

**Z-25-1****Zoning Board of Review Application**

Status: Active

Submitted On: 3/19/2025

**Primary Location**126 LONGFELLOW ROAD  
Jamestown, RI 02835**Owner**HOVEY JOANNE TRUSTEE | ELM STREET 2023  
TRUST  
126 LONGFELLOW ROAD JAMESTOWN, RI 02835**Applicant** Jeff Holden  
 401-261-0859  
 jeffholdenbuilding@gmail.com  
 187 Third St  
Newport, RI 02840

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**Administrative Information** **Hearing Date**

05/27/2025

**Hearing Time**

7:00 PM

**Relief Sought**

This requires a front yard setback relief of 26' 9" and a side yard setback relief of 5' 10".

**Number of Abutters**

24

**Is this an Appeal?**

No

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**Applicant**

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

**Name of Applicant\***

Jeff Holden

**Who is Submitting this Application?\***

Contractor

**Owners Name\***

Joanne Hovey

**Owner Affidavit\***

JH permission.tiff

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**Location for Application****Please Note - The Address and/or Plat/ lot is required to continue with this application****Property Location Type\***

Physical Address

**Address\***

126 Longfellow road

**City/Town\***

Jamestown

## Type of Application

**Application Type\***

Dimensional Variance

**Proposed\***

Addition

**Total Square Footage\***

294

**Width in Feet\***

12

**Length in Feet\***

22

**Height Above Grade\***

15

**Number of Stories\***

1

**Setbacks:**

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

**Front Yard in Feet\***

26.75

**Rear Yard in Feet\***

0

**Side Yard in Feet\***

5.833

**Corner Side Yard in Feet\***

0

**Height in Feet\***

0

**Provision(s) of the Zoning Ordinance (if known)****Describe the extent of the proposed alterations and the reasons for the requesting relief\***

Increasing roof height in existing garage

**Survey, to scale, prepared by a licensed professional land surveyor**

IMG\_3113.jpeg

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## Existing Lot Specifications

**Current Use of Premises\***

Residential

**Lot Area\***

15624

Lot Frontage\*

216.1

Lot Depth\*

140

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## Applicant Sign off

I, the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature\*

✓ Jeffrey M Holden  
Mar 19, 2025

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## Attachments

**200" Radius Map & Abutters List with Plat & Lot**

IMG\_2240.png

Uploaded by Jeff Holden on Mar 21, 2025 at 9:22 AM

**a. \tln RR-200, RR-80, R40, CW, and OS districts a list of the owners of property within 300 feet of the property abutters list LF .pdf**

Uploaded by Jeff Holden on Mar 21, 2025 at 9:21 AM

**Site Plan**

New site plan with pool house .pdf

Uploaded by Jeff Holden on Mar 19, 2025 at 7:47 AM

**LF site plan revised .pdf**

LF site plan revised .pdf

Uploaded by Jeff Holden on Mar 19, 2025 at 7:49 PM

**LF garage revised elevations .pdf**

LF garage revised elevations .pdf

Uploaded by Jeff Holden on Mar 19, 2025 at 7:49 PM

**Garage front photo**

IMG\_2233.jpeg

Uploaded by Jeff Holden on Mar 21, 2025 at 8:12 AM

**Garage pic side**

IMG\_2232.jpeg

Uploaded by Jeff Holden on Mar 21, 2025 at 8:13 AM

**abutters list LF**

abutters list LF .pdf

Uploaded by Jeff Holden on Mar 21, 2025 at 9:20 AM

**LF new ad .docx**

LF new ad .docx

Uploaded by Jeff Holden on Mar 24, 2025 at 10:53 AM

**Authorization - Hovey (002).jpeg**

Authorization - Hovey (002).jpeg

Uploaded by Suzanne Enser on Apr 28, 2025 at 11:24 AM

**Photos 1-9.pdf**

Photos 1-9.pdf

Uploaded by Suzanne Enser on Apr 28, 2025 at 11:46 AM

**Land survey**

IMG\_3113.jpeg

Uploaded by Jeff Holden on Apr 28, 2025 at 1:07 PM

## Record Activity

Jeff Holden started a draft Record	03/18/2025 at 10:54 am
Jeff Holden added file LF garage .pdf	03/19/2025 at 7:47 am
Jeff Holden added file New site plan with pool house .pdf	03/19/2025 at 7:47 am
Jeff Holden submitted Record Z-25-1	03/19/2025 at 7:48 am
OpenGov system altered approval step Application Completeness Review, changed status from Inactive to Active on Record Z-25-1	03/19/2025 at 7:48 am
OpenGov system assigned approval step Application Completeness Review to Suzanne Enser on Record Z-25-1	03/19/2025 at 7:48 am
Suzanne Enser approved approval step Application Completeness Review on Record Z-25-1	03/19/2025 at 9:58 am
OpenGov system altered approval step Zoning Official Review, changed status from Inactive to Active on Record Z-25-1	03/19/2025 at 9:58 am
OpenGov system assigned approval step Zoning Official Review to Dennis Begin on Record Z-25-1	03/19/2025 at 9:58 am
Jeff Holden added file LF site plan revised .pdf to Record Z-25-1	03/19/2025 at 7:49 pm
Jeff Holden added file LF garage revised elevations .pdf to Record Z-25-1	03/19/2025 at 7:49 pm
Dennis Begin changed form field entry Height in Feet from "4" to "0" on Record Z-25-1	03/20/2025 at 3:52 pm
Dennis Begin changed form field entry Height Above Grade from "1" to "15" on Record Z-25-1	03/20/2025 at 3:53 pm
Dennis Begin changed form field entry Side Yard in Feet from "0" to "5.833" on Record Z-25-1	03/20/2025 at 4:01 pm
Dennis Begin changed form field entry Front Yard in Feet from "0" to "26.75" on Record Z-25-1	03/20/2025 at 4:01 pm
Jeff Holden added file IMG_2230.png to Record Z-25-1	03/21/2025 at 8:10 am
Jeff Holden added file IMG_2233.jpeg to Record Z-25-1	03/21/2025 at 8:12 am
Jeff Holden added file IMG_2232.jpeg to Record Z-25-1	03/21/2025 at 8:13 am
Jeff Holden added file IMG_2240.png to Record Z-25-1	03/21/2025 at 9:20 am
Jeff Holden added file abutters list LF .pdf to Record Z-25-1	03/21/2025 at 9:20 am
Jeff Holden added file abutters list LF .pdf to Record Z-25-1	03/21/2025 at 9:21 am
Jeff Holden added file IMG_2240.png to Record Z-25-1	03/21/2025 at 9:22 am
Jeff Holden added file IMG_2244.jpeg to Record Z-25-1	03/21/2025 at 10:51 am
Jeff Holden added file LF new ad .docx to Record Z-25-1	03/24/2025 at 10:53 am
Suzanne Enser removed file IMG_2244.jpeg from Record Z-25-1 from Record Z-25-1	03/24/2025 at 10:53 am
Suzanne Enser removed attachment LF article from Record Z-25-1	03/24/2025 at 10:53 am
Dennis Begin changed form field entry Is this an Appeal? from "" to "No" on Record Z-25-1	03/24/2025 at 11:14 am

