

ZONING BOARD OF REVIEW AGENDA  
FEBRUARY 17, 2015 MEETING  
7:00 p.m.  
Jamestown Town Hall  
93 Narragansett Avenue  
Jamestown, RI

I. MINUTES

1. Reading of the Minutes of the October 28, 2014 meeting.

II. CORRESPONDENCE

III. NEW BUSINESS

1. David & Mary Dacquino request a one year extension of an existing variance for 2 Walcott Ave., Plat 9, Lot 288 to demolish and replace existing structure.
2. CMS request for a one year extension of an existing approval by the Zoning Board for Plat 8, Lot 278 to construct two additional boat sheds.
3. Application of EJS, Inc. (Lessee), JTN, LLC (Owner), DBA: Simpatico Jamestown whose property is located at 13 Narragansett Ave., and further identified as Assessor's Plat 9, Lot 603 for a modification to Special Use Permits granted under Article 6, Special Use Permits and Variances, Section 600, 601, 602 & 603. This application is made pursuant to the provisions of section 82-1205 & 1205.1 as well as from Table 3-1 of the zoning ordinance in order to expand existing restaurant from 190 to 235 seats. Said property is located in a CD zone and contains 13,195 sq. ft.
4. Application of Scott Hallberg, whose property is located at Bow St., and further identified as Assessor's Plat 14, Lot 215 for a special use permit from Article 3, Section 82-314 (High groundwater table & impervious layer overlay district) to allow construction of a single family dwelling and a 2 bedroom Onsite

Wastewater Treatment System. Said property is located in a R40 zone and contains 7,200 sq. ft.

5. Application of Jamestown Arts Center, whose property is located at 18 Valley St., and further identified as Assessor's Plat 8, Lot 461 for variances from Article 3, Table 3-2, Section 82-302 (District Dimensional Regulations) to construct an addition to existing nonconforming structure with a combined lot coverage of 55% where 35% is allowed and a building setback of 4 ft. from a side property line instead of the required 6 ft.; Article 12, Section 82-1203 (Minimum off-street parking), to provide 8 on-site parking spaces where 17 are required. Said property is located in a CL zone and contains 10,000 sq. ft.
6. Application of Robert DiCristofaro, whose property is located at 516 Seaside DR., and further identified as Assessor's Plat 3, Lot 40 for a variance from Article 6, Table 3-2 (District Dimensional Regulations) to construct a second floor addition on an existing single-family dwelling which encroaches on the north, west and south required yards. Said property is located in a R40 zone and contains 4,000 sq. ft.

#### IV. SOLICITOR'S REPORT

#### V. EXECUTIVE SESSION

1. The Zoning Board of Review may move to convene in Executive Session pursuant to RIGL 42-46-5 (a) (2) Litigation.

#### VI. ADJOURNMENT