

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, JUNE 28, 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 May 24, 2022 meeting; review, discussion and/or action and/or vote.

III. CORRESPONDENCE

- I. **Communications Received:** – Review, Discussion and / or Potential Action and / or Vote:
 - A. A request for a one-year extension of a previously granted variance, granted July 27, 2021, of James and Amber King whose property is located at 29 Walcott Avenue, and further identified as Tax Assessor’s Plat 9, Lot 293 for a Variance granted under Article 6, Special Use Permits and Variances, Section 600 and 606. This application is made pursuant to the provisions of section 82-302, Table 3-2, District Dimensional Regulations for the R40 Zoning District of the zoning ordinance. The Applicant seeks front yard setback relief of 11.3 feet where 40 feet is required in order to construct a new garage. Said property is located in a R-40 zone and contains 24,851 square feet.

- II. **OLD BUSINESS:** “Public Hearings – Review, Discussion and / or Potential Action and / or Vote:”
 - A. Application of We Dig Investments, LLC, 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.

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

- A. Application of Alexander B & Linda D. Knowles, whose property is located at 108 Southwest Ave., and further identified as Assessor's Plat 9, Lot 26 for a variance from Article 3, Section 82-302, Table 3-2 (District Dimensional Regulations) and Sec. 82-605/606 and 82-705 to replace an existing outbuilding that will utilize the same north side setback of 2 ft. where 10' is required. The new structure will increase the square footage from 264 sq. ft. to 528 sq. ft. Said property is located in a R20 zone and contains 87,700 sq. ft.
- B. Application of Susan & Duncan Pendlebury, whose property is located at 56 Wright Lane, and further identified as Assessor's Plat 4, Lot 143 for a variance from Article 3, Section 82-302, Table 3-2 (District Dimensional Regulations) to 38.5 ft. front yard for existing building where 40 ft. is required of extension of existing accessory structure as per 82-605, 606 and 82-705. Said property is located in a RR80 zone and contains 80,074 sq. ft.
- C. Application of Laura Carlson (Michael McQuade, owner), whose property is located at 5 Clarke St., and further identified as Assessor's Plat 9, Lot 105 for an appeal of Zoning Officer Determination Article 3, Section 82-301 use table 3-1, Section VII B.6 does not apply to dog grooming, and Article 5, Section 82-503(A) Appeal of Zoning Enforcement Officer. Said property is in a CD zone and contains 39,455 sq. ft.

IV. 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.