



# Town of Warren

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## Department of Building & Zoning

### AGENDA

WARREN ZONING BOARD  
514 MAIN ST.; 2ND FLOOR  
TOWN COUNCIL CHAMBERS  
September 18, 2013  
**7:00PM**

#### Roll Call and Determination of Quorum:

Approval of Minutes: August 21, 2013 meeting

#### Special Administrative Item:

1. **Notification** of an appeal of the decision granting a dimensional variance; petition # 13-29; Karl and Linda Senn; 5 Touisset Road. **Discussion** on the correspondence from Peter Skwirz, Assistant Town Solicitor, dated September 9, 2013.

#### Old Business:

1. 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.)

#### New Business:

1. Application #13-47; **June Gibbs, Trustee**, owner and **June Gibbs**, applicant; 56 Shore Drive; plat map 17, lots 33, 32 & 31; request for a *Variance* from section 32-4 and 32-88(c) of the Warren Zoning Ordinance to allow an existing accessory structure (garage) to remain without a required principal structure; and to construct an addition to the garage and allow it to remain in the front yard area.
2. Application #13-41; **Peter King**, owner and **Sheridan Associates**, applicant; 27 Touisset Road; plat map 16, lot 333; request for a *Variance* from sections 32-77 & 32-89 of the Warren Zoning Ordinance to demolish existing single family dwelling and leave the foundation system, construct a new single family dwelling on existing foundation system, and add several additions that will violate the front and side yard setbacks. Also to install a new OWTS within 150' of a water body.
3. Application #13-43; **James & Mary Ann Moniz**, owners and applicants; 28 Middle Street; plat map 13B, lot 91; request for a *Special Use Permit* from sections 32-47 and 32-131 of the Warren Zoning Ordinance to construct a 24' x 23'8" one story addition and use as an in-law apartment.

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

4. Application #13-44; **James & Mary Ann Moniz**, owners and applicants; 28 Middle Street; plat map 13B, lot 91; request for a *Variance* from section 32-77 of the Warren Zoning Ordinance to construct a 24' x 23'8" one story addition with a rear yard setback 25' where 35' is required, and to have lot coverage of 20.5% where 20% is permitted.
5. Application #13-45; **Gabriel & Odete Alves**, owners and **Simone Co., LLC**, applicant; 275 Child Street; plat map 10, lot 180; request for a *Special Use Permit* from section 37-74 of the Warren Zoning Ordinance to construct several additions to existing restaurant, thereby expanding a legal non-conforming use.
6. Application #13-46; **Gabriel & Odete Alves**, owners and **Simone Co., LLC**, applicant; 275 Child Street; plat map 10, lot 180; request for a *Variance* from section 32-78 of the Warren Zoning Ordinance to construct several additions to an existing restaurant that will violate the front and west side yard setbacks.

**Administrative Matters:** Items for future agendas.

**Adjourn:**