

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, MARCH 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://www.record-server.net/Jtown/StreamPrimJtown.html>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the February 28, 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 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.

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 Mary Lou Sanborn, whose property is located at 21 Bay View Dr., and further identified as Assessor's Plat 8, Lot 519 for a variance from Article 3, Section 82-306 D to construct an acoustic fence approximately 20' in height on south and west sides of property. Said property is located in a R20 zone and contains 6337 sq. ft.
- B. Application of Franklyn Y. Chew and Gwendolyn M. Lupinek whose property is located at 6 Middle Street, Jamestown, RI, and further identified as Tax Assessor's Plat 1, Lot 331 for Variances from Article 82, Section 302 and 314 and a Special Use Permit granted under Article 6, Special Use Permits and Variances, Section 600 and 602. Property located in RR-80 Zone. Lot consists of 17,889 sq. ft. This application is made pursuant to the provisions of Section 82-314, High Groundwater Table and Impervious Overlay District. The Applicant seeks to construct a dwelling to replace the existing dwelling. Variances needed for Front Setback 25' requested where 40' required; Side Yard Setback (west) 19.7' requested where 30' required; Rear Setback (north) 32.2' requested where 40' required; and lot coverage 11.17% requested where 8% required. Special Use permit needed for High Groundwater Table and Impervious Overlay District – Subdistrict "A".
- C. Application of Our Table, LLC which subject property is located at 53 Narragansett Avenue, and further identified as Tax Assessor's Plat 9, Lot 207 for a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-301, Uses and Districts, Table 3-1 Permitted Uses, section VI.C.3, Lunchroom or Restaurant serving alcohol. This application also seeks a dimensional variance granted under Article 6 Section 82-600, 605, and 606 from Article 12 Section 82-1203, Minimum Off Street Parking, where the entire site will require 33 parking spaces and there are 25 parking spaces available. The subject property is located in a CD zone.
- D. Application of Richard C Johnson and Sandra D Johnson whose property is located at 36 High St Jamestown RI 02835, and further identified as Tax Assessor's Plat 9, Lot 287 for a Variance from Article 3, Section 82-302. Table 32. To construct a carriage style 3 car garage located 11 ft. from the front lot line instead of the 20 ft minimum plus building setback requirement. Article 3 Section 82-311, to build a garage which is 40 sq. ft. (940 sq. ft.) larger than the size specification and Article 6 Sec 82-605, 606, 607. Said property is located in a R8 zone and contains 0.7577 acres.
- E. John G. Rallis Trustee of the John G. Rallis Revocable Living Trust and Sharon F. Rallis Trustee of the Sharon F. Rallis Revocable Living Trust of 86 Blueberry Lane, Jamestown, RI 02835 Platt # 10, Lot 130 request a variance from Article 3, section 82, 302 of Table 3-2 of Article 3 Application of District Regulations to Section 82-302 District Dimensional Regulations Table 3-2. Applicants desire to construct a walkway 43 feet by 4 feet along the rear (North) section of the existing structure that will connect the existing deck to a stairway leading to the new proposed garage (which falls within the required setback) and to add a small section (approximately 20 sq. ft.) that will connect existing dwelling to the new garage. Both the walkway and stairs will be 25.8 feet from the rear lot line. The new small section of the building (20 sq. ft.) will not extend beyond the existing rear of the dwelling, which is a legal non-conforming structure. The required rear lot restriction is 40 feet. Property is zoned RR-80. Total square footage of lot is 23,540 square feet.

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.