

Jack's Electric continues appeal with new attorney

By Sam Bari

To improve his chances of approval for a new home for Jack's Electric in the building beleaguered with legal problems at 14 Clinton Ave., Jack Brittain, the owner of Windridge Properties and Jack's Electric, decided to get a new attorney.

The Zoning Board of Review was on the agenda to sit as the Planning Board of Appeals at the regular monthly meeting of the board on Tuesday. The board was scheduled to make a decision on the Windridge Properties appeal of the Planning Commission's decision to deny approval of revised plans for the Clinton Avenue building. However, a last minute letter from Brittain's new attorney, Donald Packer of South Kingstown,

requested a continuance to the July meeting to give them time to prepare their case.

After Brittain's former attorney, James A. Donnelly stormed out of last month's zoning board meeting, leaving Brittain on his own before the board, he decided to make a change.

In other business, the application of Mark Baker and Elizabeth Kneib, whose property is located at 2 Baldwin Court, to appeal a building permit issued to Doris R. Arthur to construct a single-family home at 6 Baldwin Court was denied by a 4-1 vote. Board member Richard Boren cast the dissenting vote citing differences in interpretation of zoning regulations as his reason for denial.

Newport Attorney Chris Be-

han, who represented the applicant, cited a boundary dispute as one of the grounds for granting the appeal. Town solicitor for zoning issues, Wyatt Brochu, said that boundary disputes were not in the jurisdiction of the zoning board and could not be used as an argument. Behan also argued that Arthur had changed her lot by adding 997-square feet so the property would be in compliance with setback regulations and not be subject for review by the board. He cited the addition as never existing as a separate lot on its own. However, the board disagreed and denied the appeal.

Jamestown attorney John A. Murphy represented Mark E. Brasil in a request for variance to construct a single-family residence on a 5,000-square foot Court Street lot just west of East Shore Road. The application for the 16-foot by 20-foot home requested a left and right side yard setback of 17-feet where 30-feet were required and 50-foot frontage on Court Street where 200-feet were required.

Brasil had previously requested to rebuild a house on the original footprint of a home that he owned

on the property, which had been demolished while he was away serving in the Marine Corps. When he returned, the house was no longer there because relatives had torn it down unbeknownst to Brasil.

When he researched the property looking for a demolition permit, none had been recorded. Consequently, there was no record of the building ever existing even though the imprint of the foundation and evidence of a structure were still obvious. Brasil was then subject to current ordinances and was required to reduce the original plans to reconstruct the home by 50 percent to satisfy zoning board concerns. The board voted 5-0 to approve the application.

Attorney John A. Murphy also represented Beth Smith, whose property is located at 86 Orient Ave., in her application for a special use permit to construct a house in a high ground water/impervious layer overlay district. The application also requested a dimensional variance to allow the dwelling to be 30.3-feet from the front lot line where 40-feet are required, and 17.6-feet from the northern lot line

on the 24,275-square foot property.

Murphy called on Providence architect, Chris Tuck, who designed the home, as an expert witness. Tuck pointed out that the home appeared bigger on the plans than it actually was. He emphasized that the house only covered 8 percent of the property where 15 percent was allowed. Nonetheless, that was not enough to convince the board to allow the dimensional variances and the application was denied by a 3-2 vote, with Chairman Thomas Ginnerty and Commissioner David Nardolillo casting the dissenting votes.

Attorney Quentin Anthony represented Eastern Resorts in their application to construct a 521-square foot deck and replace an existing sign with a new 17.5-foot sign at 150 Conanicus Ave. The board approved the request with a 4-1 vote with restrictions.

Take the ferry to see the ships

The Tall Ships are here! These spectacular vessels will be open to the public today through Saturday in Newport harbor. Parking in Newport will be a nightmare, so what is the best way to get there?

Without doubt, the best deal for islanders is to ride the Jamestown to Newport Ferry, which leaves Jamestown from East Ferry. The ferry is operated by Conanicut Marina and costs \$15 for an all-day ticket. That means you can ride the ferry to the different areas in Newport harbor, get off and see the ships. Then you can reboard the ferry and ride it to the next location and see more ships.

If you don't walk to get on board the Tall Ships, you could also just ride the ferry around to see the ships from the water.

Bill Munger of Conanicut Marina says they will be operating two

ferryboats during the Tall Ships festival — the familiar Jamestown and a new addition, the Katherine. There will be expanded service today through Saturday from 10 a.m. to 6 p.m. The Tall Ships ferry schedule appears on page 15 of this newspaper. The Tall Ships ferry schedule is available on-line at www.conanicutmarina.com.

Munger says parking will be available at the marina's Taylor Point yard with shuttle service, for a small fee, to East Ferry.

There are also a few seats still available aboard the Katherine to see the Tall Ships parade up close, Munger says.

Those folk who just want a sightseeing tour of Newport harbor can also ride the Southland, which will be docked at East Ferry during the Tall Ships festival, Munger noted.

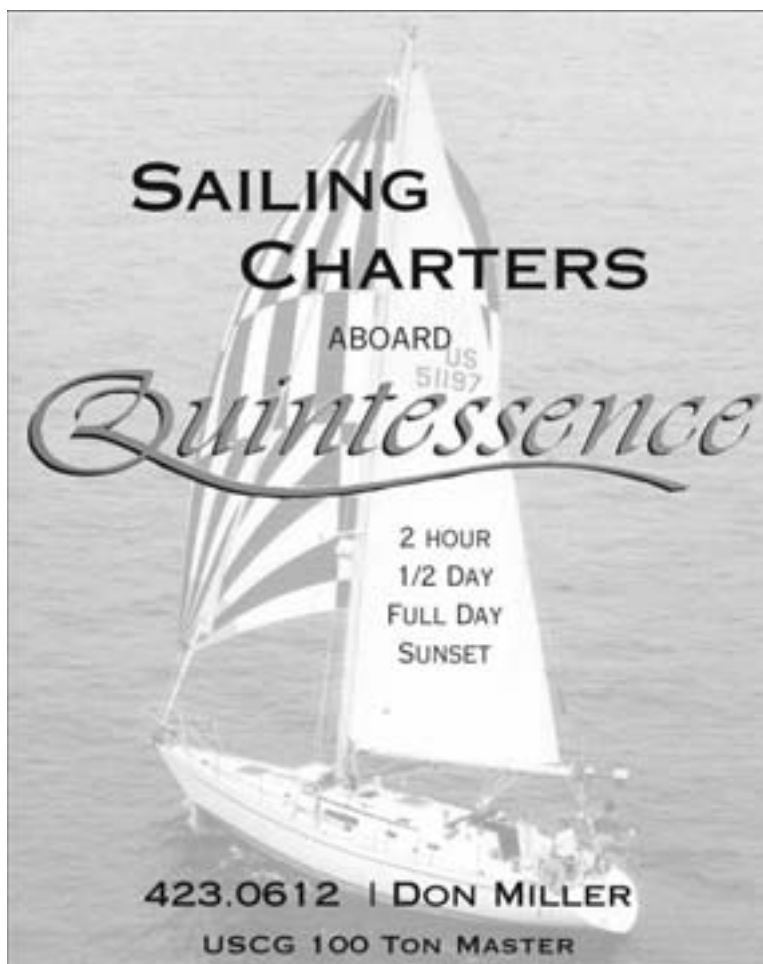
OVERALLS IN CHOWDER?

Murphy, the quahoggin' lawyer, says it's a calumny he's long resented that Mrs. Murphy put overalls in chowder: "The missus only uses the fresh quahogs gathered up by me in her chowdah. And don't go trying to get me to tell ya my secret clammin' spot."

"And she never puts milk or tomatoes into her chowder, either! Nothin' but quahogs, onions, potatoes, salt pork, black pepper and branch water."

And the rumor that Murphy gets a good long quahoggin' season because he frequents the warm waters off the end of a sewer outfall is nothing but a base lie: "My competitors will spout anything to drag me down. If I ketch one spreading that bilge slop, I'll put a writ of body attachment on him he'll never forget."

And that's the beauty of combining two of mankind's highest callings. Find out what all the talk is about: pick up your own copy of "Murphy was a Lawyer...and a Quahogger" at most Jamestown shops, including Grapes & Gourmet, Jamestown Designs, the R&R Gallery, Jamestown Hardware, Baker's Pharmacy, the Jamestown Press, and the Jamieson Salon. And if you want the book personally signed by the author, feel free to stop by his office at 77 Narragansett Avenue.



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