

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date: January 19, 2024

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: Lindsay and Stephanie Haigh Address: 9 Bow Street, Jamestown, RI 02835

Owner: VHBC, LLC Address: 2 Watson Avenue, Jamestown RI 02835

Lessee: NA Address _____

1. Location of premises: No. 2 Watson Avenue, Jamestown, RI 02835

2. Assessor's Plat: 8 Lot: 774

3. Dimensions of lot: frontage: 100 ft. depth: 70 ft. Area: 7000 sq. ft.

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

5. How long have you owned above premises? 3 Years

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

7. Size of existing building: 2331 square feet

Size of proposed building or alteration: No building expansion of proposed

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

front _____ rear _____ left side _____ right side _____

9. Present use of premises: N/A

10. Proposed use of premises: Restaurant, Alcoholic Beverages

Location of septic tank & well on lot: N/A

11. Give extent of proposed alterations: Seeking amendment to Special Use Permit which will require an amendment to VHBC, LLC

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

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

Has the Inspector of Buildings refused a permit?

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made: Jamestown Zoning Ordinance Article 3, VI. Commercial Retail C. Eating and Drinking Places, 3. Lunchroom or restaurant (alcoholic beverages). State the grounds for exception or variation in this case:

VHBC, LLC is in its third successful year under current ownership and are a Master Chef and Pastry Baker. Our business is thriving and we are looking to include dinner to our current breakfast and Lunch menu and are requesting to expand our current approval to serve beer and wine from 12pm to 8pm Friday through Sunday to a full liquor license with service Monday through Sunday, 7am to 10pm. This ability will allow us to provide better service to our clients and the community, which is consistent with similar breakfast/lunch/dinner businesses in Jamestown Village. As has been experienced with other restaurants that serve liquor in Jamestown, the granting of this special use permit will not result in conditions inimical to the public health, safety, morals and welfare and will not substantially or permanently injure the appropriate use of the property in the surrounding areas or district. This is due to the careful consideration and permitting of the Jamestown Zoning Board and the Jamestown Alcohol Beverage Licensing Board. We are owners and operators of our restaurant and as such are respectful of our neighbors and neighborhood. This will not change with the granting of the requested approvals. The change to permitting liquor in addition to beer and wine will require an amendment to our liquor license. This will be requested from the Town Council (Alcohol Beverage Licensing Board) subsequent to Zoning Board approval.

Respectfully Submitted,

Signature

Stephane Haugh

Address

2 Watson Ave
Jamestown, RI 02835

Telephone No.

770-401-5011

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

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of VHBC, LLC, (Lindsay and Stephanie Haigh) whose property is located at 2 Watson Avenue, Jamestown, RI, and further identified as Tax Assessor's Plat 8, Lot 774 for a Special Use Permit from Zoning Ordinance Article 6 Section 82-601 - Special Use Permits, and Article 3, VI. Commercial Retail C. Eating and Drinking Places, 3. Lunchroom or restaurant (alcoholic beverages), to obtain the right to sell alcoholic beverages (currently limited to beer and wine), with amendment requested as follows: Monday through Sunday, 7am-10pm, with alcohol served during that time, with no other changes in already permitted operation. Said property is located in a CL zone and contains 7000 square feet.

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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.

SITE PLAN

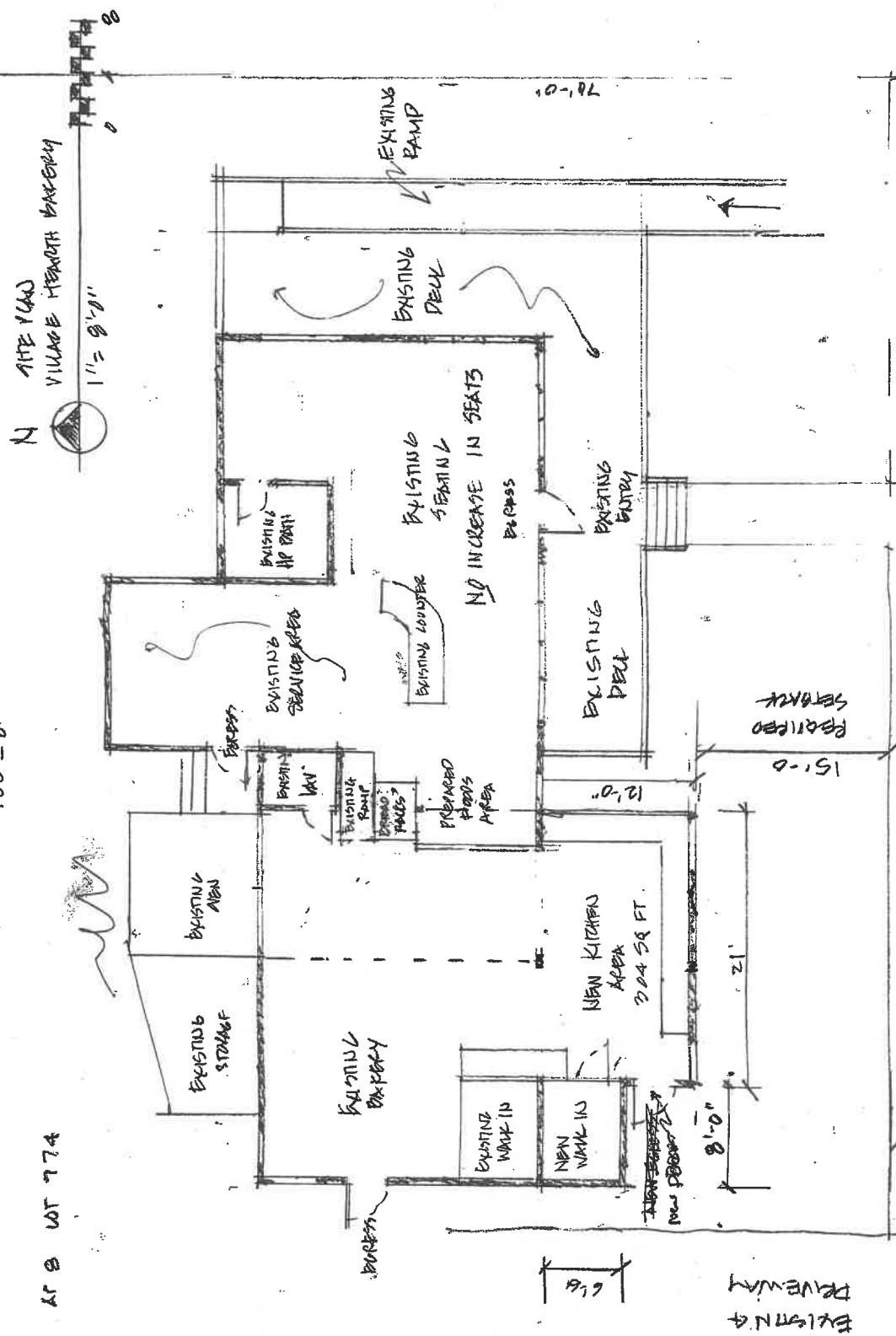
VILLAGE HEIGHT BAKERY
2 WARD AVE
LOT 774

ZONING APPLICATION
1-19-24

N O R T H
S I D E
R O A D

C U M B E R L A N D ' F A R M S

W A T S O N Z O N I N G Y A N V E N U E



AT 8 WT 774

EXISTING DRIVEWAY

6'6"

NEW KITCHEN AREA
204 SQ. FT.

EXISTING
COUNTER

EXISTING
STORAGE

EXISTING
ABA

EXISTING
HP PART

EXISTING
SERVICE AREA

EXISTING
LOUNGE

EXISTING
SEATING

NO INCREASE IN SEATS

EXISTING
DECK

EXISTING
RAMP

EXISTING
DECK

EXISTING
ENTRY

15'-0"

12'-0"

21'

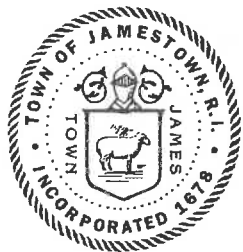
8'-0"

76'-0"

N
1" = 8'-0"

N AVE 140
VILLAGE HEIGHT BAKERY

100'-0"



ZONING BOARD OF REVIEW 00054424 219
Bk: 918 Ps: 219

Town of Jamestown

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

February 28, 2018

Andrea Colognese
Et Doriana Carella
2 Watson Avenue
Jamestown, RI 02835

Dear Mr. Colognese & Ms. Carella,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on February 27, 2018.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Terence Livingston and seconded by Richard Boren to grant the request of Andrea Colognese et Doriana Carella, whose property is located at 2 Watson Avenue, and further identified as Assessor's Plat 8, Lot 774 for a Special use permit from Article 6, Section 82-601 Special Use Permits and Article 3 table 3-1 Restaurant with Alcohol beverages to obtain the right to sell alcoholic beverages at Village Hearth bakery/café, with no other changes in already permitted operation.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTIONS 600 and 602.

This motion is based on the following findings of fact:

1. Said property is located in a CL zone and contains 7000 sq. ft.
2. That the applicant shall only be allowed to serve wine and beer.

3. That wine and beer can only be served between the hours of 12 p.m. and 8 p.m., Friday, Saturday, and Sunday only.
4. The wine and beer can only be consumed inside the establishment.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Dean Wagner, Terence Livingston, and Edward Gromada voted in favor of the motion.

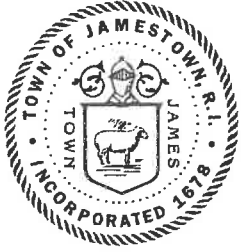
Marcy Coleman and Judith Bell were not seated and Lisa Hough was absent.

Very truly yours,



Richard Boren, Chairman
Jamestown Zoning Board of Review
RB/pw

RECEIVED FOR RECORD
Mar 28, 2018 12:15P
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM, CMC



ZONING BOARD OF REVIEW
Town of Jamestown

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

May 23, 2018

Andrea Colognese
Et Doriana Carella
2 Watson Avenue
Jamestown, RI 02835

Dear Mr. Colognese & Ms. Carella,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on May 22, 2018.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Richard Boren and seconded by Joseph Logan to grant the request of Andrea Colognese et Doriana Cerella, whose property is located at 2 Watson Ave., and further identified as Assessor's Plat 8, Lot 774 for a Special Use Permit from Article 6, Section 82-601, Special use permits authorized by this ordinance to serve beer & wine indoors & on the deck, subject to all conditions previously imposed by the Jamestown Zoning Board of Review, and to put on evidence of why we believe allowing customers to enjoy beer & wine on the deck meets the standards for a special use permit.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTIONS 600 and 602.

This Special Use Permit is granted with the following restriction/condition(s):

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

2. There will be no alcohol service and consumption on the patio.
3. There will be signage installed on any exits from the deck that no alcoholic beverages off the deck and beyond that point.
4. The seating on the deck will not be greater than the present for seating in doors - maximum number of 8 tables.
5. Servers will monitor the deck service of alcohol.
6. A site plan is to be submitted to the Town Council for its approval.

This motion is based on the following findings of fact:

1. Said property is located in a CL zone and contains 7000 sq. ft.
2. The facts set forth in the prior decision are incorporated by reference and made a part hereof. (Recorded in the Town Clerk's Office Mar. 28, 2018, Doc. #00054424, and Bk: 918, Pg: 219 & 220).

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Dean Wagner, Terence Livingston, and Edward Gromada voted in favor of the motion.

Marcy Coleman and Lisa Hough were not seated and Judith Bell was absent.

This variance/special use permit shall expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,



Richard Boren, Chairman
Jamestown Zoning Board of Review
RB/pw

RECEIVED FOR RECORD
Jun 27 2018 08:39A
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM, CNC

761 18000 SF	754 18000 SF	807 20000 SF	99 8625 SF	95 9037 SF
762 18000 SF	764 18000 SF	809 20000 SF	780 32174 SF	
763 20160 SF	765 18000 SF	789 20000 SF	96 23750 SF	
592 28440 SF	766 36000 SF	812 20000 SF	97 30520 SF	
740 16200 SF	767 18000 SF	813 20000 SF	98 24319 SF	
70 30600 SF	625 18000 SF	824 20000 SF	100 12188 SF	
778 12600 SF		93 200	101 12156 SF	
742 15000 SF		795 20000 SF	102 43295 SF	
72 18000 SF		794 20000 SF	106 17062 SF	
791 18000 SF		92 20000 SF	442 23730 SF	
71 21000 SF		745 20000 SF	108 236.7	
		741 15000 SF	626 36800 SF	
		747 5000 SF	774 7000 SF	

419 11599 SF	420 12250 SF	372 35250 SF
355 26761 SF	362 33250 SF	

770 24449 SF	116 11875 SF	373 23750 SF
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R-8		115 1.32 Acres
572 7500 SF	753 1.2 Acres	
470 5000 SF	318 14959 SF	406 14716
323 9502 SF	536 9674 SF	318 14959 SF

322 11199 SF	320 10000 SF	876 10000 SF	424 12000 SF
317 5637 SF	400 10000 SF	374 7000 SF	407 8000 SF
309 11349 SF	425 5000 SF	441 13000 SF	439 10000 SF
351 11449 SF	461 10000 SF	430 5000 SF	506 5000 SF

P		440 1.75 Acres
293 10000 SF	452 10000 SF	
450 5000 SF	467 10000 SF	
456 5000 SF	444 5000 SF	524 5000 SF
449 5000 SF	482 5000 SF	487 4000 SF
535 3000 SF	475 3000 SF	

54 22500 SF	74 11250 SF	751 11250 SF	585 21875 SF
55 18000 SF	752 18625 SF		879 1 Acre
531 18000 SF	525 9000 SF	75 9000 SF	
56 18000 SF	575 18000 SF	79 40801 SF	
9000 SF	77 18000 SF		
9000 SF	76 7500 SF	756 15000 SF	500 500 SF
61 15000 SF	78 7239 SF		

84 12300 SF	85 7392 SF	569 7392 SF	90 10942 SF
568 12900 SF	86 15658 SF	87 23195 SF	
616 24720 SF	445 18332 SF	82 17829 SF	
473 27856 SF	878 14638 SF	410 24100 SF	490 20570 SF
614 8146 SF	466 13702 SF	402 6000 SF	485 6000 SF
	509 6000 SF	514 8400 SF	

462 9889 SF	885 4349 SF	884 4271 SF	451 5388 SF	557 4725 SF	617 4733 SF	608 4742 SF	605 7405 SF
Town Cem		285 40400 SF	433 12898 SF	455 7822 SF	438 20292 SF	313 5940 SF	120 1.03 Acres

NARRAGANSETT AVENUE