



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

**STAFF REPORT FOR:**

FILE NO. **2024-01**

APPLICANT: Thomas A. and Lee H. Dawson  
LOCATION: 15 Burton Street  
PLAT: 15 LOT: 79 ZONE: R-6

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**

Construct an 18ft. 8in. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left 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 applicants are requesting a dimensional variance to construct an 18ft. 8in. x 24ft. two-story addition to the rear of an existing dwelling at this property located on the northerly side of Burton Street. This property is a nonconforming lot containing approximately 40 feet of lot width, and it is improved with a single-family dwelling and attached rear deck and patio. The applicant proposes to remove the rear deck and construct an addition to the rear of the dwelling to provide additional living space on the first and second floors. The rear left corner of the existing dwelling is located approximately 4.5 feet from the left side property line. The proposed addition would be offset six inches in from the left side of the existing structure so as to be located a minimum of 5 feet from the left side property line. The zoning ordinance requires a minimum 10 foot side yard setback in the R-6 zoning district.

Recall that the applicants were before the Board in June 2023 and received approval for a dimensional variance (File #2023-22) to construct a similar addition at a size of 8'8" x 22'. The applicants now propose to modify the previously approved design by extending the structure an additional two feet.

As this property is also located within the Bristol Historic District Overlay Zone, any alteration to the exterior of the structure requires approval from the Bristol Historic District Commission (HDC). The HDC reviewed this application and approved the proposed building addition at its December 7, 2023 meeting.

 12/19/2023  
Edward M. Tanner, Zoning Officer





# 15 Burton Street

Bristol, RI



December 19, 2023

1 inch = 35 Feet

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# CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL

Bristol Historic District Commission

"Green Sheet"

**Issued to:** Thomas A. Dawson, Lee H. Dawson

**Location:** 15 Burton Street 15-79

**Project:** 23-032/164

**THIS DOCUMENT EXPIRES ONE YEAR FROM ISSUANCE. WORK MUST COMMENCE BY December 11, 2024**

**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BEFORE WORK CAN BEGIN.**

**Owner Contact (if different than above):**

**Mailing Address (if different than above):**

**Owner/s Tel. #:** 508-498-7335

**Architect/Draftsman:** T. Dawson Architecture

**Contractor:** Carl Benevides Jr.

**Work Category (Check ALL that apply to the project):** Addition to Structure(s)

**Description of Work:** Adding 2' of length to the (already approved) addition design, & adding a bigger recess where the addition connects to the existing house. See drawings.

**Historic District Commission Decision:**

**MOTIONS:**

To approve amendment to application 23-032 (23-164) to extend addition by approx. 2 ft, change recess of addition as presented.

**Chair/Vice Chair, Historic District Commission:**

**Date:** December 11, 2023

**For reasons regarding the above noted motion(s), refer to the meeting minutes dated December 7, 2023.**

**Date completed application received by Historic District Commission: November 19, 2023**

Date of hearing: December 7, 2023

Date Building Inspector notified:

December 8, 2023

Assigned BHDC Project Monitor: Benjamin Bergeholtz

I have received a copy of this Certificate of Acceptability, read and understand all the conditions noted (if any) and understand that any deviations from the submitted plans and the terms of this Certificate of Acceptability (if any) are a violation of the Building Permit for this Project.

It shall be the duty of the Building Official to enforce provisions of the Article governing Bristol's Historic District. If the Building Official is informed by the Commission or otherwise finds that any provision of this Article is being violated, the Building Official shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and order action necessary to correct it. Immediately upon authorization from the Town Council respecting any such violation, the Town Solicitor shall institute appropriate action to prevent, enjoin, abate or remove such violation. Any person who continues to violate any provision of this Article after receiving notice of such violation shall be guilty of a misdemeanor subject to a fine of one hundred dollars \$100 for each offense. Each day such a violation is continued is a separate offense. If any alteration or destruction of the historic or architectural fabric of a building or site covered by Section 3 of this Article occurs without Commission approval, the Commission may require that such fabric be restored or duplicated by the owner of such property. (Bristol Ordinance #1987-02)

The Applicant understands that the Project Monitor assigned to this project will have to sign this sheet for the Bristol Historic District Commission's required FINAL APPROVAL.

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

Applicant's Signature: *Thomas A. Dawson*

Project Monitor's Signature \_\_\_\_\_ Date \_\_\_\_\_



**Bristol Historic District Commission**  
Decision Letter

TOWN HALL  
10 COURT ST.  
BRISTOL, RI 02809  
401-253-7000

December 11, 2023

Thomas A. Dawson, Lee H. Dawson/

RE: BHDC Review

15 Burton Street

Plat #15, Lot #79

Application 23-032/164

Dear Applicant:

At its December 7, 2023 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve amendment to application 23-032 (23-164) to extend addition by approx. 2 ft, change recess of addition as presented.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member Benjamin Bergenholtz will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth

Planner/HDC Clerk

Town of Bristol Department of Community Development



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

**STAFF REPORT FOR:**

FILE NO. **2024-02**

APPLICANT: Anthony and Kelli Ann Baro  
LOCATION: 1090 Hope Street  
PLAT: 118 LOT: 58 ZONE: R-10

