



ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, September 25, 2018
7:00 PM

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. August 28, 2018 Meeting; review, discussion and/or potential action and or vote

III. CORRESPONDENCE

IV. NEW BUSINESS

- A. Application of James & Patricia McCooey, whose property is located at 94 Walcott Ave., and further identified as Assessor's Plat 9, Lot 811 for a variance from Article 6, Section 82-605 and 82-302, Table 3-2, sideyard setbacks, to construct an attached 2 stall garage with a north side yard setback of 10' where 20' is allowed. Said property is located in a R40 zone and contains 1.35 acres; review, discussion and/or potential action and/or vote
- B. Application of Terrence Clen, whose property is located at 83 Neptune St., and further identified as Assessor's Plat 5, Lot 217 for a special use permit from Article 3, Section 82-314, High Ground Water Sub District A and 6-82-601 Special Use to construct a one story 17 x 22 addition and a 10 x 20 front covered porch. Said property is located in a R40 zone and contains 14,374 sq. ft. ; review, discussion and/or potential action and/or vote
- C. Application of Hugh and Susan Balloch, whose property is located at 18 Racquet Road, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 10, Lot 100 for a Special Use Permit under Article 6, pursuant to Section 82-311 to have an accessory building in excess of 1200 square feet. This application also seeks a Variance, pursuant to Article 6, Sections 82-600 and 82-605, from Article 3 Section 82-311 (A), Maximum size of accessory buildings, to allow the carriage house to remain once the primary house is constructed. Said property is located in a R80 Zone and contains 2.01 acres; review, discussion and/or potential action and/or vote
- D. Application of WILDACRE ALLAGASH, LLC (ERIC BOTTARO, OWNER) whose property is located at Seaside Drive and Beach Avenue, and further identified as Tax Assessor's Plat 15, Lot 215 for:

1. a Variance from Article 3, Section 302, District Dimensional Regulations to allow front setback relief from Beach Avenue for 27.9' setback in an R-40 zone where front setback requirement is 40'; and
2. a Special Use Permit from Article 3, Section 2-314(c), High Groundwater Table and Impervious Layer Overlay District to allow construction of a single family home a 4 bedroom OWTS.
Said property is located in an R-40 zone and contains 25,668 square feet; review, discussion and/or potential action and/or vote

- E. Application of Nancy & Wayne Cresser, whose property is located at 64 Grinnell St., and further identified as Assessor's Plat 4, Lot 458 for a variance from Article 3, Section 82-302, Table 3-2, Setbacks, & Article 7, Section 82-705 Alteration of a non-conforming structure, to raze existing 14 x 20 ft. shed & relocate and construct a 14 x 20 ft. accessory structure resulting in a new setback of 4 ft. where 2 ft. currently exists & 7 ft. is required on north side & 4'7" where 10 ft. is required on east side, to remain at current level. Said property is located in a R8 zone and contains 5,500 sq. ft. ; review, discussion and/or potential action and/or vote
- F. Application of Robert F. Tasca Jr. et Jayne M., whose property is located at 46 Highland Dr., and further identified as Assessor's Plat 9, Lot 350 for a Special Use Permit from Article 6, per Article 3, Section 82-311, Maximum size of accessory buildings, to construct a 1,536 sq. ft. accessory structure which is in excess of the maximum 1,200 s.f. for accessory structures on lots of 40,000 s.f. or greater and which is in excess of the maximum 50% of the gross living area of the existing principle structure. Said property is located in a R80 zone and contains 2.65 acres; review, discussion and/or potential action and/or vote

V. 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 August , 2018