

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 6/16/23

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 K-Cor Construction, Inc Address 12166 E. Main Rd. Middletown RI

Owner Philip Urso Address 16 Green Ln, Jamestown RI

Lessee N/A Address _____

1. Location of premises: No. 16 Green Ln. Street

2. Assessor's Plat _____ Lot _____ PARCEL: 1D 9-243

3. Dimensions of lot: frontage 129.7' ft. depth 149.65' ft. Area 17,482 sq. ft.

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

5. How long have you owned above premises? 10 years

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

7. Size of existing building 2285 sq. ft

Size of proposed building or alteration 417 sq. ft.

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

front 15.3' rear 52'6" left side 70' right side 5.3'

9. Present use of premises: Residential

10. Proposed use of premises: same

Location of septic tank & well on lot Town water & sewer

11. Give extent of proposed alterations Build a second floor covered porch over existing front porch. No change to existing footprint.

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? was directed to zoning

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

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

Respectfully Submitted,

Signature 
KEVIN CORISTIN, K-COR CONSTRUCTION, INC.

Address 1266 E. Main Rd.

Middletown, RI 02842

Telephone No. 401-855-4020

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

Notice of Hearing

Application of Philip J. Urso and Renee Deslauriers whose property is located at 16 Green Lane, and further identified as Tax Assessor's Plat 9, Lot 243 for Variance from Article 6, Section(s) 302 & 605, District dimensional regulations, the structure is existing non-conforming regarding front setback along Green Lane, (18 feet required, 15.3 feet existing & proposed) and side setback (7 feet required, 5.3 feet existing & proposed), to replace an existing one-story covered porch with a two-story covered porch (replace the building's original two-story covered porch). The new roof height is proposed at 21 feet 4 inches (maximum height 35 feet allowed). With proposed new construction, the lot coverage will remain at 18.2% (maximum 30% allowed). Said property is located in a R-8 Zoning District and contains 17,482 square feet.

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of PHILIP J. URSO & RENEE DESLAURIES whose

property is located at 16 GREEN LANE, and further

identified as Tax Assessor's Plat 9, Lot 243 for a Variance/Special Use Permit

from Article 6, Section 600, SPECIAL USE PERMITS AND

VARIANCES

to REPLACE SINGLE STORY COVERED PORCH WITH

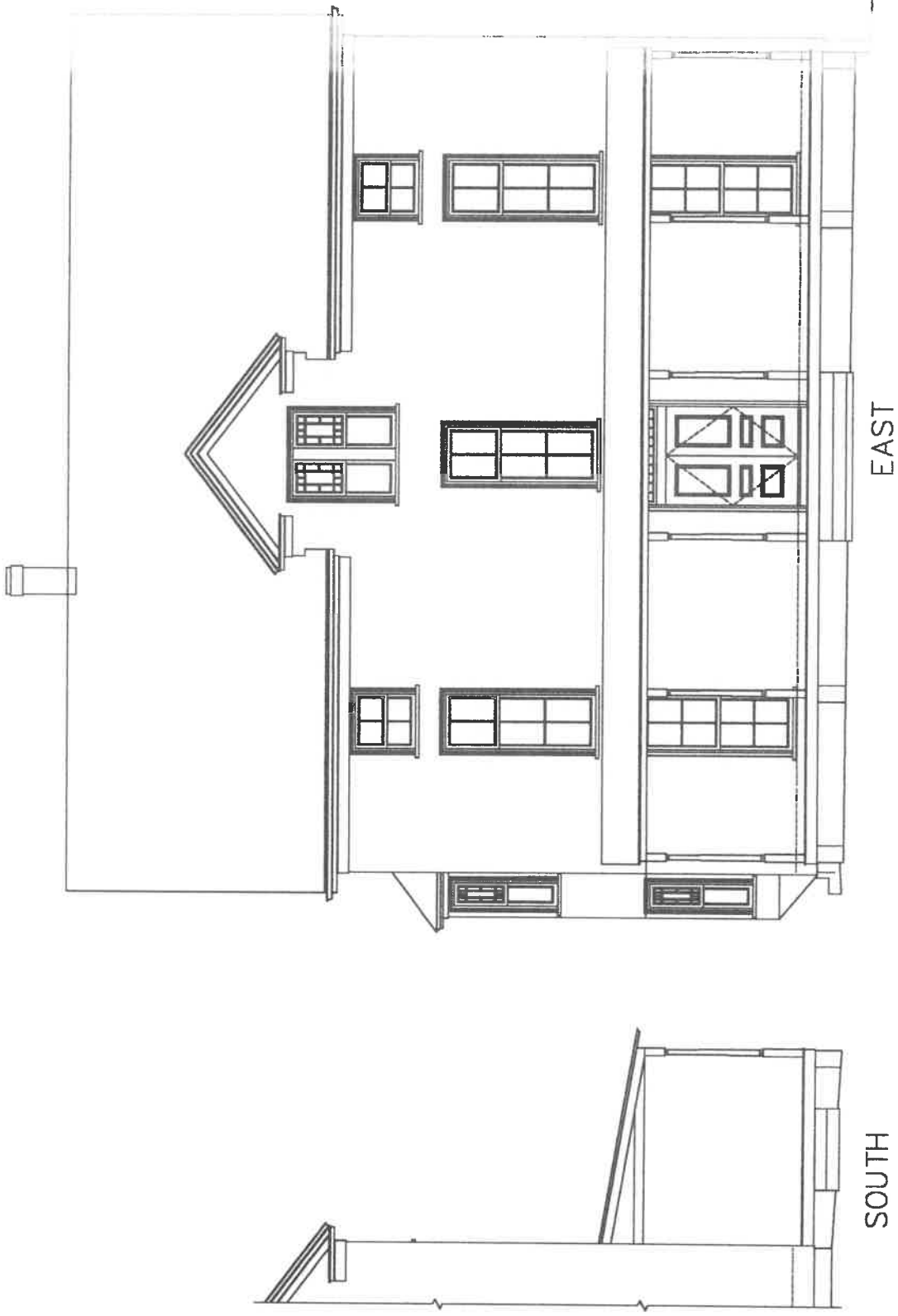
TWO STORY COVERED PORCH (REBUILD ORIGINAL

