

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the August 24, 2004 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Library, 26 North Road. The Chairman called the meeting to order at 7:05 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Don Wineberg
Joseph Logan
David Nardolillo
Dean Wagner

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

MINUTES

Minutes of the July 27, 2004 meeting.

A motion was made by Don Wineberg and seconded by Joseph Logan to accept the minutes of the July 27, 2004 meeting as presented.

The motion carried by a vote of 5 – 0.

CORRESPONDENCE

A memorandum from Kimberly Turcone, Deputy Town Clerk Re: Town Council Request review of Section 314 of the Zoning Ordinance.

NEW BUSINESS

Goodrich

A motion was made by Dean Wagner and seconded by Joseph Logan to grant the request of Carolyn Goodrich, whose property is located at 900 East Shore Rd., and further identified as Tax Assessor's Plat 1, Lot 94 for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to construct a 5' x 16.8' addition to front porch which will be 10' from the front (northerly) property line instead of the required 40'.

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 RR80 zone and contains 2+ acres.
2. There was no opposition to the request.
3. This will not encroach any further on the northern setback.

The motion carried by a vote of 5 – 0.

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

Raymond Iannetta, Richard Boren, and Elizabeth Brazil were absent.

52 Westwind Dr.

A motion was made by Don Wineberg and seconded by Joseph Logan to continue the request of 52 Westwind Dr. to the September 28, 2004 meeting at the request of the applicant to allow time to relocate the garage and check with the Building Official for other options.

The motion carried by a vote of 5 – 0.

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

Raymond Iannetta, Richard Boren, and Elizabeth Brazil were absent.

Goode-DeVellis

A motion was made by David Nardolillo and seconded by Don Wineberg to grant the request of Catherine A. Goode-DeVellis, whose property is located at 27 North Road, and further identified as Tax Assessor's Plat 8, Lot 86 for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to allow dimensional variances of the property setbacks as described in Table 3-2 so the property may be used for (2) office areas.

This Board has determined that this application does satisfy the requirements of Article 6, Section 600, Section 606, and Section 607, Paragraph 2.

In particular reference to Article 6, Section 600, 606, and 607, Paragraph 2,

1. The property is presently zoned mixed use commercial and residential.
2. The granting of this variance will not alter the general character of the surrounding area.
3. The variance will not amount to more than a mere inconvenience.

This variance is granted with the following restrictions:

1. The front parking space is to be moved to the rear.
2. The applicant shall erect and maintain a six-foot wooden stockade fence on the boundary, or such other material mutually acceptable to the parties.
3. The construction of driveway and parking area cannot cause new or increase any existing water run off or water table problems.
4. Signage of both units to be unlit, same type construction, and size.
5. Any parking area lighting to be no higher than 4 feet in height.
6. Nothing in this decision gives the property owner the right to expansion without approval from before the Zoning Board.

This motion is based on the following findings of fact:

1. Said property is located in a CL zone and contains 15,658 sq. ft.
2. This will not affect the area surrounding said property.
3. The present building is presently non-conforming; no further encumbrance will be made to the existing non-conformities.
4. This variance will not affect the neighbors to any extent that already exists.

The motion carried by a vote of 5 – 0.

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

Raymond Iannetta, Richard Boren, and Elizabeth Brazil were absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:35 p.m.

The motion carried unanimously.