

approved 5/23/17 JW

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the April 25, 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
- David Petrarca, Jr., Counsel

MINUTES

Minutes of March 28, 2017

A motion was made by Dean Wagner and seconded by Joseph Logan to accept the minutes of the March 28, 2017 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 from Ben Brayton/JTN, LLC dated April 25, 2017 to withdraw its petition before the Board.

A letter from Daniel K. Flaherty, Esq. dated April 24, 2017 re: 26 Decatur Ave., requesting to continue to the May 23, 2017 meeting.

Morgan

A motion was made by Joseph Logan and seconded by Dean Wagner to continue the request of John P. Morgan to the May 23, 2017 meeting.

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.

I. NEW BUSINESS

CYC

A motion was made by Richard Boren and seconded by Terence Livingston to grant the request of Conanicut Yacht Club, whose property is located at 24 Whittier Rd., and further identified as Assessor's Plat 8, Lot 627 for a modification of a special use permit from Article 3, Table 3-1 (F) (1) to have tennis courts including a small bocce ball playing area, and including the removal of the existing tennis court hut to be replaced by the proposed 1,130 sq. ft. tennis hut, pursuant to Article 6, Sections 600 & 602, and a variance pursuant to Article 6 Sections 82-600 & 82-605, from the following provisions: (1) Article 3, Table 3-2 for the Village Special Development District, lot coverage, where the maximum allowable lot coverage is 25%, the existing lot coverage on the property 57.4% & the proposed lot coverage is 60.1%; (2) Article 3, Table 3-2 for the Village Special Development District, side setback outbuilding, where the required setback is ten ft. and the tennis court fence is currently located on the property line; (3) Article 3, Table 3-2 for the Village Special Development District, Lot Width, where the required lot width is 100 ft. and the existing lot width is 84 ft; (4) Article 11, Section 82-106, Special Requirements, subsection C-3(a), parking, where parking is required on the rear or side of the house, to allow parking to remain in its existing location.

Regarding this request, this Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600

Regarding the request for a Variance, this Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 606, PARAGRAPHS 1 through 4, and SECTION 607, PARAGRAPH 2.

Regarding the request for a Special Use Permit, this Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 602.

This Variance is granted with the following restriction(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 90,520 sq. ft.
2. The new tennis hut will be a substantial improvement from the old tennis hut.
3. The size of the new tennis hut is not significantly larger than the old tennis hut.
4. The location of the new tennis hut is an improvement from the prior location.
5. The location of the new tennis hut may improve blocking of overhead lighting for neighbors.
6. The style of the new building will match surrounding structures.
7. The relocation of the new building will be in a location consistent with a prior location.
8. The old tennis hut can't be easily renovated - too expensive.
9. The new tennis hut which will be 1130 sq. ft. will bring the hut closer to the courts.
10. The new hut will include bathrooms and a pro shop.
11. The new hut will be 3 feet above grade.
12. No one testified in opposition to the application.
13. The proposed modifications are the least relief necessary.

The motion carried by a vote of 5 -0.

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

Joseph Logan and Dean Wagner recused themselves and Richard Cribb was absent.

REED

A motion was made by Joseph Logan and seconded by Dean Wagner to grant the request of Roland R. Reed, whose property is located at 40 Reservoir Cir., and further identified as Assessor's Plat 4, Lot 76 for a variance from Article 6, Section 82-606, & Article 3, Sec. 82-302, Table 3-2. To construct a 26' x 30' deck with a front setback of 21.5' where 40' is required, and a rear setback of 33' where 40' 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 R-80 zone and contains 18,207 sq. ft.
2. The property was originally zoned R20 when constructed and now is R80.
3. The proposed deck will not be out of character for the neighborhood.
4. The front setback will remain 21.5 ft. the same as existing.
5. Two people spoke in favor. There were no objectors.
6. There is a large lawn area between the proposed deck and the neighboring lot line.

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.

DWYER

A motion was made by Terence Livingston and seconded by Joseph Logan to grant the request of Kerry Dwyer, whose property is located at 30 Green Lane, and further identified as Assessor's Plat 9, Lot 240 for a variance from Section 3, Table 302 to construct a 7' x 19'6" one story addition with rear yard setback of 12'4" 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 R8 zone and contains 13,465 +/- sq. ft.
2. The addition does not encroach upon the existing 12'4" rear yard setback that currently exist.
3. The addition is on the south side and 19'6" long and approximately 53' from the south side property line.
4. No one objected to the proposal.

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 8:02 p.m.

The motion carried unanimously.