

Advertisement for Jamestown Press

Application of Scott W. Wynn and Susan H. Wynn, whose property is located at 71 Carr Lane (& 73), and further identified as Assessor's Plat 4, Lot 32 for a variance from Article 7, Section 82-705, Alteration of Nonconforming Structure and Article 3, Section 82-303, Number of Residential Structures per lot. The applicants would like to add a 1,240 square foot addition to the rear of 73 Carr Lane consisting of a main bedroom, main bathroom, family room, finished basement and a swimming pool. The solitary variance sought with respect to the proposed addition is to allow the continued use of the property with two residences. The 2nd building, the cottage, has always been a year round rental. This said property is in an RR200 zone and contains 80,586 square feet. All of the structures on this property, including the proposed addition, are within all of the required setbacks.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date March 23, 2023

Ladies and 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 Scott W. Wynn & Susan H. Wynn Address 16 Allston Street, Charlestown, MA 02129

Owner Scott W. Wynn & Susan H. Wynn Address 16 Allston Street, Charlestown, MA 02129

Lessee _____ Address _____

1. Location of premises: No. 71 CARR LANE (&73) Street

2. Assessor's Plat 4 Lot 32

3. Dimensions of lot: frontage 215 ft. depth 28 ft. Area 80,586 sq. ft.

4. Zoning Districts in which premises are located: Use RR200 Area _____ Height _____

5. How long have you owned above premises? 12 years

6. Is there a building on the premises at present? Yes, 2 Buildings

7. Size of existing building 1,418 and 556

Size of proposed building or alteration 1,240 sq. ft.

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

front 83' rear 257 left side 52 right side 129

9. Present use of premises: Residential

10. Proposed use of premises: Residential

Location of septic tank & well on lot see attached site plan

11. Give extent of proposed alterations : An addition of a family room, main bedroom, finished basement, a swimming pool and cosmetic alterations to the exterior of the existing house.

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? No

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

He referred us to Lisa Bryer, Town Planner

See attached

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

See attached

Respectfully Submitted,

Signature _____

Address 16 Allston Street

Charlestown, MA 02129

Telephone No. Scott 617.827.4136

Susan 617.306.4127

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

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

We are seeking a Special Use Permit concerning our property known as 71-73 Carr Lane (the "Property"). Specifically, we seek relief pursuant to Section 82-704, *Alteration of a Nonconforming Use*, Section 82-705, *Alteration of a Nonconforming Structure* of the Jamestown Zoning Ordinance. The Property has been continuously comprised of two residential units on nearly 2 acres, since before the implementation of zoning in Jamestown, qualifying it as a legal, non-conforming use. Without this grandfathered status, the Property would contravene Section 82-303, *Number of residential structures per lot*, which would limit the use to 1 residential unit in this RR200 Zoning District. The solitary relief sought with respect to the proposed addition and swimming pool is to allow the continued use of the property with two residences. All the structures on this property, including the proposed addition and the swimming pool, are within all the required setbacks and do not require a dimensional variance.

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

As made evident by the Town's pursuit of housing at 91 Carr Lane, the next building to the west of the subject Property, Jamestown suffers from limited year-round, rental housing. Jamestown especially suffers from limited year-round, affordable, rental housing. While the cottage at the Property (the rental unit) is not designated as "affordable housing", it has always been affordable, like the property immediately to the east of the subject Property. The tiny stature of the cottage (less than 600 square feet) ensures that it will forever be reasonably priced. The story of the current tenant, as an example, attests to fact that the elimination of this rental unit from those available in Jamestown would certainly provide no benefit to the Applicants or to the rental starved Town. Claire Bynum is a woman in her late 70's who moves around as if she were in her 40s. She lost her husband a few years back and she moved to Jamestown to be close to her daughter and grandchildren. She wanted her own space, but she preferred to have something compact and manageable. She moved into the cottage 3 years ago and we have always been happy to have her there and she has enjoyed the peaceful atmosphere the property offers. The rent has not been raised the entire time she has lived at 71 Carr Lane.



LOCUS MAP
NOT TO SCALE

BEING A.P. 4 LOT 32
TOTAL AREA OF LOT = 80,490 SF

PARCEL ZONING: RR200
MINIMUM LOT AREA = 200,000 SF
MINIMUM FRONTAGE = 300'
FRONT SETBACK = 50'
SIDE SETBACK = 40'
REAR SETBACK = 50'
MINIMUM LOT COVERAGE = 5%
MINIMUM COVERED ACCESSORY BUILDINGS = 20'
SIDE SETBACK ACCESSORY BUILDINGS = 20'

PROPERTY OWNER
SCOTT & SUSAN WYNN
16 LINDSEY STREET
CHARLESTOWN, MA 02129

FEMA DETERMINATION
ZONE "C" - AREA OF MINIMAL FLOODING
EFFECTIVE SEPTEMBER 4, 2013

REFERENCES:
REFERENCE IS HEREBY MADE TO THE PLAN ENTITLED "PLAN OF LAND OF MINIMUM DESIGN SCALE" FILED SEPTEMBER 11, 2013 BY SAID ENGINEER.

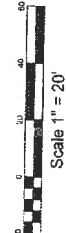
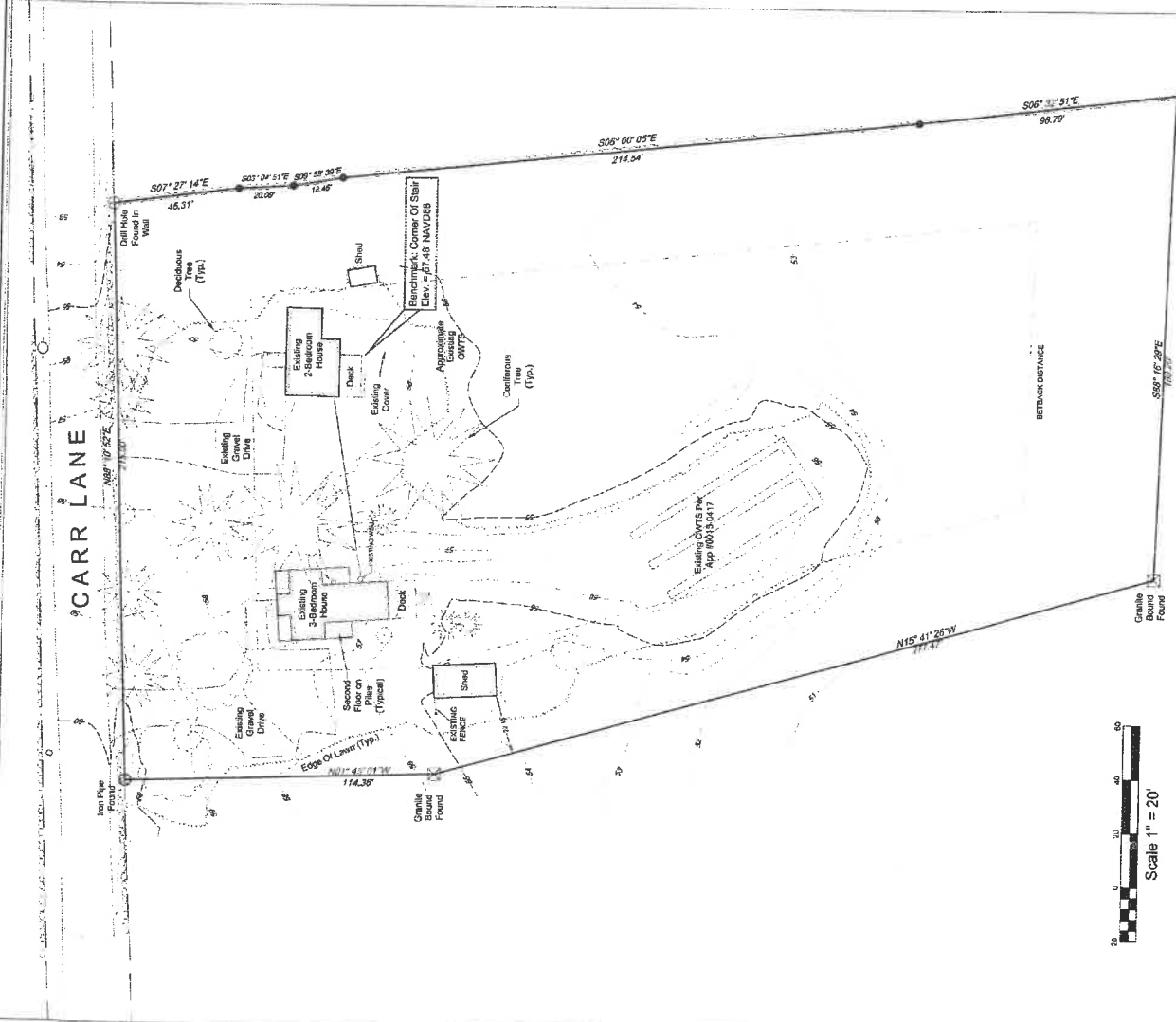
CERTIFICATION:
I, THE ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN AND THE FIELD NOTES AND RECORDS HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 22, 2013 AS AMENDED.

TYPE OF SURVEY: RECONSTRUCTION OF BOUNDARY SURVEY
TOPOGRAPHIC SURVEY
METHODS OF SURVEY: TRANSIT, LEVELING, DISTANCE MEASUREMENT

THIS SURVEY IS CONDUCTED FOR THE PURPOSE OF THE PREPARATION OF THE PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

BY: DANIEL R. COTTA, P.E.
LICENSE NO. 10000

CARR LANE



THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING TOWN: 1. CARR LANE

Sheet 1 of 1 sheets
16107

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA, Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Dcoth@americanengineeringri.com
Phone (401) 294-4090 / Fax (401) 294-9525



REVISIONS
1 = 20
12/20/13
MJC

PLAN OF LAND
FOR
SCOTT & SUSAN WYNN
LOCATED AT
71 & 73 CARR LANE - AP 4, LOT 32
JAMESTOWN, R.I. 02835



LOCUS MAP
SHEET 32A.3

BEING AP 4 LOT 32
TOTAL AREA OF LOT = 80,490 SF

PARCEL ZONING: BR2000
MINIMUM LOT AREA = 200,000 SF
MINIMUM FRONTAGE = 300'
FRONT SETBACK = 50'
SIDE SETBACK = 40'
REAR SETBACK = 50'
MAXIMUM LOT COVERAGE = 5%
REAR SETBACK ACCESSORY BUILDINGS = 20'
SIDE SETBACK ACCESSORY BUILDINGS = 20'

PROPERTY OWNER
SCOTT & SUSAN WYNN
18 ALLSTON STREET
CHARLESTOWN, MA 02129

PERMITS & REGULATIONS
PARCEL NO. 40000096.1
EFFECTIVE: SEPTEMBER 4, 2013

REFERENCES:

1. SETBACKS IN THIS SURVEY MADE TO THE PLAN ENVELOPE MAP OF LAND IN
NORMAL SCALE SCALE 1" = 100' DATED AUG 17 BY ISLAND ENGINEERING

CERTIFICATION:

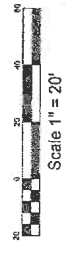
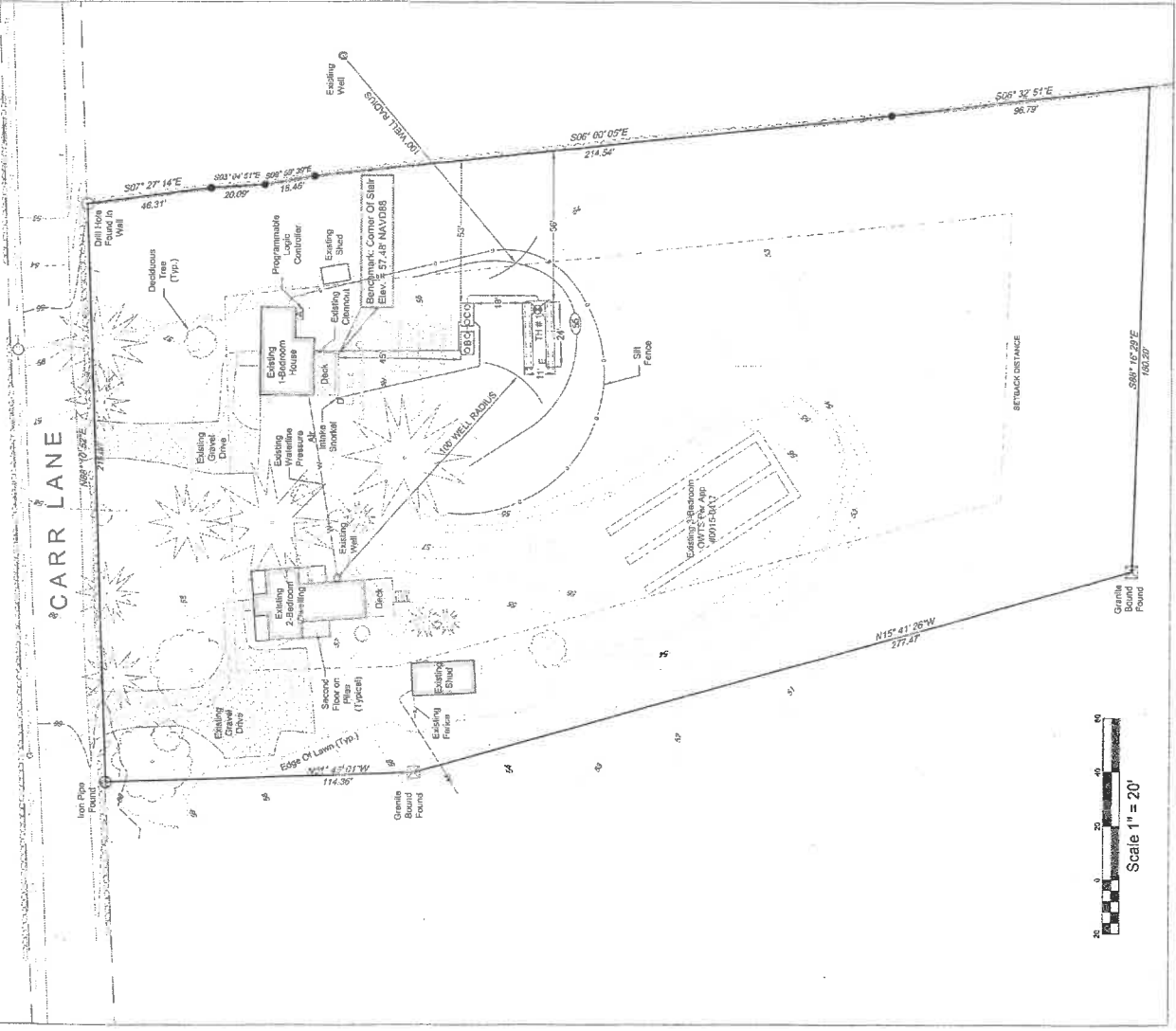
THIS SURVEY HAS BEEN CONDUCTED AND THE PLANS HEREBY PREPARED PURSUANT TO
THE PROFESSIONAL LAND SURVEYING ACT AND THE PROFESSIONAL LAND SURVEYING
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2014, AS
FOLLOWS:

1. I, THE SURVEYOR, AM A LICENSED PROFESSIONAL LAND SURVEYOR.

1.2

IT IS THE PURPOSE OF THIS SURVEY TO DETERMINE THE BOUNDARIES OF THE
EXISTING BUILDING AT 171 E.D. CARR LANE WITH RESPECT TO THE
EXISTING PROPERTY LINES.

BY: DANIEL R. COTTA, P.L.S.
23.000093



THIS PLAN IS TO BE NOTED TO
BE FOLLOWING HOUSE
1, CARR LANE

AMERICAN ENGINEERING, INC.
400 South County Trail - Suite A 201
Easton, Rhode Island 02822
DCoffe@americanengineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3825

DANIEL R. COTTA
Professional Engineer / Professional Land Surveyor

PROJECT NO. 12122018
DATE: 12/12/2018
SHEET NO. 1 OF 1

PLAN OF LAND FOR SCOTT & SUSAN WYNN
LOCATED AT 171 & 73 CARR LANE - AP 4, LOT 32
JAMESTOWN, R.I. 02835

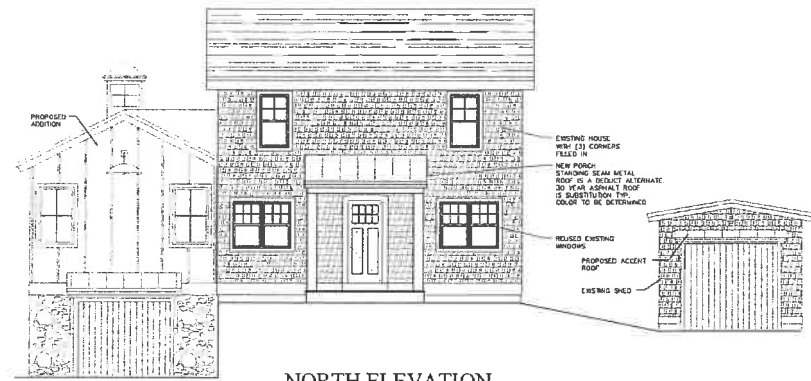
Sheet 1 of 1 sheets
Date of Plot: 11/16/17

A-2.0

ELEVATIONS 1/8"=1'-0"



SOUTH ELEVATION



NORTH ELEVATION



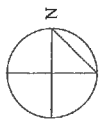
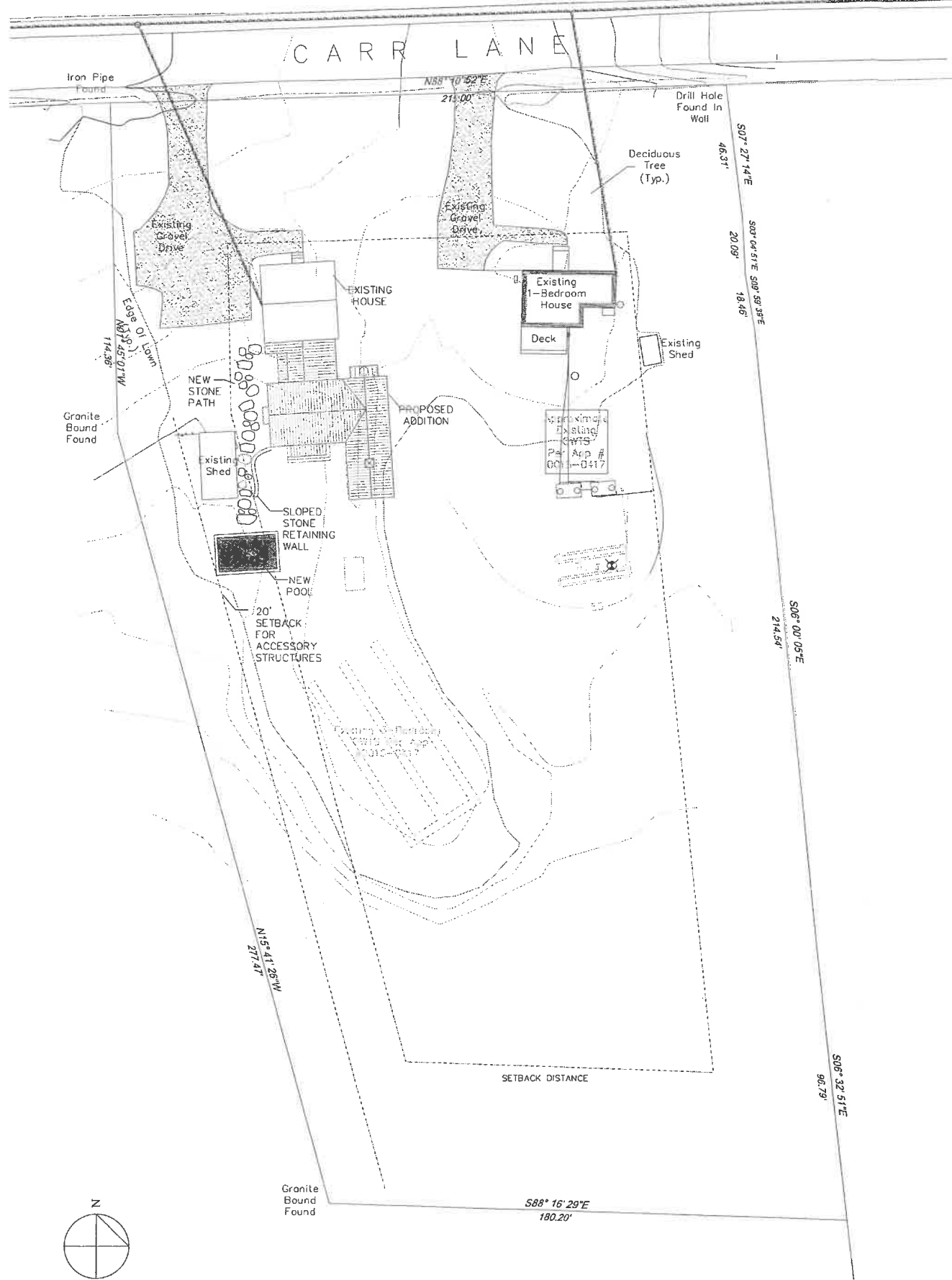
EAST ELEVATION



