

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date June 19, 2023

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 John & Sharon Rallis Address 86 Blueberry Lane

Owner same Address _____

Lessee _____ Address _____

1. Location of premises: No. 86 Blueberry Lane Street _____

2. Assessor's Plat 10 Lot 130

3. Dimensions of lot: frontage 196 ft. depth 120 ft. Area 23,520 sq. ft.

4. Zoning Districts in which premises are located: Use RR-80 Area _____ Height _____

5. How long have you owned above premises? 45 years

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

7. Size of existing building 2870 incl. deck

Size of proposed building or alteration 3' 6"x 8' landing with stairs on approved walkway

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

front _____ rear 23' left side 94' 0" right side 54' 0"

9. Present use of premises: residential

10. Proposed use of premises: residential

Location of septic tank & well on lot septic west side of property/well east side

11. Give extent of proposed alterations 3' 6"x 8' landing with stairs, a bump-out on approved proposed rear walkway

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? no

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

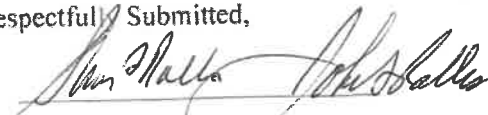
Article 3; section 82-302- District Dimensional Regulation Table 3-2

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

Proposed modification (landing and stairs approx. 28 sq ft) will allow access to yard from existing deck and approved proposed walkway. Proposed landing/stairway extends into current rear setback restriction; however, both existing deck and previous stairs violated no rear-yard restrictions when built and additional 3 ft do not alter the topography of the land. The variance requested is technically an extension of a non-conforming use.

Respectfully Submitted,

Signature



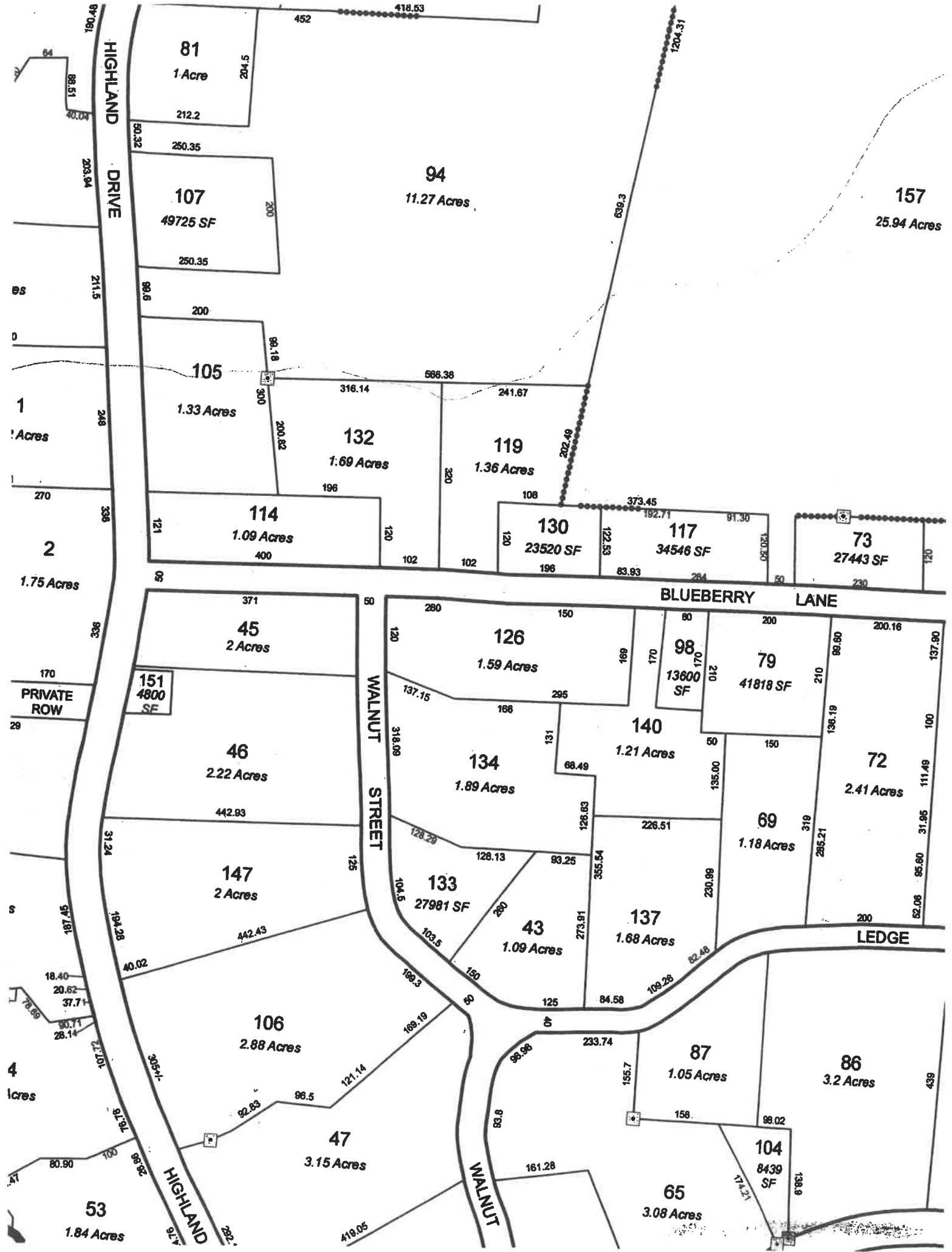
Address

86 Blueberry Lane
Jamestown, RI 02835

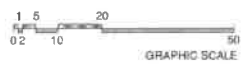
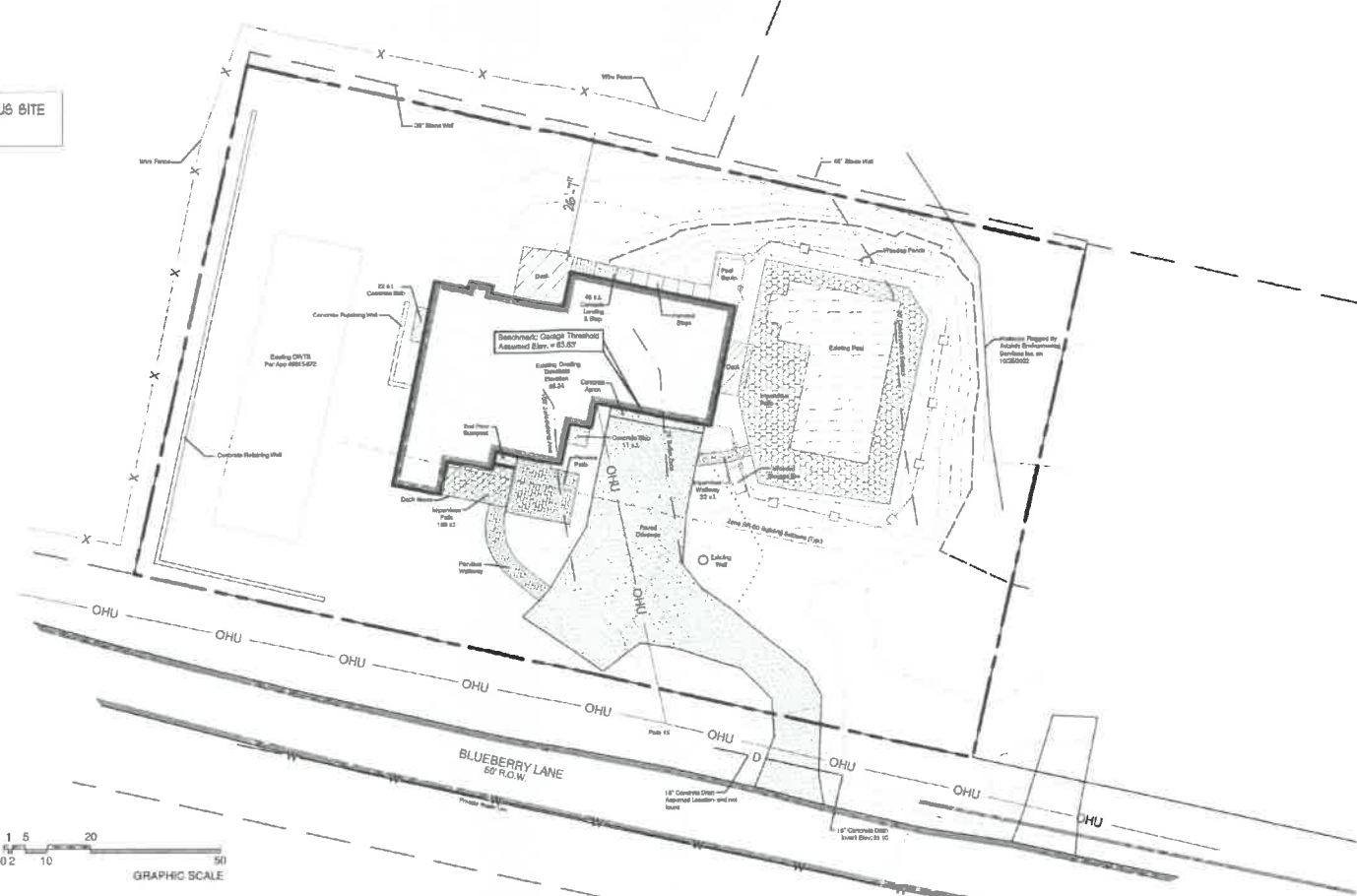
Telephone No. 401-954-4273

