

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the November 16, 2010 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Richard Boren
Joseph Logan
David Nardolillo
Dean Wagner
Richard Cribb
Richard Allphin

Also present: Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk
Fred Brown, Zoning Officer
Wyatt Brochu, Counsel

MINUTES

Minutes of October 26, 2010

A motion was made by Thomas Ginnerty and seconded by Richard Boren to accept the minutes of the October 26, 2010 meeting as presented.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Richard Boren, Joseph Logan, David Nardolillo, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated.

CORRESPONDENCE

No correspondence.

NEW BUSINESS

Bulger/Maxfield

A motion was made by Joseph Logan and seconded by to Thomas Ginnerty to deny the request of Christopher Bulger & Sylvia Maxfield, (34 Whale Rock, LLC, owner), whose property is located at 34 Whale Rock Rd., and further identified as Assessor's Plat 12, Lot 189, for a regulatory variance from Article 3, Section 82-302 Table 3-2, to construct a 24' x 30' detached two car garage 20' from the front lot line instead of the required 40'.

This Board has determined that this application does not satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 23,115 sq. ft.
2. The applicant did not present a plan with the least relief necessary. The drawing appears to show adequate space to build a garage without interference with the septic system.
3. No survey dimensions were presented to support the claim of septic system interference.
4. One neighbor spoke in opposition.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Richard Boren, Joseph Logan, David Nardolillo, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated.

ROSS/Smith

A motion was made by Richard Boren and seconded by Dean Wagner to grant the request of R. Rand Ross & Jill D. Smith, whose property is located at 2 West Passage Dr. and further identified as Assessor's Plat 8, Lot 858, for a regulatory variance from Article 3, Section 82-302, Table 3-2 to construct an addition to an existing single family residence 16.4 ft. from the side lot line (secondary frontage on a paper street), where 30 ft. is required.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This Variance is granted with the following restriction/condition:

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 53,700 sq. ft.
2. The variance sought is for a 5½ foot addition.
3. The house is 21.9 feet from Melrose, which is a paper street at the location in question.
4. With the variance, the addition will be 16.4' from Melrose.
5. Melrose Avenue in this area is a wood ravine and the actual distance from the addition to the far lot line is approximately 10'.
6. The proposed addition will be connected to a jog in the house which already exists.
7. Counsel for the applicants presented that he represents the adjoining neighbor, who supports the application.
8. One neighbor spoke in support of the application.
9. No one spoke in opposition of the application.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Richard Boren, Joseph Logan, David Nardolillo, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:00 p.m.

The motion carried unanimously.