

Application of Andrew K. Macintyre et ux Colleen D., whose property is located at 9 Maple Avenue, and further identified as Tax Assessor's Plat 9, Lot 14 for a variance from Article 7 Non-Conforming Uses , Sec. 82-705. Alteration of a non-conforming structure.

The applicant seeks to enclose an existing side deck into living area (138.6 sq. ft.) which is within the allowed setbacks. The existing structure is non-conforming regarding front setback along Maple Avenue. 30' required, 19'6" existing.

Said property is in an R-20 Zone and contains 30,214 sq. ft.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 7/24/2023

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 MacIntyre Andrew K Address 9 Maple Ave
et ux colleen D.
Owner MacIntyre Andrew K Address 9 Maple Ave
et ux colleen D.
Lessee — Address —

1. Location of premises: No. 9 Maple Ave Street

2. Assessor's Plat 9 Lot 14

3. Dimensions of lot: frontage 60 ft. depth 244.6 ft. Area 30,214 sq. ft.

4. Zoning Districts in which premises are located: Use R-20 Area _____ Height _____

5. How long have you owned above premises? 24

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

7. Size of existing building 2234.4 sq ft

Size of proposed building or alteration 138.6 sq ft

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

front 34' rear 197' left side 53.6" right side 17' 7"

9. Present use of premises: residence

10. Proposed use of premises: residence

Location of septic tank & well on lot NA

11. Give extent of proposed alterations Rebuild and enclose existing deck to living area. One story. To extend, to the rear, 5' to existing deck 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? yes

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

Existing front porch, which will not be impacted does not conform to front lot set back. It is 19' 6" from front lot line, 30' required.

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

Proposed alteration extends living 138.6 sq ft to accommodate family gathering space.

