

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 7/26/21

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 Gino Difante Address 30 Bellevue Avenue, Newport, RI

Owner Gino Difante Address 30 Bellevue Avenue, Newport, RI

Lessee Our Table, LLC Address 34 Clinton Avenue, Jamestown, RI

1. Location of premises: No. 53 Narragansett Ave Street

2. Assessor's Plat 9 Lot 207

3. Dimensions of lot: frontage 107 ft. depth 152 ft. Area 16,232 sq. ft.

4. Zoning Districts in which premises are located: Use CD Area 3,840 Height 35'-0"

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

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

7. Size of existing building 11,000 Sq Ft +/-

Size of proposed building or alteration No Change

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

front N/A rear N/A left side N/A right side N/A

9. Present use of premises: Business/ Residential

10. Proposed use of premises: Business / Residential / Assembly (Restaurant- Alcoholic beverages)

Location of septic tank & well on lot None - serviced by town water and sewer

11. Give extent of proposed alterations _____
Interior Renovation of a portion of the first floor, change of use to accommodate restaurant/
Lunchroom (alcoholic beverages)

12. Number of families for which building is to be arranged: n/a

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 under Section 82-601 for permission under Section 82-301 VI.C.3 to occupy the building as a "lunchroom or restaurant (alcoholic beverages)".

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

1. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire to realize greater financial gain. The granting of the variance will not alter the general character of the surrounding area or impair the intent of the ordinance or the comprehensive plan. The hardship is due, in part to the unique characteristics of the subject land and structure. Failure to obtain the variance will amount to more than a mere inconvenience.

2. The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare; and will not substantially or permanently injure the appropriate use of the property in the area.

Respectfully Submitted,

Signature Mark [Signature]

Address 34 CLINTON AVE
JAYMESTOWN RI 02835

Telephone No. 301 919 8807

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

ADVERTISEMENT

OUR TABLE, LLC (PLAT 9 LOT 207)

Application of OUR TABLE, LLC and Gino Difante whose property is located at 53 Narragansett Avenue, and further identified as Tax Assessor's Plat 9, Lot 207 for:

1. a Special Use Permit for permissions under Article 6 (Application of District Regulations), Section 82- 301 VI C.3 (Uses and Districts) to use the premises as a lunchroom or restaurant (alcoholic beverages).

Said property is located in an CD zone and contains 16,1000 square feet.



Office of the Town Planner
MEMORANDUM

TO: Zoning Board of Review
FROM: Lisa Bryer, AICP, Town Planner
RE: Application of 53 Narragansett Ave., Plat 9 Lot 207, Change of Use in the Jamestown Village Special Development district, Jamestown Zoning Ordinance Article 11, Development Plan Discussion, Review and Approval and Recommendation to Zoning Board on Special Use Permit for liquor
DATE: August 6, 2021

The application of Gino DiFante, 53 Narragansett Avenue was reviewed by the Planning Commission on August 4, 2021 and the Planning Commission hereby grants Development Plan approval based on the following finding of fact and subject to the following conditions of approval:

Findings of Fact:

1. The application was reviewed under the standards of Zoning Article 11 as a new use.
2. This application has been reviewed by the TRC on 6-16-21, 7-28-21 and by the Planning Commission on 7-7-21;
3. The applicant was represented by Chris Arner, AIA, and has provided the following information for the current application:
 - Plans entitled COMMERCIAL BUILDING 53 Narragansett Avenue, Jamestown, RI, Plat 9, Lot 207 dated 7-28-21:
 - Proposed (location) Site and Lighting Plan, Photographs, Parking Calculations, and;
 - Floor Plans, Zoning and Code Requirements;
4. The proposed improvements consist of:
 - a) Interior Improvements to the second and third floor, but no change in use. Conversion of the first floor from a Pharmacy/retail use to Restaurant/Office/Personal Service/Retail;
 - b) Exterior improvements including lighting, signage, rubbish collection, and parking compliance;
5. This property is located in the Commercial Downtown (CD) District. Restaurant, office, personal service and retail uses are permitted in the CD District. Restaurant with Liquor requires a special use permit. The Planning Commission finds this application is consistent with the Jamestown Comprehensive Plan.
6. The restaurant and additional uses as shown on the plans have shown to comply with parking based on proposed uses including a 46 seat inside restaurant. Therefore, there is adequate parking for the intended use, 27 on-site and 2 on street as permitted by Zoning Ordinance 82-1204J.

7. A joint trash receptacle area (dumpster) is provided for all site uses in the rear of the site.
8. Throughout the process, the direct abutter at 49 Narragansett - Plat 9 Lot 208 has provided comments and concern over the retaining wall leaning towards her property by 6 inches, the fence on top of the retaining wall needing repair and maintenance, providing curb stops, noise from proposed outdoor dining, inappropriate lighting, on-site liquor nuisances, and trash location;
9. The applicant has committed to no smoking outside on the premises; and,
10. The applicant has revised the application to include No outdoor dining.

Conditions of Approval:

1. The site improvements shall be built in strict accordance with the plans referenced above, including:
 - a. Prior to final approval, It should be concluded whether the fence on the eastern property line is structurally sound and replaced and/or painted on both sides if necessary;
 - b. Prior to the certificate of occupancy, the building official will insure lighting compliance with Zoning Ordinance Sec. 82-312;
2. A Special Use Permit is required for liquor service;
3. A liquor license is required for serving liquor;
4. Board of Water and Sewer Commissioners approval is needed prior to a building permit;
5. A final lighting distribution plan, using a parking lot standard of 2 foot candles, shall be approved administratively prior to final approval; and,
6. Final Development Plan Approval shall be granted administratively when all conditions of approval are satisfied and the Special Use Permit has been granted by the Zoning Board of Review.

Parcel ID: 8-124
ST MARKS CHURCH
60 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-160
DORSI, FRANK J ET
DORSI, MARCIA M
8 GRINNELL STREET
JAMESTOWN, RI 02835

Parcel ID: 8-161
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-162
CROWELL, SHERYL LOUISE
145 BEACON AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-427
HOLLISTER, STEPHEN & MARJORIE F.
79 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 8-471
PERROTTI, JOHN J & BONNIE J
133 SEASIDE DRIVE
JAMESTOWN, RI 02835

Parcel ID: 8-472
HOOSIER LEGACY LLC
33 STANDISH ROAD
JAMESTOWN RI 02835

Parcel ID: 8-479
JAMESTOWN FIRE DEPARTMENT
MUSEUM
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 9-179
MUCKELL, PETER C. & LAURA G.
14 DINGLEBROOK LANE
NEWTOWN CT 06470

Parcel ID: 9-180
MORGAN JAMES W II
45 CLARKE STREET
JAMESTOWN RI 02835

Parcel ID: 9-181
DIMAURO RONALD F
11 HOWLAND AVENUE
JAMESTOWN RI 02835

Parcel ID: 9-182
LIVINGSTON, ANNE MAXWELL
P.O. BOX 484
JAMESTOWN RI 02835

Parcel ID: 9-183-1
HAMMETT COURT APARTMENTS LLC
C/O BRIDGES, INC
P O BOX 263
JAMESTOWN RI 02835

Parcel ID: 9-183

Parcel ID: 9-183-2
BRIDGES INC.
P O BOX 263
JAMESTOWN RI 02835

Parcel ID: 9-201
WINDRIDGE PROPERTIES, LLC
C/O JOHN & MARY BRITTAIN
P.O. BOX 552
JAMESTOWN RI 02835

Parcel ID: 9-207
DIFANTE, GINO
30 BELLEVUE AVENUE
NEWPORT RI 02840

Parcel ID: 9-208
SLICK, CONNIE A, TRUSTEE
49 NARRAGANSETT AVE
JAMESTOWN RI 02835-1150

Parcel ID: 9-209
HOOSIER LEGACY LLC
33 STANDISH ROAD
JAMESTOWN RI 02835

Parcel ID: 9-210
WYNN, SCOTT W & SUSAN H TE
254 MAIN STREET
CHARLESTOWN MA 02129

Parcel ID: 9-211
BELL, VICTOR A & LYNN
23 OCEAN AVENUE
JAMESTOWN RI 02835

Parcel ID: 9-212

Parcel ID: 9-212-2
RAFFERTY JAMES T TRUSTEE
RAFFERTY LISA M TRUSTEE
PO BOX 138
JAMESTOWN RI 02835

Parcel ID: 9-212-3
MUIR, ANN G ET
MUIR, DONALD M, TRUSTEES
PO BOX 2972
WOBURN MA 01888-1772

Parcel ID: 9-212-4
RAFFERTY JAMES T TRUSTEE
RAFFERTY LISA M TRUSTEE
PO BOX 138
JAMESTOWN RI 02835

Parcel ID: 9-212-5
RAFFERTY JAMES T TRUSTEE
RAFFERTY LISA M TRUSTEE
PO BOX 138
JAMESTOWN RI 02835

Parcel ID: 9-212-1
RAFFERTY JAMES T TRUSTEE
RAFFERTY LISA M TRUSTEE
PO BOX 138
JAMESTOWN RI 02835

Parcel ID: 9-213
ANDRES, FRANK ET
ANDRES, MAGDALENA M
13 CLINTON AVENUE
JAMESTOWN RI 02835

Parcel ID: 9-246
NORTH MEADOW PROPERTIES LLC
C/O PAUL A ROBERTSON
109 CARR LANE
JAMESTOWN, RI 02835

Parcel ID: 9-407
WYNN, SUSAN H & SCOTT W
254 MAIN STREET
CHARLESTOWN MA 02129

Parcel ID: 9-461
LAPINSKI, LEON N.
^ 1 HAMMETT COURT
JAMESTOWN, RI 02835

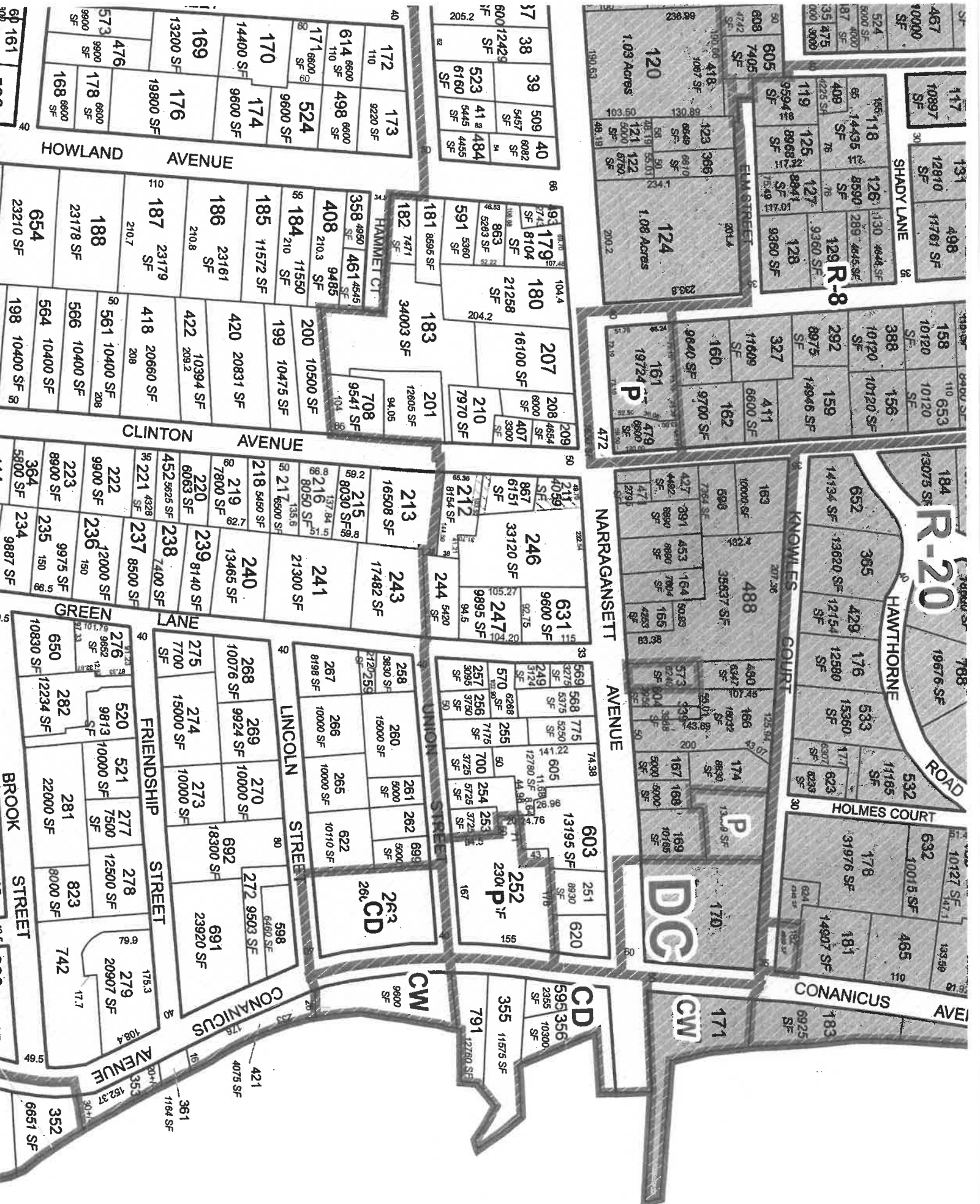
Parcel ID: 9-493
JANNEY REALTY, LLC
65 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

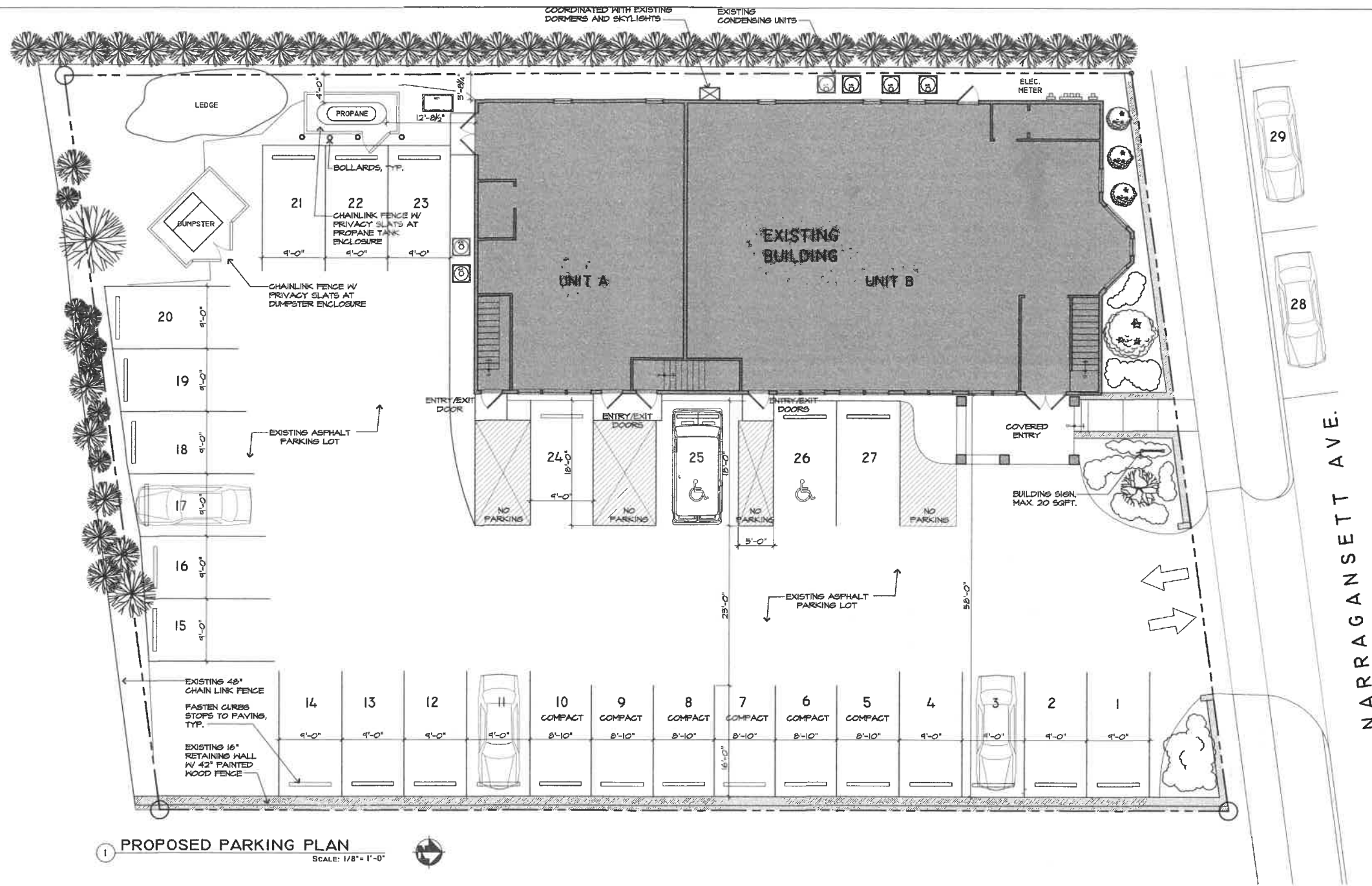
Parcel ID: 9-591
PAGE, JAMES R & TERRI L
9 HOWLAND AVENUE
JAMESTOWN, RI 02835

Parcel ID: 9-708
KUCIAR REALTY JAMESTOWN LLC
20 CLINTON AVENUE
JAMESTOWN RI 02835

Parcel ID: 9-863
MUCKELL, PETER C. & LAURA G.
14 DINGLEBROOK LANE
NEWTOWN CT 06470

Parcel ID: 9-867
EPI REAL ESTATE HOLDINGS, LLC
5 CLINTON AVENUE
JAMESTOWN RI 02835





1 PROPOSED PARKING PLAN
SCALE: 1/8" = 1'-0"



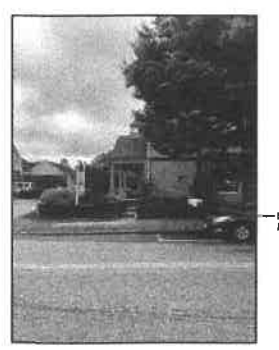
EXISTING COVERED ENTRY



EXISTING COVERED ENTRY



EXISTING EXTERIOR LED FLOOD LIGHTS TO REMAIN AT THREE LOCATIONS, TWO LIGHTS EAST ELEVATION, ONE LIGHT SOUTH ELEVATION.



EXISTING EXTERIOR LED FLOOD LIGHTS TO REMAIN AT THREE LOCATIONS, TWO LIGHTS EAST ELEVATION, ONE LIGHT SOUTH ELEVATION.



12 SQFT BUILDING SIGN W/ NEW DOWNLIGHT.

PARKING CALCULATIONS			
LOCATION	SQFT	PARKING REQ.	COMMENTS
FIRST FLOOR			
UNIT "A"	1,122	6	5 SPACES PER 1,000 SQFT
UNITS "B & C"	2,200	10	1 SPACE PER 5 SEATS 46 SEATS TOTAL (NO OUTDOOR SEATING)
SECOND FLOOR			
APARTMENT "A"	766	1.5	1.5 SPACES PER DWELLING UNIT
APARTMENT "B"	620	1.5	1.5 SPACES PER DWELLING UNIT
OFFICE "A & B"	1,300	7	5 SPACES PER 1,000 SQFT
THIRD FLOOR			
APARTMENT "C"	1,600	1.5	1.5 SPACES PER DWELLING UNIT
APARTMENT "D"	1,600	1.5	1.5 SPACES PER DWELLING UNIT
TOTAL PARKING REQUIRED		29	

CHRISTOPHER ARNER ARCHITECT
1 WASHINGTON STREET
NEWPORT, RI 02840
401.225.6487
WWW.CWA-AAA.COM

ISSUED FOR PLANNING REVIEW
7-26-21

COMMERCIAL BUILDING
53 NARRAGANSETT AVE
JAMESTOWN, RI
PLAT 9, LOT 207

ZONING AND PLANNING SUBMISSION

PROPOSED SITE PLAN

A1

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