

*Town of Westerly
Rhode Island*

DEPARTMENT OF PLANNING
AND CODE ENFORCEMENT



Town Hall
45 Broad Street
Westerly, RI 02891

Zoning Narrative

Date: **July 7, 2017**
 Petitioner: **Egidio Luzzi**
 Location: **210 HIGH ST**
Assessor's Plat/Lot '037-137'
Zoning Submittal No. 17/2509

SUMMARY:

The petitioner is requesting **Front-yard Setback Variance** from §260-19 (Minimum Dimensional Requirements) of the Zoning Ordinance to **construct a 24' x 36' detached garage, 23' x 29' second story addition over existing garage and 18' x 16' sun room, 13' x 4' addition to front of structure** at the above-referenced property.

FINDINGS OF FACT:

Existing Conditions

- A. Parcel 037-137 consists of approximately 33,287 square feet of land area with 183.25' of frontage on High Street. This parcel is located in an HDR-6 (SFR) Zoning District.
- B. Lot 037-137 contains a 2-story single family dwelling.

Current Proposal

- C. The applicant is proposing to construct a 24' x 36' detached garage, 23' x 29' second story addition over existing garage, 18' x 16' sun room, 13' x 4' addition to front of structure.
- D. The 18'x16' sunroom and 13' x 4' addition to the structure encroach into the required **20' Front-yard Setback** associated with this property. The sunroom and addition requires a **9.7' Front-yard Setback Variance** from §260-19 Minimum Dimensional Requirements of the Zoning Ordinance.

Dimensional Information				
HDR-6 (SFR) Dimensional Requirements	Primary Structure (Required)	Accessory Structure (Required)	Proposed	Variance(s)
Front-yard	20'	N/A	10.3	9.7'

- E. Within the Zoning Application, the petitioner states: "Proposed addition."
- F. At the 06/07/2017 Zoning Board meeting the applicant was granted their request of waivers for the following checklist items associated with this application:
 - i. Item C – Letter from a biologist indicating that there are no coastal or freshwater wetlands on or in proximity to the site.
 - ii. Item D – RIDEM On-Site Wastewater System approval or change of use permit.

RELIEF REQUESTED

§260-19 (Minimum Dimensional Requirements)

9.7' Front-yard Setback Variance

STANDARDS TO BE MET

In accordance with §260-33 Variances of the Zoning Ordinance, in granting variances the Zoning Board shall require that evidence satisfying the following standards be entered into the record of the proceedings:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;
2. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan upon which this chapter is based; and
4. That the relief to be granted is the least relief necessary.

In addition to the above standards, the Zoning Board shall require that evidence be entered into the record of the proceedings that:

5. The hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

RECOMMENDATION

The staff is neutral with this application. There are several projects that are ongoing with this parcel. The proposed construction project within this application and a move to subdivide the parcel and create a "back-lot" subdivision. Westerly Town Planner - Jason Parker placed the following statement into the variance notification letter: "Please be advised that the pending subdivision of this property will be impacted by the proposed construction associated with this request, revised subdivision plans will need to be updated and resubmitted. The proposed configuration will result in the subdivision requiring dimensional variances and may require reclassification to a Major Subdivision."

The Existing single family dwelling and covered front porch encroach into the front yard setback requirements. The two requested projects that encroach upon the front yard set-back are less intrusive into the setback than the front porch's existing encroachment.

ZONING

Application for Dimensional Variance

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 § 260-33 of the Westerly Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant(s): CHEECH LUZZI

Address: 35 HIGH ST., WESTERLY, RI 02891

Owner(s): CHEECH L. REAL ESTATE, LLC

Address: SAME AS ABOVE

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: 210 HIGH ST.

3. Plat: 37 Lot: 137 Zoning District: HDR-6

911 Address: 210 HIGH ST.

4. Dimensions of lot: (frontage) feet by (depth) feet; Area (square feet or acres): 33,287 SF

FRONTAGE = 125.10' DEPTH = 177.93'

5. Present use of premises: RESIDENCE - SINGLE FAMILY

6. Proposed use of premises: RESIDENCE - SINGLE FAMILY

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

ZONING

8. How long have you owned the premises: ~ 1.5 yrs.

9. Year that lot was platted and recorded: 1986

10. Have you submitted plans to the Zoning Inspector: 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 and accessory structures:
(DWELLING = 1,486 SF + SHED = 94 SF) = 1,580 SF

13. Size (in square feet) of all proposed buildings and accessory structures:
PROPOSED ADDITIONS = (296.79 SF + 55.76 SF) = 352.55 SF
+ (24x30' 2nd story) 720
1072 SF

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

15. Describe the extent of the proposed alterations: 2 ADDITIONS

16. Indicate the section of the Westerly Zoning Ordinance under which application for **dimensional variance** is made:
ZONING: 260 ATTACHMENT 10: 2

17. State what relief is sought (dimensions, in number of feet):
Side: X Side: X Rear: X Front: 9.7' Height: X
9.7

18. Clearly state the grounds for which this **dimensional variance** is sought:
PROPOSED ADDITION

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

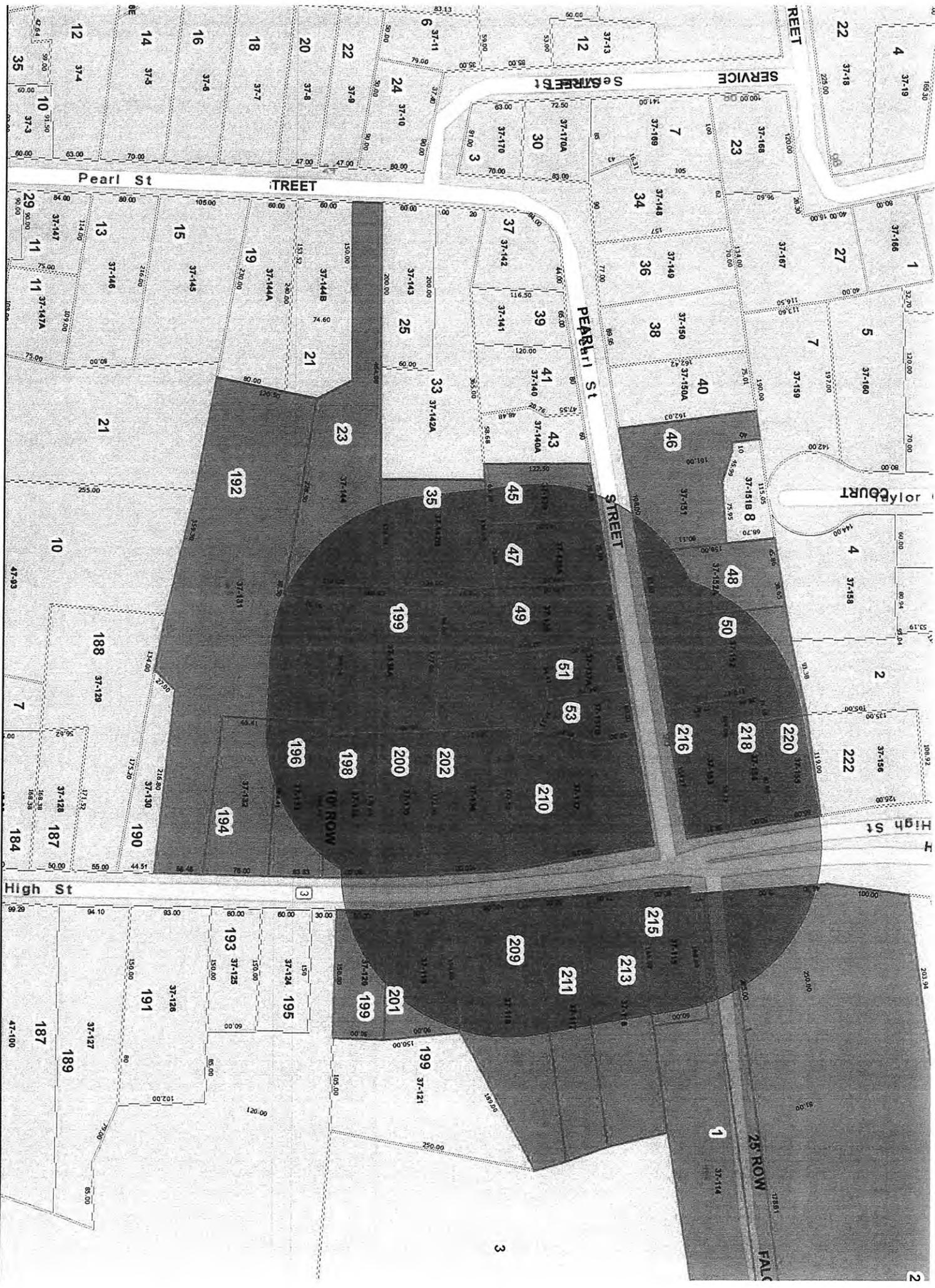
Respectfully submitted:

Print Name: Egidio (cheech) Luzzi

Signature: Egidio Luzzi

Address: 35 Hill St Apt 3 Westerly

710 High Street - 700 Foot Radline



210 High Street - Abutter's List

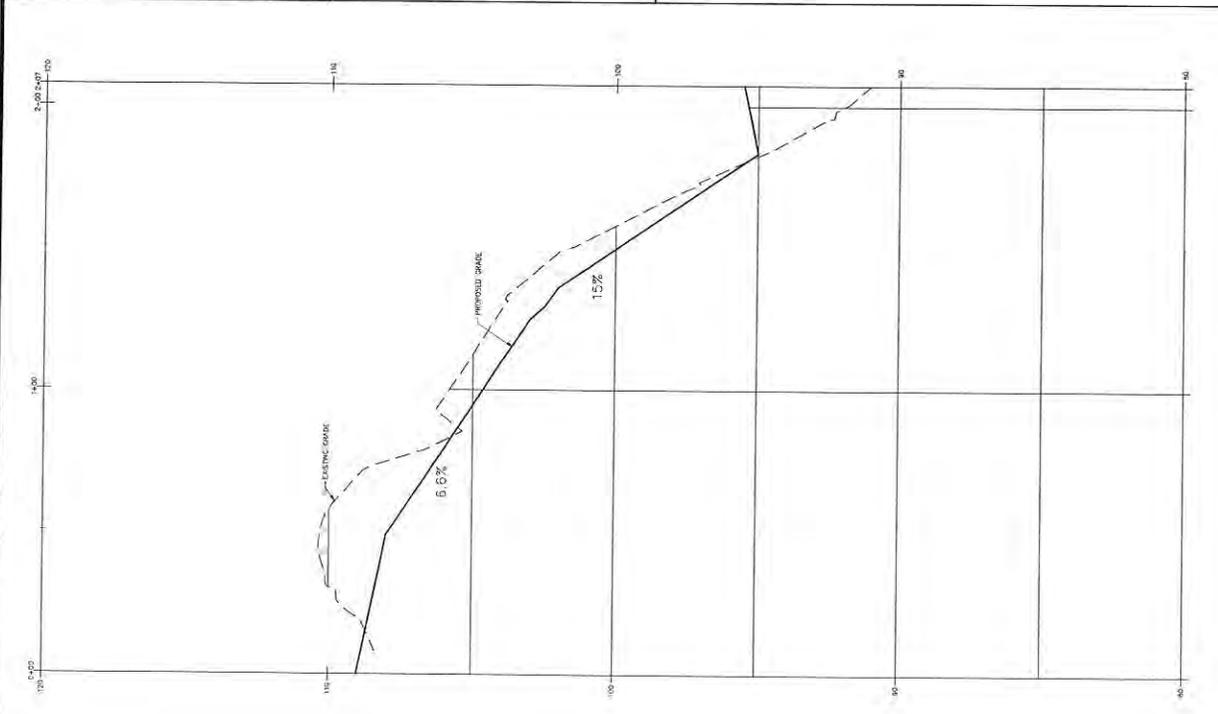
REM_GIS_ID	LOCATION	ST_NUM1	ST_NAME	SIH_OWN_NAME	SIH_CO_OWN_NAME	SIH_OWN_ADDR	SIH_CITY	SIH_STT	SIH_ZIP
37-132	194 HIGH ST	194	HIGH ST	ALLEN ROSEMARIE	null	194 1/2 HIGH ST	WESTERLY	RI	02891
37-133	196 HIGH ST	196	HIGH ST	ODELL HERVEY C &	ODELL DEBORAH	196 HIGH ST	WESTERLY	RI	02891
37-131	192 HIGH ST	192	HIGH ST	MICHAUD PATRICIA M ET AL	null	C/O RICHARD P ALLEN	WESTERLY	RI	02891
37-134	198 HIGH ST	198	HIGH ST	SERVIDEO PAUL J &	SERVIDEO CARLA L	198 HIGH ST	WESTERLY	RI	02891
37-144	23A&B PEARL ST	23A&B	PEARL ST	LUZZI EGIDIO &	CILLINO LAURI EST OF	39 HIGH ST	WESTERLY	RI	02891
37-120	199 HIGH ST	199	HIGH ST	SCIBILLO STEPHEN J ET AL	null	C/O FRANK J SCIBILLO	WESTERLY	RI	02891
37-135	200 HIGH ST	200	HIGH ST	AHERN GILDA A	null	200 HIGH ST	WESTERLY	RI	02891
37-134A	198.5 HIGH ST	198.5	HIGH ST	SERVIDEO PAUL J	null	198 HIGH ST	WESTERLY	RI	02891
37-119	201 HIGH ST	201	HIGH ST	MUTUAL PROPERTIES SOLUTIONS LLC	null	PO BOX 237	CHARLESTOWN	RI	02813
37-142B	35 PEARL ST	35	PEARL ST	LUZZIO EGIDIO	null	35 HIGH ST #3	WESTERLY	RI	02891
37-136	202 HIGH ST	202	HIGH ST	SPINO CHRISTOPHER J	null	202 HIGH ST	WESTERLY	RI	02891
37-115	215 HIGH ST	215	HIGH ST	DONNELLY CHARLES T JR &	DONNELLY DONNA MARIE	6 WILDFLOWER DR	WESTERLY	RI	02891
37-153	216 HIGH ST	216	HIGH ST	RITACCO FRANK	null	216 HIGH ST	WESTERLY	RI	02891
37-151	46 PEARL ST	46	PEARL ST	AUGERI ELAINE M & SALVATORE J IRR TRUST	null	C/O AUGERI ELAINE M & SALVATO	WESTERLY	RI	02891
37-154	218 HIGH ST	218	HIGH ST	RITACCO MARGARET	null	218 HIGH ST	WESTERLY	RI	02891
37-152A	48 PEARL ST	48	PEARL ST	NARDONE ROBERT H &	NARDONE PATRICIA A	17 LITTLE BROOK RD	WESTERLY	RI	02891
37-114	1 FALCO CIR	1	FALCO CIR	FALCO ESTHERINA R &	FALCO VINCENT S	3 FALCO CIR	WESTERLY	RI	02891
37-152	50 PEARL ST	50	PEARL ST	VALDEZ IRINEO R &	VALDEZ FRANCESCA R	50 PEARL ST	WESTERLY	RI	02891
37-155	220 HIGH ST	220	HIGH ST	PELLEGRINO RICHARD JOHN &	PELLEGRINO ANTONIO LOUIS JR	16 LITTLE BROOK RD	WESTERLY	RI	02891
37-118	209 HIGH ST	209	HIGH ST	TURCO MARTHA	null	209 HIGH ST	WESTERLY	RI	02891
37-139	45 PEARL ST	45	PEARL ST	LUZZI JOSEPH &	LUZZI MARIA	9 POTTER HILL RD	WESTERLY	RI	02891
37-117	211 HIGH ST	211	HIGH ST	LETTERIE STEVEN C &	LETTERIE SUSAN J	% ELWOOD & HOPE LETTERIE	WESTERLY	RI	02891
37-139A	47 PEARL ST	47	PEARL ST	CLARK ROGER R &	CLARK ELVA M	47 PEARL ST	WESTERLY	RI	02891
37-138	49 PEARL ST	49	PEARL ST	QUATTROMANI JAMIE F	null	49 PEARL ST	WESTERLY	RI	02891
37-137A	51B PEARL ST	51B	PEARL ST	KALLI DAVID G	null	51B PEARL ST	WESTERLY	RI	02819
37-137A	51A PEARL ST	51A	PEARL ST	WILDES BONNIE L	null	51A PEARL ST	WESTERLY	RI	02891
37-137B	53A PEARL ST	53A	PEARL ST	AMORI MICHELLE M	null	53A PEARL ST	WESTERLY	RI	02891
37-137B	53B PEARL ST	53B	PEARL ST	STECCKER RONALD F	null	639 BAYNARD DR	TARPON SPRINGS	FL	34689
37-137	210 HIGH ST	210	HIGH ST	CHEECH I REAL ESTATE LLC	null	35 HIGH ST	WESTERLY	RI	02891
37-116	213 HIGH ST	213	HIGH ST	FUSARO GIUSEPPE & ANNA &	LAHIFE SUSAN FRANCES TRUST	% ROSARIO GUIDO TRUSTEE	WESTERLY	RI	02891
37-110	219M HIGH ST	219M	HIGH ST	BASILIURE SHANE S	null	219 HIGH ST APT N	WESTERLY	RI	02891
37-110	219M HIGH ST	219M	HIGH ST	FLESCHER DAVID M &	FLESCHER JOANNE M	101 CLOVER HILL DR	FEEDING HILLS	MA	01030
37-110	219C HIGH ST	219C	HIGH ST	DEVINE ALBERTA	null	219 HIGH ST APT C	WESTERLY	RI	02891
37-110	223H HIGH ST	223H	HIGH ST	ANDREWS SUSAN M	null	121 NEWCASTLE CT	GALLOWAY	NJ	08205
37-110	221G HIGH ST	221G	HIGH ST	WILDES TAYLOR P ET AL	null	221 HIGH ST APT G	WESTERLY	RI	02891
37-110	225E HIGH ST	225E	HIGH ST	ABOODY NICOLE	null	225 HIGH ST APT E	WESTERLY	RI	02891
37-110	221D HIGH ST	221D	HIGH ST	CARBERRY JOHN D	null	221 HIGH ST APT D	WESTERLY	RI	02891
37-110	221W HIGH ST	221W	HIGH ST	RANKOWITZ JOYCE A	null	1 BOLDUC DR	LEDYARD	CT	06339
37-110	221R HIGH ST	221R	HIGH ST	BEGINA THOMAS	null	221 HIGH ST APT R	WESTERLY	RI	02891
37-110	221V HIGH ST	221V	HIGH ST	MANFREDI BARRY D &	MANFREDI KAREN I	21 FORRESTAL DR	WESTERLY	RI	02891
37-110	221H HIGH ST	221H	HIGH ST	CABRAL CHRISTINA M	null	221 HIGH ST APT H	WESTERLY	RI	02891
37-110	223G HIGH ST	223G	HIGH ST	RI HOUSING & MORTGAGE FINANCE CORP	null	44 WASHINGTON ST	PROVIDENCE	RI	02903
37-110	219F HIGH ST	219F	HIGH ST	FARBER STACY R	null	25 TUNABLEBROOK LN	W HARTFORD	CT	06117
37-110	219D HIGH ST	219D	HIGH ST	SERIO LINDA	null	219 HIGH ST APT D	WESTERLY	RI	02891
37-110	221L HIGH ST	221L	HIGH ST	AIELLO JANET	null	221 HIGH ST APT L	WESTERLY	RI	02891
37-110	219L HIGH ST	219L	HIGH ST	LEVESQUE HAROLD &	NUNEZ ROCIO	155 GOOSENECK HILL RD	CANTERBURY	CT	06331

210 High Street - Abuter's List

37-110	225F HIGH ST	225F	HIGH ST	KRIDER VERNA M	null	225 HIGH ST APT F	WESTERLY	RI	02891
37-110	223D HIGH ST	223D	HIGH ST	DEAN, JILLIAN	null	223 HIGH ST APT D	WESTERLY	RI	02891
37-110	221A HIGH ST	221A	HIGH ST	PRIGMORE JOHN R	null	535 WAVLAND AVE	PROVIDENCE	RI	02906
37-110	221U HIGH ST	221U	HIGH ST	WADE LORI E &	MICHALAK RAYMOND	% MICHALAK LORI E	WESTERLY	RI	02891
37-110	221X HIGH ST	221X	HIGH ST	MAIN BRENDA	null	221 HIGH ST APT X	WESTERLY	RI	02891
37-110	225M HIGH ST	225M	HIGH ST	CARRWAY MARY JANE DIMMAO	null	15 WINDWARD DR	WESTERLY	RI	02891
37-110	225B HIGH ST	225B	HIGH ST	DOYON JEFFREY M	null	206 WEST RD	SALEM	CT	06420
37-110	223F HIGH ST	223F	HIGH ST	COBLEIGH RICHARD M	null	223 HIGH ST APT F	WESTERLY	RI	02891
37-110	219G HIGH ST	219G	HIGH ST	BRYER CAROL L	null	219 HIGH ST APT G	WESTERLY	RI	02891
37-110	221F HIGH ST	221F	HIGH ST	GRADY LOUISE M	null	221 HIGH ST APT F	WESTERLY	RI	02891
37-110	219H HIGH ST	219H	HIGH ST	BALLESTEROS LEONARD &	BALLESTEROS ERICA J	219 HIGH ST APT H	WESTERLY	RI	02891
37-110	221K HIGH ST	221K	HIGH ST	BURKE KELLY M	null	221 HIGH ST APT K	WESTERLY	RI	02891
37-110	223S HIGH ST	223S	HIGH ST	SCRIBNER D ALAN	null	223 HIGH ST APT S	WESTERLY	RI	02891
37-110	225G HIGH ST	225G	HIGH ST	SANTILLI KERRI A	null	225 HIGH ST UNIT G	WESTERLY	RI	02891
37-110	223C HIGH ST	223C	HIGH ST	BARONE SANDRA E EST OF	null	% GIARRUSSO STEVEN C	CRANSTON	RI	02920
37-110	225H HIGH ST	225H	HIGH ST	RODD JANICE C &	TROTTER GERARD M	225 HIGH ST UNIT H	WESTERLY	RI	02891
37-110	223A HIGH ST	223A	HIGH ST	SPOSATO CHARLES J JR &	SPOSATO MARYELLEN	6 SARAH LN	WESTERLY	RI	02891
37-110	219B HIGH ST	219B	HIGH ST	CORNEAU ANN MARIE	null	56 SANER RD	MARLBOROUGH	CT	06447
37-110	221B HIGH ST	221B	HIGH ST	NELSON JACOB P	null	26 GREENMAN AVE	WESTERLY	RI	02891
37-110	223B HIGH ST	223B	HIGH ST	LAVRIHA KATHRYN M	null	111 STORM HAVEN CT	WESTERLY	MD	21666
37-110	223N HIGH ST	223N	HIGH ST	KILLIAN CHARLES W JR	null	223 HIGH ST UNIT N	WESTERLY	RI	02891
37-110	225S HIGH ST	225S	HIGH ST	BURLEY WILLIAM R &	BURLEY MARLENE B	225 HIGH ST APT S	WESTERLY	RI	02891
37-110	225D HIGH ST	225D	HIGH ST	RUSSELL ARLINE G	null	225 HIGH ST APT D	WESTERLY	RI	02891
37-110	221E HIGH ST	221E	HIGH ST	WASON FLETCHER R &	WASON DOROTHY A	1108 CORINTH GREENS DR	SUN CITY CTR	FL	33573
37-110	221N HIGH ST	221N	HIGH ST	FRINK LORI	null	221 HIGH ST APT N	WESTERLY	RI	02891
37-110	219J HIGH ST	219J	HIGH ST	NILES CHARLES H JR	null	219 HIGH ST UNIT #51	WESTERLY	RI	02891
37-110	221S HIGH ST	221S	HIGH ST	VERDI LISA L	null	221 HIGH ST APT S	WESTERLY	RI	02891
37-110	223Q HIGH ST	223Q	HIGH ST	NICHOLSON WILLIAM G JR	null	223 HIGH ST APT Q	WESTERLY	RI	02891
37-110	225J HIGH ST	225J	HIGH ST	DOMAGALA RICHARD &	DOMAGALA CAROLYN	75 ISABELLE DR	MERIDEN	CT	06450
37-110	223K HIGH ST	223K	HIGH ST	MORRONE CHAD A	null	16 PASADENA AVE	WESTERLY	RI	02891
37-110	225P HIGH ST	225P	HIGH ST	TURGEON-RUTKOWSKI JANINE	null	99 CHELEY RD	MARLBOROUGH	CT	06447
37-110	225K HIGH ST	225K	HIGH ST	HOMSI SARA	null	225 HIGH ST APT K	WESTERLY	RI	02891
37-110	223J HIGH ST	223J	HIGH ST	L & L REALTY LLC	null	PO BOX 193	WESTERLY	RI	02891
37-110	219E HIGH ST	219E	HIGH ST	AUGERI JEFFREY J &	AUGERI TRACY A	19 MARIE CT	W GREENWICH	RI	02817
37-110	221C HIGH ST	221C	HIGH ST	FLUETTE RAYMOND J	null	221 HIGH ST APT C	WESTERLY	RI	02891-1754
37-110	219P HIGH ST	219P	HIGH ST	DETEVES JOSEPH	null	219P HIGH ST	WESTERLY	RI	02891
37-110	223M HIGH ST	223M	HIGH ST	PELLEGRINO JOHN E JR	null	223M HIGH ST	WESTERLY	RI	02891
37-110	225R HIGH ST	225R	HIGH ST	CHURCHILL PATRICIA E	null	225R HIGH ST UNIT 39	WESTERLY	RI	02891
37-110	223L HIGH ST	223L	HIGH ST	GUIDO FRANCESCO	null	223L HIGH ST	WESTERLY	RI	02891
37-110	225Q HIGH ST	225Q	HIGH ST	ROY BETHANY A	null	225 HIGH ST APT Q	WESTERLY	RI	02891
37-110	223E HIGH ST	223E	HIGH ST	SANDERS GEORGE W III &	SANDERS MEREDITH A	223 HIGH ST APT E	WESTERLY	RI	02891
37-110	221B HIGH ST	221B	HIGH ST	SAMMATARO MARIANNE F	null	221 HIGH ST APT B	WESTERLY	RI	02891
37-110	219K HIGH ST	219K	HIGH ST	KING PAMELA J	null	219 HIGH ST APT K	WESTERLY	RI	02891
37-110	221Q HIGH ST	221Q	HIGH ST	CHARTON THEODORE L	null	471 HIGHLAND AVE	MIDDLETOWN	CT	06457
37-110	225N HIGH ST	225N	HIGH ST	DICANDIA CLARISSE G	null	225 HIGH ST APT N	WESTERLY	RI	02891
37-110	225A HIGH ST	225A	HIGH ST	CELCO JAMIE T &	CELCO BARBARA C	21 CENTRAL AVE	BARRINGTON	RI	02806
37-110	221M HIGH ST	221M	HIGH ST	HOMSI ZUBEBA S &	HOMSI KEEMAN M	5761 ROBBIE RD APT 3309	PLANO	TX	75024

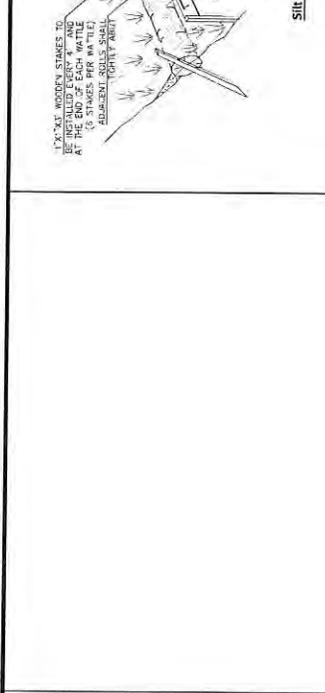
210 High Street - Aburter's List

37-110	219Q HIGH ST	219Q	HIGH ST	SHIBLEY MATHAN &	HILTON AMANDA	219 HIGH ST APT Q	WESTERLY	RI	02891
37-110	223T HIGH ST	223T	HIGH ST	WRIGHT KIMBERLY J	null	8 CALABRIA CT	WESTERLY	RI	02891
37-110	219A HIGH ST	219A	HIGH ST	GAVITT KRISTIE L	null	219 HIGH ST APT A	WESTERLY	RI	02891
37-110	219R HIGH ST	219R	HIGH ST	MORRONE CHAD A &	CELICO JAMES T SR	C/O CHAD MORRONE	WESTERLY	RI	02891
37-110	225T HIGH ST	225T	HIGH ST	THORP AUDREY I	null	% WASHINGTON TRUST COMPANY	WESTERLY	RI	02891
37-110	223P HIGH ST	223P	HIGH ST	KOWALCZYK JOSEPH J	null	192 PINE LN	WETHERSFIELD	CT	06109-1916
37-110	225 L HIGH ST	225 L	HIGH ST	SERRA JASON R	null	225 HIGH ST APT L	WESTERLY	RI	02891
37-110	225C HIGH ST	225C	HIGH ST	DOOLEY ELIZABETH ZABEL	null	359 POND SHORE DR	JAMESTOWN	RI	02835
37-110	221T HIGH ST	221T	HIGH ST	KARAM JUDITH Q	null	221 HIGH ST APT T	WESTERLY	RI	02891
37-110	221P HIGH ST	221P	HIGH ST	ACQUAFREDDA THOMAS	null	221P HIGH ST	WESTERLY	RI	02891
37-110	223R HIGH ST	223R	HIGH ST	ANGELO JAMES A TRUST &	ANGELO CAROL L TRUST	JAMES & CAROL ANGELO TRUSTEES	WESTERLY	RI	02891



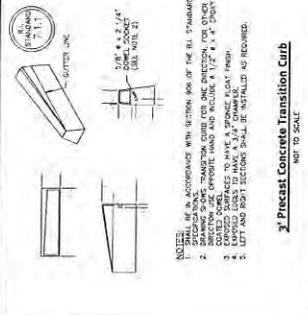
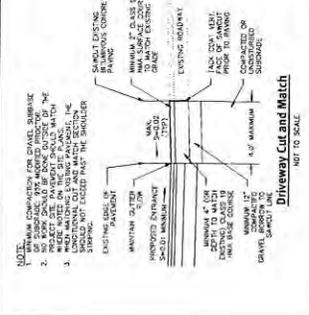
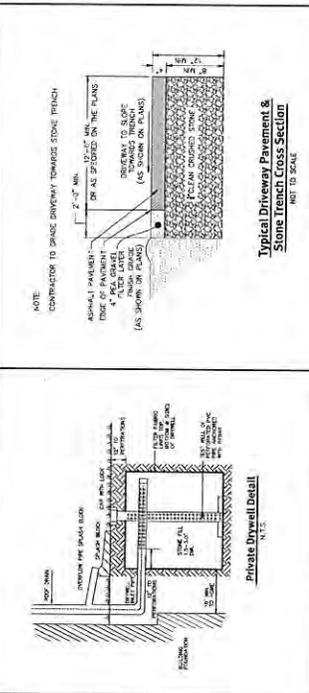
Vertical: 1" = 4'
Horizontal: 1" = 30'

Driveway Profile
Sta. 1400 to 1500



Silt Fence/Straw Wattle Sediment Barrier
NOT TO SCALE

NOTE:
1. MINIMUM CONSTRUCTION FOR DRAINAGE PURPOSES
2. NO MORE THAN ONE ROW OF STRAW WATTLE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. STRAW WATTLE SHOULD BE INSTALLED EVERY 4' AND AT THE END OF EACH WATTLE ROW
4. ADJACENT ROWS SHALL BE INSTALLED TIGHTLY ADJACENT TO EACH OTHER
5. STRAW WATTLE SHOULD BE INSTALLED WITH THE STRAW SIDE TO THE DRAINAGE SIDE
6. STRAW WATTLE SHOULD BE INSTALLED WITH THE STRAW SIDE TO THE DRAINAGE SIDE
7. STRAW WATTLE SHOULD BE INSTALLED WITH THE STRAW SIDE TO THE DRAINAGE SIDE
8. STRAW WATTLE SHOULD BE INSTALLED WITH THE STRAW SIDE TO THE DRAINAGE SIDE
9. STRAW WATTLE SHOULD BE INSTALLED WITH THE STRAW SIDE TO THE DRAINAGE SIDE
10. STRAW WATTLE SHOULD BE INSTALLED WITH THE STRAW SIDE TO THE DRAINAGE SIDE





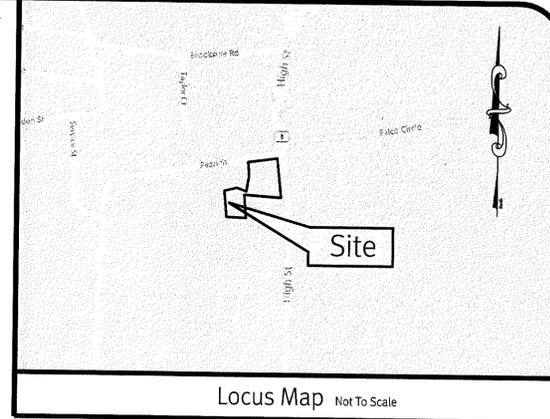
Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING		▲/△	NAIL FOUND/SET
ASPHALT		●/◎	DRILL HOLE FOUND/SET
AP	ASSESSOR'S PLAT	⊠/⊡	IRON ROD/PIPE FOUND/SET
N/F	NOW OR FORMERLY	⊞	BOUND FOUND/SET
(D)	DEED	⊙	SIGN
(M)	MEASURED	⊕	BOLLARD
(C)	CALCULATED	⊖	SOIL EVALUATION
(CA)	CHORD ANGLE	⊗	CATCH BASIN
HC	HANDICAPPED	⊘	DOUBLE CATCH BASIN
	PROPERTY LINE	⊙	DMH DRAINAGE MANHOLE
	ASSESSOR'S LINE	⊙	FES FLARED END SECTION
	TREELINE	⊙	GUY POLE
	GUARDRAIL	⊙	EMH ELECTRIC MANHOLE/HANDHOLE
	FENCE	⊙	UP UTILITY/POWER POLE
	RETAINING WALL	⊙	SMH SEWER/SEPTIC MANHOLE
	STONE WALL	⊙	SEWER VALVE
	MINOR CONTOUR LINE	⊙	CLEANOUT
	MAJOR CONTOUR LINE	⊙	HYDRANT
	WATER LINE	⊙	IRRIGATION VALVE
	SEWER LINE	⊙	WATER VALVE
	SEWER FORCE MAIN	⊙	WELL
	GAS LINE	⊙	MONITORING WELL
	ELECTRIC LINE	⊙	UNKNOWN MANHOLE
	OVERHEAD WIRES	⊙	GAS VALVE
	DRAINAGE LINE	⊙	WETLAND FLAG
		⊙	BENCH MARK
		⊙	BUSH
		⊙	TREE

Dimensional Regulations:

CURRENT ZONING:	HDR-6
MINIMUM LOT AREA:	SINGLE FAMILY
MINIMUM FRONTAGE AND LOT WIDTH:	6,000 SF
MINIMUM FRONT YARD:	60'
MINIMUM CORNER SIDE YARD:	20'
MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	10'
MAXIMUM STRUCTURE HEIGHT:	25'
MAXIMUM IMPERVIOUS SURFACE:	35'
	60%

* 9.7' & 9.2' FRONT YARD DIMENSIONAL VARIANCES REQUESTED



General Notes

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 37, LOT 137 IN THE TOWN OF WESTERLY, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 2015, PAGE 20058 IS CHEECH L REAL ESTATE, LLC.
- THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009C01394, DATED OCTOBER 16, 2013.
- THE PARCEL IS ZONED HDR-6 PER THE TAX ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN AUGUST 2016. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

Plan References:

- PLAN SHOWING PROPOSED DIVISION FOR EDWARD P. LALLO JR, PEARL STREET WESTERLY, RI. PLAN BY ALFRED DIORIO, R.L.S., DATED DECEMBER 1986. RECORDED IN PLAN BOOK 300, PAGE 451.
- AMENDMENT ONE CONDOMINIUM PLAN PEAR STREET CONDOMINIUM. PLAN BY CHERENZIA AND ASSOCIATES, DATED MAY 30, 2005, RECORDED IN ENVELOPE C-444.

