

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of MARY LOU SANBORN whose
property is located at 21 BAY VIEW DRIVE, and further
identified as Tax Assessor's Plat P. 5, 18 for a Variance/Special Use Permit
from Article 3, Section 8.2 - POL 1

to CONSTRUCT AN ACOUSTIC FENCE
APPROXIMATE 20' IN HEIGHT ON
SOUTH AND WEST SIDES OF PROPERTY.

Said property is located in a R-20 zone and contains _____ acres/square feet.

HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
 ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 2/15/2023

Gentlemen:

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 MARY LOU SANBORN Address 21 BAY VIEW DR, JAMESTOWN

Owner SAME Address SAME

Lessee _____ Address _____

1. Location of premises: No. 21 BAY VIEW DRIVE Street

2. Assessor's Plat 8-519 Lot

3. Dimensions of lot: frontage 198 ft. depth 138 ft. Area 6337 sq. ft.

4. Zoning Districts in which premises are located: Use R Area _____ Height _____

5. How long have you owned above premises? 9 yrs

6. Is there a building on the premises at present? yes

7. Size of existing building _____

Size of proposed building or alteration (ACOUSTIC FENCE) - APPROX. 30' IN HEIGHT

8. Distance of proposed bldg. or alteration from lot lines:

front Ø rear Ø left side Ø right side Ø - FENCE WOULD BE ON PROPERTY LINE

9. Present use of premises: RESIDENTIAL

10. Proposed use of premises: RESIDENTIAL

Location of septic tank & well on lot NA

11. Give extent of proposed alterations

SEE ATTACHED

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

NA

13. Have you submitted plans for above to Inspector of Buildings?

YES

Has the Inspector of Buildings refused a permit?

YES - DUE TO HEIGHT OF FENCE

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

TOWN ORDINANCE

ARTICLE 3, SECTION 82-306D

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

SEE ATTACHED

Respectfully Submitted,

Signature

Mary Joseph Barber

Address

21 Bay View Drive
Jonestown, RI

Telephone No.

(H) 401-428-0912

(C) 860-906-6468

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

MSL

21 Bay View Drive
Jamestown, RI 02835

RE: Zoning Variance

The purpose of the application for a variance is to build a standard acoustic fence around the southern and western perimeters of my property.

Since the re-opening of the Bay Voyage Inn and opening of JB's on the Water, we have lost almost all privacy and quiet enjoyment of our property. In the past, we were able to keep our windows and doors open during the summer and shoulder seasons to enjoy the cool sea breeze and sounds of summer. Now, because of the noise, odors, light and traffic (both foot and vehicular) from JB's, we are forced to keep the windows/doors closed and shades/curtains drawn most of the day and night. We see evidence of this in our AC bill which has increased substantially from the previous year. It has come to the point where my son and I often feel like prisoners in our own home. The construction of the fence will not be intrusive or obstruct any other property's view or otherwise .

NOISE:

- 5:30 AM trash/recycling pickup by waste company. Several neighbors have asked Bay Voyage to request a scheduled pickup change, but it is still the same.
- continual slamming of vehicle doors and electric key locks.
- outdoor piped music
- disposing of trash/recycling by restaurant as late as 11:30PM

AIR:

- continual kitchen exhaust fumes from restaurant (see picture)
- continual fumes from vehicles
- continual smell of people smoking including marijuana

LIGHT:

- abrasive lighting from pool area (see pictures)
- aesthetic lighting from Inn balconies/decks. This is not safety lighting because lights are on outside of balconies/porches (see pictures)

gend



DAVIS STREET

31

175.10

170

21



Legend

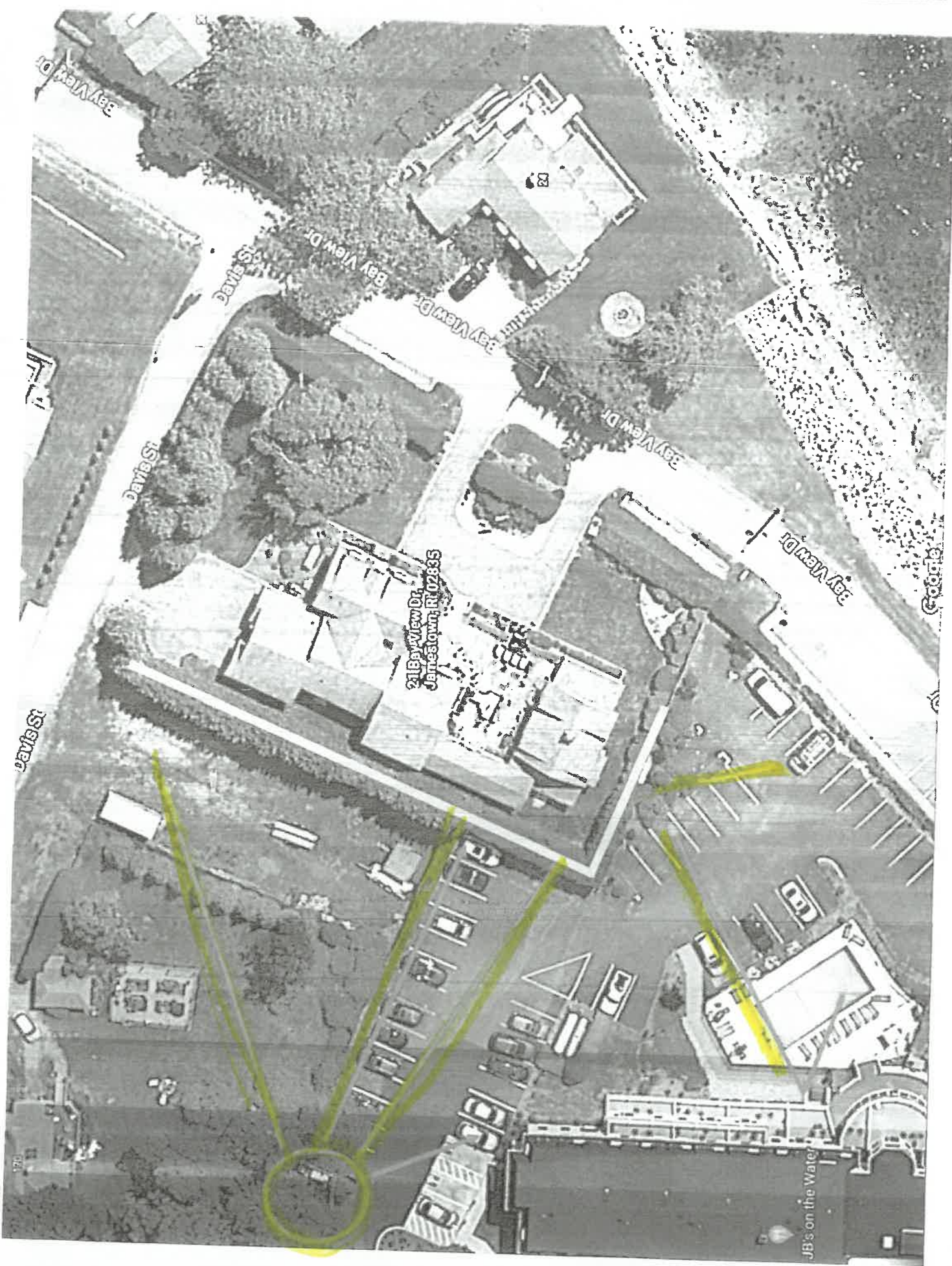
Sanborn Property



