



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2022-36

PUBLIC HEARING

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

Monday, December 5, 2022
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Joshua Syska**
PROPERTY OWNER: **Joshua D. and Richard J. Syska**
LOCATION: **1 Jane Lane**
PLAT: **51** LOT: **12**
ZONE: **R-15**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to install approximately 270 linear feet of six foot high privacy fencing, portions of which are at a height greater than permitted in the 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, December 1, 2022.



Town of Bristol, Rhode Island

Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2022 NOV -2 AM 11:57

APPLICATION

File No: 2022-36

Accepted by ZEO: *Ent* 11/2/2022

APPLICANT	Name: Joshua Syska
	Address: 1 Jane Lane
	City: Bristol State: MA Zip: 02809
	Telephone #: 978-548-0920 Home: Work/Cell:
PROPERTY OWNER	Name: Joshua Syska
	Address: 1 Park Lane #402
	City: Boston State: MA ZIP: 02210
	Telephone #: 978-548-0920 Home: Work/Cell:

1. Location of subject property: 1 Jane Lane Bristol, RI 02809

Assessor's Plat(s) #: 51

Lot(s) #: 12

2. Zoning district in which property is located: R-15

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): Fence > 4" along Chestnut Street

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. see attached

6. How long have you owned the property?: 1 year plus

7. Present use of property: Single Family home where my younger brother resides to be close to work in Bristol

8. Is there a building on the property at present?: Yes, single family house

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

Single story finished space 1,807/sqft and unfinished basement 1,807/sqft, roughly 63' x 44'. Roughly 12'-15' height at peaks

10. Proposed use of property: Single family residential living

11. Give extent of proposed alterations: _____

Enclosing back yard to include a portion of the side yard along Chestnut Street with 6' high, white, all weather, vinyl fence.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____

Install roughly 270 linear feet of 6' high white vinyl fence to enclose the side yard along Chestnut Street and back yard of the property.

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):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: <u>35 feet</u>	Proposed Setback: <u>8 feet</u>
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

14. Have you submitted plans for the above alterations to the Building Official? yes

If yes, has he refused a permit? yes

If refused, on what grounds? it does not meet the 35' foot setback for a front yard

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: yes

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? no If yes, which one?: _____

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: Josh Syska

Date: 11/1/2022

Print Name: Josh Syska

Property Owner's Signature: Josh Syska

Date: 11/1/2022

Print Name: Josh Syska

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

Name: _____ Telephone #: _____

Address: _____

31.Oct.22

Town of Bristol, RI

Department of Community Development Zoning Board Review

Regarding 1 Jane Lane, Bristol, RI request for a variance to install a 6' fence from the left [northern] corner of the house towards Chestnut Street, turning right and running parallel to Chestnut being 8' of the sidewalk, turning right at property corner and running along the backyard to ~Southern corner, turning right to edge of driveway, turning right to back-southern corner of house, creating an enclosed back yard.

Subject: Question #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*

Greetings,

This application is requesting the Board to Approve a variance to install a 6 foot high, vinyl fence at 1 Jane Lane, Bristol, RI to create an enclosed back yard providing privacy, and to allow the dog some freedom outside without the concern of wandering off, or barking at a stranger walking by.

1 Jane Lane is a corner lot with Chestnut Street running down the Northern boundary and Jane Lane on the Western Side. Given it's a corner lot, we tend to have '2' front yards running alongside a street, which has a 4' high fence restriction for up to 35' from the street. So 1 Jane Lanes backyard heavily relies on the side alongside Chestnut. Chestnut is a very busy street, especially in the morning when the High School is starting, and afternoon when the High School is finishing. Having a 6' fence along the Chestnut Street boundary would ensure privacy and safety.

My family has been engaged in Bristol for 10-12 years: three of my siblings and I attend RWU, have worked at various Bristol establishments, rented apartments/houses, and own property. My brother currently lives at 1 Jane Lane and works in Bristol.

Following are some references, reasons for approving the request, samples, etc.

- **Reference A** (included, not to scale – illustration only):
 - Reference A reflects the intended lines of the fence starting at the northern corner of the house, running parallel to Chestnut, down the back property line, back along southern border to southern house corner.
 - Spoke with the backyard neighbor (on Chestnut) outlining fence plan. He responded he's all good and would support the 6' fence.
 - Fence along Chestnut would be ~8' off the sidewalk and on the house side of the telephone pole support wire (so would not interfere with that).
 - If the 35' offset of the 4' requirement is mandated, then ~ ½ the area of the back yard is impacted which tends to negate the intent of the 6' fence; which is privacy, securing an area for the dog, etc. As indicated previously, Chestnut is a very bust street.

- **Visibility** – Given 1 Jane Lane is a corner lot, a possible concern might be for a car traveling down (heading towards the HS) Chestnut, but wanting to turn into Jane Lane, or seeing a car on Jane Lane wanting to turn left onto Chestnut.
 - The fence ends at the front, norther corner of the house leaving significant side and front property for a clean line of visibility to Jane Lane. Please see pictures below for verification. You can see all the area to the right side of the boat (which is roughly where the fence would come off the house) and the mail truck at the corner of Jane Lane.





- Cars travelling the other direction, heading towards Metacomm, are not obstructed.