Respectfully Submitted,

Signature Robert D. MacAs

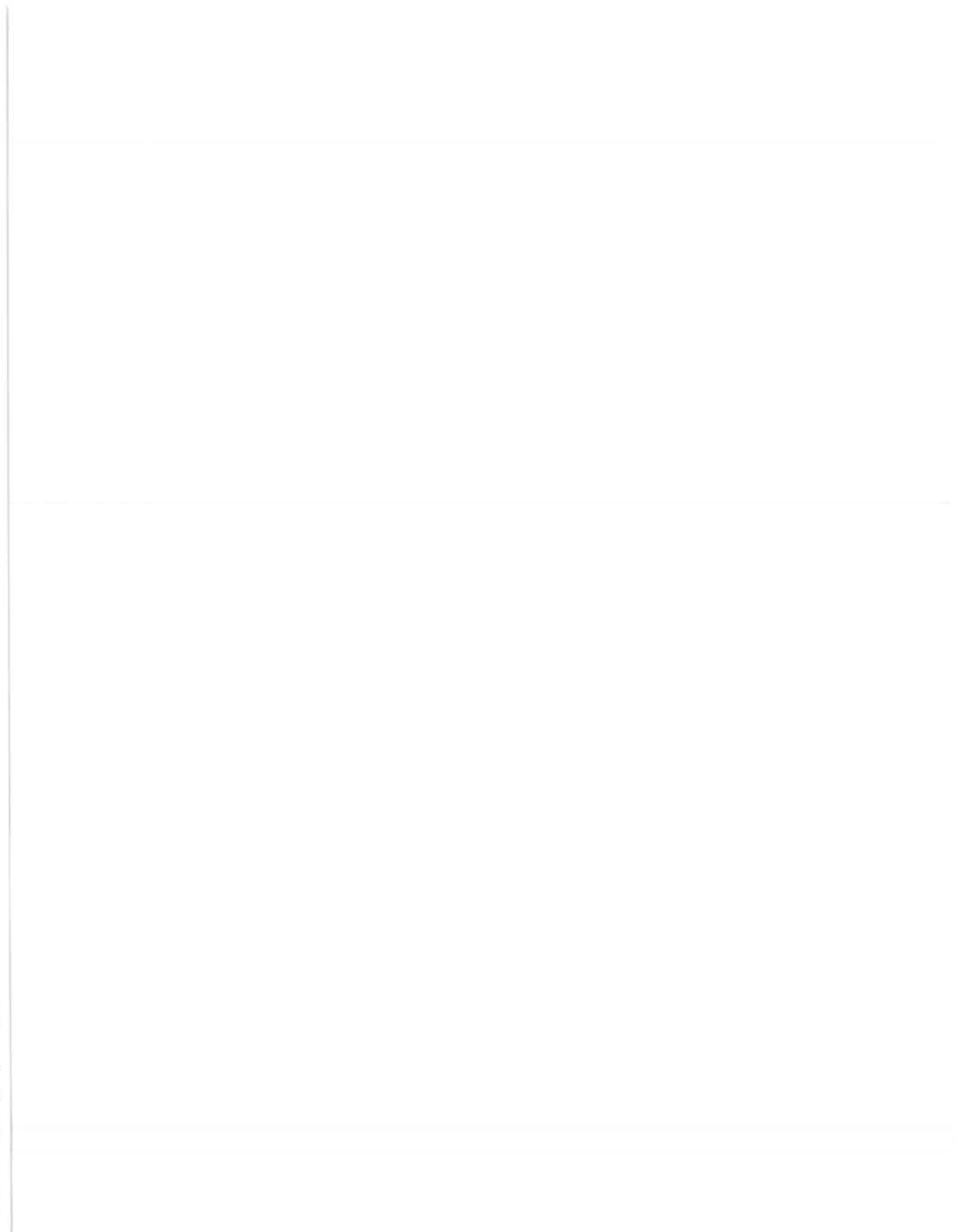
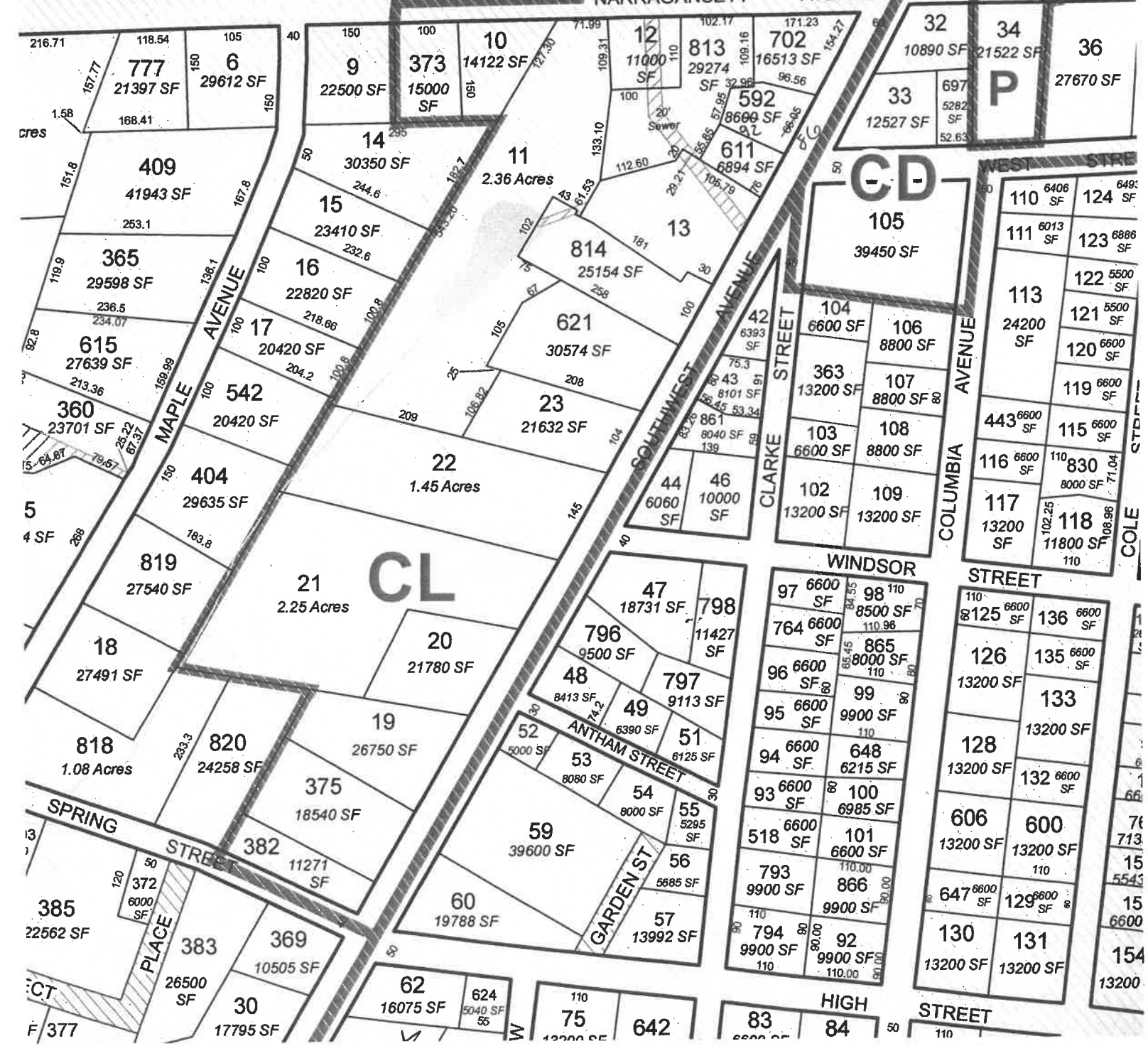
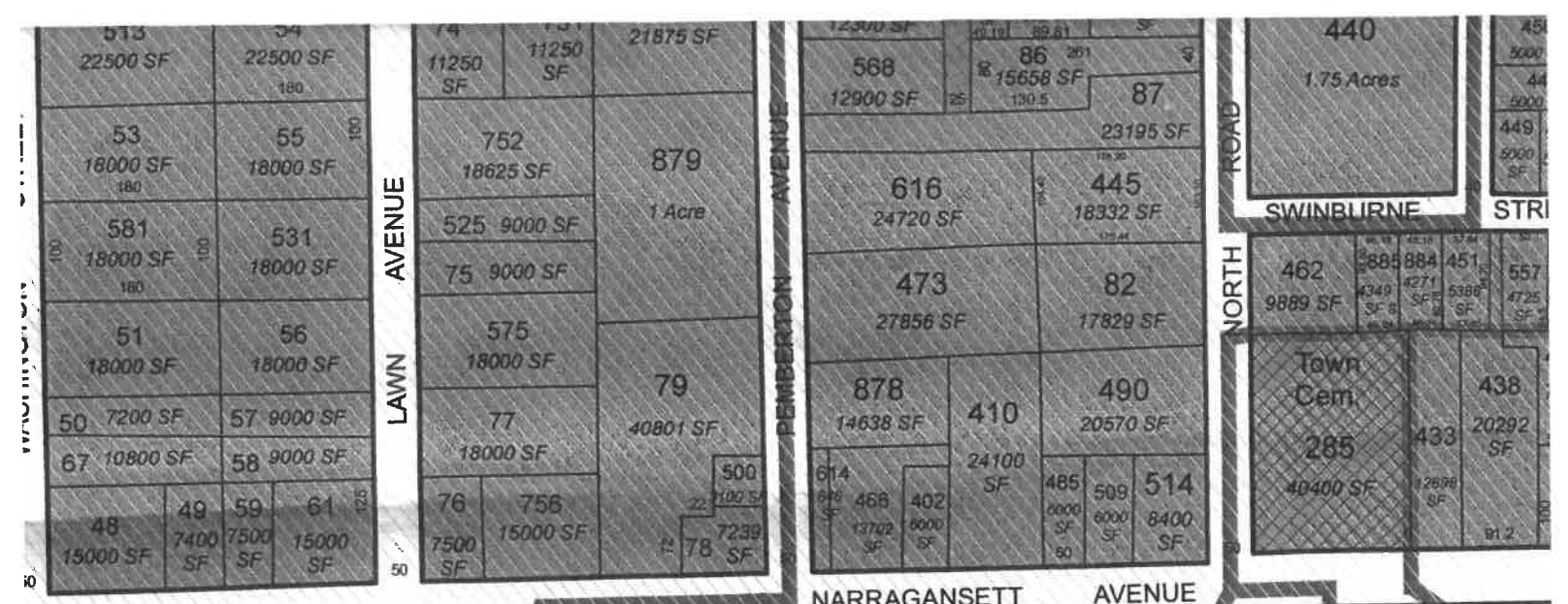
Address 9 Maple Avenue

James town, R.I. 02835

Telephone No. (401) 864-7270

(401) 423-3626

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



9 Maple

137 NARRAGANSETT AVENUE L
C/O DIAMOND STAR PROPERTY
615 JEFFERSON BLVD #A104
WARWICK, RI 02886

SCHLACHTER ANDREW J ET
FEELEY LACEY M
10 MAPLE AVENUE
JAMESTOWN, RI 02835

BROWN LINDA F
121 NARRAGANSETT AVE
JAMESTOWN, RI 02835

SIMMONS JAMES D ET
AUBOIS SUZANNE M
17 MAPLE AVE
JAMESTOWN, RI 02835

COLLIE JEREMY & ELIZABETH
151 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

SWISTAK MICHAEL ET
SWISTAK PAULA
143 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

CONANICUT CROSSINGS LLC
129 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

TAMBOE KENNETH G TRUSTEE
TAMBOE EMILIE M TRUSTEE
15 MAPLE AVENUE
JAMESTOWN, RI 02835

EVAN REALTY ASSOC LLC
22 SOUTHWEST AVENUE
JAMESTOWN, RI 02835

UNKNOWN
, 00000

GLADDING GOODS LLC
65 BLUEBERRY LANE
JAMESTOWN, RI 02835

WASHBURN ARTHUR H JR & JA
PO BOX 172
JAMESTOWN, RI 02835-0172

LAMBERT ROBERT H JR ET
LAMBERT JEAN Z
20 MAPLE AVE
JAMESTOWN, RI 02835

WEST FERRY PROPERTIES LLC
129 NARRAGANSETT AVE
JAMESTOWN, RI 02835

NARRAGANSETT AVENUE REATL
157 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

