

## Bristol Town Administrator

---

**From:** Darla Senecal <dsenecal@buildingbrightfutures.org>  
**Sent:** Monday, April 10, 2023 2:14 PM  
**To:** Linda  
**Cc:** Bristol Town Administrator; Ian Albinson  
**Subject:** Re: Garfield street ADU

Hi Linda,

At the April 24 selectboard meeting there will be a review of this project. I hope that you can attend and that many of your questions can be answered there.

Thank you for your concern and for reaching out.

Darla

On Mon, Apr 10, 2023 at 12:55 PM Linda <[landrews@gmavt.net](mailto:landrews@gmavt.net)> wrote:





Hi Ian and Darla.

Hope all is well with you both and you had a great day yesterday!

I am wondering what is being done about the ADU on Garfield which appears to be illegal? I understand it was rented as a duplex when the zoning administrator approved it and according to Section 404 of Bristol's zoning regulations, the owner must either occupy the primary dwelling or accessory dwelling. In addition, I understand it is 1200 sq ft, the regulations state it cannot be over 1000 sq feet.

I am also wondering if the unit is properly set back on the adjacent property lines. Please clarify if I have my facts wrong.

I have attached the regulations for a ADU (see below). I included pictures above..

If it is illegal then what can be done about it? ADUs are our future and we need to do this right so that we are all happy with this increased density of houses.

Best  
Linda Andrews  
Pine St  
Bristol

## **SECTION 404: ACCESSORY DWELLING**

An accessory dwelling unit that is located within a family dwelling shall be a permitted use. An accessory efficiency or one-bedroom apartment, located within a single-family dwelling, that is clearly subordinate to the main provisions for independent living, including sleeping quarters, if there is compliance with all the following:

1. The owner occupies either the primary dwelling or the accessory dwelling.
2. The property has sufficient wastewater capacity.
3. The accessory unit does not exceed the gross floor area of the single-family dwelling or 1,000 square feet.
4. Applicable setback, coverage, and parking requirements are met.

Any accessory dwelling unit, new or existing, that is located within a family dwelling shall be a permitted use in all districts. However, any new accessory dwelling unit, requires a conditional use permit if:

- A violation of any of the above conditions
- A new accessory structure or,
- An increase in the height or floor area
- An increase in the dimensions of the unit
- Neither unit is owner occupied

--

Darla Senecal  
Building Bright Futures  
Regional Coordinator Rutland, Bennington, and Addison County  
802-377-0119