



Town of Warren

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Department of Building & Zoning

AGENDA

WARREN ZONING BOARD
514 MAIN ST.; 2ND FLOOR
TOWN COUNCIL CHAMBERS
August 21, 2013
7:00PM

Roll Call and Determination of Quorum:

Approval of Minutes: July 17, 2013 meeting.

Administrative Matters:

1. Discussion regarding the process of appeals.
2. Discussion and action relative to the Rotondo vs. Town of Warren Superior Court appeal (C.A. No. PC-2011-3415.) This case has been remanded back to the Warren Zoning Board of Review and the original decision will be modified "...The Zoning Board shall determine whether the Morrills satisfied 45-24-41(d) (2) and further indicate the findings of fact and conclusions of law in support of its decision."

Old Business: None

New Business:

1. Application #13-35; **Jonathan Smith**, owner and **Dennis O'Keefe**, applicant; 16 Shell Road; plat map 16, lot 202; owner/applicant requests a *Variance* from section 32-89 of the Warren Zoning Ordinance to replace an existing cesspool with an advanced OWTS to be located within 150 feet of a water body.
2. Application #13-36; **Charlotta E. Anton**, owner and **Chris Manlove/Swanson Construction**, applicants; 66 Brownell Street; plat map 16 lot 193; owner/applicant requests a *Variance* from section 32-77 & 32-77.1 of the Warren Zoning Ordinance to demolish existing single family dwelling and replace with a new single family dwelling that will exceed lot coverage and violate the front and side yard setbacks.
3. Application #13-37; **A & R ONE, LLC**, owner and **Traffords, Inc.**, applicant; 285 Water Street; plat map 4, lot 155; owner/applicant requests a *Variance* from section 32-115A and 31-113(4) of the Warren Zoning Ordinance to replace the existing free-standing sign with a sign that is larger than what is permitted and to use a material that is not permitted (steel.)
4. Application #13-38; **Fernando Gonsalves**, owner and applicant; 30 Cherry Street; plat map 14, lot 9; owner/applicant requests a *Special Use Permit* from section 32-131 of the Warren Zoning Ordinance to establish an "in-law apartment" in an existing single family dwelling.

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

5. Application #13-39; **June Gibbs, Trustee**, owner and **June Gibbs**, 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 an existing garage thereby expanding a legal non-conforming use and structure.
6. Application #13-40; **June Gibbs, Trustee**, owner and **June Gibbs**, 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 an existing garage that will be located in a front yard area which is not permitted.

Administrative Matters: Items for future agendas.

Adjourn: