



ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, July 24, 2018
7:00 PM

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. June 26, 2018 Meeting; review, discussion and/or potential action and or vote

III. CORRESPONDENCE

IV. OLD/UNFINISHED BUSINESS

- A. Application of A. Louis Morioenzi, whose property is located at 216 East Shore Rd., and further identified as Assessor's Plat 7, Lot 97 for a variance from Article 3, Section 82-302 Table 3-2 Accessory Buildings Front yard setback & 82-311 max size of accessory building to construct 50'x 20' garage addition with a 20' front yard setback where 40' is required and resulting in a accessory structure of 3970 sq. ft. where 1200 is allowed. Said property is located in a R80 zone and contains 3.13 acres; review, discussion and/or potential action and/or vote

V. NEW BUSINESS

- A. Application of Geoffrey Hamlin, whose property is located at 0 Battery Lane, and further identified as Assessor's Plat 11, Lot 38 pursuant to Article 5, Section 503 to appeal Zoning Director's illegal denial of right to build a small portion of patio within 20 feet of setback, despite the fact that 82-306 allows patios to be built in any part of the yard. Said property is located in a RR80 zone and contains 5.28 acres; review, discussion and/or potential action and/or vote
- B. Application of Geoff & Kris Hamlin, whose property is located at 0 Battery Lane, and further identified as Assessor's Plat 11, Lot 38 pursuant to Article 5, Section 503 to appeal Zoning Enforcement Officer's erroneous interpretation of Sec. 82-103(5) & 82 1208 B-2 & arbitrary and capricious & retaliatory applications of fines & stop work orders. Said property is located in a RR80 zone and contains 5.28 acres; review, discussion and/or potential action and/or vote

- C. Application of the Town of Jamestown (James T. and Lisa M Rafferty, owners) whose property is located at 91 Carr Lane and further identified as Assessors Plat 4, Lot 52 for variances from Article 3 Section 302 – District Dimensional Regulations and Table 3-2 to subdivide a 6.89 acre/300,252 square foot property located in the RR-200 zoning district into two parcels 1) residential parcel with existing house and 2) Conservation parcel to be permanently protected by Rhode Island Department of Environmental Management conservation easement. The following variances are requested: Parcel 1 (Residential Lot) – Lot Size, 59,119 square feet where 200,000 square feet are required. Parcel 2 (Conservation Lot) - Lot Width (frontage), 10 feet proposed where 300 feet are required; review, discussion and/or potential action and/or vote
- D. Application of Susanna Lee, whose property is located at 1036 East Shore Road, and further identified as Assessor’s Plat 1, Lot 322 for a Variance, pursuant to Article 3 Section 82-302, Table 3-2, District dimensional regulations, to reconstruct the existing residence, where the required side setback is 30 feet and the proposed setback is 15.1 feet. The application also seeks a Variance from Article 7, Section 82-705, Alteration of a nonconforming structure, in order to utilize the existing foundation, where the existing side setback is 9.6 feet and the proposed side setback is 15.1 feet. Said property is located in a R80 Zone and contains 51,770 square feet; review, discussion and/or potential action and/or vote

VI. ADJOURNMENT

Pursuant to RIGL §42-46-5(c) Notice of this meeting shall be posted on the Secretary of State’s website and at the Town Hall and the Jamestown Philomenian Library. In addition notice may also be posted at the Jamestown Police Station and on the Internet at www.jamestownri.gov.

This meeting location is accessible to the physically challenged. If communications assistance or other accommodations are needed to ensure equal participation, please call 1-800-745-5555, or contact the Zoning Board Clerk at 401-423-7221, or email pwestall@jamestownri.net not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website July 13, 2018