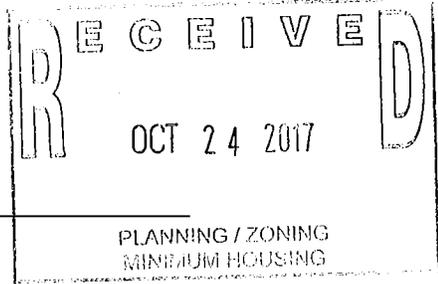


ORIG



ZONING



BY: \_\_\_\_\_

Application for Dimensional Variance

To: Westerly Zoning Board of Review  
Town Hall – 45 Broad Street  
Westerly, RI 02891

Date: Oct. 12, 2017

The undersigned hereby applies to the Westerly Zoning Board of Review for a **dimensional variance** pursuant to the provisions of § 260-33 of the Westerly Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant(s): Richard T. & Carol A. Heller Address: 59 Nichols Rd., Wolcott CT 06716

Owner(s): Same Address: Same

Lessee: N/A Address: \_\_\_\_\_

1. Filing instructions:
  - a. Original application and 10 copies, typed or legibly printed, must be filed with the Zoning Office in accordance with the minimum time required to post adequate notice.
  - b. A filing fee in the amount of **\$150**, plus legal advertising and recording fees, shall accompany an application to the Zoning Board of Review to cover the costs of processing (payable to "Town of Westerly – Zoning"). In addition to the \$150 fee, the applicant shall also be responsible for all additional costs, if any, incurred by the town in the course of review of this application, such as third-party review, cost of additional advertising and stenographic fees, and will be billed when the final costs have been determined.
  - c. All required checklist items for a **dimensional variance** must accompany the application in order to be considered a complete application.

2. Location of premises: 65 Salt Pond Way

3. Plat: 131 Lot: 18 Zoning District: HDR-10

911 Address: 65 Salt Pond Way

4. Dimensions of lot: (frontage) feet by (depth) feet; Area (square feet or acres): 5000 sq. ft. (approx.)  
50 ft. frontage x 98.4 ft. depth

5. Present use of premises: Residential

6. Proposed use of premises: Residential

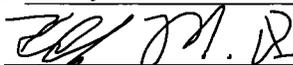
7. Is there a building on the premises at present: Yes

ZONING

8. How long have you owned the premises: Acquired April 21, 2010
9. Year that lot was platted and recorded: 1939
10. Have you submitted plans to the Zoning Inspector: Yes
11. Has a permit been refused: Zoning cert. refused If a permit has been refused, attach a copy of the denial in writing.
12. Size (in square feet) of all existing buildings and accessory structures:  
House is 696 sq. ft. (29' x 24'). Deck is 225 sq. ft. (15' x 15')
13. Size (in square feet) of all proposed buildings and accessory structures:  
Footprint to remain the same but 2 stories: 696 sq. ft. x 2 = 1392 sq. ft. living area
14. Indicate the number of families to reside in the building: Single family
15. Describe the extent of the proposed alterations: Tear down and rebuild house with 2 stories within same footprint as current house.
16. Indicate the section of the Westerly Zoning Ordinance under which application for **dimensional variance** is made:  
Sec. 260-33
17. State what relief is sought (dimensions, in number of feet):  
Side: 9.3' left Side: .9' right Rear: \_\_\_\_\_ Front: 9.4' Height: \_\_\_\_\_
18. Clearly state the grounds for which this **dimensional variance** is sought: The house is exceedingly small for a single family residence which exists on dimensionally non-conforming lot. New house will be 2 stories but will be built within current footprint. Variance already granted for second story within footprint (attached).
19. Request for waiver: Indicate checklist items that are requested to be waived by the Zoning Board and the reasons for the request:  
Checklist item C: letter from biologist not needed. Lot is clearly not within a wetland or even near one.

Respectfully submitted:

Print Name: Kelly M. Fracassa for Richard T. and Carol A. Heller

Signature: 

Address: 96 Franklin Street, Westerly RI 02891

Town of Westerly  
Rhode Island

DEPARTMENT OF PLANNING  
AND CODE ENFORCEMENT



Town Hall  
45 Broad Street  
Westerly, RI 02891

October 18, 2017

Richard Heller  
59 Nichols Road  
Wolcott, CT 06716

**RE: Zoning Submittal No. 17/2917  
65 SALT POND WAY  
Assessor's Plat/Lot '131-018'**

To Mr. and Mrs. Heller:

In reviewing your application for the above-referenced Zoning Certificate it has been determined that additional relief from the Zoning Ordinance is required for your proposed project to raze the existing house and construct a new two-story house with the same footprint. The proposed two-story home results in a 9.4' front yard, 9.3' left side yard, and a 0.9' right side yard variance being required. In order to proceed with your proposed application a Public Hearing with the Zoning Board of Review is required to grant the relief listed below required for approval:

Dimensional Information			
HDR-10 Dimensional Requirements	Primary Structure (Required)	Proposed	Variance(s) Required
Front-yard	30'	20.6'	9.4'
Right Side-yard	15'	14.1'	0.9'
Left Side-yard	15'	5.7'	9.3'

Dimensional Variance Applications and associated information are available in the Zoning Office. Once you have filed and your application is deemed complete, it will be placed on the Zoning Board of Review agenda for a pre-application hearing. You and/or your representative will need to appear at the pre-application hearing, at which time your public hearing date will be scheduled.

Fourteen (14) days prior to the Public Hearing, you are required to mail the attached *Abutters Notification Letter* to the property owners at their mailing addresses on your abutters list. You will need to file your US Postal Service proof of mailing receipt and affidavit of notice at the Zoning Office prior to finalizing your Public Hearing date.

Should you have any questions please don't hesitate to contact me at (401) 348-2551.

Sincerely,

Nathan Reichert  
Zoning Official  
cc. via e-mail Attorney Kelly Fracassa

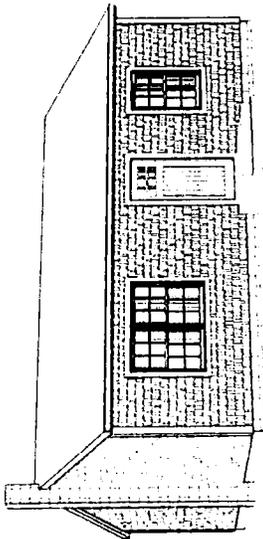
## TOWN OF WESTERLY, RHODE ISLAND

Parcel ID	Site Address	Owner Name	Co-Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
131-001	58 SALT POND WAY	HANECAK KATHLEEN M		58 SALT POND WAY	WESTERLY	RI	02891-0000
131-005B	52-54-56 SALT POND WAY	FITZPATRICK MARGARET B		12 FAUN RIDGE RD	N HAVEN	CT	06473-0000
131-003A	265 SHORE RD	WEEKAPAUIG GOLF CLUB		265 SHORE RD	WESTERLY	RI	02891-0000
132-023	20 CHARLENE AVE	ANTHONY PHILLIP &	ANTHONY RONALD	P O BOX 311	JEWETT CITY	CT	06351-0000
131-017	69 SALT POND WAY	SALONIA PERRY		787 FARMINGTON AVE APT 1A	W HARTFORD	CT	06117-0000
131-019	63 SALT POND WAY	GILMAR REALTY LLC		219 MOODY ST	LUDLOW	MA	01056-0000
131-022	57 SALT POND WAY	SHAWYER THOMAS L JR		161 SHADY HARBOR DR	CHARLESTOWN	RI	02813-0000
132-026	26 CHARLENE AVE	CONNERY RAYMOND J TRUST AGRMT &	CONNERY JOAN A TRUST AGRMT	26 CHARLENE AVE	WESTERLY	RI	02891-0000
131-002	60 SALT POND WAY	KOS JACQUELYN L		212 PARSONAGE HILL RD	NORTHFORD	CT	06472-0000
132-024	22 CHARLENE AVE	ROGERS CANDY		22 CHARLENE AVE	WESTERLY	RI	02891-0000
131-004	53 TERRACE AVE	FOSS MARK D &	FOSS JANE G	53 TERRACE AVE	WESTERLY	RI	02891-0000
131-005A	51 TERRACE AVE	BRENNIA TIMOTHY B III		80 PINE RD	GRISWOLD	CT	06351-2628-0000
132-027	28 CHARLENE AVE	NARADI NICHOLAS M ET AL		292 FIELD ST	NEWINGTON	CT	06111-0000
131-008	54 TERRACE AVE	KING CORRIE M		15 EMILY RD	BROAD BROOK	CT	06016-0000
131-016	60 GOVERNOR AVE	STRUZIK ELIZABETH A		60 GOVERNOR AVE	WESTERLY	RI	02891-0000
131-003	55 TERRACE AVE	CALVI ROGERS MARISA		53 DUCK POND CROSSING	PLANTSVILLE	CT	06479-0000
131-020	61 SALT POND WAY	CARR WENDY		2 CANAL ST	WESTERLY	RI	02891-0000
131-021	59 SALT POND WAY	SALONIA ROSS &	SALONIA PRISCILLA A	76 IVY LN	NEWINGTON	CT	06111-0000
131-009	51 GOVERNOR AVE	ELLINGWOOD DAVID B &	ELLINGWOOD DEBRA E	25 BAYBERRY CIR	WINDSOR	CT	06095-0000
131-018	65 SALT POND WAY	HELLER RICHARD T &	HELLER CAROL A	59 NICHOLS RD	WOLCOTT	CT	06716-0000
132-022	18 CHARLENE AVE	ANTHONY PHILLIP &	ANTHONY RONALD	P O BOX 311	JEWETT CITY	CT	06351-0000
132-025	24 CHARLENE AVE	THOMAS JAMES M &	THOMAS JANE C	115 AUTUMN LN	GLASTONBURY	CT	06033-0000

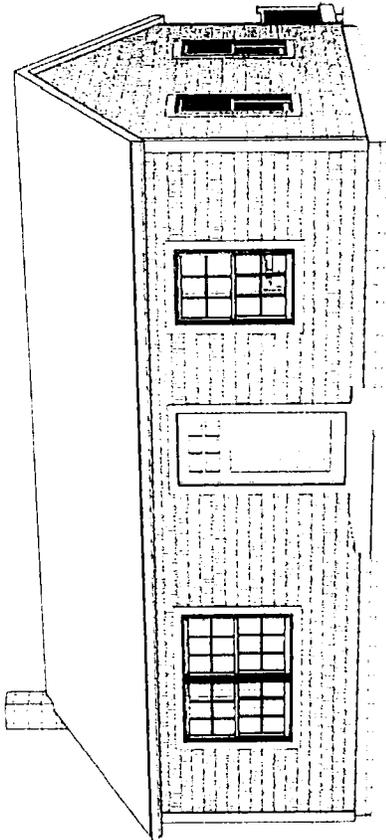




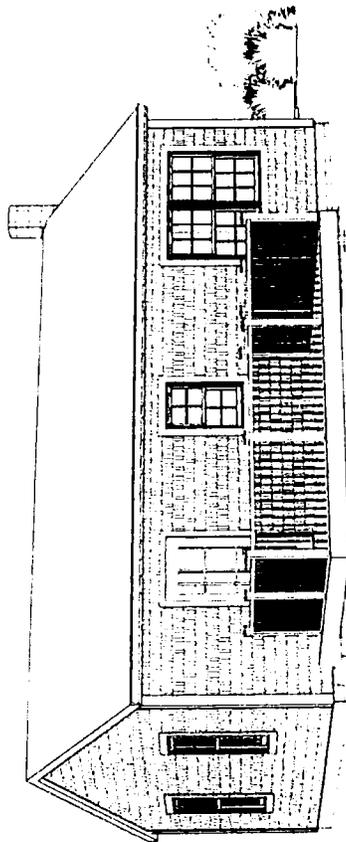
L.D.S.  
 Lorne Design Services  
 1000 Highway 100, West  
 02876  
 508-548-1111



B Front Perspective II



A Front Perspective



C Rear Perspective

NOTE:  
 Structural Drawings To Be The Sole  
 Responsibility Of The Builder  
 And Must Meet Local Building Codes  
 Lorne Design Services Assumes No  
 Responsibility For Improper Construction

**Heller Residence**

65 Oak Pond Way  
Westport, RI

**Exterior Perspectives**

Existing House

Date

06/20/16

Drawn by

Lorne Foley

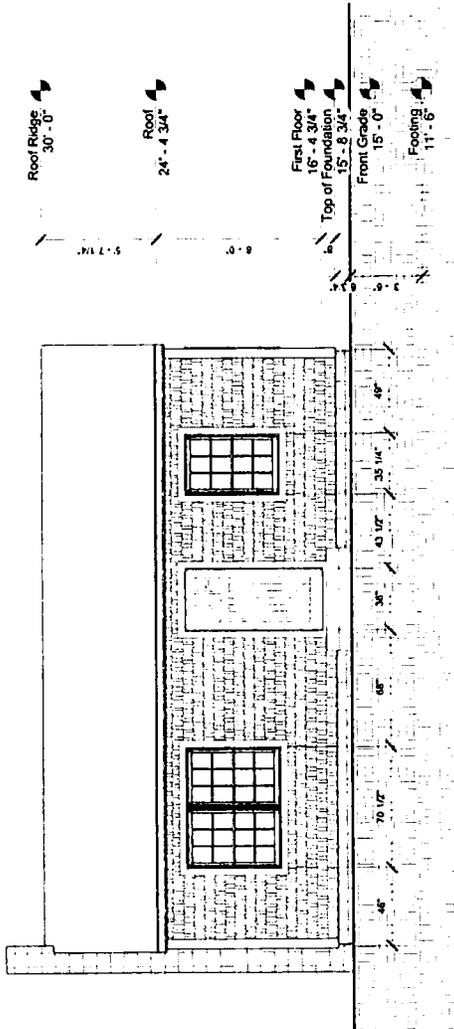
A-1

Scale

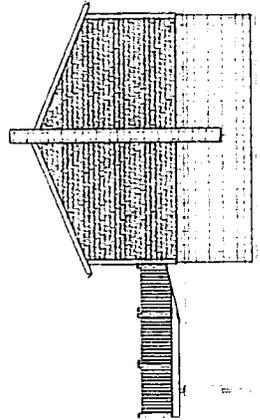
1/4" = 1'-0"

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS AND DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO L.D.S. FOR VERIFICATION. ANY DISCREPANCIES NOT REPORTED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

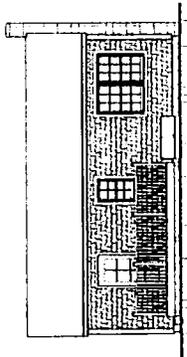
**L.D.S.**  
Lorinc Design Services  
Somers, Connecticut



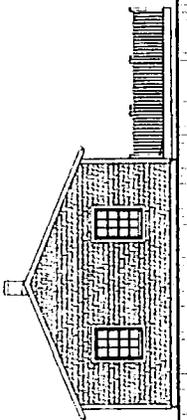
1 Front Elevation  
1/4" = 1'-0"



2 Left Elevation  
1/8" = 1'-0"



3 Rear Elevation  
1/8" = 1'-0"



4 Right Elevation  
1/8" = 1'-0"

NOTE  
Structural Design To Be The Sole  
Responsibility Of The Builder  
And Must Meet Local Building Codes  
Lorinc Design Services Assumes No  
Responsibility For Improper Construction

**Meller Residence**

62 Oak Pond Way  
Westery, RI

**Elevations**

Existing House

Date: 03/20/16  
Drawn by: Lorinc P. DeS

A-2

Scale: AS INDICATED

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS AND DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO L.D.S. FOR VERIFICATION. ANY DISCREPANCIES NOT REPORTED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.