

9-10-25

Jonathan Trahan
54 Pheasant Landing Road
Needham, MA 02492
617-817-4972
File # 2024-03

To the Bristol Zoning Board,

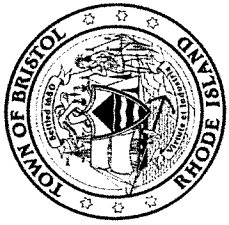
Due to some financial changes, subcontractor's availability and seasonal restrictions the timing of the project at 454 Poppasquash Road, Bristol, RI 02809 has been delayed. It is my intention to proceed as soon as we can, but construction may be delayed until this coming spring.

I respectfully request an extension on File number 2024-03.

Sincerely,



Jonathan Trahan



Town of Bristol, Rhode Island Zoning Board of Review



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1 Pages

DECISION
Bk: 2234 Pg: 185
Instr: 2024-123

DECISION FOR VARIANCE

FILE # 2024-03

RE: Application of: Jonathan and Miranda Trahan

For property located at 454 Poppasquash Road, in Bristol, Rhode Island (Tax Assessor's Plat 174, Lot 74) in the following zoning district: Residential R-80.

This matter was heard before the Board at a public hearing on **January 2, 2024** upon the Applicant's request for a **DIMENSIONAL VARIANCE** from the Zoning Ordinance to:

Construct a new single-family dwelling with less than the required left side yard.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and is not due to the general characteristics of the surrounding area, and is not due to an economic disability of the applicant. The applicants propose construction of a single-family home with less than the required left-side yard. In the Residential R-80 zone there is a 25-foot side yard required; the proposed residential dwelling would come to within 12 feet of the southerly side property line. But this property line also abuts a 40-foot wide private right of way. The Board heard testimony that this abutting land is currently underutilized or an unused right-of-way. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land. Although the property is quite large at approximately 2.78 acres, it is a long but relatively narrow lot. Relief is needed in order to center the proposed structure so that it fits in with the other two existing structures on neighboring parcels.
2. The hardship is not the result of any prior action of the applicant. This lot was subdivided and plotted in 2017, and the applicants subsequently acquired the property to build their home.
3. The granting of relief will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Community Plan of the Town of Bristol. This is a residential area with rather large properties, and the applicants propose a residential use in a residential zone. And, in fact, the Board finds that allowing this relief will complement the existing neighborhood.
4. The hardship that will be suffered by the owner if the dimensional variance is not granted would amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. If relief were not granted, the proposed residential structure would have to be placed in a very awkward position, based on the existing structures on neighboring properties to the north and south.

Therefore the Board voted **4 to 0** to **approve** the application as presented, permitting the construction of a new single-family dwelling with a portion of the structure extending to within 12 feet of the southerly left side property line.

Voting to **Approve**: Asciola; Burke; Brum; and Kern
Voting to **Deny**: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 24th day of January, 2024.

Diane M. Williamson
Diane M. Williamson, Director of Community Development

Received for record at Bristol, RI
1/24/2024 02:37:13 PM

M. Williams