

Received 1/10/22
W. O. 274

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 01/01/2022

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 Ronald Wassel and Andrea Wassel Address 16 Emerson Rd, Jamestown RI

Owner same as applicant Address same as applicant

Lessee _____ Address _____

1. Location of premises: No. 16 Emerson Rd Street

2. Assessor's Plat 8 Lot 208

3. Dimensions of lot: frontage 155' ft. depth 150 ft. Area 21,454 sq. ft.

4. Zoning Districts in which premises are located: Use R20 Area 21,454 Height _____

5. How long have you owned above premises? 35 years

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

7. Size of existing building 2,208 sf House + sf 340 Shed

Size of proposed building or alteration 2,208 sf House + sf 370 Shed

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

front 85.5' rear 3' left side 3' right side 130'

9. Present use of premises: Single Family Residence

10. Proposed use of premises: Single Family Residence

Location of septic tank & well on lot see site plan

11. Give extent of proposed alterations Rebuild the Existing detached single garage to the same footprint. Proposed height is 4'-7" higher than the existing garage. Half story added for increased storage.

12. Number of families for which building is to be arranged: 1 family at principle
0 family at outbuilding

13. Have you submitted plans for above to Inspector of Buildings? Yes (Via Email)

Has the Inspector of Buildings refused a permit? Yes (Via Email)

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

Article 3 for a variance from Section 82-302, Table 3-2

Setbacks for Outbuildings

Where a 3' side setback is requested where 10' is required.

Where a 3' rear setback is requested where 10' is required.

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

There is no increase to the building footprint. Applicant is looking to add a half story for increased storage. There is no plumbing to this structure, therefore no bathroom or kitchens. The structure can not be located farther to the east due to the extg large tree. The structure can not be located farther to the south due to the generator offset requirement to the house.

Expansion of the footprint is also not possible due to the tree.

Existing building is burdened by rot and an unstable foundation due higher elevation of neighboring property.

Proposed structure will include

A rear foundation and retaining wall to alleviate water drive

into the existing garage.

The relief requested would not alter the neighborhood and is

requested due to the unique

existing conditions of the lot. Telephone No. 401 662 7875

Respectfully Submitted,

Signature

Address

16 Emerson Rd

Jamestown, RI

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

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of Ronald A Wassel SR. ET and Andrea M Wassel, Trustees whose
property is located at 16 Emerson Road, Jamestown RI 02835, and further
identified as Tax Assessor's Plat 8, Lot 208 for a Variance/Special Use Permit
from Article 3, Section 82-302, Table 3-2, RR20 Zoning District Regulations

AND ARTICLE 6 SECTION 82-600, 605, 606, AND 607

to Raise the height of the detached garage by 55 inches where the garage is located 3 feet
(10 feet is required) from the side property and 3 feet (10 feet is required) from the rear property.

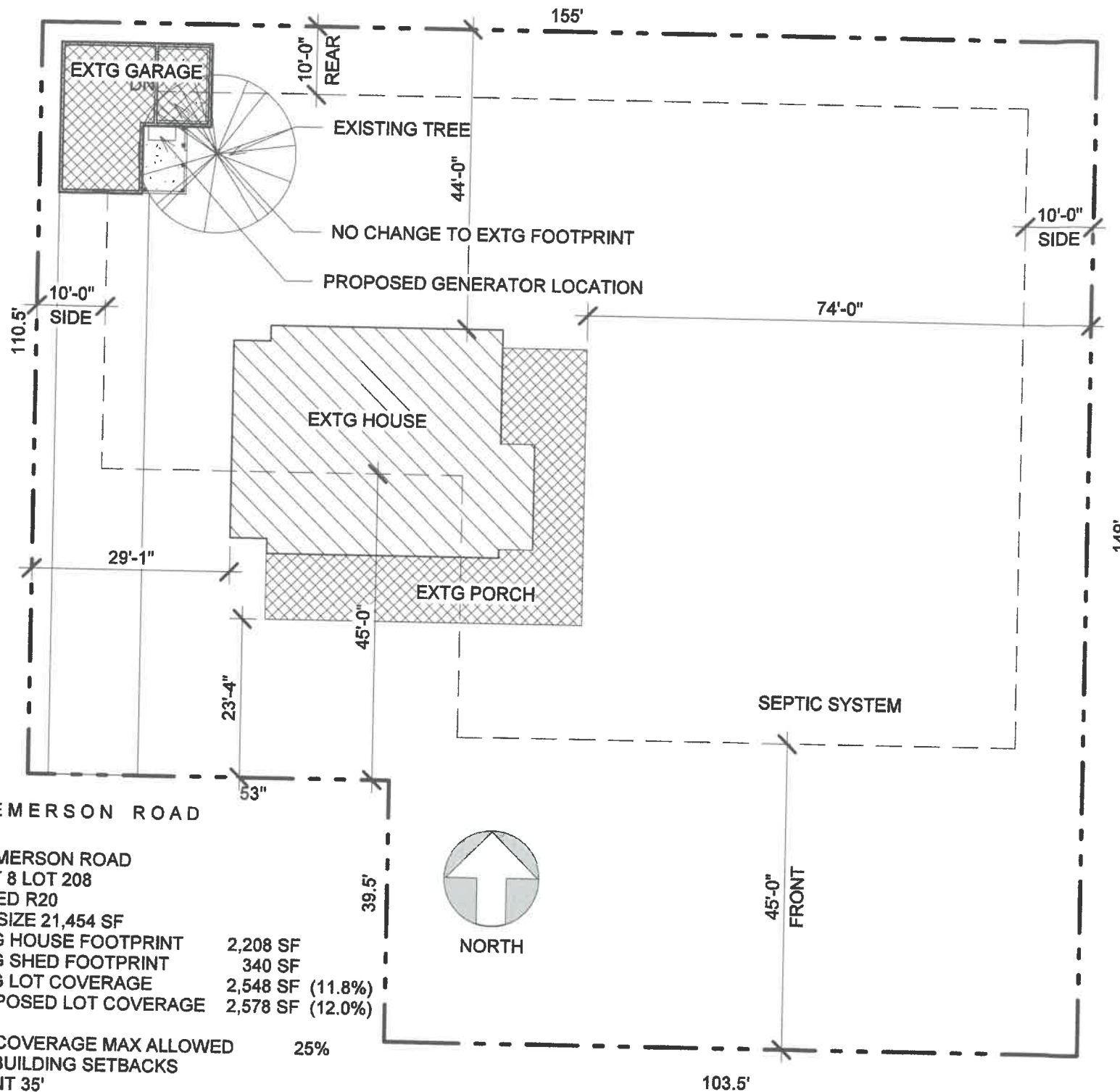
Said property is located in a R20 zone and contains 21,454 ~~acres~~/square feet.

.....
HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

WASSEL RESIDENCE GARAGE REBUILD

'ZONING SET'



16 EMERSON ROAD
 PLAT 8 LOT 208
 ZONED R20
 LOT SIZE 21,454 SF
 EXTG HOUSE FOOTPRINT 2,208 SF
 EXTG SHED FOOTPRINT 340 SF
 EXTG LOT COVERAGE 2,548 SF (11.8%)
 PROPOSED LOT COVERAGE 2,578 SF (12.0%)

LOT COVERAGE MAX ALLOWED 25%
 OUTBUILDING SETBACKS
 FRONT 35'
 SIDE 10'
 REAR 10'
 HEIGHT 25'

1 SITE PLAN
 1" = 20'-0"



HERK WORKS
 ARCHITECTURE
 401.662.7875
 DAN@HERK-WORKS.COM

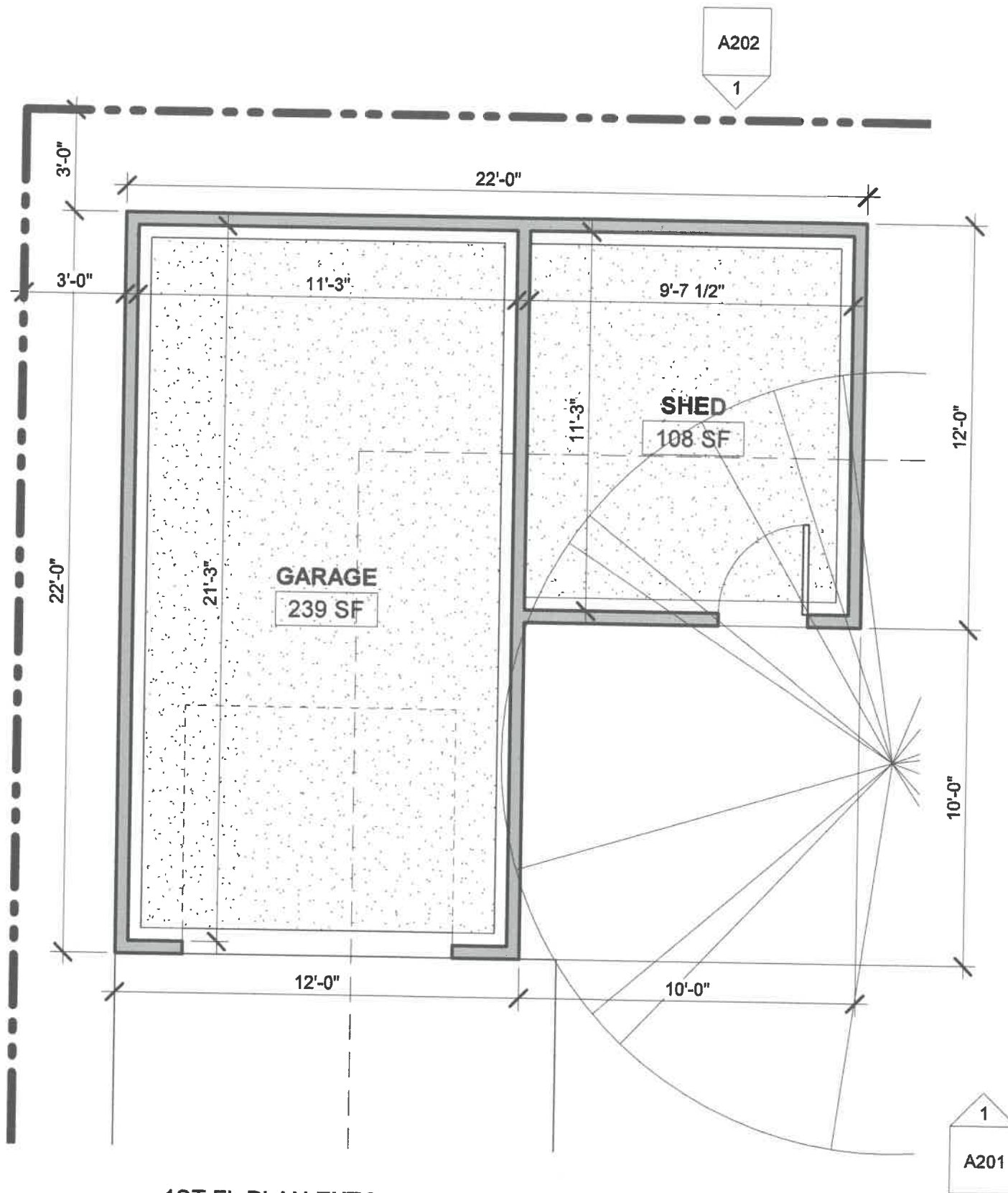
16 EMERSON GARAGE
 JAMESTOWN RI

SITE PLAN

