

AGENDA

WARREN ZONING BOARD

APRIL 20, 2011

1. PUBLIC HEARINGS:

APPLICATION NO: 11-4

APPLICANT: Kenneth & Ann Morrill

PROPERTY LOCATED: 48 Laurel Ln

PLAT 13D, LOT 341

RESIDENTIAL R-10

DIMENSIONAL VARIANCE: Applicant/owner proposes to construct a 16' x 30' one car detached garage that will violate the 10' setback requirement and exceed lot coverage as in Sections 32-88(c) & 32-77.

APPLICATION NO: 11-8

APPLICANT: Norman D. & Patricia A. Blank

PROPERTY LOCATED: 32 & 34 Hope St

PLAT 3, LOT 50

RESIDENTIAL R-6

DIMENSIONAL VARIANCE: Applicant/owner requests a variance from the frontage, area and setback requirements to allow for a subdivision of a lot that contains two legal non-conforming

structures as in Article XIII, Section 32-77

APPLICATION NO: 11-9

APPLICANT: Victor R. Manlove

PROPERTY LOCATED: 10 Calder Dr

PLAT 16, LOTS 250,251,268

RESIDENTIAL R-40

DIMENSIONAL VARIANCE: Applicant/owner requests to demolish existing single family dwelling and construct a new single family dwelling with a rear yard setback of 30' where 55' is required as in Section 32-77.

APPLICATION NO: 11-10

APPLICANT: Ron Moran

PROPERTY LOCATED: 293 Market St

PLAT 21, LOT 188

RURAL BUSINESS:

SPECIAL USE PERMIT: Applicant/owner proposes to make improvements to existing building and use as an office building specialty service building and contractor use building as in Section 32-166.

APPLICATION NO: 11-11

APPLICANT: Ron Moran

PROPERTY LOCATED: 293 Market St

PLAT 21, LOT 188

RURAL BUSINESS:

DIMENSIONAL VARIANCE: Applicant/owner requests to construct several additions to existing building that violate the required setbacks and use the building for several different uses as in Section 32-167.

APPLICATION NO: 11-12

APPLICANT: Cedarwood Development

PROPERTY LOCATED: 582 Metacom Ave

PLAT 13C, LOT TBD

BUSINESS:

SPECIAL USE PERMIT: Applicant proposes to construct a 6124 sq ft.

retail store. Retail space will exceed 1500 sq ft which requires a Special Use Permit; also applicant proposes to perform minor automotive repairs as an accessory use as in Article 32-52 and 32-53.

APPLICATION NO: 11-13

APPLICANT: Zim Sailing – Steve Perry

PROPERTY LOCATED: 84 Cutler St

PLAT 8, LOT 115

BUSINESS:

SPECIAL USE PERMIT: Owner/applicant requests to use one unit in existing building as a business and storage of materials within a building as in Section 32-55.

APPLICATION NO: 11-14

APPLICANT: Rosemary's School of Dance

PROPERTY LOCATED: 84 Cutler St

PLAT 8, LOT 115

BUSINESS:

SPECIAL USE PERMIT: Owner/applicant to use one unit in the most recent constructed building as a public/business use and a commercial recreation use as in Sections 32-49 & 32-51.

APPLICATION NO: 11-15

APPLICANT: Ron Paiva Carpet Cleaning

PROPERTY LOCATED: 84 Cutler St

PLAT 8, LOT 115

BUSINESS:

SPECIAL USE PERMIT: Owner/applicant requests to use one unit in the most recently constructed building as a Service Business use as in Section 32-52.

APPLICATION NO: 11-16

APPLICANT: Advance Auto Parts

PROPERTY LOCATED: 582 Metacom Ave

PLAT 13C, LOT 60

BUSINESS:

Owner/applicant requests relief from Section 32-115(B) & (C) (5) of the Warren Zoning Ordinance to install (2) two 100 sq. ft internally illuminated wall mounted signs and (1) one 76.25 sq. ft freestanding at 25 ft OAH along Metacom Ave.

2. MINUTES – March 16, 2011