100 ft

Google Earth



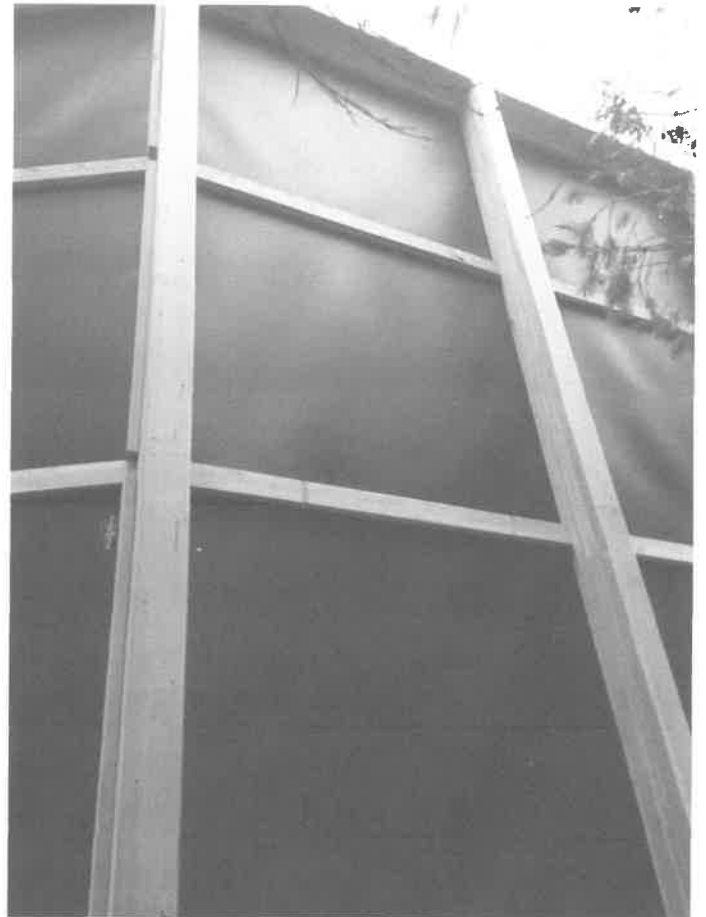
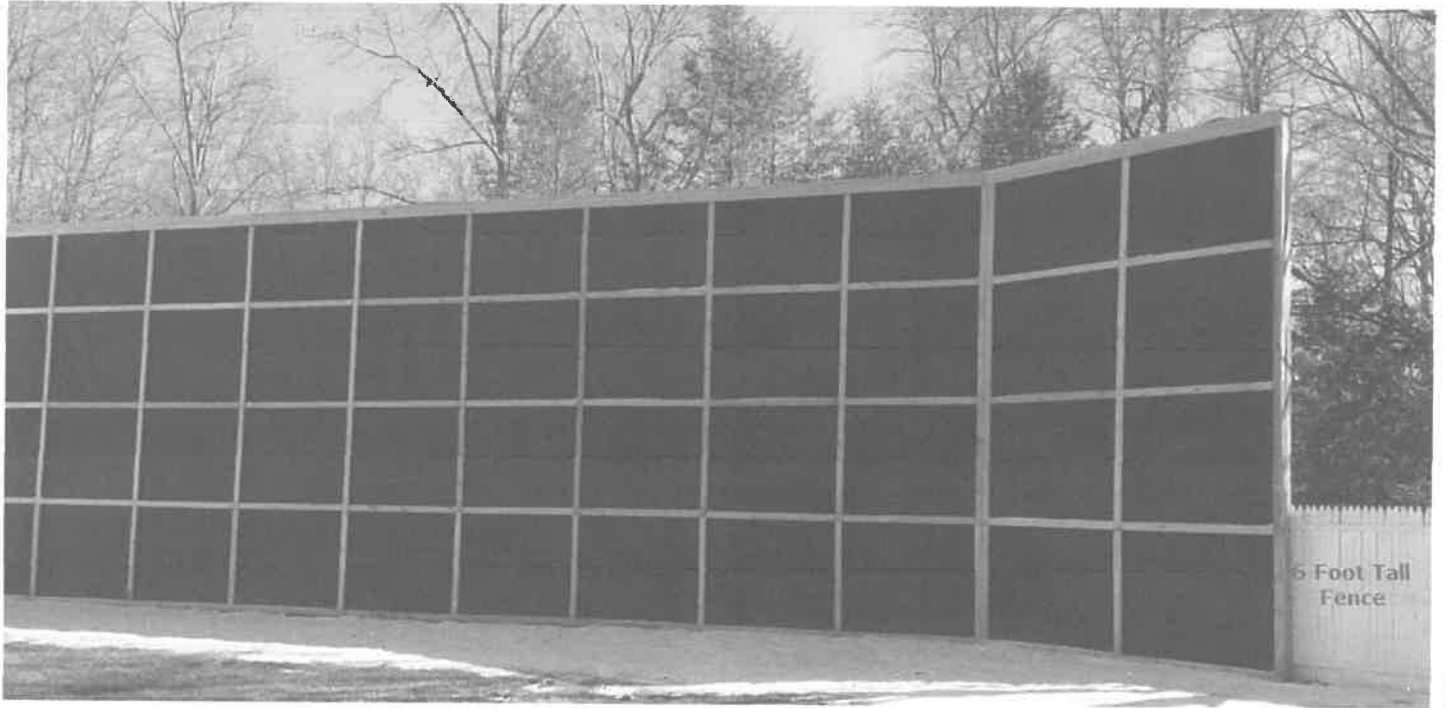


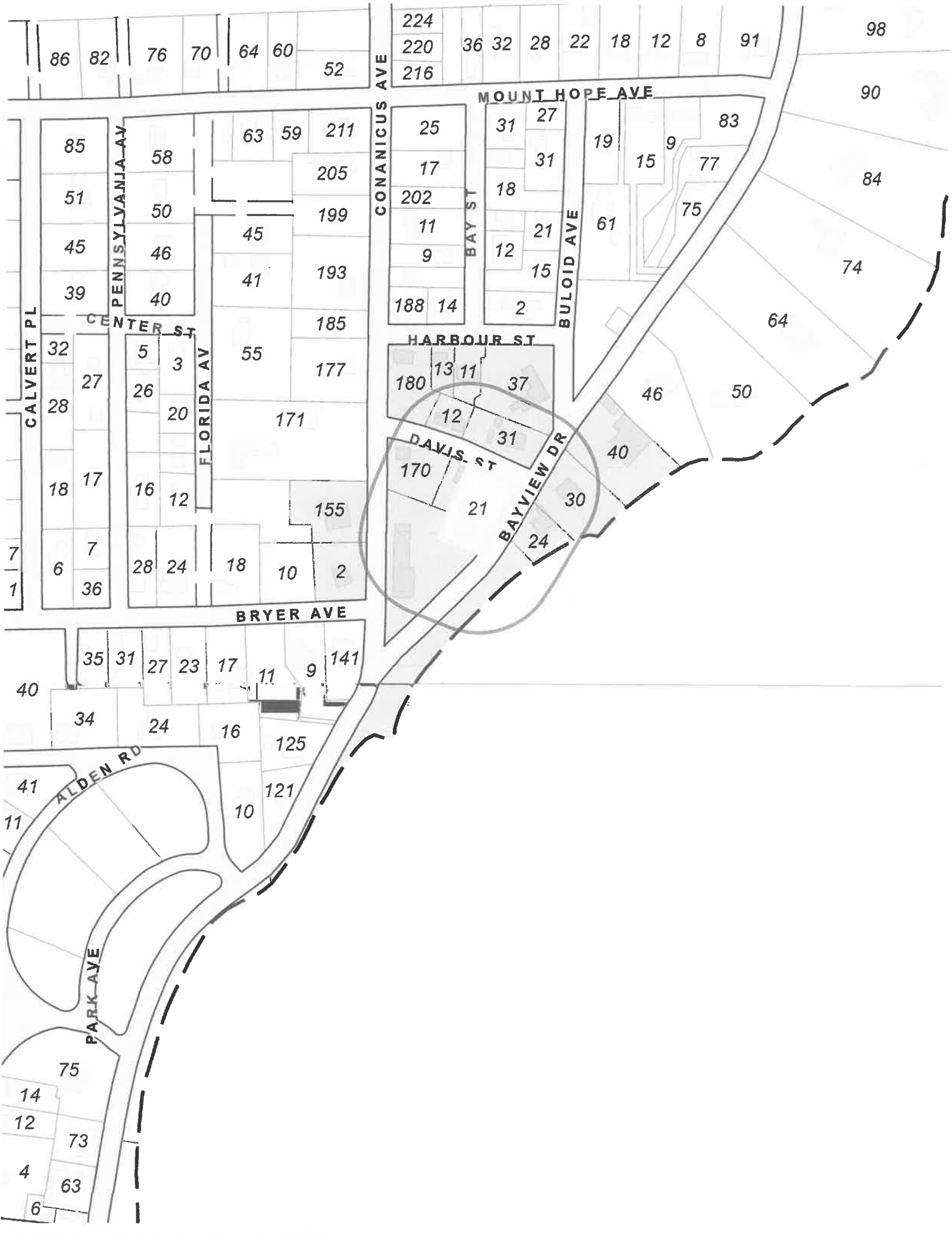
21 Bay View Dr,
Jamestown, RI 02835

JB's on the Water

Acoustifence® – 20' Tall Sound Barrier – Masso's Catering Orchard Garden

Acoustiblok Inc. was contacted about a noise issue between 2 areas at a wedding venue. A 20' tall by 126' long acoustical barrier was created using Acoustifence and wood framing support structure. The owner stated: "The barrier worked great and we can now have 2 events at the same time."





86 82 76 70 64 60 52

224
220 36 32 28 22 18 12 8 91
216

98
90

85
51
45
39
58
50
46
40

32
27
28
18
7
6
7
36
5
3
26
20
16
12
28
24
55
171
155
10
2

CONANICUS AVE

25
17
202
11
9
188 14

BAY ST

MOUNT HOPE AVE

31 27
31
18
21
15
2

BULOID AVE

19
15
9
77
75
61

84
74

HARBOUR ST

180 13 11
12

DAVIS ST

170 21

37
31
30
24

BAYVIEW DR

46
50
40

BRYER AVE

40
35 31 27 23 17 11 9 141
34 24 16 125

41
11
10
121

ALDEN RD

75
14
12
73
4
63
6
PARK AVE



200 foot Abutters List Report

Jamestown, RI
January 19, 2023

Subject Property:

Parcel Number: 8-519
CAMA Number: 8-519
Property Address: 21 BAY VIEW DRIVE

Mailing Address: SANBORN MARY LOU
21 BAY VIEW DRIVE
JAMESTOWN, RI 02835

Abutters:

Parcel Number: 8-247
CAMA Number: 8-247
Property Address: 2 BRYER AVENUE

Mailing Address: EDIE RICHARD & ELIZABETH
5 FRANKLIN SQUARE
DEDHAM, MA 02026

Parcel Number: 8-249
CAMA Number: 8-249
Property Address: 155 CONANICUS AVENUE

Mailing Address: BOIS STEVEN G
155 CONANICUS AVENUE
JAMESTOWN, RI 02835

Parcel Number: 8-261
CAMA Number: 8-261
Property Address: 37 BAY VIEW DRIVE

Mailing Address: FERGUSON CHRISTINE C
37 BAY VIEW DRIVE
JAMESTOWN, RI 02835

Parcel Number: 8-264
CAMA Number: 8-264
Property Address: 24 BAY VIEW DRIVE

Mailing Address: GROTHE PROPERTY HOLDINGS LLC
ATTN: SCOTT HELLER (399444)
480 WASHINGTON BLVD 30TH FL
JERSEY CITY, NJ 07310

Parcel Number: 8-265
CAMA Number: 8-265
Property Address: 30 BAY VIEW DRIVE

Mailing Address: GRUBB DAVID & CAROLINE E TE
465 LONG RIDGE ROAD
BEDFORD, NY 10506

Parcel Number: 8-267
CAMA Number: 8-267
Property Address: 40 BAY VIEW DRIVE

Mailing Address: CONANICUT YACHT CLUB
PO BOX 257
JAMESTOWN, RI 02835-0257

Parcel Number: 8-338
CAMA Number: 8-338
Property Address: CONANICUS AVENUE

Mailing Address: TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

Parcel Number: 8-494
CAMA Number: 8-494
Property Address: 31 BAY VIEW DRIVE

Mailing Address: AUCLAIR KEITH TRUSTEE 31 BAY VIEW
DRIVE REALTY TRUST
31 BAY VIEW DRIVE
JAMESTOWN, RI 02835

Parcel Number: 8-527
CAMA Number: 8-527
Property Address: 180 CONANICUS AVENUE

Mailing Address: BETTENCOURT MARK T ET
BETTENCOURT KRISTEN SHEA
2 SAYLES ROAD
HINGHAM, MA 02043-2678

Parcel Number: 8-544
CAMA Number: 8-544
Property Address: 11 HARBOR STREET

Mailing Address: LYNCH GEORGE P JR TRUSTEE
11 HARBOR STREET
JAMESTOWN, RI 02835

CAI Technologies

www.cai-tech.com

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1/19/2023

Page 1 of 2



200 foot Abutters List Report

Jamestown, RI

January 19, 2023

Parcel Number: 8-545
CAMA Number: 8-545
Property Address: 13 HARBOR STREET

Mailing Address: MCINTYRE JERRY L & CHRISTINA W
57 NEWPORT STREET
JAMESTOWN, RI 02835

Parcel Number: 8-579
CAMA Number: 8-579
Property Address: 170 CONANICUS AVENUE

Mailing Address: ROACH LLC
64 GREEN LANE
JAMESTOWN, RI 02835

Parcel Number: 8-591
CAMA Number: 8-591
Property Address: 12 DAVIS STREET

Mailing Address: PECKHAM DONNA ET SALISBURY
DEBORAH
116 EAST SHORE ROAD
JAMESTOWN, RI 02835

Parcel Number: 8-611
CAMA Number: 8-611
Property Address: DAVIS STREET

Mailing Address: PECKHAM DONNA ET SALISBURY
DEBORAH
116 EAST SHORE ROAD
JAMESTOWN, RI 02835



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1/19/2023

Page 2 of 2