

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, OCTOBER 24, 2023
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/watch-live-Town-meetings>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the August 22, 2023 meeting; review, discussion and/or action and/or vote.

III. CORRESPONDENCE

- I. **Communications Received:** – Review, Discussion and / or Potential Action and / or Vote.

- II. **NEW BUSINESS:** “Public Hearings – Review, Discussion and / or Potential Action and / or Vote:”

A. Application of Charles H Frankenbach III ETUX and Lauren B Frankenbach whose property is located at 47 Clinton Ave and further identified as Assessor Plat 9, Lot 364 for a Variance from Article 3, Section 82-302 to construct a second floor over an existing first floor which will be 4’5” from the north side of the property instead of the required 7 feet. The second floor will follow the lines of the current structure and not change the distance of the house to the property line. The property is in zone R-8 which is 5800 sq. ft.

B. Application of Joseph C. Kohler and Darlene M. Kohler whose property is located at 13 Ship Street and further identified as Assessor Plat 15, Lot 103 for a Variance from Article 3, Section 302 to construct a stairway to the 2nd floor of the south side of the garage which will be 8 feet from the south side of the property line instead of the required 10 feet. The stairway will follow the lines of the current garage structure and will not change the distance of the stairway to the property line. The property is in zone R-40 which is 14,400 sq. ft.

- C. Application of John Kuffner whose property is located at 75 Blueberry Lane, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 10, Lot 98 for a Variance granted under Article 6, Special Use Permits and Variances, Section 600 and 606. This application is made pursuant to the provisions of section 82-302, Table 3-2, District Dimensional Regulations for the RR80 Zoning District of the zoning ordinance. The Applicant seeks an accessory side yard setback relief of four (4.0) feet where twenty (20.0) feet is required and a front yard setback of 20 feet where 40 feet is required in order to construct a small single stall garage and storage area. Said property is located in a RR80 zone and contains +/-13,590 square feet.
- D. Application of LANCE GERSHENOFF and KATHARINE SMITH GERSHENOFF (GERSHENOFF IRREVOCABLE TRUST, OWNER) whose property is located at 15 Spanker Street, and further identified as Tax Assessor's Plat 15, Lot 50 for a Variance from Article 7, Section 82-705, Alteration of a Nonconforming Structure to allow an addition to a structure that is non-conforming as to dimensions (setbacks) in an R-40 zone where the front setback requirement is 10' and the side setback requirement is 20'. Said property is located in an R-40 zone and contains 14,400 square feet.
- E. Application of Andrew & Michele Nota, whose property is located at 61 Cole Street, and further identified as Tax Assessor's Plat 9, Lot 154 for a variance for Article 7 Non-Conforming Uses, Sec. 82-705. Alteration of a non-conforming structure. We are seeking to add a family room, bathroom, and mudroom to an existing structure (1,145 sq. ft) which is within the allowed setbacks. The existing structure is non-conforming regarding front (secondary) setback along Cole Street. 9' required, 6.6' existing. We are seeking general administrative relief from the broad Code language and the work as proposed conforms with the Codes technical requirements which includes setbacks, lot coverage, and building height. Said property is in an R-8 Zone and contains 13,200 sq. ft.

III. 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.

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 not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website.