

## Amended application for special use permit

Property Address: Plat 121, Lots 161 & 182, 3 Slocum Street, Bristol, RI

The proposed new structure is a modern three-bedroom elevated residential dwelling with two levels of exterior decks/balconies in compliance with flood zone elevated construction.

The area beneath the elevated first habitable floor is designed as a non-habitable enclosure and incorporates flood-resistant materials and compliant flood vents to allow for the automatic entry and exit of floodwaters, meeting NFIP standards. All mechanical, electrical, and plumbing components and systems will be installed above the BFE on the ground level.

The existing shed and wood patio are to be removed.

The relief requested is to allow construction of a single-family dwelling in a flood zone and any related special use permit necessary for this property in a R-10 zone with a maximum building height of 35.9 feet.

### A. Description of Property

The subject property is a vacant residential lot of record located within the R-10 zone, having a lot area of approximately 16,960 square feet and a frontage of 80 feet. Lots 161 and 162 were acquired by the applicant in April of 2022.

### B. Proposed Project

The applicant proposes to construct a single-family home consisting of two living stories plus architectural roof features. Due to the lot's narrow width and the need to maintain adequate interior ceiling height and flood-compliant elevations (if applicable), the proposed building height measures 35 feet, 9 feet above the 25 - 30-foot limit applicable to this district.

### C. Justification for Relief

#### 1. Hardship Due to Property Characteristics

The hardship arises from the narrow width and confining shape of the lot, which limit reasonable design alternatives. Compliance with the 25 - 30-foot restriction would require unreasonably low ceiling heights, impairing functionality and value. This hardship is not the result of any prior action by the applicant.

#### 2. Consistency with Comprehensive Plan and Neighborhood Character

The proposed dwelling will be compatible in scale and appearance. The design preserves existing view corridors and minimizes shadowing.

#### 3. Minimal Relief and Public Interest

The requested 7-foot increase represents the minimum necessary variance to allow a structurally sound and proportionate design. Granting the special use variance will not alter the general character of the area, impair property values, or contravene the intent of the Bristol Zoning Ordinance.

#### Compliance with the 'More than a Mere Inconvenience' Standard

Without the height variance, the applicant cannot reasonably construct a single-family residence consistent with modern building codes and neighborhood design standards.

TOWN OF BRISTOL  
COMMUNITY DEV.

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Denial would result in more than a mere inconvenience.

#### D. Special Use Permit Criteria

If the Board determines that construction on a substandard lot constitutes a special use, the applicant further demonstrates that:

- The project will not exceed the maximum number of floors or lot coverage limitations established by the zoning district.
- Building height is calculated from the average grade per ordinance and excludes unoccupied decorative features.
- The structure is designed to maintain the visual rhythm and scale typical of Bristol's waterfront and residential architecture, minimizing impacts on vistas and sunlight for neighboring properties.
- The site plan provides the minimum required landscape buffer, signage location, and other supplementary standards.
- The proposed design complies with RI CRMC standards for construction within coastal zones, including elevation requirements for flood resilience and preservation of contiguous natural features.
- The project does not encroach within required coastal buffers or setback areas as measured from the highest annual tide or designated shoreline feature. The height increase enables flood resilience and architectural compatibility without adverse impact to neighboring properties or the public view.
- The design proposes landscaping and architectural details to soften the visual scale from public ways and the shoreline.
- Any lighting, signage, or accessory features comply with local and CRMC requirements.

#### E. Relief Requested

That the Bristol Zoning Board of Review grant a dimensional variance to allow a maximum building height of 35.9 feet where 25 - 30 feet is permitted, and any associated special use permit necessary to authorize construction of a single-family dwelling on the described lot of record.

#### F. Supporting Materials

- Certified plot plan with building elevations.
- Architectural drawings showing side and front elevations with height dimensions.
- Copy of deed confirming lot status as of record prior to zoning enactment.

Rebecca Poole Design

20 Bosworth Street  
Barrington, RI 02806  
401-373-3418



November 26, 2025

Town of Bristol, RI  
Technical Review Committee (TWC)

RE: New Home Design for Joseph Pardini at Slocum Street

Dear TWC,

Thank you for your time and information at our meeting last week regarding the new home design for Joseph Pardini. Per our conversation, the two items to address that did not meet the required criteria are as follows:

- 1- The roof pitch is required to be 4:12 minimum (per Special Use Standards- Item #2
- 2- The second floor square footage is required to be 2/3 of the first floor square footage (per Special Use Standards- Item #4a)

Please see the attached PDF with the Revised Design Concept to meet those requirements. We believe that you will find the new design to be more aesthetically pleasing to meet your requirements.

- 1- Please see that the roofs are all now 4:12 pitch
- 2- The net square footage for the second floor is now less than 2/3 of the first floor.  
See calculations below.

Conditioned Living Area (Net Square Footage):

0 floor: 106 sf

1<sup>st</sup> floor: 1420 SF

2<sup>nd</sup> floor: 929 SF

*\*\*2/3 of 1420 SF is 946.67 SF - Meets or exceeds the minimum requirement*

As mentioned, I believe you'll find your requirements met. Thank you for your attention to this matter.

Sincerely, Rebecca Poole



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## PARDINI RESIDENCE

JOSEPH PARDINI

SCOPE OF WORK:  
NEW CONSTRUCTION

APPLICABLE CODE:  
STATE OF RI BUILDING CODE -2021  
W/ AMMENDMENTS TO THE IRC 2021

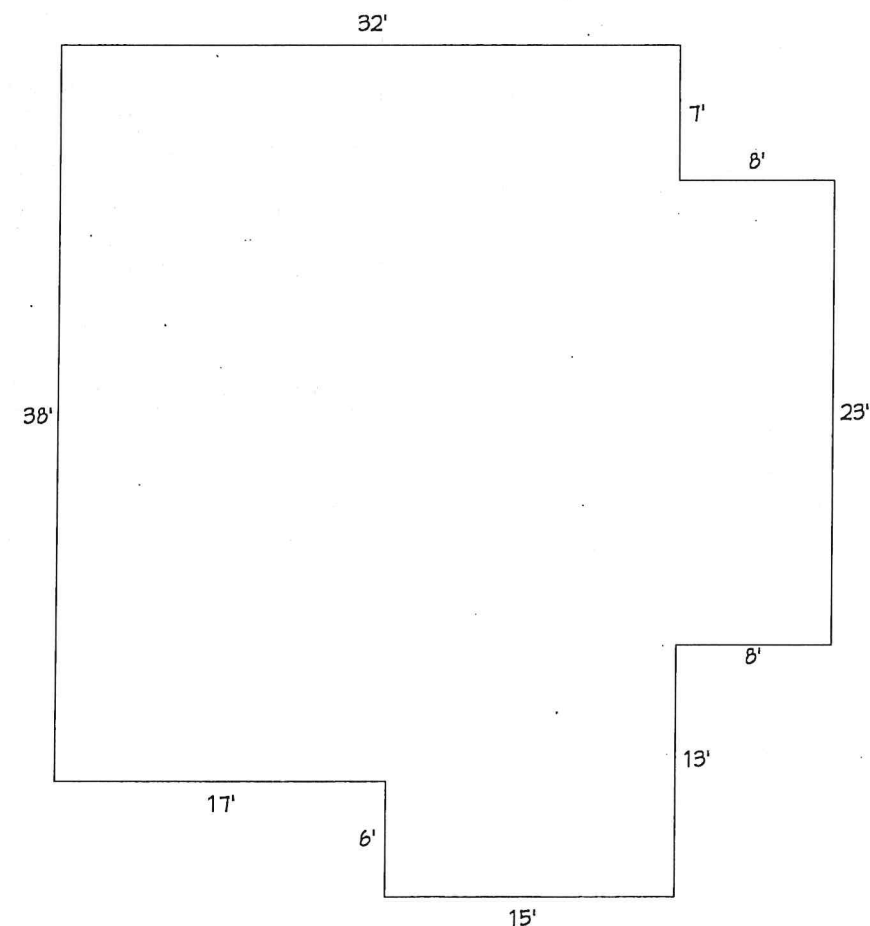
PROPERTY INFORMATION:  
PLAT 121, LOTS 161 & 162  
SLOCUM STREET  
BRISTOL, RI