CONSTRUCTION TWO-STORY COVERED PORCH)

Said property is located in a R-8 zone and contains 17,482 # acres/square feet.

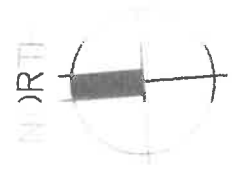
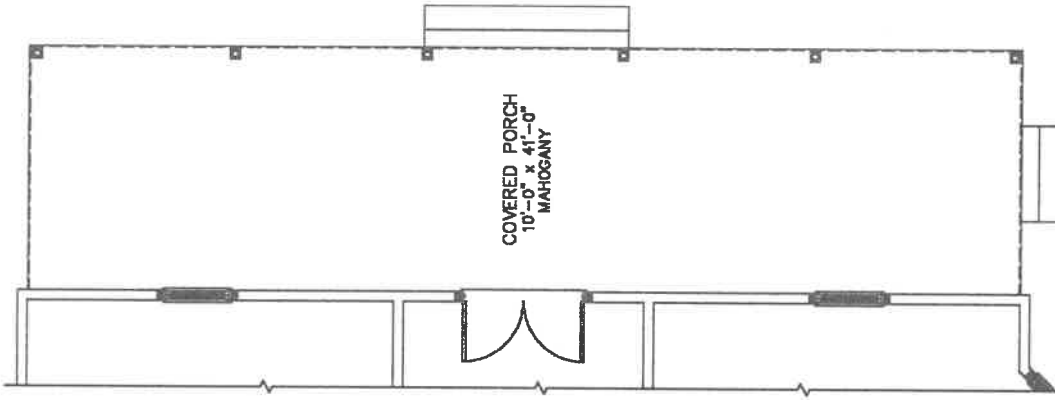
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HOW TO WRITE YOUR AD:

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.



EXISTING EXTERIOR ELEVATIONS

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



EXISTING PORCH PLAN

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

PARCEL ID: 9-246
N/F
NORTH MEADOW PROPERTIES LLC
C/O PAUL A. ROBERTSON
109 CARR LANE
(35 NARRAGANSETT AVE)

PARCEL ID: 9-213
N/F
ANDRES, FRANK M.
ANDRES, MAGDALENA M.
13 CLINTON AVENUE

PARCEL ID: 9-244
N/F
STARR, JENNIFER N.
12 GREEN LANE

EXISTING ADJACENT DWELLING
OWELL (P)



GREEN LANE

129.70'

EXISTING DRIVEWAY

PARCEL ID: 9-243
ZONING DISTRICT: R-8
N/F
URSO, PHILIP J.
DESLAURIES, RENEE
16 GREEN LANE
17,482 SQ. FT.
LOT COVERAGE: 18.2%
(3,174 SQ. FT.)

148.50'

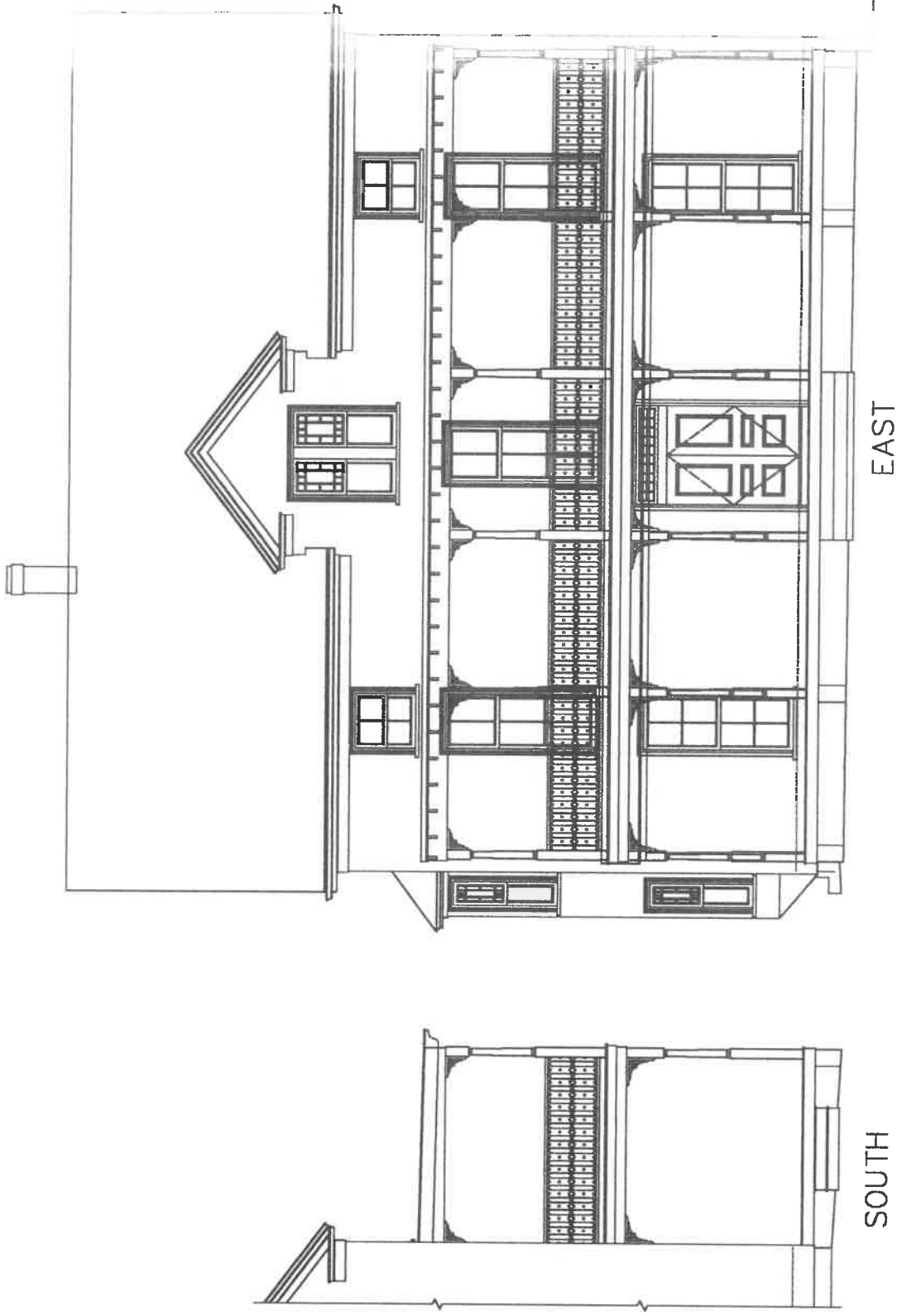
PARCEL ID: 9-241
N/F
COLEBURN, CAROLYN R.
PHILBRICK, HARRY L.
1112 N. BODINE STREET
PHILADELPHIA, PA 19123
(26 GREEN LANE)

