

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, February 22, 2022
7:00 PM

ANTICIPATED REMOTE MEETING: It is anticipated that this meeting will be conducted remotely in Zoom webinar format pursuant to executive Order No. 22-01 executed by Gov. Daniel J. McKee on January 6, 2022 and extended pursuant to executive Order No. 22-17 executed on February 14, 2022. This remote meeting will only occur if Gov. McKee further extends the executive order.

POTENTIAL FOR IN-PERSON MEETING: If executive order No. 22-01 and No. 22-17 is not extended, and if no other legal authorization occurs prior to the meeting date, the Zoning Board will conduct an in-person meeting.

The public is invited to observe and participate in the deliberations of this meeting, in person @ Town Hall. (Mask Required)

Please contact Bill Moore (401-423-9803) or Pat Westall (401-423-7221) for updated information as to meeting format and location.

REMOTE MEETING ACCESS:

The public is invited to observe and participate in the deliberations of this meeting by accessing the meeting link set forth herein. For those without access to video observation platforms, you may also call in to listen and participate in the deliberations of this meeting by using the call-in phone number provided herein. To participate during Public Hearing or Public Input you will press *9 to raise your hand.

JOIN VIA PHONE: 1(646) – 876-9923 or 1 (301) -715-8592

WHEN PROMPTED, ENTER MEETING ID: 84507544872

PRESS # AGAIN TO JOIN THE MEETING

To participate during Public Hearing or Public Input you will press *9 to raise your hand.

JOIN VIA COMPUTER OR MOBILE APP: <https://us06web.zoom.us/j/84507544872>

MEETING ID: 84507544872

To participate during Public Hearing or Public Input, please use the raise your hand icon in the Zoom.

TO VIEW THE MEETING LIVE STREAM WITH NO INTERACTION, PLEASE VISIT THE FOLLOWING LINK:

<http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the January 25, 2022 meeting; discussion and/or action and/or vote.

III. CORRESPONDENCE

A. Communications Received:

IV. OLD BUSINESS: "Public Hearings – Review, Discussion and / or Potential Action and / or Vote:"

- A. **DECISION ONLY:** Application of Dumplings Land, LLC, whose property is located at 28 Dumpling Dr., and further identified as Assessor's Plat 10, Lot 111 for a variance from Article 3, Section 82-304, 82-306 D, Screening of residential areas, to construct a fence 8 feet in height where only 6 feet is allowed. Compliance with Article 6, section 82-605, 606. Said property is located in a RR80 zone and contains 33,930 sq. ft.
- B. Application of We Dig Investments, LLC, whose property is located at 29 Narragansett Ave., and further identified as Assessor's Plat 9, Lot 631 for a variance from Article 3, Section 82-600, 605, 606, & 607, (height variance, SF variance, 3 stories variance), to build a mixed use, retail & multi-family structure; 3 stories where 2 max. is allowed; 40.91 ft. from grade, 35 ft. allowed; and 10,258 sq. ft. lot where 20,000 sq. ft. is required. Said property is located in a CD zone and contains 10,258 sq. ft.
- C. Application of JB ON THE WATER, LLC with regard to property located at 150 Conanicus Avenue, and is further identified as Tax Assessor's Plat 8, Lot 258 for a Variance from Article 3, Section 82-301 entitled "District Development Regulations", Section 82-302 entitled "District Dimensional Regulations", Table 3-2 for the Village Special Development District Zones R-8, R-20, CL and CD authorized by this Ordinance, Article 11 entitled Jamestown Village Development District, Section 82-1107, and Article 6, Section 82-605 entitled "Variances Authorized by this Ordinance" to add a handicap access ramp and outdoor deck with awning to the existing restaurant space. Pursuant to Article 3, Table 3-1 a Restaurant serving alcoholic beverages is not permitted. Pursuant to Article 3, Table 3-2 a front setback of 30' is required. Pursuant to Article 11, Section 82-1107, the building placement must be reviewed by the Planning Commission. Said property is located in an R-20 zone and contains 49,504 square feet.

V. NEW BUSINESS: "Public Hearings – Review, Discussion and / or Potential Action and / or Vote:"

- A. Application of Ronald A. Sr. et Andrea M. Wassel, Trustees, whose property is located at 16 Emerson Rd., and further identified as Assessor's Plat 8, Lot 208

for a variance from Article 3, Section 82-302, Table 3-2, R20 Zoning District Regulations and Art. 6, Sec. 82-600, 605, 606 & 607 to rebuild in same existing footprint and to raise the height of the detached garage by 55 inches where the garage is located 3 ft. (10 ft. required) from the side property and 3 ft. (10 ft. required) from the rear property. Said property is located in a R20 zone and contains 21,454 sq. ft.

VI. 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.