

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY, FEBRUARY 4, 2025**

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	
STAFF:	Andrew Armstrong, Assistant City Planner	X	

1. 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 Board is on Tuesday March 10, 2025.

2. Public Hearings

- a. Application #3815 – Request for a reduction of minimum lot area to create a second building lot at 197 Greystone Avenue; Assessor's Map 17, Lot 183/30; R-15; Single-Family Residential zone; Kathy Scott, applicant.

Chairman Rafaniello designated himself, Commissioners Raymond, Balsam, Radke and Pecevich to vote on Application #3815.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, presented the request for a reduction of a minimum lot area to create a second building lot located at 197 Greystone Avenue. The attorney presented a map showing two existing lots with 50 feet of frontage each to the north of the property. Attorney Furey reviewed lots in the area from the card catalogs that had the same configuration as the request. The attorney said the applicant may either apply for a subdivision for a free cut with the Planning Commission and/or engineering staff, or the Board may approve the Variance for two undersized lots. Attorney Furey outlined the proposed lots would be over 12,000 sq. ft. and would be in compliance with the setbacks and zoning regulations to construct a house. The attorney said there was a prior approved Variance on the corner of the property for an existing garage.

Attorney Furey stated the hardship was the uniqueness of the lot, the lot shape and two street frontages. The attorney reviewed the hardships and stated there would be no injustices to the Zoning Regulations or to the neighborhood and mentioned there is a need for mid-range housing. Attorney Furey noted the applicant was required to apply for a subdivision of the lot as the next step. The attorney clarified the Board is not approving the second lot but potentially approving the undersized nature of the lot.

Chairman Rafaniello noted the applicant may not apply for a subdivision without an approved Variance. The Chairman pointed out the Board had to vote on the merits of this property and if reducing both lots to 12,000 sq. ft. was appropriate. Chairman Rafaniello stated the prior approved Variance for the existing home would be limited to the existing parcel and not the proposed lot.

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

The hearing is closed.

By: Raymond

Seconded: Pecevich.

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

Against: None.

Abstain: None.

The Board commented that this was not a new property owner trying to subdivide the property. The Board understood the hardships were the two-street frontages. The Commissioner said the lot would not be of an unusual nature for the neighborhood. The Board noted the request was only for the lot area and the subdivision was not being voted on and approved by the Board. The Commissioner indicated if the prior owner had made two lots, the property probably would have been okay. The Board's view was that the lot lends itself to be divided evenly. The Commissioner stated the proposed lot would comply with all the Regulations besides the lot area. The Board had no concerns about the proposed plan.

Chairman Rafaniello required a stipulation for the motion to apply for the lot split with a different Commission or the Variance would not be allowed to go forward with the new lot.

MOTION: Move to approve Application #3815 – Request for a reduction of minimum lot area to create a second building lot at 197 Greystone Avenue; Assessor's Map 17, Lot 183/30; R-15; Single-Family Residential zone; Kathy Scott, applicant, in accordance with the plot plan and information submitted with the following stipulation:

1. The Variance for minimum lot area applies only to the two (2) proposed lots shown in the maps and plans submitted. The Variance will only become effective when both lots are recorded on the land records. And the previous Variance, Application #3361 will apply to the existing home only and not to the proposed lot shown.

By: Raymond

Seconded: Pecevich.

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

Against: None.

Abstain: None.

The application is approved.

APPROVAL OF MINUTES

1. Approval of Minutes – January 7, 2025

The Board noted the minutes of January 7, 2025, needed a slight correction on Pg. 2, the tenth paragraph, should state "If there are any future noise problems, the Board noted the sound levels would be handled by the Police Department."

ADJOURNMENT

Chairman Rafaniello designated himself, Commissioners Balsam, Ghio, Salgado-Sirko and Radke vote on the adjournment.

MOTION: Move to adjourn at 6:25 P.M.

By: Raymond

Seconded: Pecevich.

For: Balsam, Ghio, Salgado-Sirko, Radke and Rafaniello.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary