



## ZONING BOARD OF REVIEW MEETING

Jamestown Town Hall

*Rosamond A. Tefft Council Chambers*

*93 Narragansett Avenue*

Tuesday, November 27, 2018

7:00 PM

### I. ROLL CALL; CALL TO ORDER

### II. APPROVAL OF MINUTES

- A. October 23, 2018 Meeting; review, discussion and/or potential action and or vote

### III. CORRESPONDENCE

- A. **A request for a one year extension of a previously granted variance from William & Cinthia Reppe for Plat 1, Lot 39;** review, discussion and/or potential action and or vote
- B. **A letter to withdraw the variance & special use request of Wildacre Allagash, LLC, without prejudice;** review, discussion and/or potential action and or vote

### IV. OLD BUSINESS

- A. Application of Vanessa Wurman, whose property is located at 450 E. Shore Rd., and further identified as Assessor's Plat 4, Lot 15 for a variance from Article 3, Section 302, Dimensional Regulations Article 6, Section 82-606 to raise the roof line on the existing garage with crawl space to accommodate for a guest room which exceeds the granted 19' as determined by previously submitted plans. Said property is located in a RR80 zone and contains 1.74 acres. ; review, discussion and/or potential action and/or vote

### V. NEW BUSINESS

- A. Application of WILDACRE ALLAGASH, LLC (ERIC BOTTARO, OWNER) whose property is located at Seaside Drive and Beach Avenue, and further identified as Tax Assessor's Plat 15, Lot 215 for:
1. a Variance from Article 3, Section 302, District Dimensional Regulations to allow front setback relief from Beach Avenue for 27.9' setback in an R-40 zone where front setback requirement is 40'; and
  2. a Special Use Permit from Article 3, Section 2-314(c), High Groundwater Table and Impervious Layer Overlay District to allow construction of a single family home a 4 bedroom OWTS.

Said property is located in an R-40 zone and contains 25,668 square feet; review, discussion and/or potential action and/or vote

- B. Application of Angels Kitchen, whose property is located at 23 Narragansett Ave., and further identified as Assessor's Plat 9, Lot 568 for a special use permit from Article 6, Section 82-601, Special Use Permits authorized by this ordinance, Article 3, Table 3.1 Restaurant with Alcohol, to serve beer & wine. Said property is located in a CL zone. ; review, discussion and/or potential action and/or vote
  
- C. Application of Donata & Neill Barber, whose property is located at 108 Howland Ave., and further identified as Assessor's Plat 9, Lot 516 for a variance & special use permit from Article 3, Section 82-302, Table 2 – setback requirements, Article 14, Section 82-1403-H-Detached AFDU, Article 6, Section 82-601 & 606 Special Use Permits, conditions for granting a variance. Request minimum relief per articles to allow for an existing approved AFDU that is .8 ft. from the rear lot line instead of the required 30 ft. Said property is located in a R20 zone and contains 16,500 sq. ft. ; review, discussion and/or potential action and/or vote
  
- D. Application of Jamestown Beer Holdings LLC (Okema Prop. LLL, owner) whose property is located at 34 Narragansett Ave., and further identified as Assessor's Plat 8, Lot 453 for a special use permit from Article 3, Section 82-301, Table 3-1 VIB Tavern/Bar, Article 6, Section 82-601 special use permit to operate a nanobrewery and taproom. Said property is located in a CD zone and contains 1,373 sq. ft. ; review, discussion and/or potential action and/or vote
  
- E. Application of Paul Hamilton and Patricia Young whose property is located at 260 Beavertail Road, Jamestown, RI, and further identified as Tax Assessor's Plat 12, Lots 42 and 212, for an appeal pursuant to the Zoning Ordinance, Article 82, Section 408 ("Appeal of a decision of the zoning enforcement officer"). Mr. Hamilton and Ms. Young appeal the Zoning Enforcement Officer's decision not to take action on their formal, written request that he take action with respect to their neighboring property owner's (Geoffrey Hamlin and Kristan Peters Hamlin, together, the "Hamlins") tennis court structure (located at 0 Battery Lane, Tax Assessor's Plat 11, Lot 38), specifically to:
  - 1. require complete removal of the tennis court structure and regrading of the area to preconstruction elevations as reflected in the existing plans;
  - 2. formally deny the November 6, 2017 Northeast Engineers & Consultants, Inc. drainage plan (entitled "Proposed Improvements in the Vicinity of Tennis Court") submitted by the Hamlins, because, for one, it is an "after-the-fact" plan that is not appropriate under the soil erosion and sedimentation provisions of the Town Code; and
  - 3. require the Hamlins to submit an appropriate drainage plan, if still necessary for the work proposed on the whole of the Hamlins' property.

Paul Hamilton and Patricia Young's property is located in an RR-80 zone and contains approximately 45.195 acres. ; 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.