

**TOWN OF CHARLESTOWN  
ZONING OFFICE  
Modification of Dimensional Requirements**

4540 South County Trail  
Charlestown, RI 02813

File number: #11651  
 Date of Filing: 1/15/25 & Rev. 2/5/25  
 Filing fee: \$150 (\$75 rec'd 1/15/25 \$75 rec'd 2/5/25)  
 Received by: JSM

**(OFFICIAL USE ONLY)**

Pursuant to Article II, Section 218-6B(10), the undersigned hereby applies for a modification of the dimensional requirements of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

- Applicant: Raymond P. & Elaine P. Welnicki Address: 23 Ocean View Avenue
- Owner: Raymond P. & Elaine P. Welnicki Address: 23 Ocean View Avenue  
Charlestown RI 02813
- Location of Premises:

23 Ocean View Avenue Street Address 02 Plat 9A Lot

- Dimensions of Lot: Frontage 60' Width 60' Depth 140' Area 8310 Sq.Ft.
- Zoning District(s) in which premises are located R2A  
(At the time of this application)
- When was property acquired? 9/5/2003  
Date
- Present use of property single family residence
- Is there a building on the premises at present? yes Give size(s) Approx. 30' x 47' 2 story house w/porches.
- Proposed use of property single family residence
- Give size of proposed building(s) Approx. 30' x 47' irregular shaped 2 story house w/porches.
- State proposed alterations Add 48SF to existing screen porch at rear.

<u>Lot Coverage</u>		<u>Height</u>		<u>Setback requirements</u>			
Allowed	Existing	Requested	Relief Req.	Front	Left Side	Right Side	Rear
<u>1579</u> sq.ft.	<u>1613</u> sq.ft.	_____	_____	Allowed	Allowed	Allowed	Allowed
Requested <u>1661</u> sq.ft.	Relief Req. _____	Requested _____	Requested _____	Requested _____	Requested _____	Requested _____	Requested _____
Relief Req. <u>18</u> sq. ft.	_____	Relief Req. _____	Relief Req. _____	Relief Req. _____	Relief Req. _____	Relief Req. _____	Relief Req. _____

Dimensional Variance(s) related to: Principal Building(s) Accessory Building(s)

14. Other Variance and/or relief sought: n/a

15. State grounds for request for relief sought in this case pursuant to Article II, Section 218-6B(10) (a) through (d) [attach separate sheet if necessary]:

The applicant is requesting a lot coverage variance for 48 sf of additional space. Total lot coverage will increase from 1,613 sf or 19.4% coverage to 1,661 sf or 19.9%. This request is a 5.2% modification from the allowed lot coverage. This is within the permitted 15% or less of the dimensional requirement, therefore is eligible for a modification request. The added space to the screen porch is in the rear of the house and is only a one story addition aligning with the existing porch side wall and roof. It will not affect any neighbors either in shading or view corridors and it is not adjacent to nor will it affect any wetlands. It meets yard setbacks and is a minimal request to give the screen porch a bit more space to function better for daily use and family gatherings.

16. Provide letters in support of proposed alteration from all abutting property owners.

17. Additional information provided with this application has been attached as follows: drawings and photos

The undersigned declares that he/she has received, read and understands the Filing Instructions and Procedural Guidelines and that the information given herein is true to the best of his or her knowledge and belief.

Respectfully submitted,

Applicant: Raymond Welnicki (Signature) [Signature]

Phone: 860-803-1753 (Address) 121 Amundt Dr., Manchester, CT 06040

Email: RAY@RPWSOLUTIONS.COM

Land Owner: Raymond Welnicki (Signature) [Signature]

Phone: 860-803-1753 (Address) 121 Amundt Dr., Manchester, CT 06040

Email: RAY@RPWSOLUTIONS.COM

Agent: \_\_\_\_\_ (Signature) \_\_\_\_\_

(Address) \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

The Zoning Enforcement Officer may desire to inspect the premises.

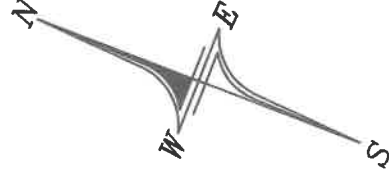
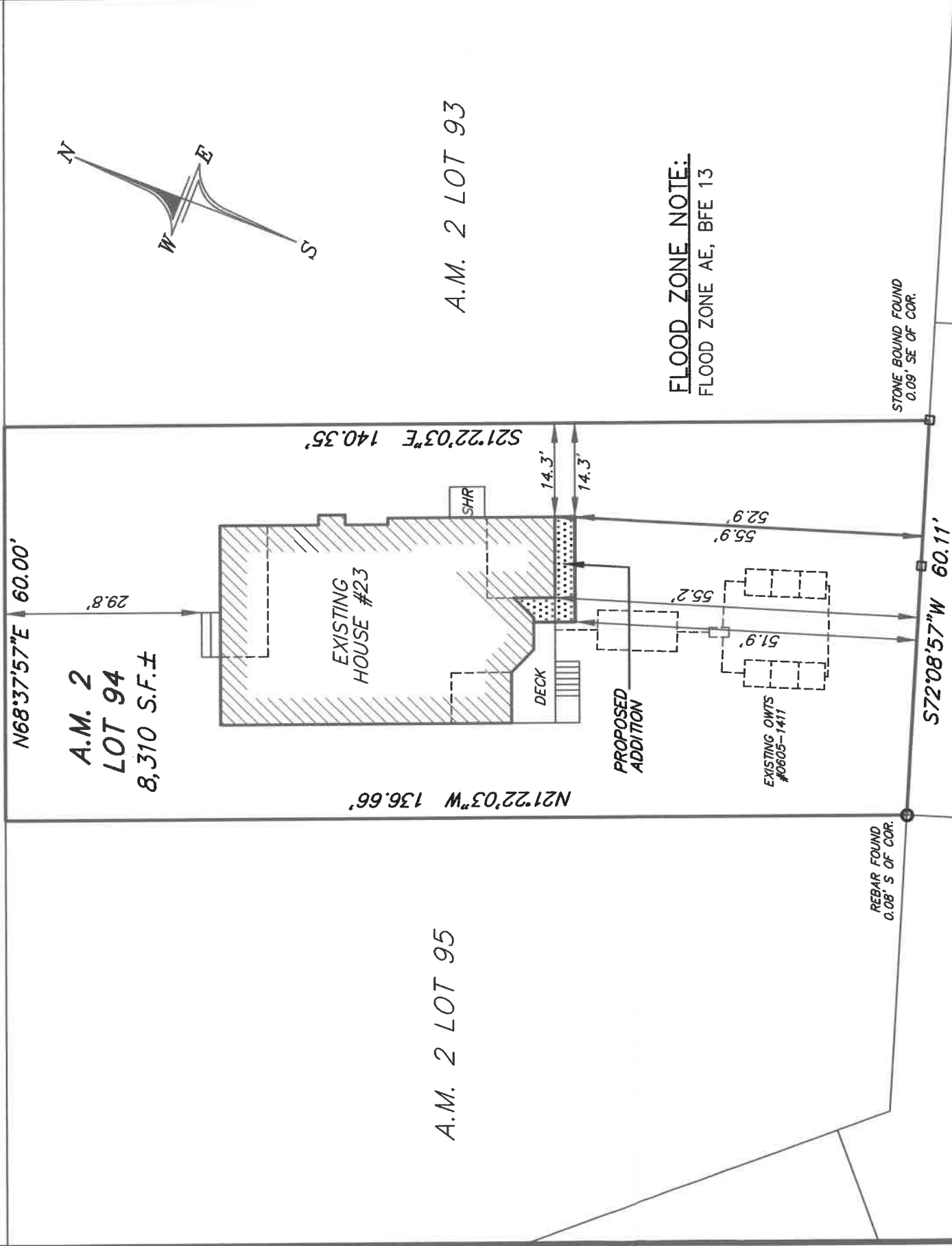
Permission for site inspection given  refused

