

**TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW**

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, Rhode Island

Date **March 20, 2024**

Gentlemen/Ladies:

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 ground hereinafter set forth.

Applicant: Marla Romash Address: 34 Clinton Ave. Jamestown, RI 02835

Owner: Our Table, LLC Address: 53 Narragansett Ave. Jamestown, RI 02835

Lessee: Our Table, LLC Address: 53 Narragansett Ave. Jamestown, RI 02835

1. Location of premises: No. **53** Street: **Narragansett Ave.**
2. Assessor's Plat: **9** Lot: **207**
3. Dimensions of the lot: Frontage **108 ft** Depth **154 ft** Area **16,632 aeres/sq ft**
4. Zoning District in which premises is located: **CD**
5. How long have you owned above premises? **N/A**
6. Is there a building on the premises at present? **YES**
7. Size of existing building unit: **2,200 sq ft** Size of proposed building or alteration **N/A**
8. Distance of proposed building or alteration from lot lines: **N/A**

Front _____ Rear _____ Left Side _____ Right Side _____

9. Present use of premises: **RESTAURANT**
10. Proposed use of premises: **RESTAURANT**
11. Location of septic tank and well on lot **N/A**



12. Give extent of proposed alterations: **N/A No alterations proposed/planned.**

13. Number of families for which building is to be arranged: **N/A**

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

Has the Inspector of Building refused a permit? _____

15. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made: **Jamestown Zoning Ordinance Article 3, Sec. 82-301, Table3-1, VI, C-1**

16. State grounds for exceptions or variation in this case:

Our Table Jamestown, celebrating its second anniversary since opening, is a restaurant owned and operated by Jamestowners, Executive Chef Marc Alexander and Pastry Chef Marla Romash. As we enter our third year of business, and our continued ownership, we seek to expand our hours to begin serving patrons earlier. We are requesting to expand our existing approval to serve beer and wine from 4p to 10p to provide the same service from Noon to 10p, Monday through Sunday. By expanding our hours of service, we are able to improve that service and expand dining opportunities for residents and visitors to Jamestown. Consistent with the experience of other local restaurants also serving beer and wine, this expansion will not negatively impact the public health, safety, morals, and welfare, nor substantially or permanently harm the appropriate use of the property in the surrounding areas or district, considering the review and permitting required by the Jamestown Zoning Board and the Jamestown Alcohol Beverage Licensing Board. Subsequent to Zoning Board approval, we will seek to amend our liquor license through the Town Council, sitting as the Alcohol Beverage and Licensing Board.

Respectfully submitted,

Signature 

Marla Romash for Our Table, LLC

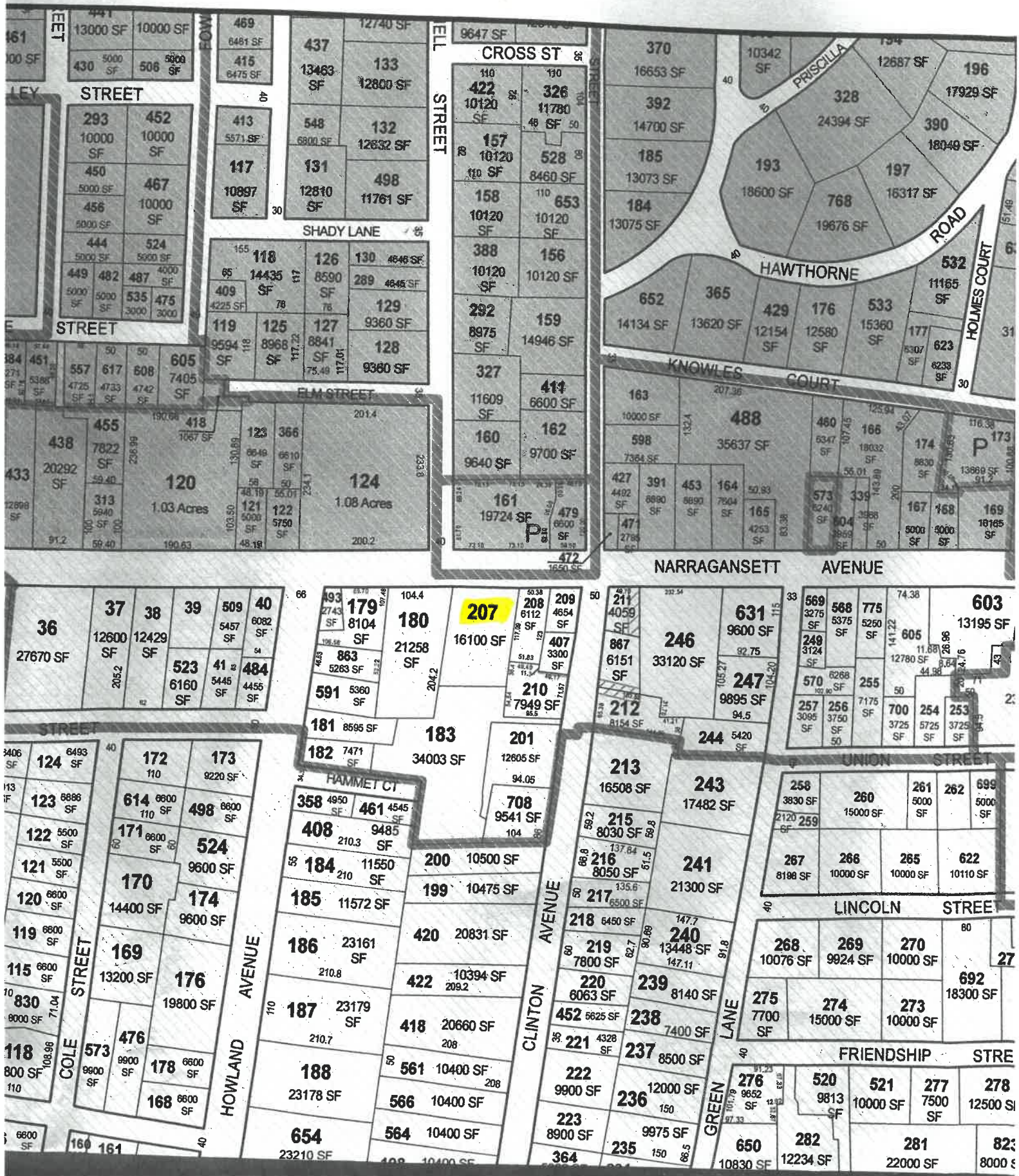
Address: 53 Narragansett Ave, Jamestown 02835

Telephone No. 401-560-4069

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

SUGGESTED ZONING ADVERTISEMENT

Application of OUR TABLE, LLC (Marc Alexander and Marla Romash), (Gino DiFante, property owner) operating a restaurant on the first floor of 53 Narragansett Ave., Jamestown, Rhode Island, and further identified as Assessor's Plat 9, Lot 207, for a Special Use Permit from Zoning Ordinance Article 3 Section 82-301, Table 3-1, VI, C-1. to obtain the right to sell alcoholic beverages, currently limited to beer and wine, with amendment requested as follows: Monday through Sunday, Noon – 10 pm, with beer and wine served during that time, with no other changes in already permitted operation. Property is located in a CD zone and includes 16,632 square feet.



CROSS ST

110 422 10120 SF
 110 326 11780 SF
 110 157 10120 SF
 110 158 10120 SF
 110 388 10120 SF
 110 292 8975 SF
 110 327 11609 SF
 110 160 9640 SF
 110 161 19724 SF

SHADY LANE

118 126 130 4648 SF
 118 129 9360 SF
 118 128 9380 SF

ELM STREET

120 1.03 Acres
 124 1.08 Acres

PRISCILLA

370 16653 SF
 392 14700 SF
 185 13073 SF
 184 13075 SF
 328 24394 SF
 193 18600 SF
 768 19676 SF
 197 16317 SF
 196 17929 SF
 390 18049 SF
 532 11165 SF
 623 6238 SF

HAWTHORNE ROAD

652 14134 SF
 365 13620 SF
 429 12154 SF
 176 12580 SF
 533 15360 SF
 177 5307 SF
 623 6238 SF

KNOWLES COURT

163 10000 SF
 598 7364 SF
 427 4402 SF
 391 6890 SF
 453 8890 SF
 164 7504 SF
 165 4253 SF
 471 2736 SF
 472 1650 SF

166 5347 SF
174 8830 SF
173 13889 SF
167 9000 SF
168 9000 SF
169 10165 SF

36 27670 SF
37 12600 SF
38 12429 SF
39 5457 SF
509 6082 SF
40 6082 SF
523 6160 SF
41 5445 SF
484 4455 SF

179 8104 SF
180 21258 SF
207 16100 SF
208 6112 SF
209 4654 SF
407 3300 SF
210 7949 SF

631 9600 SF
246 33120 SF
247 9895 SF
212 8154 SF
244 5420 SF

569 3275 SF
568 5375 SF
775 5260 SF
605 12780 SF
603 13195 SF
257 3095 SF
256 3750 SF
255 7175 SF
700 3725 SF
254 5725 SF
253 3725 SF

181 8595 SF
182 7471 SF
183 34003 SF
201 12805 SF
708 9541 SF

213 16508 SF
215 8030 SF
216 8050 SF
217 6500 SF
218 6450 SF
219 7800 SF
220 6063 SF
221 4328 SF
222 9900 SF
223 8900 SF
364 8900 SF

243 17482 SF
241 21300 SF
240 13448 SF
239 8140 SF
238 7400 SF
237 8500 SF
236 12000 SF
235 9975 SF

258 3830 SF
260 15000 SF
267 8198 SF
266 10000 SF
265 10000 SF
622 10110 SF
268 10076 SF
269 9924 SF
270 10000 SF
275 7700 SF
274 15000 SF
273 10000 SF
692 18300 SF

276 9652 SF
520 9813 SF
521 10000 SF
277 7500 SF
278 12500 SF
650 10830 SF
282 12234 SF
281 22000 SF
823 8000 SF