



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.
2024 JUL 31 PM 12:15

APPLICATION

File No: **2024-27**

Accepted by ZEO: **ENT 7/31/2024**

APPLICANT:	Name: <u>Kris Wetterland, Jr</u>		
	Address: <u>3 Leila Jean Dr.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>(401) 330-7846</u>	Email: <u>Kris.Wetterland@gmail.com</u>	
PROPERTY OWNER:	Name: <u>Kris Wetterland, Jr.</u>		
	Address: <u>3 Leila Jean Dr.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>ret (401) 330-7846</u>	Email: <u>Kris.Wetterland@gmail.com</u>	

1. Location of subject property: <u>3 Leila Jean Dr.</u>		
Assessor's Plat(s) #: <u>108</u>	Lot(s) #: <u>55</u>	
2. Zoning district in which property is located: <u>R-15</u>		
3. Zoning Approval(s) required (check all that apply):		
<input checked="" type="checkbox"/> Dimensional Variance(s)	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?		
Dimensional Variance Section(s):	<u>Fences 28-146.b.1</u>	
Special Use Permit Section(s):		
Use Variance Section(s):		
5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.		
6. How long have you owned the property? <u>8 years</u>		
7. Present use of property: <u>primary Residence</u>		
8. Is there a building on the property at present? <u>Single Family home</u>		
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):		
<u>46' x 28' 2,020 sq ft</u>		
10. Proposed use of property: <u>primary residence</u>		

11. Give extent of proposed alterations: allow 6' fence on property line on side yard of corner lot. Front yard will meet required setback distance

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>35'</u>	Proposed Setback: <u>>35'</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>property line</u>
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: <u>4' high</u>	Proposed: <u>6' high</u>	

13. Number of families before/after proposed alterations: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? NO
If yes, has he refused a permit? _____
If refused, on what grounds? _____

15. Are there any easements on your property? _____ (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: ✓ Sewer: ✓

17. Is the property located in the Bristol Historic District or is it an individually listed property? NO

18. Is the property located in a flood zone? NO If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: [Signature] Date: 7/21/2024

Print Name: Kris Wetterland Jr

Property Owner's Signature: [Signature] Date: 7/21/2024

Print Name: Kris Wetterland Jr

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Phone #: _____

Address: _____

Kris & Renee Wetterland
3 Leila Jean Dr.
Bristol, RI 02809
(401) 330-7846

Bristol RI Zoning Board of Review
10 Court St
Bristol, RI 02809

July 29, 2024

To the Bristol Zoning Board of Review

Eight years ago, we purchased our home at 3 Leila Jean Dr. Since moving in we have made incremental improvements to the property and have also welcomed our first child into this world, he is currently four years old. Later this year, we would like to fence in our back yard which will allow us to create a more private space to enjoy. In addition, it would provide a safe place for our son to play outside.

We ask that you please review the information provided and grant an exception to the town's zoning ordinance that requires a 35' setback for a 6' privacy fence in zoning District R-15. Thank you for taking the time to review the information that we have provided. Please don't hesitate to reach out if you have any questions or if there is any additional information that we can provide.

Sincerely,

Kris & Renee Wetterland

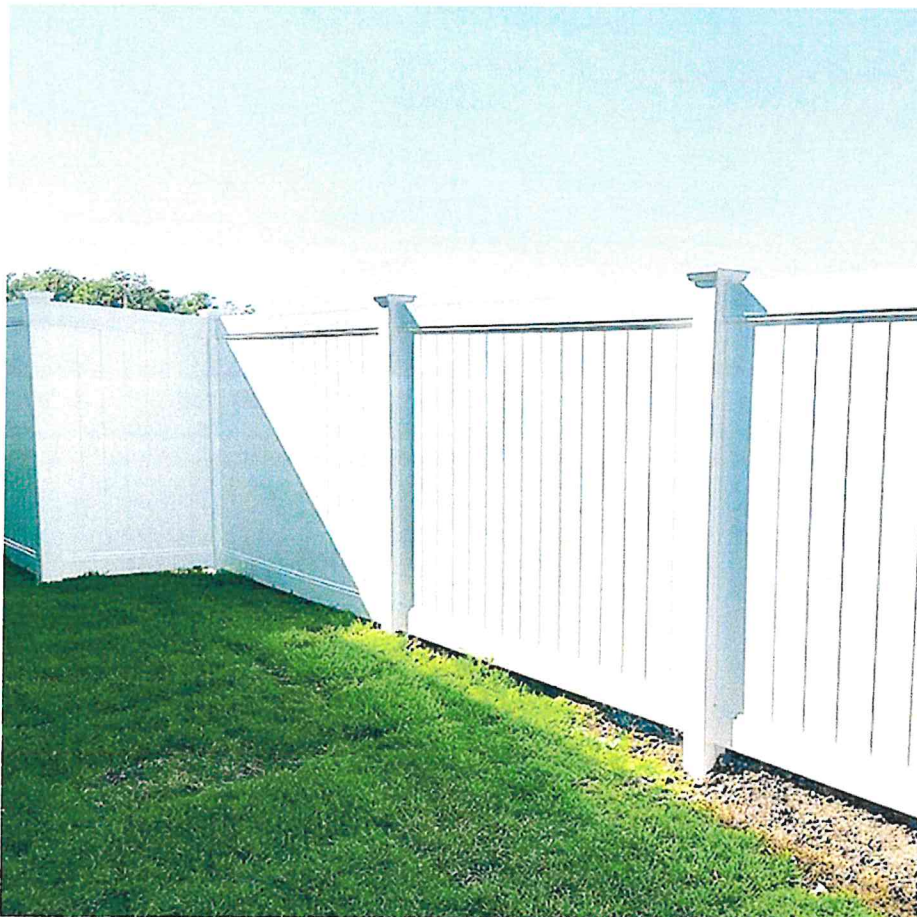
3 Leila Jean Dr. Bristol, RI 02809

The Wetterland family of 3 Leila Jean Dr. Would like a dimensional variance to be able to construct a 6' vinyl privacy fence in their western side yard on the property line.

This area previously had a line 15' tall arborvitae trees on the property line that were there prior to purchasing the property. The trees became unhealthy and have been removed, this has resulted in a lack of privacy in back yard. The fence will be used to provide privacy and a safe area for our child to play. The fence would also provide the entire neighborhood with visual appeal, and will not create any hazards to motorists traveling either North or South on Leila Jean Dr.

If approved a 6' Vinyl privacy fence will be constructed to tie into existing fence on the back-property line (Approximately 6-8' from the street). It will continue 54' before cutting across back yard to the back corner of the house on both sides, closing in the yard. Proposed fence will have a double 5' gate on the left side of the house, and a 4' walking gate on the right side of the house. If standard setback requirements were followed it would not leave enough usable backyard.

Fence style will be similar to picture below. 6' High x 8' wide sections with white PVC posts and New England Style Caps



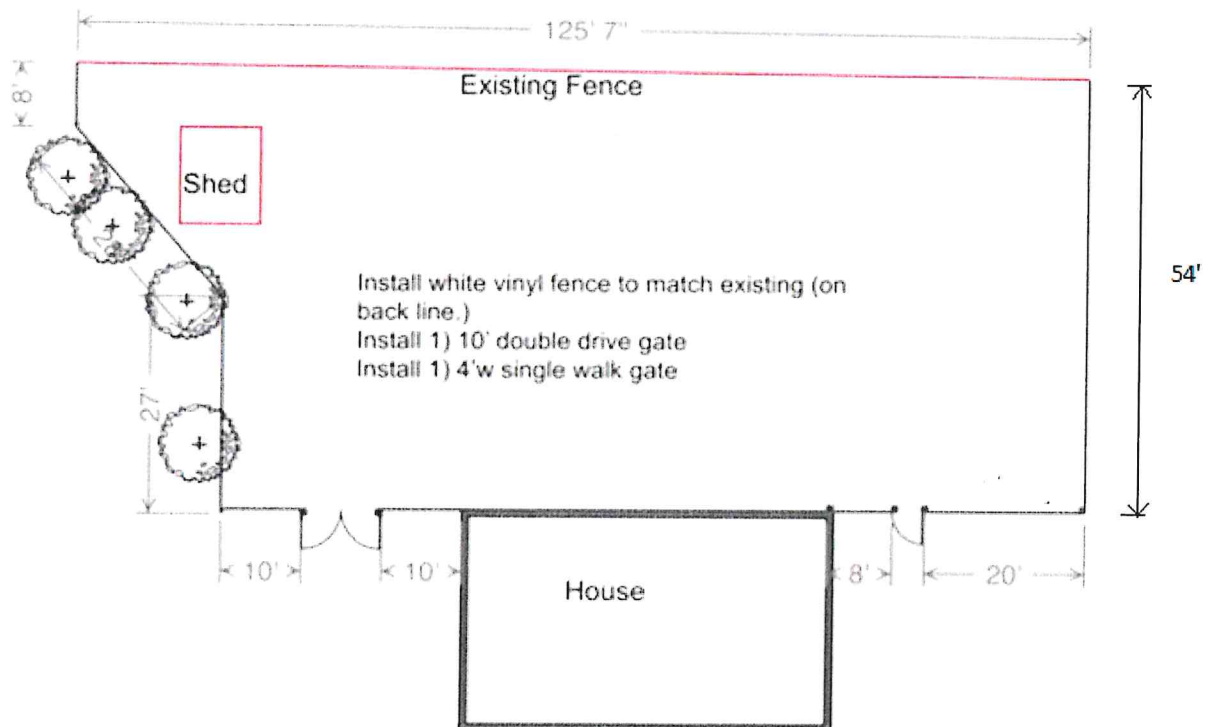
Grounds for proposal from Section 28-409

This variance should be considered due to hardship created by current layout of the property.

1. The house is dead center in the lot and the front and side yards face neighboring homes in both directions. If standard zoning setback requirements for 6' fence were followed in the side yard the usable backyard would be extremely small as most of it is taken up by a large deck in the back of the house and two sheds.
2. If fence were constructed following the town's standard zoning setback requirements, the fence would need to be constructed in a portion of the backyard that is extremely wet for most of the year. When the yard is saturated, it would not have much practical use and impact the integrity of the fence. The soil closer to the property line is dry most of the time.
3. The remaining side yard would have very little remaining practical use if backyard was fenced in following the Town's setback requirements.

This hardship was not created by any prior action of the applicant and does not alter the general characteristic of the surrounding area. There are also many examples of fences with similar designs that exist in the area. (e.g. 1 Jane Ln, 229 Chestnut St, 11 Leila Jean Dr).

Proposed Fence Design



Sketch from Zoning Official depicting acceptable setbacks for 6' fence



Sketch from Zoning Official with requested variance depicted with red line





3 Leila Jean Drive - 300' Radius

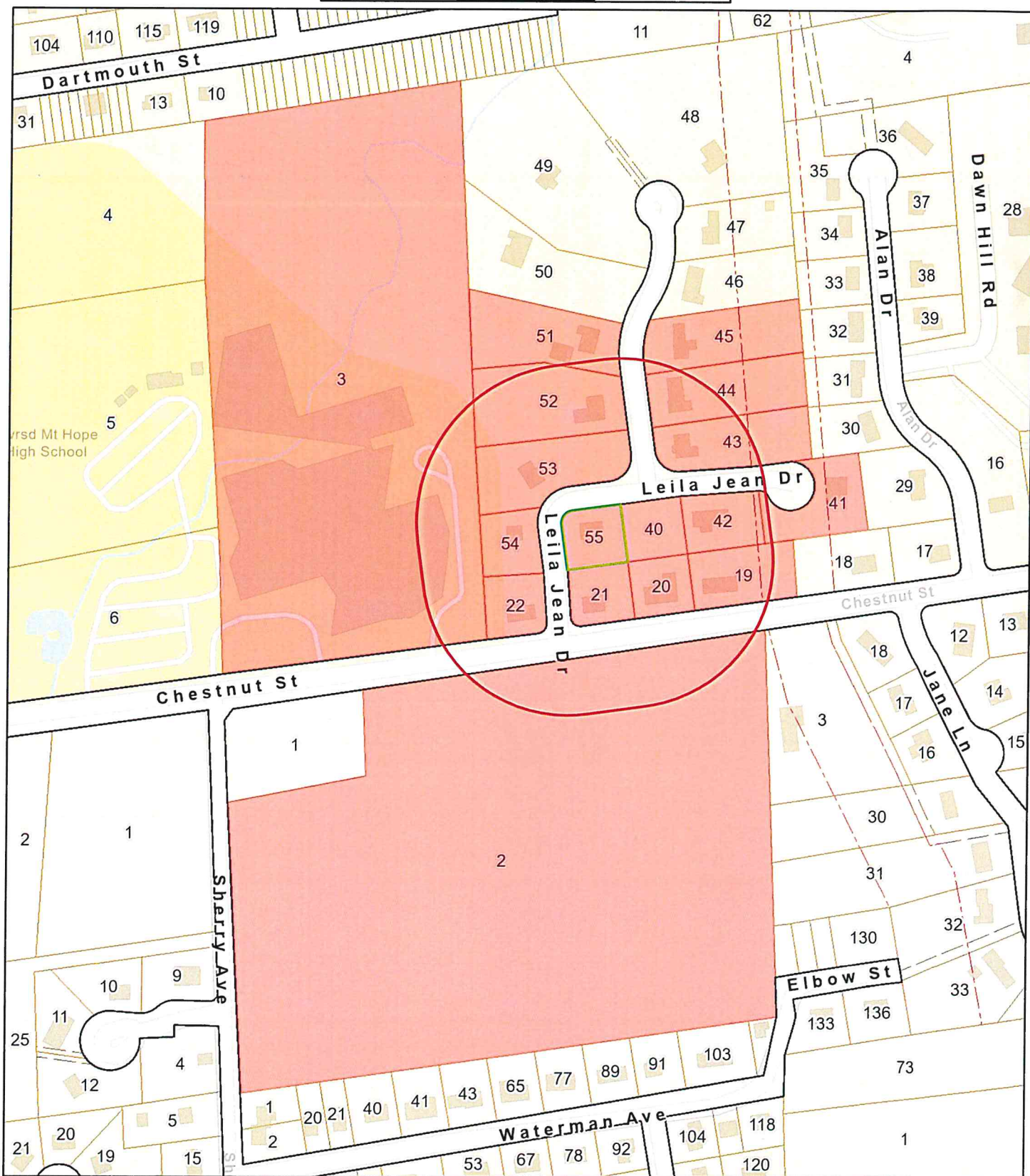
Bristol, RI



1 inch = 282 Feet

www.cai-tech.com

August 6, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Bristol, RI
August 06, 2024

Subject Property:

Abutters:

Parcel Number: 108-19
CAMA Number: 108-19
Property Address: 245 CHESTNUT ST

Mailing Address: PROTO, MICHAEL J.
245 CHESTNUT ST.
BRISTOL, RI 02809

Parcel Number: 108-20
CAMA Number: 108-20
Property Address: 241 CHESTNUT ST

Mailing Address: ABILHEIRA, SUSAN E.
241 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 108-21
CAMA Number: 108-21
Property Address: 235 CHESTNUT ST

Mailing Address: BOTELHO, GERALDINO A
235 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 108-22
CAMA Number: 108-22
Property Address: 229 CHESTNUT ST

Mailing Address: CARREIRO, BERNADETTE M.
229 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 108-40
CAMA Number: 108-40
Property Address: LEILA JEAN DR

Mailing Address: ABILHEIRA, SUSAN E.
241 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 108-41
CAMA Number: 108-41
Property Address: 9 LEILA JEAN DR

Mailing Address: CALDWELL, DUSTIN & JOANNA TE
9 LEILA JEAN DR
BRISTOL, RI 02809

Parcel Number: 108-42
CAMA Number: 108-42
Property Address: 7 LEILA JEAN DR

Mailing Address: FORZIATI, ADAM & OTT, SHANNON TE
7 LEILA JEAN DR
BRISTOL, RI 02809

Parcel Number: 108-43
CAMA Number: 108-43
Property Address: 11 LEILA JEAN DR

Mailing Address: SHUFFELS, SHARI OKAMOTO ETAL JT
BARRY M &
11 LEILA JEAN DR
BRISTOL, RI 02809

Parcel Number: 108-44
CAMA Number: 108-44
Property Address: 13 LEILA JEAN DR

Mailing Address: ENES, ALEXANDRE B
75 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 108-45
CAMA Number: 108-45
Property Address: 15 LEILA JEAN DR

Mailing Address: CAMPAGNA, JAMES A. ET UX KRISTINE
L.
15 LEILA JEAN DRIVE
BRISTOL, RI 02809

Parcel Number: 108-51
CAMA Number: 108-51
Property Address: 14 LEILA JEAN DR

Mailing Address: MEDEIROS, LUIS FRANCISCO JR
MEDEIROS, STACY AMARAL
14 LEILA JEAN DR
BRISTOL, RI 02809



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8/6/2024

Page 1 of 2



300 feet Abutters List Report

Bristol, RI
August 06, 2024

Parcel Number:	108-52	Mailing Address:	PLACIDO, LENA
CAMA Number:	108-52		12 LEILA JEAN DR
Property Address:	12 LEILA JEAN DR		BRISTOL, RI 02809
Parcel Number:	108-53	Mailing Address:	FREEDOM ROAD BAPTIST CHURCH
CAMA Number:	108-53		PO BOX 1034
Property Address:	10 LEILA JEAN DR		BRISTOL, RI 02809
Parcel Number:	108-54	Mailing Address:	BERNARDINO, CELESTE & BENSON,
CAMA Number:	108-54		MATTHEW TE
Property Address:	8 LEILA JEAN DR		8 LEILA JEAN DR
			BRISTOL, RI 02809
Parcel Number:	117-3	Mailing Address:	BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number:	117-3		HIGH SCHOOL
Property Address:	199 CHESTNUT ST		151 STATE ST
			BRISTOL, RI 02809
Parcel Number:	51-2	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	51-2		10 COURT ST
Property Address:	CHESTNUT ST		BRISTOL, RI 02809



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ABILHEIRA, SUSAN E.
241 CHESTNUT ST
BRISTOL, RI 02809

MEDEIROS, LUIS FRANCISCO
MEDEIROS, STACY AMARAL
14 LEILA JEAN DR
BRISTOL, RI 02809

BERNARDINO, CELESTE &
BENSON, MATTHEW TE
8 LEILA JEAN DR
BRISTOL, RI 02809

PLACIDO, LENA
12 LEILA JEAN DR
BRISTOL, RI 02809

BOTELHO, GERALDINO A
235 CHESTNUT ST
BRISTOL, RI 02809

PROTO, MICHAEL J.
245 CHESTNUT ST.
BRISTOL, RI 02809

BRISTOL HIGH SCHOOL
C/O BRISTOL HIGH SCHOOL
151 STATE ST
BRISTOL, RI 02809

SHUFFELS, SHARI OKAMOTO E
BARRY M &
11 LEILA JEAN DR
BRISTOL, RI 02809

CALDWELL, DUSTIN & JOANNA
9 LEILA JEAN DR
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

CAMPAGNA, JAMES A. ET UX
KRISTINE L.
15 LEILA JEAN DRIVE
BRISTOL, RI 02809

WETTERLAND, KRIS JR &
RENEEE B TE
3 LEILA JEAN DR
BRISTOL, RI 02809

CARREIRO, BERNADETTE M.
229 CHESTNUT ST
BRISTOL, RI 02809

ENES, ALEXANDRE B
75 FRANKLIN ST
BRISTOL, RI 02809

FORZIATI, ADAM & OTT, SHA
7 LEILA JEAN DR
BRISTOL, RI 02809

FREEDOM ROAD BAPTIST CHUR
PO BOX 1034
BRISTOL, RI 02809