NOTE: A site plan, sketches, drawings, plans, and other documents, as may be necessary to provide full information, shall be filed with the application. (See instructions)

A.M. 2 LOT 116

A.M. 2 LOT 121

# OCEAN VIEW AVENUE



A.M. 2 LOT 95

A.M. 2 LOT 93

**FLOOD\_ZONE NOTE:**  
FLOOD\_ZONE AE, BFE 13

A.M. 2 LOT 60

A.M. 2 LOT 62

**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4-35-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY      MEASUREMENT SPECIFICATION  
 DIMENSIONAL CONFORMANCE SURVEY      I  
 DATA ACCUMULATION SURVEY      III

STATEMENT OF PURPOSE:  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO DEPICT THE PROPOSED ADDITION  
 ON LOT 94 ASSESSOR'S MAP 2.

BY: *Richard L. Couchon*      2/4/25

RICHARD L. COUCHON, RIPLS #1620  
 CERTIFICATE OF AUTHORIZATION #763



**ZONING DISTRICT -R2A**

MINIMUM LOT AREA REQUIREMENTS: 87,120 S.F.  
 ACTUAL LOT AREA: 8,310 S.F.  
 REDUCTION FACTOR: 0.095

PRINCIPAL SETBACKS      R2A STANDARD      ALLOWED

FRONT: 50'      5.0'  
 SIDE: 35'      5.0'  
 REAR: 100'      9.5'

COVERAGE      R2A STANDARD      ALLOWED  
 10%      19.0%  
 (1,579 SF)

EXISTING BLDG CVG: 1,613 SF  
 PROPOSED BLDG CVG: 1,661 SF

NOTE: BUILDING COVERAGE VALUES PROVIDED BY LAURA KREKORIAN ON 2/4/25

**DOWDELL ENGINEERING ASSOCIATES, LLC**

P.O. BOX 1684 - 3949 OLD POST ROAD  
 CHARLESTOWN, RHODE ISLAND 02813  
 (401) 364-1027      mark@dowdelleng.com

SITE PLAN

SCALE: 1" = 20'

ASSESSOR'S MAP 2  
 LOT 94  
 23 OCEAN VIEW AVENUE  
 CHARLESTOWN, RHODE ISLAND

PREPARED FOR:  
 RAYMOND P. WELNICKI  
 121 AMANDA DRIVE  
 MANCHESTER, CT 06040

DATE: 12/11/24

02/04/25

SHEET 1 OF 1



# OUTLINE SPECIFICATIONS

## CODES AND STANDARDS

- ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND STANDARDS.
- IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT ANY CHANGES TO THE PLANS MEET THE CURRENT BUILDING CODE. ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS AND SPECIFICATIONS OF THIS PLAN. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ANY VARIANCES TO THE DRAWINGS, SPECIFICATIONS AND/OR CONSTRUCTION SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT.

## DESIGN DATA

- ROOF LOADS: DEAD LOAD = 10 PSF  
LIVE LOAD(SNOW) = 30-40 PSF (DRIFT AS REQUIRED)
- FLOOR LOADS: DEAD LOAD = 10 PSF  
LIVE LOAD = 20 PSF ATTICS  
30 PSF BEDROOMS  
40 PSF ALL OTHER SPACES
- FROST DEPTH - ZONE 1 - 3'-4"
- WIND LOADS - 100 MPH WIND LOAD WITH 120 MPH 3 SECOND GUSTS.  
ONE STORY WALLS DESIGN TO - 42 PSF, TWO STORY - 44 PSF  
ROOF UPLIFT - ONE STORY - 46 PSF, TWO STORY - 44 PSF  
OVERHANGS GREATER THAN 24" REQUIRE ENGINEERING DESIGNED IN ACCORDANCE WITH ASCE 7-88.
- ALL SUPPORTS AT DOORS, WINDOWS, AND OTHER OPENINGS SHALL BE SIZED TO TRANSFER ALL SUPERIMPOSED LOAD TO VERTICAL MEMBERS.
- PRIOR TO COMMENCING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
- COMPACTED FILL UNDER BUILDING SHALL BE PLACED IN 8" LAYERS;  
COMPACTED TO 95% MAXIMUM DRY DENSITY.
- FOUNDATIONS HAVE BEEN ASSIGNED TO BEAR UPON COMPACTED SOIL HAVING A MINIMUM BEARING CAPACITY OF 1.5 TONS/SF.

## SCOPE

- EXPAND EXISTING SCREEN PORCH AND ADD RETRACTABLE STORM/SCREEN PANELS.

## MATERIALS

- CONCRETE - 3000 PSI @ 28 DAYS
- REINFORCING - ASTM A-615, GRADE 60; INSTALLATION SHALL CONFORM TO ACI 315 & 318.
- WOOD FRAMING - FRAMING LUMBER TO HAVE A MINIMUM F<sub>b</sub> OF 1100PSI.
- STRUCTURAL GRADE FIR OR PINE, E = 1,000,000, 2" NOMINAL THICKNESS AND 4" (OR GREATER) IN WIDTH. MOISTURE CONTENT - MAXIMUM 14% "S-DRY".
- STUDS AND BLOCKING- HEM FIR #2 OR HEM-LOCK #2 F<sub>b</sub> = 125 PSI, E = 1,000,000 PSI OR PINE, E = 1,000,000, 2" NOMINAL THICKNESS AND 4" (OR GREATER) IN WIDTH.
- JOISTS AND CONVENTIONAL WOOD BEAMS - HEM FIR #2 OR BETTER  
E = 1,000,000, F<sub>b</sub> = 1,200 PSI, ALLOWABLE SHEAR STRESS = 45 PSI.
- PLYWOOD SHEATHING - C-C EXTERIOR AAAPA- THICKNESS AS SHOWN ON DRAWINGS.
- JOISTS ARE TO BE DOUBLED UNDER ALL PARTITIONS
- ANY WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED WOOD.
- PLATES ARE TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS, MAXIMUM 4'-0" O.C., NOT MORE THAN 1'-0" FROM CORNERS, MIN. OF 1" DEEP.
- FLUSH FRAMED WOOD MEMBERS SHALL BE ANCHORED WITH 2000 LB. JOIST HANGERS UNLESS OTHERWISE SPECIFIED.

