

**Notice of Hearing**

Application of Randy Ross and Jill D. Smith whose property is located at 2 West Passage Drive, and further identified as Tax Assessor's Plat 8, Lot 858 for relief 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 side yard setback relief of 7.5 feet where 15 feet is required. In an abundance of caution, the application also seeks relief from Article 3 Section 82-302, Table 3-2 to permit an accessory structure in the front yard where no front yard setback for accessory structure is provided in Table 3-2 however the "Minimum Yards, Front" for the R40 District is 40' and the proposed tool shed will be over 60 feet off the front yard line. The relief granted is for the applicant to place a premade 10 foot by 14 foot tool shed on the property. Said property is located in an RR80 zone and contains 8,437 square feet.

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

**Application for Exception or Variance under the Zoning Ordinance**

Zoning Board of Review;

Jamestown, R.I.

Date: 9/23/2022

To Whom it may concern:

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: Randy Ross and Jill D. Smith Address: c/o Christian Infantolino, Esq.,  
77 Narragansett Avenue  
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 2 West Passage Drive
2. Assessor's Plat 8 Lot 858
3. Dimensions of lot: frontage: +/- 154.22 depth: +/- 365ft. Area: +/-53,700 sq. ft.
4. Zoning Districts in which premises are located: Use: R-40 Area: 40,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Purchased on 10/13/2004
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 3,138 sq. ft.  
Size of proposed building or alteration: 140 sq ft shed (10x14)
8. Distance of proposed building or alteration from lot lines:  
**Required Accessory Structure:** Front: 40' rear: 10' side: 15'  
**Proposed:** Front: +/- 60' rear: +/- 262.5 Side: 7.5'
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence  
Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to place a pre-made a tool shed off to the side of the main house.

12. Number of families for which building is to be arranged: 1

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:

This application seeks a variance from Article 3 Section 82-302, District dimensional regulations, Table 3-2, for a side yard setback for an accessory building of 7.5 feet where 15 feet is required. In an abundance of caution, the application also seeks relief from Article 3 Section 82-302, Table 3-2 to permit an accessory structure in the front yard where no front yard setback for accessory structure is provided in Table 3-2 however the "Minimum Yards, Front" for the R40 District is 40' and the proposed tool shed will be over 60 feet off the front yard line.

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

This property possesses unique characteristics that require the relief requested.

This hardship present is due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

The relief requested is the least relief necessary.

The hardship amounts to more than a mere inconvenience without the requested relief.

The requested relief will allow the applicant to repair and update the current home and create a property that aesthetically fits with the neighborhood and surrounding properties.

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 surrounding area

Respectfully Submitted,

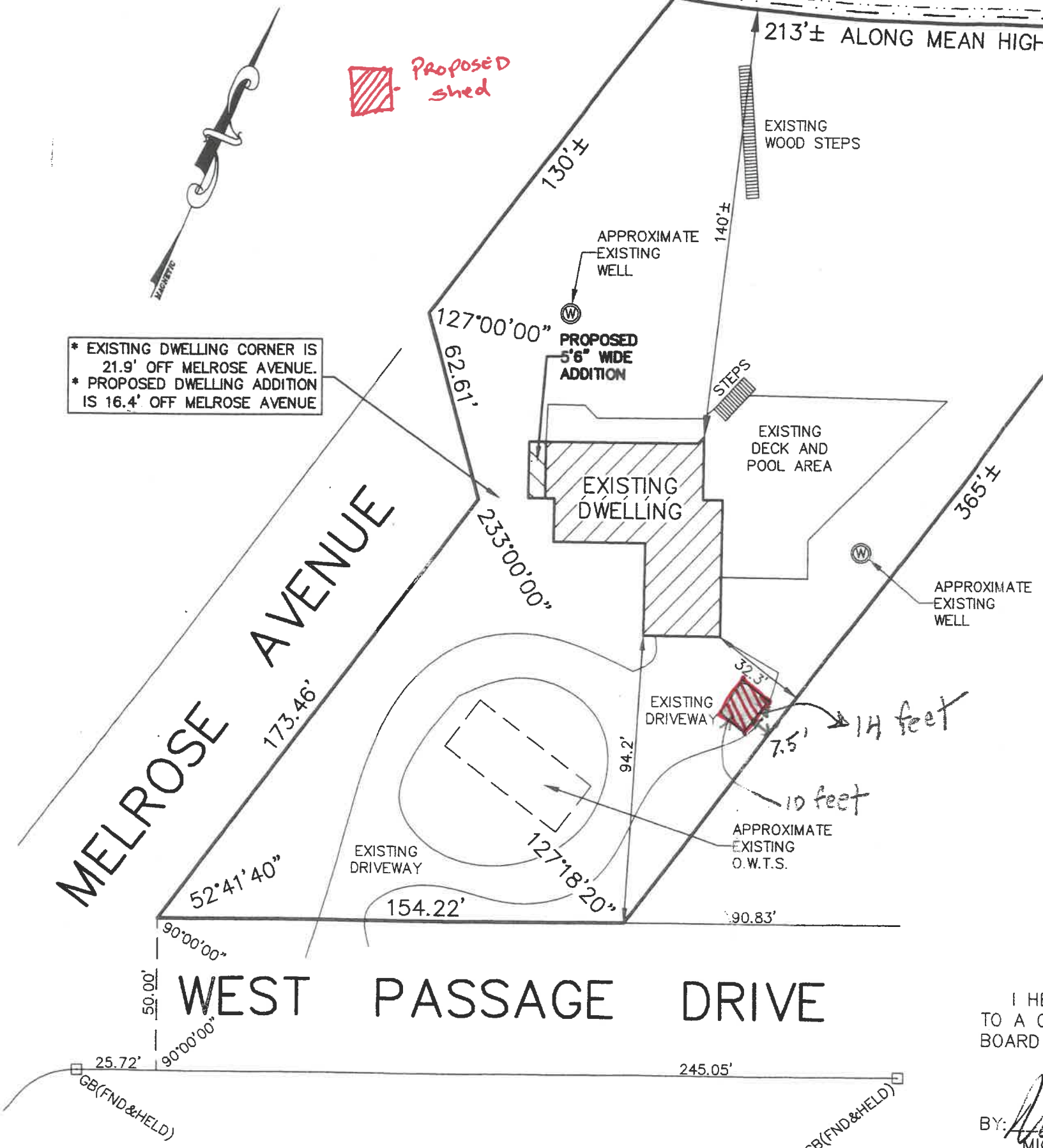
Signature: /s/ christian s. infantolino, esq., attorney for applicants

Address: 77 Narragansett Avenue  
Jamestown, RI 02835

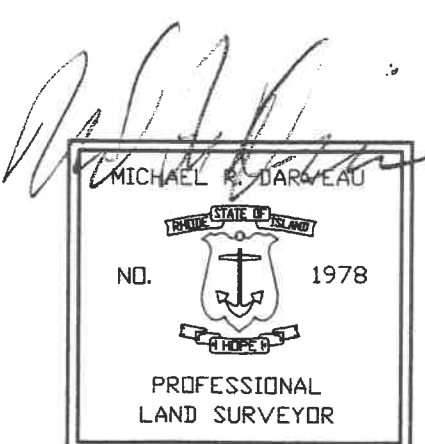
Phone: 401-423-0400

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

# NARRAGANSETT BAY

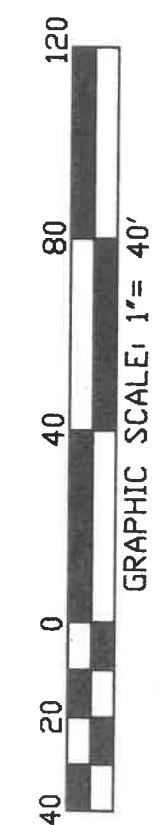


- NOTES:
1. AREA BEING PLAT 8, LOT 858.
  2. PARCEL AREA EQUALS 53,700± S.F.
  3. DWELLING ADDRESS IS 2 WEST PASSAGE DRIVE.
  4. AREA ZONED: R-40
  5. SEE BOOK 298 AT PAGE 223 FOR TITLE REFERENCE.
  6. PARCEL BEING LOT 6 ON THAT CERTAIN PLAT ENTITLED "JAMESTOWN ESTATES, JAMESTOWN, RHODE ISLAND, BY RONALD M. ASH & ASSOC., SCALE 1"=40'" AND RECORDED IN THE TOWN OF JAMESTOWN ON MARCH 14, 1984 IN HP 14A.
  7. PROPERTY IS SUBJECT TO AN EASEMENT TO NEWPORT ELECTRIC AND NEW ENGLAND TELEPHONE AND TELEGRAPH AND SUBJECT TO A COASTAL RESOURCES 75' BUFFER ZONE AS DELINEATED ON THE RECORDED PLAT.



I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *Michael R. Darveau* 10/19/10  
 MICHAEL R. DARVEAU, PLS#1978 DATE



**DARVEAU LAND SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 7918  
 CUMBERLAND, R.I. 02864  
 PHONE (401) 475-5700  
 E-MAIL: DARVEAUSURVEY@COX.NET

PROPOSED PLAN OF LAND FOR  
**RANDY ROSS**  
 2 WEST PASSAGE DRIVE  
 PLAT 8, LOT 858  
 JAMESTOWN, RHODE ISLAND

SCALE: 1" = 40'	DATE: 10-19-10	DRAWN BY: M.R.D.	SHEET: 1 OF 1
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Parcel ID: 8-30  
RYAN DAVID M & SALLY J  
101 MELROSE AVENUE  
JAMESTOWN RI 02835

Parcel ID: 8-31  
RIVEN ROCK INC  
C/O BETSY MOODY  
1 HARBOUR HOUSE  
KEY LARGO FL 33037

Parcel ID: 8-858  
ROSS R RAND ET UX  
SMITH JILL D  
40 HAMPSHIRE STREET  
WEST NEWTON MA 02465

Parcel ID: 8-859  
YOLE ALFRED N JR TRUSTEE  
YOLE ANNE W TRUSTEE  
24 WEST PASSAGE DRIVE  
JAMESTOWN RI 02835

Parcel ID: 8-860  
CENTER DAVID M  
3 CAROLINE STREET  
WELLESLEY MA 02481

Parcel ID: 8-861  
WESTALL BARRY M & JULIE A  
3 WEST PASSAGE DRIVE  
JAMESTOWN RI 02835

Parcel ID: 8-862  
WORK CHRISTI KEENAN  
15 WEST PASSAGE DRIVE  
JAMESTOWN RI 02835

Parcel ID: 8-863  
CARLISLE CLAYTON A  
25 W PASSAGE DR  
JAMESTOWN RI 02835

Parcel ID: 8-893  
ALT ROCK LLC  
C/O SALMONS, WILLIAM M JR  
115 MELROSE AVENUE  
JAMESTOWN RI 02835

