

NOTICE OF ADMINISTRATIVE DECISION

An application for Modification has been submitted to the Zoning Enforcement Officer, pursuant to Article 6, Section 609 of the Jamestown Zoning Ordinance. The Zoning Enforcement Officer has determined that the request is consistent with the requirements of section 609. You have the right to file a written objection to this determination, and, if timely filed, the request for the Modification shall be denied. If no written objections are received within thirty (30) from the date of advertisement, August 10, 2023, the Modification shall be granted

Application of Glenn H Mitchell and Numi C Mitchell whose property is located at 67 Howland Avenue, and further identified as Tax Assessor's Plat 9, Lot 191, for a variance from Article 3, Section 82.302 - District Dimensional Regulations to renovate an existing bathroom to 5 feet 6 inches from the lot line instead of the required 7 feet. Said property is located in an R8 zone in the Jamestown Village Special Development District and contains .493 acres.

BY ORDER OF THE ZONING OFFICIAL

Peter Medeiros

93 Narragansett Ave.

Jamestown, R.I. 02835

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 JUL 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 Numi / Glenn Mitchell Address 67 Howland Ave

Owner Same Address same

Lessee _____ Address _____

1. Location of premises: No. 67 Howland Ave Street

2. Assessor's Plat 9 Lot 191

3. Dimensions of lot: frontage 100' ft. depth 200 ft. Area 20,000 sq. ft.

4. Zoning Districts in which premises are located: Use R8 Area 9 Height _____

5. How long have you owned above premises? OCT 1994 ~ 30 yrs

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

7. Size of existing building 1228 sq. ft.

Size of proposed building or alteration 40 sq ft

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

front 120.8' rear 37' left side 61' right side 5'6"

9. Present use of premises: Residence

10. Proposed use of premises: Residence

Location of septic tank & well on lot Town Sewer

11. Give extent of proposed alterations Increase footprint of existing bathroom by 40 sq ft.

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

13. Have you submitted plans for above to Inspector of Buildings? w/this application

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. Application of District Regulations
Section 82-302: District Dimensional Regulations
TABLE 3-2

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

Need to update/renovate a 1939 bathroom (MAIN)
w new floors (currently rotten), toilet, shower etc.
Everything needs to be replaced.

Respectfully Submitted,

Signature J. H. Mitchell

Address 67 Howland Ave

Telephone No. 401. 835. 0943

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



LOCUS MAP
NOT TO SCALE

BLANK NOTES:

1. NORTH ARROW REFERENCES MAGNETIC NORTH (NOVEMBER 2023).
2. EXISTING CONDITIONS SHOWN AS OF MAY 4, 2023 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
3. SUBJECT GARAGE LIES WITHIN THE RR ZONING DISTRICT.
4. BY GRADING PLACING ONLY SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) AREA OF ANNUAL FLOOD HAZARD (SEE PANEL 4400000701) EFFECTIVE 5/4/2013.

PLAN REFERENCES:

1. SEE THE HOWLAND PLAN JAMESTOWN, RI, SCALE 80 FT. = 1" AS SURVEYED AND Laid OUT BY A.W. DEAN, C.E. AND C.K. KETTEL, C.E. FOR AND UNDER THE DIRECTION OF PERCY H. BLAKE, CIVIL ENGINEER, AUGUST 1873, RECORDED IN THE TOWN OF JAMESTOWN LAND CHARGE RECORDS: 4811B.
2. SEE SURVEY PLAN PREPARED FOR NAMI & GLENN MITCHELL 67 HOWLAND AVENUE, JAMESTOWN, RHODE ISLAND 02833 FOR PROPERTY LOCATED ON 8 LOTS (101 - 108) IN THE TOWN OF JAMESTOWN, RI, DATED AUGUST, 2008, RECORDED IN THE TOWN OF JAMESTOWN LAND CHARGE RECORDS #148A.
3. SEE CORRECTED SURVEY PLAN PREPARED FOR NAMI & GLENN MITCHELL 67 HOWLAND AVENUE, JAMESTOWN, RHODE ISLAND 02833 FOR PROPERTY LOCATED ON 8 LOTS (101 - 108) IN THE TOWN OF JAMESTOWN, RI, DATED AUGUST, 2008, RECORDED IN THE TOWN OF JAMESTOWN LAND CHARGE RECORDS #148A.
4. SEE PLAN OF SURVEY OF PROPERTY OWNED BY ELIOTT BROWN, PLAT 9, LOT 543 32 HIGH STREET, JAMESTOWN, RHODE ISLAND, BY PC COORVOTER ENGINEERS, INC. DATED OCT. 8, 2008, RECORDED IN THE TOWN OF JAMESTOWN LAND CHARGE RECORDS #48A.

PLAN OF LAND

IN THE TOWN OF JAMESTOWN, RHODE ISLAND
A.P. 9, LOT 191 ~ 67 HOWLAND AVENUE

PREPARED FOR: NAMI MITCHELL

MARCH 14, 2023 SCALE: 1"=20'

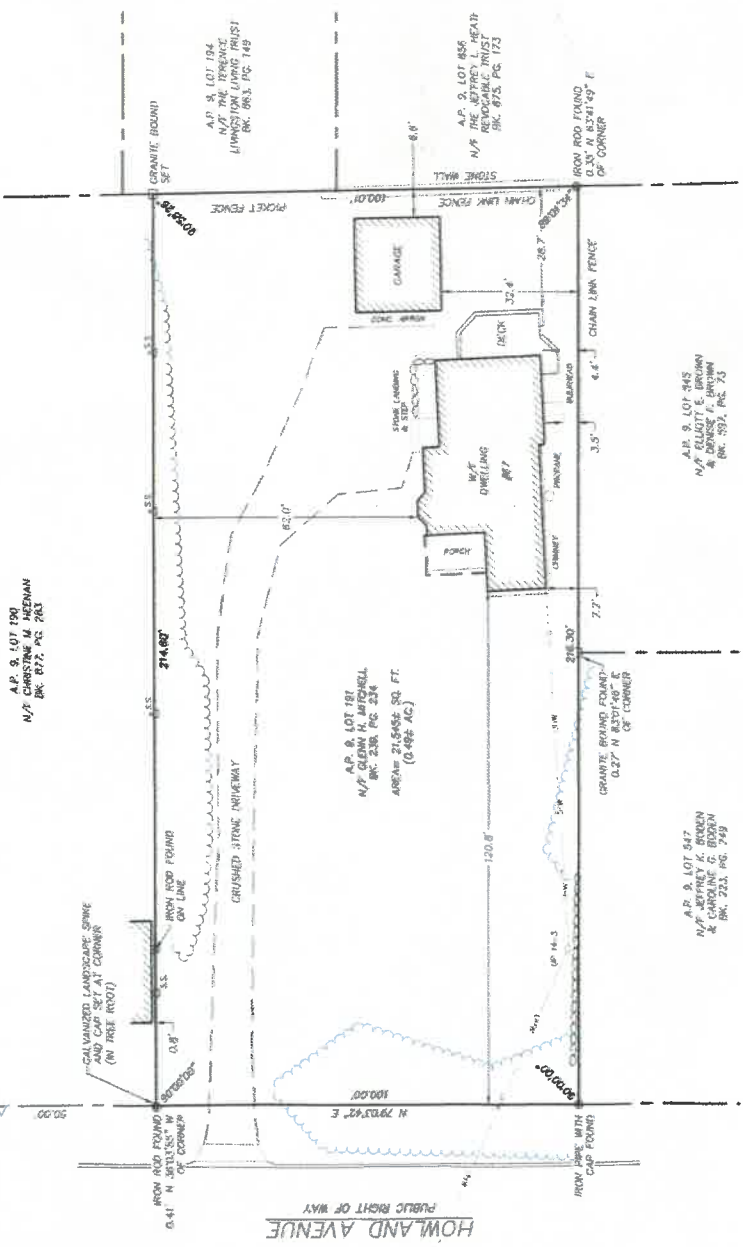
REVISED: APRIL 4, 2023

REVISED: APRIL 10, 2023

REVISED: MAY 8, 2023



SOUTH COUNTY SURVEY CO.
3808 HAINES, WAREHOUS, RI 02899
(401) 783-2300
www.SouthCountySurvey.com



GRAPHIC SCALE
(IN FEET)
1 inch = 20' ft.

LEGEND

—	PROPERTY LINE
---	ADJUTER'S PROPERTY LINE
—	CHAIN LINK FENCE
—	PROCKET FENCE
—	OVERHEAD WIRE
—	EDGE OF VEGETATION
—	UTILITY POLE
—	CONCRETE/STONE ROUND
—	IRON PIN/ROD
—	SPRUE WITH CAP SET
—	STAKE SET (ON LINE)

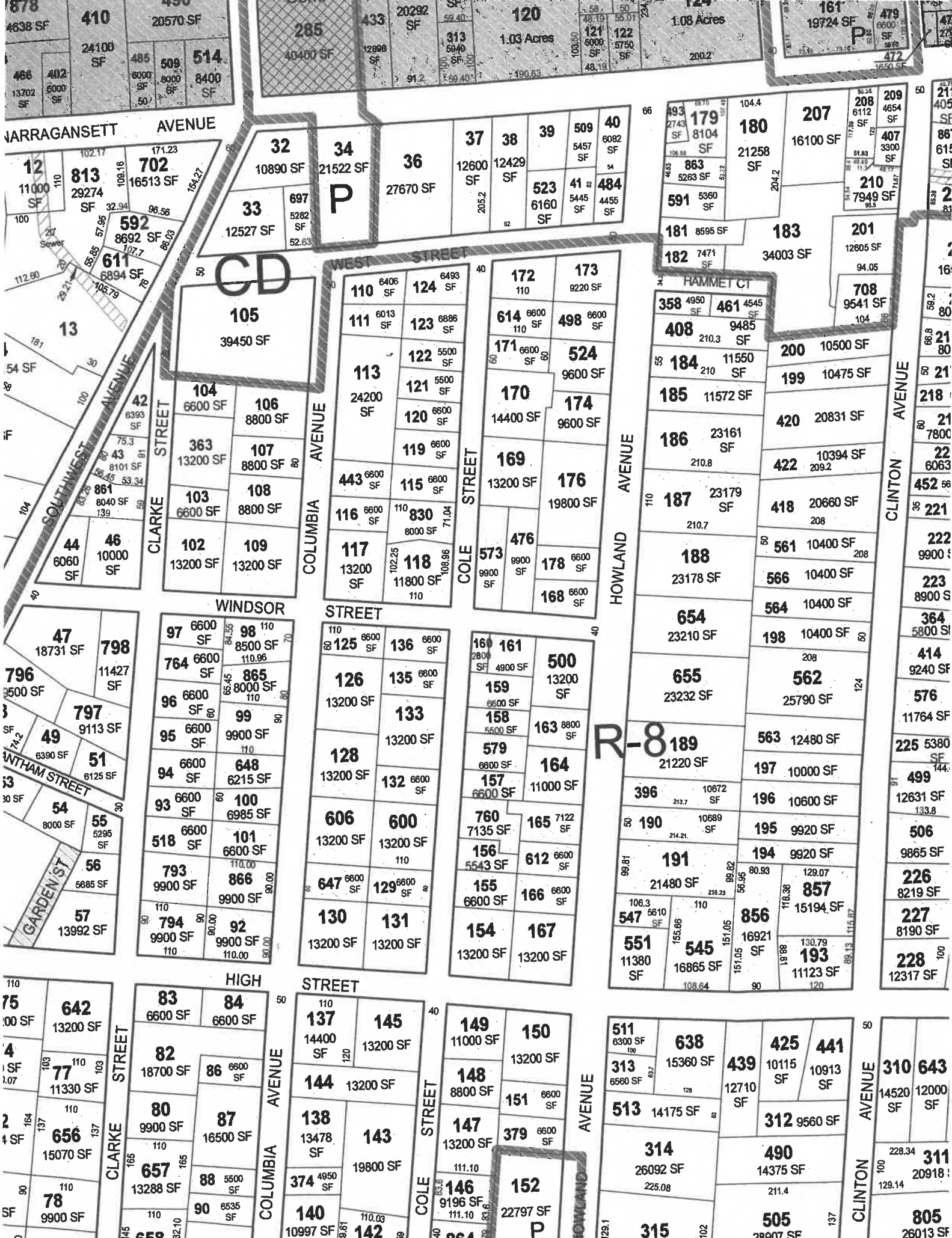


SURVEYOR'S CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE PLAN PREPARED PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT OF 1976, AS AMENDED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: CONVEYANCE BOUNDARY SURVEY
CLASSIFICATION: CLASS II

MEASUREMENT TECHNIQUES:
STANDARD OF CARE: REASONABLE CARE
FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DETERMINE AND MONUMENT THE PROPERTY BOUNDARY LINES.

BY: *James T. Caldorine*
JAMES T. CALDORINE, P.L.S. #2507
COM. RI. 72



1878
4638 SF
410
24100 SF
20570 SF
486
13702 SF
402
6000 SF
485
6000 SF
509
8000 SF
514
8400 SF

285
40400 SF
433
12908 SF
20292 SF
313
5840 SF
120
1.03 Acres
121
5000 SF
122
5750 SF
1.08 Acres
200.2

161
19724 SF
479
6600 SF
472
1650 SF
209
4654 SF
407
3300 SF
210
7949 SF
180
21258 SF
16100 SF
207
16100 SF
208
6112 SF
209
4654 SF
407
3300 SF
210
7949 SF

VARRAGANSETT AVENUE
12
11000 SF
813
29274 SF
702
16513 SF
592
8692 SF
611
6894 SF
13
54 SF

32
10890 SF
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21522 SF
36
27670 SF
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12600 SF
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12429 SF
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5457 SF
509
6082 SF
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6082 SF
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12527 SF
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39450 SF

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8101 SF
861
8040 SF
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18731 SF
798
11427 SF

WEST STREET
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6493 SF
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6013 SF
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6886 SF
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23179 SF
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