

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the November 18, 2003 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Library, 26 North Road. The meeting was called to order by the Chairman at 7:02 p.m. The clerk called the roll and noted the following members present:

Richard Allphin
Thomas Ginnerty
Don Wineberg
Richard Boren
Joseph Logan
Kathleen Managhan
David Nardolillo

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

MINUTES

Minutes of the October 28, 2003 meeting.

A motion was made by Thomas Ginnerty and seconded by Richard Boren to accept the minutes of the October 28, 2003 meeting as amended by Don Wineberg to add “and” on page #5 finding of fact #3 after the word fluids, and before require.

The motion carried by a vote of 5 – 0.

Snell

A motion was made by Thomas Ginnerty and seconded Kathleen Managhan to continue the application of Starlet Snell to the December 16, 2003 meeting at the request of the architect for the applicant.

The motion carried by a vote of 5 – 0.

Longvue

A motion was made by Thomas Ginnerty and seconded by Kathleen Managhan to continue the application of Longvue Enterprises LLC to the December 16, 2003 meeting at the request of the town solicitor.

The motion carried by a vote of 5 – 0.

OLD BUSINESS

Hitt/O’Grady

A motion was made by Richard Boren and seconded by Joseph Logan to grant the request of Richard Hitt/Helen O’Grady, whose property is located at 450 Schooner Ave., and further identified as Tax Assessor’s Plat 3, Lot 329 for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to construct a 6’ x 12’ addition which will be 6’ from the southerly property line where 10’ 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 restriction that the addition on the south side of the house to house an oil tank, burner and water tank may be a maximum of 16 feet in length, but shall be at least 7 feet, 6 inches from the south property line.

Hitt/O’Grady cont.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 7200 sq. ft.

2. There is a problem with the crawl space under the house and the oil tank, burner, and water tank cannot be placed in the crawl space.
3. The configuration of the decks, main entrance, and the concrete slab make it unsuitable to place the enclosure in any area other than the south side of the property.
4. If the enclosure is 54 inches or less in width, the new heating systems would still be viable and would be the least relief necessary.
5. No neighbors spoke in opposition to the application.
6. One neighbor, Mr. Paquette, spoke in favor of the application.

The motion carried by a vote of 5 – 0.

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

Kathleen Managhan and David Nardolillo were not seated and Raymond Iannetta was absent.

NEW BUSINESS

ZELAYA

A motion was made by Don Wineberg and seconded by Richard Boren to grant the request of Oscar R.Zelaya et ux Blanca L., whose property is located at 433 Beacon Ave., and further identified as Tax Assessor's Plat 3, Lot 198 for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to construct a covered front porch twelve feet from the front lot line instead of the required 20'.

Zelaya cont.

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 restriction that the new stairs indicated on the plan as being on the north side of the property are not approved.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 8,000 sq. ft.
2. Putting a porch on the front of the house will add beauty and depth to the architecture of the street as well as adding variability to the plane of houses on the street.

3. Adding a porch on the east side of the house where there is enough room for children to play and parents to socialize will bring activity and human contact to the streetscape in a manner that is complementary to the Comprehensive Town Plan.
4. This is the least relief necessary to provide an outdoor space for parents to monitor children playing in front of the house.

The motion carried by a vote of 4 – 1.

Thomas Ginnerty voted against the motion.

Richard Allphin, Don Wineberg, Richard Boren, and Joseph Logan voted in favor of the motion.

Kathleen Managhan and David Nardolillo were not seated and Raymond Iannetta was absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:28 p.m.

The motion carried unanimously.