

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 4/26/21

To Whom it may concern:

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: James and Amber King

Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 29 Walcott Avenue
2. Assessor's Plat 9 Lot 293
3. Dimensions of lot: frontage: +/-102 ft. depth: +/-204 ft. Area: 24,851 sq. ft.
4. Zoning Districts in which premises are located: Use: R40 Area: 40,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Purchased on 5/22/2017
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 1104 sq. ft. above grade
Size of proposed building or alteration: +/-816 sq ft Garage and +/-1664 sq ft addition
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 30' side: 20'
Proposed: front: 11.3' rear: 79.9' side: 20.4' Side: 32.1'
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence
Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to construct a garage and addition to the current premises.

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? Yes

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

This application seeks a Variance granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-302, District Dimensional Regulations, Table 3-2 R40 Zoning District for a front yard setback to be 11.3 feet from the front yard line where 40 feet is required.

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

This property possesses unique characteristics that require the relief requested.

This hardship present is due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic 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 update the current home and create a property that aesthetically fits with the neighborhood and surrounding properties.

Respectfully Submitted,

Signature: /s/ christian s. infantolino, esq., attorney for applicants

Address: 77 Narragansett Avenue
Jamestown, RI 02835

Phone: 401-423-0400

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

Notice of Hearing

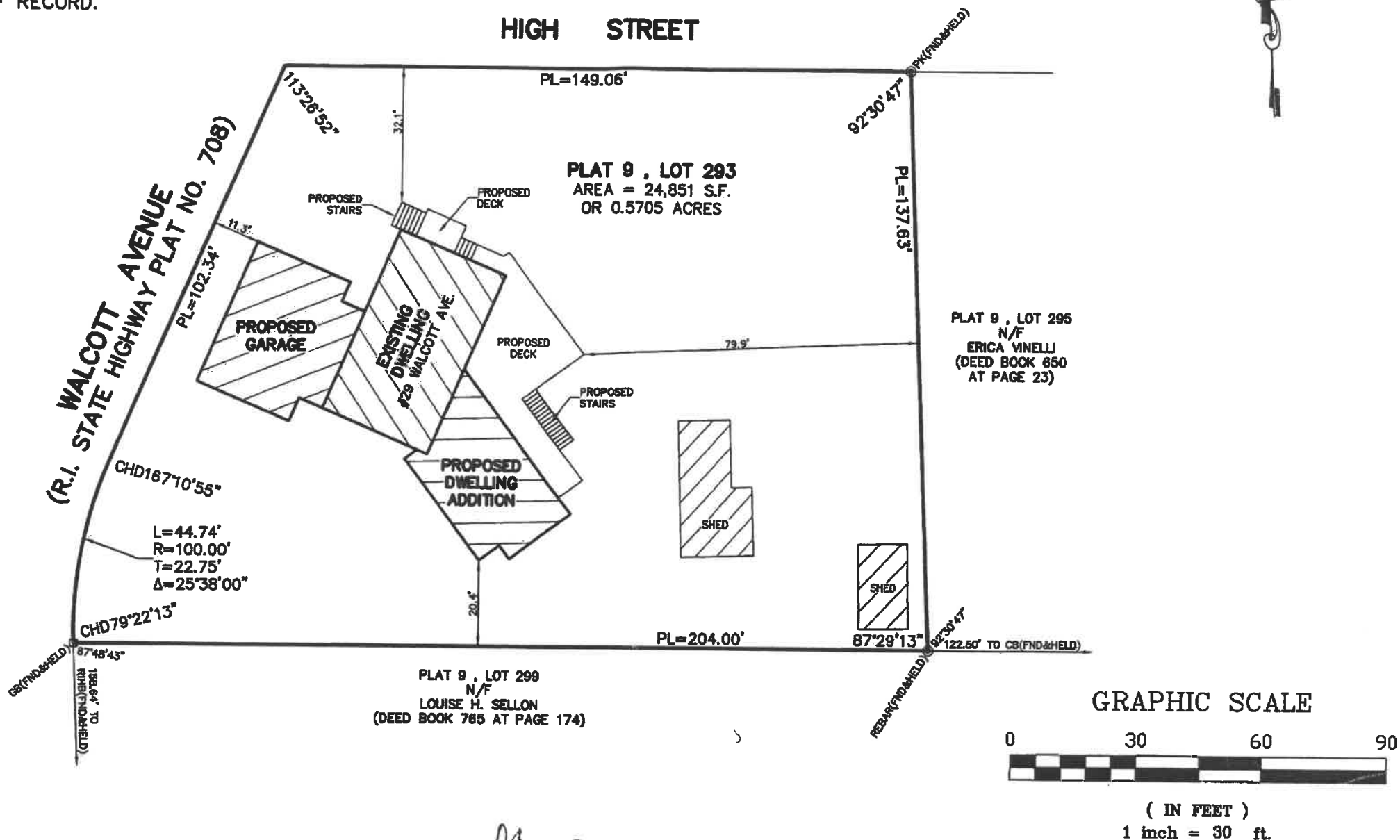
Application of James and Amber King whose property is located at 29 Walcott Avenue, and further identified as Tax Assessor's Plat 9, Lot 293 for a Variance granted under Article 6, Special Use Permits and Variances, Section 600 and 606. This application is made pursuant to the provisions of section 82-302, Table 3-2, District Dimensional Regulations for the R40 Zoning District of the zoning ordinance. The Applicant seeks front yard setback relief of 11.3 feet where 40 feet is required in order to construct a new garage. Said property is located in a R-40 zone and contains 24,851 square feet.

GENERAL NOTES:

1. THE PARCEL IS PLAT 9, LOT 293.
2. THE EXISTING DWELLING ADDRESS IS 29 WALCOTT AVENUE.
3. THE TOTAL PARCEL AREA IS 24,851 S.F. OR 0.5705 ACRES.
4. THE PARCEL IS ZONED: R-40.
5. SEE DEED BOOK 895 AT PAGE 200 FOR TITLE REFERENCE.
6. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, COVENANTS, AND/OR RIGHT-OF-WAYS OF RECORD.

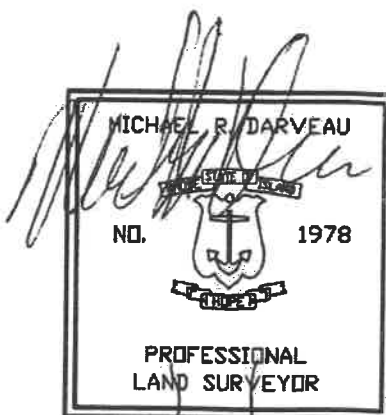
LEGEND

GB	GRANITE BOUND
RIHB	RI HIGHWAY BOUND
PK	PK NAIL
PL	PROPERTY LINE
FND	FOUND
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
CHD	CHORD
L	LENGTH
R	RADIUS
T	TANGENT
Δ	DELTA



SURVEY NOTES:

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLAN ENTITLED "PLAN OF LAND TO BE ACQUIRED BY JAMES BARRY KING, JR. & AMBER ARSENAULT KING, PLAT 9, LOT 293, 29 WALCOTT AVENUE, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 20', DATE: 4-25-2017, BY R.C. COURNOYER ENTERPRISES, INC."
2. ALL SITE FEATURES (TOPOGRAPHY, DWELLING, ETC.) SHOWN ON THIS PLAN ARE FROM A FIELD SURVEY PERFORMED BY DARVEAU LAND SURVEYING, INC., ON 1/26/21.



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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
CLASS I

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A PROPOSED SITE PLAN.

