

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 03 JUN 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 Brian J. Haskell Address 66 Seaside Dr. Jamestown, RI 02835

Owner Brian J. Haskell Address 66 Seaside Dr. Jamestown, RI 02835

Lessee N/A Address N/A

1. Location of premises: No. 66 SEASIDE DRIVE Street

2. Assessor's Plat 14 Lot 70/71

3. Dimensions of lot: frontage 123 ft. depth 172 ft. Area 19,050 sq. ft.

4. Zoning Districts in which premises are located: Use R-20 Area 14 Height 35

5. How long have you owned above premises? 24 YR, 7 MO

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

7. Size of existing building 1,555 sq. ft

Size of proposed building or alteration 126 sq. ft

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

front 44' rear 96' left side 44' right side 62'

9. Present use of premises: SINGLE FAMILY, RESIDENTIAL

10. Proposed use of premises: SINGLE FAMILY, RESIDENTIAL

Location of septic tank & well on lot Septic; South-East Quadrant;
Well; South-West corner

11. Give extent of proposed alterations Ground Floor Laundry Room
Second Floor - Office/Sun Room
East and West Decks; Re-construct Patio subgrade to make premeable

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:

ZONING ORDINANCE, ARTICLE 8, SECTION 82-800, PART J
HIGH GROUNDWATER TABLE and
IMPERVIOUS OVERLAY DISTRICT

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

1) Existing floor plan does not allow for a home office.
I currently work from home and do not have a suitable space for
office equipment, papers, or to hold on-line meetings without
disruption. 2) We are currently using a laundromat for washing
and drying clothes as the existing floor plan does not provide
sufficient space for a laundry room.

Respectfully Submitted,

Signature 

Address 66 Seaside Dr.
Jamestown, RI 02835

Telephone No. 401-835-4179

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

Application of Brian J. Haskell and Ada M. Haskell, whose property is located at 66 Seaside Drive, and further identified as Assessor's Plat 14, Lot 70 for a special use permit from Article 8, Section 82-800, high groundwater table and impervious layer overlay district, Art. 8, J to construct a new laundry room, home office, associated exterior deck, and re-construct the existing paver patio and subgrade to decrease the total non-permeable area below the 2,000 square feet maximum in sub-district A. Said property is located in an R20 zone and contains .44 acres/ 19,050 square feet.



Office of the Town Planner
MEMORANDUM

TO: Jamestown Zoning Board of Review
FROM: Lisa Bryer, AICP Town Planner for The Jamestown Planning Commission
RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
Brian and Ada Haskell: AP 14, Lot 70; 66 Seaside Drive, Jamestown, RI
DATE: November 2, 2023

At the October 18, 2023 Planning Commission meeting, the Planning Commission voted **unanimously** to recommend to the **Jamestown Zoning Board**, approval of the application of Brian and Ada Haskell: AP 14, Lot 70; 66 Seaside Drive, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-District A review in accordance with the plans entitled "Site Plan, 66 Seaside Drive, Jamestown RI" dated 6/21/23, and supporting documents prepared by Brian Haskell, PE for the above referenced property.

The recommendation for approval is based on the following findings of facts and recommended conditions of approval as amended at the Planning Commission meeting and as noted in the Memo from Jean Lambert, PE dated October 12, 2023:

Findings of Fact Section 314

Existing Site

1. The property is 19,050 square feet (sf) in area;
2. The existing site is developed with a house, shed and driveways (total existing impervious area is 2268 sf or 11.9%). The existing dwelling is a 3-bedroom house and the applicants are proposing 4-bedrooms;
3. Topography on the lot slopes from east to west (towards Seaside Drive) on the site;
4. There are no freshwater wetlands on the property;
5. Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 48" to the seasonal highwater table and 36" to impervious soil;
6. The maximum impervious cover allowed is 13.0% (note stated as 10% on application) or 2000 sf. maximum by ordinance;
7. The applicant represented himself and is a registered PE in the State of Rhode Island.

Proposed Site

1. The applicant is proposing to construct an addition (126 sf) and remove a 403 sf concrete patio. The patio will be reconstructed with permeable pavers (detail provided on site plan);

2. The existing OWTS (RIDEM #0815-0874: 4-bedroom conventional) is current for maintenance (last inspection October 2022);
3. The total proposed impervious cover will be 1986 sf (10.0%);
4. Stormwater runoff associated with the site improvements will be mitigated via infiltration in a separate proposed permeable paver area. A storage volume of 69 cf is proposed (67 cf required);
5. The proposed project complies with the requirements of the HGWT Ordinance;
6. The site is an existing nonconforming lot where all setbacks will be conforming;
7. Jamestown Engineer Jean Lambert provided correspondence to the Building File and Lisa Bryer, Town Planner dated October 12, 2023 regarding the application (attached).

Recommended Conditions of Approval

1. NO additional bedrooms allowed – existing OWTS permit allows 4 bedrooms only;
2. Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained;
3. After installation, maintenance and inspection of the OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
4. The permeable pavers shown on the approved site plans must be installed and maintained as outlined on the approved site plan and the submitted Operation and Maintenance Plan. The installation of the permeable pavers must be in accordance with the Rhode Island Stormwater Manual;
5. There is no driving over or parking on the permeable pavers;
6. There is no roof over the “carport” as labeled and change wording to “patio”;
7. Clarification is needed for plans to be labeled as existing plans and proposed plans;
8. Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

Attachments: 1) Memo from Jean Lambert, PE dated October 12, 2023

Notes: 2) The Plan referenced above dated 6/21/23 shall be updated prior to Zoning Board submittal per Conditions 6 and 7 above.
3) The Operation and Maintenance plan (attached) must be amended to remove loading and unloading on the existing patio (labeled “carport”), as it is not to be driven over, and recorded with the Zoning Board Approval in the Office of the Town Clerk.

C: Peter Medeiros, Building Official/ZEO
Brian and Ada Haskell, Applicant



Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: October 12, 2023

To: Project Building File
Lisa Bryer, Town Planner

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, Sub-District A
Brian and Ada Haskell: AP 14, Lot 70; 66 Seaside Drive, Jamestown, RI

I have reviewed the site plan entitled, "Site Plan, 66 Seaside Drive, Jamestown RI" dated 6/21/23, and supporting documents prepared by Brian Haskell for the above referenced property.

Existing Site/Soil Information:

The property is 19,050 square feet (sf) in area. The existing site is developed with a house, shed and driveways (total existing impervious area is 2268 sf or 11.9%). Topography on the lot slopes from east to west (towards Seaside Drive) on the site. There are no freshwater wetlands on the property.

Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 48" to the seasonal highwater table and 36" to impervious soil. The maximum impervious cover allowed is 13.0% or 2000 sf.

Proposed Site:

The applicant is proposing to construct an addition (126 sf) and remove a 403 sf concrete patio. The patio will be reconstructed with permeable pavers (detail provided on site plan). The existing OWTS (RIDEM #0815-0874: 4-bedroom conventional) is current for maintenance (last inspection October 2022).

Stormwater runoff associated with the site improvements will be mitigated via infiltration in a separate proposed permeable paver area. A storage volume of 69 cf is proposed (67 cf required). The total proposed impervious cover will be 1986 sf (10.0%).

Recommendations/Conclusions:

- The proposed project complies with the requirements of the HGWT Ordinance.
- NO additional bedrooms allowed – existing owts permit allows 4 bedrooms only.
- Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained.
- After installation, maintenance and inspection of the OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
- The permeable pavers shown on the approved site plans must be installed and maintained as outlined on the approved site plan and the submitted Operation and Maintenance Plan.
- Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.



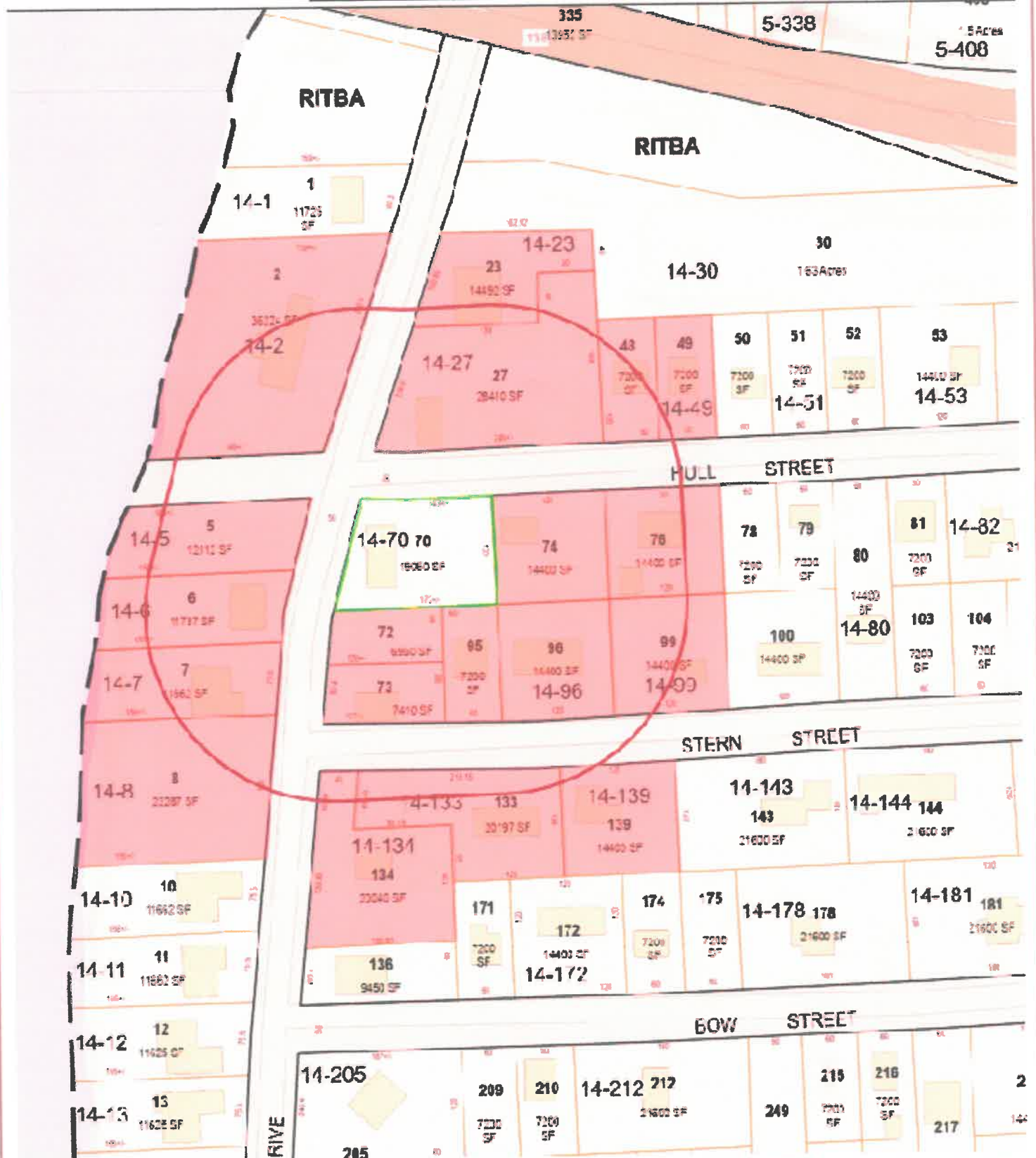
Jamestown, RI

1 inch = 142 Feet

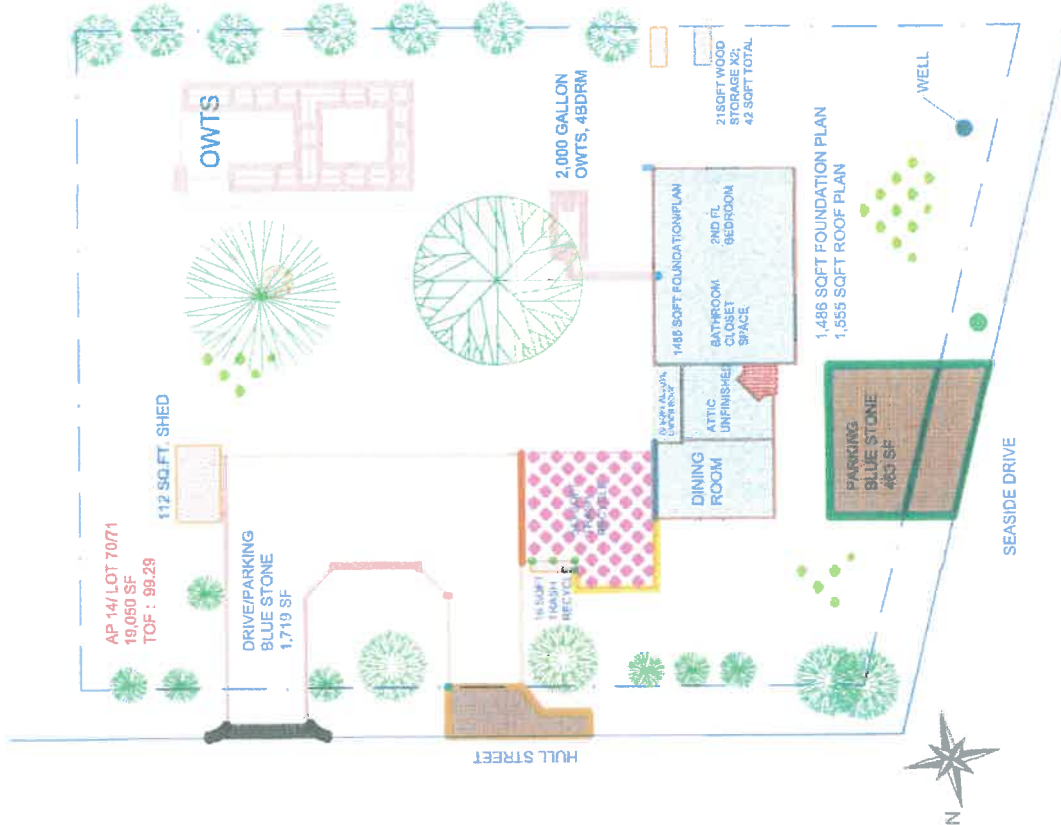


www.cai-tech.com

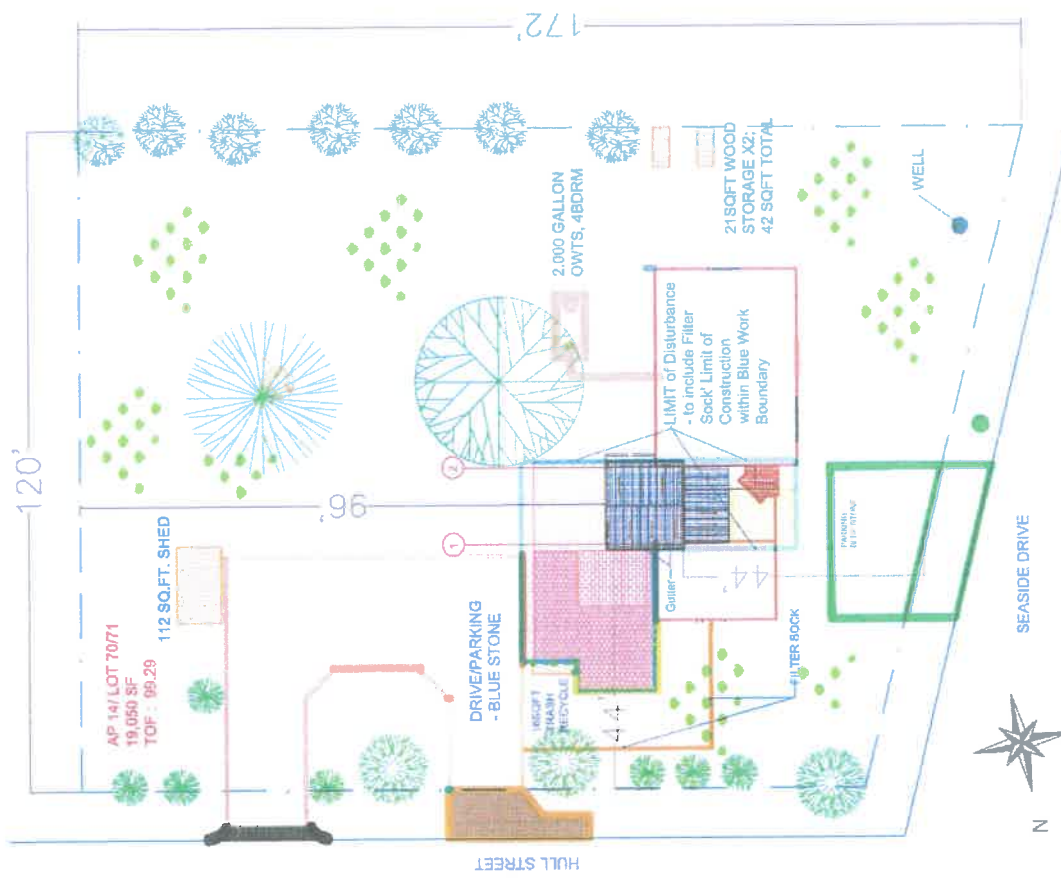
May 18, 2024



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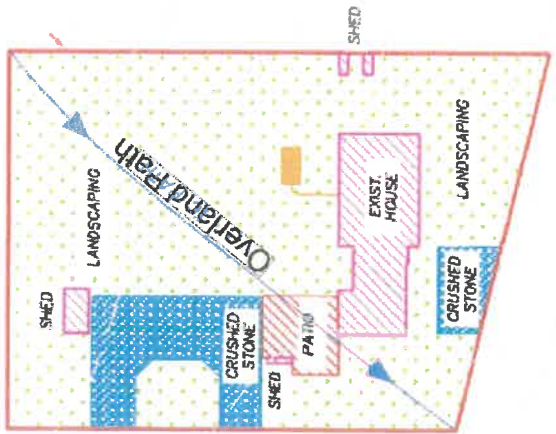


Site Plan - Existing



Site Plan - Proposed

Site Plan Existing and New Addition	
PROJECT NO.	66 Seaside Drive Jamestown, RI 02836
DATE	02/21/2023
SCALE	1/16" = 1'
PROJECT	G-101
DESIGNER	

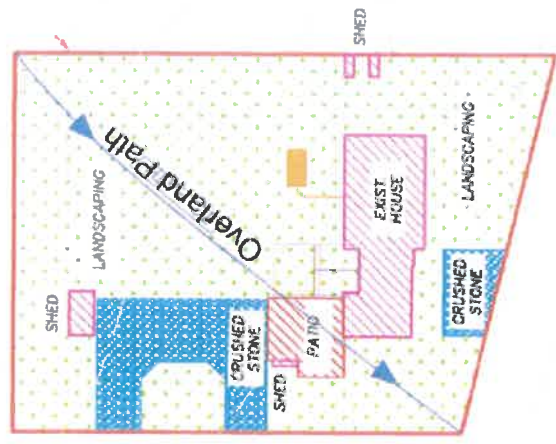


Existing Site Grading

Lot Area	19,050	19,050
Impervious Cover	2,268	1,991
Percent Impervious Cover	12%	10%

Coverage Type	Existing		Proposed		Delta	Runoff %	Existing Vol	Proposed Vol	Existing Runoff	Proposed Runoff	Vol Delta
	Area	Vol	Area	Vol							
grassland	15,143		14,266		(877)	35%	6,183	5,825	2,164	2,039	
roofs	1,555		1,681		126	95%	635	686	603	652	51
sheds	170		170		-	95%	69	69	66	66	
paved areas	543		140		(403)	85%	222	57	188	49	
gravel (drives)	2,182		2,182		-	60%	891	891	535	535	
patio (permeable)	-		403		403	60%	-	165	-	99	
SW retention area runoff	-		208		208	60%	-	85	-	51	
SW retention under deck	-		208		208	35%	-	-	-	-	69
Totals							8,000	7,779	3,556	3,490	

Delta (67)



Overland Path in Relation to New Addition

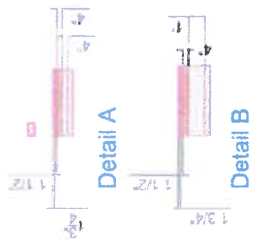
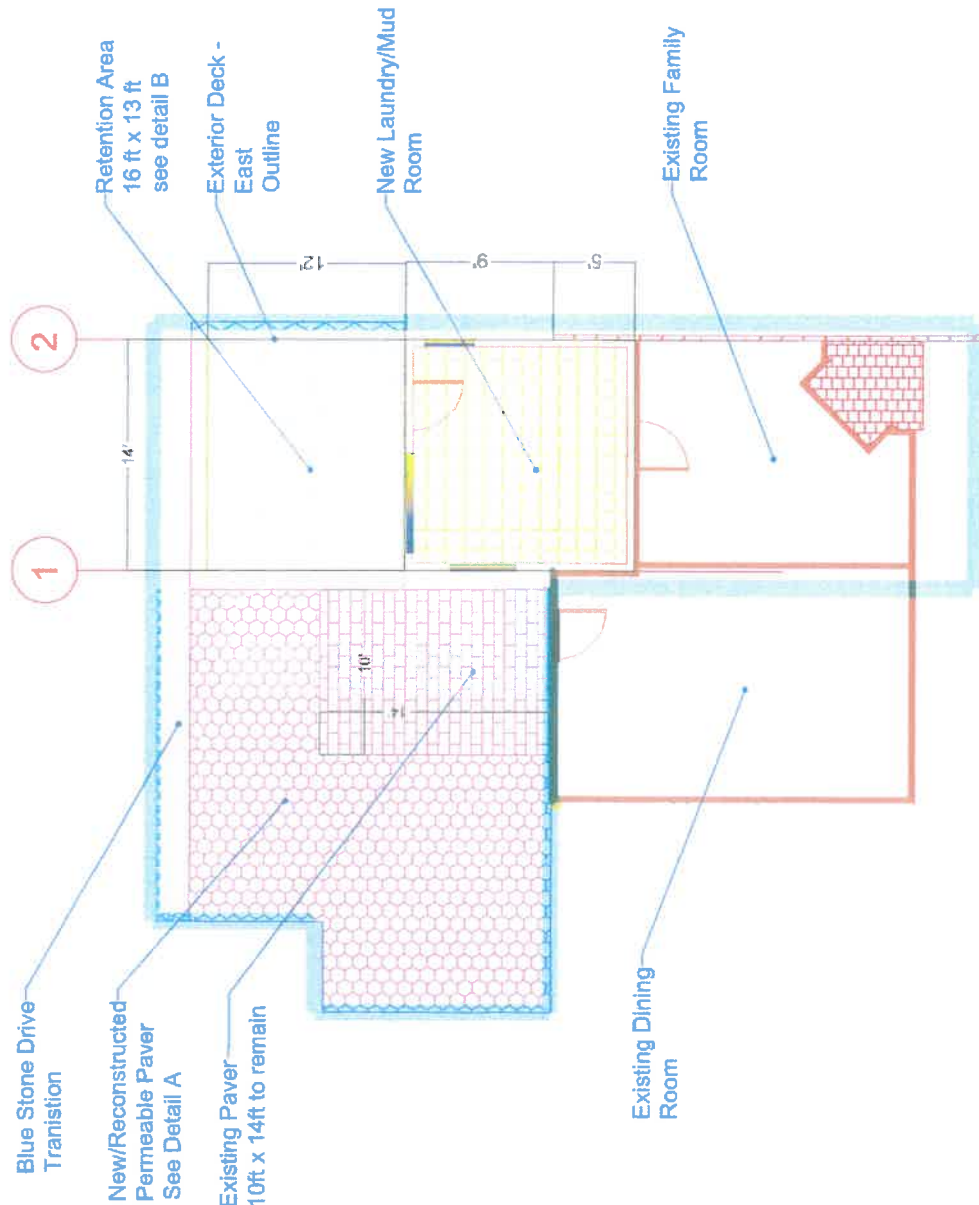
RI Stormwater Design and Installation Stds	4.90 inches	24 HR	10 YR
	0.4083	foot	

