

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the January 24, 2017 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
- Dean Wagner
- Terence Livingston
- Edward Gromada
- Marcy Coleman
- Judith Bell

Also present: Brenda Hanna, Stenographer  
 Chris Costa, Zoning Officer  
 Pat Westall, Zoning Clerk  
 Wyatt Brochu, Counsel

MINUTES

Minutes of November 15, 2016

A motion was made by Dean Wagner and seconded by Marcy Coleman to accept the minutes of the November 15, 2016 meeting as presented.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Dean Wagner, Terence Livingston, and Edward Gromada voted in favor of the motion.

Marcy Coleman and Judith Bell were not seated and Richard Cribb was absent.

CORRESPONDENCE

A letter requesting a one year continuance of a previously granted variance for Plat 8, Lot 580.

A motion was made by Joseph Logan and seconded by Dean Wagner to grant the request for a one year continuance of Edward & Madeleine Gromada, whose property is located at 30 Melrose Ave., and further identified as Assessor's Plat 8, Lot 580 for a variance from Article 3, Section 2 (District Dimensional Regulation) to construct a front porch 19'8 from the front lot line (same as existing front stoop and stairs) and a second story on the existing house that is 23'8 from the front lot line where 30' is required.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Dean Wagner, Terence Livingston, and Marcy Coleman voted in favor of the motion.

Judith Bell was not seated and Richard Cribb was absent.

Edward Gromada recused himself.

#### NEW BUSINESS

##### Radesca

A motion was made by Terence Livingston and seconded by Edward Gromada to grant the request of Nicholas & Susan Radesca, whose property is located at 24 Orient Ave., and further identified as Assessor's Plat 2, Lot 28 for dimensional relief granted under Article 6, Special Use Permits & Variances, for a variance from Section 82-302, Table 3-2, District Dimensional Regulations, to construct a detached garage with west side of 7'9" and south side of 10'.

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 82, PARAGRAPH 302]

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 43,996 sq. ft.
2. The proposed garage aesthetically fits to the neighborhood and surrounding property.
3. The property possesses unique characteristics that require the relief requested.
4. The testimony was that the down spouts would direct the water runoff to the east and not affect anything to the north.
5. The hardship is due to the unique character of the subject lot.
6. The relief requested is the least relief necessary.
7. There was one objector Walter Wallace owner of the house to the north. But his issue is unrelated to the petition.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Terence Livingston, Edward Gromada and Marcy Coleman voted in favor of the motion.

Judith Bell was not seated and Richard Cribb was absent.

Dean Wagner recused himself.

Mercer

A motion was made by Joseph Logan and seconded by Dean Wagner to grant the request of R. Peter Mercer, whose property is located at 132 Narragansett Ave., and further identified as Assessor's Plat 8, Lot 78 for a variance from Article 3, Section 82-302, (District Dimensional Regulation), secondary setback of 15', to enclose existing deck with a setback of 2'-6" instead of the required 15'.

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 R20 zone and contains 7,405 sq. ft.
2. The proposal appears to be the least relief necessary.
3. The hardship is not due to any action by the owner.
4. There were no objectors.
5. There is no additional encroachment into the setback.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Dean Wagner, Terence Livingston, and Edward Gromada voted in favor of the motion.

Marcy Coleman and Judith Bell were not seated and Richard Cribb was absent.

#### ADJOURNMENT

A motion was made and seconded to adjourn at 7:55 p.m.

The motion carried unanimously.