



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-35

APPLICANT: Nicole and Keith Benjamin
LOCATION: 38 Viking Drive
PLAT: 145 LOT: 9 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

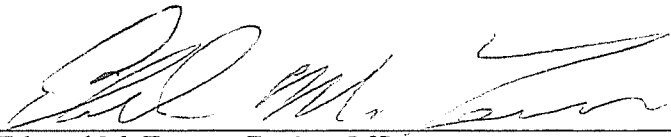
Construct a 16ft. x 20ft. single-story garage addition to an existing single-family dwelling with less than the required front yard and less than the required right side yard.

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 applicants are requesting dimensional variances to construct a 16' x 20' garage addition to the existing single-family dwelling on this property located on the easterly side of Viking Drive. The proposed single-story garage addition would extend off the front right side of the existing structure. The proposed garage addition would add a single vehicle garage stall with interior access to the dwelling; and the addition would extend to within approximately 11 feet of the southerly right side property line and within approximately 12 feet 8 inches of the front property line at its closest points. The zoning ordinance requires a minimum 15 foot side yard and a minimum 30 foot front yard setback in the Residential R-10 zone.

 9/27/2023
Edward M. Tanner, Zoning Officer