

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 2-27-23

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 Sandra D and Richard C Johnson Address 36 High St Jamestown RI 02835

Owner Sandra D and Richard C Johnson Address 36 High St Jamestown RI 02835

Lessee \_\_\_\_\_ Address \_\_\_\_\_

1. Location of premises: No. 36 High St Street

2. Assessor's Plat 9 Lot 287

3. Dimensions of lot: frontage 222.28 ft. depth 148.5 ft. Area 33,008 sq. ft.

4. Zoning Districts in which premises are located: Use R8 Area 900 sq. ft. Height 25 ft.

5. How long have you owned above premises? 12 yrs 1 mo.

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

7. Size of existing building 5301 sq. ft.

Size of proposed building or alteration 940 sq. ft.

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

front 11 rear 95 left side 7 right side 191.78

9. Present use of premises: None

10. Proposed use of premises: Garage

Location of septic tank & well on lot None

11. Give extent of proposed alterations Construct a garage

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

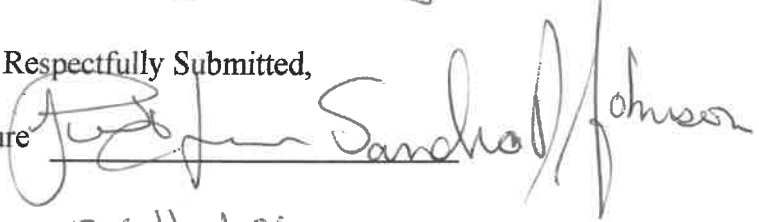
14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Article 3, Sec 82-302, Table 3-2 accessory set backs. Article 3, Sec. 82-311  
maximum size of accessory structure. Article 6, Sec 82-605, 606 and 607 variances.  
To construct a 23.5' x 40' (940 sqft) detached garage where  
900 sqft is maximum and 11' from the front lot where  
20' plus the building setback is required.

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

We are requesting permission to build a garage which is located  
in front of our house and perpendicular to High St. There is a  
stream located at the rear of our property and we are attempting  
to build away from this area to limit the environmental impact.  
We are also requesting approval of a size increase of 40 sqft in order  
to create a pleasing design for a "carriage house" style garage. A  
similar request was granted by the town of Jamestown on Jan 26, 2021

Respectfully Submitted,

Signature 

Address 36 High St

Jamestown, RI 02835

Telephone No. (810) 772-9584

**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 Richard C Johnson & Sandra D Johnson whose

property is located at 36 High St. Jamestown RI 02835, and further

identified as Tax Assessor's Plat 9, Lot 287 for a Variance/Special ~~Use~~ Permit

from Article 3, Section 82-302, Table 32. To construct a carriage style 3 car garage located 11 ft from the front lot line instead of the 20 ft minimum plus building setback requirement.

~~to~~ Article 3 Section 82-311, to build a garage which is 40 sqft

(940 sqft) larger than the size specification and Article 6 Sec

82-605, 606 and 607

Said property is located in a R8 zone and contains 0.7577 acres/square ~~feet~~.

.....

