

**TOWN OF BARRINGTON**

**BUILDING BOARD OF REVIEW MEETING**

**Monday, August 1, 2011**

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

**Present: Tom Billups, Chairman, Patrick Connors and Fred Watson**

**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. Billups, with a second by Mr. Watson, the minutes of the August 25, 2010 Building Board of Review meeting were unanimously (2-0) approved.**

**Appeal of a Requirement of the Building Official from Thomas Siedzik, Appellant and Owner, for property at Assessor's Plat 1, Lot 110, R-10 District, 14 Edwin Street, Barrington, RI.**

**Present: Thomas Siedzik, 14 Edwin Street, Barrington, RI**

**Sean Solley, 31 Woodbine Avenue, Barrington, RI**

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

**The following exhibits were submitted to the Board:**

**„« Photos of existing conditions/neighborhood (3 total)**

**Mr. Siedzik explained that his proposal has two parts. The first is to create a 145 square foot single-story addition in order to create a bathroom on the first floor, as there is no first floor bathroom currently. The addition would have no basement and it would be built to match the current house height.**

**The second part of the proposal is to remove the mudroom from its existing location on the front of the house and place it on the rear, moving it further away from the water and creating better flow for the home. The porch would remain. Both proposals would total far less than 20% of the home's value as well as improve the quality and safety of the home.**

**The Board considered the following findings of fact:**

**„« The proposed structures would be at the same elevation as the existing house**

**„« The new structure would only be 145 square feet**

**„« The mudroom space is existing, just being relocated further from the wetlands**

**„« The total value of the proposal is under 20% of the value of the home**

**„« There will be no basement for either item**

**„« The proposed structures will be one-story**

**„« There will be no mechanicals located within the proposed structures**

**Vote: Mr. Watson made a motion to grant this application. Upon a second by Mr.**

**Connors, the Board voted unanimously (3-0) to approve this application.**

**Appeal of a Requirement of the Building Official from Michael and Naomi Malik, Appellants and Owners, for property at Assessor's Plat 1, Lot 108, R-10 District, 20 Edwin Street, Barrington, RI.**

**Present: Michael Malik, 20 Edwin Street, Barrington, RI**

**Sean Solley, 31 Woodbine Avenue, Barrington, RI**

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

**Mr. Malik explained that he is seeking to build a 55 square foot two-story addition in order to square off his house and create more space for his family. The proposed space will be built at the same height as the existing house and it will have no basement under it. The proposal will be under 10% of the total value of the home.**

**The Board considered the following findings of fact:**

**„« The proposed structure would be at the same elevation as the existing house**

**„« The new structure would only be 55 square feet**

**„« The total value of the proposal is under 10% of the value of the home**

**„« There will be no basement**

**„« There will be no mechanicals located within the proposed structure**

**Vote: Mr. Watson made a motion to grant this application. Upon a second by Mr.**

**Connors, the Board voted unanimously (3-0) to approve this application.**

**Appeal of a Requirement of the Building Official from Ronald Tarro, Appellant and Owner, for property at Assessor's Plat 19, Lot 152, T-10 District, 6 Connecticut Avenue, Barrington, RI.**

**Present: Ronald Tarro, 6 Connecticut Avenue, Barrington, RI**

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

**Mr. Tarro explained that he is seeking to finish his basement, however there is an existing beam that would create a finish height of 6'2.5", which is 1.5 inches shorter than the required 6'4". The**

space will be used as a recreation room. There is no second means of egress, however Mr. Tarro will be installing sprinklers.

The Board members noted that the relief requested was modest and the beam was existing and could not be changed. They also noted that the precedent for the Board was 6 feet and this request was 6;12.5;".

**Vote:** Mr. Watson moved to grant the application with the following condition:

„« The space will not be used as a bedroom, nor for any sleeping purposes

Mr. Connors seconded the motion and it carried unanimously (3-0).

**Appeal of a Requirement of the Building Official from Jeffrey and Sarah Gaines, Appellants and Owners, for property at Assessor's Plat 32, Lot 481, R-25 District, 9 Newbrook Drive, Barrington, RI.**

**Present:** Jeffrey Gaines, 9 Newbrook Drive, Barrington, RI

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

Mr. Gaines explained that he is looking to finish his basement in

order to create a playroom and a storage area. A second means of egress will be provided via an egress window and Mr. Gaines noted that the space would not be used for a bedroom or a bathroom. Mr. Gaines is requesting relief for ceiling height due to an existing beam as well as an air conditioning duct. The required height under beams and ducts is 6;14;”, however proposed finished height under the beam will be 6;11.5;” and 5;10.5;” under the duct.

Mr. Billups explained to Mr. Gaines that the precedent for the Board was for six-foot height under ducts and beams, therefore they would not consider any relief less than six feet, however there would be viable options to finish the space and maintain a minimum ceiling height of six feet.

**Vote:** Mr. Watson moved to grant the application with the following condition:

- There will be no less than a six-foot height under any duct or beam

Mr. Connors seconded the motion and it carried unanimously (3-0).

At 7:51 p.m. Mr. Watson moved to adjourn the meeting. Mr. Connors seconded the motion and the meeting was adjourned.

Respectfully Submitted,

**Valerie Carroll**

**Secretary**