



Town of Bristol, Rhode Island *Zoning Board of Review*

STAFF REPORT FOR:

FILE NO. 2025-04

APPLICANT: Paul and Kara Sousa

LOCATION: 4 Columban Drive

PLAT: 172

LOT: 5

ZONE: Residential R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 22ft. x 24ft. accessory pool house structure with less than the required front yard from Ambrose Drive on a corner lot.


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 applicants are requesting a dimensional variance to construct a 22' x 24' accessory pool house structure on this property located on the easterly side of Ferry Road, northerly side of Columban Drive, and westerly side of Ambrose Drive. The property is improved with a single-family dwelling and attached garage. The applicants propose construction of an in-ground swimming pool and a pool house to the east of the dwelling in the portion of their property that they consider to be their "back yard". This lot has an unusual configuration with frontage on three sides by three different public streets. As such, this property has three front yards for purposes of determining zoning setbacks from property lines; and a portion of the area where the pool house is proposed is a front yard, as it is located within 35 feet of Ambrose Drive.

The proposed pool house structure would be located approximately 10 feet from the proposed swimming pool and would partially enclose the pool and its patio area. According to the site plan submitted with this application, the pool house would be located 21 feet from the Ambrose Drive property line at its closest point. The zoning ordinance requires a 35 foot front yard in the R-15 zoning district. The pool house structure would also be located approximately 15 feet from the northerly rear property line. However, the zoning ordinance permits accessory structures to be within six feet of a side or rear property line, so no relief is required for this property line setback.


Edward M. Tanner, Zoning Officer

1/31/2025



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-05

APPLICANT: Kevin J. Ferro / KS Builders, Inc.

LOCATION: 122 Fatima Drive

PLAT: 123

LOT: 42

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

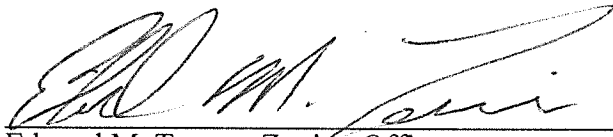
Construct a 24ft. x 40ft. second-story living area addition to an existing single-family dwelling with less than the required left side yard.

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 a dimensional variance to construct a second-story addition above the existing single-family dwelling on this property located on the southerly side of Fatima Drive and the easterly side of Hawthorne Avenue. The dwelling on this property consists of a single-story ranch-style house that is located partially within the easterly side yard setback. The existing dwelling is located approximately 6 feet from the easterly property line. As the second-story addition will be located above the existing house footprint, the addition will also be located approximately 6 feet from the side property line. The zoning ordinance requires a 15 foot side yard in the R-10 zoning district. However, as this property is a nonconforming 7,500 square foot lot in the R-10 zone, property line setbacks are reduced to 75% of the zoning requirement per Section 28-221(a)(2)b. of the zoning ordinance. Thus, the required side yard setback is 11 feet, and five feet of dimensional relief is required for the proposed second-story addition.

 1/31/2025
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island *Zoning Board of Review*

STAFF REPORT FOR:

FILE NO. **2025-06**

APPLICANT: Francis J. Holbrook and Katlyn LaBella

PROPERTY OWNER: Brian McCormick et al

LOCATION: 76 Griswold Avenue

PLAT: 163

LOT: 65

ZONE: Residential R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a two-story single-family dwelling, attached accessory dwelling unit (ADU), and attached two-car garage with less than the required front yard from Metacom Avenue on a corner lot; and with less than the required lot area for an ADU within a new structure.

COMPREHENSIVE PLAN REVIEW:

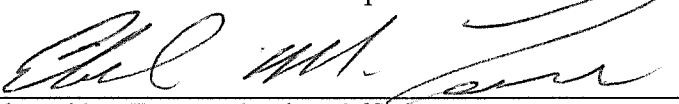
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a new single-family dwelling, attached garage, and attached accessory dwelling unit (ADU) on this undeveloped property located on the southerly side of Griswold Avenue and the westerly side of Metacom Avenue. This property is a corner lot with a triangular shaped building envelope. As a corner lot, with frontage on two public streets, the property has two front yards for purposes of determining zoning property line setbacks. The proposed structure would have a total footprint area of 2,811 square feet, and portions of the structure would extend into the front yard setback from Metacom Avenue. The proposed dwelling would be located on the southerly side of the lot's building envelope with the garage and AFDU located to the front northerly side of the dwelling. Portions of the main dwelling and the garage would extend to within approximately 20 feet from the eastern front property line at Metacom Avenue at their closest points. The Zoning Ordinance requires a minimum 35 foot minimum front yard setback in the R-15 zoning district.

In addition to the dimensional relief required for the front yard setback from Metacom Avenue, the applicants are also requesting relief from the requirement in state law that an ADU within a new structure is permitted on lots containing a minimum of 20,000 square feet of land area. This lot contains 17,007 square feet of lot area. Thus, a variance of approximately 3,000 square feet is required to build an ADU within the proposed structure.

It is noted that previous owners of the property received dimensional relief from the zoning board for the construction of a single-family dwelling with attached ADU on this lot in 2013 (File #2013-31). At that time, the zoning board made a finding that the easterly Metacom Avenue property line was a side yard with a 20 foot property line setback. However, after consultation with the solicitor's office, I have determined that the previous decision was specific for the previously proposed development; and that the 2013 decision has since expired.

 1/31/2025
Edward M. Tanner, Zoning Officer