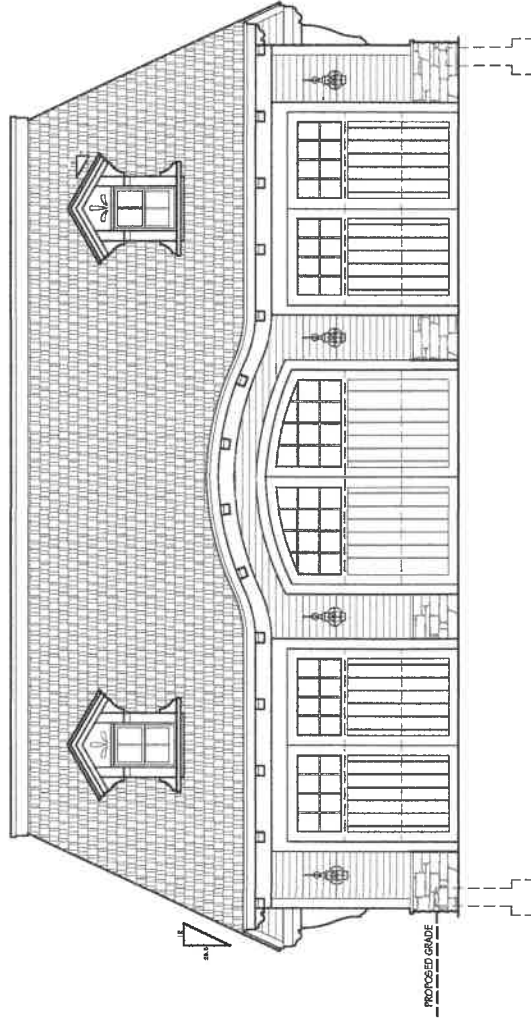
**HOW TO WRITE YOUR AD:**

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.

# JOHNSON RESIDENCE

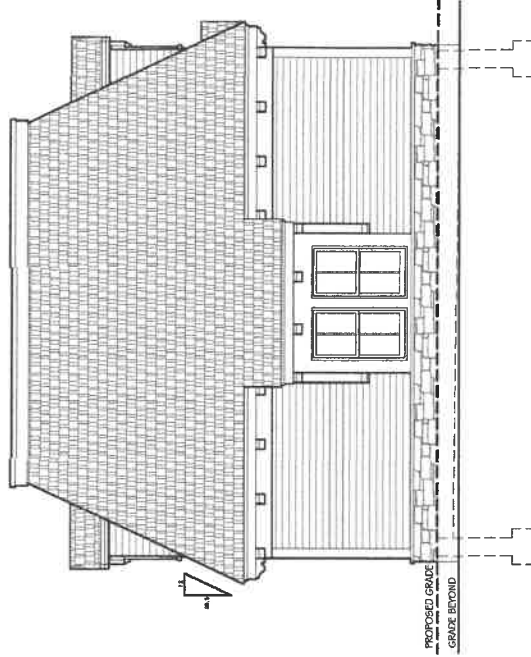
DIMAURO ARCHITECTS INC.  
JAMESTOWN, RI

02.16.2023



1 PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION

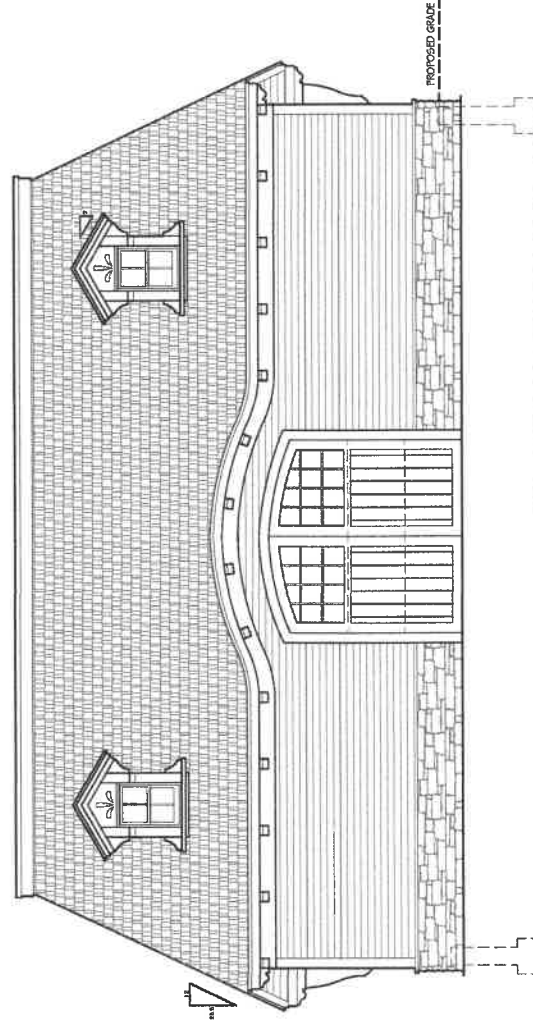
SCALE: 1/8" = 1'-0"

# JOHNSON RESIDENCE

DIMAURO ARCHITECTS INC.

