

July 1, 2024

2024 JUL -2 PM 2:41

Re: 20 Beach Road Bristol, RI 02809 Variance Request

To Whom It May Concern:

I am respectfully writing this letter in support of my neighbors across the street for their application for two variances at their property at 20 Beach Road. Amanda Valentino and Maureen McManus have been hoping to build this garage for storage for their home, which has no basement and currently sits on a slab, for some time now. The need is ever more present with the birth of their young son in the summer of 2023 for storage for his personal items, including bikes and other outdoor recreational accessories as he grows through the years. Upon many conversations with both Amanda and Mo, and my own viewing of the architectural designs, the second floor is proposed to be a bonus space for their son to spend time in with them as a family unit inside, as well as enjoying the outdoors on the proposed small deck.

Please let me know if you have any questions at all and I hope you approve these two variance requests for them and their family.

Regards,



Annie Fisher  
19 Beach Road  
Bristol, RI 02809

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL -8 AM 10:44

July 2<sup>nd</sup>, 2024

REGARDING: 20 Beach Road Bristol, RI 02809

Dear Town of Bristol Zoning Board,

We are in full support of the proposed garage for 20 Beach Road. We know that they have been wanting to build this garage for some time now for additional storage space as they have very limited storage in their house and the need has exponentially grown since the arrival of their son last year.

We have viewed the plans ourselves and we feel as though the drawings and proposal are tastefully done and would work well with the current structural makeup of our bayside community neighborhood.

Please let us know if you have any questions at all. We hope this gets approved for Amanda and Maureen.

Thank you,

*Leslie Pine*      *Bob Brier*

Leslie Pine & Bob Brier  
37 Beach Road  
Bristol, RI 02809

7/2/2024

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL -8 AM 9: 25

Variances for 20 Beach Road Bristol, RI 02809

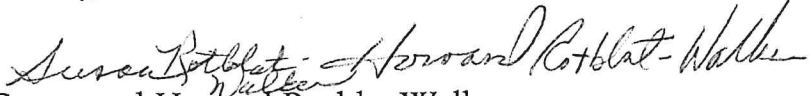
Dear Mr. Tanner,

We are writing this letter in full support of the garage that our neighbors Maureen McManus and Amanda Valentino are proposing to build on their property. They are direct neighbors to us and we could not be happier to send this letter to the Zoning Board to support them. We realize that they are looking for more storage space for themselves and for their son, who is just approaching his first birthday. They are anticipating, and understandably so, that their son will need plenty of space for his outdoor toys as well as to grow as he gets older, hence the proposed second floor space.

We also understand that an attached garage is not a possibility as it would compromise the water view that they currently enjoy from their house and backyard deck. We are all very lucky to live in Bristol, especially in our Beach Terrace neighborhood, and a huge part of that draw to our neighborhood is that Narragansett Bay is right at the end of our street.

We respectfully request that you grant these requests. Thank you.

Kindly,

  
Susan and Howard Rotblat-Walker  
24 Beach Road  
Bristol, RI

Dear Zoning Board

Saturday, you received a notice for a public hearing on an application submitted to the Town of Bristol for a variance(s) sought by owners of 20 Beach Road. The hearing is set to take place on July 15.

The notice you got does not provide a comprehensive look at the scope of the application. At first glance the variance sought appears unobjectionable: add a garage for parking and storage. However, the notice contains a URL for the full application. I studied it and here's my assessment of the scenario:

The proposed building itself is a detached, 2 story structure with a set of outside stairs and an upper level covered porch.

It is clear to me that despite the applicant's stated purpose, this building is meant to be used, at least on the second floor, as living space, to wit: why do you need a covered porch on the second story which is ostensibly to be used for storage? Why would you need to move the building 11' forward from allowable setbacks, other than to get a view? Why do you need a view from storage space? Why would you propose an outside set of stairs to reach inside storage space? Why wouldn't you just attach the garage to the existing breezeway as is commonly done, while eliminating the need for any setback variances. Why would you propose to build 33 feet from the house proper, while placing it a mere 8 feet from the neighbor's house (#16)?

You may be not aware that RI just passed a law (SB998A) that allows for the conversion of existing structures spaces to residential living space. It reads in part "where the proposed (living space) is located within the existing footprint of the primary structure or existing accessory attached or detached structure and does not expand the footprint of the structure".

Further (being charitable to the applicants) the building is architecturally incongruous with the main house, and the addition of such a building to the lot will negatively affect the street and neighborhood aesthetics. I have drawn a sketch of a street view of the affected area as proposed and included it so that you can see the full impact of this .

Finally, it seems there are no restrictions to creating the desired space within currently allowable building setbacks and other metrics.

