

ZONING BOARD OF REVIEW AGENDA  
MARCH 28, 2017 MEETING  
7:00 p.m.  
Jamestown Town Hall  
93 Narragansett Avenue  
Jamestown, RI

I. MINUTES

1. Reading of the Minutes of the January 24, 2017 meeting.

II. CORRESPONDENCE

1. A letter from Christian Infantolino, Esq. for Jamestown Boat Yard requesting a one year extension on the special use permit & variance granted Feb. 23, 2016.
2. A letter from Wm. Munger requesting a one year extension of time on an existing approval by the Zoning Board of Review for one boat shed located (easterly position shed) on Plat 8, Lot278, 260 Conanicus Avenue originally granted Fe. 17, 2015.

III. NEW BUSINESS

1. Application of Pieter C. & Michelle J. Snoeren, whose property is located at 134 Beacon Ave., and further identified as Assessor's Plat 15, Lot 292 for a variance from Article 7, Section 82-700, and (Non Conforming Uses). To move a property line for the purpose of transferring 1,884 sq. ft. to abutting lot. Said property is located in a R40 zone and contains 31,872 sq. ft.
2. Application of Barbara Lundy & Jamestown fitness Center, Inc., whose property is located at 36, 38, 40 South West Ave., and further identified as Assessor's Plat 9, Lot 23 for a Modification of Special Use Permit from Article 3, Table 3-1 (Special Use for Mixed Use), Article 3, 3-1 VIIB (Special Use Permit for Personal Services) pursuant to Article 6 Section 600 & Section 602, to allow approximately 1500 sq. ft. of the basement area to be used for exercise classes and storage and a variance granted under Article 6, Section 600 & 605, Special Use Permits & Variances, for a variance from Article 12 Section 82-1203, Minimum off street parking requirements, to allow parking at the property to remain the same were the extra 1500 sq.

ft. would require an additional 7.5 parking spaces. Said property is located in a CL zone and contains 21,780 sq. ft.

3. Application of Stamouli, Sean M. et Nelson, Casey, whose property is located at 456 Schooner Ave., and further identified as Assessor's Plat 3, Lot 328 for a variance from Article 3, Section 82-300, Table 3-2 R20 setback outbuildings, to install a 10' x 12' shed 5' from side where 10' is required & 5' from rear where 10' is required. Said property is located in a R20 zone and contains 7,200 sq. ft.
4. Application of John R. Connors, whose property is located Frigate St., and further identified as Assessor's Plat 16, Lot 22 for a variance/special use permit from Article 3, Sections 308 & 314 to construct a single family dwelling and install a two bedroom OWTS on a sub district A lot (high groundwater table & impervious layer overlay district) and where the OWTS will be 51' from a forested wetland edge instead of the required 150 ft. Said property is located in a R40 zone and contains 8,332 sq. ft.
5. Application of Dragonline, LLC whose property is located at 2 Ft. Wetherill RD., and further identified as Assessor's Plat 10, Lot 124 for an amendment to the Zoning Decision of March 24, 1992, allowing the present studio building to become the residence and the Cabin (currently the residence) to be an accessory building, not a residence, pursuant to Article 6 Sections 82-600, 82-605, 82-606, & 82-606, and the inherent authority of the Board to modify, when appropriate, its decisions. Said property is located in a RR80 zone and contains approximately 55,757 sq. ft.
6. Application of Conanicut Yacht Club, whose property is located at 24 Whittier Rd., and further identified as Assessor's Plat 8, Lot 627 for a modification of a special use permit from Article 3, Table 3-1 (F) (1) to have tennis courts including a small bocce ball playing area, and including the removal of the existing tennis court hut to be replaced by the proposed 1,130 sq.ft. tennis hut, pursuant to Article 6, Sections 600 & 602. and a

variance pursuant to Article 6 Sections 82-600 & 82-605, from the following provisions: (1) Article 3, Table 3-2 for the Village Special Development District, lot coverage, where the maximum allowable lot coverage is 25%, the existing lot coverage on the property 57.4% & the proposed lot coverage is 60.1%; (2) Article 3, Table 3-2 for the Village Special Development District, side setback outbuilding, where the required setback is ten ft. and the tennis court fence is currently located on the property line; (3) Article 3, Table 3-2 for the Village Special Development District, Lot Width, where the required lot width is 100 ft. and the existing lot width is 84 ft; (4) Article 11, Section 82-106, Special Requirements, subsection C-3(a), parking, where parking is required on the rear or side of the house, to allow parking to remain in its existing location. Said property is located in a R20 zone and contains 90,520 sq. ft.

7. Application of JTN, LLC, whose property is located at 13 Narragansett Ave., and further identified as Assessor's Plat 9, Lot 603 for a Special Use Permit from Article 11, Section 82.1108.6 Use of an Attic shall be ancillary to the use below. Proposed use of the attic as residential where below is a restaurant. Said property is located in a CD zone and contains 13,068 sq. ft.

#### IV. ADJOURNMENT