JAMESTOWN, RI

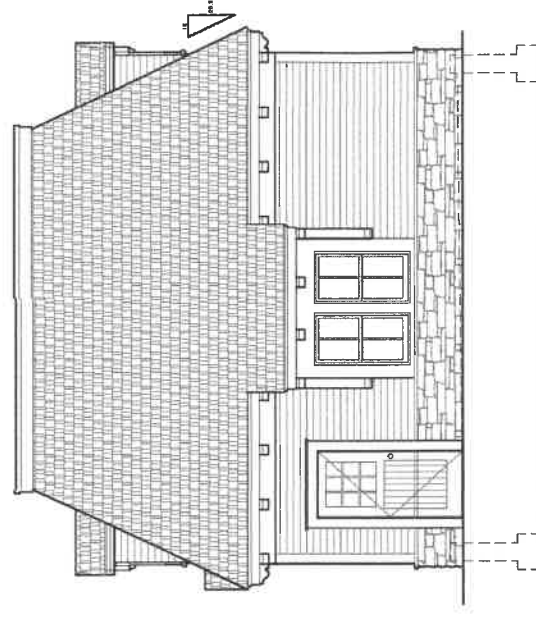
02.16.2023



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

3



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

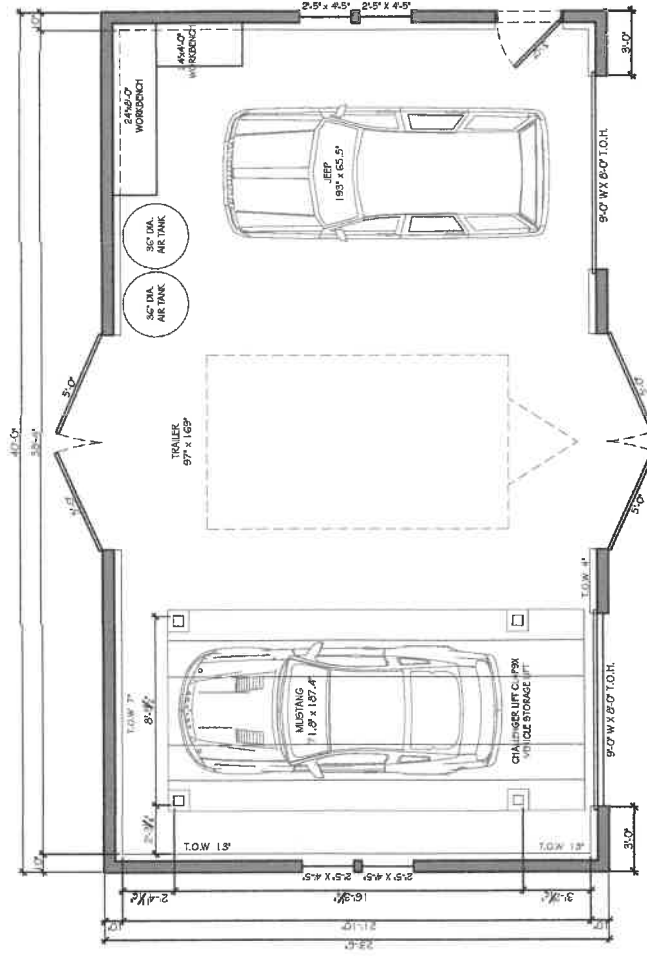
4

# JOHNSON RESIDENCE

DIMAURO ARCHITECTS INC.

JAMESTOWN, RI

02.16.2023



1 PROPOSED FLOOR PLAN

SCALE: 1/4\" = 1'-0\"



# 200 foot Abutters List Report

Jamestown, RI  
February 16, 2023

## Subject Property:

Parcel Number: 9-287  
CAMA Number: 9-287  
Property Address: 36 HIGH STREET

Mailing Address: JOHNSON RICHARD C & SANDRA D  
36 HIGH STREET  
JAMESTOWN, RI 02835

---

## Abutters:

Parcel Number: 9-290  
CAMA Number: 9-290  
Property Address: 10 WALCOTT AVENUE

Mailing Address: LIPPINCOTT JANE C ET COXE  
GERTRUDE M  
P O BOX 194  
JAMESTOWN, RI 02835

Parcel Number: 9-291  
CAMA Number: 9-291  
Property Address: 11 WALCOTT AVE

Mailing Address: UNKNOWN  
, 00000

Parcel Number: 9-291  
CAMA Number: 9-291-A  
Property Address: 11 WALCOTT AVENUE

Mailing Address: MAINIERO DOUGLAS H & MARTHA B  
11 WALCOTT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-291  
CAMA Number: 9-291-B  
Property Address: 13 WALCOTT AVENUE

Mailing Address: BERETTA NORMAN ET BERETTA  
JOYCE A TRUSTEES  
13 WALCOTT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-292  
CAMA Number: 9-292  
Property Address: 16 WALCOTT AVENUE

Mailing Address: BAERTLEIN HUGH N TRUST  
16 WALCOTT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-293  
CAMA Number: 9-293  
Property Address: 29 WALCOTT AVENUE

Mailing Address: KING JAMES B JR ET KING AMBER  
ARSENAULT  
29 WALCOTT AVENUE  
JAMESTOWN, RI 02835

Parcel Number: 9-303  
CAMA Number: 9-303  
Property Address: 36 WALCOTT AVENUE

Mailing Address: ANTINE RITA M  
36 WALCOTT AVE  
JAMESTOWN, RI 02835

Parcel Number: 9-304  
CAMA Number: 9-304  
Property Address: 45 HIGH STREET

Mailing Address: DUPRE MICHAEL B  
45 HIGH STREET  
JAMESTOWN, RI 02835

Parcel Number: 9-453  
CAMA Number: 9-453  
Property Address: 2 BALDWIN COURT

Mailing Address: BAKER MARK J  
PO BOX 128  
JAMESTOWN, RI 02835

Parcel Number: 9-458  
CAMA Number: 9-458  
Property Address: 48 HIGH STREET

Mailing Address: NAGLE MARY J  
48 HIGH STREET  
JAMESTOWN, RI 02835



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/16/2023

Page 1 of 2



# 200 foot Abutters List Report

Jamestown, RI  
February 16, 2023

Parcel Number: 9-574 CAMA Number: 9-574 Property Address: 19 WALCOTT AVENUE	Mailing Address: JORDAN JEFFREY J TRUSTEE JORDAN, BRENN A B TRUSTEE 19 WALCOTT AVENUE JAMESTOWN, RI 02835-2937
Parcel Number: 9-633 CAMA Number: 9-633 Property Address: 6 WALCOTT AVENUE	Mailing Address: GUILLEMETTE LARRY T & VIRGINIA M PO BOX 163 JAMESTOWN, RI 02835
Parcel Number: 9-771 CAMA Number: 9-771 Property Address: 44 HIGH STREET	Mailing Address: BENSON KAREN E TRUSTEE BENSON NICHOLAS TRUSTEE 44 HIGH STREET JAMESTOWN, RI 02835
Parcel Number: 9-778 CAMA Number: 9-778 Property Address: 8 OLD WALCOTT AVENUE	Mailing Address: BENDICK ROBERT L JR & JILL R 8 OLD WALCOTT AVENUE JAMESTOWN, RI 02835-1270
Parcel Number: 9-779 CAMA Number: 9-779 Property Address: 16 OLD WALCOTT AVENUE	Mailing Address: WELSH DAVID ET MARTIN GAIL 16 OLD WALCOTT AVENUE JAMESTOWN, RI 02835
Parcel Number: 9-785 CAMA Number: 9-785 Property Address: 10 PARDON TUCKER PLACE	Mailing Address: KRIDER DANIEL C ET UX KRIDER JENNIFER E TE 10 PARDON TUCKER PLACE JAMESTOWN, RI 02835
Parcel Number: 9-786 CAMA Number: 9-786 Property Address: 12 PARDON TUCKER PLACE	Mailing Address: GRANT JOHN R ET GRANT JANET M 12 PARDON TUCKER PLACE JAMESTOWN, RI 02835-1272
Parcel Number: 9-787 CAMA Number: 9-787 Property Address: 16 PARDON TUCKER PLACE	Mailing Address: TOLL ALICE & BENJAMIN TIC TOLL JOB & JANE LE 16 PARDON TUCKER PLACE JAMESTOWN, RI 02835
Parcel Number: 9-788 CAMA Number: 9-788 Property Address: 22 PARDON TUCKER PLACE	Mailing Address: UNDER THE SUN LLC 26 PARDON TUCKER PLACE JAMESTOWN, RI 02835
Parcel Number: 9-795 CAMA Number: 9-795 Property Address: 30 WALCOTT AVENUE	Mailing Address: JAMESTOWN PROPERTIES LLC PO BOX 316 JAMESTOWN, RI 02835



