

Town of Jamestown Zoning Board of Review
93 Narragansett Ave
Jamestown, RI. 02835

CORRESPONDENCE

10-16-20

October 16, 2020

Re: Application of Donald R and Laura Carlson

To the Members of the Zoning Board,

We are the property owners of 23 Friendship St. and abutters to the Carlson property at 20 Brook Street and share the rear property line.

Our opposition to the original proposed plan which was first presented to the Zoning Board was the placement of the house only 10 ft from the rear property line and the variances and permits were being requested for an accessory structure. We were opposing on the facts that we felt it was a second principle dwelling and should conform to the R-8 Zoning and be placed 30 ft from the rear property line.

Two informative hearings were held by the Technical Review Committee and then the Planning Board Commission. Their recommendations were made and the Planning Board asked for modifications to the proposed plan.

1. Proposed structure was deemed a second principle dwelling and moving the structure to a 15 ft rear setback.
2. Agreement to plant 10 ft evergreens along northern property line for privacy.
3. Foregoing the right to subdivide property.
4. Agreeing to forego short term rentals of less than 60 days.

The Carlsons have agreed to accept these modifications and recommendations having amended their application. We appreciate the time and consideration given to all concerned and we are amenable to the findings and the compromise suggested by the Planning Commission.

To date, the proposed structure's size has not been adequately considered and the increase in square footage of the proposed structure from 442 sq.ft to 900 sq.ft is intimidating to us. Our most serious objection is that we have seen no plan or

elevation for the North side, which is what we will be looking at. We attended and have since reviewed on the town website both Zoom hearings several times. There was little mention at those meetings to the North or West sides of the proposed structure. Our interpretation from what was mentioned by the Carlsons architects is that the North side has a shallow roofline with a one story wall facing North. We believe it is a reasonable request for us to be given the opportunity to review these plans and elevations as we will look at this proposed structure everyday. Our counsel Ms. Maccini has requested several times for these elevations. As long as there is no balcony or deck on the second floor, we are inclined to go along with the current proposal. Our agreement to the current proposal before the Zoning Board is expressly conditioned upon our being able to first review these plans and elevations with our expert architect.

Thank you for consideration in this matter.

Mel and Barbara Whitaker
23 Friendship St.