

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: Two Car Garage - 24' wide and 18' depth

Size of proposed building or alteration: 2nd Floor Addition for Home Office and Exercise Room within Existing Garage Footprint 24wx18d

8. Distance of proposed bldg.or alteration from lot lines: Existing Garage
front 1.6' rear 84.4' left side 81.3' right side 4.7'

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

10. Proposed use of premises: Additional Living Space for a Home Office and Exercise Room above Existing Garage

Location of septic tank & well on lot: None

11. Give extent of proposed alterations: 2nd Floor Addition to Create Home Office and Exercise Room above Existing Garage within the Existing Two Car Garage Footprint

12. Number of families for which building is to be arranged: None above proposed new garage living area.

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

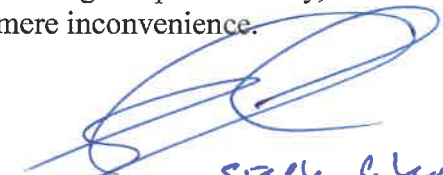
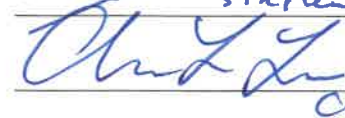
Has the Inspector of Buildings refused a permit? No.

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 and Section 82-307: Relief from front yard setback of outbuilding where 20' is required and 1.6' is existing; and, Relief from side yard setback where 7' is required and 4.7' is existing.

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

The applicant seeks to construct within the existing footprint of the detached garage a home office and exercise room which can not be accommodated in the principal residence. 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 as the garage has been existing since 1909. 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 as the applicant does not propose to raze the garage rather retain the existing building in keeping with the character of the neighborhood and remaining within the existing footprint. Lastly, the hardship is that will be suffered by the applicant is more than a mere inconvenience.

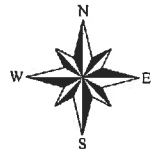

Stephen B. Leveson

Cheryl L. Leveson

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 and 82-307 District Dimensional Regulations to construct 2nd floor addition to build a home office and exercise space above the existing garage within the garage footprint of 24'x18' from front yard setback of outbuilding where 20' is required and 1.6' is existing; and, from side yard setback where 7' is required and 4.7' is existing. Said property is located in an R8 zone and contains 11,780 sq. ft



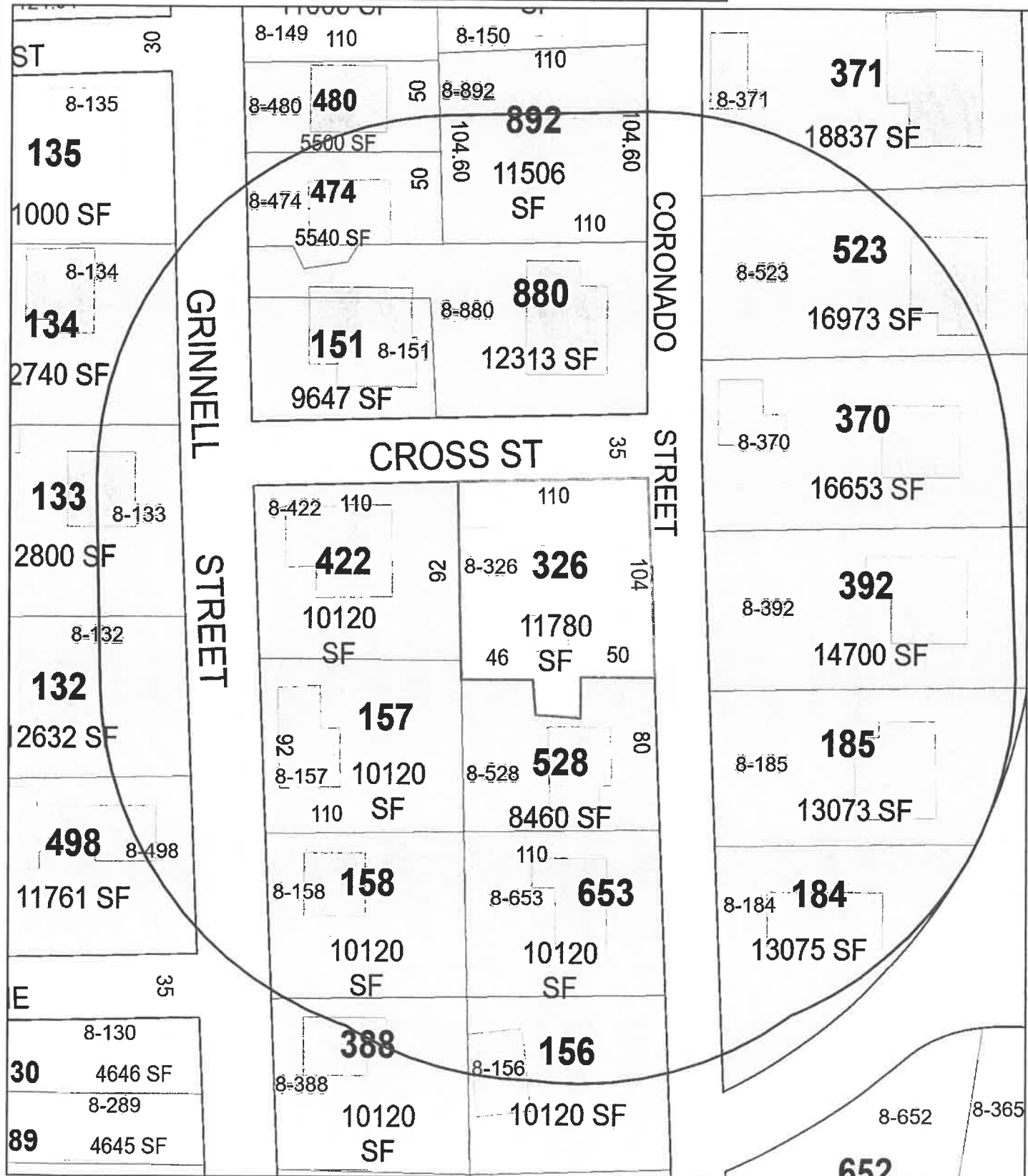
Jamestown, RI

1 inch = 75 Feet

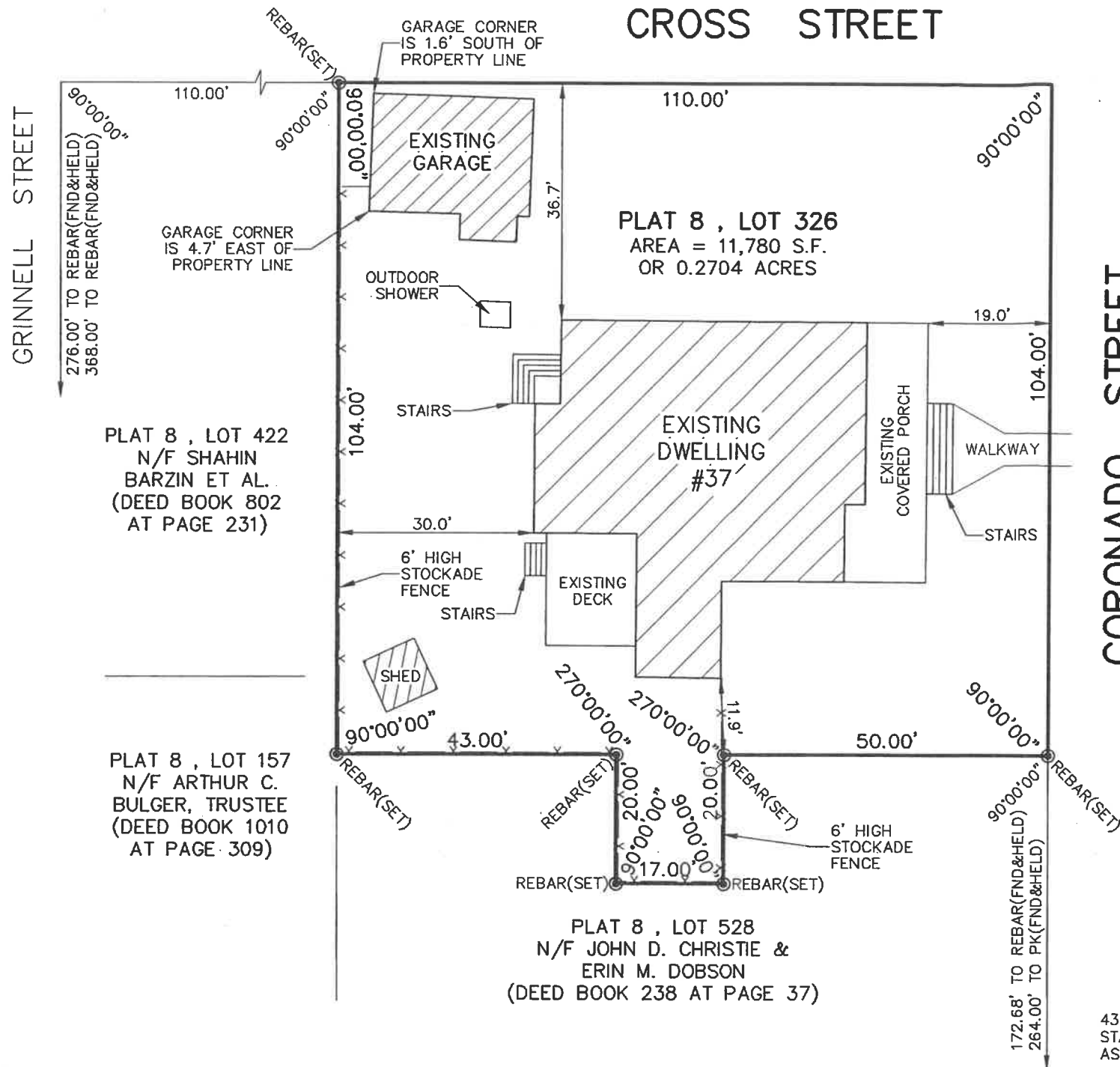


www.cai-tech.com

November 5, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



GENERAL NOTES:

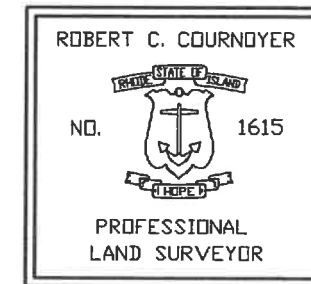
1. THE PARCEL IS PLAT 8, LOT 326.
2. THE TOTAL PARCEL AREA IS 11,780 S.F. OR 0.2704 ACRES.
3. THE EXISTING DWELLING ADDRESS IS 37 CORONADO STREET.
4. THE PARCEL IS ZONED: R-8.
5. SEE DEED BOOK 914 AT PAGE 38 FOR TITLE REFERENCE.
6. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, COVENANTS,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

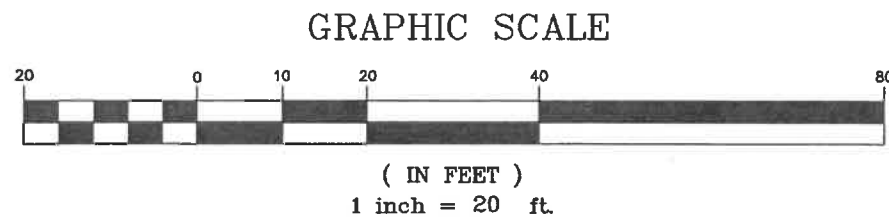
MEASUREMENT SPECIFICATION:
 CLASS I
 CLASS III

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



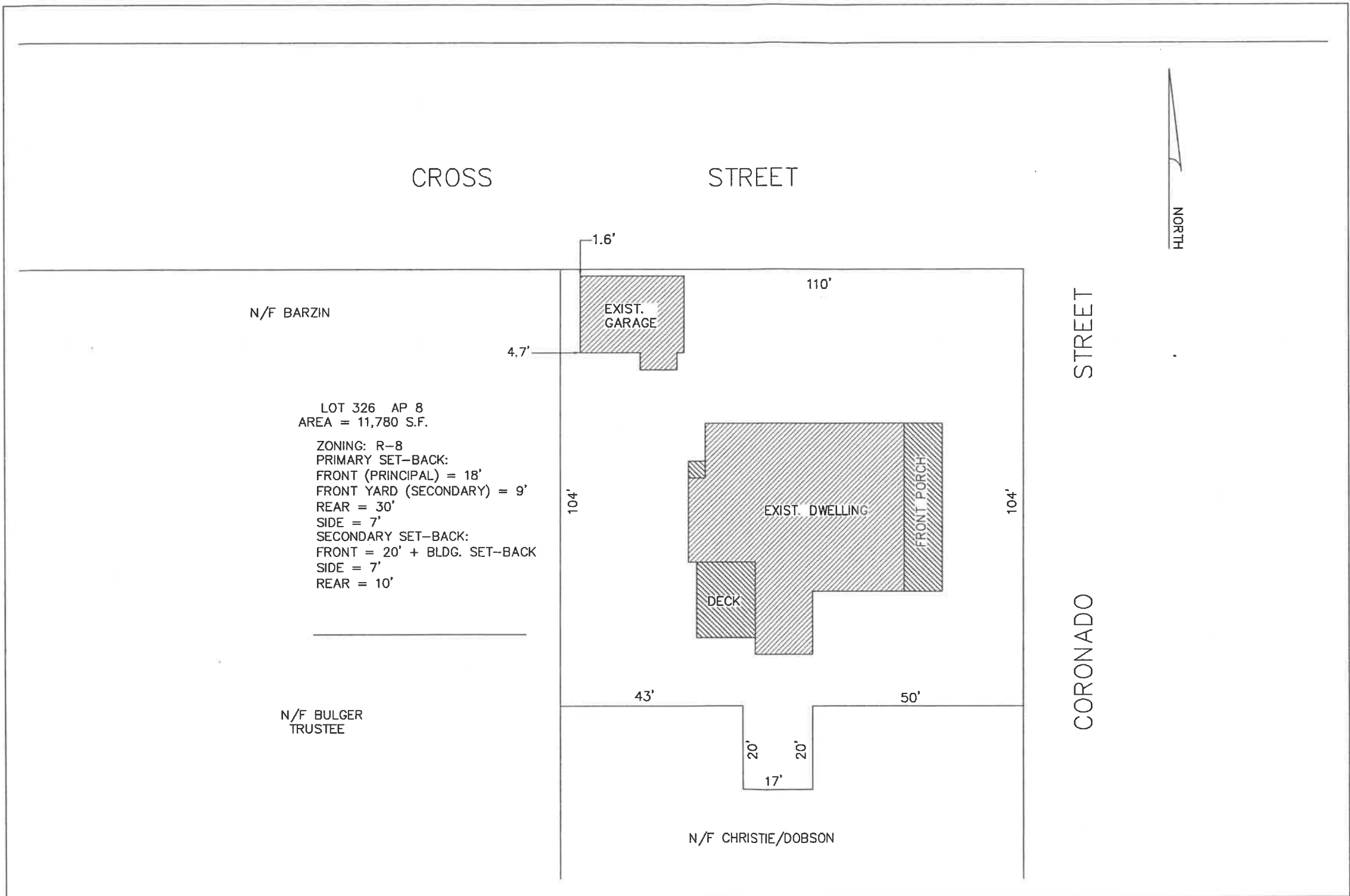
LEGEND

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

ROBERT C. COURNOYER
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 176
 JAMESTOWN, RI 02835
 PHONE: 401-439-8029

SITE PLAN FOR
STEPHEN P. & CHERYL L. LEVESQUE
 PLAT 8, LOT 326
 37 CORONADO STREET
 JAMESTOWN, RHODE ISLAND

SCALE: 1" = 20'	DATE: 5-22-2024	SHEET: 1 OF 1	PROJECT: CORONADO2
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N/F BARZIN

LOT 326 AP 8
AREA = 11,780 S.F.

ZONING: R-8
PRIMARY SET-BACK:
FRONT (PRINCIPAL) = 18'
FRONT YARD (SECONDARY) = 9'
REAR = 30'
SIDE = 7'
SECONDARY SET-BACK:
FRONT = 20' + BLDG. SET-BACK
SIDE = 7'
REAR = 10'

N/F BULGER TRUSTEE

N/F CHRISTIE/DOBSON

1 PLAN

N-T-S

GENERAL NOTES

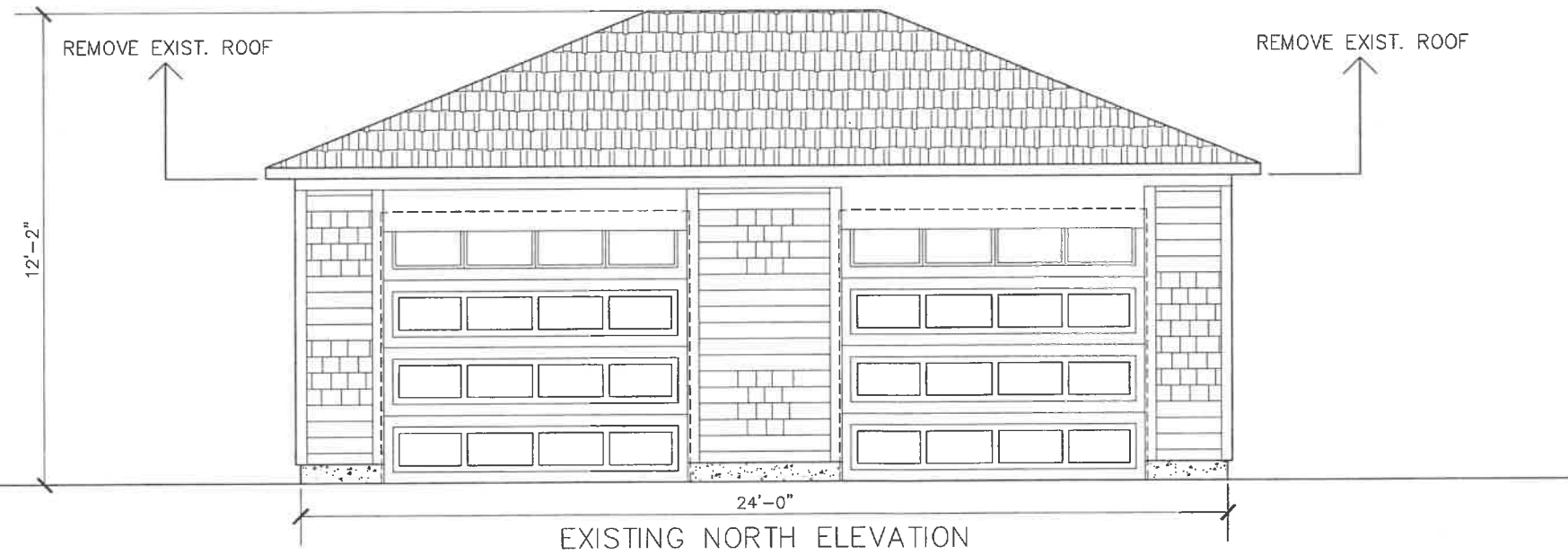
TITLE: PROPOSED ADDITION TO GARAGE
37 CORONADO STREET
IN JAMESTOWN, RI
PREPARED FOR
STEPHEN & CHERYL LEVESQUE

SITE PLAN

REVISIONS		
No.	Description	Date

Scale: As Shown
Drawn By: jb
Checked By: jb
Approved By:
Project No: 024-
Date: October 7, 2024

DWG No:
S-1.0



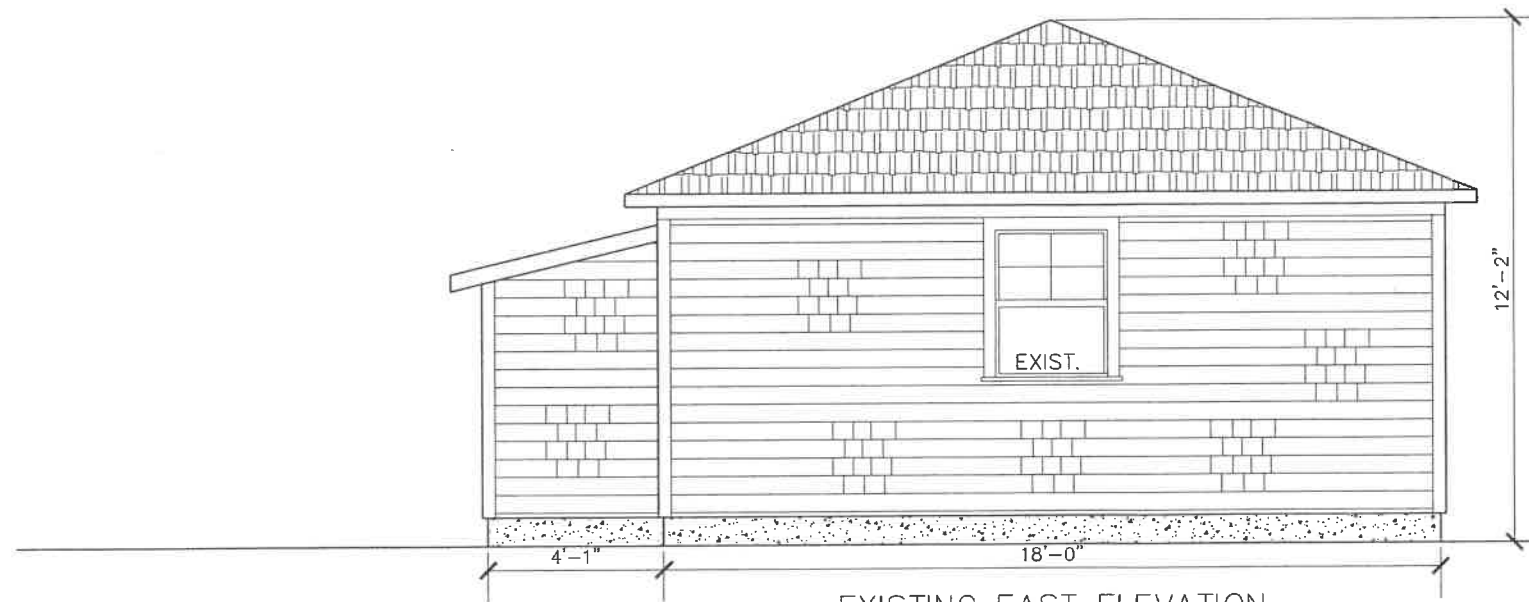
1 PLAN 1/4" = 1'-0"

GENERAL NOTES

TITLE: PROPOSED ADDITION TO GARAGE
 37 CORONADO STREET
 IN JAMESTOWN, RI
 PREPARED FOR
 STEPHEN & CHERYL LEVESQUE
 EXISTING NORTH ELEVATION

REVISIONS		
No.	Description	Date

Scale: As Shown
 Drawn By: j
 Checked By: j
 Approved By:
 Project No: 024-
 Date: October 7, 2024
 DWG No:
 E-1.0



EXISTING EAST ELEVATION

1 PLAN

1/4" = 1'-0"

GENERAL NOTES

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 STEPHEN & CHERYL LEVESQUE

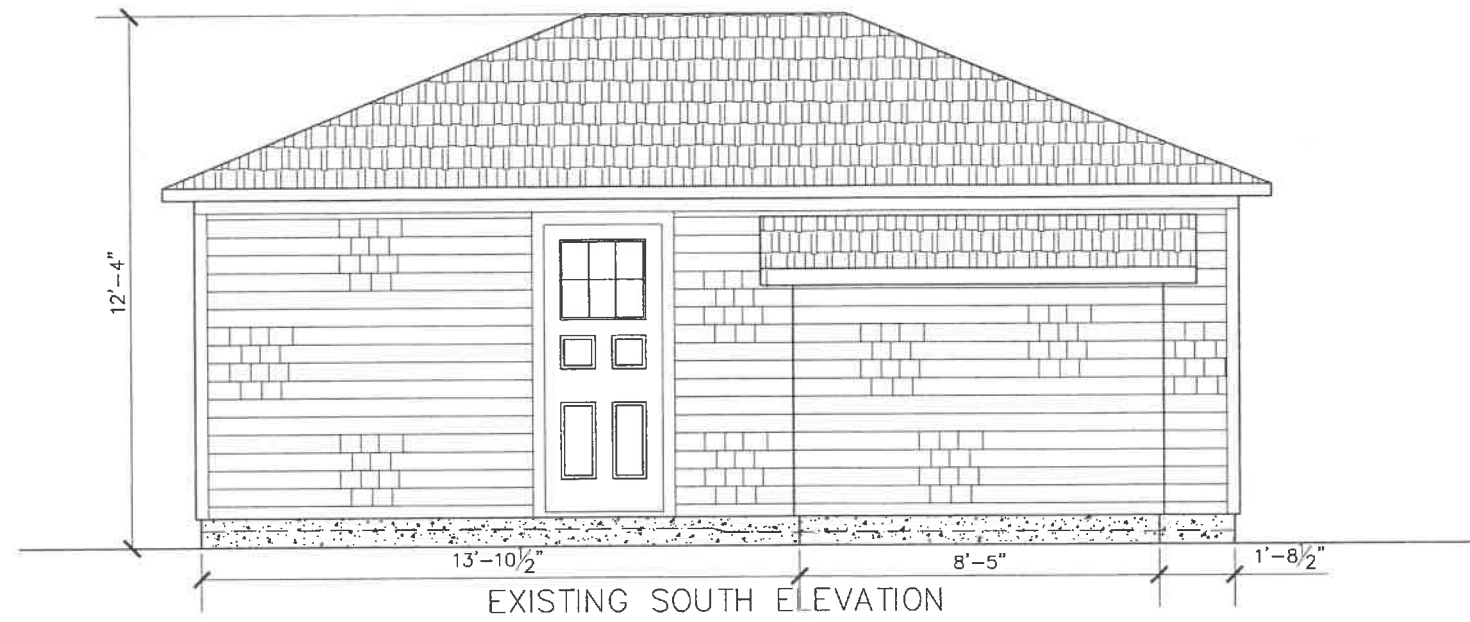
EXISTING EAST ELEVATION

REVISIONS

No.	Description	Date

Scale: As Shown
 Drawn By: jp
 Checked By: jp
 Approved By:
 Project No: 024-
 Date: October 7, 2024

DWG No:
 E-3.0



1 PLAN

1/4" = 1'-0"

GENERAL NOTES

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 37 CORONADO STREET
 IN JAMESTOWN, RI
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 STEPHEN & CHERYL LEVESQUE

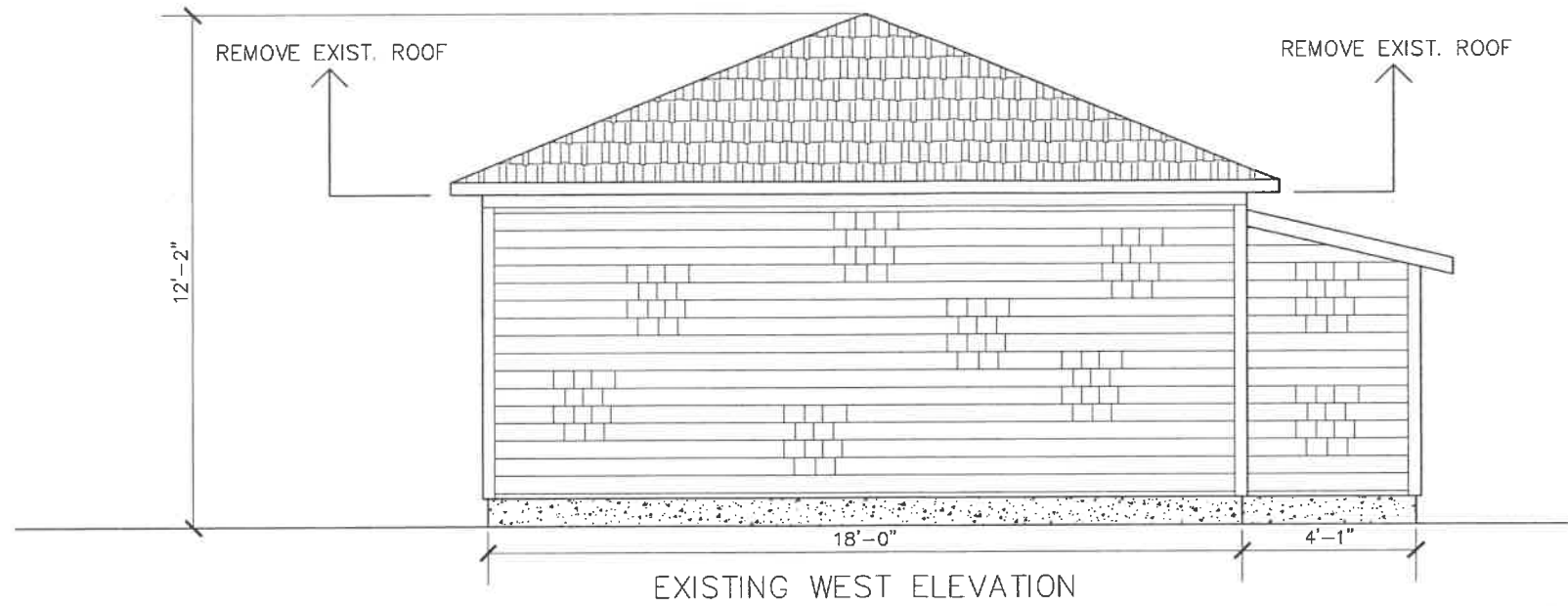
EXISTING SOUTH ELEVATION

REVISIONS

No.	Description	Date

Scale: As Shown
 Drawn By: *jb*
 Checked By: *jb*
 Approved By:
 Project No: 024-
 Date: October 7, 2024

DWG No:
 E-2.0



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

GENERAL NOTES

TITLE: PROPOSED ADDITION TO GARAGE 37 CORONADO STREET IN JAMESTOWN, RI PREPARED FOR STEPHEN & CHERYL LEVESQUE	EXISTING WEST ELEVATION																																	
REVISIONS																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 80%;">Description</th> <th style="width: 10%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																															
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Scale: As Shown Drawn By: jp Checked By: jp Approved By: Project No: 024- Date: October 7, 2024																																		
DWG No: E-4.0																																		



1 CONSTRUCTION DOCUMENTS N-T-5

DRAWING NO.	TITLE	REV'D	DRAWING NO.	TITLE	REV'D
T - 1.0	TITLE/INDEX SHEET		A - 4.0	EAST ELEVATION	
S - 1.0	SITE PLAN		A - 5.0	WEST ELEVATION	
E - 1.0	EXISTING NORTH ELEVATION		A - 6.0	NORTH SECTION	
E - 2.0	EXISTING SOUTH ELEVATION		A - 7.0	WEST SECTION	
E - 3.0	EXISTING EAST ELEVATION		A - 8.0	SECOND FLOOR FRAMING	
E - 4.0	EXISTING WEST ELEVATION		A - 9.0	SECTION/SHEAR WALL DETAILS	
A - 1.0	SECOND FLOOR PLAN		A - 10.0	TYPICAL DECK DETAILS	
A - 1.1	SECOND FLOOR PLAN W/DIMENSIONS				
A - 2.0	NORTH ELEVATION				
A - 3.0	SOUTH ELEVATION				

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TITLE/INDEX SHEET

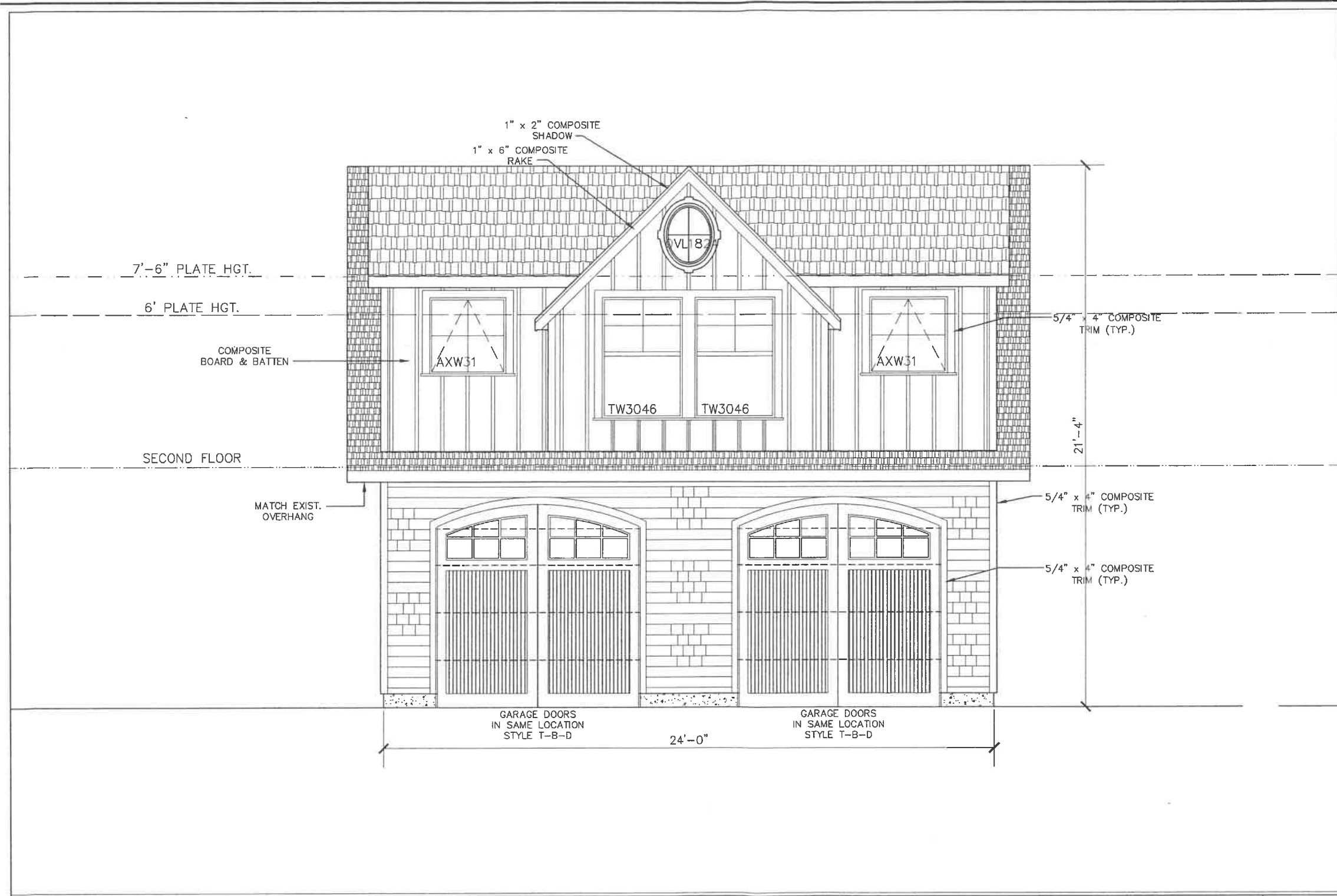
REVISIONS

No.	Description	Date

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

Scale: As Shown
 Drawn By: jp
 Checked By: jp
 Approved By:
 Project No: 024-
 Date: October 7, 2024

DWG No:
 T-1.0



TITLE:
 PROPOSED ADDITION TO GARAGE
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 NORTH ELEVATION

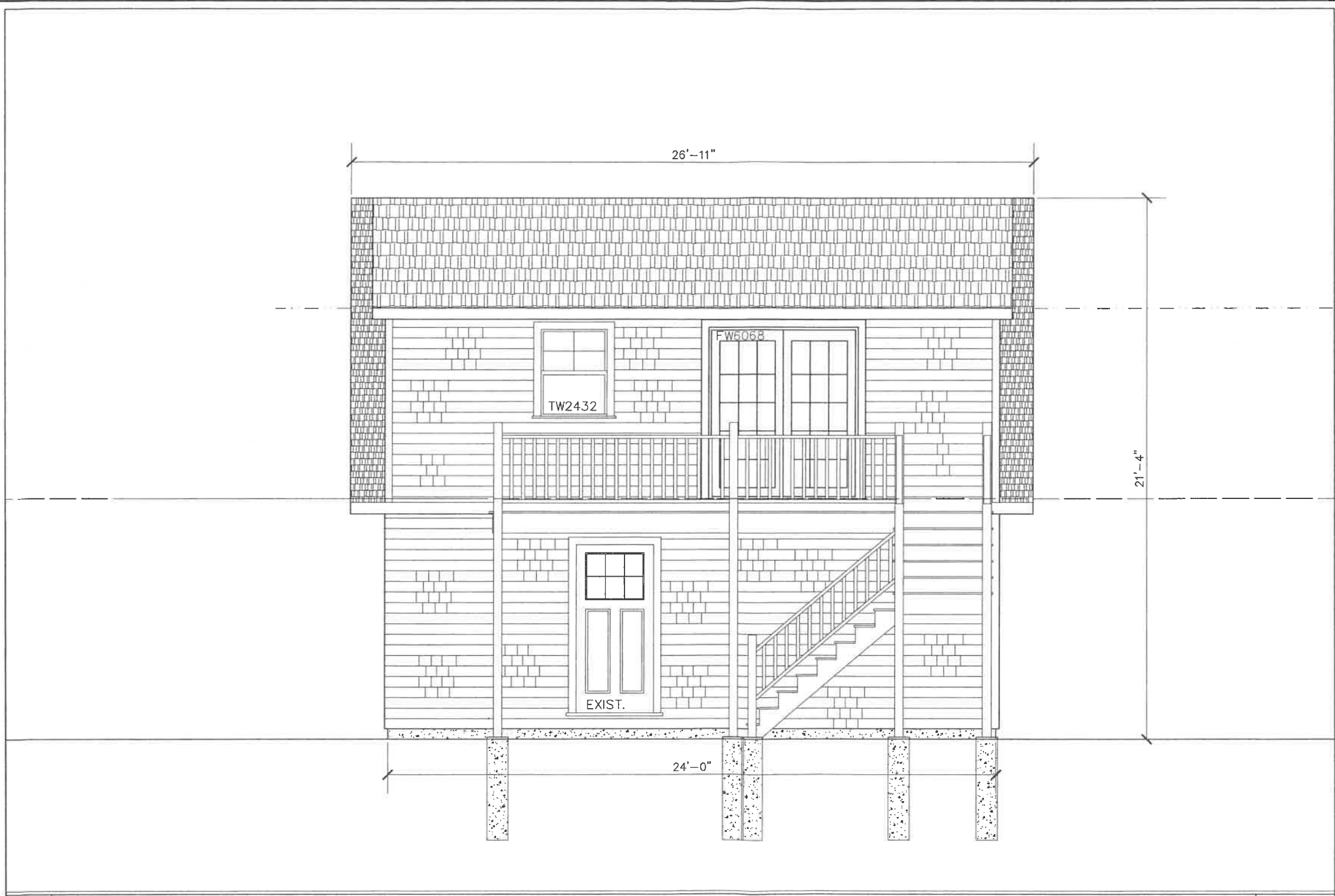
REVISIONS

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

GENERAL NOTES

Scale: As Shown
 Drawn By: jb
 Checked By: jb
 Approved By:
 Project No: 024-
 Date: October 7, 2024
 DWG No:
 A-2.0



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

GENERAL NOTES

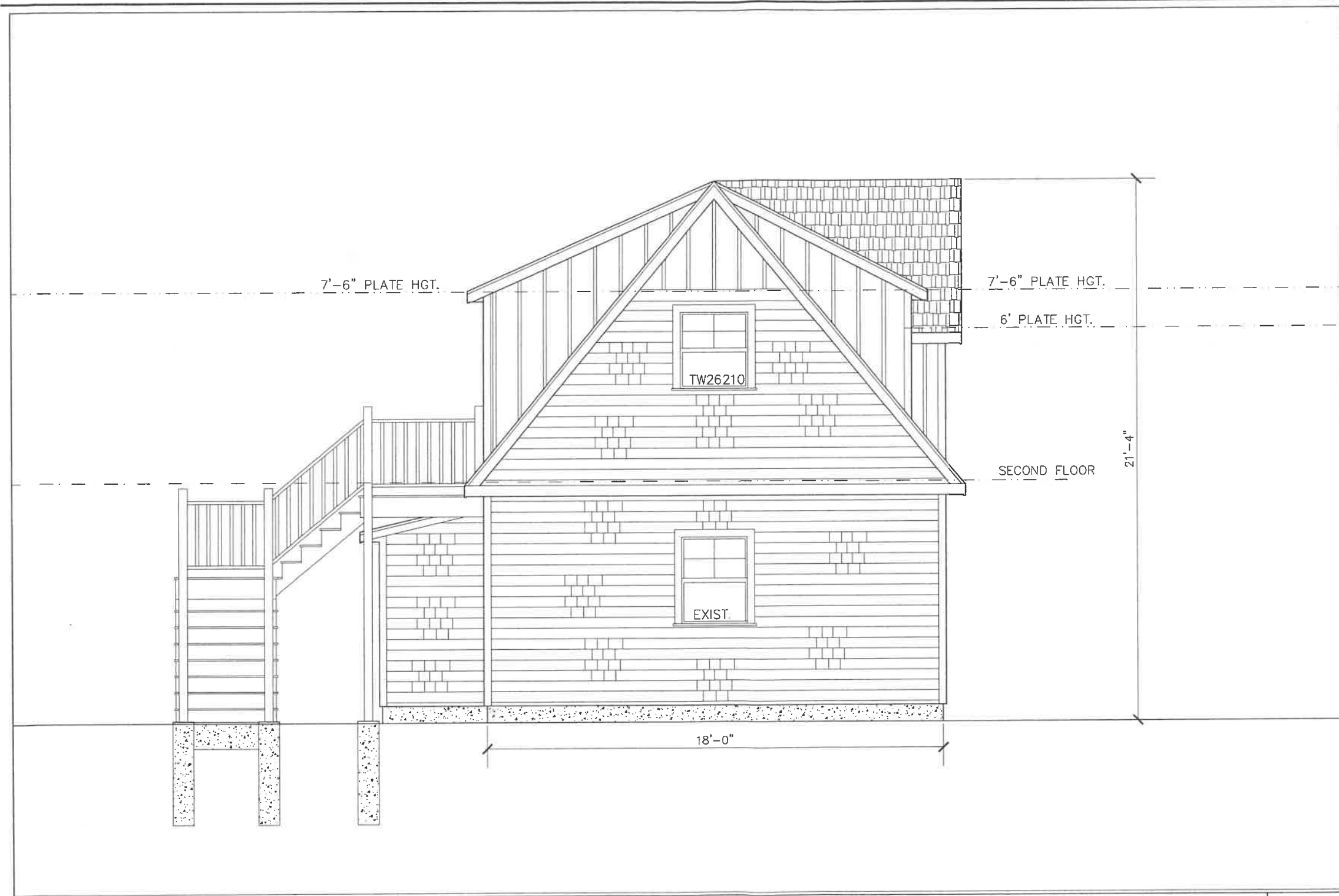
TITLE: PROPOSED ADDITION TO GARAGE
 37 CORONADO STREET
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 PREPARED FOR
 STEPHEN & CHERYL LEVESQUE
 SOUTH ELEVATION

REVISIONS

No.	Description	Date

Scale: As Shown
 Drawn By: jpb
 Checked By: jpb
 Approved By:
 Project No: 024-
 Date: October 7, 2024

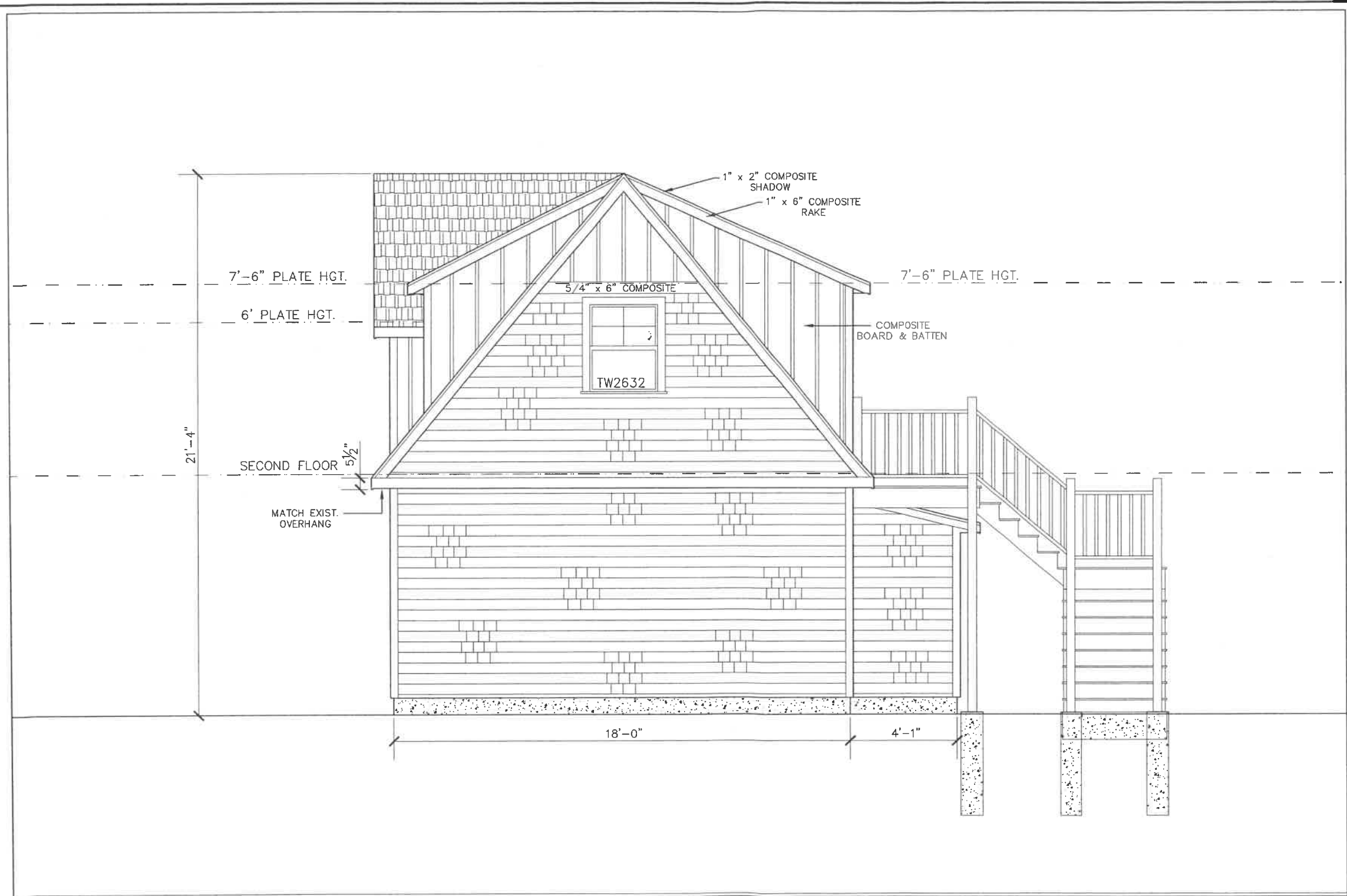
DWG No:
 A-3.0



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

GENERAL NOTES

<p>TITLE: PROPOSED ADDITION TO GARAGE 37 CORONADO STREET IN JAMESTOWN, RI PREPARED FOR STEPHEN & CHERYL LEVESQUE</p>		
<p>EAST ELEVATION</p>		
<p>REVISIONS</p>		
<p>No.</p>	<p>Description</p>	<p>Date</p>
<p>Scale: As Shown Drawn By: jp Checked By: jp Approved By: Project No: 024- Date: Sept. 1, 2022</p>		
<p>DWG No: A-4.0</p>		



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

GENERAL NOTES

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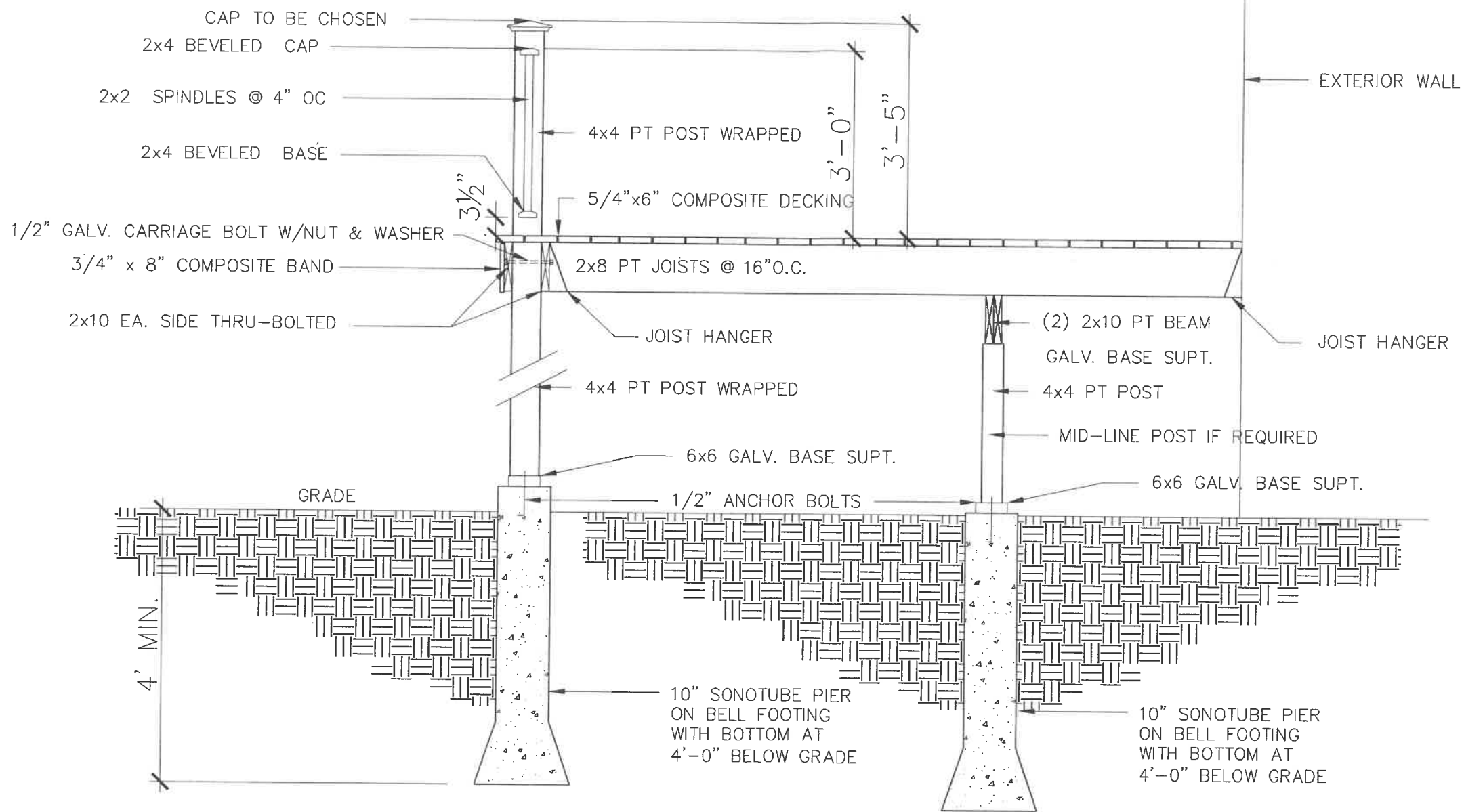
WEST ELEVATION

REVISIONS

No.	Description	Date

Scale: As Shown
 Drawn By: jp
 Checked By: jp
 Approved By:
 Project No: 024-
 Date: October 7, 2024

DWG No:
 A-5.0



1 DETAILS

N-T-S

GENERAL NOTES

TITLE: PROPOSED ADDITION TO GARAGE
 37 CORONADO STREET
 IN JAMESTOWN, RI
 PREPARED FOR
 STEPHEN & CHERYL LEVESQUE

TYPICAL DECK DETAILS

REVISIONS

No.	Description	Date

Scale: As Shown
 Drawn By: jp
 Checked By: jp
 Approved By:
 Project No: 024-
 Date: October 7, 2024

DWG No:
 A-10.0