



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-08

APPLICANT Mott & Chace Sotheby's International Realty
OWNER: Thames Street Nashua, LLC
LOCATION: 317 Hope Street
PLAT: 10 LOT: 43 ZONE: Downtown (D)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Operate a professional real estate office Formula Business use within the Bristol Historic District Overlay Zone.

COMPREHENSIVE PLAN REVIEW:


As this application is for a Special Use Permit, review by the Planning Board or its Technical Review Committee (TRC) is required per Section 28-409(b) of the Zoning Ordinance. The TRC held a meeting on March 19, 2024 to review this application and evaluate its consistency with the Comprehensive Community Plan. At this meeting, the TRC voted to recommend approval of the application. See attached memorandum from Diane Williamson.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a Special Use Permit to operate a "Formula Business" within the Historic District Overlay Zone. Section 28-150(h) of the Zoning Ordinance requires that any use meeting the definition of Formula Business receive a Special Use Permit from the Board prior to operating within the Historic District Overlay Zone. In addition to the Special Use Permit standards found in Section 28-409(c)(2), the proposed use must meet the specific standards for a Formula Business in the Historic District Overlay Zone found in Section 28-150(h) of the Zoning Ordinance. The proposed use must also receive a Certificate of Appropriateness from the Bristol Historic District Commission (HDC).

The applicant proposes to convert an existing vacant commercial space into a professional real estate office use. The proposed real estate office use is a permitted use in the Downtown zoning district. However, Mott & Chase Sotheby's International Realty does not meet the definition as a Formula Business as found in Section 28-1 of the Zoning Ordinance. Specifically, the applicant currently operates seven other offices in the region and there are specific logo and signage branding requirements as a Sotheby's franchise. As such, a special use permit is required as noted above. The applicant has presented information to support this application; and upon review of the standards of Section 28-150(h) with the TRC, it appears that all applicable zoning standards will be met.

The HDC reviewed this application at its March 7, 2024 meeting. It is my understanding that HDC members were not opposed to the proposed use at this location, but they did request additional information from the applicant relative to signage and interior lighting. This matter was thus continued to the April 4th HDC meeting. The applicant has since submitted a revised signage plan for the building, which is attached. If granted, I recommend that any approval be subject to receipt of a Certificate of Appropriateness from the HDC.


Edward M. Tanner, Zoning Officer

3/25/2024



Town of Bristol, Rhode Island

Department of Community Development

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

March 20, 2024

TO: Zoning Board of Review

FROM: Diane M. Williamson, Director of Community Development
Technical Review Committee

RE: **Special Use Permit Application for Mott and Chace Sotheby's International
317 Hope Street**

The Technical Review Committee held a meeting on March 19, 2024 to review the above application.

Based on the review of the application along with a review of the Formula Business Standards, the Technical Review Committee passed a motion to recommend that the Special Use Permit be granted.

Award Winning Designers and Fabricators of Quality Signs Since 1988

COPYRIGHT 2024 GRAPHICS UNLIMITED LLC ALL RIGHTS RESERVED



**Storefront measures 25'. Upper case letters are 7" tall, length overall measures 17'
Letters are stud mounted 1/2" thick brushed aluminum with clear coat satin finish**



GU SIGNS.com

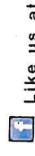
445 School Street
Putnam, Connecticut

Massachusetts • Rhode Island
860-928-1407
sales@gusigns.com

Mott & Chace Sotheby's International Realty
377 Hope Street
Bristol, RI
Andrea Crivellaro
Andrea.Crivellaro@mottandchace.com

Note:

This is an original unpublished drawing created by Graphics Unlimited, LLC. It is submitted for your personal use in connection with a project being planned for you by Graphics Unlimited, LLC. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.



Like us at
Graphics Unlimited on facebook

THE GRAPHICS UNLIMITED GROUP



MEMBERS OF THE FOLLOWING TRADE ORGANIZATIONS



MADE IN THE USA



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-09

APPLICANT: JoZon Enterprises, Inc. d/b/a Domino's Pizza, Inc.

LOCATION: 655 Metacom Avenue

PLAT: 94 LOT: 7 ZONE: GB

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Install an 86.47 square foot wall sign at a size larger than permitted in the General Business zone.

COMPREHENSIVE PLAN REVIEW:

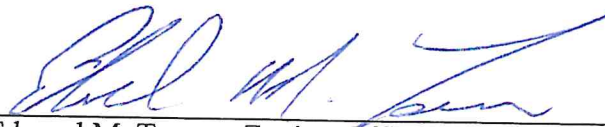
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to install a commercial wall sign on the existing building at this property located on the westerly side of Metacom Avenue. The existing commercial building, which formerly housed a "Benny's" retail store is currently being divided into individual commercial tenant spaces. The applicant proposes to locate a Domino's Pizza restaurant in one of those spaces. The proposed wall sign for the restaurant would be located on the large red wall projection which is centrally located on the building and which formerly held a painted "Benny's" sign. The new layout for this building has an entrance door and windows within this wall projection with a proposed "Domino's" wall sign with domino logo located above the door.

The proposed wall sign would measure approximately 86.47 square feet in size. This total size is measured by the smallest rectangle which can encompass all of the sign's letters and logos per Section 28-373(d)(3) of the zoning ordinance. The actual square footage of the sign logo and letters themselves if boxed separately is approximately 60 square feet as noted on the sign design plans submitted with this application. The zoning ordinance permits wall signs in the General Business (GB) zoning district to a maximum size of 15 square feet (see Article X. Signs, Table 1 – Signs by Type and by Zoning District). However, in the GB zone, the zoning ordinance permits a wall sign to be increased in size by 25% for every 100 feet of setback from the street. The existing building is located approximately 300 feet from the Metacom Avenue street right of way. Thus, I have determined that the ordinance permits a wall sign at this location to a maximum size of 29 square feet.

Please note that the applicant is also proposing a new Domino's-sign panel on the existing freestanding sign located adjacent to Metacom Avenue. This proposed sign would replace a previous commercial sign at this location and utilize the existing sign frame. The existing freestanding sign is considered legal nonconforming by dimension, and the replacement of existing sign panels on this structure with new messages is not subject to zoning dimensional regulations.


Edward M. Tanner, Zoning Officer

3/21/2024



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-10**

APPLICANT: Peggy A. Frederick / Black Vulture, LLC

LOCATION: 195 High Street

PLAT: 14 LOT: 73 ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Relocate the existing dwelling four (4) feet towards the rear of the lot with less than the required right side yard; to construct a 6ft. x 22ft. front porch addition to the existing dwelling with less than the required front yard and less than the required right side yard; to construct a 12ft. x 18ft. rear screen porch addition to the existing dwelling with less than the required right side yard; and to construct a 20ft. x 26ft. accessory structure at a size greater than permitted for accessory structures in the R-6 zone.

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 relocate the existing dwelling and construct front porch and rear screen porch additions on the structure at this property located on the westerly side of High Street. This property contains 6,413 square feet of lot area and is improved with a residential dwelling that was reportedly constructed in the mid-1800's. The existing dwelling is located approximately six feet from the front property line at High Street; and the applicant proposes to lift the dwelling off of its existing foundation and move the structure back away from the street approximately four feet. The existing dwelling is located within approximately 3 feet of northerly right side property line. Once moved back from the street, the dwelling will continue to be located within the right side yard at approximately 3 feet 4 inches from the northerly property line. The zoning ordinance requires a minimum 10 foot side yard setback in the R-6 zone.

The applicant also proposes construction of a 6 foot wide and 22 foot long covered front porch across the front of the dwelling. The proposed front porch would also be partially located within the right side yard at a distance of approximately 3 feet 7.25 inches from the northerly property line. The proposed front porch was also advertised as needing a front yard setback variance, as it is proposed to be located approximately four feet from the front property line. This was done out of an abundance of caution as the R-6 zone requires a minimum front yard setback at the average of the block or 20 feet, whichever is less. However, upon review of the surrounding structures within the block on the same side of High Street, it appears that a front yard variance is not required as all structures within the block on the same side of the street are located at or within two to three feet of the High Street property line. Thus, the proposed front porch appears to meet the minimum front yard setback requirement.

The proposed rear screen porch addition would measure 12ft. x 18ft. and would also extend into the right side yard at a distance of approximately three feet from the northerly property line. This addition would consist of a roof covered deck with enclosed walls and is considered an extension of the principal structure.

The applicant is also proposing construction of a 20ft. x 26ft. accessory "carriage house" structure to the rear left side of the property. No plans depicting the design of this structure were submitted with this application, and the applicant has indicated that they wish to reduce the size of the structure such that no zoning relief will be required. The zoning ordinance permits accessory structures to a maximum size of 22ft. x 24ft. in the R-6 zone. I have asked the application to clarify their intent for this structure.

 3/22/2024

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-11

APPLICANT: Carol A. Benn
LOCATION: 34 Harrison Street
PLAT: 146 LOT: 32 ZONE: R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. 3in. x 26ft. 5in. second-story living area addition and two 7ft. 10in. x 24ft. 4in. second story exterior deck additions to an existing single-family dwelling with less than the required north, south and west side yards.

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 floor living area addition and two second floor exterior decks to the existing single-family residence at this property located on the easterly side of Harrison Street. This property contains approximately 6,672 square feet of land area and is improved with a single-story dwelling that was reportedly constructed in the 1950's. This lot is a landlocked parcel that has no frontage on a public street. Access to the property is provided by a private driveway across neighboring properties to the west. As this property has no frontage on a street, it has no front or rear yards for purposes of determining zoning setbacks. Thus, this property has 20 foot R-15 minimum side yard setbacks from all property lines (see definition of "lot line" in Section 28-1 of the zoning ordinance).

The existing dwelling is located within the side yard setbacks from the north, west and south property lines. The applicant proposes to construct a 24.4ft. x 26.4ft. second-story addition within the footprint of the existing dwelling. The proposed addition would contain living space including two bedrooms and a bathroom. Two exterior decks are also proposed on the second floor of the dwelling, one on the northerly side and one on the southerly side. Both decks would be located within the footprint of the existing structure.

As proposed, the second story living area addition would be located within approximately 10.5 feet of the northerly property line and within approximately 16 feet of the westerly property line. The proposed second story deck on the north side of the dwelling would be located between 2.8 feet and 4 feet from the north property line. The south side deck would be located approximately 18 feet from the south lot line and approximately 15.3 feet from the west property line. As noted above, the zoning ordinance requires a minimum 20 foot setback from all property lines on this lot.

It should also be noted that the site plan submitted with this application depicts a small first floor addition measuring 4.5ft. x 7.8ft. This area is currently a roofed over porch entranceway. Given that this area is in line with the existing dwelling and located beneath the existing roof, I do not believe that any zoning relief is required to further enclose this area.


Edward M. Tanner, Zoning Officer 3/22/2024



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-12

APPLICANT: Alex A. and Emily E. Romano
LOCATION: 17 Mulberry Road
PLAT: 74 LOT: 17 ZONE: R-20

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 26ft. x 54ft. (1,280 square foot) single-story accessory dwelling unit addition with connection to an existing accessory garage structure with less than the required right side yard and less than the required rear 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 applicants are requesting dimensional variances to construct an addition to connect an existing single-family dwelling and existing detached garage structure at this property located on the northerly side of Mulberry Road. This property contains approximately 22,625 square feet of land area and is improved with a one to two-story dwelling that was reportedly originally constructed in the 1940's. The East Bay Bike Path abuts the property to the west. In November 2016, the applicants were granted relief (File No. 2016-27) to construct a second story addition and covered front porch on the existing dwelling partially within front and rear yard setbacks.

The proposed single-story addition would connect the northern portion of the dwelling to an existing detached garage. The proposed addition would measure approximately 26ft. x 54ft. and would include an accessory dwelling unit (ADU) to be utilized by family members. The proposed ADU is subject to the requirements of Section 28-151 of the zoning ordinance along with recent amendments to state law, and it would need to be permitted through the Department of Community Development prior to issuance of a building permit. This proposed addition would also include an interior hallway providing access from the dwelling to the garage.

The proposed addition is depicted to be in line with the northerly wall of the existing dwelling and would be located approximately 20 feet from the northerly rear property line. The zoning ordinance requires a 35 foot rear yard setback in the R-20 zone. The proposed addition would also extend to within approximately 1.3 feet of the easterly right side property line. This setback corresponds to the setback of the northeast corner of the existing detached garage. The zoning ordinance requires a 20 foot minimum side yard setback in the R-20 zone. As a detached accessory structure, the zoning ordinance requires a minimum side yard setback of six feet for the existing garage. Thus, the existing structure is nonconforming by dimension as it is located less than six feet from the easterly right side property line. Once connected to the dwelling by the proposed addition, the existing garage will be considered part of the principal structure and is subject to a side yard setback of 20 feet making the structure more nonconforming than its existing condition.


3/22/2024
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-13

APPLICANT: Fran Gaynor / Franjelica Properties, Inc.

LOCATION: 259 Wood Street

PLAT: 19

LOTS: 33 & 19

ZONE: Limited Business (LB)

APPLICANT IS ALSO REQUESTING A SPECIAL USE PERMIT:

To operate a restaurant use in the Limited Business zone.

APPLICANT IS ALSO REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 594 square foot single-story restaurant addition to the rear of an existing mixed-use structure with less than the required rear yard, greater than permitted lot coverage by structures, greater than permitted lot coverage by structures and pavement, and less than the required number of off-street parking spaces.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application on March 19, 2024 during which they passed a motion to recommend approval of the special use permit subject to conditions. See **attached** memorandum from Diane Williamson.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a **Special Use Permit** to operate a restaurant in the Limited Business (LB) zoning district. The proposed restaurant use would occupy an existing vacant commercial space within this mixed-use building located on the westerly side of Wood Street and the northerly side of Constitution Street. The proposal also includes expansion of this space to the rear of the property for kitchen and food preparation use. In addition to the Special Use Permit standards found in Section 28-409(c)(2), the proposed use must meet the specific standards for a restaurant use found in Section 28-150(dd) of the Zoning Ordinance. Please note that the specific standards for this use were recently adopted by the Town and became effective on January 1, 2024 and only apply to restaurants, cafes or delis in the LB zone. The standards include specific requirements for landscaping and fence buffers between neighboring properties, signage, lighting, and operating hours. The applicant has presented information to support this application; and upon review of the standards of Section 28-150(dd) with the TRC, it appears that applicable zoning standards will be met with the exception of the landscape buffer standard which will be only partially met. The

EANT

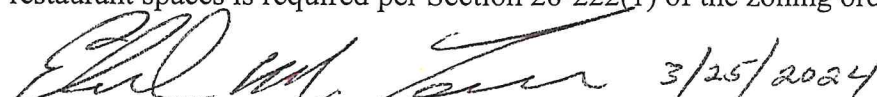
applicant proposes a planted buffer and six foot high fence along the northerly property line, but this planted buffer would not meet the full 15 foot requirement of the ordinance and would instead measure approximately 12 feet. The TRC reviewed this requirement with the applicant and noted that the location of the existing building limits the amount of buffer that can be planted on this property. The TRC also noted that the neighboring land use to the north included a paved parking area for a multi-family dwelling. The TRC recommended approval of the proposed buffer planting in conjunction with replacement of the existing chain link fence with a six foot stockade fence as this would meet the intent of the ordinance. As previously noted, the TRC recommended approval of the special use permit with several conditions. These conditions include specific requirements for a landscaping plan, fencing, dumpster screening, a detailed floor plan, and a drainage plan prepared by a professional engineer. These conditions have been addressed in the **attached** revised plans and additional supporting information submitted by the applicant's architect. Should the Board agree, approval of the final landscape and drainage plans would be administrative prior to issuance of any building permits for the restaurant.

The applicant is also requesting **dimensional variances** to construct a 594 square foot addition to the existing commercial space within the first floor of this mixed-use building. The existing structure contains a first floor convenience store use with four residential dwelling units on the second floor. The vacant commercial space which is the subject of this application is located on the first floor at the northerly end of the building. The applicant proposes to convert this space along with the new addition into a restaurant and wine bar serving charcuterie and pub food for both eat in and take out. The proposed addition and conversion / expansion of this commercial space into a restaurant requires four individual dimensional variances as noted below.

The proposed addition would expand off the rear of the building and would extend to within approximately 18 feet of the rear property line. This proposed single-story addition would infill an otherwise unimproved landscaped area between the convenience store and vacant commercial space. The zoning Ordinance requires a 30 foot rear yard setback in the LB zone.

The total lot area of this property is 8,671 square feet. The proposed addition would cover approximately 594 square feet. When combined with the existing structures on the property, the total lot coverage by structures would be 3,754 square feet which represents 43 percent of the total lot area. The zoning ordinance permits a maximum lot coverage by structures of 35 percent in the LB zone. This property also has a paved parking lot which measures approximately 3,853 square feet. When the existing and proposed building footprint and the paved parking area footprint are combined, the lot would have a total lot coverage by structures and pavement of 7,612 square feet, which represents 88 percent of the total lot area. The zoning ordinance permits a maximum lot coverage by structures and pavement of 60 percent in the LB zone.

This property is considered nonconforming by parking as it does not contain the required number of off street parking spaces for the current uses. The existing parking lot on this property currently provides nine (9) off street parking spaces. The current retail and residential uses, including the vacant retail space, require 14 off street parking spaces per the requirements of Section 28-252 of the zoning ordinance. The proposed restaurant expansion and seating plan provided by the applicant confirm that an additional three parking spaces are required beyond what is required for the current uses. The zoning ordinance states that if a building or structures that is nonconforming by parking is enlarged or expanded, it must provide additional off street parking to meet the requirements of the new addition. However, there does not appear to be any space on this property to support additional off street parking. Thus, a dimensional variance for the three additional restaurant spaces is required per Section 28-222(1) of the zoning ordinance.


Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

March 20, 2024

TO: Zoning Board of Review

FROM: Diane M. Williamson, Director of Community Development
Technical Review Committee

RE: **Special Use Permit Application for Fran Gaynor/Franjelica Properties, Inc.
259 Wood Street**

The Technical Review Committee held a meeting on March 19, 2024 to review the above application.

Based on the review of the application along with a review Special Use Standards, the Technical Review Committee (TRC) noted that the proposal met 3 of the 4 standards and partially met the 4th standard. One of the standards addresses buffering with a requirement that there be either a 25' planted buffer against the abutting residential properties or a 15' planted buffer with a 6' fence. The TRC noted that this requirement could be met on the west side with the existing 6' stockade fence with enough room for a 15' planted buffer; however the full 15' width of the buffer could not be met on the north side due to the location of the existing building and the proposed addition. The TRC further noted that the abutting property on the north side has a car parking area adjacent to the property line. Based on this, the TRC recommended that the north side include a 6' fence (replacing the existing 4' chain link fence) and as much buffer planting as could be planted between proposed addition and the property line.

The property owner on the west side of the subject property was present at the TRC meeting and expressed concern with the location of the existing dumpster, which is adjacent to their residential property, a lack of screening around it, as well as, concern about the location and screening of any new dumpster for the new use.

Continued on Page 2

Page 2

RE: 259 Wood Street

Based on the above, the TRC passed a motion to recommend that the Special Use Permit be granted with the following conditions:

1. Installation of 15' planted buffer along the existing fence on the west side;
2. Replacement of the existing fence on the north side and planting as wide a buffer as possible along the new addition;
3. Relocation of the existing dumpster and screening of the existing dumpster with screening to be a solid wood fence;
4. Location of any new dumpster to a site near the relocated existing dumpster and also screened with a solid wood fence;
5. Floor plan to be submitted for confirmation of parking requirements;
6. Landscaping plan required to be by a Landscape Architect for the buffer plantings as a condition of any building permit;
7. Drainage Plan for mitigation drainage in the north west corner of the property by a Licensed Engineer as a condition of any building permit.

Thank you.

Ed Tanner

From: Jed Sopchak <jsopchak@cordtsendesign.com>
Sent: Thursday, March 21, 2024 12:01 PM
To: Ed Tanner
Subject: Re: 261 Wood Street
Attachments: 259 Wood Street_Design Updates_240321.pdf

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Good Afternoon Ed,

I hope all is well!

Attached is an updated set with the updates that we discussed yesterday!

Moving forward we will be coordinating with our Landscape Architect and Civil engineer to develop more in depth solutions that we notated on the plans.

Please let me know if there's anything else that you might need!

Thanks,
Jed

On Wed, Mar 20, 2024 at 10:46 AM Jed Sopchak <jsopchak@cordtsendesign.com> wrote:
Hi Ed,

I hope your day is off to a great start!

I really enjoyed meeting with you and the team yesterday, thanks again for your time and help!

I've attached an updated site plan with my notes from yesterday as a recap.

I've also updated the floor plan with a more accurate seating layout, please let me know if you have any questions!

Thanks,
Jed

On Tue, Mar 19, 2024 at 9:43 AM Ed Tanner <etanner@bristolri.gov> wrote:

Hi Jed,

I know its almost time for the TRC, but do you have an interior floor plan showing seating in the proposed restaurant?

Ed



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

259 Wood Street Narrative

We are proposing a 594 SF addition to the existing vacant first floor retail space for a new restaurant and wine bar with take out food. The addition is required to accommodate all the required programmatic elements for a restaurant. We will be requesting relief from parking lot coverage, building lot coverage and dimensional relief from the rear yard setback.

To satisfy the requirements of the special use standards, we will be providing the following:

1. Operating hours will fall within the 7am-10pm window as specified.
2. Building signage will be located on the front façade facing Wood Street and not facing any adjacent residential properties.
3. We will be providing the required 15'-0" vegetative buffer with the existing 6'-0" stockade fence on the West property line.
4. We will also be replacing the existing chain linked fence on the North property line with a 6'-0" tall stockade fence and providing +/- 12'-0" vegetative buffer.
5. We will be working with a Landscape Architect coordinating the vegetative buffer and plant selections.
6. We will be working with a civil engineer to provide a drainage plan for the entire site.
7. The dumpster location will be moved across the parking lot, and away from the adjacent residential property. This area will be screened with a stockade style fence and kept locked.
8. All exterior lighting shall be shielded and dark sky compliant.

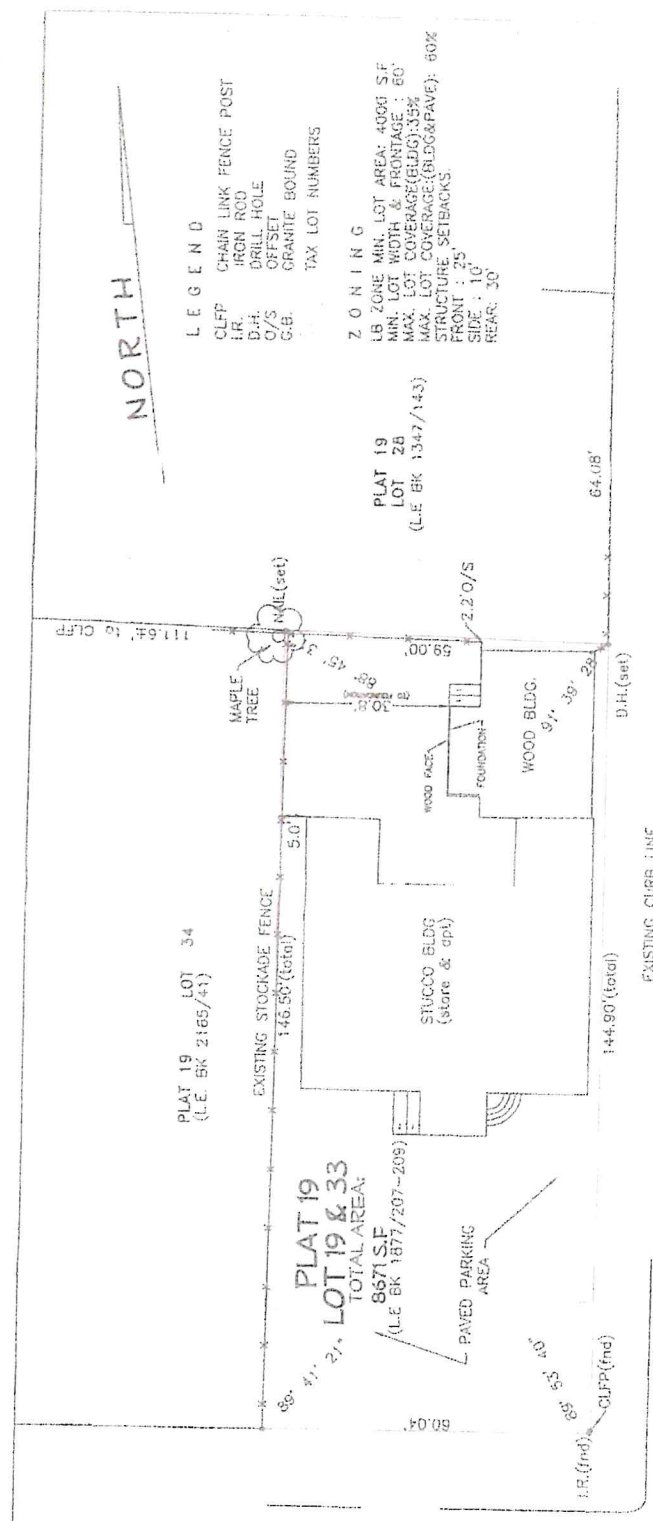
9. All new kitchen vents and mechanical units shall be located on the roof of the addition, which will be shielded from view with a railing panel system around the perimeter.



| | |
|-------------|------------------|
| DESCRIPTION | SITE SURVEY |
| SCALE | 1/4"=1'-0" |
| DATE | March 21st, 2024 |
| REVISIONS: | |

SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

A0.1



- LEGEND**
- CHAIN LINK FENCE POST
 - IRON ROD
 - DRILL HOLE
 - OFFSET
 - GRANITE BOUND
 - TAX LOT NUMBERS
- ZONING**
- LB ZONE MIN. LOT AREA: 4000 S.F.
 - MIN. LOT WIDTH & FRONTAGE: 60'
 - MAX. LOT COVERAGE (BLDG): 35%
 - MAX. LOT COVERAGE (BLDG&PAVE): 60%
 - STRUCTURE SETBACKS:
 - FRONT: 35'
 - SIDE: 10'
 - REAR: 30'

PLAT 19 LOT 28 (L.E. BK 1347/143)

PLAT 19 LOT 34 (L.E. BK 2165/43)

WOOD BLDG. 9'1" 3/8" 28'

STUCCO BLDG. (store & ope)

PAVED PARKING AREA

EXISTING STOCKADE FENCE 146.56' (total)

EXISTING CURB LINE 144.90' (total)

WOOD STREET

PLAT REFERENCE "SARAH H. HOARD ESTATE" BY: W.W. PERRY C.E. OCT. 1902 PLAN BOOK A PAGE 79

CERTIFICATION

OWNER: FRANJELICA PROPERTIES, INC. 8 STEPHEN DRIVE BRISTOL, R.I. 02809

DATE: 7/6/2023

SCALE: 1"=20'

DRAWN BY: J46

DWG # 230605-662

NOTES:

- THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAY, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
- THIS PROPERTY IS NOT IN COASTAL FLOOD ZONE
- TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
- DIMENSIONS SHOWN TO THE P/L FROM THE BLDG. ARE TO THE FOUNDATION WALL.

SURVEY IS BASED ON THE SARAH H. HOARD ESTATE PLAN. BY: W.W. PERRY C.E. OCT. 1902 PLAN BOOK A PAGE 79

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

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

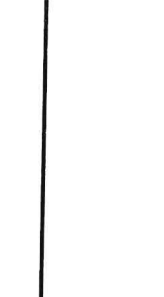
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY FOR ZONING PURPOSES

SITE PLAN FOR

FRANJELICA PROPERTIES, INC.

