



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-02

APPLICANT: Christopher and Karen A. Ferreira
LOCATION: 1 Colonial Road
PLAT: 61 LOT: 47 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Modify a previous decision to construct a 16ft. x 24ft. accessory garage with attached 10ft. x 16ft. carport by enlarging the proposed carport to 12ft 3in. x 21ft and connecting the structure to an existing single-family dwelling with less than the required right side yard and less than the required rear yard.

COMPREHENSIVE PLAN REVIEW:


As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting additional dimensional relief to modify construction of a previously approved accessory garage with attached carport. Recall that March 2022 (File No. 2022-11), the applicant received approval to construct additions to an existing 10' x 20' accessory garage structure, and to add an attached 10' x 16' carport to the structure. The approved garage would measure 16' x 24' and, including the attached carport, the overall accessory structure would have a length of 40 feet and a width varying from 24 feet (garage portion) to 10 foot 4 inches (carport portion). Both the garage and the carport would be located 2 feet from the easterly right side property line.

The applicant is now requesting approval to modify the design of the carport. After demolishing the previously existing garage structure, and applying for permits to construct a new garage at the dimensions approved by the zoning decision, the applicant was informed by the Building Official that the garage door needed to be shifted away from the exterior wall. This change results in the carport not being property aligned with the garage door. The applicant proposes to remedy this situation by expanding the size of the proposed carport to 12'3" x 21'. This expanded size carport would be wider and longer than previously approved, and it would also be connected to the rear right corner of the existing residence, while remaining 2 feet from the right side property line.

By connecting the proposed garage and carport structure to the existing residence, I believe that the structure would no longer meet the definition of an accessory structure (see Section 28-1 of zoning ordinance). The carport and garage would thus become part of the principal structure and be subject to dimensional requirements for principal structures. Should this be the case, I believe that the proposed addition would require both additional right side yard relief (12 foot minimum setback required – 2 feet provided) and rear yard relief (30 foot rear setback required – 6 feet provided).


Edward M. Tanner, Zoning Officer

12/15/2022



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-01

APPLICANT: Renee L. Marcaccio
LOCATION: 3 Hawthorne Avenue
PLAT: 121 LOT: 130 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

remove an existing 10ft. x 23ft. enclosed porch, and construct a new 20ft. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard and less than the required right side yard.


COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct an addition to the rear of an existing single-family dwelling on this "through lot" property located on the easterly side of Hawthorne Avenue and the westerly side of Riverview Avenue. The existing one-story dwelling fronts on Hawthorne Avenue and contains an enclosed porch to the rear of the structure. The applicant proposes to remove this 10' x 23' enclosed porch, and to construct a 20' x 24' two-story addition in its place. The structure would remain a single-family dwelling. The proposed addition would provide for expanded kitchen and dining room space on the first floor and a new bedroom and bathroom on the second floor.

The existing dwelling is located within 9.6 feet of the northerly left side property line and within 6.4 feet of the southerly right side property line. The proposed addition would extend out from the existing structure and have the same side yard setbacks. As this property is a legal nonconforming single-lot of record with 40 feet of lot width, the zoning ordinance requires a minimum side yard setback of 10 feet per Section 28-221(a)(2)b.


Edward M. Tanner, Zoning Officer

12/13/2022



Town of Bristol, Rhode Island *Zoning Board of Review*

STAFF REPORT FOR:

FILE NO. **2023-03**

APPLICANT: Larissa Laver
LOCATION: 103 Kickemuit Avenue
PLAT: 133 LOT: 34 ZONE: R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:
Keep up to 10 chicken hens on a residential property.

COMPREHENSIVE PLAN REVIEW:


As this application is for a special use permit, it requires review by the Planning Board or the Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application at a meeting on December 13, 2022, and made a recommendation to approve the request for a special use permit subject to conditions (see attached memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to keep up to 10 chicken hens on this residential property located on the northerly side of Kickemuit Avenue. This property is located within the Residential R-15 zoning district. The applicant currently keeps 10 chicken hens on this property, and they are located within an enclosure located in the rear of the property. There is a new residential structure currently being constructed on the neighboring lot to the north, and both properties share a common driveway.

The Zoning Ordinance permits the "keeping of chicken hens" as an agricultural use in the R-15 zone with a special use permit. In addition to the standards for relief for a special use permit found in Section 28-409(c)(2) of the Zoning Ordinance, the proposed use is also subject to the four specific standards found in Section 28-150(e). These specific special use standards for the keeping of chicken hens require that the animals and their shelters be kept at least 40 feet from property lines; that no animals or quarters be kept in the front yard; and that the number of chicken hens on any one property be limited to six (6). The zoning board may allow additional animals if it finds that "neighborhood conditions are appropriate".

The existing chicken coop is located in the rear of the property, and the applicant has indicated that the coop would be relocated on the property to conform to the minimum 40 foot setback requirement. As noted above, the TRC reviewed this request with the applicant, and voted to recommend approval of the petition for the keeping of up to 10 chicken hens subject to a condition that the existing shelter coop be relocated as proposed.

 12/15/2022
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
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December 15, 2022

TO: Zoning Board of Review Members

FROM: Diane M. Williamson, Administrative Officer
Technical Review Committee

RE: **Special Use Permit Application, File No. 2023-03**
103 Kickemuit Avenue
Keeping of Chicken Hens

Diane

The Technical Review Committee (TRC) met on December 13, 2022 to review the above application and provide a recommendation to the Board on the Special Use Permit.

After review of the application materials, and discussions with the applicant, a motion was unanimously passed to recommend approval of the Special Use Permit subject to the applicant relocating the chicken coop to be at least 40 feet from side and rear property lines. The applicant was present at the TRC meeting and described the proposed location and design of the chicken enclosure and coop. The applicant noted that she is looking to acquire a new coop and that she would provide the zoning board with additional information on the specific design of the chicken enclosure. The TRC had no objection to keeping of up to 10 chicken hens on this property.

This recommendation is advisory, and is in no way binding on the Zoning Board in their decision making.

Thank you.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-04

APPLICANT: David J. Paul
LOCATION: 17 Highview Drive
PLAT: 48 LOT: 69 ZONE: R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 24ft. x 36ft. single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard and less than the required rear yard.


COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 24' x 36' addition to an existing single-family dwelling at this property located on the northerly side of Highview Drive. The existing dwelling is located at the western end of Highview Drive and consists of a "raised ranch"-style home with a single stall garage located on the lower level. The applicant proposes construction of a single-story addition consisting of a two-bedroom accessory family dwelling unit (AFDU).

The existing dwelling is located partially within the front yard between 23 feet and approximately 31 feet of the southerly front property line at the Highview Drive cul de sac. The proposed addition would extend off the right side of the structure and would be approximately 31 feet from the front property line at its closest point. The proposed addition would also extend to within 27 feet of the northerly rear property line. The zoning ordinance requires minimum 35 foot front and rear yard setbacks in the R-15 zoning district.


Edward M. Tanner, Zoning Officer

12/15/2022



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-05

APPLICANT: Oscar I. DeLemos
LOCATION: 56 Thompson Avenue
PLAT: 22 LOT: 110 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 20ft. x 28ft. two-story garage and living area addition and a 24ft. x 36ft. single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard on a corner lot.


COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variances to construct additions to an existing single-family dwelling at this corner lot property located on the easterly side of Thompson Avenue and the southerly side of Perry Street. As a corner lot, this property has two front yards for purposes of determining zoning setbacks. The existing dwelling has a front door facing Thompson Avenue with the rear of the structure on the east side and driveway access to the property from Perry Street. The applicant proposes construction of a two-story addition off the easterly rear end of the existing dwelling that will include a two-car garage on the first floor and additional living space on the second floor. The applicant also proposes construction of a single-story addition consisting of a one-bedroom accessory family dwelling unit (AFDU) off the southerly side of the proposed garage addition.

The existing dwelling is located entirely within the front yard setback from Perry Street. The proposed addition would extend off the easterly side of the existing dwelling parallel with the Perry Street property line; and at its closest point the addition would be located approximately 3 feet from the Perry Street front property line. The zoning ordinance requires a minimum 30 foot front setback in the R-10 zoning district.

 12/15/2022
Edward M. Tanner, Zoning Officer