

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 21 June 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 133.21 ft. S Side/ 149.5 ft. N Side Area 14,601 sq. ft.

4. Zoning Districts in which premises are located: Use R-20 Area 20,000 sq.ft. Height 35ft.

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 47 ft. x 28 ft. (two-story house / ~2,000 sq. ft.) & 20 ft. x 20 ft. (detached garage / ~400 sq. ft.).

Size of proposed building or alteration See Plan (one-story house / ~2,000 sq. ft.)

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

Front 30 ft. Rear 13.6 ft. Left-side (Northside) 5.5 ft. Right-side (Southside) 5.5 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: The request for variance is based on the demolition of existing house and the construction of a new house (see Figure 1) on generally the same footprint.

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:

a. 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 & Rear Setback 30' min) to construct a new house. There are there three requests for a variance with the two abutting properties; 90 and 104 Southwest Avenue. On the first abutting property (90 Southwest Ave / Lot 406 / Plat 9), generally to the north and west there is; 1) a variance required for the Northside of 5.5 ft. where 10 feet is required; and 2) a variance is required for the Westside of 13.6 ft. where 30 ft. is required. On the second abutting property (104 Southwest Ave / Lot 806 / Plat 9), generally to the south, there is 3) a variance required for the Southside of 5.5 ft. where 10 feet is required.

b. This application seeks relief from Article 11, JAMESTOWN VILLAGE SPECIAL DEVELOPMENT DISTRICT, Section 82-1106. Per Section 82-1106C. 2., the Jamestown Technical Review Committee (TRC), will review the proposal prior to the July Zoning Board meeting. Relief is requested from Section 82-1106 C. 3. A-F and Section 82-1107A.

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

Due to the unique shape and size of the lot at 100 Southwest Ave (Lot 28 / Plat 9) there are few alternatives to build a new home within the given constraints. We have attempted to rectify the existing zero lot line issue on the Northside of the property by moving the footprint of the house to the south approximately 4.5 ft. 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.



Grace D. Gaynor, Trustee

Respectfully Submitted,



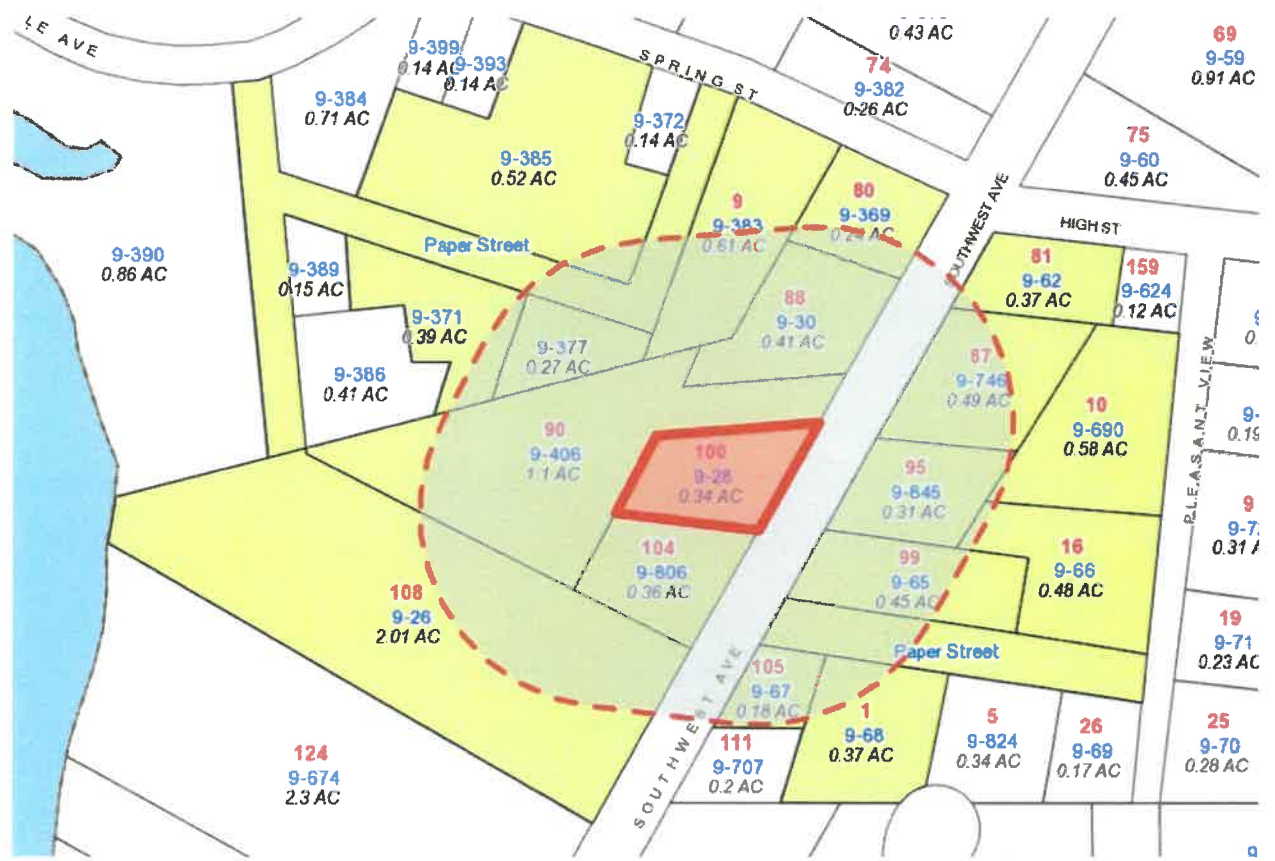
Peter T. Gaynor

Address: 100 Southwest Avenue, Jamestown, RI 02835

Telephone Number: 401-932-4221

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





## Sample Advertisement

Application of Grace D. Gaynor (Trustee) whose property is located at 100 Southwest Avenue, and is further identified as Tax Assessor's Plat 9, Lot 28 for a Variance from Article 3, Section 82-302 entitled "District Dimensional Regulations", Table 3-2 for the Village Special Development District Zones R-8, R-20, CL and CD authorized by this Ordinance, and Article 6, Section 82-605 entitled "Variances Authorized by this Ordinance" to build a single family residence Build a new house, abutting Lot 406, Plat 9, where 10 feet is required on the Northside and 30 feet on the Westside of the property and abutting Lot 806 / Plat 9 where 10 feet is required on the Southside.

A Variance is also requested from Article 11, entitled "JAMESTOWN VILLAGE SPECIAL DEVELOPMENT DISTRICT", Section 82-1106 C. 3. A-F and Section 82-1107A.

Said property is located in an R-20 zone and contains 14,601 square feet.

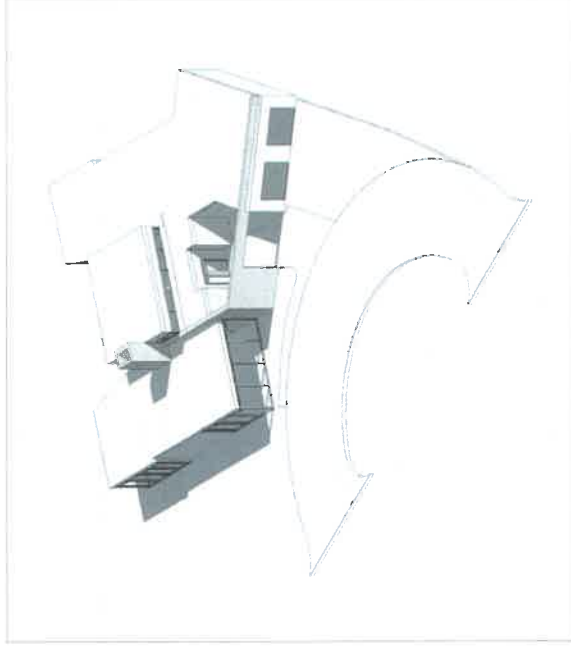


**TORRADO**  
ARCHITECTS

ARCHITECT:

TORRADO ARCHITECTS  
35 Greenwich Street  
Providence, RI 02907  
(401) 781-0633  
(401) 781-0661 FAX  
la.torrado@torrado-architects.com

**PROJECT:**  
**100 SOUTHWEST AVENUE RESIDENCE**  
100 Southwest Avenue,  
Jamestown, RI 02835



**DRAWING LIST:**  
ARCHITECTURAL  
A1.1 - EXISTING SITE SURVEY  
A1.2 - SITE PLAN  
A1.3 - FLOOR PLAN  
A1.4 - ELEVATIONS



100 SOUTHWEST AVE

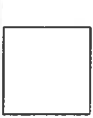


JUNE 14, 2021



TORRADO ARCHITECTS

NO DIMENSIONS OF  
EXISTENCE IN CONFLICT  
WITH CITY OF  
JAMESTOWN, RI



PROJECT:

100 SOUTHWEST AVENUE  
RESIDENCE

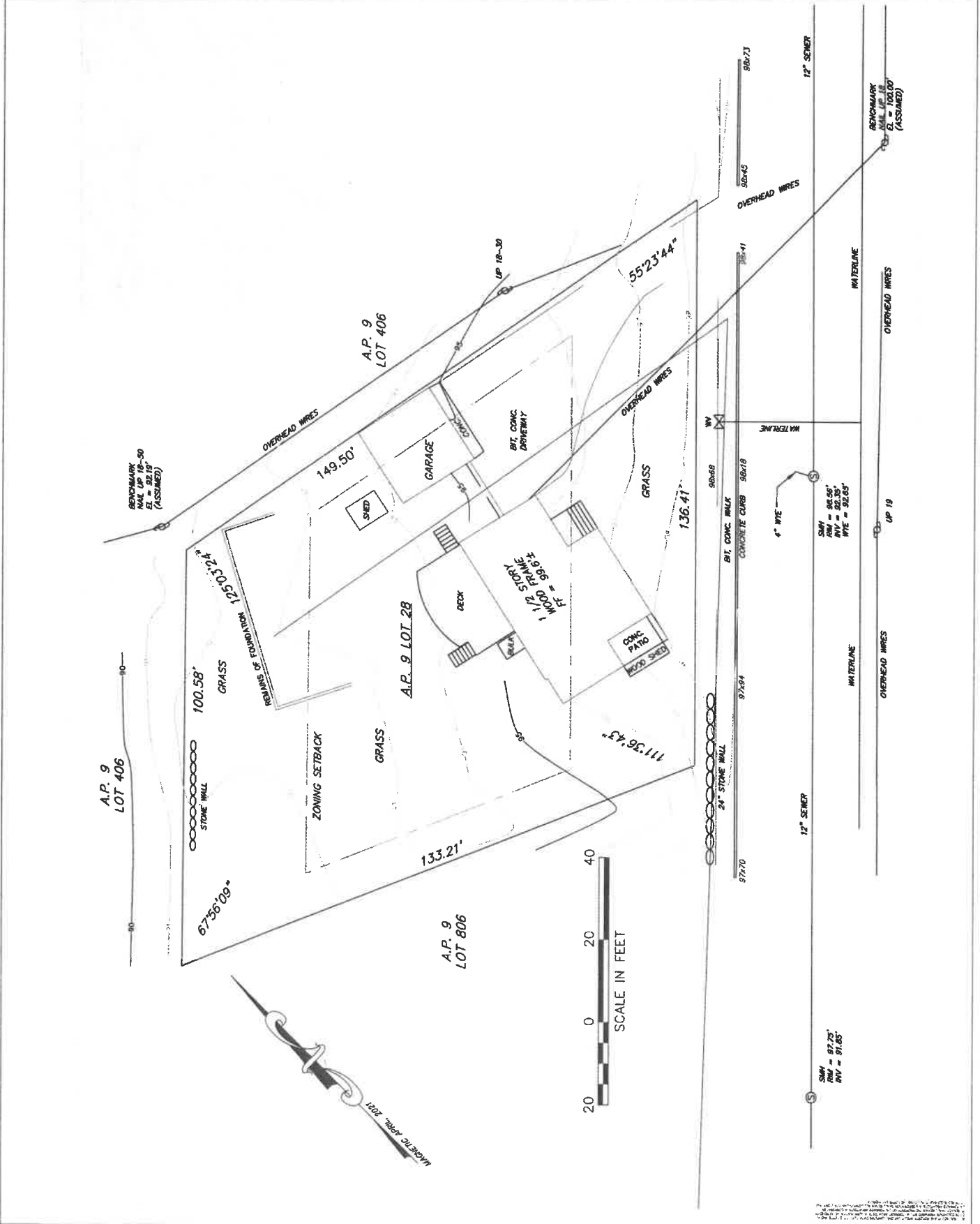
100 SOUTHWEST AVENUE  
JAMESTOWN, RI  
02839

