

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 12/9/2024

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: 121 Walcott Avenue, LLC
121 Walcott Avenue.
Jamestown, RI 02835

Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 121 Walcott Avenue
2. Assessor's Plat 9 Lot 339
3. Dimensions of lot: frontage: +/-221.87 ft. depth: +/-212.98 ft. Area: +/- 40,001 sq. ft.
4. Zoning Districts in which premises are located: Use:R40 Area: 40,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? August 30, 2024
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 2570 sq. ft.
Size of proposed building or alteration: +/- 718 sq. ft.
8. Distance of proposed building or alteration from lot lines:
Accessory Required: front: 40' rear:10' side:15'
Proposed Accessory: front: 13.3' rear: +/-100 side:10.0'
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 Two car garage with an Accessory Dwelling Unit on the second story.

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 Section 82-305, 82-306, and 82-307 from the following:

(1) Article 6 Section 82-602, Table 6-2. District Dimensional Regulations for an accessory Front Yard setback of 13.3 feet where 40 feet is required; and

(2) Article 6 Section 82-602, Table 6-2. District Dimensional Regulations for an accessory Side Yard setback of 10.0 feet where 15 feet is required

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 hardship is not the result of any prior action of the applicant.

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

The hardship amounts to more than a mere inconvenience without the requested relief.

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

~~121 WALCOTT AVENUE LLC
PO BOX 2589
PALM BEACH, FL 33480~~

WRIGHT JOHN R ET
WRIGHT NATALIE K WATERS T
570 BRIDGE STREET
DEDHAM, MA 02026

ALFONSO PETER J
100 WALCOTT AVENUE
JAMESTOWN, RI 02835

BAKER TIMOTHY E ET AL
BAKER KEVIN & VALERIE
110 WALCOTT AVENUE
JAMESTOWN, RI 02835

BALLOCH HUGH MCCAULEY ET
AHRENS JOSEPHINE M CHASE
C/O 97 COUSINS STREET
YARMOUTH, ME 04096

CONANICUT ISLAND LAND
TRUST CORPORATION
PO BOX 106
JAMESTOWN, RI 02835

FRARY STEPHEN R TRUSTEE
105 WALCOTT AVENUE
JAMESTOWN, RI 02835

KEEN MARTIN W
KEEN MARY HALL ET
112 WALCOTT AVENUE
JAMESTOWN, RI 02835-2935

KIRK MARY C TRUSTEE
CARLISLE JONATHAN D TRUST
180 WESTBROOK ROAD UNIT 2
ESSEX, CT 06426

STONESEAT PARTNERS
C/O EMMONS
P O BOX 462
JAMESTOWN, RI 02835

~~UNKNOWN~~

~~, 00000~~

346

1.86 Acres

293.23

829

96 Acres

295.5

*531
3.58
Acres*

250

630

1 Acre

347

1.5 Acres

WALCOTT AVENUE

145.31

150

338

40000 SF

259.2

339

40001 SF

153.25

187.93

651

40250 SF

28

75

85

25

134.6

25

145.4

75.3

337

18126 SF

162

340

2.36 Acres

60.08

816

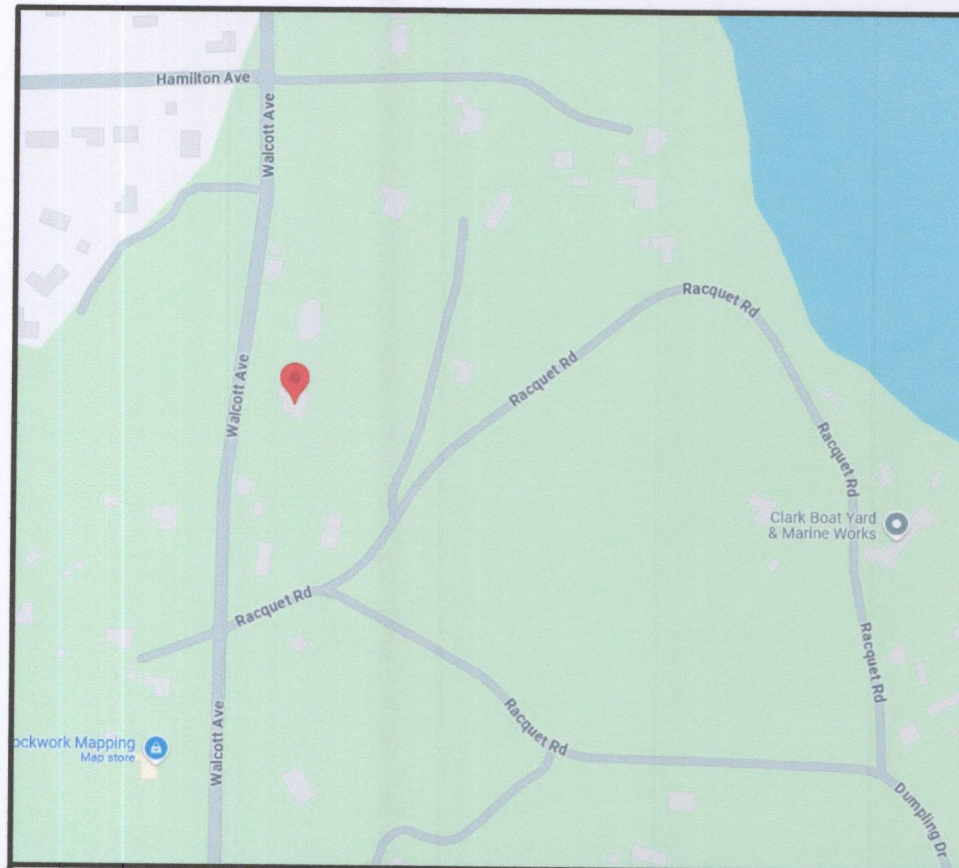
39163 SF

190

376.3

Notice of Hearing

Application of 121 Walcott Avenue, LLC whose property is located at 121 Walcott Avenue, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 9, Lot 339 for a Variance granted under Article 3, Special Use Permits and Variances, Section 305, 306, and 307. This application is made pursuant to the provisions of Article 6 section 82-602, Table 6-2, District Dimensional Regulations for the R40 Zoning District of the zoning ordinance. The Applicant seeks an accessory front yard setback of 13.3 feet where 40 feet is required and side yard setback relief of 10.0 feet where 15.0 feet is required in order to construct a small two car garage and accessory dwelling unit. Said property is located in a R40 zone and contains +/- 40,001 square feet.



