

Keating Oliver Accessory Shed

35 Burton Street

Bristol, RI 02809

Date: August 26, 2025

**RE: Zoning Variance Request Clarification**

Dear Zoning Board Members and Mr. Tanner,

Regarding, our petition at the address listed above, the existing 2-story shed in its current location has been deemed unusable for habitable space as it doesn't meet the current structural load capacities that are required. There is no foundation footing below the slab perimeter, and the second-floor framing is bouncy and not able to support a true floor load (with an inhabitant, furnishings, storage, etc.). Therefore, we would like to demolish and rebuild the shed using similar architectural details and the same footprint so that it is historically accurate to its time period. The current location of the shed is ideal for the Owners in the way that it relates to the existing driveway, and in how the covered porch creates an edge for the backyard and landscaping. We realize that the footprint isn't compliant with the side setback, but it has been this way since it was originally built and defines the Eastern property line as it aligns with the current fence. This fence line and shed create privacy between the two lots and an enclosure for the dog next door.

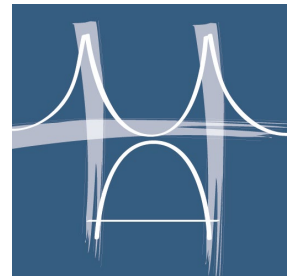
There are several reasons why the Owner would like to keep the existing footprint where it is. If we were to rebuild the shed and make it compliant with the required setback, this would push the shed into the usable area of the backyard, displace the existing flower garden and landscaping, and create a narrow alley of space to the East that would be virtually unusable. As you can see from the Site Plan, the backyard is quite narrow. Moving the shed to the West would essentially put it in the middle of the backyard. Also, the First Floor of the shed is still intended to be used for the storage of the lawn mower, bikes and trash cans. It would be difficult to move these larger items in and out of the front door, if the shed didn't align directly with the driveway (as it does now), and was tucked partially behind the house. More importantly, moving the shed 6'-0" to the West would make it extremely difficult to access the rest of the backyard.

As you can see from the Site Plan, this is a small lot of only 6,746 sf. The existing landscaping, garden and backyard are quite lovely and private. Moving the shed to be compliant with the side setback would not only make the shed more difficult to utilize but would also ruin the enjoyment and use of the backyard itself. The Owners feel strongly about leaving the shed where it has always been, as this works well for them and for the adjacent neighbor to the East.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Hutchinson', is written over a horizontal line.

Melissa Hutchinson, RA  
dba MH Architect, LLC



Photos showing the existing location and backyard relative to the 6'-0" shift, if the shed were to be moved into compliancy with the side setback:

