

Board of Adjustment  
January 14, 2014  
Meeting Minutes

Board Members: Kevin Brown, Ted Desmond, Paul Jackman, Carol Clauss, Peter Grant

Others Present: Eric Forand (Zoning Administrator)

Public: Lauris and Ben Chamberlain, Darius Kainen-Kodis, Tristen Leggett, Rebecca Kodis, Jeffrey Krull, Diana Bigelow, Jim Stapleton

Kevin called the meeting to order at 7:30pm

**The Bristol Zoning Board of Adjustments will hold a hearing on January 14, 2014 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #13-74, Rebecca Kodis (Parcel #23-51-21), requesting a variance to enlarge a non-conforming structure.**

Kevin swore in Rebecca Kodis

Rebecca bought the house in August 2013. After an inspection structure was found to be unsound and had mold issues. Rebecca and her builder Jeff Krull decided to demolish the entire structure and rebuild. Rebecca applied for and received a permit to replace the old structure using the existing footprint. She then submitted a permit request for a variance to build a second floor on the structure.

The old structure was 6 feet from the southern (side) property line and 11 feet from the eastern (rear) property line. Both of these are less than the required amount per the Bristol Zoning by laws. The distance to the northern (side) property line is 10 feet and western (front) is 45. Both of these are within the setback requirements.

The new structure would have living space on the first floor and bedrooms and a full bath on the second. The peak of the roof would be 10 feet higher than current roof. Old house was 12 feet high new house would be 22 feet high. The second story would be a half story utilizing knee walls to lower height of overall structure.

Neighbors Jim and Diana stated that they feel the new structure would be an improvement to the neighborhood. They feel the new structure would be similar in look to their house, as they had added a second story to their home when they moved in.

Neighbors Ben and Lauris stated their view of the mountain would be partially obstructed by higher structure but that they were happy Rebecca wanted to build using a half story instead of a full story.

The Chairperson moved the meeting into deliberative session 8:12pm

Kevin made a motion to accept the minutes, with revisions, from the December 10, 2013 meeting, seconded by Peter. All were in favor (5-0).

Kevin made a motion that the existing structure be classified as a non-conforming structure and that it be denied a permit to build a second story based on Section 512 4 (c) of Bristol Zoning By-laws, seconded by Carol. (4-1) Peter voting against.

Paul made a motion to deny the variance request for the second story addition based on Section 342 (b), seconded by Ted. (4-1) Peter voting against.

Kevin made a motion to adjourn the meeting, seconded by Paul. All were in favor (5-0).

Meeting Adjourned 9:00pm