PARCEL ID: 9-215
N/F
SWISTAK, MARK W. JR.
SWISTAK, JULIE M.
19 CLINTON AVENUE

EXISTING SITE PLAN

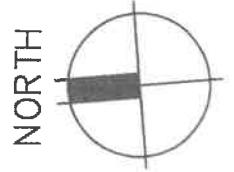
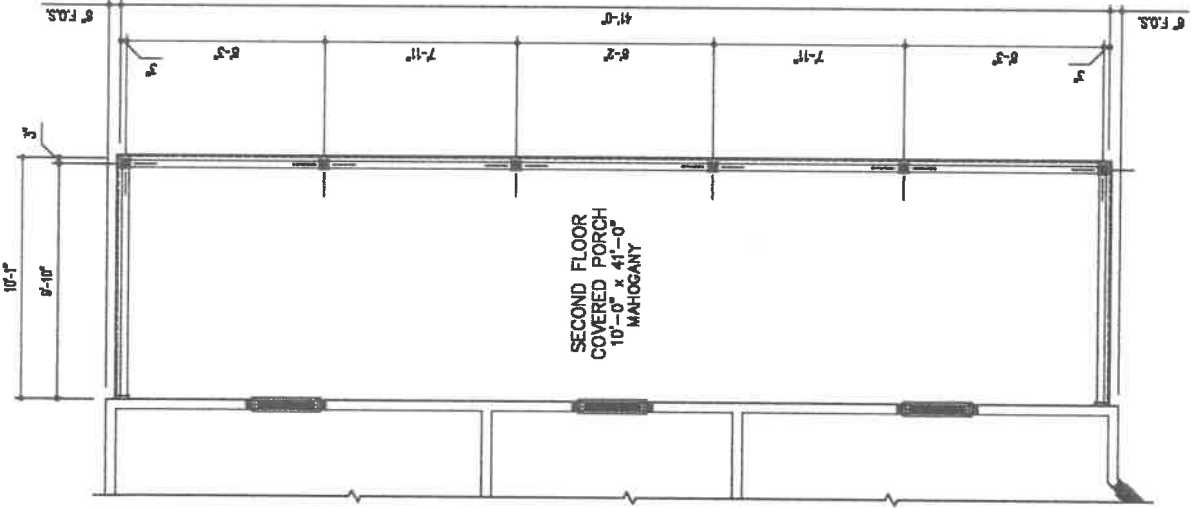
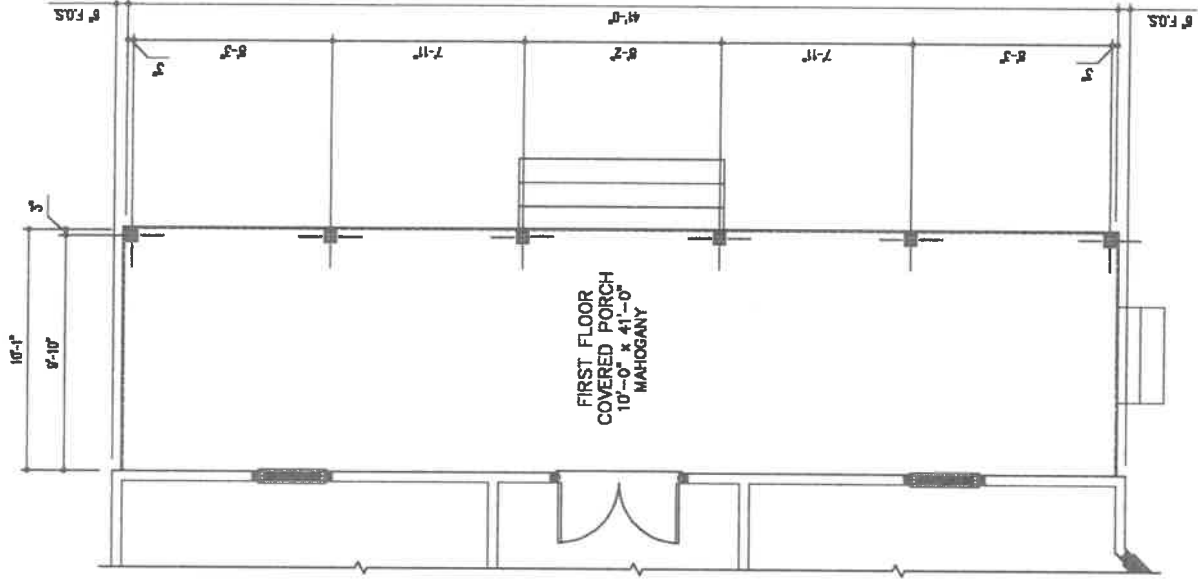
SCALE: 1" = 20'

10 year Term



PROPOSED EXTERIOR ELEVATIONS

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



PROPOSED PORCH PLANS

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

