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7-19-24 pu

Notice of Hearing

Application of Sergio Vinelli whose property is located at 10 Emerson Road, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 8, Lot 209 for a Variance granted under Article 3. Special Use Permits and Variances, Sections 82-305, 82-306, and 82-307, for relief from Article 6 Section 82-602. Dimensional Regulations, Table 6-2 for the Village Special Development District Zones R-8, R-20, CL and CD for a Front Yard Setback of 20' 6" where the required setback is 30' and the existing structure is located at 20' 6". The Applicant seeks relief in order to put a second floor on the property with a total additional space of approximately 749 square feet. Said property is located in a R20 zone and contains +/-24,829 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 7/19/2024

To Whom it may concern:

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: Sergio Vinelli Address: c/o Christian Infantolino, Esq.,
10 Emerson Road 77 Narragansett Avenue
Jamestown, RI 02835 Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 10 Emerson Road
2. Assessor's Plat 8 Lot 209
3. Dimensions of lot: frontage: +/-210.17 ft. width: +/-118 ft. Area: +/-24,829 sq. ft.
4. Zoning Districts in which premises are located: Use:R20 Area: 20,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? 10/08/2021
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 2860 sq. ft.
Size of proposed building or alteration: 749 sq. ft.
8. Distance of proposed building or alteration from lot lines:
Required: front: 30' Secondary Front: 15' rear: 10' side: 10'
Existing: front: 20' 6" rear: 23.7 side: 21' 3"
Proposed: front: 20' 6" rear: No Change side: no relief needed.
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence
Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to construct a small addition utilizing the existing footprint of the property.

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:

This application also seeks a dimensional variance granted under Article 3. Special Use Permits and Variances, Sections 82-305, 82-306, and 82-307, for relief from Article 6 Section 82-602. Dimensional Regulations, Table 6-2 for the Village Special Development District Zones R-8, R-20, CL and CD for a Front Yard Setback of 20' 6" where the required setback is 30' and the existing structure is located at 20' 6"

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

This property possesses unique characteristics that require the relief requested.

This hardship present is due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

The hardship that will be suffered by the applicant if the variance is not granted will amount to more than a mere inconvenience.

Respectfully Submitted,

Signature: /s/ christian s. infantolino, esq., attorney for applicants

Address: 77 Narragansett Avenue
Jamestown, RI 02835

Phone: 401-423-0400

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

BLUE ROCK LLC
C/O JENNIFER KYNER
70 WESTBOURNE PARK ROAD
LONDON, W2 5PJ

SHOREBY HILL (TRUSTEES)
1ST SUBDIVISION OF SHOREB
P O BOX 137
JAMESTOWN, RI 02835

COOPER JOHN J ET UX
COOPER SHARRY LEE TE
9 BRYER AVENUE
JAMESTOWN, RI 02835

TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

DUDLEY JOHN A
23 BRYER AVENUE
JAMESTOWN, RI 02835-1509

WASSEL RONALD A SR ET
WASSEL ANDREA M TRUSTEES
16 EMERSON ROAD
JAMESTOWN, RI 02835

GREICO MICHAEL A JR
PO BOX 91012
JOHNSTON, RI 02919

HARTFORD DIANA M TRUSTEE
SHARMA VISHAL TRUSTEE
4327 BUFFVIEW BLVD
DALLAS, TX 75209

HAZARD ELIZABETH S TRUSTE
C/O JACQUI MCCOY
31 ST JAMES AVE STE 740
BOSTON, MA 02116

JACHINOWSKI LLC ET
34 EMERSON LLC
11 ALDEN ROAD
JAMESTOWN, RI 02835


MARTIN CHARLES S TRSTE
MARTIN KATE E TRUSTEE
120 HAZARD AVENUE
PROVIDENCE, RI 02906

MCINTYRE JOHN P JR
PO BOX 86
JAMESTOWN, RI 02835

PRUELL RICHARD J &
PRUELL CARROLL G
125 CONANICUS AVENUE
JAMESTOWN, RI 02835

10 Emerson Road
 Jamestown, Rhode Island

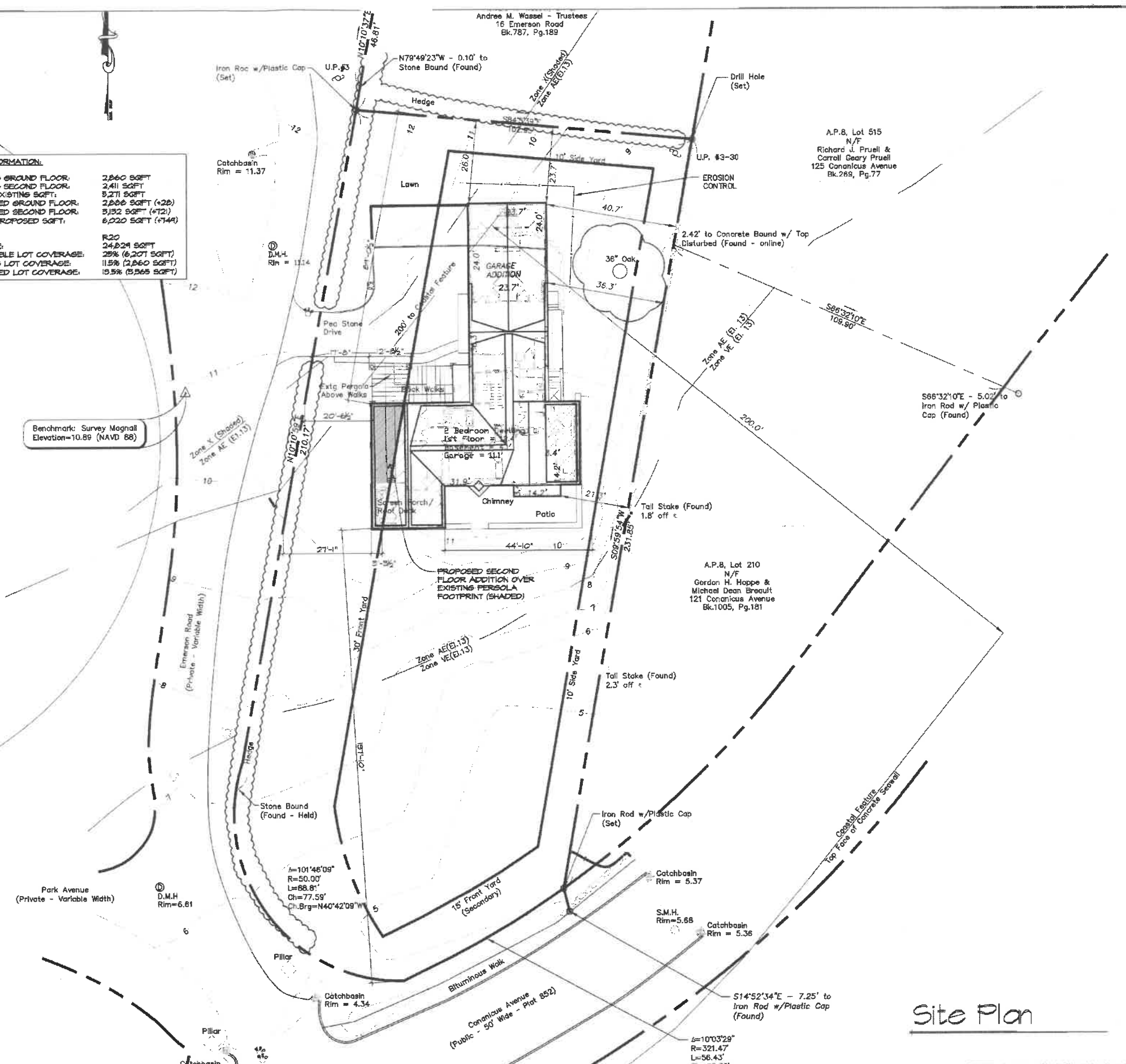
Burgin Lambert Architects
 Newport, Rhode Island
 01.18.24

Scale = $\frac{1}{32}'' = 1'-0''$ 

SITE INFORMATION:

EXISTING GROUND FLOOR:	2,860 SQFT
EXISTING SECOND FLOOR:	2,411 SQFT
TOTAL EXISTING SQFT:	5,271 SQFT
PROPOSED GROUND FLOOR:	2,866 SQFT (+26)
PROPOSED SECOND FLOOR:	3,132 SQFT (+72)
TOTAL PROPOSED SQFT:	6,020 SQFT (+744)
ZONE	
LOT SIZE:	24,824 SQFT
ALLOWABLE LOT COVERAGE:	25% (6,207 SQFT)
EXISTING LOT COVERAGE:	11.5% (2,860 SQFT)
PROPOSED LOT COVERAGE:	19.5% (5,965 SQFT)

Benchmark: Survey Magnall
 Elevation=10.89 (NAVD 88)



Site Plan

SITE INFORMATION:

EXISTING GROUND FLOOR: 2,860 SQFT
 EXISTING SECOND FLOOR: 2,411 SQFT
 TOTAL EXISTING SQFT: 5,271 SQFT

ZONE R20
 LOT SIZE: 24,524 SQFT
 ALLOWABLE LOT COVERAGE: 25% (6,131 SQFT)
 EXISTING LOT COVERAGE: 11.7% (2,860 SQFT)

Catchbasin
 Rim = 11.37

Ⓧ D.M.H.
 Rim = 11.14

U.P. #3-30

EROSION CONTROL


2.42' to Concrete Bound w/
 Disturbed (Found - online)

Benchmark: Survey Magnail
 Elevation=10.89 (NAVD 88)

Site Plan

10 Emerson Road
 Jamestown, Rhode Island

Burgin Lambert Architects
 Newport, Rhode Island
 01.18.24

Scale = 1/16" = 1'-0" 

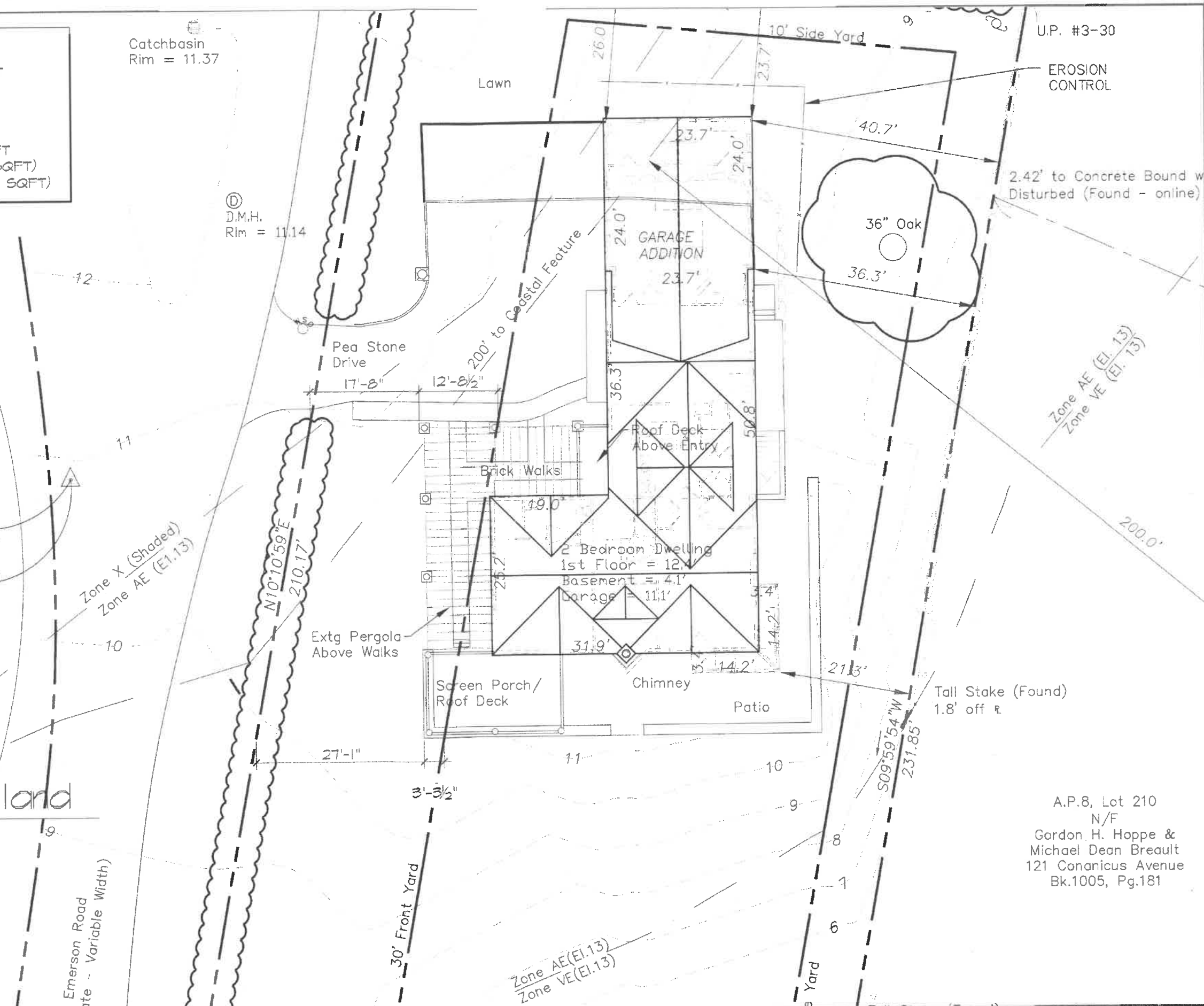
Emerson Road
 Gate - Variable Width)

