

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I. Date _____

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 Brian Muoio, RLA Address 1075 Scituate Ave., Cranston, RI 02921

Owner Martin Charles S Trustee and Martin Kate E Trustee Address 17 Bryer Ave., Jamestown, RI 02835

Lessee N/A Address N/A

1. Location of premises: No. 17 Bryer Avenue Street

2. Assessor's Plat 8 Lot 213

3. Dimensions of lot: frontage +/-100 ft. depth +/-198.77 ft. Area +/-22,000 sq. ft.

4. Zoning Districts in which premises are located: Use R20 Area .505 Acres Height +/-35 Ft.

5. How long have you owned above premises? Since 06/01/21

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

7. Size of existing building 3,070 SF

Size of proposed building or alteration Soake Pool, 91 SF

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

front +/-166.34' rear +/-16.59 left side +/-22.41' right side +/-80.50'

9. Present use of premises: Single Family Residence

10. Proposed use of premises: Single Family Residence (No Change)

Location of septic tank & well on lot N/A Town sewer and water

11. Give extent of proposed alterations Installation of 13'x7' Soake Pool with automatic protective cover and expanded bluestone terrace patio and associated landscaping. (Patio to be built on pervious base

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:

Jamestown Zoning Ordinance Section 82-316: Swimming pools and Tennis Courts subsection

B: All swimming pools shall be provided with a safety enclosure which shall comply with the following:


1. The top of the safety enclosure shall be at least 48 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool.

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

Owner is interested in building a soake pool/hot tub and locate it to maximize limited view of water.

To maximize the view, we are asking for a variance from the typical 4' fence requirement and substitute with an automatic safety cover that conforms to state building code and national pool swimming code. If a fence is built it will limit access and direct visibility of the water.

Respectfully Submitted,

Signature 

Address 1075 Scituate Avenue

Cranston, Rhode Island 02921

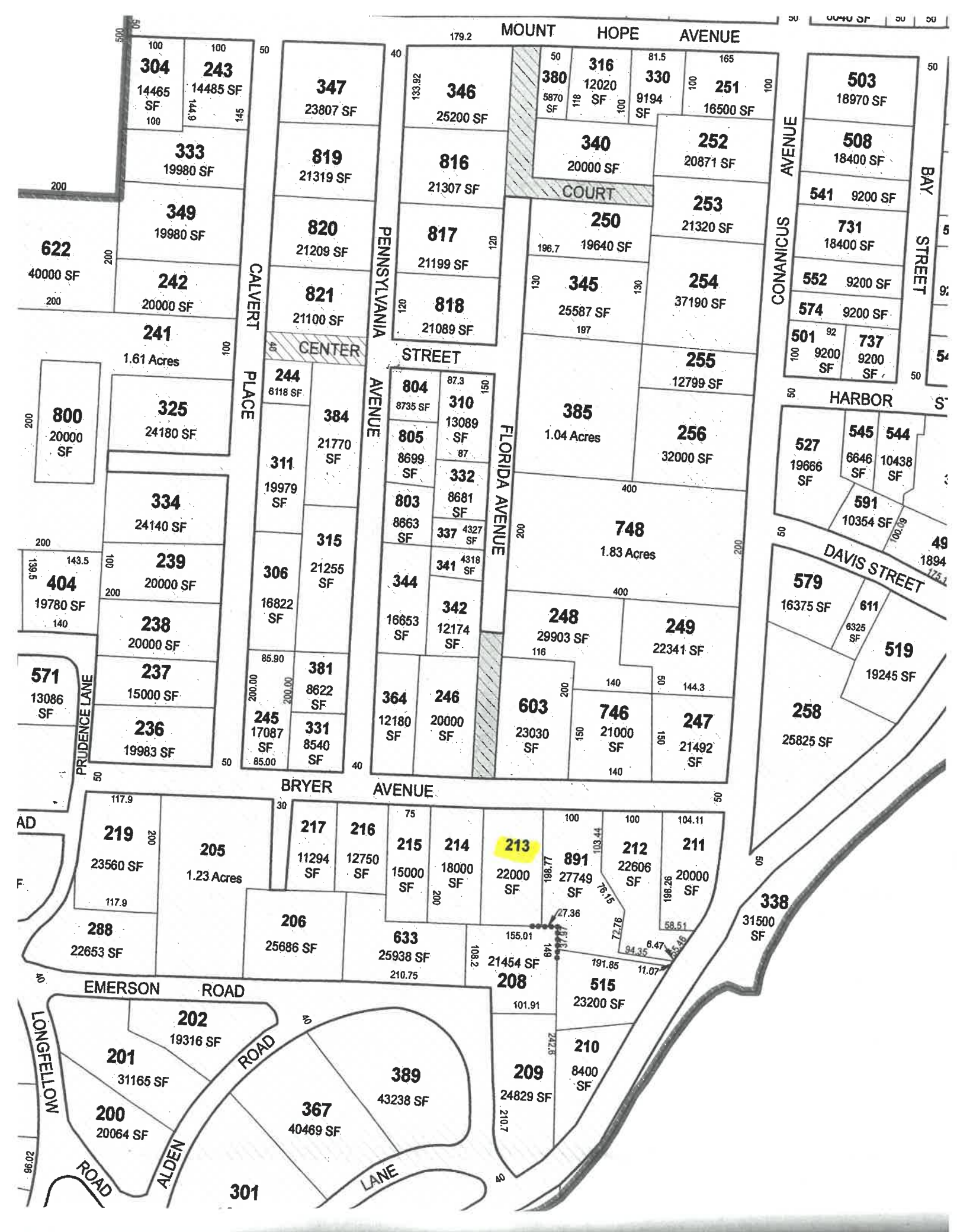
Telephone No. 401-487-9532

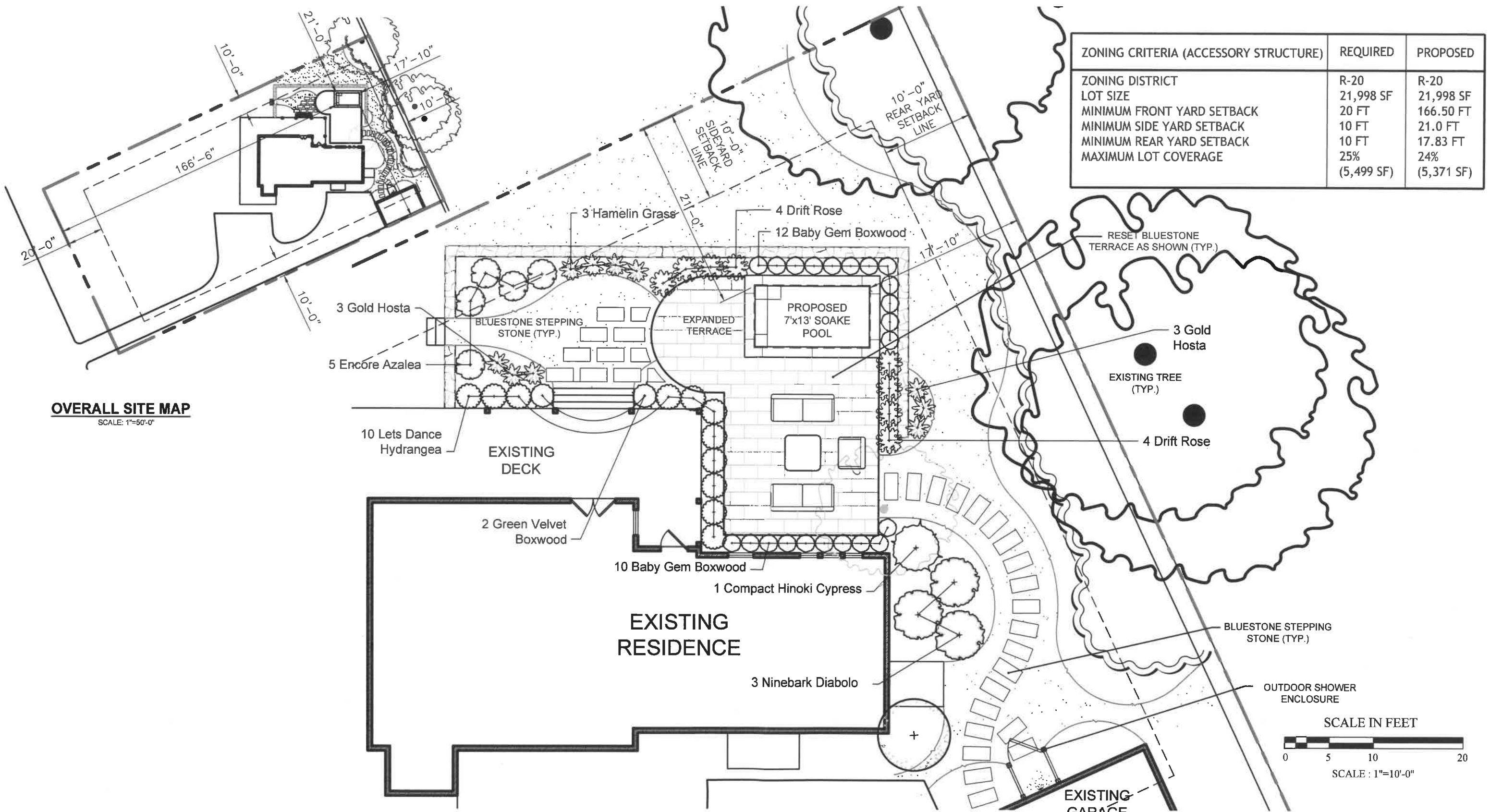
NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

Martin Zoning Advertisement

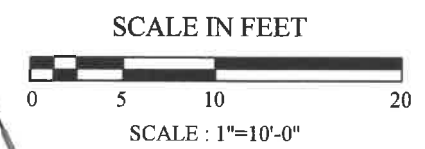
Application of Martin, Charles S Trustee and Martin Kate E Trustee whose property is located at 17 Bryer Avenue, Jamestown, RI 02835 and further identified as Assessor's Plat 8, Lot 213 for a Variance from Article 3- Application of District Regulations, Section 82-316: Swimming Pools and Tennis Courts, Subsection B:1 "*The top of the safety enclosure shall be at least 48" above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between the grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool.*" The applicant is seeking variance from zoning ordinance and proposes to use an automatic swimming pool cover to protect and enclose the pool thus conforming to the requirements of enclosure and State Building Code.

Said property is located in a R20 zone and contains .505 acres (+/-22,000 SF)





ZONING CRITERIA (ACCESSORY STRUCTURE)	REQUIRED	PROPOSED
ZONING DISTRICT	R-20	R-20
LOT SIZE	21,998 SF	21,998 SF
MINIMUM FRONT YARD SETBACK	20 FT	166.50 FT
MINIMUM SIDE YARD SETBACK	10 FT	21.0 FT
MINIMUM REAR YARD SETBACK	10 FT	17.83 FT
MAXIMUM LOT COVERAGE	25% (5,499 SF)	24% (5,371 SF)



LANDSCAPE PLAN

Martin Residence

Jamestown, Rhode Island