WEST ELEVATION

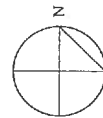
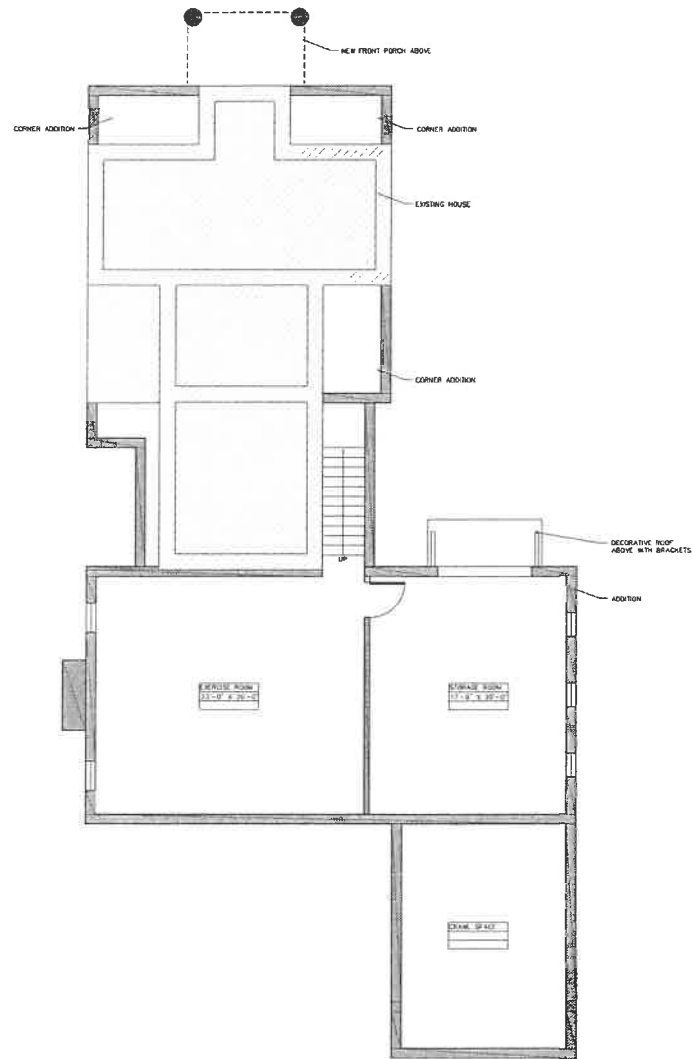
A-1.0

SITE PLAN 1"=30'-0"



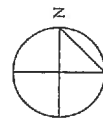
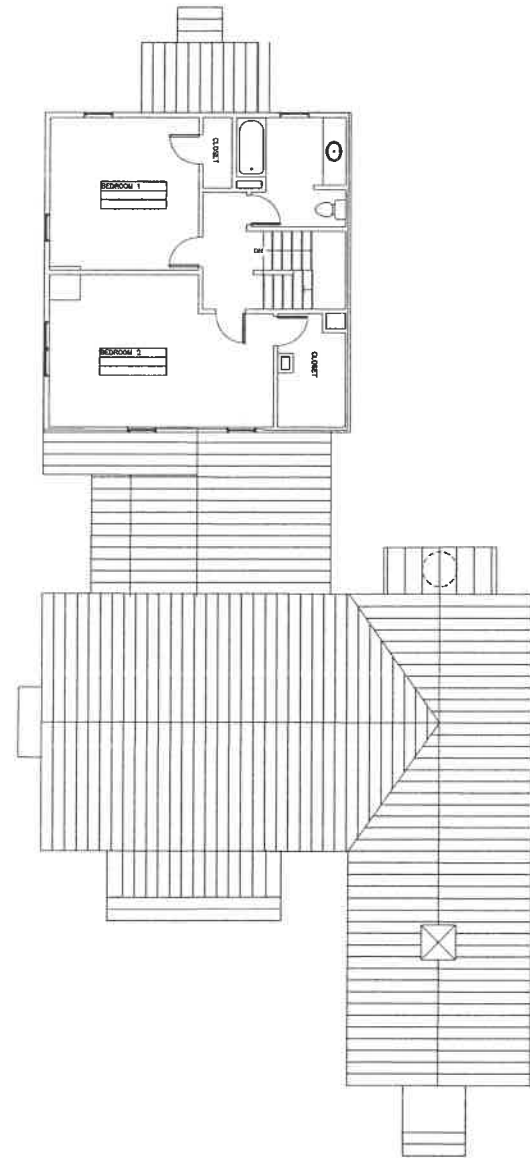
A-1.1

LOWER LEVEL PLAN 1/8"=1'-0"



A-1.3

SECOND FLOOR PLAN 1/8"=1'-0"



