

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the April 22, 2003 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Community Center, 41 Conanicus Avenue. The meeting was called to order by the Chairman at 7:04 p.m. The clerk called the roll and noted the following members present:

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

Also present: Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk
Bruce Leach, Counsel

MINUTES

Minutes of the March 25, 2003 meeting.

A motion was made by Thomas Ginnerty and seconded by Kathleen Managhan to accept the minutes of the March 25, 2003 meeting as presented.

The motion carried by a vote of 5 – 0.

Central Baptist Church

A motion was made by Thomas Ginnerty and seconded by Don Wineberg to continue the application of Central Baptist Church to the May 20, 2003 meeting at the request of their attorney, John Murphy as they are still in the process of planning commission review.

The motion carried by a vote of 5 – 0.

OLD BUSINESS

SWETT

Seated: Richard A., Thomas, Raymond, Joseph, and Kathleen

A motion was made by Thomas Ginnerty and seconded by Kathleen Managhan to grant the request of Bradford N. Swett, whose property is located at 45 Walcott Avenue, and further identified as Tax Assessor's Plat 9, Lot 300 for a variance from Article 3, Section 302 Table 3-2 (District Dimensional Regulations) to widen eaves on 2 existing accessory structures, to rebuild one of these existing accessory structures. Both of these pre-existing accessory structures are located within the required 15' side yard setback.

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 restrictions:

- That neither the shed nor the garage be used for habitation.
- That neither the shed nor the garage have bathroom facilities.
- That neither the shed nor the garage have kitchen facilities.
- That the proposed deck to the east of the shed be eliminated from the proposal.
- That stairs as shown in the plan are permitted.
- That there be placed gutters and downspouts installed on the south side of the shed and garage.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 127,940 sq. ft.
2. That the shed and garage are in poor structural condition.
3. That the proposed modifications to the roof and eaves are architecturally consistent with the main house and further a design theme.

The motion carried by a vote of 5 – 0.

NEW BUSINESS

Boornazian

Seated: Richard A., Thomas, Don, Raymond, and Joseph

A motion was made by Don Wineberg and seconded by Richard Allphin to accept the request to withdraw the application of Raymond and Gladys Boornazian to allow the applicant to decrease the size of the sunroom and apply for a modification under Section 609.

The motion carried by a vote of 5 – 0.

Clancy

Seated: Richard A., Thomas, Don, Raymond, and Joseph

A motion was made by Don Wineberg and seconded by Thomas Ginnerty to grant the request of David & Jennifer Clancy, whose property is located at 382 North Rd., and further identified as Tax Assessor's Plat 7, Lot 22 for a variance from Article 3, Section 311 (Maximum Size of Accessory Structures) and Article 1, Section 104, Definition 29 (Customary Home Occupation) to have a maximum sq. footage of accessory structures to exceed 600 sq. ft. and conduct a home business in a space exceeding 200 sq. ft.

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 restrictions:

1. No equipment for the glass blowing operation may be stored outside, however the propane tank may be installed on the east side of the barn only.
2. The barn is to be of post & beam construction.
3. The structure approved by the variance may not exceed 30' x 20', and must be located as indicated on the plans submitted.
4. In order to preserve the existing view corridors from N.Main Rd. to the windmill, no addition may be made to the existing house which are wider (north to south) or higher than the present house, and no additional accessory structures may be added and no existing accessory structures may be expanded.

Clancy cont.

5. No employees (in addition to the applicants) shall be hired in the conduct of the customary home occupation although occasional part time employees may be added on a non-permanent basis.

This motion is based on the following findings of fact:

1. Said property is located in a RR200 zone and contains 65,340 sq. ft.

2. The applicants propose to build a traditionally styled post & beam barn in a historically agricultural area. The building will add to the rural architecture of an open space area and the applicants have agreed to preserve the existing new view corridors of the windmill from N. Main Rd.
3. The Comprehensive Plan and Zoning Ordinance encourage the promotion of art on the Island.
4. The only adjacent neighbor and one other resident spoke in favor of the application.

The motion was amended to add finding of fact #5. Nothing in the approval prohibits the applicants from opening their studio to the public on occasion. And to add to finding of fact #4 There were no objectors.

The amended motion carried by a vote of 5 – 0.

Dobbins

Seated: Richard A., Thomas, Don, Raymond, and Joseph.

A motion was made by Thomas Ginnerty and seconded by Raymond Iannetta to continue the application of Deborah E. Dobbins to the May 20, 2003 meeting at the request of their attorney Mark Liberati to make a design change agreeable to an abutter.

The motion carried by a vote of 5 – 0.

ADJOURNMENT

A motion was made and seconded to adjourn at 10:45 p.m.
The motion carried unanimously.

