

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the August 22, 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, Chair
- Joseph Logan, Vice-Chair
- Dean Wagner, Member
- Richard Cribb, Member
- Terence Livingston, Member
- Judith Bell, 3rd Alt.

Also present:

- Brenda Hanna, Stenographer
- Chris Costa, Zoning Officer
- Pat Westall, Zoning Clerk
- Wyatt Brochu, Counsel

MINUTES

Minutes of July 25, 2017

A motion was made by Richard Cribb and seconded by Joseph Logan to accept the minutes of the July 25, 2017 meeting as presented.

The motion carried by a vote of 5 - 0.

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

Judith Bell was not seated and Edward Gromada and Marcy Coleman were absent.

CORRESPONDENCE

Nothing at this time.

OLD BUSINESS

Paolino

A motion was made by Dean Wagner and seconded by Terence Livingston to continue the request of Christina Paolino to the September 26, 2017 meeting. This will allow time for the applicant to revisit the setbacks and/or hardships.

The motion carried by a vote of 5 -0.

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

Judith Bell was not seated and Edward Gromada and Marcy Coleman were absent.

Rhodes

A motion was made by Joseph Logan and seconded by Richard Cribb to grant the request of Edmund F. Rhodes, whose property is located at 11 Marcello Dr., and further identified as Assessor's Plat 7, Lot 110 for a variance from Article 6, Section 82.607 (Variances) & Article 3, Section 82-302, Table 3-2 (side yard setbacks) to relocate existing garage westerly, resulting in two side yard setbacks of 5' where 10' is required.

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 10,890 sq. ft.
2. There is a significant taper to the west boundary and an existing well that constraints the 22' wide garage placement to less than the 10' requirement on that boundary.
3. Placing the garage 10' from the south boundary while keeping the 5' setback on the west would create poor alignment within the existing driveway and move the structure closer to the existing well.
4. There were no objectors.

5. The existing garage is extremely difficult to use because of a sharp turn.
6. Moving the garage will reduce the south side encroachment.

The motion carried by a vote of 5 -0.

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

Judith Bell was not seated and Edward Gromada and Marcy Coleman were absent.

NEW BUSINESS

O'Reilly

A motion was made by Dean Wagner and seconded by Joseph Logan to grant the request of Paul O'Reilly, whose property is located at 76 Clinton Ave., and further identified as Assessor's Plat 9, Lot 193 for a variance from Article 6, Section 82-607 Variances and Article 3, Section 82-302 Table 3-2 setbacks to install a 10 x 14 shed 4 ft. from both side yards where 7 ft. is required on a corner lot.

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 R8 zone and contains 11,325 sq. ft.
2. There is no functional basement in the house and there is a need for storage for a family of 4.
3. The north/west corner of the property is the only viable place to put a shed for storage.
4. Complying with the setback requirements would move the shed too close to the existing house and block the flow of the house and emergency access.
5. Abutting neighbors approve of the placement of the shed.

6. No one spoke in opposition to the application.

The motion carried by a vote of 5 -0.

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

Terence Livingston was recused and Edward Gromada and Marcy Coleman were absent.

ADJOURNMENT

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

The motion carried unanimously.