## ROOFING

- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- ROOFING TO MATCH EXISTING IN MANUFACTURER STYLE AND COLOR WITH CLASS A U.L. LISTING FOR FIRE AND WIND RESISTANCE INSTALLED OVER 15# ASPHALT PAPER. SHINGLES TO BE INSTALLED WITH HURRICANE NAILING PATTERN OR AS RECOMMENDED BY MANUFACTURER FOR EXTREME WIND/WEATHER CONDITIONS.

## SIDING

- SIDING AS SHOWN ON DRAWINGS OR SPECIFIED HEREIN SHALL BE WHITE CEDAR SHINGLES, 5" TO WEATHER, ALL CORNERS WOVEN TO MATCH EXISTING.

## DOORS/WINDOWS

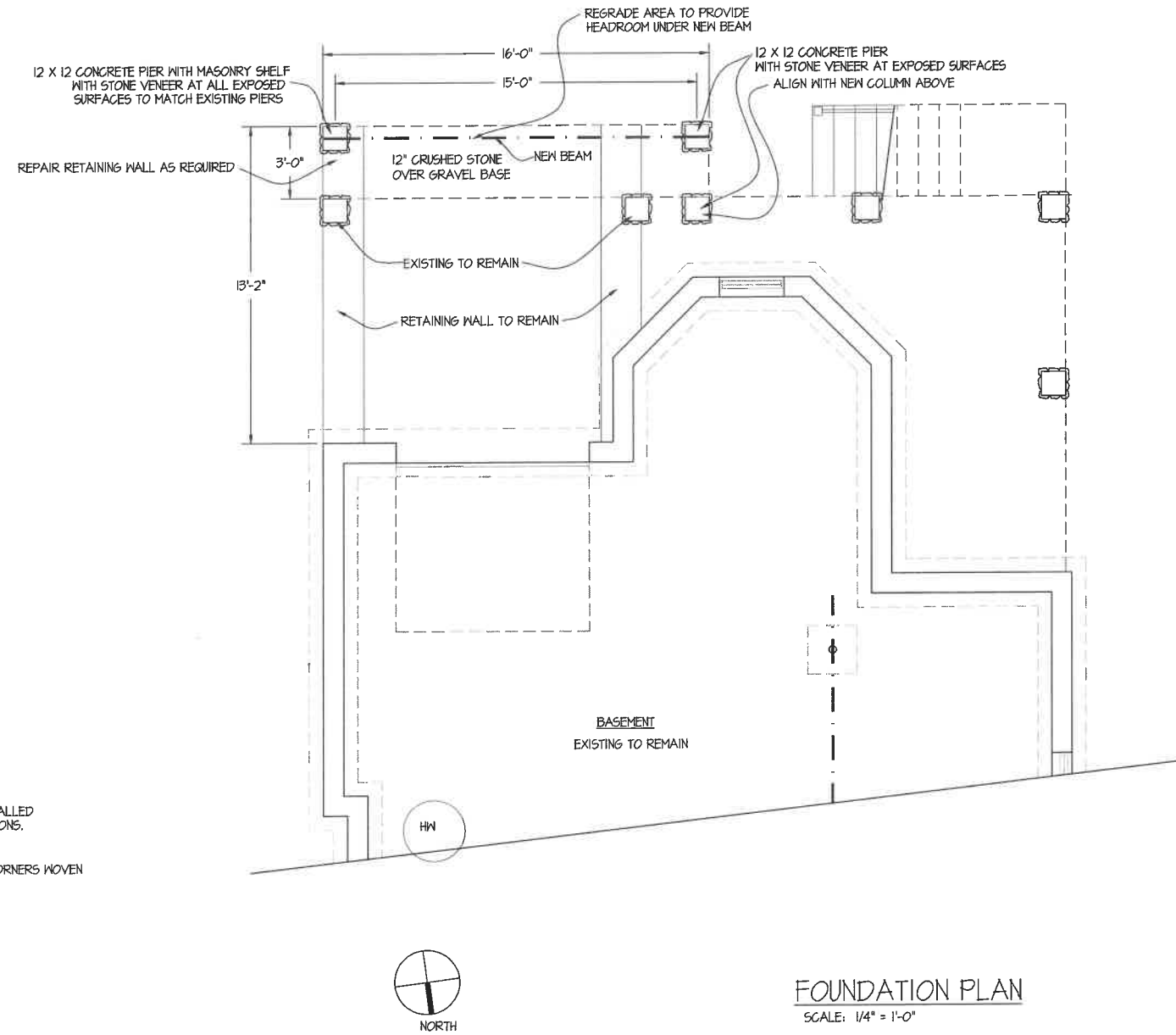
- WINDOWS TO BE STORM/SCREEN SASHES BY EZE-BREEZE, RETRACTABLE UNITS CUSTOMIZED TO EXISTING SCREEN PORCH.

## MISCELLANEOUS

- ALL DECKING TO MATCH EXISTING.
- ALL RAILINGS TO MATCH EXISTING.

## ELECTRICAL

- ADD RECESSED CANS AT NEW SECTION OF CEILING.



Drawn by  
Laura D. Krekorian  
ARCHITECT  
40 Main Street  
Wakefield, RI  
401 789 0039