Coverage Type	Existing		Proposed		Delta	Runoff %	Existing Vol	Proposed Vol	Existing Runoff	Proposed Runoff	Vol Delta
	Area	Vol	Area	Vol							
grassland	15,143		14,266		(877)	35%	6,183	5,825	2,164	2,039	
roofs	1,555		1,681		126	95%	635	686	603	652	51
sheds	170		170		-	95%	69	69	66	66	
paved areas	543		140		(403)	85%	222	57	188	49	
gravel (drives)	2,182		2,182		-	60%	891	891	535	535	
patio (permeable)	-		403		403	60%	-	165	-	99	
SW retention area runoff	-		208		208	60%	-	85	-	51	
SW retention under deck	-		208		208	35%	-	-	-	-	69
Totals							8,000	7,779	3,556	3,490	

Delta (67)

Grade/OL Flow Existing and New Addition

66 Sepulcro Drive
 Jamestown, RI 02836
 8/21/2023 NTS
 G-102



Existing Patio - Reconstruct - Detail A:

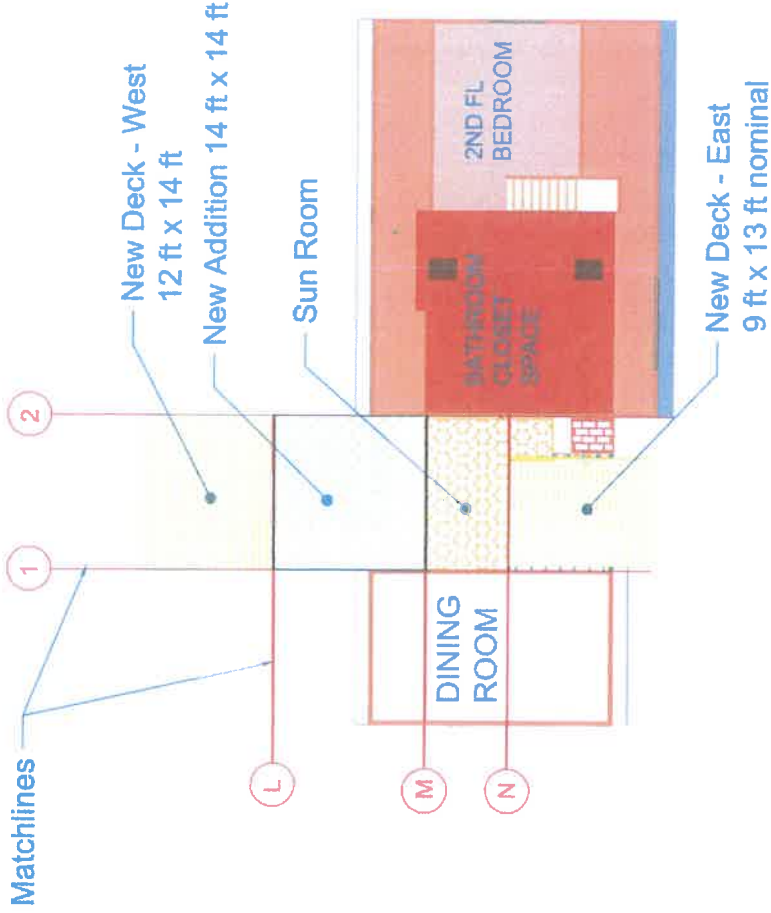
Unit Paver 4 in x 7-3/4 in x 1-3/4 in deep
 3 / 8 in wide joint minimum for 18% overall joint area
 No. 8 washed aggregate for joints and 1.5 in bedding
 Base: 4 in. of No. 57 Washed Stone,
 Subbase: 4 in of No. 2 washed stone

Retention Area under new Deck West - Detail B

Unit Paver 4 in x 7-3/4 in x 1-3/4 in deep
 3 / 4 in. wide joint for 23% overall joint area
 No. 8 washed aggregate for joints and 1.5 in bedding
 Filter Fabric between no.8 and no. 57
 Base: 4 in. of No. 57 Washed Stone
 Subbase: 1 foot thick, No. 2 Washed Stone

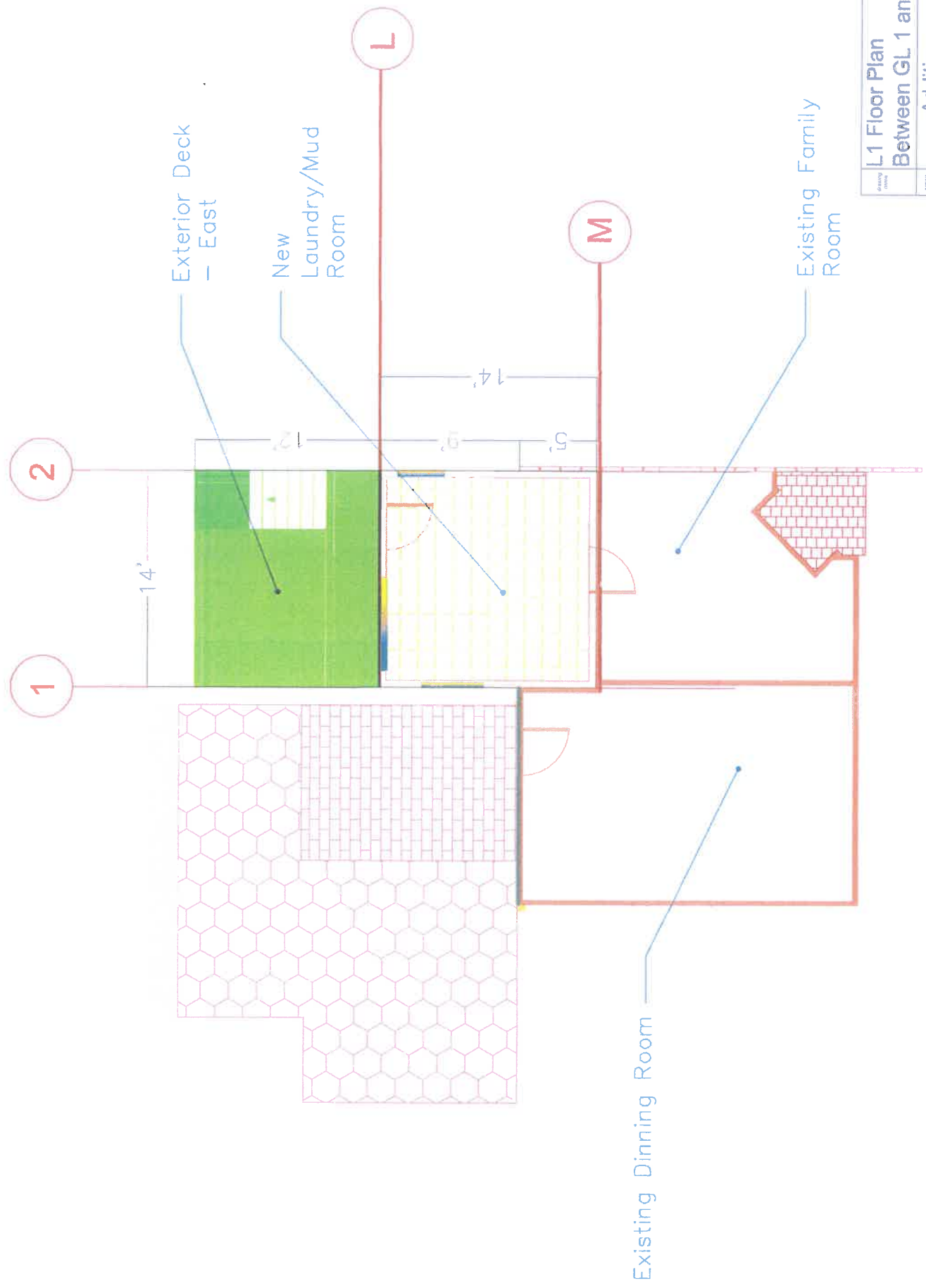
Site Plan - Part	
Patio - Retention	
Addition	
PROJECT NUMBER	65 Seaside Drive Jamestown, RI 02835
DATE	8/21/2023
SCALE	3/16" = 1'
G-103	

