

Mark and Kris Wilcox
159 Poppasquash Road
Bristol, RI 02809
(401) 338-7947

TOWN OF BRISTOL
COMMUNITY DEV.

2024 OCT 23 AM 10: 30

October 18, 2024

Mr. Edward Tanner
Principal Planner, Zoning Enforcement Officer
10 Court Street
Bristol, RI 02809

Dear Mr. Tanner,

We submitted an application in 2022 for a variance to build a garage and pool house addition to the north of our property which is located at 159 Poppasquash Road in Bristol, RI. The application was approved.

After the approval we spent a considerable amount of time and money finalizing the plans for the structure and engaging with an architect and contractor to build the structure. Unfortunately, due to the pandemic supply chain issues and the high demand for contractors we were unable to line up the contractor and subcontractors to complete the project in a reasonable period of time. My husband then changed jobs late in 2023 and we put the project on hold.

We would now like to complete the project. We have lined up a local builder (Butera Builder) who has the capacity to complete the project in 2025. We respectfully ask for a one-year extension of our original approval as we understand the approval has a two-year expiration.

Please let us know if you have any questions or need anything else from us.

Kind regards,

Kris Wilcox





Town of Bristol, Rhode Island
Zoning Board of Review

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DECISION FOR VARIANCE

FILE # 2022-13

RE: Application of: Mark A. and Kristine M. Wilcox

Property Owner: Threeacres, LLC

For property located at 159 Poppasquash Road, in Bristol, Rhode Island (Tax Assessor's Plat 182, Lots 28) in the following zoning district: Residential R-40.

This matter was heard before the Board at a public hearing on March 7, 2022 upon the Applicant's request for a DIMENSIONAL VARIANCE from the Zoning Ordinance to:

Construct an approximate 34ft. x 48ft. two-story garage and pool cabana addition to an existing single-family dwelling with less that the required rear yard.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

- 1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience.

Therefore the Board voted 5 to 0 to approve the application as proposed permitting the construction of an approximate 34ft. x 48ft. two-story garage and pool cabana addition to an existing single-family dwelling within 25 feet of the northerly rear property line.

Voting to Approve: Asciola; Simoes; Burke; Brum; and Kern

Voting to Deny: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 21st day of October, 2022.

Recorded Oct 21, 2022 at 02:58PM
Melissa Cordeiro Town Clerk

Diane M. Williamson, Director of Community Development