

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, DECEMBER 20, 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 November 15, 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. An e-mail from Dianne Grippi dated 12/5/22 re: the request of 15 Fowler Street.

B. An e-mail from Christian Infantolino dated 12/6/22 requesting to continue the application of 35 Sloop St. to the January 24, 2023 meeting.

C. An e-mail from Peter Ruggiero dated 12/6/22 a legal opinion re: Accessory Building Front Setback.

- II. **NEW BUSINESS:** “Public Hearings – Review, Discussion and / or Potential Action and / or Vote:”

- A. Application of 35 Sloop, LLC whose property is located at 35 Sloop Street, and further identified as Tax Assessor’s Plat 3, Lot 471 for a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-314, High Groundwater Table and Impervious Overlay District Sub-District A. This application also seeks relief granted under Article 6 Section 82-600 and 602 pursuant to Article 3 Section 82-314, High Groundwater Table and Impervious Overlay District Sub-District A to have the impervious lot coverage be 10.3% where the maximum allowable coverage is 10%

and the existing impervious coverage is 20.1%. The Applicant seeks to construct a new 2-bedroom dwelling while decreasing the amount of impervious coverage area. Said property is located in a R-40 zone and contains 8,177 square feet.

- B. 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 the appeal of a decision made by the zoning officer pursuant to under Article 5, Zoning Board of Review, Section 82-503, Procedure(s) for appeals, special use permits, and variances. The applicant is aggrieved by the arbitrary and capricious decision made by the zoning officer who applied language from one section of the ordinance to a completely different section of the ordinance in an effort to come to the decision that accessory buildings/structures are not allowed in front yards where there is no explicit prohibition on the permitted use activity pursuant to the dimensional regulations of the ordinance.
- C. Application of William Tracey whose property is located at 15 Fowler Street, and further identified as Tax Assessor's Plat 8, Lot 467 for a dimensional relief granted under Article 6, Section 82-600, 605, 606, and 607 for relief from section 82-302, Table 3-2, District Dimensional Regulations for the CL Zoning District of the zoning ordinance. The Applicant seeks to preserve the existing structure and maintain the side-yard setback of 4.9 feet where 6 feet is required as the existing structure is currently located at 4.9 feet from the setback. Said property is located in a CL zone and contains 10,000 square feet.
- D. Application of James Schnelle whose property is located at 27 Topmast Ct., and further identified as Assessor's Plat 3, Lot 525 for a variance from Art. 3, Sec. 82-302 Table 3-2, to site an 8' x 12' shed inside a fenced backyard 180 ft. from the lot frontage and 8-10 ft. (20 ft. required) from the lot's east side in order to not remove a tree in the lot's backyard. Said property is located in a RR80 zone and contains 1.94 acres.

III. 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.