EXISTING  
SITE SURVEY

DATE:

DATE	DESCRIPTION
11/16/2011	
DATE	11/16/2011
DRAWN BY	LC
CHECKED BY	LC
SCALE	AS SHOWN

ACCO  
SHEET #



BM 18-30  
ELEV = 87.20'  
NIV = 81.80'

4" WYE  
SWY = 94.55'  
NWY = 92.35'  
WYE = 92.05'

BENCHMARK  
BM 18-30  
ELEV = 106.00'  
(ASSUMED)

BENCHMARK  
BM 18-30  
ELEV = 87.10'  
(ASSUMED)

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1976 AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE BUREAU OF LANDS AND RECORDS AND HAS FOUND NO RECORDS OF PREVIOUS SURVEYS OF THIS PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE BUREAU OF LANDS AND RECORDS AND HAS FOUND NO RECORDS OF PREVIOUS SURVEYS OF THIS PROPERTY.







**TORRADO**  
ARCHITECTS

75 GARDEN ST  
PROVIDENCE, RI 02907  
401.331.0803  
5/28/2021



PROJECT:

100 SOUTHWEST AVENUE  
RESIDENCE

100 SOUTHWEST AVENUE  
JAMESTOWN, RI

OWNER:

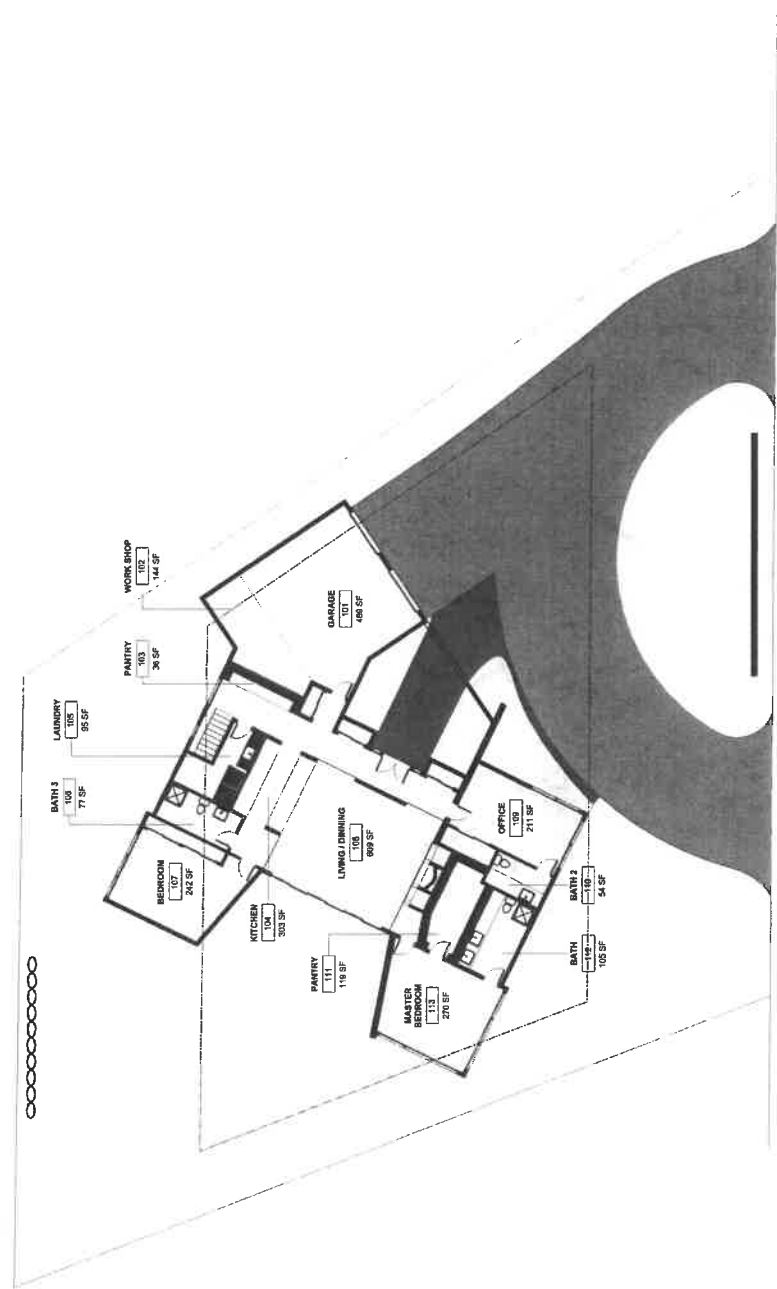
SITE PLAN

STATUS:

DATE: REV. # DESCRIPTION

DATE: 11 JUNE 2021  
JOB No.: LCT  
OWNER BY: LCT  
CHECKED BY: ASH/MSB  
SCALE: AO.2

SHEET #



SOUTHWEST AVE

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

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**TORRADO**  
ARCHITECTS

PROFESSIONAL  
RESIDENCE IN CONCEPT  
ARCHITECTURE



PROJECT:

100 SOUTHWEST  
AVENUE  
RESIDENCE

100 SOUTHWEST AVENUE  
JAMESTOWN, RI

CONTENTS:

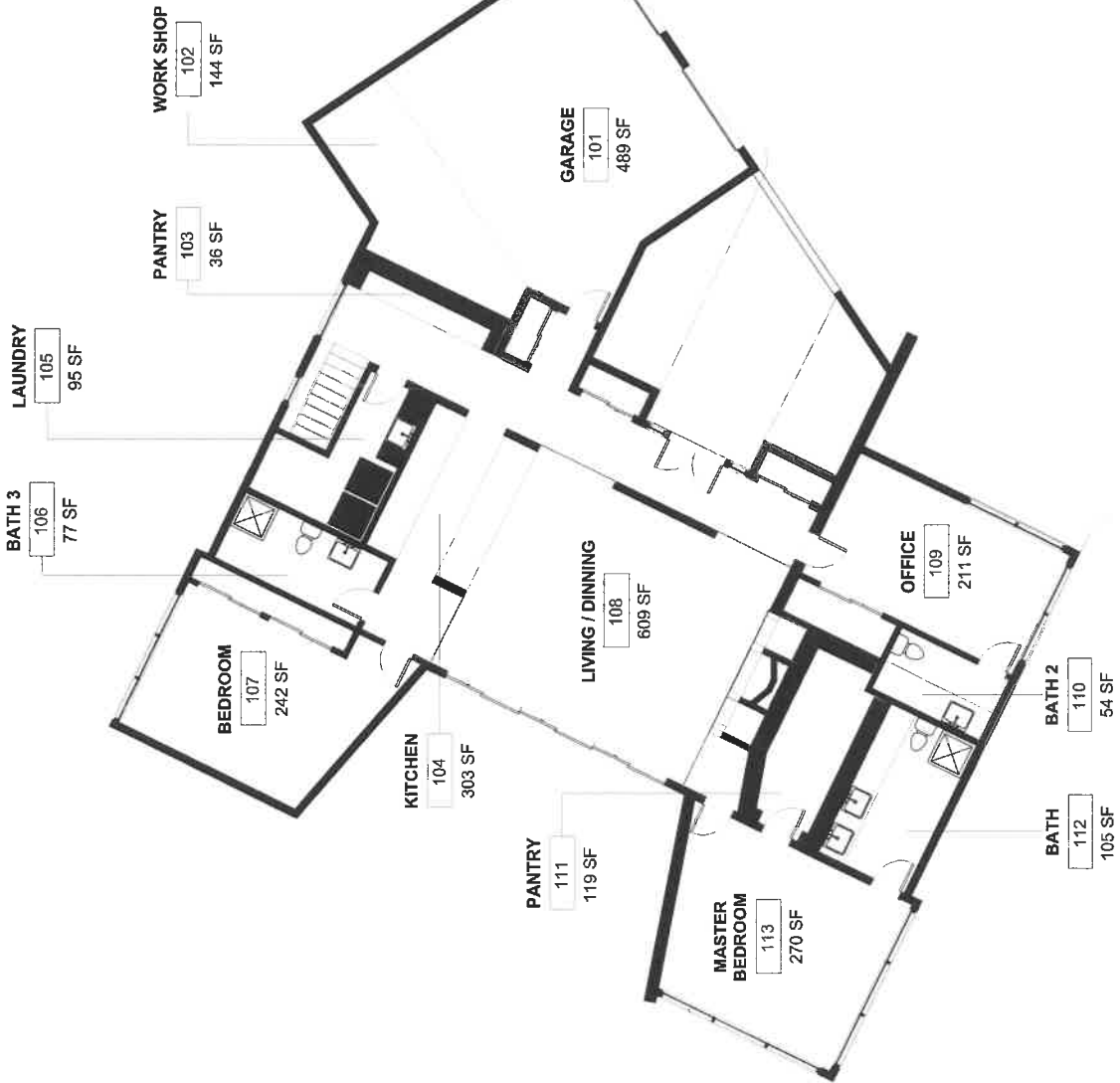
FLOOR PLAN

STATUS:

DATE: 11 JUNE 2021  
JOB NO.:  
CHECKED BY: LAC  
SCALE: AS NOTED

A.I.C.

SHEET #:  
OF



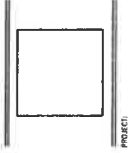
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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**TORRADO**  
ARCHITECTS