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/16/2023

Page 2 of 2





**Pat Westall**

---

**From:** Karen Augeri Benson <kabensonattorney@gmail.com>  
**Sent:** Tuesday, March 14, 2023 7:52 AM  
**To:** Pat Westall  
**Cc:** Peter Medeiros  
**Subject:** Fwd: Application of Johnson - 36 High Street

Second Attempt. Please confirm receipt.

----- Forwarded message -----

**From:** Karen Augeri Benson <kabensonattorney@gmail.com>  
**Date:** Saturday, March 11, 2023  
**Subject:** Application of Johnson - 36 High Street  
**To:** [pwestall@jamestownri.net](mailto:pwestall@jamestownri.net)

Dear Zoning Officer and members of the Zoning Board,

I am a resident at 44 High Street and a direct abutter to the petitioner. My purpose for writing is to support this application.

The proposed construction will allow the applicants to best use their property. It will have no negative impacts on our use of our property. The proposed construction will be along our driveway. Its location is acceptable. As such we have no objection to the variance being approved.

If you have any questions please do not hesitate to contact me. 401-924-4004.

Please confirm receipt of this communication. Please also ensure that it becomes part of the record for this application.

Many thanks.

Very truly yours,

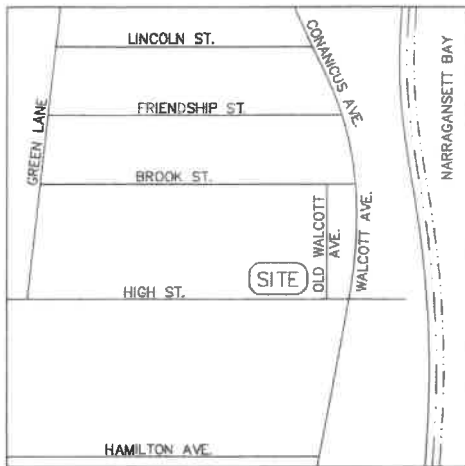
Karen Augeri Benson  
Trustee

--

Karen Augeri Benson  
Law Office of Alan A. Amaral  
226 South Main Street, Suite 6  
Fall River, MA 02721  
508-676-0011

