

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, FEBRUARY 28, 2023
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 January 24, 2023 meeting; review, discussion and/or action and/or vote.

III. CORRESPONDENCE

- I. **Communications Received:** – Review, Discussion and / or Potential Action and / or Vote:”
- II. **OLD BUSINESS:** “Public Hearings – Review, Discussion and / or Potential Action and / or Vote:”
- A. Application of Sanderson H. Carney, Trustee of the Sanderson H. Carney Indenture of Trust, whose property is located at 3 Spirketing Street, and further identified as Tax Assessor’s Plat 5, Lot 404 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 Side Yard setback relief for an accessory structure of 3 feet where 15 feet is required in order to construct a 12 x 28 Carport with concrete pad. Said property is located in a R-40 zone and contains 17, 575 square feet.
- B. Application of Wendy Warner Harvey whose property is located at 4 Fowler St., and further identified as Assessor’s Plat 8, Lot 409 for a variance from Article 3, Section 82-302, District Dimensional Regulations, to construct a new single- family residence that is 17 feet from the rear lot line instead of the required 30 feet and whose footprint represents 35% lot coverage instead of the required 30%. Said property is located in a R8 zone and contains 4225 sq. ft.

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

- A. Application of Roach LLC whose property is located at 170 Conanicus, and further identified as Tax Assessor’s Plat 8, Lot 579 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 R20 Zoning District of the zoning ordinance. The Applicant seeks front yard setback relief of 19’ 7 5/16” feet where 30 feet is required and a secondary front yard setback of 4’ 7 ¼” feet where 15’ is required and the existing front yard setback is 19’ 7 5/16” feet and the existing secondary front yard setback is 4’ 7 ¼” feet in order to construct an addition to the existing structure. Said property is located in a R-20 zone and contains 16,290.9 square feet
- B. Application of MATTHEW R. and ASHLEY M. AMSDEN whose property is located at 29 Bayberry Road, and further identified as Tax Assessor’s Plat 12, Lot 61, are seeking to construct a partial second floor addition of 1,046 sq. ft. onto the existing single story house footprint. Said property is located in a R40 zone and contains 27,452 sq. ft. The existing exterior walls of the living area will be extended to create the second floor addition; the existing garage structure on the east side of property will remain as is. The existing house was previously purchased as a legal, non-conforming structure. Referencing Article 3, Section 82-302 Table 3-2 and Article 6, Sections 82-606 and 82-607, the existing footprint is 13.2 ft. from front of lot instead of required 40 ft., a rear yard setback of 4.8 ft. where 30 ft. is required, and an east side yard setback of 9.6 ft. where 20 ft. is required. The highest point of the second floor design will be 27 ft. and does not exceed the 35 ft. maximum allowance of a principal structure. Furthermore, a variance from the same articles is requested to construct a 10 ft. x 24 ft. deck on the west side of home. Similar setback encroachments apply on west side of property due to existing nonconformance of land and structure.
- C. Application of Alexander and Linda Knowles whose property is located at 108 Southwest Avenue, and further identified as Plat 9, Lot 26 seek to construct an outbuilding with a 20’ 3” roof height. A height of 20’ 3” meets the requirements of Article 3, Section 82-302, Table 3-2, of the Revised Code of Ordinances for the Town of Jamestown, as that ordinance applies to properties designated in R-20.

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.