

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the April 26, 2011 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
David Nardolillo
Dean Wagner
Richard Cribb
Richard Allphin

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

MINUTES

Minutes of February 22, 2011

A motion was made by Thomas Ginnerty and seconded by Joseph Logan to accept the minutes of the February 22, 2011 meeting as presented.

The motion carried by a vote of 5 -0.

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

Richard Cribb and Richard Allphin were not seated.

CORRESPONDENCE

A letter as a request for a withdrawal of the Evangelista variance application from John A. Murphy, Esq.

NEW BUSINESS

Evangelista

Withdrawn.

Violet

A motion was made by Richard Boren and seconded by David Nardolillo to grant the request of Ernest & Leah Violet, whose property is located at 228 East Shore Rd., and further identified as Assessor's Plat 7, Lot 180, for a special use permit from Article 3, Section 82-311, Maximum Size of Accessory Buildings, to construct an accessory building with a footprint of 1392 sq. ft. Accessory buildings in excess of 1200 sq. ft. shall seek a special use permit.

This Board has determined that this application does satisfy the requirements of Article 6, Section 600 and 602.

According to the Zoning & Building Official the Tax Assessor had determined that the gross floor area of the principal building exceeds 5,000 sq. ft. and a dimensional variance is not required.

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 153,331 sq. ft.
2. The applicant is seeking a 2 story building that is 24 feet in height.
3. The accessory building will store many items now strewn upon the property, including tractors, cars, and plows.
4. The shingles will be the same as the principal building.
5. The applicant has a dental practice in Newport and would like to store old records in a dry place.
6. The applicant through testimony has met the burden that the use permit will not result in conditions inimical to the public health, safety, morals & welfare and will not substantially or permanently injure the appropriate use of the property.

The motion carried by a vote of 5 -0.

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

Richard Cribb and Richard Allphin were not seated.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:50 p.m.

The motion carried unanimously.