

13th
↳ Waivers C+D

FAIR
DEC 16 2017
BY: 225

ZONING

Application for Dimensional Variance

To: Westerly Zoning Board of Review Date: 12/12/17
Town Hall - 45 Broad Street
Westerly, RI 02891

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): Carl V Johnson Address: P.O. Box 455 Charlestown RI 02813
Owner(s): Thomas Powers Address: 15 Egret Lane
Lessee: _____ 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: Center 15 Egret Lane

3. Plat: 142 Lot: 15 Zoning District:

911 Address:

4. Dimensions of lot: (frontage) feet by (depth) feet; Area (square feet or acres): 8939
160.73' X 100.31'

- 5. Present use of premises: Single Family Home, with Deck
- 6. Proposed use of premises: Same as above, add Roof? Deck over existing
- 7. Is there a building on the premises at present: Yes

ZONING

- 8. How long have you owned the premises: 1997, 20 years
- 9. Year that lot was platted and recorded:
- 10. Have you submitted plans to the Zoning Inspector: YES
- 11. Has a permit been refused: YES 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:
Building is 2954.33 sqft
Shed is 120 sqft } total 3074.33
- 13. Size (in square feet) of all proposed buildings and accessory structures:
105 square feet in area of setback, over existing Deck
the whole roof deck is 240 sqft over existing Deck
- 14. Indicate the number of families to reside in the building: One
- 15. Describe the extent of the proposed alterations: We would like to put a roof deck over the existing deck, to cover an outdoor grilling area
- 16. Indicate the section of the Westerly Zoning Ordinance under which application for dimensional variance is made:

Section 260-33

- 17. State what relief is sought (dimensions, in number of feet):

Side: 7' Side: 0 Rear: 0 Front: 0 Height: 0

- 18. Clearly state the grounds for which this dimensional variance is sought:

Side yard set back

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

We request for waiver Letters C, D →

Respectfully submitted: Carl V Johnson IV 

Print Name: Carl V Johnson IV

Signature: 

Address: P.O. Box 455
Charlestown RI 02813

Town of Westerly
Rhode Island

DEPARTMENT OF PLANNING
AND CODE ENFORCEMENT



Town Hall
45 Broad Street
Westerly, RI 02891

November 30, 2017

Thomas Powers
15 Egret Lane
Westerly, RI 02891

**RE: Zoning Submittal No. 17/2972
15 Egret Lane
Assessor's Plat/Lot '142-015'**

To Mr. Thomas Powers:

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 construct a first-floor deck roof, second floor deck and first floor outdoor kitchen results in a 7' left 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
Left side-yard	15'	8'	7'

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.

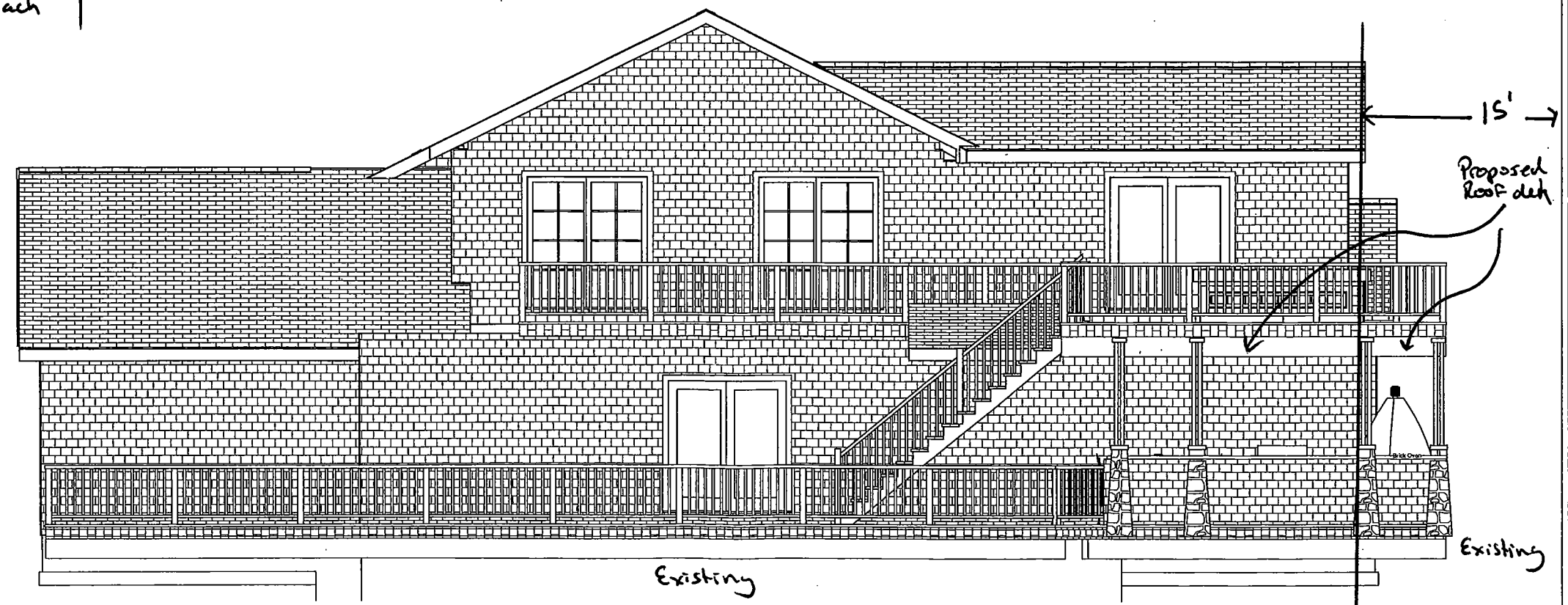
Should you have any questions please don't hesitate to contact me at (401) 348-2551.

Sincerely,

Nathan Reichert
Zoning Official

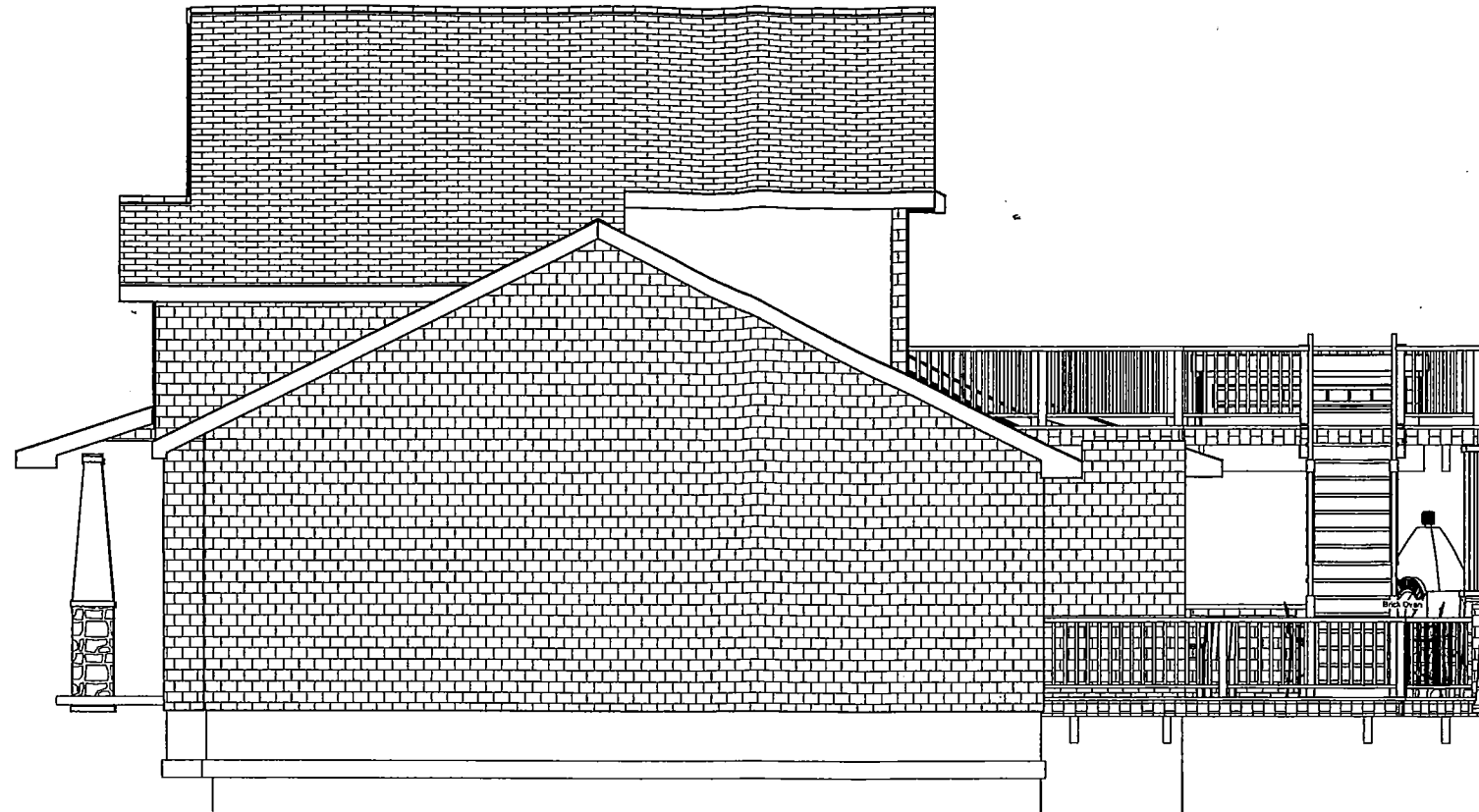


FRONT ELEVATION
Scale: 1/4" = 1'



FRONT ELEVATION
Scale: 1/4" = 1'

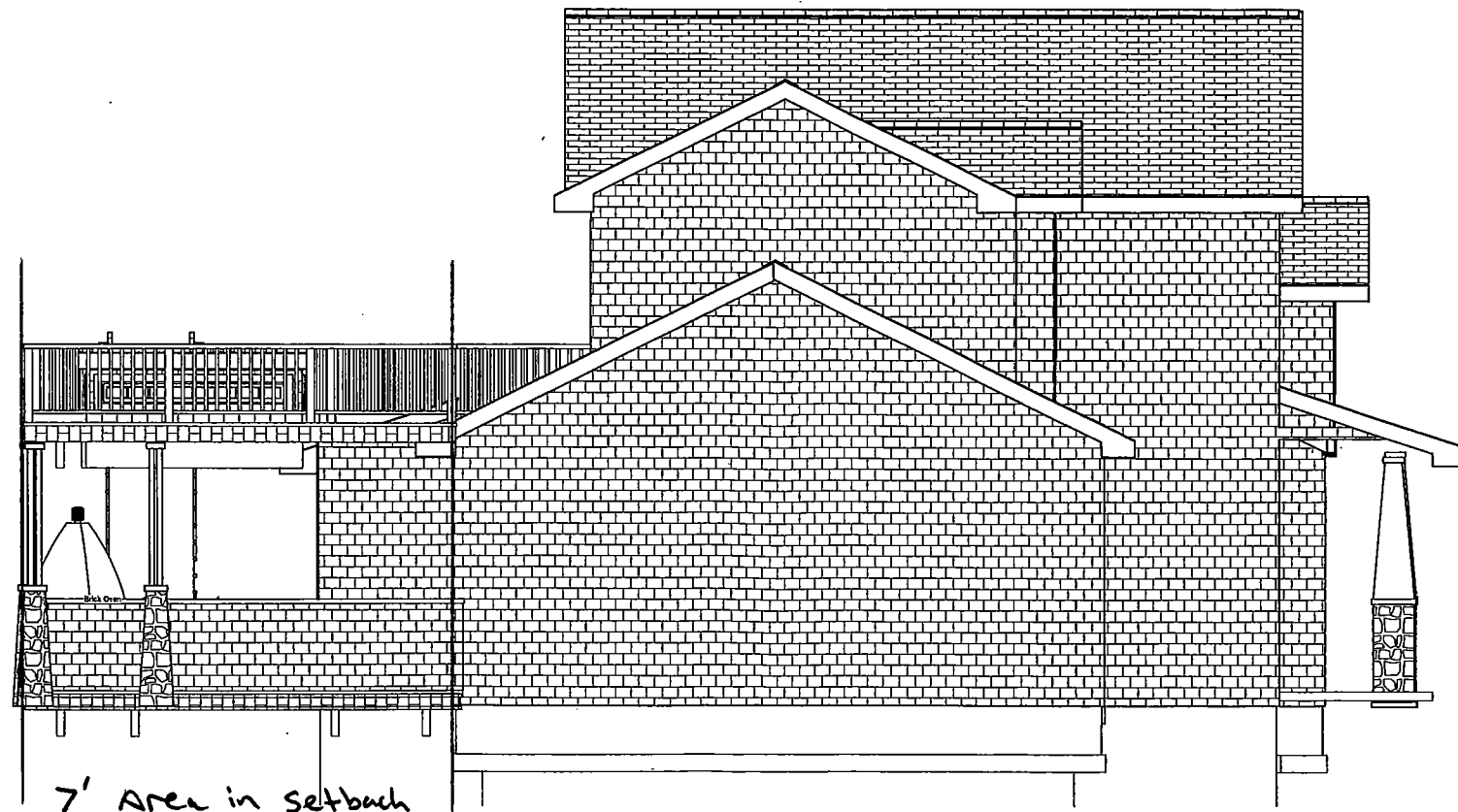
PRINT DATE: 8/11/2017 BID SET: PERMIT SET: FINAL SET: REV. HIST: DRAWN BY: EBD/BJ
Addition and Remodeling to the Powers Home
DESCRIPTION: FRONT ELEVATION
DATE: 8/11/2017
SCALE: AS NOTED
DWG NO: A5



← New Roof deck over Existing

LEFT ELEVATION

Scale: 1/4" = 1'



New Roof deck →

Existing →

7' Area in setback

LEFT ELEVATION

Scale: 1/4" = 1'

PRINT DATE: 8/11/2017 BID SET: PERMIT SET: FINAL SET: REV. HIST: DRAWN BY: EED/BJ
<p style="text-align: center;">Addition and Remodeling to the Powers Home</p>
DESCRIPTION: <p style="text-align: center;">LEFT ELEVATION</p>
DATE: 8/11/2017
SCALE: AS NOTED
DWG NO: <p style="text-align: center;">A6</p>

