

ZONING BOARD OF REVIEW AGENDA

SEPTEMBER 22, 2015 MEETING

7:00 p.m.

Jamestown Town Hall

93 Narragansett Avenue

Jamestown, RI

I. MINUTES

- 1. Reading of the Minutes of the August 18, 2015 meeting.**

II. CORRESPONDENCE

- 1. A letter from Christian Smith dated August 15, 2015 requesting his application be continued to the October 27, 2015 meeting re: Plat 1, Lot 264.**

III. OLD BUSINESS

- 1. Application of Christian Smith, whose property is located at Circuit Ave., and further identified as Assessor's Plat 1, Lot 264 for a variance from Article 3, Sec. 82-302, Table 3-2 (District Dimensional Reg.) to construct a single family home on a lot without frontage on a public road when 200 ft. is required. Said property is located in a RR80 zone and contains 1.46 acres.**

IV. NEW BUSINESS

Application of Town of Jamestown whose property is located at 50 Narragansett Avenue, and further identified as Assessor's Plat 8, Lots 476, 871 and 161 for Variances and Special Use Permits as follows:

- 1. Special Use Permit under Article 3, table 3.1.**
- 2. Special Use Permit under Article 11, entitled "Jamestown Village Special Development District", section 82-1109.**
- 3. Special Use Permit under Article 7, entitled "Nonconforming Uses", section 82-704.**
- 4. Setback Variances under Article 3, table 3.2, distance to side yard 20 feet required.**
- 5. Minimum lot size under Article 3, table 3.2, 40,000 square feet required.**
- 6. Minimum lot frontage/lot width for museum lot. Width 120' on Coronado and 59.0 on Narragansett.**
- 7. Special Use Permit and Variance from Article 12, entitled "Parking Regulations", section 82-1205 entitled "Shared Parking".**
- 8. Variance from Loading Space requirement – section 82-1206.**
- 9. Variance from number of parking spaces required under section 82-1203, 28 spaces required for combined fire station and museum uses. Section 82-1204J, for use of on-street parking spaces.**
- 10. Variance from Village Design Standards. Section 82-1108(3). Requirement for 30% clear glass.**

11. Variance from section 82-1111 as to parking locations and standards for the Village overlay. All garages and parking shall be located at least 6 feet behind the principal building façade. Parking is on the side. Vehicular entrances to garages shall be no wider than 18' at the frontage.

Said property is located in a Public Zone and contains 17,550 square feet.

Applicant proposes to increase the lot size to 19,724 square feet.

Application of Jamestown Fire Department whose property is located at 50 Narragansett Avenue, and further identified as Assessor's Plat 8, Lot 479 for

Variances and Special Use Permits as follows:

- 1. Special Use Permit under Article 3, table 3.1.**
- 2. Special Use Permit under Article 11, entitled "Jamestown Village Special Development District", section 82-1109.**
- 3. Special Use Permit under Article 7, entitled "Nonconforming Uses", section 82-704.**
- 4. Setback Variances under Article 3, table 3.2, distance to side yard 30 feet required.**
- 5. Minimum lot size under Article 3, table 3.2, 40,000 square feet required.**

- 6. Minimum lot frontage/lot width for museum lot. Width 120' on Coronado and 59.0 on Narragansett.**
- 7. Special Use Permit and Variance from Article 12, entitled "Parking Regulations", section 82-1205 entitled "Shared Parking".**
- 8. Variance from Loading Space requirement – section 82-1206.**
- 9. Variance from number of parking spaces required under section 82-1203, 28 spaces required for combined fire station and museum uses. Section 82-1204J, for use of on-street parking spaces.**
- 10. Variance from Village Design Standards. Section 82-1108(3). Requirement for 30% clear glass.**
- 11. Variance from section 82-1111 as to parking locations and standards for the Village overlay. All garages and parking shall be located at least 6 feet behind the principal building façade. Parking is on the side. Vehicular entrances to garages shall be no wider than 18' at the frontage.**

Said property is located in a Public Zone and contains 8,774 square feet.

Applicant proposes to decrease the lot size to 6,600 sq. ft.

V. SOLICITOR'S REPORT

VI. ADJOURNMENT