

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date March 10, 2021

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 David & Jennifer Clancy Address 382 North Main Road, Jamestown RI 02835

Owner Same Address _____

Lessee N/A Address _____

1. Location of premises: No. 382 North Main Road Street

2. Assessor's Plat 7 Lot 22

3. Dimensions of lot: frontage ± 330 ft. depth ± 154, ± 230 ft. Area 65,340 sq. ft.

4. Zoning Districts in which premises are located: Use RR200 Area 200,000 sqft Height 35

5. How long have you owned above premises? Since 1996

6. Is there a building on the premises at present? Yes

Existing House : 878 sqft, Existing Garage : 410 sqft

7. Size of existing building Existing Accessory Studio 600 sqft

Size of proposed building or alteration 737 sqft

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

front 5' rear 186' left side 249' right side 38'

Existing House : 2'-6" from Front, Existing Garage 83' from Rear & 3' from Right

9. Present use of premises: Residential Single Family With Glass Blowing Studio

10. Proposed use of premises: Residential Single Family With Glass Blowing Studio

Location of septic tank & well on lot Well On The East & Septic On The North Side Of The Existing House

11. Give extent of proposed alterations to Construct A New Storage Area With A Bedroom & A Bathroom Above. There Will Be A Passage Way Connecting The Existing House To The New Structure

12. Number of families for which building is to be arranged: One

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:

Applicants Seek A Variance From Section 82-300 Entitled "Regulations Of Structures And Land", Table 3-2

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

As grounds for a dimensional variance under section 82-300, the applicants state that there is no reasonable alternative to situate the new proposed addition within the required setback on the west side (front) of the property line. The positioning of the proposed addition is constrained by the location of the existing house which is located 2'-6" from the front lot line.

please see attached...

Respectfully Submitted,

Signature



Address

382 North Main Road,

Jamestown RI 02835

Telephone No. 401.423.1697

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

Our property is in Jamestown Zone RR200 with a 50 foot setback from the front and rear lot lines and 40 foot setback from the side lot lines. The house and the detached garage were both built before any zoning regulations were established and consequently both structures are situated entirely within the established setbacks. Therefore, any additions or alterations to these structures would require an appearance before the Jamestown Zoning Board of Review for a dimensional variance.

Our existing home is a small one. It only has one bedroom on the 2nd floor and one bathroom on the 1st floor. Our young daughter sleeps in an open area tucked in the eaves. An open laundry area separates her corner from our bedroom. There is no basement or attic space and therefore practically no storage area. The oil tank, water tank and other utilities are located in or next to the existing garage.

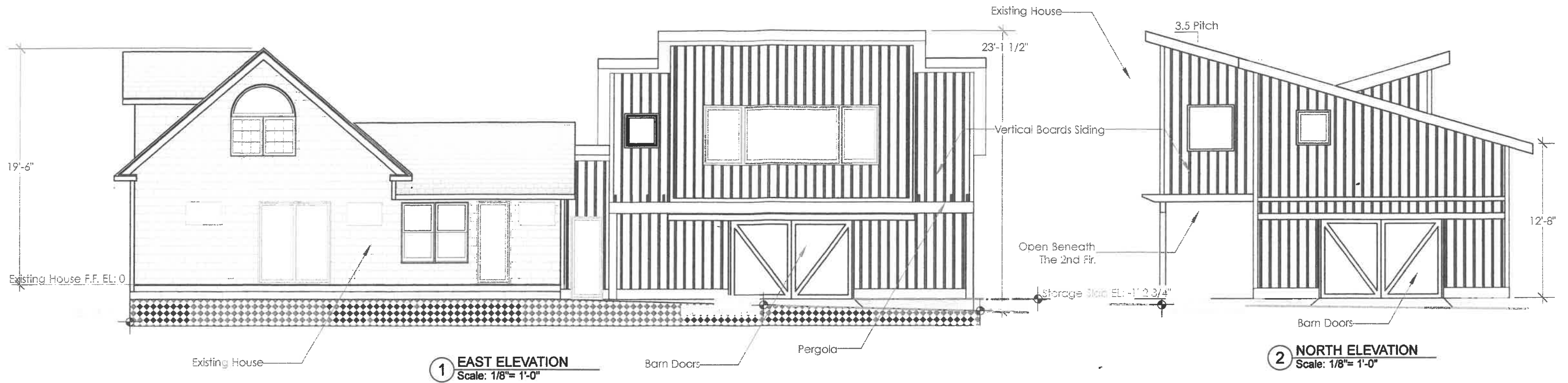
We're proposing to build an addition to the north of the existing house. The ground floor will be used for utilities, storing tractor, lawn and garden equipment and general storage. The second floor will be a bedroom and a bathroom. There will be some additional storage space under the eaves. The ground floor foot print of the new structure will be 737 sqft. with a roof height of ±23'-6".

