Town of Jamestown, Rhode Island

May 6, 2025

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
J 401-261-0859

@ jeffholdenbuilding@gmail.com

n 187 Third St Newport, RI 02840

Administrative Information

05/27/2025

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

No

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*

Who is Submitting this Application?*

Jeff Holden

Contractor

Owners Name*

Owner Affidavit*

Joanne Hovey

JH permission.tiff

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Address*

Physical Address

126 Longfellow road

City/Town*

Jamestown

Type of Application

Application Type*

Dimensional Variance

Proposed*

Addition

Total Square Footage*

Width in Feet*

Height Above Grade*

294

12

Length in Feet*

22

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*

Rear Yard in Feet*

26.75

0

Side Yard in Feet*

Corner Side Yard in Feet*

5.833

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

Existing Lot Specifications

Current Use of Premises*

Lot Area*

Residential

15624

Lot Frontage*

216.1

140

Lot Depth*

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

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

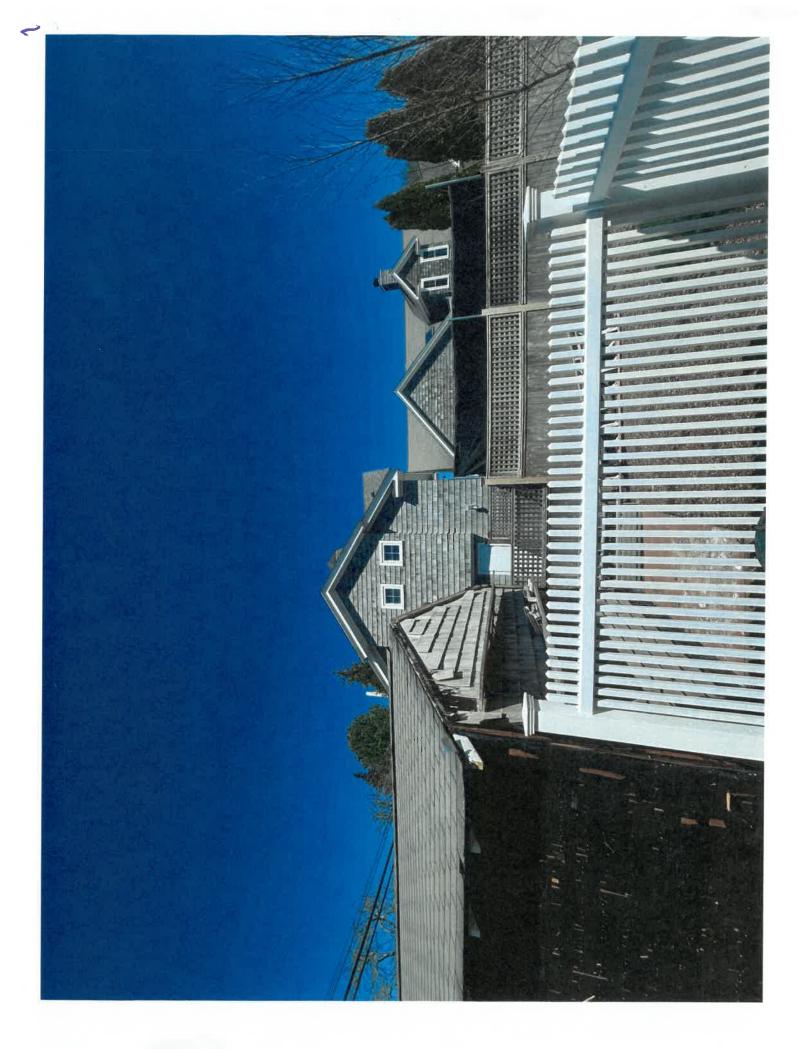
| Jeff Holden started a draft Record | 03/18/2025 at 10:54 am |
|---|------------------------|
| Jeff Holden added file LF garage .pdf | 03/19/2025 at 7:47 am |
| Jeff Holden added file New site plan with pool house .pdf | 03/19/2025 at 7:47 am |
| Jeff Holden submitted Record Z-25-1 | 03/19/2025 at 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 |

