



## Town of Bristol, Rhode Island *Zoning Board of Review*

### STAFF REPORT FOR:

FILE NO. 2025-01

APPLICANT: Kendra Sheehan and Amy Schenck / Ascending Hearts Wellness

LOCATION: 13R State Street (rear of 11 State Street)

PLAT: 9

LOT: 62

ZONE: Waterfront (W)

### APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Install a 4ft. x 6ft. commercial wall sign at a size larger than permitted in the Waterfront (W) zoning district.

### 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 a wall sign on the existing mixed-use building on this property located on the northerly side of State Street. The building on this property consists of a two-story portion fronting on State Street with a single-story portion extending off the rear (north) side. A Town-owned public parking lot is located between the rear portion of the building and Thames Street.

The proposed wall sign would be located on the westerly facing side of the rear portion of the building facing Thames Street. There have been wall signs at this location for many years advertising business uses within the rear portion of the building. The applicant proposes to install a new larger sign for their wellness business which recently moved to this location. The proposed wall sign would measure 4ft. x 6ft. in size (24 square feet). The zoning ordinance permits wall signs in the Waterfront zoning district to a maximum size of 8 square feet. The applicants note that the location of the proposed sign is set back approximately 30 feet from Thames Street and the additional size is needed for visibility from the public street. My measurement shows it is actually located nearly 60 feet from the paved roadway.

12/27/2024

Edward M. Tanner, Zoning Officer



## Town of Bristol, Rhode Island *Zoning Board of Review*

### STAFF REPORT FOR:

FILE NO. 2025-02

APPLICANT: Brandon M. and Cassie M. Andrade

LOCATION: 21 Naomi Street

PLAT: 118

LOT: 100

ZONE: Residential R-15

### APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.


### 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 construct a two-story addition to the existing single-family dwelling on this property located on the westerly side of Naomi Street. The dwelling on this property consists of a two-story Cape-style house. The applicant proposes to add several additions to the dwelling, including a covered front porch, a single-story addition to the rear, and a two-car garage with living space above. According to the site plan submitted with this application, only the proposed garage with second story living area addition requires zoning relief. As proposed, this addition would extend to within 16 feet of the northerly right side property line. The zoning ordinance requires a 20 foot side yard in the R-15 zoning district.

Given that the location of the dwelling and proposed additions at or within the required property line setbacks (as depicted on the site plan), I have requested that the applicant submit a survey site plan prepared by a professional land surveyor to confirm building and setback locations. Should the site plan submitted by the applicant be confirmed as accurate, this proposal may qualify for an administrative zoning modification permit per Section 28-152 of the zoning ordinance, and a dimensional variance from the zoning board may not be required.

 12/27/2024  
Edward M. Tanner, Zoning Officer





## Town of Bristol, Rhode Island Zoning Board of Review

### STAFF REPORT FOR:

FILE NO. 2025-03

APPLICANT: Elena M. Bao

LOCATION: 19 Byfield Street

PLAT: 14 LOT: 67 ZONE: Residential R-6

#### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 26ft. x 34ft. 7in. living area addition and attached 13ft. x 21ft 7in. pergola addition to the rear of an existing single family dwelling; and to construct an 18ft. x 23ft. 6in. garage addition to an existing accessory carriage house structure with less than the required rear yard; less than the required right side yard; larger than permitted size for an accessory structure; and greater than permitted lot coverage by structures.

#### COMPREHENSIVE PLAN REVIEW:

As this application is for dimensional variances, 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 dwelling and carriage house structures on this property located on the northerly side of Byfield Street. The dwelling on this property consists of a two and one-half story house that is located at the front property line. The applicant proposes to add an 899 square foot single-story addition to the rear of the dwelling along with an attached 13' x 21' 7" pergola structure. As proposed, this house addition would extent to the 20 foot rear property line setback, and the proposed pergola would extend to within approximately 7 feet of the rear property line. The zoning ordinance requires a 20 foot rear yard for principal structures in the R-6 zoning district. The proposed house addition would also extend to within approximately 8 feet of the easterly right side property line. The zoning ordinance requires a 10 foot side yard for principal structures in the R-6 zoning district.

In addition to proposed alterations to the existing dwelling, the applicant is also requesting dimensional variances to construct a 409 square foot single-story garage addition to an existing two-story carriage house accessory structure. The existing carriage house structure is located at the northwesterly corner of the property at the northerly rear property line. The proposed garage addition would extend off the easterly side of the carriage house and it would be inset approximately 6 inches from the rear property line. The proposed 18' x 23' 6" garage addition would be added to the existing approximate 20' x 24' carriage house to create an accessory structure that would measure approximately 42 feet in length and 20 to 23 feet in width. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' and with a minimum 6 foot side and rear property line setback in the R-6 zoning district.

The proposed additions to the dwelling and accessory structure would also increase the property's lot coverage by structures to approximately 41 percent. The zoning ordinance permits a maximum lot coverage by structures of 30 percent for residential uses in the R-6 zoning district.

*E.M.T.*

This property is located within the Bristol Historic District Overlay Zone and any alterations to the exterior of structures on this property require review and approval of the Bristol Historic District Commission (HDC). The applicant has not formally presented this proposal for approval by the HDC, but they did appear before the commission for a conceptual plan review. The applicant has submitted minutes from the December 5, 2024 HDC meeting at which this proposal was discussed. It appears that HDC members were generally agreeable to the proposal, but no formal vote was taken and no approval has been granted. The zoning board typically requires that applicant's receive HDC approval for projects in the historic district before zoning relief is granted. The Board may wish to continue this application until formal HDC approval is received, or the Board may wish to condition any zoning relief on HDC approval for the project as currently presented. It is also noted that the minutes from the HDC meeting reference the future use of the carriage house as an accessory dwelling unit (ADU). There is no mention of this use in the zoning board application, and no residential use of the carriage house is depicted on plans submitted with this application. Future conversion of the carriage house accessory structure may be permitted by right with proper building permits if the unit conforms to dimensional requirements found in state law.

 12/27/2024  
Edward M. Tanner, Zoning Officer