

ZONING BOARD OF REVIEW MEETING AGENDA

**Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, January 28, 2025
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 at 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. NOMINATION AND SELECTION OF NEW ZONING BOARD OF REVIEW CHAIRPERSON & VICE CHAIRPERSON

III. APPROVAL OF MINUTES

- A. Approval of the minutes of the December 17, 2024 meeting; discussion and/or action and/or vote.

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

- A. Application of Robert and Rebecca Small whose property is located at 130 Seaside Dr, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 2, Lot 270 for a Special Use Permit granted under Article 3. Special Use Permits and Variances, Section 82-300, 82-301, and 82-302 pursuant to Article 8. Special Regulations, Section 82-800 for properties located in Subdistrict A. The Applicant seeks said Special Use Permit to construct a small detached garage. Said Property is located in an R40 Zone and contains +/- 21,600 square feet.
- B. Application of Susan S. Gorelick, Trustee, whose property is located at 20 Bark Avenue, and further identified as Tax Assessor's Plat 16, Lot 38 for a special use permit to construct a 12x16 foot garden high tunnel in the backyard. The property is in R-40 zone with 30,720 sq ft and falls under sub-district A requirements of the High Groundwater Table and Impervious Overlay District.
- C. Application of Stephen and Cheryl Levesque whose property is located at 37 Coronado Street, and further identified as Tax Assessor's Plat 8 Lot 326, for a variance from Article 6, Section 82-600, and Article 3, Section 82.302 District Dimensional Regulations to construct a 10'x10' storage shed 3.5' from the south easterly and south westerly side yard lot lines where 7' is required for side yard set back. Said property is located in an R8 zone and contains 11,780 sq. ft.
- D. Application of Stephen and Cheryl Levesque whose property is located at 37 Coronado Street, and further identified as Tax Assessor's Plat 8 Lot 326, for a variance from Article 6, Section 82-600, and Article 3, Section 82.302 and 82-307 District Dimensional Regulations to construct 2nd floor addition to build a home office and exercise space above the existing garage within the garage footprint of 24'x18' from front yard setback of outbuilding where 20' is required and 1.6' is existing; and, from side

yard setback where 7' is required and 4.7' is existing. Said property is located in an R8 zone and contains 11,780 sq. ft.

V. CORRESPONDENCE

- A. Communications Received: review, discussion and/or action and/or vote: No items at this time.

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

- A. Application of 121 Walcott Avenue, LLC whose property is located at 121 Walcott Avenue, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 9, Lot 339 for a Variance granted under Article 3, Special Use Permits and Variances, Section 305, 306, and 307. This application is made pursuant to the provisions of Article 6 section 82-602, Table 6-2, District Dimensional Regulations for the R40 Zoning District of the zoning ordinance. The Applicant seeks an accessory front yard setback of 13.3 feet where 40 feet is required and side yard setback relief of 10.0 feet where 15.0 feet is required in order to construct a small two car garage and accessory dwelling unit. Said property is located in a R40 zone and contains +/- 40,001 square feet.
- B. Application of Andrew and Jessica Green whose property is located at 63 Whale Rock Road, and further identified as Tax Assessor's Plat 12, Lot 192 for a Variance from Article 6, Section 82-602, District dimensional regulations, Table 6.2. To construct a concrete pad to place 4 HVAC condensers 12'-6" where 30 feet is required from the north property line and a generator 10'-0" where 30 feet is required from the north property line. Said property is located in a R-40 zone and contains 23,714 square feet.

VII. ADJOURNMENT

Pursuant to RIGL § 42-46-6(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. Notice is also posted at the Jamestown Police Station and on the Internet at www.jamestownri.gov.

ALL NOTE: If communications assistance is needed or other accommodations to ensure equal participation, please call 1-800-745-5555, or contact the Town Clerk at 401-423-9800, via facsimile to 401-423-7230, or email to rfagan@jamestownri.net not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website on January 22, 2025.