Extg Pergola
 Above Walks

30' Front Yard

Tall Stake (Found)
 1.8' off R

A.P.8, Lot 210
 N/F
 Gordon H. Hoppe &
 Michael Dean Breault
 121 Conanicus Avenue
 Bk.1005, Pg.181



SITE INFORMATION:

EXISTING GROUND FLOOR: 2,860 SQFT
 EXISTING SECOND FLOOR: 2,411 SQFT
 TOTAL EXISTING SQFT: 5,271 SQFT
 PROPOSED GROUND FLOOR: 2,888 SQFT (+28)
 PROPOSED SECOND FLOOR: 3,132 SQFT (+72)
 TOTAL PROPOSED SQFT: 6,020 SQFT (+749)


ZONE R20
 LOT SIZE: 24,829 SQFT
 ALLOWABLE LOT COVERAGE: 25% (6,207 SQFT)
 EXISTING LOT COVERAGE: 11.5% (2,860 SQFT)
 PROPOSED LOT COVERAGE: 13.5% (3,365 SQFT)

Benchmark: Survey Magnail
 Elevation=10.89 (NAVD 88)

Site Plan

10 Emerson Road
 Jamestown, Rhode Island

Burgin Lambert Architects
 Newport, Rhode Island
 01.18.24

Scale = 1/16" = 1'-0" 

Catchbasin
 Rim = 11.37

D.M.H.
 Rim = 11.14

U.P. #3-30

EROSION CONTROL

2.42' to Concrete Bound w/
 Disturbed (Found - online)

