



ZONING BOARD OF REVIEW MEETING

**Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, June 23, 2020
7:00 PM**

PURSUANT TO EXECUTIVE ORDER'S NO. 20-05 & NO. 20-25 EXECUTED BY GOVERNOR GINA RAIMONDO ON MARCH 16, 2020 & APRIL 15, 2020. THIS MEETING WILL BE TELECONFERENCED VIA ZOOM AND VIA TELEPHONE:

The public is invited to observe and participate in the deliberations of this meeting by accessing the meeting link set forth herein. For those without access to video observation platforms, you may also call in to listen and participate in the deliberations of this meeting by using the call in phone number provided herein.

**JOIN VIA PHONE: 1(301) -715- 8592 or 1(312) - 626- 6799 or 1(646) - 558- 8656
WHEN PROMPTED, ENTER MEETING ID: 930 5054 3838
PRESS # AGAIN TO JOIN THE MEETING**

To participate during Public Hearing or Public Input you will press *9 to raise your hand.

**JOIN VIA COMPUTER OR MOBILE APP: <https://zoom.us/j/93050543838>
MEETING ID: 930 5054 3838**

To participate during Public Hearing or Public Input, please use the raise your hand icon in the Zoom.

I. ROLL CALL; CALL TO ORDER

II. TELECONFERENCE PROCEDURES FOR PROCEEDINGS & PUBLIC PARTICIPATION

III. APPROVAL OF MINUTES

- A. Approval of the minutes of the February 25, 2020 meeting; discussion and/or action and/or vote.

IV. CORRESPONDENCE

V. NEW BUSINESS

- A. Application of Maria F. and David J. Lucier whose property is located at 10 Coulter Street and further identified as Assessor's Plat 7, Lot 123 to extend a variance granted on February 27, 2019 for an additional one year period. A variance was granted from Article 3, Section 82-302 "District Dimensional Regulations" for setbacks to reconstruct single story portions of an existing structure within the existing footprint, and reconstruct north and south decks with a connecting deck and to construct new stairs. The variance proposed a south side setback of 8'2" and east side setback of 13'4" where 20' is required, and a corner setback of 27'6" where 30' is required. Said property is located in a R40 zone and contains 21,182 square feet.; review, discussion and/or potential action and/or vote
- B. Application of James Clark, et al/Clark Boat Yard, whose property is located at 120 Racquet Rd., and further identified as Assessor's Plat 9, Lot 328 for a one-year extension of a previously granted special use permit under Article 3, Table 3-1, Marina, Ship & Boat Storage & Repair, Alteration of a Non-conforming Use under Article 7, Section 82-704, Special Use Permits & Variances under Article 6, to remove a 48' x 60' one story section of storage shed & construct a 48' x 60' three story addition on same foot print. Said property is located in a RR80 zone and contains 1.75 acres; review, discussion and/or potential action and/or vote

- C. Application of Donald R. et Laura J. Carlson, whose property is located at 20 Brook St., and further identified as Assessor's Plat 9, Lot 281 for a variance/special use permit from Article 7, Section 82-704 & 705, alteration of a nonconforming use & structure, Article 3, Sec. 82-302 Table 3-2 setbacks, Sec. 82-311 max. size of accessory structure, Article 6, Sec. 82-601 thru 608 special use variance, to remove existing nonconforming 2nd dwelling on a lot and reconstruct slightly larger dwelling west 3.9' where 7' and north 4.8' where 10' setbacks are required. Max. size of dwelling 970 sq. ft. structure where 900 sq. ft. is allowed. Said property is located in a R8 zone and contains 22,000 sq. ft.; review, discussion and/or potential action and/or vote
- D. Application of Bruce R. Keiser, whose property is located at 1021 East Shore Rd., and further identified as Assessor's Plat 1, Lot 165 for a variance from Article 3, Section 82.302 Table 3-2, District Dimensional Regulations, & Article 6, Section 82-605 Variances to construct a shed 4' from property line where 20' is required. Said property is located in a R80 zone and contains 5,000 sq. ft. ; review, discussion and/or potential action and/or vote

VI. ADJOURNMENT

PLEASE NOTE: All Correspondence or Exhibits you wish the Board to consider on any of the above matters must be received by the Zoning Board Clerk Office no later than Wednesday, June 17, 2020. You may submit those documents the following ways: Email to pwestall@jamestownri.net or via drop box located on the West Street side entrance of Town Hall, or by regular mail 93 Narragansett Avenue, Jamestown, RI 02835

The website link for the public to use to watch any meeting in Council Chambers is:
<http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html>

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

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the February 25, 2020 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Richard Boren, Chair
Dean Wagner, Vice-Chair
Terence Livingston, Member
Edward Gromada, Member
Marcy Coleman, Member
Judith Bell, 1st Alt.
Erik Brine, 2nd Alt.
James King, 3rd Alt.

Also present: Brenda Hanna, Stenographer
Chris Costa, Zoning Officer
Pat Westall, Zoning Clerk
Wyatt Brochu, Counsel

MINUTES

Minutes of January 28, 2020

A motion was made by Marcy Coleman and seconded by Edward Gromada to accept the minutes of the January 28, 2020 meeting as presented.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, Edward Gromada, and Marcy Coleman voted in favor of the motion.

Judith Bell, Erik Brine and James King were not seated.

CORRESPONDENCE

A letter dated Feb. 21, 2020 from Patrick J. Dougherty, Esq. representing an abutter requesting that the Feld matter be continued to the March meeting as his experts were not available tonight.

Natale

A motion was made by Terence Livingston and seconded by Marcy Coleman to grant the request of Rose M. Natale whose property is located at 15 Luggar Street, and further identified as Tax Assessor's Plat 3, Lot 75 for a Special Use Permit granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-314, High groundwater table and impervious layer overlay district, sub district A, to construct a single family home, OWTS and associated storm water control.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTIONS 600 and 602.

This Special Use Permit is granted with the following restriction/condition(s):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

In addition, the recommended conditions of approval as outlined in the decision of the Jamestown Planning Board dated February 6, 2020 are incorporated into this decision.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 16,000 square feet.
2. The house will be 2000 sq. ft. which is in line with the impervious coverage previously.
3. Professional Land Surveyor, Michael Darveau testified at length as to the project and the Board accepts his testimony.
4. No one objected to the project.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, Edward Gromada, and Marcy Coleman voted in favor of the motion.

Judith Bell, Erik Brine and James King were not seated.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:45 p.m.
The motion carried unanimously.

MARK E. LIBERATI
ATTORNEY AT LAW

received
2-18-20 pul

NARRAGANSETT AVE.
JAMESTOWN, RI 02833

p 401-421-6000
e MARK@LP.LEGAL

February 11, 2020

Chris Costa, Building Official
Town of Jamestown

Via email

Re: Maria F. and David J. Lucier
10 Coulter Street
Jamestown, Rhode Island

Dear Mr. Costa;

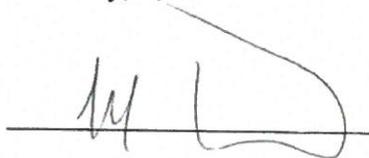
This office represents Maria and David Lucier with regard to a zoning variance granted by the Jamestown Zoning Board on February 27, 2019.

The Luciers respectfully request that the variance be extended for an additional one year period.

Please place this matter on the Zoning Board docket for the next available Zoning Board meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Mark E. Liberati, Esq.

MARK E. LIBERATI
ATTORNEY AT LAW

11 DIAPPALETTA AVE

JAMESTOWN, RI 02867

P 401-487-5607

E MARK@LP.LEGAL

February 11, 2020

Chris Costa, Building Official
Town of Jamestown

Via email

Re: Maria F. and David J. Lucier
10 Coulter Street
Jamestown, Rhode Island

Dear Mr. Costa;

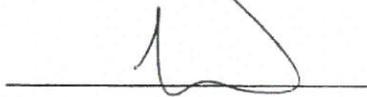
This office represents Maria and David Lucier with regard to a zoning variance granted by the Jamestown Zoning Board on February 27, 2019.

The Luciers respectfully request that the variance be extended for an additional one year period.

Please place this matter on the Zoning Board docket for the next available Zoning Board meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Mark E. Liberati, Esq.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

RECEIVED
1-28-19
C Costy

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 01/28/19

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 Maria F. & David J. Lucier Address 10 Coulter Street, Jamestown, RI 02835

Owner Maria F. & David J. Lucier Address 10 Coulter Street, Jamestown, RI 02835

Lessee N/A Address N/A

1. Location of premises: No. 10 Coulter Street

2. Assessor's Plat 7 Lot 123

3. Dimensions of lot: frontage 119' ft. depth 178' ft. Area 21182 sq. ft.

4. Zoning Districts in which premises are located: Use R-40 Area 21182 Height _____

5. How long have you owned above premises? 3 months

6. Is there a building on the premises at present? Yes

7. Size of existing building 2,849 square ft footprint + 676 square ft decking

Size of proposed building or alteration 3,650 square ft footprint +
950 square ft decking

8. Distance of proposed bldg. or alteration from lot lines:

front 68' corner 27.5' left side 13.33' right side 8.2'

9. Present use of premises: Single Family Dwelling

10. Proposed use of premises: Single Family Dwelling

Location of septic tank & well on lot Please see site plan

Lucier Residence Zoning Application Item

There are two flood zones on this property, an AE13 and a VE15. The existing house sits within the AE 13 zone, but it nearly touches the VE 15 zone on the east side. The current structure, as built, is too low for the AE 13 zone and does not meet code in terms of flood design. The owner is planning a substantial improvement to the property and would like to raise the existing dwelling to be above the more restrictive VE 15 flood zone elevation.

Based on input from multiple building movers, the one story north and south wings are potentially impractical to lift with the main two-story portion. Therefore, we are asking for permission to demolish and reconstruct them elevated above the VE flood zone elevation. We are also seeking permission to add a chimney to the south wing in the side yard setback and increase the area of the one story north wing an additional 20 s.f. This increases the width of the one-story portion located in the setback from 16' to 24' bringing it in line with the existing east end of the north deck that already occupied the setback.

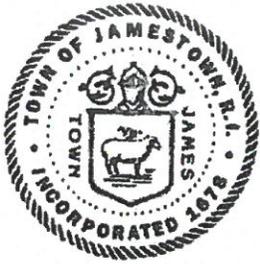
We are also asking permission to reconstruct the south main deck within its existing footprint at the raised height. In addition, we would like to connect the north and south decks and add two stairways to grade located in the rear and side setback to allow for outdoor entertainment at the new first floor elevation.

(1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The portions of the residence we are seeking permission to reconstruct already existed within the zoning setbacks prior to the current owner's purchase of the property. We are seeking permission to reconstruct them to comply with flood zone building requirements for the VE 15 zone.

(2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;

The requested changes are to maintain the functionality and existing spaces of the house while also elevating the house to comply with flood zone requirements.



