

Bristol Zoning Board
9 Court Street
Bristol, RI 02809

TOWN OF BRISTOL
COMMUNITY DEV.
2023 JUN -1 AM 9: 22

June 1, 2023

Adam J. Marcaccio
50 Gardner Avenue
N. Providence, RI 02911

RE: Explanation to request zoning extension (Plat 121 - Lot 150; Riverview Avenue)

Dear Bristol Zoning Broad,

I write this letter to request one year extension on a variance for Plat 121 - Lot 150 on Riverview Avenue. Due to a prior injury and being out of work for certain amount of time, I had a difficulty being approved for a construction mortgage to build my new home. Since being back to work, I now meet the financial requirement for my construction loan in order to complete my project.

All my documents and CRMC Assent are in place, and they will be submitting to the Bristol Building Department within the next few weeks. Hopefully, the construction will be starting shortly after.

Thank you in advance for understanding and considering my situation. I truly appreciate all your help and this opportunity to explain my situation. Please do not hesitate to contact me if you have any questions through email: adammarcaccio@yahoo.com or tel. (401) 368-2433.

Sincerely yours,

Adam J. Marcaccio



Town of Bristol, Rhode Island
Zoning Board of Review

Document Number 00007341
BOOK 2197 PAGE 69

DECISION FOR EXTENSION OF VARIANCE

FILE # 2020-10

RE: Application of: **Adam J. Marcaccio**

For property located at **Riverview Avenue**, in Bristol, Rhode Island (**Tax Assessor's Plat 121, Lot 150**) in the following zoning district: **Residential R-10**.

This matter was heard before the Board at public meeting **June 6, 2022** upon the Applicant's request for a one year extension for a dimensional variance decision to:

Construct a 25ft. x 50ft. single-family dwelling and 15ft. x 25ft. rear deck with less than the required left side yard and less than the required right side yard on a nonconforming single lot of record.

After due consideration of the applicant's request, the Board voted 5 to 0 to **approve** a one-year extension of the decision permitting construction of a 25ft. x 50ft. single-family dwelling and 15ft. x 25ft. rear deck within 7.5 feet of the left and right side property lines; subject to a **condition** that the building is not to exceed the height maximum of 35 feet above existing grade to July 8, 2023.

Voting to **Approve**: Asciola; Simoes; Kern; Tipton; and White

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 27th day of October, 2022.


Diane M. Williamson, Director of Community Development

Recorded Oct 27, 2022 at 02:04PM
Malissa Cordeiro Town Clerk

Bristol Zoning Board
9 Court Street
Bristol, RI 02809

May 31, 2022

2022 JUN -1 AM 9:32

Adam J. Marcaccio
50 Gardner Avenue
N. Providence, RI 02911

RE: Explanation to request zoning extension (Plat 121 - Lot 150; Riverview Avenue)

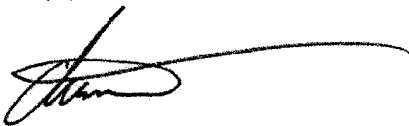
Dear Bristol Zoning Board,

I write this letter to request one year extension on a variance, which I received in July, 2020 for Plat 121 - Lot 150 on Riverview Avenue. Due to a work-related accident, I had been suffering with Herniated Disc. I tried to attend physical therapist sessions and many other non-surgical options. However, nothing was helping with the pain. So, I decided to move forward with a surgery. After a several months of recovery, I started to feel like old-self again. Additionally, according to covid restriction in the past, which raised a higher level of difficulty to work on project's completion with my engineer and architect, so project has been delayed.

At the moment, I am working with my engineer and architect to complete drawings. So, I can apply for a building permit. Hopefully, I should have my plans within the next 30 days to submit to CRMC and the building department.

Thank you in advance for understanding and considering my situation. I truly appreciate all your help and this opportunity to explain my situation. Please do not hesitate to contact me if you have any questions through email: adammarcaccio@yahoo.com or tel. (401) 368-2433.

Sincerely yours,



Adam J. Marcaccio



Town of Bristol, Rhode Island
Zoning Board of Review

Document Number 0000000000
BOOK 2002 PAGE 100

DECISION FOR VARIANCE

FILE # 2020-10

RE: Application of: Adam J. Marcaccio

For property located at **Riverview Avenue**, in Bristol, Rhode Island (**Tax Assessor's Plat 121, Lot 150**) in the following zoning district: **Residential R-10**.

This matter was heard before the Board at public hearings on **March 9, 2020, May 4, 2020, May 12, 2020 and June 1, 2020** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Construct a 25ft. x 50ft. single-family dwelling and 15ft. x 25ft. rear deck with less than the required left side yard and less than the required right side yard on a nonconforming single lot of record.

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 is due to the unique characteristics of the subject land, and is not due to the general characteristics of the surrounding area. This property has been determined to be a buildable, legal non-conforming lot with a width of approximately 41 feet. Many lots in this neighborhood were platted with a similar condition; and many of the structures that have been constructed in this neighborhood since the 1940's in some cases or the 1950's and 1960's, do not comply with the current required zoning setbacks. The applicant is seeking 2.5 feet of relief for the left and right side yards, as the modified setback requirement for a lot of this width is 10 feet. Given the narrow width of the lot, it is a hardship to fit a reasonably sized house on this property without some setback relief.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The Board heard testimony from the applicant that this property has been owned by his family for many years and that the proposed dwelling is going to be his residence. He did not lay out the lot in its existing configuration as it was platted in the early 1900's.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This property is located within a residential zoning district. The proposal is to construct a single-family residence on the lot, and it is consistent with the rest of the homes in the neighborhood, which contains a mix of various architectural designs and sizes.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The 2.5 feet of relief on each side is minimal to allow construction of the dwelling; and the Board heard much testimony regarding the difficulties of building a home that is less than 25-feet wide.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, as it would create many challenges for construction of a reasonably sized dwelling on this lot.

Therefore the Board voted **5 to 0** to **approve** the application as proposed permitting construction of a 25ft. x 50ft. single-family dwelling and 15ft. x 25ft. rear deck within 7.5 feet of the left and right side property lines; subject to a **condition** that the building is not to exceed the height maximum of 35 feet above existing grade.

Voting to Approve: Asciola; Simoes; Burke; Tipton; and White

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 10th day of July, 2020.

Recorded Jul 08/2020 at 09:10A.
Louis P. Cirillo Town Clerk

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