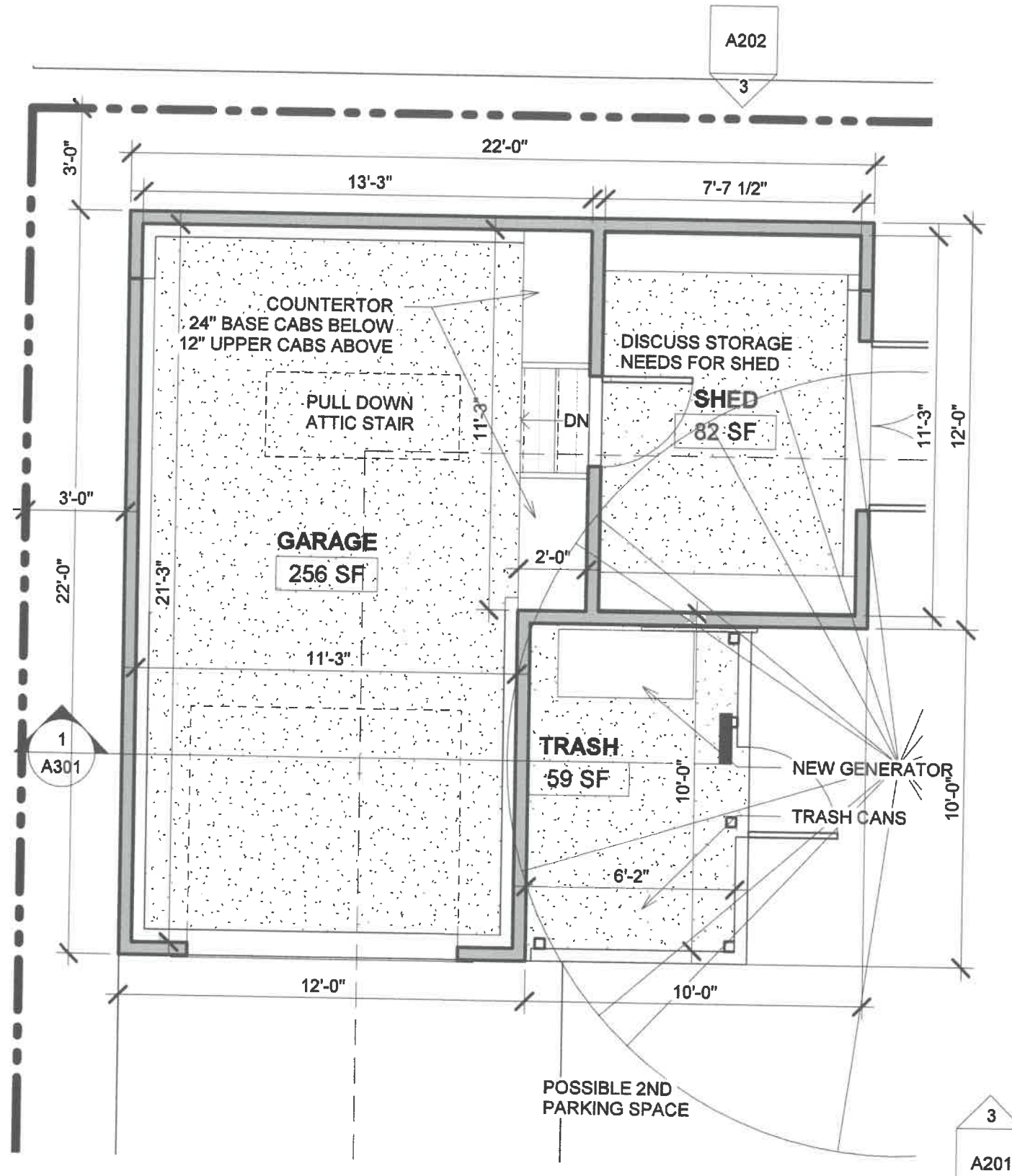
NOT FOR CONSTRUCTION ..YET

1/10/2022 10:03:27 AM

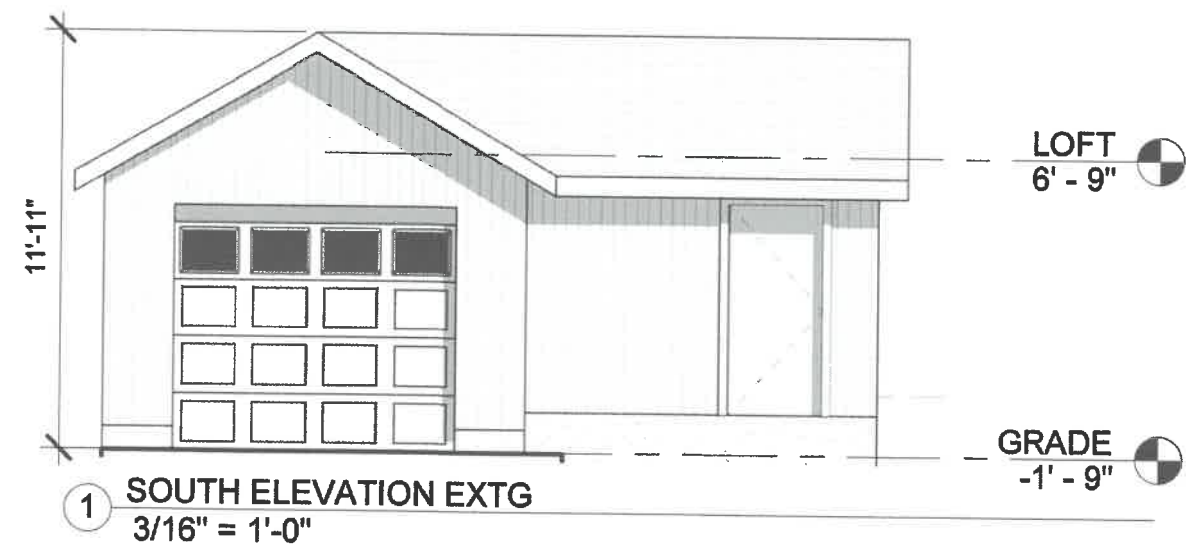
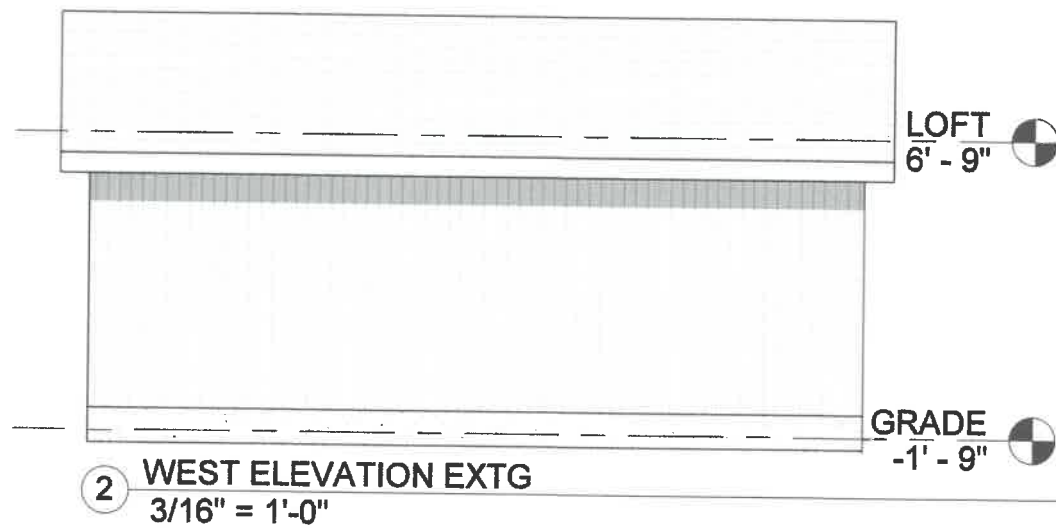
