

CITY OF WOONSOCKET, RHODE ISLAND
NOTICE OF PUBLIC HEARING
ZONING BOARD OF REVIEW
AGENDA

WEDNESDAY, FEBRUARY 15, 2023, 6:30 PM

Notice is hereby given that the **Zoning Board of Review** (the “Board”) will be in session in the Harris Hall, Third Floor, City Hall, 169 Main Street, Woonsocket, Rhode Island on **Wednesday, February 15, 2023, at 6:30 PM**, when the Board will consider the following matters pursuant to Sections 45-24-41, 45-24-42 and 45-24-56 of the Rhode Island Zoning Enabling Act (the “Enabling Act”) and Sections 13.2 and 15.8-3 of the Zoning Ordinance (the “Ordinance”).

I. CONTINUED MATTERS:

- A. On January 10, 2023, at the request of the Applicant, the Board continued the following Application to February 15, 2023, for hearing, the Board will discuss the matter:

Application No. 5864

ENVISIONTECH CORP. DBA KM CONTRACTING & REAL ESTATE, INC., OWNER, AND KENNETH J. MARANDOLLA, JR., APPLICANT: 163 Church Street (principal address), also known as Lot 264 on the Tax Assessor’s Plat 14, located in an R-4 High Density Single- and Multifamily Residential Zoning District. Lot 264 consists of 15,587 square feet of land area and contains four structures each building containing two dwelling units. The applicant filed an application requesting DIMENSIONAL VARIANCES seeking to divide Lot 264 into four (4) new individual lots upon which each new lot would support an existing two-family structure. Relief is being sought from Section 5.1-1 (Location of Parking Spaces), Section 5.1-3.13 (Two Parking Spaces Per Dwelling Unit), Section 7.5-1 (Lot Area), Section 7.5-2 (Lot Coverage and Pervious Surface), Section 7.5-3 (Street Frontage), Section 7.5-4 (Lot Width at Building Line), Section 7.5-5.2 (Side Setback), and Section 7.5-5.3 (Rear Setback).

- B. On January 10, 2023, at the request of the Applicant, the Board continued the following Application to February 15, 2023, for decision:

Application No. 5867

DIAMOND, LLC, OWNER, AND KIRAN MOTWANI, APPLICANT: 786 Social Street & 48 Chester Street, also known as Lot 165 on the Tax Assessor’s Plat 21, located in an R-4 High Density Single- and Multifamily Residential Zoning District; filed an application requesting DIMENSIONAL VARIANCES seeking to divide Lot 165 into two (2) new individual lots upon which each new lot would support an existing three-family structure.

II. NEW MATTERS:

In accordance with Section 45-24-53 of the Enabling Act and Section 15.6 of the Ordinance, as noticed, all persons interested will be heard for or against the granting of the following Applications:

Application No. 5869

383 ARNOLD PLACE LLC, OWNER, AND AL P. BERIA, APPLICANT: 357 & 383 Arnold Street, also known as Lots 374 & 408, respectively, on the Tax Assessor's Plat 14, located in an MU-1 Mixed Use Commercial/Residential Zoning District; filed an application requesting a SPECIAL USE PERMIT pursuant to Section 4.5.4 of the Ordinance. Lot 357 contains approximately 30,764 square feet of land area and supports an existing commercial structure with parking; the applicant seeks occupancy of "Unit 2" for a Place of Worship. Lot 408 contains approximately 13,764 square feet of land area and supports an existing parking lot.

Application No. 5870

DAVID LUCCHESI AND KIMBERLY LUCCHESI, OWNERS, AND CHURCH OF GOD PENTECOSTAL, APPLICANT: 632 River Street, also known as Lot 27 on the Tax Assessor's Plat 8, located in an I-2 Heavy Industrial Zoning District; filed an application requesting USE AND DIMENSIONAL VARIANCES. The applicant is requesting a Use Variance seeking relief from Section 4.5.4 of the Ordinance in the proposed use of a portion of the existing building for a Place of Worship, and a Dimensional Variance seeking relief from Section 5.1-3.10 of the Ordinance relating to the parking requirement; whereby, five (5) parking spaces are required, no on-site parking would be provided. The lot in question contains approximately 45,302 square feet of land area.

Application No. 5871

CT RENOVATION & DESIGN, LLC, OWNER, AND CHANARA YEN, APPLICANT: 256 Privilege Street, also known as Lot 214 on the Tax Assessor's Plat 21 ("Property"), located in an R-4 High Density Single- and Multifamily Residential Zoning District; filed an application requesting a DIMENSIONAL VARIANCE seeking relief from Section 7.5-1 (Lot Area) of the Ordinance in the proposed construction of 12 townhouse apartments. Eleven residential units may be constructed as of right. The Lot Area requirement for 12 dwelling units in an R-4 Zone is 50,000 square feet, the Property contains 49,101 square feet of land area.

III. MEETING MINUTES:

Pursuant to Section 45-24-61 of the Enabling Act and Section 13.2-9 of the Ordinance.

A. Board to review and act upon the January 10, 2023, meeting minutes.

IV. ADJOURNMENT.

By Order of the Zoning Board of Review,
Dennis J. Losardo, Chairman
Peter D. Carnevale, Interim Zoning Official
401-767-9239
pcarnevale@woonsocketri.org

All plans associated with this agenda are available for public review between the hours of 8:30 AM to 4:00 PM Monday through Friday at the Office of the Zoning Board of Review, Second Floor, City Hall, 169 Main Street, Woonsocket, Rhode Island, please call 401-767-9239.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

INDIVIDUALS REQUESTING INTERPRETER SERVICES AND/OR SERVICES FOR THE HEARING IMPAIRED, PLEASE NOTIFY THE OFFICE OF THE CITY CLERK AT 401-767-9247, THREE (3) DAYS IN ADVANCE OF THE HEARING DATE.

FREE OFF-STREET PARKING AVAILABLE IN TWO MUNICIPAL PARKING LOTS LOCATED ACROSS MAIN STREET FROM CITY HALL.

Posted: January 27, 2023