

Catherine and Gustavus Esselen

January 28, 2023

Zoning Board of Review
Attn: Mr. Edward M. Tanner
10 Court Street
Bristol, RI 02809

Re: Review of 14 Union Street, Lot 52 = File #2023-08

Dear Mr. Tanner and fellow committee members,

My husband and I are in receipt of the notice of the Public Hearing to review the request by Louis and Joan Cabral for dimensional variances on the above-mentioned property. We have no issue with the porch request. However, we do have concerns with their plans to demolish the existing garage and construct a larger two story, three car garage.

While the existing garage has three-bays, it sits very close or on the property line between our property at 23 Summer Street, and our neighbor's, the Berg's at 19 Summer Street. This existing garage was likely built long before there were historic and zoning requirements. There is approximately 12" from the back side of our fence to the stone building material of this garage.

We appreciate that many cars are larger today than they were a hundred years ago, and we don't object to some modifications being granted to allow for larger cars, but we feel that the additional second story on the proposed 3 bay 24Ft x 36ft is not in keeping with the historic district's character, or the town's dimensional regulations for the lot size, placement vis a vie the boundaries of the property. We assume because the existing garage is a 3 bay, that they might have "grandfathered" rights to keep 3 bays. We can accept that, but adding another story, concerns us that the property begins to look overbuilt, more in keeping with a neighborhood of newer homes. Another concern is where rain run-offs would fall from a two-story roof when the structure sits so close to abetting properties.

Most homes in the "circled" 200' radius don't have garages, if they do, they are older, smaller scale one or two bay garages, or an old barn. There are a few exceptions. Part of the historic nature of the Bristol Historic District is that homeowners acknowledge the guidelines to protect the historic character.

We will attend the hearing to learn how this proposal will be determined.

Thank you,

Catherine and Gustavus (Jack) Esselen

23 Summer Street, Bristol, RI 02809