

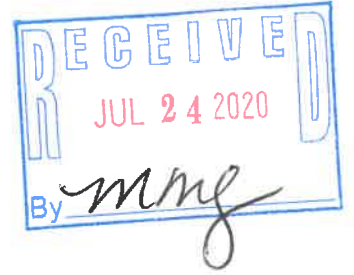


Town of Warren, Rhode Island

Town Hall • 514 Main Street • 02885
www.townofwarren-ri.gov

Zoning Board of Review

401-245-7343 • 401-245-0595 (fax)



PETITION FOR VARIANCE

(for office use only) Date received 7/24/20 Application Number 20-39

To the Honorable Board of Review of the Town of Warren, Rhode Island,
The subscriber, your petitioner, respectfully requests that they be granted
a **Variance** from the terms of the Zoning Ordinance,

Section(s) 32.52 SERVICE BUSINESS USES

For the property located at 233 CHILD ST

Tax Assessor's Plat 10 Lot(s) 130-A

Petitioner requests that a **Variance** be granted as follows: _____

TO ALLOW PERSONAL TRAINING
BUSINESS TO OPERATE (NOT ALLOWED
UNDER MANUFACTURING ZONING.)

Petitioner requests this **Variance** in accordance with the standards set
forth in Article IV of the Town of Warren Zoning Ordinance.

APPLICANT'S SIGNATURE [Signature] Date 7/24/20

PROPERTY OWNER'S SIGNATURE [Signature] Date 7/24/2020

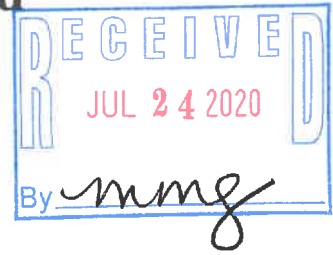
(office use only) Application accepted: _____ Date _____

Robin.remy1957@gmail.com.



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Zoning Board of Review

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ADDENDUM OF FACTS

(for office use only) Date received 7/24/2020 Application Number 20-39
 Applicant ALL IN FITNESS Address 76 CORAL ST, FALL RIVER, MA
 Daytime Phone Number(s) (508) 558-0200
 Property Owner 65 VERNON, LLC Address 21 AVENUE A, WARREN
 Location of Premises 233 CHILD ST.
 Assessor's Plat 10 Lot(s) 130-A Zoning District M
 Lot Dimensions: Frontage 136' Depth 109' Area .29 ACRES
 Lot Coverage (sq. ft., %): (existing) 18% (proposed) 18%
 Use of the Premises: (existing) BARBER SHOP (proposed) PERSONAL TRAINING
 Size of structure (footprint): (existing) 840 sf. (proposed) 840 sf
 Number of stories: (existing) 1 (proposed) 1
 Parking spaces: (existing) 5 (proposed) 5
 Public Water Well N/A Public Sewer ISDS N/A
 Is the property located in wetlands or a flood zone? YES
 Additional approvals received or needed (e.g. Planning Board/DEM/Coastal):

Reason for seeking relief: (explain relief requested in your own words)

