



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-06

APPLICANT: Michael and Alexis Santoni
LOCATION: 9 Sunset Road
PLAT: 74 LOT: 5 ZONE: R-20

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 22ft. x 32.5ft. two-story accessory garage structure at an overall size and height greater than permitted for accessory structures in the R-20 zoning district.

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 22' x 32.5' freestanding accessory garage structure at this property located on the westerly side of Sunset Road. The proposed garage structure would be located in the southeasterly portion of the property and would comply with all applicable property line setbacks. The structure would, however, be larger in size and height than what the zoning ordinance permits for accessory structures in the R-20 zoning district. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-20 zone. The proposed garage structure would extend approximately 8.5 feet beyond the maximum size permitted in order to accommodate an entrance and stairway to the proposed second floor. The second floor of the structure would reportedly be utilized for office space. The height of the proposed structure would be 23 feet above grade. The zoning ordinance permits accessory structures to a maximum height of 20 feet in the R-20 zone.

 2/3/2023
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-07

APPLICANT: Kyle Mello
LOCATION: 7 Mount Pleasant Avenue
PLAT: 121 LOTS: 43, 44 & 45 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 13ft. x 15ft. 8in. single-story mudroom addition and a 28ft. x 30ft. two-story living area addition with an attached 6ft. x 28ft. front deck to an existing single-family dwelling with less than the required front yard.

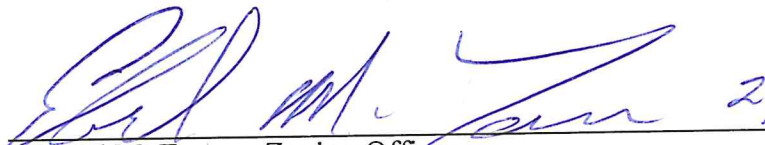
COMPREHENSIVE PLAN REVIEW:

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 applicant is requesting dimensional variances to construct an addition to the existing single-family dwelling at this property located on the westerly side of Mount Pleasant Avenue. This parcel consists of three assessor's lot (merged by zoning ordinance) containing nearly 11,000 square feet of land area. An existing one and one-half story single-family dwelling is located at the southern end of the property partially within the front yard setback from Mount Pleasant Avenue. The proposed building addition would consist of a 13' x 15'8" single-story mudroom off the northerly side of the dwelling along with a 28' x 30' two-story living area addition with a two car garage beneath. The applicant also proposes a 6' x 28' front deck off the first floor of the proposed addition along with a smaller 4' x 8' front deck off the second floor. As proposed, the two-story addition would extend to within approximately 25 feet of the front property line, and the first floor deck would then extend to within approximately 19 feet of the front property line. The zoning ordinance requires a 30 foot front yard setback in the R-10 zoning district.

As depicted on the site plan submitted with this application, the proposed two-story addition would extend to a height of 34ft. 4in. This building height will be reviewed at the time of a building permit when a more detailed grading plan will be required. The zoning ordinance permits principal structures to a maximum height of 35 feet above existing grade.


Edward M. Tanner, Zoning Officer 2/3/2023



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-08

APPLICANT: Louis and Joan Cabral
LOCATION: 14 Union Street
PLAT: 15 LOT: 52 ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure with less than the required rear yard and at a size and height greater than permitted for accessory structures in the R-6 zoning district.

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 front porch addition to the existing single-family dwelling, and to construct a new accessory garage structure at this property located on the southerly side of Union Street. The proposed front porch addition would measure approximately 6ft. 8in. wide and approximately 29 feet long across the front and a portion of the left side of the existing dwelling. This porch would have a roof covering and would replace an existing stone and masonry step that leads from the sidewalk to the front door of the dwelling. The proposed front porch would extend to within approximately 3ft. 3in. of the front property line located just behind the existing Union Street sidewalk. The zoning ordinance requires a minimum front yard setback of 20 feet or the average of the block (whichever is less) in the R-6 zoning district. In addition, the zoning ordinance permits front porches to extend up to 1/3 into a front yard setback (see Section 28-142(h)). I have calculated that the average setback of this block on the south side of Union Street is approximately 13 feet. Thus, the minimum front setback for a porch on this property is approximately 9 feet.

The applicant also proposes the demolition of an existing 20' x 30' accessory garage structure and the construction of a new 24' x 36' three car accessory garage in its place. The proposed garage would be located at the southern rear portion of the property in line with the existing driveway. The structure would be larger in size and height than what the zoning ordinance permits for accessory structures in the R-6 zoning district. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-6 zone. The second floor of the structure would reportedly be utilized for an open "bonus room" with no specific use proposed. The height of the proposed structure would be 22 ft. 9³/₄in. above grade. The zoning ordinance permits accessory structures to a maximum height of 20 feet in the R-6 zone. In addition, the proposed garage would be located approximately 1.3 feet from the rear property line. The zoning ordinance requires a minimum 6 foot rear yard setback for accessory structures in a residential zoning district.

This property is also located within the Bristol Historic District Overlay Zone. As such, any exterior alterations to the property are subject to review and approval of the Bristol Historic District Commission (HDC). The applicant has submitted copies of minutes from the August 4, 2022 HDC meeting in which the board "generally gave positive feedback" to the conceptual design of both the front porch and garage additions. However, the HDC has not given final approval of the proposed project. Any approvals should be conditional and subject to final approval of the HDC.

 2/3/2023
Edward M. Tanner, Zoning Officer