

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

**TUESDAY, JANURY 10, 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, January 10, 2023, 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 15.8-3 of the Zoning Ordinance (the “Ordinance”).

**I. CONTINUED MATTER:**

On November 15, 2022, the Board continued the following application to January 10, 2023.

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, providing 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, providing 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. 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. The applicant is seeking relief from the following Sections of the Ordinance: 5.1-1 (Location of Parking Spaces), 5.1-3.13 (Two Parking Spaces Per Dwelling Unit), 7.5-1 (Lot Area), 7.5-2 (Lot Coverage), and 7.5-5.3 (Rear Setback). The lot in question contains 7,500 square feet of land area. This proposal is as follows:

**Proposed new lot at 786 Social Street:** Relief is sought from Section 5.1-1 (Location of Parking Spaces), whereby, access to the existing three parking spaces would be from 48 Chester Street); Section 5.1-3.13 (Two Parking Spaces Per Dwelling Unit) providing one space per dwelling unit as exists; Section 7.5-1 (Lot Area) required at 14,000 square feet for three dwelling units, requesting lot area at 3,900 square feet; Section 7.5-2 (Lot Coverage) required at no more than 50 percent, proposing 61.5 percent; and Section 7.5-5.3 (Rear Setback), proposing rear yard setback at 3.44 feet, required at no less than 25 feet; and

**Proposed new lot at 48 Chester Street:** Relief is sought from Section 5.1-3.13 (Two parking spaces per dwelling unit) providing one space per dwelling unit as exists; Section 7.5-1 (Lot Area) required at 14,000 square feet for three dwelling units, requesting lot area at 3,600 square feet; Section 7.5-2 (Lot Coverage) required at no more than 50 percent, proposing 56.7 percent; and Section 7.5-5.3 (Rear Setback), proposing rear yard setback at 4.19 feet, required at no less than 25 feet.

### **Application No. 5868**

RICHARD E. CORRIVEAU & JEANNINE D. CORRIVEAU, OWNERS AND APPLICANTS: 170 Knight Street (corner Getchell Ave.), also known as Lot 139 on the Tax Assessor's Plat 24, located in an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application requesting to construct a new 12' x 16' shed within the front yard at Getchell Avenue. Relief is being sought from Section 6.4 (Location of Accessory Buildings); whereby, accessory buildings cannot be located within a required front yard, and further relief from Section 7.4-5.1 (Front

Setback); whereby the proposed new shed would be set back 11 feet from the front property line at Getchell Avenue instead of the required 20 feet. The lot in question contains approximately 10,049 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 December 13, 2022, 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](mailto:pcarnevale@woonsocketri.org)

**All plans as 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: December 23, 2022