NEWPORT HEALTH PROPERTY
MANAGEMENT INC
17 VIRGINIA AVE STE 101
PROVIDENCE, RI 02905-4406

ROMA ENTERPRISES LLC
30A SOUTHWEST AVENUE
JAMESTOWN, RI 02835



N-T-S

TITLE:
 PROPOSED ADDITION OVER DECK
 9 MAPLE AVE., JAMESTOWN, RI
 PREPARED FOR
 COLLEEN & ANDY MACINTYRE

TITLE/INDEX SHEET

REVISIONS

No.	Description	Date

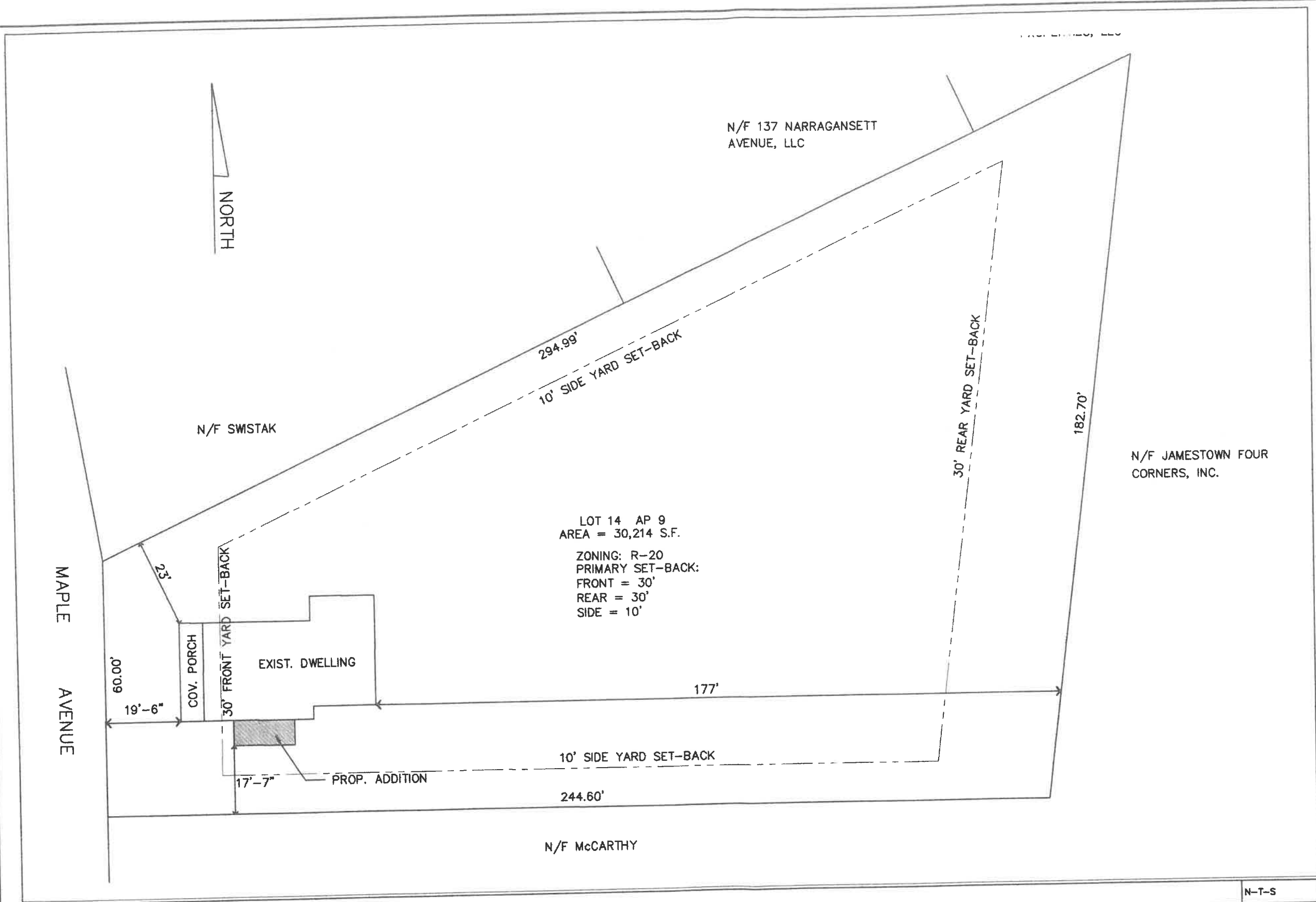
NOTE: ALL
 CONSTRUCTION
 TO CONFORM
 TO RISB 2019
 1 & 2 FAMILY
 REQUIREMENTS

Scale: As Shown
 Drawn By: JB
 Checked By: JB
 Approved By:
 Project No: 023-
 Date: June 26, 2023

DWG No:
 T-1.0

1

DRAWING NO.	TITLE	REV'D	DRAWING NO.	TITLE	REV'D
T - 1.0	TITLE/INDEX SHEET				
S - 1.0	SITE PLAN				
A - 1.0	EXISTING FIRST FLOOR PLAN				
A - 2.0	PROPOSED FIRST FLOOR PLAN				
A - 3.0	SOUTH ELEVATION				
A - 4.0	WEST ELEVATION				



1 PLAN

GENERAL NOTES

TITLE:
 PROPOSED ADDITION OVER EXISTING DECK
 9 MAPLE AVE., JAMESTOWN
 PREPARED FOR
 COLLEEN & ANDY MacINTYRE

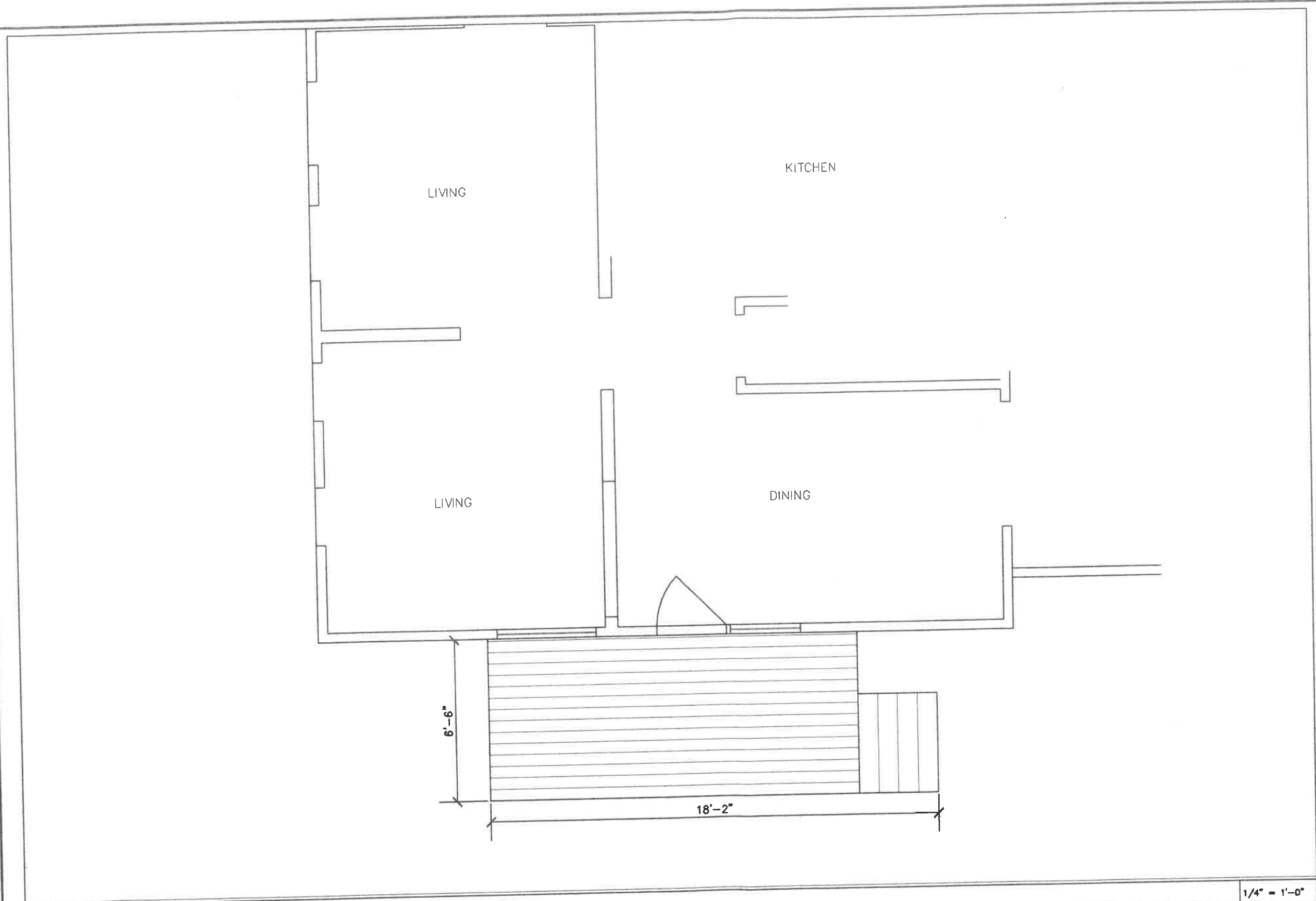
SITE PLAN

REVISIONS

No.	Description	Date

Scale: As Shown
 Drawn By: JB
 Checked By: JB
 Approved By:
 Project No: 023-
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DWG No:
 S-1.0



1 PLAN

1/4" = 1'-0"

GENERAL NOTES

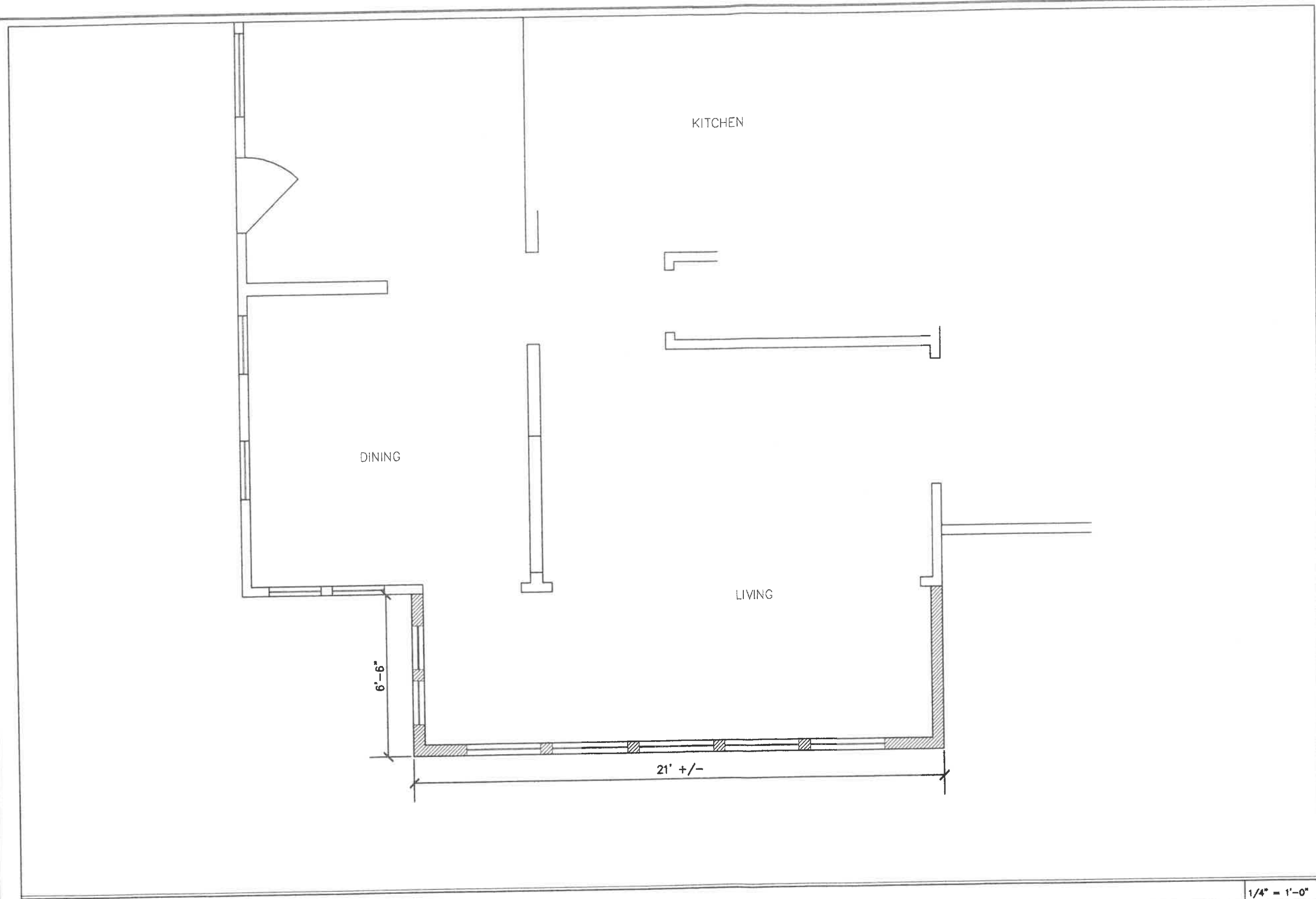
TITLE:
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 9 MAPLE AVE., JAMESTOWN
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EXISTING FLOOR PLAN

REVISIONS		
No.	Description	Date

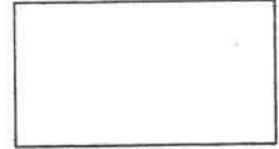
Scale: As Shown
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DWG No:
 A-1.0



1 PLAN 1/4" = 1'-0"

GENERAL NOTES



TITLE:
 PROPOSED ADDITION OVER EXISTING DECK
 9 MAPLE AVE., JAMESTOWN
 PREPARED FOR
 COLLEEN & ANDY MACINTYRE
 PROPOSED FLOOR PLAN

REVISIONS		
No.	Description	Date

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 Drawn By: jb
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 Approved By:
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 DWG No:
 A-2.0



1 PLAN

1/4" = 1'-0"

GENERAL NOTES

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PROPOSED ADDITION OVER EXISTING DECK
 9 MAPLE AVE., JAMESTOWN
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 COLLEEN & ANDY MacNTYRE

SOUTH ELEVATION

REVISIONS

No.	Description	Date

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DWG No:
 A-3.0



1/4" = 1'-0"

1 PLAN

GENERAL NOTES

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WEST ELEVATION

REVISIONS

No.	Description	Date

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DWG No:
 A-4.0