Datum Note:

- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88); AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

Lidar Note:

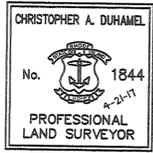
CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES * AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

Certification

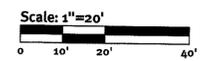
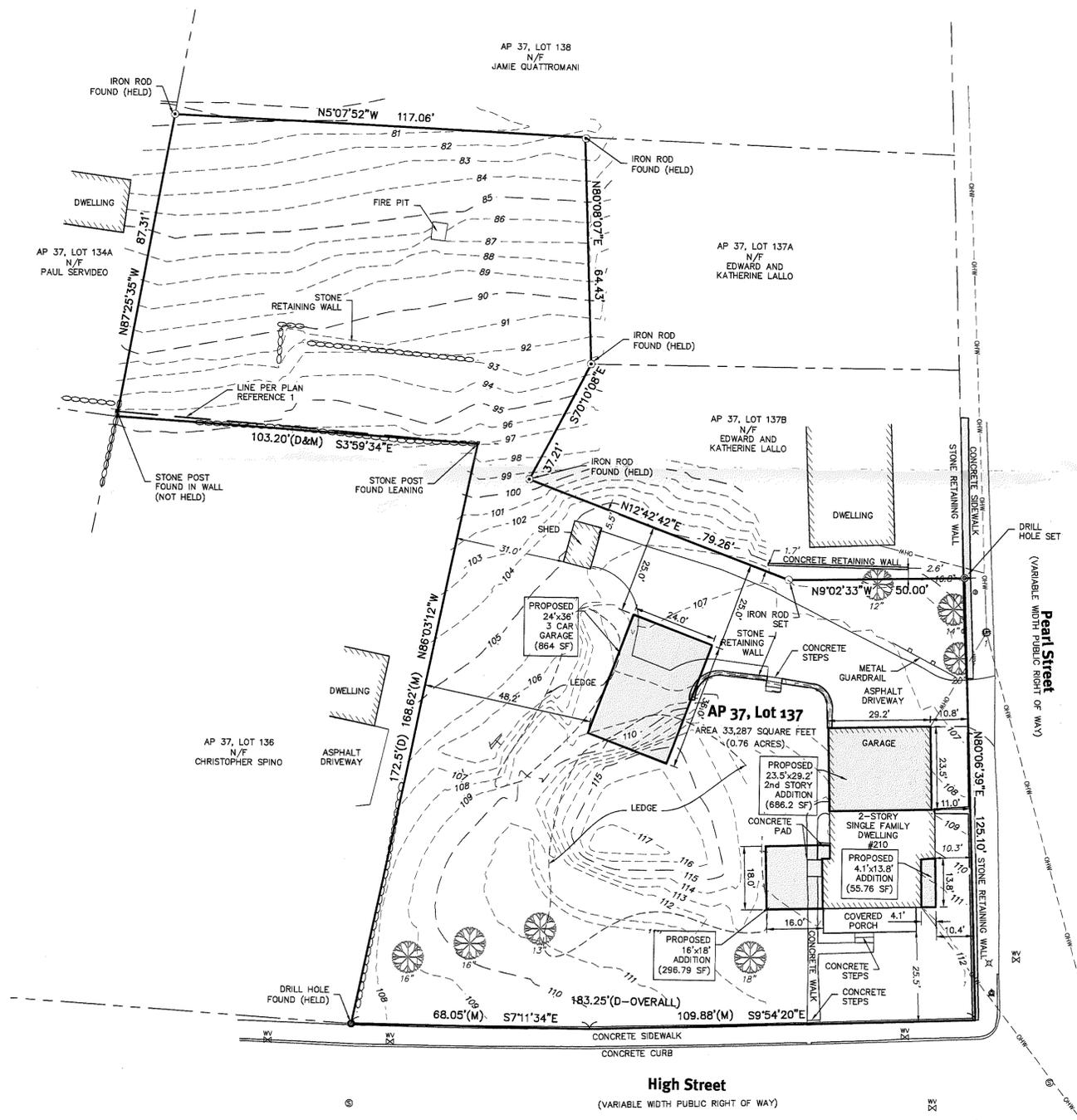
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACQUISITION SURVEY (LIMITED)	CLASS III
TOPOGRAPHIC SURVEY	CLASS T-4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RE-TRACEMENT AND TOPOGRAPHIC SURVEY AT REQUEST OF CLIENT.



Christopher A. Duhamel
CHRISTOPHER A. DUHAMEL, RIPLS #1844, COA #LS-1160



Plot Plan
210 High Street
Westerly, Rhode Island
Client: Cheech Luzzi
35 High Street
Westerly, Rhode Island 02891
DE Job No: 2418-001. Copy/Right 2017 by Diprete Engineering Associates, Inc.

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