CURRENT ZONING DOESN'T PROVIDE FOR PERSONAL TRAINING

Applicant's signature [Signature] Date 7/24/20

Property owner's signature [Signature] Date 7/24/2020

(for office use only)
Application accepted: _____ Date _____

CLOSED

Warren

Card 1 of 1



233 CHILD ST

Account: 1298

Assessment

\$46,900

Owner 1 65 VERNON LLC

Owner Account #: 22-0155-24

Owner 2

Owner 3

% Owned

65 VERNON LLC

Date

Leg Ref

Deed Type

0.00

PICARD ALEXANDRINA TRUSTEE

09/12/2017

935-198

N

0.00

12/31/1900

-

T

Address 21 AVENUE A, WARREN, RI 02885-0000

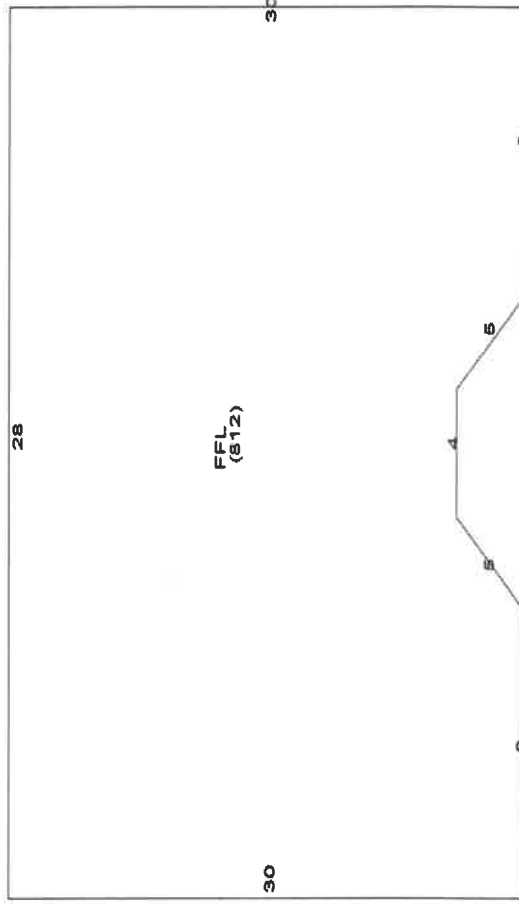
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
0600	46,900	0	0.00	0	0	46,900
TOTAL	46,900	0	0.00	0	0	46,900

Source > Mkt Adj Cost VAL per SQ Unit/Card > 57.76 VAL per SQ Unit/Parcel > 57.76

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2019	0600	41,800	0	0	0	0	41,800	41,800
2018	0600	41,800	0	0	0	0	41,800	41,800
2017	0600	41,800	0	0	0	0	41,800	41,800
2015	0600	40,000	0	0	0	0	40,000	40,000
2014	0600	40,000	0	0	0	0	40,000	40,000
2013	0600	40,000	0	0	0	0	40,000	40,000



2021

233 CHILD ST

Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1																			
2																			
3																			
4																			

Plat/Lot 10-130A

Account: 1298

LUC 0600

Assessment

\$46,900

Building Information

Description	Rtl Store	Story Height	Description
BLDG Type	0	COM Units	1 Story
RES Units	0	BMT Floor	1
Foundation	Slab	Frame 2	%
EXT Wall 1	Conc/Cind	EXT Wall 2	%
Roof Type 1	Flat	Roof Type 2	%
Roof Cover 1	Rubber	Roof Cover 2	%
INT Wall 1	INT Wall 2	Floors 2	%
Floors 1	Color		
BMT Garages	Electrical		
Plumbing	INT vs EXT		
Insulation	Heat Type	Space Heat	
Heat Fuel	% Heated	100	
# Heat Sys	% A/C		
% Solar HW	% Vacuum		
% COM Wall	Ceiling Type		
Ceil HIGHT	% Sprinkled		
Parking Type			
EXT View			

Other Factors

Grade	08	C	Flood Hazard	Topography	Street	Traffic
Year Built	1940	EFF Year				
Alt LUC		Alt %	0.00			
Depreciation						
Code	AV	Description	%	Bas \$/SQ	71.00	
Condition	AV	AV - Average	35.0	Size Adj	1.25	
Functional	-	0.0		Constr Adj	0.96	
Economic	-	0.0		Adj \$/SQ	85.20	
Special	-	0.0		Other Featrs	3,000	
OV	-	0.0		Grade Fac	1.00	
	-	0.0		Neigh Infl	1.00	
	-	0.0		Land Factor	1.00	
				Adj Total	72,182	
				Depreciation	25,264	
				Depr Total	46,918	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undev V
FFL	1st FLOOR	812	812	85.20	69,182
Total		812	812		69,182

Notes

WARREN BARBER SHOP; Land on Lot 10-130 (Res Prop)

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
		0		1	

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/17/2019	19-232B		3	500	100	Closed	VINYL SINDING ON NORTH SIDE GABLE END
03/25/2019	19-51B		8	3,500	100	Closed	RE ROOF
06/26/2012	12-10S	10/24/2012	7	500	100	Closed	
07/27/2011	11-142B		4		100	Closed	REPLACE FLOORING & DRYWALL

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	0	U
2			
3			
4			
Totals	1	0	0



Visit History

Date	Result	By
9/26/2019	Review	MP
9/25/2019	Review	MP
1/6/2017	Review	JH
2/17/2016	Measure	MP
10/24/2012	Bldg Permit	BD
12/31/2011	Bldg Permit	MP
2/26/2010	Review	BD
8/21/2006		LK

Other Info.

