.F.	19,932 SF	NO CHANGE
LOT WIDTH	100 FT	119.7 FT	N/C
SETBACKS - PRINCIPAL BUILDING:			
FRONT YARD	30 FT. MIN.	37.3 FT	N/C
SIDE YARD	10 FT. MIN.	10.6 FT	7.55' **
CORNER/SIDE YARD	15 FT. MIN.	19.7 FT	N/C
REAR	30 FT. MIN.	N/A	N/A
ACCESSORY SIDE	10 FT. MIN.	10.7 FT	N/C
MAXIMUM LOT COVERAGE	25 %	17.4 %	19.3 %
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	2 STORIES MAX - 35'	2 STORIES	< REQUIRED

* ZONING VARIANCE REQUIRED

NOTES

PER THE TOWN BUILDING OFFICIAL SETBACKS ARE AS FOLLOWS: ALDEN ROAD IS THE FRONT YARD WITH A 30' SETBACK, LONGFELLOW IS THE SECONDARY/SIDE YARD WITH A 15' SETBACK AND THE NORTHERN PROPERTY LINE IS A SIDE YARD WITH A 10' SETBACK.



LOCATION MAP

NOT TO SCALE

OWNER:

JAMES PETER AND SUSAN MARIE HOEY, TRUSTEES
12831 CAMPO VISTA LANE
LOS ALTOS HILLS, CA 94022

LEGEND:

- SUBJECT LOT LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- G.B.F.
- I.R.F.
- P.K.F.
- EXISTING BUILDING
- EXISTING CURB / EDGE OF PAVEMENT
- ASSESSOR'S PLAT AND LOT DESIGNATION
- STREET ADDRESS

A.P. 24 LOT 4

#

A.P. 8, LOT 201
19,932 SF

A.P. 8, LOT 201

LONGFELLOW ROAD
(40' R.O.W.)

ALDEN ROAD
(40' R.O.W.)

SCALE: 1" = 20'



GRAPHIC SCALE

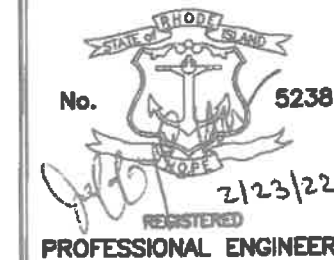
FLOOD NOTE:

THIS SITE LIES ENTIRELY WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS (FIRM), NEWPORT COUNTY, RHODE ISLAND, ALL JURISDICTIONS, PANEL 176 OF 226, MAP NUMBER 44005C0176J, MAP REVISED SEPTEMBER 4, 2013.

REFERENCES:

- PROPERTY LINE INFORMATION TAKEN FROM THAT CLASS 1 SURVEY ENTITLED: "SITE PLAN ASSESSOR'S PLAT 8, LOT 200 5 ALDEN ROAD SITUATED IN JAMESTOWN, RI" PREPARED FOR MEEHAN BUILDERS, INC., PREPARED BY MILLSTONE ENGINEERING, P.C., SHEET 1 OF 1, DATED SEPTEMBER 2014, SCALE 1"=20'.
- PROPOSED IMPROVEMENTS PROVIDED BY ARCHITECT

JEFFREY C. HANSON



COPYRIGHT 2024
MILLSTONE ENGINEERING, P.C.
300 DORCHESTER ROAD
WARRAND, RI 02861

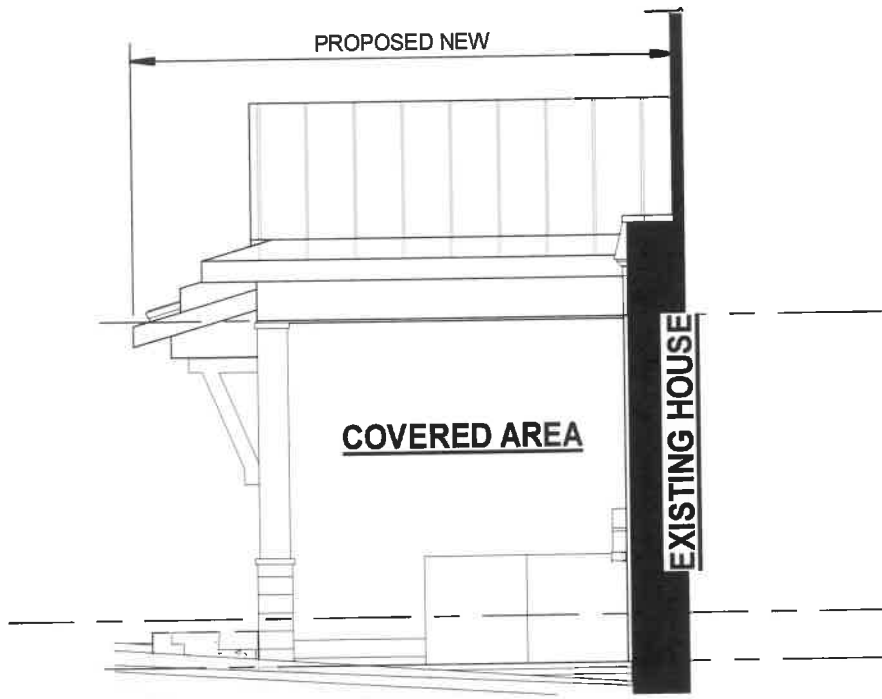
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NO.	DATE	REVISION

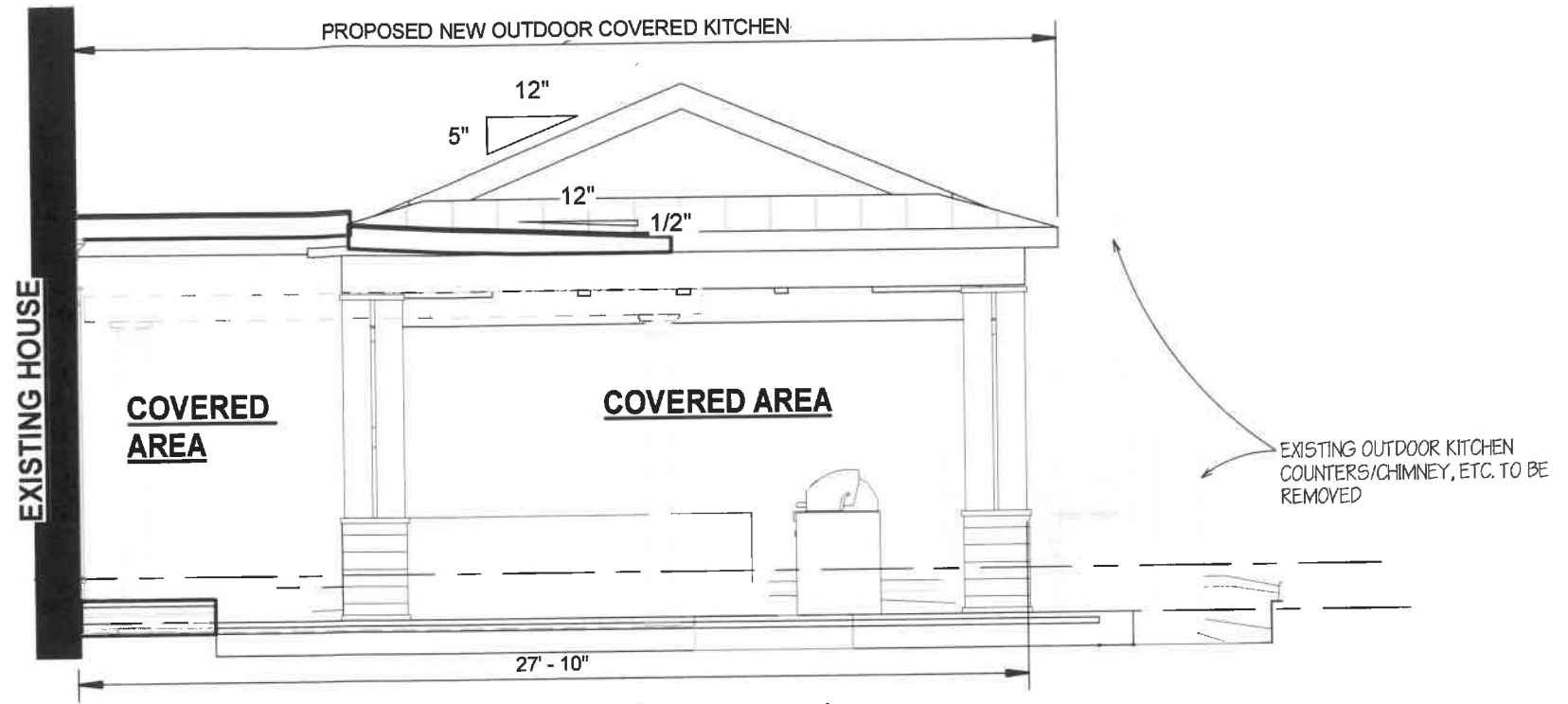
MILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LAND PLANNING

