



# Town of Warren

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## Department of Building & Zoning

### AGENDA

WARREN ZONING BOARD  
514 MAIN ST.; 2ND FLOOR  
TOWN COUNCIL CHAMBERS  
October 16, 2013  
**7:00PM**

#### Roll Call and Determination of Quorum:

**Approval of Minutes:** September 18, 2013 meeting

#### New Business:

1. Application #13-49; **David & Betty Hanssen**, owners and applicants; 56 Beach Street; plat map 7, lots 100, 101, & 101A; request for a *Special Use Permit* from section 32-74 of the Warren Zoning Ordinance to remove a portion of the existing house and construct a 13'3" x 12'5" one story addition with a roof deck, thereby expanding a legal non-conforming use (2 dwellings on a lot.)
2. Application #13-42; **David & Betty Hanssen**, owners and applicants; 56 Beach Street; plat map 7, lots 100, 101, & 101A; request for a *Variance* from section 32-77 of the Warren Zoning Ordinance to remove a portion of the existing house and construct a 13'3" x 12'5" one story addition with a roof deck that will have a 6' side yard setback where 15' is required and a 9'5" rear yard setback where 35' is required.
3. Application #13-48; **Meredith & Tyler Dixon, Jr.**, owners and applicants; 60 Brownell Street; plat map 16, lots 189 & 190; request for a *Variance* from section 32-89 of the Warren Zoning Ordinance to install an OWTS within 150' of a water body.
4. Application #13-50; **Christine & Kenneth Medeiros, Jr.**, owners & applicants; 64 Overhill Road; plat map 10, lots 42 & 43; request for a *Variance* from section 37-82 of the Warren Zoning Ordinance to unmerge lot 42 from lot 43 on Warren Tax Assessor's plat map 13E.
5. Application #13-51; **Eleanor Carreiro**, owner and applicant; 430 Seaview Avenue; plat map 16, lot 302; request for a *Variance* from section 32-89 of the Warren Zoning Ordinance to install an OWTS within 150' of a water body.
6. Application #13-52; **I. Shalom Company, Inc.**, owner and **David Westcott/Westcott Enterprises**, applicant; 569 Main Street; plat map 5, lots 24, 44, & 45; request for a *Variance* from section 32-115(b) of the Warren Zoning Ordinance to install a 34 sq. ft. wall mounted directory sign that will exceed the allowable square footage of signage.
7. Application #13-53; **James & Lori Baptista**, owners and applicants; 9 Taddy Avenue; plat map 23, lot 47; request for a *Variance* from section 32-77 and 32-88 of the Warren Zoning Ordinance to construct a 24' x 35' one story detached garage with a rear yard setback of 3' and a side yard setback of 5' where 10' is required; and to have lot coverage of 21.95% where 20% is permitted.

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

8. Application #13-54; **Armand & Sandra Horta**, owners and **Stephen & Eileen Patistea**, applicants; 272 Market Street; plat map 21, lot 138; request for a *Special Use Permit* from section 32-116 of the Warren Zoning Ordinance to operate a wood related retail and service business, including stoves, parts and wood based fuels. This request is conditioned upon a zoning ordinance amendment to be heard by the Warren Town Council on Tuesday, October 8, 2013.
9. Application #13-55; **Kurt Guerrin**, owner and **Kurt Guerrin & Chelsa Shaw**, applicants; 38 Terrace Avenue; plat map 13D, lot 400; request for a *Variance* from section 32-77 of the Warren Zoning Ordinance to demolish the existing house and construct a new single family dwelling that will violate the front, side, and rear yard setbacks as per plan on file; also to have lot coverage of 24.3% where 20% is allowed.
10. Application #13-56; **Thomas & Cindy Gordon**, owners and applicants; 14 Terrace Avenue; plat map 13D, lots 242 & 241; request for a *Variance* from section 32-77 of the Warren Zoning Ordinance to construct a 17' x 18' one story addition to existing single family dwelling with a front yard setback of 18' where 25' is required and a rear yard setback of 32' where 35' is required; also to have lot coverage of 21.5% where 20% is allowed.

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

**Adjourn:**