LOCUS
NOT TO SCALE

LEGEND

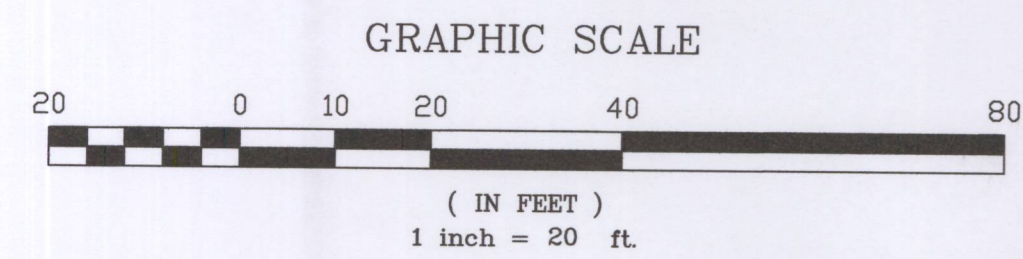
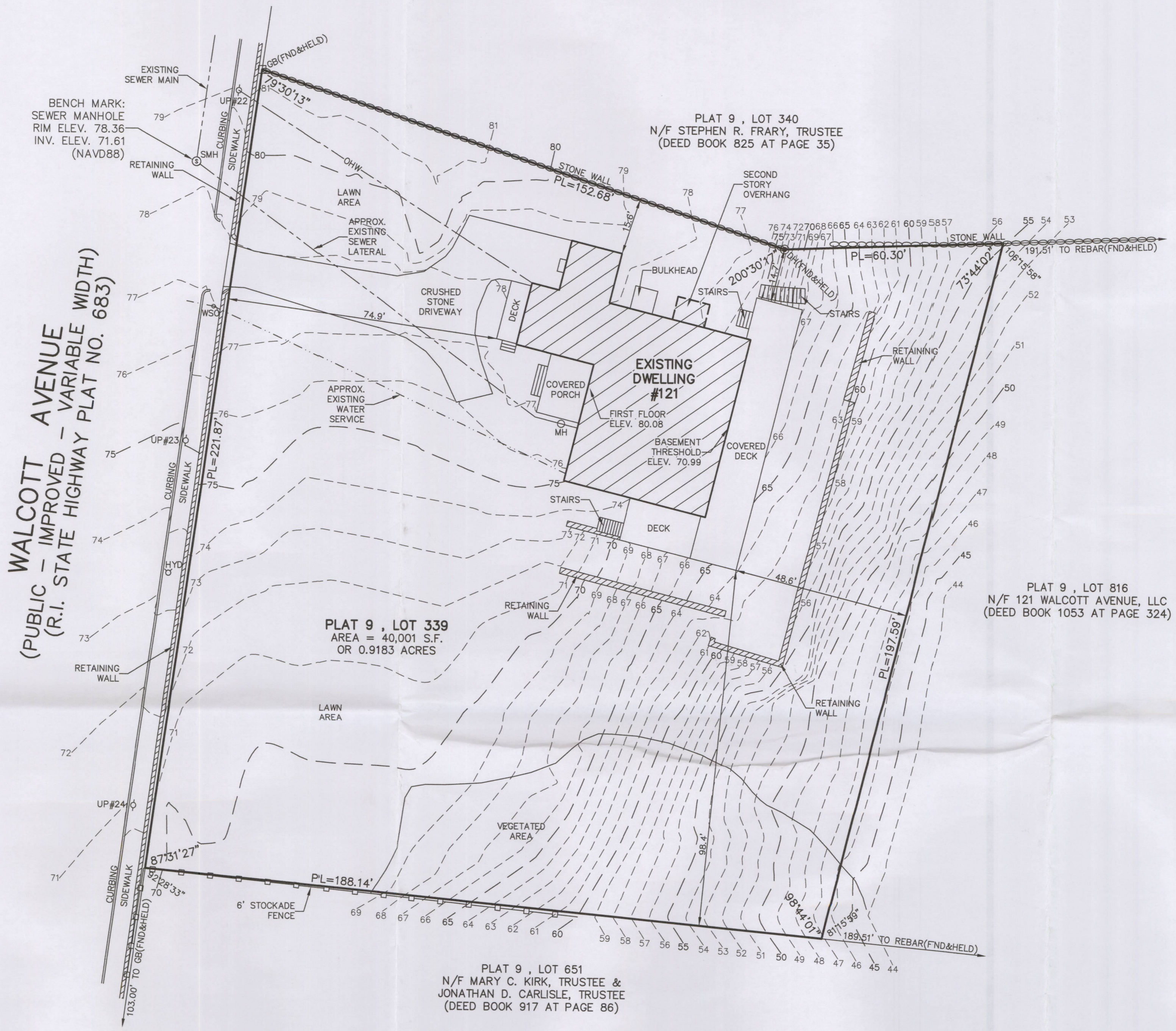
S.F.	SQUARE FEET
INV.	INVERT
ELEV.	ELEVATION
GB	GRANITE BOUND
DH	DRILL HOLE
FND	FOUND
N/F	NOW OR FORMERLY
PL	PROPERTY LINE
UP	UTILITY POLE
OHW	OVERHEAD WIRES
HYD	FIRE HYDRANT
WSO	WATER SHUT-OFF
SMH	SEWER MANHOLE
MH	MANHOLE
NO.	NUMBER

ZONING INFORMATION:

THE PARCEL IS ZONED: R-40
 MINIMUM LOT AREA = 40,000 S.F.
 MINIMUM LOT WIDTH = 150 FEET
 MINIMUM YARD SETBACKS:
 FRONT YARD = 40 FEET
 SIDE YARD = 20 FEET
 REAR YARD = 30 FEET
 MAXIMUM LOT COVERAGE = 25%
 MAXIMUM BUILDING HEIGHT = 35 FEET
 ACCESSORY BUILDING SETBACKS:
 SIDE YARD = 15 FEET
 REAR YARD = 10 FEET
 MAXIMUM ACCESSORY BUILDING HEIGHT = 25 FEET
 *PER TOWN OF JAMESTOWN ORDINANCE,
 CHAPTER 82 ZONING.

GENERAL NOTES:

1. THE PARCEL IS PLAT 9, LOT 339.
2. THE TOTAL PARCEL AREA IS 40,001 S.F. OR 0.9183 ACRES.
3. THE EXISTING DWELLING ADDRESS IS 121 WALCOTT AVENUE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THUS MAY BE SUBJECT TO ANY INFORMATION AS A TITLE REPORT MAY REVEAL.
5. BY GRAPHIC PLOTTING ONLY, THE PARCEL IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP 44005C0176J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE: SEPT. 4, 2013.
6. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE. "DIG-SAFE" AND/OR ALL APPROPRIATE UTILITY COMPANIES MUST BE CONTACTED PRIOR TO THE START OF ANY CONSTRUCTION AND THEIR EXACT LOCATIONS MARKED ON THE SITE.
7. THE EXISTING DWELLING IS CONNECTED TO PUBLIC WATER AND SEWER IN WALCOTT AVENUE. THE TOWN OF JAMESTOWN PUBLIC WORKS DEPARTMENT IS TO BE CONTACTED AND THE EXACT LOCATION OF THE SERVICES DETERMINED PRIOR TO THE START OF ANY CONSTRUCTION.
8. THE BENCH MARK FOR THE SITE IS A SEWER MANHOLE RIM LOCATED IN WALCOTT AVENUE NEAR THE NORTHERLY PROPERTY LINE OF PLAT 9, LOT 339. THE RIM ELEVATION IS 78.36. THE DATUM IS NAVD88.



- DEED REFERENCE:**
 1. PLAT 9, LOT 339 - DEED BOOK 1053 AT PAGE 304.
- PLAN REFERENCES:**
 1. PLAN ENTITLED "PROPOSED SUBDIVISION, ILOT 339, AP 9, JAMESTOWN, SCALE: 1" = 40', DATE: FEB. 84, PREPARED FOR MARISA I. ALLEGRA, BY ISLAND ENGINEERING," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS IN DEED BOOK 91 AT PAGES 35-A AND 35-B.
 2. PLAN ENTITLED "PLAN OF LAND OF MARY A. BULLOCK, JAMESTOWN, RHODE ISLAND, TAX PLAT #9, LOT #651, DATE: MAR. 15, 1970, SCALE: 1" = 50', BY WILLIAM J. BUTLER," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS IN DEED BOOK 62 AT PAGE 936.
 3. PLAN ENTITLED "ON A ROCK CONDOMINIUM, SURVEY OF RECORD OF LOT 340, AP 9, JAMESTOWN, R.I., FOR GRENVILLE PATRICK PARTNERS, BY ISLAND ENGINEERING, SCALE: 1" = 20," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#58A.
 4. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 683.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION SURVEY TOPOGRAPHIC ACCURACY	MEASUREMENT SPECIFICATION: CLASS I CLASS III T-2
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STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 1) PREPARE AN EXISTING CONDITIONS PLAN.

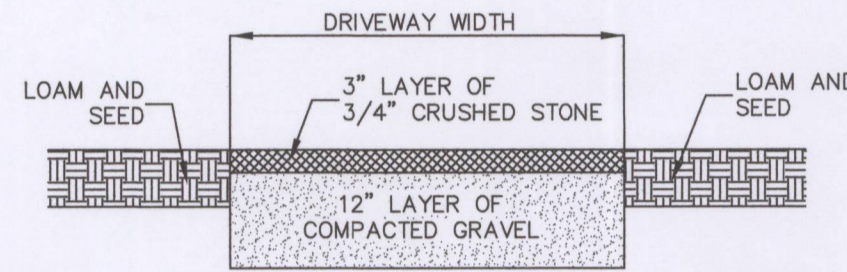
BY: *Michael R. Darveau*
 MICHAEL R. DARVEAU, PLS#1978
 PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 12/5/24
 COA #LS-A497

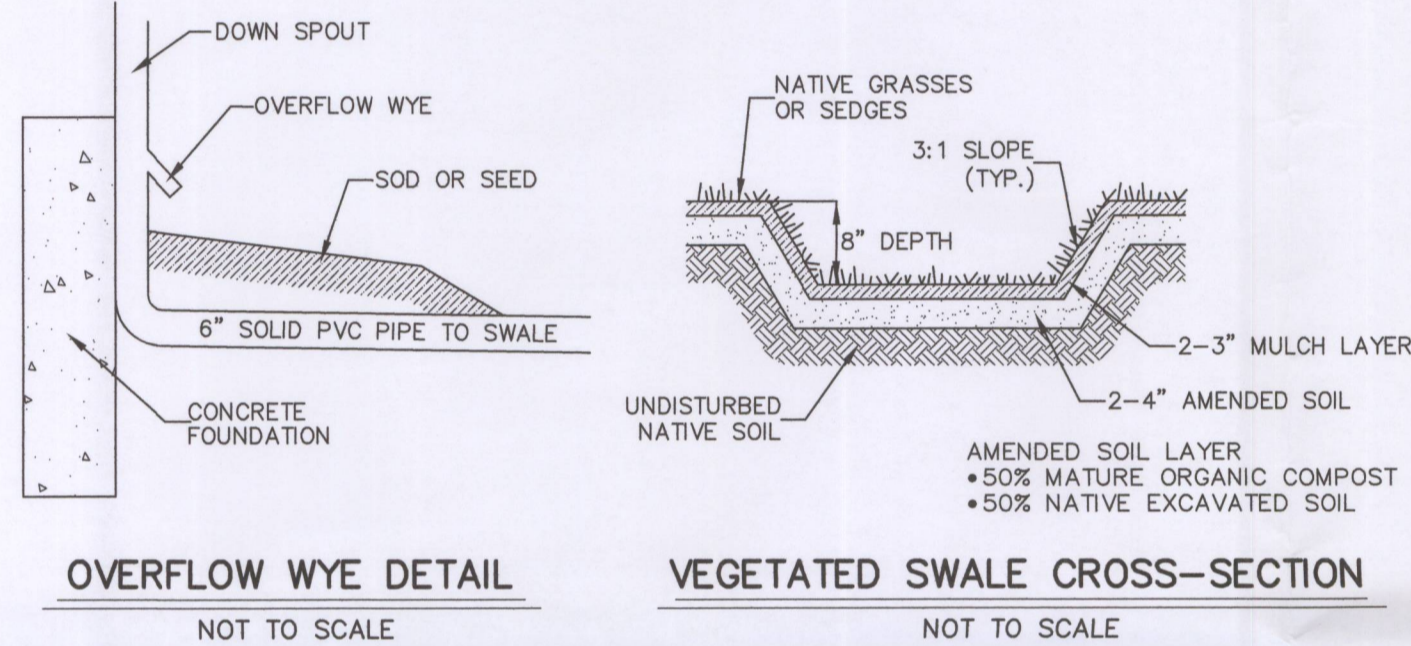
EXISTING CONDITIONS PLAN FOR		DARVEAU LAND SURVEYING, INC. 786 GREAT ROAD, SUITE 5 NORTH SMITHFIELD, R.I. 02896 PHONE: 401-475-5700 E-MAIL: MIKE@DARVEAUSURVEY.COM	
121 WALCOTT AVENUE, LLC PLAT 9, LOT 339 121 WALCOTT AVENUE JAMESTOWN, RHODE ISLAND		PROJECT NO: 2024_026	SHEET NO: 1 OF 2
SCALE: 1" = 20'	DRAWN BY: S.A.K.	REVISIONS:	DATE: DEC. 5, 2024

GENERAL NOTES:

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7. THE EXISTING DWELLING IS CONNECTED TO PUBLIC WATER AND SEWER IN WALCOTT AVENUE. THE TOWN OF JAMESTOWN PUBLIC WORKS DEPARTMENT IS TO BE CONTACTED AND THE EXACT LOCATION OF THE SERVICES DETERMINED PRIOR TO THE START OF ANY CONSTRUCTION.
8. THE BENCH MARK FOR THE SITE IS A SEWER MANHOLE RIM LOCATED IN WALCOTT AVENUE NEAR THE NORTHERLY PROPERTY LINE OF PLAT 9, LOT 339. THE RIM ELEVATION IS 78.36. THE DATUM IS NAVD88.



CRUSHED STONE DRIVEWAY CROSS-SECTION
NOT TO SCALE



OVERFLOW WYE DETAIL
NOT TO SCALE

VEGETATED SWALE CROSS-SECTION
NOT TO SCALE

SEDIMENTATION AND EROSION CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION & EROSION CONTROL.
2. EMBANKMENT SLOPES & ALL DISTURBED AREAS ARE TO RECEIVE A LAYER OF TOPSOIL (LOAM) AND SEED.
3. IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING AND PRIOR TO ANY ROUGH GRADING, A TEMPORARY SILT FENCE OR HAY BALES SHALL BE PLACED AT THE LIMIT OF PERMANENT DISTURBANCE PER PLAN.
4. ALL EROSION & SEDIMENTATION CONTROL SHALL BE PERIODICALLY MAINTAINED DURING BUILDING CONSTRUCTION BY THE CONTRACTOR.

EROSION & SOIL STABILIZATION PROGRAM:

1. TEMPORARY TREATMENTS SHALL CONSIST OF A SILT FENCE, HAY BALES OR PROTECTIVE COVERS SUCH AS FABRIC MATS.
2. THE SILT FENCE OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED COVER IS ESTABLISHED.
3. NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1 - OCT. 15.
4. ALL FILL, IF REQUIRED, SHALL BE CLEAN AND THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH RIDPW STANDARD SPECIFICATION SECTION 202.

SEDIMENTATION CONTROL PROGRAM:

1. A TEMPORARY SILT FENCE, HAY BALES OR PROTECTIVE COVER SHALL BE INSTALLED PRIOR TO CONSTRUCTION & SHALL BE MAINTAINED ON A DAILY BASIS. IN ADDITION TO THE LINE OF THE SILT FENCE AT THE LIMIT OF PERMANENT DISTURBANCE, TEMPORARY BARRIERS SHALL BE CONSTRUCTED AT THE TOE OF THE DISTURBED (CUT OR FILL) SLOPES UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED.
2. ALL HAY BALES USED WITH THE SILT FENCE ARE TO HAVE TWO STAKES DRIVEN INTO EACH HAY BALE.
3. THE SILT FENCE AND HAY BALES ARE TO BE INSPECTED DAILY AND REPLACED AS NEEDED.
4. ALL SEDIMENTATION AND EROSION CONTROLS MUST BE INSTALLED AND PASS THE TOWN'S INSPECTION PRIOR TO ANY CONSTRUCTION WORK.
5. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE FLOW DURING STORMS AND PERIODS OF RAINFALL.
6. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.

SLOPE STABILIZATION AND VEGETATION:

1. THE SILT FENCE OR HAY BALES SHALL BE PLACED AT THE TOE OF ALL DISTURBED SLOPES. THIS SHALL BE MAINTAINED AS A SEDIMENT BARRIER UNTIL THE SLOPES ARE STABILIZED WITH GRASS.
2. THE DISTURBED SLOPES (CUT OR FILL) SHALL BE IMMEDIATELY MULCHED AS AN EROSION PROTECTION MEASURE.
3. MAINTAIN MULCH UNTIL THE SLOPES ARE STABILIZED WITH A SATISFACTORY GROWTH OF GRASS.
4. VEGETATION REMOVED MAY BE SHREDDED AND CHIPPED ON SITE FOR USE AS MULCH, OR IT MAY BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. THE RESEEDING OF THE DISTURBED SLOPES SHALL BE CONDUCTED WITH SEED MATERIALS SELECTED FOR PRODUCTION OF A QUICK COVER AND HARDY STAND. PARTICULARLY A CONSERVATION GRASS SEED OR COMPARABLE. THE SEEDING SHALL BE IN ACCORDANCE WITH COMMON NURSERY PRACTICE IN THE RHODE ISLAND AREA.
6. PROVIDED THAT THE PROVISIONS OF THE SEDIMENTATION & EROSION CONTROL PLAN ARE IMPLEMENTED, THERE WILL BE NO ADVERSE ENVIRONMENTAL EFFECTS FROM THE PROPOSED CONSTRUCTION.

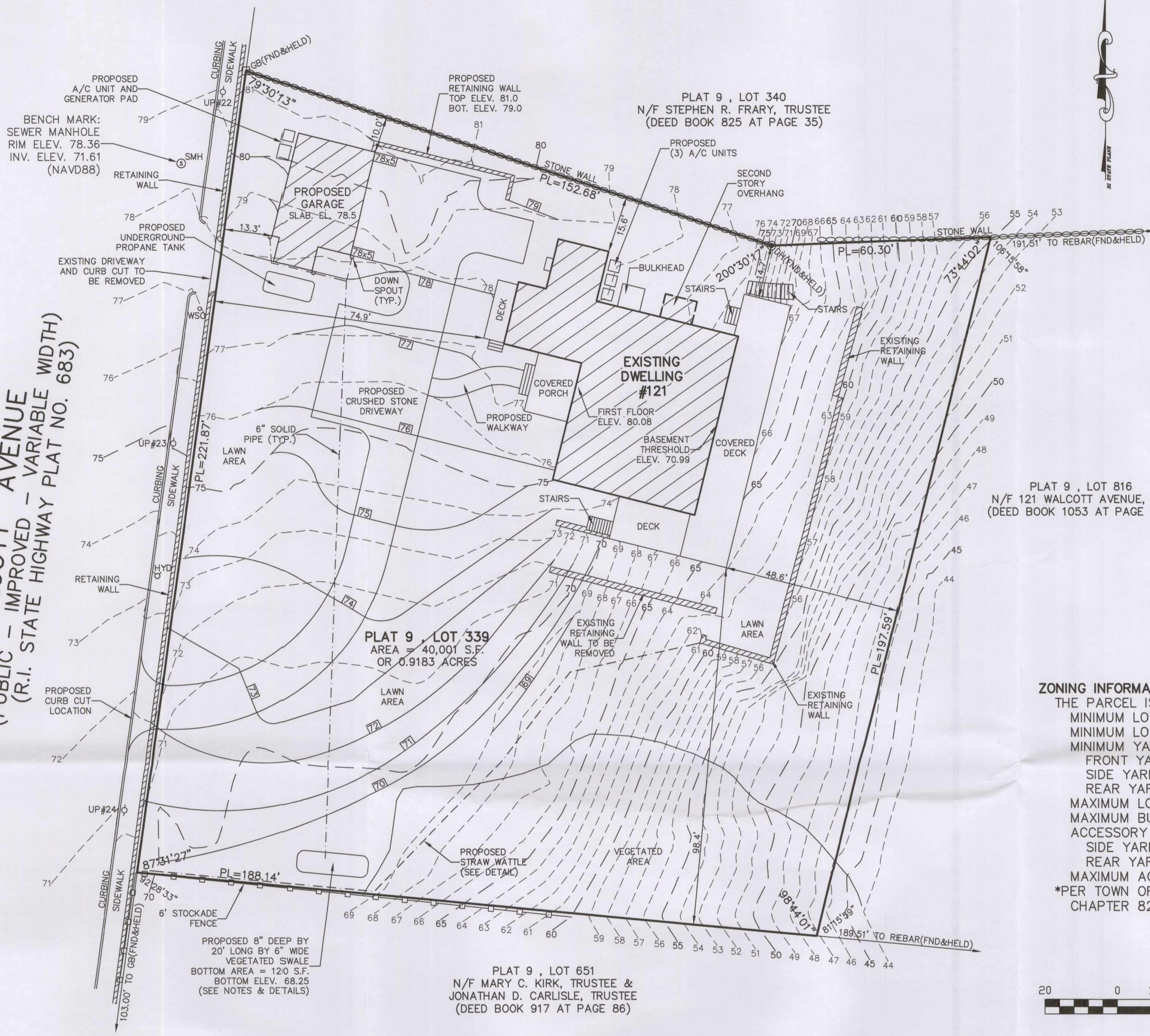
SIZING CALCULATION FOR VEGETATED SWALE PER RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE DOCUMENT FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT - TABLE 5: VEGETATED SWALE SIZING GUIDANCE

- * VEGETATED SWALE IS FOR RUN-OFF FROM A PORTION OF THE PROPOSED GARAGE.
- * PROPOSED IMPERVIOUS AREA = 709 S.F.
- * VEGETATED SWALE DEPTH = 8 INCHES
- * SOIL TYPE: SILTY SOILS = 0.16 SIZING FACTOR (1-INCH STORM EVENT)
- * 709 S.F. X 0.16 = 114 S.F. RAIN GARDEN REQUIRED
- * PROPOSED VEGETATED SWALE BOTTOM AREA = 120 S.F.

VEGETATED SWALE NOTES:

1. VEGETATED SWALE SHALL HAVE MODERATE SIDE SLOPES FLATTER THAN 3:1 FOR MOST CONDITIONS.
2. VEGETATED SWALE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4% (E.G. 4 FOOT DROP OVER A HORIZONTAL DISTANCE OF 100 FEET).
3. VEGETATED SWALE SHALL BE INSPECTED ANNUALLY AND SHOULD BE INSPECTED AFTER LARGE STORM EVENTS.
4. ERODED SIDE SLOPES AND CHANNEL BOTTOMS SHALL BE STABILIZED AS NECESSARY.
5. IF THE SURFACE OF THE VEGETATED SWALE BECOMES CLOGGED TO THE POINT THAT STANDING WATER IS OBSERVED ON THE SURFACE 48 HOURS AFTER PRECIPITATION EVENTS, THE BOTTOM SHALL BE ROTO-TILLED OR CULTIVATED TO BREAK UP ANY HARD-PACKED SEDIMENT, AND THEN RESEED.
6. VEGETATION IN SWALE SHALL BE MOWED AS REQUIRED TO MAINTAIN MINIMUM GRASS HEIGHTS IN THE 4-6 INCHES RANGE.
7. EVERY FIVE YEARS, THE CHANNEL BOTTOM SHOULD BE SCRAPED TO REMOVE SEDIMENT AND TO RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE, AND SHOULD BE SEED TO RESTORE GROUND COVER, WHERE NECESSARY.
8. GRASSES OR SEDGES ARE TYPICALLY USED IN VEGETATED SWALES, BUT OTHER NATIVE PLANTS CAN BE USED IN ACCORDANCE WITH THE RHODE ISLAND COASTAL PLANT GUIDE, WHICH IS LOCATED AT CELS.URI.EDU/TESTSITE/COASTALPLANTS/COASTALPLANTGUIDE.HTM.
9. THE VEGETATED SWALE SHALL BE PHYSICALLY DELINEATED PRIOR TO THE START OF CONSTRUCTION TO PREVENT ADDITIONAL COMPACTION.

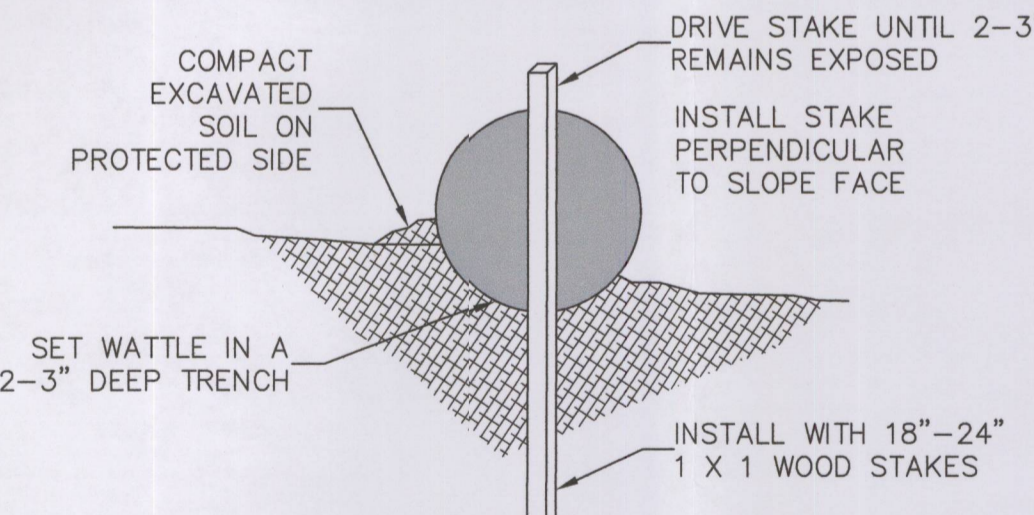
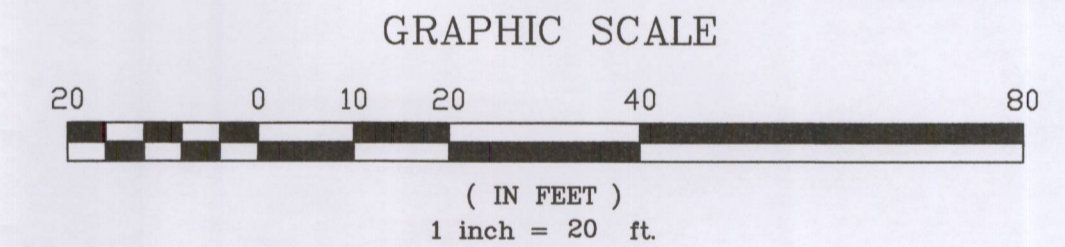
WALCOTT AVENUE IMPROVED - VARIABLE WIDTH (R.I. STATE HIGHWAY PLAT NO. 683)



LEGEND

S.F.	SQUARE FEET
INVERT	ELEVATION
GB	GRANITE BOUND
DH	DRILL HOLE
FND	FOUND
N/F	NOW OR FORMERLY
PL	PROPERTY LINE
UP	UTILITY POLE
HYD	FIRE HYDRANT
WSO	WATER SHUT-OFF
SMH	SEWER MANHOLE
NO.	NUMBER
TYP.	TYPICAL
BOT.	BOTTOM

ZONING INFORMATION:
THE PARCEL IS ZONED: R-40
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT WIDTH = 150 FEET
MINIMUM YARD SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 20 FEET
REAR YARD = 30 FEET
MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 35 FEET
ACCESSORY BUILDING SETBACKS:
SIDE YARD = 15 FEET
REAR YARD = 10 FEET
MAXIMUM ACCESSORY BUILDING HEIGHT = 25 FEET
*PER TOWN OF JAMESTOWN ORDINANCE, CHAPTER 82 ZONING.