ZONING SITE SKETCH
HOEY RESIDENCE
A.P. 8, LOT 201
6 ALDEN ROAD
JAMESTOWN, RI
Prepared for:
JAMES & SUSAN HOEY

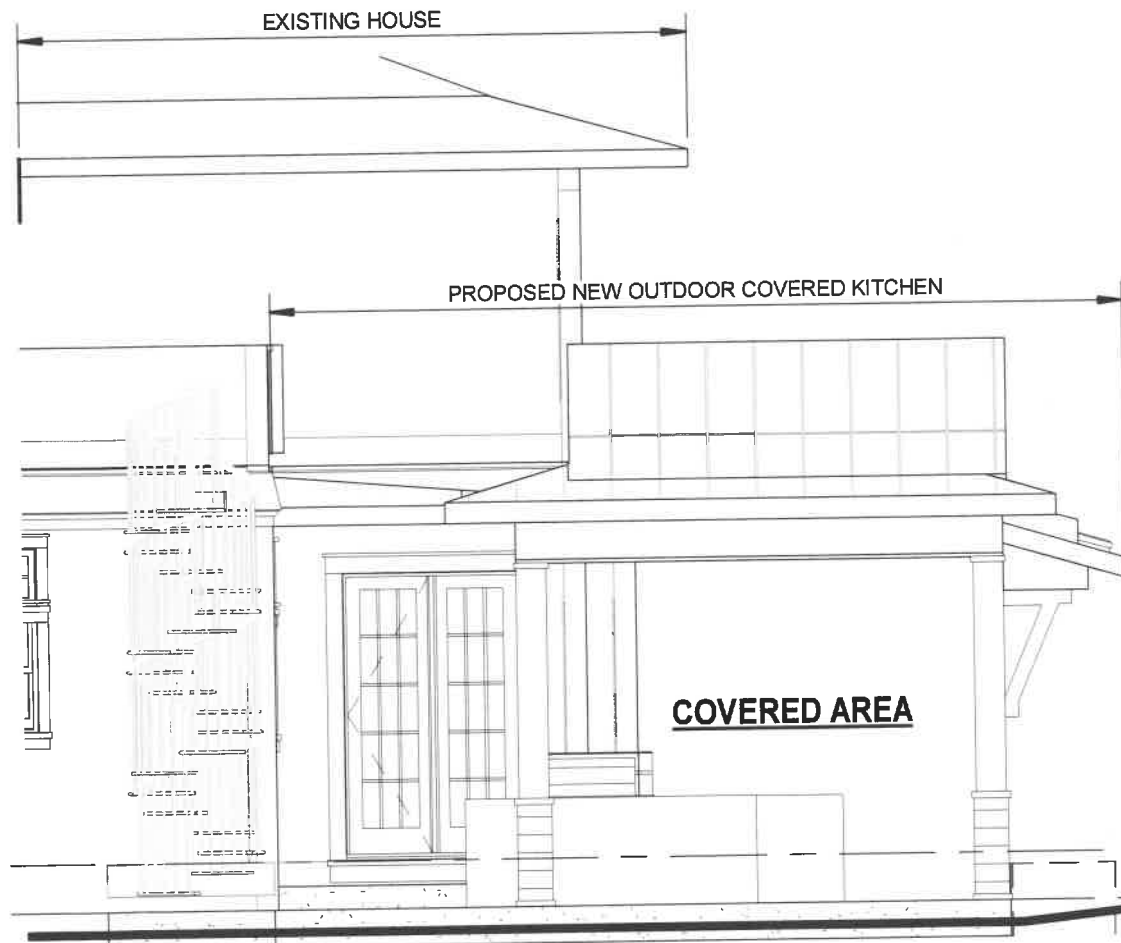
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Drawn By: MLV
Checked By: JCH
Sheet: 1 of 1
FILE NO: 24.575.889



