



**ZONING BOARD OF REVIEW MEETING**  
**Jamestown Town Hall**  
***Rosamond A. Tefft Council Chambers***  
***93 Narragansett Avenue***  
**Tuesday, January 23, 2018**  
**7:00 PM**

**I. ROLL CALL; CALL TO ORDER**

**II. APPROVAL OF MINUTES**

- A. November 28, 2017 Meeting; review, discussion and/or potential action and or vote

**III. CORRESPONDENCE**

- A. Nothing at this time.

**IV. OLD/UNFINISHED BUSINESS**

- A. **FOR A DECISION ONLY.** Application of William & Cinthia Reppe (David S. Martin, owner) whose property is located at Summit Ave., and further identified as Assessor's Plat 1, Lot 39 for a variance from Article 3, Section 82-302 Table 3-2 (District Dimensional Regulations) to construct a single family home, 2 story, resulting in a 30' front setback where 40' is required, and a 20' setback on each side where 30' is required. Said property is located in a RR80 zone and contains 9996 sq. ft.; review, discussion and/or potential action and/or vote
- B. Application of David A. & Jennifer R. Clancy, whose property is located at 382 North Rd., and further identified as Assessor's Plat 7, Lot 22 for a variance from Article 82-300 (Regulations of Structures and Land), Table 3-2 to construct an addition to an existing dwelling which adds living space and a garage 33 ft. from the westerly property line (50 ft. required) and 6 ft. from the southerly line (40 ft. required). Said property is located in a R200 zone and contains 65,340 sq. ft. ; review, discussion and/or potential action and/or vote

**V. NEW BUSINESS**

- A. Application of Patricia J. Lager, Trustee of The Patricia J. Lager Trust-2016, whose property is located at 75 Longfellow Road, Jamestown, Rhode Island, and further identified as Assessor's Plat 8, Lot 601 for a

variance, pursuant to Article 6, Sections 82-600 and 82-605, from Article 3 Section 82-302, Table 3-2, District dimensional regulations, to construct an addition on the property where the front setback is proposed to be 22.5 feet where 30 feet is required, the side setback is proposed to be 4 feet where 15 feet is required, and the Lot Coverage is proposed to be 26% where 25.0% is required. The application also seeks a Variance from Article 7, Section 82-705, Alteration of a nonconforming structure, in order to construct the addition as the current setbacks are: Front 24.6 feet where 30 feet is required. Said property is located in a R20 Zone and contains 12,917 square feet; review, discussion and/or potential action and/or vote

- B. Application of Robert Johnson, whose property is located at Steamboat Ave., and further identified as Assessor's Plat 5, Lot 94 for a variance from Article 82, Section 308, and (Setbacks from freshwater wetlands). Applicant also seeks a special use permit from Section 82-314 (High Groundwater Table and Impervious Overlay District) to construct a two bedroom home 95.1 ft. from the wetland (150 ft. required). Said property is located in a R40 zone and contains 7,200 sq. ft., ; review, discussion and/or potential action and/or vote
  
- C. Application of Dumpling Land LLC, whose property is located at 28 Dumpling Drive, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 10, Lot 111 for a Variance, pursuant to Article 6, Sections 82-600 and 82-605, from Article 3 Section 82-302, Table 3-2, District dimensional regulations, for a front yard setback of 24.8 feet where 40 feet is required and a South Side yard setback of 15.7 feet where 30 feet is required. This application also seeks relief from Section 82-308 (A), setback from freshwater wetlands where the proposed OWTS system will be 59 feet from a wetland edge where 150 is required. The application also seeks a Variance from Article 7, Section 82-705, Alteration of a nonconforming structure, in order to perform the proposed modifications as the current structure is approximately 1 foot over the front property line, 21.4 feet off the North Side yard and 14.1 feet off the South side yard property line. The Applicant requests this relief in order to remove the existing structure and replace it with a structure that is more conforming. Said property is located in a RR80 Zone and contains 33,930 square feet. ; review, discussion and/or potential action and/or vote
  
- D. Application of Kayleigh E. Melroy, whose property is located at 76 Nautilus St. and further identified as Assessor's Plat 5, Lot 325 for a Special use permit from Article 82, Section 314.C & 82-601 Special Use Permits to construct an 8'x 16' addition as an extension of kitchen & bath in sub district A, high groundwater district. Said property is located in a R40 zone and contains 14,374 sq. ft. ; review, discussion and/or potential action and/or vote

- E. Application of Andrea Cognese et Dorian 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. Said property is located in a CL zone and contains 7000 sq. ft. ; review, discussion and/or potential action and/or vote
  
- F. Application of Geoffrey Hamlin, whose property is located at Battery Lane. and further identified as Assessor's Plat 11, Lot 38 for a Variance from Article 3, Section 82-316 Pools and tennis courts and 82-302 table 3-2 accessory setbacks, to allow a portion of tennis court that is impinging on side setback to be 11' where a 20' side setback is required. Said property is located in a RR-80 zone and contains 5.28 acres ; review, discussion and/or potential action and/or vote
  
- G. Application of Benjamin Brayton, whose property is located at 30 Battery Lane and further identified as Assessor's Plat 11, Lot 30 to appeal permit denial from Article 5 Section 82-503 Procedure for appeals. To appeal the denial of a plumbing permit due to a prior condition set on a previous variance. Said property is located in a R40 zone and contains 14,374 sq. ft. ; review, discussion and/or potential action and/or vote

## VI. ADJOURNMENT

***Pursuant to RIGL §42-46-5(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. In addition notice may also be posted at the Jamestown Police Station and on the Internet at [www.jamestownri.gov](http://www.jamestownri.gov).***

This meeting location is accessible to the physically challenged. If communications assistance or other accommodations are needed to ensure equal participation, please call 1-800-745-5555, or contact the Zoning Board Clerk at 401-423-7221, or email [pwestall@jamestownri.net](mailto:pwestall@jamestownri.net) not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website January 11 , 2018