

**MINUTES  
WARREN ZONING BOARD  
JULY 21, 2010**

The regular scheduled meeting of the Warren Zoning Board began at 7:00PM. Present B. Ferrazzano chairman, G. Gerhardt vice-chair A. Harrington, S. Lial, E. Stafford, S. Calenda. Absent E. Stafford. This portion of the meeting was immediately closed and the Building Code Board of Appeals was open at 7:03. The following application was to be heard.

**Application No: 10-27**

**James A. & Jeanette Falcon  
8 Brownell St  
Warren, RI 02885  
Residential R-10**

**Applicant requests the Warren Building Code Board of Appeals grant a variance to the following RI State Building Code SBC-2**

**R311.1 Means of Egress – General  
R311.5.5.2 Continuity  
R311.5.2 Headroom**

**As they pertain to a house newly constructed located at: 8 Brownell St. Plat 16, Lot 163.**

**No representation by the applicant a motion was made by M. Gerhardt, seconded by A. Harrington to continue this application to the August 18<sup>th</sup> meeting. All in favor**

**This portion of the meeting closed at 7:25PM. The regular Zoning Board meeting began at 7:26PM.**

**1. Public Hearings:**

**Application No: 10-23 – Gary Beaudreau  
Dimensional Variance – 32-115(b)**

**To reface/replace a portion of existing freestanding sign and also install a 74.75 sq. ft façade sign that exceeds the allowable/permitted sq. footage.**

**The board continued this application to July 28, 2010 and asked that representation be present by Stop & Shop.**

**Application no: 10-26 – Deborah C. Bellows**  
**Dimensional Variance – 32-77**

**Applicant proposes to construct several additions and a full second floor to existing one story house that will exceed the required front and side setbacks.**

**A motion was made by M. Gerhardt, seconded by S. Calenda to grant approval of the application with the following conditions:**

- 1. construction allowed with OWTS approval**
- 2. continued downspouts, gutters to be maintained on new additions.**

**Application no: 10-29 – Lauren LLC**  
**Special Use Permit – Sections 32-51, 32-74**

**To construct a 10 x 36 addition to front of existing restaurant building thereby expanding a legal non-conforming use.**

**A motion was made by A. Harrington, seconded by S. Calenda to rescind previous application #10-24. All in favor A further motion was made by M. Gerhardt, seconded by A. Harrington to grant approval of application 10-29 with the following conditions. All in favor.**

- 1. existing fence to be moved**
- 2. any storage containers in rear of bldg remove**
- 3. plantings on entire south wall**

**Application No: - 10-30 – Michael Winitsky**  
**Special Use Permit – Section 32-55; 32-53**

**To allow portion of the existing building to be used primarily as “Whole sale business & storage” use as in 32-55 of the Zoning Ordinance and as a women’s shoe “retail business”as in 32-53 Having an “office for a wholesale or manufacturing use”.**

**A motion was made by A. Harrington, seconded by S. Lial to Grant approval of the application with the following conditions:  
All in favor**

- 1. stripping on north parking lot**
- 2. signage issues that need to be addressed**

**Minutes – June 16, 2010**

**A motion was made by A. Harrington, seconded by S. Lial to accept the June 16, 2010 minutes. All in favor**

**A further motion was made by M. Gerhardt, seconded by S. Lial to adjourn the meeting at 8:45PM.**

**Respectfully submitted**

**Patricia Ann Costa  
Secretary**