

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 10/28/2024

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: 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 5 Lot 270
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: Applicant proposes to construct a 720 square foot detached garage.

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

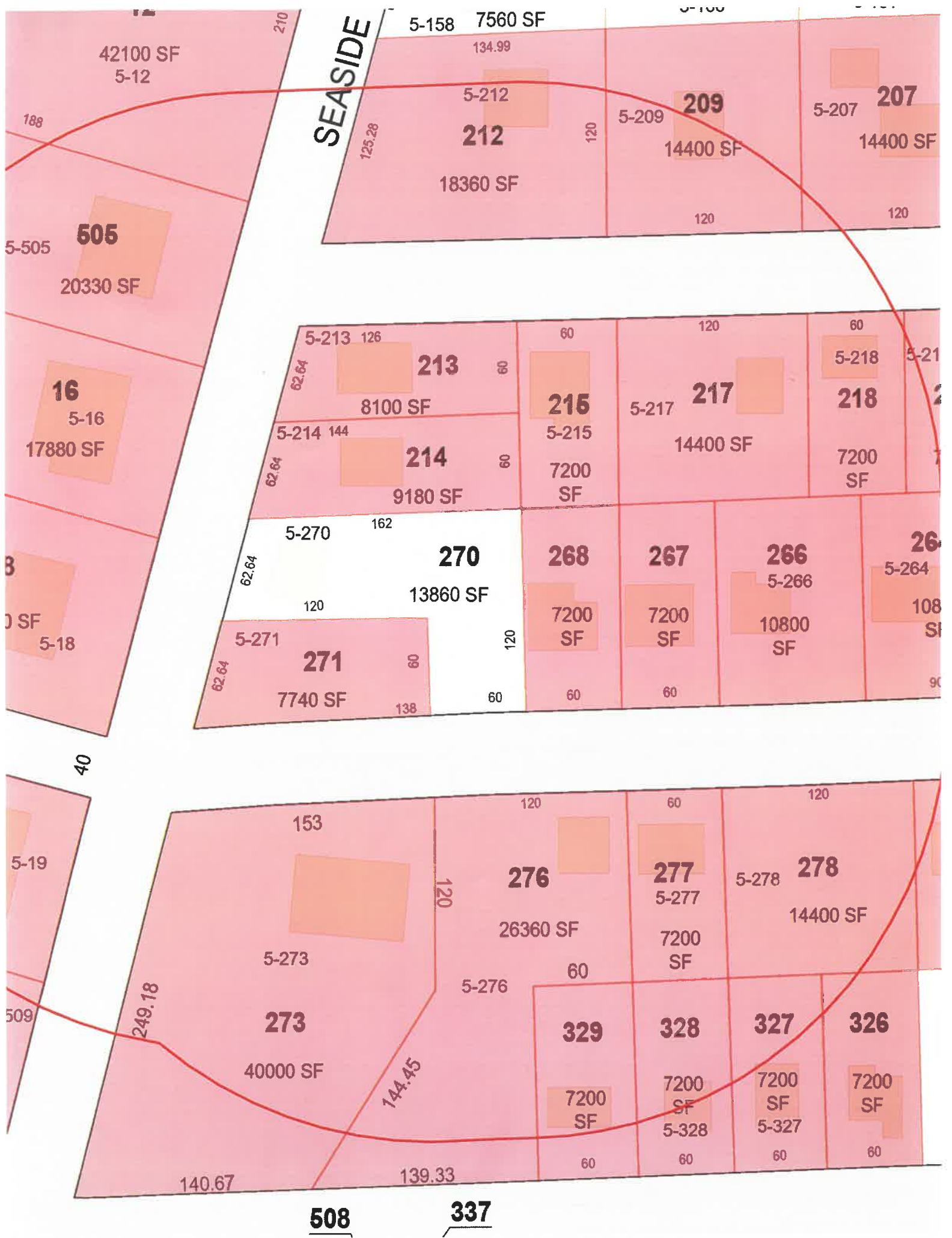
NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION

received
10-28-14 pu

Notice of Hearing

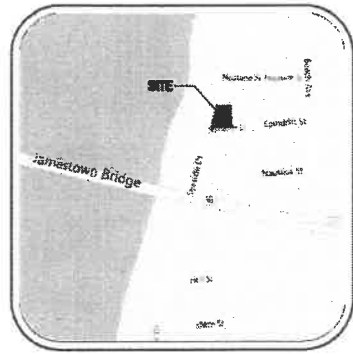
Application of Robert and Rebecca Small whose property is located at 130 Seaside Drive, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 5, Lot 270 for a Special Use Permit granted under Article 3. Special Use Permits and Variances, Section 82-300, 82-301, and 82-302 pursuant to Article 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.

SEASIDE



508

337



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, MARCH 1947, SCALE 1" = 180', E. NEWMAN, ENGINEER, RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.

TESTHOLE & PERCOLATION DATA

TH 1 - VERIFIED @ 5' (9815-0515) TO LEDGE TH 2 - VERIFIED @ 5' (9815-0515) TO LEDGE TH C - ESHWT @ 4' (DRAINAGE) TH D - ESHWT @ 4' (DRAINAGE)

FEMA DETERMINATION

ZONE 'X' - AREA OF MINIMAL FLOOD HAZARD PANEL NO. - 4400C0067 J REVISED - SEPTEMBER 3, 2013

WATER QUALITY CALCULATIONS: PROPOSED INCREASE IN IMPERVIOUS AREA = 720 S.F. 720 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 HGWT ORDINANCE 258 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 CONTAINED THEREIN.

- 2. UNDERGROUND UTILITIES HAVE NOT BEEN 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'

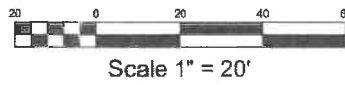
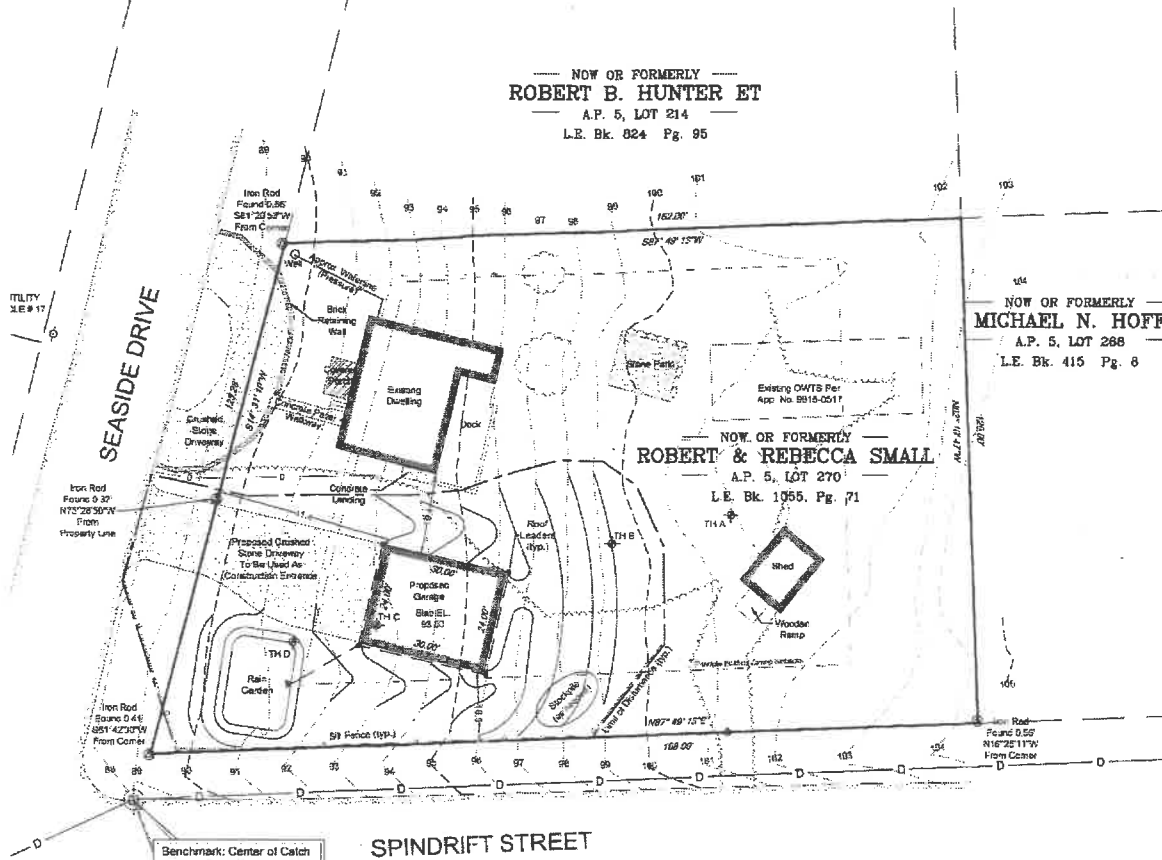
REAR SETBACK = 30'

ACCESSORY FRONT SETBACK = 40' (Per R-40)

ACCESSORY SIDE SETBACK = 10'

ACCESSORY REAR SETBACK = 10'

MAX. LOT COVERAGE = 38.5%

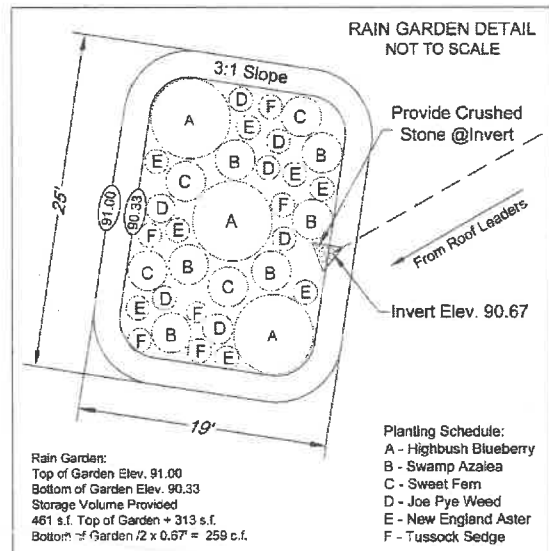


STRUCTURAL LOT COVERAGE CALCULATIONS:

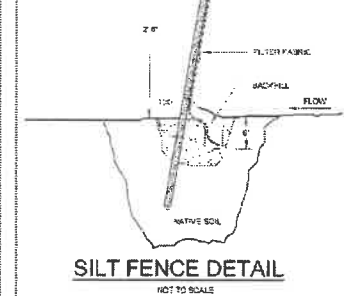
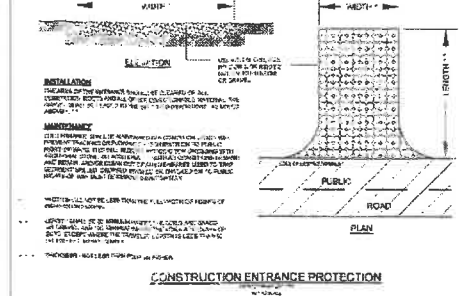
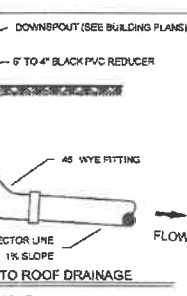
Table with 2 columns: EXISTING CONDITIONS and PROPOSED CONDITIONS. Rows include Existing Dwelling, Existing Deck & Porch, Existing Shed & Ramp, and Total Area. Lot coverage increases from 6.64% to 9.98%.

IMPERVIOUS LOT COVERAGE CALCULATIONS:

Table with 2 columns: EXISTING CONDITIONS and PROPOSED CONDITIONS. Rows include Existing Dwelling, Existing Covered Porch, Existing Concrete Landing, Existing Shed, and Total Area. Lot coverage increases from 5.23% to 8.56%.



- Rain Garden Notes: 1. The bottom of the rain gardens should be level to encourage the even distribution of stormwater and increase infiltration capacity. 2. The rain gardens should have a 2-4 inch amended soil layer and a 2-3 inch layer of non-tyed rigid shredded bio-based mulch.



CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-R10-00-00-5 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2016, AS FOLLOWS:

Table with 2 columns: TYPE OF SURVEY and MEASUREMENT SPECIFICATION. Rows include Comprehensive Boundary Survey (Class 1) and Topographic Survey (Class 2).

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.

BY: MATTHEW J. COTTA PLS-1977 LS000453 COA

EROSION CONTROL & SOIL STABILIZATION PROGRAM

- 1. DENuded Slopes shall NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. 2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION PERIOD.

Table with 3 columns: SPECIES, LBS/Acre, and SEEDING DATES. Lists various grasses and their seeding schedules.

SEDIMENTATION CONTROL PROGRAM

- 1. ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION. 2. DURING CONSTRUCTION THE CONTRACTOR AND/OR DRIVER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.

ORDER OF PROCEDURE

- 1. IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING OPERATION AND PRIOR TO ANY GRUBBING, TEMPORARY BARRIERS, FENCES OR PLACEMENT SHALL BE PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS (I.E. ALONG NEW ROADWAYS, STREAMBEDS, CRITICAL AREAS, ETC.).

MAINTENANCE AND RESPONSIBILITY

- 1. THE CONTRACTOR SUPERINTENDENT SHALL HAVE THE ROLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR OBTAINING THAT ALL CONSTRUCTION WORKERS AND SUB CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.

NOTES:

- 1. ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS. 2. CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.

GENERAL NOTES

- 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK. 2. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES AND ADJUTING PROPERTIES.

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

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

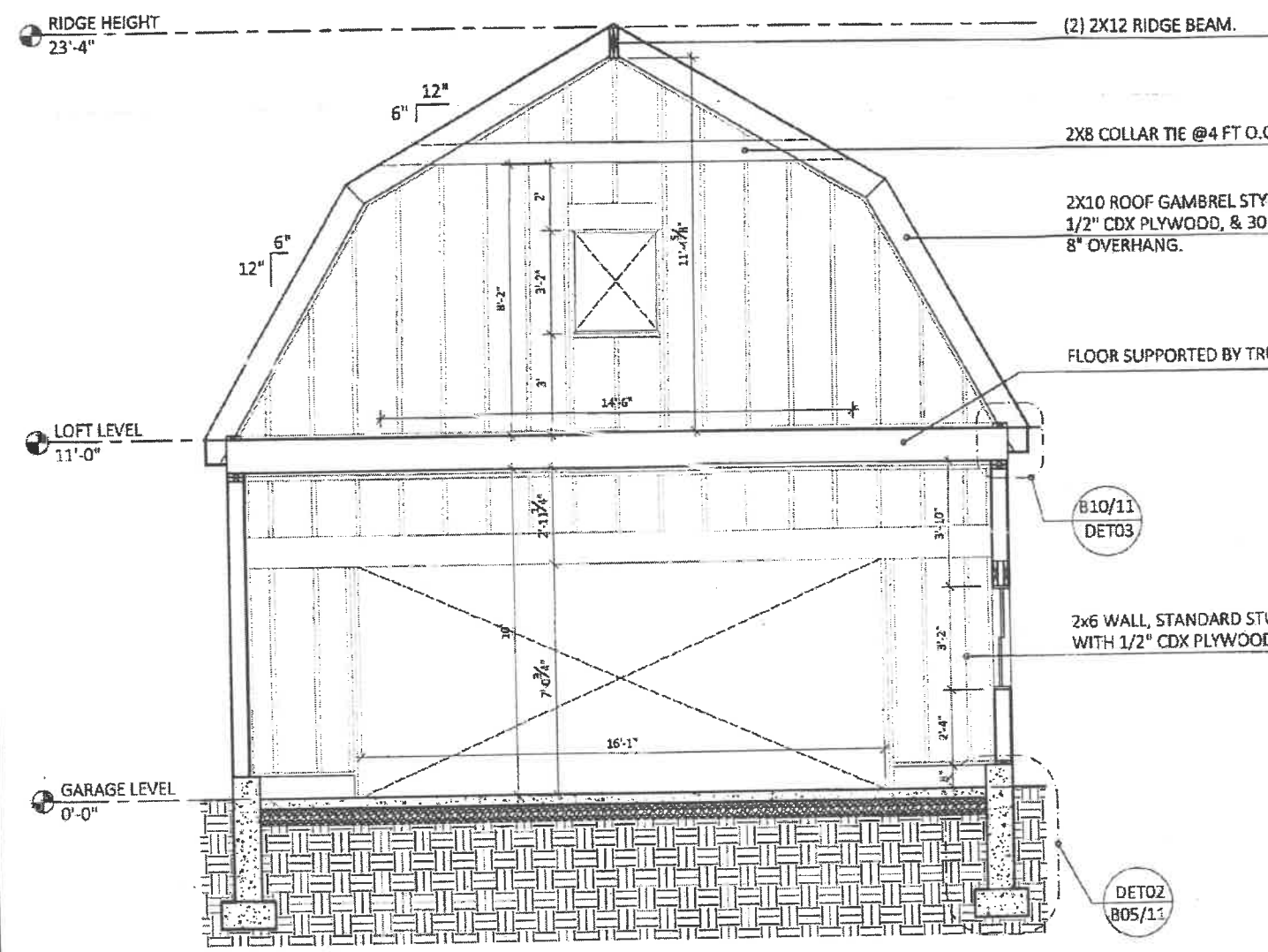
Professional Engineer stamps for MJC and CMB, dated 10/21/2024, with a scale of 1" = 20'.

