

**ZONING BOARD OF REVIEW MEETING**  
**Jamestown Town Hall**  
**Rosamond A. Tefft Council Chambers**  
**93 Narragansett Avenue**  
**Tuesday, March 22, 2022**  
**7:00 PM**

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

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 February 22, 2022 meeting; discussion and/or action and/or vote.

**III. CORRESPONDENCE**

**A. Communications Received:**

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

**A. WRITTEN DECISION ONLY:**

Application of JB ON THE WATER, LLC with regard to property located at 150 Conanicus Avenue, and is further identified as Tax Assessor's Plat 8, Lot 258 for a Variance from Article 3, Section 82-301 entitled "District Development Regulations", Section 82-302 entitled "District Dimensional Regulations", Table 3-2 for the Village Special Development District Zones R-8, R-20, CL and CD authorized by this Ordinance, Article 11 entitled Jamestown Village Development District, Section 82-1107, and Article 6, Section 82-605 entitled "Variances Authorized by this Ordinance" to add a handicap access ramp and outdoor deck with awning to the existing restaurant space. Pursuant to Article 3, Table 3-1 a Restaurant serving alcoholic beverages is not permitted. Pursuant to Article 3, Table 3-2 a front setback of 30' is required. Pursuant to Article 11, Section 82-1107, the building placement must be reviewed by the Planning Commission. Said property is located in an R-20 zone and contains 49,504 square feet.

- V. **NEW BUSINESS: "Public Hearings – Review, Discussion and / or Potential Action and / or Vote:".**
- A. Application of Ronald A. Sr. et Andrea M. Wassel, Trustees, whose property is located at 16 Emerson Rd., and further identified as Assessor's Plat 8, Lot 208 for a variance from Article 3, Section 82-302, Table 3-2, R20 Zoning District Regulations and Art. 6, Sec. 82-600, 605, 606 & 607 to rebuild in same existing footprint and to raise the height of the detached garage by 55 inches where the garage is located 3 ft. (10 ft. required) from the side property and 3 ft. (10 ft. required) from the rear property. Said property is located in a R20 zone and contains 21,454 sq. ft.
  - B. Application of Town of Jamestown Rhode Island, whose property is located at 41 Conanicus Avenue, and further identified as Tax Assessors Plat 9, Lot 252 for a Variance from Article 3, section 82-302, table 3-2, Public Zoning District, Accessory Building, other, to replace an existing storage shed, in the same location 2'6" from sideline and 5'9" from other side line where 10' is required. Also in compliance with Article 6, section 82-605, 606, and Article 7, section 82-705, non-conforming by dimension structure. The only change is size requested is 2'6" higher than the existing 8' high storage shed. Said property is located in the Public Zoning District and contains 23,086 square feet of land.
  - C. Application of TPG Marinas Conanicut, LLC, whose property is located at 1 and 3 Ferry Wharf Unit D and E. and further identified as Tax Assessor's Plat 9, Lot 791 (D) and (E) 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 make interior modifications to the property and is requesting modifications to the service and operational hours, entertainment and service conditions from the approval granted September 25, 2013. Said property is located in a CD zone and contains 12,060 square feet.
  - D. Application of 5A Builders, LLC (Emily Bowab, Owner), whose property is located at 0 Seaside Dr., and further identified as Assessor's Plat 3, Lot 139 for a special use permit from Article 3, Section 82-314C Development within Subdistrict A, and Article 6, Sections 82-601, 602, 603, and 604 to construct a single-family dwelling. Said property is located in a R40 zone and contains 14,280 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](http://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.