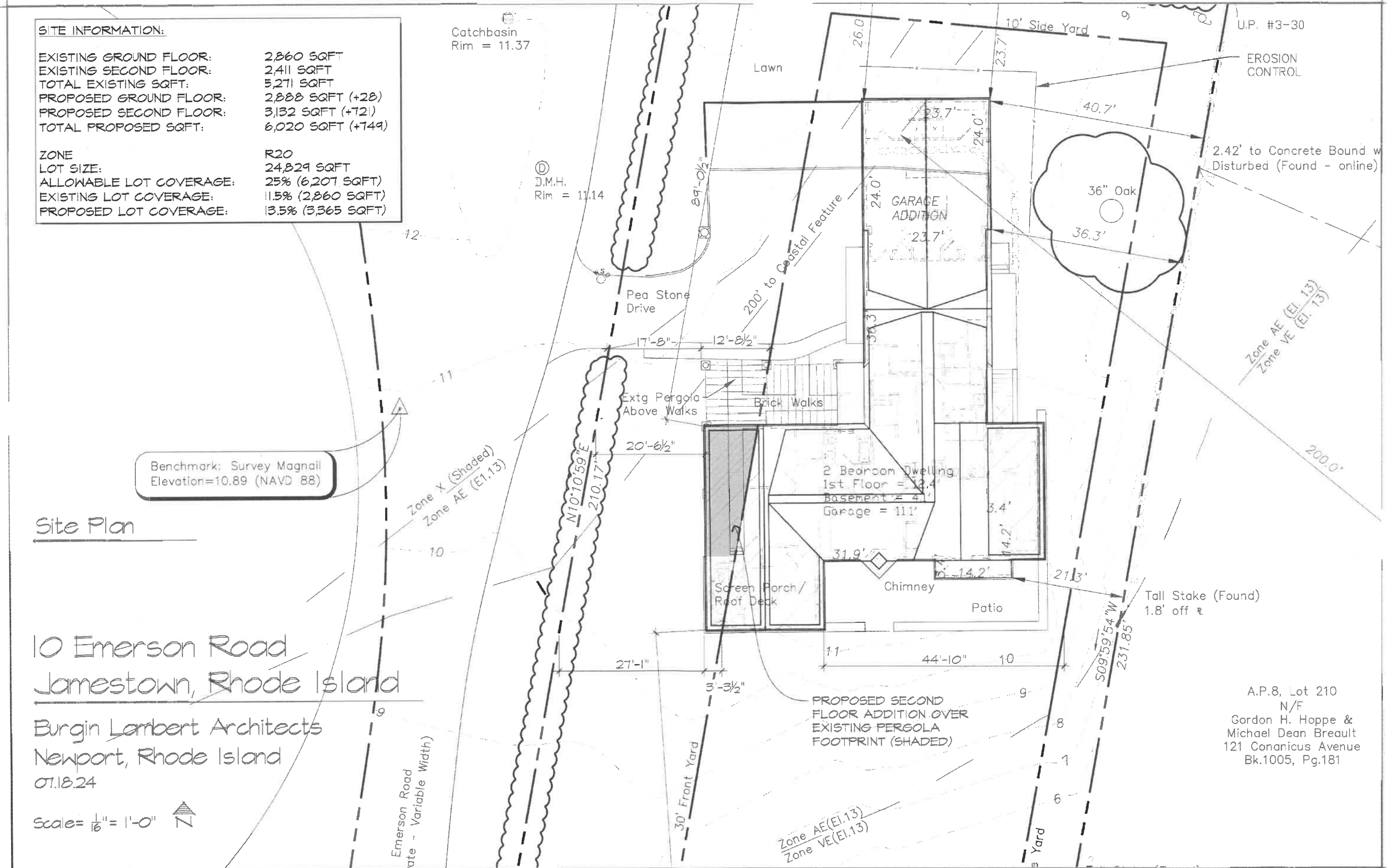
Zone AE (El. 13)
 Zone VE (El. 13)

Zone X (Shaded)
 Zone AE (El. 13)

Zone AE (El. 13)
 Zone VE (El. 13)

A.P.8, Lot 210
 N/F
 Gordon H. Hoppe &
 Michael Dean Breault
 121 Conanicus Avenue
 Bk.1005, Pg.181

Emerson Road
 Gate - Variable Width





West Elevation - Existing

10 Emerson Road
 Jamestown, Rhode Island

Burgin Lambert Architects
 Jamestown, Rhode Island
 01.01.2024

Scale = $\frac{1}{8}'' = 1'-0''$





West Elevation - Proposed

10 Emerson Road
Jamestown, Rhode Island

Burgin Lambert Architects
Jamestown, Rhode Island
01.01.2024

Scale = $\frac{1}{8}'' = 1'-0''$

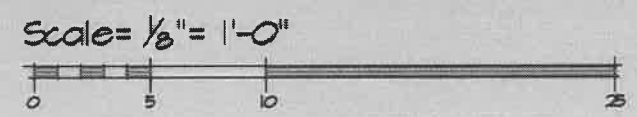




South Elevation - Proposed

10 Emerson Road
Jamestown, Rhode Island

Burgin Lambert Architects
Jamestown, Rhode Island
01.01.2024





East Elevation - Existing

10 Emerson Road
 Jamestown, Rhode Island

Burjin Lambert Architects
 Jamestown, Rhode Island
 07.01.2024





East Elevation - Proposed

10 Emerson Road
 Jamestown, Rhode Island

Burgin Lambert Architects
 Jamestown, Rhode Island
 01.01.2024