Professional Engineer stamp for Patricia A. Brennan, dated 10/21/2024.

Professional Engineer stamp for Matthew J. Cotta, dated 10/21/2024.

AMERICAN ENGINEERING, INC. logo and contact information: Professional Engineering & Land Surveying, 400 South County Trail - Suite A 201 Exeter, Rhode Island 02822.

Sheet 1 of 1 sheets, drawing number 124183.



1 SECTION AA
SCALE: 1/4"=1'-0"

(2) 2X12 RIDGE BEAM.
2X8 COLLAR TIE @ 4 FT O.C.
2X10 ROOF GAMBREL STYLE RAFTERS, @ 16" O.C. WITH 1/2" CDX PLYWOOD, & 30 LB. FELT PAPER. 8" OVERHANG.

FLOOR SUPPORTED BY TRUSSES SYSTEM

2x6 WALL, STANDARD STUD FRAME @ 16" O.C., WITH 1/2" CDX PLYWOOD SHEETING, HOUSE WRAP.

ROOF FINISH TO BE ARCH. ASPHALT SHINGLES CHOSEN FROM BAYSTATE'S STANDARD SELECTION. C.I.R: TBD

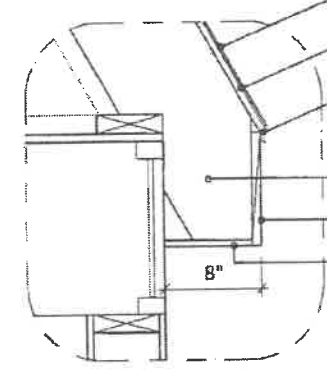
ICE AND WATER SHIELD ON PERIMETER OF THE BOTH ROOFS. 24" MIN. FROM THE EXTERIOR WALL LINE.

ALUMINUM DRIP EDGE

2X10 ROOF GAMBREL STYLE RAFTERS, @ 16" O.C. WITH 1/2" CDX PLYWOOD, & 30 LB. FELT PAPER.