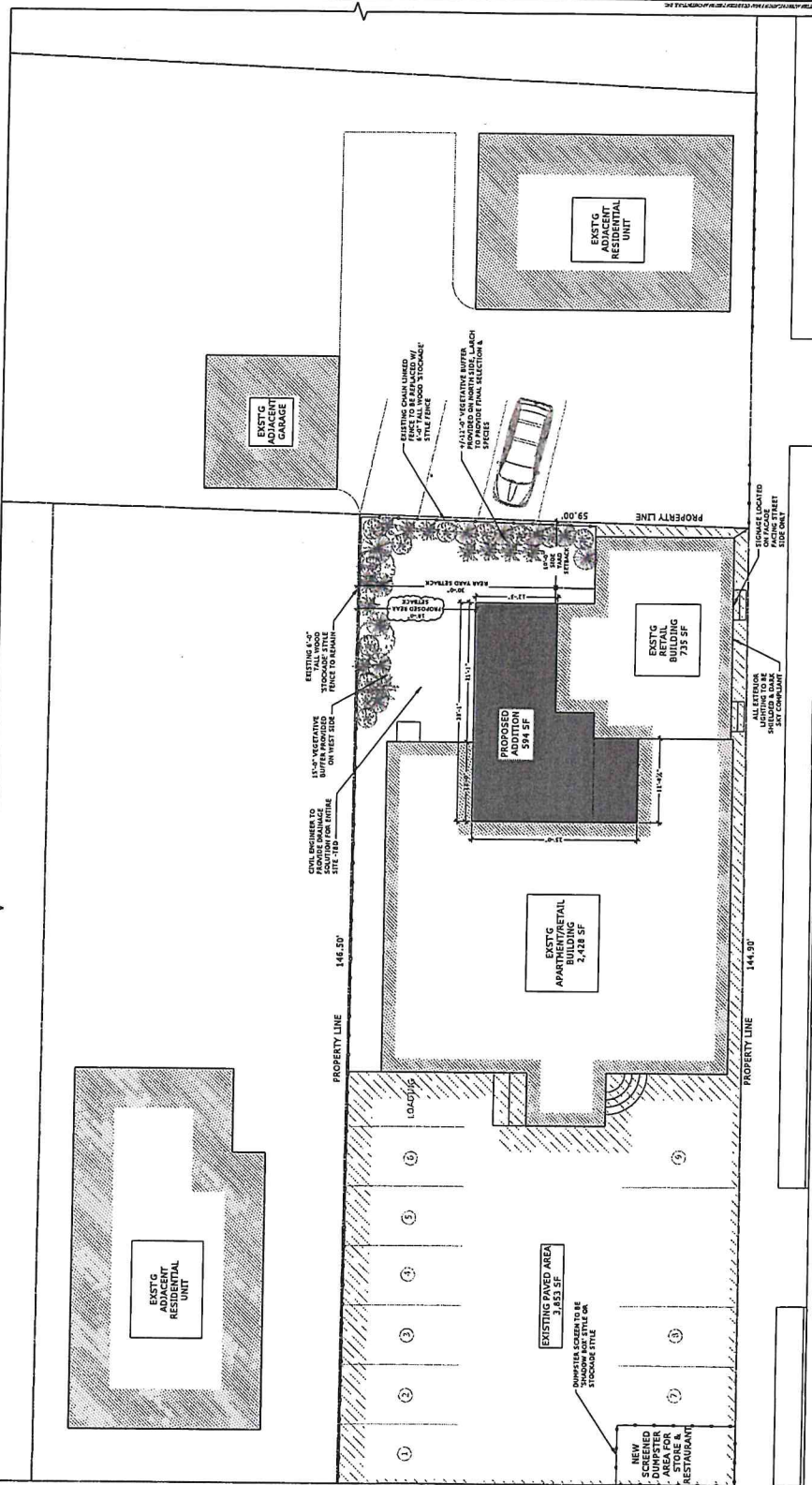
259 WOOD STREET PLAT 19 LOTS 33 & 19 BRISTOL R.I. 02809

JOHN J. BARKER, JR. PLS #1885 C.G. # LB-A302



CONSTITUTION STREET

1 ARCHITECTURAL SITE PLAN
Scale: 1/4" = 1'-0"



BRISTOL ZONING:
 ZONING DISTRICT: LB
 ZONING USE: LIMITED BUSINESS
 YARD SETBACKS: MINIMUM REQUIRED:
 25'-0" FRONT
 10'-0" SIDE
 10'-0" REAR
 YARD SETBACKS, PROPOSED:
 NO CHANGE FRONT
 NO CHANGE SIDE
 10'-0" REAR

| ZONING MATRIX | | |
|---------------|---------------------------|---------------------------|
| LOT COVERAGE | BUILDING ONLY | BUILDING & PAVEMENT |
| ALLOWED | 35% OF 8,671 SF= 3,035 SF | 60% OF 8,671 SF= 5,203 SF |
| EXISTING | 36% OF 8,671 SF= 3,160 SF | 82% OF 8,671 SF= 7,018 SF |
| PROPOSED | 41% OF 8,671 SF= 3,754 SF | 85% OF 8,671 SF= 7,412 SF |

** REQUESTING RELIEF FOR BUILDING LOT COVERAGE & BUILDING/PAVEMENT LOT COVERAGE **

BUILDING HEIGHT: MAXIMUM ALLOWED: 35'-0" FROM AVERAGE NATURAL GRADE (X-0") = "X-0"
BUILDING HEIGHT, PROPOSED: X-0" ABOVE X-0" = X-0"
LOT COVERAGE (BUILDING) ALLOWED: 35% OF 8,671 SF= 3,035 SF
LOT COVERAGE (BUILDING) EXISTING: 36% OF 8,671 SF= 3,160 SF
LOT COVERAGE (BUILDING) PROPOSED: 41% OF 8,671 SF= 3,754 SF

WOOD STREET

A0.2

SLATE
 Charcuterie & Wine Bar
 259 Wood Street
 Bristol, RI, 02809

DESCRIPTION: ARCHITECTURAL SITE PLAN
 SCALE: 1/4"=1'-0"
 DATE: March 21st, 2024

REVISIONS:



CONSTITUTION STREET

BRISTOL ZONING:
 ZONING DISTRICT: LB
 ZONING USE: LIMITED BUSINESS
 YARD SETBACKS, MINIMUM REQUIRED:
 25'-0" FRONT
 10'-0" SIDE
 10'-0" REAR
 YARD SETBACKS, PROPOSED:
 NO CHANGE FRONT
 10'-0" SIDE
 14'-0" REAR

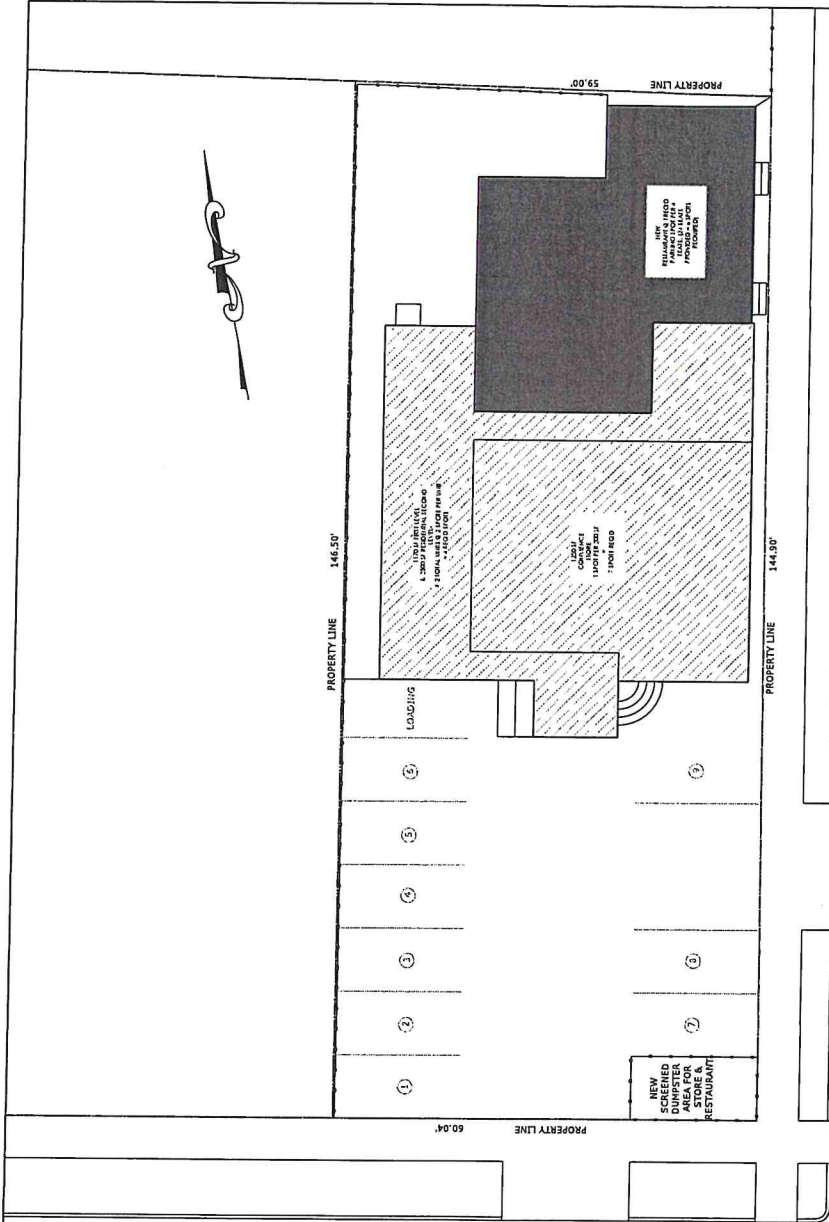
BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0" FROM
 AVERAGE NATURAL GRADE TO FINISHED
 BUILDING HEIGHT, PROPOSED: 4'-0" ABOVE X-0"
 X-0"

