

**ADVERTISEMENT – GERSHENOFF IRREVOCABLE TRUST (PLAT 15 LOT 50)**

Application of LANCE GERSHENOFF and KATHARINE SMITH GERSHENOFF (GERSHENOFF IRREVOCABLE TRUST, OWNER) whose property is located at 15 Spanker Street, and further identified as Tax Assessor's Plat 15, Lot 50 for a Variance from Article 7, Section 82-705, Alteration of a Nonconforming Structure to allow an addition to a structure that is non-conforming as to dimensions (setbacks) in an R-40 zone where the front setback requirement is 10' and the side setback requirement is 20'.

Said property is located in an R-40 zone and contains 14,400 square feet.

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

**Application for Exception or Variation under the Zoning Ordinance**

Zoning Board of Review;

Jamestown, R. I.

Date 9/22/2023

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 Kathanne Gershenoff Address 15 Spanker Street, Jamestown

Owner Gershenoff Irrev. Trust Address 15 Spanker Street, Jamestown

Lessee N/A Address \_\_\_\_\_

1. Location of premises: No. 15 Spanker Street

2. Assessor's Plat 15 Lot 50

3. Dimensions of lot: frontage 60 ft. depth 240 ft. Area 14,400 sq. ft.

4. Zoning Districts in which premises are located: Use R-40 Area 40,000 Height 35'

5. How long have you owned above premises? 2005

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

7. Size of existing building 884 sq. ft.

Size of proposed building or alteration 473 sq. ft.

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

front 18.1' rear 153' ± left side 0.1' right side 16.0'

9. Present use of premises: Residential

10. Proposed use of premises: Residential

Location of septic tank & well on lot Yes

11. Give extent of proposed alterations Add 473 square foot addition  
to existing dwelling.

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:

SECTION 82-705 Alteration of a non-conforming structure.  
A variance is sought under § 82-705 to  
make an addition to a structure that is non-  
conforming as to dimensions (setbacks).

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

A variance is sought to add a first floor bedroom  
to the structure. The granting of the variance  
will not alter the general character of the area  
and does result from the desire of the applicant to  
realize greater financial gain. It is not the  
result of prior action of the applicant. The  
failure to grant the variance shall amount to  
more than a mere inconvenience to the  
applicant.

The non-conforming  
setbacks shall not  
be increased. All  
proposed construction  
will meet the  
current zoning  
requirements.

Respectfully Submitted,

Signature

Katherine Gersdorff

Address

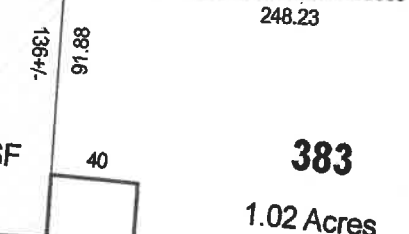
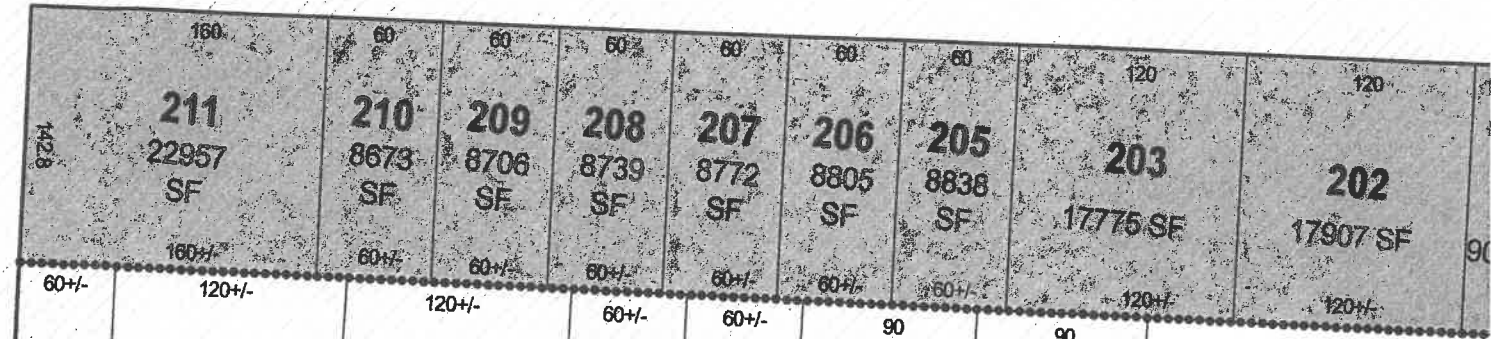
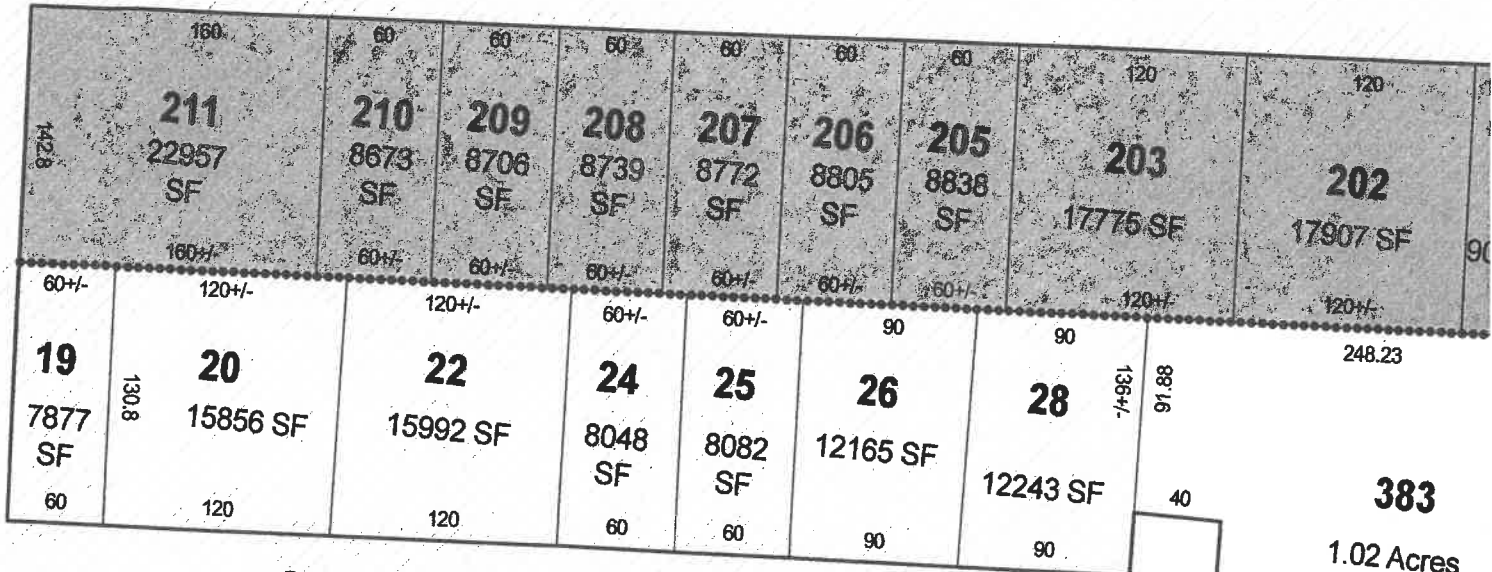
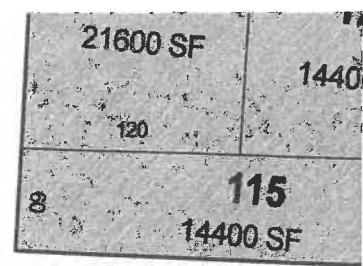
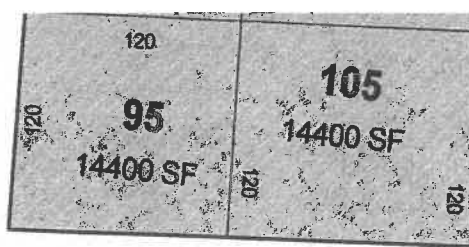
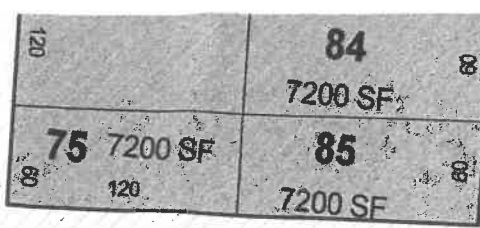
15 Spanker Street

James Town, R.I. 02835

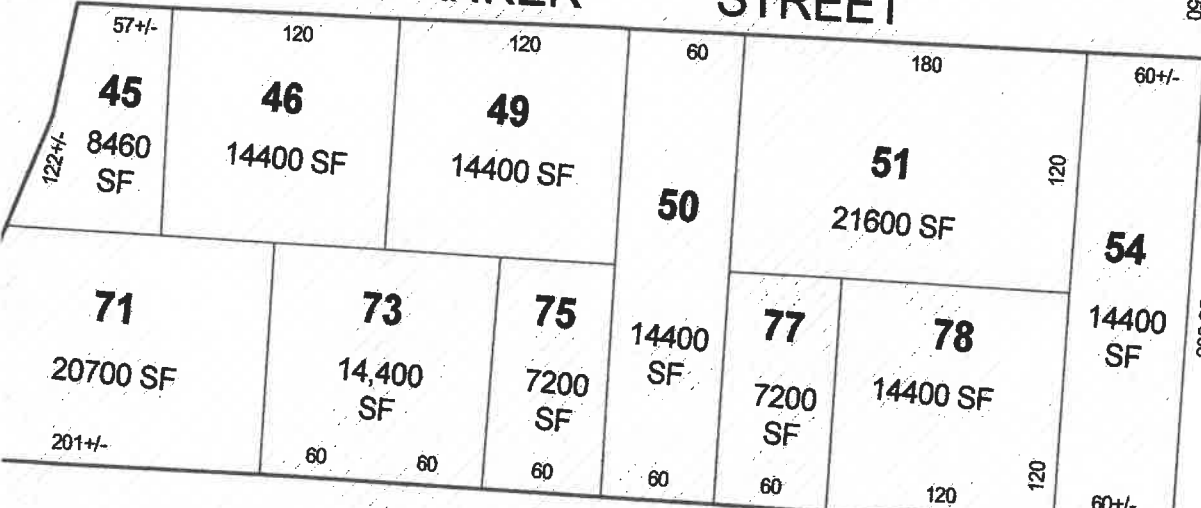
Telephone No.

401-965-3449

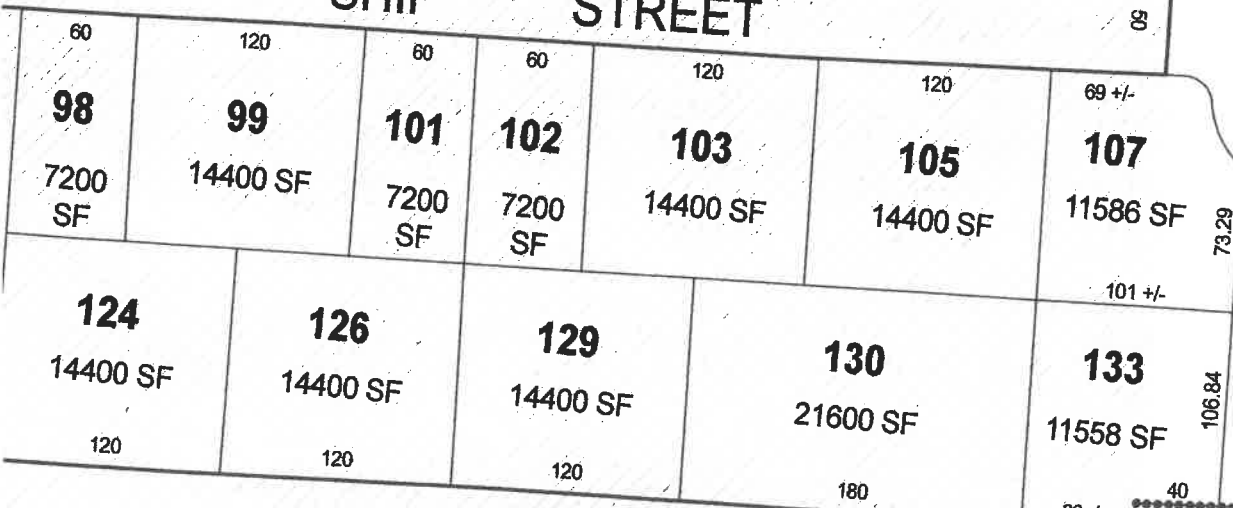
**NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.**



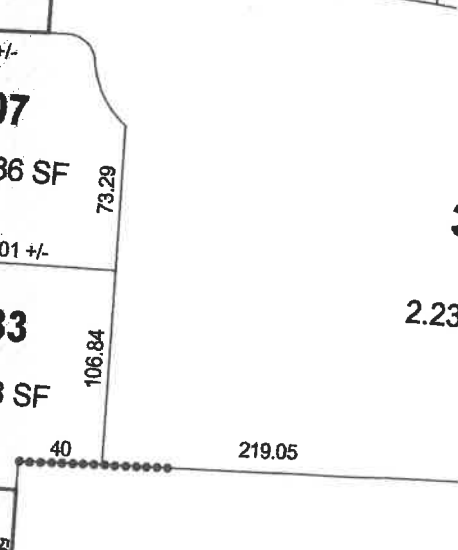
**SPANKER STREET**



**SHIP STREET**



**BUOY STREET**



Plans are too big to scan.

may be reviewed at

Townhall

Building Dept.

93 Narragansett Ave.

Jamestown, R.I.