



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-37

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, October 2, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Kathryn G. Low / Low Dock, LLC

PROPERTY OWNER: Low Dock, LLC

LOCATION: 24 Low Lane

PLAT: 167 LOT: 1

ZONE: Residential R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO: construct a 24ft. x 28ft. accessory garage structure at a height greater than permitted for accessory structures in a residential zoning district, and with less than the required front yard on a corner lot.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 28, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 SEP -8 PM 3:31

APPLICATION

File No: **2023-37**

Accepted by ZEO: **EmT 9/8/2023**

APPLICANT	Name:	KATHY LOW		
	Address:	63 HILL CREST ST.		
	City:	AUBURN	State:	ME
	Phone #:	207-577-7050	Email:	KLOW@BATES.EDU
PROPERTY OWNER	Name:	LOW DOCK, LLC		
	Address:	63 HILL CREST ST		
	City:	AUBURN	State:	ME
	Phone #:	207-577-7050	Email:	KLOW@BATES.EDU

1. Location of subject property: 24 LOW LANE

Assessor's Plat(s)#: 167 Lot(s) #: 1

2. Zoning district in which property is located: R-40

3. Zoning Approval(s) required (check all that apply):

☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:

Dimensional Variance Section(s): SEC 28-111

Special Use Permit Section(s): —

Use Variance Section(s): —

5. In a separate written statement, 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?: LOW FAMILY OWNED SINCE 1882; LLC SINCE 2010

7. Present use of property: RECREATION / SOCIAL GATHERING / GARDEN

8. Is there a building on the property at present?: NO (ONLY FOUNDATION OF PREVIOUS HOUSE)

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____

10. Proposed use of property: SINGLE-FAMILY DWELLING

11. Give extent of proposed alterations: CONSTRUCT A NEW SINGLE-FAMILY DWELLING AND DETACHED GARAGE AS INDICATED ON SITE PLAN AND AS DESCRIBED IN THE NARRATIVE

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): THE DETACHED GARAGE SHALL BE ~24' X 28', AN AREA OF ~672^{sq} WITH A MAXIMUM HEIGHT OF 23'.

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): (EAST)	Required Setback: <u>40'</u>	Proposed Setback: <u>126' +</u>
Left side lot line: (SOUTH)	Required Setback: <u>25'</u>	Proposed Setback: <u>124' +</u>
Right side lot line: (NORTH)	Required Setback: <u>40' (2ND FRONT)</u>	Proposed Setback: <u>25'</u>
Rear lot line: (WEST)	Required Setback: <u>40'</u>	Proposed Setback: <u>280' +</u>
Building height:	Required: <u>20'</u>	Proposed: <u>23'</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 0 Before 1 After

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

15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: YES Sewer: NO

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? YES If yes, which one?: VE 15 + FLOOD X STRUCTURE WELL OUTSIDE.

SEE SITE PLAN

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: Kathryn G. Low

Date: 9/7/23

Print Name: Kathryn G. Low

Property Owner's Signature: Kathryn G. Low

Date: 9/7/23

Print Name: Kathryn G. Low
Manager, Low Dock LLC

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

Name: _____

Telephone #: _____

Address: _____

2023 SEP - 8 PM 3: 31
TOWN OF BRISTOL
COMMUNITY DEV.

Project Narrative

After many years of planning, we are rebuilding on the site of what was once my great grandfather's residence on Low Lane, built in 1882. The original shingled house and contents burned to the ground in 1939. The house was quite large -- the 90'w and 35'd outline is represented on the site plan -- and the foundation and remnants of its stone walls are still visible on the property. Given the long family history at this location, we feel a strong responsibility to build ethically and responsibly, and have been very careful in the plan for re-development, considering aesthetics, scale, materials, and neighbors. As a result, we have spent years exploring various designs, and have determined that we will build a single, modest home on this 2-acre waterfront property. Plans were initially developed for a larger 5-bedroom house approximately the dimensions of the original home, but after two years of consideration, we've scaled back considerably and opted for a high-efficiency, net-zero 3-bedroom home with a greatly reduced footprint, physically and environmentally. The high efficiency home we are building will also go up quickly, reducing traffic, noise and disruption for the neighborhood. The smaller house helps preserve the openness of the property and is in keeping with the surroundings, which ultimately, were most important to us. We will use some of the stones from the existing foundation and walls in landscaping. The proposed new dwelling, which is a shingled cape-style home, requires no zoning relief, as it will conform to all regulations of setback, building height, and zoning. The dwelling will be located on the site of the original home, as described below.

The new house will be nearly centered north-south on the former house foundation, with its front entrance facing Monkey Wrench Lane. It is moved slightly south to make room for the north garage. This location is on the edge of an existing raised area just before the land drops away rather steeply, which lends itself to the designed walk-out basement, a design strategy that obviated the need for a full second floor, and allowed the home to have a low profile. The line of the bluff creates a natural separation of the upper front-yard area and the lower rear-yard where we've established a meadow. The upper area of the property, the location of the original home, is the logical location for the new dwelling, detached garage, and related driveway.

The proposed detached garage details are still under development, and the structure shall not exceed the allowable accessory building footprint of 26 x 28. **However, we are requesting a variance for its height to be a maximum of 23'.** This will allow us the flexibility to create an architecturally-balanced ratio of width to height that will complement the house design, and will allow for storage or work space on the second floor. Having the detached garage effectively creates smaller, architecturally pleasing structures instead of merging the house and garage into one large view-blocking mass, preserving sightlines for neighbors that are adjacent and behind.

As the site plan indicates, we propose building the garage on the north end of the property. We have a 40-foot "front-yard" setback on Monkey Wrench Lane, but we have learned just this week that a "corner" is created by the 110-foot road extension of Low Lane along what is a 518-foot-long north property line, requiring a 40-foot setback on the Low Lane side of the property, as well. This extension provides access to the north neighbor's driveways, the Town right-of-way and our north driveway exit.

The second, 40' front-yard setback exists because of a stub of road approximately one-fifth the length of the property line bordering the paper road – a unique condition. **Regardless, we are respectfully seeking relief for the various reasons below to locate the garage 25' from the north boundary and Town right-of-way, effectively reducing this 2nd front-yard setback to a side-yard setback.** The variance would allow us to site the detached garage in a way that addresses the issues that follow.

Locating the garage outside the 40-foot setback but on the north side of the property would result in the garage being in what we consider the “front yard” and blocking a portion of the house (and morning light) on the Monkey Wrench side, something we would like to avoid. Further, the proposed garage location fits the flow and balance of the property and addresses some additional concerns about privacy and security. While we support the public right-of-way created at the bottom of Low Lane by the Town for water access, the wooded footpath to the water immediately abuts the property, and there is considerable traffic to the beach, particularly on early summer mornings. The placement of the detached garage will not guarantee privacy, but may act as a buffer and mitigate the noise created by beachgoers, fishermen/clammers, and Roger Williams students walking on the trail while talking, playing music, or unloading gear at the bottom of Low Lane. Roger Williams students have also tended to use the right-of-way late at night. The garage location will also provide some privacy in terms of sightlines from the right of way. In addition, there is an existing small, stone and slate-roofed outbuilding on the property that served as a pumphouse for the original home that is adjacent to the northern property line in the setback (see site plan) which will be preserved. Having a new garage in proximity may offer some additional security for this 150-year old structure. Visitors have frequently accessed the existing foundation and the pumphouse despite fencing and clear “no trespassing” postings, creating privacy, security and liability issues. We hope that the siting of the new buildings in relation closer to the pump house may discourage access, establish a clearer boundary, and provide some privacy for the side yard.

We hope a garage that is visible and near the gate may serve as a barrier to those who might trespass or park illegally. Finally, we intend to make this our retirement home and have designed it with an eye to the future. Based on our experiences in the neighborhood, we know that a south-facing driveway and garage greatly reduce the potential for dangerous icing of walkway and driveway surfaces in the winter. We also intend to retain the existing stone walls and pillars accenting the driveway entrance on Monkey Wrench Lane and we will use that as our main entrance. Accessing a garage with a north/south orientation from this entrance will be much easier if it is located on the north end of the property and is south facing, and the direct line will reduce the need for additional paving and driveway work. An important secondary benefit of keeping the garage to the north side of the property is the preservation of the greenspace between us and our neighbor to the south, a space that has been preserved and shared for more than a century.

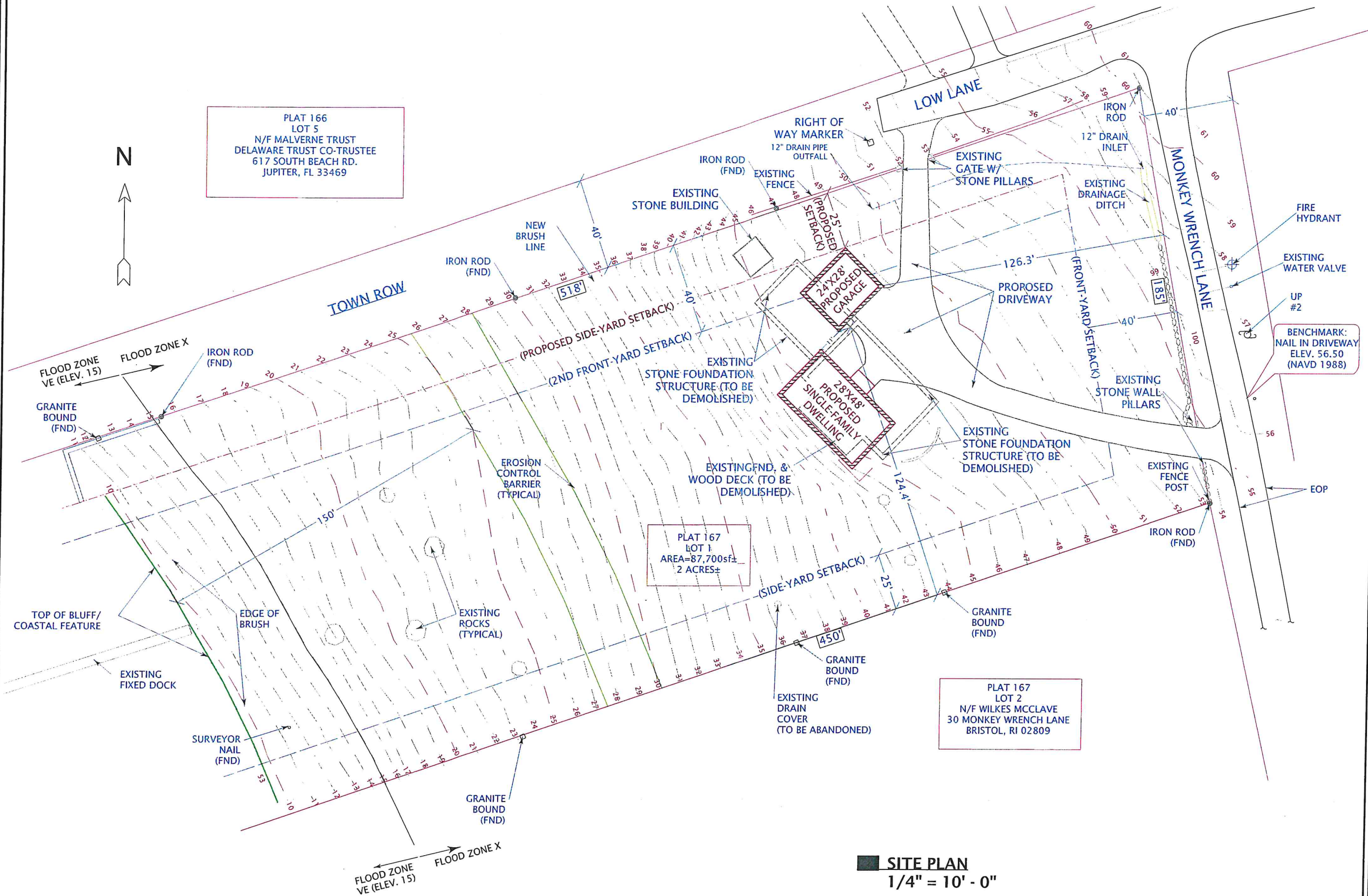
We greatly appreciate your time and consideration of this request.

Thank you,

William H. Low and Kathryn Graff Low



PLAT 166
LOT 5
N/F MALVERNE TRUST
DELAWARE TRUST CO-TRUSTEE
617 SOUTH BEACH RD.
JUPITER, FL 33469



SITE PLAN
1/4" = 10' - 0"

LOW RESIDENCE 24 LOW LANE PLAT 167 LOT 1	SHEET NUMBER 1
	DRAWN BY: TJR DATE: 9/7/23
GARAGE DIMENSIONAL VARIANCE	
NEW ENGLAND HOME DESIGN, LLC TIM REED, RESIDENTIAL DESIGNER, AIBD P.O. BOX 468 BRISTOL, RI 02809 401-441-8069 TIMREED@NEHOMEDSIGN.NET	

Previous Owners & Sales Information			
Grantor	Date	Sale Price	Leg Ref
MEMORANDUM OF TRUST	08/12/2010	0	1549-257
LOW, J GILMAN , TRUSTEE	08/12/2010	0	1549-254
LOW, WILLIAM H. ETAL	08/12/2010	0	1549-249
GILMAN REVOCABLE TRUST	11/18/1999	0	722-236
EXECUTORS DEED	08/04/1992	0	445-100

Assessment			
Use Code	Bldg Value	SF/YI Value	Land Value
12	0	74,600	1,179,000
TOTAL	0	74,600	1,179,000
Source > Mkt Adj Cost VAL per SQ Unit/Card > VAL per SQ Unit/Parcel >			

Previous Assessments			
Year	LUC	Building	SF/YI
2022	12	0	74,600
2021	12	0	74,600
2020	12	0	74,600
2019	12	0	74,600
2018	12	0	75,600
2017	12	0	75,600

Land			
Land Size	Land	AGR Credit	Appraised Value
2	1,179,000	0	1,253,600
2	871,700	0	946,300
2	871,700	0	946,300
2	871,700	0	946,300
2	956,200	0	1,031,800
2	956,200	0	1,031,800

Land Information			
Use Description	Units	Unit Type	Land Type
1 12 Oth Imprv	0.91827	AC	P
2 12 Oth Imprv	1.08173	AC	EX
3			
4			

Unit Price			
LT Fact	Unit Price	Adjusted	Neigh
1.00	399,000	1,198,340	M
0.20	399,000	72,661	M

Inf 1 %			
Inf 1	Inf 2	Inf 3	Inf 3 %
WF 200			

Appr Value			
Spec Land	Juris	Fact	Use Value
		1.00	0
		1.00	0

Land Information			
Use Description	Units	Unit Type	Land Type
1 12 Oth Imprv	0.91827	AC	P
2 12 Oth Imprv	1.08173	AC	EX
3			
4			

Unit Price			
LT Fact	Unit Price	Adjusted	Neigh
1.00	399,000	1,198,340	M
0.20	399,000	72,661	M

Inf 1 %			
Inf 1	Inf 2	Inf 3	Inf 3 %
WF 200			

Appr Value			
Spec Land	Juris	Fact	Use Value
		1.00	0
		1.00	0

► Bristol

► LOW LN

Card of

► Plat/Lot 167 1

► Account: 9261

LUC 12

Zone R-40

► Assessment

\$1,253,600



NORTHEAST

REVALUATION GROUP LLC

► Building Information

Description	Description
BLDG Type	Story Height
RES Units	COM Units
Foundation	BMT Floor
Frame 1	Frame 2
EXT Wall 1	EXT Wall 2
Roof Type 1	Roof Type 2
Roof Cover 1	Roof Cover 2
INT Wall 1	INT Wall 2
Floors 1	Floors 2
BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Heat Type
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceiling Hght	Ceiling Type
Parking Type	% Sprinkled
EXT View	

► Grade

Grade	Flood Hazard
Year Built	Topography
Alt LUC	Street
EFF Year	PAVED
Alt %	Traffic

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
Total					

► Visit History

Date	Result	By
8/10/2021	REVIEW	JH
6/22/2018	REVIEW	JH
6/1/2018	VACANT LO	JN

► Depreciation

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Othr Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
Condition	-												
Functional	-												
Economic	-												
Special	-												
OV	-												
Total Depreciation % >													

► Remodeling History

Additions	Plumbing
Interior	Electric
Exterior	Heating
Kitchen	General
Bath(s)	

► Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	

► Notes

DOCK ADDED 12/09 EAS

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

► Special Features & Yard Items

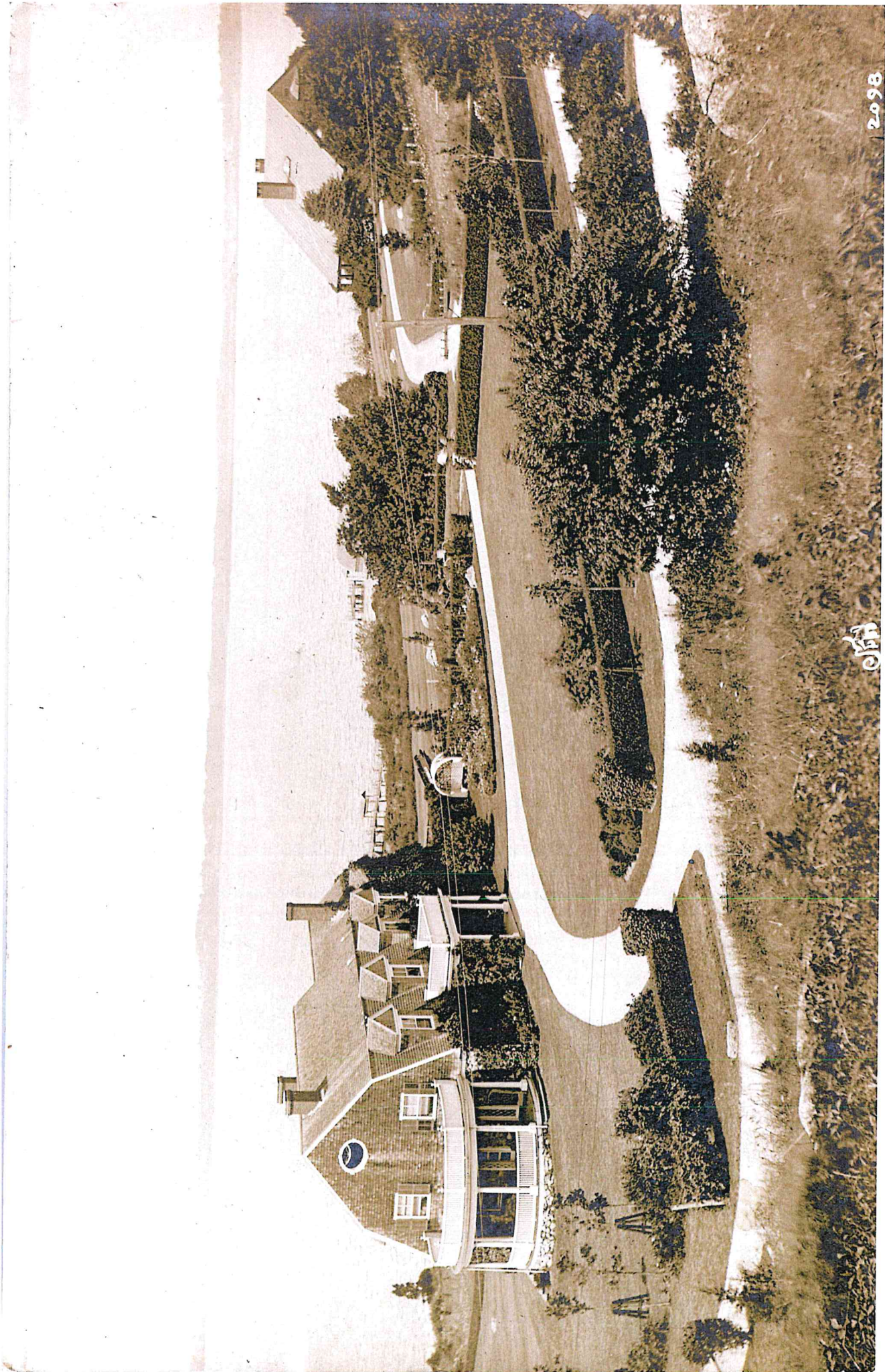
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	15 Station Dk	1	Y	1			2,480	3	AV	2009	73,700
2	17 Floating Dk	1	Y	1			60	1	AV	2009	900
3											
4											
5											
6											
7											
8											
9											
10											

► Other Info.

AFDU	
ArtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1			
2			
3			
4			
Totals			



2098



24 Low Lane - 300' Radius

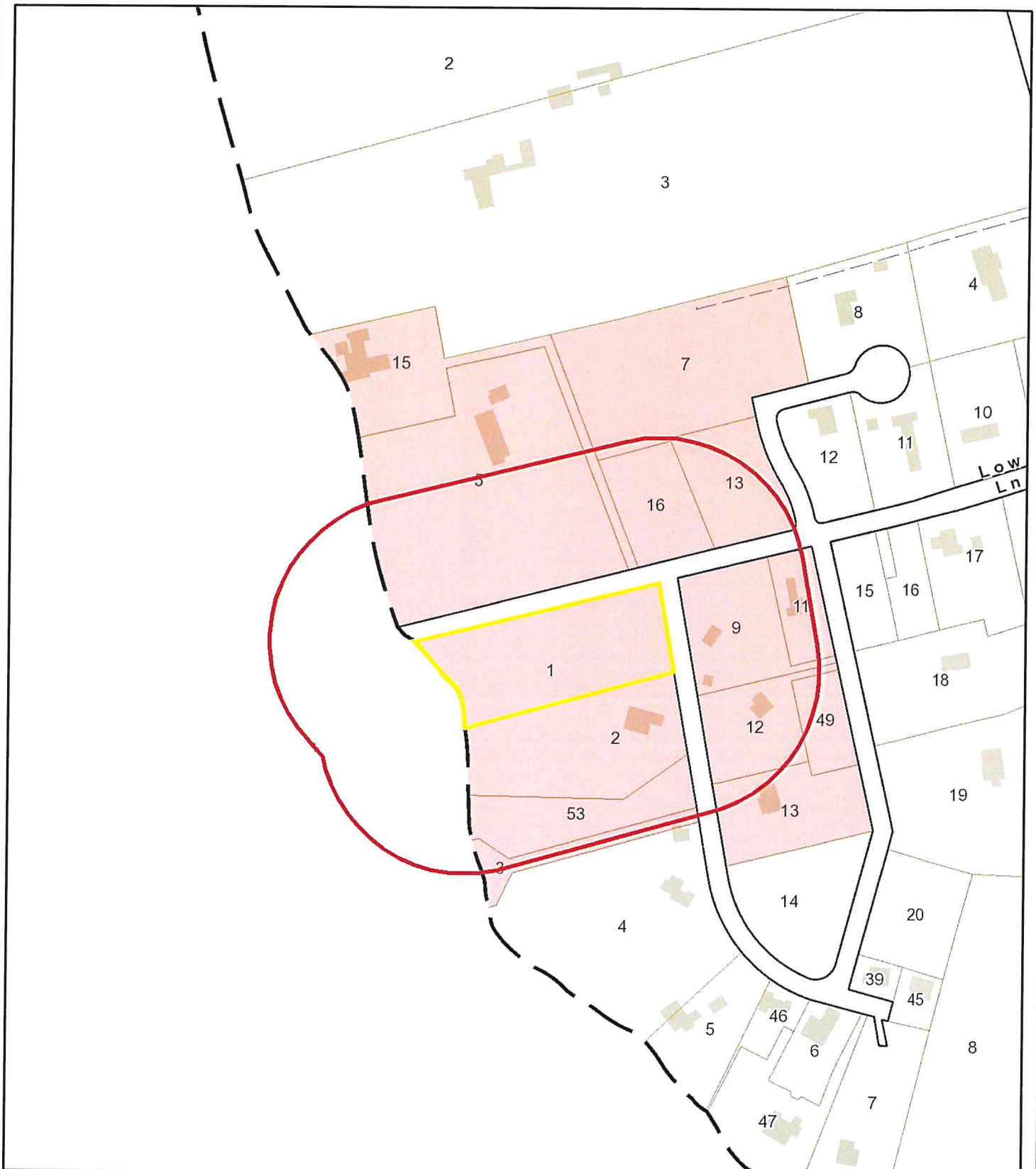
Bristol, RI



September 11, 2023

1 inch = 281 Feet

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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 foot Abutters List Report

Bristol, RI
September 11, 2023

Subject Property:

Parcel Number: 167-1
CAMA Number: 167-1
Property Address: LOW LN

Mailing Address: LOW DOCK, LLC
C/O KATHRYN LOW 63 HILL CREST ST
AUBURN, ME 04210

Abutters:

Parcel Number: 166-13
CAMA Number: 166-13
Property Address: LOW LN

Mailing Address: MALVERNE TRUST
C/O BART KAVANAUGH & BETTY SAKS
619 SOUTH BEACH RD
JUPITER, FL 33469

Parcel Number: 166-15
CAMA Number: 166-15
Property Address: 15 LOW LN

Mailing Address: CAMPAGNA, VINCENT M & CAROLINE
TRUSTEES
15 LOW LN
BRISTOL, RI 02809

Parcel Number: 166-16
CAMA Number: 166-16
Property Address: LOW LN

Mailing Address: MALVERNE TRUST C/O BART
KAVANAUGH &
619 SOUTH BEACH RD
JUPITER, FL 33469

Parcel Number: 166-5
CAMA Number: 166-5
Property Address: 13 LOW LN

Mailing Address: MALVERNE TRUST DELAWARE TRUST
CO -CO-TRUSTEE
619 SOUTH BEACH RD
JUPITER, FL 33469

Parcel Number: 166-7
CAMA Number: 166-7
Property Address: FERRY RD

Mailing Address: ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

Parcel Number: 167-1
CAMA Number: 167-1
Property Address: LOW LN

Mailing Address: LOW DOCK, LLC
C/O KATHRYN LOW 63 HILL CREST ST
AUBURN, ME 04210

Parcel Number: 167-11
CAMA Number: 167-11
Property Address: 14 LOW LN

Mailing Address: LOW, J. GILMAN TRUST (75%) LOW,
NICHOLAS E & HARRIET P (25%)
3758 TALKING CIR
LANGLEY, WA 98260

Parcel Number: 167-12
CAMA Number: 167-12
Property Address: 3 MONKEY WRENCH LN

Mailing Address: SPARROW KATHERINE FULTON
TRUSTEE1
3 MONKEY WRENCH LN
BRISTOL, RI 02809

Parcel Number: 167-13
CAMA Number: 167-13
Property Address: 7 MONKEY WRENCH LN

Mailing Address: DWYER, HARRIET F. TRUSTEE
HARRIET F. DWYER TRUST
10 MONKEY WRENCH LN
BRISTOL, RI 02809

Parcel Number: 167-2
CAMA Number: 167-2
Property Address: 30 MONKEY WRENCH LN

Mailing Address: MCCLAVE, WILKES
PO BOX 247
LYME, NH 03768



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Page 1 of 2



300 foot Abutters List Report

Bristol, RI

September 11, 2023

Parcel Number: 167-3
CAMA Number: 167-3
Property Address: MONKEY WRENCH LN

Mailing Address: HOWE DOCK ASSOCIATION INC. C/O
Dewolf Fulton
28 Monkey Wrench Ln
Bristol, RI 02809

Parcel Number: 167-49
CAMA Number: 167-49
Property Address: MONKEY WRENCH LN

Mailing Address: HOWE DOCK ASSOCIATION INC. C/O
DEWOLF FULTON
28 MONKEY WRENCH LN
BRISTOL, RI 02809

Parcel Number: 167-53
CAMA Number: 167-53
Property Address: 28 MONKEY WRENCH LN

Mailing Address: FULTON, W. DEWOLF, TRUSTEE W.
DEWOLF FULTON TRUST
28 MONKEY WRENCH LN
BRISTOL, RI 02809

Parcel Number: 167-9
CAMA Number: 167-9
Property Address: 20 LOW LN

Mailing Address: LOW, WILLIAM H
63 HILL CREST ST
AUBURN, ME 04210



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9/11/2023

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Page 2 of 2

CAMPAGNA, VINCENT M &
CAROLINE TRUSTEES
15 LOW LN
BRISTOL, RI 02809

MCCLAVE, WILKES
PO BOX 247
LYME, NH 03768

DWYER, HARRIET F. TRUSTEE
HARRIET F. DWYER TRUST
10 MONKEY WRENCH LN
BRISTOL, RI 02809

ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

FULTON, W. DEWOLF, TRUSTE
W. DEWOLF FULTON TRUST
28 MONKEY WRENCH LN
BRISTOL, RI 02809

SPARROW KATHERINE FULTON
3 MONKEY WRENCH LN
BRISTOL, RI 02809

HOWE DOCK ASSOCIATION INC
C/O DEWOLF FULTON
28 MONKEY WRENCH LN
BRISTOL, RI 02809

LOW, J. GILMAN TRUST (75
LOW, NICHOLAS E & HARRIET
3758 TALKING CIR
LANGLEY, WA 98260

LOW DOCK, LLC
C/O KATHRYN LOW
63 HILL CREST ST
AUBURN, ME 04210

LOW, WILLIAM H
63 HILL CREST ST
AUBURN, ME 04210

MALVERNE TRUST
C/O BART KAVANAUGH & BETTY
SAKS
619 SOUTH BEACH RD
JUPITER, FL 33469

MALVERNE TRUST
C/O BART KAVANAUGH &
619 SOUTH BEACH RD
JUPITER, FL 33469

MALVERNE TRUST
DELAWARE TRUST CO -CO-TRU
619 SOUTH BEACH RD
JUPITER, FL 33469