



KAREN AUGERI BENSON

LAW OFFICE OF ALAN A. AMARAL

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226 SOUTH MAIN STREET, SUITE 6, FALL RIVER, MASSACHUSETTS 02721 TELEPHONE (508) 676-0011 FAX (508) 674-3488

January 14, 2021

Via email (pwestall@jamestownri.net) only

Richard Boren, Chairman
Zoning Board of Review
Town of Jamestown
93 Narragansett Avenue
Jamestown, RI 02835

Re: Application of Richard C. and Sandra D. Johnson, 36 High Street

Dear Chairman Boren:

My husband and I are direct abutters to the west of the property located at 36 High Street. We have lived at 44 High Street for more than 25 years. We do not object to the proposed construction of a carriage-style three-car garage for which our neighbors are seeking a variance.

We feel that the location, size, height, and design of the proposed garage is in keeping with our neighborhood. We therefore support the Johnsons' application for relief. Please add this correspondence as an exhibit to the application so that you and your Board are aware of this support.

Thank you for your attention.

Very truly yours,

A handwritten signature in black ink that reads "Karen Augeri Benson".

Karen Augeri Benson
Trustee

KAB/kek

received
1-26-21 ml

CORRESPONDENCE

Pat Westall

From: Sandy Sorlien <sandysorlien@comcast.net>
Sent: Monday, January 25, 2021 4:44 PM
To: Pat Westall
Subject: variance request for 36 High Street

Dear Pat Westall and the Zoning Board:

I live at 82 Howland, corner of High Street, not far from the property in question, 36 High Street. The same architect designed both our houses in the 1870s, so my husband and I have an extra fondness for it. We walk by there many times a week. Best hydrangeas in town, too!

My comment today is in support of the variance request to place a garage outbuilding nine feet from the frontage line. This is a special and unusual property compared to most of High Street. As a corner property with the house set at the back corner of the lot, it does look difficult if not impossible to put an outbuilding of this size behind the house, particularly with the wetland restriction at the Northwest corner.

An important factor in my support is that the formal facade of the house actually faces Old Walcott, not the street that has the address. The frontage line with the address is legally considered the principal frontage, and is treated as such in the announcement. But in practice the High Street side functions as a side/rear entrance. If the address were on the facade side where it is for most residences, this design wouldn't even need a setback variance.

The plan is good, with minimal impact on the street. The building is oriented sideways, where the cars are already parked, so the narrow end faces the street and the garage doors face East. Including the window on the South side helps present a more friendly face to the street.

I am concerned about the precedent, but I think this is a special enough case to overcome that concern. As an author of the Special Development District Code in 2007 with the Don Powers team, I urge Jamestown to protect walkable frontages as much as possible. Garage doors on frontages, and over-wide paved driveways, are cropping up here and there around the village, and threaten to turn a rural village into a suburban subdivision. However, 36 High Street with its oddly-placed address could be viewed as a one-off, not a precedent.

I have no opinion on the additional square footage requested. I do not know the owners, nor was I solicited to write a letter.

Thank you,

Sandy

Sandy Sorlien
82 Howland Avenue
Jamestown RI 02835
215-480-3115