JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the June 28, 2016 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:

Richard Boren

Joseph Logan

Richard Cribb

Judith Bell

Terence Livingston

Also present: Brenda Hanna, Stenographer

Chris Costa, Zoning Officer

Pat Westall, Zoning Clerk

Wyatt Brochu, Counsel

MINUTES

Minutes of May 24, 2016

A motion was made by Richard Cribb and seconded by Joseph Logan to accept the minutes of the May 24, 2016 meeting as presented.

The motion carried by a vote of 5 –0.

Richard Boren, Joseph Logan, Richard Cribb, Judith Bell, and Terence Livingston voted in favor of the motion.

Dean Wagner and Edward Gromada were absent.

CORRESPONDENCE

Nothing at this time.

OLD BUSINESS

Fargnoli

A motion was made by Richard Cribb and seconded by Joseph Logan to grant the request of David & Liz Morris & Wendy Fargnoli, whose property is located at 10 Hawthorne Rd., and further identified as Assessor’s Plat 8, Lot 390 for a variance from Article 3, Section 82-302, and Section 82-311 to construct a 17 x 28 addition to existing garage with a 2 ft. rear yard setback where 10 is allowed. Resulting in an 840 sq. ft. footprint where 700 sq. ft. is allowed.

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

In particular reference to ARTICLE 6, SECTION 607, and PARAGRAPH 2.

This Variance is granted with the following restriction/condition(s):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board with the ridge height being adjusted from 16’ to 15’.

This motion is based on the following findings of fact:

1. Said property is located in a R20 zone and contains 18,000 sq. ft.
2. The applicant made an agreement with the neighbor to lower the height by 1 foot in order not to obstruct the view.
3. There were no objectors to the proposal.
4. The addition will follow the same line as the existing structure which already has a 2’ setback.

The motion carried by a vote of 5 –0.

Richard Boren, Joseph Logan, Richard Cribb, Judith Bell, and Terence Livingston voted in favor of the motion.

Dean Wagner and Edward Gromada were absent.

NEW BUSINESS

Oliveira

A motion was made by Joseph Logan and seconded by Terence Livingston to grant the request of Joseph J. Oliveira, whose property is located at 1046 E. Shore Rd., and further identified as Assessor’s Plat 1, Lot 296 for a variance from Article 3, Section 82-302, Table 3.2 (Side yard setback0. To construct a 28’x30’ two stall attached garage addition with a 16’ side yard setback where 30’ 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(s):

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 RR80 zone and contains 36,590 sq. ft.
2. The building was constructed in 1978 when the side yard setback requirement was 15’.
3. There will be no reduction in the side setback.
4. This is a narrow (100’) but long lot (400’+).
5. There were no objectors.
6. The roof line is about the same as the existing garage.

The motion carried by a vote of 5 –0.

Richard Boren, Joseph Logan, Richard Cribb, Judith Bell, and Terence Livingston voted in favor of the motion.

Dean Wagner and Edward Gromada were absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:30 p.m.

The motion carried unanimously.