Your input on this application matters to the officials who will make this decision. If you can't attend the hearing in person, you can email your thoughts to the Zoning Officer here: [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Feel free to include any aspect of this mailing.

From: Mich Myette  
16 Beach Rd.  
Bristol, R.I. 02809

Concerning File # 2024-22)

RECEIVED  
JUL -1 PM 2:10

From: Mich Myette  
16 Beach Rd.

Bristol, RI. 02809

Concerning File # 2024-22

30 Beach Rd

2024 JUL -1 PM 2:10

← 30 Beach Rd Boundaries → (APPLICANT) (NEIGHBOR)



## Ed Tanner

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**From:** BETHANY INGRAM <bj17@cox.net>  
**Sent:** Wednesday, July 3, 2024 3:28 PM  
**To:** Ed Tanner  
**Cc:** avalentino@gmail.com  
**Subject:** Dimensional Variance at 20 Beach Road

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To: Edward M. Tanner  
Zoning Board of Review

From: Bethany J. Ingram  
17 Beach Road Bristol

July 3, 2024

This email is in **support** of the request by Amanda Valentino to obtain a variance for construction of a 16X24 accessory garage on her property located at 20 Beach Road (file #2024-22) which is directly across the street from my home.

Unfortunately, there has been an *unsigned letter, containing misinformation circulating* the neighborhood suggesting there is potential for the second story to be used as rental property (there is no bathroom in the plan) due to a small balcony requested. The accurate reason is merely to take advantage of the view of the bay providing an alternate place for relaxing and engaging with the neighbors. Also, that the design of the garage is not in keeping with the saltbox design of their home and will affect the look of the neighborhood thus reducing overall property values. As I am directly across the street and will be viewing the structure most, the basic Cape style is very appropriate providing 2 levels of storage and a small balcony.

In addition, if the writer of this *unsigned letter* was familiar with the property, it would obvious that the reason for the requested location of the garage is to avoid disruption to the above ground pool and deck which was there when the home was purchased 9 yrs. ago.

During this process the property owners have engaged in open discussion regarding their plan with the abutting property owners and addressed any questions raised. There has been clear transparency with their planning.

Both Ms. Valentino and her wife Maureen have been a major asset to our neighborhood. Ms. Valentino served as secretary/treasurer of the Beach Terrace Improvement Association for several years. They both are responsible organizing many activities for our residents including the annual New Years Day Polar Plunge and food collection for the East Bay Food Pantry and annual children's Halloween Party.

I wish the author of this *unsigned inaccurate* document circulated to the neighbors would have addressed the concerns raised directly with Amanda and Maureen. Having been a resident of Beach

Terrace for 66 years we have prided ourselves for "fostering the spirit of friendship among the residents for the betterment of the Beach Terrace Community"(per BTIA constitution and by-laws) this in fact is the primary goal of the Beach Terrace Improvement Association which has continually been in existence since 1939.

Please accept this document in **support of the variance request** and would be happy to engage in any future discussion regarding this matter.

Respectfully,

Bethany J. Ingram, VP Beach Terrace Improvement Association  
17 Beach Road  
Bristol

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL -8 PM 2: 04

Ben & Brittany White  
38 Beach Road  
Bristol, RI 02809  
brittanyjarnone@gmail.com  
774-259-1836  
July 8, 2024

Zoning Board of Appeals

Attention: Ed Tanner

Dear Ed Tanner & Members of the Zoning Board of Appeals,

We are writing to express our support for the residential variance application submitted by the owners of 20 Beach Road. After reviewing the architectural plans and considering the intended use of the space as outlined in their application, we have no concerns and are fully in favor of their request.

The proposed modifications to the property are consistent with the character of the neighborhood and will not negatively impact the surrounding area or neighbors. The owners have demonstrated a thoughtful approach to their design, ensuring it blends well with the existing architectural landscape while also meeting their personal needs for both space and storage. Additionally, their planned use of the space aligns with residential zoning requirements and maintains the integrity of our community.

We believe granting this variance will not only benefit the homeowners but also contribute positively to our neighborhood's aesthetic and functional qualities. The improvements planned for 20 Beach Road are a testament to the owners' commitment to enhancing their property in a way that respects and complements our local environment.

In conclusion, we strongly support the variance application for 20 Beach Road and respectfully urge the Zoning Board of Appeals to approve their request. Thank you for considering our perspective on this matter.

Sincerely,

Ben & Brittany White



## Ed Tanner

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**From:** Jillian Sullivan <jillianmariesullivan@gmail.com>  
**Sent:** Monday, July 8, 2024 3:06 PM  
**To:** Ed Tanner  
**Subject:** 20 Beach Road Garage Project

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Dear Mr. Tanner,

I am writing to express my full support for my neighbor, Amanda Valentino at 20 Beach Road in their request to build a 16ft x 24ft garage on their property. I believe this addition will be a valuable enhancement to our neighborhood while fulfilling practical needs for additional storage space.

The proposed garage, being a one car detached structure with a small deck on the upper level, demonstrates careful consideration of both functionality and aesthetics. It aligns well with the existing charm of our community, blending seamlessly into the architectural character of the area. This attention to detail ensures that the new construction will not only meet the homeowners' requirements for storage but also contribute positively to the visual appeal of our neighborhood.

As someone who values the cohesive appearance and functionality of our community, I am confident that granting approval for this project will be beneficial to all residents of Beach Road. It strikes a balance between preserving the neighborhood's character and allowing homeowners the necessary amenities for comfortable living.

I trust that the Zoning Board will carefully consider the merits of this application and make a decision that reflects the best interests of our community. Please feel free to reach out if you require any additional information or if there are any questions regarding my support for this project.

Thank you for your attention to this matter.

Sincerely,

Jillian Sullivan  
33 Beach Road  
617-571-6503

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL -9 PM 4:18

July 5<sup>th</sup>, 2024

RE - 20 Beach Road Bristol, RI 02809

Dear Town of Bristol Zoning Board,

We support Amanda Valentino and Maureen McManus in their proposal for a garage at 20 Beach Road. The proposed structure is tastefully designed and would fit in well with the current layout of the home, the property, as well as with this close-knit neighborhood and our Beach Terrace Association that they are both very active in. This property would be a huge help to them as the current home has no basement and storage is a necessity with children.

Please let us know if you have any questions at all.

Thank you for your time,



Megan and Nate DeAscentis  
8 Wales Dr.  
Bristol, RI 02809

July 2<sup>nd</sup>, 2024

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 JUL 11 AM 8:00

RE: 20 Beach Road Bristol, RI 02809

Dear Mr. Tanner and the Town of Bristol Zoning Board,

We write this letter in total support of the proposed garage that our neighbors Amanda Valentino and Maureen McManus are asking to build on their property. We have looked at the architectural design of the building and we believe it would fit in aesthetically with the rest of our neighborhood beach community as well as the main house structure for 20 Beach Road.

We understand that this garage would be a huge help for them and their growing family for storage space for themselves as well as their young son as he grows up. The second floor would act as a bonus room for their son as well as additional storage.

Please let us know if you have any questions at all for us. We hope you approve this garage for them. Thank you for your time.

Best,



John & Betsy Cambra  
21 Beach Road  
Bristol, RI

## Ed Tanner

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**From:** Karyn Gall <karyngallivan@gmail.com>  
**Sent:** Thursday, July 11, 2024 11:47 AM  
**To:** Ed Tanner  
**Cc:** Karyn Gall  
**Subject:** Dimensional Variance and Setbacks (2024-22) proposed by Amanda Valentino and Maureen McManus of 20 Beach Rd

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To: Ed Tanner

Town of Bristol Zoning Board

[etanner@bristolri.gov](mailto:etanner@bristolri.gov)

Re: Dimensional Variance Request

20 Beach Rd.

Bristol, RI 02809

We are writing this letter to express our full support for the Dimensional Variance and Setbacks (2024-22) proposed by Amanda Valentino and Maureen McManus of 20 Beach Rd. in Bristol.

Having reviewed the proposed plans and concerns from your online agenda, it appears that the proposed garage structure would provide protection and storage space that would increase the overall livability of that property.

The proposed total structure coverage will be 26.2%, only a 1.2% overage request for this nonconforming lot.

This property does not have a basement, attic, or any consistently dry (or safe) storage space. We do not see any plans for plumbing or the necessary excavation that would lead to plumbing. It is not a livable space. This is notable because it seems clear that this structure would be used solely for its proposed purposes- a traditional garage, and a safe, clean, and dry storage and play area for children.

In actuality, the overall structure of this one-car garage with an upstairs storage space, front deck, and back (outside) stairway entrance seems to be a very creative and efficient use of space.

Our home at 30 Beach Rd. is only a few houses from this location and we are fortunate to have a garage. This is a home feature that not only adds to ones' property value, but one that potential home buyers search out. This request for a dimensional variance along with the proposed setbacks stays within the current characteristics of our neighborhood, which is a very desirable location. It appears to be a natural fit. As well, this new structure would not affect any current water views for us or our neighbors. We have no doubt that this would be a positive addition to this property.

Please let us know if you have any questions.

Thank you for your time,

--

*Karyn Gallivan*

*Joyce Maudie*

30 Beach Rd.

Bristol RI

[KarynGallivan@gmail.com](mailto:KarynGallivan@gmail.com)