

TOWN OF JAMESTOWN
ZONING BOARD REVIEW

Application for Exception or Variance Under the Zoning Ordinance

Copy#: Original

Date: February 1, 2023

Members of the Zoning Board of Review:

The undersigned applicants hereby apply to the Zoning Board of Review for an exception of variation in the application provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds herein set forth.

Applicant(s): Alexander and Linda Knowles **Address:** 108 Southwest Avenue, Jamestown

Owner(s): Alexander and Linda Knowles **Address:** 108 Southwest Avenue, Jamestown

1. **Location of Premises:** 108 Southwest Avenue, Jamestown
2. **Assessor's Plat:** 9 **Lot:** 26
3. **Dimensions of lot:** **Frontage** 175 feet **Depth** 574 feet **Area** 87,700 square feet
4. **Zoning Districts in which premises are located:** **Use** R-20 **Area** 20,000 square feet
5. **How long have you owned above premises:** 14.5 years
6. **Is there a building on the premises at present?** Two buildings—home and outbuilding
7. **Size of existing building:** Outbuilding — 12 feet x 22 feet / 264 square feet / Height 12' - 3"
Size of proposed building: Outbuilding — 24 feet x 22 feet / 528 square feet / Height 20' - 3"
8. **Distance of proposed bldg. or alteration:**
Front 125 Ft. **Rear** 30 Ft. **Left Side** 160 Ft. **Right Side** 2 Ft.
9. **Present use of premises:** auto garage, storage facility, workshop space
10. **Proposed use of premises:** auto garage, storage facility, workshop space
Location of septic tank and well on lot: There is no septic tank or well

11. Give extent of proposed alterations:

Alteration: Increase the building height to 20 feet 3 inches.

12. Number of families for which building is to be arranged: None

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:

Dimensional regulations, as set forth in Article 3, Section 82-302 (Table 3-2) of the Revised Code of Ordinances for the town of Jamestown Rhode Island ("The Code") as it applies to Outbuildings on properties designated R-20, sets forth a maximum building height of 25 feet.

In a prior review, the Zoning Board of Review had cited, as a finding fact, that the proposed outbuilding would be 4 feet higher than the "existing building" as described in #7 above. The Applicants seek approval to erect an outbuilding with a roof height 8 feet higher than that of the existing building. The resulting roof height of 20 Ft - 3 In, as specified for the "proposed building" in #7, falls within the maximum 25 Ft height regulation as set forth in The Code.

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

There is no exception or variation vis-à-vis The Code. However, the Applicants believe the increased height of the roof results in an aesthetic improvement in the design, as the increased height translates into a roof pitch that will more closely match the roof pitch of the existing home on the property. The height as proposed will also increase usable overhead storage space, and provide room to dry rig sailboat projects.

Respectfully Submitted,

Signature Alexander B. Knowles Linda D. Knowles
Alexander B. Knowles Linda D. Knowles

Address: 108 Southwest Avenue, Jamestown, RI 02835

Telephone No.: (401) 239-4368 Date: February 1, 2023

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

List of Exhibits and Attachments

Exhibit I — Outbuilding Design Dated 11-23-2022 (Page 4)

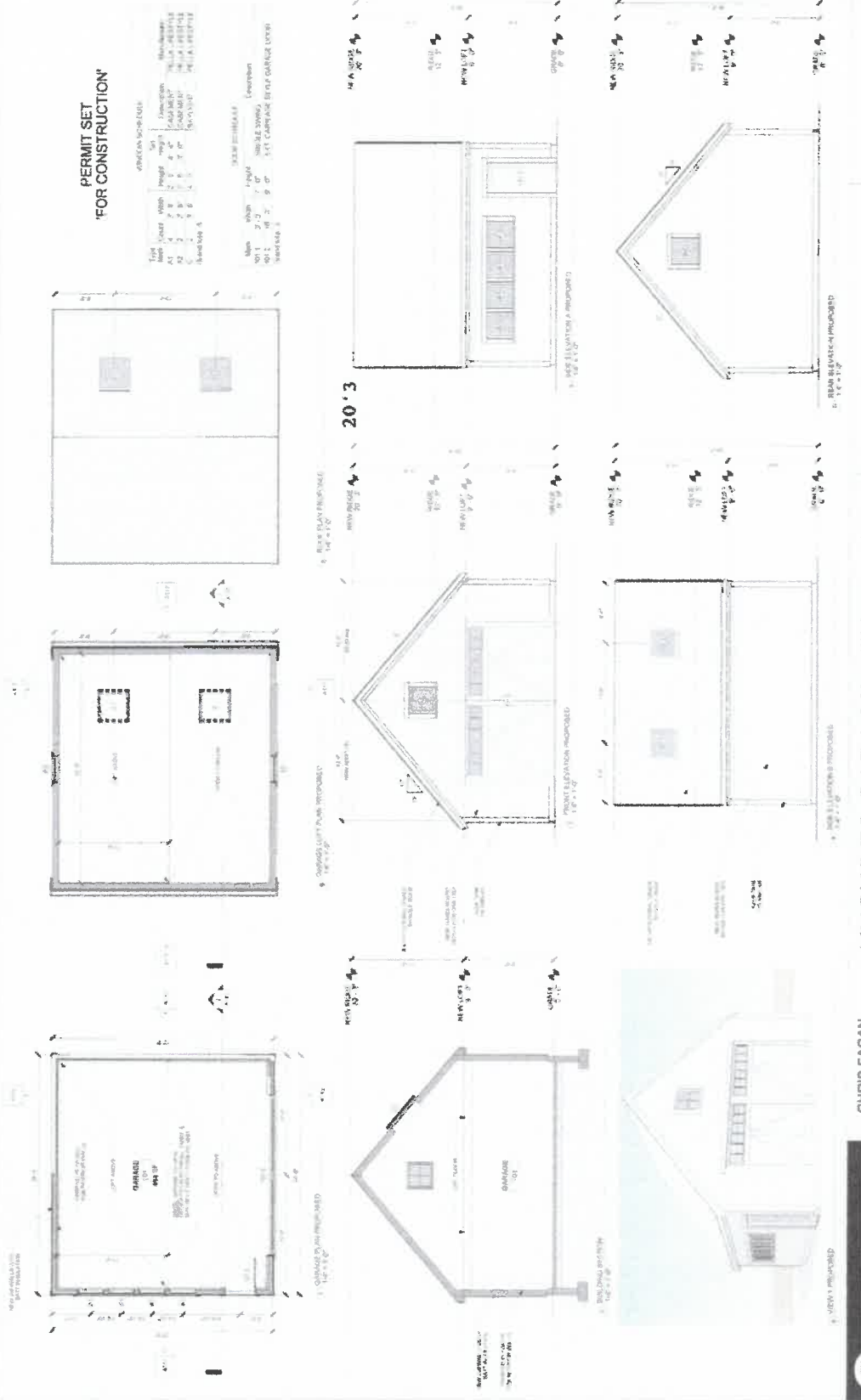
Attachment A — Advertisement For Submission to the Jamestown Press (Page 5)

Attachment B — List of Abutting Properties (Page 6 — one original only)

Exhibit I

PERMIT SET 'FOR CONSTRUCTION'

Type	Clear	Width	Height	Finish	Material	Remarks
AS	3' 0"	3' 0"	8' 0"	Finish	1/2" Plywood	1/2" Plywood
CS	3' 0"	3' 0"	8' 0"	Finish	1/2" Plywood	1/2" Plywood
CS	3' 0"	3' 0"	8' 0"	Finish	1/2" Plywood	1/2" Plywood
CS	3' 0"	3' 0"	8' 0"	Finish	1/2" Plywood	1/2" Plywood
CS	3' 0"	3' 0"	8' 0"	Finish	1/2" Plywood	1/2" Plywood