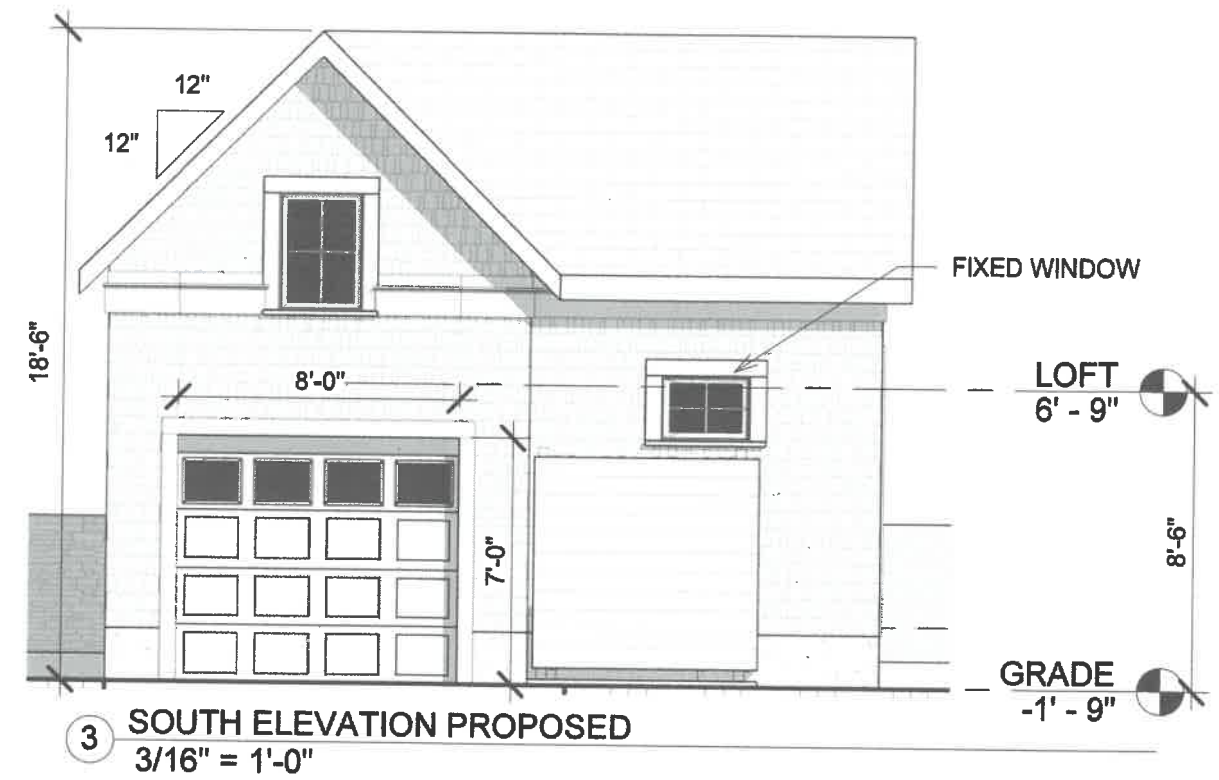
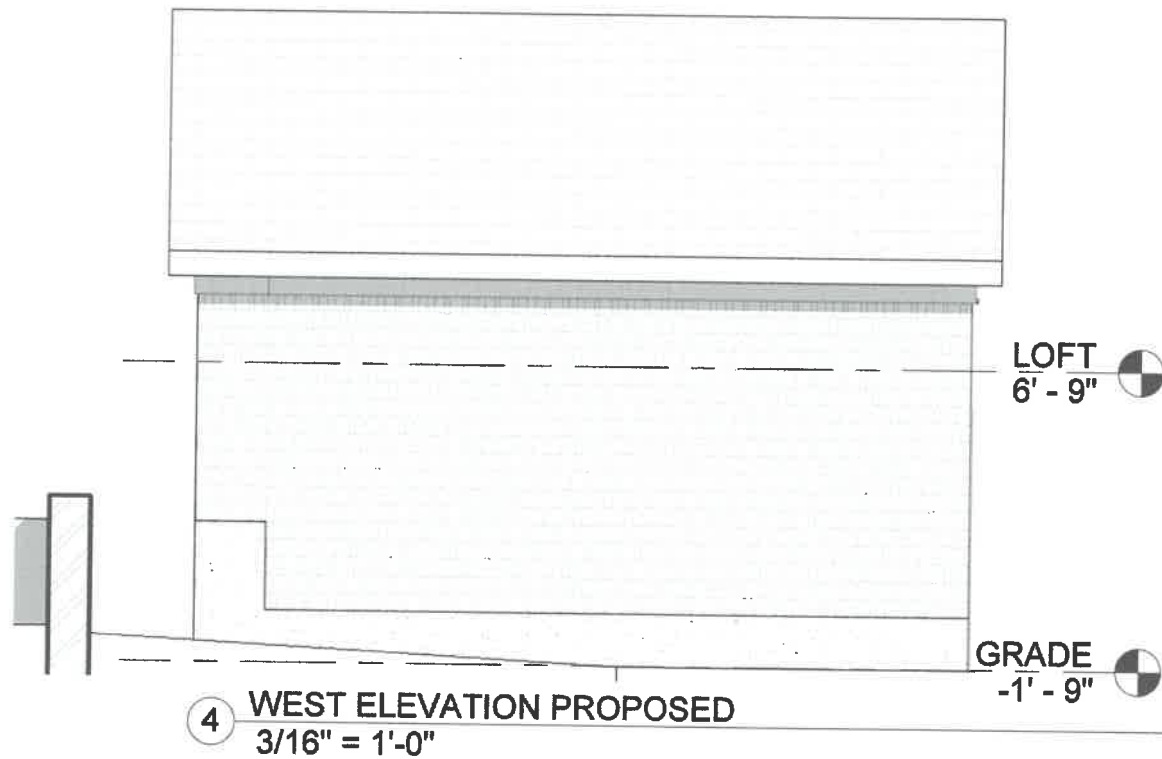
A101

