



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-37

APPLICANT: Kathryn G. Low / Low Dock, LLC
LOCATION: 24 Low Lane
PLAT: 167 LOT: 1 ZONE: R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

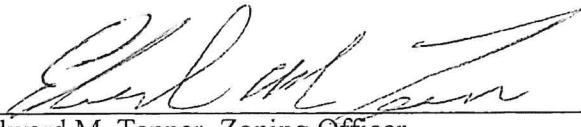
Construct a 24ft. x 28ft. accessory garage structure at a height greater than permitted for accessory structures in a residential zoning district, and with less than the required front yard on a corner lot.

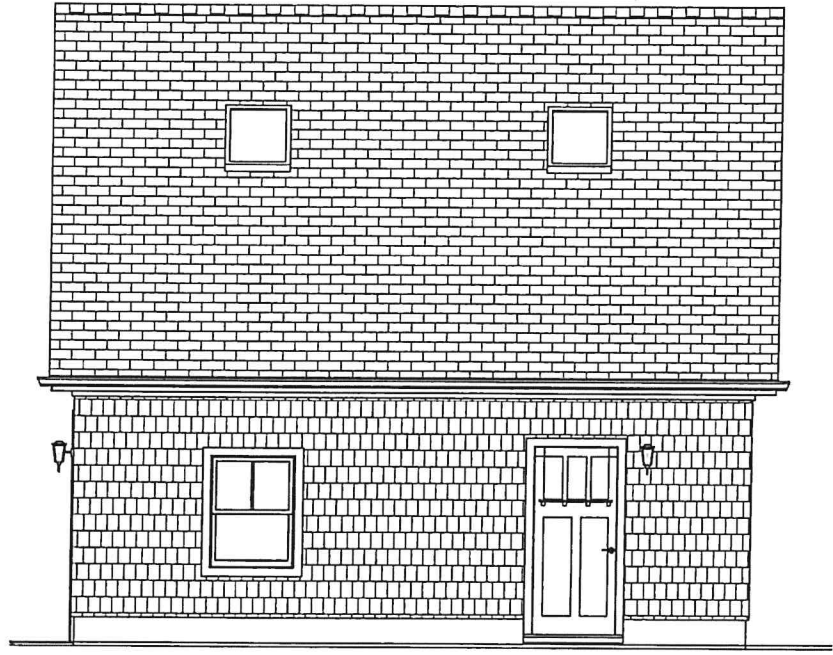
COMPREHENSIVE PLAN REVIEW:

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.

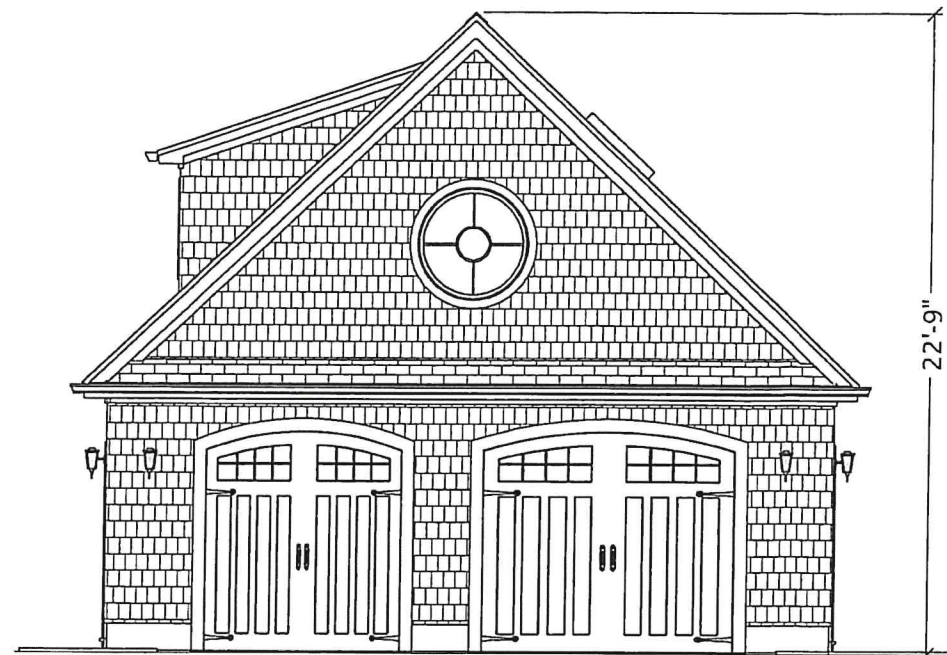
FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 24' x 28' accessory garage structure on this mostly undeveloped property located on the southerly side of Low Lane and the westerly side of Monkey Wrench Lane. The proposed garage would be constructed in conjunction with a proposed new single family dwelling on this approximate two acre property. The proposed two-vehicle accessory garage would be located to the north of the proposed dwelling, and approximately 25 feet from the northerly property line at Low Lane. Low Lane in this location consists of an unimproved right of way with a pedestrian path to the shoreline of Narragansett Bay. As this is a corner lot, the property has two front yards for purposes of determining zoning setbacks. The zoning ordinance requires a minimum 40 foot front yard setback in the Residential R-40 zone. The proposed garage would have an overall size of 24' x 28' with a roof peak that would extend to approximately 22 feet 9 inches above grade. Although the zoning ordinance permits accessory structures in the R-40 zone to a maximum size of 26' x 28', the maximum height of accessory structures in this zone remains at 20 feet as in other residential zoning districts. Thus, the proposed structure requires dimensional variances for building height and for the front yard setback from Low Lane.

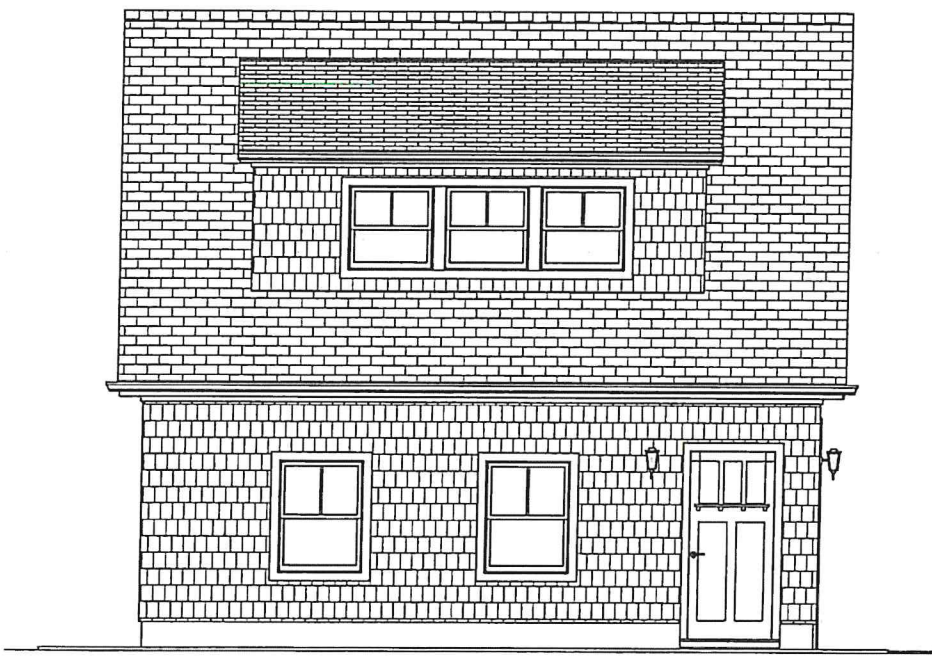
 9/27/2023
Edward M. Tanner, Zoning Officer



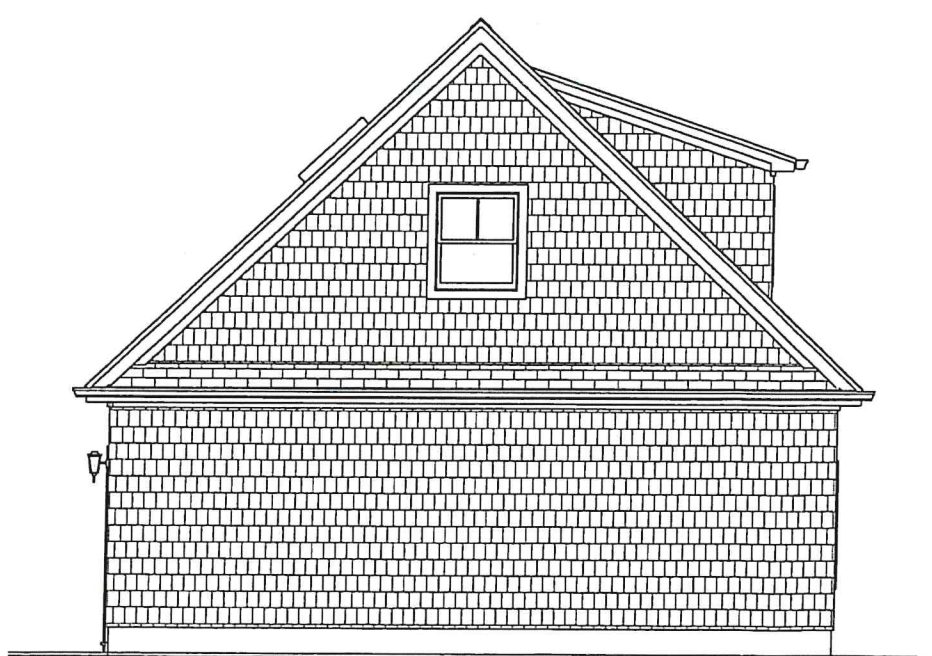
1 ■ ELEVATION - FRONT (EAST)
5/32" = 1' - 0"



2 ■ ELEVATION - LEFT (SOUTH)
5/32" = 1' - 0"



3 ■ ELEVATION - REAR (WEST)
5/32" = 1' - 0"



4 ■ ELEVATION - RIGHT (NORTH)
5/32" = 1' - 0"

EXTERIOR ELEVATIONS

NEW ENGLAND HOME DESIGN, LLC TIM REED, RESIDENTIAL DESIGNER, AIBD P.O. BOX 468 BRISTOL, RI 02809 401-441-8069 TIMREED@NEHOMEDSIGN.NET	GARAGE DIMENSIONAL VARIANCE		LOW RESIDENCE 24 LOW LANE PLAT 167 LOT 1	SHEET NUMBER 2
			DRAWN BY: TJR	DATE: 9/7/23