

STATE OF RHODE ISLAND

MINUTES
THE ZONING BOARD OF REVIEW
OF BRISTOL, RHODE ISLAND

04 DECEMBER 2023
7:07 PM
BRISTOL TOWN HALL
BRISTOL, RHODE ISLAND

BEFORE THE TOWN OF BRISTOL ZONING BOARD OF REVIEW:

MR. JOSEPH ASCIOLA, Chairman
MR. CHARLES BURKE, Vice Chairman
MR. DAVID SIMOES
MR. TONY BRUM
MR. DONALD S. KERN
MR. DEREK TIPTON, Alternate
MS. ALAYNE WHITE, Alternate

ALSO PRESENT:

ATTORNEY MICHAEL URSILLO, Town Solicitor's Office
MR. EDWARD TANNER, Zoning Enforcement Officer

Susan E. Andrade
91 Sherry Ave.
Bristol, RI 02809
401-253-5570

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The meeting of the Town of Bristol Zoning Board of Review was held and called to order at 7:00 p.m. by Chairman Joseph Asciola at Bristol Town Hall, 10 Court St., Bristol, RI

1. APPROVAL OF MINUTES:

Chairman Asciola called for approval of the November 6, 2023.

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MR. BURKE: Mr. Chairman, I'd like to make a motion that we postpone the approval to the January meeting, so we can all have a chance to review it.

MR. SIMOES: I'll second that motion.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. SIMOES: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Approval of minutes Continued)

NEW PETITIONS

2. 2023-42

TIMOTHY J. & VICTORIA R. REED

**9 Karen Ann Dr.: R-15
Pl. 150 Lot 79**

Dimensional Variance to construct a 27' x 27' single-story garage addition to an existing single-family dwelling with less than the required right-side yard.

Mr. Reed presented the Petition to the Board. He explained that as per the plan to add to their existing house, a garage that's 27' x 27'; it's actually 24' x 27'. There's 3 feet on the north-south axis that's going to be dedicated to expanding a very small what will serve as their master bedroom. The setback they are asking for is about 16" to 18". He has spoken with his neighbor on that side, who was in support of it. He confirmed they have been there for the past 24 years and plan on staying in this home.

The Board reviewed the plans in detail. Mr. Reed explained that the plans show a small grey area which will be a small expansion to the master bedroom. Upon questioning, Mr. Reed confirmed that he cannot put the structure on the west side, as there is actually less room on the west side. The proposed location is the only place it could go and it's primarily due to where the primary structure is currently located. They did explore other options; they plan to do a couple of things, such as putting solar panels on the garage roof plane, which is south facing. And coupled with the egress in and out of the house to effectively make that happen they have to remove the closet that is going to be dedicated to the hallway leading to the garage. By removing that and making it the hallway leading to the garage, they can go in and out of the garage without going outside. That is the reason for the small expansion to the master bedroom for a closet area. They also plan on having a battery backup in the garage and will require a little extra space for that system.

No one spoke in favor or against the Petition.

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MR. BURKE: Mr. Chairman, I'll make a motion to approve file number 2023-42, Timothy J. and Victoria R. Reed, 9 Karen Ann Drive to construct a 27' x 27' garage addition, with a resulting right-side yard of 18.5 feet, versus the Ordinance requirement of 20 feet. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure, and not to the general characteristics of the surrounding area, or to an economic disability of the applicant. The application and the testimony dictate that the garage does need to be in the current location, based on the location of the current primary structure. That the hardship is not the result of prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The current structure does not have a garage and it's a modest expansion to the living space of the current primary structure. That the granting of the requested Dimensional Variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. The garage addition is a residential use, and it is in a residential area. The relief requested to be granted is the least relief necessary; it's a relief of 1 1/2 feet in a required side yard of 20 feet. The hardship that will be suffered by the owner of the subject property would amount to more than a mere

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inconvenience. We heard testimony that there will be a battery backup and an internal expansion of modest living space. I so move.

MR. SIMOES: I'll second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. SIMOES: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

3. ADJOURNMENT:

Mr. Tanner asked that before adjourning, he would like to review the meeting Calendar for 2024, which the Board reviewed. He explained that in January, which they had to move because of New Years and September, because of Labor Day. They had previously looked at going to the following Monday. However, the Solicitor's office is asking the Board if they could meet on the Tuesday instead, the next day. The Board reviewed and confirmed that the Tuesday after the Holiday would be fine.

The Board took a moment to acknowledge Ms. Alayne White and her service to the Board. This would be her last meeting, as she is stepping down to service on another Board for the Town of Bristol.

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MR. ASCIOLA: Motion to adjourn?

MR. KERN: So moved.

MR. SIMOES: Second

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. ASCIOLA: Aye.

MR. KERN: Aye.

MR. TIPTON: Aye.

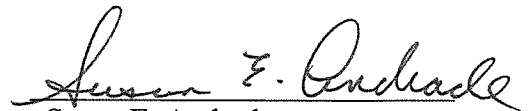
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(THE MOTION WAS UNANIMOUSLY APPROVED)

(MEETING ADJOURNED AT 7:15 P.M.)

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RESPECTFULLY SUBMITTED,


Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD
MEETING HELD ON: 04 DECEMBER 2023

Date Accepted: 12-24
Chairman: 