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

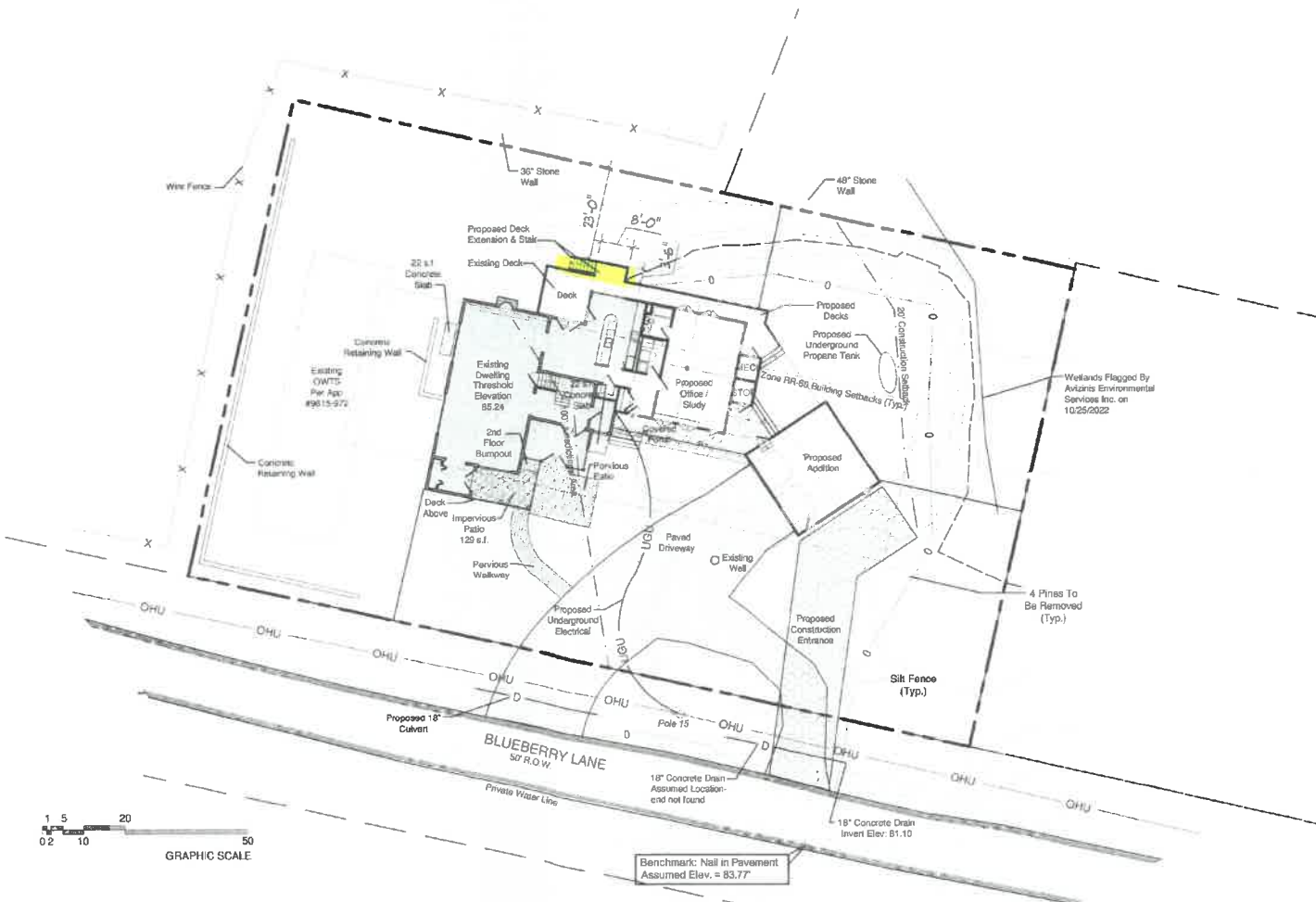
John G. Rallis Trustee of the John G. Rallis Revocable Living Trust and Sharon F. Rallis Trustee of the Sharon F. Rallis Revocable Living Trust of 86 Blueberry Lane, Jamestown, RI 02835 Platt # 10, Lot 130 request a variance from Article 3, section 82, 302 of Table 3-2 of Article 3 Application of District Regulations to Section 82-302 District Dimensional Regulations Table 3-2. Applicants desire to construct a 3'6" x 8' landing and stairs, a bump-out from existing deck and approved proposed walkway to allow access to yard. Landing and stairs will be 23ft from rear (north) lot line, which extends into current rear setback restriction; however, existing dwelling, deck, and previous stairs violated no rear-yard restrictions when built (legal non-conforming structures); the additional 3 ft do not alter the topography of the land. The variance requested is technically an extension of a non-conforming use. The required rear lot restriction is 40 feet. Property is zoned RR-80. Total square footage of lot is 23,540 square feet.



NOTE: SITE CONDITIONS SHOWN ARE BASED ON DATA FROM PREVIOUS SITE SURVEY AS PROVIDED BY AMERICAN ENGINEERING, INC.



1 EXISTING SITE PLAN
1" = 20'-0"



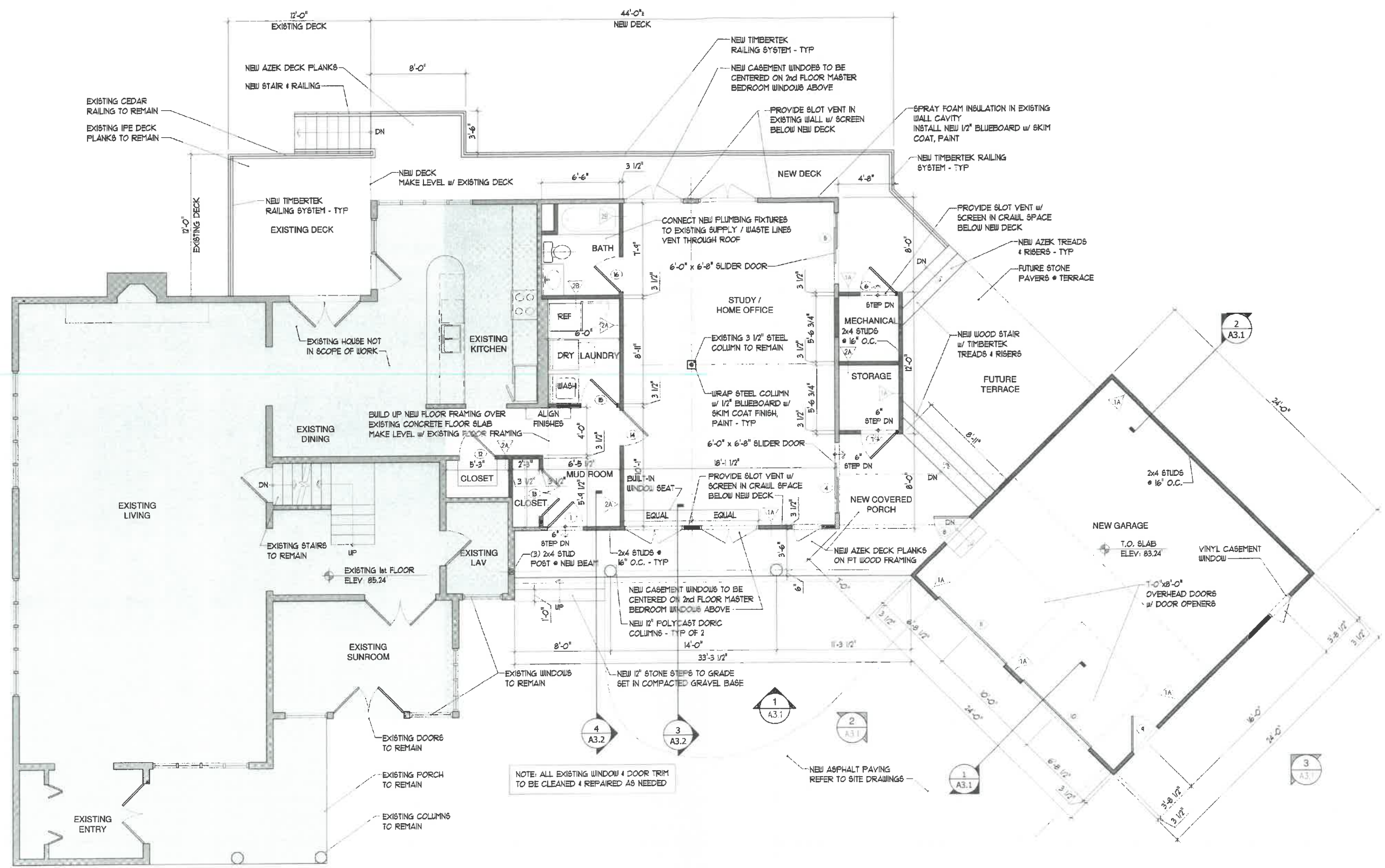
2 PROPOSED SITE PLAN
1" = 20'-0"



ISSUED:



ISSUED



NOTE: REPLACEMENT OF EXISTING WINDOWS & DOORS TO BE COMPLETED UNDER SEPARATE CONTRACT

NOTE: ALL EXISTING WINDOW & DOOR TRIM TO BE CLEANED & REPAIRED AS NEEDED

NEW ASPHALT PAVING REFER TO SITE DRAWINGS

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"