LOT COVERAGE (BUILDING) ALLOWED: 35% OF
 6,671 SF = 2,335 SF

LOT COVERAGE (BUILDING) EXISTING: 36% OF
 6,671 SF = 2,400 SF

LOT COVERAGE (BUILDING) PROPOSED: 43% OF
 6,671 SF = 2,874 SF

LOT COVERAGE, PROPOSED:
 REFERENCE DRAWING:
 X



WOOD STREET

| AREA | EXISTING PARKING CALCULATIONS (NON CONFORMING) | REQD SPOTS |
|---------------------------|--|------------|
| 1ST FLR CONVENIENCE STORE | 1236SF @ 1 PER 200SF = | 7 |
| 1ST & 2ND FLR APARTMENTS | 2 PER UNIT @ 2 UNITS = | 4 |
| 1ST FLR RETAIL | 735SF @ 1 PER 300SF = | 3 |
| TOTAL REQD SPOTS | 14 TOTAL REQD SPOTS | |
| TOTAL EXISTG SPOTS | 9 PROVIDED SPOTS | |

| AREA | PROPOSED PARKING CALCULATIONS (NON CONFORMING) | REQD SPOTS |
|---------------------------|--|------------|
| 1ST FLR CONVENIENCE STORE | 1236SF @ 1 PER 200SF = | 7 |
| 1ST & 2ND FLR APARTMENTS | 2 PER UNIT @ 4 UNITS = | 4 |
| 1ST FLR RESTAURANT | 1 PER 4 SEATS @ 24 SEATS PROVIDED | 6 |
| TOTAL REQD SPOTS | 17 TOTAL REQD SPOTS | |
| TOTAL EXISTG SPOTS | 9 PROVIDED SPOTS | |

** NEED RELIEF FOR ADDITIONAL 3 SPOTS REQUIRED ***

1 ARCHITECTURAL SITE PLAN

Sheet: 1P-1 of 1

DESCRIPTION: SLATE
 Charcuterie & Wine Bar
 259 Wood Street
 Bristol, RI, 02809

ARCHITECTURAL SITE PLAN
 SCALE: 1/4"=1'-0"

DATE: March 21st, 2024

REVISIONS:



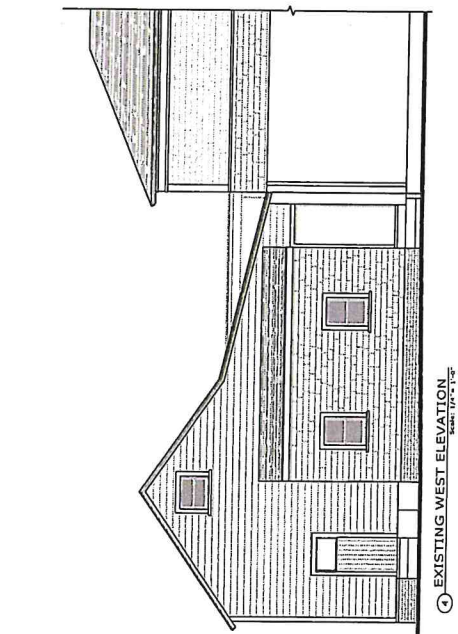
X2.0

SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

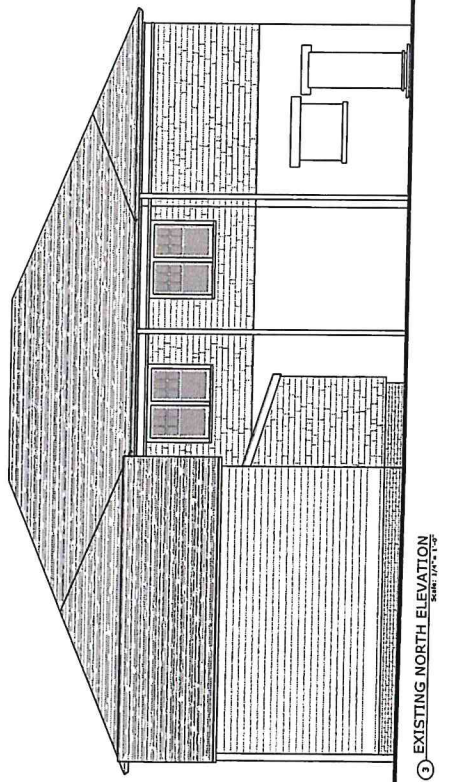
DESCRIPTION: EXISTING CONDITIONS
SCALE: 1/4"=1'-0"
DATE: March 21st, 2024

REVISIONS:

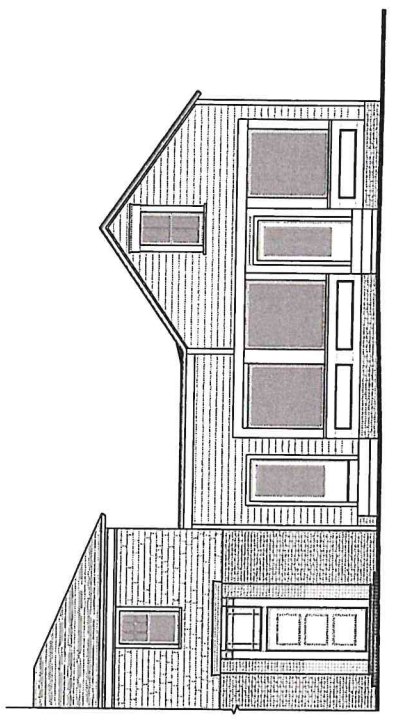
COASTLINE DESIGN ARCHITECTURE
123 Main Street
Bristol, RI 02809
401.873.1234



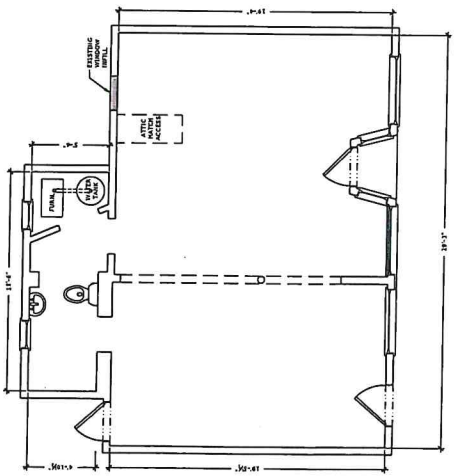
① EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



② EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



③ EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



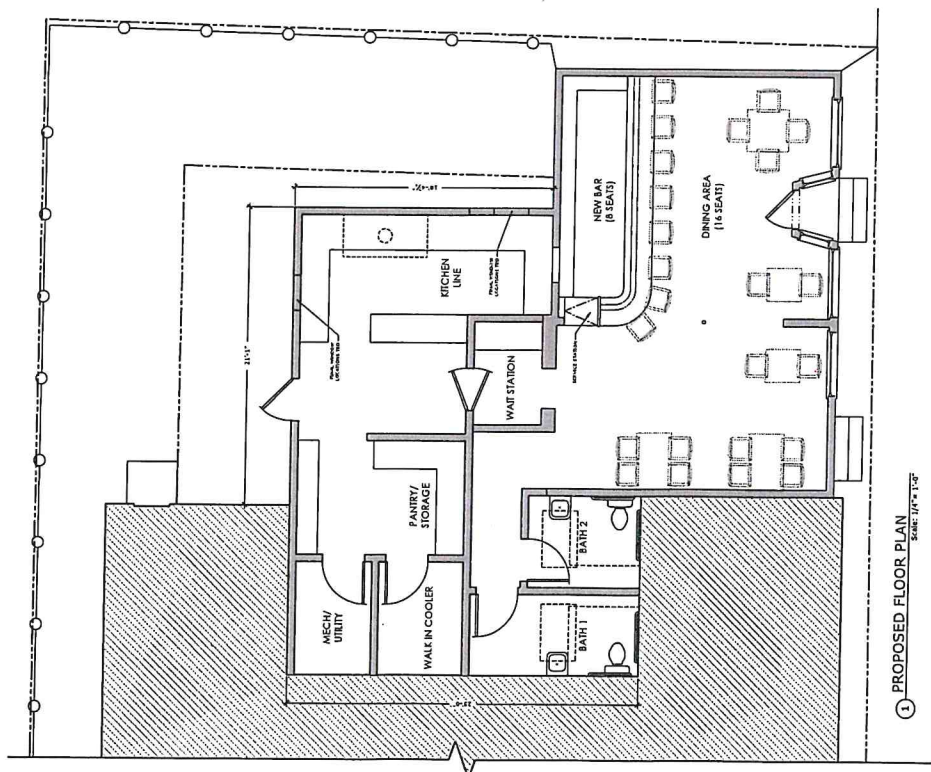
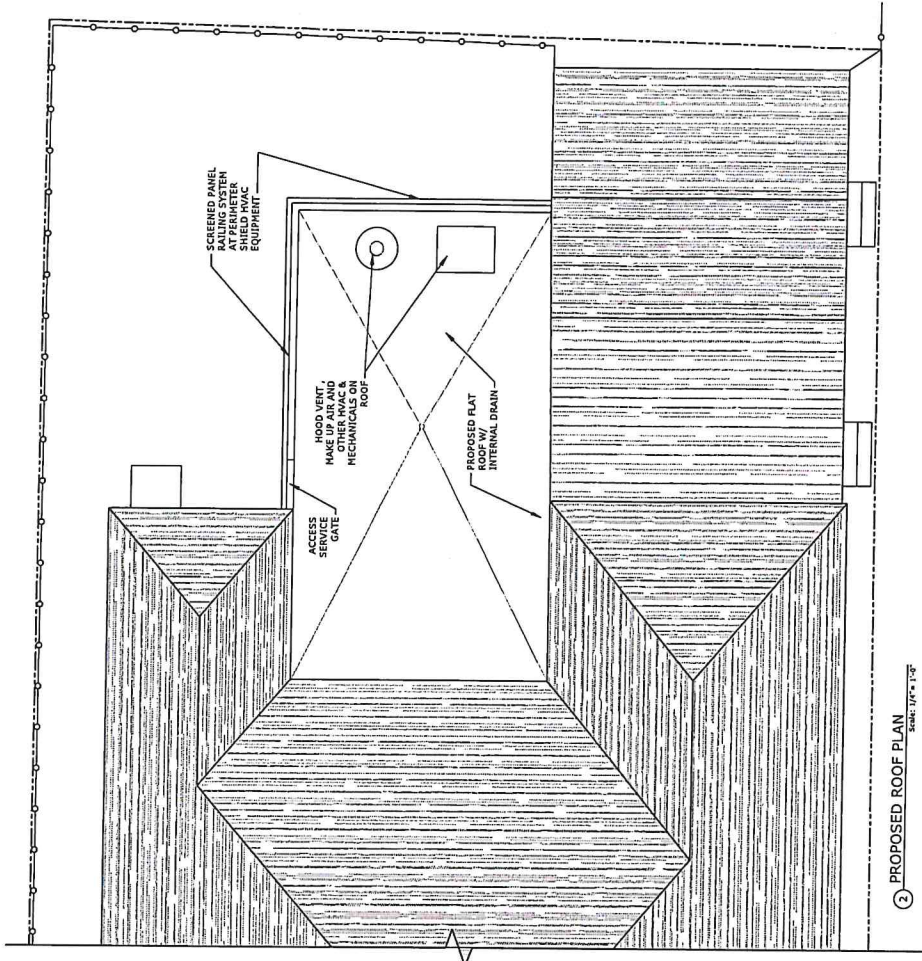
④ EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

A1.0

SLATE
Charuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

DESCRIPTION:
FLOOR PLANS
SCALE: 1/4"=1'-0"
DATE: March 21st, 2024

REVISIONS:
CORRIEN
DESIGN
ARCHITECTURE
27 Main Street
Providence, RI 02903
Cord@corrien.com
401.771.1187

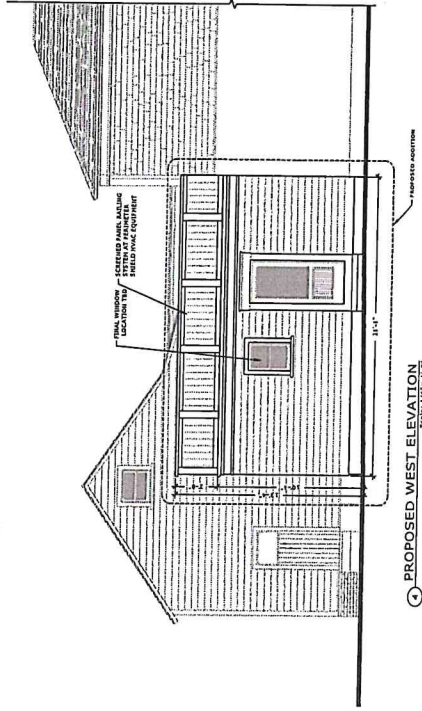


A2.0

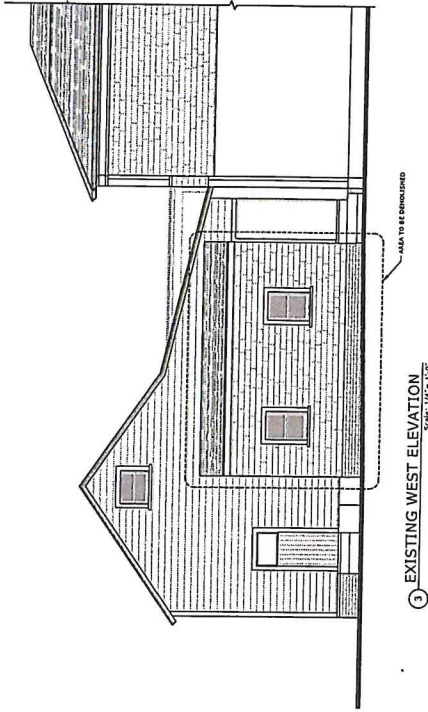
SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

DESCRIPTION: EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: March 21st, 2024

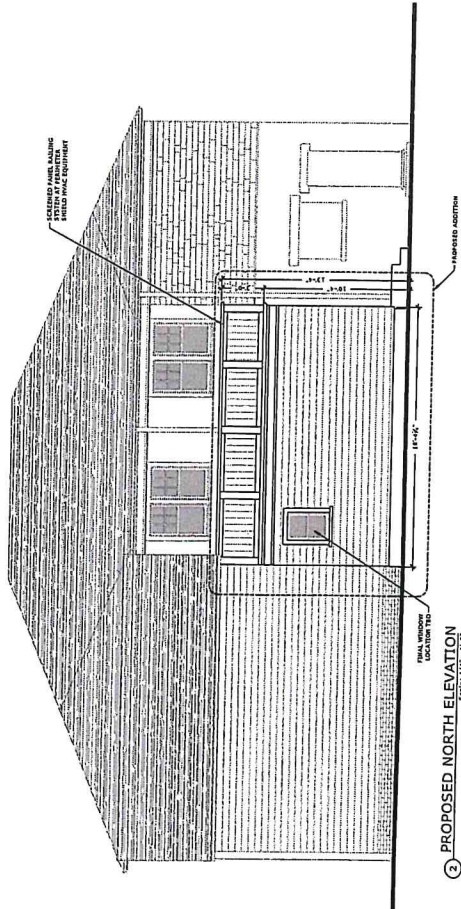
REVISIONS:



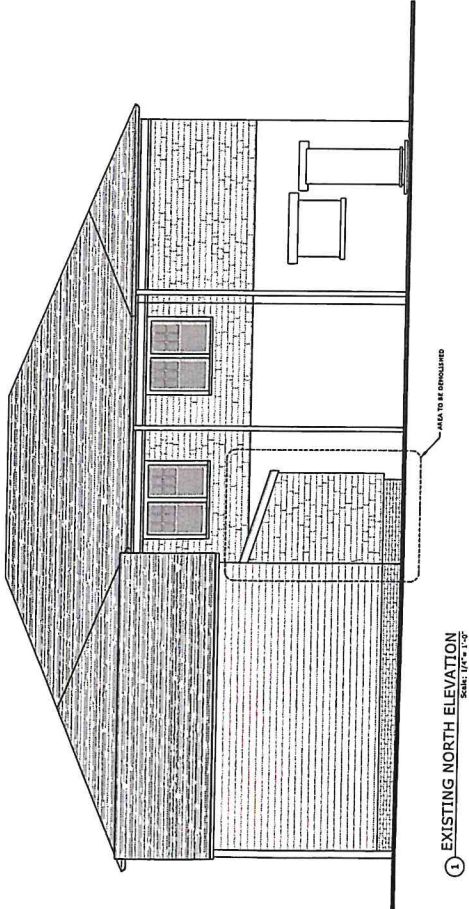
2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

X2.1

SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

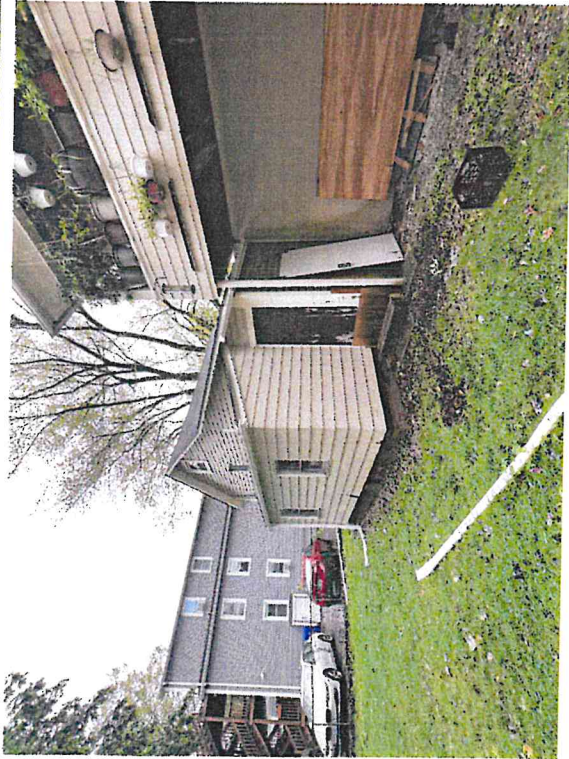
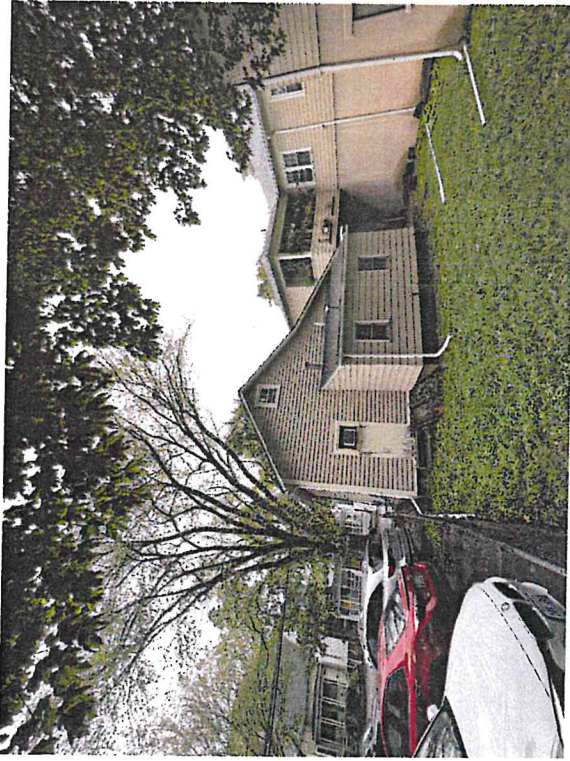
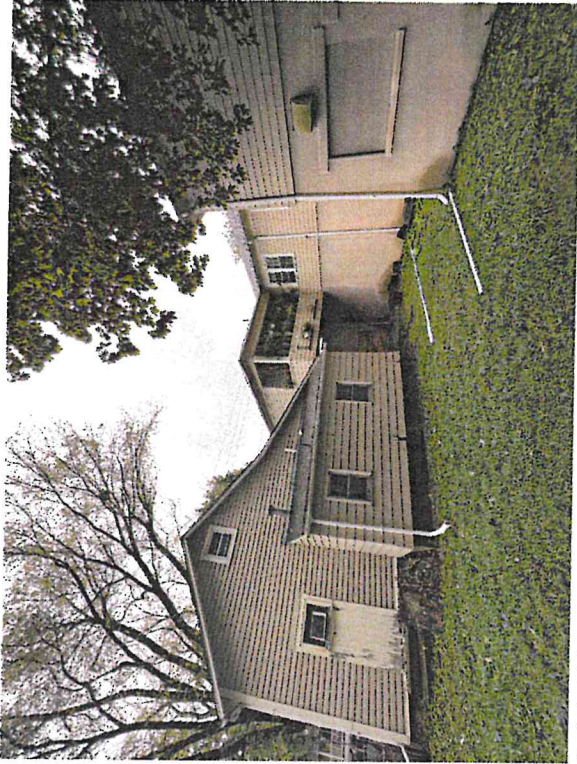
DESCRIPTION:
EXISTING CONDITIONS

SCALE: 1/4"=1'-0"

DATE: March 21st, 2024

REVISIONS:

COLLEEN
DESIGN
ARCHITECTURE
47 WOOD STREET
BRISTOL, RI 02809
colleen@cdadpa.com
401.417.4489



1 EXISTING PHOTOGRAPHS