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**


Construct a 22.25ft. x 22.25ft. garage and approximate 12ft. x 12ft. breezeway addition to an existing single-family dwelling with less than the required left 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 applicants are requesting a dimensional variance to construct a 22¼ ft. x 22¼ ft. garage and approximate 12ft. x 12ft. breezeway addition to the northerly side of an existing dwelling at this property located on the easterly side of Hope Street. This property is currently improved with a single-family dwelling and attached wood deck. The applicants propose to remove the existing deck and construct the attached breezeway and two car garage addition. The breezeway would consist of a roof and deck with decorative lattice, but with no walls. The applicants also propose construction a new covered rear porch to the rear of the breezeway and a portion of the garage. The proposed garage addition would extend to within 6 feet of the northerly left side property line. The zoning ordinance requires a minimum 15 foot side yard setback in the R-10 zoning district.

  
Edward M. Tanner, Zoning Officer 12/19/2023





# 1090 Hope Street

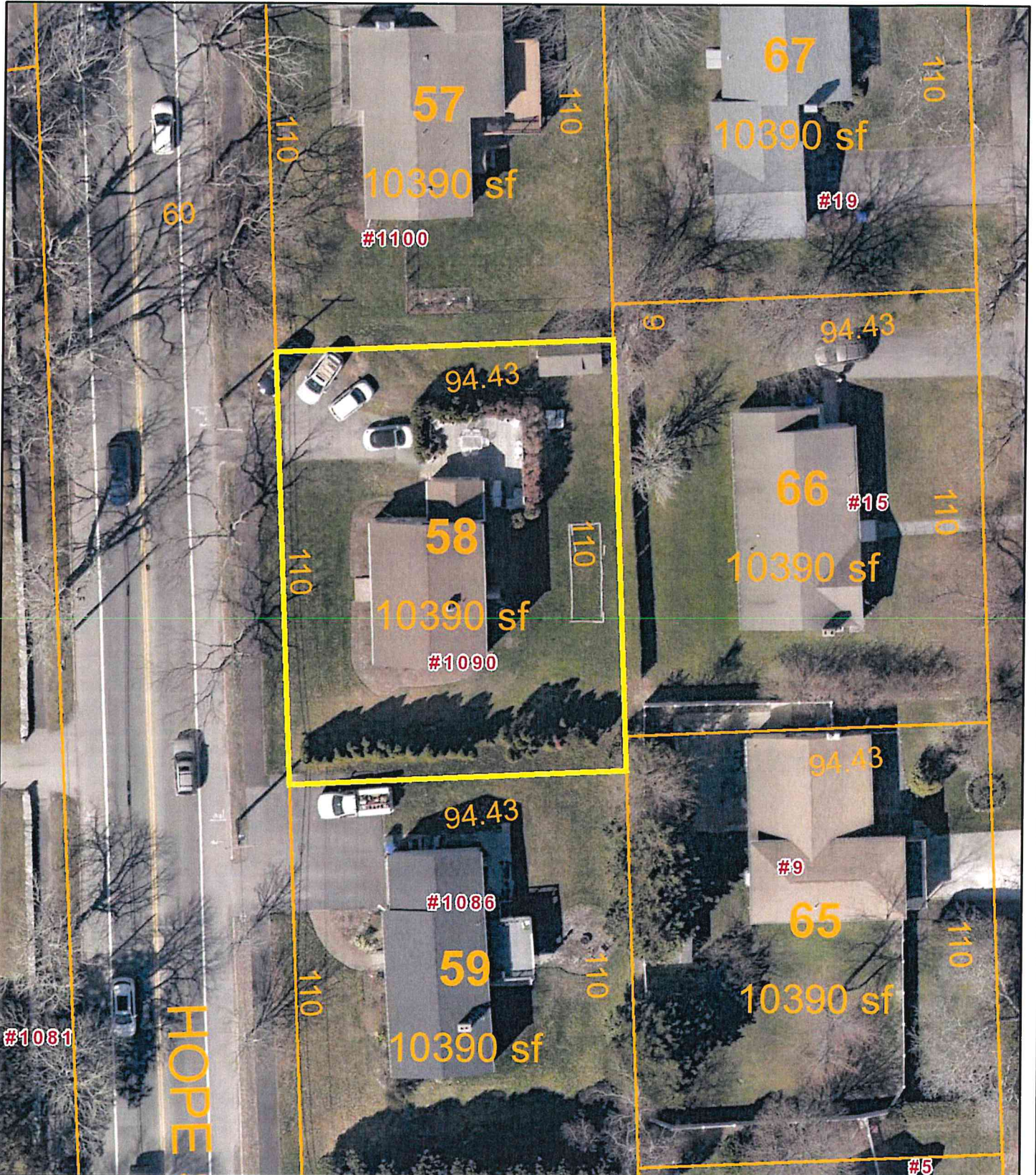
Bristol, RI



December 19, 2023

1 inch = 35 Feet

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

**STAFF REPORT FOR:**

FILE NO. **2024-03**

APPLICANT: Jonathan and Miranda Trahan  
LOCATION: 454 Poppasquash Road  
PLAT: 174 LOT: 74 ZONE: R-80


**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**  
Construct a new single-family dwelling with less than the required left 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 applicants are requesting a dimensional variance to construct a new single-family dwelling and attached garages on this undeveloped waterfront property located on the westerly side of Poppasquash Road. This property was created via an approved and recorded subdivision plan in 2017, and the lot conforms to the minimum dimensional requirements for a lot in the R-80 zoning district. Although this parcel contains approximately 2.8 acres of land area, it is rather narrow, having the minimum required 150 feet of lot width. The applicants propose construction of the new dwelling and garages, along with an associated driveway, swimming pool, hardscape, and landscaping. A portion of the proposed dwelling and enclosed screen porch would extend into the left side yard to within approximately 12 feet of the southerly property line. The abutting property to the south consists of a 40 foot wide undeveloped strip of land that is identified as a private right of way. The zoning ordinance requires a minimum 25 foot side yard setback in the R-80 zoning district.

 12/19/2023  
Edward M. Tanner, Zoning Officer





# 454 Poppasquash Road

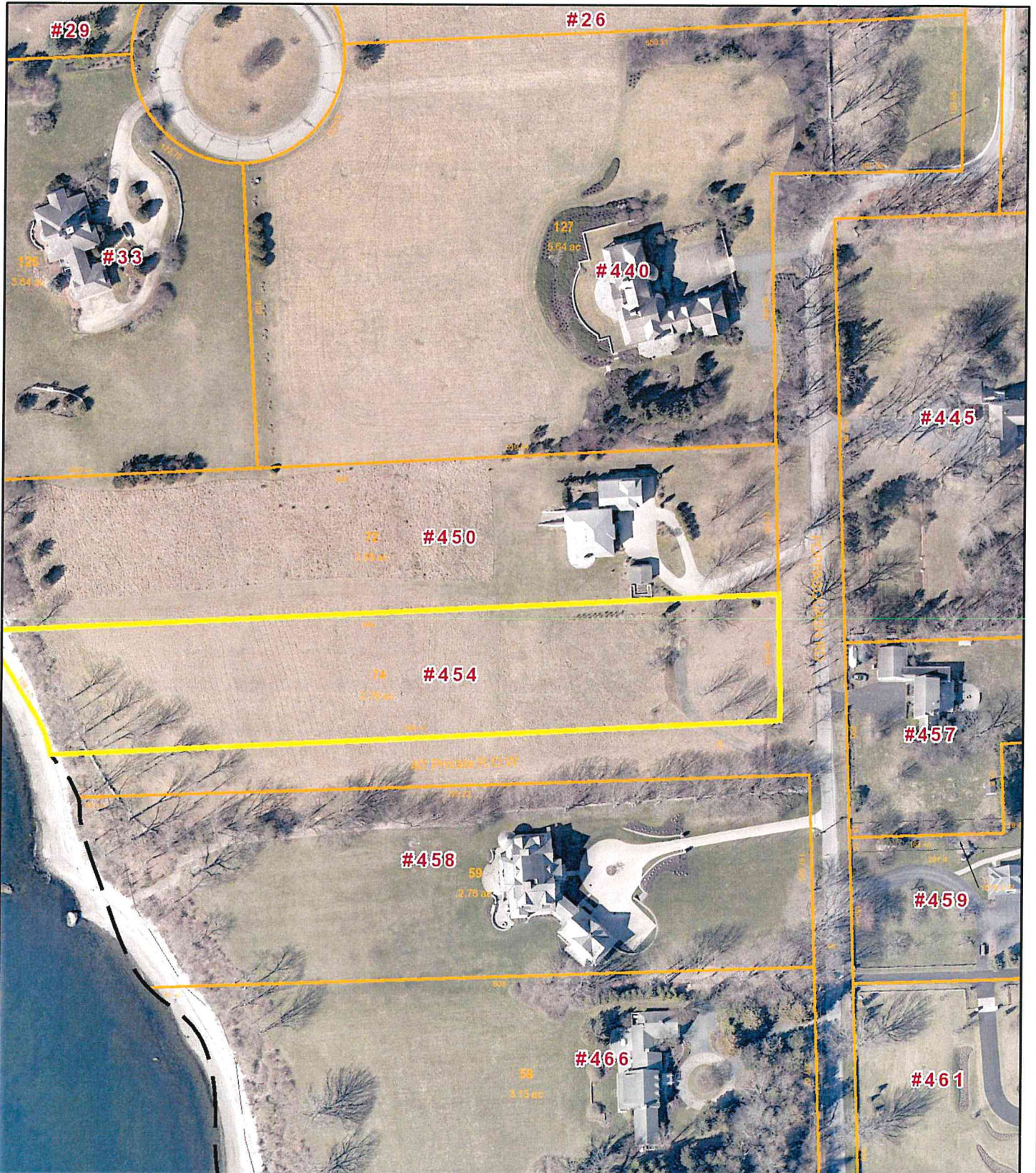
Bristol, RI



December 19, 2023

1 inch = 140 Feet

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