

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date November 19, 2024

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 Andrew & Jessica Green Address 63 Whale Rock Road, Jamestown, RI

Owner same Address _____

Lessee _____ Address _____

1. Location of premises: No. 63 Whale Rock Road Street

2. Assessor's Plat 12 Lot 192

3. Dimensions of lot: frontage 108 ft. depth 160 ft. Area 23,715 sq. ft.

4. Zoning Districts in which premises are located: Use _____ Area _____ Height _____

5. How long have you owned above premises? 3 yrs

6. Is there a building on the premises at present? New Construction actively being built

7. Size of existing building New Construction actively being built

Size of proposed building or alteration 3'x5 generator pad and 14'-10 x 4'-3" condenser pad

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

10' generator front 12'-6" 40' generator rear 72" condenser left side x refer to plan. 63 whale rock is on a corner lot right side x

9. Present use of premises: nothing existing in the current use of this location

10. Proposed use of premises: generator and condenser locations

Location of septic tank & well on lot septic is on north side of property as identified on the plan and there currently no well on the property

11. Give extent of proposed alterations Placing the generator and condensers closer to the property line and inside the primary structure setback

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? no

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

There is no reference to generators or condensers setback in the zoning ordinance but I have been informed by the zoning / building official that they fall under the primary structure setbacks.

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

63 whale rock is on a corner lot with two front street setbacks, one costal setback and one side setback (pool location that is constructed already). The new residence was place on the existing footprint which kept it tight to street or front setbacks and we have minimal locations on the water side due to coastal setbacks. On the north side of the property is a public easement that makes our generator and condenser closer to 40' from the street and furthest from neighbors

Respectfully Submitted,

Signature



Address

Joseph Babcock
WKP Construction
Project Manger at 63 Whale Rock

Telephone No.

401-743-7593

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

RECEIVED:
FEB 11, 2025 09:56 AM
Roberta J. Fasan
TOWN OF JAMESTOWN Town Clerk

LEGAL REPRESENTATIVE AUTHORIZATION FORM

To be completed by the Applicant

I, the undersigned, hereby authorize Joe Babcock of WKP Construction (*first and last name of legal representative*) to act as my legal representative before the Town of Jamestown Zoning Board of Review in the proceedings relating to the **Application for Exception or Variation under the Zoning Ordinance** .

This authorization will remain in effect during the proceedings until revoked or the completion of the construction at 63 Whale Rock Road, Jamestown, RI 32169.

Name:

Date: 2/7/25

Signature:

Andrew Green

Notary Acknowledgement

STATE OF Florida

COUNTY OF Volusia

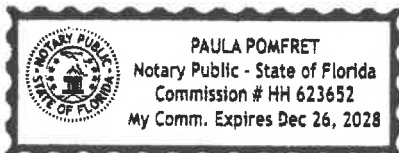
On the 7th day of Feb in the year 2025, before me, the undersigned notary public, personally appeared Andrew Green, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

IN TESTIMONY WHEREOF, I have herunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: 12/26/2028

Paula Pomfret

Notary Public



(Notary Seal)

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Respectfully Submitted,

Signature

Address

63 Whale Rock Rd
Jamestown, RI 02835

Telephone No.

502-643-7099

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AMSDEN MATTHEW R & ASHLEY
740 MOUNT PLEASANT AVE
PROVIDENCE, RI 02908-1817

BENNETT NANCY WINSHIP TRU
48 BONNET VIEW DRIVE
JAMESTOWN, RI 02835

BOYER BRIAN D TRUSTEE
905 HAWTHORNE LANE
NORTHBROOK, IL 60062

BOYER GEORGE T TRUSTEE
53 WHALE ROCK ROAD
JAMESTOWN, RI 02835

SCANLON TIMOTHY R TRUSTEE
SCANLON BARBARA A TRUSTEE
52 BONNET VIEW DRIVE
JAMESTOWN, RI 02835

STOUKIDES JOHN A TRUSTEES
STOUKIDES CHERYL A TRUSTE
515 PINE STREET
SEEKONK, MA 02771

THOMAS PATRICIA A TRUSTEE
57 WHALE ROCK RD
JAMESTOWN, RI 02835

THOMAS RODNEY M TRUSTEE
57 WHALE ROCK RD
JAMESTOWN, RI 02835

Andrew and Jessica Green

63 Whale Rock Road

Jamestown, RI 02835

Notice of Hearing

Application of Andrew and Jessica Green whose property is located at 63 Whale Rock Road, and further identified as Tax Assessor's Plat 12, Lot 192 for a Variance from Article 6, Section 82-602, District dimensional regulations, Table 6.2. To construct a concrete pad to place 4 HVAC condensers 12'-6" where 30 feet is required from the north property line and a generator 10'-0" where 30 feet is required from the north property line. Said property is located in a R-40 zone and contains 23,714 square feet.

