

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date _____

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 Nomi/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 1/2 Acre 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

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 _____

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

front 120.8' rear 37' left side 61' right side 5'2"

9. Present use of premises: Residential

10. Proposed use of premises: Residential

Location of septic tank & well on lot Town Sewer

11. Give extent of proposed alterations Increase footprint of existing bathroom by 50 sq ft. + complete Renovation

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

13. Have you submitted plans for above to Inspector of Buildings? Y w/THIS Application

Has the Inspector of Buildings refused a permit? _____

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
Sec 82.302; DISTRICT Dimensional Regulations
Table 3-2

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

Bathroom requires Renovation - subfloor damaged by many years of leaking fixtures. Everything needs to be replaced (House ~1939)

OWNERS ARE aging and will need a walk in shower.

Respectfully Submitted,

Signature Sam H. Mitchell

Address 67 Howland Ave

Jamestown, RI

Telephone No. 401. 835. 0943

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

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of Glenn Mitchell/Numi Mitchell whose

property is located at 67 Howland Ave, and further

identified as Tax Assessor's Plat 9, Lot 191 for a Variance/Special Use Permit

from Article 3, Section 82.302 District Dimensional Regulations

to Renovate existing bathroom to 5'2" from lot line instead of required 7 ft.

Said property is located in a R8 zone and contains 1/2 acres/square feet.

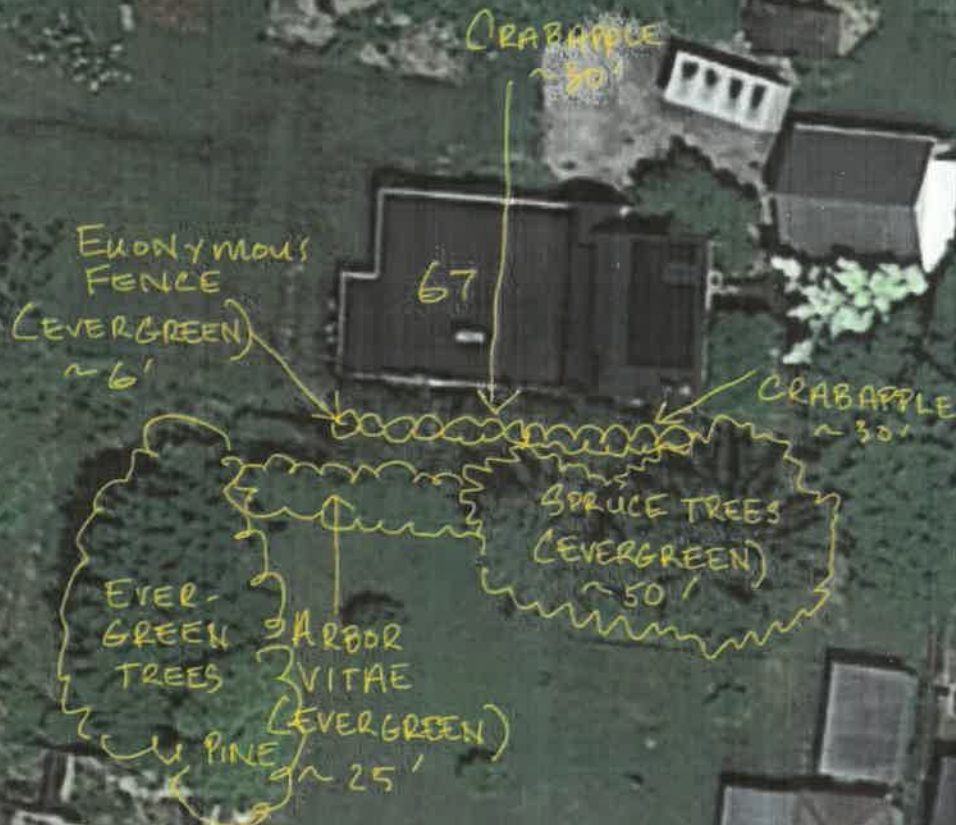
HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

Photos and Graphics Index
(Photos represent current conditions)

- 1. Google Earth overview of 67 Howland Ave showing property line and vegetation. NOTE: Most vegetation is evergreen – euonomys, spruce, and arbor vitae.**
- 2. Looking west toward Howland Ave. Corresponds to site plan East Elevation. NOTE: Traffic cones are placed at corners of proposed renovation 4' 2" from *existing bathroom wall*.**
- 3. Looking west toward Howland Ave. Note 1: Fence is the property line. NOTE 2: Traffic cones are placed at corners of proposed renovation.**
- 4. Looking east. Corresponds to site plan West Elevation.**
- 5. Looking east. Corresponds to site plan East Elevation.**
- 6. Bathroom entrance showing fireplace to left. The wall inside the bathroom follows the back of the fireplace. The small kitchen and bedroom are on left and right side of bathroom walls. Window in background looks out toward proposed renovation.**