1X8 FASCIA . COLOR: WHITE

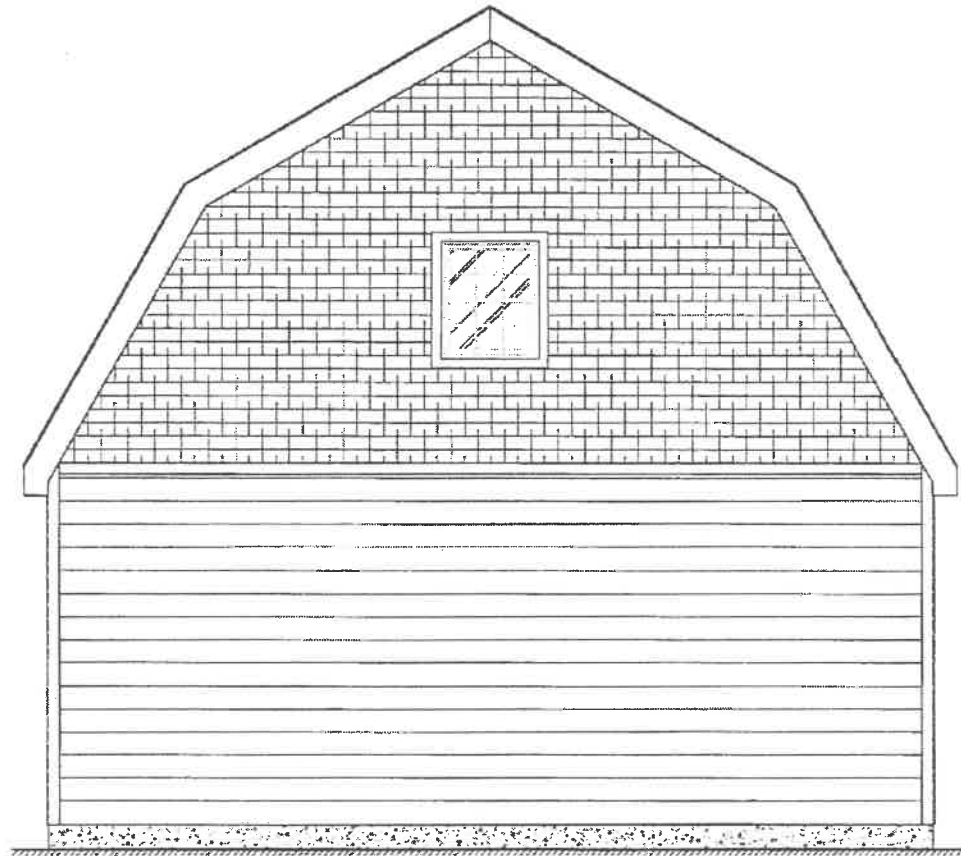
VINYL SOFFIT VENT.



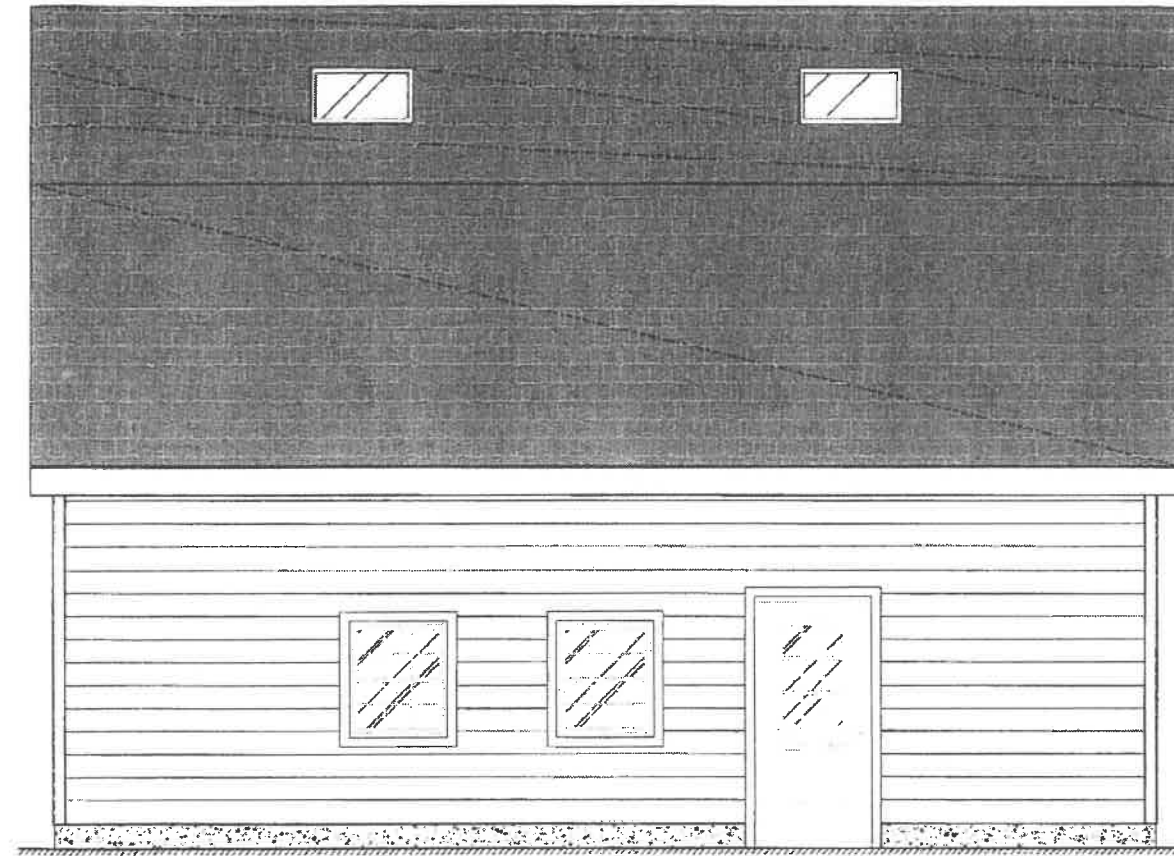
2 DET.03 - OVERHANG
SCALE: 1"=1'-0"