\*SITE PLAN BY OTHER

GENERAL NOTES:  
\*CALL 'DIG SAFE' AND ANY UTILITIES NECESSARY  
PRIOR TO ANY CONSTRUCTION  
\*ALL DIMENSIONS TO BE VERIFIED IN FIELD  
PRIOR TO CONSTRUCTION  
\*PRE-ENGINEERED BEAM, JOISTS & TRUSS  
SPECIFICATIONS BY OTHER  
\*ALL NAILING SHALL CONFORM TO LOCAL BUILDING CODES  
\*PLUMBING, HVAC, ELECTRICAL & MECHANICAL  
SPECIFICATIONS BY OTHER  
\*KITCHEN CABINET & OTHER CABINETRY  
SPECIFICATIONS BY OTHER  
\*FIXTURE SIZE & SELECTION BY OTHER  
\*ALL INSPECTIONS MUST BE MADE AS REQUIRED.  
\*DESIGNER IS NOT RESPONSIBLE FOR MODIFICATIONS  
MADE IN THE FIELD NOR FOR INFORMATION NOT PROVIDED.  
\*ALL MODIFICATIONS AND CONSTRUCTION SHALL  
CONFORM TO LOCAL BUILDING CODES  
\*DESIGNER IS NOT RESPONSIBLE FOR MATERIAL SPECIFICATIONS.  
\*DRAWINGS ARE FOR EXPRESSING DESIGN INTENT AND  
ARE SUBJECT TO APPROVAL BY THE BUILDING OFFICIAL.  
\*DESIGNER HAS NO CONTRACT WITH OWNER TO SUPERVISE  
OR OBSERVE THE CONSTRUCTION OF THIS PROJECT. IT IS  
THE OWNER'S RESPONSIBILITY TO INSURE FULL  
COMPLIANCE AND NOT OF THE DESIGNER.

\*All federal, state, and local codes, ordinances, regulations etc. shall take  
precedence over anything shown, described, or implied where some are at  
variance.

ABBREVIATIONS  
SBO: SPEC BY OTHER  
AFF: ABOVE FINISHED FLOOR



### BUILDING FOOTPRINT (REVISED)

3/16"=1'-0"

\*ALL DIMENSIONS TO BE VERIFIED IN  
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

REVISED DESIGN CONCEPT  
(CONSTRUCTION DRAWINGS TO FOLLOW)



Rebecca Poole  
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REBECCA POOLE  
NCIDQ 36250

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JOB INFORMATION:

JOSEPH PARDINI  
SLOCUM ST  
BRISTOL, RI

DATE:

11/26/2025

SHEET NAME:

SCALE:

AS NOTED

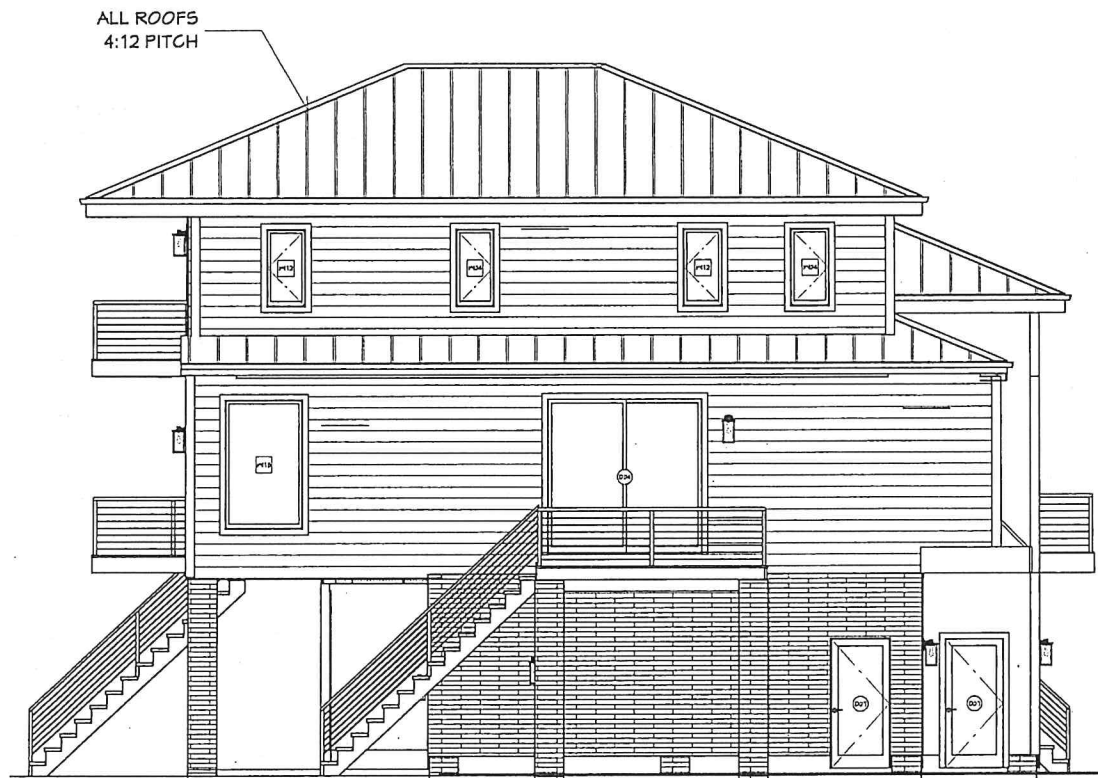
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**E1: ELEVATION**

3/16"=1'-0"



**E2: ELEVATION**

3/16"=1'-0"



**E3: ELEVATION**

3/16"=1'-0"



**E4: ELEVATION**

3/16"=1'-0"

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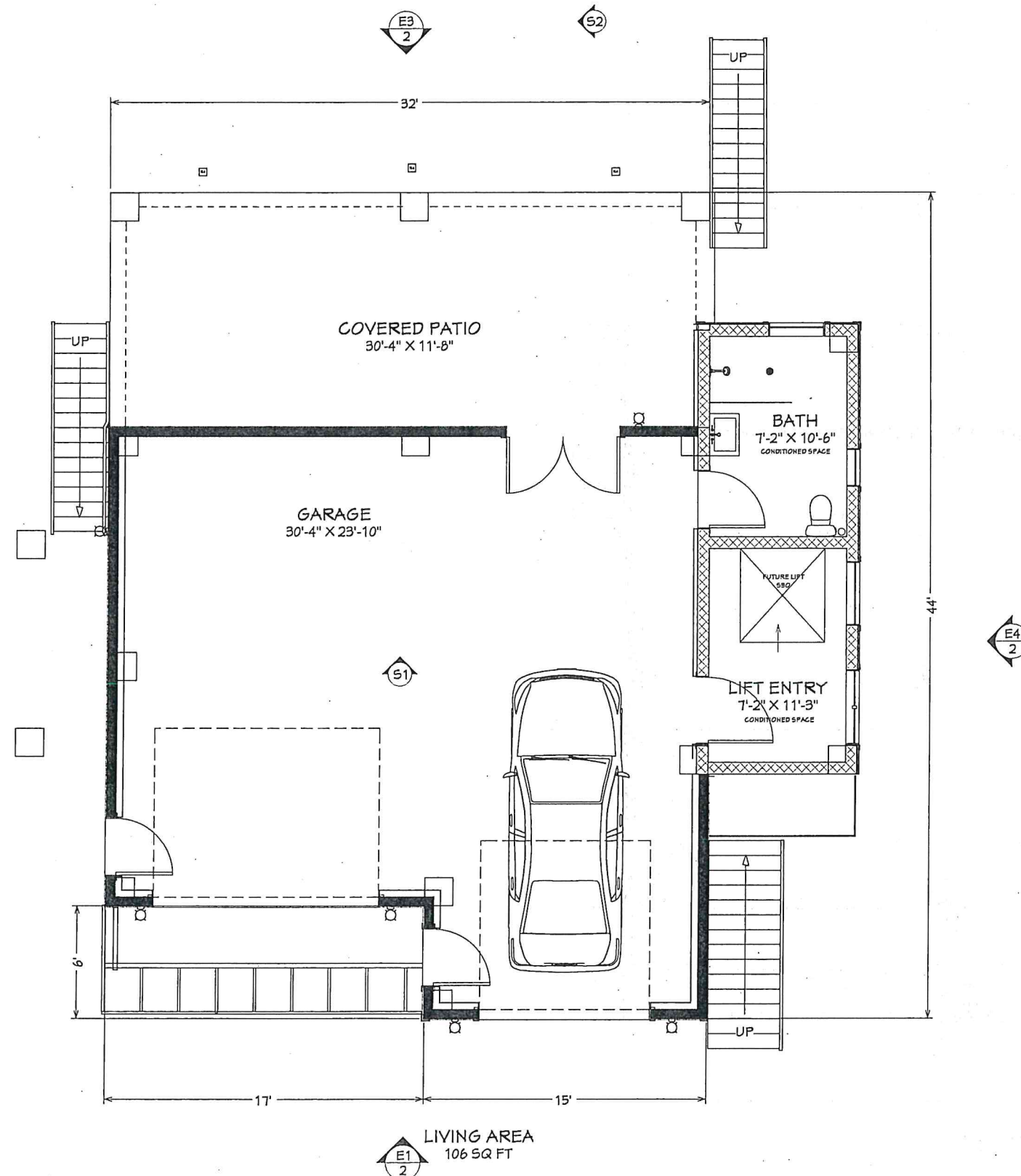
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**2 / 6**





**GARAGE FLOOR PLAN**  
1/4"=1'-0"

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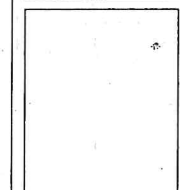
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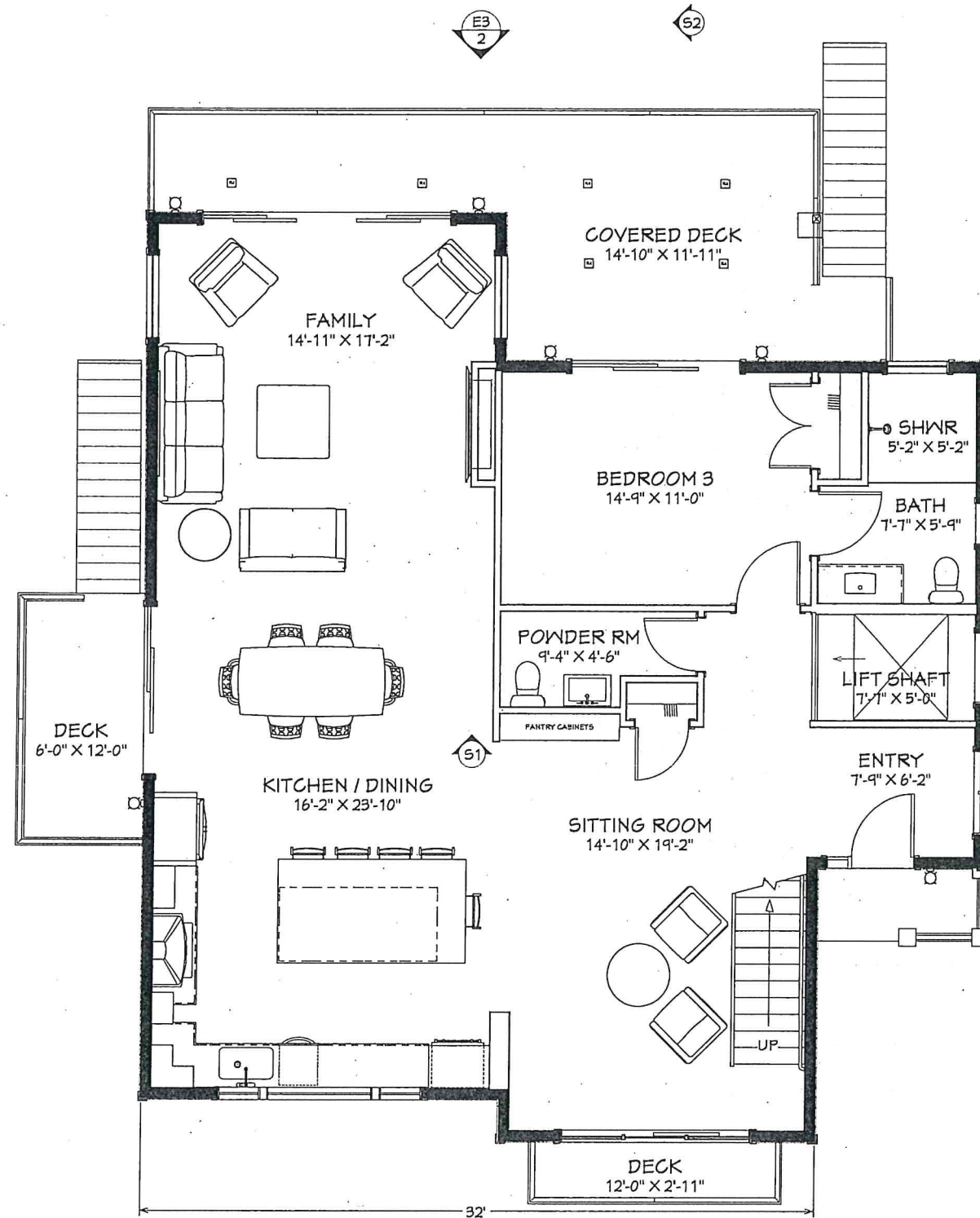
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SCALE:  
AS NOTED

SHEET NUMBER:

**3 / 6**



**FIRST FLOOR PLAN**  
 1/4"=1'-0"

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 FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

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 (CONSTRUCTION DRAWINGS TO FOLLOW)



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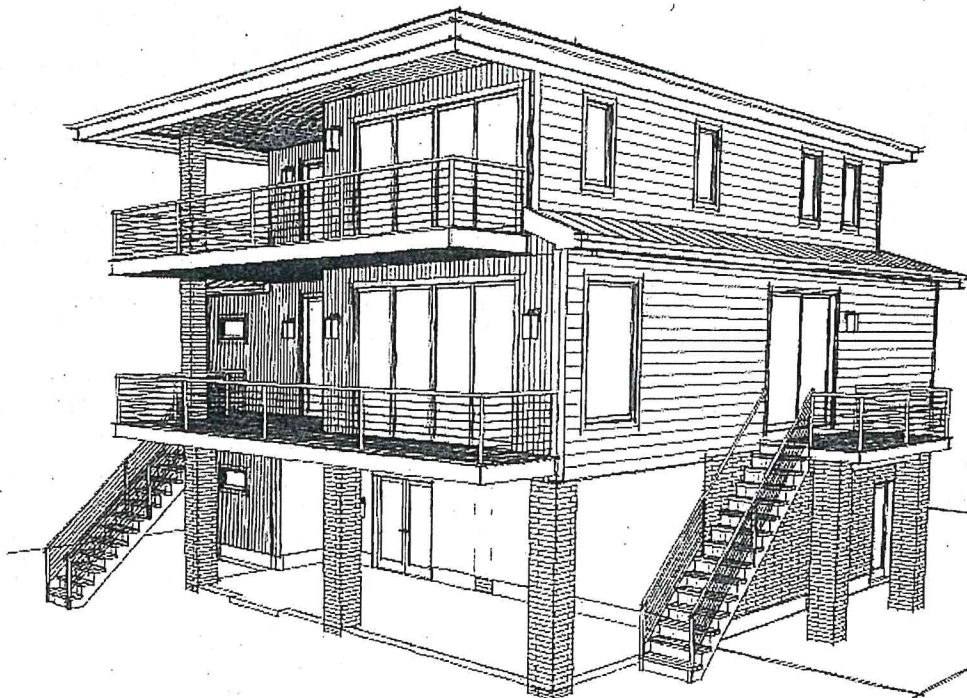
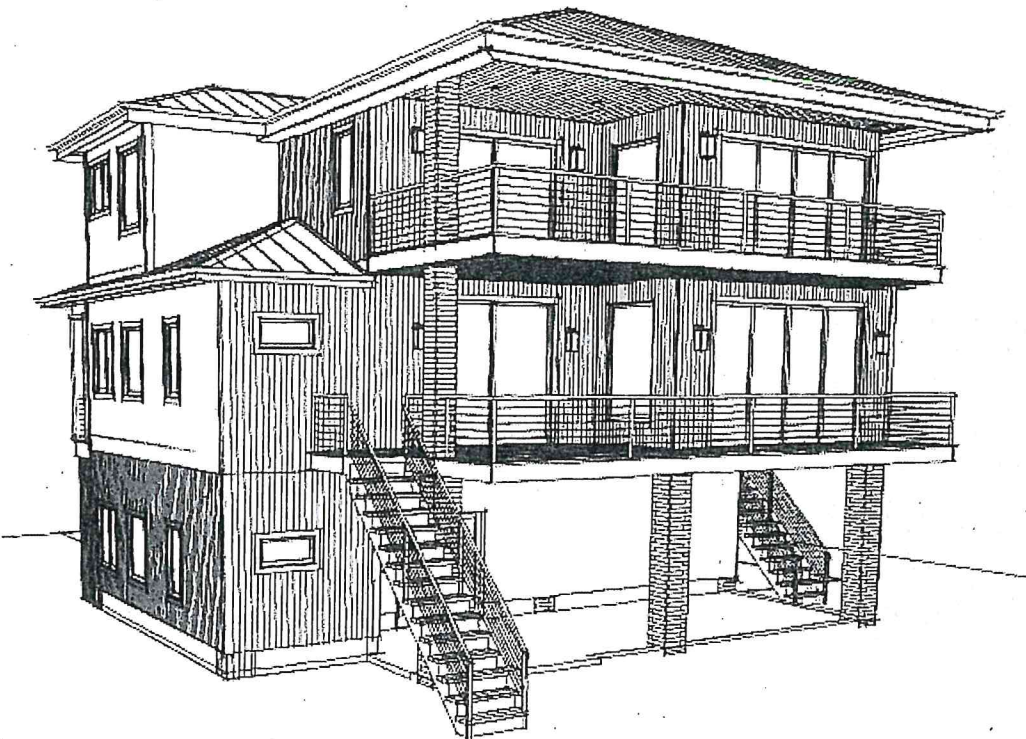
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 AS NOTED

SHEET NUMBER:

**416**







\*ALL DIMENSIONS TO BE VERIFIED IN  
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

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BRISTOL, RI

DATE:

11/26/2025

SHEET NAME:

SCALE:

AS NOTED

SHEET NUMBER:

616