STRAW WATTLE DETAIL
NOT TO SCALE

- INSTALLATION NOTES:**
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP X 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 3. SECURE THE WATTLE WITH 18-24" STAKES EVERY 3-4' WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLES LEAVING AT LEAST 2-3" OF STAKE EXTENDING ABOVE. THE WATTLE STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

DEED REFERENCE:
1. PLAT 9, LOT 339 - DEED BOOK 1053 AT PAGE 304.

- PLAN REFERENCES:**
1. PLAN ENTITLED "PROPOSED SUBDIVISION, LOT 339, AP 9, JAMESTOWN, SCALE: 1" = 40', DATE: FEB. 84, PREPARED FOR MARISA I. ALLEGRA, BY ISLAND ENGINEERING," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS IN DEED BOOK 91 AT PAGES 35-A AND 35-B.
 2. PLAN ENTITLED "PLAN OF LAND OF MARY A. BULLOCK, JAMESTOWN, RHODE ISLAND, TAX PLAT #9, LOT #651, DATE: MAR. 15, 1970, SCALE: 1" = 50', BY WILLIAM J. BUTLER," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS IN DEED BOOK 62 AT PAGE 936.
 3. PLAN ENTITLED "ON A ROCK CONDOMINIUM, SURVEY OF RECORD OF LOT 340, AP 9, JAMESTOWN, R.I., FOR GRENVILLE PATRICK PARTNERS, BY ISLAND ENGINEERING, SCALE: 1" = 20'," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#58A.
 4. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 683.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY
TOPOGRAPHIC ACCURACY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III
T-2

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
1) PREPARE A PROPOSED SITE PLAN.



BY: *Michael R. Darveau*
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 12/5/24
COA #LS-A497

DARVEAU LAND SURVEYING, INC.
786 GREAT ROAD, SUITE 5
NORTH SMITHFIELD, R.I. 02896
PHONE: 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

PROPOSED SITE PLAN FOR
121 WALCOTT AVENUE, LLC
PLAT 9, LOT 339
121 WALCOTT AVENUE
JAMESTOWN, RHODE ISLAND

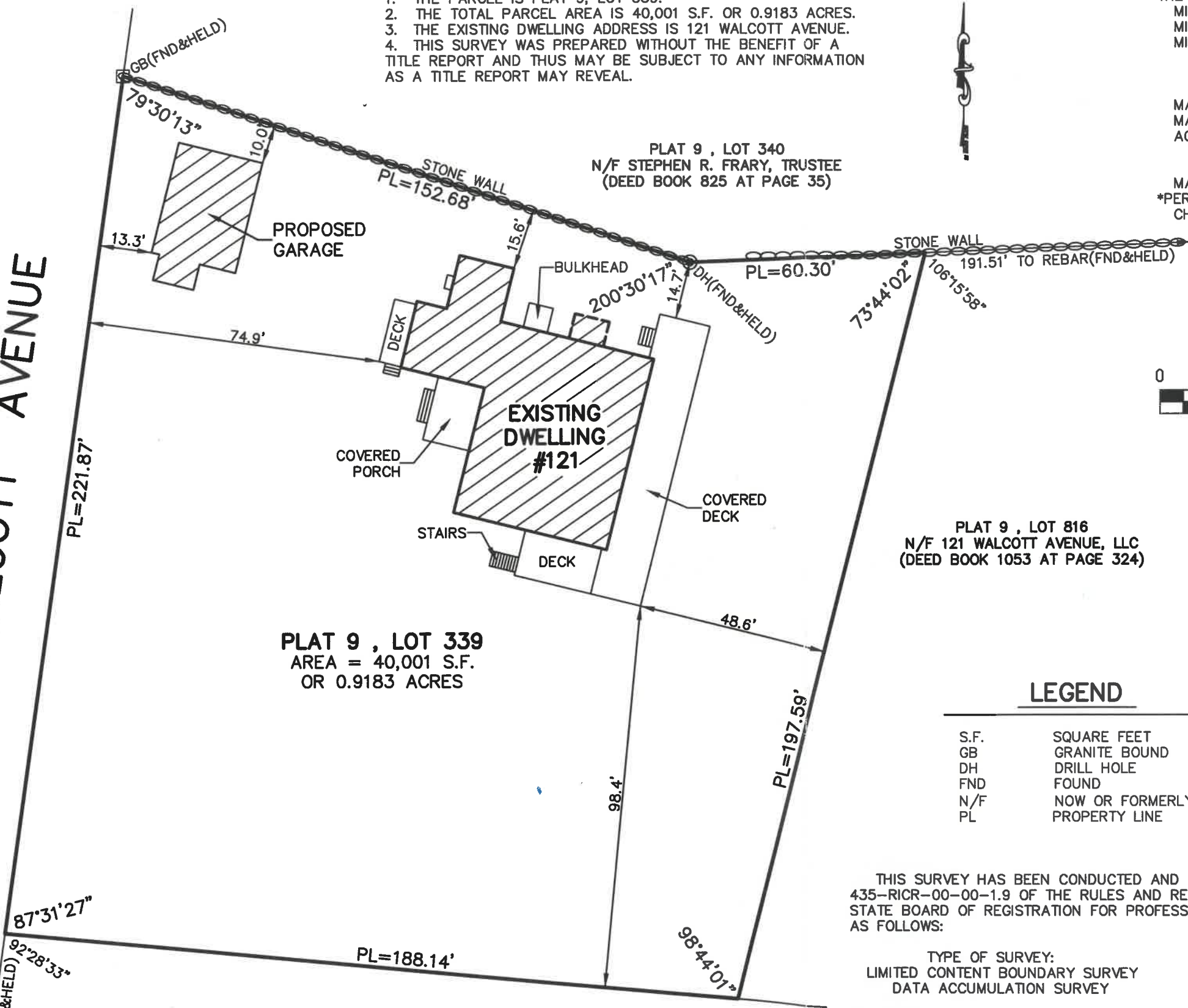
SCALE: 1" = 20'
DRAWN BY: S.A.K.