100

12.75 Acres

1355.45

17

10.65 Acres

96

1.37 Acres

41

95

2.02 Acres

41

91

2.02 Acres

41

RR-00

LANE

200

200

200

CARR

200

200

200

32

1.85 Acres

215

113.61

200

200

200

200

10.04

153.62

335.96

200

200

200

200

200

200

447.6

193.67

52

1.35 Acres

346.45

934.39

22.74

107.87

82.45

66.42

66.42

256.20

1.684

34

1.5 AC

36

1.5 AC

115

9.26 Acres

544.56

RR-200

85

4.1 Acres

940

24

3.01 Acres

452

43

2.07 Acres

200

200

200

131

2.4 Acres

454.76

200

200

200

236.46

433.39

236.84

ANDERSON CAROL TRUSTEE &
SWISTAK DEBORAH A ET AL T
432 EAST SHORE ROAD
JAMESTOWN, RI 02835

CARR HOMESTEAD FOUNDATION
C/O MOLLY DUFOUR
4040 MULBERRY LANE
SACRAMENTO, CA 95822

FADDEN ROBERT L ET UX SUS
C/O SUSAN FADDEN
66 CARR LANE
JAMESTOWN, RI 02835

HOGAN BONNIE R TRUSTEE
56 CARR LANE
JAMESTOWN, RI 02835

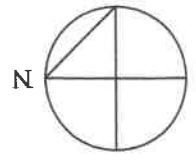
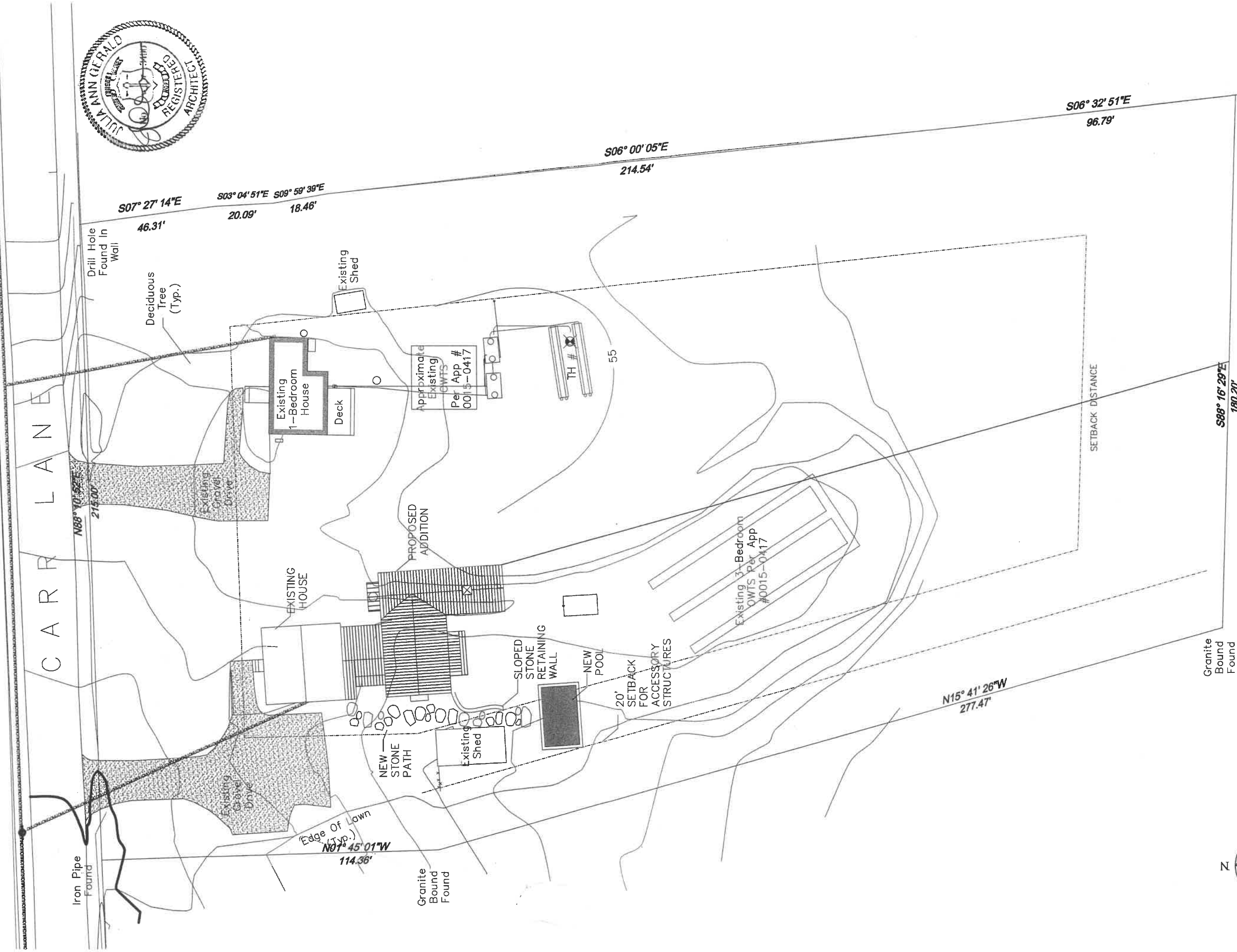
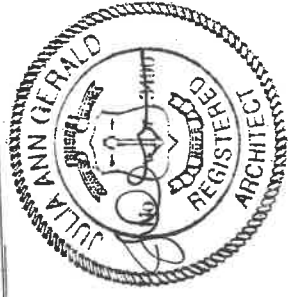
JERALD DALE A TRUSTEE
63 CARR LANE
JAMESTOWN, RI 02835

MCDERMOTT PAUL J ET
MCDERMOTT MAUREEN
57 CARR LANE
JAMESTOWN, RI 02835

TOWN OF JAMESTOWN
44 SOUTHWEST AVENUE
JAMESTOWN, RI 02835

A-1.0

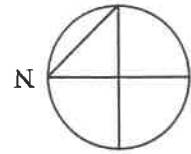
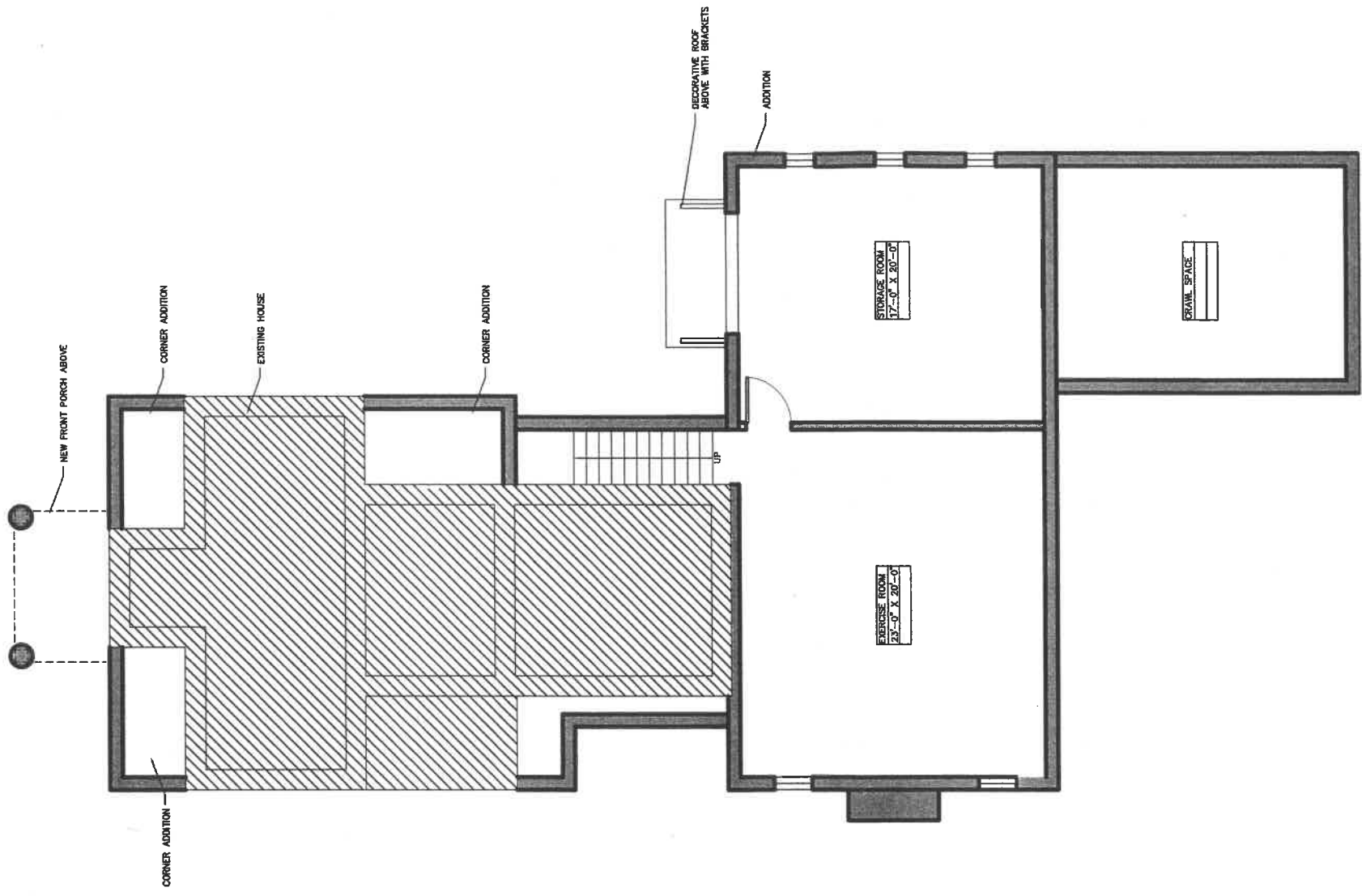
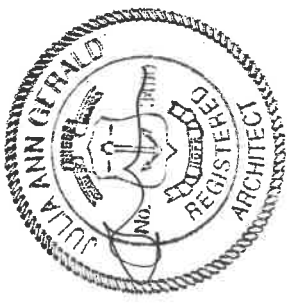
SITE PLAN 1"=30'-0"



73 CARR LANE, JAMESTOWN, RI. 02835
1.17.2023

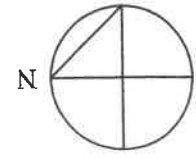
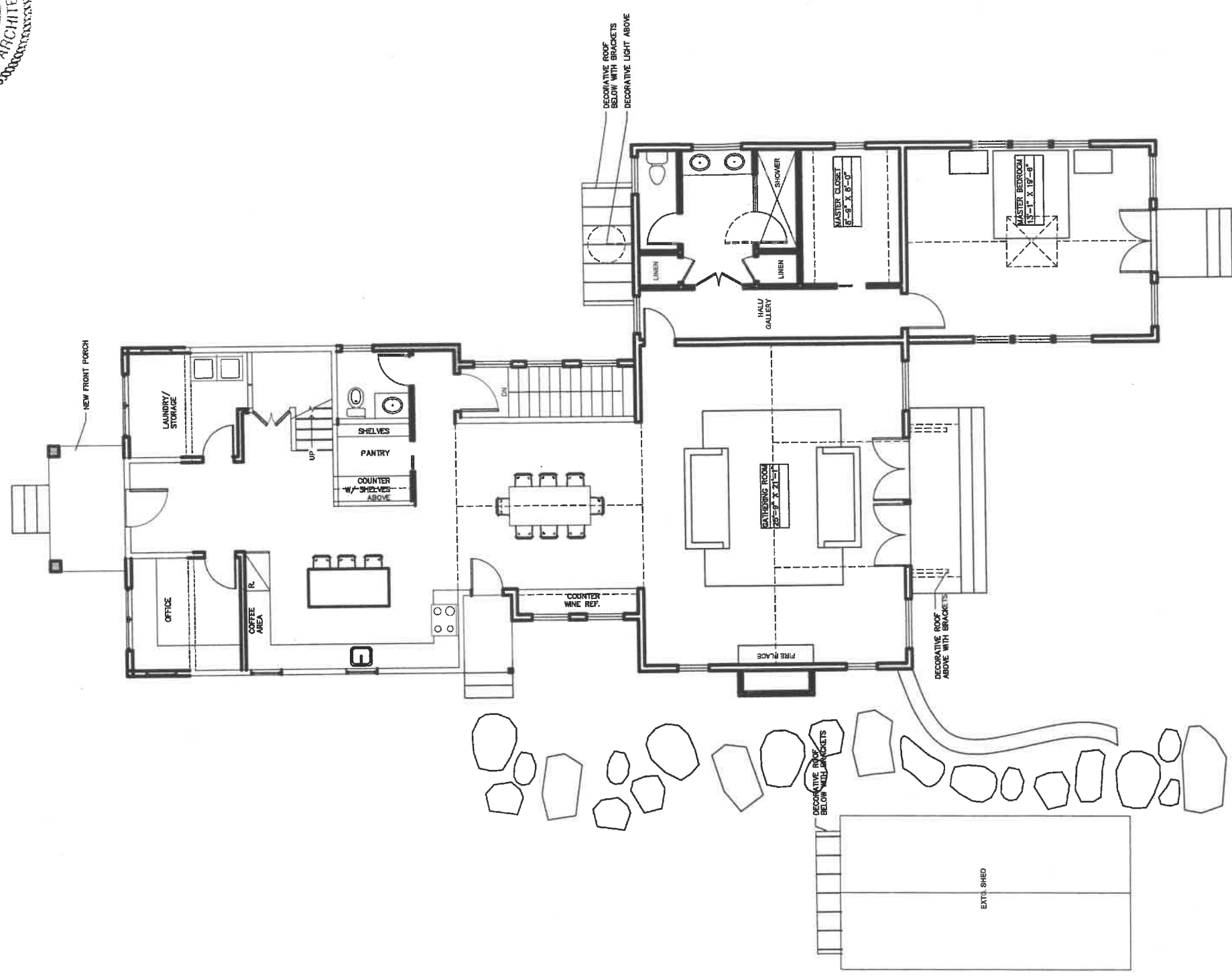
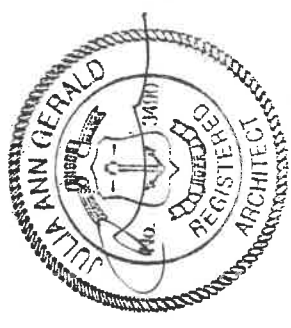
A-1.1

LOWER LEVEL PLAN 1/8"=1'-0"



