

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, November 23, 2021
7:00 PM

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:

<http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the October 26, 2021 meeting; discussion and/or action and/or vote.

III. CORRESPONDENCE

- A. **Communications Received:**
 - 1)

IV. OLD BUSINESS: "Public Hearings – Review, Discussion and / or Potential Action and / or Vote:"

- A. Application of Dumplings Land, LLC, whose property is located at 28 Dumpling Dr., and further identified as Assessor's Plat 10, Lot 111 for a variance from Article 3, Section 82-304,82-306 D, Screening of residential areas, to construct a fence 8 feet in height where only 6 feet is allowed. Compliance with Article 6, section 82-605, 606. Said property is located in a RR80 zone and contains 33,930 sq. ft.

V. NEW BUSINESS: "Public Hearings – Review, Discussion and / or Potential Action and / or Vote:"

- A. Application of Robert & Linda Sedgewick, whose property is located at 158 Walcott Ave., and further identified as Assessor's Plat 10, Lot 8, for a one-year extension of a previously granted variance from Art. 3, Sec. 8-.302 Table 3-2 District Dimensional Regulations & Art. 6, Sec. 82-605 & 606 variances authorized by this ordinance. To demolish & construct a new single-family dwelling 30' from Stanton Rd. where 40' is required. Said property is located in a R80 zone and contains 33,397 sq. ft.
- B. Application of Alkione Giovan, whose property is located at 74 Ship St., and further identified as Assessor's Plat 15, Lot 58 for a variance from Article 3, Section 82-302, Table 3-2 & Art.

6, Sec. 82-605 & 82-606 to add a second floor, connecting bedroom at level one to a living room and add 2 bedrooms and full bathroom upstairs by way of a second-floor addition. Seeking relief on side lot for 8'6" where 10' is allowed and rear setback of 26' where 30' is allowed. Said property is located in a R40 zone and contains 7405 sq. ft.

- C. Application of Conanicut Marine Services, Inc, whose business operates on the property is located at 260 Conanicus Avenue, and further identified as Tax Assessor's Plat 8, Lot 278 for a Modification to a Special Use Permit granted under Article 6, Special Use Permits and Variances, Section 600 and 602. This application is made pursuant to the provisions of section 82-302, Table 3-1, Permitted Uses of the zoning ordinance. The Applicant seeks to reduce the lot size from 444,885 sq. ft to 244,882 sq. ft. Said property is located in a R-20 zone and contains 444,885 square feet.
- D. Application of SHM Jamestown Boat Yard, LLC whose property is located at 60 Dumpling Drive, and further identified as Assessor's Plat 10, Lots 141, 143, 20, for a Modification to a Special Use Permit granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-704, 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 remove an existing stairway and replace with a stairway that meets code and an ADA compliant access ramp. Said property is located in a R80 zone and contains 92,965 square feet.
- E. Application of We Dig Investments, LLL, whose property is located at 29 Narragansett Ave., and further identified as Assessor's Plat 9, Lot 631 for a variance from Article 3, Section 82-600, 605, 606, & 607, (height variance, SF variance, 3 stories variance), to build a mixed use, retail & multi-family structure; 3 stories where 2 max. is allowed; 40.91 ft. from grade, 35 ft. allowed; and 10,258 sq. ft. lot where 20,000 sq. ft. is required. Said property is located in a CD zone and contains 10,258 sq. ft.

VI. ADJOURNMENT

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 not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website.