Sheet B10/11	Project Name 24'x30' 2 CAR GARAGE W/ AN ATTIC		No. Revis- 01 First Draft	Date 10/07/24
Scale 1/4"=1'-0"	Sheet Name SECTION AA		Client SMALL, BOB AND REBECCA	Project Address 130 SEASIDE RD JAMESTOWN, RI
Drawn by CARLOS COELHO		1048 South Main Street Bellingham, MA 02019 508-883-4043		


Client Signature: _____ 10/07/2024



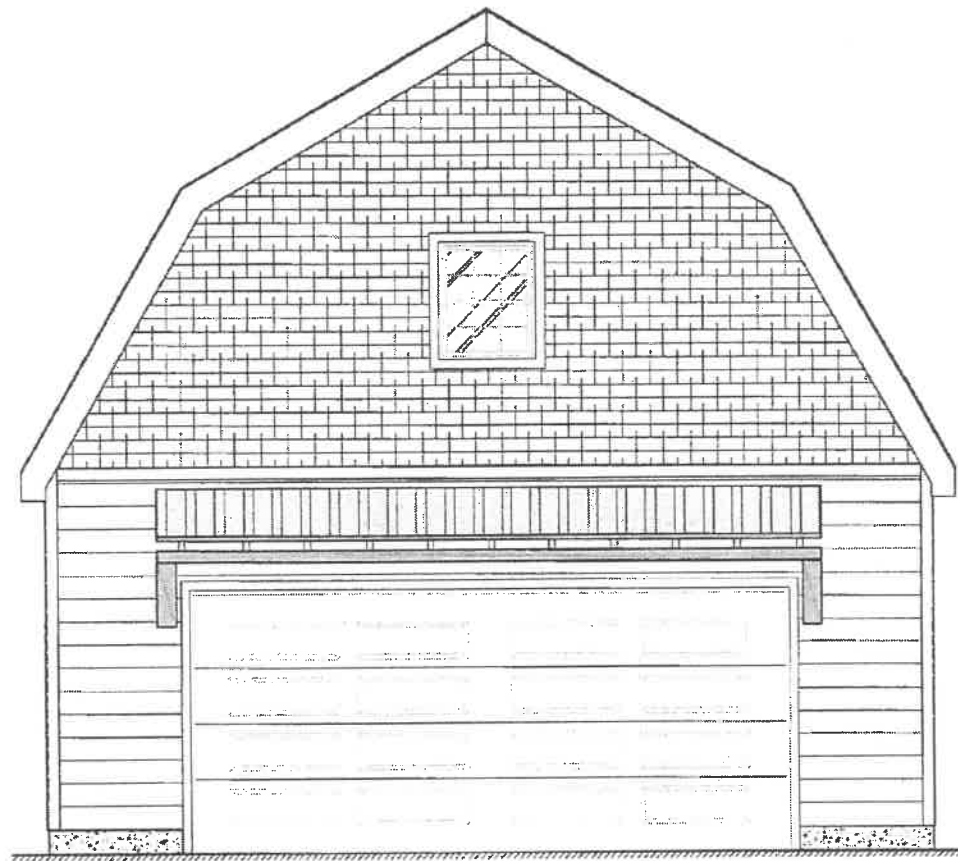
1 GARAGE ELEVATION VIEW 03
SCALE: 1/4"=1'-0"



