

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the February 28, 2012 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
Dean Wagner
Richard Allphin
Judith Bell

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

MINUTES

Minutes of December 13, 2011

A motion was made by Thomas Ginnerty and seconded by Joseph Logan to accept the minutes of the December 13, 2011 meeting as presented.

The motion carried by a vote of 5 -0.

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

David Nardolillo and Richard Cribb were absent.

CORRESPONDENCE

The correspondence will be part of the applications.

OLD BUSINESS

Zimmermann

A motion was made by Richard Boren and seconded by Joseph Logan to grant the request of Jonilee V. Zimmerman Trustee, whose property is located at 86 Reservoir Circle, and further identified as Assessor's Plat 4, Lot 63, for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to construct an addition which will be 22' from the rear property line, (40' required) and a one car garage which will be 23' from the front property line (40' 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 19,633 sq. ft.
2. The lot is a difficult configuration.
3. In December, the applicant presented an application with a design that included a 12 foot open space and a 2 car garage which resulted in the garage being 14' from the property line.
4. After concerns addressed at the December hearing, the applicant reconfigured the design and drastically reduced the design.
5. The new design limits the open area to 10 feet and limits the garage to one bay, which increases the distance to the property line to 23 feet.
6. The relief sought is the least relief necessary.
7. The 10 foot space between the house and the one car garage will allow for any maintenance vehicles to enter the rear yard.

The motion carried by a vote of 4 - 1.

Richard Boren, Joseph Logan, Dean Wagner, and Richard Allphin voted in favor of the motion.

Thomas Ginnerty voted against the motion

David Nardolillo and Richard Cribb were absent.

NEW BUSINESS

Swanson

A motion was made by Joseph Logan and seconded by Thomas Ginnerty to grant the request of Robert S. Swanson et al, whose property is located at 1106 East Shore Rd., and further identified as Assessor's Plat 1, Lot 252, for a variance from Article 3, Table 302 (District Dimensional Regulations) Table 3-2 to allow the applicants to convey a portion of their land to the Town of Jamestown.

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.

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

1. That the administrative subdivision is approved by the Town Planning Board.
2. Deed to the Town is approved by the solicitor's office and recorded by the applicant.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and will contain 55,743 sq. ft. after said conveyance.
2. The Town Council has already approved the abandonment of the road property to the east of Providence Avenue.
3. The Town and the owners of the lot to the east both benefit from this decision.
4. No adverse consequences result from this decision.
5. The property titles will now be clean.

The motion carried by a vote of 5 -0.

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

David Nardolillo and Richard Cribb were absent.

Jordan

A motion was made by Dean Wagner and seconded by Joseph Logan to grant the request of Jeffrey et Brenna B. Jordan, whose property is located at 32 East Shore Rd., and further identified as Assessor's Plat 7, Lot 69 for a variance from Article 3, Section 3-2 (District Dimensional Regulations) to construct a second story addition to an existing dwelling which will be 7' from the north property line (10' 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):

The siding shall be cedar shingles.

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 just over 6000 sq. ft.
2. There will be no change of the footprint of the house.
3. The addition will increase the height of the house by only 3 feet, which is 9 feet below the Town height restrictions.
4. There are no surplus rooms.
5. A real estate expert testified that the remodel and addition will increase property values.
6. The remodel will improve water drainage and incorporate green technologies.
7. There will be no change in egress or ingress.

8. The Jordan family consists of 2 adults and 2 teenage kids. The house is the least relief necessary to make the house functional and allow for a decent quality of living.
9. The remodel will make the house fit in better with the surrounding houses.

The motion carried by a vote of 4 - 1.

Richard Boren, Joseph Logan, Dean Wagner, and Richard Allphin voted in favor of the motion.

Thomas Ginnerty voted against the motion

David Nardolillo and Richard Cribb were absent.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:55 p.m.

The motion carried unanimously.