

ZONING BOARD OF REVIEW MEETING AGENDA

Jamestown Town Hall

Rosamond A. Tefft Council Chambers

93 Narragansett Avenue

Tuesday, November 26, 2024

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/how-do-i/watch-live-streamed-town-meetings>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the October 22, 2024 meeting; discussion and/or action and/or vote.

III. CORRESPONDENCE: Communications Received: ; review, discussion and/or action and/or vote.

- A. An email from Daniel & Nadine Mendelsohn requesting a one extension of a previously granted variance granted Nov. 28, 2023.

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.

IV. NEW BUSINESS; review, discussion and/or action and/or vote.

- A. Application of Our Table, LLC whose property is owned by Gino Difante and located at 53 Narragansett Avenue, and further identified as Tax Assessor's Plat 9, Lot 207 for a Special Use Permit granted under Article 3, Special Use Permits and Variances, Section 82-300, 82-301, and 82-302. This application is made pursuant to the provisions of Article 6, Section 82-601, Table 6-1, Section VI (c) (3), Lunchroom or Restaurant (Alcoholic Beverages). The Applicant seeks to expand its current beer and wine liquor license to a full BV license allowing them to sell spirits as well as beer and wine. Said property is located in a CD zone and contains 16,632 square feet.
- B. Application of Christopher and Maria Duva whose property is located at 509 Seaside Drive, and is further identified as Tax Assessor's Plat 3A, Lot 14 for a Variance pursuant to Sec. 82-305 entitled "Variances authorized by this ordinance[chapter], Special Use Permit pursuant to Sec. 82-301 entitled "Special use permits authorized by this ordinance [chapter]" and Sec. 82-800 entitled "High groundwater table and impervious layer overlay district" to raze the existing house and to construct a new single-family home. The property falls under Sub-District "A". The depth to high groundwater is 10" (18" required) and the depth to impervious soil is 68" (42" required). Also, impervious coverage of 24.96% exceeds the code requirement of 9%. Said property is located in an R-40 zone and contains 6706 square feet.

V. ADJOURNMENT