

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 12.16.2022

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 Harry Philbrick & Carolyn Coleburn Address 1112 N Bodine St, Philadelphia, PA, 19123

Owner same hphilbrick@me.com Address same

Lessee none Address \_\_\_\_\_

c/o Estes Twombly + Titington Architects, 79 Thames St, Newport, RI, 02840 Adam Titington

1. Location of premises: No. 26 Green Lane adam@ettarchitects.com

2. Assessor's Plat 9 Lot 241

3. Dimensions of lot: frontage 151.7 ft. depth 148.33 ft. Area 21,344 sq. ft.

4. Zoning Districts in which premises are located: Use R8 Area 8,000sqft Height 35ft

5. How long have you owned above premises? since Nov. 2019

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

7. Size of existing building 1,000 sqft (Principal Dwelling); 613 sqft (Studio outbuilding)

Size of proposed building or alteration 100 sqft (connector addition); 613 sqft (Studio to be remodeled)

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

front 98.4' rear 30.0' left side 25.9' right side 98.3'

8A. Distance of proposed bldg. or alteration from lot lines: Existing Studio Outbuilding

front 98.4' rear 11.2' left side 4.9' right side 113'

9. Present use of premises: single family residence

10. Proposed use of premises: single family residence

Location of septic tank & well on lot no change

**11. Give extent of proposed alterations**

Construct a new connector hallway to connect the Principal Dwelling to the existing Studio outbuilding. The existing Studio outbuilding will be renovated to include a new Master Suite (inclusive of a master bedroom and bathroom). A new sliding door and new window openings will be provided on the North, East, & West elevations of the Studio outbuilding to be renovated.

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

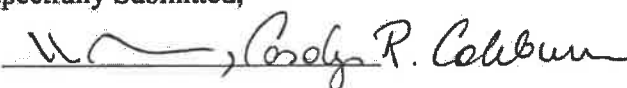
**14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:**

This application seeks a variance from Article 3 Section 82-302, District dimensional regulations, Table 3-2, for a rear yard setback of 11.2 feet where 30 feet are required and for a side yard setback of 4.9 feet where 7 feet are required.

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

The owners propose converting an existing outbuilding to a first floor bedroom and bathroom for aging in-place. The outbuilding was used by the previous owner as an art studio and is no longer needed. Connecting the Studio outbuilding to the main house will make it part of the dwelling, therefore a variance is requested for setback relief. The granting of the requested variance will not alter the rear or side yard setback of the current Studio outbuilding or the general characteristic of those areas.