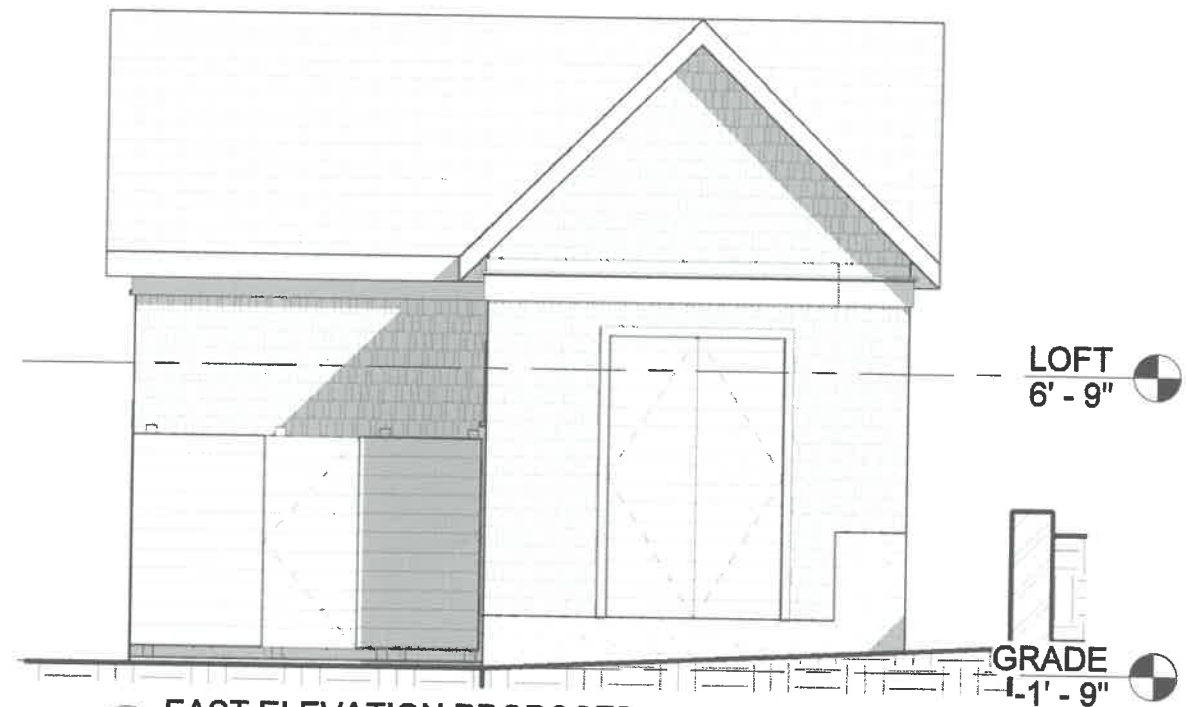


2 1ST FL PLAN EXTG
1/4" = 1'-0"

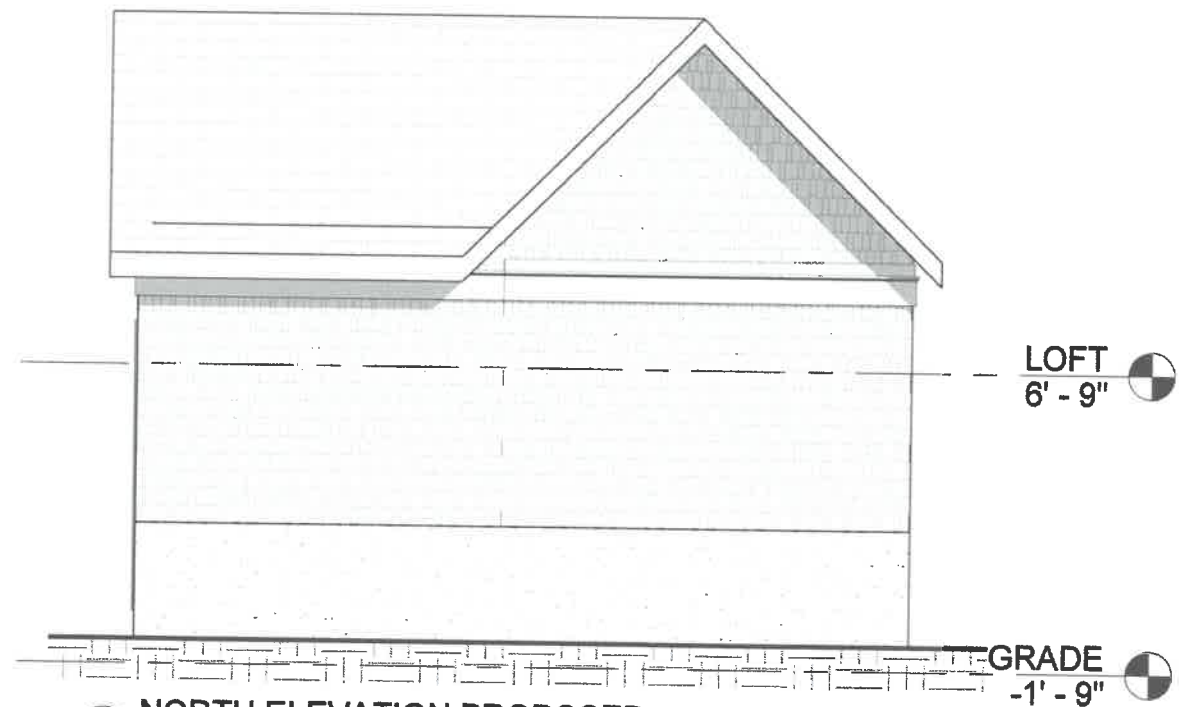


1 1ST FL PLAN PROPOSED
1/4" = 1'-0"





4 EAST ELEVATION PROPOSED
3/16" = 1'-0"



3 NORTH ELEVATION PROPOSED
3/16" = 1'-0"



2 EAST ELEVATION EXTG
3/16" = 1'-0"



1 NORTH ELEVATION EXTG
3/16" = 1'-0"