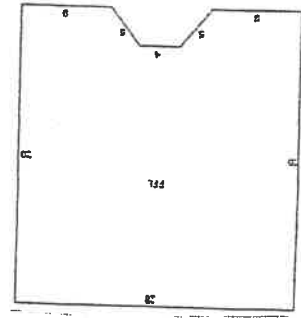
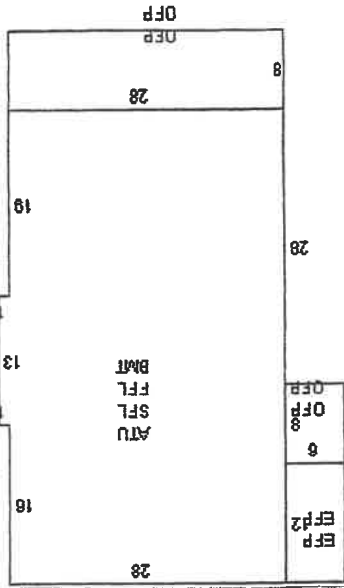
- PriorID1a
- PriorID1b
- PriorID1c
- PriorID2a
- PriorID2b
- PriorID2c
- PriorID3a
- PriorID3b
- PriorID3c

↑ NORTH

← CHILD STREET →

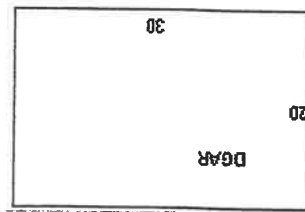
136.2'

115'



↓ DAPONTE DRIVE

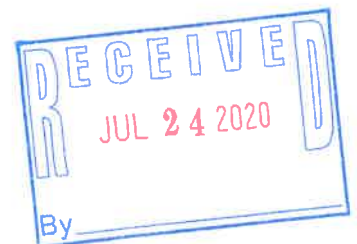
109.15'