Given the existing condition of the site, which was created long before our ownership of the property, we believe the proposed design will require the least relief necessary for the improvements that are needed for our living condition.

Zoning Advertisement

Application of David Clancy and Jennifer Clancy whose property is located at 382 North Main Road, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 7, Lot 22 for a variance from Article 3, Section 82-302 entitled " District Dimensional Regulations", Table 3-2 and Article 6, Section 82-605 entitled " Variances Authorized By This Ordinance" to construct an addition to an existing dwelling which adds storage space, a bedroom and bath 5 feet from the westerly property line along North Main Road (fifty feet required) and 38 feet from the southerly property line (40 feet required).

Said property is located in a R200 zone and contains 65,340 square feet.



S. Barzin Architect llc

38 Grinnell Street
Jamestown RI. 02835

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Rev	Description	Date

Proposed New Addition For
David & Jennifer Clancy Residence

382 North Main Road Jamestown RI 02835

Elevations

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

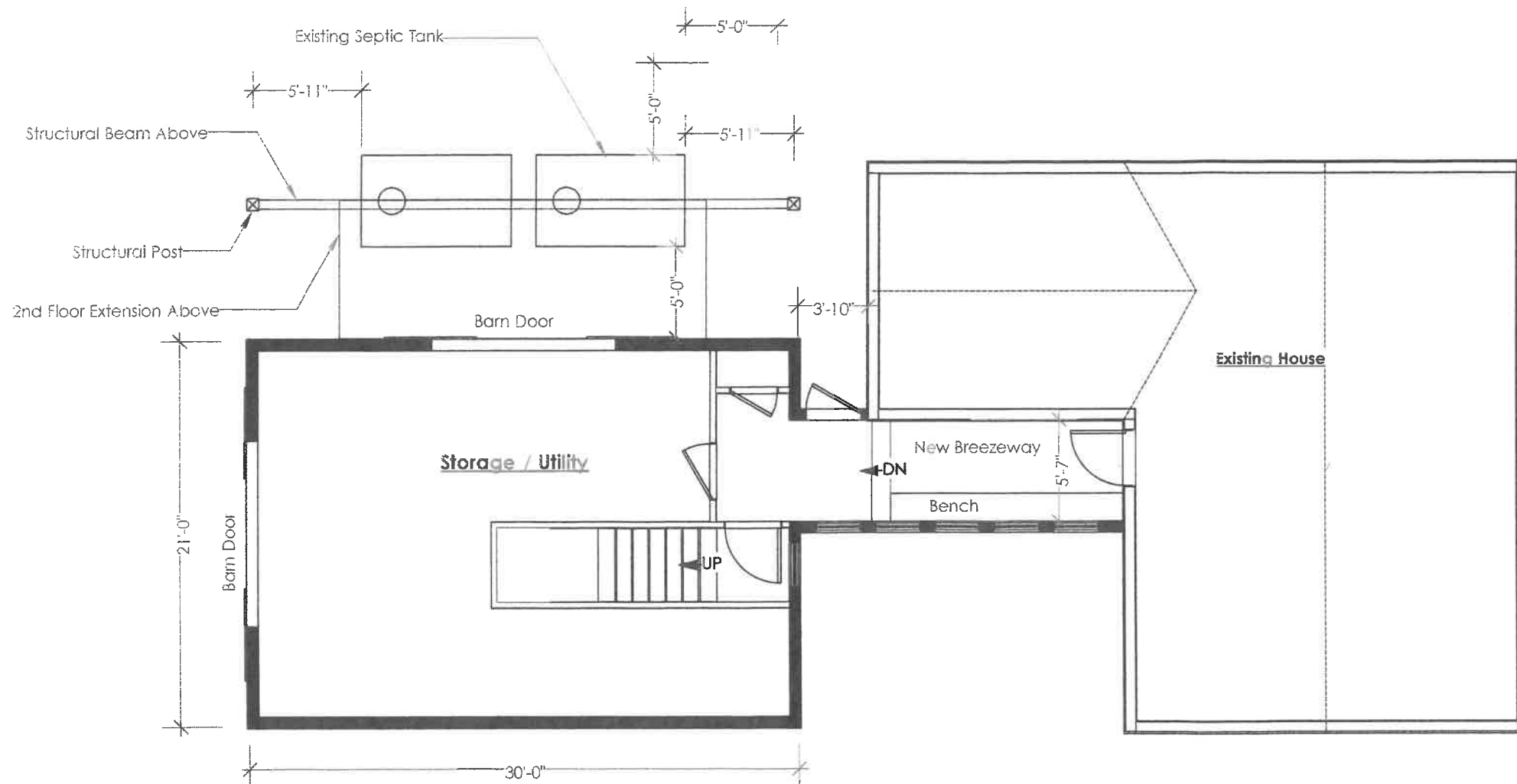
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SEAL & SIGNATURE