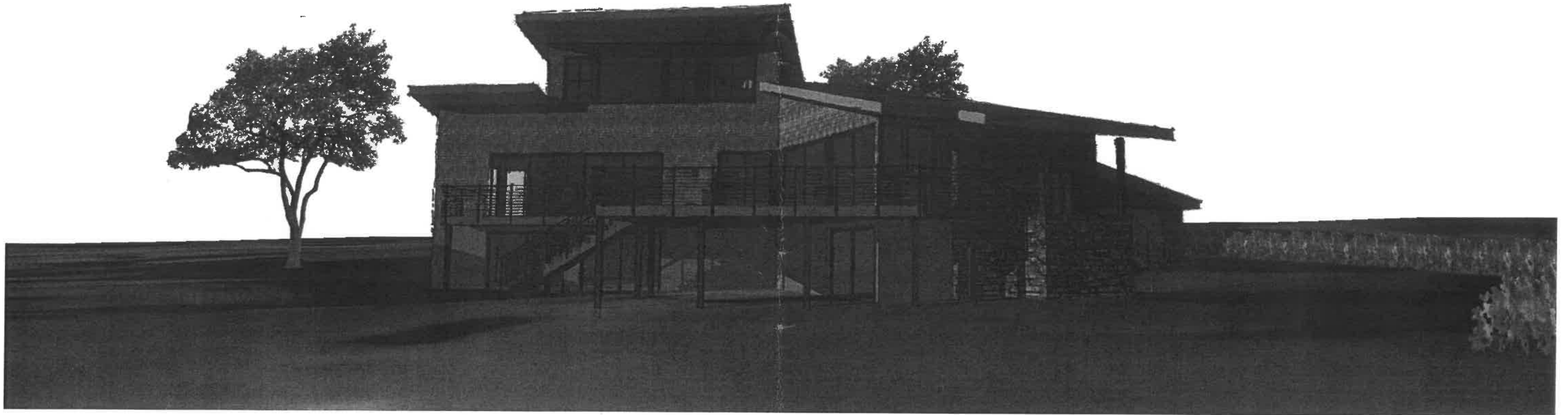
BY: *[Signature]*
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 4/14/21
COA #LS-A497

DARVEAU LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE (401) 475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

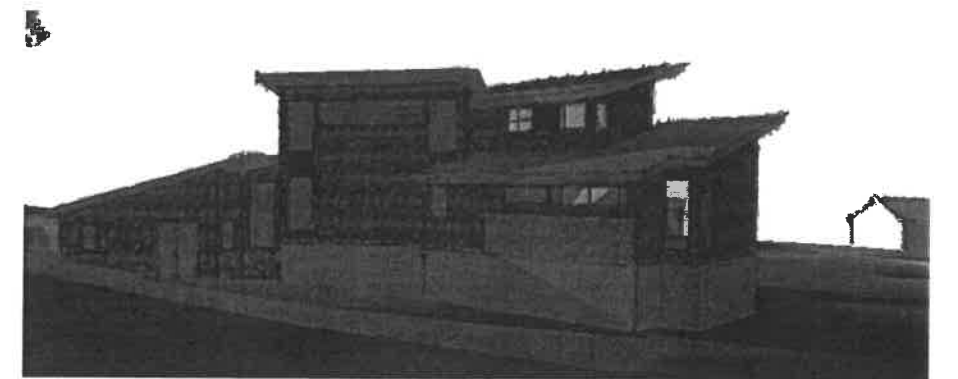
PROPOSED SITE PLAN FOR
JAMES B. KING, JR. & AMBER ARSENAULT KING
PLAT 9, LOT 293
29 WALCOTT AVENUE
JAMESTOWN, RHODE ISLAND

SCALE: 1" = 30'	DATE: 4-14-2021	SHEET: 1 OF 1	PROJECT: 2009_050
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KING

REBUILD



MACHT ARCHITECTURE

144 Linden Dr, Kingston, RI 02881 215.669.5892
www.MachtArchitecture.com

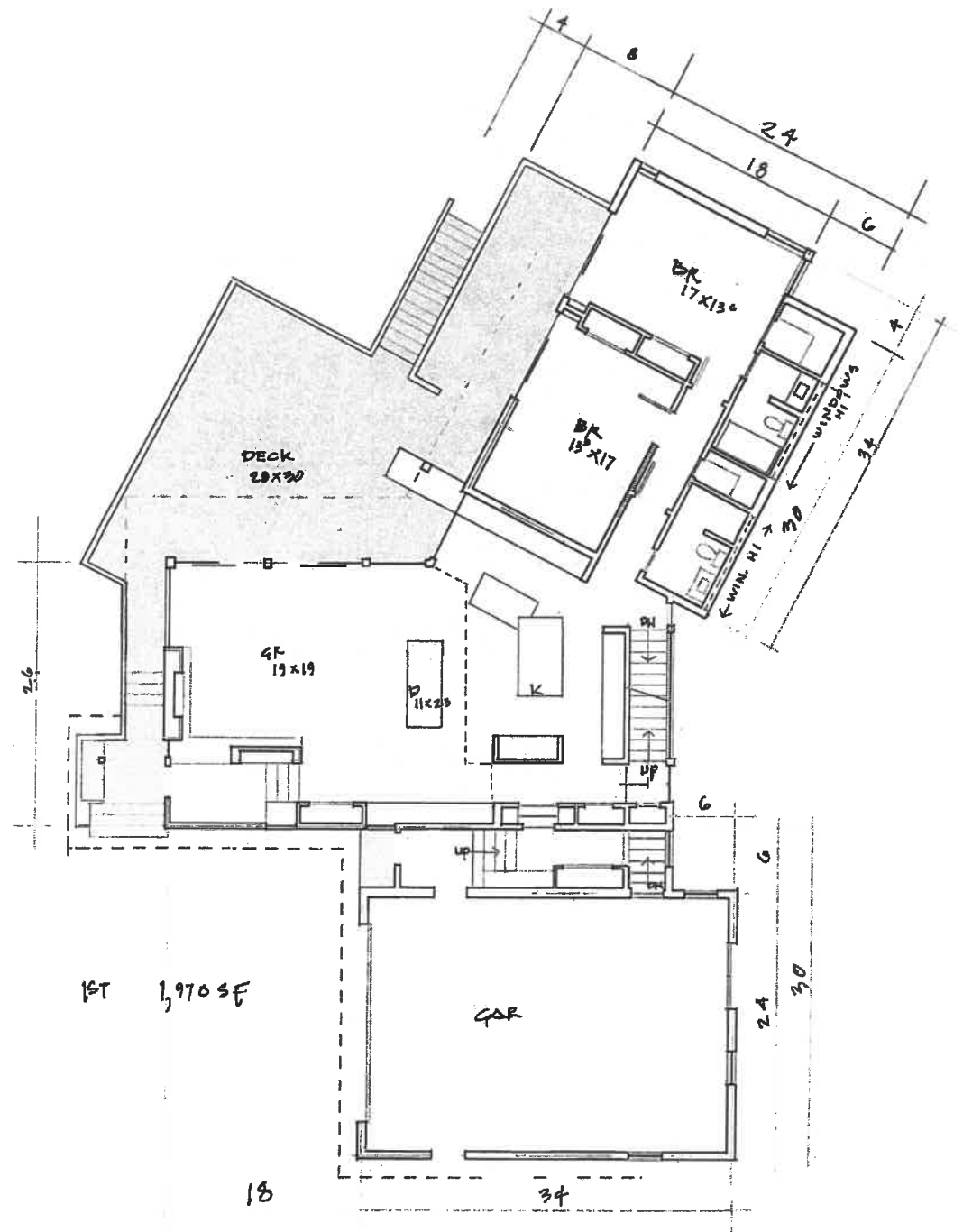
James and Amber King
29 Walcott Avenue, Jamestown, RI 02835

