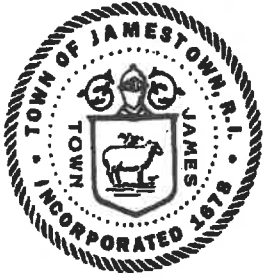


Exhibits for Ross Appeal

Please find a copy of the following:

1. Zoning Decision Dated 9/22/20 granting front setback relief for an accessory structure while acknowledging that accessory structures are regulated by the minimum front yard setbacks of the zoning district for which the land is zoned. (Book 976 at Page 293)
2. RR-80 table used for the above mentioned zoning matter.
3. 196 Highland tax card for the above mentioned zoning decision.
4. Planning recommendation letter to allow a pool in the front yard on West Bay View Drive dated May 20, 2015
5. Zoning Decision dated May 27, 2015 granting the relief to have an accessory structure (pool and terrace) in the front yard. (Book 847 at Page 107).
6. Highlighted tax assessor maps (2). The highlighted properties are a sampling of the properties viewable from the street where there are accessory structures located within the front yards.
7. A sampling (approximately 36) properties throughout Jamestown that have accessory structures within the front yard.



Town of Jamestown

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

September 22, 2020

Collingworth Family, LLC
Breck & Tracy Collingsworth
3909 Calvert St.
Lincoln, NE 68506

Dear Mr. & Ms. Collingsworth,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on September 22, 2020.

After testimony was completed at the public hearing, for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Edward Gromada and seconded by Terence Livingston to grant the request of Breck Collingsworth on behalf of The Breck & Tracy Collingsworth Family LLC whose property is located at 196 Highland Dr., and further identified as Assessor's Plat 10, Lot 54 for a variance from Article 3, Section 82-302 Table 3-2, Dimensional Variance and Article 6, Section 82-605 variances authorized by this Ordinance. To allow an accessory structure in the front yard with a 1.6' setback where 40' is required. Accessory structure is a mail storage at the existing stone wall.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

In particular reference to ARTICLE 6, SECTION 82-605.

This Variance is granted with the following conditions:

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
2. The Zoning Board of Review requires written documentation from Breck Collingsworth that Ms. Cummings does represent him in this matter

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 2.70 acres.
2. This matter was presented by Mary Cummings and Kirby Perkins a project manager for Kirby Perkins (contractor of the site).
3. The Zoning Board of Review requires written documentation from Breck Collingsworth that Ms. Cummings does represent him in this matter
4. The mail house is built within the confines of the currently built brick wall.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, Edward Gromada, and Judith Bell voted in favor of the motion.

Erik Brine was not seated and James King was absent.

This variance/special use permit shall expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,



Richard Boren, Chairman
Jamestown Zoning Board of Review
RB/pw

September 23, 2020

Town of Jamestown, RI
93 Narragansett Ave.
Jamestown, RI 02835

To Whom it May Concern:

I, Breck C. Collingsworth, confirm that Kirby Perkins Construction and Mary Cummings, as acting project manager, have authority to represent me in zoning related matters before the Town of Jamestown, RI.

Sincerely,

Breck C Collingsworth
Breck C. Collingsworth

Received for Record
ERIN F. LIESE, CMC
TOWN CLERK
JAMESTOWN, R.I.
OCT 29, 2020 11:50 AM
Vol: 976 PG: 293

Other permitted uses	40,000	150	5 percent	35	25	50	40	40	50	20	15
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RR-200 Zoning District											
Use	Minimum Lot Size		Lot Coverage	Building Height		Minimum Yards				Accessory Buildings	
	Area in square feet	Lot width		Principal	Accessory	Front	Corner	Side	Rear	Side Lot Line	Rear Lot Line
Single-family dwelling	200,000	300	5 percent	35	25	50	40	40	50	20	20
Other permitted uses	200,000	300	5 percent	35	25	50	40	40	50	40	50

RR-80 Zoning District											
Use	Minimum Lot Size		Lot Coverage	Building Height		Minimum Yards				Accessory Buildings	
	Area in square feet	Lot width		Principal	Accessory	Front	Corner	Side	Rear	Side Lot Line	Rear Lot Line
Single-family dwelling	80,000	200	20 percent	35	25	40	40	30	40	20	20
Multifamily dwelling	200,000	300	25 percent	35	25	100	100	100	100	50	50



Town of Jamestown, Rhode Island

Property Record Card [Card 1 of 3 next >](#)

196 HIGHLAND DRIVE

Parcel ID: 10-54



Assessment

Total: \$6,938,400
Building Total: \$4,170,300
Land: \$2,749,300
Other: \$18,800



Owner

COLLINGSWORTH RE HOLDINGS
3909 CALVERT STREET
LINCOLN NE 68506 US

Recent Sales

Grantor	Legal Ref.	Date	Price
COLLINGSWORTH FAMILY, LLC	970-38	2020/08/05	\$0
WILLIAMS, DENNIS K	886-198	2017/01/23	\$2,700,000
KEELER, MARSTON W. JR.	782-37	2012/12/28	\$3,300,000
KEELER, MARSTON W. JR.	702-147	2010/06/24	\$0
DEC'D 7/1/07	659-57	2008/09/25	\$0

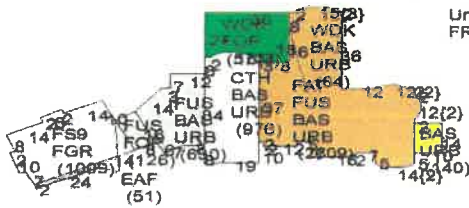
[View Photo](#)

Building

Year Built: 2018
Style: Conventional
Rooms: 15
Bedrooms: 7
Full Baths: 9
Half Baths: 3
Gross Area: 25,734
Finished Area: 11,201

Stories: 2 Stories
Heat Fuel: Propane
Heat Type: Forced Air-D
Frame: WOOD FRAME
Exterior: Wood Shingle
Roof Structure: Gable/Hip
Roof Covering: Wood Shingle
Kitchens: 1
Fireplaces: 1

Unsketched Subareas:
FRB (4419)



[Show Map](#)

[View Sketch](#)

Land

Land Area: 2.7
Zoning: R80
Land Use: Single Fam
Neighborhood: 0200



TOWN OF JAMESTOWN
P.O. Box 377
93 Narragansett Ave.
JAMESTOWN, RHODE ISLAND 02835

May 20, 2015

Planning Office - 423-7210
Fax - 423-7226

Jeff and Susan Cammans
1173 North Main Rd.
Jamestown, RI 02835

RE: Cammans Residence, 40 West Bay View Drive

Dear Mr. and Mrs. Cammans:

At the May 6, 2015 Planning Commission meeting, the Planning Commission voted to recommend to the Jamestown Zoning Board, "to approve the Development Plan for 40 West Bay View Drive to construct a new house, Plat 8 Lot 25 per 82-1106C.

The building and site plans shall be approved as shown on the plans submitted by Burgin Lambert Architects titled Cammans Residence, 40 West Bay View Drive dated 3-23-15, including Site Plan and Building Layout, First Floor Plan, Second Floor Plan, South and West Exterior Elevations, North and East Exterior Elevations, Garage Exterior Elevations, Section and Details, and Building Section III. The application also contains an Existing Conditions Plan dated 1-15-15 by DiPrete Engineering.

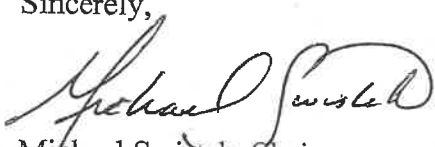
The approval is based on the following findings of fact:

1. The lot is undersized at 17,161 square feet in an R-20 District requiring 20,000 square feet.
2. The new building will be used as a residence;
3. The plans meet the standards presented in 82-1106C.3. a through d and f, as noted in the Jamestown Zoning Ordinance 82-1106C. The application does not meet standard e. as follows since the pool and terrace are considered an accessory structure:
 - e. Garages and Ancillary Structures (page 13-14 in the Village Design Guidelines). The design of the outbuilding should be harmonious with that of the main house and designed in a way that does not compete in scale or volume with the primary building mass. Garage doors (page 20 in the Pattern Book) deserve design attention and single 16' or larger wide doors should be avoided.;
4. The plan proposes off street parking via a driveway/garage;
5. The applicant has hired DiPrete Engineering to prepare drainage calculations in preparation for submittal to CRMC. The site utilizes at the lowest elevation along West Bay View Drive to handle runoff from the site. No drainage improvements exist for existing house;
6. The proposed Pool and Terrace has been determined to be an accessory structure/outbuilding and has a setback requirement of 20 feet plus the building setback,

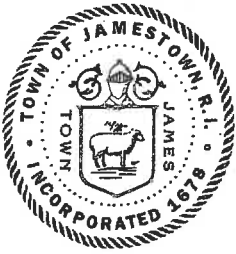
which is 30 feet for a total of 50 feet. The pool and terrace do not conform to those setbacks;

7. The proposed development plan does not alter the general character of the surrounding area and is not inconsistent with the Jamestown Comprehensive Plan;
8. The proposed house has been approved by the Technical Review Committee at the April 15, 2015 meeting;
9. The applicant was represented by Rob Lambert, Burgin Lambert Architects who presented the application and Attorney Christian Infantolino;
10. The applicant also owns a non buildable lot across West Bay View Drive;
11. The applicant proposed that the unique nature of the lot also warrants a unique design of the home;
12. There were no abutters, objectors or supporters in attendance;

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Swistak".

Michael Swistak, Chair
Jamestown Planning Commission



ZONING BOARD OF REVIEW
Town of Jamestown

Doc# 00048883
Bk: 847 Pg: 107

107

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

May 27, 2015

Jeffrey and Kathy Cammans
c/o Christian Infantolino
77 Narragansett Avenue
Jamestown, RI 02835

Dear Mr. & Ms. Cammans,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on May 26, 2015.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Richard Cribb and seconded by Joseph Logan to grant the request of Jeffrey and Kathy Cammans, whose property is located at 40 West Bay View Dr., and further identified as Assessor's Plat 8, Lot 25 for a variance granted under Article 6, Special Use Permits and Variances, Section 600 & 606. This application is made pursuant to the provisions of section 82-1107, Table 3-2 & Table 11-3.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This Variance is granted with the following restriction/condition(s):]

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a R20 zone and contains 17,161 sq. ft.
2. The Technical Review Committee reviewed the application and saw no problem due to the remoteness

of the property and they voted to send it to Planning for approval.

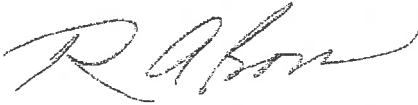
3. The Planning Board reviewed and approved the application.
4. There were no objectors present.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Richard Cribb, Richard Allphin, and Judith Bell voted in favor of the motion.

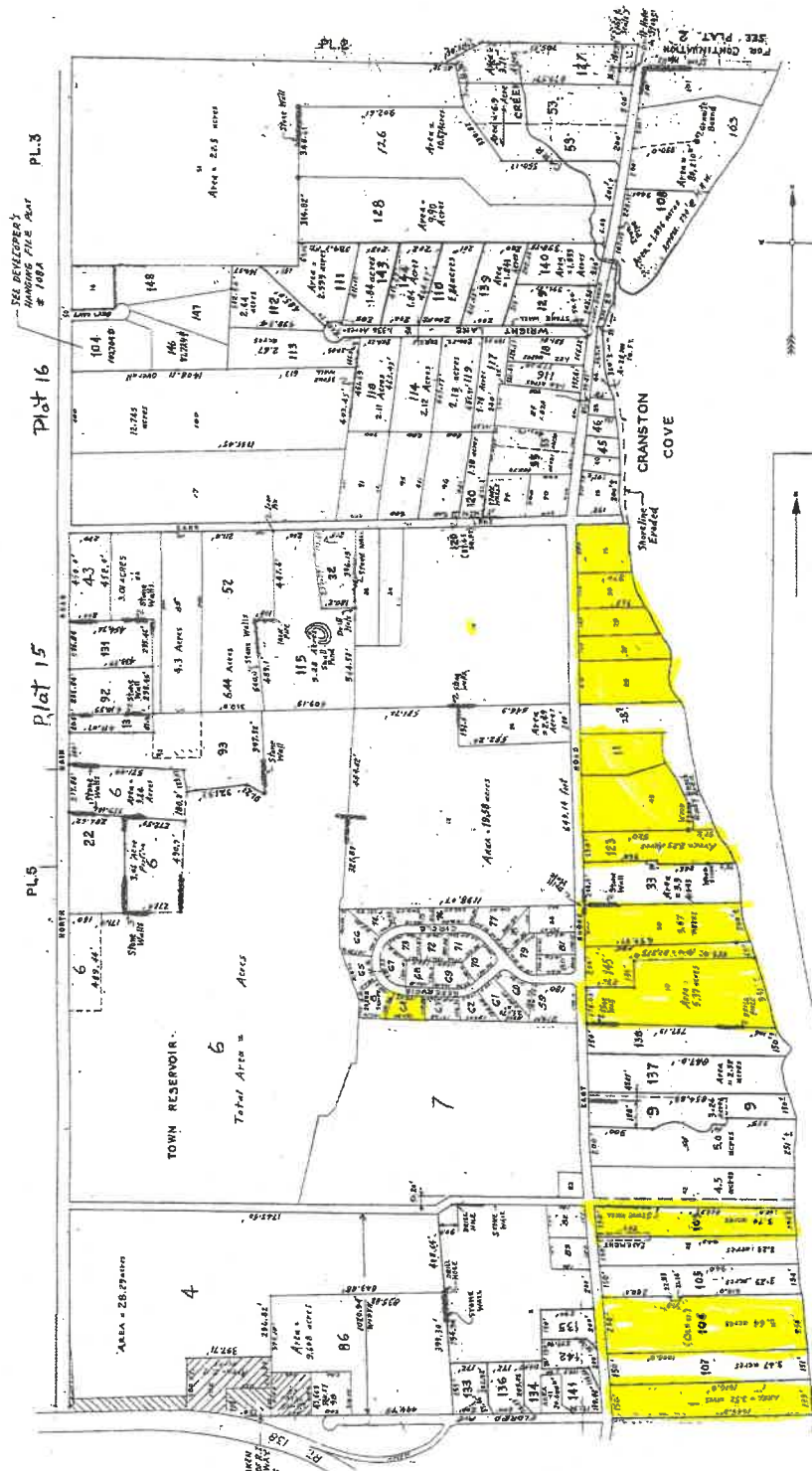
Edward Gromada was not seated and Dean Wagner and Terence Livingston were absent.

Very truly yours,



Richard Boren, Chairman
Jamestown Zoning Board of Review
RB/pw

RECEIVED FOR RECORD
Jun 24, 2015 08:55A
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTRON, CMC



THE DEVELOPER'S
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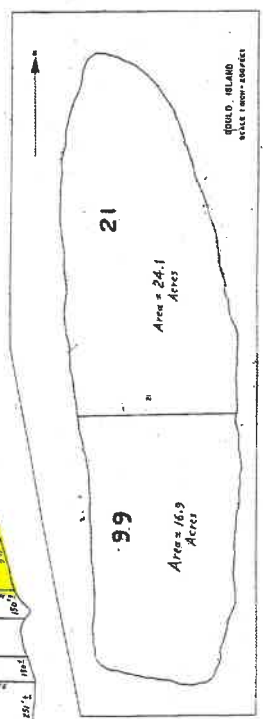
PL.3

Plot 16

Plot 15

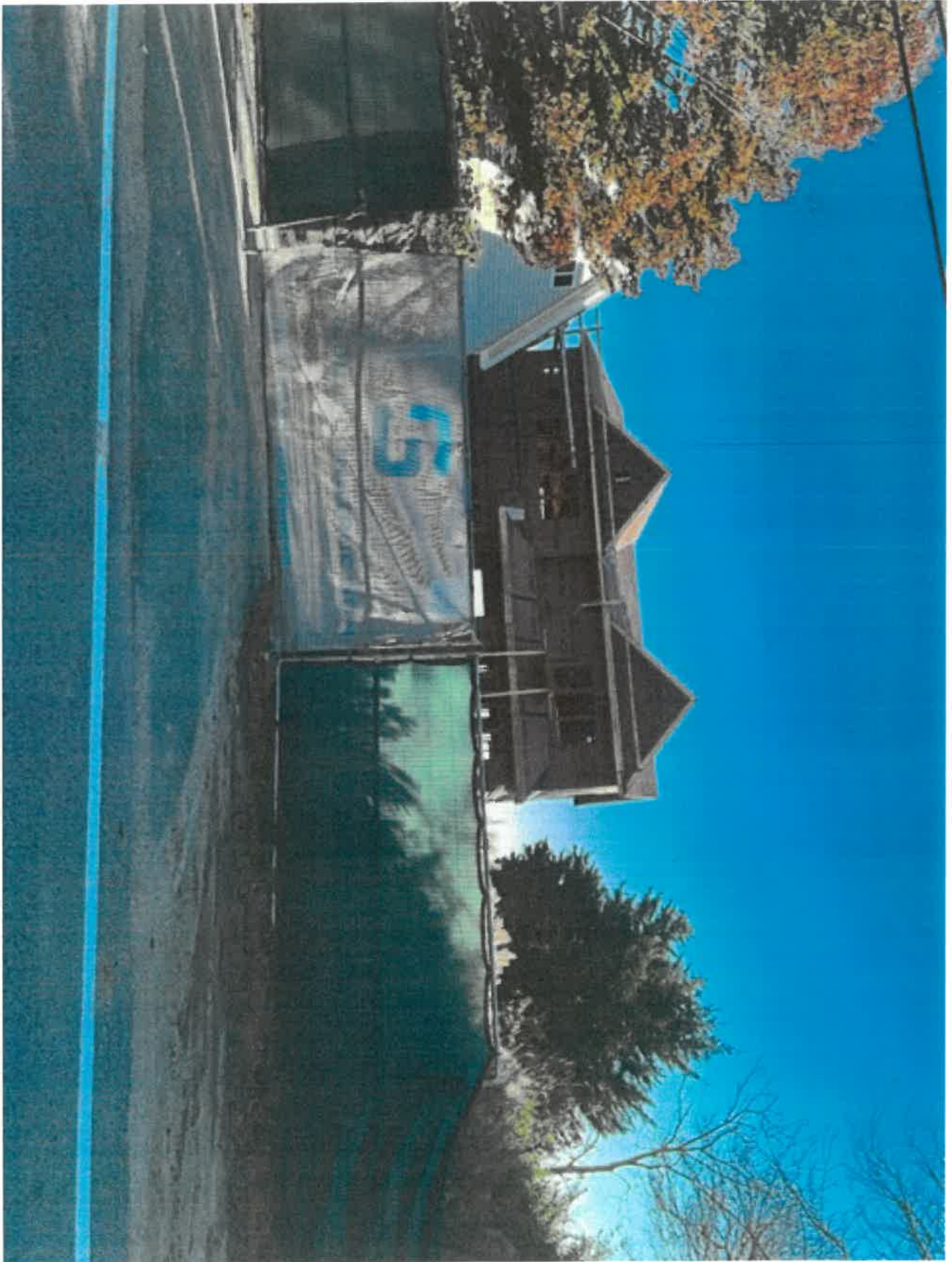
PL5

REVISIONS	DATE	ENGINEER
1	Dec. 1976	Mr. D. J. ...
2	Dec. 1976	Mr. D. J. ...
3	Dec. 1976	Mr. D. J. ...
4	Dec. 1976	Mr. D. J. ...
5	Dec. 1976	Mr. D. J. ...
6	Dec. 1976	Mr. D. J. ...
7	Dec. 1976	Mr. D. J. ...
8	Dec. 1976	Mr. D. J. ...
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97	Dec. 1976	Mr. D. J. ...
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99	Dec. 1976	Mr. D. J. ...
100	Dec. 1976	Mr. D. J. ...





76 Reservoir



450



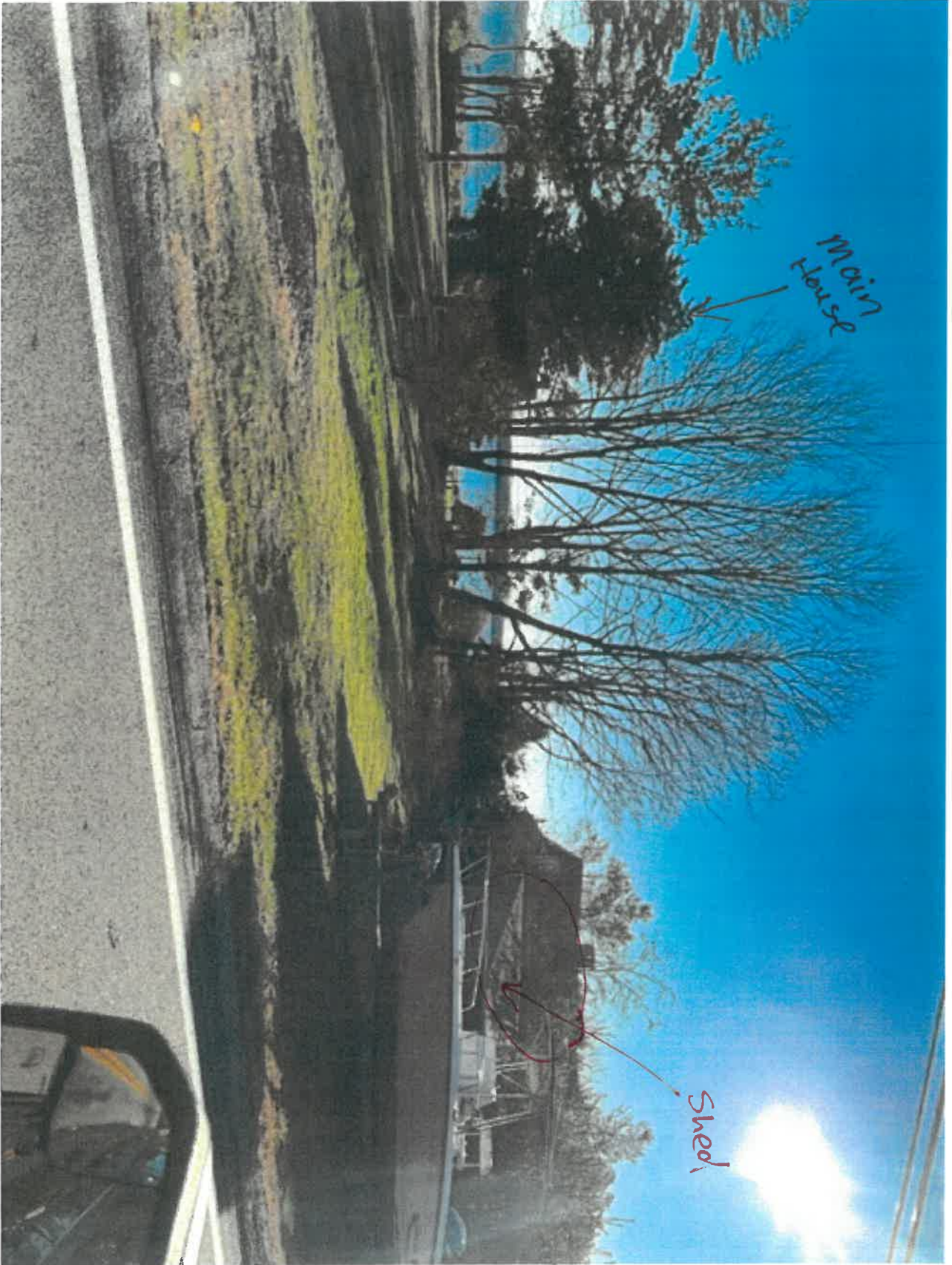
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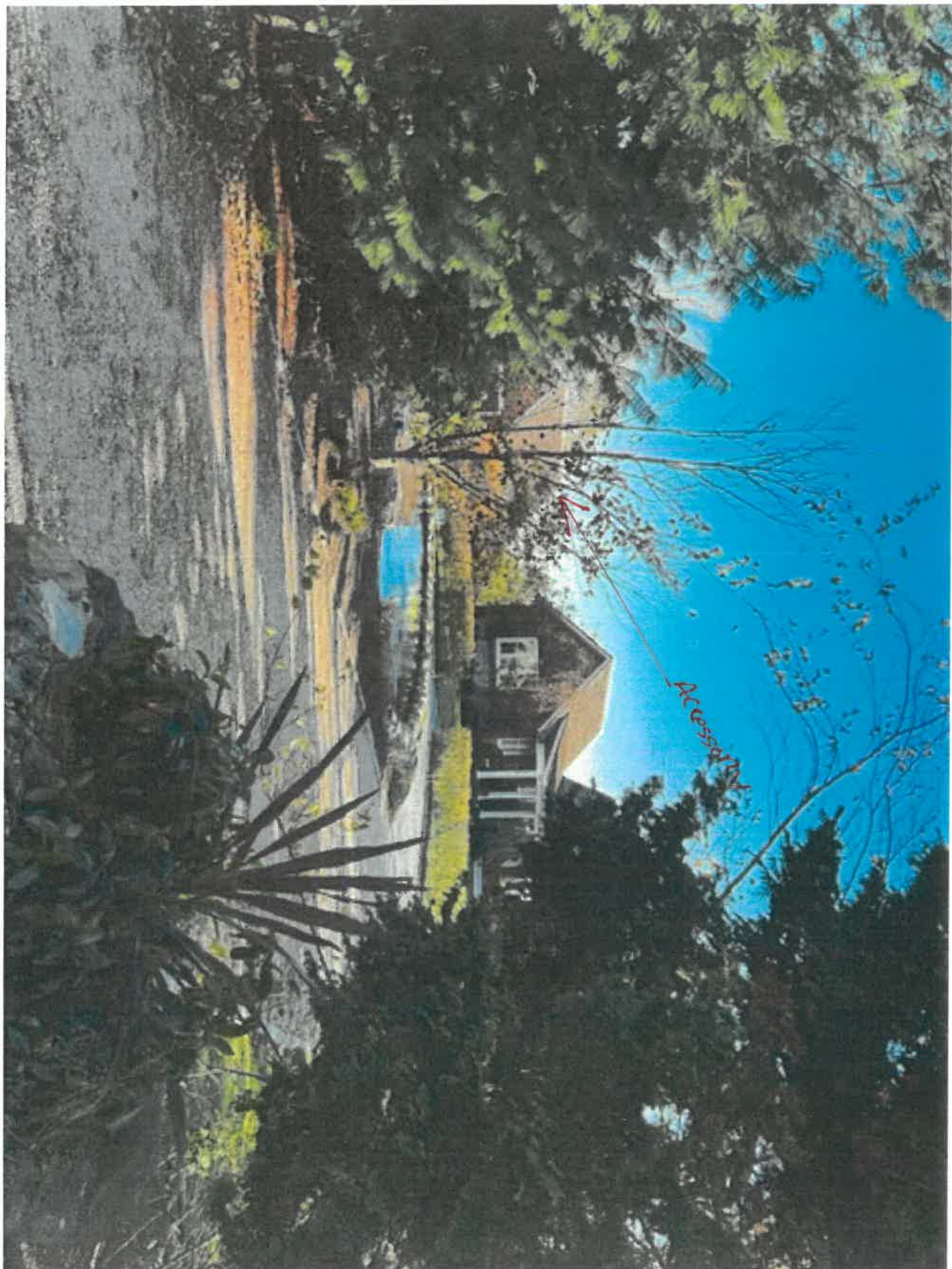
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448

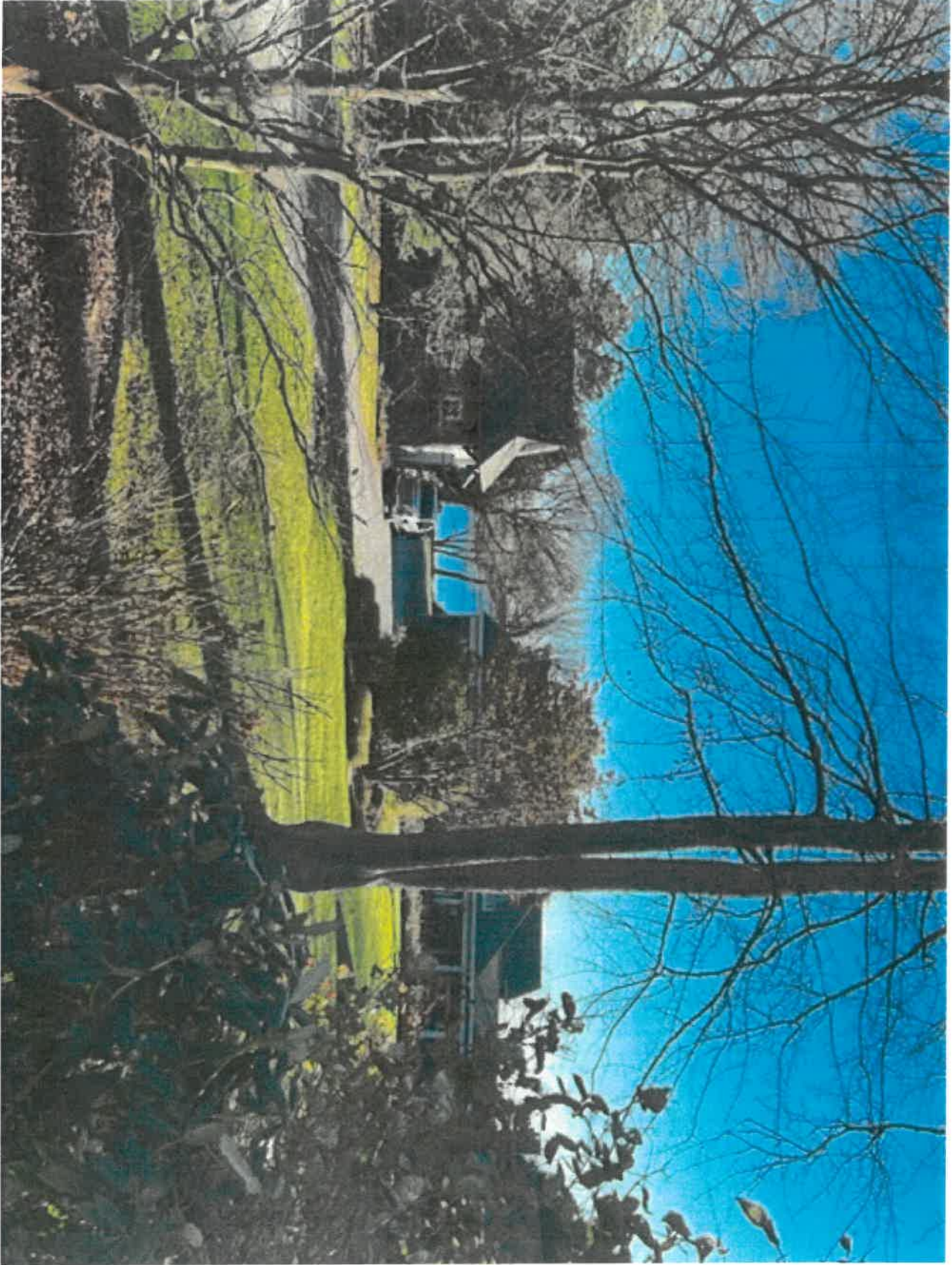


432

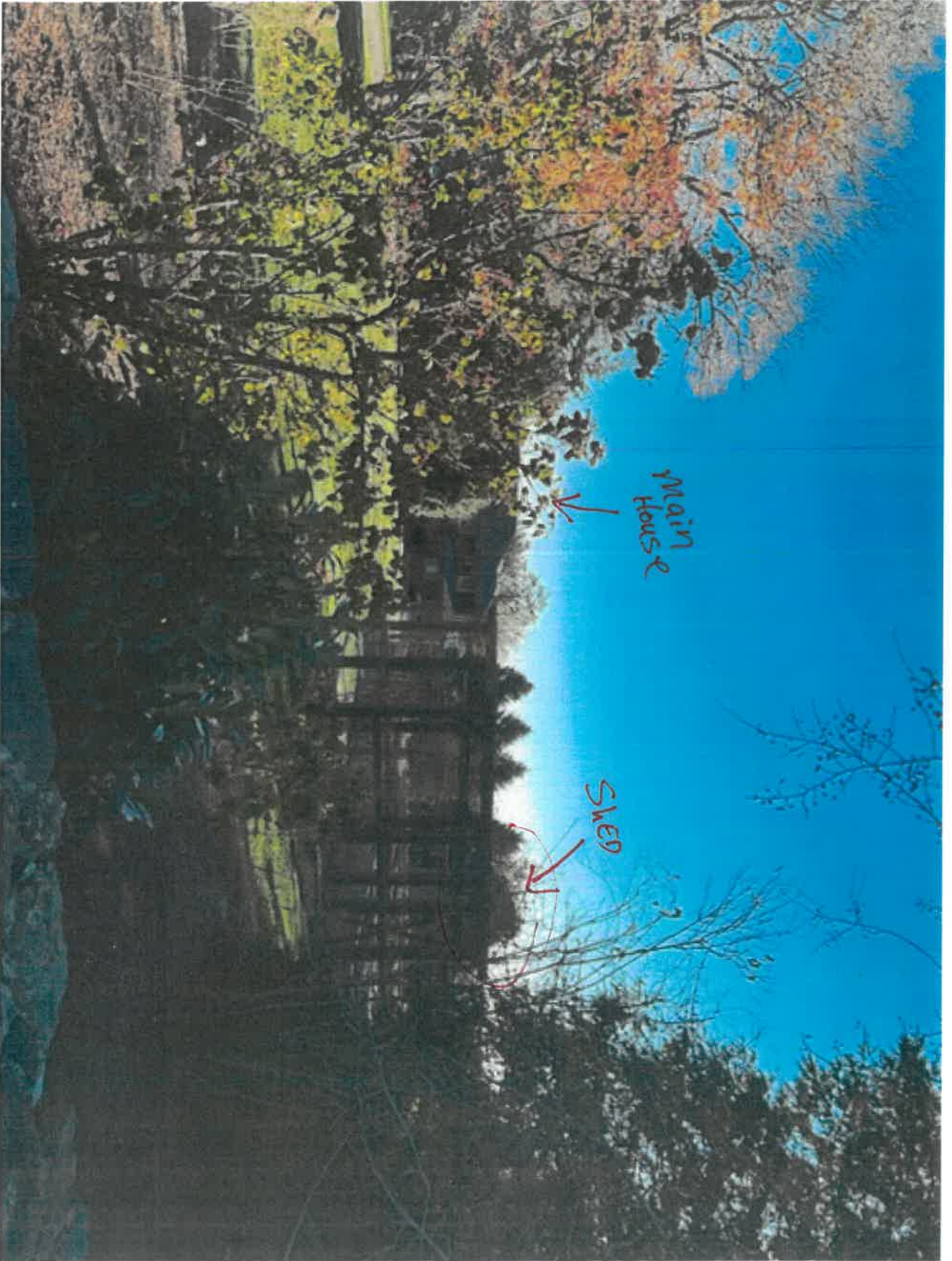


4/24

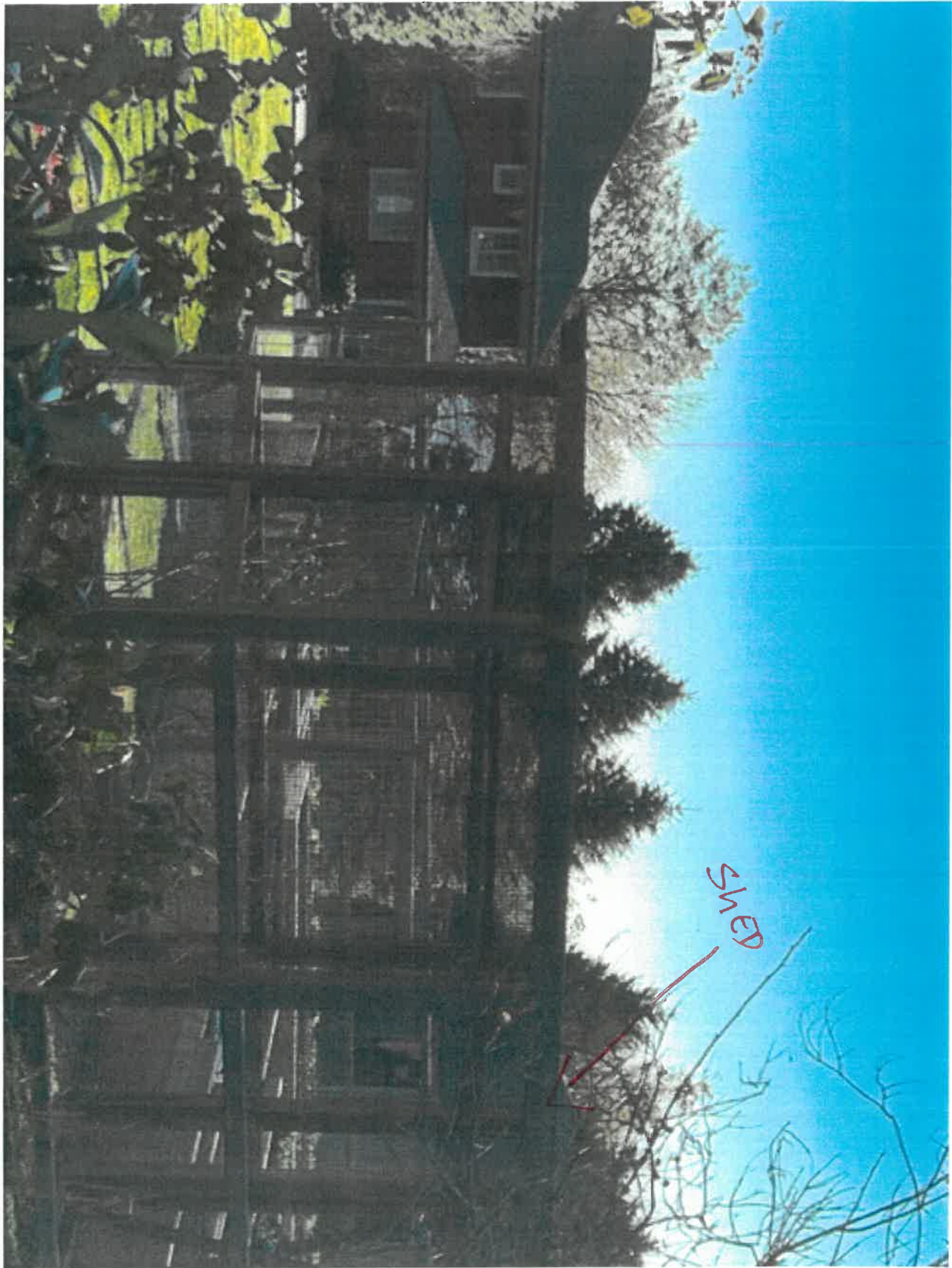




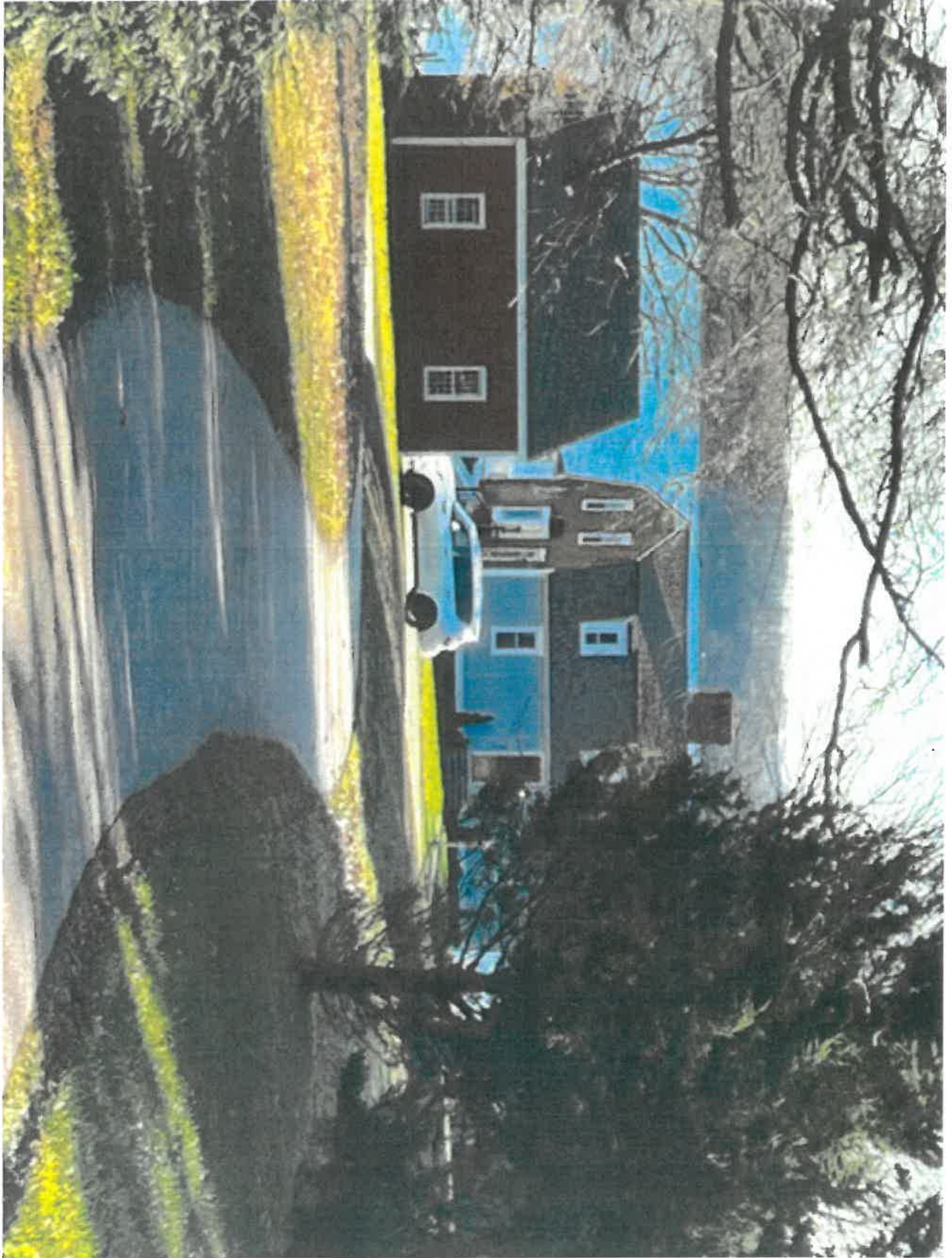
4/80



388



388



376



Town of Jamestown, Rhode Island

Property Record Card **Card 1 of 1**

366 EAST SHORE ROAD

Parcel ID: 4-50



Assessment

Total: \$6,952,200
Building Total: \$3,971,500
Land: \$2,852,400
Other: \$128,300



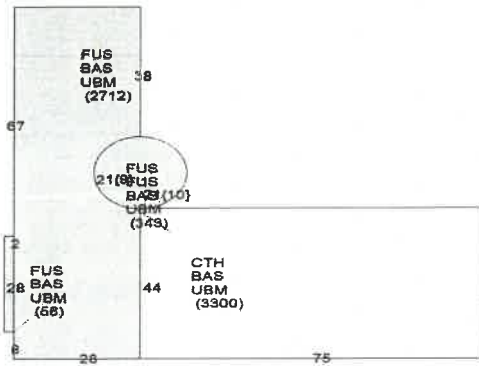
Owner

BARN AND HOUSE LLC
C/O PROVIDENCE EQUITY PARTNERS INC
50 KENNEDY PLAZA
PROVIDENCE RI 02903 US

Recent Sales

Grantor	Legal Ref.	Date	Price
EASEMENT	673-85	2009/05/12	\$0
BARN AND HOUSE, LLC	663-99	2008/12/17	\$0
HPF 231A	648-157	2008/05/05	\$1,500,000
LOT 145 CREATED	648-155	2008/05/05	\$0
NICHOLSON, WILLIAM	629-132	2007/08/16	\$3,600,000

[View Photo](#)



Unsketched Subareas:
FBM (6411)

Building

Year Built: 2009
Style: Estate
Rooms: 8
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Gross Area: 25,987
Finished Area: 9,865

Stories: 3 Stories
Heat Fuel: Oil
Heat Type: Forced Air-D
Frame: WOOD FRAME
Exterior: Wood Shingle
Roof Structure: Gable/Hip
Roof Covering: Wood Shingle
Kitchens: 1
Fireplaces: 0

[View Sketch](#)

[Show Map](#)

*Accessory structure @
Front Gate*

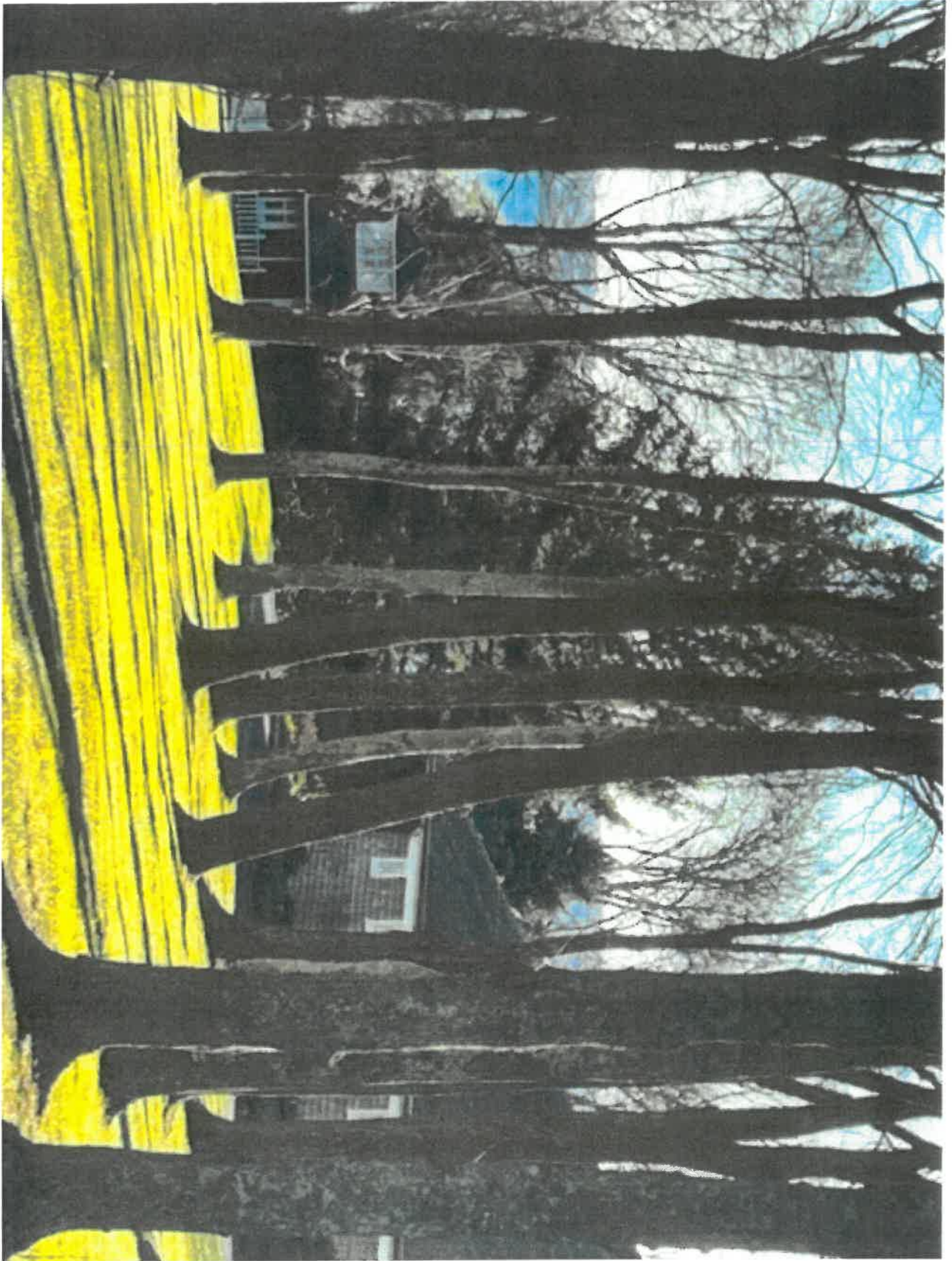
Land

Land Area: 4.29
Zoning: R80
Land Use: Single Fam
Neighborhood: 0090

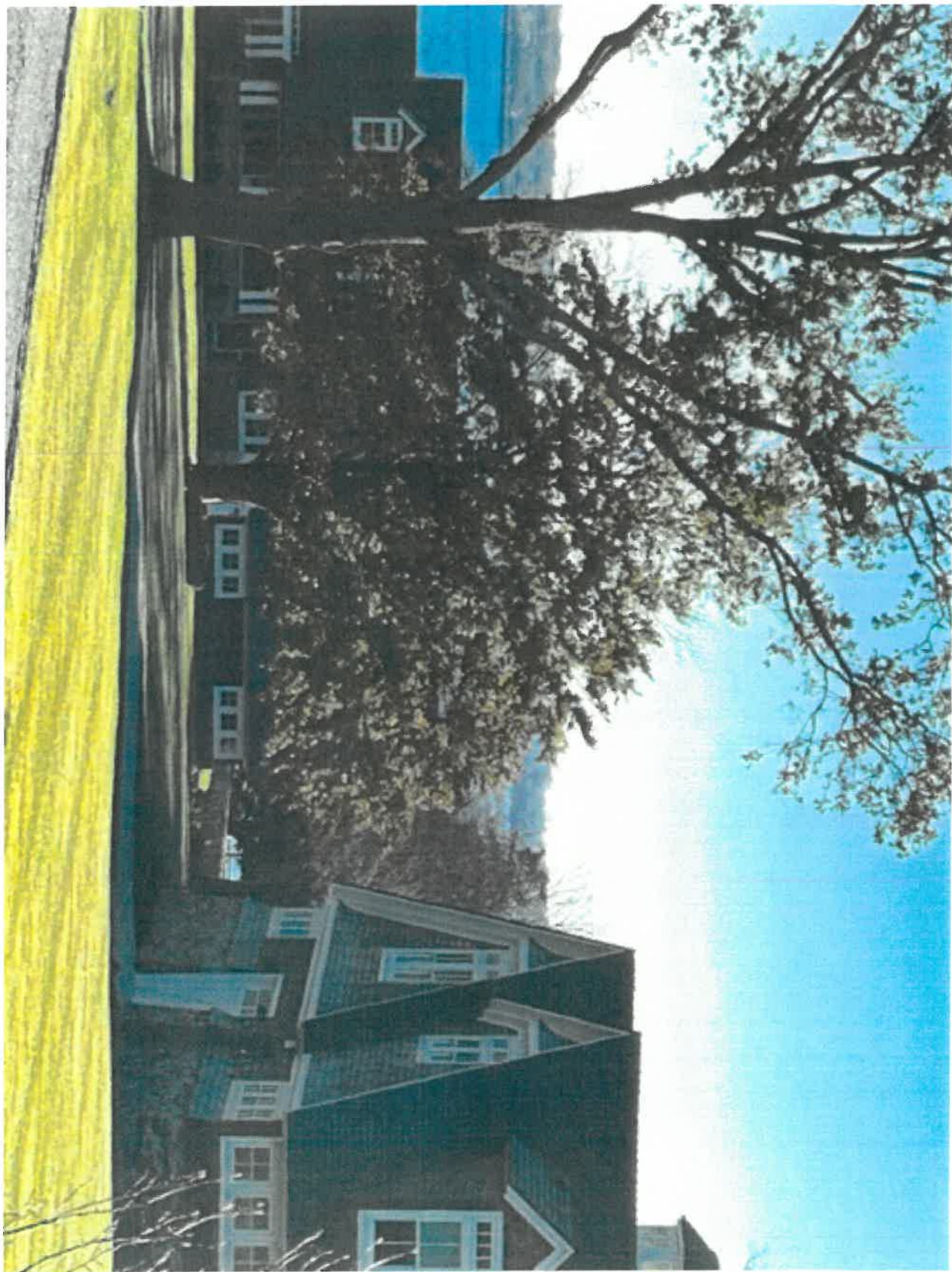


340 East Shore

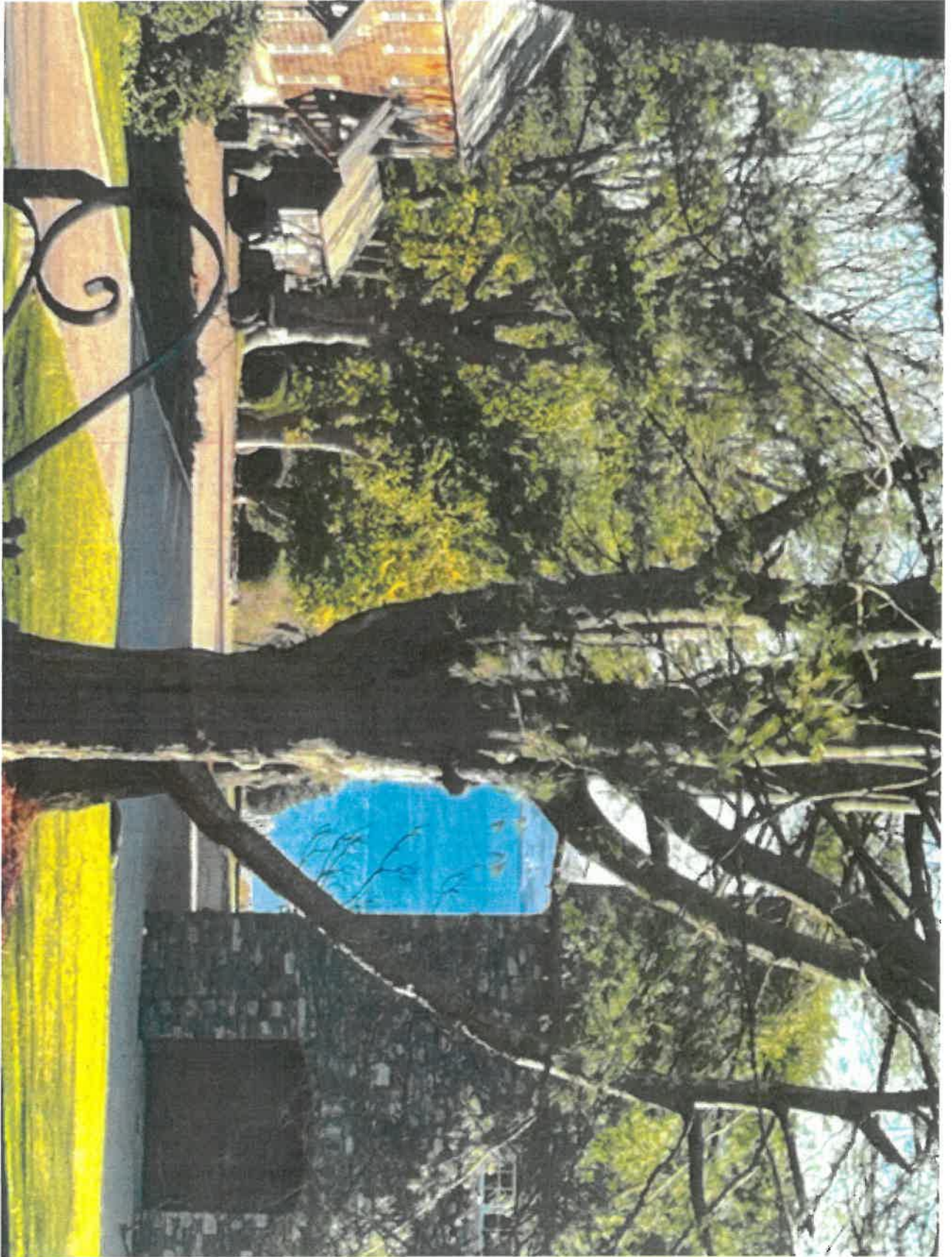
Fowler



340 East Shore
Forest



1.8.2



256



938



238



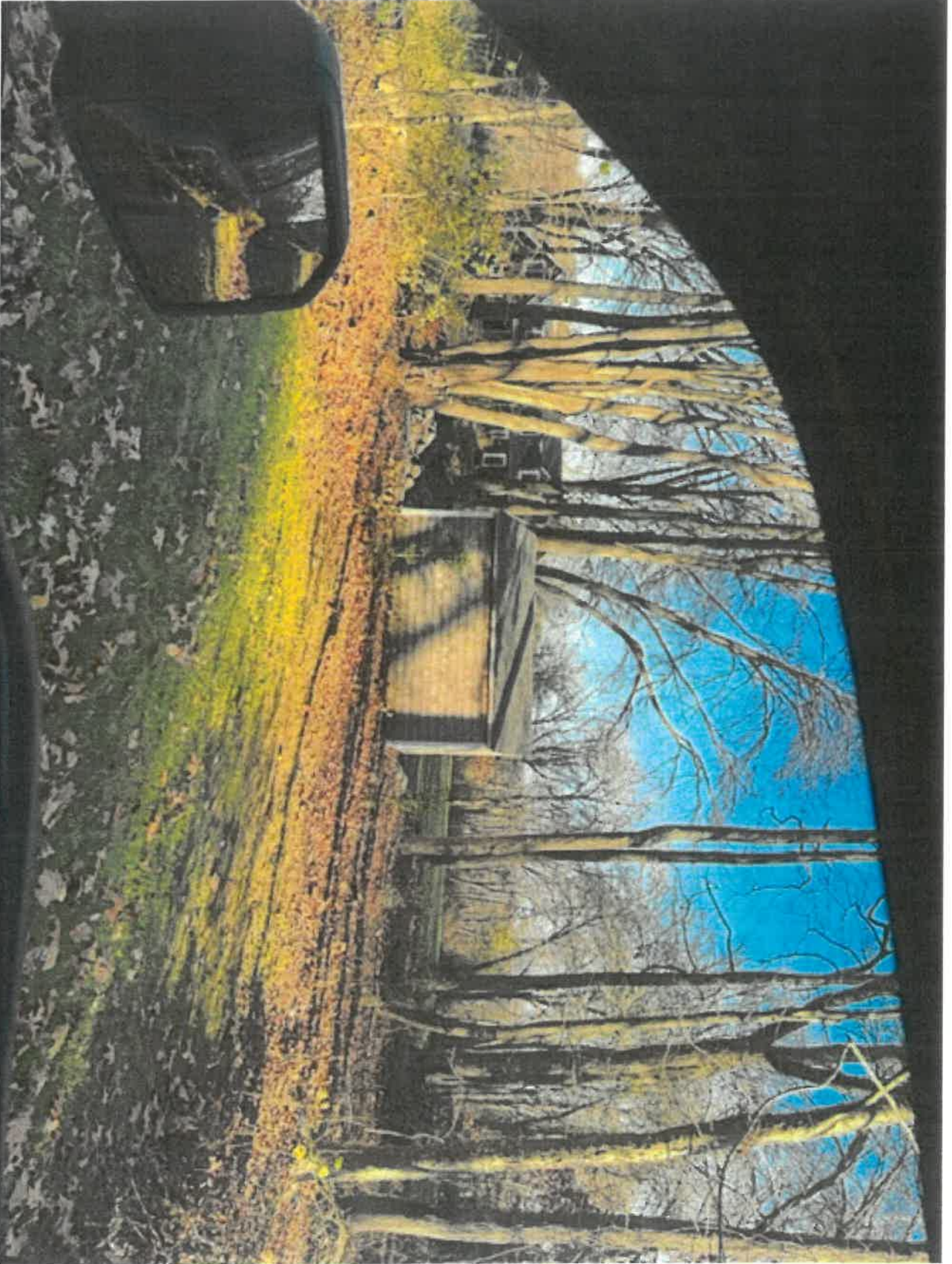
150 East Shore Rd East shore / Bay Ter



52 East Shore



The Reservoir



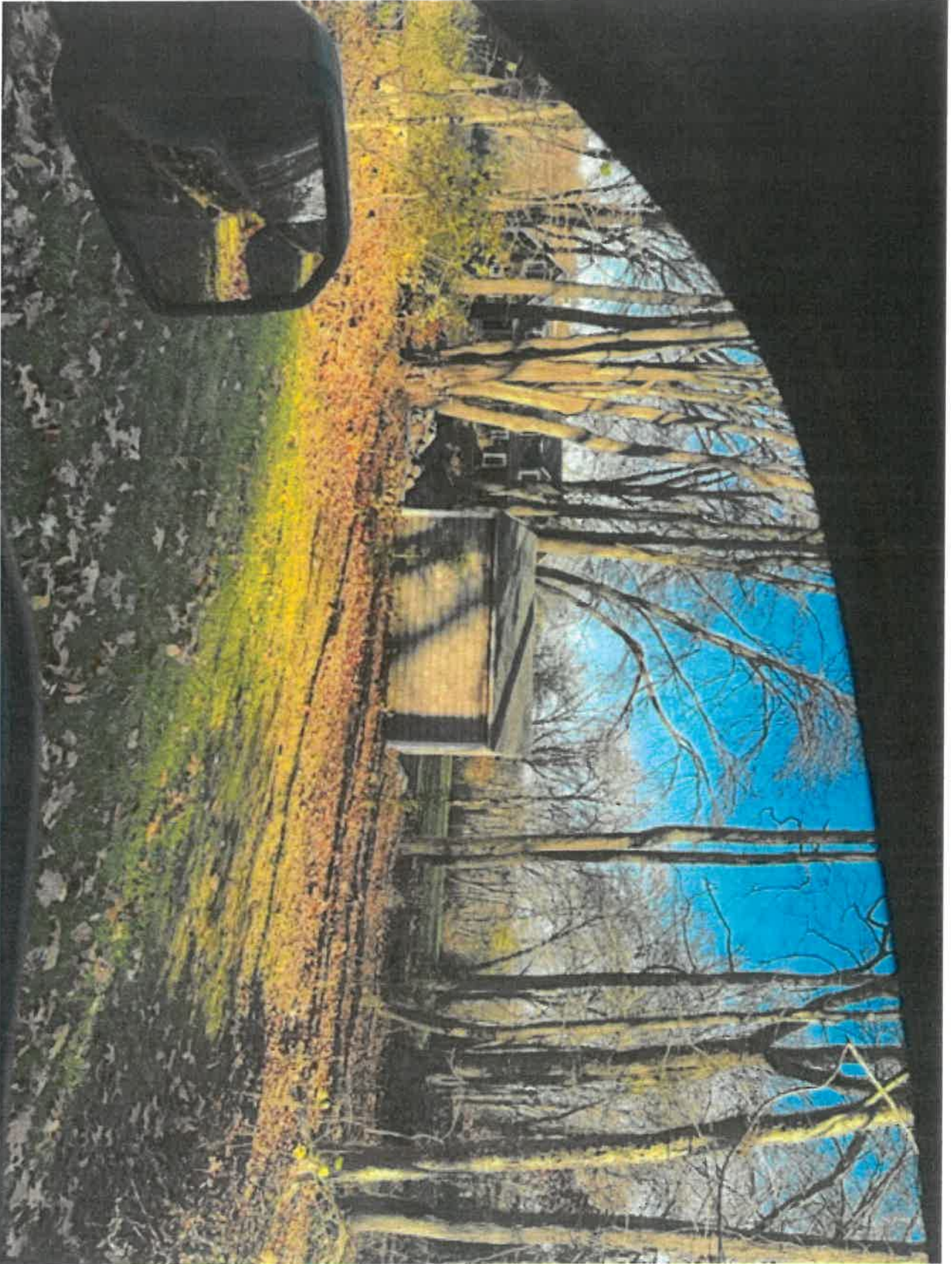
19 | America Day



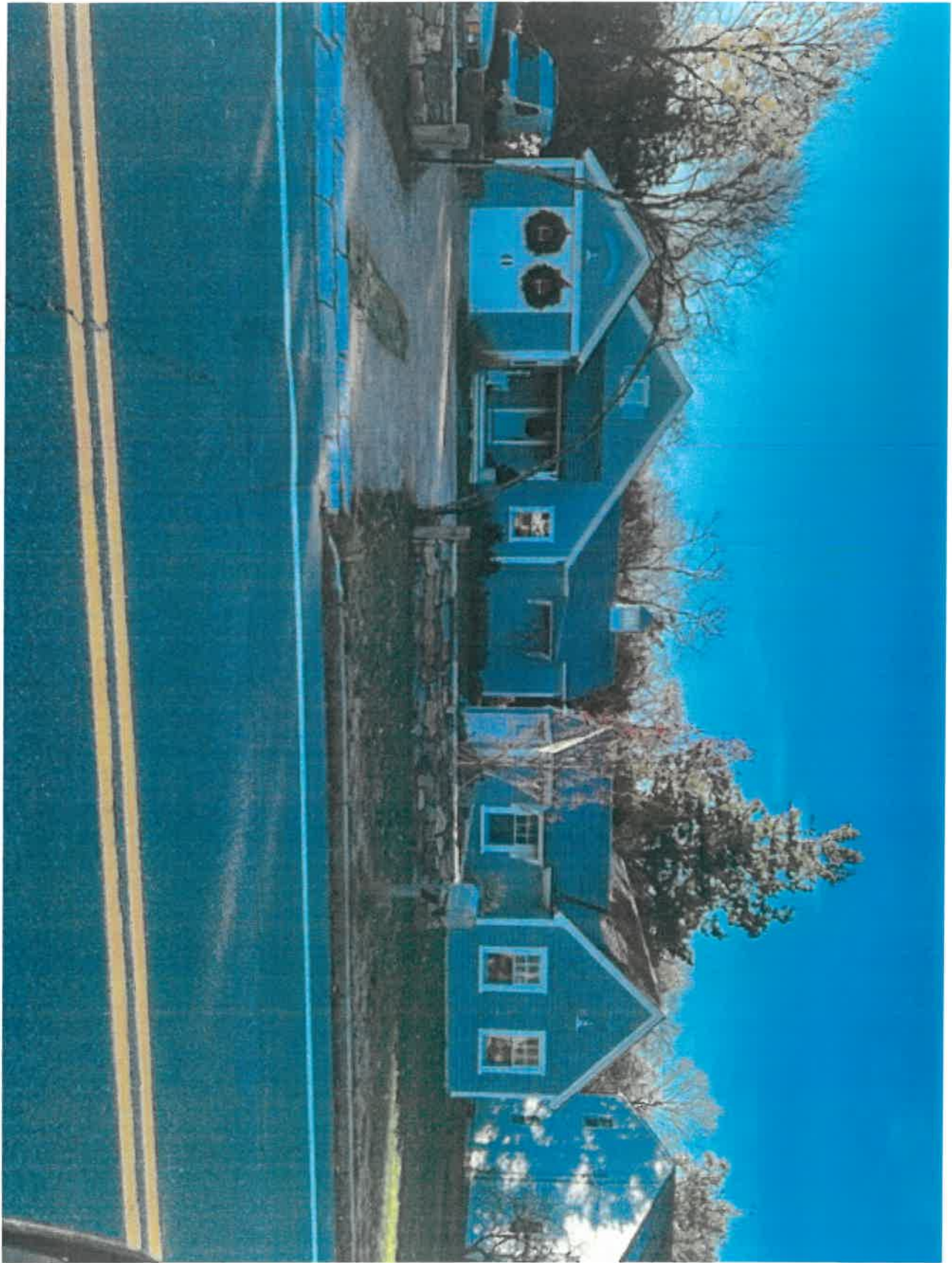
65 America way



107 Intrapid (M)



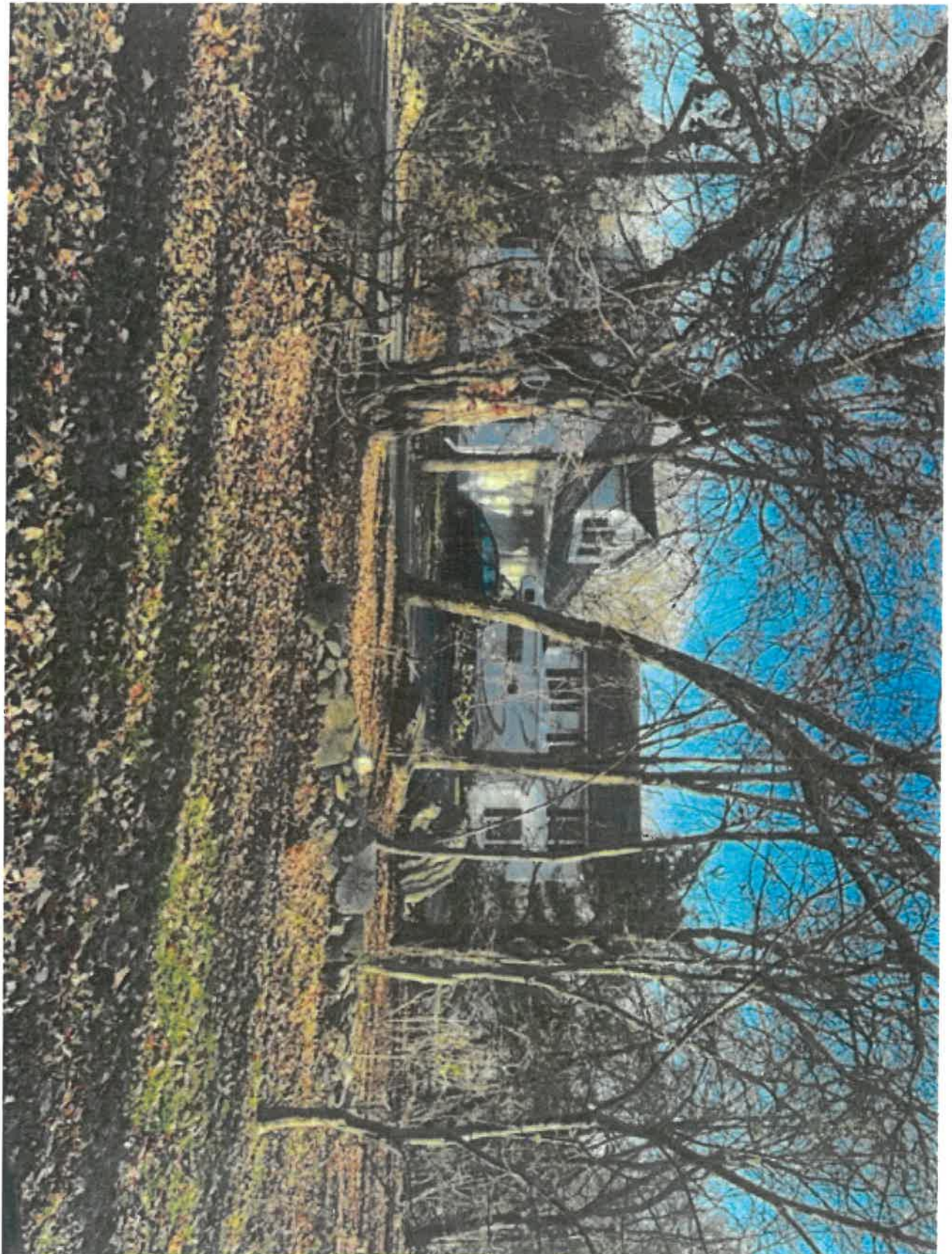
1991 America away



85 Hamilton Avenue



65 America Way



107 Interpid (W)





