

ORIGINAL

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 12/12/2022

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 WENDY WARNER HARVEY Address 4 FOWLER ST AND CURRENTLY 769 NORTH MAIN ROAD JAMESTOWN
Owner WENDY WARNER HARVEY & CHRISTOPHER WARNER Address 332 DAWN DRIVE ORENDON, MD 21113

Lessee _____ Address _____

1. Location of premises: No. 4 FOWLER STREET Street

2. Assessor's Plat 8 Lot 409

3. Dimensions of lot: frontage 65 ft. depth 65 ft. Area 4225 sq. ft.

4. Zoning Districts in which premises are located: Use R8 Area 2000 Height 35

5. How long have you owned above premises? _____

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

7. Size of existing building 970 SQ FT PLUS 112 SQ FOOT DECK 1082

Size of proposed building or alteration 1479 SQ FT.

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

front 18 rear 17 left side 7 right side 7

9. Present use of premises: SINGLE FAMILY HOME

10. Proposed use of premises: SINGLE FAMILY HOME

Location of septic tank & well on lot NA

11. Give extent of proposed alterations TO CONSTRUCT A NEW SINGLE FAMILY HOME TO REPLACE EXISTING SINGLE FAMILY HOME

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

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:

SEE ATTACHED

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

SEE ATTACHED

Respectfully Submitted,

Signature [Handwritten Signature]

Address 4 FOWLER STREET

JAMESTOWN RI 02835

Telephone No. 401-848-1007

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

14. Article 5 of Jamestown's Zoning Ordinance empowers the Zoning Board of Review to grant variances, as per Article 6 of the Zoning Ordinance, to provisions of Article 3 Section 82-302: District Dimensional Regulations. Specifically, we seek a variance from Section 82-202 Table 3-2 for the Village Special Development District Zone R-8 to construct our new home 17 feet from the rear lot line instead of the required 30 feet and to construct a new home with a footprint of 1479 square feet, representing 35% of lot coverage instead of the required 30% of lot coverage.

15. Our family has owned 4 Fowler Street for three generations, since 1955. Our grandmother used to live in the cottage that is located on this lot. Our parents planned to build a new house on the property. They sought and received a zoning variance in 2005 in order to do so. Unfortunately, our father became ill and they were not able to accomplish this dream. Our mother still lives next door.

So, it is no surprise that one of us, Wendy, would like to take down the old cottage and build a new home on the property. Our mother, who appears perpetually young, turned 80 last month. And I, (Wendy) like all of us, am not getting younger, nor is my husband. We both have health challenges and a bedroom and bath on the first floor would benefit us immensely. We also have a teenage granddaughter who lives with us. Her bedroom would be on the second floor, along with a guest room and shared bathroom. I work from home and so need a small office. The plan also provides a small, screened porch, in addition to the living and dining areas and kitchen. The house is a Cape, with a dormer at the back that provides room for those bedrooms.

Unlike the existing cottage and unlike the home that our parents proposed to build, the plan for this house seeks a variance from only one setback requirement. The rear of the house will be located 17 feet from the rear lot line instead of the required 30 feet. In contrast, the existing house is only 16 feet from the rear lot line and less than 12 feet from the front lot line. And the house proposed by our parents, which was approved by Jamestown's Zoning Board in 2005, was 12.5 feet from the front, 6 feet from the side and 23.5 feet from the rear. That design, like our proposal, also exceeded the allowable lot coverage, with a footprint of 1408 square feet or 33.3% where 30% is allowed. Our plan calls for a footprint of 1479 square feet or 35%.

The reason why we must seek these two variances is clear: our lot is unusually small. It is only 4225 square feet. It is zoned R 8, a designation that describes 8000 square feet as a minimum lot size. Our lot is only 65 feet deep. The front and rear setback requirements make it virtually impossible to build a viable house for a family of three, and surely not one that needs a bedroom on the first floor. We have worked mightily to limit the square footage and the encroachments on the setback. We believe the house we are proposing seeks the least relief necessary to satisfy not just our needs but those of a typical Jamestown family. We have long and deep ties to this community and to this neighborhood in particular. We hope you will grant our request.

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of WENDY WARNER HARVEY whose

property is located at 4 FOWLER ST JAMESTOWN, and further

identified as Tax Assessor's Plat 8, Lot 401 for a Variance/Special Use Permit

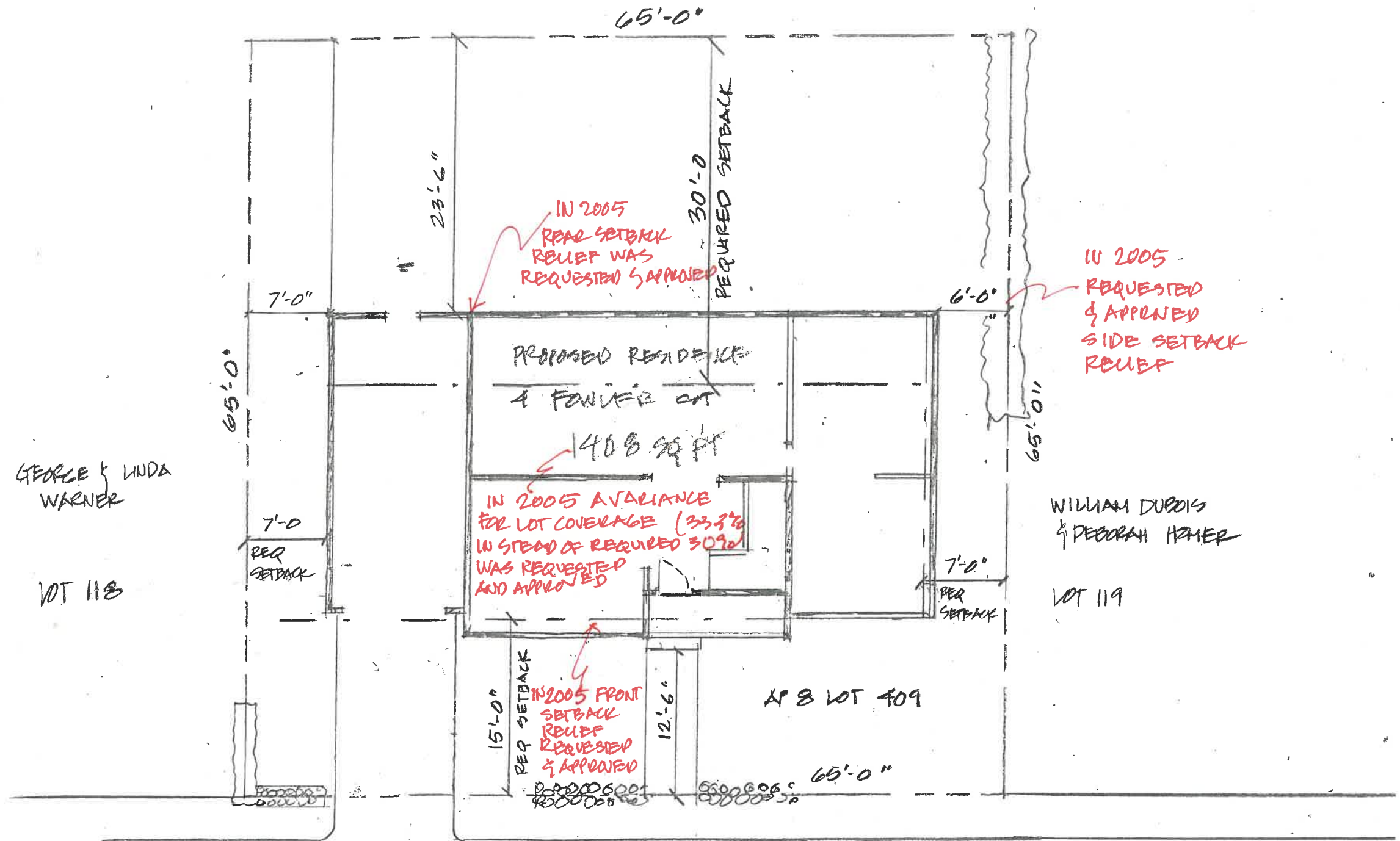
from Article 3, Section 82-2, DISTRICT DIMENSIONAL REGULATIONS

to CONSTRUCT A NEW SINGLE FAMILY RESIDENCE THAT IS 17 FEET FROM THE REAR LOT LINE INSTEAD OF THE REQUIRED 30 FEET AND WHOSE FOOTPRINT REPRESENTS 35% LOT COVERAGE INSTEAD OF THE REQUIRED 30%

Said property is located in a R-8 zone and contains 4225 ~~acres~~ square feet.

.....
HOW TO WRITE YOUR AD:

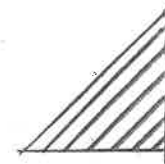
Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, 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.



