



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-33

APPLICANT: Nicholas Balzano / Zanno Real Estate, LLC

LOCATION: 24 Vernon Avenue

PLAT: 158 LOT: 102 ZONE: R-20SP

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 28ft. x 32ft. second story living area addition and an approximate 16ft. x 16ft. roof deck addition to an existing single-family dwelling with less than the required front yard and less than the required left side yard on a corner lot.

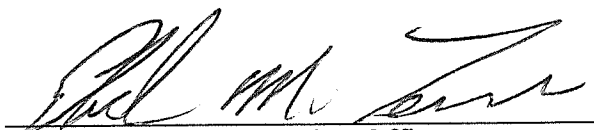
COMPREHENSIVE PLAN REVIEW:

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 second story addition to the existing single family dwelling on this corner lot located on the northerly side of Tower Street and the easterly side of Vernon Avenue. The existing one-story dwelling was reportedly constructed in the 1950's and is located at the Vernon Avenue property line. The applicant proposes adding a second floor to the dwelling to increase living space within the existing two-bedroom structure. Recall that the applicant was before the Board in November 2021 (File # 2021-43) for dimensional relief to construct a front deck addition to this dwelling. As the dwelling is located at the Vernon Street property line, the deck is actually located within the street right of way. The applicant received dimensional relief for the deck as well as an easement from the Town Council to construct it within the public right of way.

This property consists of a legal nonconforming 9,771 square foot lot that was created in its current configuration in 2019 via an approved and recorded subdivision plan. Although the structure was constructed prior to adoption of Bristol's zoning ordinance, any new construction is subject to dimensional requirements for the R-20SP zone. The zoning ordinance requires a minimum 35 foot front setback in the R-20SP zone. As such, the entire proposed second floor addition would be located within the front yard setback from Vernon Avenue. In addition, the existing dwelling is located approximately 13 feet from the northerly left side property line. The zoning ordinance requires a minimum 20 foot side setback in the R-20SP zone. Thus, a portion of the proposed second floor addition would also be located within the left side yard setback. The applicant also proposes construction of a 16' x 16' roof deck above the proposed addition. This proposed deck structure would also be located within the front yard setback from Vernon Avenue.

 10/24/2024
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-34**

APPLICANT: Constance Laflamme

LOCATION: 70 Griswold Avenue

PLAT: 163

LOT: 3

ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Install approximately 160 feet of 8ft. high stockade fence at a height greater than permitted within the front yard from Metacom Avenue.

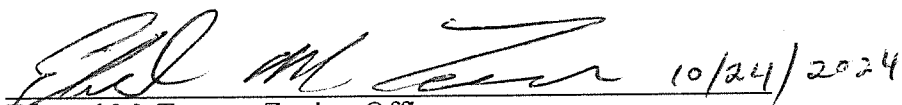
COMPREHENSIVE PLAN REVIEW:

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 a dimensional variance to install fencing along the easterly portion of this irregularly-shaped lot located on the southerly side of Griswold Avenue and the westerly side of Metacom Avenue. This nearly three acre property contains an existing historic dwelling with access provided from Griswold Avenue. The subject lot extends to the east, behind adjacent properties, to Metacom Avenue. The applicant proposes to install a fence and landscape plantings along the Metacom Avenue property line to provide a buffer from noise and vehicles within the roadway. The proposed fence would be approximately 140 feet in length and located parallel with, and approximately 10 to 15 feet back from, the Metacom Avenue property line. An additional 20 feet of connected fencing would extend westerly along the southerly property line. The proposed fence would consist of 8 foot high wooden "stockade" pickets. The zoning ordinance permits fencing to a maximum height of 6 feet within a residential zoning district. In addition, the zoning ordinance limits the height of fences within the front yard setback from a street to a maximum of 4 feet. This property is located within the R-15 zoning district so has a front yard setback of 35 feet from the Metacom Avenue property line. Thus, nearly the entire fence will be installed within the front yard from Metacom Avenue.

This property is also an individually listed historic property located outside of the Bristol Historic District. Thus, it is subject to regulation by the Bristol Historic District Commission (HDC), and the HDC must also review and approve the proposed fence design and location. The HDC is scheduled to review this matter at its November 7, 2024 meeting.


Edward M. Tanner, Zoning Officer 10/24/2024



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-35

APPLICANT: Adriano G. and Grace J. Andrade

LOCATION: 1245 Hope Street

PLAT: 61

LOT: 32

ZONE: R-20

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 29ft. x 38ft. second-story living area addition; and a 30ft. x 30ft. garage and 7.5ft. x 17ft. mudroom addition to an existing single-family dwelling with less than the required front yard on a corner lot.

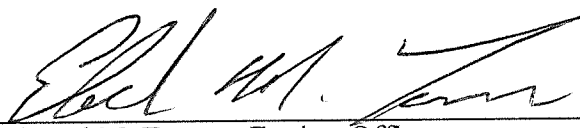
COMPREHENSIVE PLAN REVIEW:

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 several additions to the existing single family dwelling on this corner lot located on the easterly side of Hope Street and the southerly side of Aaron Avenue. The existing one-story dwelling was reportedly constructed in 1929 and is located approximately 20 feet from the Aaron Avenue property line. The applicant proposes adding a second floor to the dwelling to increase living space within the existing two-bedroom structure. The applicant also proposes construction of a single-story mudroom addition and an attached single-story garage to the rear of the dwelling. The proposed mudroom and garage would extend in line with the northerly wall of the existing dwelling and would be located approximately 20 feet from the Aaron Avenue property line.

As this property is a corner lot, it has two front yards for purposes of determining zoning setback requirements. The zoning ordinance requires a 35 foot front yard setback in the R-20 zoning district. However, as this is a legal nonconforming single lot of record, all of its setback dimensions are reduced proportionally based upon the size of the lot relative to the minimum lot size for the zoning district. As this lot contains only 17,970 square feet of lot area, its front yard setback is reduced from 35 feet to 31 feet per Section 28-221(a)(2)b. of the zoning ordinance. Thus, a portions of the proposed second story addition and the mudroom/garage additions would be located within the front yard from Aaron Avenue.

 10/24/2024
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-36

APPLICANT: David L. Worth

LOCATION: 31 San Juan Drive

PLAT: 123

LOT: 210

ZONE: R-8

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 20ft. x 24ft. garage and 6ft x 16ft. breezeway addition to an existing single-family dwelling with less than the required front yard, less than the required right side yard, and greater than permitted lot coverage by structures.

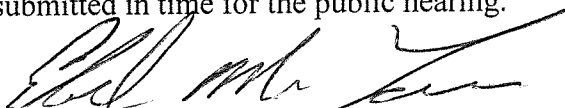
COMPREHENSIVE PLAN REVIEW:

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 garage and breezeway addition to the existing single family dwelling on this lot located on the northerly side of San Juan Drive. The proposed addition would consist of a 6 foot wide and 16 foot deep breezeway extension off the right side of the dwelling and an attached 20' x 24' garage. The proposed garage would have an interior stairway leading to a loft storage area above.

As proposed, the garage addition would extend to within approximately 6 feet of the easterly right side property line. The zoning ordinance requires a minimum side yard setback of 15 feet for principal structures in the R-8 zoning district. The zoning ordinance also permits a maximum lot coverage by structures of 25 percent in the R-8 zone. I have calculated the proposed lot coverage by structures on this lot to be approximately 28%. This lot coverage calculation includes the existing above ground swimming pool. If the swimming pool were not counted in the calculation, the total lot coverage of existing and proposed structures is calculated at 22.4%. Although not originally requested by the applicant, I advertised this application as also needing front yard setback relief. I did this out of an abundance of caution as the proposed garage would be in line with the front of the existing dwelling, and the dwelling appears to be located approximately 23 feet from the front property line at San Juan Drive. The zoning ordinance requires a minimum front yard setback of 30 feet in the R-8 zone. However, the ordinance also permits additions to an existing dwelling to utilize the average front yard setback of other structures within the block on the same side of the street (see Section 28-219(4) of the zoning ordinance). After reviewing the location of nearby structures on the north side of San Juan Drive, it does appear that the proposed garage addition would be consistent with the front yard setback of the average of the block. The applicant has indicated that a property line survey has been conducted, but a survey site plan has not yet been submitted with this application. A survey will clarify the proposed property line setbacks noted above, and I recommend that the Board continue this matter if a plan is not submitted in time for the public hearing.

 10/24/2024
Edward M. Tanner, Zoning Officer