



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-34

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, September 18, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Michelle R. and Jeffrey J. Cote
PROPERTY OWNER: Cote Family 2020 Irrevocable Trust
LOCATION: 192 Poppasquash Road
PLAT: 176 LOT: 98
ZONE: Residential R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO: construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 14, 2023.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-34**

APPLICANT: Michelle R. and Jeffrey J. Cote
LOCATION: 192 Poppasquash Road
PLAT: 176 LOT: 98 ZONE: R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

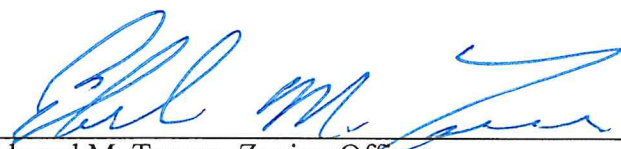
Construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district.

COMPREHENSIVE PLAN REVIEW:

As this application is for dimensional variances, 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 36' x 42' accessory structure on this property located on the westerly side of Poppasquash Road. This property contains nearly four acres of land area located at the southerly end of the private right of way known as Clam Shell Road (see attached GIS aerial photograph map). The property is currently improved with a single-family dwelling and a detached accessory garage structure. The applicant proposes construction of a second accessory structure to be located east of the dwelling near the southerly property line. The proposed barn / garage structure would include three vehicle stalls as well as workshop space and second floor storage space. The proposed structure would have a maximum height of 25 feet. The zoning ordinance permits accessory structures in the R-40 zone to a maximum size of 26' x 28' and a maximum height of 20 feet.

 9/14/2023
Edward M. Tanner, Zoning Officer



192 Poppasquash Road

Bristol, RI



September 14, 2023

1 inch = 281 Feet

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Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

APPLICATION

File No:
2023-34
Accepted by ZEC:

2023 AUG 18 PM 5:52

TOWN OF BRISTOL
COMMUNITY DEV.

ENT 8/21/23

APPLICANT	Name: <u>Michelle + Jeffrey Cote</u>
	Address: <u>192 Poppasquash Rd</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: <u>02809</u>
	Telephone #: _____ Home: _____ Work/Cell: <u>617-794-683</u>
PROPERTY OWNER	Name: <u>Cote, Joshua + Brown, Peter, & Trustees TC</u>
	Address: <u>1 W Exchange St #2904</u>
	City: <u>Providence</u> State: <u>RI</u> ZIP: <u>02903</u>
	Telephone #: _____ Home: _____ Work/Cell: <u>781-738-6374</u>

mcotemilton@gmail.com

- Location of subject property: 192 Poppasquash Rd (Clamshell)
Assessor's Plat(s) #: 176 Lot(s) #: 0098-000
- Zoning district in which property is located: R-40
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): Size + Height accessory structure.
Special Use Permit Section(s): _____
Use Variance Section(s): _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 6 yrs
- Present use of property: Single Family
- Is there a building on the property at present?: Residential house
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____
- Proposed use of property: Proposed storage / workshop BARN

11. Give extent of proposed alterations: construct 36x42 BARN
pre-engineered on a SLAB.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
1512 sq. feet
25 height

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>35</u>	Proposed Setback: <u>238</u>
Left side lot line:	Required Setback: <u>6</u>	Proposed Setback: <u>6</u>
Right side lot line:	Required Setback: <u>6</u>	Proposed Setback: <u>95</u>
Rear lot line:	Required Setback: <u>35</u>	Proposed Setback: <u>676.6</u>
Building height:	Required: <u>20</u>	Proposed: <u>25</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: 26x28 Proposed: 36x42

13. Number of families before/after proposed alterations: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? NO
If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: private Sewer: private

17. Is the property located in the Bristol Historic District or is it an individually listed property?: no

18. Is the property located in a flood zone? no If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: Michelle Cote Date: 8/17/23

Print Name: Michelle Cote

Property Owner's Signature: Joshua Cote
DocuSigned by: 3F9B0BE93A734F3...

Date: August 17, 2023

Print Name: Joshua Cote

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Telephone #: _____

Address: _____

August 17, 2023

To whom it may concern:

I give Michelle and Jeffrey Cote the full authority to submit applications, plans and to construct an accessory building on 192 Poppasquash Rd. Bristol, RI

Thank You

DocuSigned by:

Joshua Cote

3F0B6BE03A734F3...

Joshua Cote

Trustee

192 Poppasquash Rd

Bristol, RI

Proposed Custom Design Pre-engineered Timber Framed Barn

192 Poppasquash Rd (Clamshell)

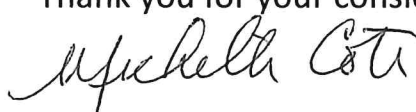
We would like to build a barn on our property to be used for storage of our old mustang car collection and a workshop area. We currently have 3 garages (we use 2 for a home gym), and we have exhausted all our storage space and have housed the car collection in storage space in Rehoboth. As we near retirement we would like to have this space for hobbies and of course the cars on our property.

We have tried to be very thoughtful with the design of this barn so it compliments our property and the neighborhood

We are seeking a size and height variance of this accessory structure to be in line with the surrounding landscape, storage needs and surrounding house size.

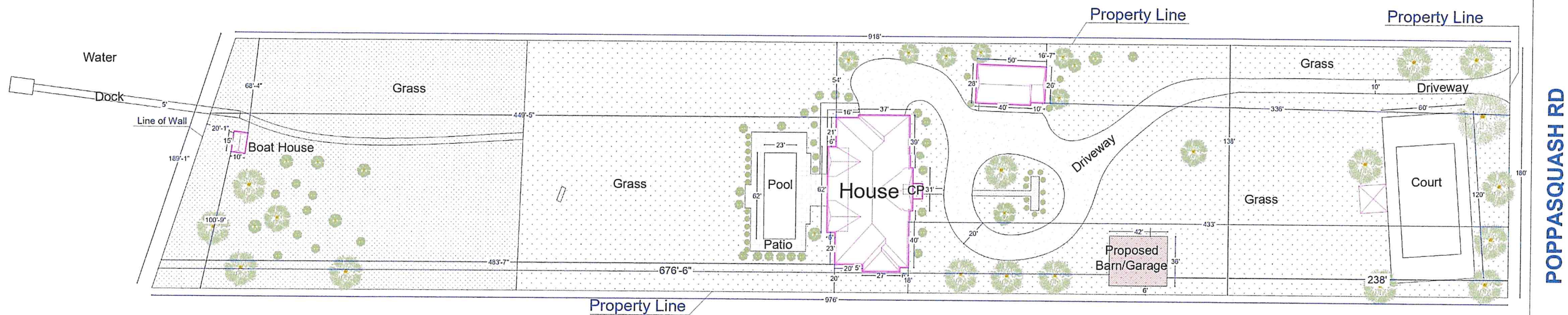
It will meet or exceed all building codes.

Thank you for your consideration

 8/18/23

Michelle and Jeff Cote

COASTAL DESIGNS RI
Building/Design/Preservation
PO Box 573 ~ Bristol, RI 02809
p. 401.396.9936



COTE RESIDENCE - SITE PLAN FOR PROPOSED BARN/GARAGE LOCATION

SCALE: 1" = 70'-0"

PLEASE NOTE: THIS IS NOT A LAND SURVEY. THIS IS A SITE PLAN OF THE GENERAL PROXIMITY FOR THE PROPOSED BUILDING LOCATION. ALL PROPERTY LINES SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

Pin: 176-98	Owner:Cote,Joshua &Brown, Peter R Trustees TC
Land: 3.9 AC	192 Poppasquash Rd Bristol, RI 02809 USA
House:8000 SF	scale: 1"= 70'

P.O Box 573, Bristol RI 02809
P. 401.396.9936

PROPOSED 36' X 42' POST & BEAM BARN/GARAGE



Location: 192 Poppasquash Road

Bristol, RI 02809

Owner: Michelle & Jeffrey Cote

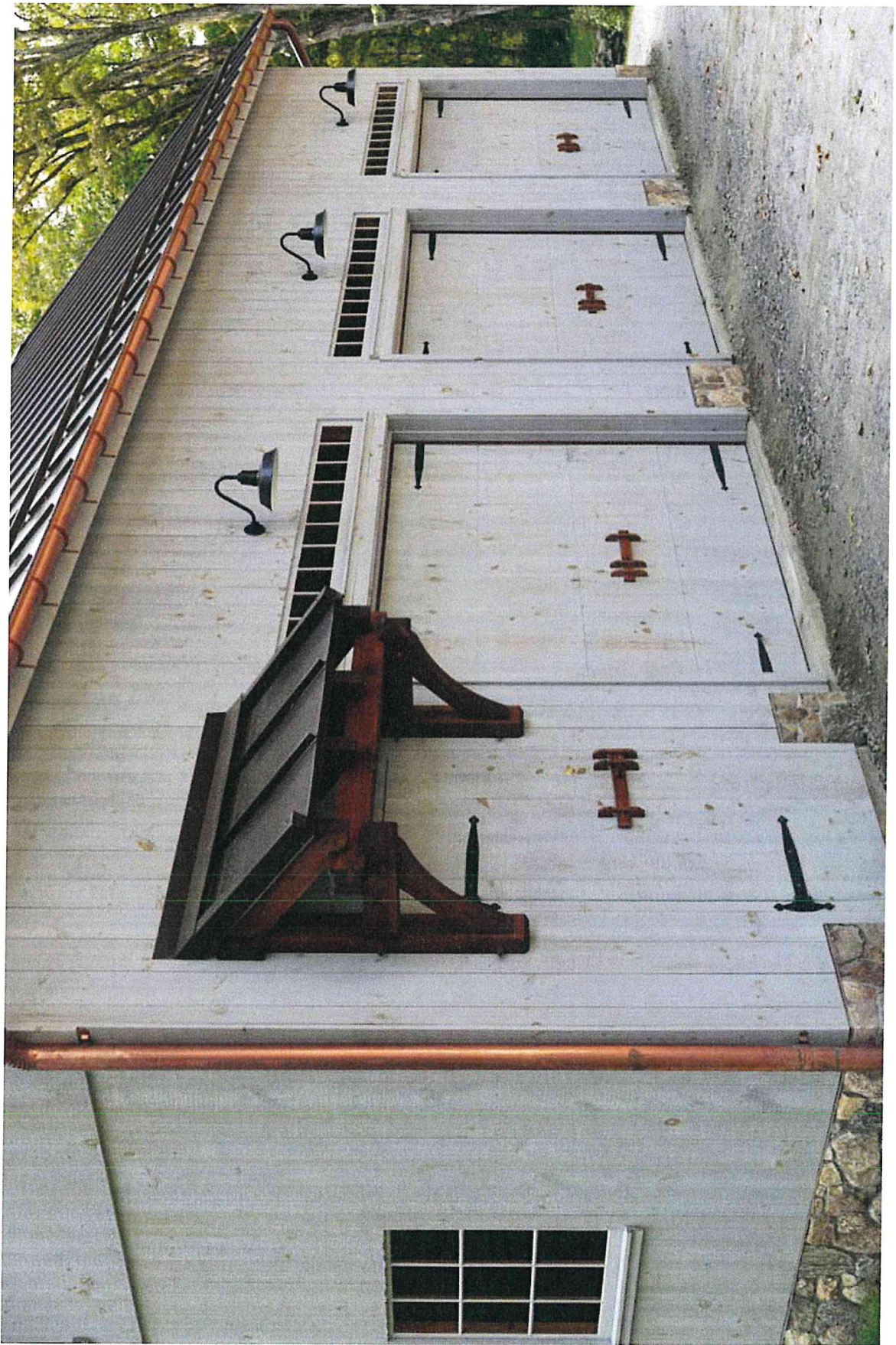














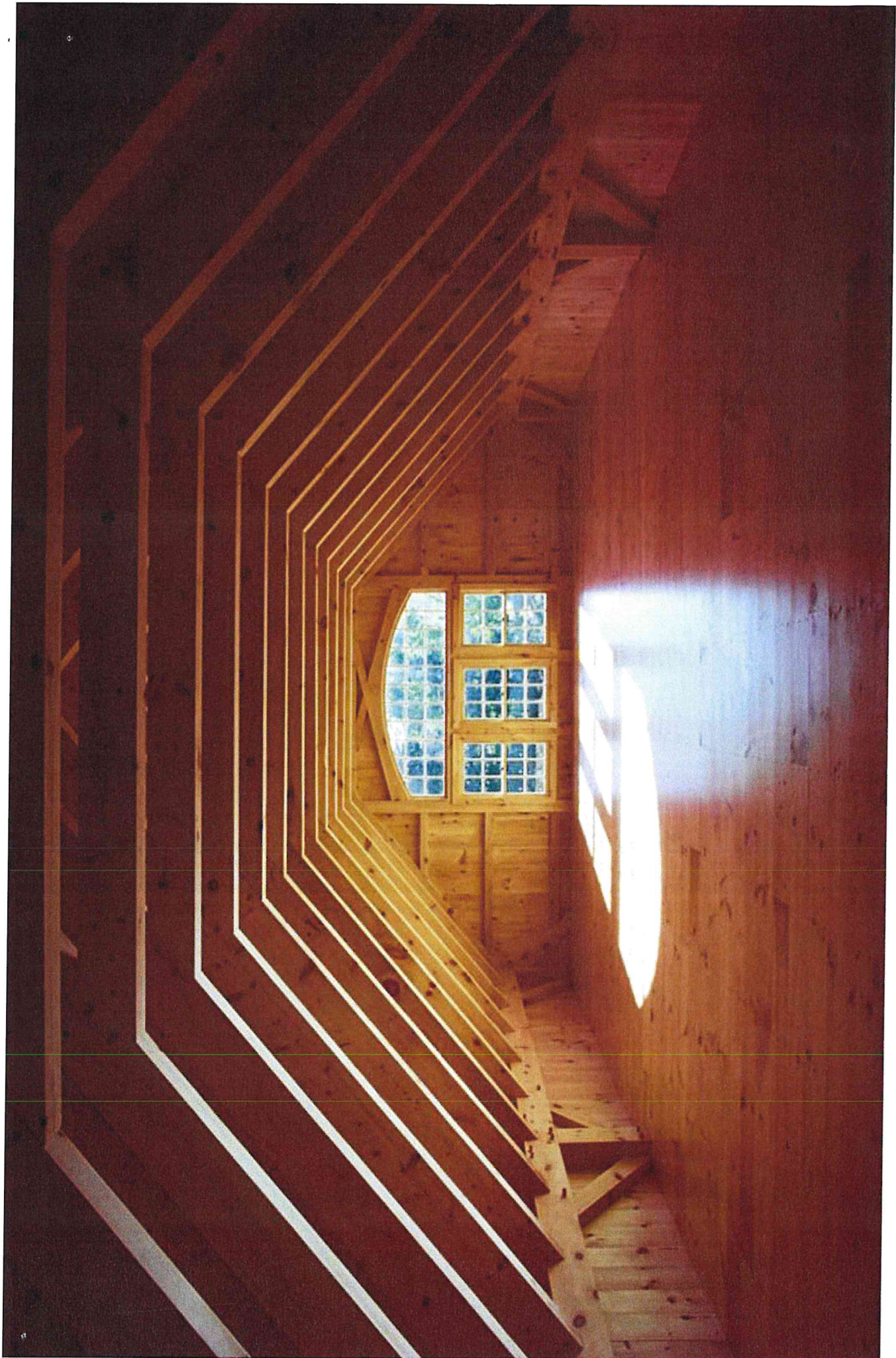














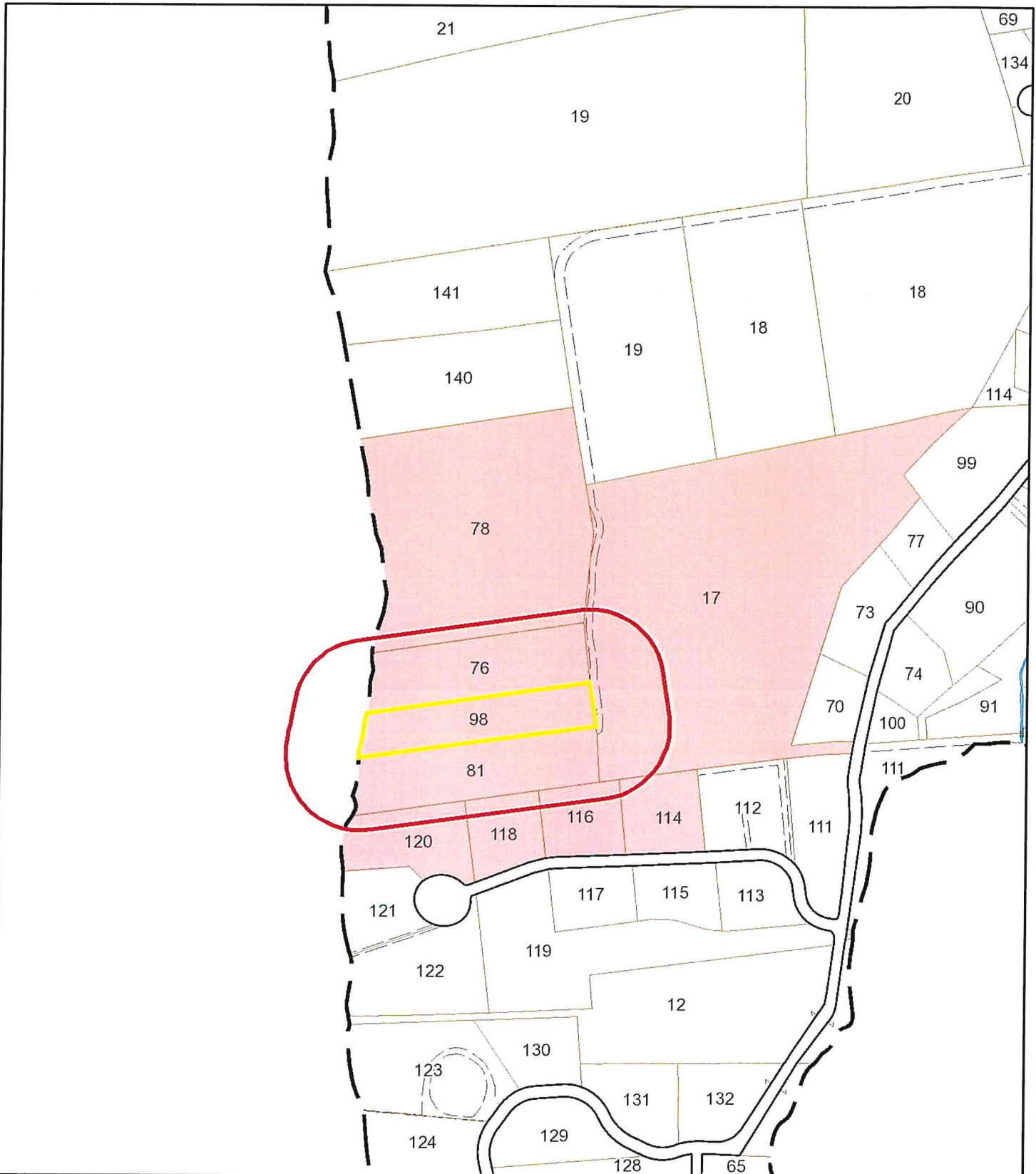


Bristol, RI



1 inch = 562 Feet

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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 176-98
CAMA Number: 176-98
Property Address: 192 POPPASQUASH RD

Mailing Address: COTE, JOSHUA & BROWN, PETER R
TRUSTEES TC
1 WEST EXCHANGE ST UNIT 2904
PROVIDENCE, RI 02903

Abutters:

Parcel Number: 175-114
CAMA Number: 175-114
Property Address: 15 RELIANCE DR

Mailing Address: HASSETT, JOHN JR & ARLENE TRACY
TE
15 RELIANCE DR
BRISTOL, RI 02809

Parcel Number: 175-116
CAMA Number: 175-116
Property Address: 21 RELIANCE DR

Mailing Address: CHUNG, MAUREEN A SALETNIK, JAMES
E TE
21 RELIANCE DR
BRISTOL, RI 02809

Parcel Number: 175-118
CAMA Number: 175-118
Property Address: 25 RELIANCE DR

Mailing Address: BOUCHARD, KENNETH P & BOUCHARD
RIKKI HANSEN
18 BRIGHTMAN AVE
TIVERTON, RI 02878

Parcel Number: 175-120
CAMA Number: 175-120
Property Address: 29 RELIANCE DR

Mailing Address: PACHECO, JOHN M & NATALIE O TR
29 RELIANCE DR
BRISTOL, RI 02809

Parcel Number: 176-17
CAMA Number: 176-17
Property Address: 185 POPPASQUASH RD

Mailing Address: MAGAZINER, IRA C & SUZANNE M
TRUSTEES
PO BOX 319
BRISTOL, RI 02809

Parcel Number: 176-76
CAMA Number: 176-76
Property Address: 190 POPPASQUASH RD

Mailing Address: DEWHIRST, JOSEPH R. ALYDA V. TE
190 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 176-78
CAMA Number: 176-78
Property Address: 184 POPPASQUASH RD

Mailing Address: MAGAZINER, IRA C & SUZANNE M
TRUSTEES
PO BOX 319
BRISTOL, RI 02809

Parcel Number: 176-81
CAMA Number: 176-81
Property Address: 194 POPPASQUASH RD

Mailing Address: MORROW, ROBERT ET UX KAREN
MORROW
194 POPPASQUASH ROAD
BRISTOL, RI 02809

Parcel Number: 176-98
CAMA Number: 176-98
Property Address: 192 POPPASQUASH RD

Mailing Address: COTE, JOSHUA & BROWN, PETER R
TRUSTEES TC
1 WEST EXCHANGE ST UNIT 2904
PROVIDENCE, RI 02903



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8/23/2023

Page 1 of 1

BOUCHARD, KENNETH P &
BOUCHARD RIKKI HANSEN
18 BRIGHTMAN AVE
TIVERTON, RI 02878

CHUNG, MAUREEN A
SALETNIK, JAMES E TE
21 RELIANCE DR
BRISTOL, RI 02809

COTE, JOSHUA & BROWN, PET
1 WEST EXCHANGE ST UNIT 2904
PROVIDENCE, RI 02903

DEWHIRST, JOSEPH R.
ALYDA V. TE
190 POPPASQUASH RD
BRISTOL, RI 02809

HASSETT, JOHN JR & ARLENE
15 RELIANCE DR
BRISTOL, RI 02809

MAGAZINER, IRA C & SUZANN
PO BOX 319
BRISTOL, RI 02809

MORROW, ROBERT ET UX
KAREN MORROW
194 POPPASQUASH ROAD
BRISTOL, RI 02809

PACHECO, JOHN M & NATALIE
29 RELIANCE DR
BRISTOL, RI 02809