

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 11/31/2022

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 Town of Jamestown Address 93 Narragansett Avenue

Owner " " Address " "

Lessee _____ Address _____

1. Location of premises: No. 41 Conanicus Avenue ~~Street~~

2. Assessor's Plat 9 Lot 252

3. Dimensions of lot: frontage 162 ft. depth 182 ft. Area 23086 sq. ft. [±]
CONANICUS UNION

4. Zoning Districts in which premises are located: Use Public Area _____ Height _____

5. How long have you owned above premises? 175

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

7. Size of existing building 10'6" x 20'3" Accessory Bldg

Size of proposed building or alteration SAME

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

front 175 rear 40' left side 5'9" right side 2'6"

9. Present use of premises: Storage Shed

10. Proposed use of premises: Storage Shed

Location of septic tank & well on lot N/A

11. Give extent of proposed alterations Demolish existing shed
Re-build new shed same size same location

12. Number of families for which building is to be arranged: N/A

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:

Article 3, Section 82-302, table 3-2
Public Zoning District, Accessory Building, to replace
existing storage shed 2'6" from one side line and 5'9"
from other side line where 10' is required 11'6" to peak
where 8' is existing, Also Article 6, Section 82-605, 606, Article 7, section 82-
Non existing
Structure.

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

The Existing shed is in disrepair and not safe
to use, we would like to replace it with
same footprint, same location from property lines.
The hardship is due to the configuration of
the lot this is the only place on the property
this shed can be placed. It is proposed to
be 11'6" to the peak to allow head room for access
It will not be detrimental to the neighborhood, it will
enhance it.

Respectfully Submitted,

Signature [Handwritten Signature]

Address _____

Telephone No. _____

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



Town of Jamestown, Rhode Island

41 CONANICUS AVENUE

Property Record Card Card 1 of 1

ID: 9-252 Account #: 28017000



[Show Map](#)

Owner: TOWN OF JAMESTOWN
 Co-Owner: COMMUNITY RECREATION CENTER
 Address: 93 NARRAGANSETT AVENUE
 JAMESTOWN RI 02835

Assessment: Total: \$1,378,000
 Building: \$611,900 Land: \$752,000 Yard: \$14,100

Sales History

Grantee	Book / Page	Sale Date	Sale Price
TOWN OF JAMESTOWN	37/ 534	1947-02-11	\$0



Land Information

Land Area: 0.53 AC Zoning:
 Land Use: 903C - MNCPL MDL-94
 Neighborhood: C1

Building Information

Style:
 Year Built: 1942
 Rooms: Bedrooms:
 Baths: Half Baths:
 Living Area:
 Gross Area:

Stories:
 Heat Fuel:
 Heat Type:
 AC Type:
 Roof Structure:
 Roof Covering:

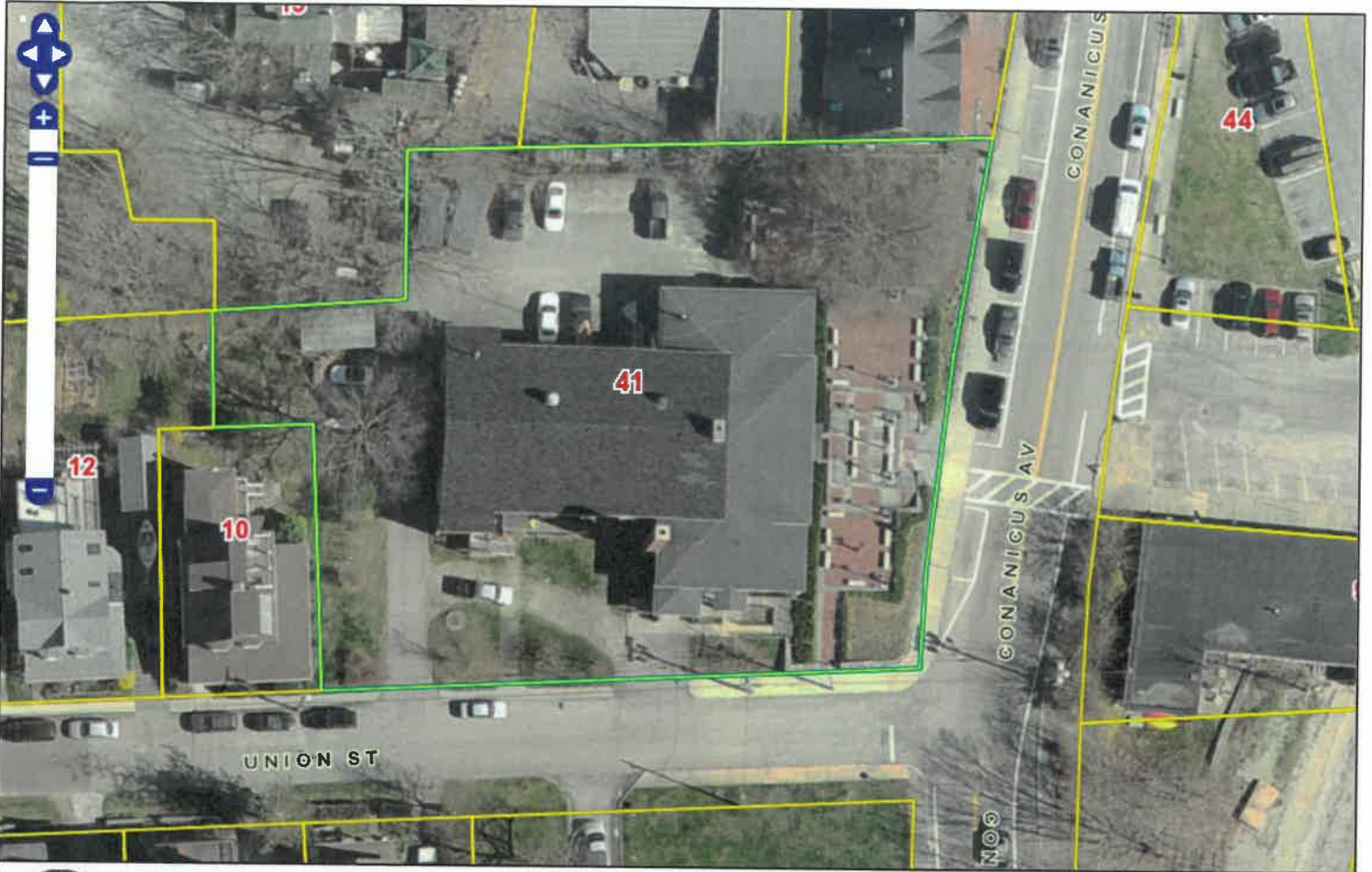
Extra Features

Description	Area / Units	Assessment
PATIO-AVG	2000	6600
PAVING-ASPHALT	5000	7500

Sub Areas

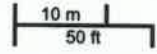
Description	Living Area	Gross Area
First Floor	7998	7998
Porch, Open, Finished	0	66
Basement, Unfinished	0	360