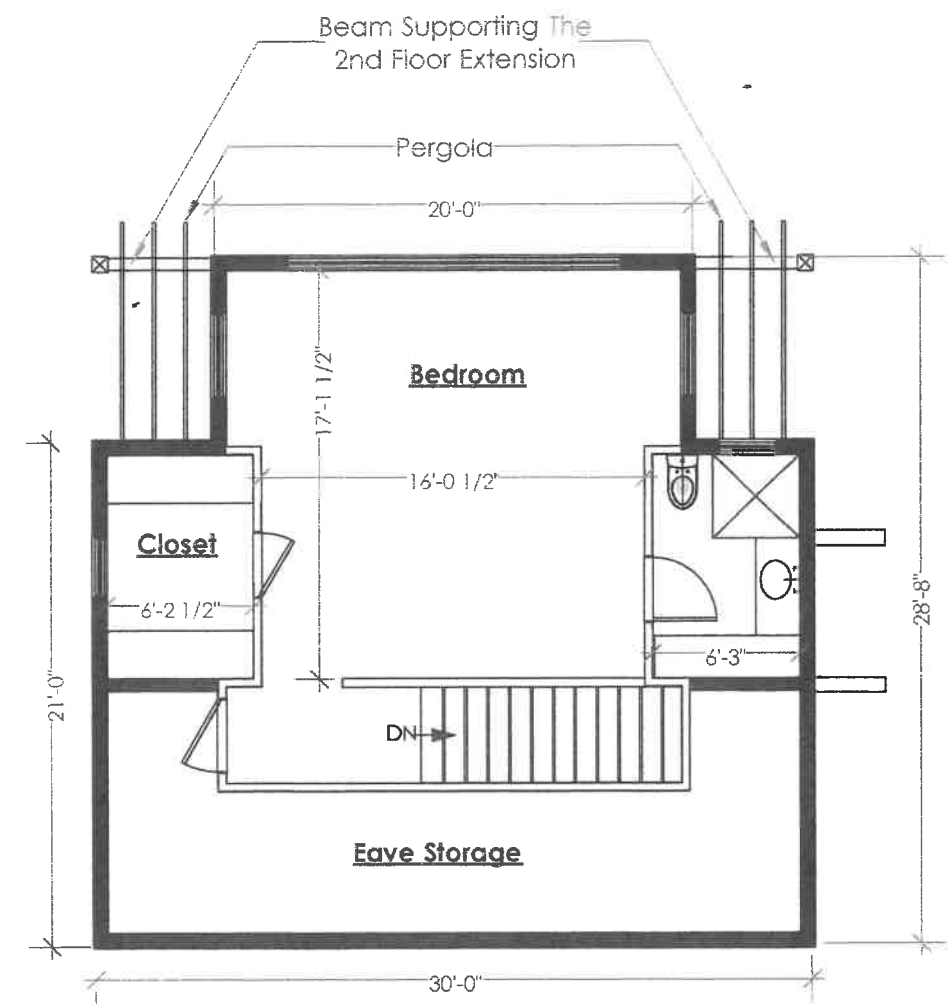
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1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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**Proposed New Addition For
David & Jennifer Clancy Residence**