Cover Page

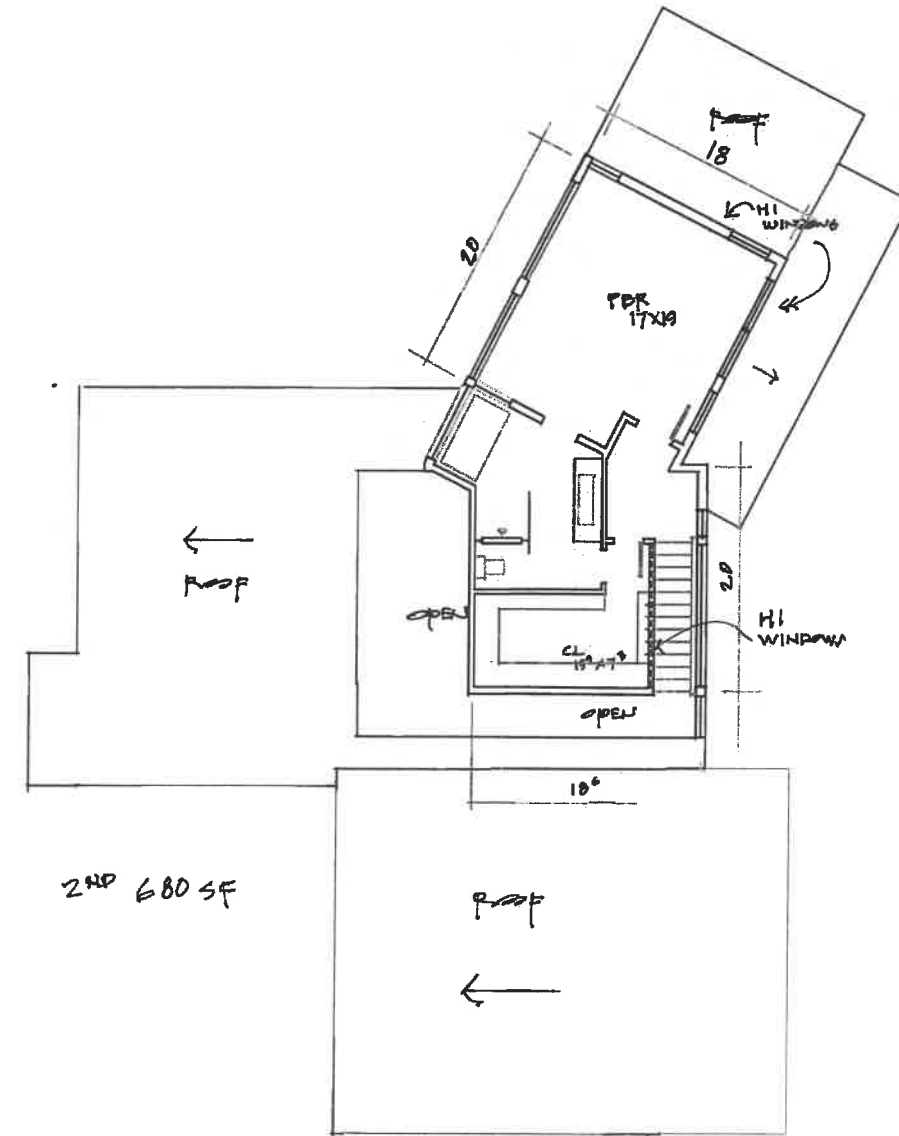
April 13, 2021
SHEET #:

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1 First Floor Plan
1/16" = 1' 0"



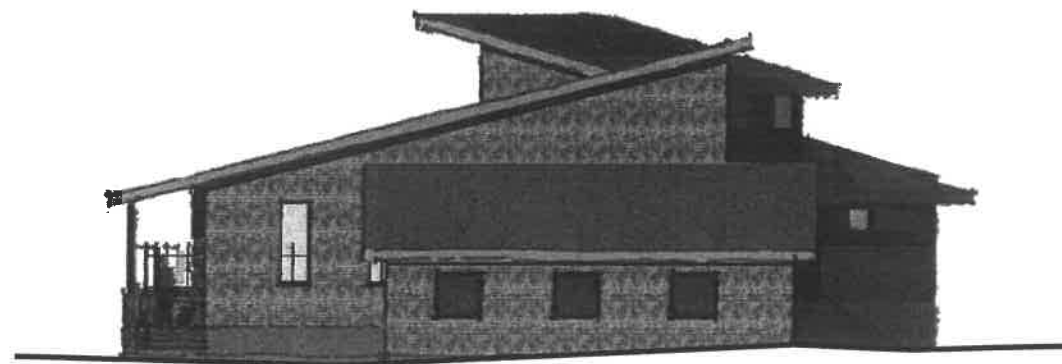
2 Second Floor Plan
1/16" = 1' 0"

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James and Amber King
 29 Walcott Avenue, Jamestown, RI 02835
Floor Plans

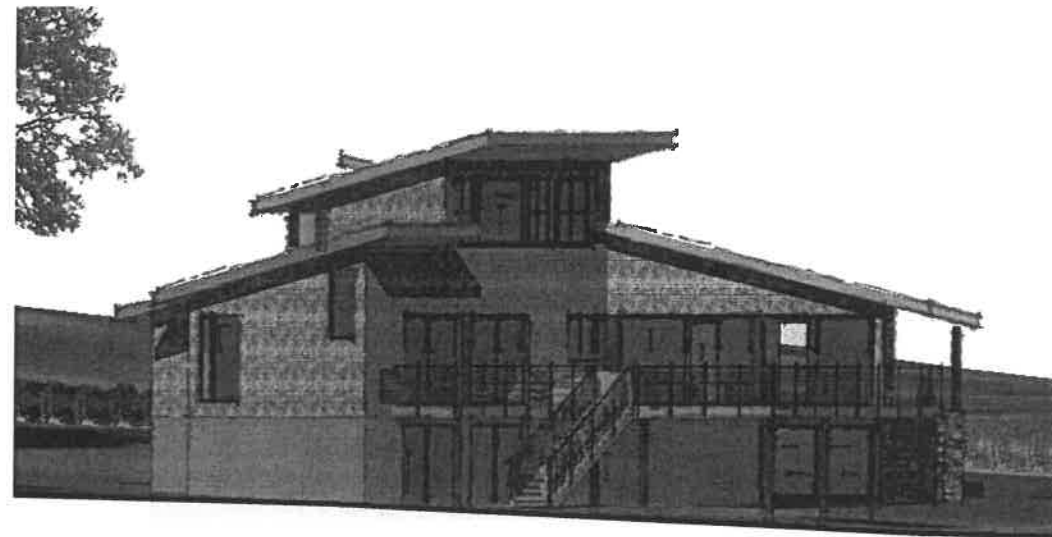
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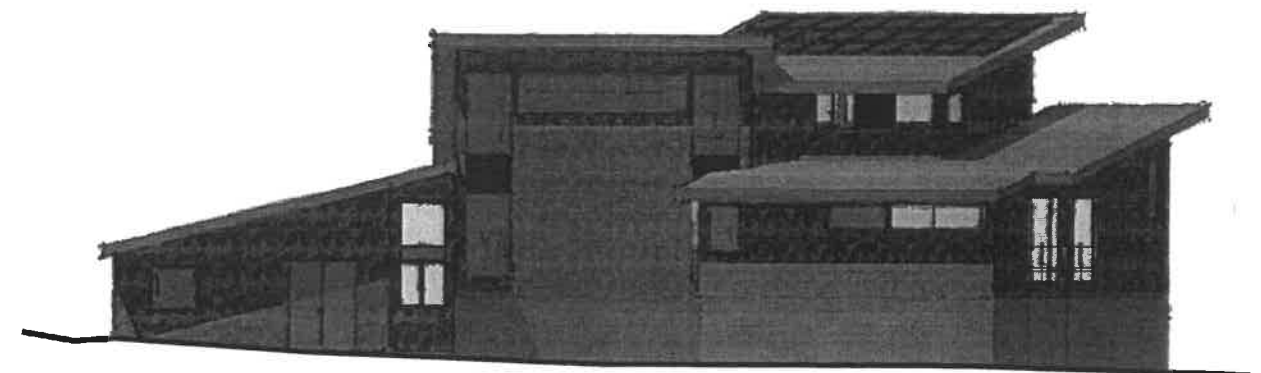
1 West Elevation
1/16" = 1' 0"



2 West Elevation
1/16" = 1' 0"



3 East Elevation
1/16" = 1' 0"



4 East Elevation
1/16" = 1' 0"

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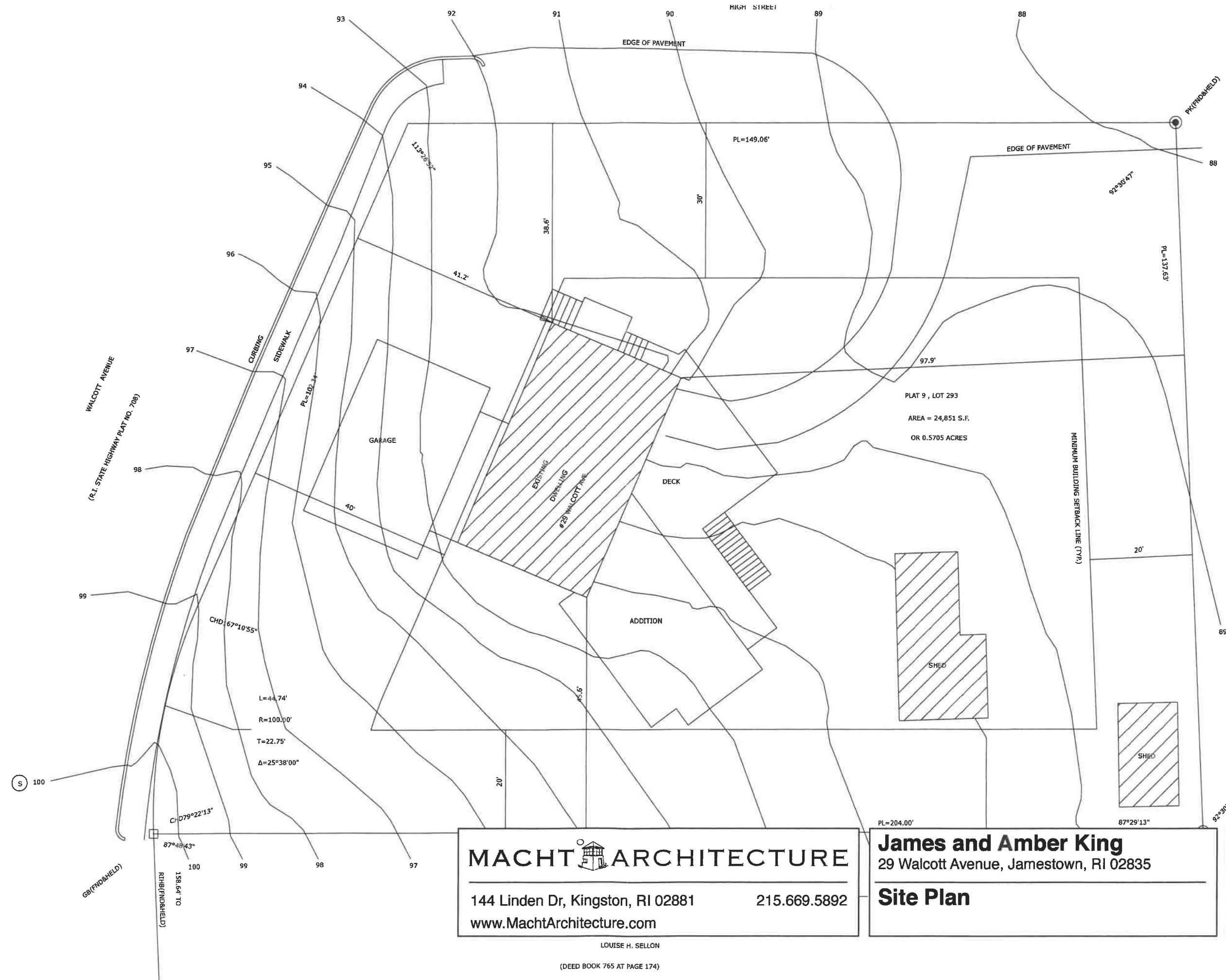
James and Amber King
29 Walcott Avenue, Jamestown, RI 02835

Elevations

April 13, 2021
SHEET #:

A 2.1

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ARK:
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James and Amber King
 29 Walcott Avenue, Jamestown, RI 02835
Site Plan

April 13, 2021
 SHEET #:
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