



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

STAFF REPORT FOR:

FILE NO. **2025-41**

APPLICANT: Joseph M. Pardini

LOCATION: 3 Slocum Street

PLAT: 121

LOTS: 161 & 182

ZONE: Residential R-10

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Construct a 32ft. x 44ft. three-story single-family dwelling with a height greater than 25 feet above grade within the flood zone.

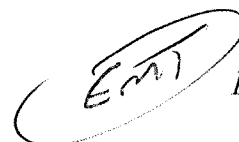
COMPREHENSIVE PLAN REVIEW:

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 held a meeting on November 20, 2025 to review this application. The TRC voted to recommend approval of the requested special use permit pending specific house design revisions (see attached memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to construct a new single-family dwelling on an undeveloped waterfront lot located on the easterly side of Slocum Street. The property consists of two assessor's lots which are considered to be merged per Section 28-221 of the zoning ordinance. According to the survey plan submitted with this application, the combined parcel contains approximately 15,207 square feet of lot area. Recall that the applicant was before the Board in October 2025 (File #2025-29) requesting a dimensional variance to locate the structure within the southerly right side yard setback. The current house location plan depicts the proposed structure to be in compliance with all applicable zoning setbacks (30 feet front and rear; 15 feet sides) for the R-10 zoning district.

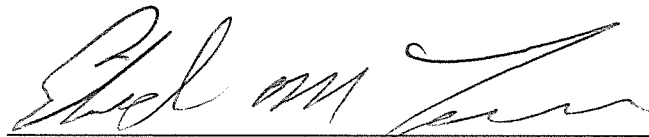
This property is located within a mapped AE flood zone as determined by FEMA. As such, the new proposed dwelling must be designed to meet current flood zone requirements. The proposed structure will have parking and storage on the lower level with living space on the upper two levels to conform to building requirements for coastal flood zones. The proposed dwelling would have an overall height of approximately 32 feet above existing grade. The zoning ordinance permits principal structures to a maximum height of 35 feet above grade in the R-10 zone. As this property is located within the AE flood zone, building height is calculated from the elevation of the base flood elevation plus an allowance of up to 5 feet for freeboard (see definition of "building height"

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in Section 28-1 of the zoning ordinance). Thus, the proposed structure could be constructed several feet higher than proposed and it would still be in compliance with zoning ordinance building height limits.

Although no dimensional variance for building height is required for the proposed structure, the building height does require a special use permit per Section 28-111 dimensional regulations of the Zoning Ordinance. This ordinance requires a special use permit for any principal structure located within a flood zone with a height over 25 feet above grade. There are several specific standards for structures greater than 25 feet above grade in a residential zone and in the flood zone found in Section 28-150(eee) of the Zoning Ordinance. These specific standards include compliance with building code flood zone requirements; roof pitch requirements; front setback requirements; specific design criteria for gross floor area; and requirements for articulation of exterior walls. It appears that the proposed structure would comply with these standards with the exception of standard (2) requiring roof pitch, and standard (4)a. which requires that the footprint of the second floor of living space within the structure not exceed 2/3 of the footprint of the first floor of living space. In addition to the standards found in Section 28-150(eee), the general standards for relief found in Section 28-409(c)(2) would also apply to this special use permit application.

As noted previously, the TRC held a meeting on November 20, 2025 to review this application. At that meeting it was noted that the ordinance requires a roof pitch of at least 4/12. In addition, the TRC noted that the upper floor foot print should not exceed 2/3 of the lower floor footprint. Deviations from these standards would require a dimensional variance(s). At the TRC meeting, the applicant noted that they would review the proposed design and work to meet the required special use permit standards; and revised plans will be submitted prior to the zoning board meeting.

 11/24/2025
Edward M. Tanner, Zoning Officer