

Notice of Hearing

Application of John Kuffner whose property is located at 75 Blueberry Lane, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 10, Lot 98 for a Variance granted under Article 6, Special Use Permits and Variances, Section 600 and 606. This application is made pursuant to the provisions of section 82-302, Table 3-2, District Dimensional Regulations for the RR80 Zoning District of the zoning ordinance. The Applicant seeks an accessory side yard setback relief of four (4.0) feet where twenty (20.0) feet is required in order to construct a small single stall garage and storage area. Said property is located in a RR80 zone and contains +/-13,590 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 8/21/2023

To Whom it may concern:

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 Kuffner. Address: c/o Christian Infantolino, Esq.,
75 Blueberry Lane. 77 Narragansett Avenue
Jamestown, RI 02835 Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 75 Blueberry Lane
2. Assessor's Plat 10 Lot 98
3. Dimensions of lot: frontage: +/-79.5 ft. depth: +/-169.83 ft. Area: +/-13,590 sq. ft.
4. Zoning Districts in which premises are located: Use:RR80 Area: 80,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? May 5, 2023
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 1136 sq. ft.
Size of proposed building or alteration: 368 sq. ft.
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 40' side: 30'
Accessory Required: front: 40' rear: 20' side: 20'
Proposed Accessory: front: 40' rear: +/-126.5 side: 4.0'
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence
Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to construct a small single stall garage with storage area.

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:

This application also seeks a dimensional variance granted under Article 6 Section 82-600, 605, and 606 from the following:

(1) Article 3 Section 82-302. Table 3-2. District Dimensional Regulations for an accessory side yard setback of 4.0 feet where 20 feet is required.

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

This property possesses unique characteristics that require the relief requested.

This hardship present is due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

The hardship amounts to more than a mere inconvenience without the requested relief.

Respectfully Submitted,

Signature: /s/ christian s. infantolino, esq., attorney for applicants

Address: 77 Narragansett Avenue
Jamestown, RI 02835

Phone: 401-423-0400

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

Jamestown

(Summary Data - may not be Complete Representation of Property)

Parcel: 10-98 Location: 75 BLUEBERRY LANE Owner: KUFFNER JOHN
 Account: 2758 User Acct: 07059045 LUC: 01 - Single Fam Zoning: R80

Parcel Values
 Total: \$950,500 Land: \$499,100 Land Area: 0.312 AC Building: \$451,400 Assessed: \$950,500

Sales Information

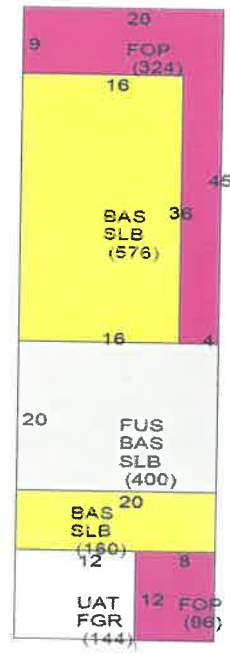
Book and Page	Instrument Type	Date	Price	Grantor
1035-322	Warranty	05/05/2023	\$1,330,000	BAUM ANTONIA L
1026-102	Warranty	09/29/2022	\$1,295,000	TRACEY WILLIAM E

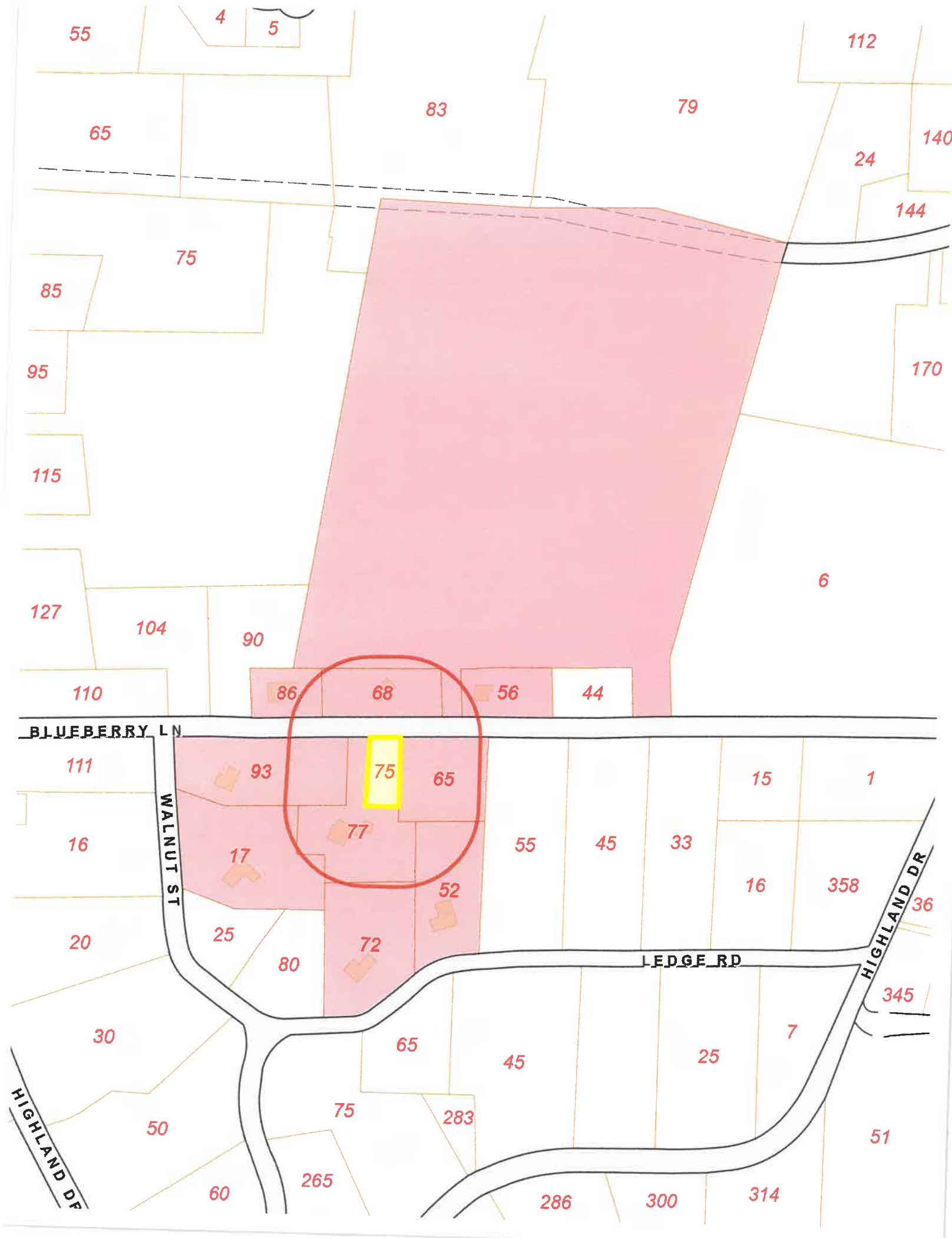
Building Type: Modern/Contemporary **Year Built:** 2012 **Grade:** B+ **Condition:** GD
Heat Fuel: Propane **Heat Type:** Hot Water **% Air Conditioned:** 100.00 **Fireplaces:** 0
Exterior Wall: Clapboard **Bsmnt Garage:** 0 **Roof Cover:** Metal/Tin **# of Units:** 1
of Rooms: 5 **# of Bedrooms:** 2 **Full Bath:** 2 **1/2 Baths:** 0

Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Building Areas						
Area	Net Area		Finished Area			
Attic, Unfinished	28.8 SF		0 SF			
First Floor	1,136 SF		1,136 SF			
Garage	144 SF		0 SF			
Porch, Open, Finished	420 SF		0 SF			
Slab	1,136 SF		0 SF			
Upper Story, Finished	400 SF		400 SF			

Disclaimer: This information is for tax
 assessing purposes
 and is not warranted





CONANICUT ISLAND LAND TRU
P O BOX 106
JAMESTOWN, RI 02835

COTTER LYDIA BIDDLE TRUST
17 WALNUT STREET
JAMESTOWN, RI 02835

DOMAIN REALTY LLC
800 OAKLAWN AVENUE
CRANSTON, RI 02920

FRIEDMAN JULES M ET
FRIEDMAN AMY H
52 LEDGE ROAD
JAMESTOWN, RI 02835

FRITZ KATHERINE BREWER
43 SALEM STREET
ANDOVER, MA 01810

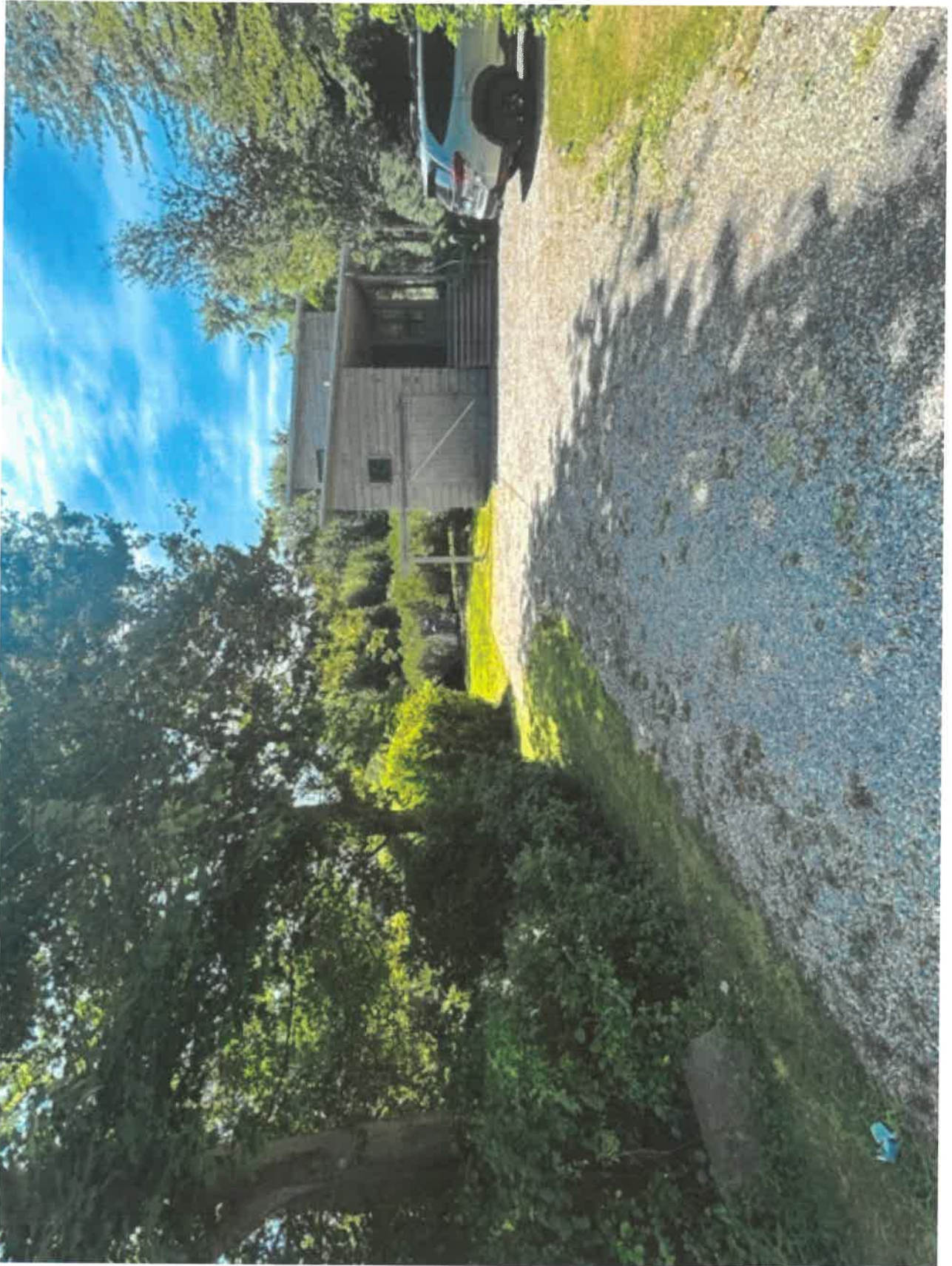
GLADDING NIKKI C & KENNET
645 NORTH MAIN ROAD
JAMESTOWN, RI 02835

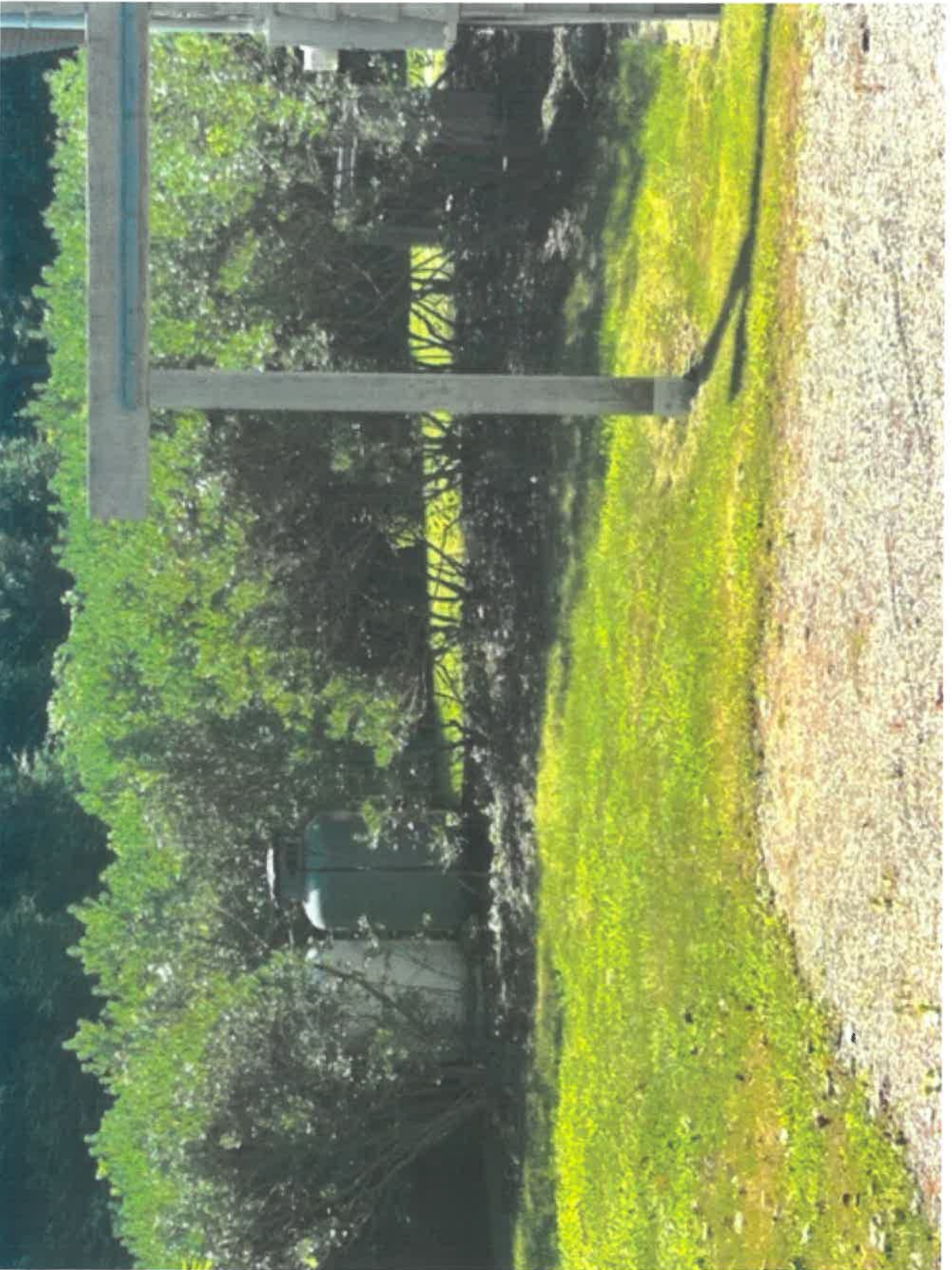
GOOSE ROCKS ASSOCIATES
334 BEAVERTAIL ROAD
JAMESTOWN, RI 02835-2718