63 WHALE ROCK ROAD
PLAT: 12 LOT:192
SCALE: 1/16" = 1'-0"

PROPERTY LINE

10'-0"
PROPOSED
GENERATOR
SETBACK

10'-0"
REFERENCE
SETBACK

12'-0"
PROPOSED
CONDENSER
SETBACK

14'-8"
PROPOSED
CONDENSER
SETBACK

GENERATOR
WITH 3'x5'
CONC. PAD

APPROVED
SEPTIC
SYSTEM

MECANICAL
CONDENSERS
WITH 14'-10 X 4'-3"
CONCRETE PAD

30'-0"
BUILDING
CORNER
SETBACK

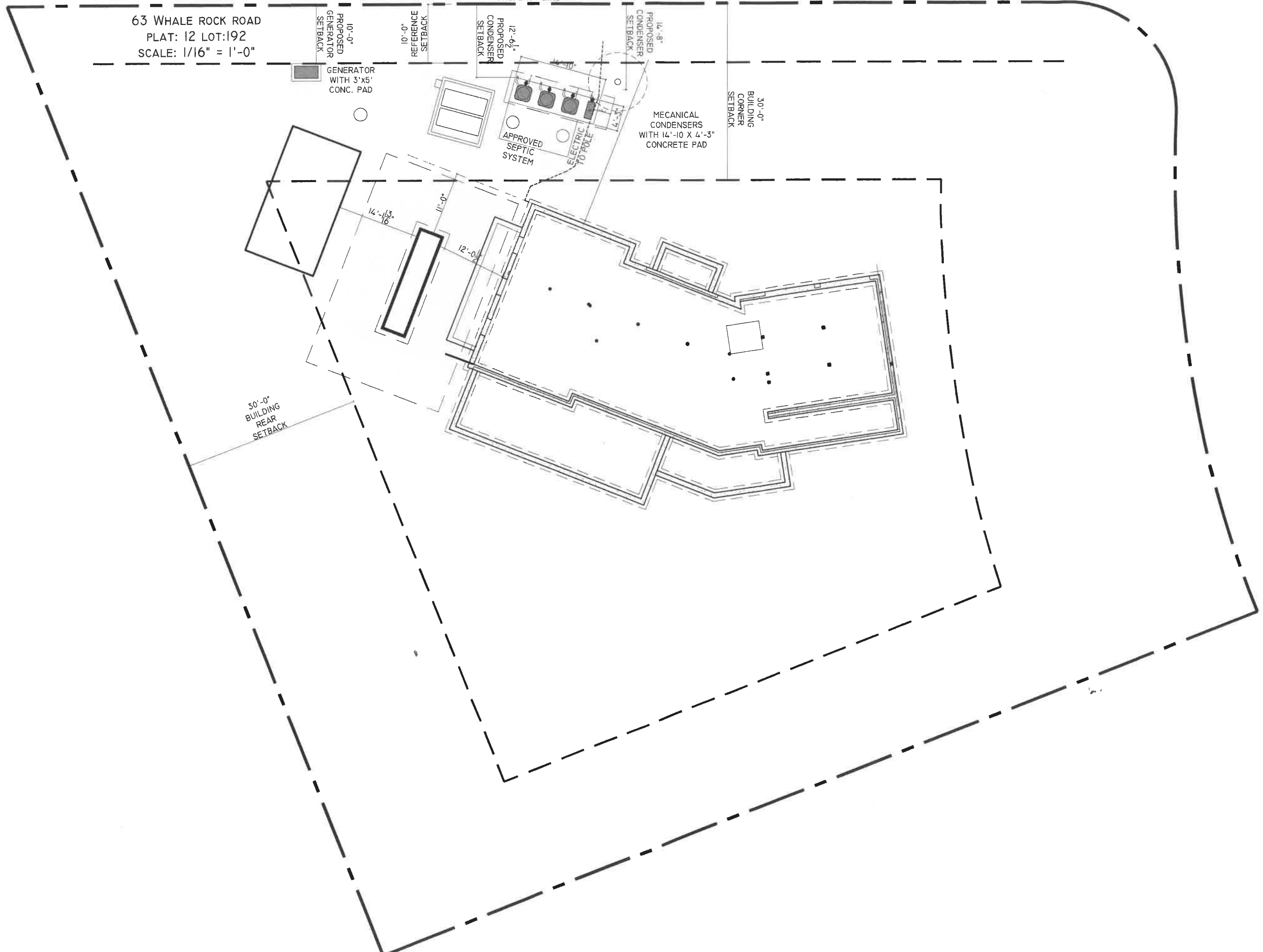
ELECTRIC
TO POLE

30'-0"
BUILDING
REAR
SETBACK

14'-13"
16

11'-0"

12'-0"



63 WHALE ROCK ROAD
PLAT: 12 LOT:192
SCALE: 1/8" = 1'-0"

PROPERTY LINE

10'-0"
PROPOSED
GENERATOR
SETBACK

0'-01"
REFERENCE
SETBACK

12'-6¹/₂"
PROPOSED
CONDENSER
SETBACK

14'-8"
PROPOSED
CONDENSER
SETBACK

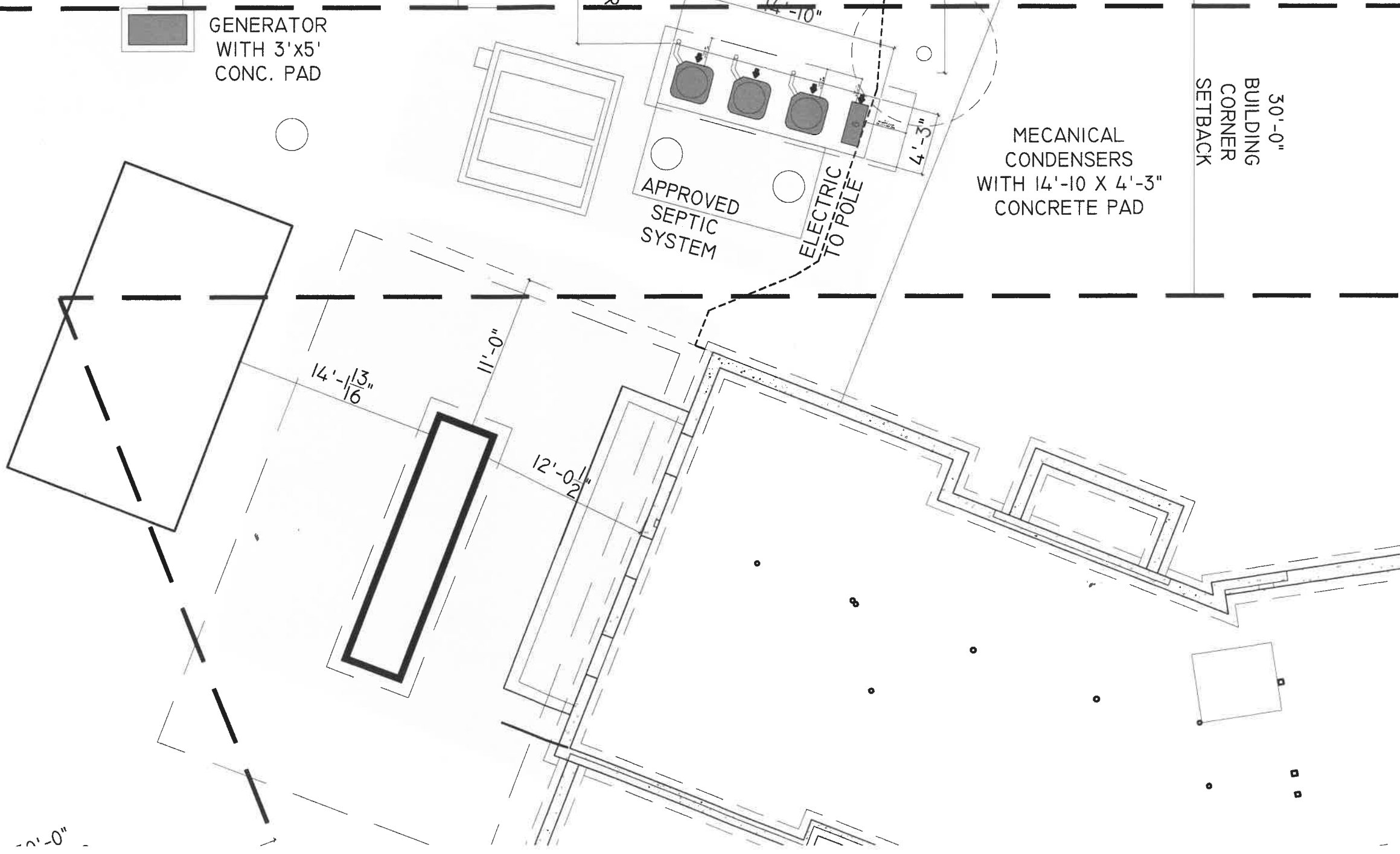
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APPROVED
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MECANICAL
CONDENSERS
WITH 14'-10 X 4'-3"
CONCRETE PAD

ELECTRIC
TO POLE





174 Bellevue Avenue
Suite 305
Newport, Rhode Island 02840
Phone: 1.401.619.3909
www.wkpconstruction.com

GREEN RESIDENCE
63 WHALE ROCK ROAD • JAMESTOWN • RHODE ISLAND

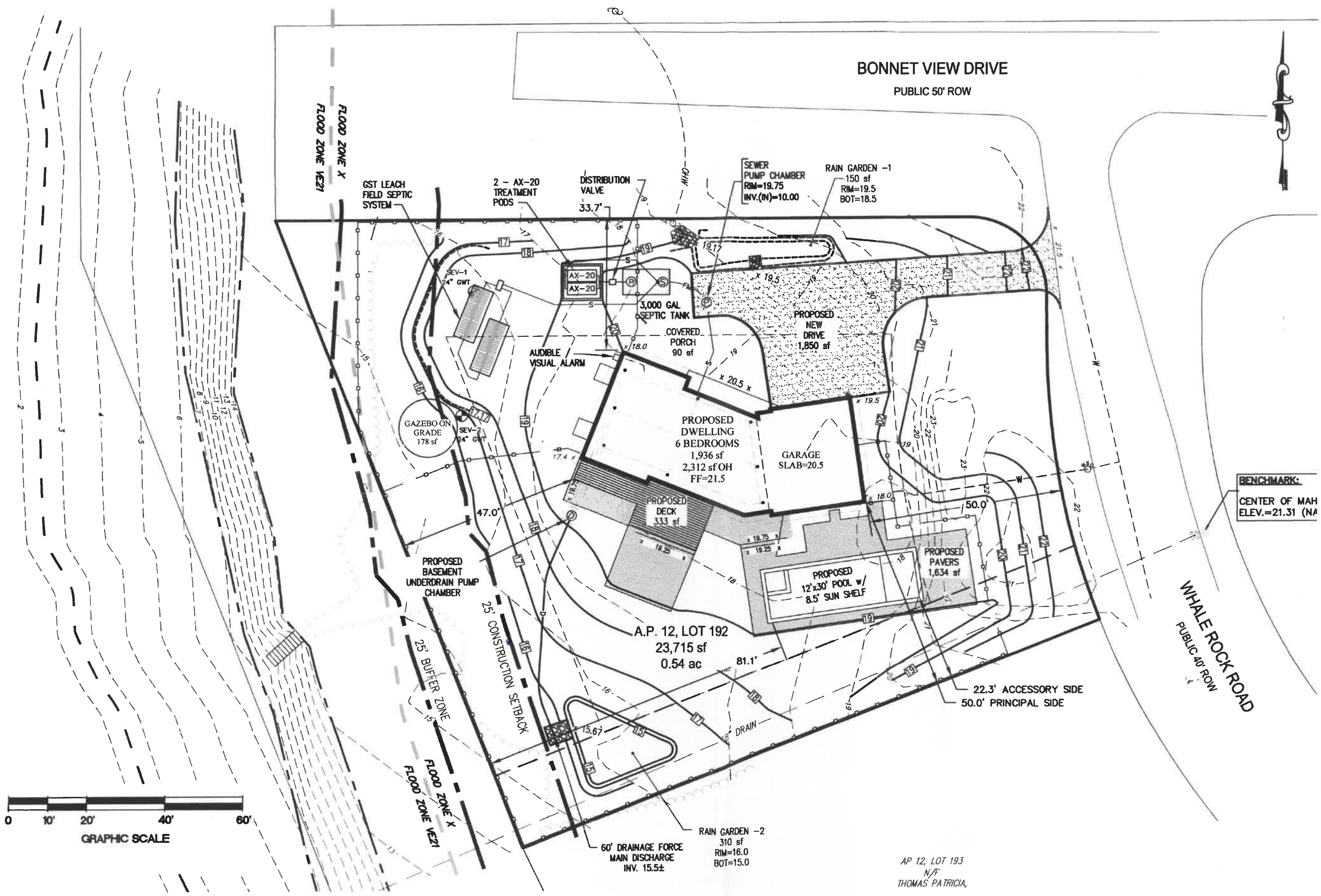
PROJECT:

DESCRIPTION:
GENERATOR AND CONDENSER SITE PLAN

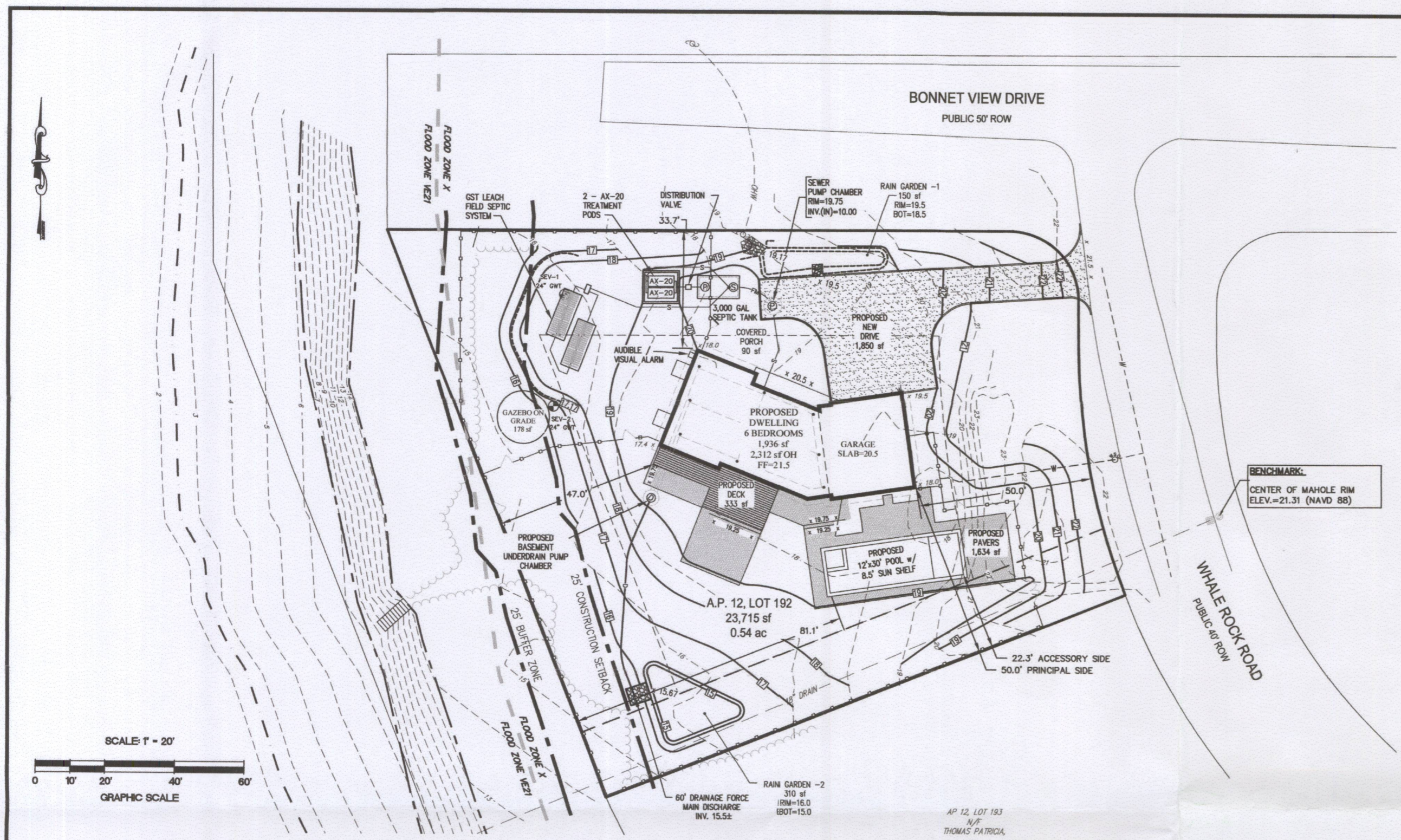
PHASE:
ZONING

A100

ISSUE DATE:
DECEMBER 12, 2024



AP 12, LOT 193
N/F
THOMAS PATRICIA,



STRUCTURAL LOT COVERAGE (SLC):
 CRMC SECTION 1.111.D.3
 EXISTING
 TOTAL 1,352 sf
 PROPOSED
 HOUSE: 1,936 sf
 PORCH: 90 sf
 TOTAL: 2,026 sf
 TOTAL INCREASE:
 2,026 - 1,352 = 674 sf
 674 / 1,352 = 49.85%

ZONING:
 ZONE: RESIDENTIAL (R-40)
DIMENSIONAL REQUIREMENTS:

| ITEM | REQ'D | EXISTING | EXISTING |
|----------------------------------|-----------|-------------|-----------|
| MINIMUM LOT AREA (SINGLE FAMILY) | 40,000 sf | 23,715 sf * | NO CHANGE |
| MINIMUM LOT WIDTH | 150' | 295.5' | N/C |
| MINIMUM LOT COVERAGE | 25% | 7.6% | 13.2% ** |
| PRINCIPAL BLD HEIGHT | 35' | UNKNOWN | 32.8' *** |
| ACCESSORY BLD HEIGHT | 25' | < REQUIRED | N/C |
| SETBACKS (PRINCIPAL) | | | |
| FRONT | 40' | 21.8' | 50.0' |
| CORNER | 30' | 37.9' | 33.7' |
| SIDE | 20' | 29.8' | 50.0' |
| REAR | 30' | 14.6' | 47.0' |
| ACCESSORY | | | |
| SIDE | 15' | 90' | 22.3' |
| REAR | 10' | 5' | 10.0' |

* EXISTING NON-CORFORMING CONDITION
 ** 2,312 + 275 + 360 + 178 = 3,125 sf / 23,715 = 13.2 %
 *** AVE GRADE = (18.0+18.0+17.4+19.5)/4=18.23 + 35
 PROPOSED BLD HT = (FF) 21.5 + 29.5 (PER ARCH. PLANS) = 51.0
 BLD HT = 51.0-18.2 = 32.8' < 35.0' CHECKS

- NOTES:**
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 72-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
 - ALL UTILITIES ARE TO BE SHUT OFF, CAPPED AND REMOVED TO THE PROPERTY LINE AS PART OF THE RAZING OF THE EXISTING DWELLING.
 - EXISTING CONDITIONS SURVEYED BY MILLSTONE ENGINEERING, P.C. JUNE 2021, TOPOGRAPHY BASED UPON NAVD 88 DATUM
 - UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO ANY EXCAVATION
 - VERTICAL DATUM SET IN NAVD 88
 - MEAN HIGH WATER ESTABLISHED BY ELEVATION (NAVD 88)
 - SEE LANDSCAPE ARCHITECT PLANS FOR PAVE / POOL / SPA DETAILS AND FINAL GRADING
 - DRIVEWAY RUNOFF SHALL BE DIRECTED TO RAIN GARDEN 1, BUILDING ROOF DRAINS SHALL BE DIRECTED TO RAIN GARDEN 2
 - ALL UTILITY PENETRATIONS INTO STRUCTURES SHALL BE WATER TIGHT USING LINK-SEAL CONNECTIONS OR APPROVED EQUAL
 - PRECAST STRUCTURES SHALL BE WATER TIGHT
 - ENGINEER TO SET NEW BENCHMARK WITHIN 150' OF OWTS PRIOR TO START OF CONSTRUCTION.
 - THE SUBJECT PROPERTY IS LOCATED IN BOTH FLOOD ZONE VE 21 AND ZONE X. BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) FOR NEWPORT COUNTY, PANEL NUMBER 44005C01574, MAP REVISED SEPTEMBER 4, 2013. THE DEVELOPABLE AREA IS WITHIN THE ZONE X DESIGNATION.

STORMWATER MANAGEMENT PLAN:
 THE PROJECT PROPOSES TO RAZE THE EXISTING DWELLING, PATIO, DECK AND DRIVEWAY AND CONSTRUCT A NEW HOME IN THE SAME GENERAL LOCATION ADDING AN ATTACHED GARAGE, POOL AND PATIO AREA. A NEW ADVANCED TREATMENT OWTS ALSO PART OF THE PROJECT. THE GENERAL SHAPE AND SIZE OF THE PROPOSED DWELLING IS SIMILAR TO THE EXISTING HOME. THERE WILL BE A SMALL INCREASE IN IMPERVIOUS BUT WATER QUALITY TREATMENT WILL BE PROVIDED AS AN ADDITIONAL MEASURE TO OFFSET THE IMPACTS OF THE PROJECT.

IMPERVIOUS AREA CALCULATIONS:

| EXISTING IMPERVIOUS AREAS: | PROPOSED IMPERVIOUS AREAS: |
|----------------------------|----------------------------|
| DWELLING: 1,370 sf | DWELLING: 1,936 sf |
| DRIVE: 2,296 sf | DRIVE: 1,850 sf |
| PATIO: 850 sf | PATIO: 1,634 sf |
| SHED: 72 sf | PORCH: 90 sf |
| TOTAL: 4,588 sf | TOTAL: 5,510 sf |

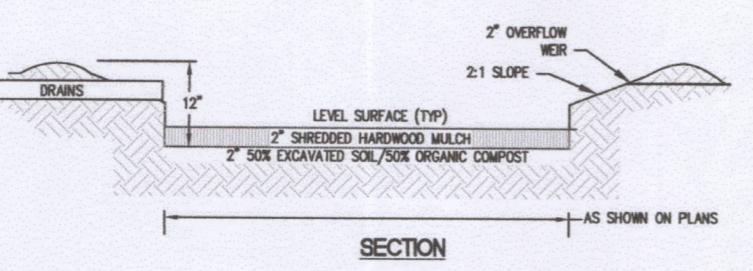
INCREASE IN IMPERVIOUS: 922 sf
 REQUIRED MWV TO BE TREATED: 922 sf / 12 = 77 cf
 MWV PROPOSED TO BE TREATED: 5,510 sf / 12 = 460 cf

RAIN GARDEN SIZING
 BASED UPON THE RCDEM/CRMC DOCUMENT ENTITLED "STATE OF RI STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL DEVELOPMENT". FOR EACH 100 SQUARE FEET (SF) OF IMPERVIOUS SURFACE DRAINING TO A RAIN GARDEN (RG), A MINIMUM SURFACE AREA (SA) IS REQUIRED DEPENDING UPON THE DEPTH OF THE RAIN GARDEN AND THE SOIL TYPE - SANDY vs SILTY.

| FOR SANDY LOAM SOILS AS RECORDED ON-SITE | DEPTH OF RG | SA / 100 SF |
|--|-------------|-------------|
| AN 8" DEEP DESIGN DEPTH | 8" | 8 |

RAIN GARDEN REQUIREMENTS:

| ID | IMPERVIOUS AREA SURFACE | SF | CALCULATION | SA REQ'D | SA PROVIDED |
|--------|-------------------------|-----------------|---------------|----------|-------------|
| RG 1 | DRIVE | 1,850 sf | 1,850/100 x 8 | 148 sf | 150 sf |
| RG 2 | DWELLING | 1,936 sf | | | |
| | PATIO | 1,634 sf | | | |
| | PORCH | 90 sf | | | |
| TOTAL: | 3,660 sf | 3,660 / 100 x 8 | | 293 sf | 308 sf |



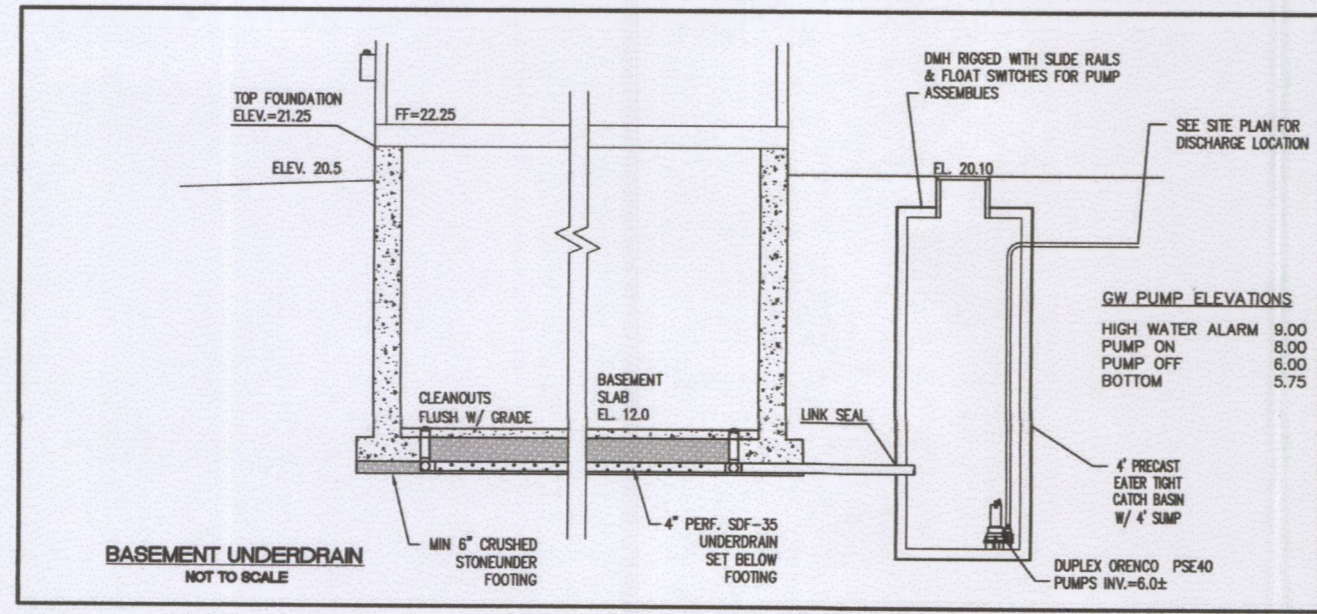
RAIN GARDEN NOTES:

- RAIN GARDEN AMENDED SOIL SHALL CONTAIN 50% EXCAVATED SOIL AND 50% ORGANIC COMPOST.
- EACH RAIN GARDEN SHALL HAVE A BOTTOM AREA AS SHOWN ON THE PLAN.
- TYPICAL RAIN GARDEN PLANT LIST:

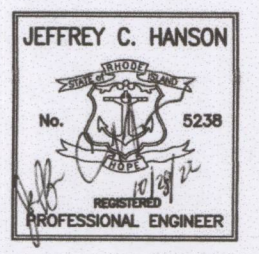
| BOTANICAL NAME | COMMON NAME | SIZE |
|-----------------------------|------------------------|-------------|
| ACHILLEA 'CORONATION GOLD' | (YELLOW YARROW) | #1 |
| AMELANCHIER CANADENSIS | (SHARBUSH) | 5'-6" B&B |
| AMELANCHIER STOLONIFERA | (RUNNING SERVICEBERRY) | #3 |
| ASTER PLUNICUS | (SWAMP ASTER) | #1 |
| BETULA POPULIFOLIA | (GRAY BIRCH) | 5'-6" B&B |
| IRIS VERSICOLOR | (BLUE FLAG IRIS) | #1 |
| PANICUM AMARUM 'DEWEY BLUE' | (SWITCH GRASS) | #1 |
| QUERCUS ALBA | (WHITE OAK) | 1"-1.5" B&B |
| SPIREA LATIFOLIA | (MEADOWSWEET) | #3 |

4. RAIN GARDENS SHALL BE NO CLOSER THAN 10' TO BUILDING FOUNDATIONS AND 15' TO THE OWTS.

STORMWATER MANAGEMENT PLAN
 NOT TO SCALE



| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |



MILLSTONE ENGINEERING, P.C.
 CIVIL ENGINEERING • LAND PLANNING
 250 Centerville Road, Building E-12
 Warwick, Rhode Island 02886
 www.MillstoneEng.com
 P. (401) 921-3344
 F. (401) 921-3303

PROPOSED ON-SITE WASTEWATER TREATMENT DESIGN PLAN - NEW CONSTRUCTION

GREEN RESIDENCE

A.P. 12, LOT 192
 63 WHALE ROCK ROAD
 JAMESTOWN, RI

PREPARED FOR:
WKP CONSTRUCTION

SCALE: AS NOTED
 OCTOBER 2022

Drawn By: MJV
 Checked By: JCH
 Sheet

2
 of 3

FILE NO.: 21.405.645

OWNER / APPLICANT:
 ANDREW & JESSICA GREEN
 63 WHALE ROCK ROAD
 JAMESTOWN, RI 02835

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 MILLSTONE ENGINEERING, P.C.