

CITY OF WOONSOCKET, RHODE ISLAND

NOTICE OF PUBLIC HEARING

ZONING BOARD OF REVIEW

AGENDA

TUESDAY, MARCH 14, 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 **Tuesday, March 14, 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 MATTER:

On February 15, 2023, at the request of the Applicant, the Board continued the following Application to March 14, 2023, for hearing.

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 Application:

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), and as follows:

One new lot would contain 4,121 square feet of land area for the existing two-family structure at 145 Church Street requiring relief from Section 5.1-3.13 (Two parking spaces required per dwelling unit), proposing 1.5 spaces per unit; Section 7.5-1 (Lot Area) required at 10,000 square feet for two dwelling units; Section 7.5-2 (Lot Coverage and Pervious Surface) this proposed new lot conforms with Lot Coverage and Pervious Surface regulations; Section 7.5-3 (Street Frontage) required at 70 feet, proposing 39.34 feet; and Section 7.5-4

(Lot Width at the Building Line) required at 70 feet, proposing 39.34 feet;

A second new lot consisting of 4,919 square feet of land area for the existing two-family structure at 151 Church Street requiring relief from Section 5.1-3.13 (Two parking spaces required per dwelling unit), proposing 1.5 spaces per unit; Section 7.5-1 (Lot Area) required at 10,000 square feet for two dwelling units; Section 7.5-2 (Lot Coverage and Pervious Surface) this new lot conforms with the pervious surface regulation, but does not meet the provision for lot coverage, in that, lot coverage is restricted to no more than 50 percent, this proposed new lot would have building coverage at 70 percent; Section 7.5-3 (Street Frontage) required at 70 feet, proposing 60 feet; Section 7.5-4 (Lot Width at Building Line) required at 70 feet, proposing 60 feet; and Section 7.5-5.3 (Rear Yard Setback) required at 25 feet, proposing 14.2 feet;

A third new lot consisting of 2,810 square feet of land area for the existing two-family structure at 163 Church Street requiring relief from Section 5.1-1 (Location of parking spaces) requires on-site parking, three parking spaces would be provided at 145 Church Street; Section 5.1-3.13 (Two parking spaces required per dwelling unit), proposing 1.5 spaces per unit; Section 7.5-1 (Lot Area) required at 10,000 square feet for two dwelling units; Section 7.5-2 (Lot Coverage and Pervious Surface) restricted to 50 percent, proposing building coverage at 59 percent, and Pervious Surface is existing; Section 7.5-3 (Street Frontage) required at 70 feet, proposing 47.75 feet of street frontage along Church Street and 58.01 feet of street frontage along Boyden Street; Section 7.5-4 (Lot Width at Building Line) required at 70 feet, proposing 47.75 feet at the building line on Church Street and 58.01 feet at the building line on Boyden Street; and Section 7.5-5.3 (Rear Yard Setback) required at 25 feet, proposing 14.0 feet; and

A fourth new lot consisting of 3,737 square feet of land area for the existing two-family structure at 65 Boyden Street requiring relief from Section 5.1-1 (Location of parking spaces), requires on-site parking, parking for three vehicles would be provided at 151 Church Street; Section 5.1-3.13 (Two parking spaces required per dwelling unit), proposing 1.5 spaces per unit; Section 7.5-1 (Lot Area) required at 10,000 square feet for two dwelling units; Section 7.5-3 (Street Frontage) required at 70 feet, proposing 47.55; and Section 7.5-4 (Lot Width at Building Line) required at 70 feet, proposing 47.55 feet.

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. 5872

GEORGE JACKSON, OWNER AND APPLICANT: 168-170 Spring Street, also known as Lot 4 on the Tax Assessor's Plat 13, located in an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application requesting DIMENSIONAL VARIANCES seeking relief from the following Sections of the Ordinance: Section 7.4-3 relating to Street Frontage, and Section 18 relating to Front Yard, Lot Line, Lot Frontage, Rear Lot Line and Street Right-of-Way Line in the proposed division of Lot 4, consisting of 37,313 square feet of land area, into two (2) new lots, as follows:

One new lot consisting of 30,313 square feet of land area for the existing single-family dwelling is planned at 170 Spring Street, this proposed new lot complies with the dimensional regulations; thereby, requiring no Board action; and

A second new lot is planned at 7,000 square feet of land area for the existing single-family dwelling positioned at the rear of Lot 4 known as 168 Spring Street. This proposed new lot would be "landlocked" because it would be deficient street frontage; thereby, requiring relief from the aforementioned Sections of the Ordinance; however, pursuant to the land survey presented, two existing access easements would continue to remain in place giving this proposed new parcel access to both Spring Street and Prospect Street.

Application No. 5873

TMC KEYWEST, LLC, OWNER, AND MJ INVESTMENTS, LLC, APPLICANT: 180 Avenue C, also known as Lot 27, and 184 Avenue C, also known as Lot 26, both Lots as positioned on the Tax Assessor's Plat 5, located in an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application requesting USE AND DIMENSIONAL VARIANCES. The applicant proposes to merge the aforementioned Lots into one new parcel that would consist of approximately 12,533 square feet of land area. There are two existing structures on Lot 27 (180 Avenue C), the front building known as a four-family structure is proposed for demolition, the rear structure known as an upholstery shop would be converted into a single-family dwelling. The existing industrial building on Lot 26 (184 Avenue C) is proposed for conversion into five dwelling units. The applicant is seeking relief from the following Sections of the Ordinance: Section 4.4.3 (Multifamily dwelling, three or more units is Prohibited in an R-3 District (Use Variance), Section 7.4 restricts the number of dwelling units in an R-3 District to no more two units (Use Variance), and Section

7.4-2 (Number of Principal Buildings on a Lot) restricts the number of principal structures on a lot to one only (Dimensional Variance), the proposed merger of the Lots would result in two principal buildings on one parcel. Lot 27 contains approximately 6,012 square feet of land area, and Lot 26 contains approximately 6,521 square feet of land area.

Application No. 5874

55 MAIN ST. LLC, OWNER AND APPLICANT: Fronting 55 & 75 Main Street and Truman Drive, also known as Lots 331, 336, 383 & 405 on the Tax Assessor's Plat 14, located in a C-1 Urban Commercial Zoning District and within the Downtown Overlay District; filed an application requesting to convert the existing structures into 73 residential units some of which would be at or below street level, the structures would continue to provide commercial space. The applicant is requesting DIMENSIONAL VARIANCES seeking relief from the following Sections of the Ordinance: Section 4.1-5 (Residential Units Permitted as Upper Story Uses only), Section 8.1-5 (Upper Story Residential Uses), Section 12.5 (Residential Units are Prohibited at Street Level and Below Street Level), Section 12.5-4.1(a) (Lot Area-Restricts the number of units to 25 only), and Section 12.5-4.1(b) (Residential Units at Street Level or Below Street Level are Prohibited). The lots in question together contain approximately 61,877 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 February 15, 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: February 24, 2023