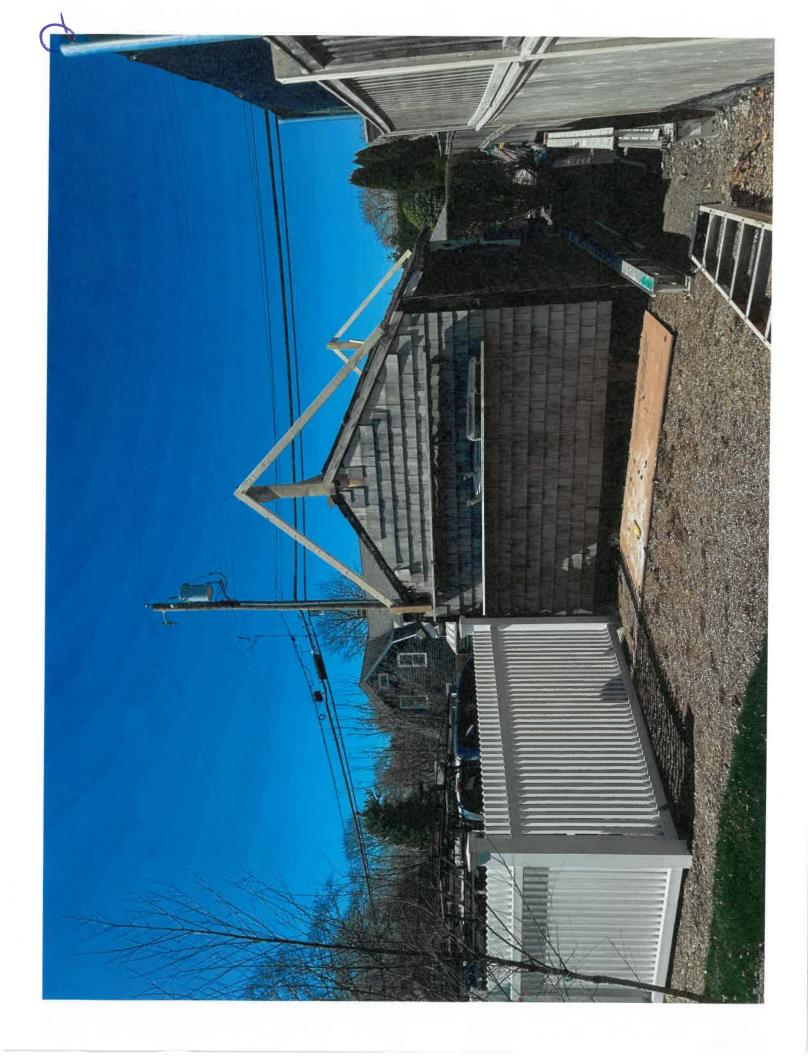
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| Suzanne Enser approved approval step Zoning Board Hearing Scheduled on Record Z-25-1 Oly08/2025 at 9:40 am OpenGov system completed document step Notice of Public Hearing on Record Z-25-1 Oly08/2025 at 9:40 am OpenGov system altered approval step Zoning Board Decision, changed status from Inactive to Active on Record Z-25-1 Oly08/2025 at 9:40 am OpenGov system assigned approval step Zoning Board Decision to Suzanne Enser on Record Z-25-1 Oly08/2025 at 9:40 am OpenGov system assigned approval step Zoning Board Decision to Suzanne Enser on Record Z-25-1 Oly08/2025 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 Oly08/2025 at 11:22 am Suzanne Enser added file Authorization - Hovey (002), pag to Record Z-25-1 Oly08/2025 at 11:25 am Dennis Begin added document step Notice of Public Hearing to Record Z-25-1 Oly08/2025 at 11:25 am Dennis Begin submitted a Change Request on Record Z-25-1 from Record Z-25-1 Oly08/2025 at 11:30 am Dennis Begin removed file IH9_2230.png from Record Z-25-1 from Record Z-25-1 Oly08/2025 at 11:33 am Dennis Begin removed file IH9_2240.png from Record Z-25-1 from Record Z-25-1 Oly08/2025 at 11:38 am Dennis Begin removed file IH9_2240.png from Record Z-25-1 from Record Z-25-1 Oly08/2025 at 11:38 am Dennis Begin removed attachment LF Plot map from Record Z-25-1 Oly08/2025 at 11:38 am Dennis Begin removed file IH9_2240.png from Record Z-25-1 Oly08/2025 at 11:46 am Dennis Begin removed file IH9_2250.png from Record Z-25-1 Oly08/2025 at 11:46 am Dennis Begin removed attachment LF Plot map from Record Z-25-1 Oly08/2025 at 11:49 pm Dennis Begin removed attachment LF Plot map from Record Z-25-1 Oly08/2025 at 11:49 pm Dennis Begin removed attachment LF Plot map from Record Z-25-1 Oly08/2025 at 1:49 pm | 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 |
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| OpenGov system altered approval step Zoning Board Decision, changed status from Inactive to Active on Record Z-25-1 O4/08/2025 at 9:40 am OpenGov system assigned approval step Zoning Board Decision to Suzanne Enser on Record Z-25-1 C4/08/2025 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 O4/28/2025 at 11:22 am Suzanne Enser added file Authorization - Hovey (002) jpeg to Record Z-25-1 O4/28/2025 at 11:23 am Dennis Begin added document step Notice of Public Hearing to Record Z-25-1 O4/28/2025 at 11:25 am OpenGov system completed document step Notice of Public Hearing on Record Z-25-1 O4/28/2025 at 11:25 am Dennis Begin submitted a Change Request on Record Z-25-1 from Record Z-25-1 O4/28/2025 at 11:30 am Dennis Begin removed file IMG_2230.png from Record Z-25-1 from Record Z-25-1 O4/28/2025 at 11:33 am Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1 O4/28/2025 at 11:38 am Dennis Begin removed attachment LF Plot map from Record Z-25-1 O4/28/2025 at 11:38 am Dennis Begin removed file Photos 1-9.pdf to Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Photos 1-9.pdf to Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file IMG_2240.png from Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Authorization in Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Authorization in Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Authorization in Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Authorization in Record Z-25-1 from Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Authorization in Record Z-25-1 from Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Authorization in Record Z-25-1 from Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Authorization in Record Z-25-1 from Record Z-25-1 O4/28/2025 at 11:46 am Dennis Begin removed file Authorization in Record Z-25-1 from Record Z-25-1 O4/28/ | Suzanne Enser approved approval step Zoning Board Hearing Scheduled on Record Z-25-1 | 04/08/2025 at 9:40 am |
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| OpenGov system completed document step Notice of Public Hearing on Record Z-25-1 Dennis Begin submitted a Change Request on Record Z-25-1 Dennis Begin removed file IMG_2230.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file LF garage .pdf from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file LF garage .pdf from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 Suzanne Enser added file Photos 1-9.pdf to Record Z-25-1 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 Jeff Holden submitted a new version of Record Z-25-1 of Record Z-25-1 O4/28/2025 at 1:04 pm | Suzanne Enser added file Authorization - Hovey (002).jpeg to Record Z-25-1 | 04/28/2025 at 11:24 am |
| Dennis Begin submitted a Change Request on Record Z-25-1 Dennis Begin removed file IMG_2230.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file LF garage .pdf from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 Suzanne Enser added file Photos 1-9.pdf to Record Z-25-1 O4/28/2025 at 11:38 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 Jeff Holden submitted a new version of Record Z-25-1 of Record Z-25-1 O4/28/2025 at 1:04 pm | Dennis Begin added document step Notice of Public Hearing to Record Z-25-1 | 04/28/2025 at 11:25 am |
