

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

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

Zoning Board of Review;

Jamestown, R. I.

Date: November 6, 2024

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 Cheryl Levesque and Stephen Levesque Address 37 Coronado Street

Owner Cheryl Levesque and Stephen Levesque Address 37 Coronado Street

1. Location of premises: No. 37 Coronado Street
2. Assessor's Plat 8 Lot 326
3. Dimensions of lot: frontage 104 ft. depth 110 ft. Area 11780 sq. ft.
4. Zoning Districts in which premises are located: Use R8 Area 8000 Height 35'
5. How long have you owned above premises? 6 Years
6. Is there a building on the premises at present? Primary Residence and Detached Garage and Storage Shed

7. Size of existing building: Storage Shed 8'x6'

Size of proposed building or alteration: New Storage Shed 10'x10'

8. Distance of proposed bldg.or alteration from lot lines: New Shed 3.5' from the South Easterly Side Yard, and 3.5' from the South Westerly Side Yard

9. Present use of premises: Primary Residence and Two Car Garage and Storage Shed

10.Proposed use of premises: New Storage Shed 10'x10'

Location of septic tank & well on lot: None

11. Give extent of proposed alterations: New Storage Shed 10'x10' in Side Alcove of Yard

12. Number of families for which building is to be arranged: None.

13. Have you submitted plans for above to Inspector of Buildings? Yes - Attached Hereto.


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:

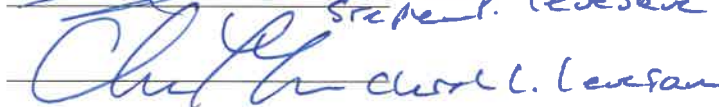
Article 6, Section 82-600 and Article 3 Section 82-302: Relief from side yard setback where 7' is required and 3.5' is proposed.

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

The applicant seeks to construct a new storage shed for yard storage space. The existing storage shed can not be enlarged without seeking dimensional relief and can not be moved nor expanded into the yard as hardscape landscaping including a patio would need to be razed. The hardship is due to the unique characteristics of the land and not due to the character of the neighborhood nor the physical or economics disability of the applicant. The hardship is not due to prior action of the applicant nor for financial gain. The granting of the relief will not alter the general character of the neighborhood; and is the least relief necessary. The Applicant proposes the new shed is in keeping with the character of the neighborhood. Lastly, the hardship is that will be suffered by the applicant is more than a mere inconvenience.



Stephen C. Levesque



Charles L. Levesque

37 Coronado Street, Jamestown, RI 02835

401-741-2030 401-741-4030

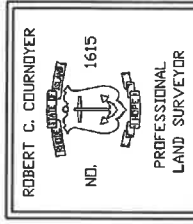
**NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.**

Application of Stephen and Cheryl Levesque whose property is located at 37 Coronado Street, and further identified as Tax Assessor's Plat 8 Lot 326, for a variance from Article 6, Section 82-600, and Article 3, Section 82.302 District Dimensional Regulations to construct a 10'x10' storage shed 3.5' from the south easterly and south westerly side yard lot lines where 7' is required for side yard set back. Said property is located in an R8 zone and contains 11,780 sq. ft

GENERAL NOTES:  
 1. THE PARCEL IS PLAT 8, LOT 326.  
 2. THE TOTAL PARCEL AREA IS 11,780 S.F. OR 0.2704 ACRES.  
 3. THE EXISTING DWELLING ADDRESS IS 37 CORONADO STREET.  
 4. THE PARCEL IS ZONED: R-8.  
 5. SEE DEED BOOK 914 AT PAGE 38 FOR TITLE REFERENCE  
 6. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, COVENANTS, AND/OR RIGHT-OF-WAYS OF RECORD.