WELNICKI RESIDENCE  
23 OCEAN VIEW AVENUE  
CHARLESTOWN  
RHODE ISLAND

OUTLINE SPECIFICATIONS  
AND FOUNDATION PLAN

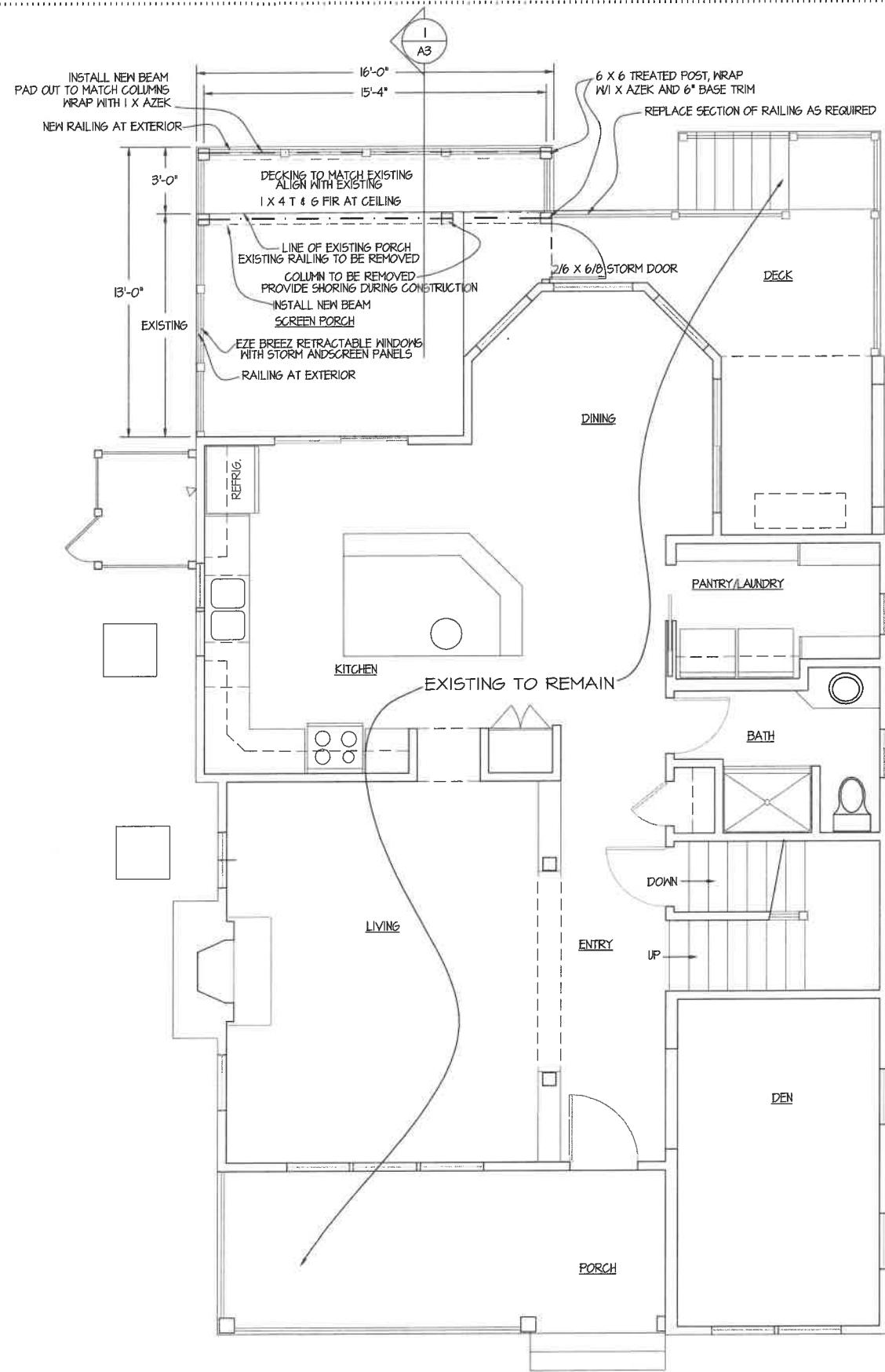
3 JANUARY 2025

SCALE: 1/4" = 1'-0"

C. LONGWELNICKI

FILE: A1.DWG

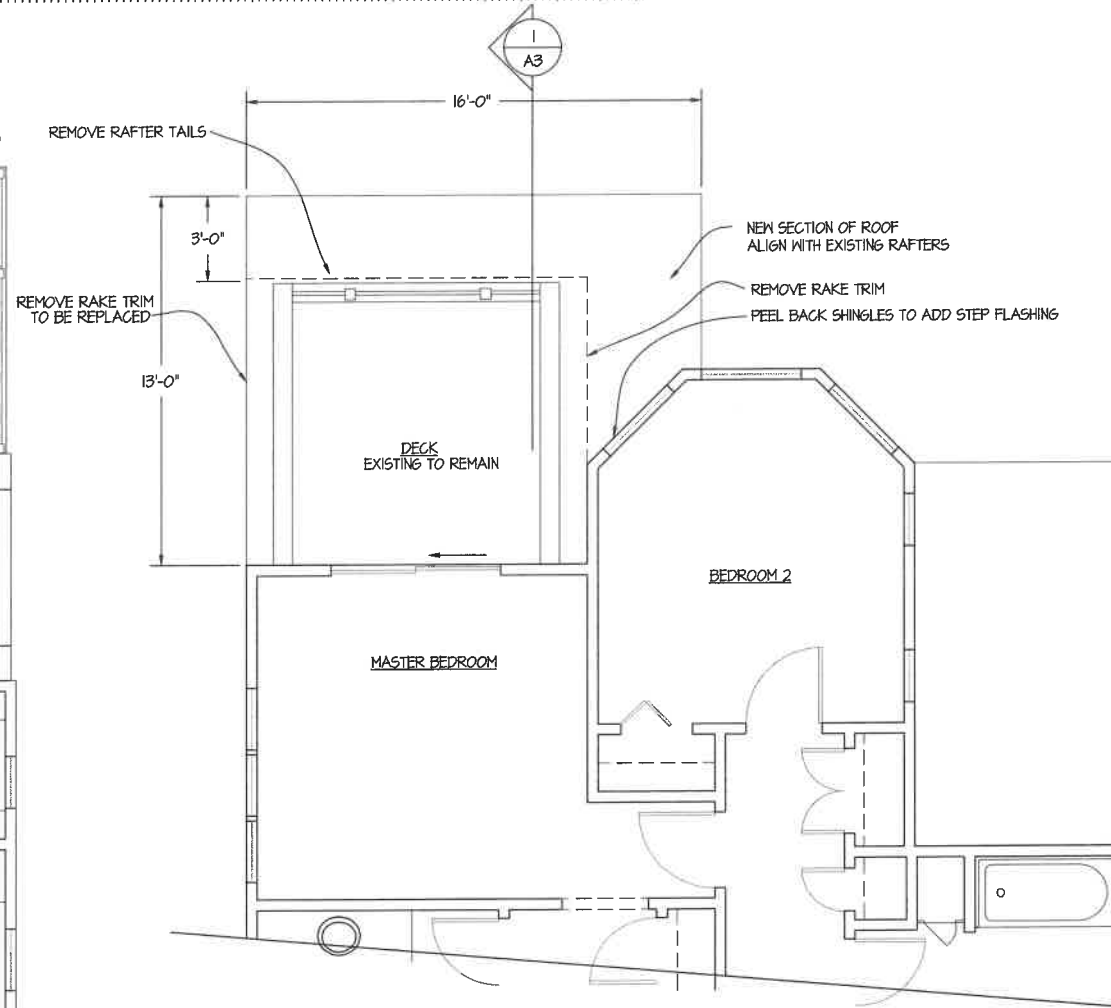
A1



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

FOOTPRINT: 1613 SF + 40 = 1661 SF



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

Drawn by  
 Laura D. Krekorian  
 ARCHITECT  
 40 Main Street  
 Wakefield, RI  
 401 789 0039



WELNICKI RESIDENCE  
 23 OCEAN VIEW AVENUE  
 CHARLESTOWN  
 RHODE ISLAND

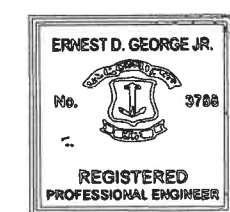
FIRST AND SECOND  
 FLOOR PLANS

8 JANUARY 2025

SCALE: 1/4" = 1'-0"

CADWGS/WELNICKI

FILE: A1.DWG



A2

Drawn by  
 Laura D. Krekorian  
 ARCHITECT  
 40 Main Street  
 Wakefield, RI  
 401 789 0039



WELNICKI RESIDENCE  
 32 OCEAN VIEW AVENUE  
 CHARLESTOWN  
 RHODE ISLAND

FRAMING PLANS  
 AND DETAILS

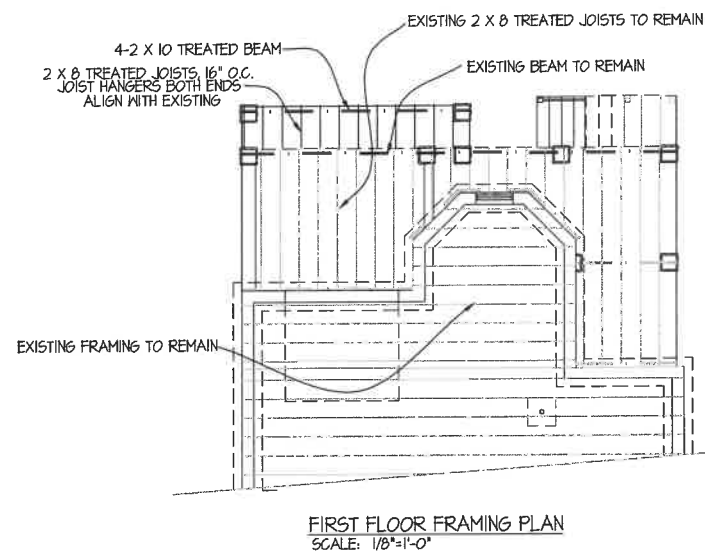
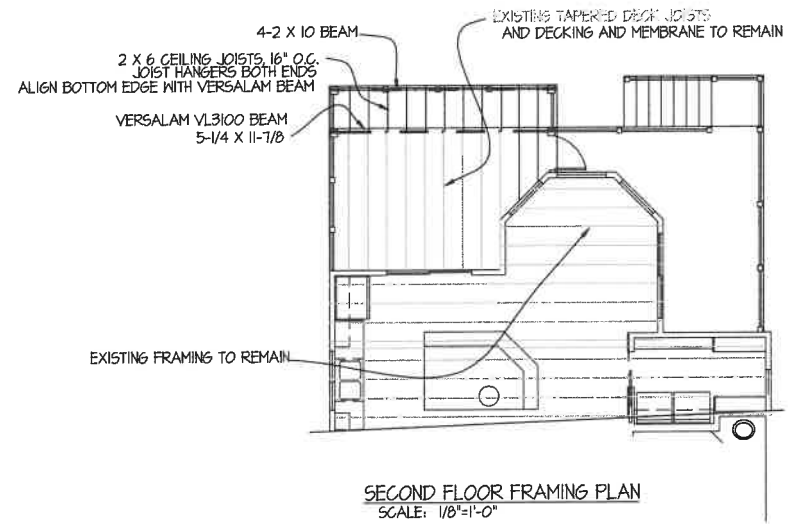
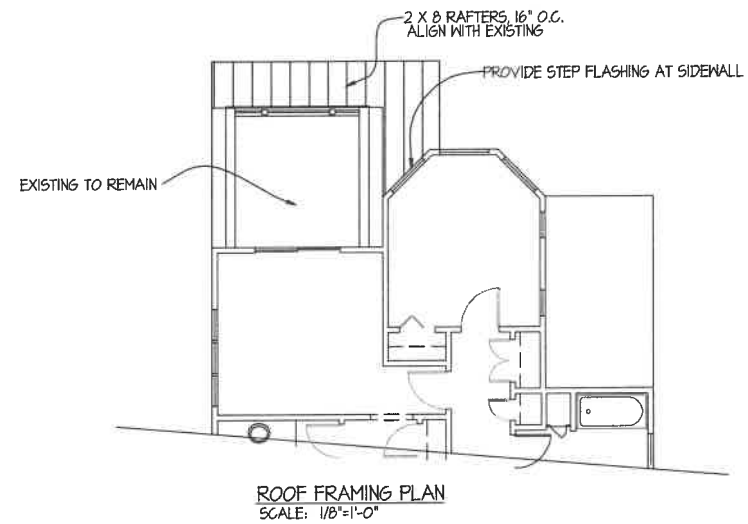
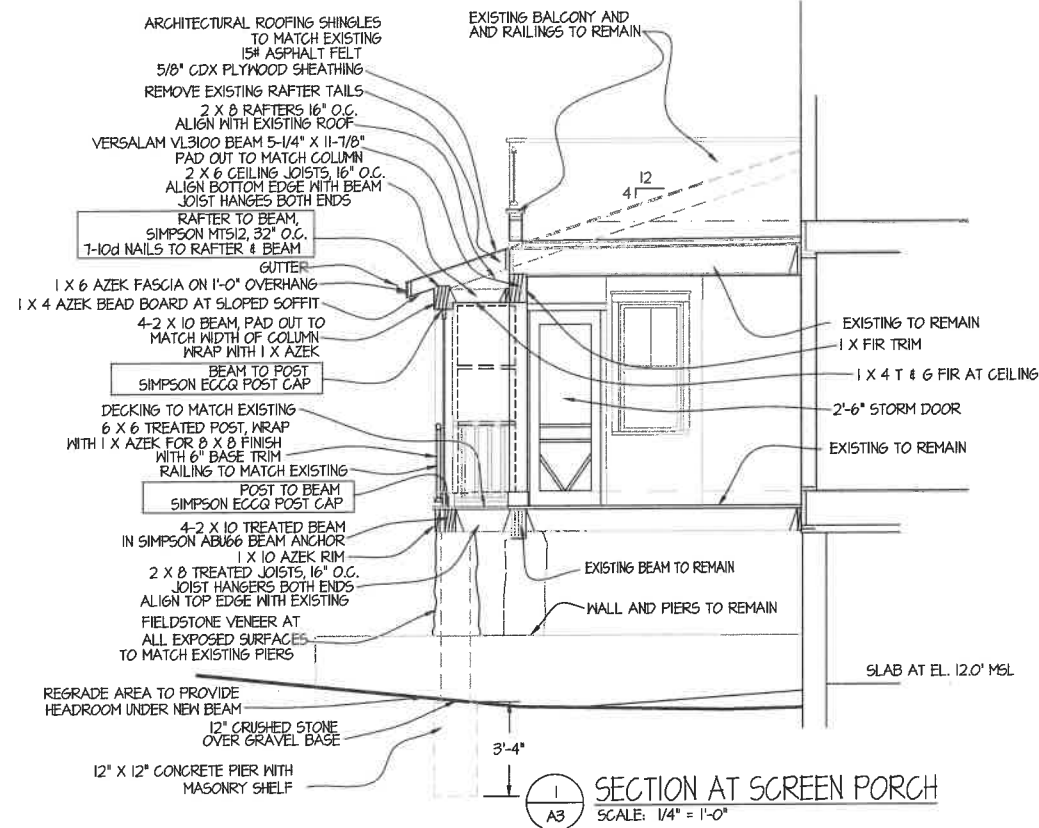
3 JANUARY 2025