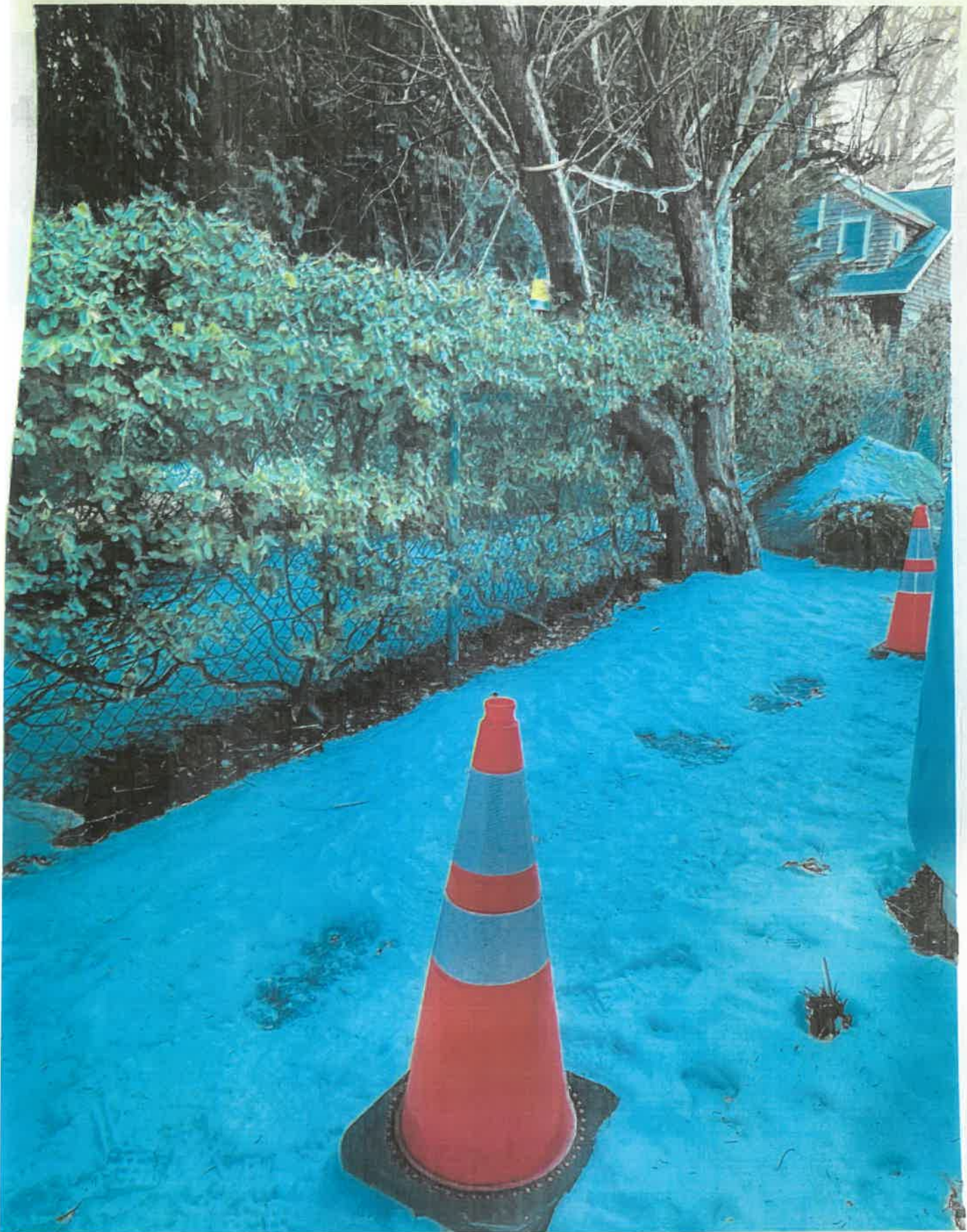
GOOGLE EARTH - 67 HOWLAND AVE APPROX. EXTENT OF VEGETATION BLOCKING PROPOSED BATHROOM



Reid's Remodeling

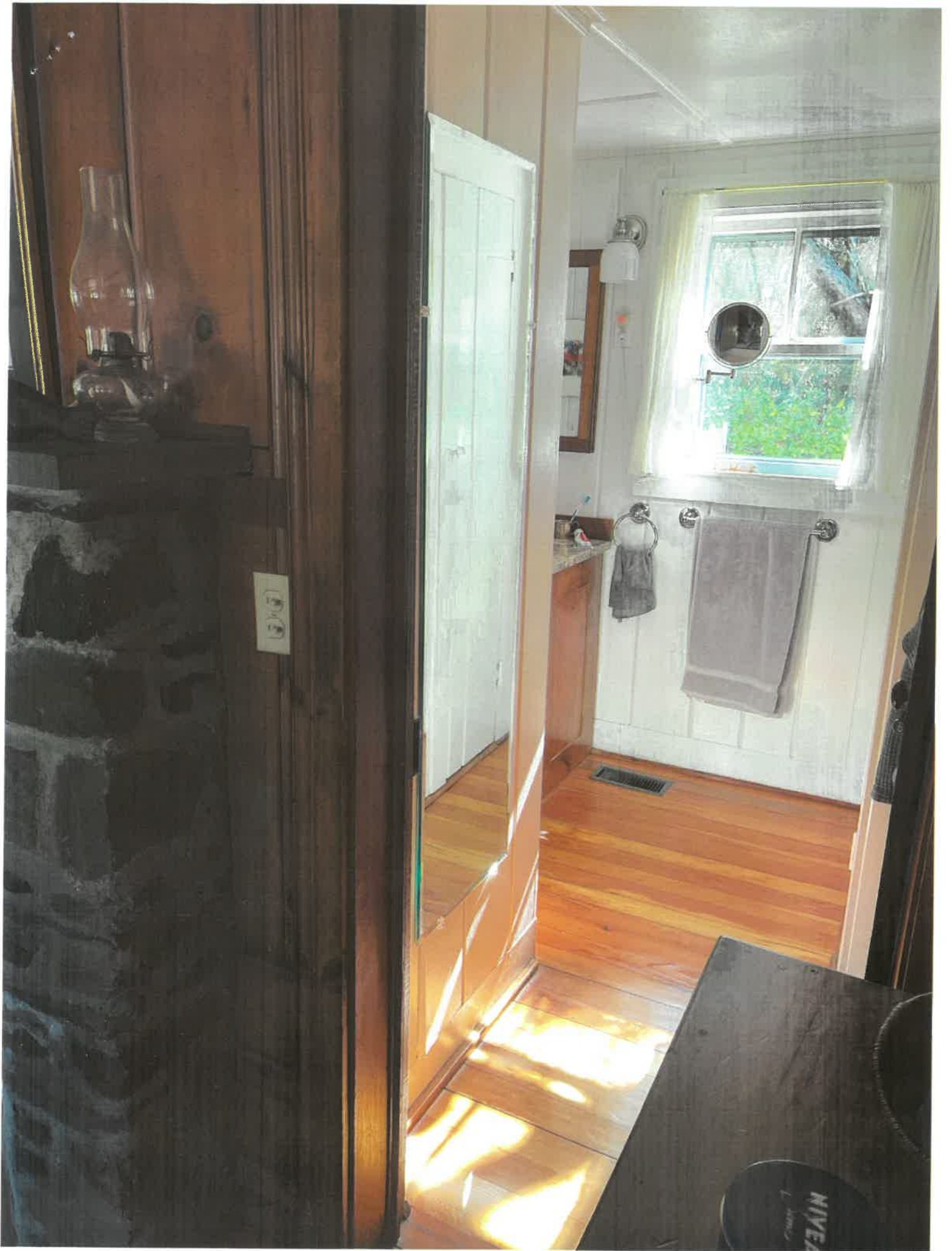
Elliott's Heating Service, Inc





ING WEST - PROPERTY LINE - QUONYPUS, SPRUCE, ARBOR VITAE





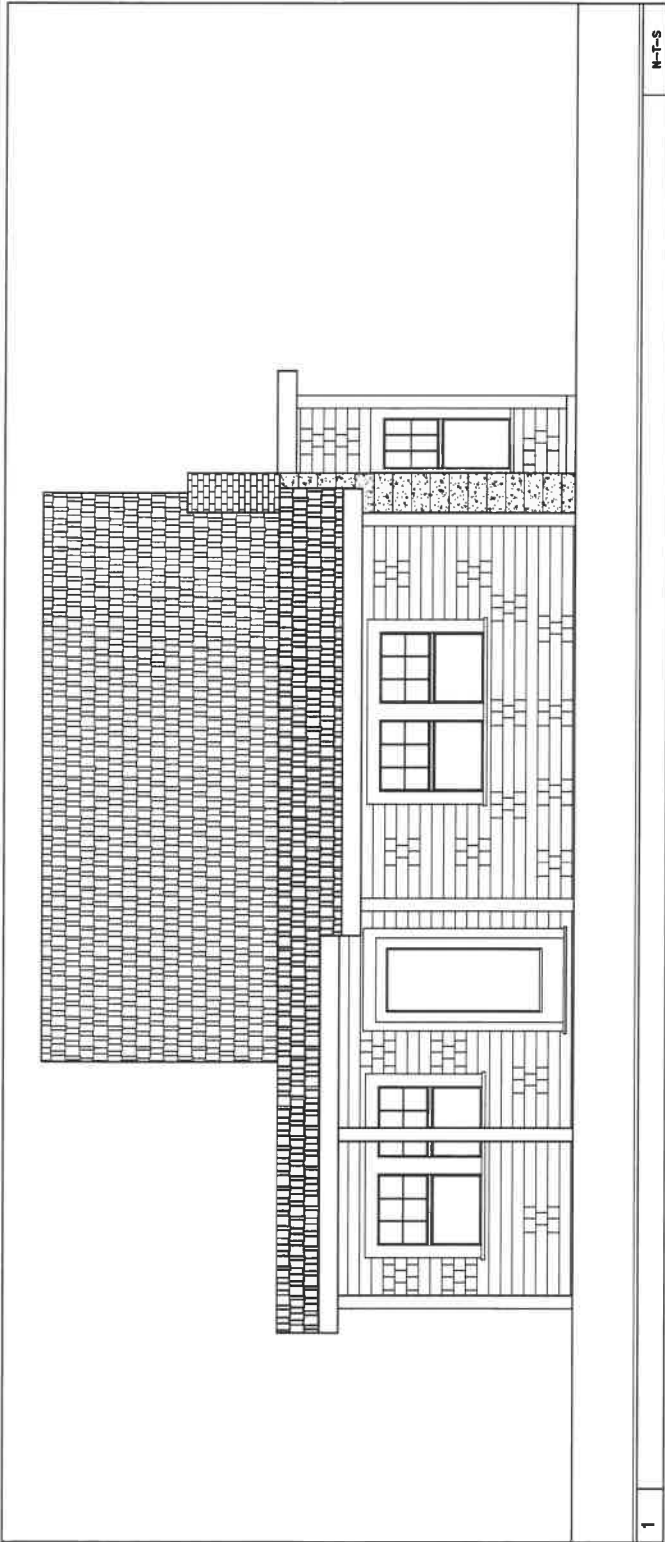
PROPOSED ADDITION TO BATH
 PREPARED FOR
 NUMI & GLENN MITCHELL
 TITLE/INDEX SHEET

REVISIONS	No.	Description	Date

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

Scale: As Shown
 Drawn By: J
 Checked By: J
 Approved By:
 Project No: 2024-
 Date: February 21, 2024

DBB No
 T-1.0

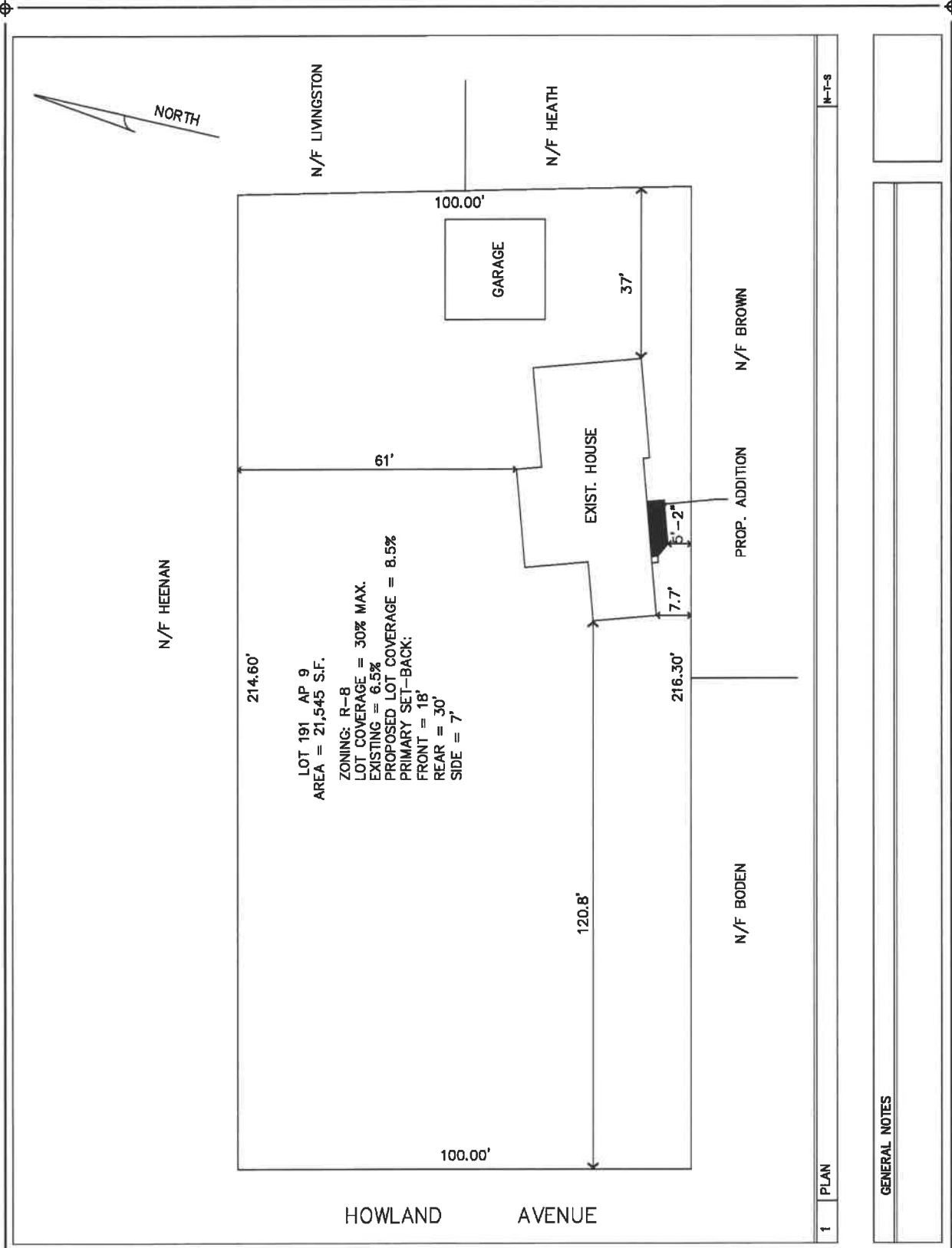


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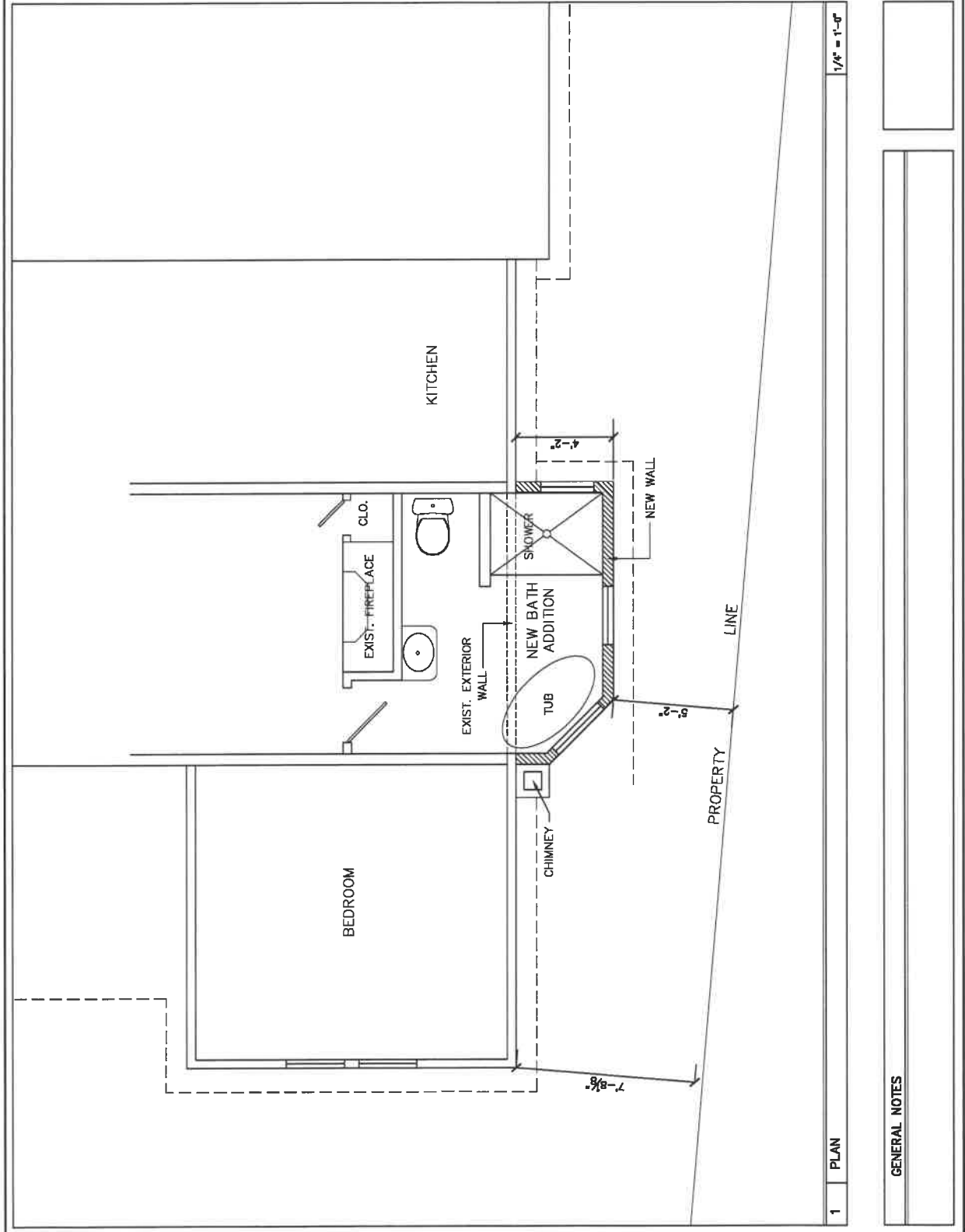
N-T-S

DRAWING NO.	TITLE	REV'D	DRAWING NO.	TITLE	REV'D
T - 1.0	TITLE/INDEX SHEET				
S - 1.0	SITE PLAN				
A - 2.0	FIRST FLOOR PLAN				
A - 3.0	SOUTH ELEVATION				
A - 4.0	WEST ELEVATION				
A - 5.0	EAST ELEVATION				

PROPOSED ADDITION TO BATH PREPARED FOR NUMI & GLENN MITCHELL	SITE PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">REVISONS</th> <th style="text-align: left;">No.</th> <th style="text-align: left;">Description</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISONS	No.	Description	Date																																									Scale: As Shown Drawn: [Name] Checked: [Name] Approved: [Name] Project No: 023- Date: February 21, 2024 DWG No: S-1.0
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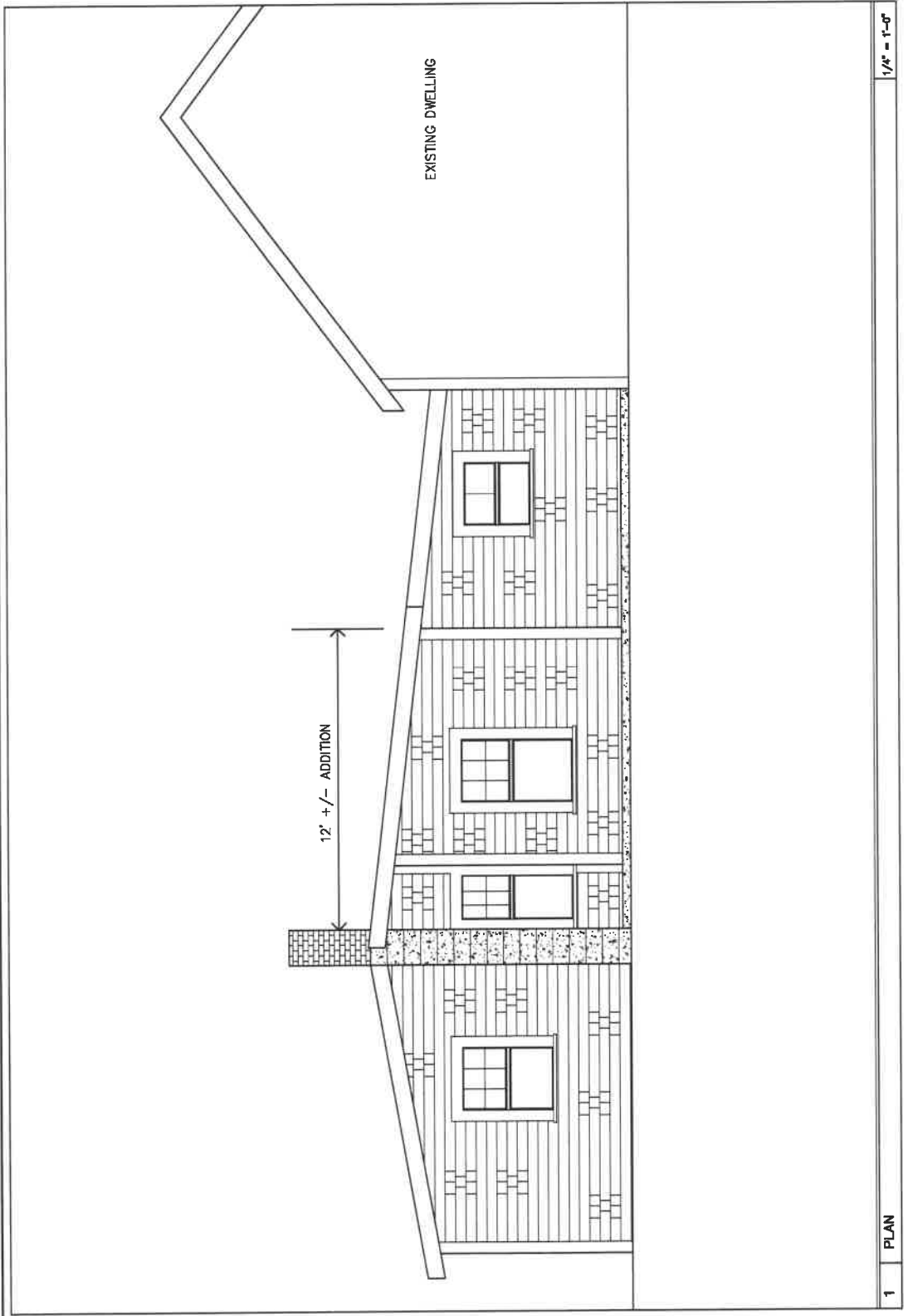


PROPOSED ADDITION TO BATH PREPARED FOR NUMI & GLENN MITCHELL	BATH FLOOR PLAN																																							
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GENERAL NOTES

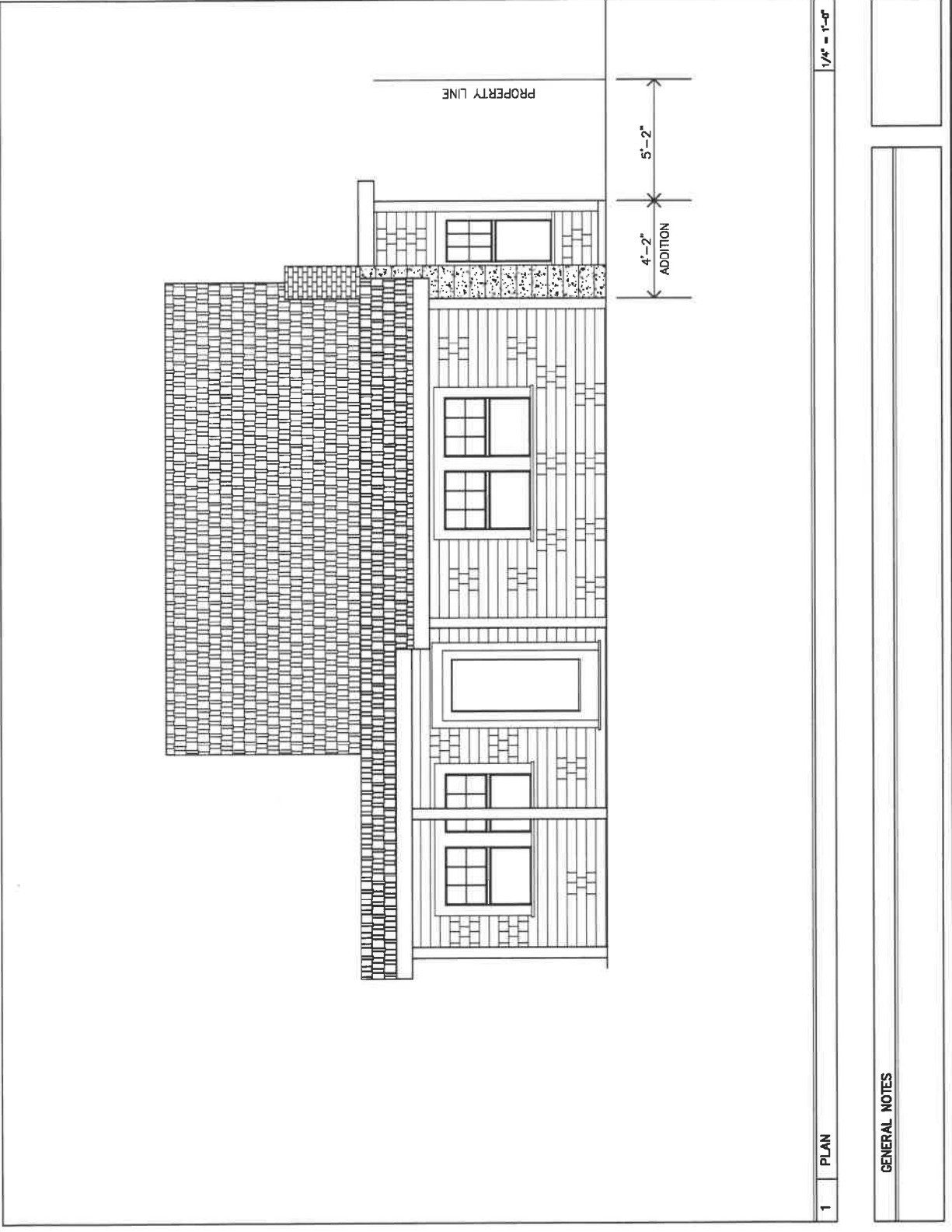
SOUTH ELEVATION PROPOSED ADDITION TO BATH PREPARED FOR NUMI & GLENN MITCHELL		REVISIONS No. Description Date	Scale: As Shown Drawn By: Jp Checked By: Jp Approved By: Project No: 023- Date: February 21, 2024 DWG No: A-3.0
TITLE			



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

GENERAL NOTES

PROPOSED ADDITION TO BATH 67 HOWLAND AVE., JAMESTOWN PREPARED FOR NUMI & GLENN MITCHELL	WEST ELEVATION	
	REVISIONS No. Description Date	Scale As Shown Drawn By: J. B. Checked By: J. B. Approved By: Project No: 023- Date: February 21, 2024
TITLE		DWG No: A-4.0

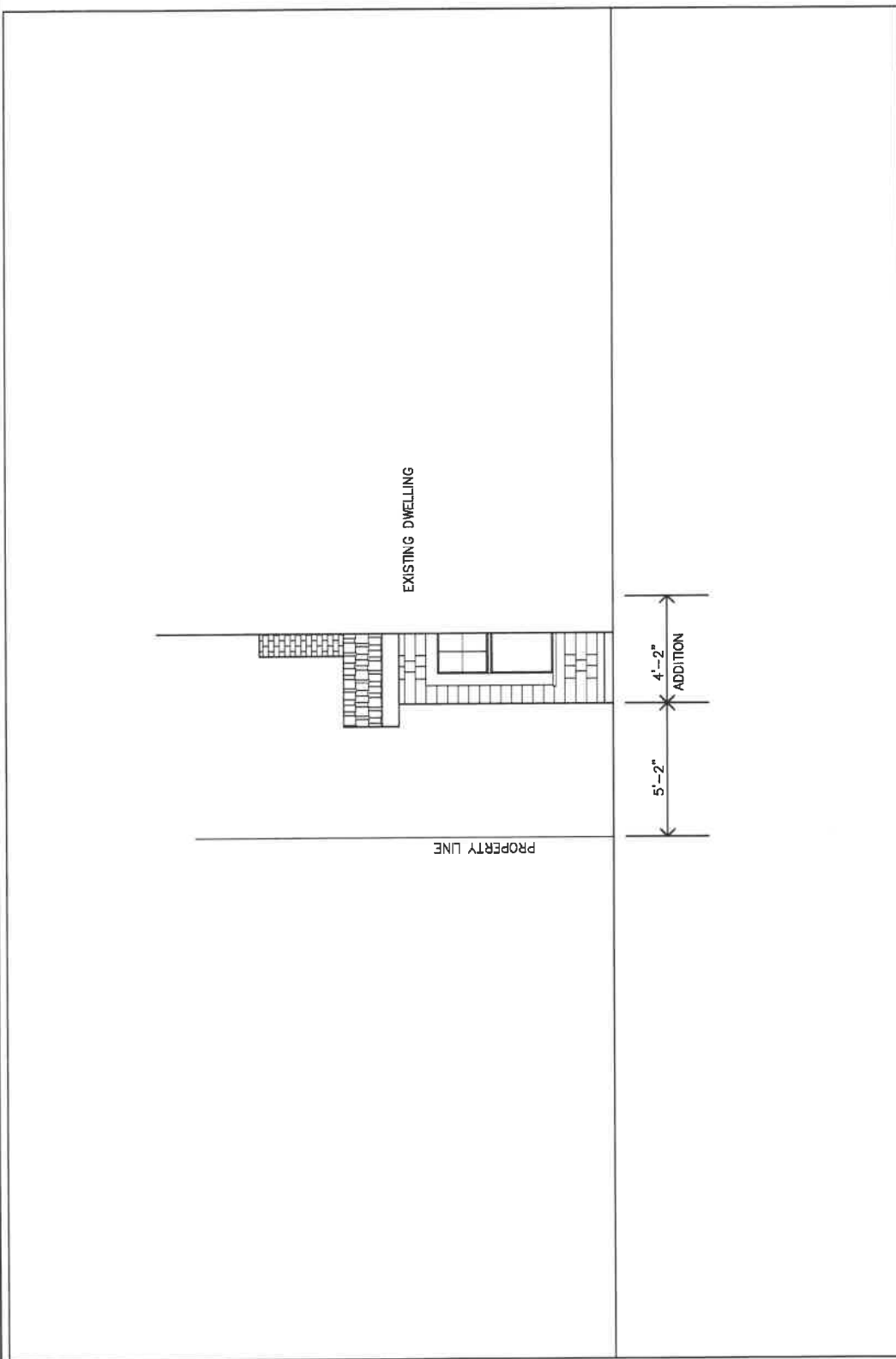


1 PLAN

1/4" = 1'-0"

GENERAL NOTES

EAST ELEVATION		PROPOSED ADDITION TO BATH PREPARED FOR NUMI & GLENN MITCHELL																																					
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1 PLAN

GENERAL NOTES