

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY DECEMBER 5, 2023**

CALL TO ORDER:

By: Chairman Rafaniello

Time: 7:00 P.M.

Place: City Hall
Council Chambers
First Floor**ROLL CALL:**

Chairman Rafaniello called the meeting to order at 7:03 P.M.

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Richard Balsam (Zoom)	X	
ALTERNATE MEMBERS:	Michael Gregory Erosenko		X
STAFF:	Edward Spyros, Zoning Enforcement Officer	X	
	Andrew Armstrong, Assistant City Planner	X	

Chairman Rafaniello called the meeting to order at 7:00 P.M.

PUBLIC HEARINGS:

1. Application #3803 – Variance of minimum lot area required to allow for a three-family residential home at Lot 78 Lincoln Place; Map 23, Lot 78; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Royal Palm Realty, LLC, applicant – (*Public Hearing postponed from November 7, 2023*).

Chairman Rafaniello designated regular Commissioners Pecevich, Raymond, Radke, Balsam and Rafaniello to vote on Application #3803.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, reviewed the request for a Variance of minimum lot area required to allow for the construction of a new three-family residential house. The R-15/RM zone allows for construction of three family house minimum of 7,000 sq. ft. The lot is 6,227-sq. ft. A three-family house use has always been located on this property. The property was foreclosed and was in disrepair. Therefore, the bank subsequently demolished the house. The applicant would like to construct a three-family house on the property. The plan had sufficient parking. The sewer easement makes the house location near the lot line. The property has existing City sewer and water services.

Board inquiries: Attorney Ziogas reviewed the front of the building and the parking area (6 spaces) and reviewed the prior parking area on the property. There would be no on street parking. The two-floor townhouse style versus three floors was more feasible to the applicant. A building permit was required for the storm water down spouts. There would be regular trash containers for the tenants.

Andrew Morse of Royal Palm Realty, LLC, 125 Fox Den Rd., explained the building would have full basements.

Mr. Armstrong reviewed that the applications were based on the existing Regulations. If the updated Regulations are adopted in January, no Special Permit was required, but a Site Plan building permit was required for the ZEO to review.

Attorney Ziogas explained the applicant would file a Site Plan before the end of the year so the Zoning Commission would review the plans.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Pecevich.

For: Raymond, Balsam, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The Board had concerns of the site elevation on the property. The Board was unsure how all the items were going to fit on this small footprint. There was not a lot of area on the property. The prior use and the proposed use were a three-family house, but there was concern of the lot coverage. The building was kept away from the easement. The lot was odd shaped. There was no plan to compare the footprints of the building. The difficulties of the lot were the shape of the lot and the slope. The setbacks complied for the Regulations. The Board was unsure if a Variance was needed to build the same footprint. There were no neighbors to speak against the application. The Board was in favor of a plan with 800 sq. ft. with a 5 ft. setback on the edge of the property, which would likely not require a Variance. The applicant did a good job with the plan with the shape of the lot. With the housing densities, this plan fit with the neighborhood.

MOTION: Application #3803 – Variance of minimum lot area required to allow for a three-family residential home at Lot 78 Lincoln Place; Map 23, Lot 78; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Royal Palm Realty, LLC, applicant be approved, in accordance with the plot plan and information submitted.

By: Raymond

Seconded: Pecevich

For: Balsam, Radke, Raymond, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

MISCELLANEOUS:

2. Minutes – November 7, 2023

Chairman Rafaniello designated regular Commissioners Pecevich, Radke and Balsam to vote on the November 7, 2023, regular minutes.

MOTION: Move to approve the minutes of the November 7, 2023, regular meeting.

By: Pecevich

Seconded: Balsam.

For: Balsam, Pecevich and Radke.

Against: None.

Abstain: None.

Item #4, under Miscellaneous was taken out of order.

4. Resignation Letter – Commissioner Callahan

Chairman Rafaniello read into the record the letter dated November 6, 2023, from Commissioner Christopher Callahan, regarding his resignation from the Board.

Chairman Rafaniello thanked Commissioner Callahan for all his efforts to the Board.

STAFF REPORTS:

3. 2024 Zoning Board of Appeals Meeting Schedule

Mr. Armstrong explained Chairman Rafaniello had put his signature on the 2024 Zoning Board of Appeals Meeting Schedule. He would e-mail the schedule to the Board tomorrow. The meetings were scheduled for the new Council Chambers.

ADJOURNMENT

Chairman Rafaniello designated Commissioners Raymond, Balsam, Radke, Pecevich and Rafaniello to vote on the adjournment.

MOTION: Move to adjourn at 7:30 P.M.

By: Raymond

Seconded: Pecevich.

For: Balsam, Raymond, Pecevich, Radke and Rafaniello.

Against: None.

Abstain: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary