

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, JUNE 27, 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:

<https://jamestownri.gov/watch-live-Town-meetings>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the May 23, 2023 meeting; review, discussion and/or action and/or vote.

III. CORRESPONDENCE

- I. **Communications Received:** – Review, Discussion and / or Potential Action and / or Vote.

- A. A request for a one-year extension of a previously granted variance, granted July 27, 2021, of James and Amber King whose property is located at 29 Walcott Avenue, and further identified as Tax Assessor’s Plat 9, Lot 293 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 front yard setback relief of 11.3 feet where 40 feet is required in order to construct a new garage. Said property is located in a R-40 zone and contains 24,851 square feet.

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

- A. Application of John Aquino (Aquino John G Trustee, Owner) whose property is located at 74 Seaside Dr, Jamestown RI 02835, and further identified as Tax Assessor’s Plat 14, Lot 27 for a Variance from Article 3, Section 82-302, District Dimensional Regulations, Table 3-2 for R-40 Zoning District allowing for a front setback of 26.9 feet where 40 feet is required and a corner side setback of 19.2

feet where 30 feet is required, and from Article 2, Section 82-314, High Groundwater Table and Impervious Overlay District, Paragraph C, a Special Use Permit to construct a new dwelling on an existing foundation.

- B. Application of George A. Zainyeh and Ann M. Zainyeh whose property is located at 433 Seaside Drive, Jamestown, RI, and further identified as Tax Assessor's Plat 3, Lot 127 for a Variance from Article 3, Section 82-314, High Groundwater Table and Impervious Overlay District, Sub District B, to construct two small additions to the existing home. As part of this work, the existing main house entry and rear porch/second story deck will be removed, and an existing impervious patio will be converted to a pervious patio. No increase in impervious coverage is proposed, however the existing impervious coverage exceeds the 15% allowable impervious cover, and a variance is required. Said property is located in a R-40 zone and contains 15,262 square feet.
- C. Application of Brooks, William Matthews Trustee whose property is located at 16 Walnut St., and further identified as Tax Assessor's Plat 10, Lot 46 for Variance/Special Use Permit from Article 3, Section 82-302, District dimensional regulations, the structure is existing non-conforming regarding front setbacks along Walnut St, (40' required, 32' – 2" existing), to renovate existing house on property, add full width front porch providing a 47'- 7" front setback (40' req'd) and 105' side setback (30' req'd), enlarge later addition to south of house providing a 43'-5" front setback (40' req'd) and side setback of 83'-1" (30' req'd), construct new garage providing 50'9" front setback (40' req'd) and side setback of 20'-3" (20' req'd) & create raised patio off west sun porch The new max roof ridge height is proposed at 34'-11" (max height 35'). With proposed additions and new construction, the lot coverage will increase from 2,145sf (2.1%) to 5,865sf (5.9%), lot coverage allowed is 20%. Said property is located in a RR-80 zone and contains 99,270 square feet.

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.