A-1.2

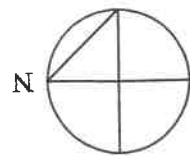
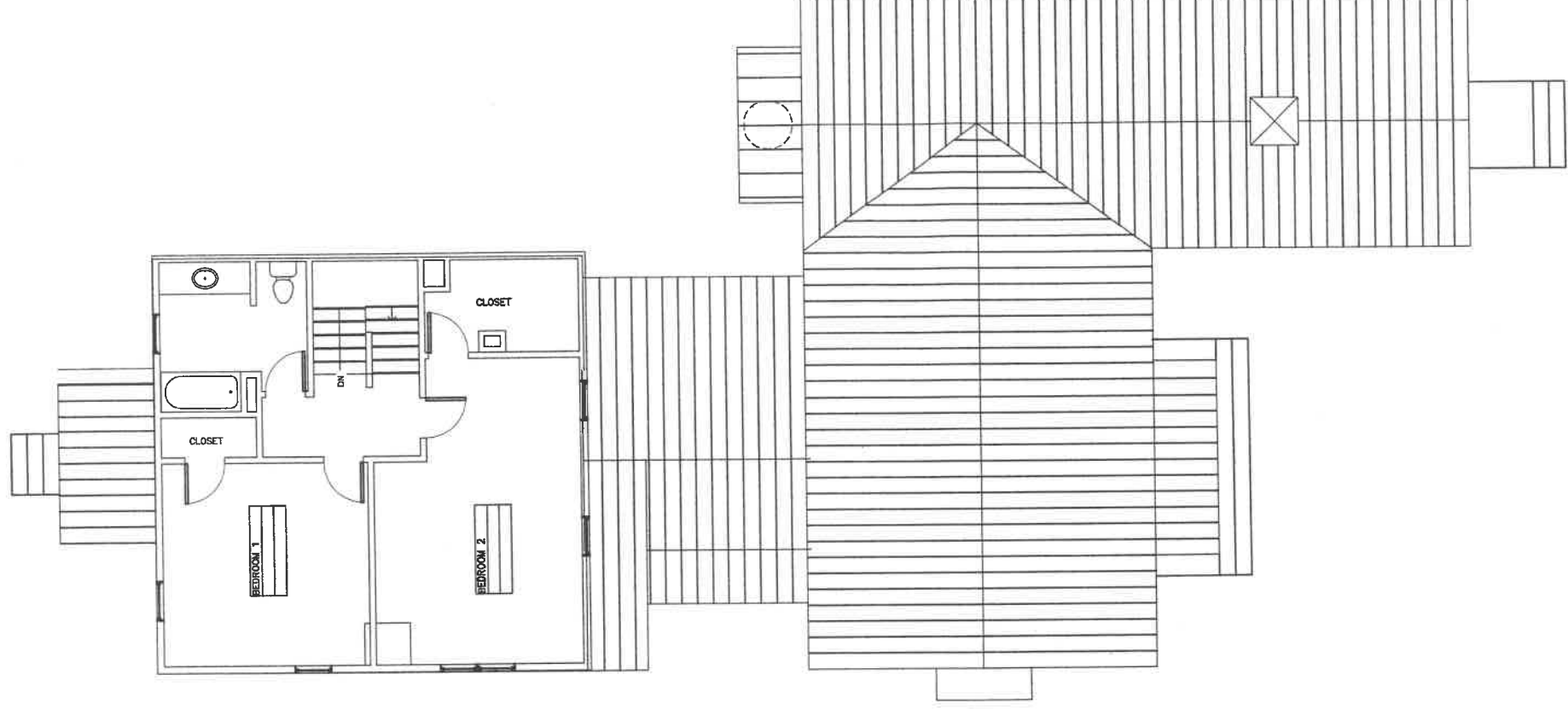
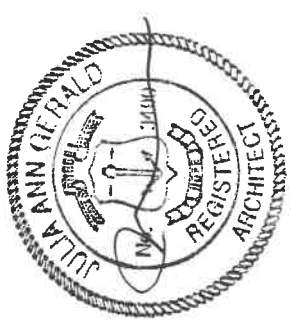
FIRST FLOOR PLAN 1/8"=1'-0"

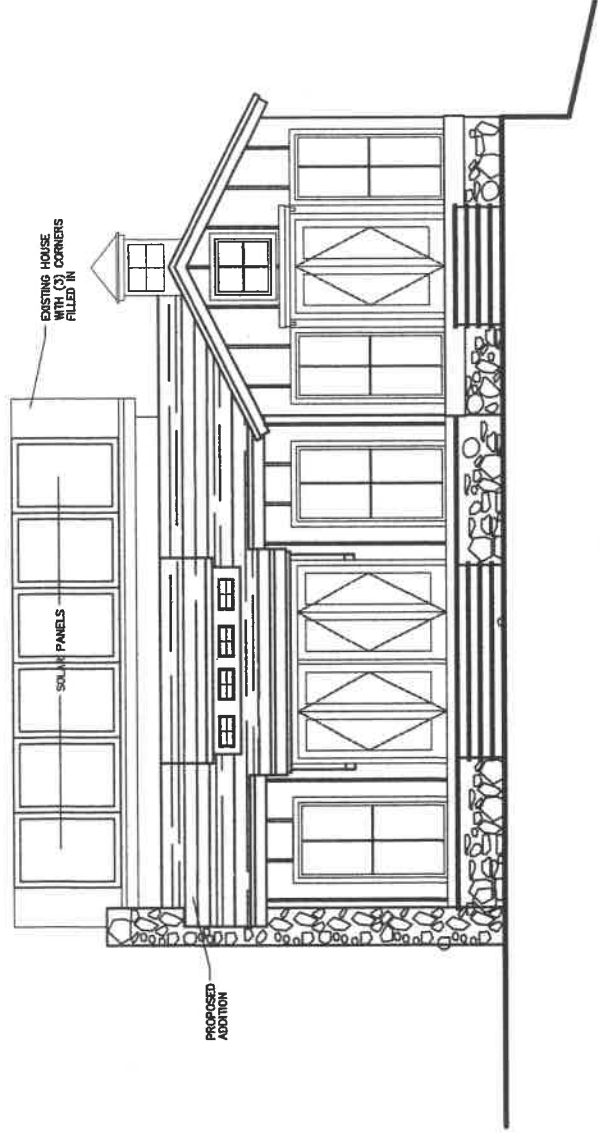
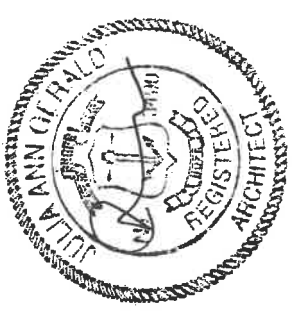


73 CARR LANE, JAMESTOWN, RI. 02835
3.19.2023

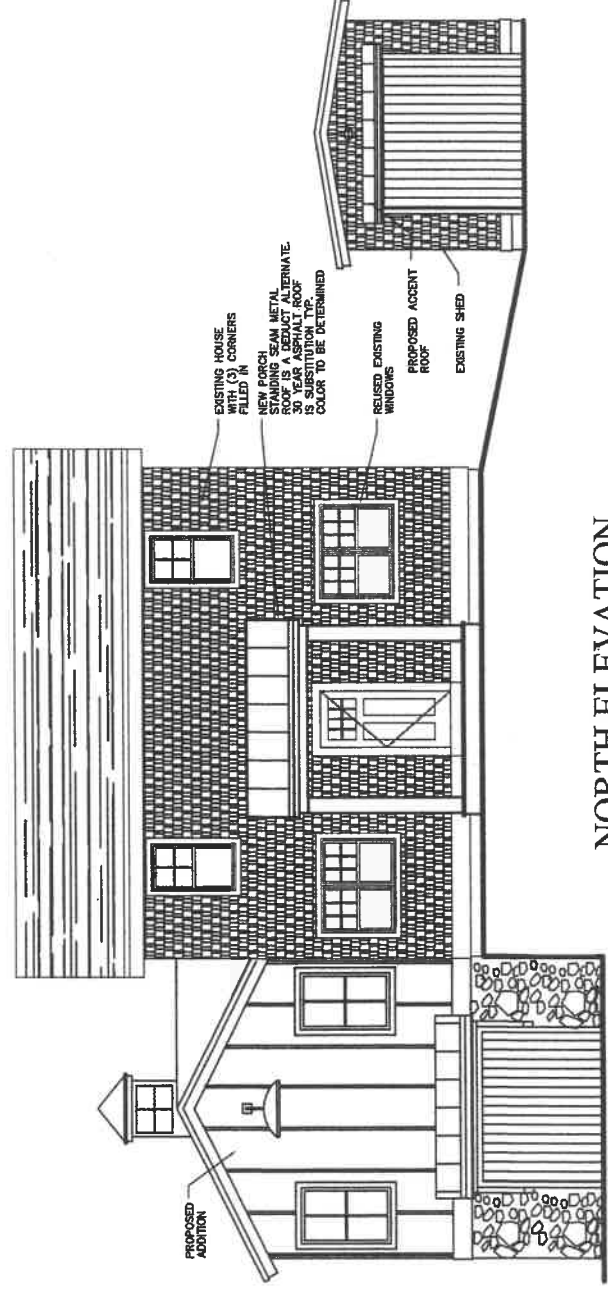
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SECOND FLOOR PLAN 1/8"=1'-0"

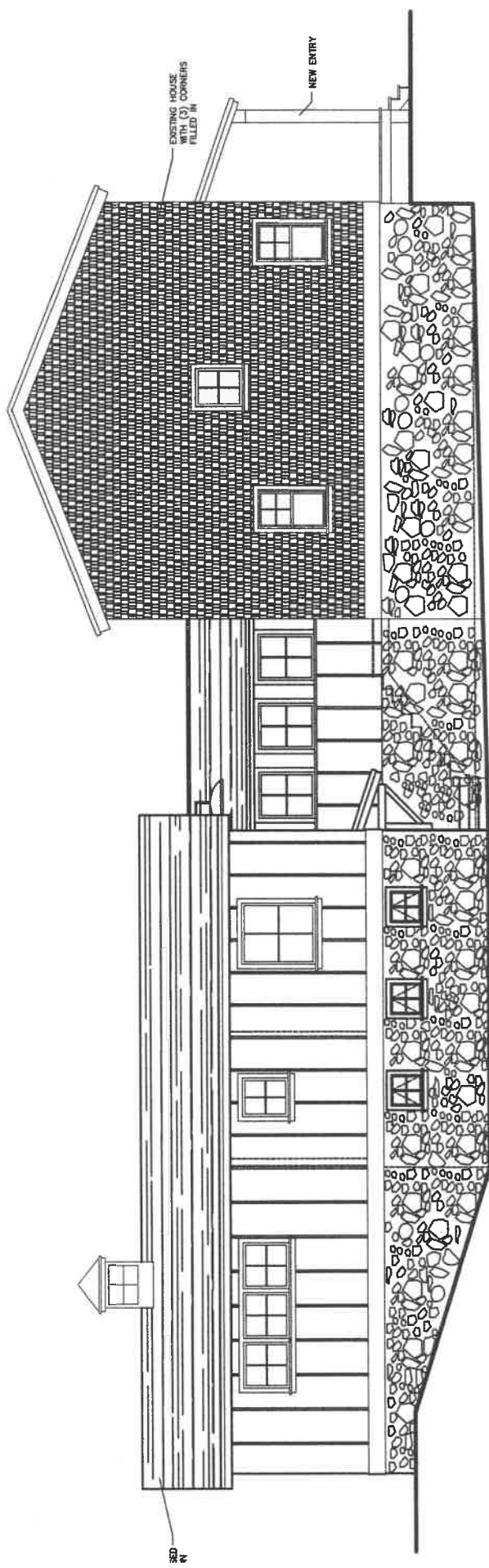




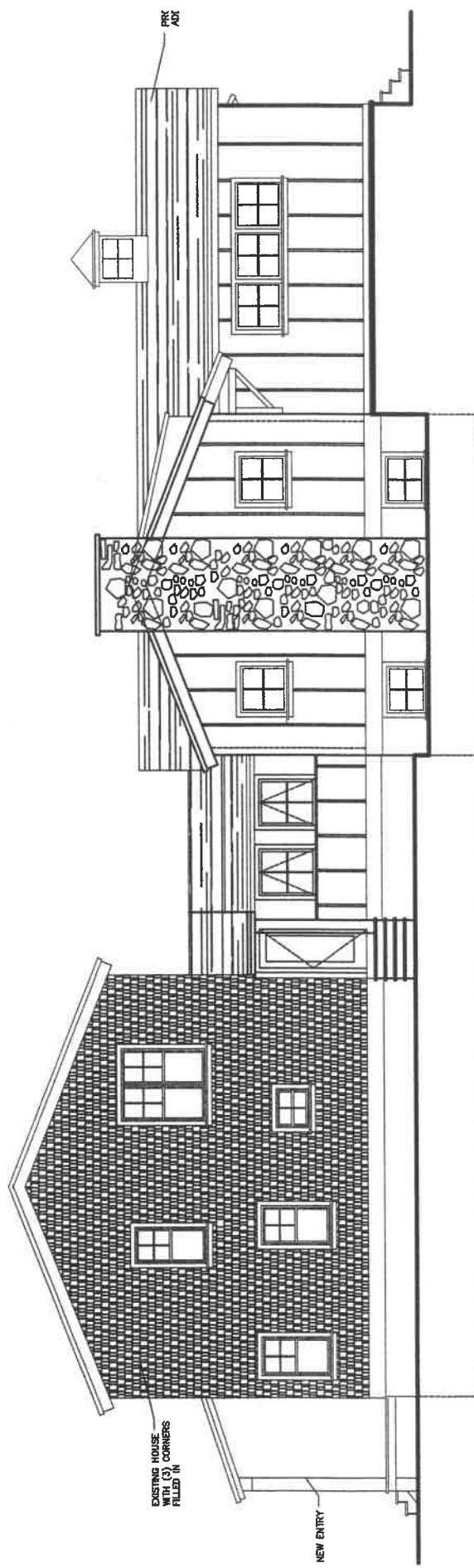
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION