TOWN OF JAMESTOWN **ZONING BOARD OF REVIEW**

Application for Exception or Variance under the Zoning Ordinance

Zoning	Board	of i	Review
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Date: 10/28/2024 Jamestown, R.I.

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: Robert and Rebecca Small Address: c/o Christian Infantolino, Esq.,

77 Narragansett Avenue Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 130 Seaside Drive

- 2. Assessor's Plat <u>5</u> Lot <u>270</u>
- 3. Dimensions of lot: frontage: +/-125 ft. depth: +/-198 ft. Area: 21,600 sq. ft.
- 4. Zoning Districts in which premises are located: Use: RR40 Area: 40,000 sq. ft. Height: 35 ft.
- 5. How long have you owned the premises? 5/26/2017
- 6. Is there a building on the premises at present? Yes
- 7. Size of existing building: +/- 1435

Size of proposed building or alteration: 30x24 ft addition (720 sq. ft.)

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

Required: accessory front: 40' rear: 30'_ side: 10' **Proposed**: front: 41.4' rear: +/-125' side: 16.5'

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: <u>Applicant proposes to construct a 720 square foot detached garage.</u>
- 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 seeks a Special Use Permit granted under Article 3. Special Use Permits and Variances, Section 82-300, 82-301, and 82-302 pursuant to Article 8. Special Regulations, Section 82-800 for properties located in Subdistrict A.

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

The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare, and will not substantially or permanently injure the appropriate use of the property in the surrounding area

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



Notice of Hearing

Application of Robert and Rebecca Small whose property is located at 130 Seaside Drive, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 5, Lot 270 for a Special Use Permit granted under Article 3. Special Use Permits and Variances, Section 82-300, 82-301, and 82-302 pursuant to Article 8. Special Regulations, Section 82-800 for properties located in Subdistrict A. The Applicant seeks said Special Use Permit to construct a small detached garage. Said property is located in a R40 zone and contains +/-21,600 square feet.





LOCUS MAP NOT TO SCALE

BEING A.P. 5, LOT 270 LOT AREA = 21,600 S.F.

REFERENCES:

1. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "JAMESTOWN. SHORES PLAT NO. 1 IN JAMESTOWN, R.I. OWNED BY JAMES G. HEAD, APRIL 1947, SCALE 1" = 1907, E. NEWMAN, ENGINEER," RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.

2. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "JAMESTOWN SHORES PLAT NO. 1 IN JAMESTOWN, R.I. OWNED BY JAMES G. HEAD, MARCH 1947, SCALE 1" = 180", E. NEWMAN, ENGINEER, "RECORDED IN THE TOWN OF

3. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED *PLAN OF LAND. OWNED BY THOMAS A, CRAWFORD & STEPHEN P, & RITA M, CRAWFORD, LOCATED AT PLAT 5, LOT 270 & 271, 130 SEASIDE DRIVE, JAMESTOWN, RHODE ISLAND, DATE: JULY 31, 2009, SCALE: 1" = 20", SHEET 1," RECORDED IN THE

4. REFERENCE IS HERERY MADE TO THAT PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION FOR RESECCA SMALL LOCATED AT ASSESSOR'S PLAT 5. LOT 278 & 271, POLE #17 SEASIDE DRIVE, JAMESTOWN, RI BY AMERICAN NG, DATE: 06/24/2024, SCALE: 1" = 10" RECORDED IN THE TOWN OF

TESTHOLE & PERCOLATION DATA

TH 1 - VERIFIED @ 5' (9815-0515) TO LEDGE TH 2 - VERIFIED @ 5' (9815-0515) TO LEDG

FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44005C0967 J REVISED - SEPTEMBER 3, 2013

WATER CHALITY CALCULATIONS: PROPOSED INCREASE IN IMPERVIOUS AREA = 720 s.f720's.f X 1" = 60 C.F. REQUIRED

252 C.F. REQUIRED TO MITIGATE INCREASED RUNOFF FOR 10-YEAR FREQUENCY STORM PER THE TOWN OF JAMESTOWN HIGHT ORDINANCE 259 C.F. PROVIDED

