

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the April 27, 2004 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 7:05 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Don Wineberg
Richard Boren
Joseph Logan
David Nardolillo
Elizabeth Brazil

Also present: Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk
Fred Brown, Zoning Officer
J. William W. Harsch, Counsel

MINUTES

Minutes of the March 23, 2004 meeting.

A motion was made by Don Wineberg and seconded by Joseph Logan to accept the minutes of the March 23, 2004 meeting as presented.

The motion carried by a vote of 5 – 0.

CORRESPONDENCE

A copy of a letter to the Town Council from Kathleen Managhan dated April 20, 2004 advising them that she must resign from the Zoning Board.

An invitation from the Newport County Fund.

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NEW BUSINESS

Vario

A motion was made by Don Wineberg and seconded by Joseph Logan to continue the appeal of Kenneth and Linda Vario to the May 25, 2004 meeting with a stay of construction at the request of the attorneys.

The motion carried by a vote of 5 – 0.

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

Elizabeth Brazil was not seated and Raymond Iannetta was absent.

Phillips

A motion was made by Don Wineberg and seconded by Joseph Logan to grant the request of Kevin E. & Joanne A. Phillips, whose property is located at 76 Mt. Hope Ave., and further identified as Tax Assessor's Plat 8, Lot 324 for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to construct an attached garage which will be 10' from the westerly property line wherein 20' 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 motion is based on the following findings of fact:

1. Said property is located in a R20 zone and contains 20,000 sq. ft.
2. The applicant requires relief only because a short paper road that ends at the golf course and can serve no other properties makes this a corner lot subject to a 20' setback where a 10' setback would be required for the same lot if the paper road wasn't there. The result of granting the variance is therefore consistent with the zoning goals for this district.
3. No neighbors spoke in favor or opposition.

The motion carried by a vote of 5 – 0.

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

Elizabeth Brazil was not seated and Raymond Iannetta was absent.

STD Building Corp.

A motion was made by Don Wineberg and seconded by Joseph Logan to continue the appeal of STD Building Corp. to the May 25, 2004 meeting at the request of applicant as their engineer/soil examiner was unavailable to testify tonight.

The motion carried by a vote of 5 – 0.

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

Elizabeth Brazil was not seated and Raymond Iannetta was absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:23 p.m.

The motion carried unanimously.