

TOWN OF BARRINGTON

BUILDING BOARD OF REVIEW MEETING

Thursday, March 4, 2010

7:00 P.M. COUNCIL CHAMBERS - TOWN HALL

Present: Tom Billups – Chairman, Chet Orciuch and Noah Szosz

**Also Present: Robert Speaker, Building Official and Valerie Carroll,
Secretary**

The Chairman, Mr. Billups, called the meeting to order at 7:02.

Upon a motion by Mr. Orciuch, with a second by Mr. Szosz, the minutes of the March 25, 2009 Building Board of Review meeting were unanimously (3-0) approved.

Appeal of a Requirement of the Building Official from David and Mary Ricci, Appellants and Owners, for property at Assessor's Plat 31, Lot 185, 13 Laurel Lane, Barrington, RI.

Present: David Ricci, 13 Laurel Lane, Barrington, RI

There was no one in the audience to speak for or against the application.

Mr. Ricci explained that he is seeking to finish his basement, however he lacks the required height under the center beam. 6'4" is the requirement for under a beam, however the finished height under his beam would be 6'1". The remainder of the basement would have a height of 6'8", which meets the requirement. Also, it was noted that there are two means of egress from the basement, as well as an emergency escape window.

VOTE: Mr. Orciuch moved to grant the application. Mr. Szosz seconded the motion and it carried unanimously (3-0).

Appeal of a Requirement of the Building Official from Mario and Elizabeth Sturla, Appellants and Owners, for property at Assessor's Plat 3, Lot 12, 12 Third Street, Barrington, RI.

Present: Elizabeth Sturla, 12 Third Street, Barrington, RI

There was no one in the audience to speak for or against the application.

Ms. Sturla stated that her house is a small cottage built in 1910 and the previous owner had begun finish work in the basement. She is seeking to complete the drywall and the ceiling work, however the ceiling height would be 6'3.5", which is less than the 6'8" requirement. She noted that there are two means of egress in the basement and the space would be used as a rec room, there would be

no sleep quarters in the basement.

The Board felt that they did not need to grant a variance for the ceiling height, noting that the applicant was not changing the existing conditions in the basement, rather she was repairing/maintaining the space and a variance was not required.

VOTE: Mr. Orciuch moved to deny the application for ceiling height variance, noting that the homeowner was entitled to repair and maintain the existing conditions of the basement. Mr. Szosz seconded the motion and it carried 3-0.

At 7:21 p.m. Mr. Billups moved to adjourn the meeting. Mr. Szosz seconded the motion and the meeting was adjourned.

Respectfully Submitted,

Valerie Carroll

Secretary