Suzanne Enser changed form field entry Hearing Date from "" to "04/22/2025" on Record Z-25-1	03/24/2025 at 11:17 am
Suzanne Enser changed form field entry Is this an Appeal? from "" to "No" on Record Z-25-1	03/24/2025 at 11:17 am
Suzanne Enser changed form field entry Number of Abutters from "" to "24" on Record Z-25-1	03/24/2025 at 11:17 am
Suzanne Enser changed form field entry Relief Sought from "" to "<span style='font-size: 12pt; line-height: 115%; font-family: "Times New Roman"; box-si...' on Record Z-25-1	03/24/2025 at 11:17 am
Suzanne Enser changed form field entry Hearing Time from "" to "7:00 PM" on Record Z-25-1	03/24/2025 at 11:17 am
Dennis Begin approved approval step Zoning Official Review on Record Z-25-1	03/24/2025 at 11:37 am
OpenGov system altered payment step Zoning Board Review Fee, changed status from Inactive to Active on Record Z-25-1	03/24/2025 at 11:37 am
OpenGov system completed payment step Zoning Board Review Fee on Record Z-25-1	03/24/2025 at 11:39 am
OpenGov system altered approval step Zoning Board Hearing Scheduled, changed status from Inactive to Active on Record Z-25-1	03/24/2025 at 11:39 am
OpenGov system assigned approval step Zoning Board Hearing Scheduled to Suzanne Enser on Record Z-25-1	03/24/2025 at 11:39 am
Suzanne Enser approved approval step Zoning Board Hearing Scheduled on Record Z-25-1	04/08/2025 at 9:40 am
OpenGov system completed document step Notice of Public Hearing on Record Z-25-1	04/08/2025 at 9:40 am
OpenGov system altered approval step Zoning Board Decision, changed status from Inactive to Active on Record Z-25-1	04/08/2025 at 9:40 am
OpenGov system assigned approval step Zoning Board Decision to Suzanne Enser on Record Z-25-1	04/08/2025 at 9:40 am
Dennis Begin changed form field entry Hearing Date from "04/22/2025" to "05/27/2025" on Record Z-25-1	04/28/2025 at 11:22 am
Suzanne Enser added file Authorization - Hovey (002).jpeg to Record Z-25-1	04/28/2025 at 11:24 am
Dennis Begin added document step Notice of Public Hearing to Record Z-25-1	04/28/2025 at 11:25 am
OpenGov system completed document step Notice of Public Hearing on Record Z-25-1	04/28/2025 at 11:25 am
Dennis Begin submitted a Change Request on Record Z-25-1	04/28/2025 at 11:30 am
Dennis Begin removed file IMG_2230.png from Record Z-25-1 from Record Z-25-1	04/28/2025 at 11:31 am
Dennis Begin removed file LF garage .pdf from Record Z-25-1 from Record Z-25-1	04/28/2025 at 11:33 am
Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1	04/28/2025 at 11:38 am
Dennis Begin removed attachment LF Plot map from Record Z-25-1	04/28/2025 at 11:38 am
Suzanne Enser added file Photos 1-9.pdf to Record Z-25-1	04/28/2025 at 11:46 am
Jeff Holden changed form field entry Survey, to scale, prepared by a licensed professional land surveyor from "7916" to "9033" on Record Z-25-1	04/28/2025 at 1:04 pm
Jeff Holden submitted a new version of Record Z-25-1 of Record Z-25-1	04/28/2025 at 1:04 pm
Jeff Holden added file IMG_3113.jpeg to Record Z-25-1	04/28/2025 at 1:07 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✓ Application Completeness Review	3/19/2025, 7:48:32 AM	3/19/2025, 9:58:00 AM	Suzanne Enser	-	Completed
✓ Zoning Official Review	3/19/2025, 9:58:01 AM	3/24/2025, 11:37:42 AM	Dennis Begin	-	Completed
💰 Zoning Board Review Fee	3/24/2025, 11:37:43 AM	3/24/2025, 11:39:30 AM	Jeff Holden	-	Completed
✓ Zoning Board Hearing Scheduled	3/24/2025, 11:39:30 AM	4/8/2025, 9:40:32 AM	Suzanne Enser	-	Completed
📄 Notice of Public Hearing	4/8/2025, 9:40:32 AM	4/8/2025, 9:40:32 AM	-	-	Completed
📄 Notice of Public Hearing	4/28/2025, 11:25:13 AM	4/28/2025, 11:25:13 AM	-	-	Completed
✓ Zoning Board Decision	4/8/2025, 9:40:32 AM	-	Suzanne Enser	-	Active
✓ Review of Record	-	-	-	-	Inactive















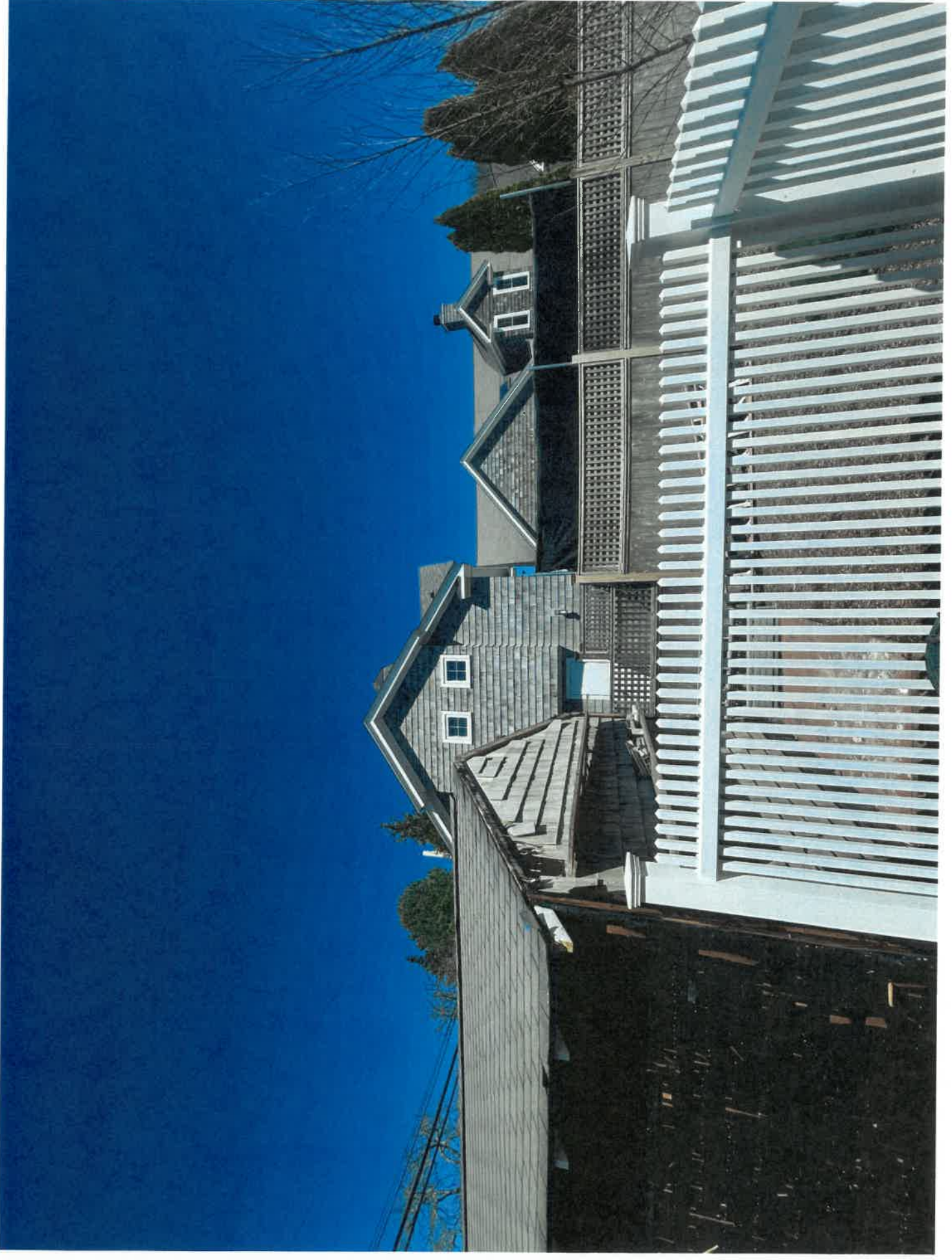


5



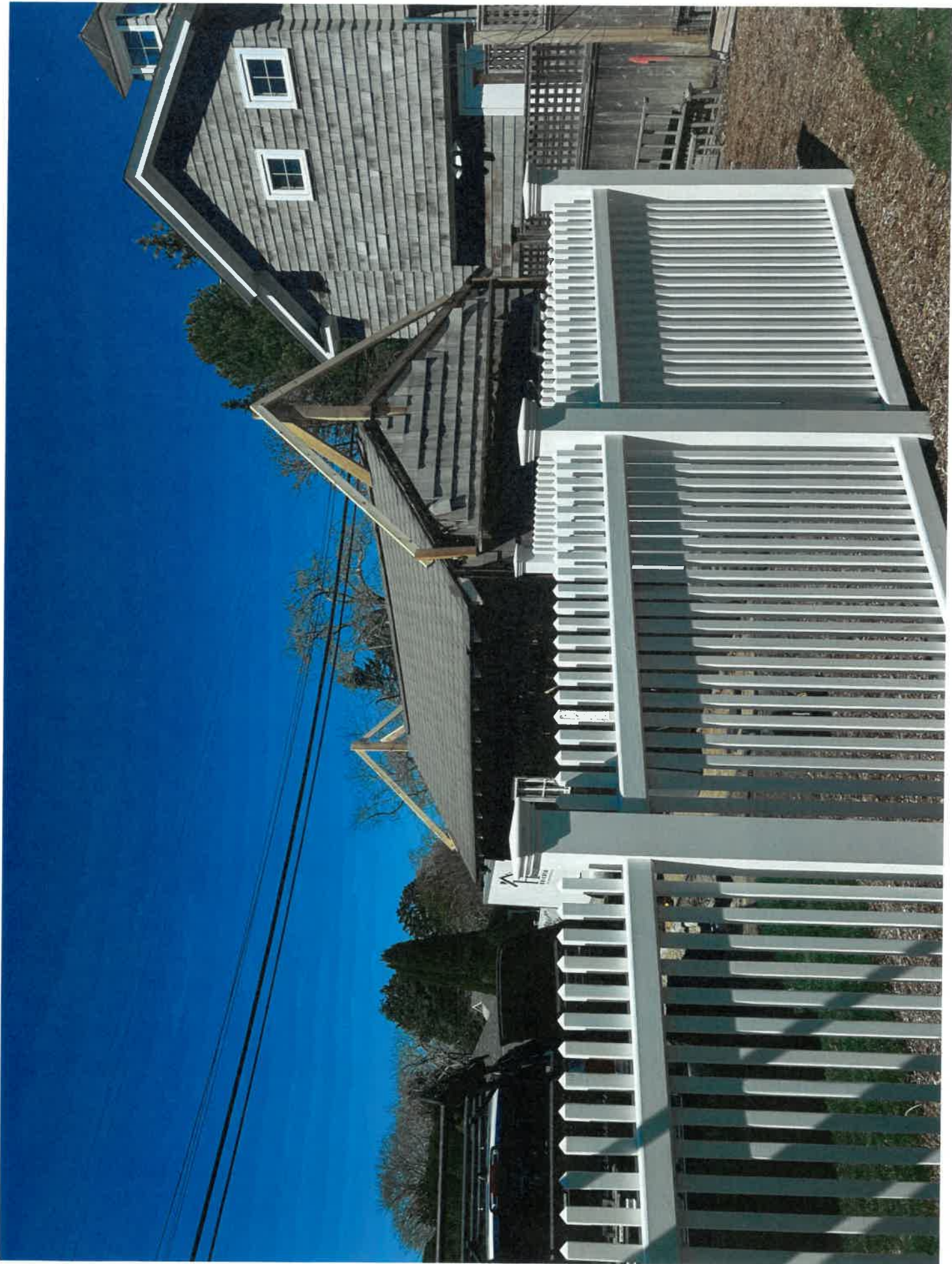


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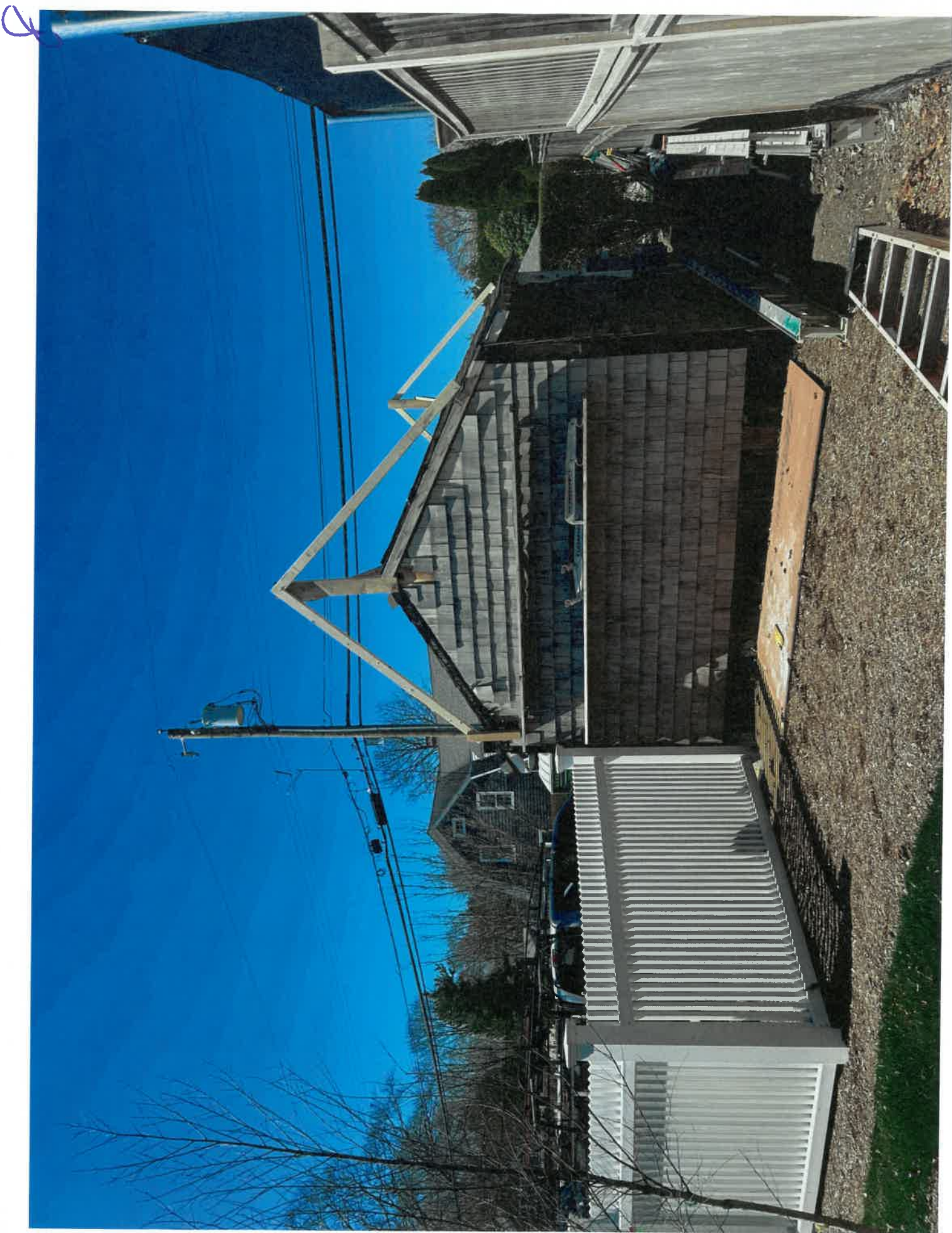




