

CITY OF WOONSOCKET
ZONING BOARD OF REVIEW
AGENDA | MONDAY, SEPTEMBER 14, 2020 6:30 P.M.

Location: Online Meeting via Zoom (See below for information on joining the meeting remotely.)

The Zoning Board of Review (the "Board") will consider the following matters pursuant to Section 13.2 of the Zoning Ordinance (the "Ordinance"):

I. NEW MATTERS:

As noticed, all persons interested will be heard for or against the granting of the following applications pursuant to Section 13.2 of the Ordinance:

Application No. 5829

3Q HOLDINGS, LLC, OWNER OF LOT 19, 1697 MENDON ROAD, AND D&G PROPERTIES, LLC, OWNER OF LOT 510 (ABUTTING LOT TO THE SOUTH OF 1697 MENDON ROAD) AND MICHAEL DRAINVILLE, APPLICANT, both Lots are on the Tax Assessor's Plat 42 and located within an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application seeking a SPECIAL USE PERMIT pursuant to Section 3.3-5 of the Ordinance in the proposed use of Lot 510 for support parking for the existing restaurant on Lot 19. The lots in question together contain approximately 13,710 square feet of land area.

Application No. 5830

SUSAN DIPARDO, OWNER/APPLICANT: 86-88 Woodland Road, also known as Lot 238 on the Tax Assessor's Plat 13 located in an R-2 Low Density Single-family Residential Zoning District; filed an application seeking a SPECIAL USE PERMIT pursuant to Sections 4.4(13) and 18.1.13 of the Ordinance for Backyard Chicken Keeping and the proposed construction of a new chicken coop, 81" wide x 33.5" deep x 50.4" tall. The lot in question contains approximately 14,792 square feet of land area.

Application No. 5831

PHARMALAND, LLC, OWNER/APPLICANT: 180 Avenue C and 184 Avenue C, also known as Lots 27 & 26, respectively, on the Tax Assessor's Plat 5 located in an R-3 Medium Density Single- and Two-family Residential Zoning District; filed an application seeking USE AND DIMENSIONAL VARIANCES requesting relief from the following Sections of the Ordinance: Section 7.1-2 (Number of Buildings on a Lot, restricted to

1-principle building); Section 7.4 (Number of Dwelling Units); Section 7.4-5.1 (Front Setback); Section 7.4-5.2 (Side Setback); and Section 7.4-5.3 (Rear Setback) pursuant to Section 15.7 of the Ordinance in the proposed renovation and use of the existing building located at the rear of 180 Avenue C for 2-dwelling units, and the proposed renovation and use of the existing building located at 184 Avenue C for 6-dwelling units. Further, the applicant proposes to merge Lots 27 & 26 into one lot; thereby, seeking relief from Section 7.1.2 in order to provide for 2-principle buildings on one lot. The existing 4-unit apartment building at the front of the property at 180 Avenue C would be removed. The lots in question together contain approximately 12,533 square feet of land area.

II. AFFIDAVIT:

A. Board to review and act upon the Affidavit of Mohamad Shaker, 450 Social Street.

III. MEETING MINUTES:

A. Board to review and act upon the July 13, 2020, meeting minutes.

Zoom Participation

The public may join the meeting remotely. Video will be available via a computer, tablet, or smart phone. For those without these devices, audio is available via a phone dial-in option.

If a board member is disconnected during the meeting the meeting will continue. If all members are disconnected due to a software issue the meeting will stop. **After ten minutes, if the software/internet issue continues and the board cannot reconnect to the meeting, the meeting will be postponed and all business on the agenda will be moved to the next scheduled meeting.**

The meeting agenda and files to be reviewed by the Board will be uploaded to the City's Zoning Board webpage prior to the meeting (<https://www.woonsocketri.org/zoning-board>).

Note, if your computer/device does not have a microphone/speakers, you can join the meeting via your computer/device to see video of the meeting, and then - separately - join the meeting via phone for audio and microphone capabilities.

Join Zoom Meeting at: <https://us02web.zoom.us/j/87387982517>

Meeting ID: 873 8798 2517 Dial by your location +1 929 436 2866 US (New York)

By Order of the Zoning Board of Review,

Alan M. Leclaire, Chairman

Carl J. Johnson, Zoning Official 4 01.597.5359 cjohnson@woonsocketri.org