20 GARDNER ST.  
PROVIDENCE, RI 02907  
401.848.8777  
ATTENTION: P



**100 SOUTHWEST AVENUE  
RESIDENCE**

100 SOUTHWEST AVENUE  
JAMESTOWN, RI  
02867

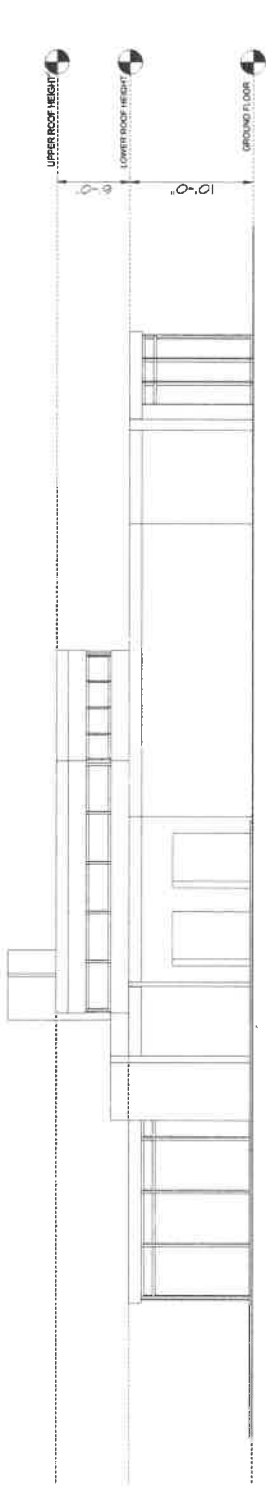
**EXTERIOR  
ELEVATIONS**

DATE: REV. # DESCRIPTION

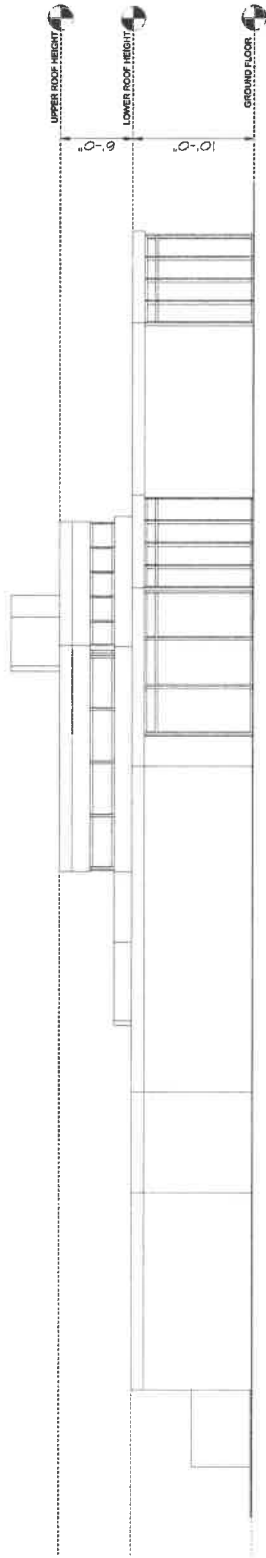
DATE	REV. #	DESCRIPTION
11 JUNE 2021		
DATE:		
DATE:		
DATE:		

DATE: 11 JUNE 2021  
DRAWN BY: LJT  
CHECKED BY: LJT  
SCALE: AS SHOWN

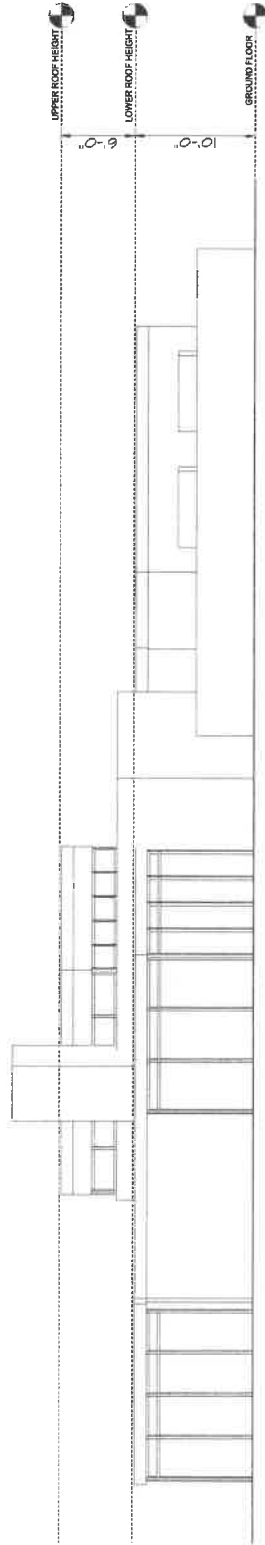
**A2.0**  
of  
SHEET #



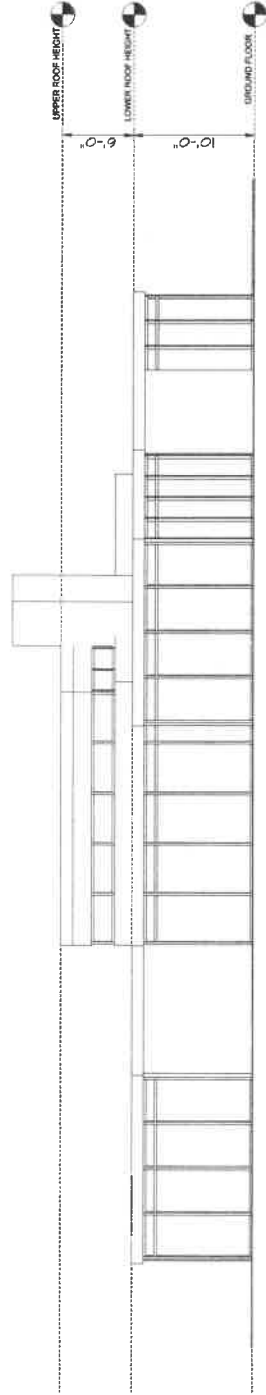
**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



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

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