

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 26 April 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 Peter & Susan Gaynor Address 100 Southwest Avenue

Owner Grace D. Gaynor (Trustee) Address 100 Southwest Avenue

Lessee NA Address NA

1. Location of premises: No. 100 Southwest Avenue

2. Assessor's Plat 9 Lot 28

3. Dimensions of lot: frontage 136.41 ft. depth 149.5 ft. Area 14,601 sq. ft.

4. Zoning Districts in which premises are located: Use R Area 20 Height \_\_\_\_\_

5. How long have you owned above premises? 2009

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

7. Size of existing building 20 ft. x 20 ft.

Size of proposed building or alteration 20 ft. x 30 ft.

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

Front 52 ft. Rear 50 ft. Left-side (Northside) 0.08 ft. Right-side (Southside) 90 ft.

9. Present use of premises: Residential

10. Proposed use of premises: Residential

Location of septic tank & well on lot: NA

11. Give extent of proposed alterations: Request for variance is based on the construction of a new house with attached garage on the same footprint of the existing building and detached garage (see Figures 1 & 2 below).

12. Number of families for which building is to be arranged: 1

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

Has the Inspector of Buildings refused a permit? No

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

This application seeks relief for Article 3, APPLICATION OF DISTRICT REGULATIONS, Table 3-2 for the Village Special Development District Zones R-8, R-20, CL and CD (for R-20, Side Setback 10' min) to construct a new house with attached garage on the approximate site of the existing detached garage which is built on the side (north) zero lot line (abutting 90 Southwest Ave / Lot 406 / Plat 9) where 10 feet is required.

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

Property (detached garage) has existed on the north zero lot line for at least 100 years. Due to the shape, dimensions and citing of house on the abutting lot at 90 Southwest Ave (Lot 406 / Plat 9), there is little difference to the citing of the new attached garage. Due to the unique shape and size of the lot at 100 Southwest Ave (Lot 28 / Plat 9) there are few alternatives. Additionally:

- This property possess unique characteristics that require the relief requested.
- This hardship is present due to the unique characteristics of the subject lot.
- The granting of the requested variance will not alter the general characteristics of the surrounding area.
- The relief requested is the least relief necessary.
- The hardship amounts to more than a mere inconvenience without the requested relief.
- The requested relief will allow the applicant to construct an attached garage that aesthetically fits with the neighborhood and surrounding properties.

Respectfully Submitted,



Peter T. Gaynor

Address

100 Southwest Avenue, Jamestown, RI 02835

Telephone No. 401-932-4221

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

Application of Grace D. Gaynor (Trustee), whose property is located at 100 Southwest Ave., and further identified as Assessor's Plat 9, Lot 24 for a variance permit Article 3, Application of District Regulations, Table 3-2 for the Village Special Development District authorized by this ordinance. To build a new attached garage on the zero lot line from Plat 9, Lot 406 where 10 feet is required. Said property is located in a R20 zone and contains 14,601 sq. ft.

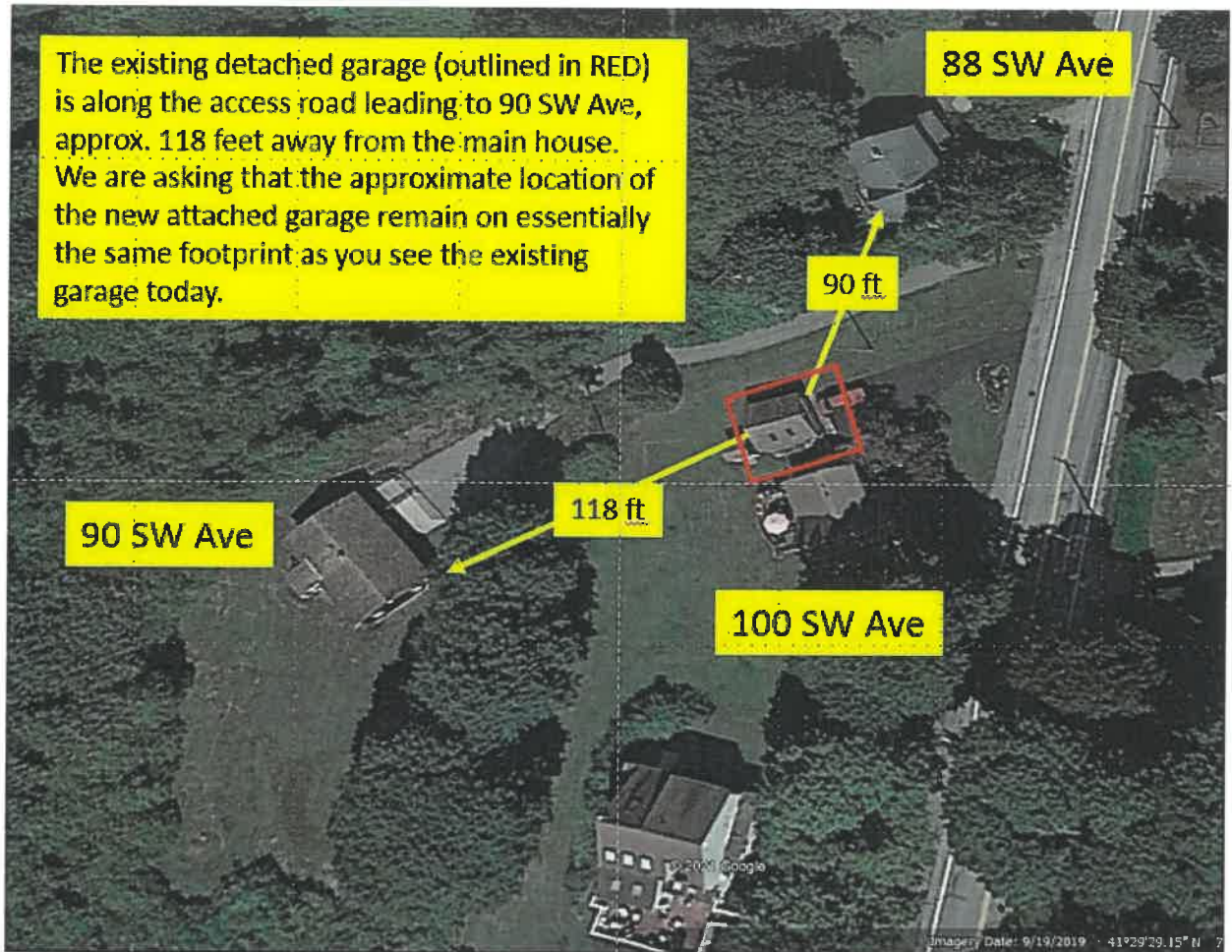


Figure 1.