CHRIS FAGAN
 1 401 BELLEVILLE
 E FAGAN@GMAIL.COM
 W CFD-STUDIO.COM
 A PO BOX 774
 NEWPORT RI 02840

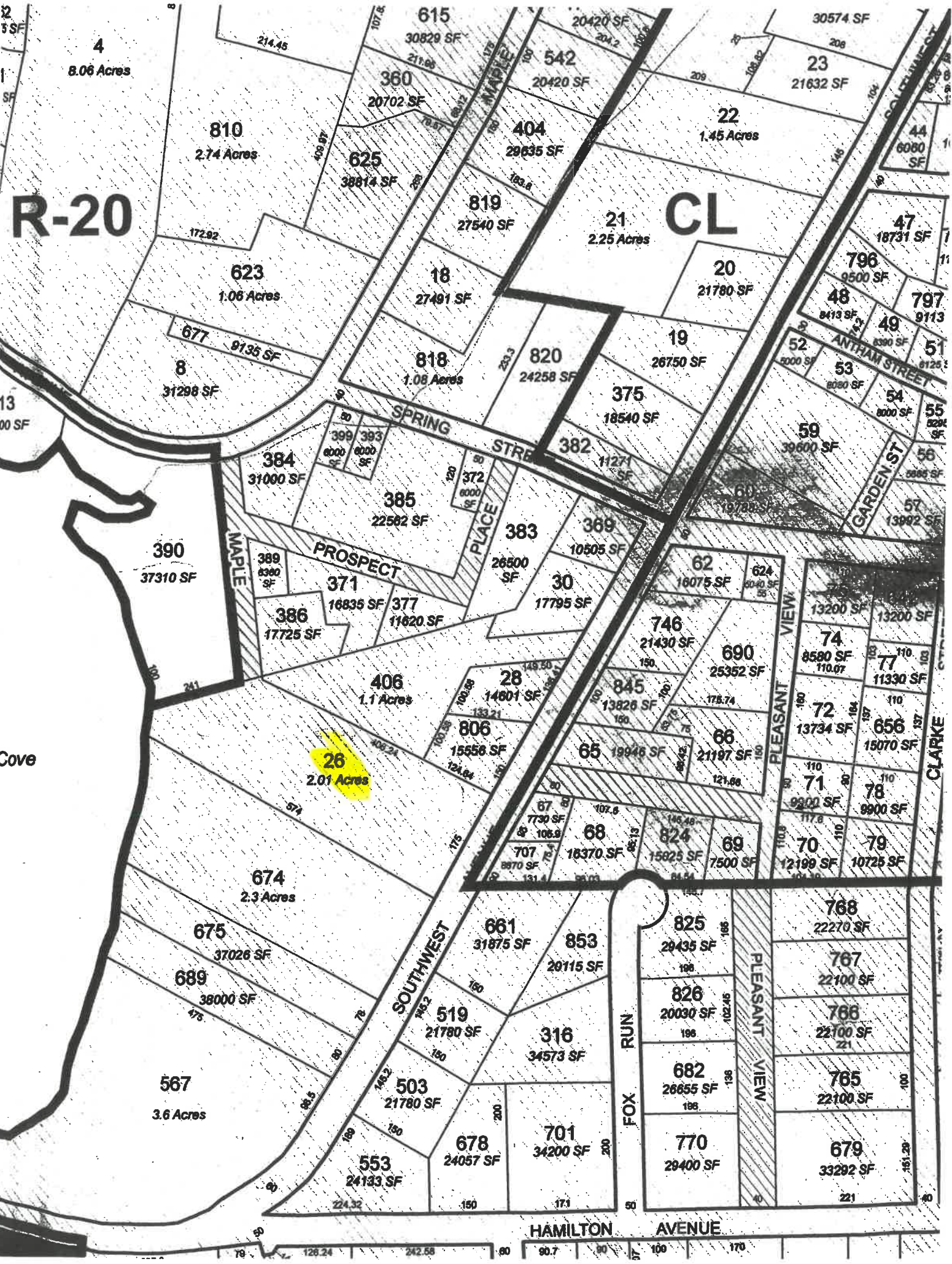
KNOWLES GARAGE RENOVATION
 108 SOUTHWEST AVENUE, JAMESTOWN, RI 02835

DESCRIPTION PROPOSED FLOOR PLANS, ELEVATIONS
 SCALE 1/4" = 1'-0"
 DATE 11.23.22 "CONSTRUCTION SET"

A112

Attachment A
Advertisement For Submission to the Jamestown Press

Alexander and Linda Knowles (the Applicants) whose property is located at 108 Southwest Avenue, Jamestown, RI 02835, and further identified as Plot 9, Lot 26 seek to construct an outbuilding with a 20 foot 3 inch roof height. A height of 20 Ft.-3 In. meets the requirements of Article 3, Section 82-302 (Table 3-2), of the Revised Code of Ordinances for the Town of Jamestown, RI as that ordinance applies to properties designated R-20.