--

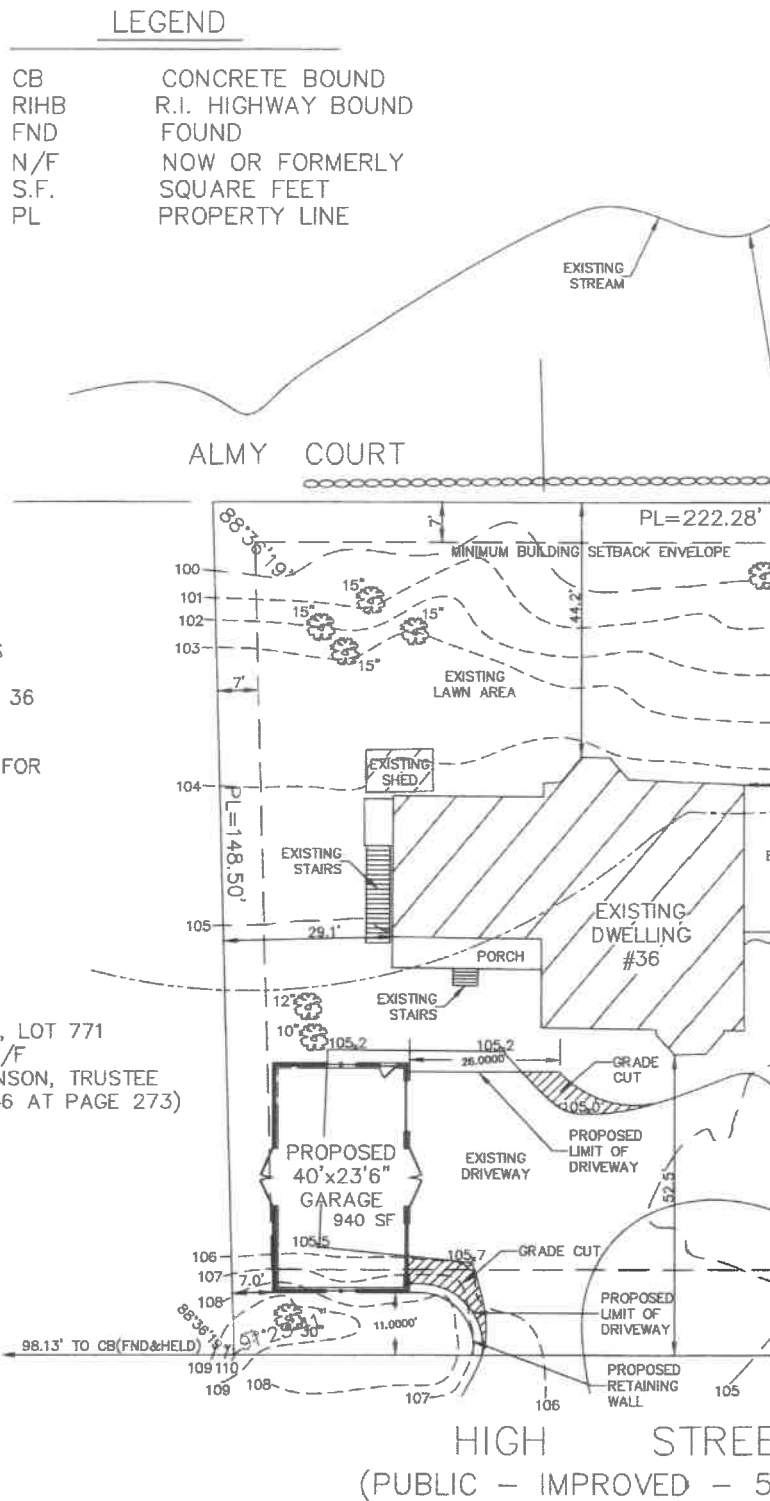
Karen Augeri Benson



LOCUS  
NOT TO SCALE

- NOTES:
1. THE PARCEL IS PLAT 9, LOT 287.
  2. THE TOTAL AREA OF THE PARCEL IS 32,999 S.F. OR 0.7576 ACRES.
  3. THE EXISTING DWELLING ADDRESS IS 36 HIGH STREET.
  4. THE PARCEL IS ZONED: R-8.
  5. SEE DEED BOOK 720 AT PAGE 270 FOR TITLE REFERENCE.

PLAT 9, LOT 771  
N/F  
KAREN E. BENSON, TRUSTEE  
(DEED BOOK 946 AT PAGE 273)



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.