

Application of Joseph C. Kohler and Darlene M. Kohler whose property is located at 13 Ship Street and further identified as Tax Assessor Plat 15, Lot 103 for a Variance from Article 3, Section 3-2 to construct a stairway to the 2nd floor of the south side of the garage which will be 8 feet from the south side of the property line instead of the required 12 feet. The stairway will follow the lines of the current garage structure and will not change the distance of the stairway to the property line. The property is in zone R-40 which is 14,400 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 8/27/23

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 JOSEPH KOHLER Address 13 SHEEP STREET

Owner JOSEPH & DARLENE KOHLER Address 13 SHEEP STREET

Lessee _____ Address _____

1. Location of premises: No. 13 SHEEP STREET Street

2. Assessor's Plat 15 Lot 103

3. Dimensions of lot: frontage 120 ft. depth 120 ft. Area 14,400 sq. ft.

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

5. How long have you owned above premises? 7+ YEARS

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

7. Size of existing building SALT BOX - 1,456 SQ FT.

Size of proposed building or alteration N/A

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

front +100' rear 8' left side +20' right side +80'

9. Present use of premises: RESIDENCE

10. Proposed use of premises: RESIDENCE

Location of septic tank & well on lot SEE SITE PLAN

11. Give extent of proposed alterations INSTALL STAIRWAY TO 2ND FLOOR OF GARAGE.
STAIRS TO BE LOCATED IN REAR OF GARAGE WITH 4 CONCRETE FOOTINGS
LOCATED 8' FROM REAR PROPERTY LINE - VARIANCE SOUGHT FOR LESS
THAN 10'

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 TABLE 3-2

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

SEEKING VARIANCE TO MINIMUM 12' TO REAR PROPERTY
LINE (FROM 12' TO REQUESTED 8' TO REAR PROPERTY LINE)

Respectfully Submitted,

Signature

Joseph Kohler

Address

13 SHEEP ST.

JAMESTOWN, RI 02835

Telephone No.

603 365-1342

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



Application Form
Jamestown Zoning Section 314
High Ground Water Table and
Impervious Layer Overlay District

SECTION I: GENERAL INFORMATION

PROPERTY OWNER: JOSEPH & DARLENE KOHLER TELEPHONE: 401-560-5018

MAILING ADDRESS: 13 SHIP STREET
JAMESTOWN, RI 02835

SITE LOCATION: 13 SHIP STREET (STREET)

PLAT: 15 LOT: 103 LOT AREA: 14,400 sq ft.

PROJECT DESCRIPTION: REMOVING EXISTING 16'(L) X 4'(W) X 11'(H) STAIRS
FROM WEST SIDE OF GARAGE AND INSTALLING SAME DIMENSIONED DESIGN
STAIRS ON THE SOUTHWEST CORNER OF GARAGE.

SECTION II: SOIL INFORMATION

CLASS IV SOIL EVALUATOR:

NAME: _____ RIDEM LICENSE #: _____ TELEPHONE: _____

NUMBER OF SOIL EVALUATIONS: _____ (ATTACH ALL SOIL EVALUATIONS)

DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN INCHES): _____

DEPTH TO CATEGORY 9 SOILS (IN INCHES): _____

OFFICE ONLY: SUB-DISTRICT CLASSIFICATION: **A or B**

SECTION III: OWTS INFORMATION

TYPE OF OWTS: _____ RIDEM PERMIT #: _____

DISTANCE BETWEEN THE WELL AND LEACHFIELD: _____

OWTS AND WELL LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES? **Y OR N**

SECTION IV: SITE INFORMATION

TYPE OF STORMWATER CONTROL SYSTEM: _____

TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): _____ sf

PROPOSED IMPERVIOUS AREA: _____ sf

% IMPERVIOUS COVERAGE ALLOWED: _____

% IMPERVIOUS COVERAGE PROPOSED: _____
(AREA IMPERVIOUS / TOTAL BUILDABLE AREA)

SECTION V: CONTACT INFORMATION

OWTS DESIGNER:
NAME: _____ RIDEM LICENSE #: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

TELEPHONE: _____ EMAIL: _____

STORMWATER SYSTEM DESIGNER:
NAME: _____ STATE LICENSE #: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

TELEPHONE: _____ EMAIL: _____

APPLICANT CONTACT INFORMATION:
NAME: JOSEPH KOHLER

ADDRESS: 13 SHIP STREET
JAMESTOWN, RI 02835

SIGNATURE: Joseph Kohler DATE: 7/31/23

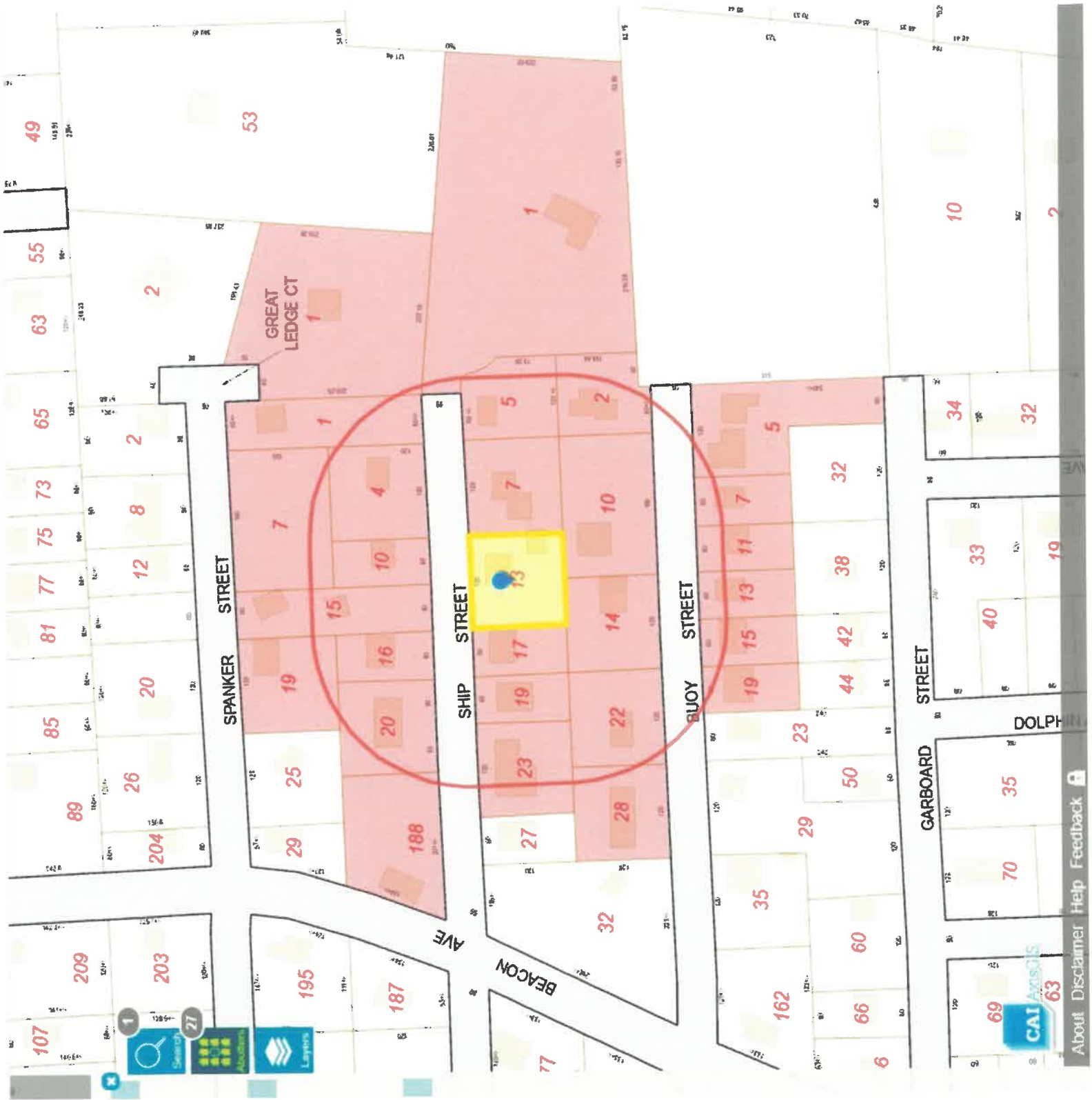
TELEPHONE: (401) 560-5018 EMAIL: KOHLERJC@PROTONMAIL.COM

SUBMISSION REQUIREMENTS

Submit one copy of the following items for preliminary review. Applicant will be notified when additional copies are required for Planning Board review.

- Application Form
- Site Plan
- Soil Evaluations (include all results for site)
- Stormwater Analysis
- Project Narrative
- Proposed Building Floor Plans (if applicable)
- Approved RIDEM OWTS permit
- O&M Requirements for Stormwater Mitigation

Contact Jean Lambert at 423-7193 or jlambert@jamestownri.net with questions regarding HGWT applications.



13 Ship St

14 BUOY ST LLC
131 SWEET FARM ROAD
PORTSMOUTH, RI 02871

GRAY CHRISTOPHER E ET
GRAY STEPHANIE A TE
20 SHIP STREET
JAMESTOWN, RI 02835

RINALDI MATTHEW HENRY
10 BUOY STREET
JAMESTOWN, RI 02835

BASTIA RAYMOND B
7 BUOY STREET
JAMESTOWN, RI 02835

HARKINS CHRIS L & SUSAN M
4 SHIP STREET
JAMESTOWN, RI 02835

RYAN MARK
177 DELANO DRIVE
NORTH KINGSTOWN, RI 02852-
3020

BROWNING CAROL A
43 PATTON AVENUE
WAKEFIELD, RI 02879-3715

IBARLUCEA JOSE R
1 SPANKER STREET
JAMESTOWN, RI 02835

SAVOY DONALD & MELISSA M
7 SPANKER STREET
JAMESTOWN, RI 02835

BURDITT FREDERIC M ET
BURDITT JEAN NORTHUP TRUS
375 WEST REACH DRIVE
JAMESTOWN, RI 02835

KOHLER JOSEPH C & DARLENE
13 SHIP STREET
JAMESTOWN, RI 02835

SWENTON PETER J ET
RODITAKIS IRENE TRUSTEES
28 BUOY STREET
JAMESTOWN, RI 02835

CARPENTER SHANNON L
10 SHIP STREET
JAMESTOWN, RI 02835

KOMAR MICHAEL & HOLLY TE
11 BUOY STREET
JAMESTOWN, RI 02835

TAKATA KENN
TAKATA KATHLEEN
13 BUOY STREET
JAMESTOWN, RI 02835

CHRISTIAN STEFANI & IAN-C
1 SHIP STREET
JAMESTOWN, RI 02835

MECCA MICHAEL
5 BUOY STREET
JAMESTOWN, RI 02835

TIEXIERA MARK JOSEPH &
BEDNARCZYK ELLEN ELIZABET
19 BUOY STREET
JAMESTOWN, RI 02835

CORDTZ JARED ROBERT
19 SHIP STREET
JAMESTOWN, RI 02835

MORTON SARAH E
5 SHIP STREET
JAMESTOWN, RI 02835

WALTER MARY LOUISE
2 BUOY STREET
JAMESTOWN, RI 02835

FROBERG STEPHEN E ET
FROBERG KIMBERLY
1 GREAT LEDGE COURT
JAMESTOWN, RI 02835

NEVILLE PAMELA M
16 SHIP STREET
JAMESTOWN, RI 02835

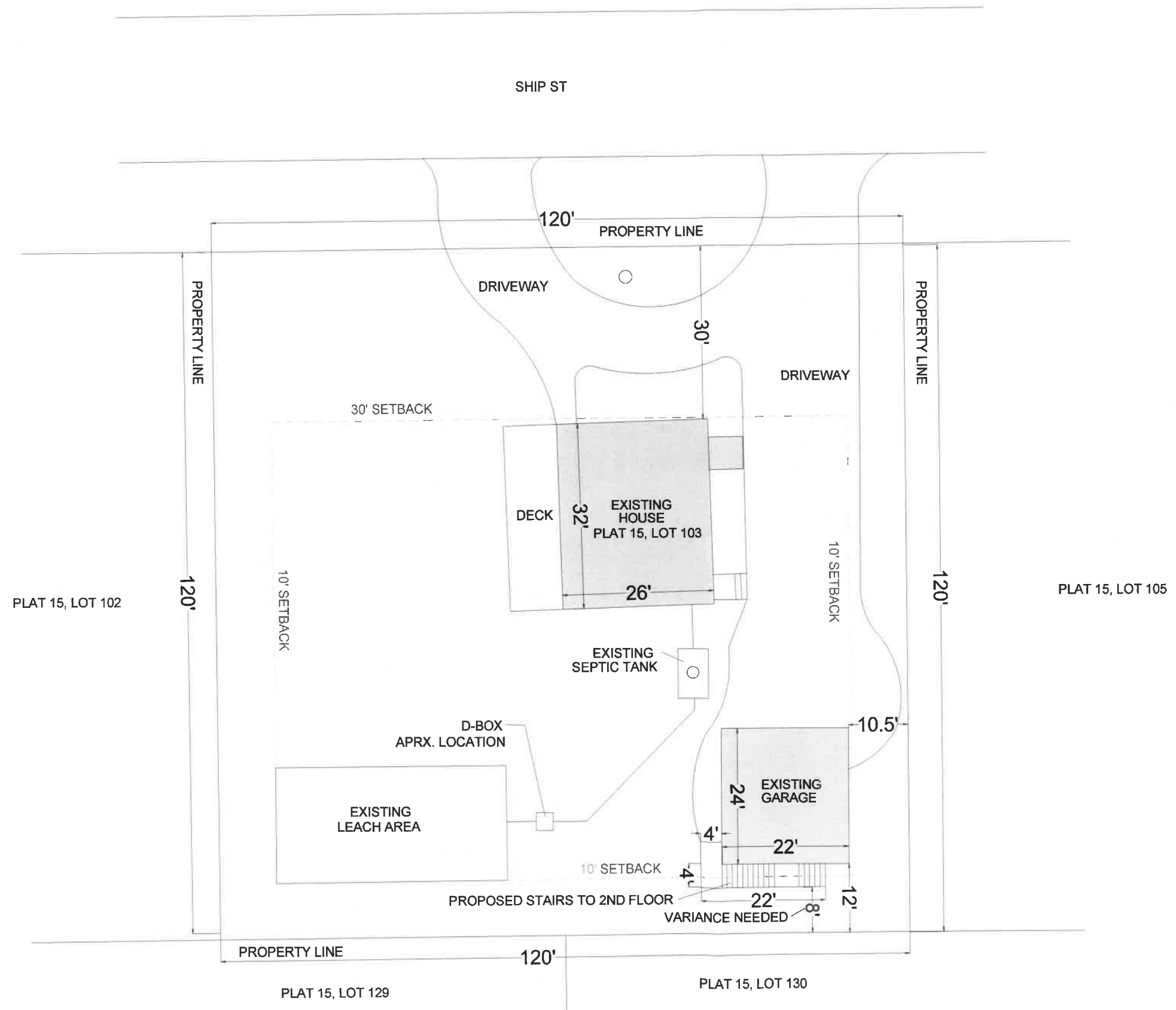
GAVIN DONNA L
15 BUOY STREET
JAMESTOWN, RI 02835

OLIVER LEIGH A
188 BEACON AVENUE
JAMESTOWN, RI 02835

GERSHENOFF MAX TRUSTEE
15 SPANKER STREET
JAMESTOWN, RI 02835

RATCLIFF RONALD E
RATCLIFF BRENDA E TE
23 SHIP STREET
JAMESTOWN, RI 02835

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"



NOTES:

SITE PLAN

ADDRESS:
13 SHIP ST
JAMESTOWN, RI 02835

PARCEL ID: JA 15-103

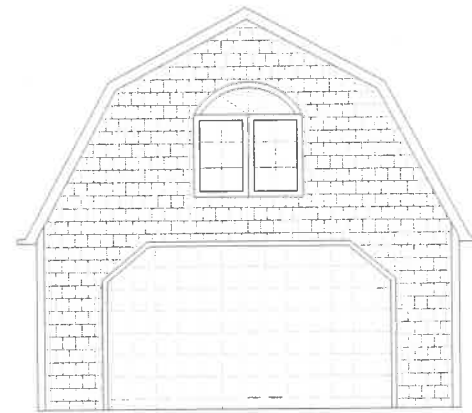
LOT AREA: 14,400 SQ.FT.

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=20'

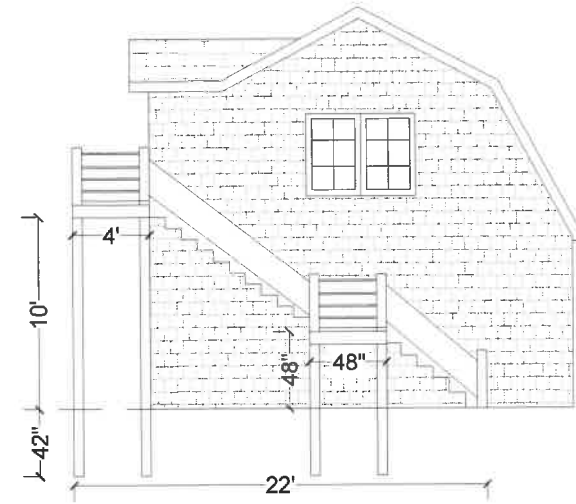


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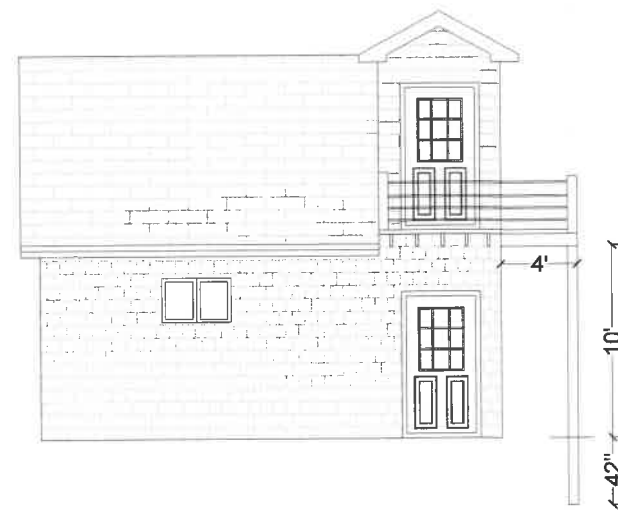


NORTH ELEVATION

▼ +18'▼



SOUTH ELEVATION



WEST ELEVATION

▼ +18'▼

NOTES:

ELEVATIONS

ADDRESS:
13 SHIP ST
JAMESTOWN, RI 02835

PARCEL ID: JA 15-103

LOT AREA: 0.31 ACRES

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=10'

