

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, APRIL 23, 2024
7:00 PM

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

The public is invited to observe and participate in the deliberations of this meeting, in person @ Town Hall.

TO VIEW THE MEETING LIVE STREAM WITH NO INTERACTION, PLEASE VISIT THE FOLLOWING LINK: <https://jamestownri.gov/how-do-i/watch-live-streamed-town-meetings>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the March 26, 2024 meeting; discussion and/or action and/or vote.

III. CORRESPONDENCE

- A. **Communications Received:** ; review, discussion and/or action and/or vote.

IV. OLD BUSINESS: ; review, discussion and/or action and/or vote.

- A. Application of Glenn and Numi Mitchell whose property is located at 67 Howland Avenue, and further identified as Tax Assessor's Plat 9, Lot 191, for a variance from Article 3, Section 82.302 - District Dimensional Regulations to renovate an existing bathroom to 5 feet 2 inches from the lot line instead of the required 7 feet. Said property is located in an R8 zone and contains ½ acres.

V. NEW BUSINESS; review, discussion and/or action and/or vote.

- A. Application of DISH Wireless L.L.C. and property owner of Town of Jamestown whose property is located at 96 Howland Ave, and further identified as Tax Assessor's Plat 9, Lot 152 for a Variance/Special Use Permit from Article 82, Section 601, to add a new wireless carrier, DISH Wireless, to the watertank on Howland Ave. DISH has proposed to install 3 antennas, 6 radios and accompanying wireless equipment to the watertank and will require a 5x7 lease area for ground equipment. Said property is located in a Public zone and contains 0.5234 acres.

- B. Application of Martin, Charles S. and Kate E., Trustees whose property is located at 17 Bryer Avenue, and further identified as Assessor's Plat 8, Lot 213 for a Variance from Article 3- Application of District Regulations, Section 82-316: Swimming Pools and Tennis Courts, Subsection B:1 *"The top of the safety enclosure shall be at least 48" above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between the grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool."* The applicant is seeking variance from zoning ordinance and proposes to use an automatic swimming pool cover to protect and enclose the pool thus conforming to the requirements of enclosure and State Building Code. Said property is located in a R20 zone and contains .505 acres (+/-22,000 SF).
- C. Application of OUR TABLE, LLC (Marc Alexander and Marla Romash), (Gino DiFante, property owner) operating a restaurant on the first floor of 53 Narragansett Ave., and further identified as Assessor's Plat 9, Lot 207, for a Special Use Permit from Article 3 Section 82-301, Table 3-1, VI, C-1. to obtain the right to sell alcoholic beverages, currently limited to beer and wine, with amendment requested as follows: Monday through Sunday, Noon – 10 pm, with beer and wine served during that time, with no other changes in already permitted operation. Property is located in a CD zone and includes 16,632 square feet.

VI. ADJOURNMENT