

Feb 7/2018  
13<sup>th</sup>  
Waiver  
C+D

APPLICATION FOR DIMENSIONAL VARIANCE

DEC 19 2017  
BY: 225

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

Date: \_\_\_\_\_

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

Applicant(s): Jane R. & Thomas F. Kearns Address: 1 Kensett Lane, Darien CT 06820

Owner(s): Same Address: Same

Lessee: N/A Address: N/A

1. Filing Instructions:

- a. Original application and ten (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. Filing fee in the amount of **\$150.00**, 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 \$150.00 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 and additional costs for legal advertising.
- 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: 7 Wapan Road

3. Plat: 172 Lot: 11 Zoning District: LDR-43

911 Address: 7 Wapan Road

4. Dimensions of Lot (Frontage) feet by (Depth) feet; Area (Square ft. or Acres): \_\_\_\_\_

Frontage: 25'; Depth: 235'+/1, Total Area = 22,300 s.f.+/-

5. Present use of premises: Single family residential house

6. Proposed use of premises: Single family residential

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

8. How long have you owned the premises: 1 year

9. Year that lot was platted and recorded: Early 1900's

10. Have you submitted plans to the Zoning Official: No

11. Has a permit been refused: No If a permit has been refused, attach a copy of the denial in writing.

12. Size (in square feet) of all existing buildings & accessory structures: \_\_\_\_\_  
Existing house: 2,876 s.f.

13. Size (in square feet) of all proposed buildings & accessory structures: \_\_\_\_\_  
Proposed Sun Room: 460 s.f.

14. Indicate the number of families to reside in the building: 1 family

15. Describe the extent of the proposed alterations:

Construct a sun room on the east side of the existing dwelling, within an existing patio area.

16. Indicate the section of the Westerly Zoning Ordinance under which application for **DIMENSIONAL VARIANCE** is made:

Section 260-19, LDR-43 Zoning District, Side Yard setback.

17. State what relief is sought (Dimensions in number of feet):

Side: 27 ft. Side: \_\_\_\_\_ Rear: \_\_\_\_\_ Front: \_\_\_\_\_ Height: \_\_\_\_\_

18. Clearly state the grounds for which this **DIMENSIONAL VARIANCE** is sought:

The Subject Property currently contains an existing dwelling located 25 feet from the easterly property line. The attached existing garage is located 10 feet from the easterly property line. The property was platted in the early 1900's with the house being constructed in 1950. The Subject Property is non-conforming in lot area and frontage and as a result, the easterly side yard setback do not conform to current zoning regulations. The sun room was located in a manner to minimize environmental impact to the coastal feature and wetland resources.

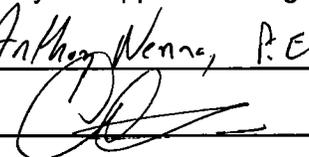
19. Request of Waiver: Indicate checklist items that are requested to be waived by the Zoning Board and the reasons for the request:

Item C, Letter from a biologist; There are wetlands to the rear of the Subject Property and will require a CRMC permit.

Item D, RIDEM OWTS Approval; The sun room does not require a permit from RIDEM since there is no increase in bedrooms.

Respectfully submitted: by the applicant's engineer, Anthony A. Nenna, P.E.

Print Name: Anthony Nenna, P.E.

Signature: 

Address: 85 Beach Street, Bldg. B, Westerly RI 02891

Phone Number: 401-348-6831



ANTHONY A. NENNA

No. 7240

REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL

APPLICANT: JANE KEARNS  
 LOCATION: 7 WAPAN ROAD  
 TOWN OF WESTERLY

PREPARED BY:

**Site Engineering, INC.**  
 Civil & Environmental Engineering

85 Beach Street, Building B  
 Westerly, Rhode Island 02891

401-348-6831

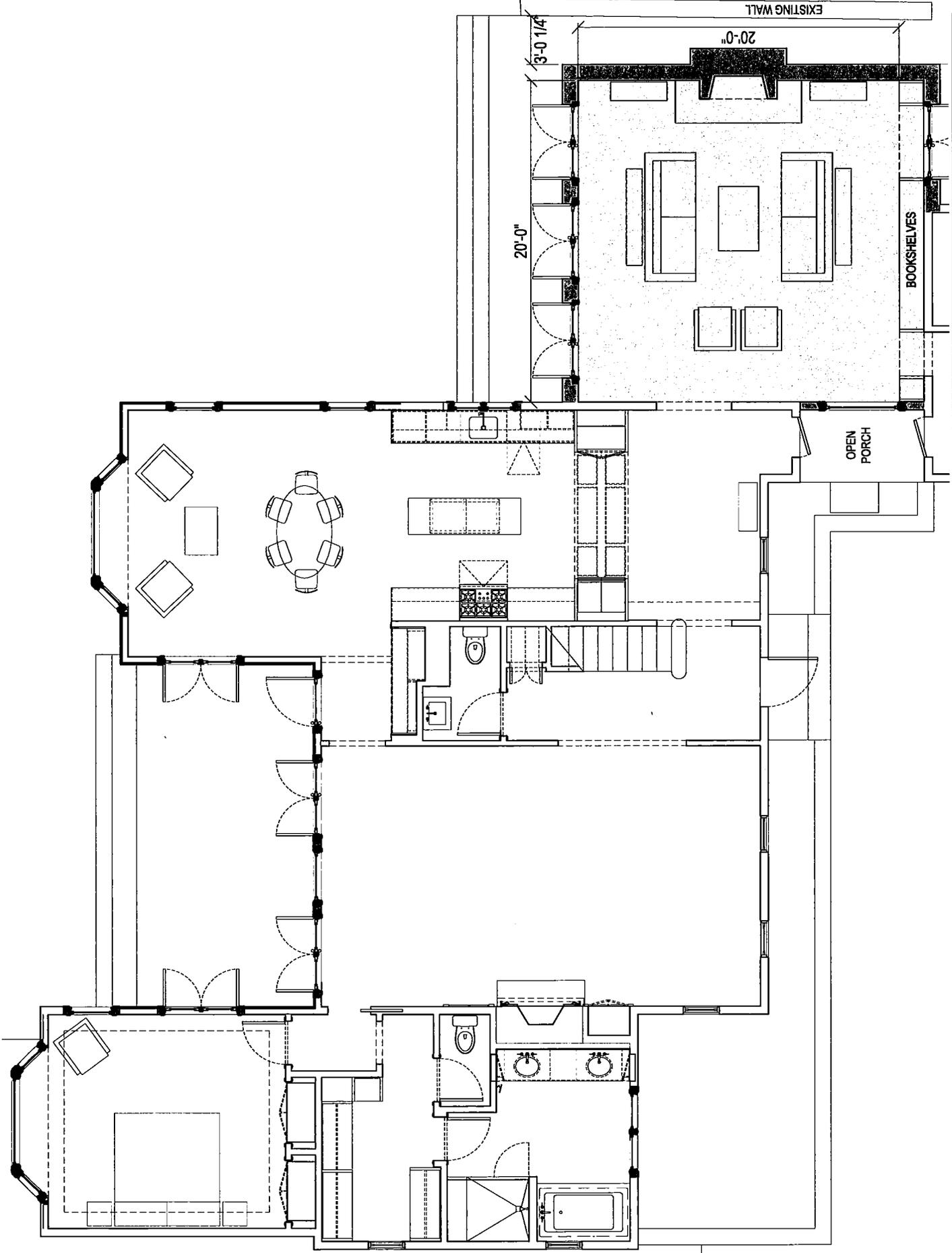
DATE: DECEMBER 18, 2017  
 PLAT 172, LOT 11

200 FOOT ABUTTERS LIST

Applicant: Jane R. and Thomas F. Kearns

Property Address: 7 Wapan Road, Westerly, Rhode Island  
Plat 172, Lot 11

Plat	Lot	Site Address	Owner's Name	Owner's Address
172	4A	9 Arraquat Road	Eric A. Marziali, 2012 GST Trust	41 Chestnut Hill Road, Glastonbury CT 06033
172	5	1 Arraquat Road	Peter C. & Susan E. Harkins	1215 5 <sup>th</sup> Avenue, Apt. 8B, New York NY 10029
172	6	6 Wapan Road	Jonathan M. & Margaret C Kelly	338 Boston Post Road, Weston MA 02493
172	7	8 Wapan Road	Alan Hruska 2912 QPRT	1148 5 <sup>th</sup> Avenue, Apt. 10B, New York NY 10128
172	8	10 Wapan Road	Daniel L. Mosley, Trustee c/o Alan J. Hruska	1148 5 <sup>th</sup> Avenue, Apt. 10B, New York NY 10128
172	9	15 Wapan Road	Michael T. Cahill & Hilary W. Addington	200 East 79 <sup>th</sup> Street, Apt. 11A, New York NY 10075
172	10	11 Wapan Road	Ridgeview Smith Properties, LLC	2200 Butts Road, #320, Boca Raton FL 33431
172	12	23 Foster Cove Road	Perkins F. Hixon Jr. & Marguerite L. Lee	23 Foster Cove Road, Westerly RI 02891



TITLE: First Floor Plan

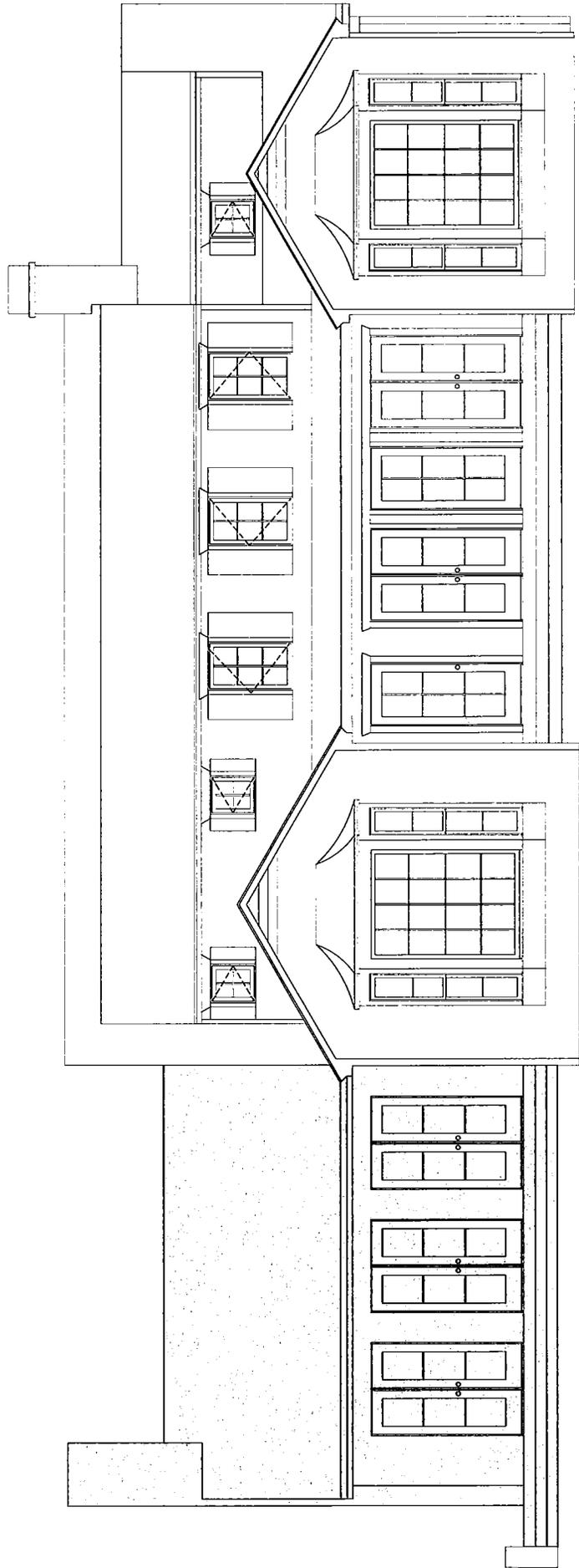
REF. DWG.:

SCALE: 1/8" = 1'-0"

DATE: 9.10.17

LINDSAY SMITH ARCHITECT

45 EAST 72ND STREET | NEW YORK NY 10021 | T: 917 375 4990 | E: LSMITH@LSMITHARCHITECT.COM



TITLE: Rear Elevation

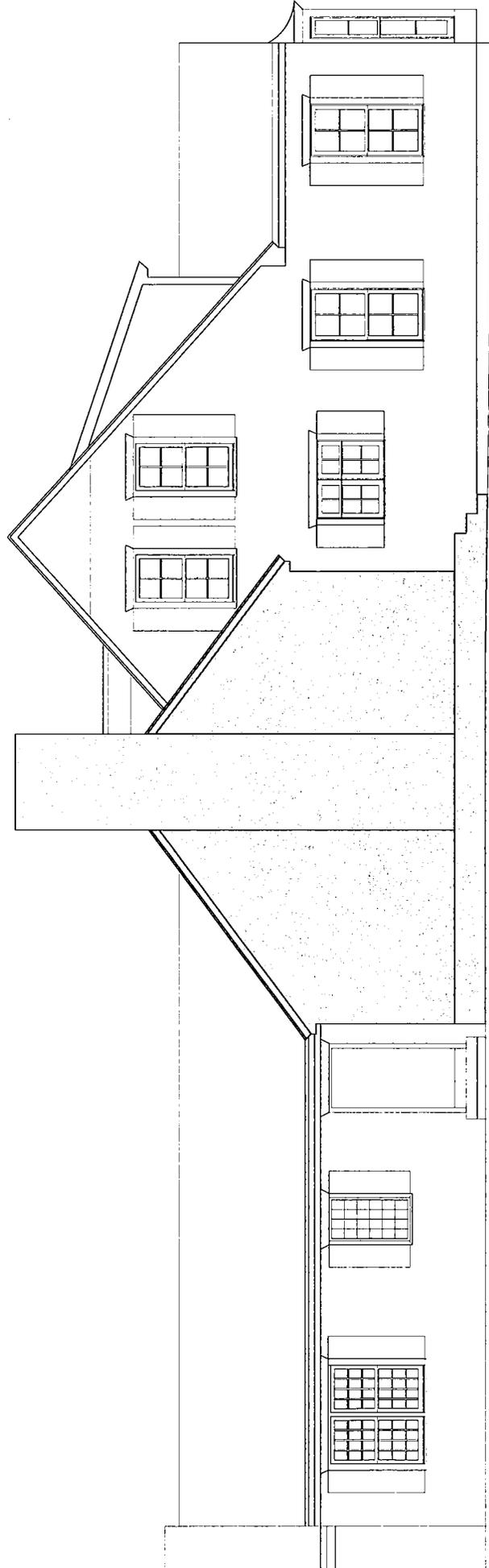
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LINDSAY SMITH ARCHITECT

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TITLE: Proposed Side Elevation

REF. DWG.:

SCALE: 1/8" = 1'-0" DATE: 9.10.17

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