MCDONOUGH GERARD H TRUSTE
77 BLUEBERRY LANE
JAMESTOWN, RI 02835

RALLIS JOHN G TRUSTEE
RALLIS SHARON F TRUSTEE
86 BLUEBERRY LANE
JAMESTOWN, RI 02835

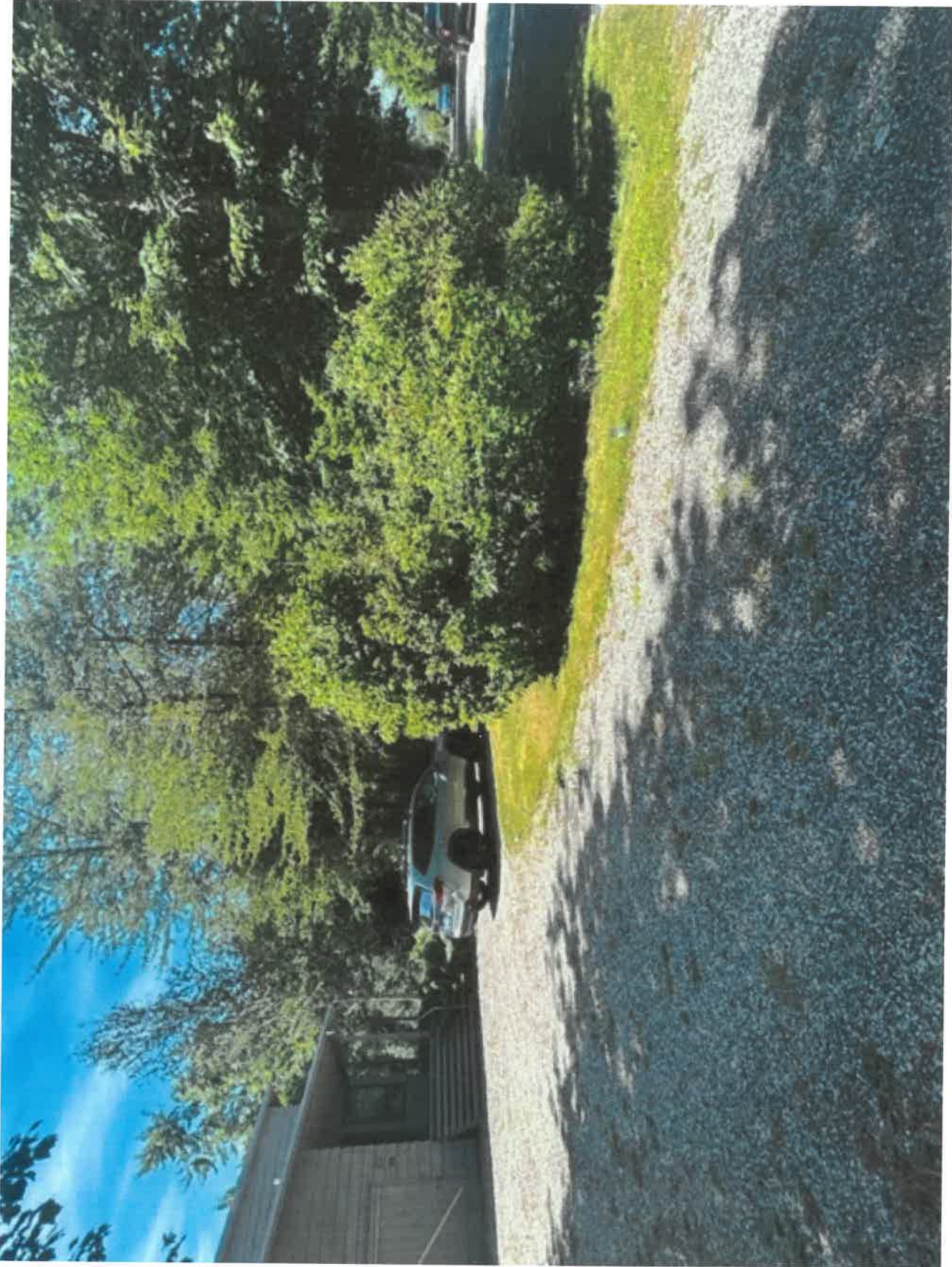
ZAMPINI THOMAS L ET UX
ZAMPINI CASSANDRA M TE
72 LEDGE ROAD
JAMESTOWN, RI 02835



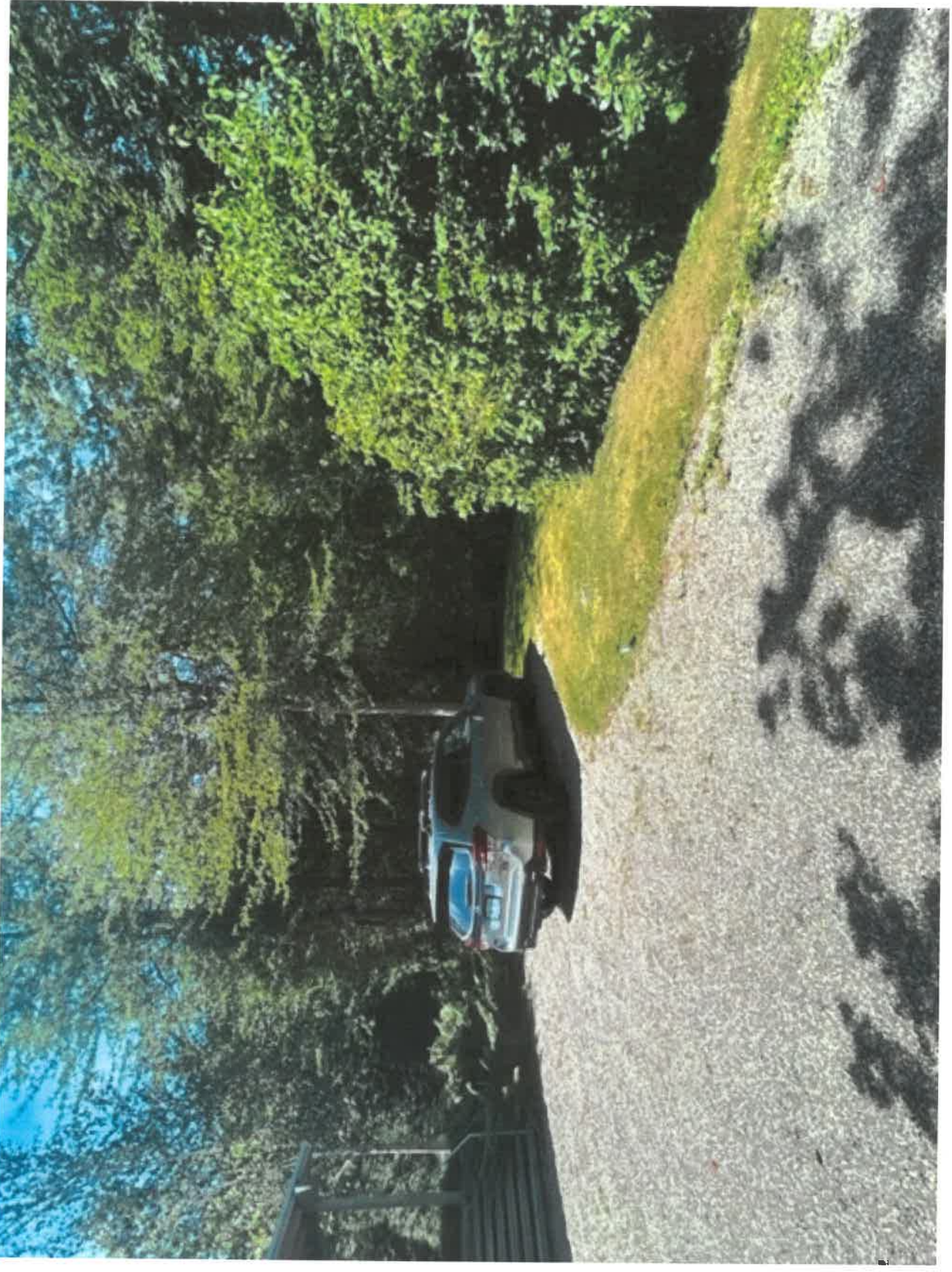


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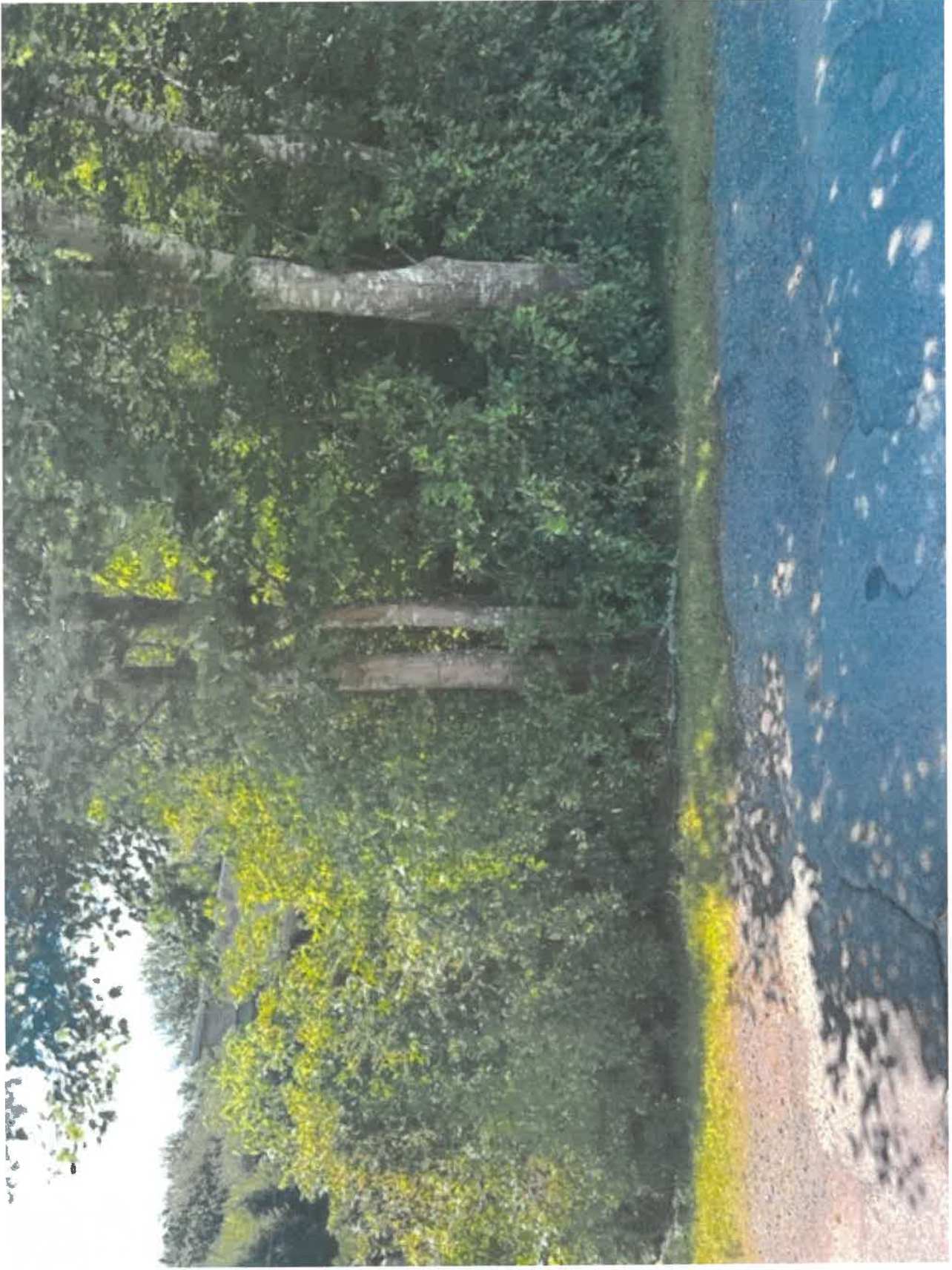
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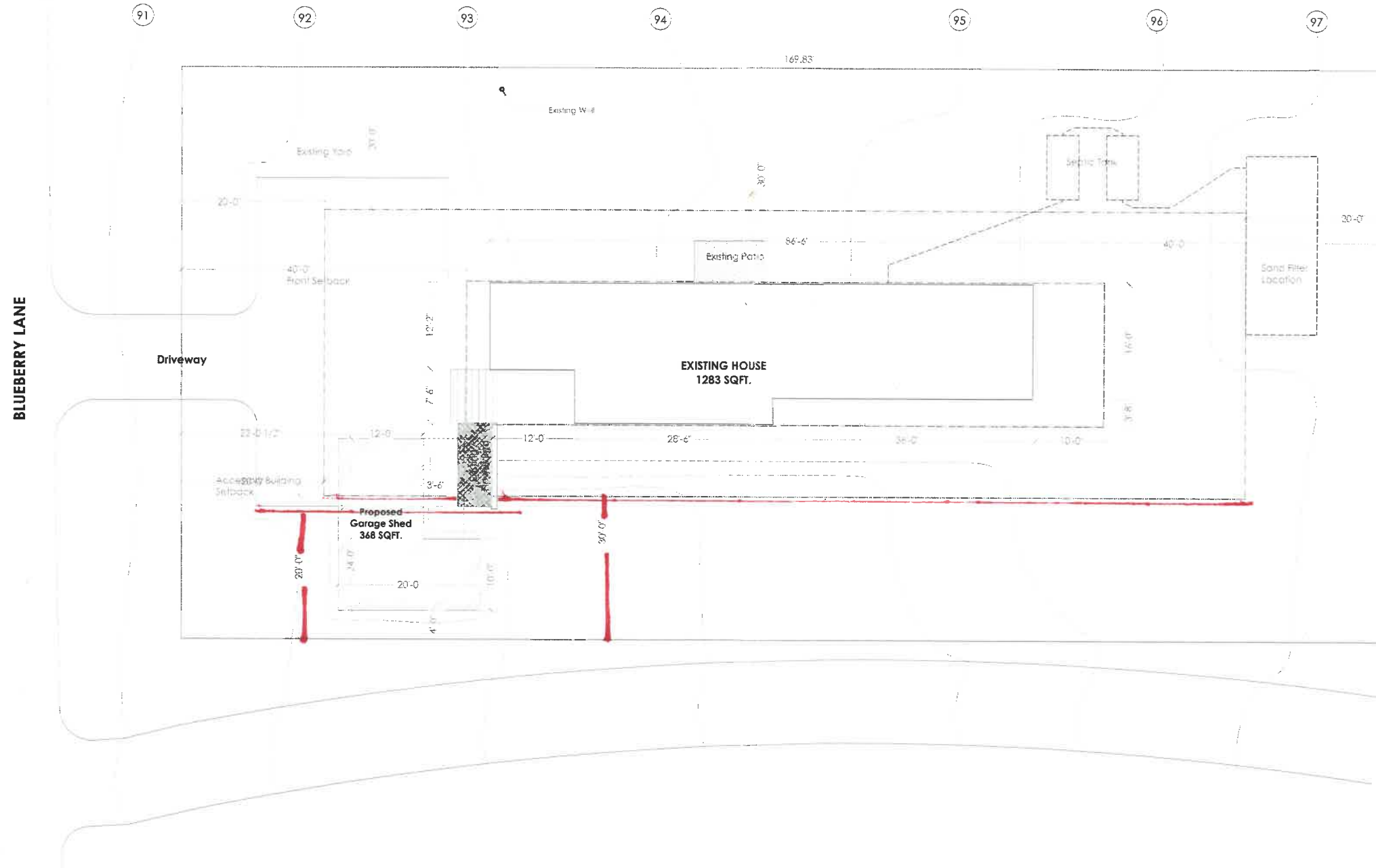
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LOT SIZE: 13608 SQFT

NOTES:
SITE PLAN INFORMATION TAKEN FROM EXISTING FILED PLAN



Key Plan

Rev	Description	Date
0001	THIS DRAWING IS COPYRIGHTED	

Progress Prints

TITLE

Site Plan

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

SEAL & SIGNATURE

PROJECT

NEW GARAGE SHED
FOR

John Kuffner

75 Blueberry Lane
Jamestown RI
Plat 10, Lot 98

DATE: 06-16-2023
PROJECT No.:
DRAWING By: SB
CHK BY: SB
DRAWING No.:
S-100.00

Page 4:

Key Plan

Rev Description Date
1 The Drawing is Copyrighted

Progress Prints

TITLE

Floor Plan

SCALE: 1/4" = 1'-0"

SEAL & SIGNATURE

PROJECT

NEW GARAGE SHED
FOR

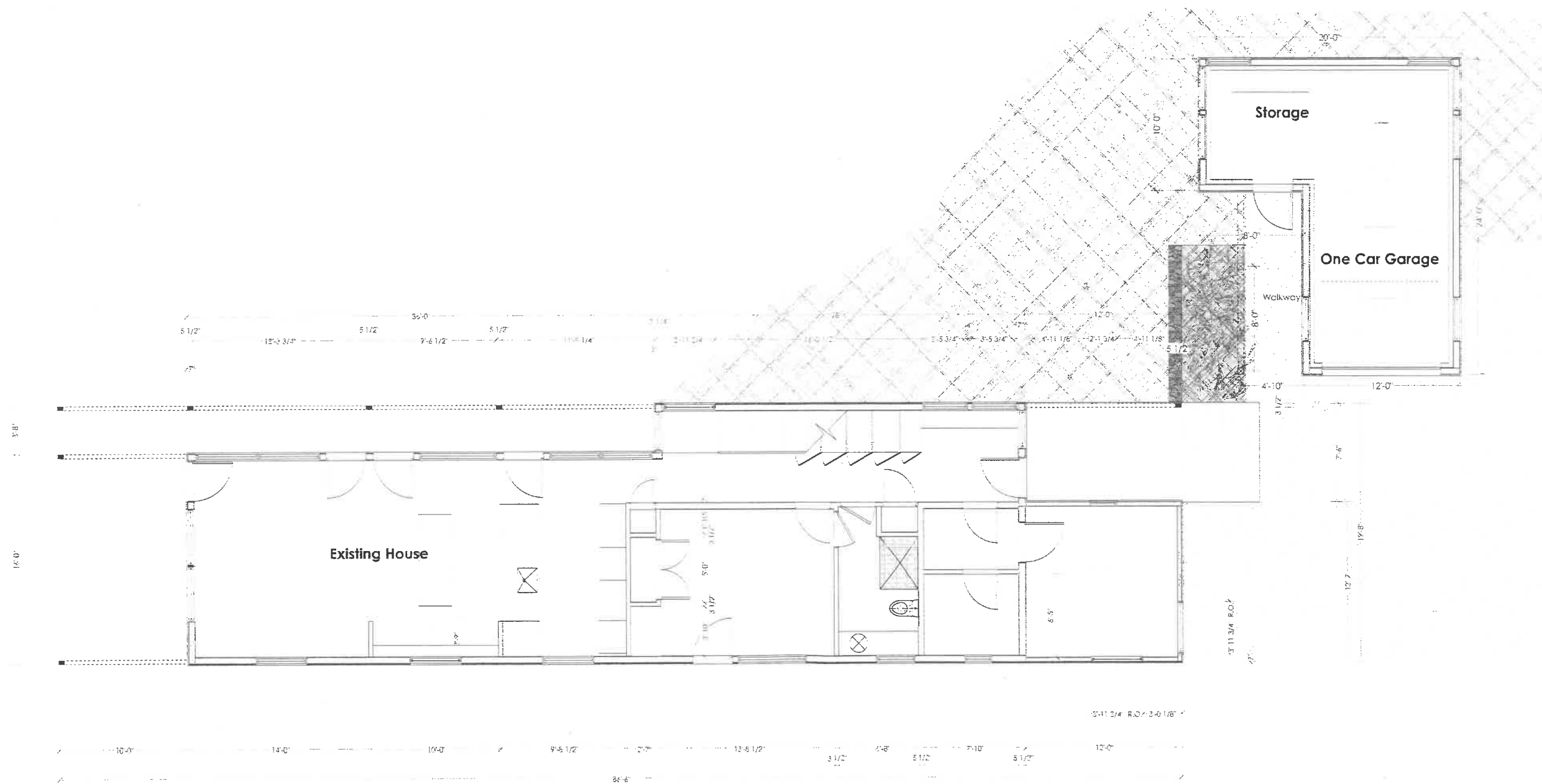
John Kuffner

75 Blueberry Lane
Jamestown RI
Plat 10, Lot 98

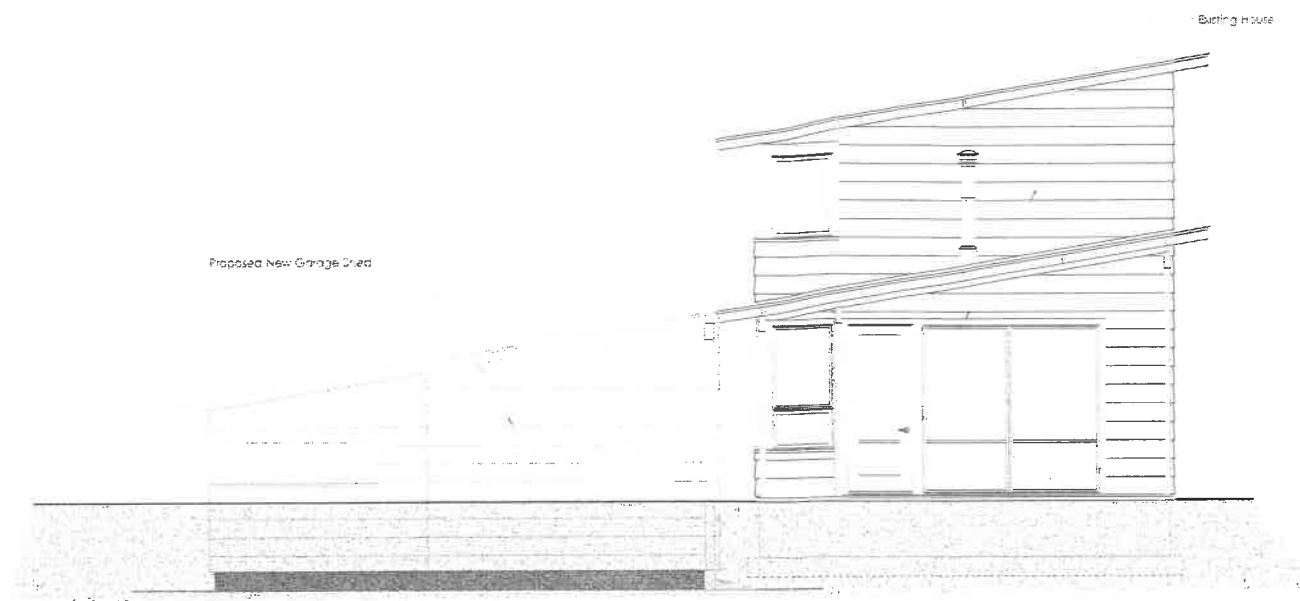
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CHK BY: SB
DRAWING No:

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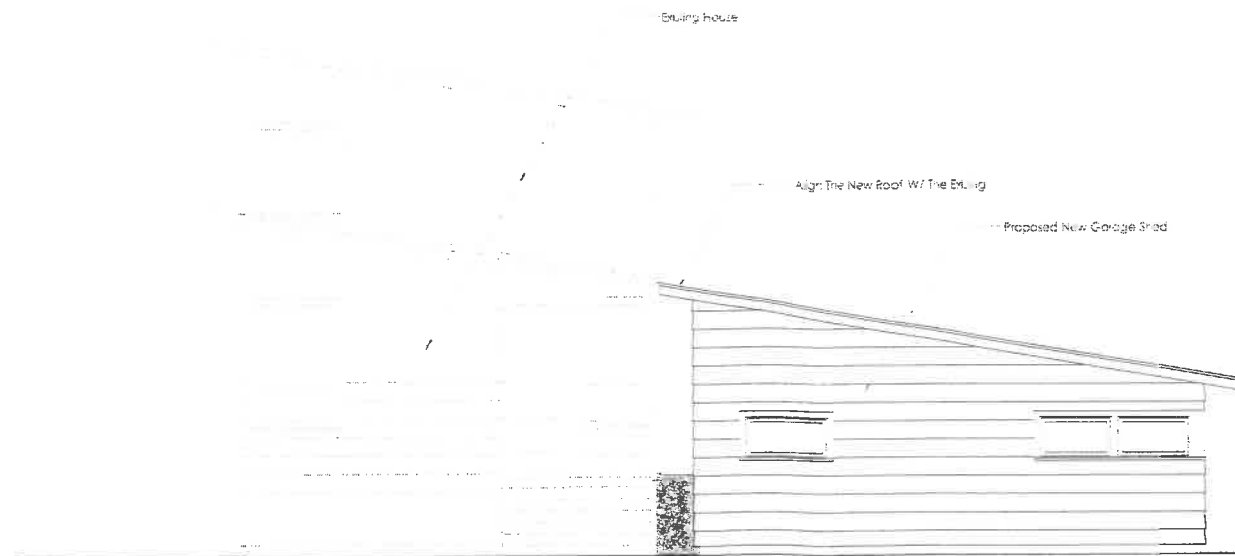
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1 1st Floor Plan
A-101



1 South Elevation
 A-104



2 North Elevation
 A-104

Key Plan

Rev	Description	Date

Progress Prints

TITLE

Elevations

SCALE: 1/4" = 1'-0"

SEAL & SIGNATURE

PROJECT

NEW GARAGE SHED
 FOR

John Kuffner

75 Blueberry Lane
 Jamestown RI
 Plat 10, Lot 98

DATE: 08-18-2023
 PROJECT No:
 DRAWING No: SB
 CHK BY: SB
 DRAWING No:
 A-104.00

Page #:

Key Plan

Rev	Description	Date

Progress Prints

TITLE

Elevations

SCALE: 1/4" = 1'-0"

SEAL & SIGNATURE

PROJECT

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 FOR

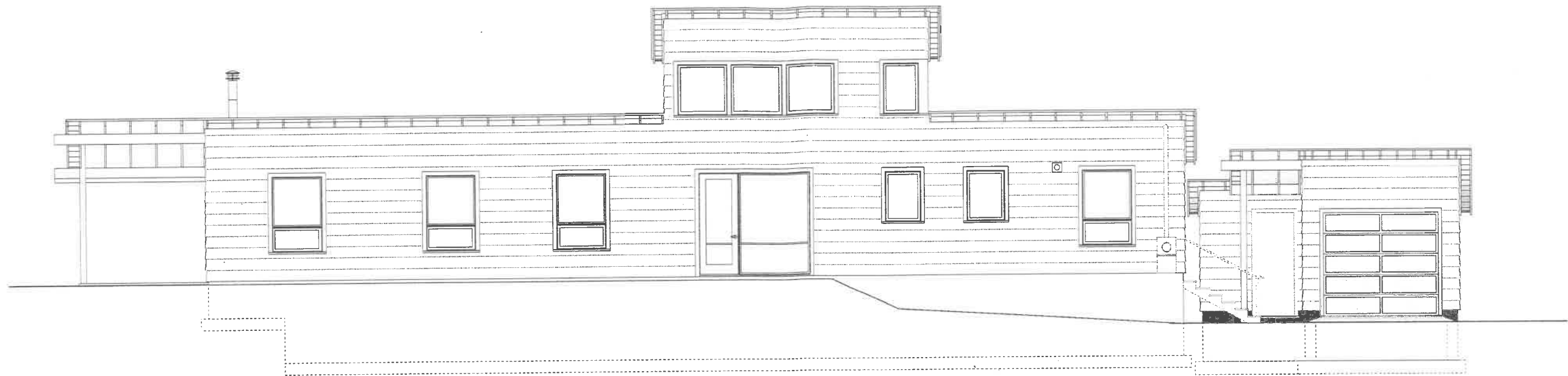
John Kuffner

75 Blueberry Lane
 Jacksonville, FL
 Plat 10, Lot 88

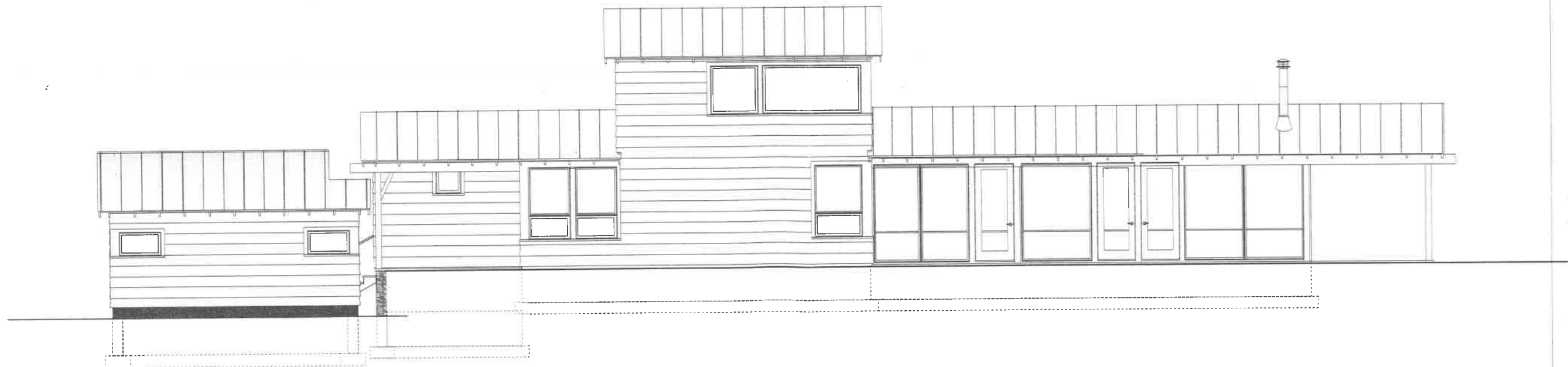
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CHK BY:	JLB
DRAWING No:	

A-103.00

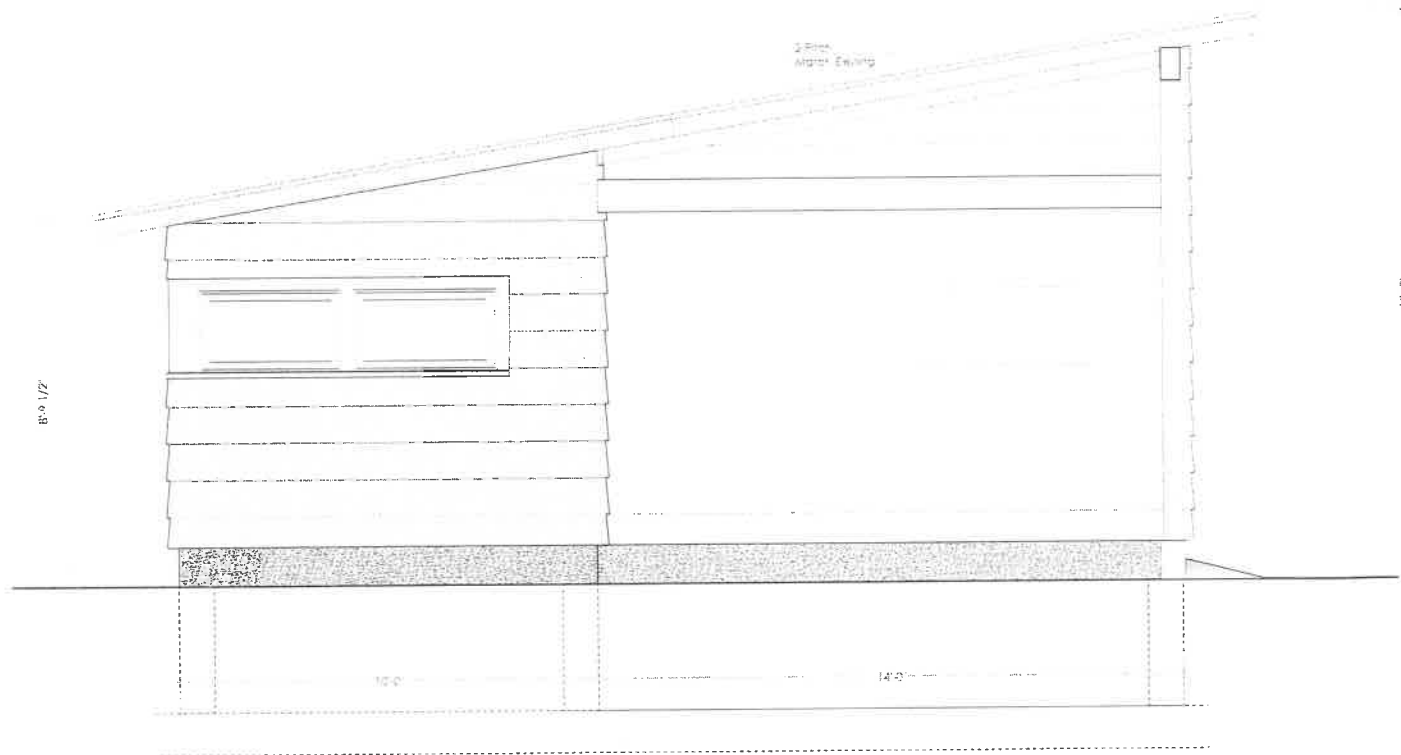
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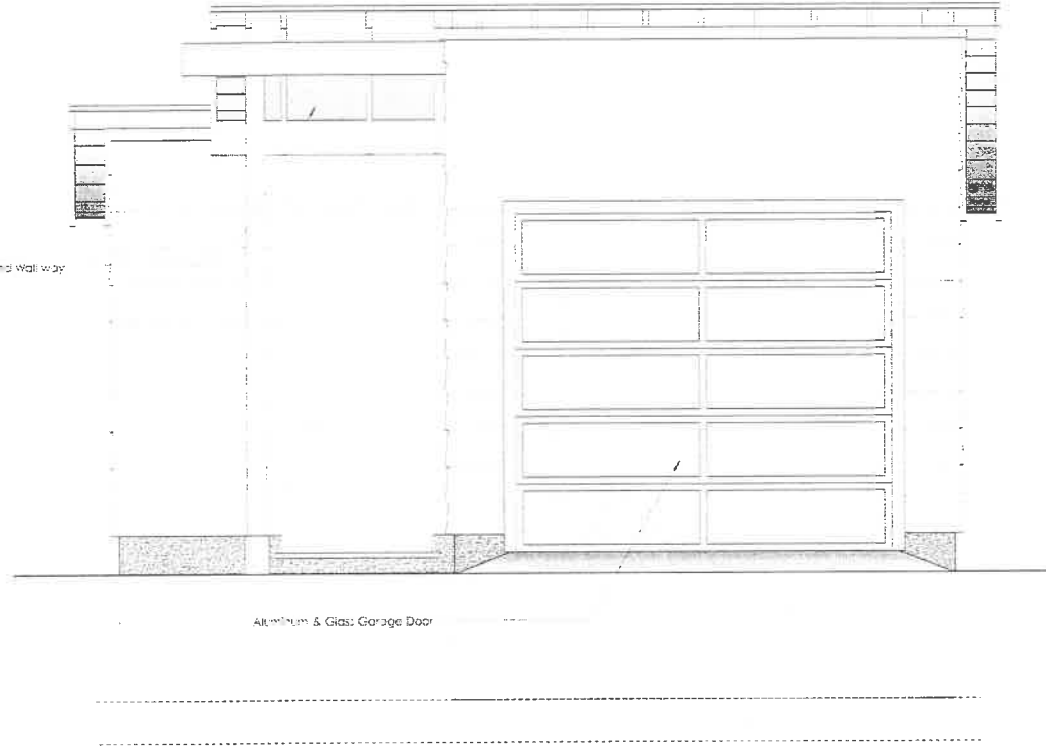
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 A-103



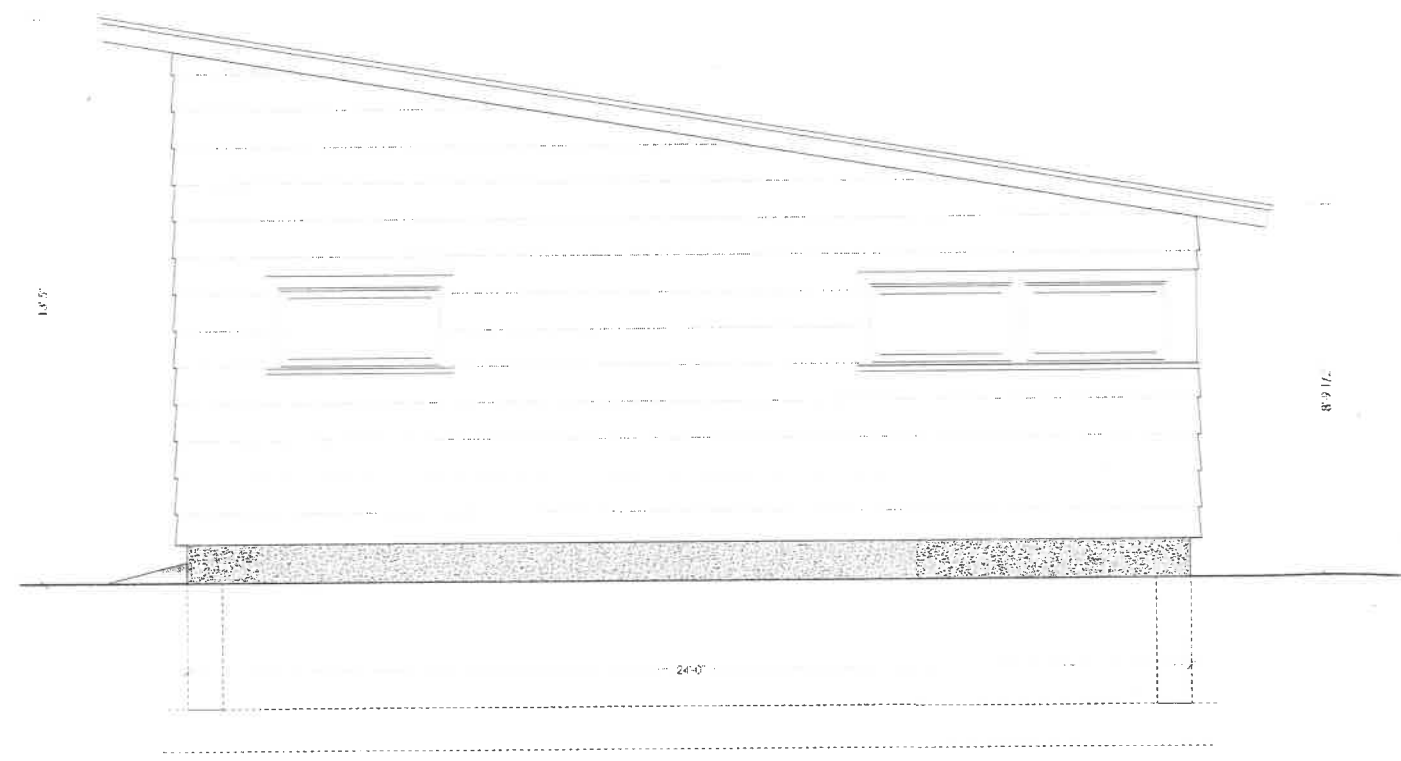
2 West Elevation
 A-103



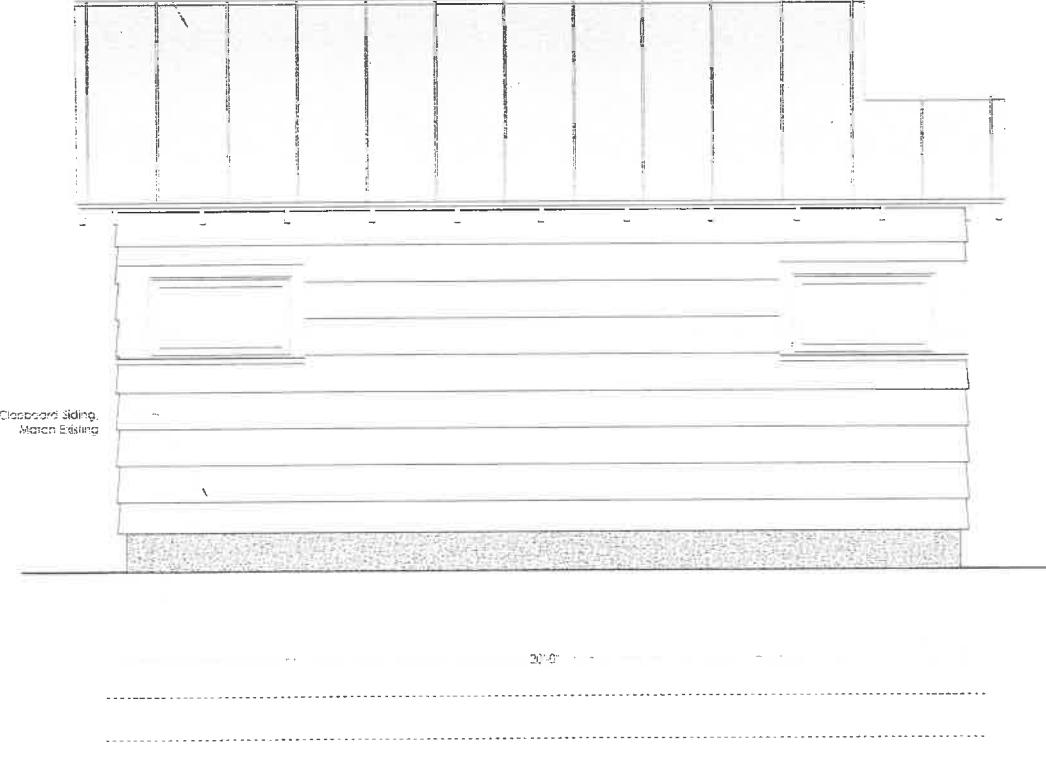
1 South Elevation
A-102



2 East Elevation
A-102



3 North Elevation
A-102



4 West Elevation
A-102

Key Plan

Rev Description Date
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Progress Prints

TITLE

Garage Shed Elevations

SCALE: 1/2" = 1'-0"

SEAL & SIGNATURE

PROJECT

NEW GARAGE SHED FOR

John Kuffner

75 Blueberry Lane
 Jamestown, RI
 Plot 10, Lot 98

DATE: 08-16-2009
 PROJECT No:
 DRAWING No: SB
 CHK BY: SB
 DRAWING No:
A-102.00

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