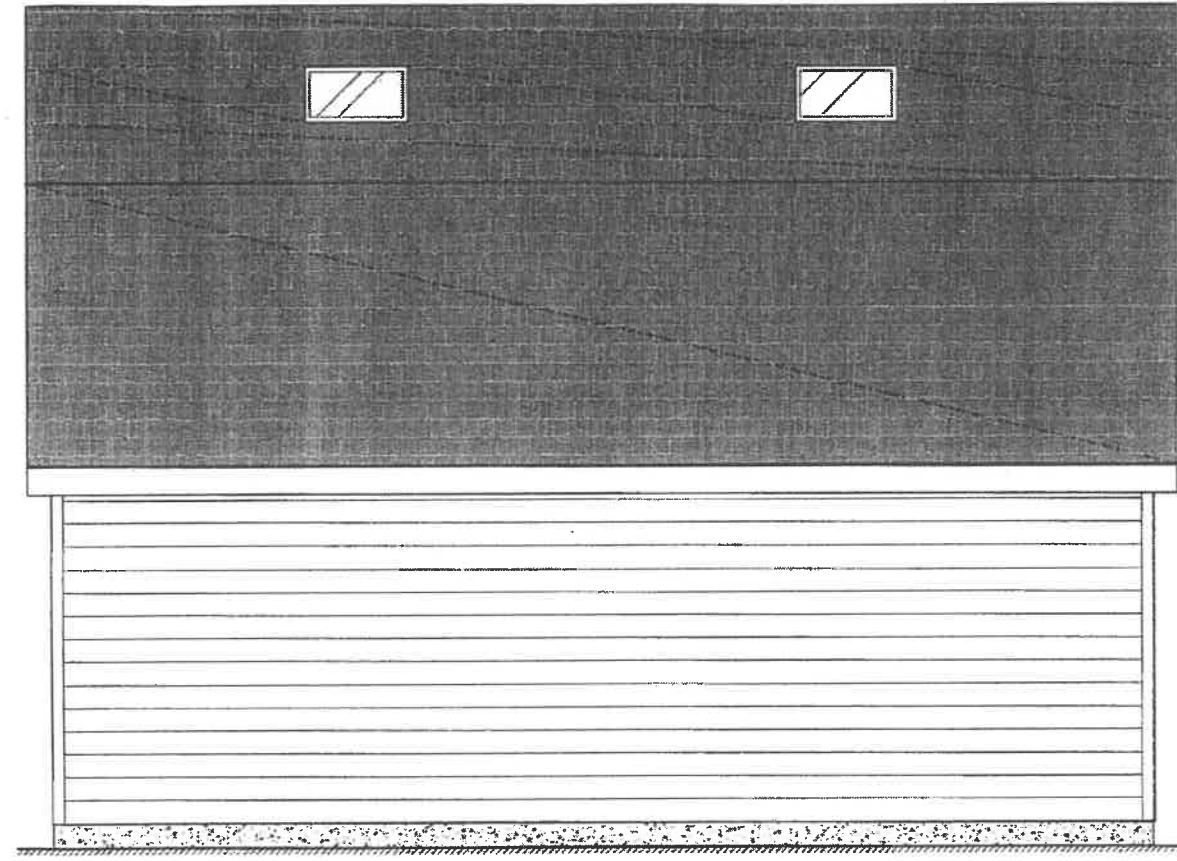
2 GARAGE ELEVATION VIEW 04
SCALE: 1/4"=1'-0"

Sheet B02/11	Project Name 24'x30' 2 CAR GARAGE W/ AN ATTIC			No. Revision/Issued	Date
Scale 1/4"=1'-0"	Sheet Name GARAGE ELEVATION VIEW 03, AND VIEW 04	Drawn by CARLOS COELHO		Client SMALL, BOB AND REBECCA	Project Address 130 SEASIDE RD JAMESTOWN, RI
			1048 South Main Street Bellingham, MA 02018 508-883-4043		


Client Signature: _____ 10/07/2024



1 GARAGE ELEVATION VIEW 01
SCALE: 1/4"=1'-0"



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

Sheet B01/11	Project Name 24'x30' 2 CAR GARAGE W/ AN ATTIC	 OUTDOOR PERSONA	No. Revision/Issue Date
Scale 1/4"=1'-0"	Sheet Name GARAGE ELEVATION VIEW 01, AND VIEW 02		D1 First Draft 10/07/24
Drawn by CARLOS COELHO	Client SMALL, BOB AND REBECCA	Project Address 130 SEASIDE RD JAMESTOWN, RI	
		1048 South Main Street Bellingham, WA 02019 508-883-4043	

Client Signature: _____ 10/07/2024