Respectfully Submitted,

Signature 

Harry Philbrick; Carolyn Coleburn

Address 1112 N Bodine St

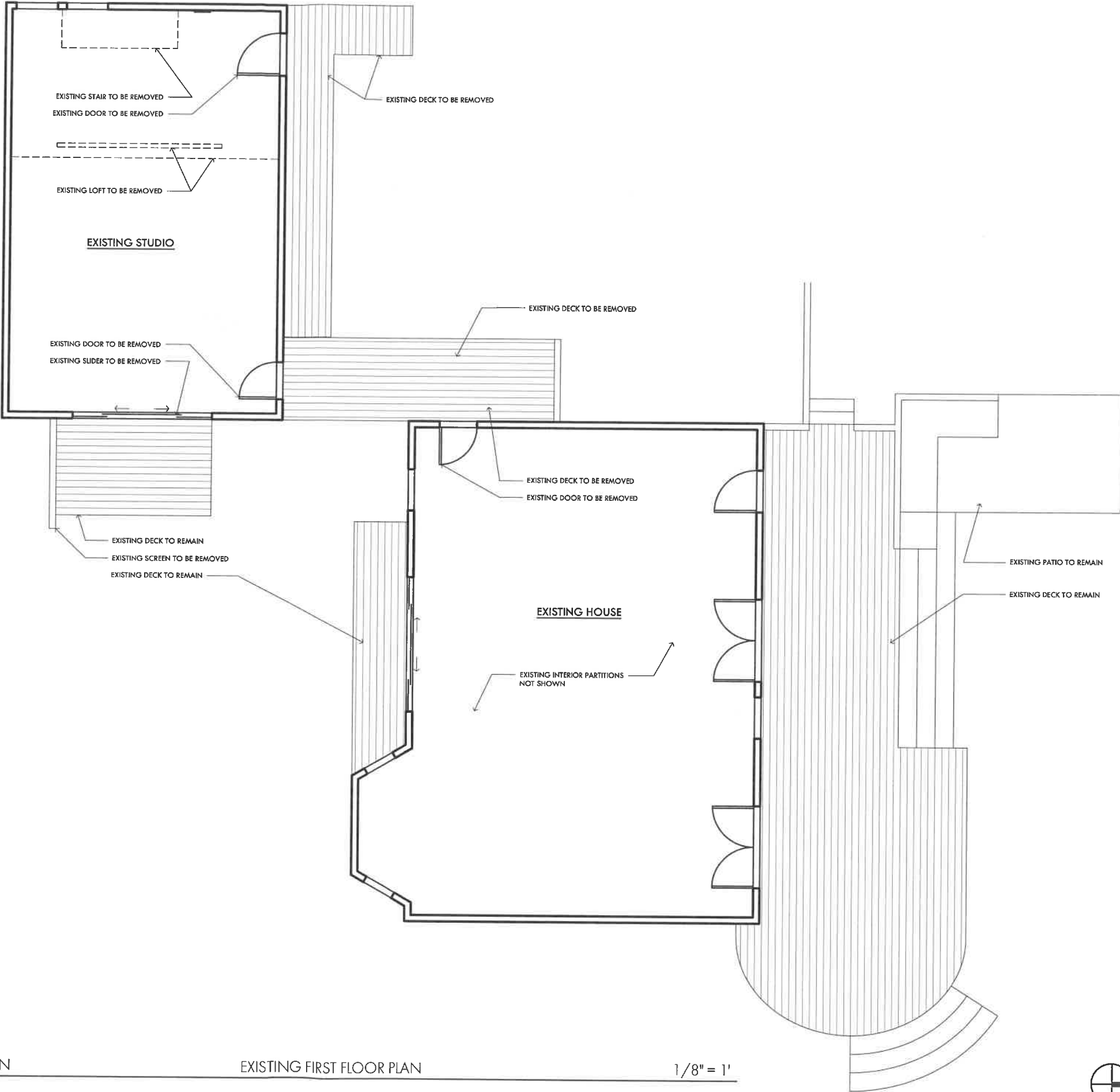
Philadelphia, PA 19123

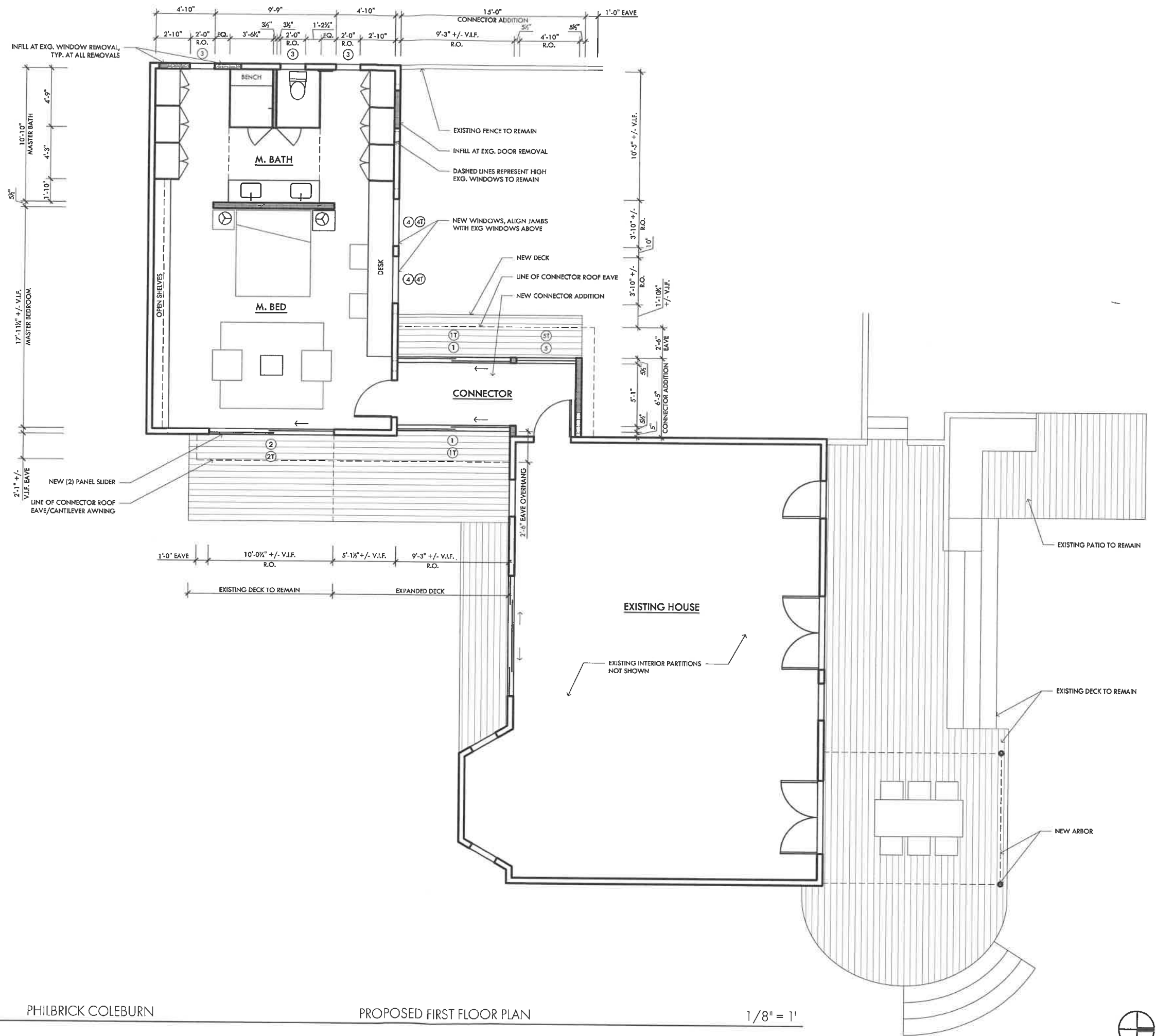
Telephone No. 203.482.4706

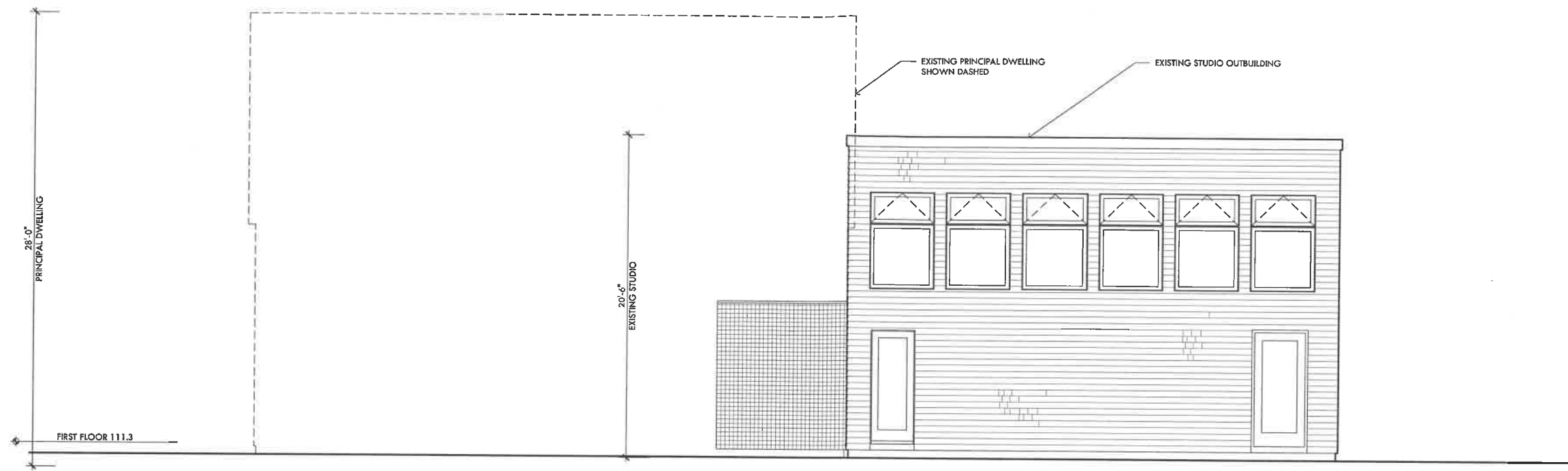
**NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.**

**Notice of Hearing**

Application of Harry Philbrick and Carolyn Coleburn whose property is located at 26 Green Lane, and further identified as Tax Assessor's Plat 9, Lot 241 for a Variance from Article 3, Section 82-302, District Dimensional Regulations, Table 3-2 to remodel an existing Studio outbuilding to include a bedroom and bathroom, and to construct an addition to an existing dwelling to connect said outbuilding to the dwelling. The Applicant seeks to maintain the existing rear yard setback of 11.2 feet where 30 feet is required, and the existing side-yard setback of 4.9 feet where 7 feet is required for the remodeling of the existing outbuilding and connection to the existing dwelling. Said property is located in a R-8 zone and contains 21,344 square feet.







NORTH



SOUTH

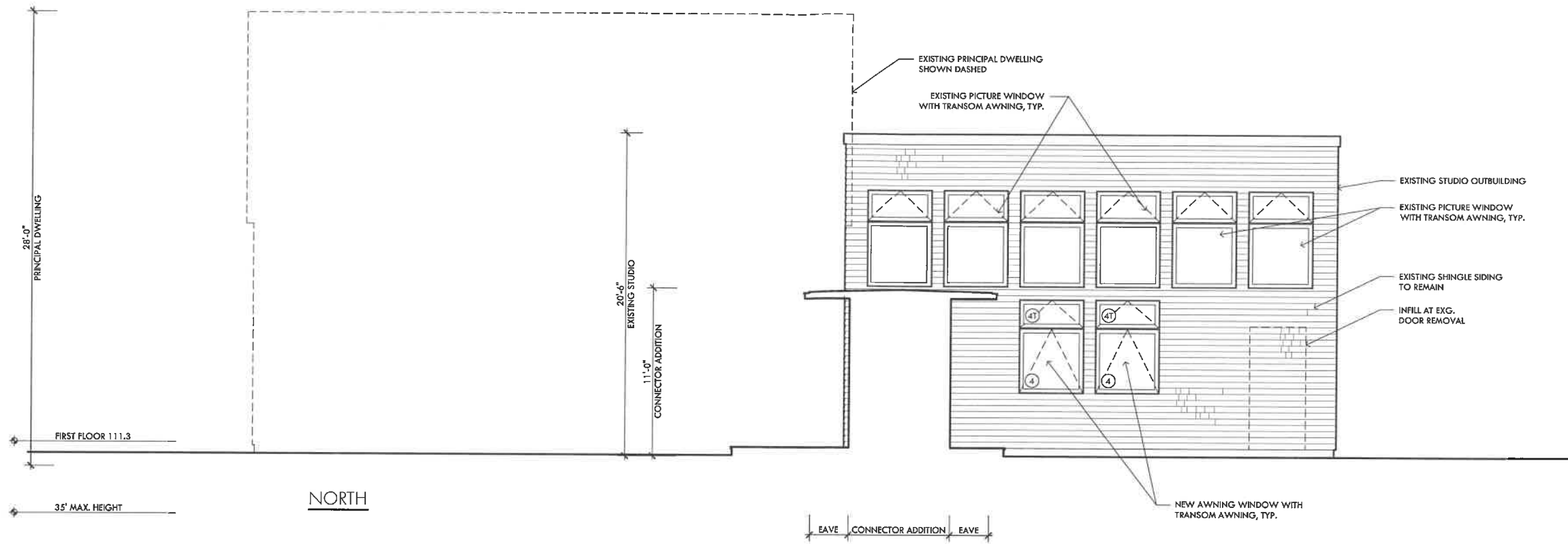


EAST



WEST

35' MAX. HEIGHT

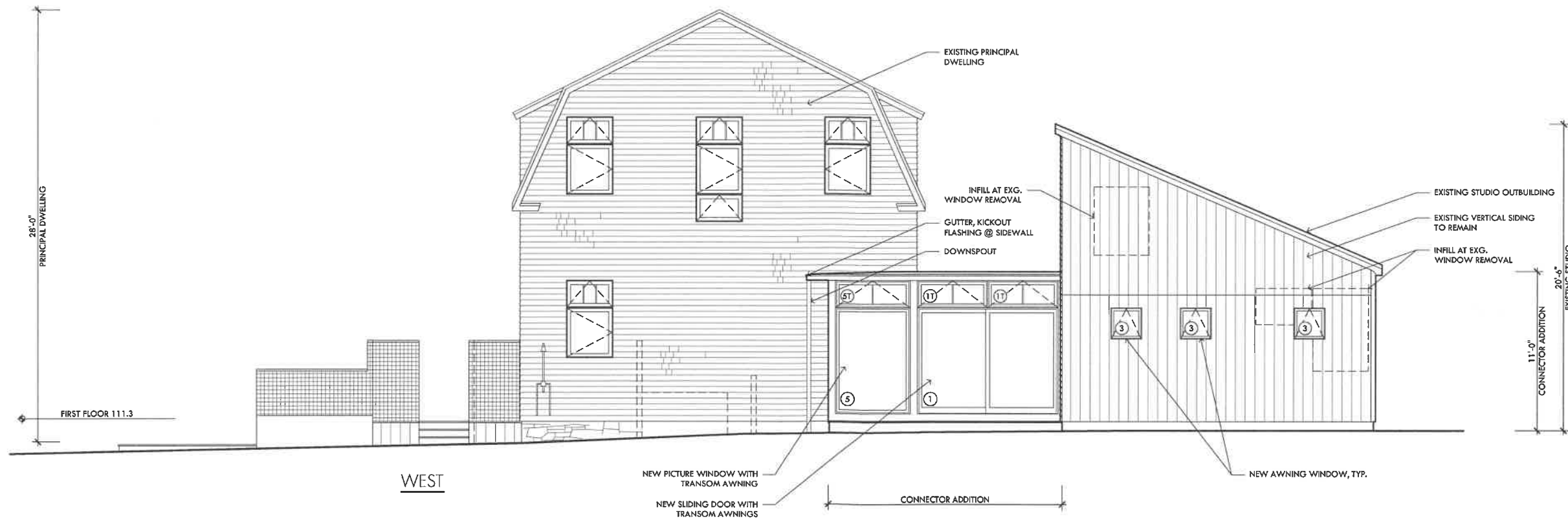


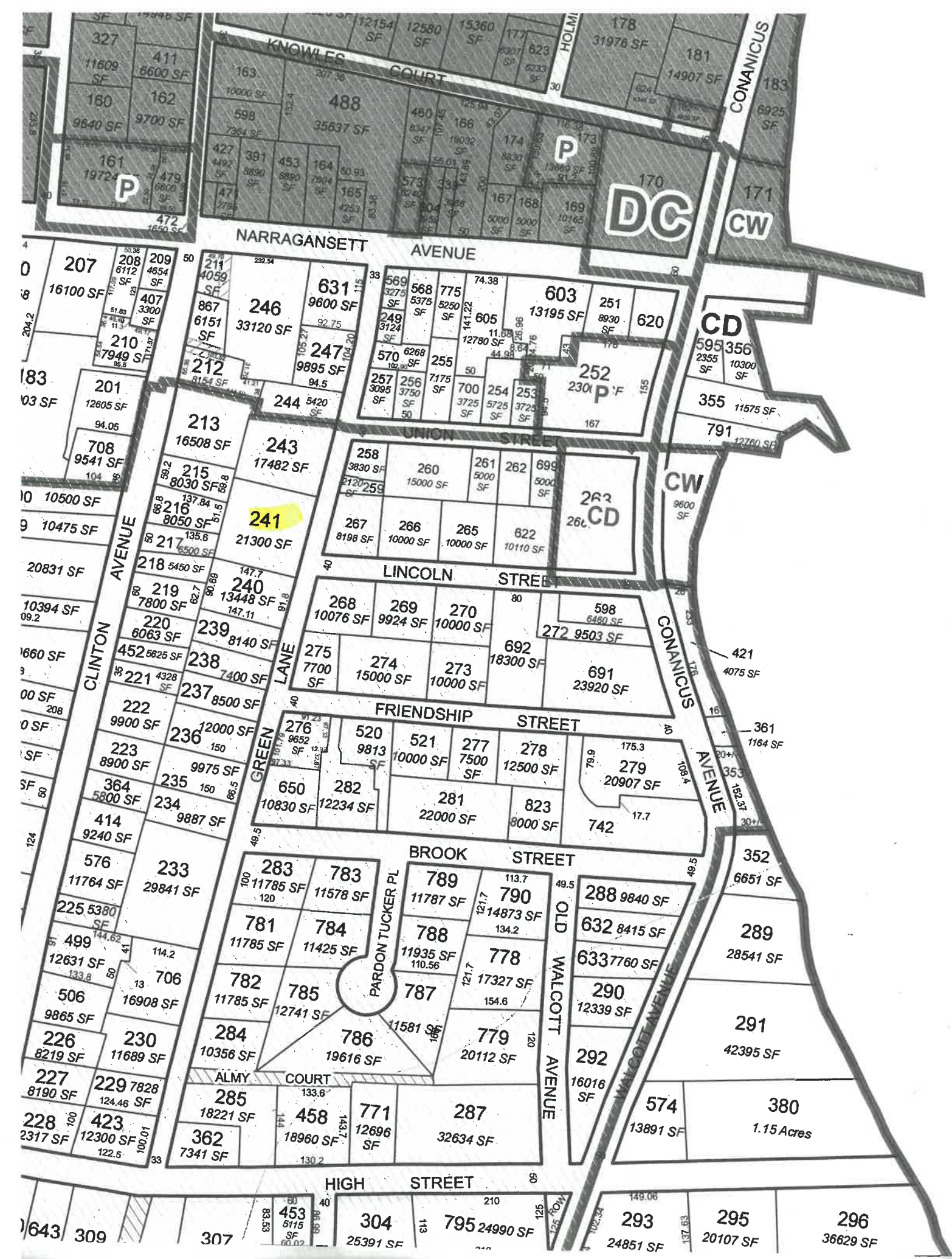
35' MAX. HEIGHT





35' MAX. HEIGHT





ANDRES FRANK ET  
ANDRES MAGDALENA M  
13 CLINTON AVENUE  
JAMESTOWN, RI 02835

GOODE FRANCES A TRUSTEE  
27 CLINTON AVENUE  
JAMESTOWN, RI 02835

RAFFERTY JAMES T TRUSTEE  
RAFFERTY LISA M TRUSTEE  
PO BOX 138  
JAMESTOWN, RI 02835

BARZIN SHAHIN ET  
FARAHMAND FARDAD  
183 WALNUT STREET  
WELLESLEY, MA 02481

HERRMANN RAYMOND A ET  
HERRMANN JANE S  
87 WHITE BIRCH LANE  
STAMFORD, CT 06905-3127

~~RAFFERTY JAMES T TRUSTEE  
RAFFERTY LISA M TRUSTEE  
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JAMESTOWN, RI 02835~~

BIELER SONYA S  
36 GREEN LANE  
JAMESTOWN, RI 02835

KEOINTHISONE RATSAMY ET  
BALASCO DAVID TIC  
434 DAVIT AVENUE  
JAMESTOWN, RI 02835

RYAN FAMILY TRUST  
C/O DEAN RYAN TRUSTEE  
133 BARTON ROAD  
FAIRFIELD, CT 06824

CAMERON DONNA W  
22 UNION STREET  
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KUCHAR REALTY JAMESTOWN L  
20 CLINTON AVENUE  
JAMESTOWN, RI 02835

SALLEE LISA K  
20 LINCOLN AVENUE  
JAMESTOWN, RI 02835

~~CAMERON DONNA WELK  
22 UNION ST  
JAMESTOWN, RI 02835~~

LIS ROBIN L ET UX PAMELA  
31 CLINTON AVENUE  
JAMESTOWN, RI 02835

~~SALLEE LISA K TRUSTEE  
20 LINCOLN STREET  
JAMESTOWN, RI 02835~~

DOLIMIER BERTRAND C ET UX  
SANTAMOUR LISE I  
459 MARYLEBORN ROAD  
SEVERNA PARK, MD 21146

MACDONALD MEREDITH A & DA  
17 GREEN LANE  
JAMESTOWN, RI 02835

SIROTIN JUSTIN ET  
BELL ALICIA  
34 GREEN LANE  
JAMESTOWN, RI 02835

DOTY JOHN J JR ET  
FRADE NANCY L  
17 UNION STREET  
JAMESTOWN, RI 02835

MICHALIK CHRISTOPHER ET U  
MICHALIK KRISTEN J TE  
26 CLINTON AVENUE  
JAMESTOWN, RI 02835

STARR JENNIFER N  
12 GREEN LANE  
JAMESTOWN, RI 02835

DUNN ALICE H TRUSTEE  
32 CLINTON AVENUE  
JAMESTOWN, RI 02835

MOLINARI FRANCIS MURPHY E  
MOLINARI LISA SMITH  
26 FRIENDSHIP STREET  
JAMESTOWN, RI 02835

SULLIVAN DANIEL A ET  
SULLIVAN MARY KATHERINE T  
32 FRIENDSHIP STREET  
JAMESTOWN, RI 02835

DWYER DANIEL F III ET  
DWYER KERRY P  
30 GREEN LANE  
JAMESTOWN, RI 02835

MUIR ANN G ET  
MUIR DONALD M TRUSTEES  
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WOBURN, MA 01888-1772

SWISTAK MARK W JR & JULIE  
23 CLINTON AVENUE  
JAMESTOWN, RI 02835

GALLE AREK W & TRISTANA D  
35 CLINTON AVENUE  
JAMESTOWN, RI 02835

NORTH MEADOW PROPERTIES L  
C/O PAUL A ROBERTSON  
109 CARR LANE  
JAMESTOWN, RI 02835

UNKNOWN  
, 00000

URSO PHILIP J ET  
DESLAURIERS RENEE  
16 GREEN LANE  
JAMESTOWN, RI 02835

VAN REEN JACOB & HEATHER  
19 CLINTON AVENUE  
JAMESTOWN, RI 02835

VEZIKOV VLADIMIR & GALINA  
25 LINCOLN STREET  
JAMESTOWN, RI 02835

WALDMAN MARGOT L ET  
HASPIEL ELIZABETH L  
924 WEST END AVE APT 43  
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WINDRIDGE PROPERTIES LLC  
C/O JOHN & MARY BRITTAIN  
P O BOX 552  
JAMESTOWN, RI 02835