Printed from: <https://www.mainstreetmaps.com/ri/jamestown/>

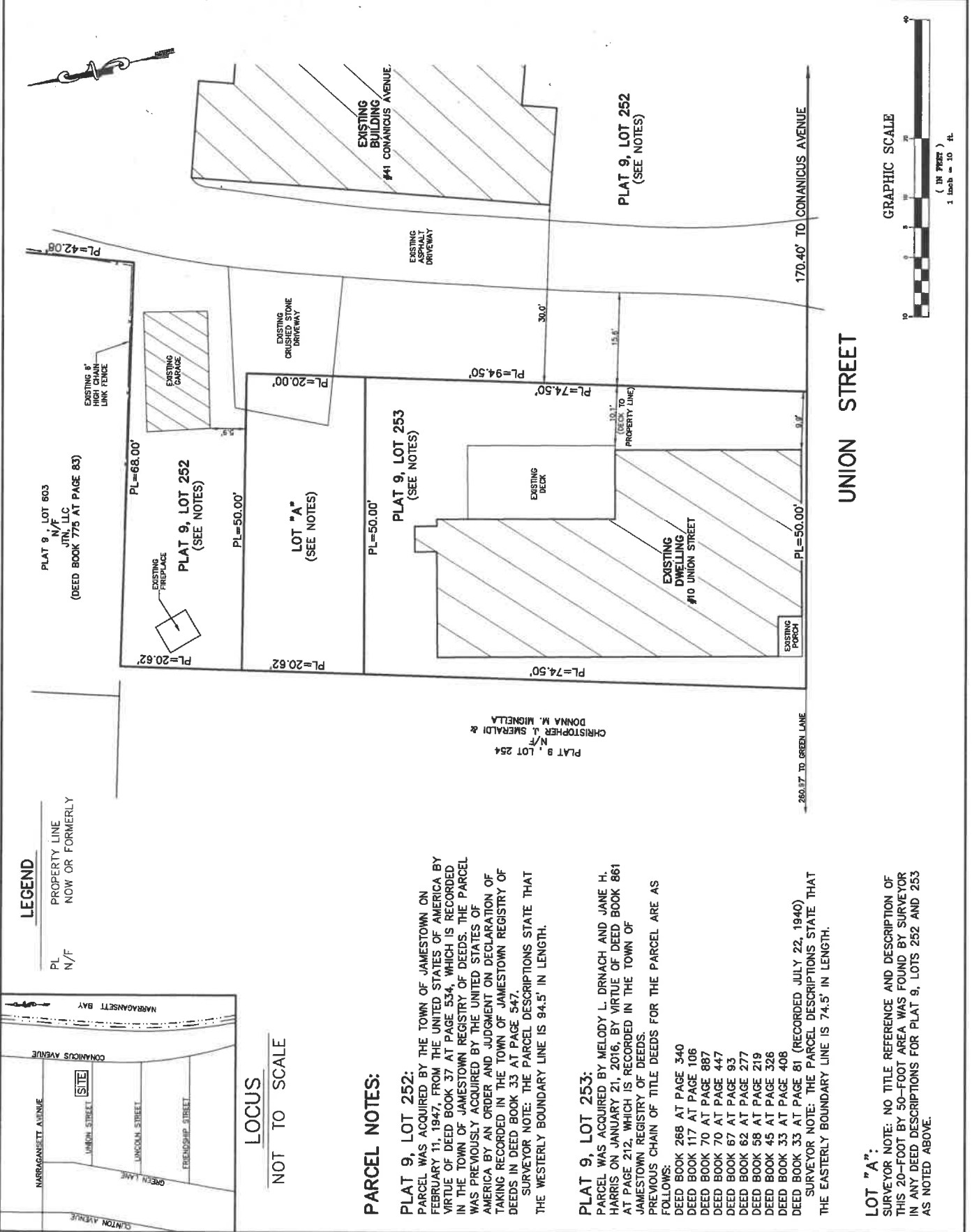


Town of Jamestown, Rhode Island

Selected Parcel: 41 CONANICUS AVENUE ID: 9-252
Printed on 2/17/2022

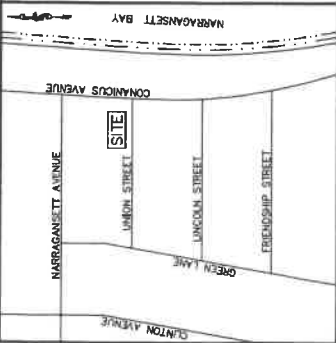


This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



LEGEND

PL N/F
 PROPERTY LINE
 NOW OR FORMERLY



LOCUS

NOT TO SCALE

PARCEL NOTES:

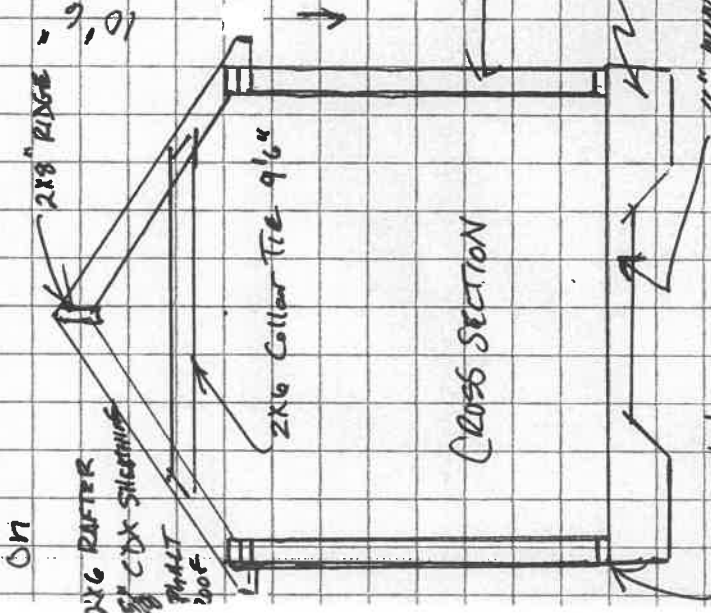
PLAT 9, LOT 252:
 PARCEL WAS ACQUIRED BY THE TOWN OF JAMESTOWN ON FEBRUARY 11, 1947, FROM THE UNITED STATES OF AMERICA BY VIRTUE OF DEED BOOK 37 AT PAGE 534, WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS. THE PARCEL WAS PREVIOUSLY ACQUIRED BY THE UNITED STATES OF AMERICA BY AN ORDER AND JUDGMENT ON DECLARATION OF TAKING RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS IN DEED BOOK 33 AT PAGE 547.
 SURVEYOR NOTE: THE PARCEL DESCRIPTIONS STATE THAT THE WESTERLY BOUNDARY LINE IS 94.5' IN LENGTH.

PLAT 9, LOT 253:
 PARCEL WAS ACQUIRED BY MELODY L. DRNACH AND JANE H. HARRIS ON JANUARY 21, 2016, BY VIRTUE OF DEED BOOK 861 AT PAGE 212, WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS.
 PREVIOUS CHAIN OF TITLE DEEDS FOR THE PARCEL ARE AS FOLLOWS:
 DEED BOOK 268 AT PAGE 340
 DEED BOOK 117 AT PAGE 106
 DEED BOOK 70 AT PAGE 887
 DEED BOOK 70 AT PAGE 447
 DEED BOOK 67 AT PAGE 93
 DEED BOOK 62 AT PAGE 277
 DEED BOOK 58 AT PAGE 219
 DEED BOOK 45 AT PAGE 328
 DEED BOOK 33 AT PAGE 408
 DEED BOOK 33 AT PAGE 81 (RECORDED JULY 22, 1940)
 SURVEYOR NOTE: THE PARCEL DESCRIPTIONS STATE THAT THE EASTERLY BOUNDARY LINE IS 74.5' IN LENGTH.

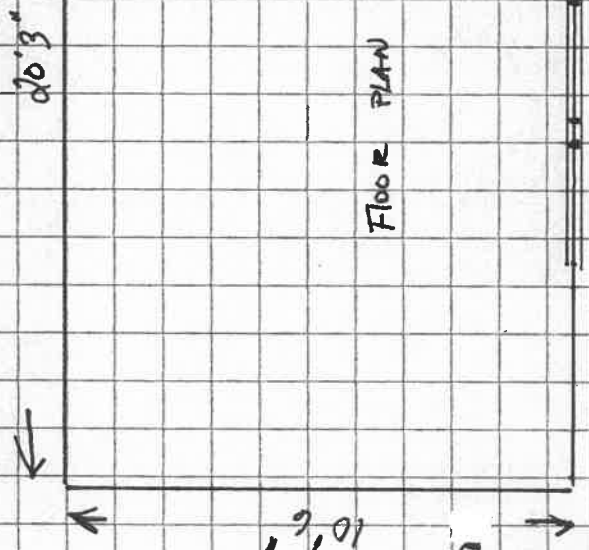
LOT "A":
 SURVEYOR NOTE: NO TITLE REFERENCE AND DESCRIPTION OF THIS 20-FOOT BY 50-FOOT AREA WAS FOUND BY SURVEYOR IN ANY DEED DESCRIPTIONS FOR PLAT 9, LOTS 252 AND 253 AS NOTED ABOVE.



Shed to be constructed on



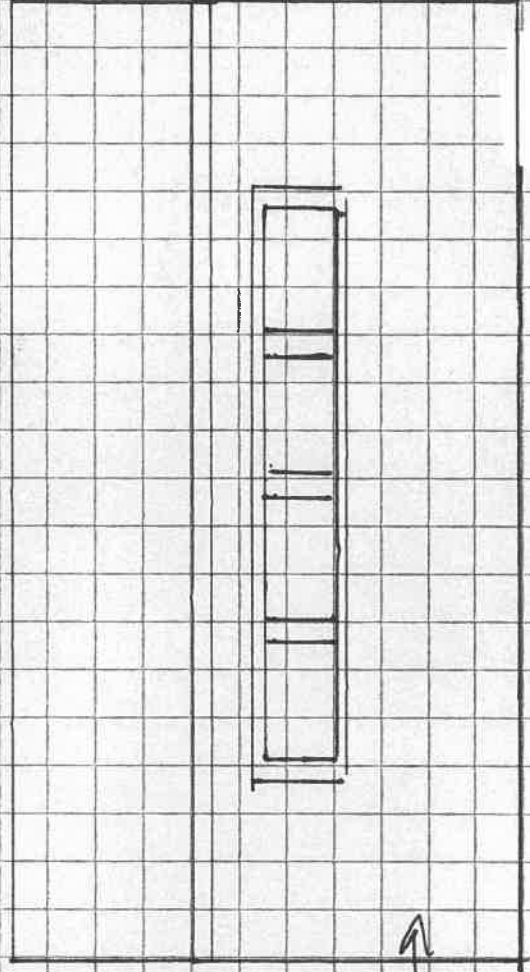
CROSS SECTION



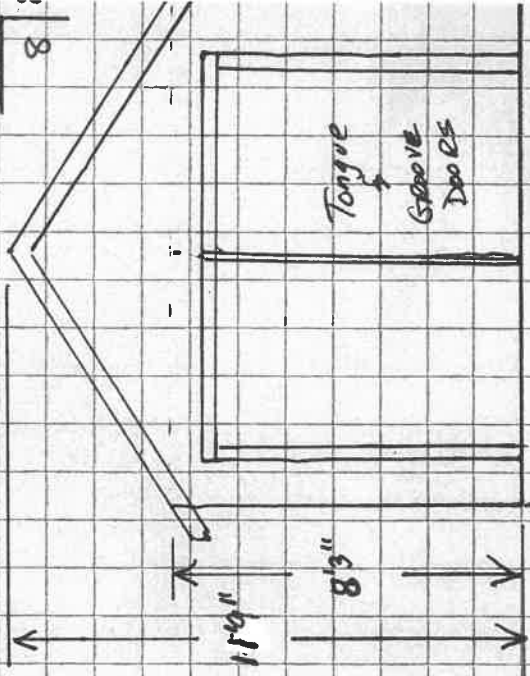
FLOOR PLAN

2 - BARN DOORS 4'x7'

4 - 30" B WINDOWS MULLED AND TRIMMED



NORTH ELEVATION



EAST ELEVATION



