

ZONING BOARD OF REVIEW AGENDA
FEBRUARY 23, 2016 MEETING
7:00 p.m.
Jamestown Town Hall
93 Narragansett Avenue
Jamestown, RI

I. MINUTES

1. Reading of the Minutes of the January 26, 2015 meeting.

II. CORRESPONDENCE

III. OLD BUSINESS

1. Application of Fowler's Rock, LLC, whose property is located at 340 East Shore Rd., and further identified as Assessor's Plat 4, Lot 10 for a Special Use Permit granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-311, Maximum size of Accessory Buildings, and dimensional relief from Section 82-311(A), pursuant to Article 6 Section 82-605 and 82-606 to construct a detached three car garage with office space. Said property is located in a R80 zone and contains 257,593 sq. ft.

IV. NEW BUSINESS

1. Application of Jamestown Boat Yard, Inc. whose property is located at 60 Dumplings Dr., and further identified as Assessor's Plat 10, Lots 141, 143, & 20, for a Special Use Permit granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-7044, Alteration of a non-conforming use and Article 3, Section 82-301/Table 3-1 Section F.8 and F.9, and dimensional relief from Section 82-302 District Dimensional Regulations, and Table 3-2, for setback relief and lot coverage relief, to permanently enclose the existing temporary structure and construct a permanent structure to replace 2 other temporary structures for the continued use of boat storage. Said property is located in a R80 zone and contains 92,965 sq. ft.
2. Application of EPI Real Estate Holdings, LLC, whose property is located at 41 Narragansett Ave., and further identified as Assessor's Plat 9, Lot 211 for a Variance/Special Use Permit from:

1. Chapter 82-Zoning-Appendix A-Minor Subdivision Regulation
2. Preliminary lot checklist No 3
3. Article 3 Table 3-2 Dimensional Variance
4. Article 12 Section 1203 Parking Requirements
5. Sec. 82-1205.Shared parking Special Use Permit

To:

1. Divide current 10,210 lot into 2 lots. Lot A to be 4,059 sq. ft. instead of the required 5,000 sq. ft.
2. Lot B to be 4 ft. 9 inches rear lot set back instead of 12 ft.
3. Lot B - A variance to allow the existing configuration of parking to satisfy the requirements of Lot B.
4. Lot A to use "shared parking" from Lot B for 2 overnight parking spaces
 - Note no physical alterations or changes in use are being requested

Said property is located in a CD zone and contains .23/10,200 acres/sq. ft.

3. Application of William C. and Mayer M. Baker, owners of Lot 36 on Assessor's Plat 11 at 139 Beavertail Road for a dimensional variance to construct a house 42 feet in height instead of the required 35 feet. Property is located in a RR80 district and contains 113,256 sq. ft.
4. Appeal of William C. and Mayer M. Baker, owners of Lot 36 on Assessor's Plat 11 at 139 Beavertail Road from the determination of the building/zoning official that Sec.82-305 of the Jamestown Zoning Ordinance entitled "Exceptions to height regulations" does not apply to single family residences. Appellants aver that per said Section 82-305 they are entitled to exceed the height regulation in an RR80 zone by seven (7) feet as a matter of right. Said property is located in a RR80 zone and contains 113,256 sq. ft.
5. Application of Andrea Colognese et Dorian Carella (Village Hearth Bakery), whose property is located at 2 Watson Ave., and further identified as Assessor's Plat 8, Lot 774 for a variance from Article 3, Table 3-2 (Lot Coverage) requesting 304 sq. ft. kitchen addition. 40% lot coverage requested where 35% is allowed. Said property is located in a CL zone and contains 7,000 sq. ft.

V. ADJOURNMENT