| Dennis Begin removed file IMG_2230.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file LF garage .pdf from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 O4/28/2025 at 11:38 am Suzanne Enser added file Photos 1-9.pdf to Record Z-25-1 O4/28/2025 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 Jeff Holden submitted a new version of Record Z-25-1 of Record Z-25-1 O4/28/2025 at 1:04 pm | OpenGov system completed document step Notice of Public Hearing on Record Z-25-1 | 04/28/2025 at 11:25 am |
| Dennis Begin removed file LF garage .pdf from Record Z-25-1 from Record Z-25-1 Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 Suzanne Enser added file Photos 1-9.pdf to Record Z-25-1 Jeff Holden changed form field entry Survey, to scale, prepared by a licensed professional land surveyor from "7916" to "9033" on Q4/28/2025 at 1:04 pm Jeff Holden submitted a new version of Record Z-25-1 of Record Z-25-1 O4/28/2025 at 1:04 pm | Dennis Begin submitted a Change Request on Record Z-25-1 | 04/28/2025 at 11:30 am |
| Dennis Begin removed file IMG_2240.png from Record Z-25-1 from Record Z-25-1 Dennis Begin removed attachment LF Plot map from Record Z-25-1 O4/28/2025 at 11:38 am Suzanne Enser added file Photos 1-9.pdf to Record Z-25-1 O4/28/2025 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 O4/28/2025 at 1:04 pm Jeff Holden submitted a new version of Record Z-25-1 of Record Z-25-1 O4/28/2025 at 1:04 pm | 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 attachment LF Plot map from Record Z-25-1 O4/28/2025 at 11:38 am Suzanne Enser added file Photos 1-9.pdf to Record Z-25-1 O4/28/2025 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 Jeff Holden submitted a new version of Record Z-25-1 of Record Z-25-1 O4/28/2025 at 1:04 pm | Dennis Begin removed file LF garage .pdf from Record Z-25-1 from Record Z-25-1 | 04/28/2025 at 11:33 am |
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| Jeff Holden changed form field entry Survey, to scale, prepared by a licensed professional land surveyor from "7916" to "9033" on 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 | Dennis Begin removed attachment LF Plot map from Record Z-25-1 | 04/28/2025 at 11:38 am |
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| | | 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 | 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 |

5/6/25, 11:19 AM Z-25-1

Timeline

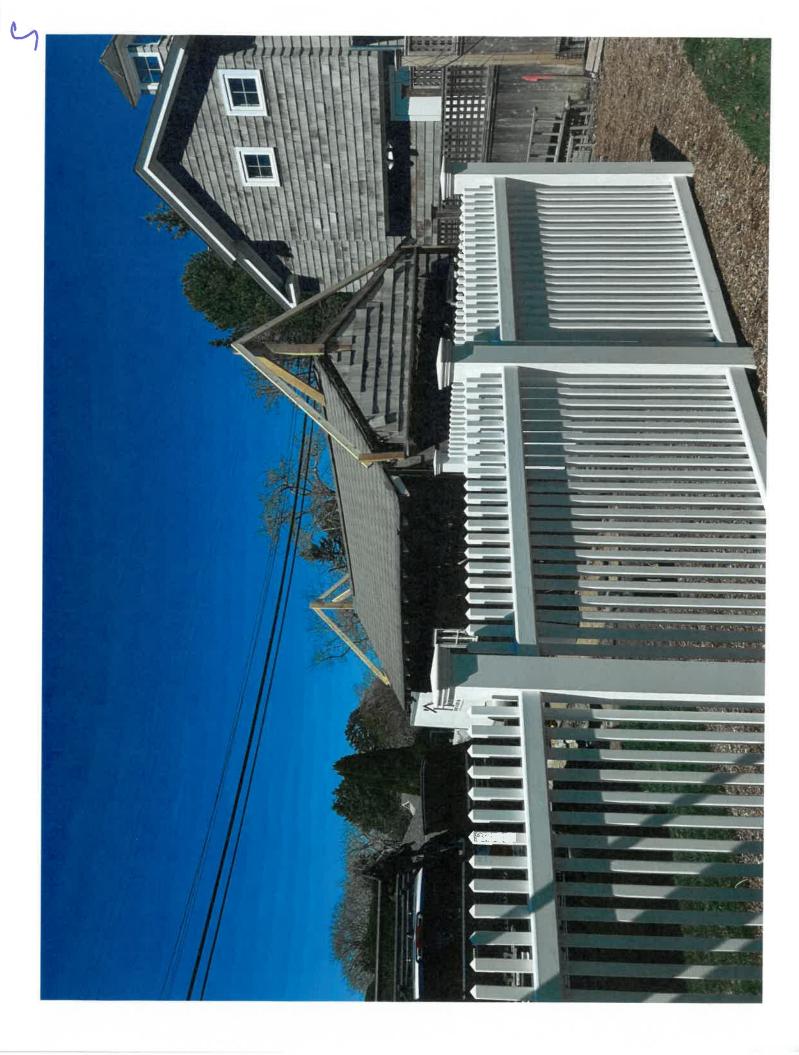
| Label | Activated | Completed | Assignee | Due Date | Status |
|--------------------------------------|---------------------------|---------------------------|------------------|-------------|-----------|
| ✓ Application Completeness Review | 3/19/2025, 7:48:32 AM | 3/19/2025, 9:58:00 AM | Suzanne Enser | - | Completed |
| ✓ Zoning Official Review | 3/19/2025, 9:58:01 AM | 3/24/2025, 11:37:42 AM | Dennis Begin | - | Completed |
| S 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 | T. | Suzanne Enser | - | Active |
| ✓ Review of Record | | 190 | | | Inactive |







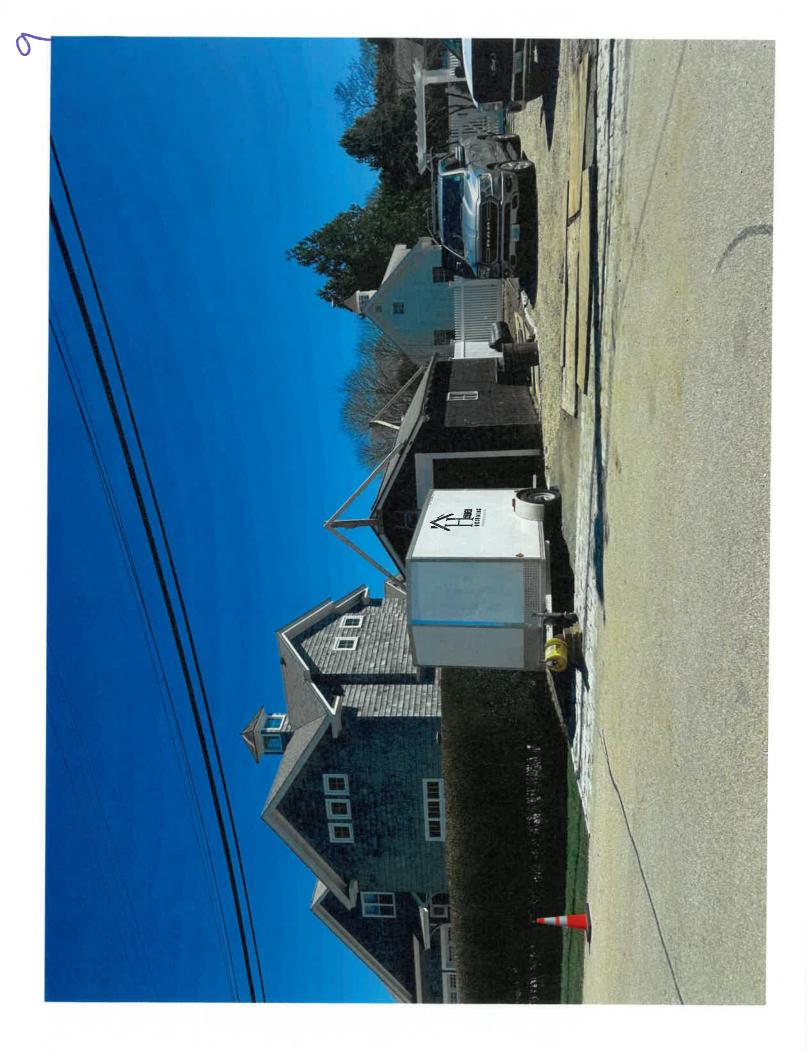


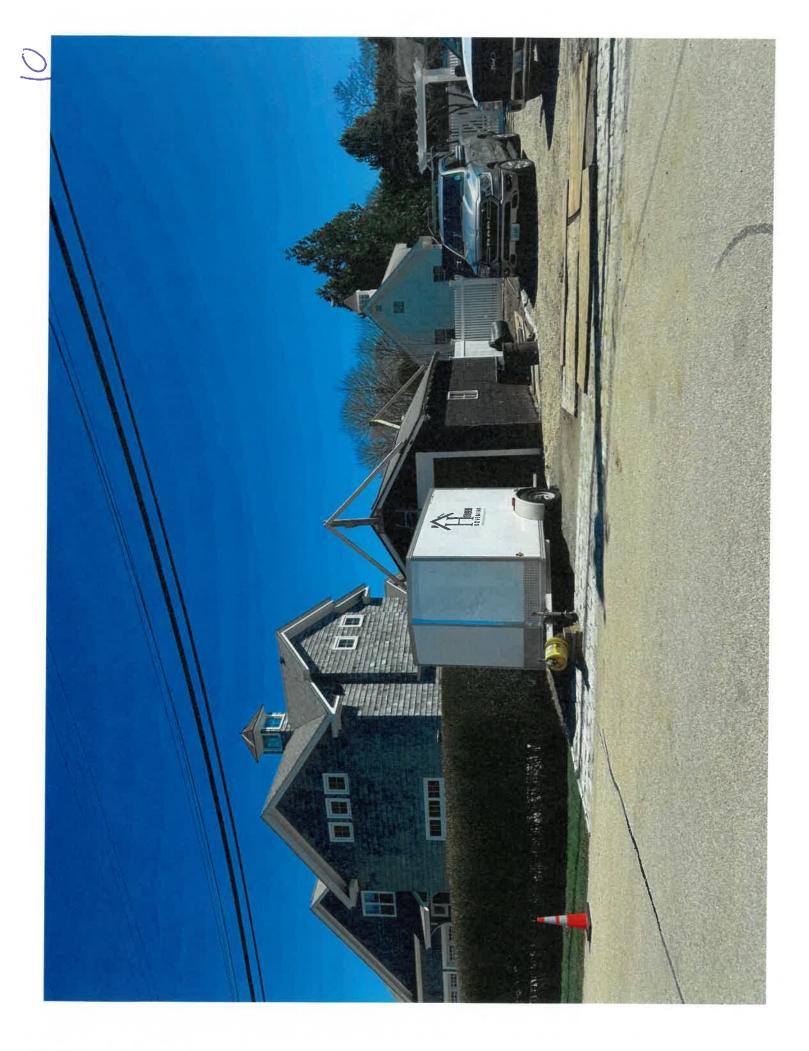












From: <u>Jed Drake</u>
To: <u>Suzanne Enser</u>

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

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