ZONING BOARD OF REVIEW
Bk: 0005900
937 Pt

Town of Jamestown

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

February 27, 2019

Maria F. Lucier
Et David J.
10 Coulter St.
Jamestown, RI 02835

Dear Ms. & Mr. Lucier,

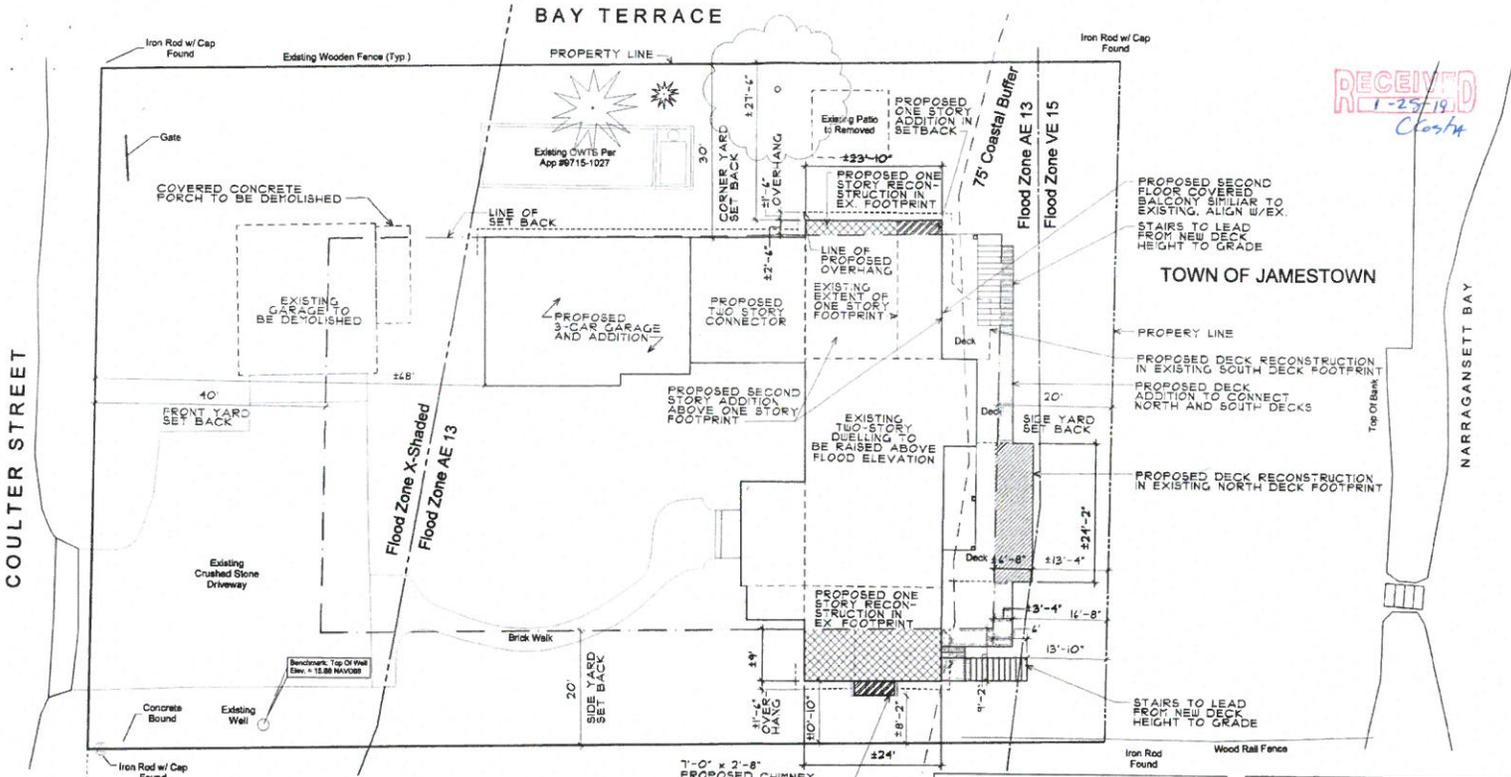
The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on February 26, 2019.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Judith Bell and seconded by Terence Livingston to grant the request of Maria F. & David J. Lucier whose property is located at 10 Coulter Street, and further identified as Assessor's Plat 7, Lot 123 for a Variance from Article 3, Section 82-302, "District Dimensional Regulations" for setbacks and Article 6, Section 82-605 "Variances authorized by this ordinance" to reconstruct single story portions of an existing structure elevated above the flood zone within their existing footprint and reconstruct the north and south decks elevated above the flood plain w/a connecting deck between them and construct new stairs to reach grade from their new height in the rear setback. With a south side yard setback of 8'2" & east side setback of 13'4" where 20' is required and a corner setback of 27'6" where 30' is required.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

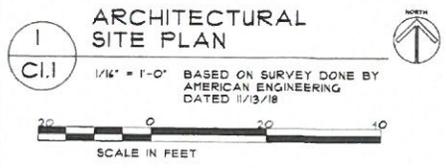
In particular reference to ARTICLE 6, SECTION 82-606.



RECEIVED
1-25-19
Closky

LUCIER RESIDENCE
RAISING, ADDITIONS AND RENOVATIONS
10 COULTER STREET
JAMESTOWN, RI 02835
JANUARY 28, 2019

150 Chestnut Street
Providence, RI
02903
TEL: 401.841.1600
FAX: 401.841.5588



KEY:

- PROPOSED ELEVATED & RECONSTRUCTED SINGLE STORY ABOVE FLOODZONE IN EXISTING FOOTPRINT
- PROPOSED SINGLE STORY ADDITION ABOVE FLOODZONE OR CHIMNEY IN SETBACK
- PROPOSED ELEVATED & RECONSTRUCTED DECK ABOVE FLOODZONE IN EXISTING DECK FOOTPRINT
- PORTION OF PROPOSED ADDITIONAL DECK EXTENSION IN SETBACK

ZONING INFORMATION

ADDRESS: 10 COULTER STREET
FLAT / LOT: 7 / 123
ZONING: R-40

	REQUIRED	PROPOSED
FRONT YARD SETBACK:	40'	±18'
SIDE YARD SETBACK:	20'	±13'-4" / ±9'-2"
CORNER YARD SETBACK:	30'	±27'-4"
LOT COVERAGE:	25% MAX	218%



1
A2.2
PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



2
A2.2
EXISTING SOUTH ELEVATION
1/8" = 1'-0"

A2.2

SCALE AS NOTED

PROPOSED SOUTH ELEVATION
DATE: 01/28/19

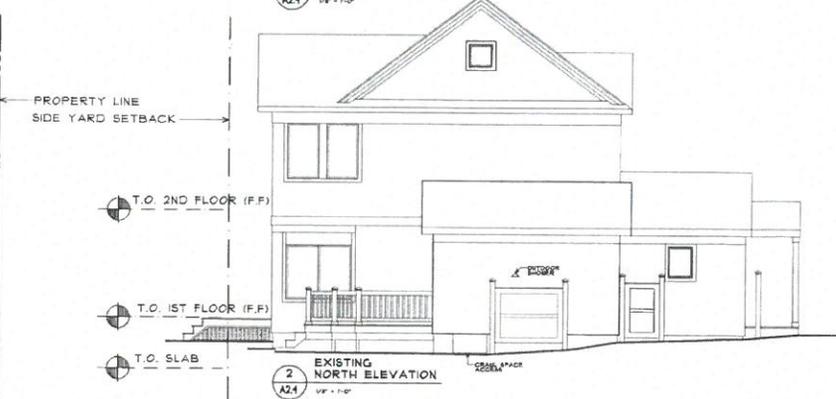
LUCIER RESIDENCE
10 COULTER STREET, JAMESTOWN RI 02835

100 Consultant Street
Providence, RI
02903
Tel: 401.883.8000
Fax: 401.883.8008

ARCHITECT
LUCIER
SCHUBERT



1
A24
PROPOSED
NORTH ELEVATION
VP - 110'



2
A24
EXISTING
NORTH ELEVATION
VP - 110'

A2.4	
SCALE: AS NOTED	
PROPOSED EAST ELEVATION	
DATE: 01/28/19	
LUCIER RESIDENCE	
10 COULTER STREET, JAMESTOWN RI 02835	
100 Stewart Street Providence, RI 02903 Tel: 401.866.3000 Fax: 401.866.3555	

Parcel ID: 7-114
UHLMAN, JAMES S JR
17 BAY TERRACE
JAMESTOWN RI 02835

Parcel ID: 7-116
BONVOULOIR, DENNIS P.
16 BAY TERRACE
JAMESTOWN RI 02835

Parcel ID: 7-117
FRANK, NANCY LEE &
BRIDGMAN, GINA ANN TIC
156 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-122
FP-LP JAMESTOWN, LLC
C/O 2 COULTER STREET
JAMESTOWN RI 02835

Parcel ID: 7-123
LUCIER, MARIA F & DAVID J
10 COULTER STREET
JAMESTOWN RI 02835

Parcel ID: 7-218
CICCHITELLI, ALLEN H & LOIS M
118 ABONDANCE DR.
PALM BEACH GARDENS FL 33410

Parcel ID: 7-31
HUNTOON, HOWARD JR TRUSTEE ET
HUNTOON, ANN TRUSTEE
19 SOUTH DOCTORS LANE
HOPE RI 02831

Parcel ID: 7-32
FRENCH, JOHN G TRUSTEE
FRENCH, MERYL L TRUSTEE
PO BOX 1493
WEST DOVER VT 05356

Parcel ID: 7-33
BOHNENBERGER, GEORGE J ET UX
BOHNENBERGER, SUSAN M, TRUSTEES
2 CONNIE DRIVE
FOXBORO MA 02035

Parcel ID: 7-67
PORCARO, FELIX A. ET UX
PORCARO, LORI A.
2 COULTER STREET
JAMESTOWN RI 02835

Parcel ID: 7-9
SILVIA, FELICE P.
10 PENNY ROAD
JAMESTOWN RI 02835

10
X 6.80
68.00

Smyth Family Roundhouse, LLC
104 Racquet Road
Jamestown, RI 02835

Mr. Chris Costa
Town of Jamestown, RI
Building and Zoning Department

Re: Clark Boat Yard Application for Permit

To Whom it may concern:

Please accept this letter as our formal objection to the proposed special permit application filed by James Clark on behalf of Clarks Boat Yard for property located at 120 Racquet Road. Our primary concern is the proposed height of the building will further obstruct our view and enjoyment of Narragansett Bay. Please advise as to next steps.

David R. Smyth and Elizabeth S. Garlich, Managers
7331 SW 145th Terrace
Palmetto Bay, FL. 33158

921

John Lawless, Jr.
◆◆◆
14 Pemberton Avenue
Jamestown, RI 02835
Tel. 401-423-9999 baybreeze2@yahoo.com

January 9, 2019
Revised February 17, 2019

Re: Clark Boat Yard, 120 Racquet Road
Assessor's Plat 9, Lot 328

Calculation of Average Existing Ground Elevation at Boat Building

The following calculates the average existing ground elevation based on the ground elevation at the four corner of the building (see attached sketch for location of elevations)

<u>Location</u>	<u>Ground Elevation (NAVD88)</u>
NE Building Corner	8.67
SE Building Corner	9.25
SW Building Corner	14.14
NW Building Corner	12.69

$$\text{Average Ground Elevation} = (8.67 + 9.25 + 14.14 + 12.69) / 4 = (46.19 / 4)$$
$$= 11.19$$

$$\text{Proposed Maximum Building Addition Height} = \text{Average Ground Elevation} + 35.0'$$
$$= 11.19 + 35.0 = 46.19'$$



Margo Bullock Wade
1260 Roxbury Mountain Road
Warren, VT 05674
roxmtn@madriver.com / 802.279.7035

Submitted electronically on
February 25, 2019

Richard Boren, Chair
Zoning Board of Review
Town of Jamestown
93 Narragansett Ave
Jamestown, RI 02835

RE: Clark Boat Yard Boat Shed Expansion

Dear Chair Boren,

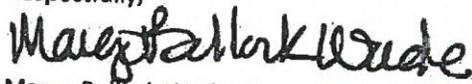
Please accept these written comments for the record pertaining to the Clark Boat Yard application currently before the board. My siblings and I own property at 121 Racquet Rd, which abuts the boat yard, but all live out of state and are unable to attend tomorrow night's Zoning Board of Review meeting. Our house has been in the Bullock family since our great grandmother purchased the property in the early 1900s. The Clarks and the boat yard are good neighbors and we support their efforts to strengthen their business, continue to support the local economy, provide access to recreation, and work the historic ship building trade, while continuing the legacy of their father.

During the board's review of this application we respectfully ask the Clarks and board to keep in mind the following items:

- Site lighting: For the most part the existing site lighting is not an issue. Though the spot light at the end of the pier does beam directly into two of our bedrooms windows and is quite bright. We would request that existing and proposed sight lighting be down cast and shielded as to provide the safety and security the business needs while not casting light towards neighboring properties.
- Noise: The Clarks are already mindful of the residential neighbors and we understand and support the historical use of the boat yard. We would ask that hours of operations of noisy activity conducted outside in the yard (bottom grinding, metal cutting, equipment back up alarms, etc) on weekends and holidays during warmer months when home windows are open and neighbors are using yards be reasonable and not begin early in the morning or extend late into the late afternoon and evening.
- Parking: Parking can be an issue on Racquet Road given the narrow nature of the road. Boat yard, and Green's Pier, vehicles can be problematic for through traffic, pedestrians and cyclists when parked on both side of the road. Are there opportunities to improve the situation? For instance, encourage parking only on one side of Racquet Road.

We believe all of the items articulated above have reasonable solutions that will allow the Clarks to move forward with their project and hope the board will review this application favorably. Please keep us updated as the project moves through the permitting process.

Respectfully,



Margo Bullock Wade for Rockrest Group

ecc: Jim Clark

11. Give extent of proposed alterations Replace 48' x 60' of existing boat shed.

Height to be 35'. New building to remain withing current footprint.

12. Number of families for which building is to be arranged: 0

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

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

1) Special Use Permit udner Article 3, Table 3-1, Marina, Ship and Boat Storage and Repair

2) Special Use permits and Variances under Article 6

3) Alteration of a Non-Conforming Use under Article 7 Section 82-704

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

A. Office: Our existing office faces Racquet Road not the water front. We need a water view office to monitor our mooring field and dock. We've had thefts and emergencies in both our mooring field and on our dock.

B. Bathroom: To Secure our employees

C. Second story: to serve as an office, storage and sail loft.

D. Current shed: Is in disrepair and was under built.

E. Height of existing shed door too low under 15', need 18' to allow for bringing in large vessels for repair.

Respectfully Submitted,

Signature

James Clark

Address

84 Nautilus St.

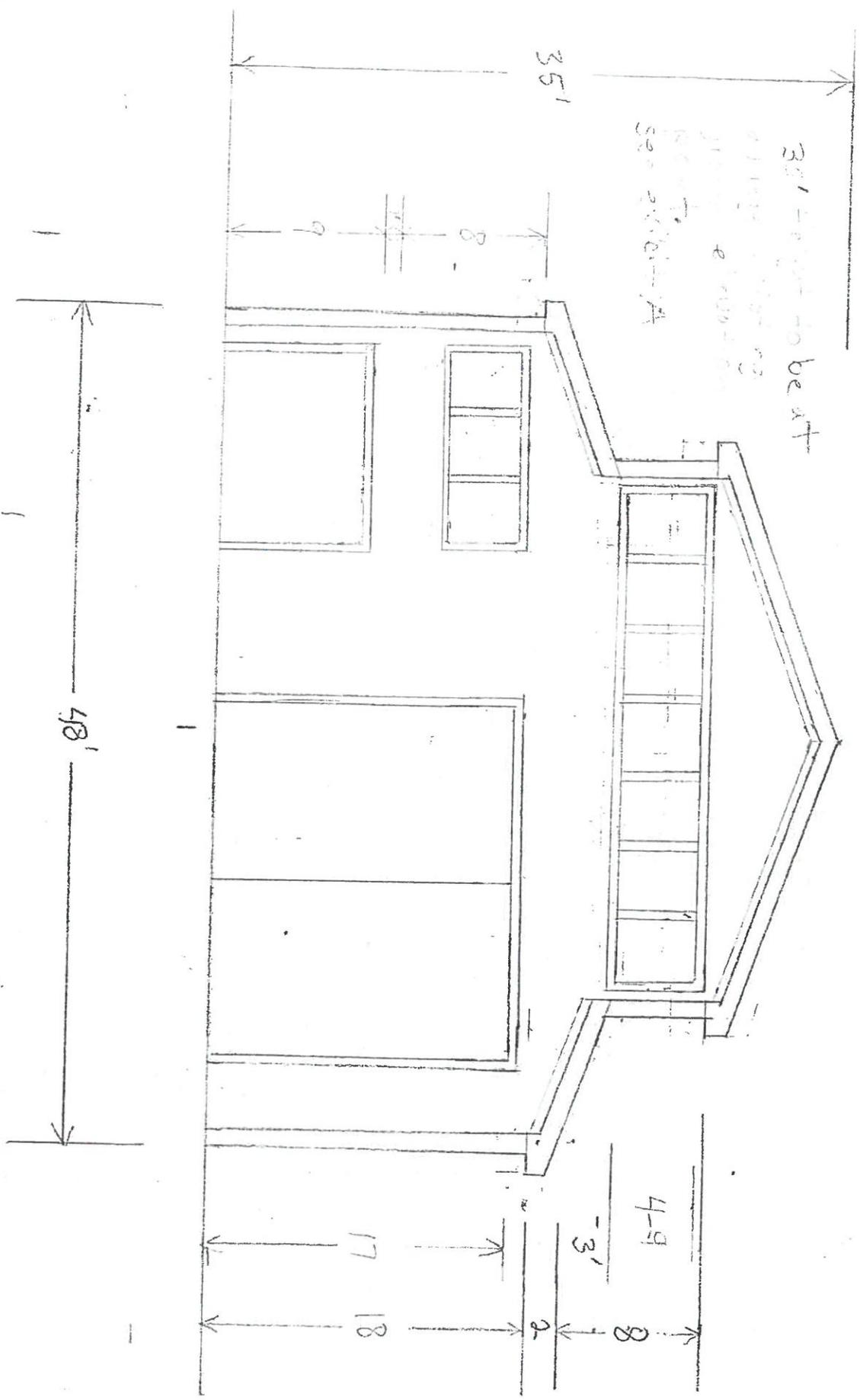
Jamestown, RI

Telephone No.

401 864-6363

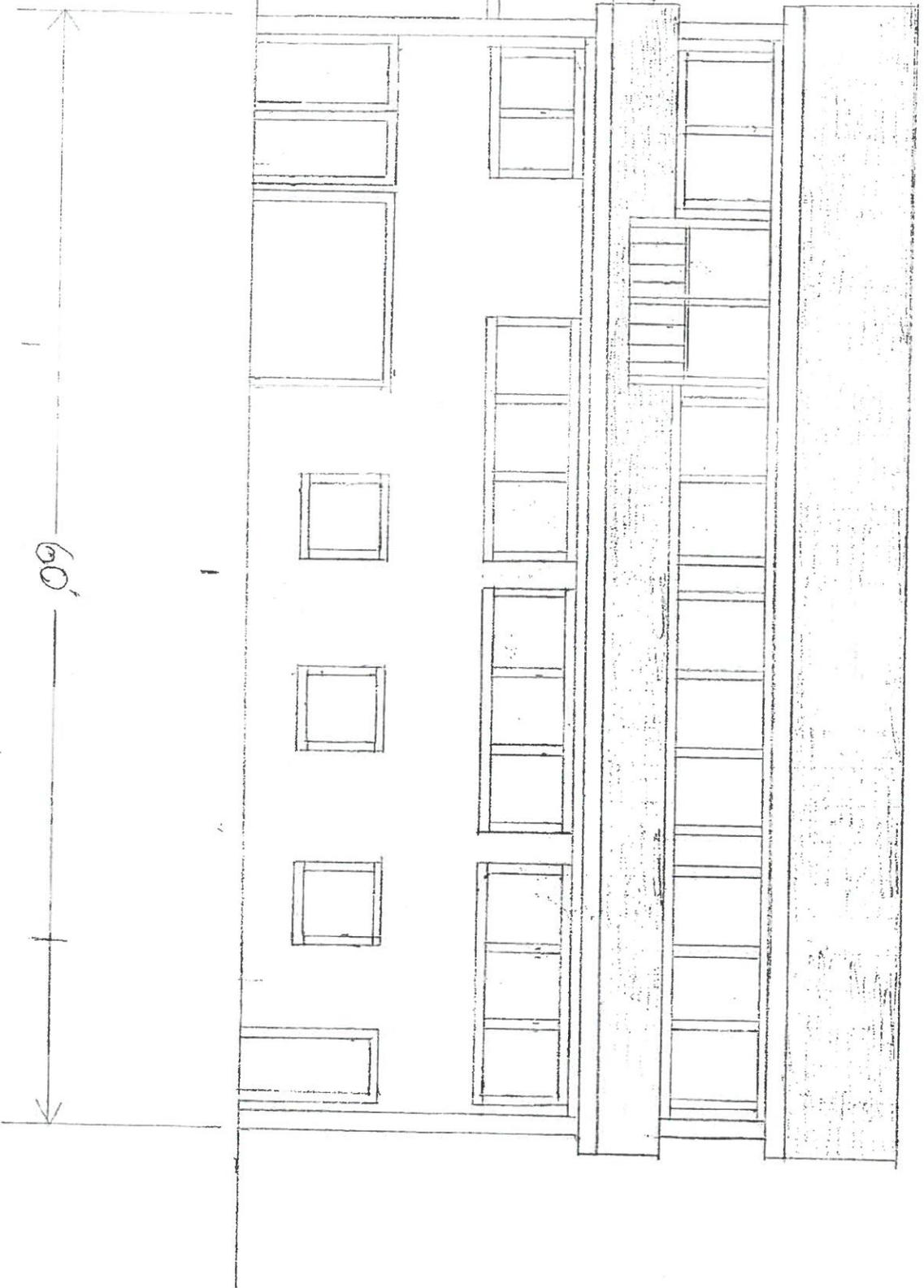
NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

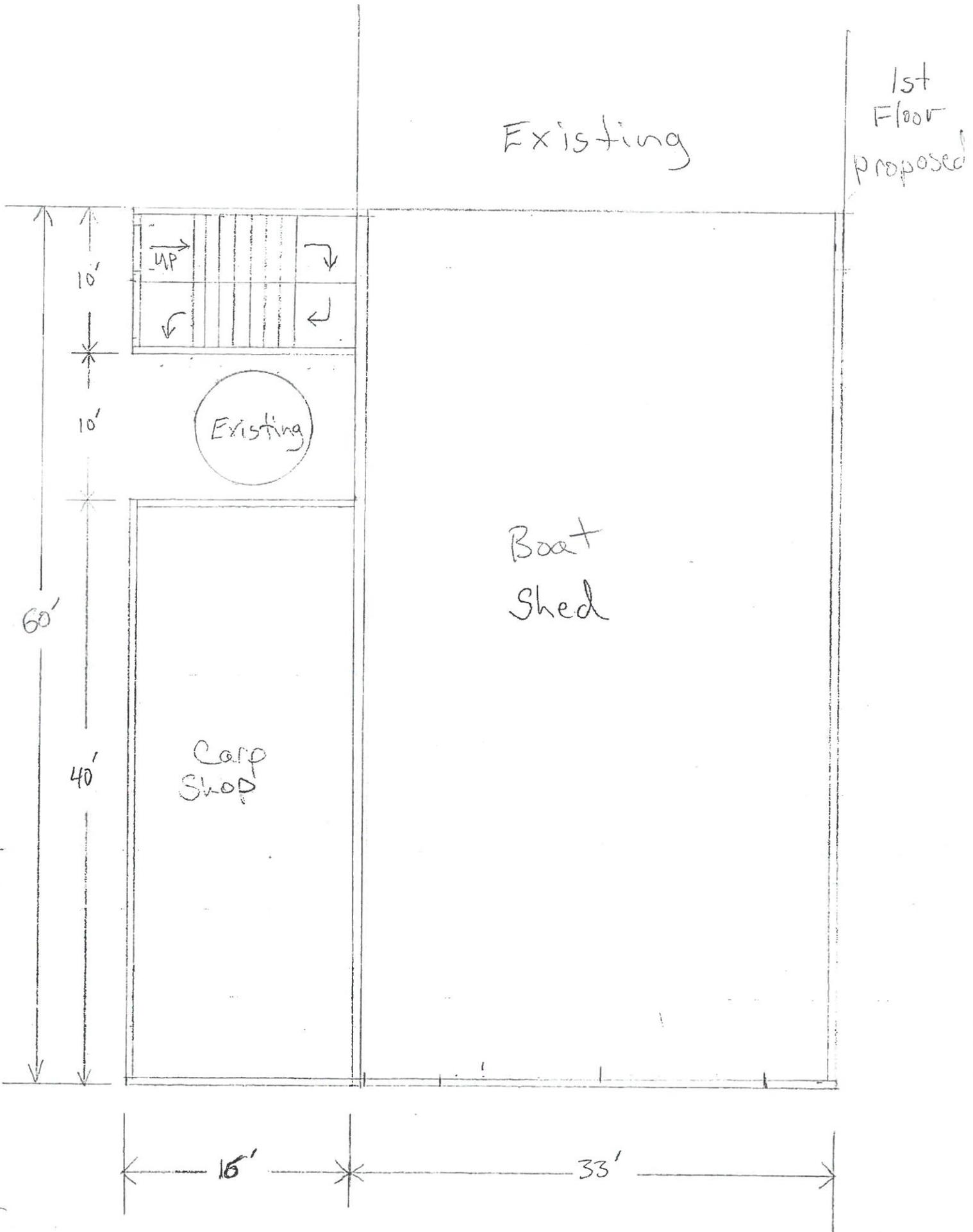
East
Elevation



South
Proposed

Existing
Portion
of school
to
Remain





Existing

1st Floor
Proposed

Boat
Shed

Carp
Shop

60'

10'

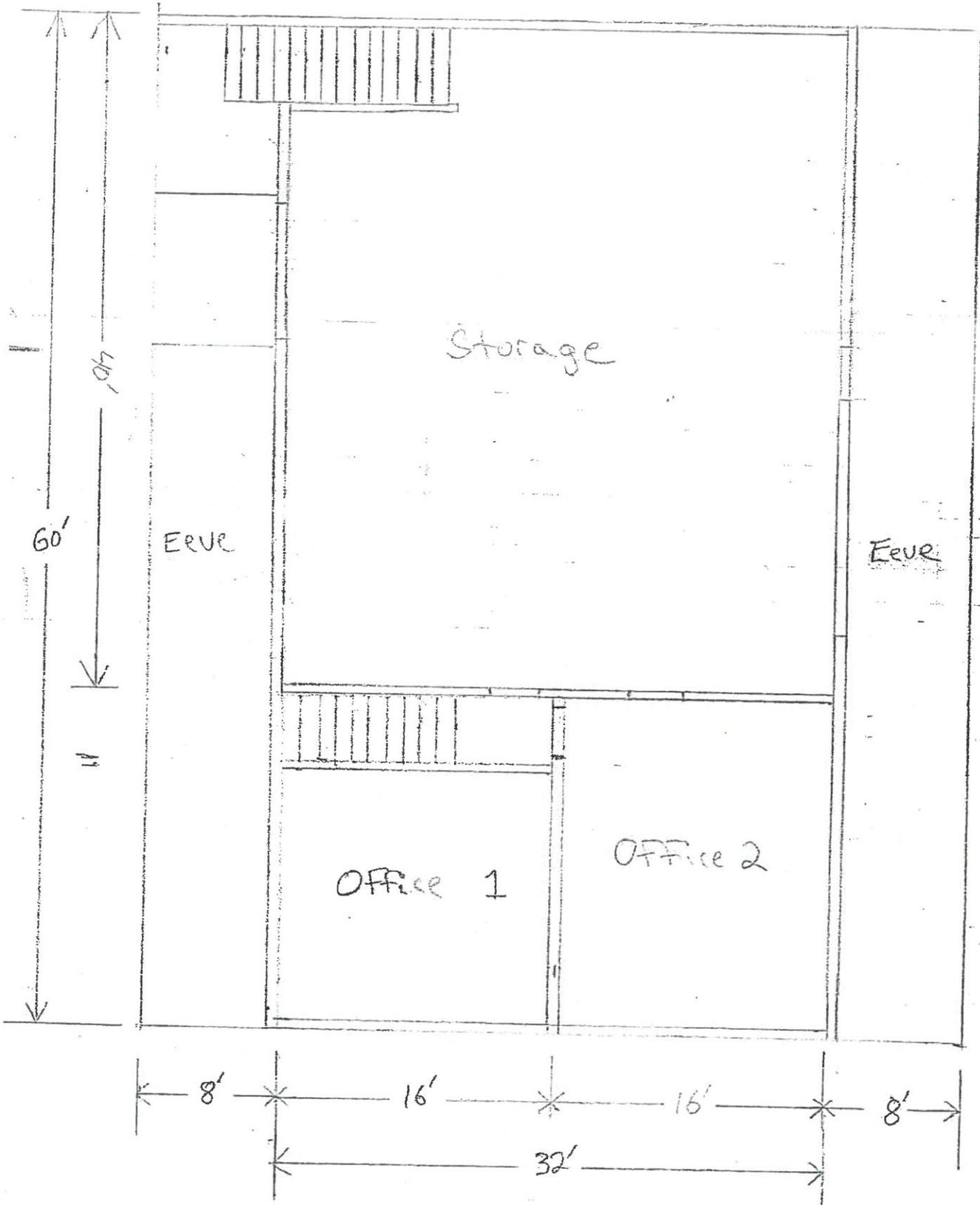
10'

40'

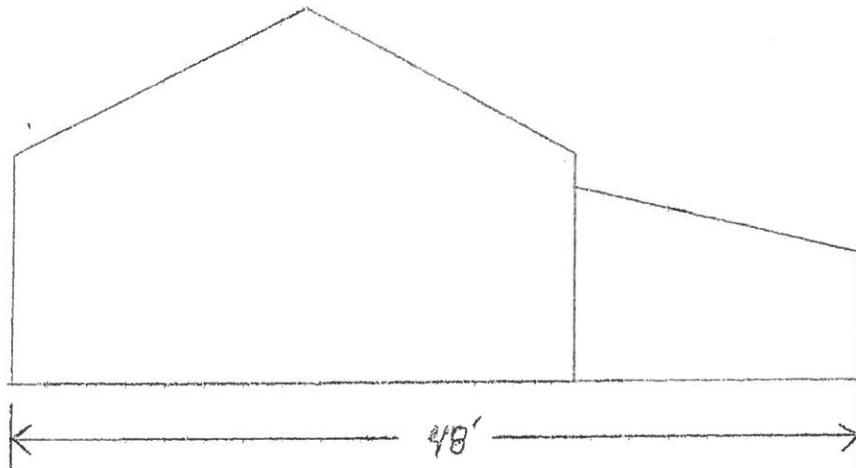
15'

33'

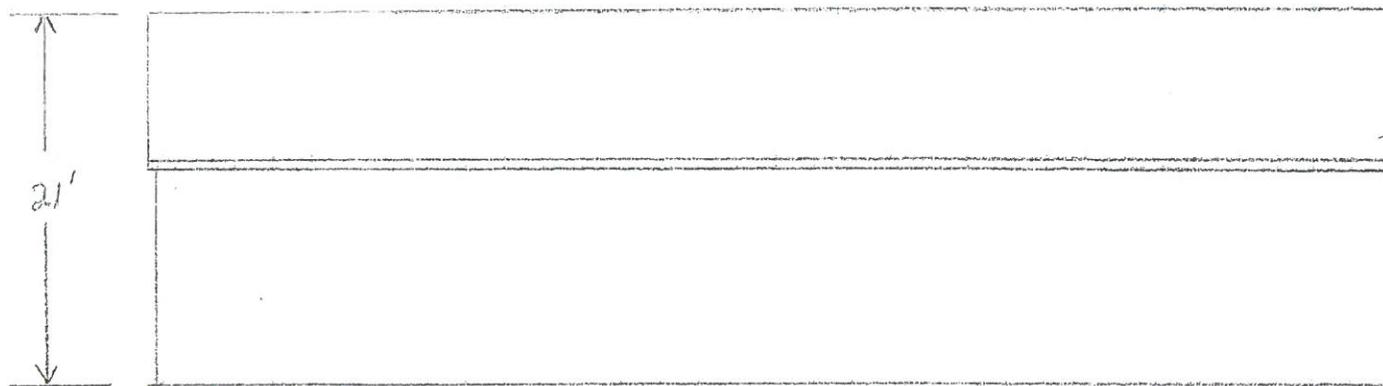
3rd
Floor
Proposed

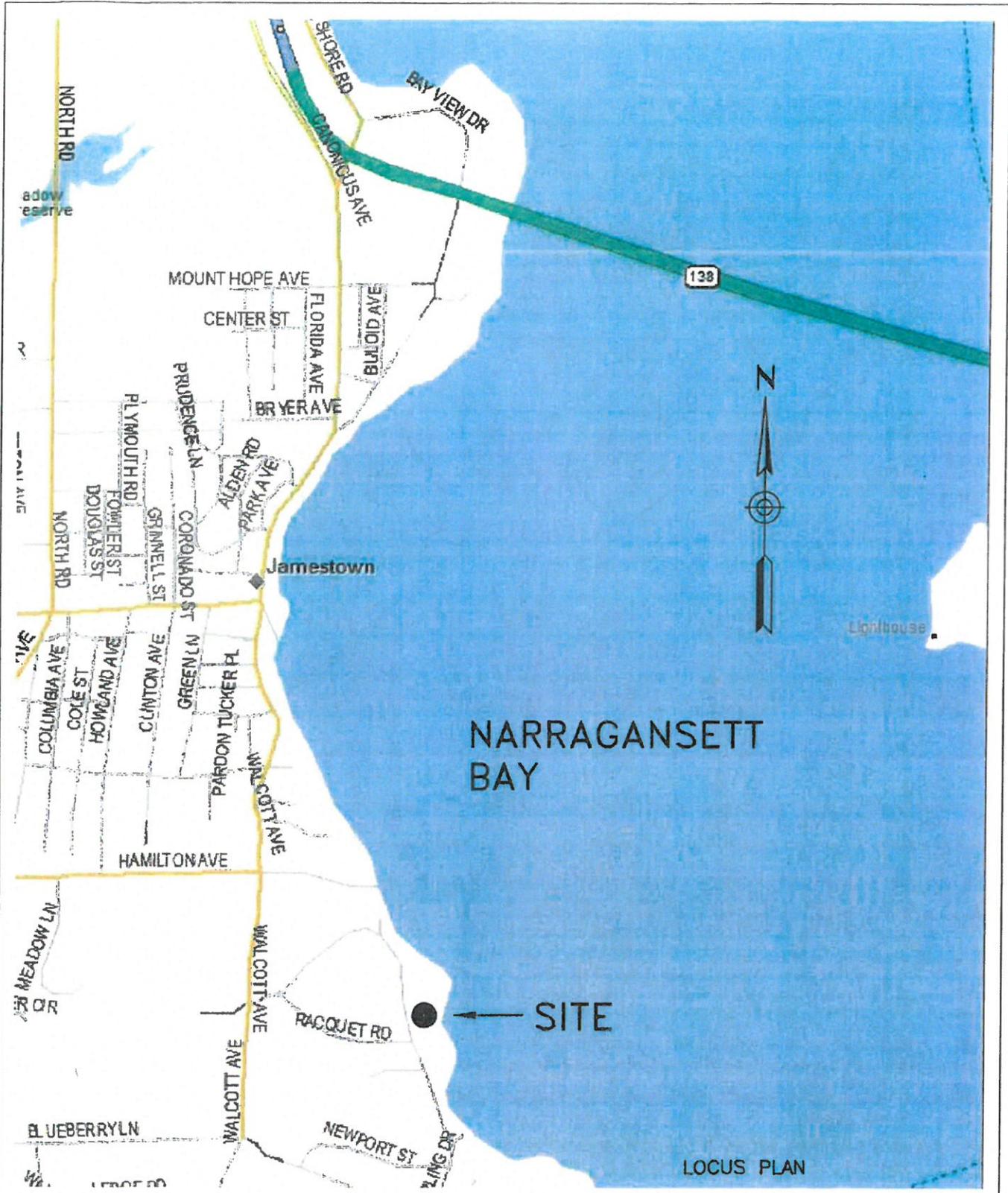


WEST
Existing



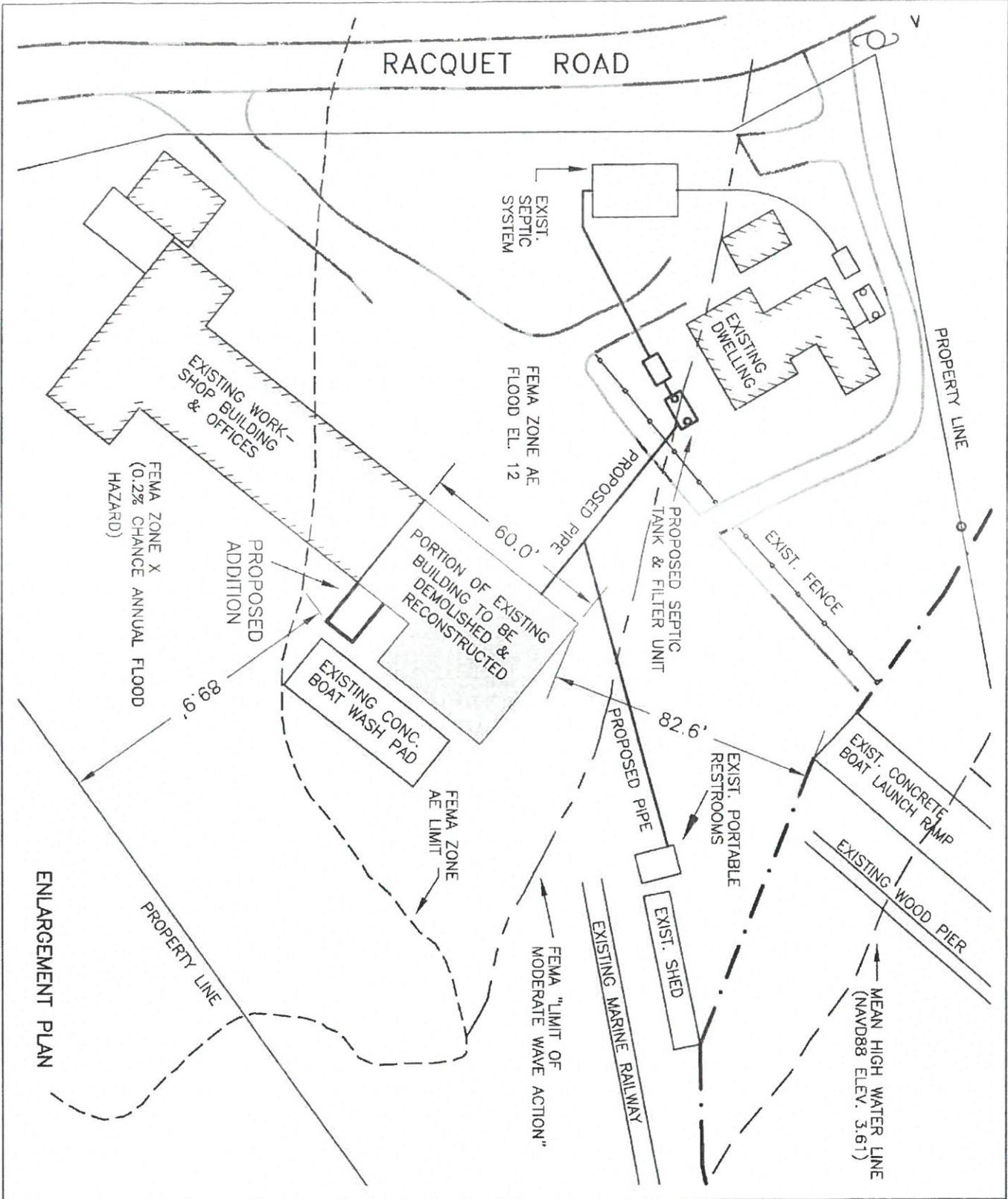
NORTH
EXISTING





DRAWING TITLE: CLARK BOAT YARD, 110 RACQUET RD., JAMESTOWN, RI 02835
 SHEET 1 OF 4 ASSESSOR'S PLAT 9, LOT 328
 SCALE: N.T.S. PROPOSED ADDITION PLAN

BY: JOHN LAWLESS, JR., P.E., 14 PEMBERTON AVE., JAMESTOWN, RI 02835
 DATE: NOV. 1, 2018



DRAWING TITLE: CLARK BOAT YARD, 110 RACQUET RD., JAMESTOWN, RI 02835
 SHEET 3 OF 4 ASSESSOR'S PLAT 9, LOT 328
 SCALE: 1" = 60' PROPOSED ADDITION PLAN

BY: JOHN LAWLESS, JR., P.E., 14 PEMBERTON AVE., JAMESTOWN, RI 02835
 DATE: NOV.. 1, 2018

National Flood Hazard Layer FIRMeTte



41°29'21.93"N
71°22'1.15"W



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone AE, X, V, A99
- With BFE or Depth zone AE, AO, AH, VE, VA, Regulator Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

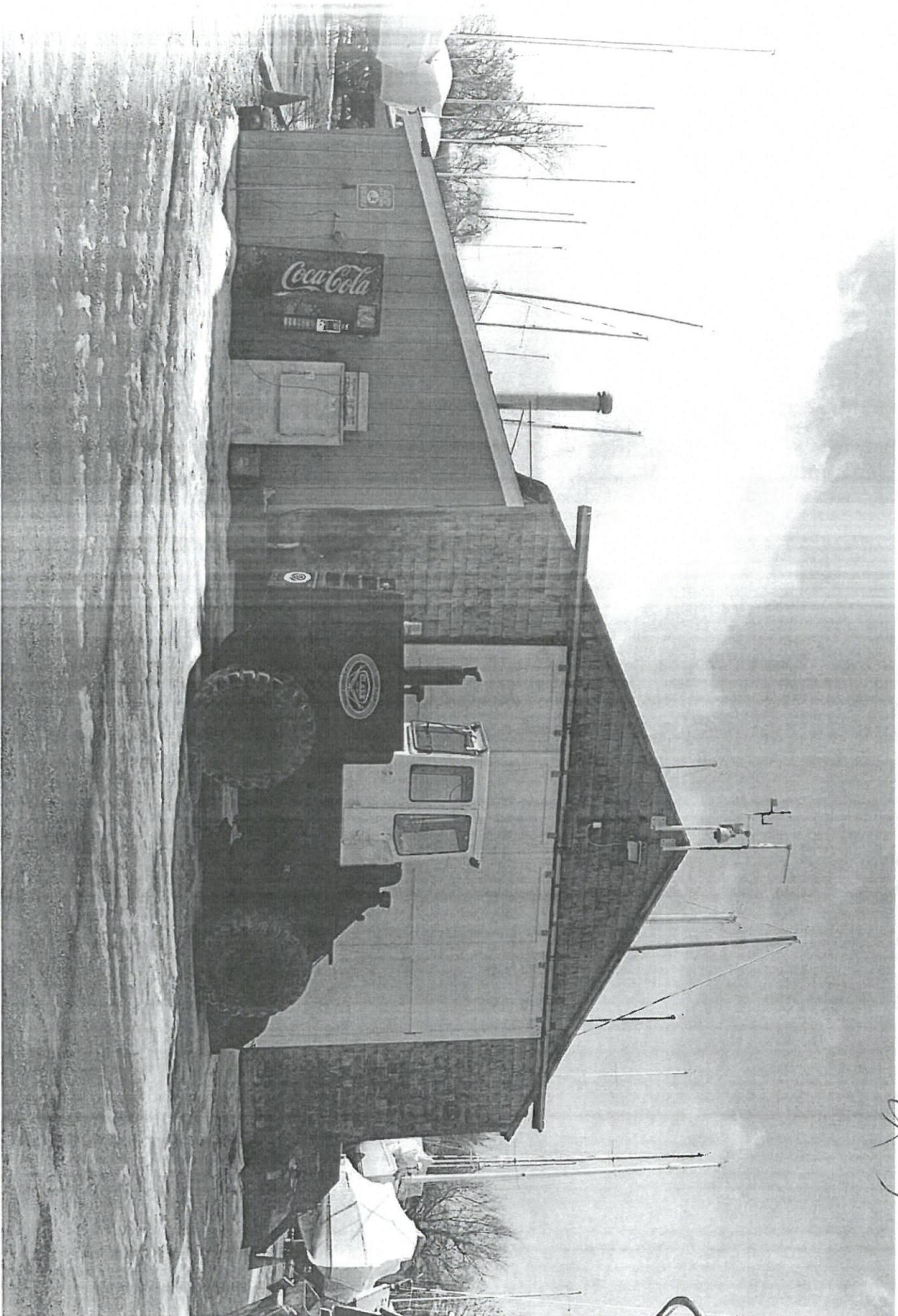
This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2018 at 8:03:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

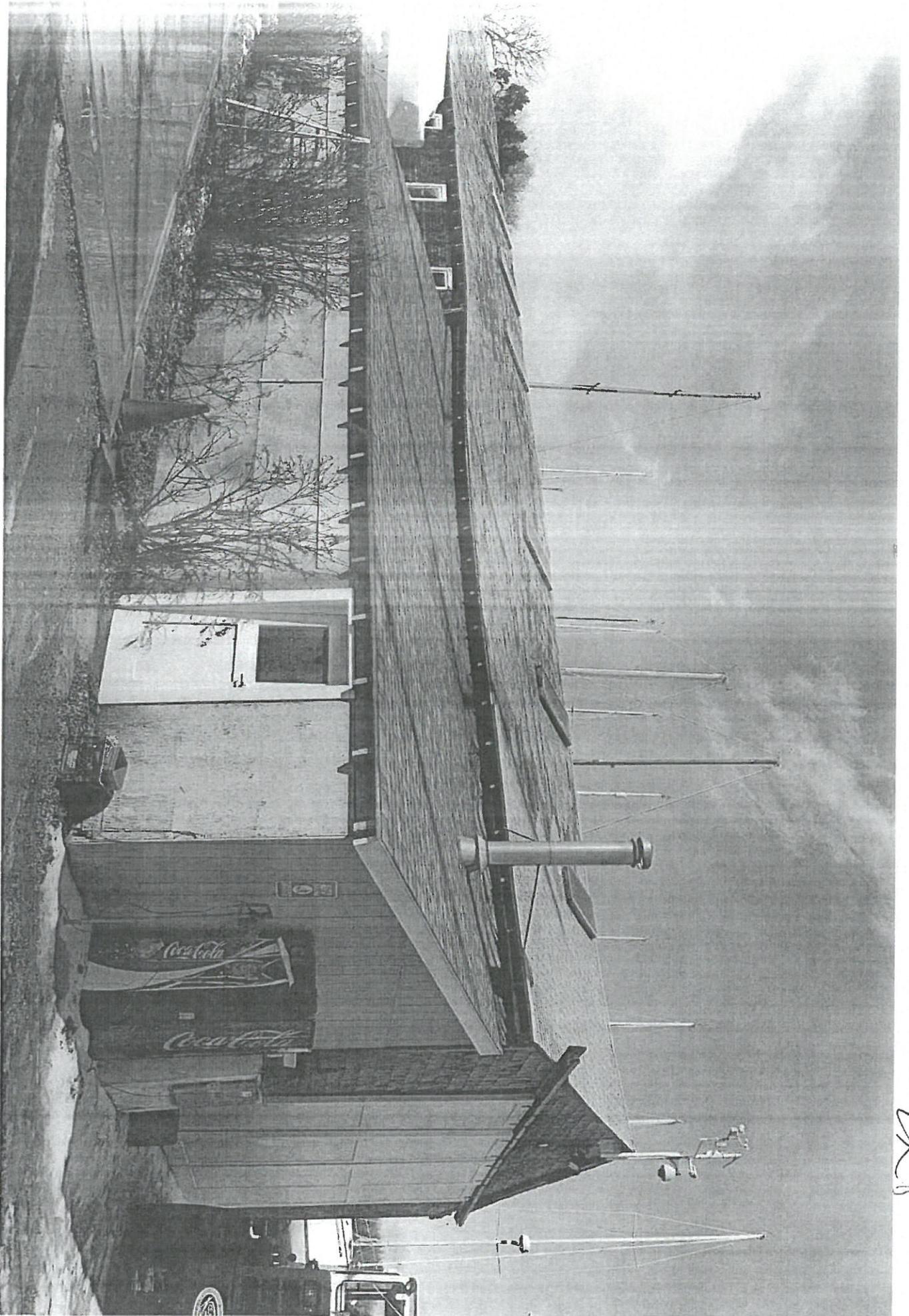
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet

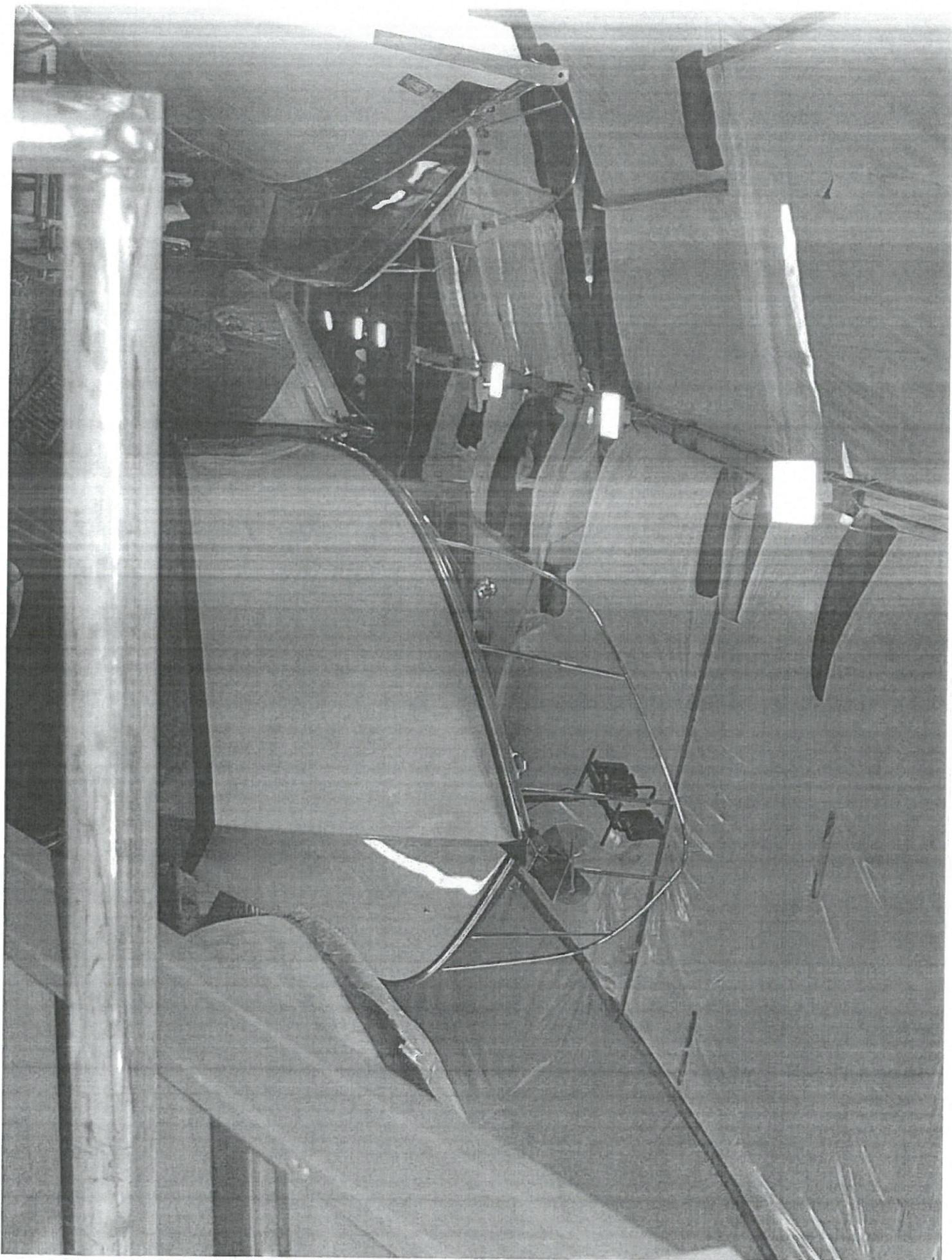
U.S.G.S. The National Map. Orthorectified. Data Refreshed October 2017. 41°28'54.98"N 71°21'23.70"W



4A 3

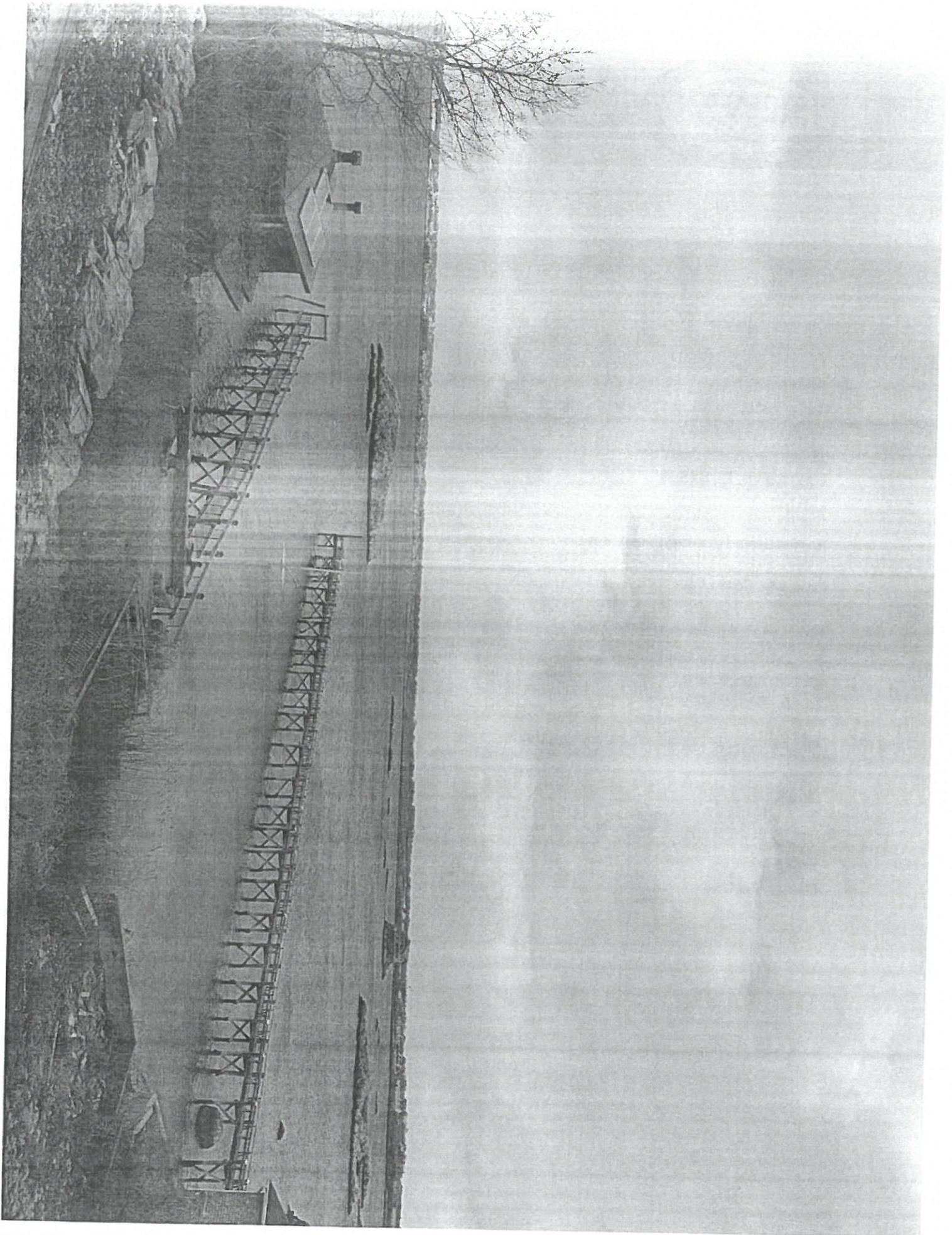


SKR





9X



ADVERTISEMENT

Application James Clark, et al/Clark Boatyard whose property is located at 120 Racquet Rd., and further identified as Assesor's Plat 9, Lot 328 to extend a Special Use Permit granted on March 27, 2019 for an additional one year period. A Special Use Permit was granted under Article 3, Table 3-1, Marina, Ship & Boat Storage & Repair, Alteration of a Non-conforming Use under Article 7, Section 82-704, Special Use Permits & Variances, to remove a 48' x 60' section of the storage shed & construct a 48' x 60' three story addition on the same foot print.

Said property is in a RR80 zone and contains 1.75 acres.

1. Said property is located in a RR80 zone and contains 1.75 acres.
2. Said property has been used for a marina, boat storage & boat repairs since 1969.
3. The current structure is not up to code.
4. The building is sinking and the sills are rotting.
5. The current building is not able to accommodate larger boats.
6. The proposed building is constructed to address safety concerns by allowing the office to have a view of the operations.
7. The proposed building will be within the existing footprint.
8. The only further encroachment is a 10 x 16 stairwell.
9. The 35 foot high proposed building is lower than many of the masts on the boats stored in the facility.
10. The proposed building will not cause drainage issues or create additional runoff.

The motion carried by a vote of 5 -0.

Richard Boren, Terence Livingston, Edward Gromada, Marcy Coleman and Judith Bell voted in favor of the motion.

Dean Wagner was absent and Erik Brine was not seated.

This variance/special use permit shall expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,



Richard Boren, Chairman
Jamestown Zoning Board of Review
RB/pw

RECEIVED FOR RECORD
Mar 27 2019 11:44A
JAMESTOWN TOWN CLERK
CHERYL A. HENNINGER, CM

SAMPLE ZONING ADVERTISEMENT

*MUST BE FILLED OUT BY THE APPLICANT

Application of Carlson Donald R. et Laura J. whose property is located at 20 Brook St., and further identified as Tax Assessor's Plat 9, Lot 281 for a Variance/Special Use Permit from Article 7, Section 82-704 + 705, to alteration of a non conforming use and structure, Article 3 sec 82-302 table 3-2 setbacks, sec 82-311 max. size of Accessory structure, Article 6 sec. 82-601 thru 608 special use variance, to remove existing nonconforming 2nd dwelling on a lot and reconstruct slightly larger dwelling in west 3.9' where 7' and N 4.8' where 10' setbacks are required max size of dwelling 990 sq. ft. structure where 900 sq. ft. is allowed. Said property is located in a R-8 zone and contains 22,000 acres / square feet.

HOW TO WRITE YOUR AD

- Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read, for example: "Application of John R. Smith et ux Mary, (Jane Doe, Owner), whose property...etc"
- The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking.
- List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance.
- Then, briefly describe what you wish to do, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, R. I.

Date 3/17/20

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 Donald Carlson Address 52 Newport St.

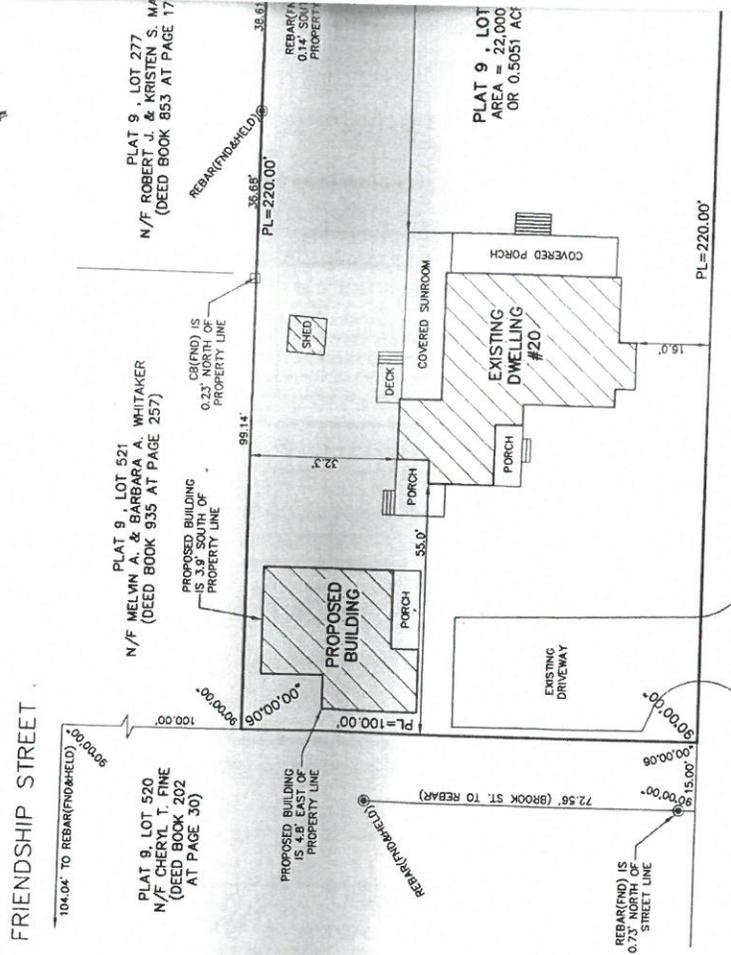
Owner Donald Carlson Address 52 Newport St.

Lessee _____ Address _____

1. Location of premises: No. 20 Brook St. Street
2. Assessor's Plat 9 Lot 281
3. Dimensions of lot: frontage 220 ft. depth 100 ft. Area 22,000 sq. ft.
4. Zoning Districts in which premises are located? R-8
5. How long have you owned above premises? 1 year
6. Is there a building on the premises at present? Yes
7. Size of existing building 441 sq. ft.
Size of proposed building or alteration 790 sq ft
8. Distance of proposed bldg. or alteration from lot lines:
front 36 ft. rear 4 ft. left side 5 ft. right side 104 ft.
9. Present use of premises: unoccupied, but recognized as a rental unit.
10. Proposed use of premises: Residence for Senior Member of family.
Location of septic tank & well on lot None

- GENERAL NOTES:**
1. THE PARCELS ARE PLAT 9, LOTS 281 & 823.
 2. THE TOTAL AREA OF PLAT 9, LOT 281 IS 22,000 S.F. OR 0.5051 ACRES.
 3. THE TOTAL AREA OF PLAT 9, LOT 823 IS 8,000 S.F. OR 0.1837 ACRES.
 4. THE EXISTING DWELLING ADDRESS IS 20 BROOK STREET.
 5. THE PARCEL IS ZONED: R-8.
 6. SEE DEED BOOK 943 AT PAGE 265 FOR TITLE REFERENCE.
 7. THE PARCELS ARE SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RIGHT-OF-WAYS, OR COVENANTS OF RECORD.

- PLAN REFERENCES:**
1. PLAN ENTITLED "PLAN OF LAND FOR SALE IN JAMESTOWN, R.I., BY JOHN CONGDON AND OTHERS, SAMUEL BROWN, SURVEYOR," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#2644.
 2. PLAN ENTITLED "SURVEY PLAN OF SEA CHALET CONDOMINIUM, ASSESSOR'S PLAT 3, LOTS 742 & 353, SITUATED IN THE TOWN OF JAMESTOWN, RHODE ISLAND, SCALE: 1" = 20', DATED: JUNE 5, 2000, BY DOWDELL ENGINEERING ASSOCIATES," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#161B.
 3. UNRECORDED PLAN ENTITLED "PLAN OF LAND OWNED BY SARAH FRANCES TIGHE & TIMOTHY MCNAIR DUFFY, 28 BROOK STREET, PLAT 9, LOT 282, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 10', DATE: JAN. 9, 2007, BY RC COURNOYER ENTERPRISES, INC."



BROOK STREET

LEGEND

PL	PROPERTY LINE
IP	IRON PIPE
CB	CONCRETE BOUND
FND	FOUND
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET

GRAPHIC SCALE



SCALE: 1" = 20'

1st
 SECOND FLOOR
 2nd
 FIRST FLOOR



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

FRANK SHIRLEY ARCHITECTS

40 Pearl Street Cambridge, MA 02139
 P: 617.547.3355 F: 617.547.2855
 www.frankshirleyarchitects.com

PROJECT
 Proposed Cottage For:
 The CARLSON RESIDENCE
 20 Brook Street
 Cambridge, MA 02139

ISSUES / REVISIONS

Date	Description
3/23/20	FRANK SHIRLEY ARCHITECTS

NOT FOR CONSTRUCTION
 © FRANK SHIRLEY ARCHITECTS, 2020. All rights reserved.
 This drawing cannot be reproduced without permission.

DRAWING TITLE: Elevations
 SCALE: 1/8" = 1'-0"
 DATE: March 23, 2020



April 16, 2020

For: Laura Carlson
20 Brook Street
Jamestown, RI 02835

To Whom This May Concern,

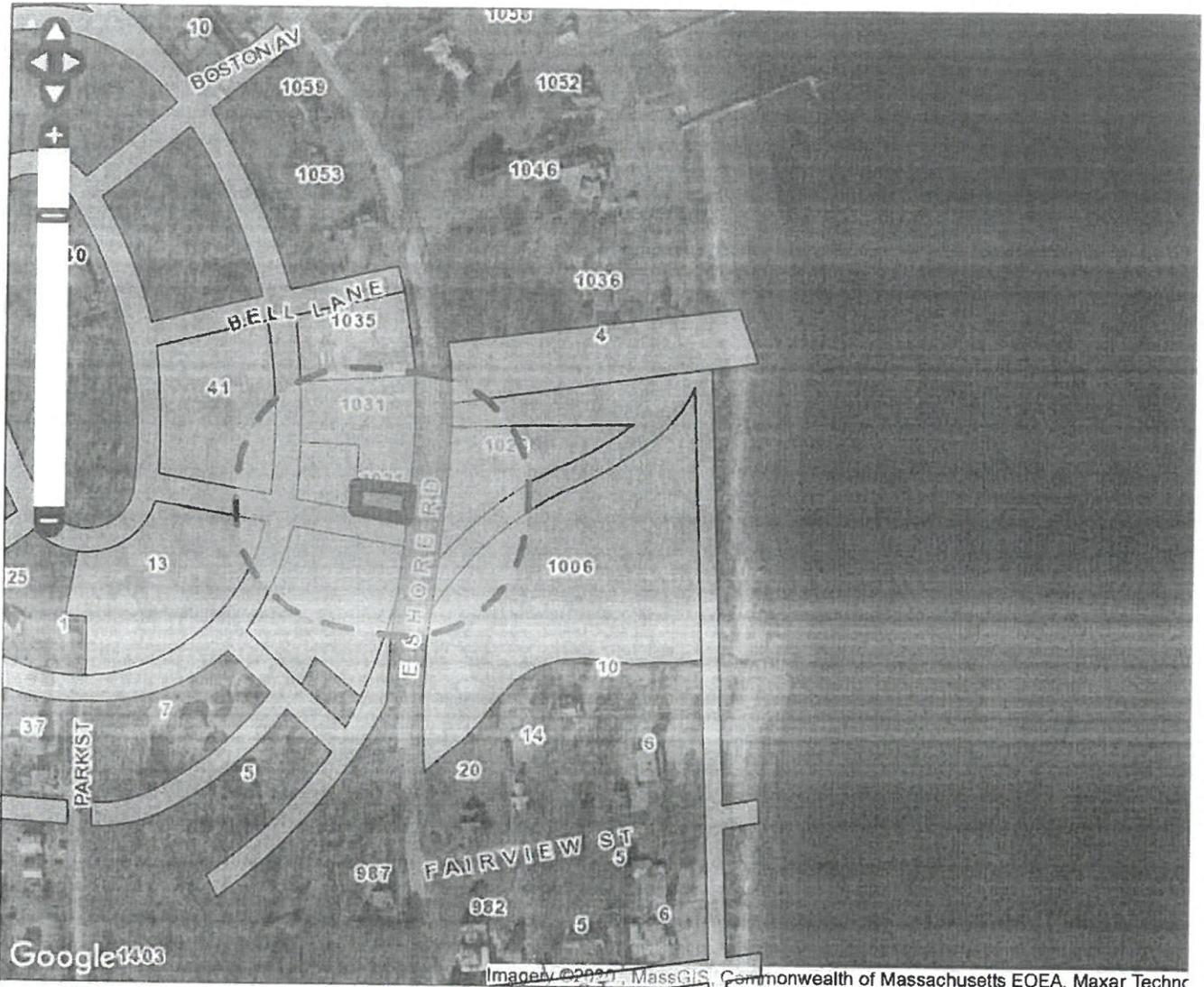
Largess Forestry has maintained this ancient and valuable Japanese Flowering Cherry tree, *Prunus serrulata* 'Kanzan,' located in the backyard of 20 Brook Street in Jamestown, Rhode Island, for over 20 years. This is one of the great trees of Jamestown.

It is critical that this tree is protected during the upcoming construction project, especially its root system, which is vulnerable to incursions. It is therefore at risk if the proposed cottage and related excavation and construction intrudes too closely to its root system. With anticipated over-excavation for the foundation, and sufficient distance for heavy equipment to pass without driving over the root system, we recommend that the cottage be located no less than 15' from the tree's canopy. If the new building's footprint aligns with the pre-existing structure on the north and west sides, and the footprint extends to the markings currently laid out to reflect the drawings submitted to the Town, that spacing should adequately protect this important specimen tree. In my view the new building should not be moved any closer to the tree.

Jamestown is a Tree City USA and highly regards its forest canopy. I want to thank the town and ask them for their cooperation in preservation of this tree.

Matthew "Twig" Largess
ISA Certified Arborist NE 0802 / RI Arborist 200
HMI Tree Consultant
Voice of the Forest Alliance

Largess Forestry Inc, 7395 Post Road, North Kingstown, RI 02852
(office)401-849-9191 (cell)401-533-2722
www.largessforestry.com largessforestry@gmail.com



Google 1303

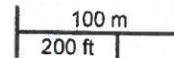
Images © 2020, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Techn



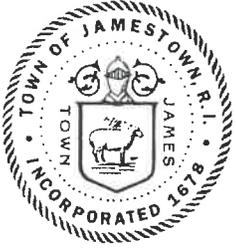
Town of Jamestown, Rhode Island

Selected Parcel: 1021 EAST SHORE ROAD ID: 1-165

Printed 4/7/2020 from <http://www.mainstreetmaps.com/ri/jamestown/public.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



ZONING BOARD OF REVIEW
Town of Jamestown

Doc# 00037887
Bk: 698 Pg: 175

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

February 24, 2010

Ms. Terry L. Allen
c/o Kevin M. Hayes, Esq.
Revens, Revens, & St. Pierre
946 Centerville Road
Warwick, RI 02886-4373

1/165

Dear Ms. Allen,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on February 23, 2010.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Dean Wagner and seconded by Thomas Ginnerty to grant the request of Terry L. Allen, whose property is located at East Shore Rd., and further identified as Tax Assessor's Plat 1, Lot 165, for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to construct a single-family dwelling which will be 30 ft. from the front lot line (easterly) 40 ft. being required, 20 ft. from the corner lot line (southerly) 40 ft. being required, 23.8 ft. from the side lot line (westerly) 30 ft. being required, and 10 ft. from the side lot line (northerly) 30 ft. being required.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 4,886 sq. ft.
2. The property is a pre-existing non-conforming lot.
3. There is a deed restriction which purports to restrict any building within 20 feet of the street.
4. The proposed house is 16" x 40" and is designed to fit in with the neighborhood.
5. The applicant accommodated neighbors concerns.
6. An engineer, Daniel Cotta testified that the proposed OWTS is "state of the art" and the proposed house meets all the requirements of the high groundwater table and impervious layer overlay district.
7. Several of the abutters support this application.
8. The relief granted is the least relief necessary.
9. There was one letter in opposition.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Don Wineberg, Joseph Logan, Dean Wagner, and Richard Cribb voted in favor of the motion.

Richard Allphin was not seated and Richard Boren and David Nardolillo were absent.

This variance shall expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,



Thomas Ginnerty, Chairman
Jamestown Zoning Board of Review
TG/pw

RECEIVED FOR RECORD
Apr 28, 2010 11:25:08A
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM, CMC

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

RECEIVED
4-7-20
Chris Gorte

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 4/16/20

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 BRUCE KEISER Address 47 WEST PARK LN KINGSTON
Owner BRUCE KEISER Address 47 WEST PARK LN
Lessee _____ Address _____

1. Location of premises: No. 1021 EAST SHORE RD Street
2. Assessor's Plat 1 Lot 165
3. Dimensions of lot: frontage 50 ft. depth 100 ft. Area 5,000 sq. ft.
4. Zoning Districts in which premises are located: Use R80 Area _____ Height _____
5. How long have you owned above premises? July 2015
6. Is there a building on the premises at present? YES
7. Size of existing building 1324 sq ft
Size of proposed building or alteration 60 sq ft
8. Distance of proposed bldg. or alteration from lot lines:
front _____ rear _____ left side _____ right side 4'
9. Present use of premises: Single Family
10. Proposed use of premises: Single Family
Location of septic tank & well on lot SEPTIC - FRONT YARD
WELL - REAR YARD RIGHT CORNER

ADJACENT LOT 1-168

LOT SIZE: 0.74 ACRES

100'

WELL

25'

10'

PROPOSED
SHED 8' X 10'

4'

Accessory structure setback required is 20'

HOUSE
16' X 40'

PORCH
7'

EXISTING 7' CEDAR FENCE

28'

OWTS

50'

EAST SHORE ROAD

EXISTING 7' CEDAR FENCE

24'

NEW YORK AVENUE (PAPER STREET)

1021 EAST SHORE ROAD
PLAT 1 LOT 165
OWNER: BRUCE R. KEISER





SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of BRUCE R KEISEL whose

property is located at 1021 EAST SHORE ROAD, and further

identified as Tax Assessor's Plat 1, Lot 165 for a Variance ~~Special Use Permit~~

from Article 3, Section 82.302 TABLE 3-2 Application of

DISTRICT REGULATIONS AND ARTICLE 6 SEC 82-605 VARIANCES

to CONSTRUCT A SHED 4' FROM PROPERTY LINE

WHERE 20' IS REQUIRED.

Said property is located in a R80 zone and contains 5,000 acres/square feet.

HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.



Google 14303

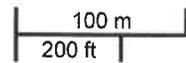
Imagery ©2020, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Techno



Town of Jamestown, Rhode Island

Selected Parcel: 1021 EAST SHORE ROAD ID: 1-165

Printed 4/7/2020 from <http://www.mainstreetmaps.com/ri/jamestown/public.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

1031 East Shore Rd.
Jamestown, RI 02835

June 16, 2020

Jamestown Zoning Board of Review:

Re: Application of Bruce R. Keiser, dated 4/6/20

We are the owners of the properties that are adjacent to plat 1 lot 165 on both the west and north and are directly affected by the variance requested by Bruce Keiser. We oppose this request.

It is unfortunate that lot 165 is as small as it is; 5000 square feet vs. the minimum lot size required in an R80 district of 80,000 square feet. At 6% of the minimum, this lot is a small fraction of the size of lot specified in the zoning regulations. We appreciate Mr. Keiser's desire for more interior space and clearly understand that one of the limitations of this home is its lack of storage space. This was one of many probable compromises made when this house was designed and when it was given zoning approval in 2010.

We are uncertain as to what the expectations should be regarding zoning regulations and variances to them. When this house was given zoning approval substantial reductions in the minimum yard dimensions were allowed:

Yard	Min. required	Variance granted	% reduction
Front	40'	30'	25%
Corner	40'	20'	50%
Side (West)	30'	23.8'	23%
Side (North)	30'	10'	66%

We did not envision that future requests would be made to further reduce these set-backs. In the case of this application, an 87% reduction from 30 feet to 4 feet is requested. Our thinking in 2010 was that a minimum sized dwelling had been shoe-horned into a minimal lot and that that would be the end of the story. We took the zoning board's statement that "the relief granted is the least relief necessary" as the last word.

In 2010, we did not oppose the construction of a dwelling on this lot, as it was being built by the owner for our cousin's use. However, we did make our acceptance conditional on two key requests: (1) that the dwelling be centered north-south on the lot, which would have given 15-foot side yards, and (2) that the north side of the dwelling be designed and finished as attractively as the other sides of the dwelling. At the hearing the decision was made to have a 10-foot side yard to the north and, subsequently, the north side of the dwelling, the subject of this application, has become a catch-all for building services.

Each of these requests, if they had been honored, would have reduced the impact of this dwelling on our properties.

We have discussed this issue with both Mr. Keiser and Mr. Costa. We feel that the relief already granted represented a substantial effort on our part to accommodate the interests of the owners of lot 165. As an alternative, we have suggested, and continue to suggest, that a shed attached to the west side of the house would be far less objectionable to us.

If a 6-foot shed were added to the west side it would reduce that yard to 17.8 feet, a far smaller percentage reduction than the requested reduction to a 4-foot north side yard.

Regards,

Susan McKibben

Alan McKibben