

**CITY OF WOONSOCKET, RHODE ISLAND**

**NOTICE OF PUBLIC HEARING**

**ZONING BOARD OF REVIEW**

**AGENDA**

**TUESDAY, AUGUST 9, 2022, 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 **Tuesday, August 9, 2022, at 6:30 PM**, when the Board will consider the following matters pursuant to Sections 45-24-41 and 45-24-56 of the Rhode Island Zoning Enabling Act (the “Enabling Act”) and Sections 13.2 and 15.7 of the Zoning Ordinance (the “Ordinance”).

**I. NEW MATTERS:**

- A. 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. 5856**

DONALD S. DURANT AND RACHEL ORTIZ-DURANT, OWNERS AND APPLICANTS: 85 Bertenshaw Road (corner Reservoir Avenue), also known as Lot 271 on the Tax Assessor’s Plat 30, located in an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application seeking a DIMENSIONAL VARIANCE for relief from Sections 6.2 and 6.2-1 of the Ordinance to construct a fence, six (6) feet in height, in the front yard at Reservoir Avenue. The property contains a single-family dwelling. Pursuant to the aforementioned Sections, fences in front yards are restricted to no more than three (3) feet in height. The applicants propose to replace an existing 6-foot-high fence with a new fence at the Reservoir Avenue frontage of the property, where the majority of proposed new fencing would be replaced at the same height and in approximately the same location as the existing fencing, with an additional new 24-foot of fencing at the northerly side of the front yard at Reservoir Avenue. A new section of fencing at six (6) feet in height, 40-feet in length, is proposed in the front yard of Reservoir Avenue abutting the rear wall of the existing principal structure, which would be an extension of where the replacement of the existing fencing would be constructed. The lot in question contains approximately 8,172 square feet of land area.

**Application No. 5857**

HEIDI M. ROMERO, OWNER AND APPLICANT: 63 Theresa Marie Avenue, also known as Lot 640 on the Tax Assessor’s Plat 38, located in an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application seeking a DIMENSIONAL VARIANCE for relief from Sections 6.2 and 6.2-1 of the Ordinance to construct a fence, six (6) feet in height, in the northerly side yard. The property contains a single-family dwelling. Pursuant to the aforementioned Sections, fences in side yards are restricted to no more than four (4) feet in height. The lot in question contains approximately 10,353 square feet of land area.

**Application No. 5858**

SEAN CARUSO, OWNER AND APPLICANT: 116 Theresa Marie Avenue, also known as Lot 648 on the Tax Assessor’s Plat 38, located in an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application seeking a DIMENSIONAL VARIANCE for relief from Sections 6.2 and 6.2-1 of the Ordinance to construct a fence, six (6) feet in height, in both side yards. The property contains a single-family dwelling. Pursuant to the aforementioned Sections, fences in side yards are restricted to no more than four (4) feet in height. The lot in question contains approximately 7,000 square feet of land area.

**Application No. 5859**

ANGELA PENA AND LUIS YASSER PENA, OWNERS AND APPLICANTS: 224 Theresa Marie Avenue, also known as Lot 659 on the Tax Assessor’s Plat 38, located in an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application seeking a DIMENSIONAL VARIANCE for relief from Sections 6.2 and 6.2-1 of the Ordinance to construct a fence, six (6) feet in height, in a portion of the front yard, and in both side yards. The property contains a single-family dwelling. Pursuant to the aforementioned Sections, fences in front yards are restricted to no more than three (3) feet in height, and fences in side yards are restricted to no more than four (4) feet in height. The lot in question contains approximately 13,396 square feet of land area.

**II. 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 July 12, 2022, meeting minutes.

**III. 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](mailto:pcarnevale@woonsocketri.org)

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: July 22, 2022