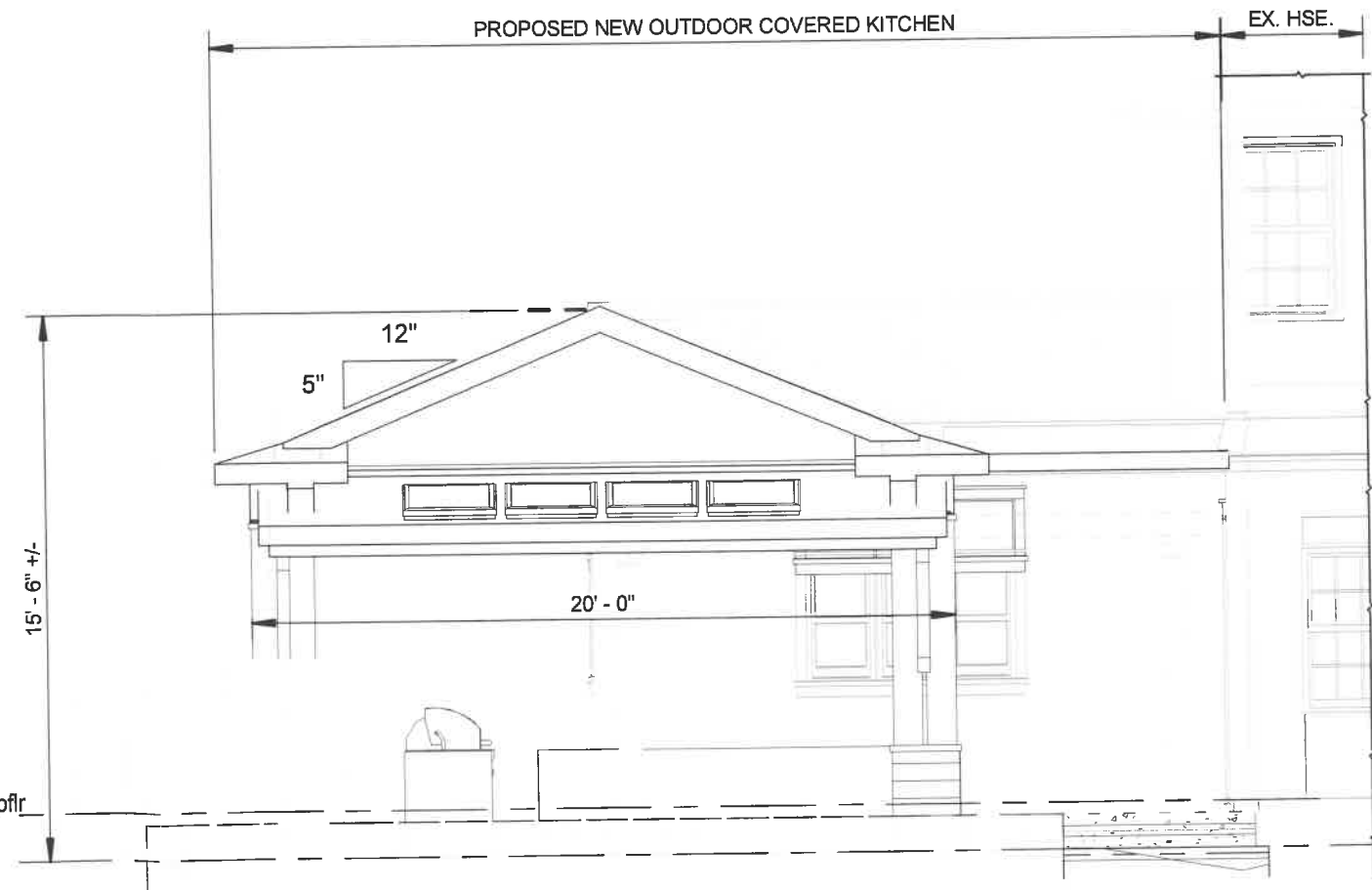
Proposed Left Elevation
3/16" = 1'-0"



Proposed Front Elevation
3/16" = 1'-0"



Proposed Right Elevation
3/16" = 1'-0"



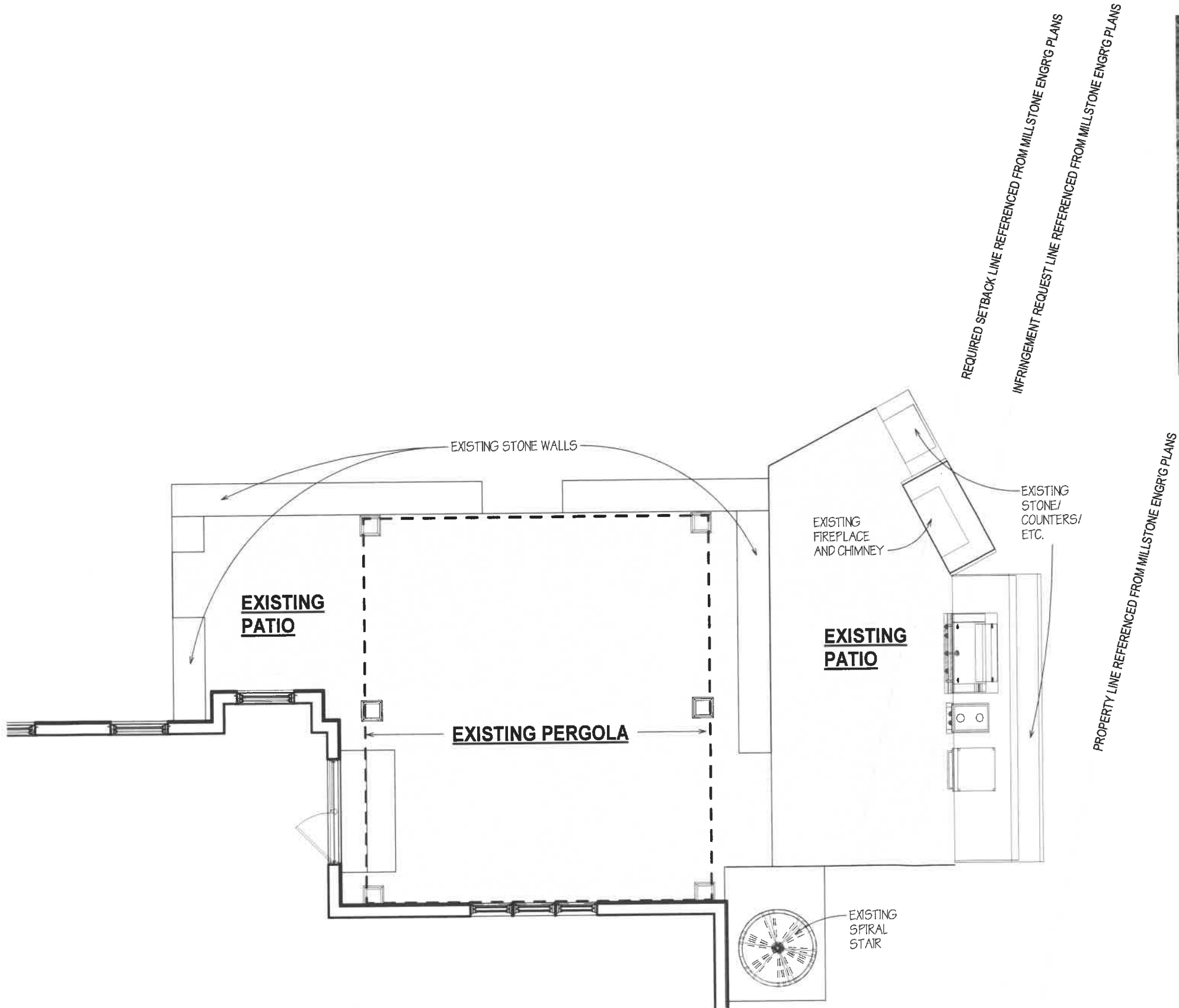
Proposed Rear Elevation
3/16" = 1'-0"

Proposed Outdoor Covered Kitchen
Jay and Susan Hoey
5 Alden Rd
Jamestown RI

2/26/24



Existing Patio Pic
1/4" = 1'-0"



Existing Patio Plan
3/16" = 1'-0"

Proposed Outdoor Covered Kitchen
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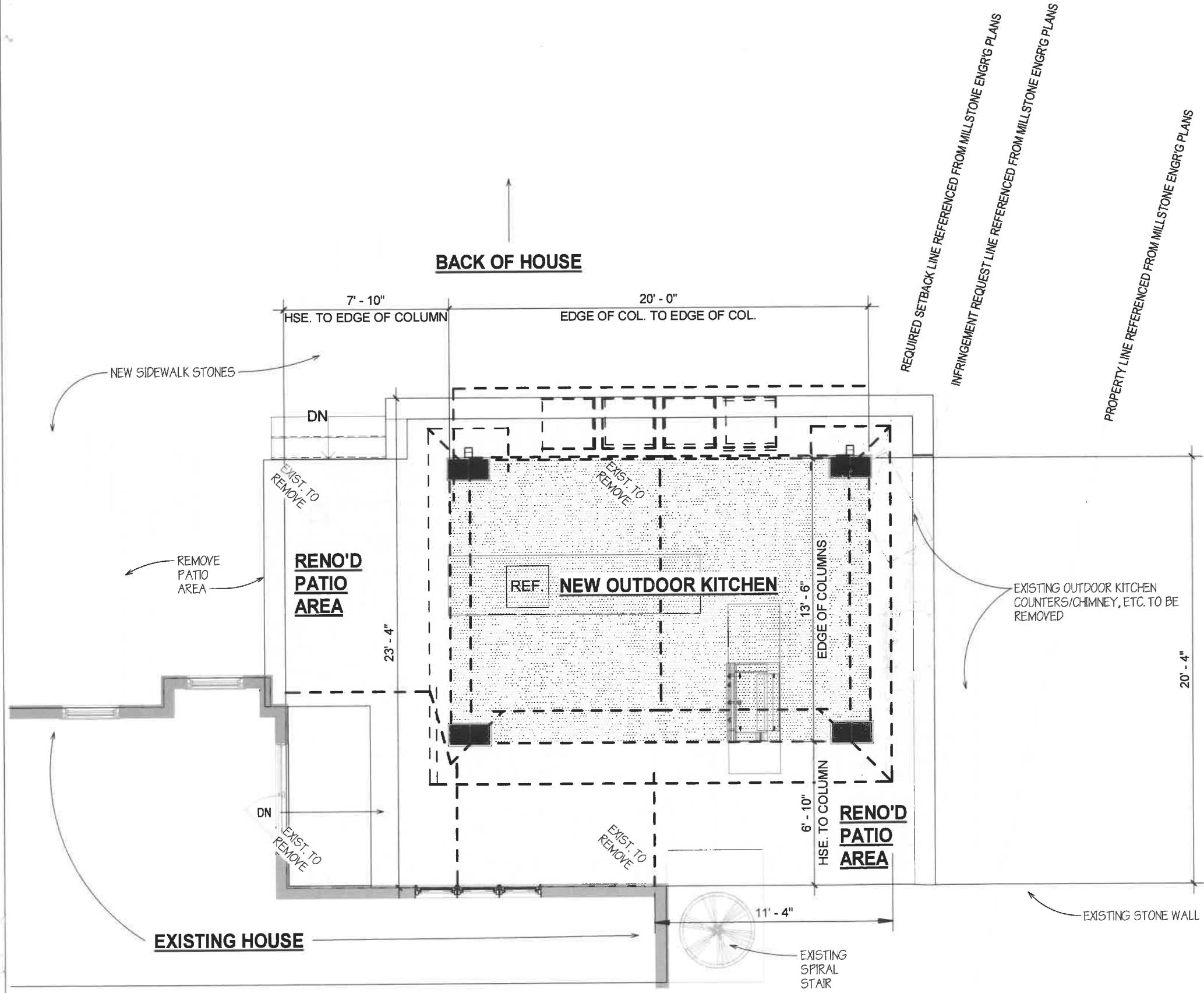
02/26/24



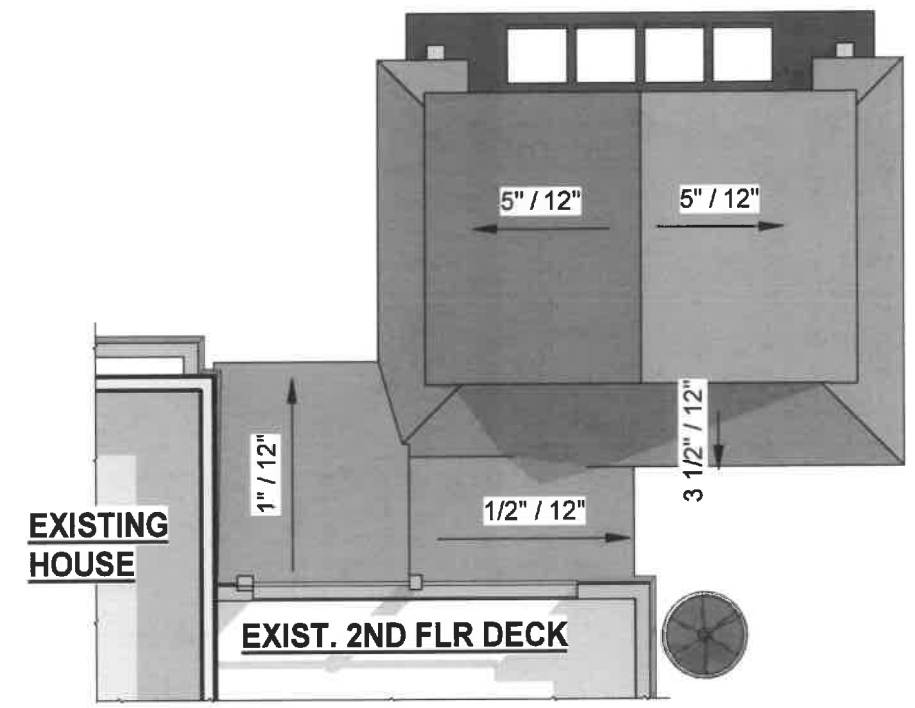
Rendering

Proposed Outdoor Covered Kitchen
Jay and Susan Hoey
5 Alden Rd
Jamestown RI

2/26/24



Proposed Patio Plan
3/16" = 1'-0"



Proposed Roof Plan
1/8" = 1'-0"

Proposed Outdoor Covered Kitchen
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02/26/24