- **Other Properties in Bristol with 6' high fence <35' from roadway** – There are a number of residential properties in Bristol (within ½ dozen blocks of Chestnut/Jane Lane) that have fences >4' along the road, so variances have been approved. A few example snap-shots were taken and pasted below:







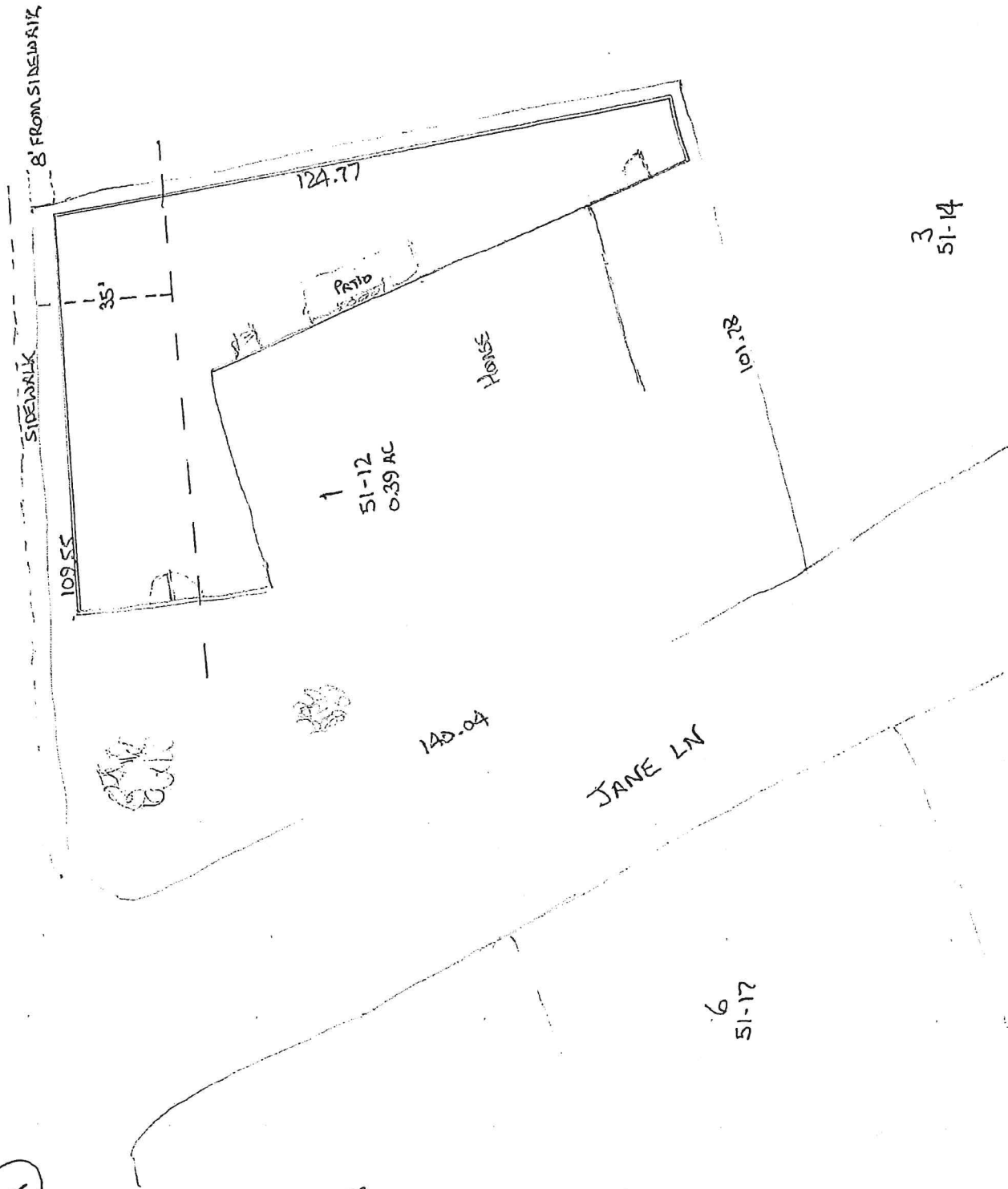


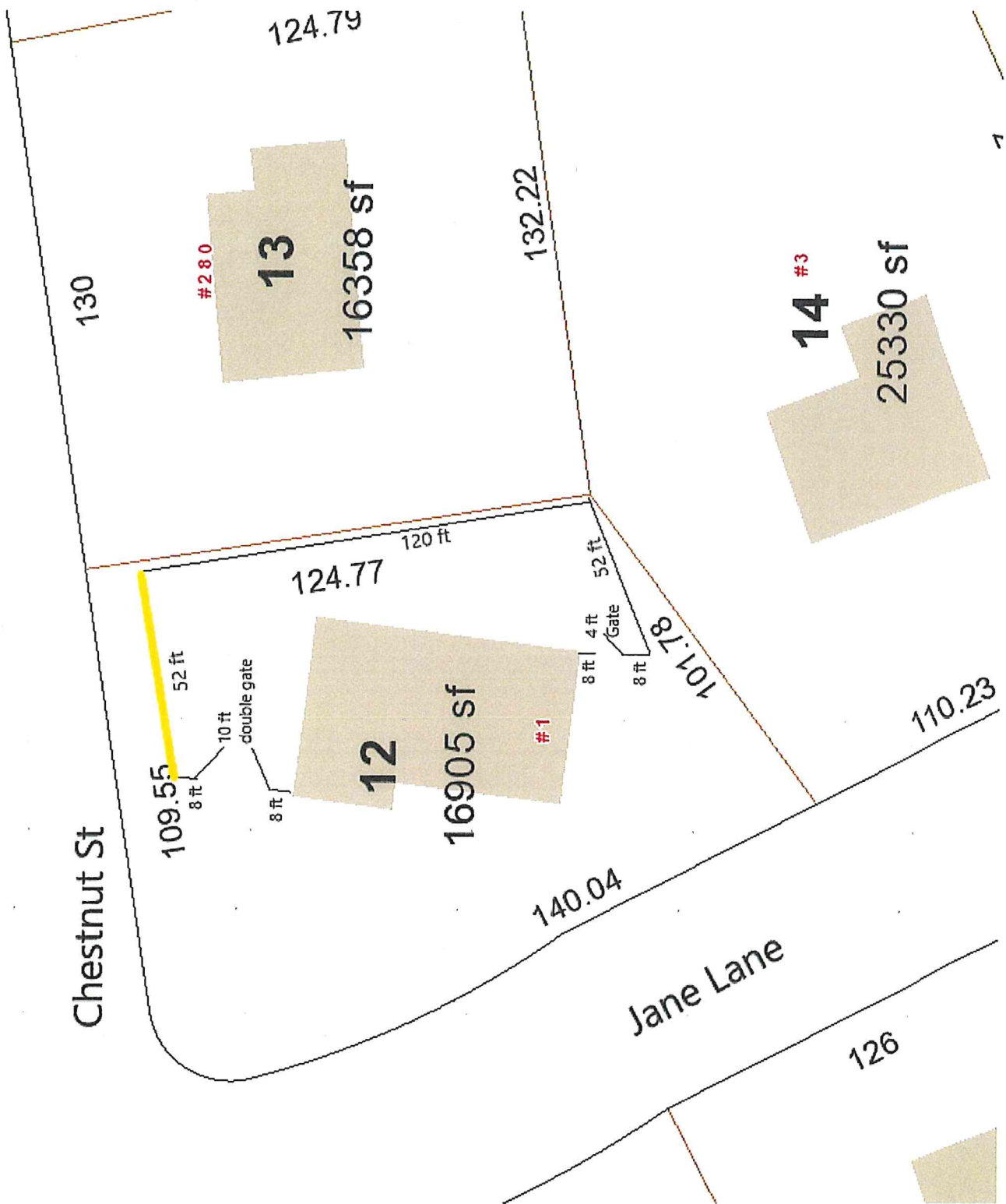
- NOT TO SCALE -

FOR ILLUSTRATION

REFERENCE **A**

CHESTNUT ST

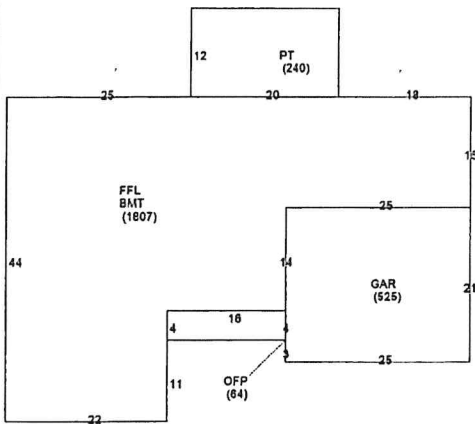






CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR	
LOCATION: 1 JANE LN ACRES: 0.3881 PARCEL ID: 51 12 LAND USE CODE: 01 CONDO COMPLEX: OWNER: SYSKA, JOSHUA D & RICHARD J JT CO - OWNER: MAILING ADDRESS: 1 PARK LANE, UNIT 402		BUILDING STYLE: Ranch UNITS: 1 YEAR BUILT: 1967 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin	
ZONING: R-15 PATRIOT ACCOUNT #: 3378		BUILDING INTERIOR	
SALE INFORMATION		INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0	
SALE DATE: 9/21/2021 BOOK & PAGE: 2134-61 SALE PRICE: 385,000 SALE DESCRIPTION: SELLER: BARLOW KENNETH & NOREEN A &			
PRINCIPAL BUILDING AREAS			
GROSS BUILDING AREA: 4443 FINISHED BUILDING AREA: 1807 BASEMENT AREA: 1807 # OF PRINCIPAL BUILDINGS: 1			
ASSESSED VALUES			
LAND: \$189,500 YARD: \$0 BUILDING: \$224,900 TOTAL: \$414,400			
SKETCH		PHOTO	
			



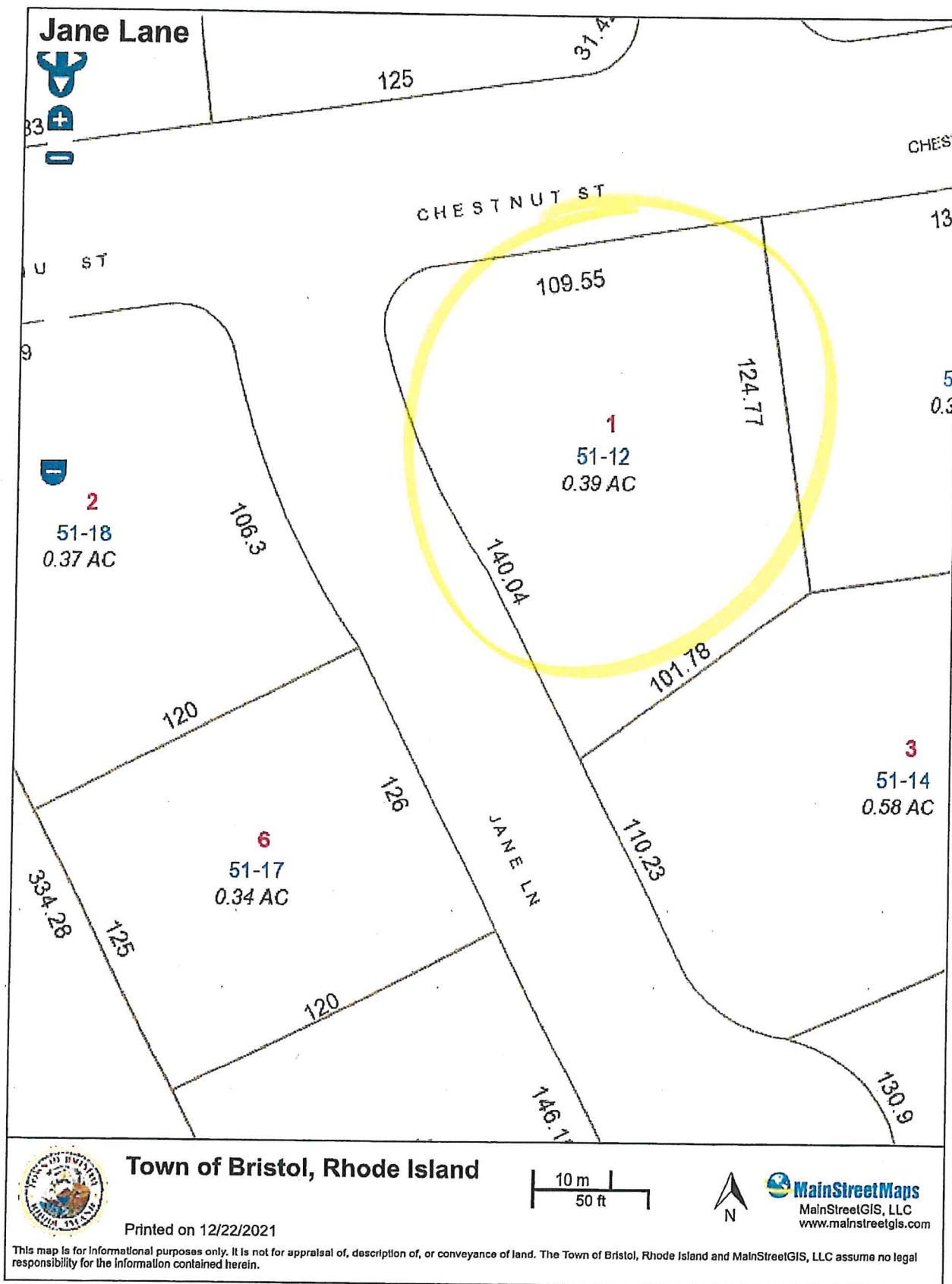
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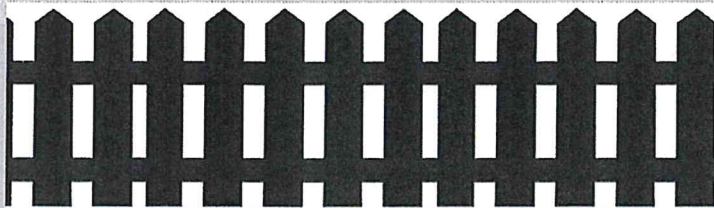
11/1/2022

Property Information - Bristol, RI

Page 1 of 1



M.J. Fences
215 Tripp Street
Fall River, MA. 02724h
Phone: 774-301-6945



QUOTE

Date: Oct, 6 2022

Customer: Kole Syska
1 Jane Lane
Bristol, RI 02809

Work To Be Performed: Install 33 sections of 6ft high white

Privacy fence with 1 6x4 walk gate and a 6x10 double gate

Along both side of house along back yard homeowner will pay

50% down payment \$ 4,980 then pay remainder balance \$ 4,000

When job is complete,

Labor: \$ 1,910

Materials : \$ 6,650

Cement : \$ 420

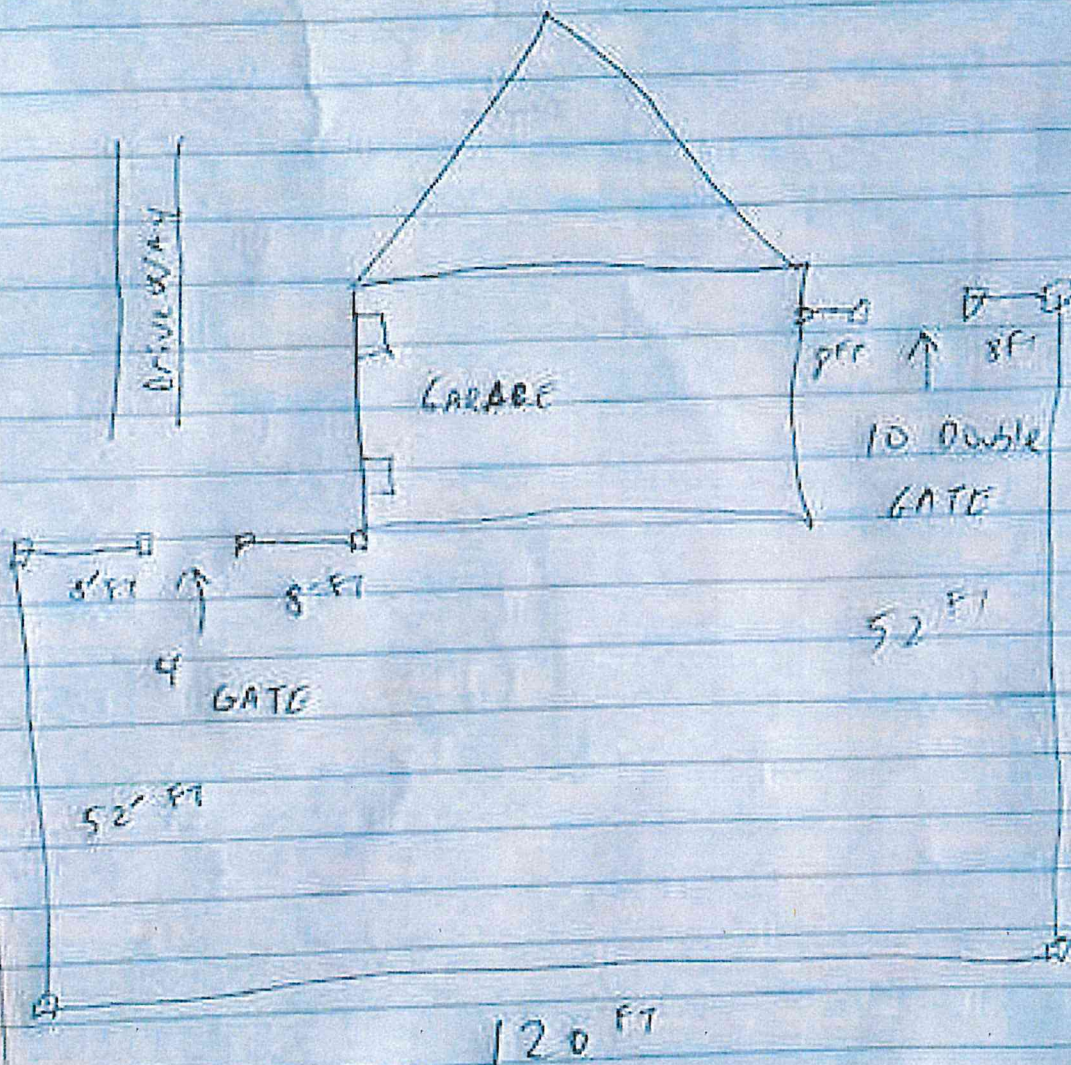
Total cost: \$ 8,980

Quote prepared by: Miguel Laboy

Accepted by: Homeowners Signature

Date

1 Jane IN Bristol R.I.

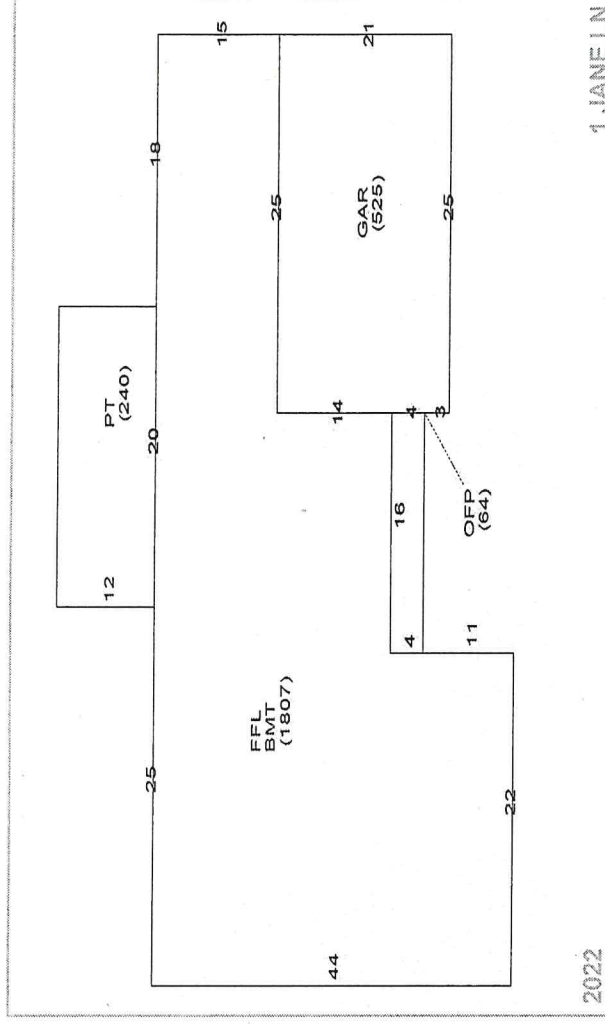
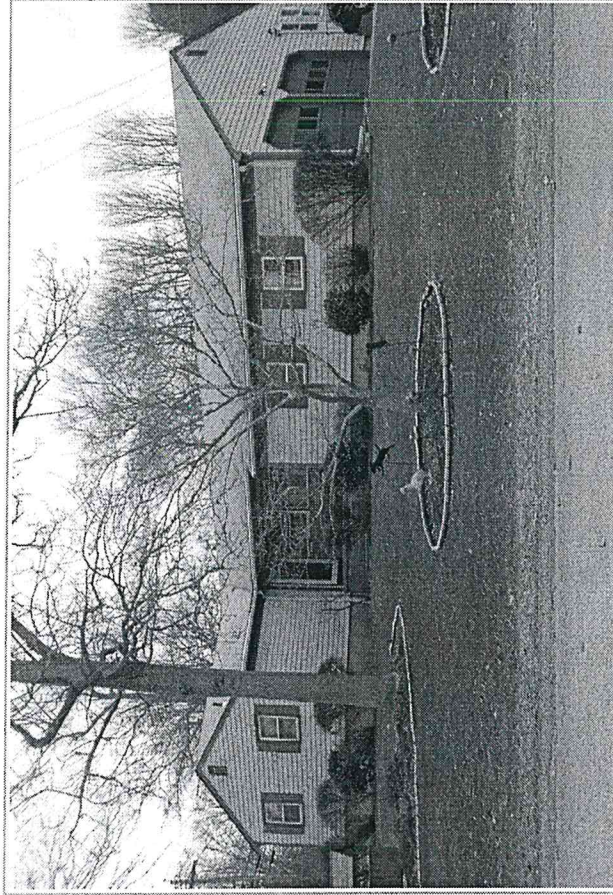


Owner		Owner Account #:	% Owned
Owner 1	SYSKA, JOSHUA D & RICHARD J JT		
Owner 2			
Owner 3			
Address	1 PARK LANE, UNIT 402, BOSTON, MA 02210		

Previous Owners & Sales Information							Deed Type
Grantor	Date	Sale Price	Leq Ref	NAL			
BARLOW KENNETH & NOREEN A & BARLOW, KENNETH	09/21/2021	385,000	2134-61				W
BARLOW, KENNETH & NOREEN	09/18/2014	0	1772-150	A			Q
BARLOW, KENNETH & NOREEN	03/28/2006	0	1284-213				Q
BARLOW, KENNETH & ROBIN	03/28/2006	0	1284-195				Q
BARLOW, KENNETH & NOREEN	02/17/2005	0	1184-127				Q

Assessment					
Use Code	Bldg Value	SF/Yr Value	Land Value	AG Credit	Assessed Value
01	224,900	0	189,500	0	414,400
TOTAL	224,900	0	189,500	0	414,400
Source > Mkt Adj Cost					93.27
VAL per SQ Unit/Card >					93.27
VAL per SQ Unit/Parcel >					93.27

Previous Assessments							Assessed Value
Year	LUC	Building	SF/Yr	Land	Land Size	AGR Credit	Appraised Value
2022	01	224,900	0	189,500	0	0	414,400
2021	01	175,600	0	155,700	0	0	331,300
2020	01	175,600	0	155,700	0	0	331,300
2019	01	175,600	0	155,700	0	0	331,300
2018	01	135,100	0	148,500	0	0	283,600
2017	01	135,100	0	148,500	0	0	283,600



Land Information						
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted
1 01 Single Fam	0.34435	AC	P	1.00	651,000	521,272
2 01 Single Fam	0.04373	AC	EX	0.20	651,000	228,676
3						
4						

Neigh	Inf 1	Inf 2	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
G					179,500			1.00	0
G					10,000			1.00	0



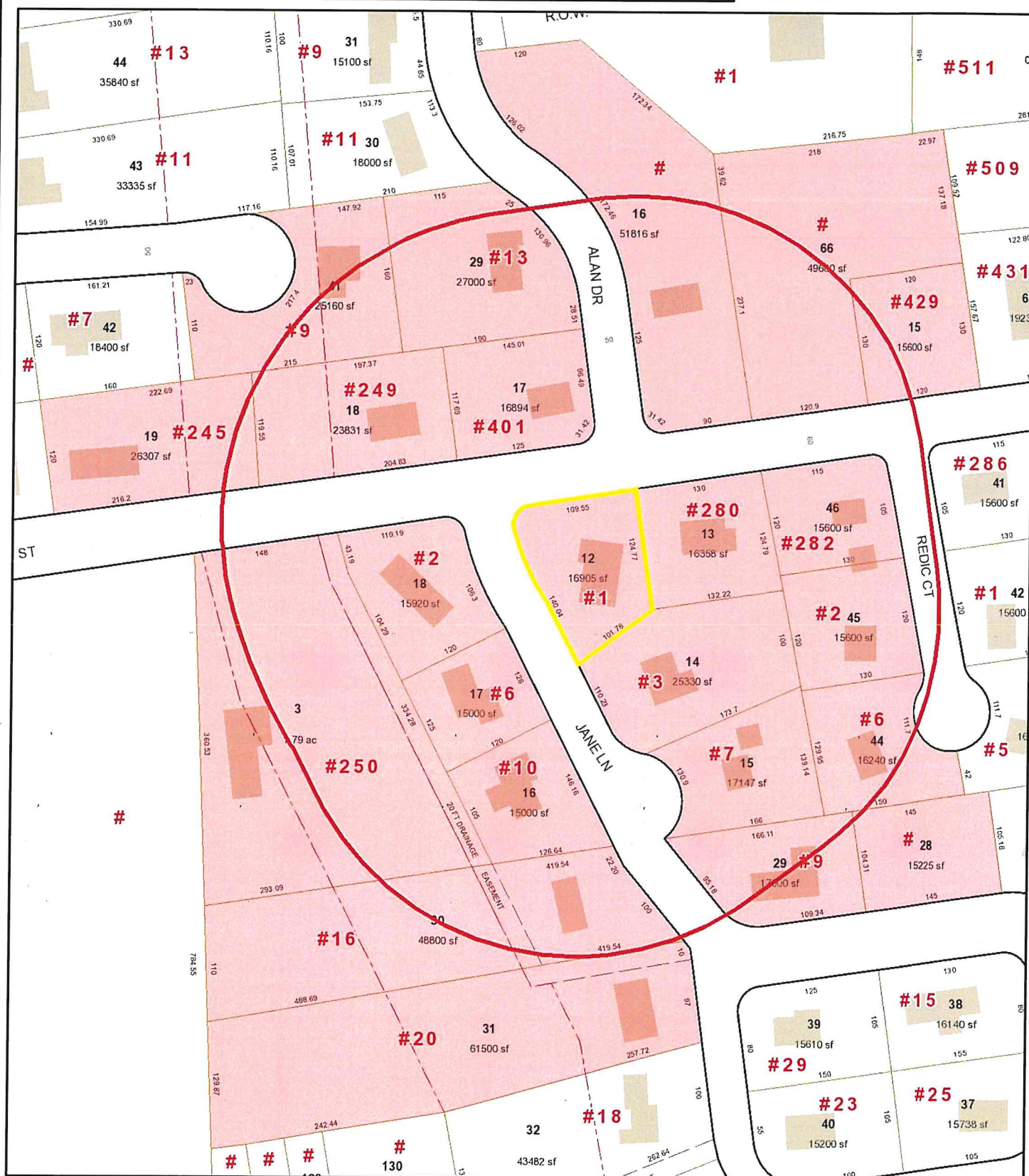
Bristol, RI



CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 140 Feet

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300 foot Abutters List Report

Bristol, RI
November 16, 2022

Subject Property:

Parcel Number: 51-12
CAMA Number: 51-12
Property Address: 1 JANE LN

Mailing Address: SYSKA, JOSHUA D & RICHARD J JT
1 PARK LANE, UNIT 402
BOSTON, MA 02210

Abutters:

Parcel Number: 108-15
CAMA Number: 108-15
Property Address: 429 CHESTNUT ST

Mailing Address: FAIRPOINT REALTY LLC
3 DORIS AVE
BRISTOL, RI 02809

Parcel Number: 108-16
CAMA Number: 108-16
Property Address: DAWN HL

Mailing Address: ONE DAWN HILL PROPERTY LLC
ONE DAWN HILL ROAD
BRISTOL, RI 02809

Parcel Number: 108-17
CAMA Number: 108-17
Property Address: 401 CHESTNUT ST

Mailing Address: LAFAZIA, GINO A & JILLIAN M TE
401 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 108-18
CAMA Number: 108-18
Property Address: 249 CHESTNUT ST

Mailing Address: GARVIN, GEORGE E JR GAIL ANN JT
249 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 108-19
CAMA Number: 108-19
Property Address: 245 CHESTNUT ST

Mailing Address: PROTO, MICHAEL J.
245 CHESTNUT ST.
BRISTOL, RI 02809

Parcel Number: 108-29
CAMA Number: 108-29
Property Address: 13 ALAN DR

Mailing Address: BLAND, CURTIS M. DEBRA L. TE
13 ALAN DRIVE
BRISTOL, RI 02809

Parcel Number: 108-41
CAMA Number: 108-41
Property Address: 9 LEILA JEAN DR

Mailing Address: CALDWELL, DUSTIN & JOANNA TE
9 LEILA JEAN DR
BRISTOL, RI 02809

Parcel Number: 108-66
CAMA Number: 108-66
Property Address: DAWN HL

Mailing Address: ONE DAWN HILL PROPERTY LLC
ONE DAWN HILL ROAD
BRISTOL, RI 02809

Parcel Number: 51-12
CAMA Number: 51-12
Property Address: 1 JANE LN

Mailing Address: SYSKA, JOSHUA D & RICHARD J JT
1 PARK LANE, UNIT 402
BOSTON, MA 02210

Parcel Number: 51-13
CAMA Number: 51-13
Property Address: 280 CHESTNUT ST

Mailing Address: COUTU, ROBERT L ET UX SANDY F
280 CHESTNUT STREET
BRISTOL, RI 02809



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11/16/2022

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300 foot Abutters List Report

Bristol, RI
November 16, 2022

Parcel Number: 51-14 CAMA Number: 51-14 Property Address: 3 JANE LN	Mailing Address: MARSHALL, GARY 114 PECK AVE BRISTOL, RI 02809
Parcel Number: 51-15 CAMA Number: 51-15 Property Address: 7 JANE LN	Mailing Address: MULVEY, TRACEY A TRUSTEE 7 JANE LN BRISTOL, RI 02809
Parcel Number: 51-16 CAMA Number: 51-16 Property Address: 10 JANE LN	Mailing Address: DECARVALHO, MEGHAN M 10 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-17 CAMA Number: 51-17 Property Address: 6 JANE LN	Mailing Address: CIULLO, JOSEPH G JOANNE E, TRUSTEES 6 JANE LN BRISTOL, RI 02809
Parcel Number: 51-18 CAMA Number: 51-18 Property Address: 2 JANE LN	Mailing Address: PERRY, LAVINA 2 JANE LN BRISTOL, RI 02809
Parcel Number: 51-28 CAMA Number: 51-28 Property Address: JANE LN	Mailing Address: BUCOLO FAMILY TRUST 8-18-2015 BUCOLO, RICHARD A & CAROLYN F TRUSTEES 9 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-29 CAMA Number: 51-29 Property Address: 9 JANE LN	Mailing Address: BUCOLO FAMILY TRUST 8-18-2015 BUCOLO, RICHARD A & CAROLYN F TRUSTEES 9 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-3 CAMA Number: 51-3 Property Address: 250 CHESTNUT ST	Mailing Address: LEOCADIO, MARIA IDALINA JT LEOCADIO, GEORGEZ & VICTORIA 250 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 51-30 CAMA Number: 51-30 Property Address: 16 JANE LN	Mailing Address: SULLIVAN, PETER K & KARINA L T 16 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-31 CAMA Number: 51-31 Property Address: 20 JANE LN	Mailing Address: COSTA, GILBERTO G ETUX 20 JANE LANE BRISTOL, RI 02809
Parcel Number: 51-44 CAMA Number: 51-44 Property Address: 6 REDIC CT	Mailing Address: QUINN, JOHN T. JR. KRISTEN 6 REDIC COURT BRISTOL, RI 02809
Parcel Number: 51-45 CAMA Number: 51-45 Property Address: 2 REDIC CT	Mailing Address: SYLVIA, ROBERT P 6706 OAK CLUSTER CIR SPRING HILL, FL 34606



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300 foot Abutters List Report

Bristol, RI

November 16, 2022

Parcel Number: 51-46
CAMA Number: 51-46
Property Address: 282 CHESTNUT ST

Mailing Address: BUCCI, ERNEST J. EMILY ETUX TE
282 CHESTNUT ST
BRISTOL, RI 02809



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11/16/2022

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BLAND, CURTIS M.
DEBRA L. TE
13 ALAN DRIVE
BRISTOL, RI 02809

LAFAZIA, GINO A &
JILLIAN M TE
401 CHESTNUT ST
BRISTOL, RI 02809

SYSKA, JOSHUA D & RICHARD
1 PARK LANE, UNIT 402
BOSTON, MA 02210

BUCCI, ERNEST J.
EMILY ETUX TE
282 CHESTNUT ST
BRISTOL, RI 02809

LEOCADIO, MARIA IDALINA J
LEOCADIO, GEORGEZ & VICTO
250 CHESTNUT ST
BRISTOL, RI 02809

BUCOLO FAMILY TRUST 8-18-
BUCOLO, RICHARD A & CAROL
9 JANE LANE
BRISTOL, RI 02809

MARSHALL, GARY
114 PECK AVE
BRISTOL, RI 02809

CALDWELL, DUSTIN & JOANNA
9 LEILA JEAN DR
BRISTOL, RI 02809

MULVEY, TRACEY A
TRUSTEE
7 JANE LN
BRISTOL, RI 02809

CIULLO, JOSEPH G
JOANNE E, TRUSTEES
6 JANE LN
BRISTOL, RI 02809

ONE DAWN HILL PROPERTY LL
ONE DAWN HILL ROAD
BRISTOL, RI 02809

COSTA, GILBERTO G ETUX
20 JANE LANE
BRISTOL, RI 02809

PERRY, LAVINA
2 JANE LN
BRISTOL, RI 02809

COUTU, ROBERT L ET UX SAN
280 CHESTNUT STREET
BRISTOL, RI 02809

PROTO, MICHAEL J.
245 CHESTNUT ST.
BRISTOL, RI 02809

DECARVALHO, MEGHAN M
10 JANE LANE
BRISTOL, RI 02809

QUINN, JOHN T. JR.
KRISTEN
6 REDIC COURT
BRISTOL, RI 02809

FAIRPOINT REALTY LLC
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SULLIVAN, PETER K & KARIN
16 JANE LANE
BRISTOL, RI 02809

GARVIN, GEORGE E JR
GAIL ANN JT
249 CHESTNUT ST
BRISTOL, RI 02809

SYLVIA, ROBERT P
6706 OAK CLUSTER CIR
SPRING HILL, FL 34606