Dwg No.	Title
G-101	Site Plan: Existing and Proposed
G-102	Site Grade/ OL Flow: Existing and New
G-103	Site Plan Part: Patio - Retention
A-100	New Floor Plan, 2ND Floor
A-110	L1 Floor Plan, Between GL1 and 2
A-120	L2 Floor Plan, Between GL 1 and 2
A-131	Existing Elevation - West
A-132	New Elevation - West
A-133	Section X-X, Looking North



Drawing List	
Layout Plan	
Addition	
Project No.	66 Seaside Drive Jamestown, RI 02835
Sheet No.	A-100
Date	4/15/2024
Scale	1/8" = 1'
Drawn By	ewb0012

L1 Floor Plan Between GL 1 and 2	
Addition	
65 Seaside Drive Jamestown, RI 02835	A-110
4/15/2024	1/4" = 1'



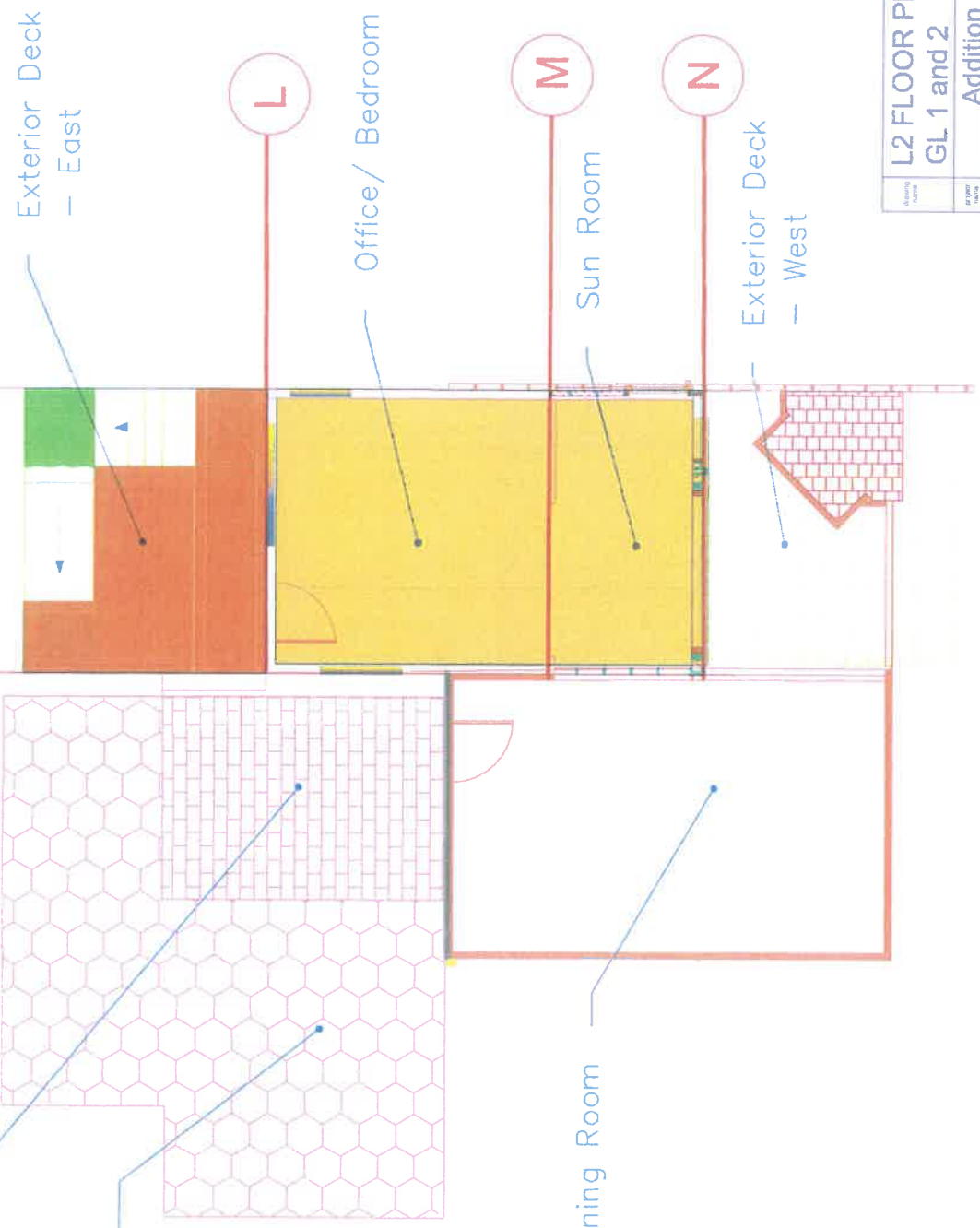
1
2

Remove existing Pavers
Extend blue stone transition

Existing Pavers to Remain

New Patio Area
w/ prepared subgrade

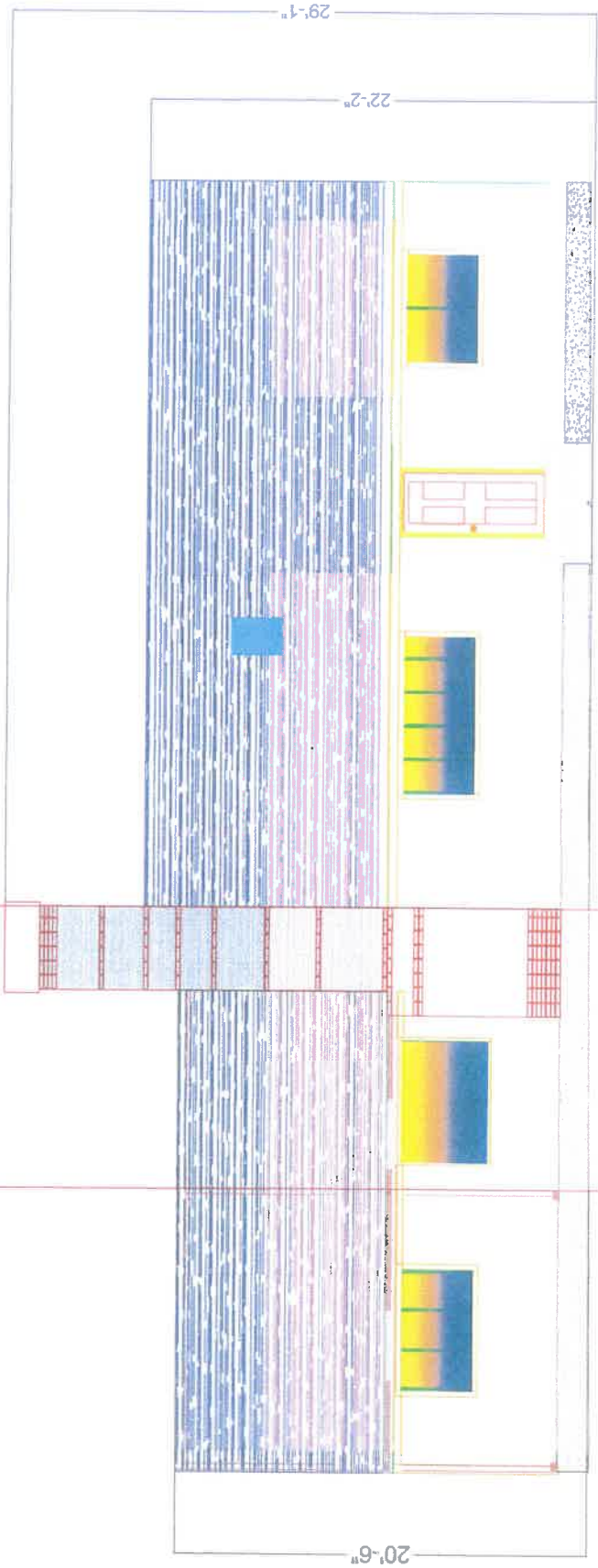
Existing Dining Room



L2 FLOOR PLAN GL 1 and 2		Addition	
66 Seaside Drive Jamestown, RI 02835	A-120		1/4" = 1'
4/15/2024	DATE		