NOTES:

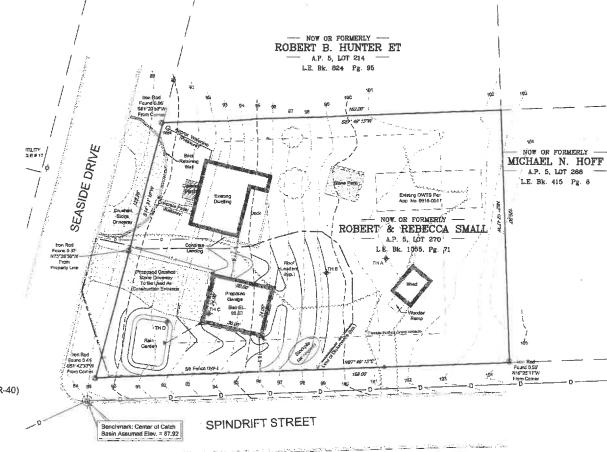
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS. COVENANTS, AND/OR EASEMENTS THAT MAY BE

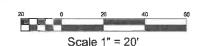
2. UNDERGROUND UTILITIES HAVE NOT REEN LOCATED / VERIFIED, CONTACT DIGSAFE PRIOR TO ANY EXCAVATION

PARCEL ZONING R-40 (MODIFIED PER RI GENERAL LAW 45-24-38 TO R-20) MINIMUM LOT AREA = 20,000 S.F. MINIMUM LOT WIDTH = 100' FRONT SETBACK (PRINCIPLE) = 30' FRONT SETBACK (SECONDARY) = 15' SIDE SETBACK = 10' REAR SETBACK = 30' ACCESSORY FRONT SETBACK = 40' (Per R-40) ACCESSORY SIDE SETBACK = 10' ACCESSORY REAR SETBACK = 10' MAX. LOT COVERAGE = 38.5%

alls regulated ground cover.

roof leaders are to be discreted into the proposed rain gardens
erain genden should be inspected annually by the property owner or designe
inframmers provided by saff or professional # needed.





STRUCTURAL LOT COVERAGE CALCULATIONS:

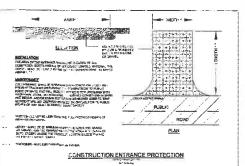
		PROPOSED CONDITIONS:		
EXISTING CONDITIONS:				
EXISTING DWELLING	851 SF	EXISTING DWELLING		851 SF
EXISTING DECK & PORCH	350 SF	EXISTING DECK & PORCH		350 SF
EXISTING SHED & RAMP	234 SF	EXISTING SHED & RAMP		234 SF
TOTAL AREA =	1,435 SF	PROPOSED GARAGE		720 SF
LOT COVERAGE = 1,435 / 21,800	6.64%	TOTAL AREA LOT COVERAGE = 2.155 / 21.600	-	2,155 SF 9,98%

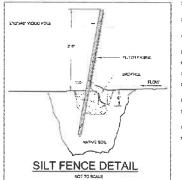
IMPERVIOUS LOT COVERAGE CALCULATIONS:

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TOTAL AREA = LOT COVERAGE = 1,130 / 21,600	1,130 SF 5.23%	PROPOSED GARAGE TOTAL AREA = LOT COVERAGE = 1.850 / 21,600	720 S 1,850 8.56 S

MEASUREMENT SPECIFICATION: TYPE OF SURVEY:

- DOWNSPOUT (SEE BUILDING PLANS TO BE 4" DIA, SCH. 35 PVC 45" FITTING 4" DIA. COLLECTOR UME TYPICAL CONNECTION TO ROOF DRAINAGE





EROSION CONTROL & SOIL STABILIZATION PROGRAM

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MEXITURE	N. BY INT.	SEEDING DATES
RED FESCUE	76	APRIL 1 JUNE 18
KENTUCKY SEUEGRASS	15	AUG. 15 - DCT. 15
COLONIAL SEATORASS	ő	
PERENNIAL RYEGRASS	5	

PERMANENT SEEDING MIXTURES

B - UNMOWED AREA OR INFREQUENTLY MOVED: FLAT OR SLOPES GREATER THAN

	3:1		
	MIXTURE	% BY WY	SEEDING DATES
-	RED FESCUE	75	APPER 1 - JUNE 15
	PERBUNIA; RYEGRASS	å	AUG 15 - OCT 15
	COLONIAL BENTGRASS	5	
	SPRESPOOT TREFOL.	15	

80	1.5	WAR, 15 - JUNE 15
40	1.0	MAY 15 - AUGUST 15
40	1.0	MAY :5 - AUGUST IS
120	2.0	AUGUST 15 - AJME 15
120	3.0	MAR. 15 JUNE 15
2:3	0.5	MAY 1 - JUNE 30
	49 40 120 120	40 1.0 40 1.0 120 2.0 120 3.0

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NOTES:

- ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS. CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.

- FOR FINAL INSPECTION.

 THIS SITE AS DESIGNED WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTIES ASSUMING PROSION CONTROL, PLAN IS IMPLEMENTED. FOR DRIVENAYS SLOPING DOWN TOWARD THE ADAD HAYABLES TO BE SET ACROSS DRIVENAY AT THE END OF DAY.

 CONSTRUCTION TO COMMENCE IMMEDIATELY POLLOWING APPROVAL AND WILL
- TAKE APPROXIMATELY 6 MONTHS TO COMPLETE.

GENERAL NOTES

IT SHALL BE THE CONTRACTOR'S RESPONSIBLE IT TO DETAIL ANY AND ALL PERMITS REQUIRED BY THE STALE OF RHODE ISLAND AND THE SUBJICIPALITY PISOR TO COMMENCING

RECURSED BY THE STALE OF INFORE BLAND AND THE MAINTCHALITY PRICK TO COMMENCING ANY YORK.

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STANDARDS, IT IS THE RESPONDED IN OFF THE CONTRACTOR TO DOTAIN COMPRETEND AND PROPERLIES HOUSENEST MAINIOGRAD.

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS: 1. SEASIDE DRIVE 2. SPINDRIFT STREET



REBECCA SMALL
LOCATED AT
ASSESSOR'S PLAT 5, LOT 270
130 SEASIDE DRIVE
JAMESTOWN, R.I.

TOWN SUBMISSION

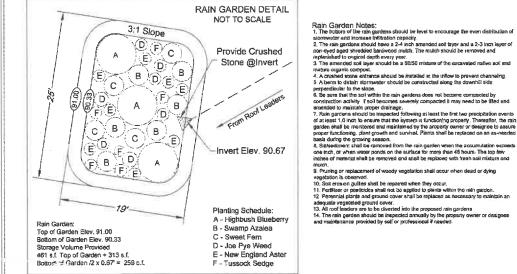
MjC

REBECCA

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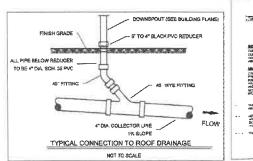


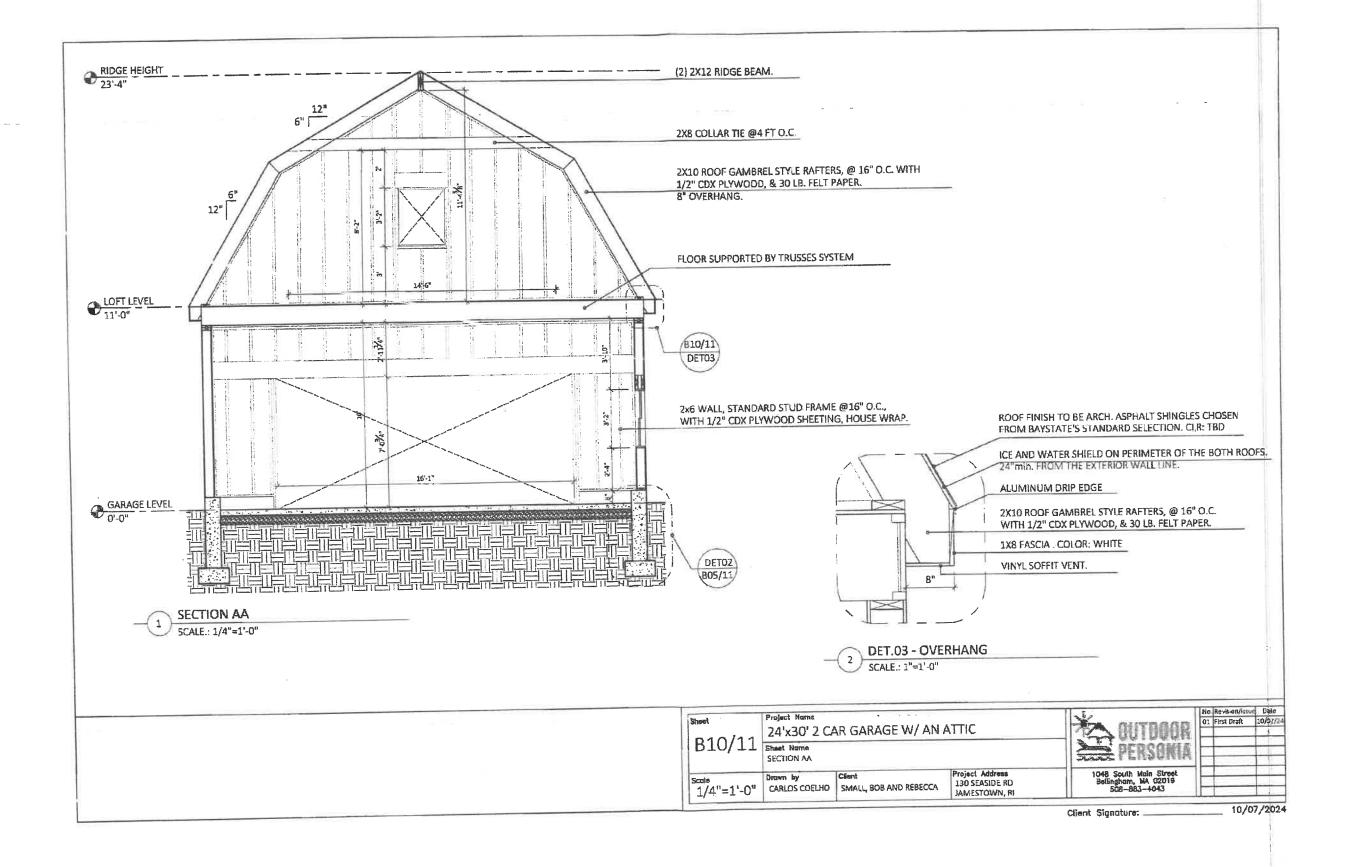
THIS SURVEY MAS BEEN CONDUCTED AND THE PLAN MAS BEEN PREPARED PURSUANT TO 455-RIGR-60-00-16. OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON HOVEMBER 25, 2016. AS FOLLOWS,

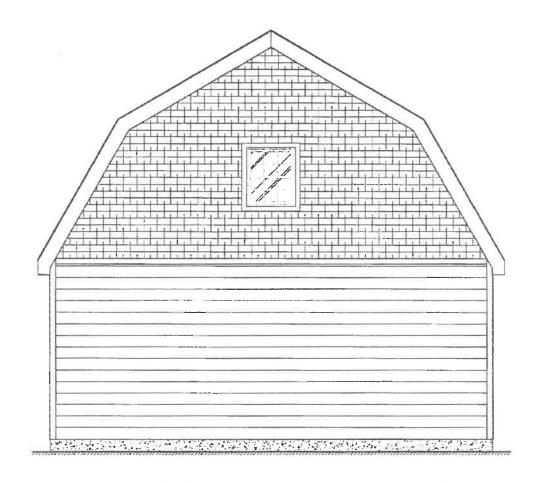
PERIMETER & FEATURE LOCATION: COMPREHENSIVE BOUNDARY SURVEY CLASS T-2

MATTHEW J. COTTA PLS-1977 LS.000A453 COA

- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO SHOW THE PROPERTY LINES IN RELATIONS TO THE PROPOSED GARAGE AT ASSESSOR'S PLAT 5. LOT 270. ALSO DEPICTED ARE EXISTING STRUCTURES. DRIVEWAYS, WALLS, FENCES, MONUMENTS, AND TOPOGRAPHY.







GARAGE ELEVATION VIEW 03
SCALE.: 1/4"=1'-0"

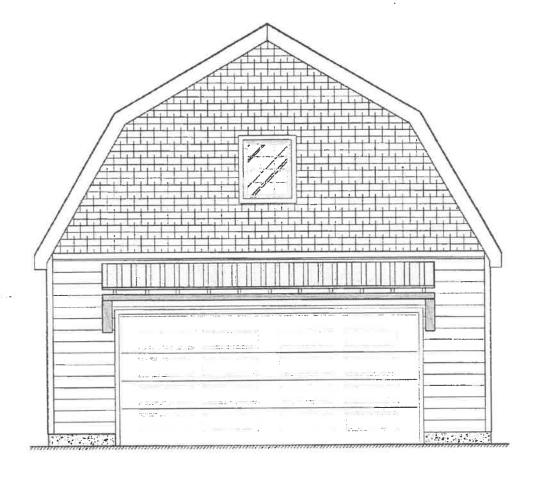
GARAGE ELEVATION VIEW 04

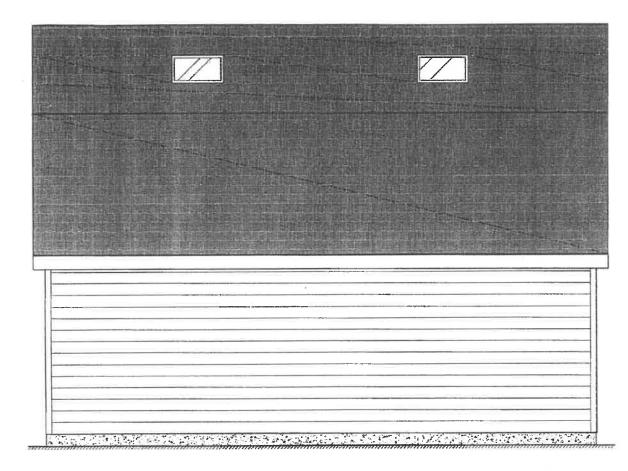
SCALE.: 1/4"=1'-0"

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	BO2/11 Sheet Name GARAGE ELEVATION VIEW 03, AND VIEW 04			PERSONIA				
	5cole 1/4"=1'-0"	Drawn by CARLOS COELHO	Client SMALL, BOB AND REBECCA	Project Address 130 SEASIDE RD JAMESTOWN, RI	1048 South Main Street Bellingham, MA 02019 508-883-4043	E		

Client Signature: ___

10/07/2024





GARAGE ELEVATION VIEW 01

SCALE.: 1/4"=1'-0"

GARAGE ELEVATION VIEW 02
SCALE.: 1/4"=1'-0"

BO1/11	Project Name 24'x30' 2 C/	AR GARAGE W/ AN	* OUTDOOD			Revision/Issur First Draft	04le 10/07/74	
	Sheet Name GARAGE ELEVATION VIEW 01, AND VIEW 02		== PERSONIA		E			
Scale 1/4"=1'-0"	CARLOS COELHO	Cfient SMALL, BOB AND REBECCA	Project Address 130 SEASIDE RD JAMESTOWN, RI	1048 South Main St Beilingham, MA 020 508-883-4043	ect 19	E		

Ctiont Signature:

10/07/2024