SCALE: 1/4" = 1'-0"

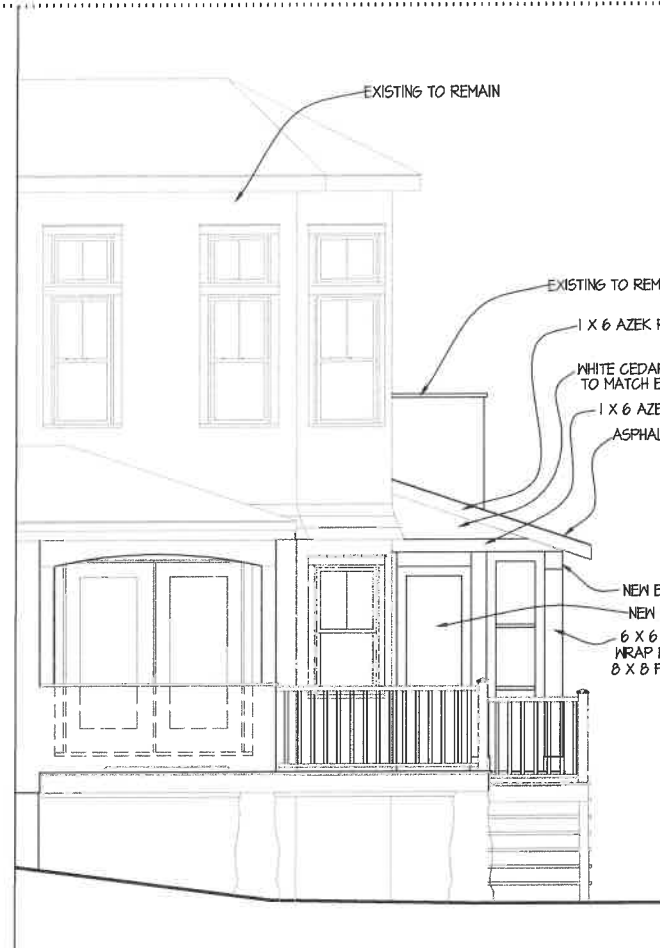
CADINGS/WELNICKI

FILE: A1.DWG

A3







**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

Drawn by  
Laura D. Krekorlan  
ARCHITECT  
40 Main Street  
Wakefield, RI  
401 789 0039



WELNICKI RESIDENCE  
23 OCEAN VIEW AVENUE  
CHARLESTOWN  
RHODE ISLAND

SOUTH, WEST AND  
EAST ELEVATIONS

3 JANUARY 2025

SCALE: 1/4" = 1'-0"

C: DWG SWELNICKI

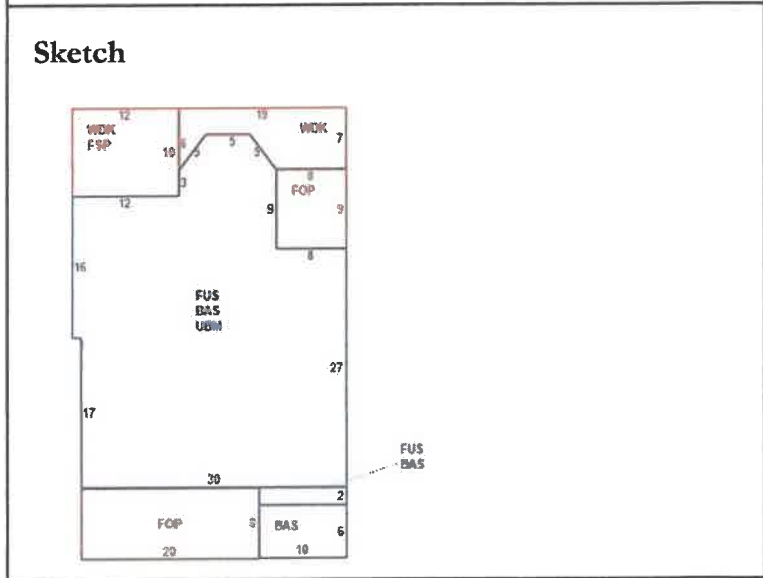
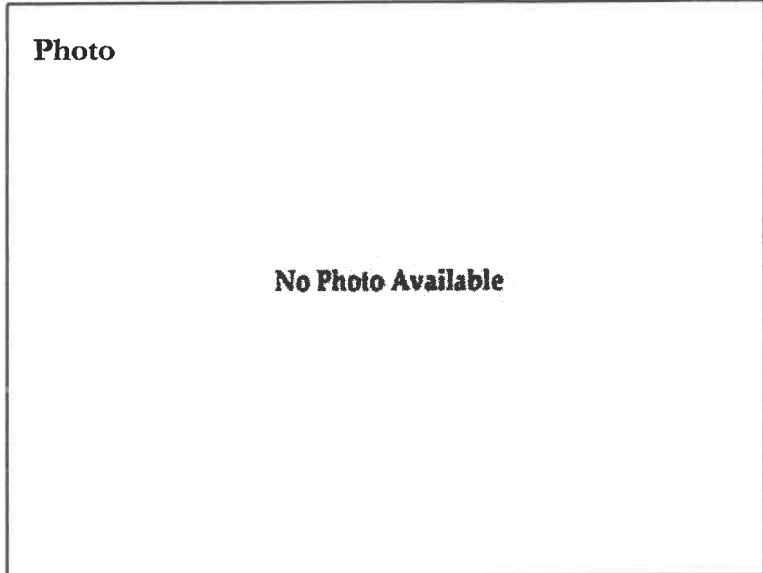
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A4



Property Information

Property Location	23 OCEAN VIEW AVENUE
Owner	WELNICKI RAYMOND P & ELAINE P
Co-Owner	
Mailing Address	121 AMANDA DR MANCHESTER CT 06040
Land Use	1010 SINGLE FAM MDL-01
Land Class	
Zoning Code	R2A
Census Tract	
Neighborhood	1800
Acreage	0.19
Utilities	Septic/Well
Lot Setting/Desc	Level
Fire District	QCBFD
Book / Page	0250/0096
Additional Info	