THIS SITE PLAN WAS PART OF THE PROPOSAL OF GEORGE & LINDA WARNER FOR ZONING RELIEF FOR 3 SETBACK VARIANCES AND A VARIANCE FOR LOT COVERAGE, ALL OF WHICH WERE APPROVED BY JAMESTOWN'S ZONING BOARD OF REVIEW

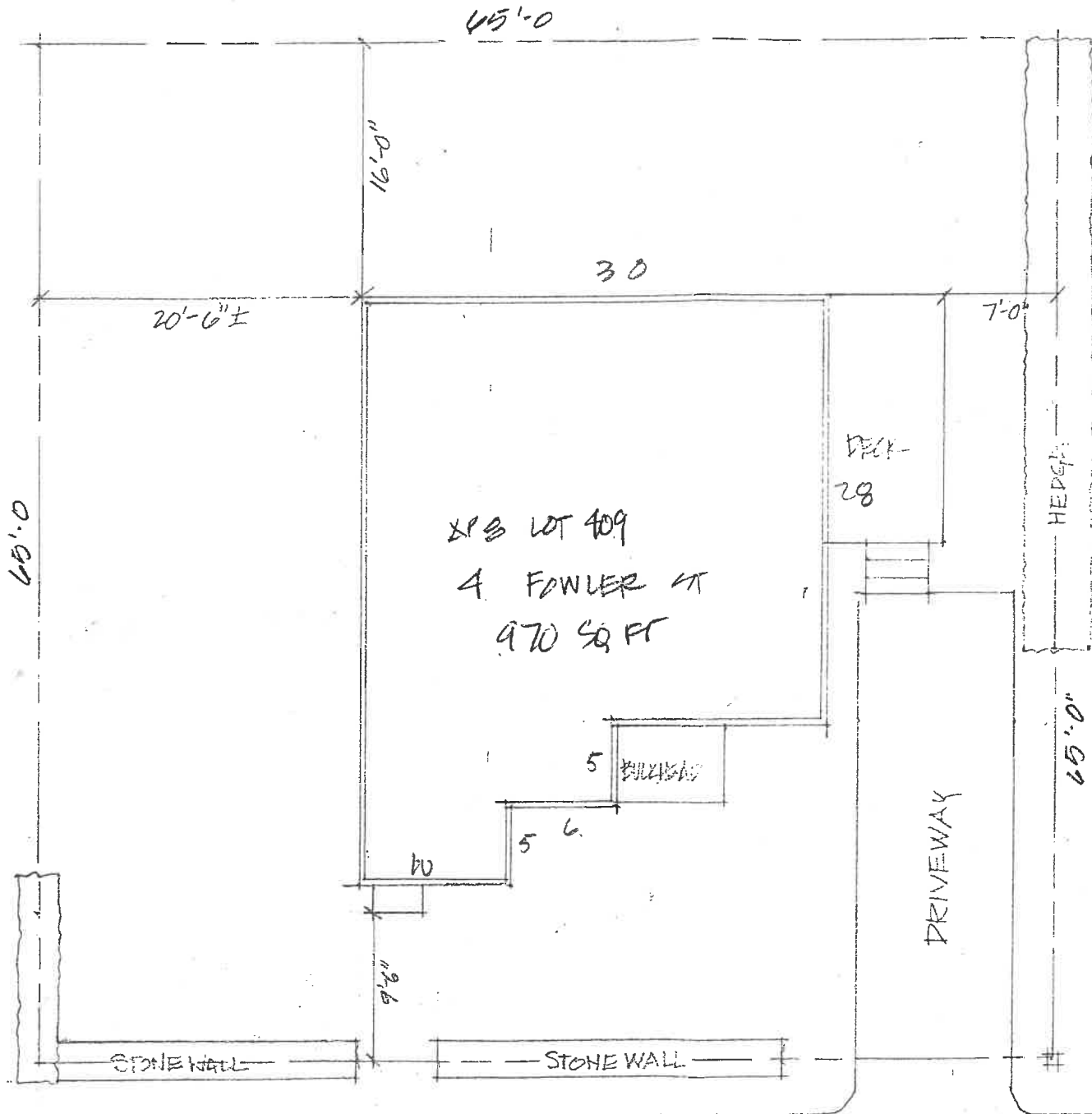
F O W L E R S T R E E T

NORTH

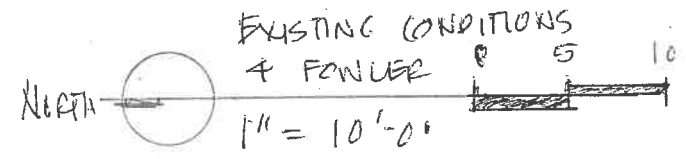


PROPOSED 2005 SITE PLAN 4 FOWLER ST AP 8 LOT 409

1" = 10'-0"



SITE PLAN TAKEN FROM
 • FIELD MEASUREMENTS BY OWNER
 • LAND EVIDENCE RECORDS
 TOWN OF JAMESTOWN
 BOOK 78 P. 552



AP 8 LOT 118

AP 8 LOT 409
 4 FOWLER ST
 970 SQ FT

AP 8 LOT 119

FOWLER STREET

	ONE INCH EQUALS 10 FEET
SITE PLAN AP 8 LOT 409	4 FOWLER ST JAMESTOWN RI
EXISTING CONDITIONS	

468
25060 SF

7
0 SF

9
0 SF

39
0 SF

12
0 SF

13
00 SF

24
00 SF

93
200

95
00 SF

94
000 SF

92
000 SF

745
000 SF

747
0 SF

774
0 SF

ATSON AVENUE

64
00 SF

68
00 SF

616
24720 SF

473
27856 SF

378
338 SF

66
1702 SF

402
6000 SF

485
6000 SF

509
6000 SF

514
8400 SF

AVENUE

419
11599 SF

420
12250 SF

372
35250 SF

226
12430 SF

436
17068 SF

223
20625 SF

432
11750 SF

414
16246 SF

355
26761 SF

362
33250 SF

225
20662 SF

224
15624 SF

570
20000 SF

873
20000 SF

222
22147 SF

770
24449 SF

116
11875 SF

373
23750 SF

298
12785 SF

141
13240 SF

142
12500 SF

143
12500 SF

144
12500 SF

145
12737 SF

R-8
1.32 Acres

115
10018 SF

457
10018 SF

398
8479 SF

140
11470 SF

302
11200 SF

155
11200 SF

796
10483 SF

139
11350 SF

147
16600 SF

153
11000 SF

572
7500 SF

753
10084 SF

558
10084 SF

572
7500 SF

470
5000 SF

323
9502 SF

536
9674 SF

318
14959 SF

406
14716 SF

443
13668 SF

408
8000 SF

137
9946 SF

138
11560 SF

458
5500 SF

148
11000 SF

152
8250 SF

149
11000 SF

150
13244 SF

480
5500 SF

892
11506 SF

474
5540 SF

880

151
9647 SF

12313 SF

322
11199 SF

320
10000 SF

876
10000 SF

424
12000 SF

399
8412 SF

448
2869 SF

335
13615 SF

135
11000 SF

134
12740 SF

437
13463 SF

133
12800 SF

413
5571 SF

548
6800 SF

132
12632 SF

117
10897 SF

131
12810 SF

498
11761 SF

157
10120 SF

528
8460 SF

158
10120 SF

653
10120 SF

388
10120 SF

156
10120 SF

292
8975 SF

159
14946 SF

327
11609 SF

411
6600 SF

160
9640 SF

162
9700 SF

440
1.75 Acres

293
10000 SF

452
10000 SF

450
5000 SF

467
10000 SF

456
5000 SF

444
5000 SF

524
5000 SF

449
5000 SF

482
5000 SF

487
4000 SF

535
3000 SF

475
3000 SF

118
14435 SF

126
8590 SF

130
4646 SF

289
4645 SF

409
4225 SF

129
9360 SF

119
9594 SF

125
8968 SF

127
8841 SF

128
9360 SF

462
9889 SF

885
4349 SF

884
4271 SF

451
5388 SF

557
4725 SF

617
4733 SF

608
4742 SF

605
7405 SF

418
1067 SF

123
6649 SF

366
6610 SF

124
1.08 Acres

285
40400 SF

433
2898 SF

438
20292 SF

455
7822 SF

120
1.03 Acres

313
100 SF

121
5000 SF

122
5750 SF

161
19724 SF

479
6600 SF

472
1550 SF

LONGFELLOW ROAD

PLYMOUTH ROAD

LUTHER STREET

DOUGLAS STREET

HARRIET ST

GRINELL STREET

CROSS ST

VALLEY STREET

SHADY LANE

SWINBURNE STREET

ELM STREET

