

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

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

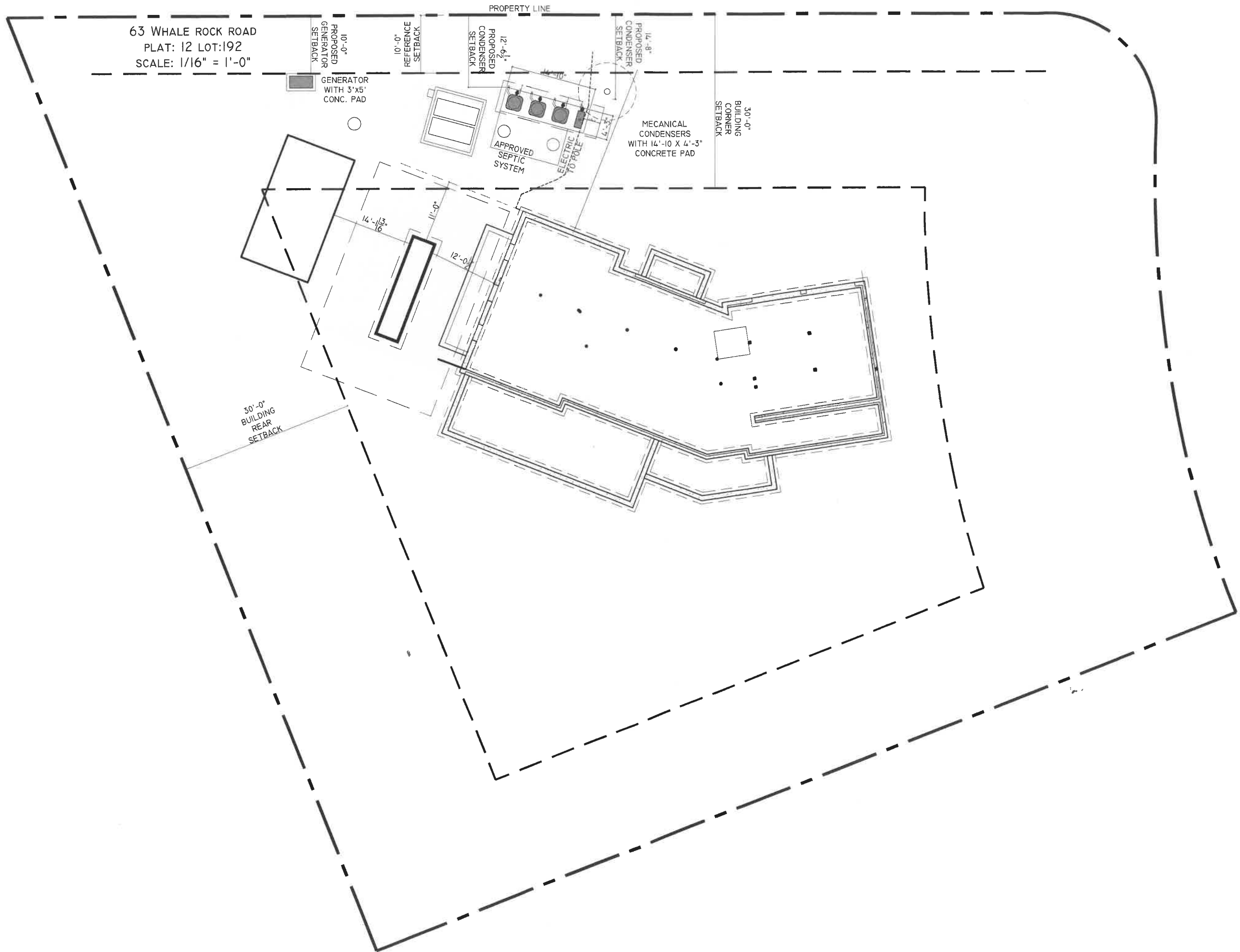
Andrew and Jessica Green

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: 1/8" = 1'-0"

PROPERTY LINE

10'-0"
PROPOSED
GENERATOR
SETBACK

0'-0.01
REFERENCE
SETBACK

12'-6 $\frac{1}{2}$ "
PROPOSED
CONDENSER
SETBACK

14'-8"
PROPOSED
CONDENSER
SETBACK

GENERATOR
WITH 3'x5'
CONC. PAD

APPROVED
SEPTIC
SYSTEM

ELECTRIC
TO POLE

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

30'-0"
BUILDING
CORNER
SETBACK

14'-1 $\frac{13}{16}$ "

11'-0"

12'-0 $\frac{1}{2}$ "

10'-0"



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

