

Kathleen Keating & John Oliver
35 Burton Street
Bristol, RI 02809

TOWN OF BRISTOL
COMMUNITY DEV.

2026 SEP 21 AM 8:49

September 19, 2026

Bristol, RI Zoning Board
Bristol Town Hall
10 Court Street
Bristol, RI 02809

Re: Keating/Oliver Application for Dimensional Variance

Dear Members of the Bristol Zoning Board:

Thank you in advance for considering our current application for a 5-foot variance so that we may continue with construction "as is" in the original footprint of the shed, which is 10-16 inches off the east property line. This construction was halted in late August of 2026. We were in the midst of adding a second floor, which included a bedroom and a bathroom, to be built OUTSIDE of the required 6-foot setback when the project was halted, because the town determined that the construction went beyond the work that was previously approved. (Please see Contractor's photos which depict his efforts to salvage the shed.) The design utilized when the project was halted is different than the design which was denied at the 9/2/25 Zoning Board Meeting. In the design being utilized now, which we refer to as the Architect's 2nd Set of Drawings, the shed will only be expanded OUTSIDE of the required 6-foot set back. (Please see Architect's 2nd Set of Drawings which were already approved by HDC and for which a building permit was issued.)

We are writing this letter to you now in the hope that if you deny our current application for a 5-foot variance which utilizes the Architect's 2nd Set of Drawings that you will consider re-offering the 3-foot variance which utilized the Architect's 1st Set of Drawings that you kindly offered at the 9/2/25 Zoning Board Meeting pending HDC approval. (Please see attached Architect's 1st Set of Drawings.) It should be noted since the dimensional variance application was denied at the 9/2/25 Zoning Board Meeting, we did not proceed to procure HDC approval for the Architect's 1st Set of Drawings. In the event that this alternate request is granted, we intend to apply for HDC approval at the 11/5/26 HDC Meeting.

We are making this alternate request now, because we would like to be able to proceed with this project not only in order to obtain a 3rd bedroom, but also because winter is coming soon

and we would like to store our trash cans, lawn mower, tools, bikes, etc. in a stable, dry, and secure shelter rather than in the tent that is currently housing those items. Also, in this alternate request we hope to utilize the Architect's 1st Set of Drawings, because the Architect's 1st Set of Drawings are closer to what the original shed looked like and closer to the Greek Revival style of our 1880s home. (Please see attached Architect's 1st Set of Drawings, and photos of house and shed taken before construction began.)

Thank you for taking the time and trouble to consider this alternate request if you deny our current application.

Sincerely,

Kathleen Keating and John Oliver

[illegible]

PROGRESS PRINT
NOT FOR CONSTRUCTION
11/9/2025

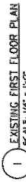
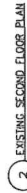
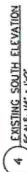
Date	June 10, 2024	Scale	AS NOTED
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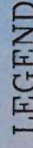
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3 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"





I.R. IRON ROD
E.O.P. EDGE OF PAVEMENT
G.B. GRANITE BOUND
D.H. DRILL HOLE
FENCE LINE

SITE PLAN for

John S. Oliver & Kathleen Anne Keating

PLAT 15 LOT 73 35 BURTON STREET BRISTOL R.I. 02809

SCALE 1"=20' DATE : 7/10/2022 DWN BY: JJB DWG # 220503-794

JOHN B. PARKER, JR. FLS # 1883
C.O.A # LS-A302

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RIGR-00-00-1.9 OF THE RULES AND REGULATIONS
ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR
PROFESSIONAL LAND SURVEYORS ON NOV 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFIC

LIMITED CONTENT BOUNDARY SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS WITHIN THE SURVEYED BOUNDARY LINES.

CERTIFICATION