2

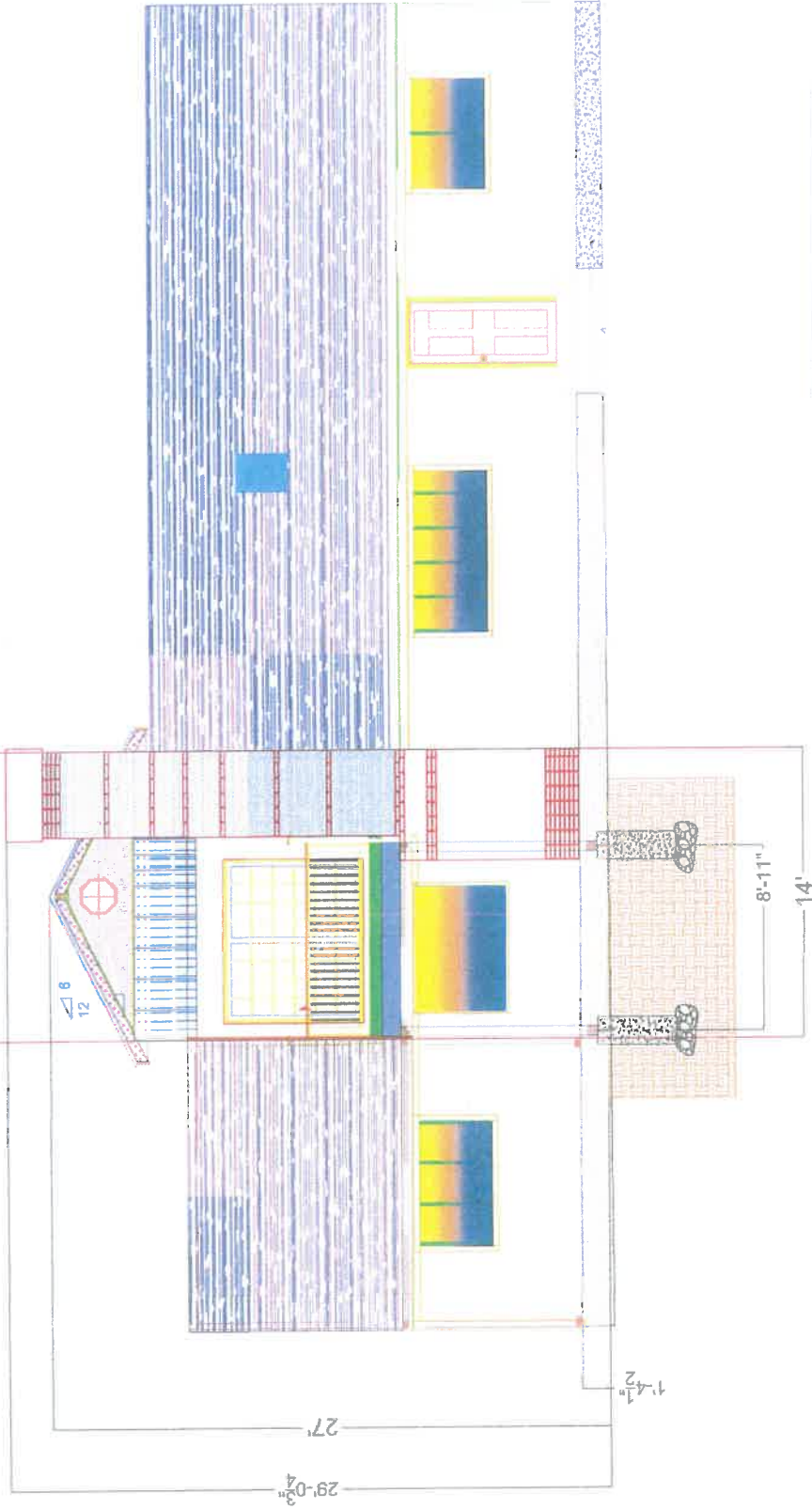
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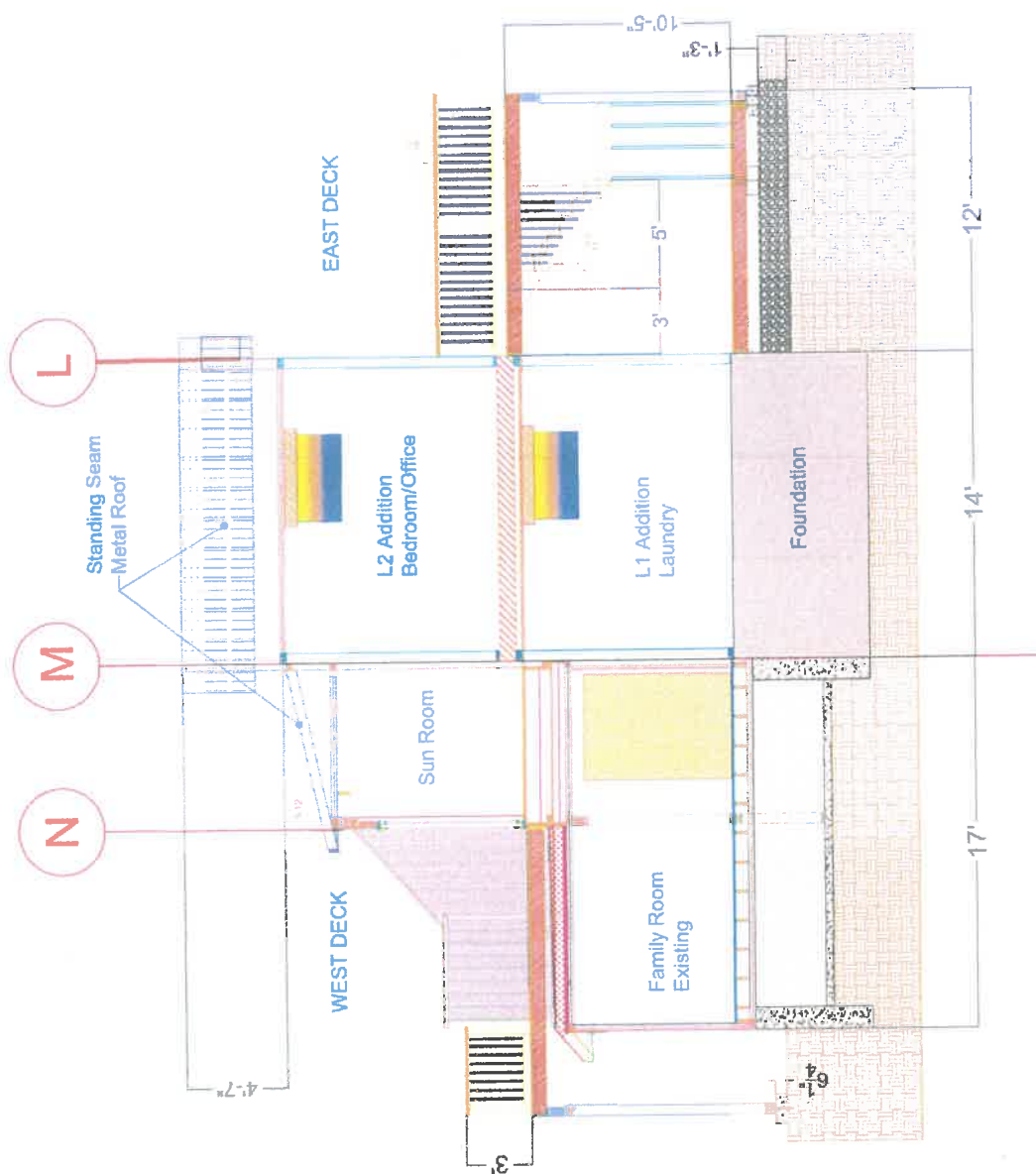
EXISTING ELEV.	
WEST	
Addition	
66 Seaside Drive Jamestown, RI 02835	A-131
4/15/2024	1/4" = 1'

2

1



NEW ELEVATION		WEST	
Addition			
drawing no.	66	project name	66 Seaside Drive Jamestown, RI 02835
revision		date	4/15/2024
scale	1/4" = 1'	sheet no.	A-132
		www.hud.com	



SECTION X-X EW	
Looking North	
Addition	
Project Name	66 Seaside Drive Jamestown, RI 02835
Project No.	A-133
Date	4/15/2024
Scale	1/4" = 1'
Author	W.A.H.