

Standards

of Jamestown

Zoning Board
Special Use Permit
Application & Supporting Documents



Zachary Guerin

40 Narragansett Ave. Jamestown, RI 02835

accounts@standardsjamestown.com

office@standardsjamestown.com

(401) 339-0921

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 9/25/2024

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 Zachary Guerin Address 69 Green Ln. Jamestown, RI 02835

Owner John & Bonnie Perrotti Address 133 Seaside Dr. Jamestown, RI 02835

Lessee The Whitebread Company LLC Address 40 Narragansett Ave Jamestown, RI 02835

1. Location of premises: No. 40 Narragansett Ave Jamestown, RI 02835 Street

2. Assessor's Plat 8 Lot 471

3. Dimensions of lot: frontage 32 ft. depth 60 ft. Area 1,920 sq. ft.

4. Zoning Districts in which premises are located: Use CD Area _____ Height 12

5. How long have you owned above premises? Lease 9/23

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

7. Size of existing building 3,040 sqft

Size of proposed building or alteration 0

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

front 0 rear 0 left side 0 right side 0

9. Present use of premises: Restaurant and Bar

10. Proposed use of premises: Restaurant and Bar

Location of septic tank & well on lot Public Sewer

11. Give extent of proposed alterations No alterations

12. Number of families for which building is to be arranged: -

13. Have you submitted plans for above to Inspector of Buildings? -

Has the Inspector of Buildings refused a permit? No

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Business License

Liquor License

15. State the grounds for exception or variation in this case:

Operation of over 50 years as restaurant/ bar. Continued use as such

Respectfully Submitted,

Signature Zachary Guerin

Address 69 Green Ln.

Jamestown, RI 02835

Telephone No. (401) 339-0921

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

Legal Advertisement

Application of Zachary, Hunter, and Jake Guerin who's property is located at 40 Narragansett Ave and is further identified as Tax Assessor's Plat 8, Lot 471 in application for a special use permit from Article 3 of Sections 82-300 82-303 82-304 expiration and extension of special use permit to grant a liquor license for a new restaurant with the same seating and parking. In accordance with A-K and no changes shall be made. Said property is located in a CD zone and contains 1,920 sqft.

5 CLINTON AVE LLC
PO BOX 512
JAMESTOWN, RI 02835

HOOSIER LEGACY LLC
C/O JEFFREY MCDONOUGH
3555 16TH ST
BOULDER, CO 80304

NORTH MEADOW PROPERTIES L
C/O PAUL A ROBERTSON
109 CARR LANE
JAMESTOWN, RI 02835

ALLEN DEBORAH K
10 NEWBURY TERRACE
NEWTON, MA 02459

JAMESTOWN ESTATES LLC
1521 THREE KINGS DR #55
PARK CITY, UT 84060

OKEMA PROPERTIES LLC
16 WALCOTT AVENUE
JAMESTOWN, RI 02835

BERCZUK ROBERT J
45 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

JAMESTOWN FIRE DEPARTMENT
MUSEUM
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

PERROTTI BONNIE J TRUSTEE
PERROTTI JOHN J (LE)
133 SEASIDE DRIVE
JAMESTOWN, RI 02835

BOUNOUS CHRISTINE M
75 ROUND HILL ROAD
ARMONK, NJ 10504

KAISER CATHERINE L TRUSTE
35 KNOWLES COURT UNIT 101
JAMESTOWN, RI 02835

PRICE MICHAEL D
67 ORCHARD DRIVE
NEW CANAAN, CT 06840

CORONADO ST LLC
PO BOX 194
SAUNDERSTOWN, RI 02874

KLANN DAVID A & JULIE ET
KLANN ZECHARIAH TIC
9 CORONADO STREET
JAMESTOWN, RI 02835

ROSE LAURA LOVE ET
HALL WILLIAM T JT
35 KNOWLES COURT UNIT 301
JAMESTOWN, RI 02835

DIFANTE GINO
30 BELLEVUE AVENUE
NEWPORT, RI 02840

LEVESQUE STEPHEN P ET UX
LEVESQUE CHERYL L TE
37 CORONADO STREET
JAMESTOWN, RI 02835

SUSI HOLLY & RICHARD TE
35 KNOWLES COURT UNIT 204
JAMESTOWN, RI 02835

DORSI FRANK J ET
DORSI MARCIA M
8 GRINNELL STREET
JAMESTOWN, RI 02835

LIEBHAUSER MARIA R MANAG
109 COLUMBIA LANE
JAMESTOWN, RI 02835

TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

GIBBONS THOMAS J & ELISAB
35 KNOWLES CT UNIT 202
JAMESTOWN, RI 02835

MIHALY EUGENE B ET
MIHALY STACEY B
35 KNOWLES COURT UNIT 104
JAMESTOWN, RI 02835-4814

UNKNOWN

, 00000

GOLDEN KAREN H & BRIAN M
PO BOX 1388
GREER, SC 29652

MUNAFO DOMINIC P TRUSTEE
119 ROCK HAVEN DR
WEST BATH, ME 04530

WE DIG INVESTMENTS LLC
23 BUSINESS PARK DRIVE
SMITHFIELD, RI 02917

HEART OF JAMESTOWN LLC
49 NARRAGANSETT AVE
JAMESTOWN, RI 02835

NA VENTURES LLC
C/O COSMED GROUP INC
28 NARRAGANSETT AVE #B1
JAMESTOWN, RI 02835

WELLS DONNA L TRUSTEE
13 CORONADO STREET
JAMESTOWN, RI 02835

WRIGHT MARY & ELLICOTT TE
286 HIGHALND DRIVE
JAMESTOWN, RI 02835-2941

WYNN SUSAN H & SCOTT W
254 MAIN STREET
CHARLESTOWN, MA 02129

YATES GREGORY A ET
POIRIER MARYSE TE
35 KNOWLES COURT UNIT 201
JAMESTOWN, RI 02835



Jamestown, RI



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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification		Assessment	
Map/Lot	8-471	Land	\$379,500
Account	1764	Building	\$324,900
State Code	04 - Combination	Card Total	\$704,400
Card	1/1	Parcel Total	\$704,400
User Account	16056404		



Prior Assessments

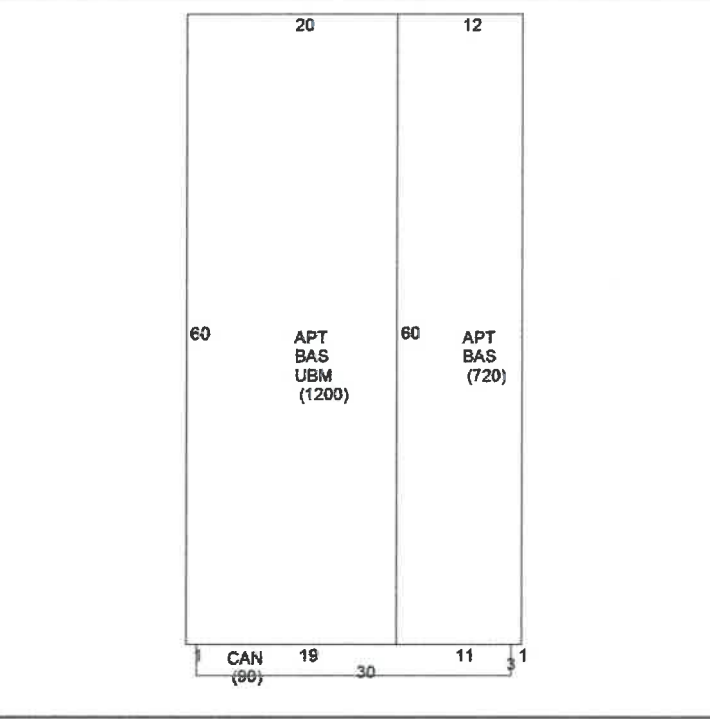
Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$379,500	\$324,900	\$0	\$704,400
2023	\$379,500	\$324,900	\$0	\$704,400
2022	\$379,500	\$324,900	\$0	\$704,400
2021	\$300,800	\$360,000	\$0	\$660,800
2020	\$300,800	\$360,000	\$0	\$660,800

Location and Owner

Location	40 NARRAGANSETT AVENUE
Owner	PERROTTI JOHN J TRUSTEE
Owner2	PERROTTI BONNIE J TRUSTEE
Owner3	
Address	133 SEASIDE DRIVE
Address2	
Address3	JAMESTOWN RI 02835

Building Information

Design	Store/Apt
Year Built	1928
Heat	Forced Air-D
Fireplaces	0
Rooms	8
Bedrooms	4
Bathrooms	5 Half Bath
Above Grade Living Area	3,840 SF



Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
07/02/2024	\$0	1051-284	Quit Claim
09/29/1988	\$0	135-88	

Building Sub Areas

Sub Area	Net Area
Apartment	1,920 SF
Basement, Unfinished	1,200 SF
Canopy	90 SF
First Floor	1,920 SF

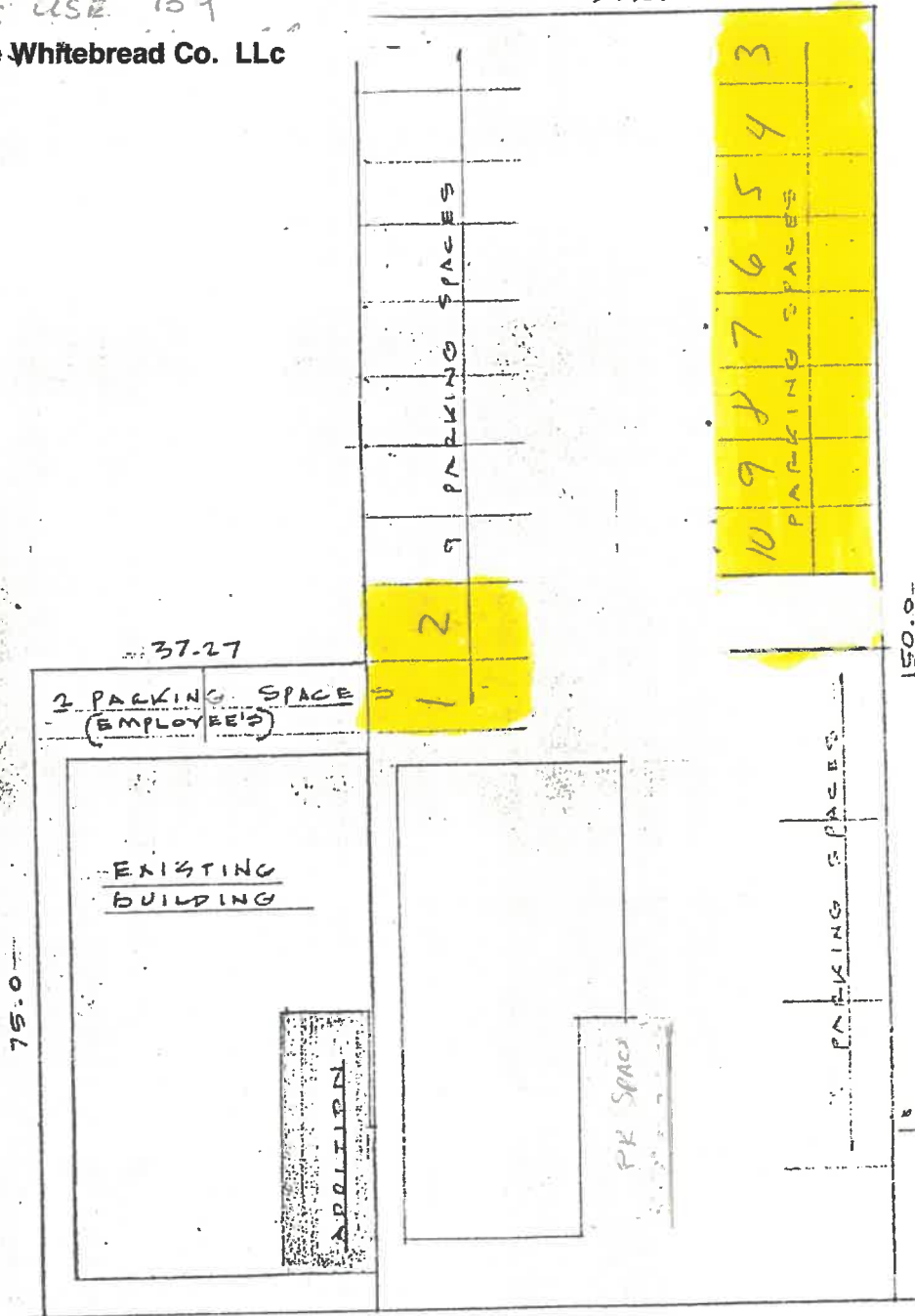
Land Information

ADDENDUM B

Numbered SPACES
(1-10) Designated
FOR USE B1

The Whitebread Co. LLC

59.27



NARRAGANSETT AVE.

THE ISLANDER
NARRAGANSETT AVE.
JAMESTOWN, P.I.

3-18-88

Abutting Property Supporting Documents



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Parcel Identification		Assessment	
Map/Lot	8-427	Land	\$280,600
Account	1721	Building	\$316,200
State Code	01 - Single Fam	Card Total	\$596,800
Card	1/1	Parcel Total	\$596,800
User Account	08065201		

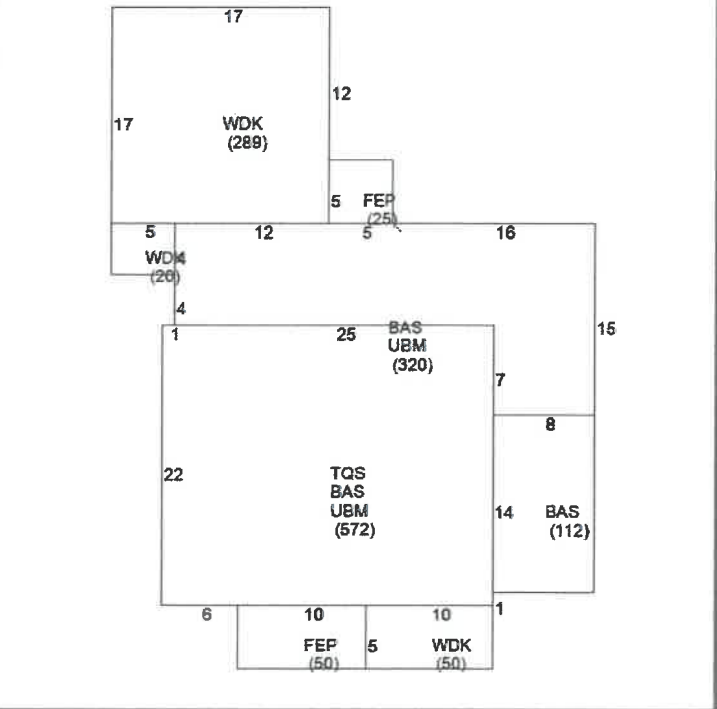


Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$280,600	\$311,000	\$5,200	\$596,800
2023	\$280,600	\$255,200	\$5,200	\$541,000
2022	\$280,600	\$255,200	\$5,200	\$541,000
2021	\$233,400	\$209,200	\$7,800	\$450,400
2020	\$233,400	\$209,200	\$7,800	\$450,400

Location and Owner

Location	6 CORONADO STREET
Owner	LEVESQUE STEPHEN P ET UX
Owner2	LEVESQUE CHERYL L TE
Owner3	
Address	37 CORONADO STREET
Address2	
Address3	JAMESTOWN RI 02835



Building Information

Design	Cape Cod
Year Built	1920
Heat	Hot Water
Fireplaces	0
Rooms	8
Bedrooms	4
Bathrooms	2 Full Bath
Above Grade Living Area	1,433 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
05/23/2023	\$925,000	1036-65	Trustee
05/17/2017	\$0	895-29	Quit Claim
03/06/2017	\$0	888-205	Trustee
09/25/2003	\$0	501-97	
08/05/2002	\$305,000	431-288	
03/06/1996	\$0	266-147	
12/10/1992	\$35,000	200-188	

Building Sub Areas

Sub Area	Net Area
Basement, Unfinished	892 SF
Deck, Wood	359 SF
First Floor	1,004 SF
Porch, Enclosed, Finished	75 SF
Three Quarter Story	429 SF

Land Information



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Parcel Identification		Assessment	
Map/Lot	8-472	Land	\$222,800
Account	1765	Building	\$84,400
State Code	06 - Comm II	Card Total	\$307,200
Card	1/1	Parcel Total	\$307,200
User Account	08071365		



Prior Assessments

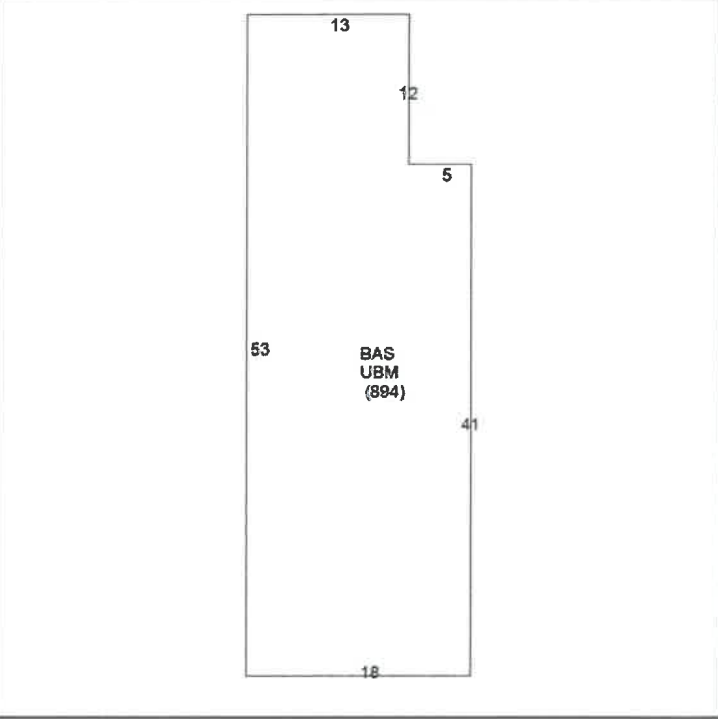
Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$222,800	\$84,400	\$0	\$307,200
2023	\$222,800	\$84,400	\$0	\$307,200
2022	\$222,800	\$84,400	\$0	\$307,200
2021	\$215,200	\$92,400	\$0	\$307,600
2020	\$215,200	\$92,400	\$0	\$307,600

Location and Owner

Location	42 NARRAGANSETT AVENUE
Owner	HOOSIER LEGACY LLC
Owner2	C/O JEFFREY MCDONOUGH
Owner3	
Address	3555 16TH ST
Address2	
Address3	BOULDER CO 80304

Building Information

Design	Store
Year Built	1925
Heat	Hot Water
Fireplaces	0
Rooms	0
Bedrooms	0
Bathrooms	1 Half Bath
Above Grade Living Area	894 SF



Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
04/07/2014	\$0	820-23	Probate Court
01/17/2007	\$0	612-124	
12/01/2003	\$0	517-87	
05/17/1991	\$100,000	172-88	

Building Sub Areas

Sub Area	Net Area
Basement, Unfinished	894 SF
First Floor	894 SF

Land Information

Land Area	0.038 AC
Zoning	CD



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Parcel Identification		Assessment	
Map/Lot	8-598	Land	\$335,400
Account	1864	Building	\$437,800
State Code	02 - 2-5 Family	Card Total	\$773,200
Card	1/1	Parcel Total	\$773,200
User Account	03125300		



Prior Assessments

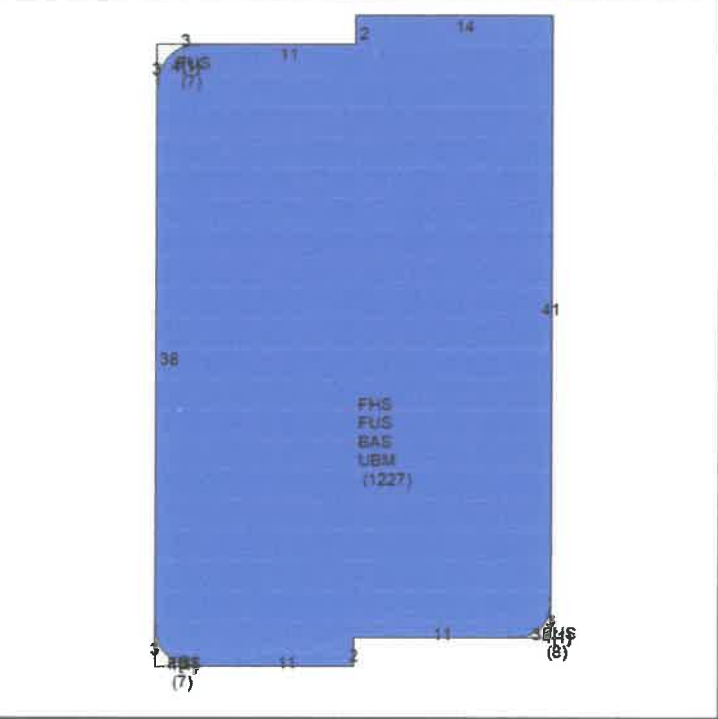
Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$335,400	\$437,800	\$0	\$773,200
2023	\$335,400	\$437,800	\$0	\$773,200
2022	\$335,400	\$437,800	\$0	\$773,200
2021	\$271,000	\$391,000	\$0	\$662,000
2020	\$271,000	\$391,000	\$0	\$662,000

Location and Owner

Location	8/10 CORONADO STREET
Owner	CORONADO ST LLC
Owner2	
Owner3	
Address	PO BOX 194
Address2	
Address3	SAUNDERSTOWN RI 02874-

Building Information

Design	Two Family
Year Built	1997
Heat	Hot Water
Fireplaces	0
Rooms	0
Bedrooms	4
Bathrooms	4 Full Bath
Above Grade Living Area	3,089.5 SF



Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
10/25/2017	\$775,000	909-14	Warranty
05/26/2011	\$0	732-48	Quit Claim
08/28/2008	\$0	657-244	Quit Claim
04/23/1999	\$245,000	331-233	
10/14/1997	\$0	296-19	
01/10/1997	\$45,000	282-325	
01/10/1997	\$0	282-323	
01/10/1997	\$0	282-321	

Building Sub Areas

Sub Area	Net Area
Basement, Unfinished	1,227 SF
First Floor	1,227 SF
Half Story, Finished	613.5 SF
Upper Story, Finished	1,249 SF

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Parcel Identification		Assessment	
Map/Lot	8-391	Land	\$538,500
Account	1694	Building	\$277,100
State Code	04 - Combination	Card Total	\$815,600
Card	1/1	Parcel Total	\$815,600
User Account	16056403		

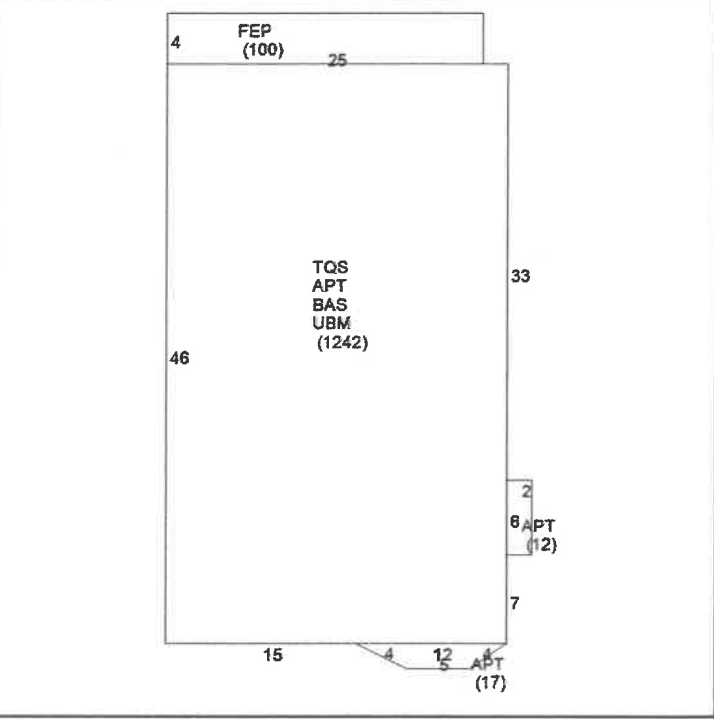


Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$538,500	\$273,000	\$4,100	\$815,600
2023	\$538,500	\$273,000	\$4,100	\$815,600
2022	\$538,500	\$273,000	\$4,100	\$815,600
2021	\$376,800	\$206,400	\$13,500	\$596,700
2020	\$376,800	\$206,400	\$13,500	\$596,700

Location and Owner

Location	38 NARRAGANSETT AVENUE
Owner	PERROTTI BONNIE J TRUSTEE
Owner2	PERROTTI JOHN J (LE)
Owner3	
Address	133 SEASIDE DRIVE
Address2	
Address3	JAMESTOWN RI 02835



Building Information

Design	Store/Apt
Year Built	1930
Heat	Forced Air-D
Fireplaces	0
Rooms	8
Bedrooms	4
Bathrooms	5 Half Bath
Above Grade Living Area	3,444.5 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
07/02/2024	\$0	1051-287	Quit Claim
06/11/1986	\$0	92-529	Warranty

Building Sub Areas

Sub Area	Net Area
Apartment	1,271 SF
Basement, Unfinished	1,242 SF
First Floor	1,242 SF
Porch, Enclosed, Finished	100 SF
Three Quarter Story	931.5 SF

Land Information

Sec. 82-601. Special use permits authorized by this ordinance [chapter].

In accordance with the procedure established in article 5 hereof [of this chapter], the zoning board may, in appropriate cases and subject to conditions and safeguards as further provided in this ordinance [chapter], make exceptions to the terms of this ordinance [chapter] in harmony with the general purposes and intents of this ordinance [chapter] and the comprehensive plan. Special use permits may be granted by the zoning board for the uses listed as special use in section 82-301 herein, and for change of a nonconforming use as provided in article 7 [of this chapter].

(Code 2003, § 82-601)

Sec. 82-602. Burden on the applicant.

Before any special use permit shall be granted, the applicant shall show to the satisfaction of the zoning board:

- A. That the granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare; and
- B. That the granting of such special use permit will not substantially or permanently injure the appropriate use of the property in the surrounding area or district.

In granting a special use permit, the zoning board may impose such special conditions as are deemed necessary to maintain harmony with other lots in the same or abutting zoning districts and to promote the objectives of this ordinance [chapter].

(Code 2003, § 82-602)

Sec. 82-603. Expiration and extension of special use permits.

A special use permit shall expire one year from the date of granting by the zoning board unless the applicant exercises the permission granted or receives a building permit to do [so], and commences construction, and diligently pursues the construction until completed.

A special use permit granted by the zoning board may not be extended or enlarged beyond the limits authorized by the zoning board, except by the granting of a further special use permit by the zoning board.

(Code 2003, § 82-603)

Sec. 82-604. Continuation of special use permits.

It is hereby declared that any special use permits heretofore granted under this ordinance [chapter] shall continue to be a special use, and shall not be construed to become, by the passage of this ordinance [chapter], a nonconforming use or structure.

(Code 2003, § 82-604)