



Town of Warren

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Department of Building & Zoning

AGENDA

WARREN ZONING BOARD
514 MAIN ST.; 2ND FLOOR
TOWN COUNCIL CHAMBERS
February 20, 2013
7:00PM

Roll Call and Determination of Quorum:

Approval of Minutes: January 16, 2013 meeting.

Old Business:

1. Application #13-1; **R & D Construction Co., Inc.**, owner, and **Paul Sloan**, applicant; 249 Child Street; Plat Map 10, Lots 171, 174 & 181; owner/applicant requests a Special Use Permit from section 32-57 of the *Warren Zoning Ordinance* to operate a light assembly hobby shop with retail sales in a portion of the existing building.
2. Application #13-2; **June J. Gibbs, Trustee**, owner, and **Michael Motta**, applicant; 56 Shore Drive; Plat Map 17 Lots 33,32 & 31; owner/applicant requests a Special Use Permit from section 32-74 of the *Warren Zoning Ordinance* to construct an addition to existing garage, thereby expanding a legal non-conforming use and structure.
3. Application #13-3; **June J. Gibbs, Trustee**, owner, and **Michael Motta**, applicant; 56 Shore Drive; Plat Map 17 Lots 33,32 & 31; owner/applicant requests a Variance from section 32-88(c) of the *Warren Zoning Ordinance* to construct an addition to existing legal non-conforming garage that will be located in a front yard area.

New Business:

1. Application #13-4; **LUK Chamber LLC**, owner and **Ali Kabli**, applicant; 564 Metacom Ave; Plat Map 13E, Lots 10 & 11; owner/applicant requests a Special Use Permit from section 32-51 of the *Warren Zoning Ordinance* to use a portion of the existing building as a restaurant/ice cream shop.
2. Application #13-5; **Kenneth McNary**, owner and applicant; 8 Shell Road; Plat Map 16 Lot 198; owner/applicant requests a Variance from section 32-89 of the *Warren Zoning Ordinance* to install an OWTS to be located within 150' of a water body.
3. Application #13-6: **Peter & Jennifer Rooks**, owners and **Sheridan Associates**, applicant; 4 George Street; Plat Map 16, Lots 63 & 64; owner/applicant requests a Variance from section 32-77 of the *Warren Zoning Ordinance* to construct a one story connection between the existing two story house and garage that will violate the rear and side yard setbacks and exceed the allowable lot coverage.

"The Town of Warren is an equal opportunity employer and provider."

4. Application #13-7; **John Bento**, owner and **Nancy Serabian**, applicant; 435 Child St; Plat Map 13B Lot 125; owner/applicant requests a Special Use Permit from section 32-52 of the *Warren Zoning Ordinance* to use a portion of an existing building as a specialty service business (pet grooming) and retail.
5. Application #13-8; **D W Properties**, owner and **Bender Selections LTD**, applicant; 426 Metacom Avenue; Plat Map 12 Lot 111 & 118; owner/applicant requests a Special Use Permit from section 32-55 of the *Warren Zoning Ordinance* to use a portion (approx. 775 sq. ft.) of the existing building for wholesale storage of non-flammable items.
6. Application #13-9; **Kenneth Palumbo**, owner and **Michael Bizier**, applicant; 47 Shore Drive; Plat Map 17 Lot 41; owner/applicant requests a Variance from section 32-77 of the *Warren Zoning Ordinance* to construct a one story addition to the front and side of existing house that will violate front and side yard setbacks.

Administrative Matters:

1. Consideration of items for future agendas.

Adjourn: