

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the June 22, 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 7:02 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Raymond Iannetta
Richard Boren
Joseph Logan
David Nardolillo
Elizabeth Brazil

Also present: Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk
Fred Brown, Zoning Officer
Richard M. Bianculli, Counsel

MINUTES

Minutes of the May 25, 2004 meeting.

A motion was made by Richard Boren and seconded by David Nardolillo to accept the minutes of the May 25, 2004 meeting as presented.

The motion carried by a vote of 5 – 0.

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

Elizabeth Brazil was not seated and Don Wineberg was absent.

CORRESPONDENCE

A letter from John Murphy, Esq. Requesting a continuance of Mr. & Mrs. Hugh Balloch to the July 27, 2004 meeting.

Balloch

A motion was made by Richard Boren and seconded by Joseph Logan to continue the request for a one-year extension of Mr. & Mrs. Balloch to the July 27, 2004.

The motion carried by a vote of 5 – 0.

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

Elizabeth Brazil was not seated and Don Wineberg was absent.

NEW BUSINESS

Phillips

A motion was made by Richard Boren and seconded by Joseph Logan to grant the request of Timothy C. Phillips, whose property is located at 908 E. Shore Rd., and further identified as Tax Assessor's Plat 1, Lot 99 for a dimensional variance from Article 3, Table 3-2 to construct additions to a non-conforming structure which will be 10' from the front (westerly) lot line (40' required), and 9' from the corner lot line (40' require), as well as build a breezeway connecting to the existing garage, resulting in a 22' side lot line (30' 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 in a RR80 zone and contains 10,000 sq. ft.
2. The house was built in 1927 and is non-conforming to the current zoning ordinance.
3. Mr. Phillips purchased the house 2 years ago. It has been in a state of disrepair.

Phillips cont.

4. Although the front of the house is 10' from the property line, the house is actually closer to 30' from East Shore Road.
5. Although the Clinton Street side is currently 15' from Clinton Street and proposes to be 9' from Clinton St., it will be actually closer to 20 to 25 feet from the Road.

6. No one spoke in opposition to the petition.
7. There are no houses in close proximity.
8. The proposed petition will improve the general character of the surrounding area.

The motion carried by a vote of 4 – 1.

Raymond Iannetta, Richard Boren, Joseph Logan, and David Nardolillo voted in favor of the motion.

Thomas Ginnerty voted against the motion.

Elizabeth Brazil was not seated and Don Wineberg was absent.

Mendelsohn

A motion was made by Raymond Iannetta and seconded by Joseph Logan to grant the request of Daniel & Nadine Mendelsohn, whose property is located at 29 Marine Ave., and further identified as Tax Assessor's Plat 9, Lot 442 for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to construct a front porch 27 ft. and front stairs 25.5 ft. from the front lot line instead of the required 30 ft. and a rear porch 8 ft. instead of the required 10 ft. from the side lot line.

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:

Mendelsohn cont.

1. Said property is located in a R20 zone and contains 9,000sq. ft.
2. The requested relief is due to the current non-conformity and will not result in any further encroachment on the side or front lot line.
3. There were no objectors to the application.

The motion carried by a vote of 5 – 0.

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

Elizabeth Brazil was not seated and Don Wineberg was absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:46 p.m.

The motion carried unanimously.