

WARREN ZONING BOARD

MINUTES

JANUARY 19, 2011

The regular scheduled meeting of the Warren Zoning Board began at 7:00PM. Present B. Ferrazzano chairman, M. Gerhardt vice-chair, A. Harrington, M. Gerhardt, S. Calenda, M. Smiley, alternate, Andre Ellis, alternate.

1. PUBLIC HEARINGS:

**APPLICATION NO: 10-46 – Henry Adams, Barbara Agresti
Dimensional Variance – Section 32-89**

Zoning Relief from septic system within 150' of waterway.

A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application. All in favor

**APPLICATION NO: 10-45 – Accardi Electric Inc.
Special Use Permit – Section 32-82**

Applicant/owner requests to unmerge lot 23 from lots 24 & 25 on Warren Tax Assessor Plat Map 21 to construct a house in accordance with the Warren Zoning Ordinance.

A motion was made by S. Calenda, seconded by A. Harrington to approve the application with the following conditions. All in favor

- 1. west setback to be 6ft**
- 2. east setback to be 14ft**

**APPLICATION NO: 10-35 The Stop & Shop Supermarket Co.
Special Use Permit – Section 32-50**

Applicant proposes to construct and use subject property as a fueling facility – Service Business Uses, Specifically Gasoline filling station including minor automotive repairs.

A motion was made by A. Harrington, seconded by S. Calenda to continue this application to a Special meeting date of February 9, 2011.

Let the record show that B. Ferrazzano recused himself on this matter.

The stenographer and secretary will be compensated by the applicant for this special meeting. All in favor

The board took a five minute recess at 8:45PM, resumed the meeting at 8:54PM.

APPLICATION NO: 10-43 – Ben Luk c/o Luk Properties

Dimensional Variance – Section 32-77

Applicant proposes to construct an addition to existing garage & connect to existing two family house resulting in a four family structure

with a side yard setback less than the required 15' setback.

A motion was made by M. Gerhardt, seconded by A. Harrington to allow the applicant to continue his application to the March 16th meeting. All in favor

APPLICATION NO: 10-44 – Ben Luk c/o Luk Properties

Special Use Permit – Section 32-47

To construct an addition to existing two family house. Proposed addition to be used as two additional units.

A motion was made by M. Gerhardt, seconded by A. Harrington to allow the applicant to continue his application to the March 16th meeting. All in favor

A motion was made by S. Calenda, seconded by M. Gerhardt to Close the regular Zoning Board Meeting and open the Building Code Board of Appeals. All in favor

Building Code Board of Appeals

APPLICATION NO: 10-42 – Wendy L. Brennan

420 Seaview Ave

Plat Map 16, Lots 270,271 & 285

The owner/applicant requests to make improvements and construct additions to the existing house that require variances from the following

Sections of the Rhode Island State Building Code related to Flood Zone

Construction: Section R105.3.1.1 and Sections R324.1 through R324.3.6.

A motion was made by S. Calenda, seconded by A. Harrington to have

the application heard at the February 23, 2011 meeting. All in favor

A further motion was made by A. Harrington, seconded by S. Calenda