382 North Main Road Jamestown RI 02835

Floor Plans

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

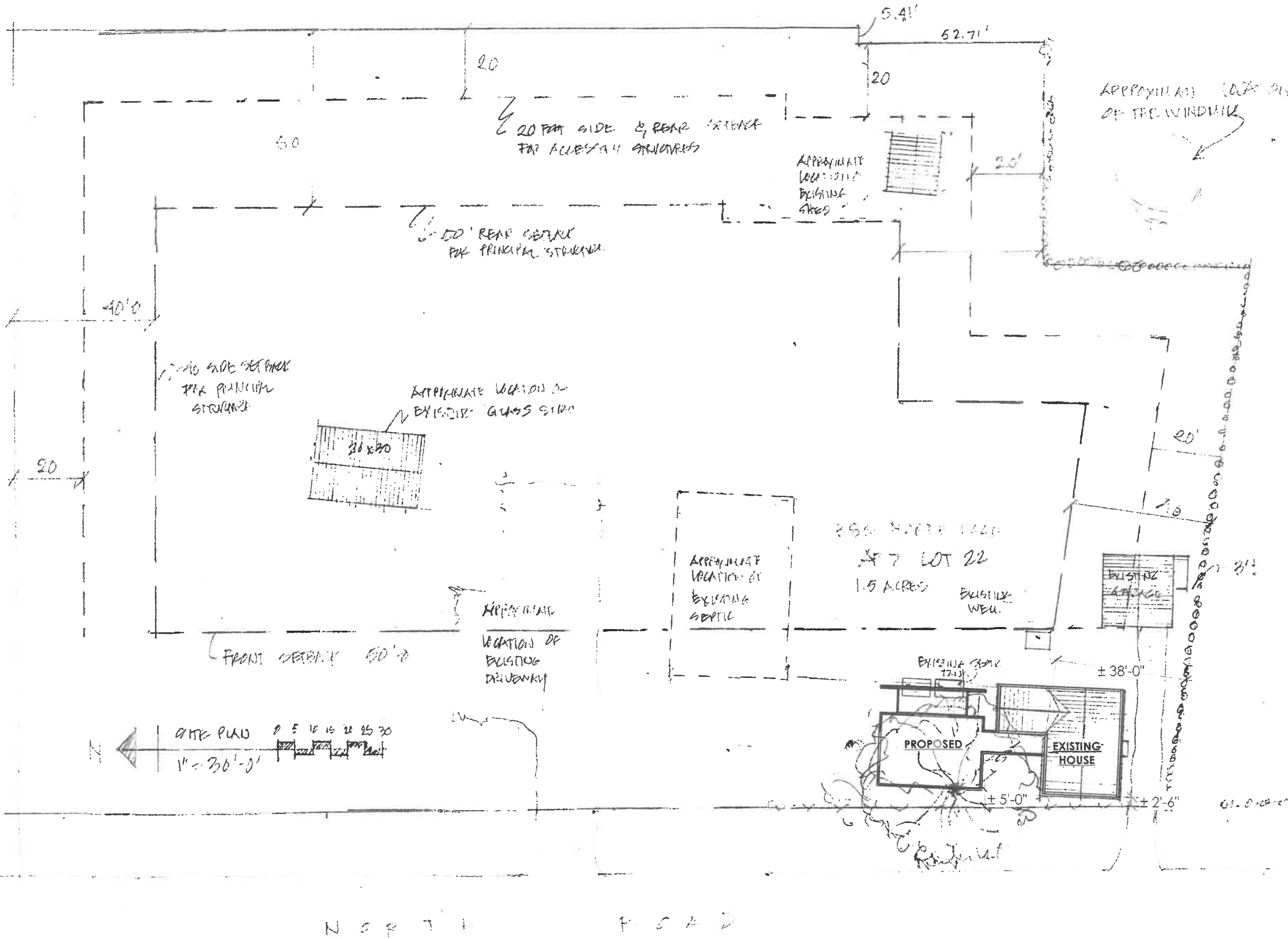
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SITE PLAN 382 NORTH RD
PLAT 7 LOT 27

PLEASE NOTE THIS SITE PLAN IS NOT BASED ON A SURVEY. IT IS BASED ON FIELD MEASUREMENTS AND OBSERVATION, AERIAL PHOTOGRAPHY, & PUBLIC INFORMATION WHICH IS UNDERSTOOD TO BE APPROXIMATE