TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.                   Date  February 19, 2022

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant:  Alexander & Lenda Knowles Address: 108 Southwost Ave.


Lessee: Address: ________________

1. Location of premises: No. 108 Southwost Ave. Street

2. Assessor's Plat No. 9 Lot 26

3. Dimensions of lot: frontage 175 ft. depth 574 ft. Area 87,700 sq. ft.

4. Zoning Districts in which premises are located: Use R-20 Area 20,000 sq. ft. Height 25 ft. (Accessory Building & Home)

5. How long have you owned above premises? 14 years

6. Is there a building on the premises at present? Accessory Building & Home

7. Size of existing building Accessory Building 12' x 22' / 264 sq. ft.

    Size of proposed building or alteration 34' x 22' / 528 sq. ft.

8. Distance of proposed bldg.or alteration from lot lines:

    front 125' rear 30' left side 160' right side 2'

9. Present use of premises: Auto garage, Storage, Workshop

10. Proposed use of premises: Auto garage, Storage, Workshop

    Location of septic tank & well on lot N/A.
11. Give extent of proposed alterations

Alteration 1: add 4 feet to the height of the outbuilding (from 12’3” to 16’3”).
Alteration 2: add 12 feet to the width of the building (from 12’ to 24’).

12. Number of families for which building is to be arranged: None

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Alec and Linda Knowles seek relief from the side setback minimum (north side of the structure). The setback as set forth in Article 3, Section 82-302 (Table 3-2), of the Revised Code of Ordinances for the Town of Jamestown, RI stipulates a minimum side setback of 10 feet for outbuildings. We propose replacing an existing outbuilding with a new structure that will utilize the same north side setback of 2 feet upon which the existing outbuilding is sited. The new outbuilding, as proposed, will increase the square footage of the structure from approximately 264 sq. ft. to 528 sq. ft. (seemingly not material for the lot size of 87,700 sq. ft.). At the same time, we propose using the existing driveway’s footprint.

15. State the grounds for exception or variation in this case:

Referencing Sections 82-605 and 82-705, the we believe that a 10 foot set back would entail certain hardships. The driveway serving the existing outbuilding is narrow and cannot readily accommodate a new building that is moved 8 feet to the South (thereby creating the 10 foot setback). They would need to reconfigure the driveway and doing so would result in excessive paving of what is currently lawn, and the destruction of a number of large trees bordering the existing driveway. Further, the existing building is in very poor condition with a deteriorating foundation. At a minimum it would be wise to replace the building. However, the building is also quite small, which limits its usefulness: it can serve as a narrow garage, a storage place, or a workspace, but not more than one use at a time. Given the condition of the existing building, we believe that the new outbuilding will be an aesthetic improvement. It will also be in keeping with the quality standards and character of the surrounding neighborhood.

Respectfully Submitted,

Signature

Alexander B. Knowles

Linda D. Knowles

Address: 108 Southwest Avenue, Jamestown, RI 02835

Telephone No. (401) 239-4368

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THIS APPLICATION.
Attachments

Attachment A - Coastal Resources Management Plan dated 40/07/2004 (one copy)

Attachment B - Required Advertisement

Attachment C - List of Exhibits

Attachment D - List of Abutting Properties (one copy only)
Attachment A
Coastal Resources Management Plan dated 40/07/2004

(This Attachment is included with the Original Application)
Attachment B

Advertisement

This Application is being submitted by of Alexander B. and Linda D. Knowles (the Applicants) whose property is located at 108 Southwest Avenue, Jamestown, RI 02835, and further identified as Plot 9, Lot 26. The Applicants seek relief from the side setback minimum as set forth in Article 3, Section 82-302 (Table 3-2), of the Revised Code of Ordinances for the Town of Jamestown, RI. Specifically, for properties designed R-20, the minimum side setback for outbuildings is 10 feet. The Applicants seek to replace an existing outbuilding with a new structure that will utilize the same north side setback of 2 feet upon which the existing building is sited. The new outbuilding, as proposed, will increase the square footage of the structure from approximately 240 square feet to 480 sq. ft. (believed not material for the lot size of 87,700 sq. ft.). Further, the Knowles seek relief in consideration of Sections 82-605 and 82-705, as they believe a variance will allow them to utilize the existing driveway's footprint without requiring additional paving over of lawn space and without requiring the removal of trees that abut the driveway.
Attachment C

Exhibit I — Property Survey

Exhibit II — Existing and Proposed Outbuilding Footprints

Exhibit III

III (a) Site plan

III (b) Site plan

III (c) Grounds for Exception

Exhibit IV

IV (a) Northside of the Existing Outbuilding

IV (b) Eastside of the Existing Building with Existing Driveway

IV (c) Looking East from Outbuilding

IV (d) Southside of the Existing Building

IV (e) Inside of Existing Building

IV (f) Foundation
Exhibit IV (a) Northside
Exhibit IV (c) Looking East
Attachment D
List of Abutting Properties (one copy only)

(This Attachment is included with the Original Application)