PROJECT NO: 2024_026
SHEET NO: 2 OF 2
REVISED: DEC. 5, 2024
DATE: DEC. 5, 2024

WALCOTT AVENUE

GENERAL NOTES:
 1. THE PARCEL IS PLAT 9, LOT 339.
 2. THE TOTAL PARCEL AREA IS 40,001 S.F. OR 0.9183 ACRES.
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 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THUS MAY BE SUBJECT TO ANY INFORMATION AS A TITLE REPORT MAY REVEAL.

ZONING INFORMATION:
 THE PARCEL IS ZONED: R-40
 MINIMUM LOT AREA = 40,000 S.F.
 MINIMUM LOT WIDTH = 150 FEET
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 FRONT YARD = 40 FEET
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 MAXIMUM LOT COVERAGE = 25%
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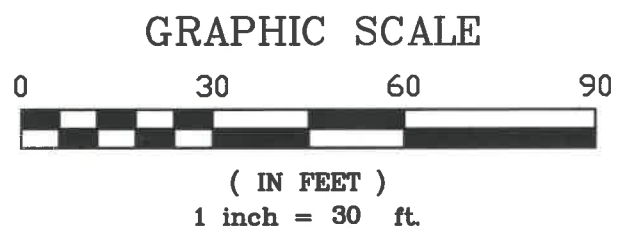


PLAT 9, LOT 339
 AREA = 40,001 S.F.
 OR 0.9183 ACRES

PLAT 9, LOT 340
 N/F STEPHEN R. FRARY, TRUSTEE
 (DEED BOOK 825 AT PAGE 35)

PLAT 9, LOT 816
 N/F 121 WALCOTT AVENUE, LLC
 (DEED BOOK 1053 AT PAGE 324)

PLAT 9, LOT 651
 N/F MARY C. KIRK, TRUSTEE &
 JONATHAN D. CARLISLE, TRUSTEE
 (DEED BOOK 917 AT PAGE 86)



LEGEND

S.F.	SQUARE FEET
GB	GRANITE BOUND
DH	DRILL HOLE
FND	FOUND
N/F	NOW OR FORMERLY
PL	PROPERTY LINE



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION SURVEY
 MEASUREMENT SPECIFICATION: CLASS I CLASS III

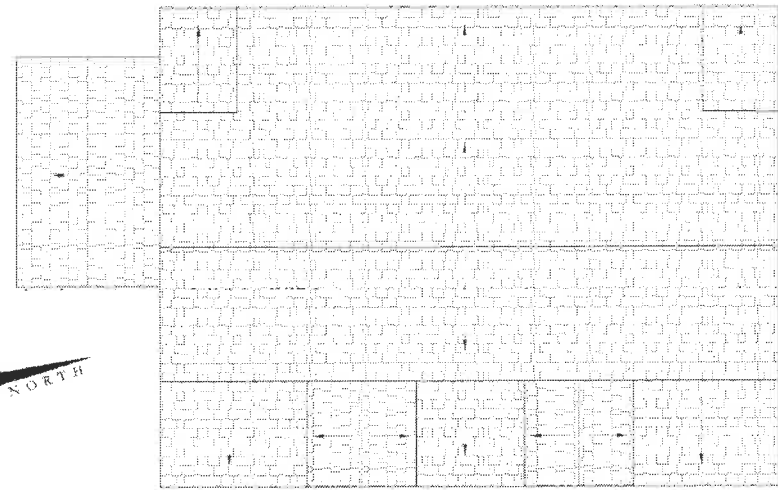
STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 1) PREPARE A PROPOSED GARAGE LOCATION PLAN.

BY: *[Signature]* DATE: 12/5/24
 MICHAEL R. DARVEAU, PLS#1978 COA #LS-A497
 PRESIDENT, DARVEAU LAND SURVEYING, INC.

DARVEAU LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 786 GREAT ROAD, SUITE 5
 NORTH SMITHFIELD, R.I. 02896
 PHONE (401) 475-5700
 E-MAIL: MIKE@DARVEAUSURVEY.COM

PROPOSED GARAGE LOCATION
 PLAN FOR
121 WALCOTT AVENUE, LLC
 PLAT 9, LOT 339
 121 WALCOTT AVENUE
 JAMESTOWN, RHODE ISLAND

SCALE: 1" = 30'	DATE: 12-5-2024	SHEET: 1 OF 1	PROJECT: 2024_026
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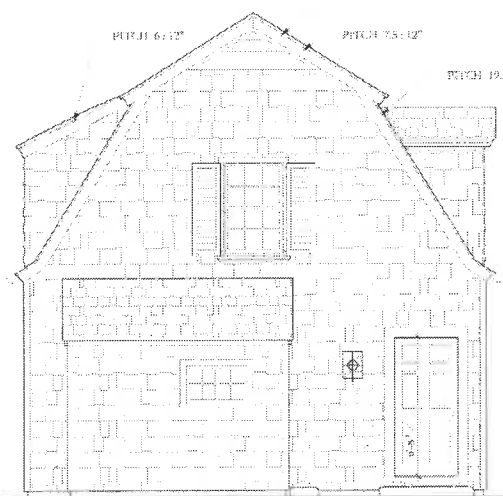


8 ROOF PLAN
1/4"=1'-0"

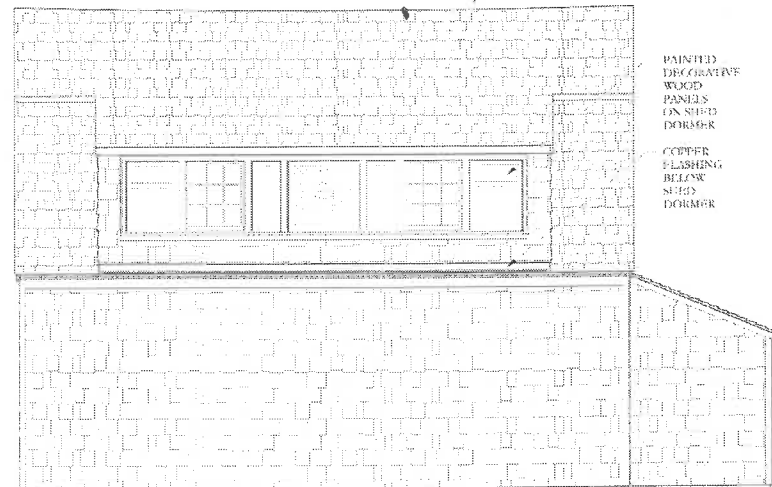


3 EAST ELEVATION
1/4"=1'-0"

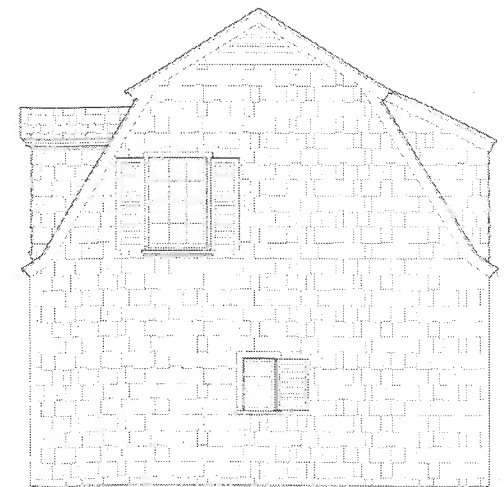
PAINTED WOOD
2" x 4" CLASIA
BOARDS
RECEIVES CHINE
& CORNICE



