

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 31 OCT 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 JAMES (JAY) SCHNELE Address 27 TOPMAST CT

Owner " Address "

Lessee " Address "

1. Location of premises: No. 27 TOPMAST CT Street

2. Assessor's Plat 3 Lot 525

3. Dimensions of lot: frontage 311 ft. depth 386 ft. Area 1.94 ACRES
sq. ft.

4. Zoning Districts in which premises are located: Use R20 Area " Height "

5. How long have you owned above premises? 20 mos

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

7. Size of existing building "

Size of proposed building or alteration 8'x12' (SHEA)

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

front ~180 ft rear ~200 ft left side " right side 8-10'

9. Present use of premises: SINGLE FAMILY HOME

10. Proposed use of premises: "

Location of septic tank & well on lot "

11. Give extent of proposed alterations PLACE A SHED IN THE
BACKYARD (W180 ft from the front) and ~8-10 ft from the
(E) SIDE). VARIANCE IS REQUESTED TO AVOID THE
REQUIREMENT TO REMOVE A TREE. |

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

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:

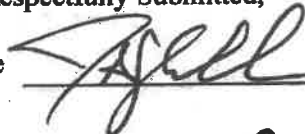
ARTICLE 3 SECTION 82-302 TABLE 3-2

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

AVOID REMOVING A TREE FROM THE BACKYARD.
NEIGHBORS ARE SATISFIED AND AGREE TO THE
PLANNED PLACEMENT OF THE SHED IN THE BACKYARD.
NEIGHBORS - CHARLES (CHARLIE) AND LYNN NORMAN
(C) 401-995-8115 30 TOPMAST CT

Respectfully Submitted,

Signature



Address

27 TOPMAST CT

JAMESTOWN, RI 02835

Telephone No.

928-446-2626 (C)
401-841-4062 (C)

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 JAMES (JAY) SCHWENK whose

property is located at 27 TOPMAST CT, and further

identified as Tax Assessor's Plat 3, Lot 525 for a Variance/Special Use Permit

from Article 3, Section 82-302 TABLE 3-2

to site an 8x12 SHED INSIDE A FENCED BACKYARD

to 180 feet from the lot frontage and 8-10 feet
(vize the required 20 feet)

from the lot's east side in order to not

remove a tree in the lot's backyard.

Said property is located in a RR80 zone and contains 1.94 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.



Town of Jamestown, Rhode Island

Property Record Card Card 1 of 1

27 TOPMAST COURT

Parcel ID: **3-525**



Assessment
 Total: \$976,700
 Building Total: \$614,500
 Land: \$361,100
 Other: \$1,100

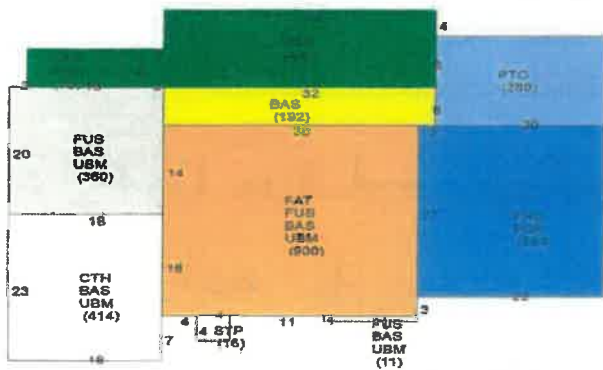


Owner
 SCHNELLE JAMES ALLAN ET UX
 SCHNELLE TRACY MARIE TE
 27 TOPMAST COURT
 JAMESTOWN RI 02835 US

Recent Sales

Grantor	Legal Ref.	Date	Price
ALMEIDA, JOHN J ET	986-344	2021/03/02	\$1,160,000
ALMEIDA, KATHLEEN-	545-208	2004/11/28	\$0
ALMEIDA, JOHN J. E	297-255	1997/11/14	\$0
WINNERT, FRANKLIN	234-259	1994/06/15	\$385,000
LECLERC, ROBERT W	144-145	1989/06/08	\$0

[View Photo](#)



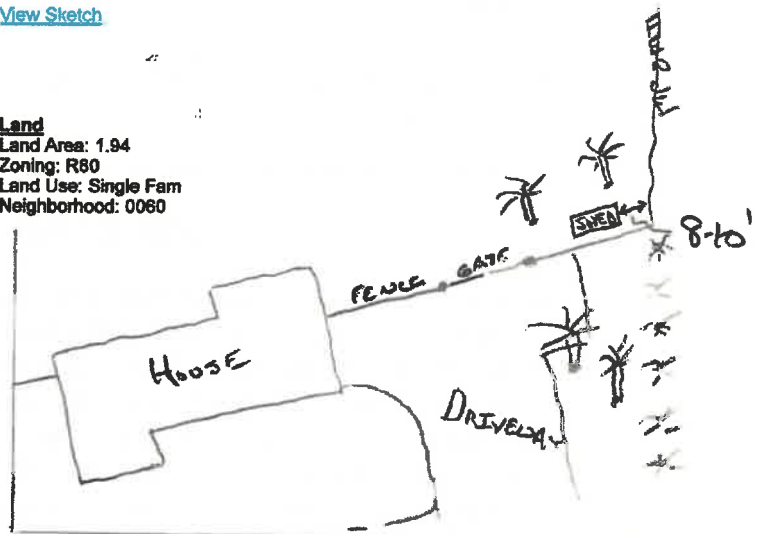
Building
 Year Built: 1988
 Style: Conventional
 Rooms: 10
 Bedrooms: 5
 Full Baths: 3
 Half Baths: 1
 Gross Area: 7,172
 Finished Area: 3,825

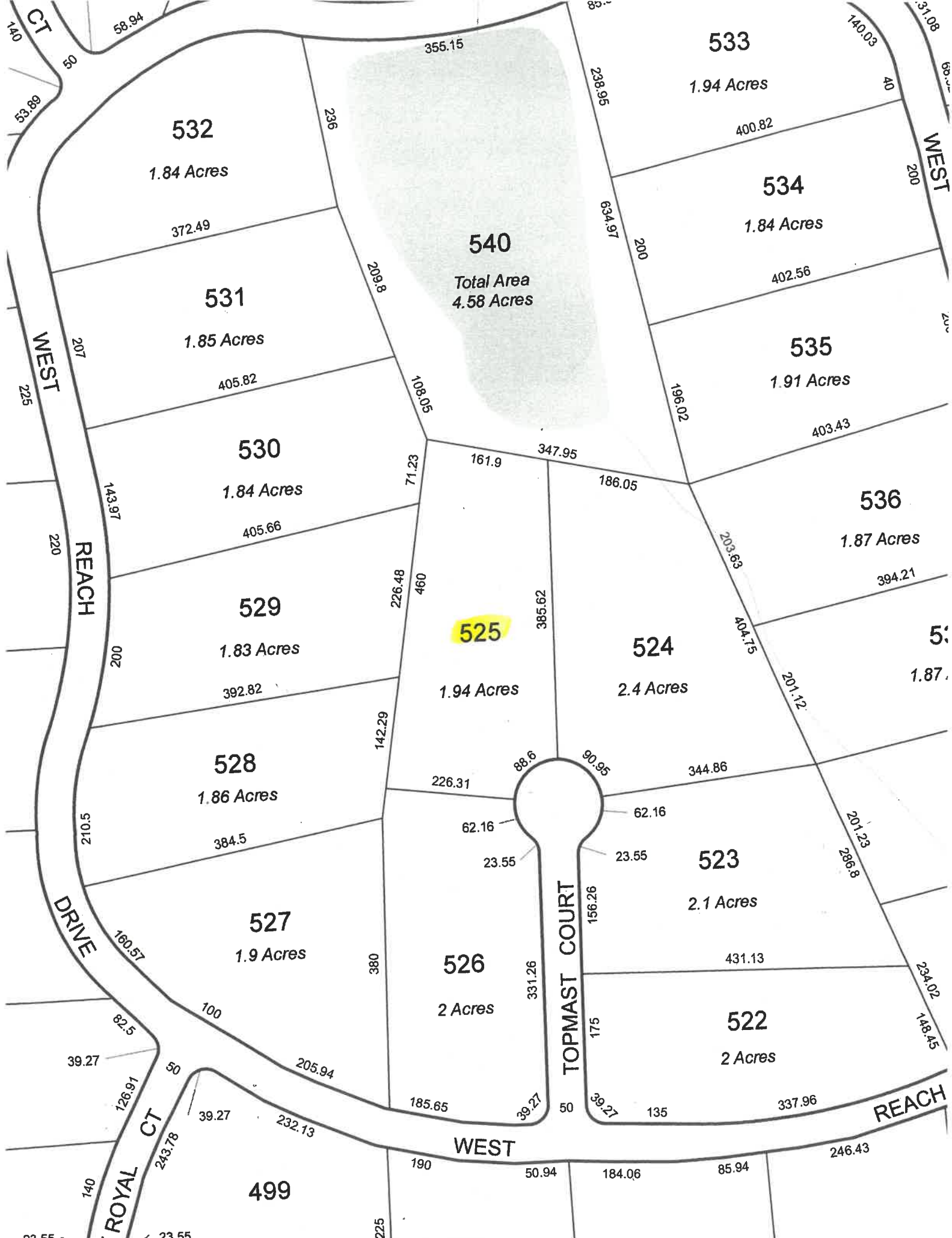
Stories: 2 Stories
 Heat Fuel: Propane
 Heat Type: Hot Water
 Style: Conventional
 Rooms: 10
 Frame: WOOD FRAME
 Exterior: Stucco on Wo
 Roof Structure: Gable/Hip
 Roof Covering: Asph/F Gls/C
 Kitchens: 1
 Fireplaces: 1

[View Sketch](#)



Land
 Land Area: 1.94
 Zoning: R80
 Land Use: Single Fam
 Neighborhood: 0060





532

1.84 Acres

531

1.85 Acres

530

1.84 Acres

529

1.83 Acres

528

1.86 Acres

527

1.9 Acres

540

Total Area
4.58 Acres

525

1.94 Acres

524

2.4 Acres

523

2.1 Acres

526

2 Acres

522

2 Acres

533

1.94 Acres

534

1.84 Acres

535

1.91 Acres

536

1.87 Acres

499

WEST

TOPMAST COURT

WEST

REACH

DRIVE

ROYAL CT

REACH

WEST

5

23.55

23.55

225

190

50.94

184.06

85.94

246.43

148.45

234.02

201.23

286.8

201.12

203.63

404.15

186.05

347.95

161.9

108.05

71.23

226.48

460

142.29

380

185.65

39.27

232.13

39.27

50

126.91

39.27

82.5

160.57

510.2

002

220

225

207

372.49

236

209.8

634.97

200

238.95

140.03

40

200

200

66.00

31.08

85.00

58.94

50

140

53.89

CT