

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

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

**I. ROLL CALL; CALL TO ORDER**

**II. APPROVAL OF MINUTES**

- A. Approval of the minutes of the October 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. **NEW BUSINESS:** “Public Hearings – Review, Discussion and / or Potential Action and / or Vote:”
- A. Application of LANCE GERSHENOFF and KATHARINE SMITH GERSHENOFF (GERSHENOFF IRREVOCABLE TRUST, OWNER) whose property is located at 15 Spanker Street, and further identified as Tax Assessor’s Plat 15, Lot 50 for a Variance from Article 7, Section 82-705, Alteration of a Nonconforming Structure to allow an addition to a structure that is non-conforming as to dimensions (setbacks) in an R-40 zone where the front setback requirement is 30’ and the side setback requirement is 10’. Said property is located in an R-40 zone and contains 14,400 square feet.
- B. Application of Denise and Alex Finkelman whose property is located at 28 Bayberry Rd and further identified as Tax Assessor’s Plat 12 Lot 63 for a Variance from Article 8, Section 302 & Article 82, Section 705 Direct Dimension Setback where the Front Setback is required 30 feet to 18 Feet to add and addition to the eastern side of the structure where the front will align with current end of existing porch. Said property is located in a R40 Zone and Contains 8000 square feet.

- C. Application of DANIEL & NADINE MENDELSON, whose property is located at 29 Marine Avenue, and further identified as Tax Assessor's Plat 9, Lot 442 for a dimensional variance from Article 3, Section 82-302 and Table 3-2. The property is located in the R-20 zoning district and contains approximately 9,000s.f. of area. Applicants propose to construct an accessory building 198s.f. in size, within the side-yard setback proposing 5.7' wherein 10' is required. An Accessory Structure (588s.f.) is also proposed within the front yard along Pierce Ave proposing a front yard setback of 16.7' wherein the building official determined 50' is required due to the lot having two front yards and no rear yard. Relief is also sought to allow accessory structures in the front yard to the extent deemed necessary.

### 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](http://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.