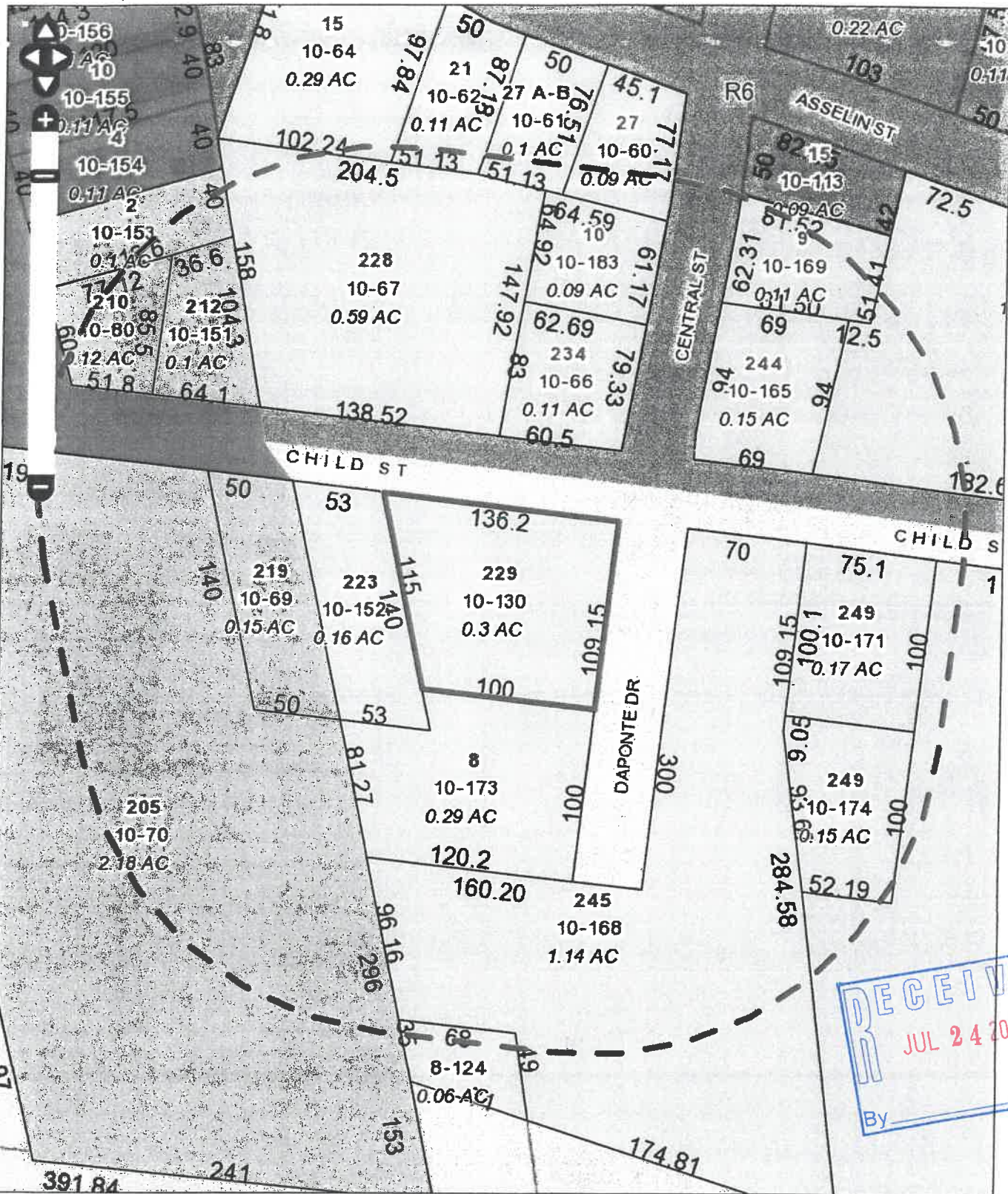
100'

SITE PLAN

233 and 229 CHILD



LOCATION PLAN



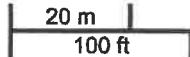
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 JUL 24 2020
 BY



Town of Warren, Rhode Island

Selected Parcel: **229 CHILD ST ID: 10-130**

Printed 2/21/2019 from <http://www.mainstreetmaps.com/ri/warren/internal.asp>



MainStreetGIS
 MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Warren, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

AND

233 CHILD ST. - 10-130A

Parcel ID: 10-130
65 VERNON LLC
21 AVENUE A
WARREN RI 02885

Parcel ID: 10-151
CONTI ALEXANDER LIFE
FRANCIS BARBARA LUCILLE CONTI
214 CHILD ST
WARREN RI 02885

Parcel ID: 10-152
MEZA NYLA M
DEBEALIEU CHANT'L
223 CHILD ST
WARREN RI 02885

Parcel ID: 10-153
REDMOND REALTY INC
REDMOND ST PO BOX 3
WARREN RI 02885-0003

Parcel ID: 10-165
PERRY SAMANTHA M & REDMOND
ALYSSA
244 CHILD ST
WARREN RI 02885

Parcel ID: 10-168
HOBSON REALTY LLC
245 CHILD ST
WARREN RI 02885

Parcel ID: 10-169
CABRAL JOSE ET ALS
9 CENTRAL ST
WARREN RI 02885

Parcel ID: 10-171
CICION TRUSTEE GIOVANNI D
NICHOLS FAMILY IRREVOCABLE
TRUST 2016
301 PROMENADE ST
PROVIDENCE RI 02908

Parcel ID: 10-173
GLAVIN VERDIANA & TABATHA L
8 DAPONTE DR
WARREN RI 02885

Parcel ID: 10-174
CICION TRUSTEE GIOVANNI D
NICHOLS FAMILY IRREVOCABLE
TRUST 2016
301 PROMENADE ST
PROVIDENCE RI 02908

Parcel ID: 10-181
CICIONE TRUSTEE GIOVANNI D
NICHOLS FAMILY IRREVOCABLE
TRUST 2016
301 PROMENADE ST
PROVIDENCE RI 02809

Parcel ID: 10-183
ELIOPOULOS THEOHARIS
150 RUMSTICK RD
BARRINGTON RI 02806

Parcel ID: 10-39
BAGGOTT PAUL J TRUSTEE
62 BROWNELL ST
WARREN RI 02885

Parcel ID: 10-60
ST CASIMIR CHURCH
C/O PHOENIX PROPERTY MTG INC
250 CENTERVILLE RD BLDG E-11
WARWICK RI 02886

Parcel ID: 10-61
ST CASIMIR CHURCH
C/O PHOENIX PROPERTY MTG INC
250 CENTERVILLE RD BLDG E-11
WARWICK RI 02886

Parcel ID: 10-62
SMITH PAUL D
CLELAND PATRICIA A
21 ASSELIN ST
WARREN RI 02885

Parcel ID: 10-64
FERREIRA EDUARDO D
15 ASSELIN ST
WARREN RI 02885-2638

Parcel ID: 10-66
TSIMIKAS ANGELA
DOROTHY
64 COOMER AVE
WARREN RI 02885

Parcel ID: 10-67
ST CASIMIR CHURCH
C/O PHOENIX PROPERTY MTG INC
250 CENTERVILLE RD BLDG E-11
WARWICK RI 02886

Parcel ID: 10-69
MOTA NATALIE
219 CHILD ST
WARREN RI 02885-2706

Parcel ID: 10-70
BRISTOL COUNTY DEVELOPMENT LLC
C/O TWIGGS AUTOMOTIVE SERVICE
205 CHILD ST
WARREN RI 02885

Parcel ID: 10-80
REDMOND REALTY INC
REDMOND ST PO BOX 3
WARREN RI 02885-0003

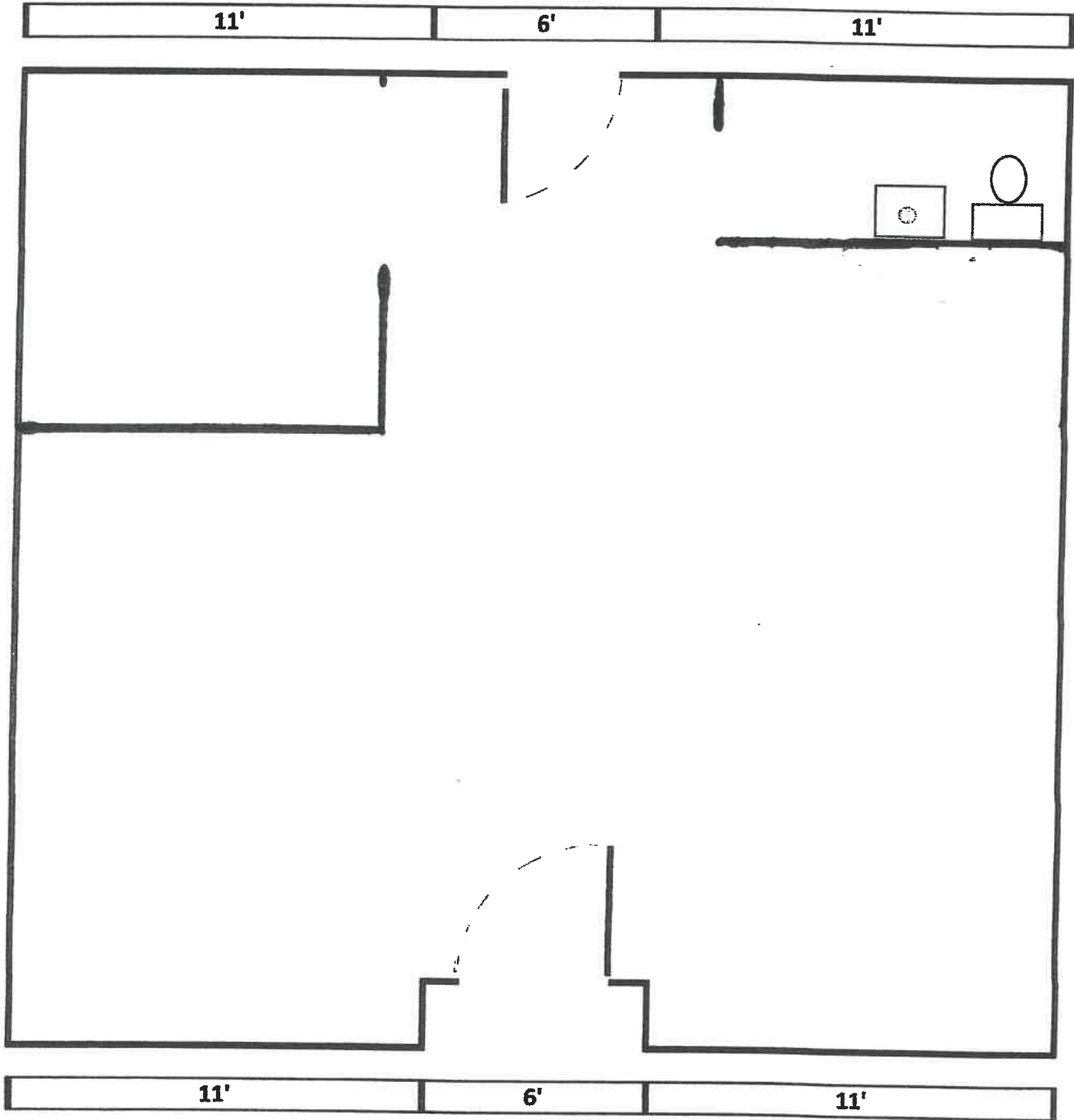


RECEIVED
JUL 24 2020
By _____

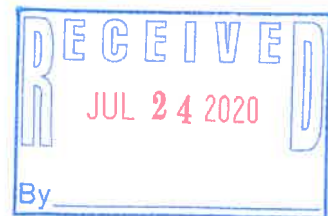
233 CHILD STREET

FLOOR PLAN

NORTH



NORTH SIDE

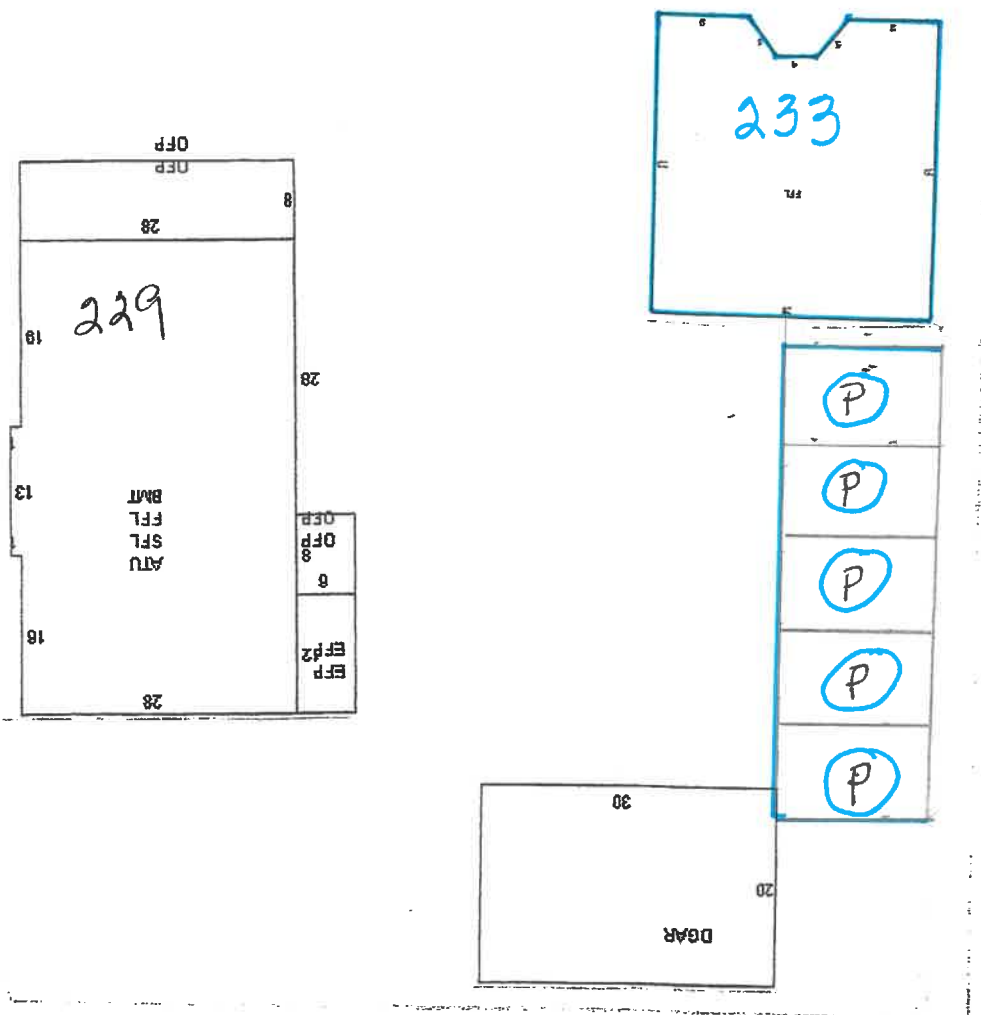


↑ NORTH

← CHILD STREET →

136.2'

115'



↓ DAPONTE DRIVE

109.15'

100'

233 and 229 CHILD PARKING PLAN



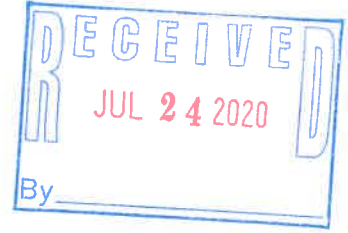


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NOTICE OF ASSISTANCE

As the owner/applicant for the Warren Zoning Board petition # _____ I understand that the information provided for this application is true to the best of my knowledge. Further, although I may have received assistance in preparing the application, I have reviewed all of the documents for this petition and I understand that the accuracy of this information is my responsibility.

Owner/applicant name (print) ROBIN REMY / 65 VERNON, LLC

Application prepared by ROBIN J. REMY

Signature Robin J. Remy

Date 7/24/2020



TOWN OF WARREN

514 Main St., Warren, RI 02885

www.townofwarren-ri.gov, (401)245-7343, Fax: (401)245-0595

DEPARTMENT OF BUILDING & ZONING

Notification of Public Hearing Warren Zoning Board

August 19, 2020

Notice is hereby given by the Warren, RI Zoning Board of Review that a Public Hearing will be held on **August 19, 2020**, at 7:00 PM via Zoom

<https://zoom.us/j/93466359808?pwd=K1puekRqWSt3aEtXenlCVGllMk5Udz09>

Meeting ID: 934 6635 9808

Password: 223383

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

concerning the following application:

Application #20-39; **65 Vernon LLC**, owner and **All in Fitness**, applicant; 233 Child St; Plat Map 10, Lots 130A; request for a *Variance* under sections 32-52 to allow a personal training business to operate in the Manufacturing Zoning District.

DUE TO THE COVID-19 EMERGENCY, this meeting may be rescheduled to conform to any Executive Orders issued by Governor Gina Raimondo, or any modifications to the Declaration of Emergency for the Town of Warren. If cancellation or rescheduling of this meeting is warranted, you will find the information posted on the Town of Warren's website (TownofWarren-ri.gov) or posted on the doors of Warren Town Hall, 514 Main Street, Warren, Rhode Island.

As the property owner in the area, you are hereby notified that you may attend and be heard. If you have no objections it is not necessary, that you attend.

Only the first name appearing on ownership records will be notified as an abutter. Notification of additional owners listed on ownership records will be the responsibility of the party so notified.