BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, DECEMBER 3, 2024

By: Chairman Rafaniello Time: 6:00 P.M. Place: City Hall
111 North Main St.
Council Chambers
First Floor

MEMBERS		**PRESENT**	**ABSENT**
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Richard Balsam	X	
ALTERNATE MEMBERS:	Rory Ghio	X	
	Liza Salgado-Sirko	X	
	Miles Jennings		X
STAFF:	Brandon Peate, Zoning Enforcement Officer	X	
	Andrew Armstrong, Assistant City Planner	X	

1. Pledge of Allegiance

2. Public Participation (Non-Pending Applications)
There was no public participation.

3. Call to Order
Per the order of Chairman Rafaniello, the meeting was called to order at 6:00 P.M.

Chairman Rafaniello reminded the Board the next Regular Meeting of the Zoning Board of Appeals is Tuesday, January 7, 2025.

3. Approval of Minutes
a. Regular Meeting - September 23, 2024

4. Public Hearings

a. Application #3813 – Variance request for minimum front yard required for a new covered front porch at 38 Jennings Road; Assessor’s Map 20, Lot 69/57; Tammila Cahill, applicant. a. Application #3813 – Variance request for minimum front yard required for a new covered front porch at 38 Jennings Road; Assessor’s Map 20, Lot 69/57; Tammila Cahill, applicant.

Chairman Rafaniello designated himself and regular Commissioners Radke, Pecevich, Raymond and Balsam to vote on Application #3813.

The following persons reviewed the application with the Board: Tammila Cahill, 38 Jennings Rd. and Mark Palazzo, 38 Jennings Rd., representing the applicant.

Mr. Palazzo explained the basement was getting flooded, so he had to remove the front porch from a stone foundation. The builder discussed the plan with the applicant and the plan was decided to construct a larger covered front porch. After Mr. Palazzo spoke with Staff, the plan was determined to be 5 ft. over the front property line. The representative reported he had a doghouse from the basement and an oil tank in the backyard that prevented an expansion in that area. The representative noted the opposite side of the house had insufficient area for a porch. Mr. Palazzo added there was no way to walk out from this side of the house because of an existing window. The representative thought this was a good fit for the neighborhood. Mr. Palazzo added the rear yard was always icy in the wintertime.

Board inquiries: Mr. Palazzo described the prior front porch and foundation of 3 ft. by 3 ft. versus the proposed porch and foundation. Mr. Palazzo verified there would be a one step porch towards the driveway on the right side of the house.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Raymond Seconded: Pecevich.

For: Radke, Pecevich, Raymond, Rafaniello and Balsam.
Against: None.
Abstain: None.

The Board had no concerns because this area had many front porches. This was the least intrusive area on the site to encroach. The members thought this was the best use of the property and would improve the water runoff. The members agreed with the step towards the driveway. The Board thought the house narrowness and location did not improve the existing situation. The Board pointed out no neighbors were in opposition and also mentioned the varied sizes of front yards in the area that likely encroach on the front yard setback. The member commented with the porch addition this would be one of the nicer houses on the street. The Board indicated these were post war constructed houses so many of the houses did not comply with the Regulations. This would be a good plan for this house based on its own merits.

MOTION: Move to approve Application #3813 – Variance request for minimum front yard required for a new covered front porch at 38 Jennings Road; Assessor's Map 20, Lot 69/57; Tammila Cahill, applicant, be approved in accordance with the plot plan and information submitted.

By: Raymond Seconded: Pecevich.

For: Balsam, Raymond, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The application is approved.

5. Miscellaneous
a. Introduction of Zoning Enforcement Officer - Brandon Peate

Brandon Peate, Zoning Enforcement Officer, introduced himself to the Board.

Chairman Rafaniello indicated the City Planner would speak with ZEO regarding some attention signs for a car wash. Mr. Peate indicated he was working on some of these for smaller complaints, but he has been too busy to resolve all of the problems. Mr. Peate noted he has sent out four violations.

Mr. Armstrong and Chairman Rafaniello welcomed Mr. Peate to the City of Bristol.

6. Approval of Minutes

Item 6.b. was taken out of order.

a. Regular Meeting - September 3, 2024

b. Regular Meeting – November 6, 2024

Chairman Rafaniello designed himself, regular Commissioners Radke, Raymond, Radke, Pecevich with alternate Commissioner Ghio to vote on the November 6, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the November 6, 2024, regular meeting.

By: Ghio Seconded: Raymond.

For: Radke, Ghio, Raymond, Pecevich and Rafaniello.
Against: None.
Abstain: None.

Chairman Rafaniello designed himself, regular Commissioners Radke, Raymond, Radke, Pecevich to vote on the September 3, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the September 3, 2024, regular meeting.

By: Raymond Seconded: Pecevich.

For: Radke, Pecevich, Raymond, Balsam and Rafaniello.
Against: None.
Abstain: None.

Chairman Rafaniello thanked the Board and Staff for all their efforts during the year for their attention to detail for the applications and treating the applicants with respect. Chairman Rafaniello appreciated the Board and Staff for their understanding of the Regulations. Mr. Armstrong appreciated the Board's volunteer work to make the applications easier to process.

Mr. Armstrong informed the Board that Alternate Commissioner, Miles Jennings had resigned from the Board but there was otherwise a full board of members.

7. Adjournment

Chairman Rafaniello designed himself, regular Commissioners Radke, Raymond, Radke, Pecevich to vote on the adjournment.

MOTION: Move to adjourn at 6:15 P.M.

By: Raymond Seconded: Pecevich.

For: Raymond, Balsam, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary