

ZONING BOARD OF REVIEW AGENDA  
MAY 23, 2017 MEETING  
7:00 p.m.  
Jamestown Town Hall  
93 Narragansett Avenue  
Jamestown, RI

I. MINUTES

1. Reading of the Minutes of the April 25, 2017 meeting.

II. CORRESPONDENCE

III. NEW BUSINESS

1. Application of John R. Connors, whose property is located Frigate St., and further identified as Assessor's Plat 16, Lot 222 for a variance/special use permit from Article 3, Sections 308 & 314 to construct a single family dwelling and install a two bedroom OWTS on a sub district A lot (high groundwater table & impervious layer overlay district) and where the OWTS will be 51' from a forested wetland edge instead of the required 150 ft. Said property is located in a R40 zone and contains 8,332 sq. ft. (This is a re-advertisement with corrected lot number.)
2. Application of John P. Morgan, whose property is located at 26 Decatur Ave., and further identified as Assessor's Plat 7, Lot 193 for a variance from Article 83, Section 302, Dimensional regulations (side yard only) to demolish existing garage & replace with a new one story garage/master bedroom & bath with a front yard setback of 38 ft. instead of 40 ft. and side yard setback of 10' instead of required 20'. Said property is located in a R40 zone and contains 41,586 sq. ft. (This is a re-advertisement with the side yard setback added.)
3. Application of Susan J. Earley, whose property is located at East Shore Rd., and further identified as Assessor's Plat 1, Lot 324 for a variance from Article 82, Section 308, (Setback from Freshwater

Wetlands) and 82-300 (Regulation of Structures & Land), Table 3-2. Also a special use permit from Section 82-314 (High Groundwater Table & Impervious Overlay District) to construct a 2 bedroom home 20 ft. from the westerly property line (40 ft. required) & 51 ft. from the wetland (150 ft. required). Said property is located in a RR80 zone and contains 37,798 sq. ft.

4. Application of Lucia & John Marshall, whose property is located at 32 Dumpling Dr., and further identified as Assessor's Plat 10, Lot 97 for a variance from Article 82, Section 302, (Dimensional Regulations) to (1) construct a main structure with a side yard setback of 22.4 ft. instead of 30 ft.; (2) construct an accessory structure to include a garage, pool & terrace with a side yard setback of 15 ft. instead of 20 ft.; and (3) construct a principal structure with a height of 39.25 ft. instead of 35 ft. Said property is located in a RR80 zone and contains 44,973 sq. ft.
5. Application of Mark & Donna Hemphill, whose property is located at 120 Garboard St., and further identified as Assessor's Plat 15, Lots 173 & 174 for a special use permit pursuant to Article 3, Section 82-314, High Groundwater Table & Impervious Overlay District, Sub-District A, and granted under Article 6, Section 82-600 & 82-602 to construct a 624 sq. ft. garage, and a variance from Article 3, Section 82-314(C)(4), Percent of Maximum Impervious Cover for Sub-District A, pursuant to Article 6, Sections 82-600 & 82-605, where the existing impervious lot coverage is 20.9% and the proposed impervious lot coverage is 14.8% and the allowable impervious lot coverage is 10%. The applicant is proposing to merge lot 173 & 174 and construct a 624 sq. ft. garage on the lot currently described as lot 174. Said property is located in a R40 zone and each lot contains 7,200 sq. ft. or a total of 14,400 sq. ft.
6. Application of Edward P. Flanagan, Jr., whose property is located at 49 Bay View Dr. North., and further identified as Assessor's Plat 1, Lot

217 for a variance/special use permit from Article 82, Section 601 & 314, (High Groundwater Table & Impervious Overlay District) and Section 302 (Dimensional Regulations); a variance from Article 82, Section 314(C) (Percent Maximum Impervious Cover); to remove the existing single family residence & garage structure & construct a single family residence & garage in the same location. The existing & proposed house is 22.6 ft. from the front lot line where 40 ft. is required. The proposed impervious cover is 10.6%, which exceeds the maximum allowable impervious coverage limit of 9%. Said property is located in a RR80 zone and contains 18,255 sq. ft.

7. Application of West Ferry, LLC, whose property is located at 44 Southwest Ave., and further identified as Assessor's Plat 9, Lot 22 for a variance pursuant to Article 6, Sections 82-600 & 82-605, from Article 3, Section 82-302, Table 3-2 (District Dimensional Regulations) and a variance from Article 7, Section 82-705 (Alteration of a nonconforming structure) in order to construct a second story on an existing garage where the current garage is one & one half (1.5) stories and is located three (3) ft. from the property line where ten (10) ft. is required. Said property is located in a CL zone and contains 63,162 sq. ft.

#### IV. ADJOURNMENT