LOT COVERAGE CALCULATIONS:  
 EXISTING DWELLING = 2,070 S.F.  
 EXISTING COVERED PORCH = 410 S.F.  
 EXISTING GARAGE = 480 S.F.  
 EXISTING SHED = 74 S.F.  
 TOTAL FOOTPRINT AREA = 3,034 S.F.  
 LOT COVERAGE = 25.8%

ZONING INFORMATION:  
 THE PARCEL IS ZONED: R-8  
 MINIMUM LOT AREA = 8,000 S.F.  
 MINIMUM LOT WIDTH = 80' MIN.  
 MINIMUM BUILDING SETBACKS:  
 FRONT YARD (PRINCIPAL) = 18' MIN.  
 FRONT YARD (SECONDARY) = 9' MIN.  
 SIDE YARD = 7' MIN.  
 REAR YARD = 30' MIN.  
 MINIMUM OUTBUILDING SETBACKS:  
 FRONT YARD = 20' MIN. + BLDG SETBACK  
 SIDE YARD = 7' MIN.  
 REAR YARD = 10' MIN.  
 MAXIMUM LOT COVERAGE = 30% MAX.  
 MAXIMUM BUILDING HEIGHT = 35' MAX.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

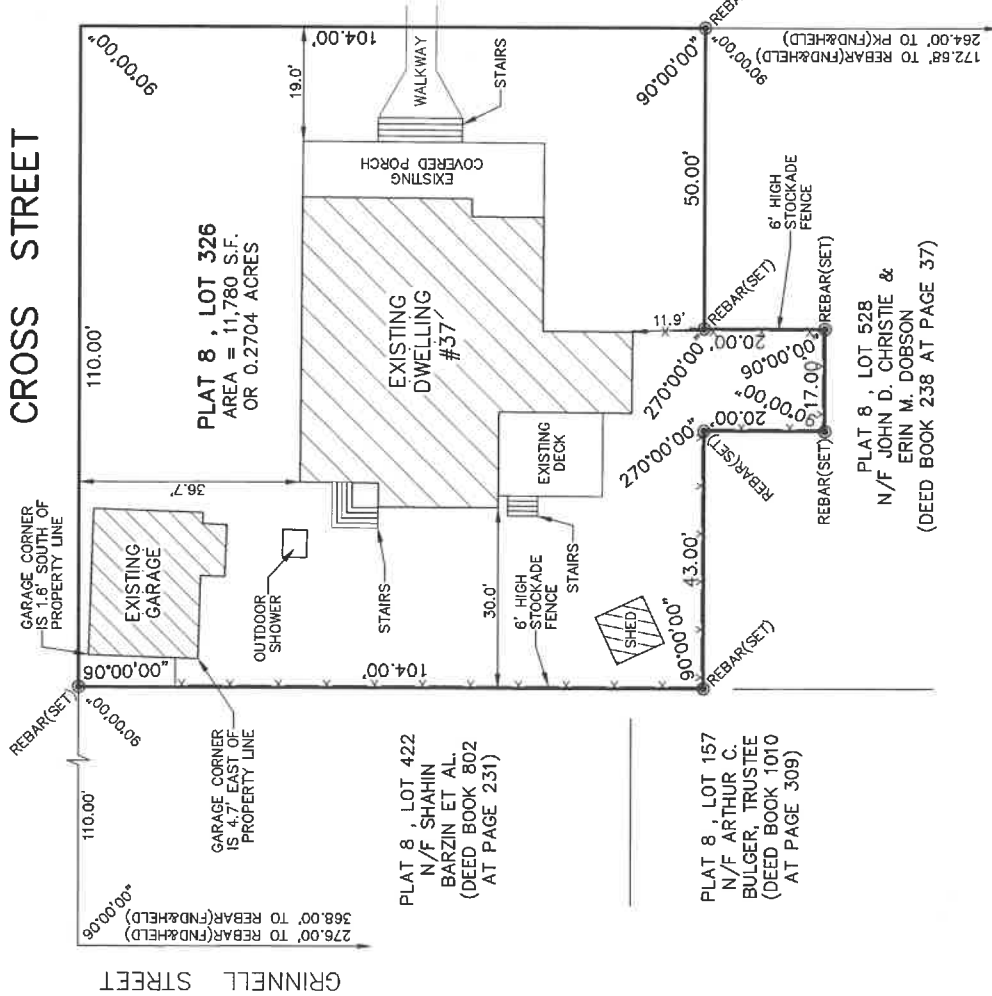
TYPE OF BOUNDARY SURVEY:  
 LIMITED CONTENT BOUNDARY SURVEY  
 DATA ACCUMULATION SURVEY  
 MEASUREMENT SPECIFICATION:  
 CLASS I  
 CLASS II

STATEMENT OF PURPOSE:  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 1) PREPARE A SITE PLAN.

BY: ROBERT C. COURNOYER, PLS#1615  
 DATE

CROSS STREET

CORONADO STREET

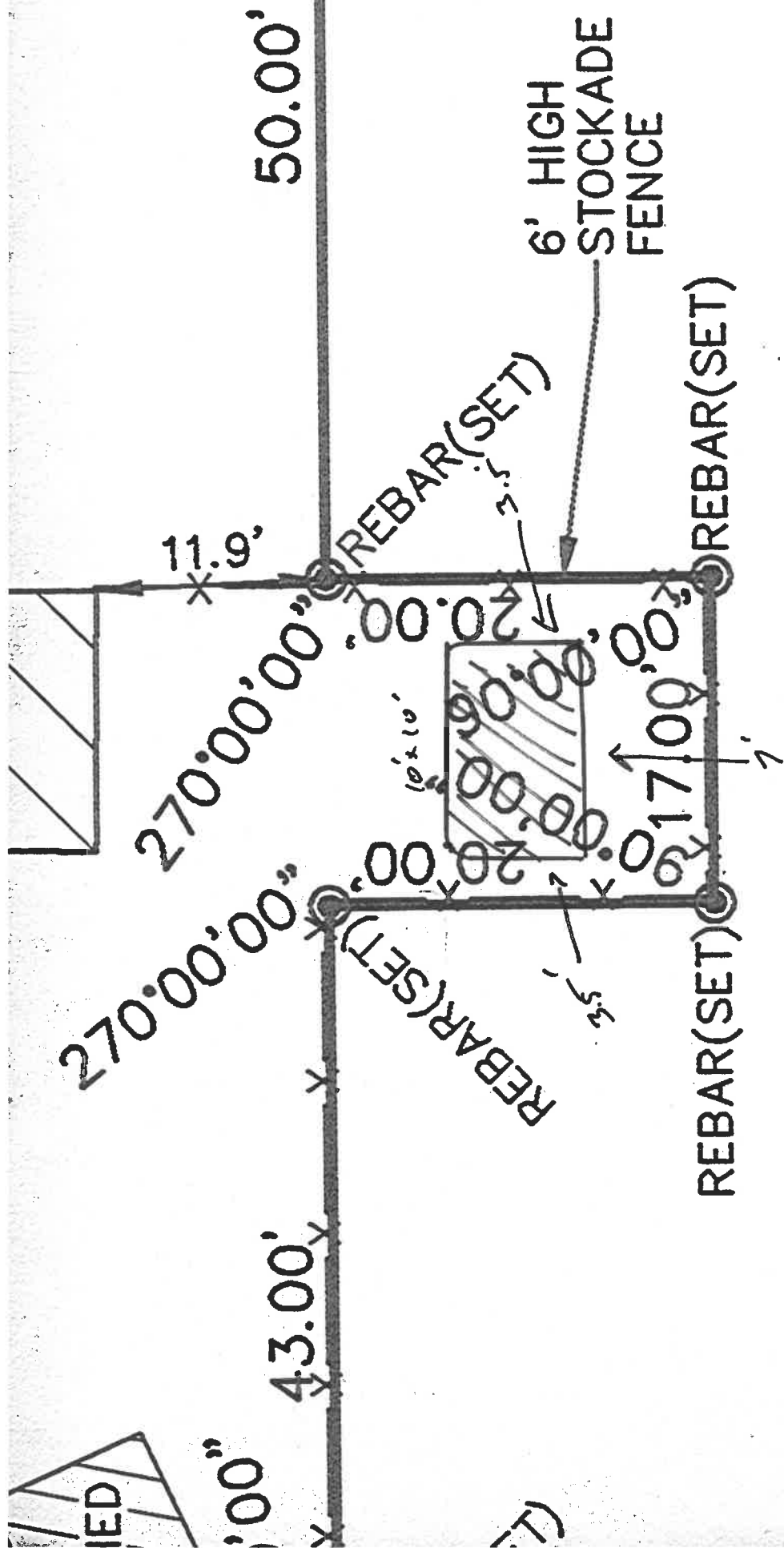


LEGEND

FND  
 N/F  
 S.F.  
 FOUND  
 NOW OR FORMERLY  