468
25060 SF

7
0 SF

9
0 SF

39
0 SF

12
0 SF

13
00 SF

24
00 SF

93
200

95
00 SF

94
000 SF

92
000 SF

745
000 SF

747
0 SF

774
0 SF

ATSON AVENUE

64
00 SF

68
00 SF

616
24720 SF

473
27856 SF

378
338 SF

66
1702 SF

402
6000 SF

485
6000 SF

509
6000 SF

514
8400 SF

AVENUE

ANDREWS JULIE B ET
VILOUDAKI WILLIAM S
3 PLYMOUTH ROAD
JAMESTOWN, RI 02835

DUBOIS WILLIAM C L ET
HOMER DEBORAH
16 ELM STREET
JAMESTOWN, RI 02835

LITTLEFIELD ELIZABETH T L
LITTLEFIELD JOHN MCNAIR
21 GRINNELL STREET
JAMESTOWN, RI 02835

ANTHONY ERNEST JR & JANE
8 SHADY LANE
JAMESTOWN, RI 02835

DURSI BRIAN A & MARIA C
13 GRINNELL STREET
JAMESTOWN, RI 02835

LITTLEFIELD JOHN
7 SHADY LANE
JAMESTOWN, RI 02835

BINGNELL ALFRED B ET AL
MCCONNELL PAMELA J TE
136 LAFAYETTE ROAD
NORTH KINGSTOWN, RI 02852

FAY PETER ET
FAY SUZANNE
1 SWINBURNE STREET
JAMESTOWN, RI 02835

MAGNER PATRICIA
12 DOUGLAS STREET
JAMESTOWN, RI 02835

BURROWS EDWARD ET AL
FALCON JESSICA E BURROWS
13 SHADY LANE
JAMESTOWN, RI 02835

GRIPPI DIANNE PATRICIA TR
82 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

PAGE JOHN E
PAGE CHERYL L TE
8 SWINBURNE STREET
JAMESTOWN, RI 02835

CARLIN-GAMON DENISE J ET
GAMON GREGORY K
5 SWINBURNE STREET
JAMESTOWN, RI 02835

HALL RICHARD J ET
DAVIDSON CLAIRE F JT
8 ELM STREET
JAMESTOWN, RI 02835

PAGE JOHN E TRUSTEE
8 SWINBURNE STREET
JAMESTOWN, RI 02835

CRONIN JOHN A & KRISTEN M
15 FAIRHAVEN ROAD
CUMBERLAND, RI 02864

HARRIS JANE H TRUSTEE
10 UNION STREET
JAMESTOWN, RI 02835

PANZINI LISA ANN TRUSTEE
80 GOOSE HILL ROAD
CHESTER, CT 06412-1229

DELESSIO DOROTHY L TRUSTE
12 ELM STREET
JAMESTOWN, RI 02835-1246

HELLEWELL DOLORES M TRUST
C/O TACEY HELLEWELL
47 HUDSON STREET
PROVIDENCE, RI 02909-1706

POMFRET ANNA & DAVID B TR
17 GRINNELL STREET
JAMESTOWN, RI 02835

DELESSIO MICHAEL ET ALISO
11 ELM STREET
JAMESTOWN, RI 02835

LABUA RAYMOND HENRY JR ET
LABUA ARLENE F
3 FOWLER STREET
JAMESTOWN, RI 02835-1405

RIVERS VINCENT J & KRISTI
54 LONGFELLOW ROAD
WELLESLEY HILLS, MA 02481-
5221

DICKSON RICHARD ROY TRUST
1340 S OCEAN BLVD # 2405
POMPANO BEACH, FL 33062-6911

LAZELL JAMES D JR ET
LU WENHUA
6 SWINBURNE STREET
JAMESTOWN, RI 02835

RIVERS VINCENT J ET
RIVERS KRISTINA L
54 LONGFELLOW ROAD
WELLESLEY HILLS, MA 02481-
5221

DORSI, SCOTT M ET UX
DORSI, DEBORAH L TE
19 CORONADO STREET
JAMESTOWN, RI 02835

LEHTONEN MARGARET M
7 VALLEY STREET
JAMESTOWN, RI 02835

SANDERSON ANNE
P O BOX 3
GREENLAWN, NY 11740

ST MARKS CHURCH
60 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

TRACEY WILLIAM
75 BLUEBERRY LANE
JAMESTOWN, RI 02835-2901