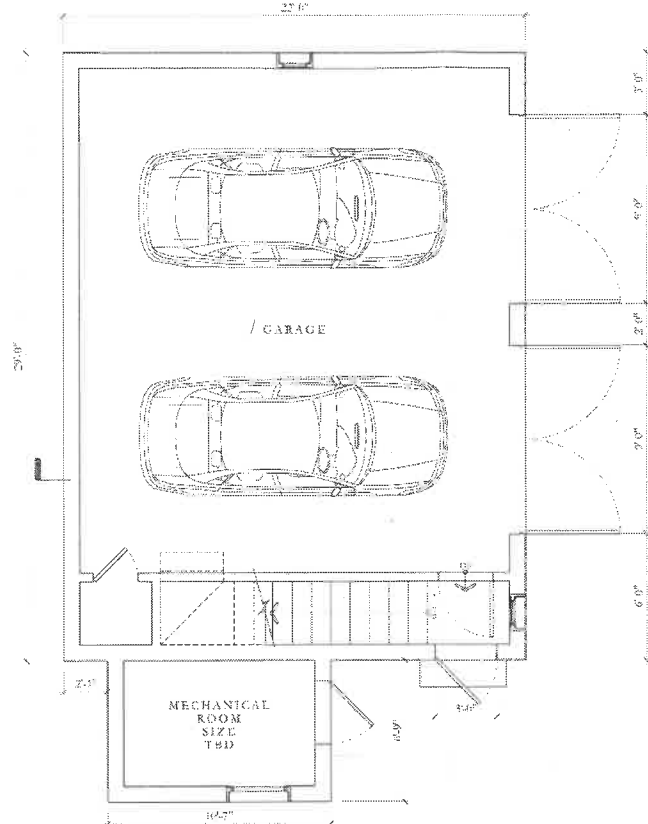
4 SOUTH ELEVATION
1/4"=1'-0"



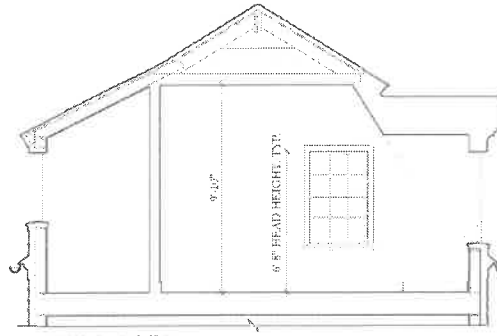
5 WEST ELEVATION
1/4"=1'-0"



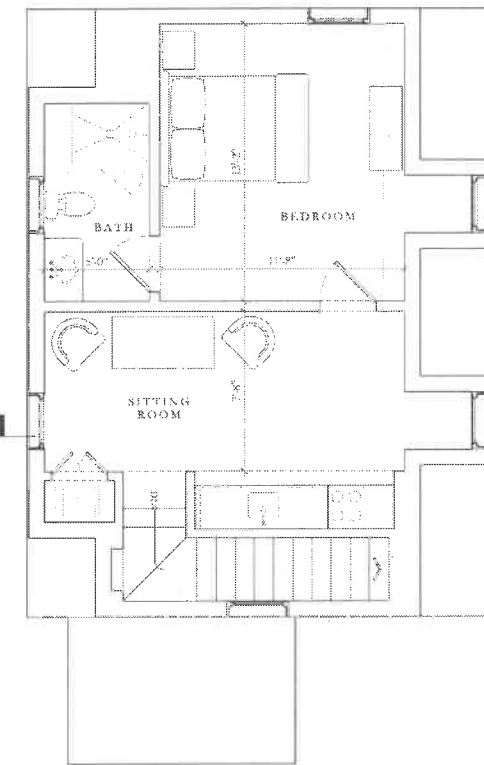
6 NORTH ELEVATION
1/4"=1'-0"



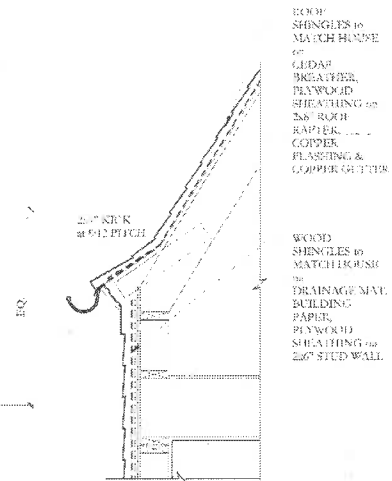
1 FIRST FLOOR PLAN
1/4"=1'-0"



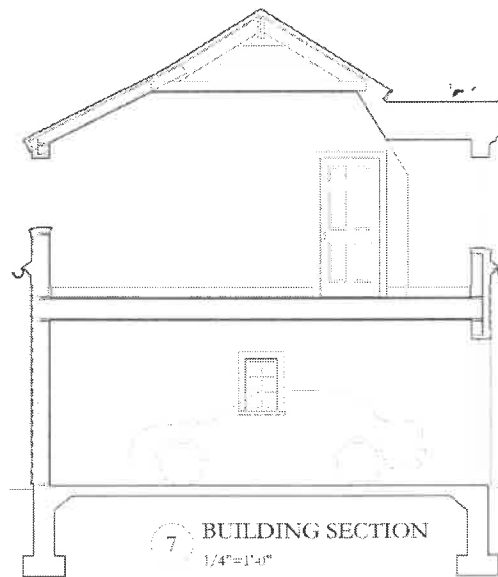
9 SECTION through BEDROOM & BATH
1/4"=1'-0"



2 SECOND FLOOR PLAN
1/4"=1'-0"



9 TYP. WALL SECTION
3/4"=1'-0"



7 BUILDING SECTION
1/4"=1'-0"

ISSUE TO BLDG. DEPT. 12/4/24 GC
REVISION 11-22-24 GF

SHIVERICK
RESIDENCE
121 WALCOTT AVE
JAMESTOWN, RI 02835

SHEET TITLE
GARAGE
DRAWINGS
DATE 11/22/24 SHEET NO. A-100
SCALE 1/4"=1'-0"
BY MB, VRM

FAIRFAX & SAMMONS
NEW YORK & PALM BEACH

GENERAL NOTES
ALL SIZES AND
CONTRIBUTIONS
OF MEMBERS
PROVIDED
STRUCTURAL
REVIEW AND
DRAWINGS
NOT FOR
CONSTRUCTION