7



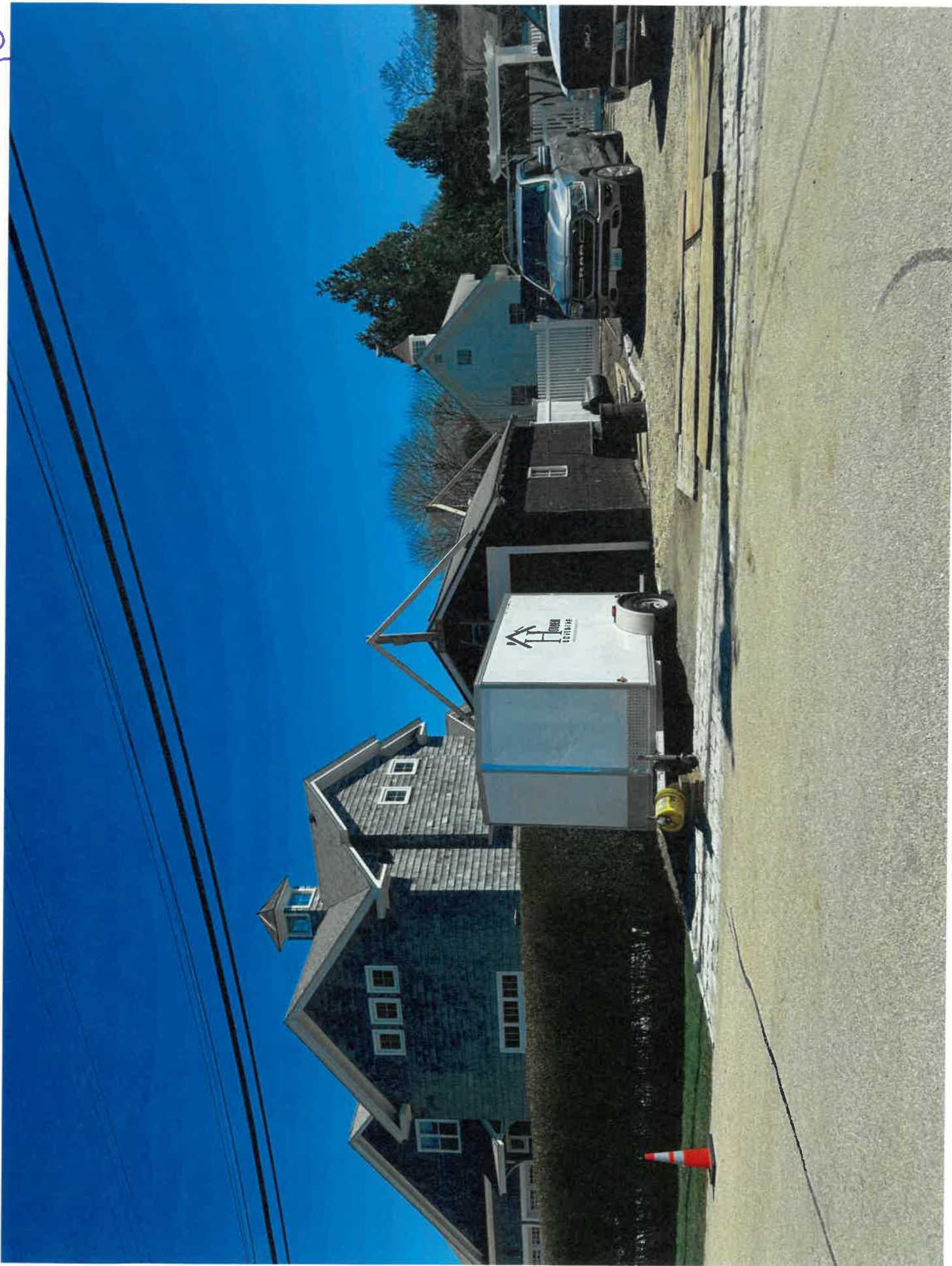












**From:** [Jed Drake](#)  
**To:** [Suzanne Enser](#)  
**Subject:** Fwd: Correspondence for Zoning Board of Review, Application- Joanne Hovey, 126 Longfellow Rd. Plat 8, Lot 224 (April 22 Hearing)  
**Date:** Tuesday, April 29, 2025 9:19:17 AM  
**Attachments:** [Jamestown.pdf](#)

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**CAUTION:** This email originated from outside the Jamestown email system. Please do not click links or open attachments unless you recognize the sender and determine the content is safe.

Ms. Enser,

Further to our brief conversation in the Town Planning office yesterday, I am confirming that I withdraw my objection to the proposed variance in the roof height of the property noted below.

Would you kindly acknowledge receipt of the change in my position, and be sure that the board understands that I am no longer objecting to this proposed variance.

Kind regards,

Jed Drake

Begin forwarded message:

**From:** Jed Drake <jedgdrake@gmail.com>  
**Subject:** Correspondence for Zoning Board of Review, Application- Joanne Hovey, 126 Longfellow Rd. Plat 8, Lot 224 (April 22 Hearing)  
**Date:** April 16, 2025 at 7:39:15 PM EDT  
**To:** "senser@jamestownri.net" <senser@jamestownri.net>

Ms. Enser,

Attached please find my letter relating to: Application of Joanne Hovey, 126 Longfellow Rd., plat 8, lot 224. I am submitting this in advance of the public hearing scheduled for Tuesday, April 22 at Jamestown Town Hall.

Please reply by email if you have any questions. Alternatively I can be reached at (860) 729 7070. I will be in attendance at the meeting on Tuesday.

Thank you in advance for including my letter in the packet for the Zoning Board.

Sincerely,

Jed Drake

# JED DRAKE

JAMESTOWN  
BUILDING AND ZONING OFFICE  
93 Narragansett Ave. | Jamestown | RI | 02835

JED DRAKE  
49 Whittier Rd  
Jamestown, RI 02835  
jedgdrake@gmail.com  
(860) 729 7070

April 16, 2025

Dear Building and Zoning Office,

I am writing with respect to an application submitted by Joanne Hovey, 126 Longfellow Rd, ,plat 8, lot 224. The request is to reconstruct and increase the roof height. I am aware of the structure (non-confirming) that exists. Our property at 49 Whittier Rd shares the same property line with the Hovey property. In fact the structure is in clear view from our patio.

I do not see a need for this change. The structure already has a beneficial use.

Sincerely,  
Jed Drake



STATE OF RHODE ISLAND  
NEWPORT, Sc.

ZONING BOARD OF REVIEW  
TOWN OF JAMESTOWN

IN RE: 126 Longfellow Rd.

**ENTRY OF APPEARANCE**

Tanner L. Jackson, Esq., Miller Scott Holbrook & Jackson, hereby enters his appearance on behalf of the Applicant and Owner, Joanne Hovey.

Respectfully,

/s/ Tanner L. Jackson, Esq.

Tanner L. Jackson, Esq. (#10417)

Miller Scott Holbrook & Jackson

122 Touro Street

Newport, R.I., 02840

401-847-7500

tjackson@millerscott.com