 SQUARE FEET

GRAPHIC SCALE

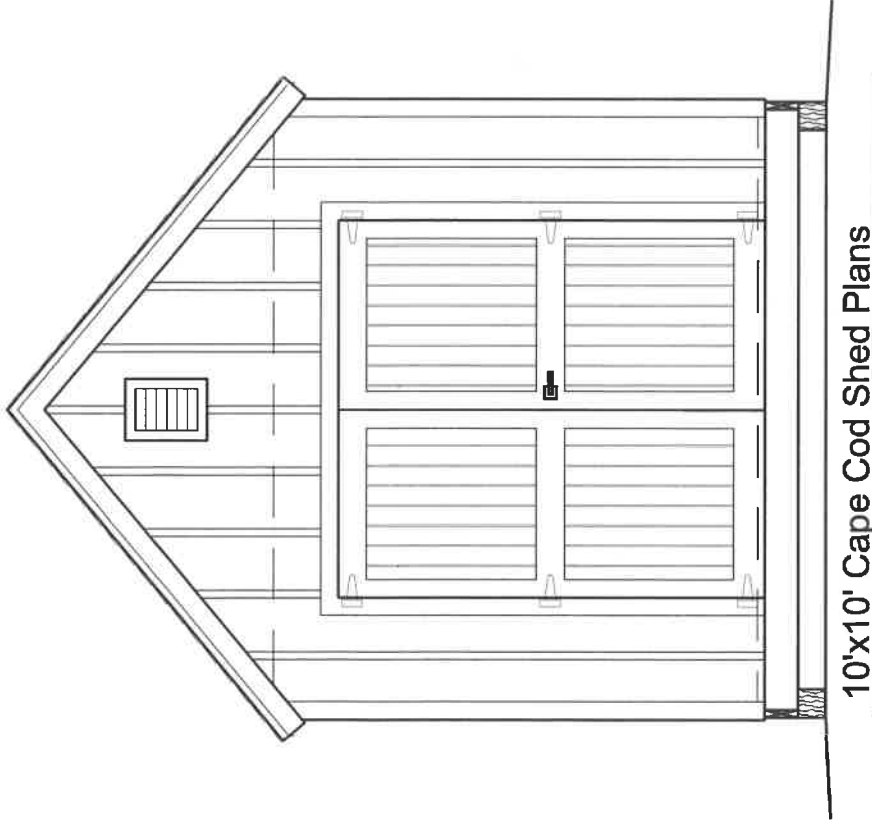




PLAT 8 , LOT 528  
 N/F JOHN D. CHRISTIE &  
 ERIN M. DOBSON  
 (DEED BOOK 238 AT PAGE 37)

## DRAWING INDEX

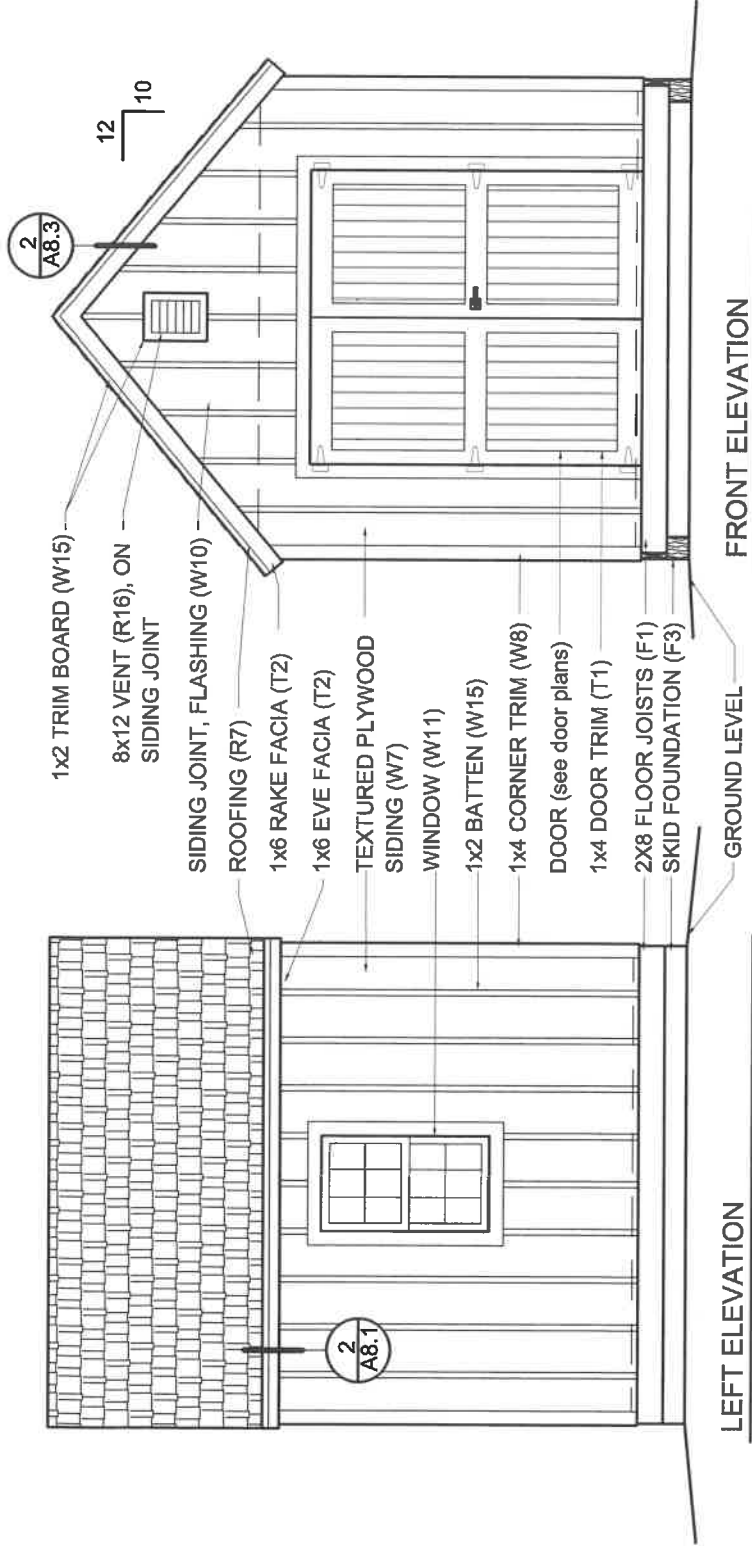
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10'x10' Cape Cod Shed Plans

Please view and download the **HOW TO BUILD A SHED** tutorial at  
<http://www.icreatables.com/sheds/how-to-build-shed/how-to-build-a-shed-download.html>

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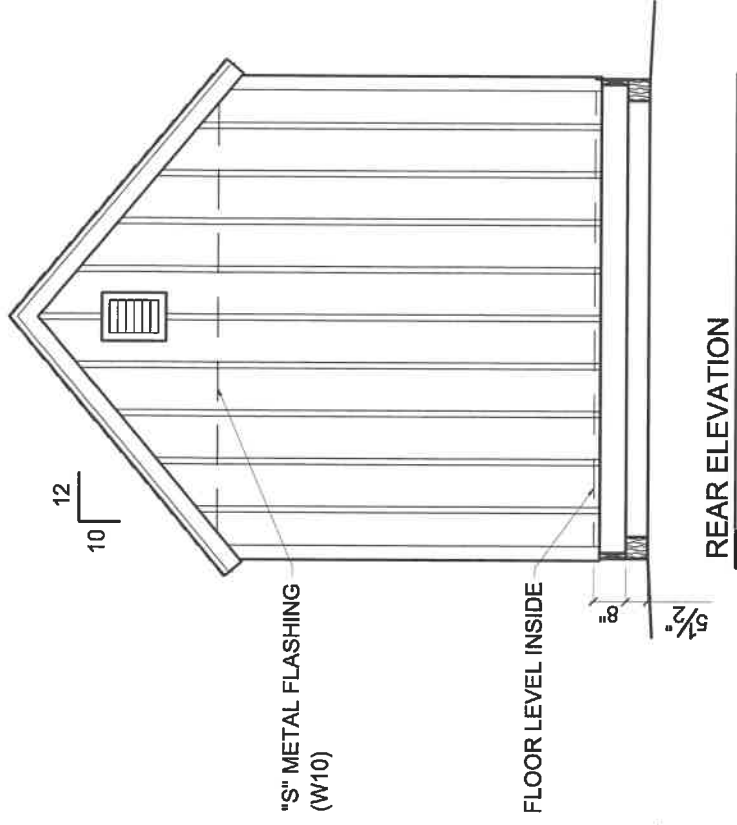
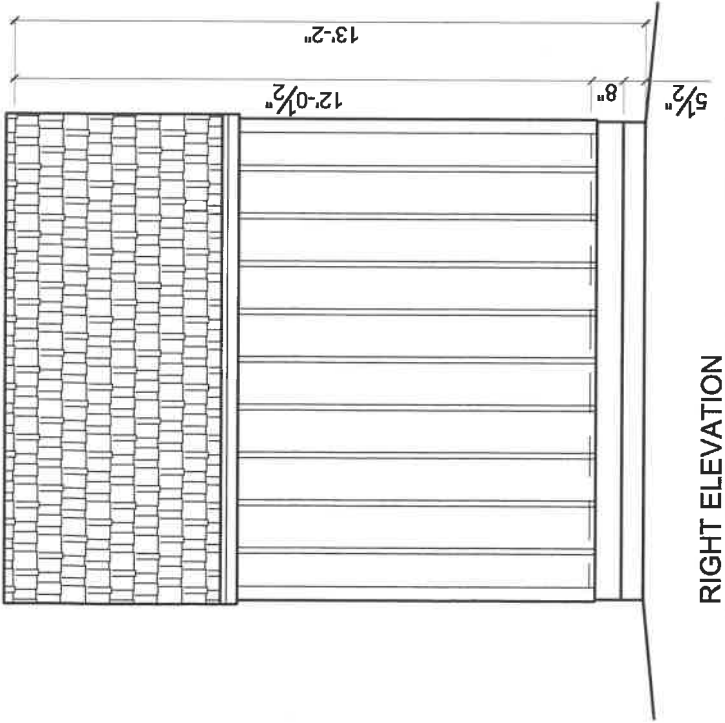


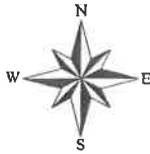
**SIDING AND ROOFING MATERIALS**

CODE	DESCRIPTION	LENGTH	QTY.
W7	4ft. x 8ft. Textured Ply.	per plan	10
T1	1x4 Trim	8'	11
T2	1x6 Trim	10'	6
R5	Roof Drip Edge	1 1/2" x 1 1/2" x 10'	6
R6	15lb. Roofing Felt	1 roll	
R7	Shingles	1.5 Squares	
W10	"Z" metal flashing	10'	2
W11	2036 Window	2'-0" x 3'-6"	1
W15	1X2 Wood trim batten	8'	46
W16	Gable vent with 2" trim	8" x 12"	2
D1	6068 Pre-Hung door	6'-0" x 6'-8"	1
D1.1	Alt 3068 Pre-hung door	3'-0" x 6'-8"	1

Ramp or stair materials are not shown







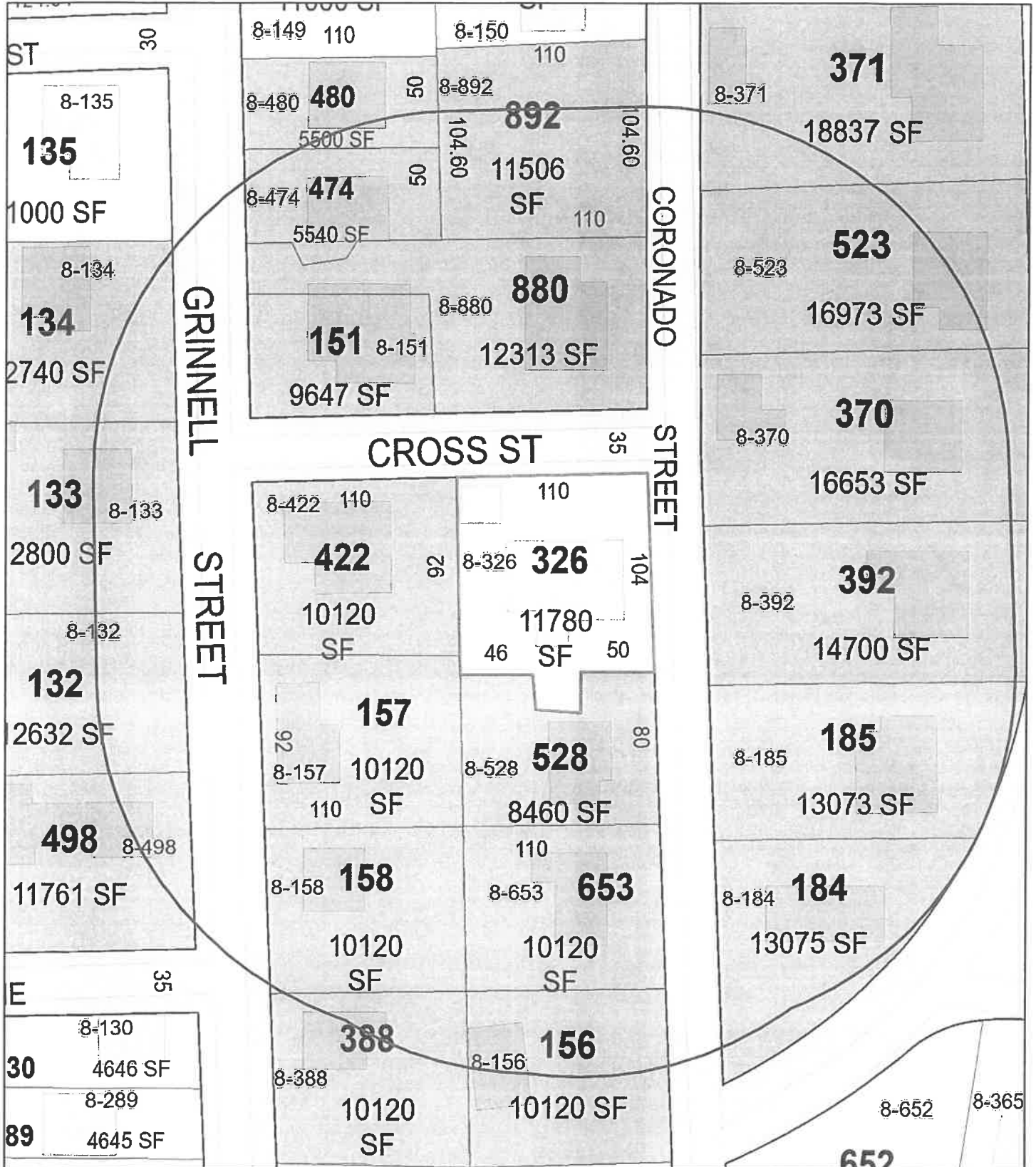
Jamestown, RI

1 inch = 75 Feet



www.cai-tech.com

November 5, 2024



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