Primary Construction Details

Year Built	2008
Building Desc.	SINGLE FAM MDL-01
Building Style	Custom
Building Grade	Above Avg
Stories	2
Occupancy	1.00
Exterior Walls	Cedar or Redwd
Exterior Walls 2	NA
Roof Style	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Walls	Drywall/Sheet
Interior Walls 2	NA
Interior Floors 1	Hardwood
Interior Floors 2	Ceram Clay Til

Heating Fuel	Propane
Heating Type	Forced Air-Duc
AC Type	Central
Bedrooms	4
Full Bathrooms	3
Half Bathrooms	0
Extra Fixtures	1
Total Rooms	7
Bath Style	Modern
Kitchen Style	Modern
Basement Type	Full
Inlaw Apartment	No
2nd Floor Unfin.	No
Bsmt Garages	0

(\*Industrial / Commercial Details)

Building Use	Residential
Building Condition	G
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	Concrete





**Town of Charlestown, RI**

**Property Listing Report**

**Map / Lot**

**02-94**

**Building #**

**1**

**PID**

**209**

**Account**

**23-0285-20**

**Valuation Summary**

Item	Appraised	Assessed
Buildings		\$ 599,800.00
Extras		\$ 1,700.00
Improvements		
Outbuildings		\$ 0.00
Land		\$ 1,542,100.00
<b>Total</b>		<b>\$ 2,143,600.00</b>

**Sub Areas**

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1103	1103
Porch, Open, Finished	232	0
Porch, Screen, Finished	120	0
Upper Story, Finished	1043	1043
Basement, Unfinished	1023	0
Deck, Wood	221	0
<b>Total Area</b>		<b>3742</b>
		<b>2146</b>

**Outbuilding and Extra Features**

Type	Description
FIREPLACE	1 UNITS
ENC OUTSIDE SHOWER	1 UNITS

**Sales History**

Owner of Record	Book/ Page	Sale Date	Sale Price
WELNICKI RAYMOND P & ELAINE P	0250/0096	2003-09-05	\$ 805,000.00
REFOJO, MICHAEL F + CHRISTY A TE	0165/0890	1998-03-09	\$ 317,000.00
MEOTTI, MICHAEL P + PAMELA S TE	0145/0162	1995-05-19	\$ 265,000.00
SPRING, WILLIAM H 1/2 INT.	0001/0001	1987-01-01	\$ 0.00

Betsy Van Pelt  
70 Surfside Ave.  
Charlestown, RI 02813

Building/Zoning Department  
Town of Charlestown  
4540 South County Trail  
Charlestown RI 02813

Dear Building/Zoning Official:

I own the property at 70 Surfside Ave. in Charlestown. My neighbors, Elaine & Ray Welnicki of 23 Oceanview Ave., tell me that they are applying for an allowance to extend their screened porch 3 feet further into their backyard. They indicate that they need to submit letters from their neighbors stating whether or not they have any issues with this project. I have no objections to their proposed project.

Regards,



Betsy Van Pelt

12/04/2024

Rob and Katherine Huntington  
17 Oceanview Ave.  
Charlestown, RI 02813

Building/Zoning Department  
Town of Charlestown  
4540 South County Trail  
Charlestown RI 02813

Dear Building/Zoning Official:

We own the property at 17 Oceanview Ave. in Charlestown. My neighbors, Elaine & Ray Welnicki of 23 Oceanview Ave., tell me that they are applying for an allowance to extend their screened porch 3 feet further into their backyard. They indicate that they need to submit letters from their neighbors stating whether or not they have any issues with this project. We have no objections to their proposed project.

Regards,



Rob and Katherine Huntington

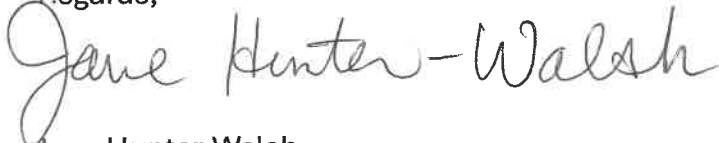
Jane Hunter-Walsh  
49 Whittingstall Road  
London, UK SW6 4EA  
United Kingdom

Building/Zoning Department  
Town of Charlestown  
4540 South County Trail  
Charlestown RI 02813  
United States of America

Dear Building/Zoning Official:

My family owns property at 82 Surfside Ave. in Charlestown. My neighbors, Elaine & Ray Welnicki of 23 Oceanview Ave., have indicated that they are applying for an allowance to extend their screened porch approximately 3 feet further into their backyard. We have no objections to their plan to do this.

Regards,

  
Jane Hunter-Walsh

Box 885  
Middlebury, CT 06762  
January 12, 2025

Building/Zoning Department  
Town of Charlestown  
4540 South County Trail  
Charlestown RI 02813

Dear Building/Zoning Official:

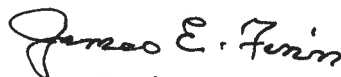
We are the owners of the property at 29 Oceanview Ave. in Charlestown. Our neighbors, Elaine & Ray Welnicki of 23 Oceanview Ave., inform us that they are applying for a variance to extend their screened porch three feet further into their backyard. They indicate that they need to submit letters from their neighbors stating that they would not object to the project. It is our understanding that the lot coverage currently exceeds the allowable amount and that their project would further increase that overage. They have sent us plans to review which we are forwarding to you.

We would not object to the project, provided the plans that they submitted to us are identical to those submitted to the Building/Zoning Department, conform to town records for that property, and remain unchanged to the time the permit is issued.

Sincerely,



Michèle P. Finn



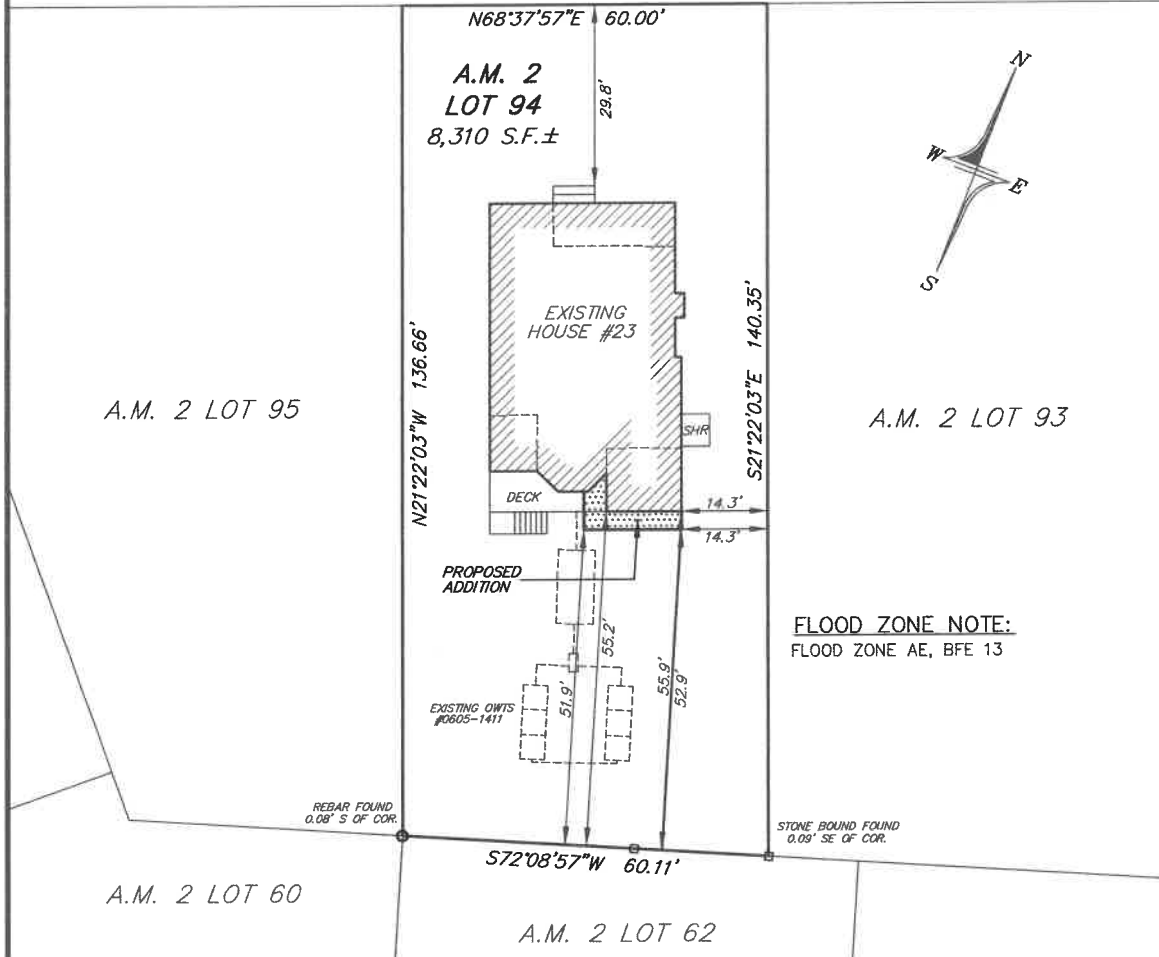
James E. Finn

jefinn@snet.net

A.M. 2 LOT 116

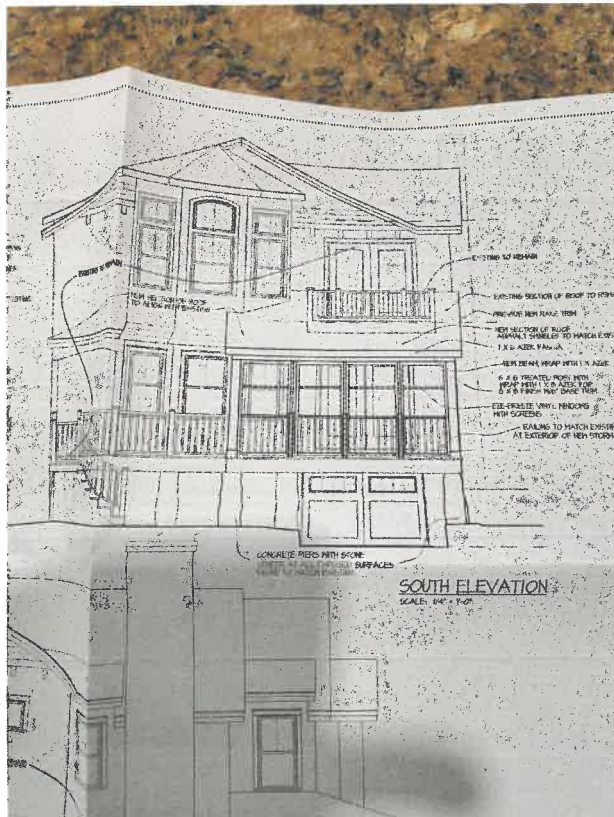
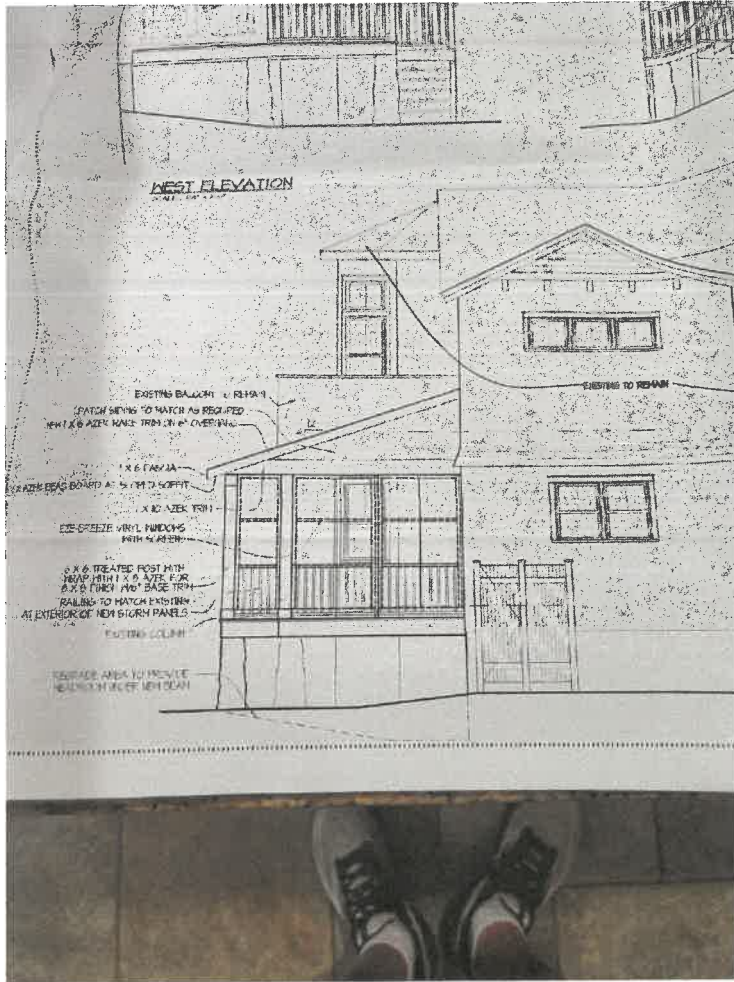
A.M. 2 LOT 121

# OCEAN VIEW AVENUE









received  
 1/15/2025  
 cam