R-20

CL

4
8.06 Acres

22
1.45 Acres

21
2.25 Acres

810
2.74 Acres

819
27540 SF

623
1.06 Acres

18
27491 SF

20
21790 SF

8
31298 SF

818
1.08 Acres

19
26750 SF

796
9500 SF

48
8413 SF

797
9113 SF

13
00 SF

820
24258 SF

52
8000 SF

51
8125 SF

Cove

390
37310 SF

384
31000 SF

375
18540 SF

59
39600 SF

55
8204 SF

385
22582 SF

383
26500 SF

382
11271 SF

60
19733 SF

56
8885 SF

371
16835 SF

377
11620 SF

369
10505 SF

62
16075 SF

624
8040 SF

74
8590 SF

77
11330 SF

386
17725 SF

406
1.1 Acres

30
17795 SF

746
21430 SF

690
25352 SF

72
13734 SF

75
15070 SF

28
14801 SF

845
13828 SF

66
21197 SF

65
19948 SF

66
12166 SF

71
9900 SF

78
9900 SF

26
2.01 Acres

806
15556 SF

68
18370 SF

68
15925 SF

69
7500 SF

70
12199 SF

70
10725 SF

674
2.3 Acres

661
31875 SF

853
20115 SF

825
29435 SF

768
22270 SF

675
37026 SF

519
21780 SF

316
34573 SF

826
20030 SF

767
22100 SF

689
38000 SF

503
21780 SF

701
34200 SF

682
28655 SF

766
22100 SF

567
3.6 Acres

678
24057 SF

770
28400 SF

765
22100 SF

765
22100 SF

770
28400 SF

679
33292 SF

HAMILTON AVENUE

79 126.24 242.58 80 90.7 80 57 100 170

Attachment B

**Abutting & Proximate Properties
(One Original Copy)**

Plat 9, Lot 390 (Undeveloped)

Owner: AUDUBON SOCIETY OF RI
Address: 12 SANDERSON ROAD
SMITHFIELD, RI 02917

Plat 9, Lot 386 (undeveloped)

Plat 9, Lot 389 (undeveloped)

Plat 9, Lot 371 (undeveloped)

Plat 9, Lot 377 (undeveloped)

Owner: CONANICUT ISLAND TRUST
Address: C/O PO BOX 106
JAMESTOWN RI 02835

Plat 9, Lot 406: 90 Southwest Avenue

Owner: SCHUBERT, JAMES E & MEGHAN J TE
Address: 9550 STONEY RIDGE LANE
ALPHARETTA GA 30022

Plat 9, Lot 845: 95 Southwest Avenue

Owner: MAVRIDES MARCIA J ET
Co-Owner: KAZARIAN CHARLES P JT
Address: 21 WORMWOOD ST #502
BOSTON MA 02210

Plat 9, Lot 65: 99 Southwest Avenue

Owner: BELL, PETER A & MARILYN A
Address: 99 SOUTHWEST AVENUE
JAMESTOWN RI 02835

Plat 9, Lot 28: 100 Southwest Avenue

Owner: GAYNOR, GRACE DEVLIN TRUSTEE
Address: 100 SOUTHWEST AVENUE
JAMESTOWN RI 02835

Plat 9, Lot 806: 104 Southwest Avenue

Owner: O'NEIL, MICHAEL ET KATHLEEN
Address: 104 SOUTHWEST AVENUE
JAMESTOWN RI 02835

Plat 9, Lot 67: 105 Southwest Avenue

Owner: RICHARDSON, JOHN W & LISA J
Address: P.O. BOX 653
HARRISON ME 04040

Plat 9, Lot 707: 111 Southwest Avenue

Owner: PINCINCE, DENNIS E, RICHARD ET
Co-Owner: PINCINCE, RITA
Address: 111 SOUTHWEST AVENUE
JAMESTOWN RI 02835-1105

Plat 9, Lot 661: 115 Southwest Avenue

Owner: RODERICK, IRENE L (EST)
Address: 1746 BAYSIDE BEACH ROAD
PASADENA MD 21122-3506

Plat 9, Lot 519 (Undeveloped)

Owner: DRURY, PETER F JR
Address: 133 SOUTHWEST AVENUE
JAMESTOWN RI 02835

Plat 9, Lot 674: 124 Southwest Avenue

Owner: CASEY, CHRISTA, TRUSTEE
Address: P.O. BOX 65
JAMESTOWN RI 02835

Plat 9, Lot 675: 128 Southwest Avenue

Owner: HARVEY, HEIDI S TRUSTEE
Address: 128 SOUTHWEST AVENUE
JAMESTOWN RI 02835

Plat 9, Lot 68: 1 Fox Run

Owner: MATTHEWS KRISTOPHER D
Co-Owner: MATTHEWS JAMIE HAINES TE
Address: 1 FOX RUN
JAMESTOWN RI 02835