



Town of Bristol
Planning & Zoning
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DRB CASE REPORT – #25-041 Bushey Conditional Use

1. Report Overview

Prepared For: Development Review Board

Prepared By: AZ Larsen, PZA

Date: 08/5/2025

Subject Property Address: 483 Lower Hardscrabble Road

Parcel ID: 050105

Purpose: Conditional Use Review for additon to an existing non-conforming single family dwelling. Addition will not include the addition of bedrooms.

2. Property Description

Lot Size: 0.65 acres

Current Use(s): Residential – Single Family Dwelling with Detached Accessory Buildings

Zoning District: RA5

Overlay Zones or Special Districts: None

3. District Dimensional Standards

Standard	Requirement	[Existing]	Proposed
Min. Lot Size	2 acres	0.65 acres	0.65 acres
Min. Lot Depth	125ft	[117.9ft]*	117.9 ft
Min. Lot Frontage	200ft.	[167ft]*	167ft
Setbacks (Front/Side/Rear)	80'/25'/25'	[24'/46'&98'/88']	48'6"/36'&121'/88'
Footprint/Structure	5,000 sf principal 2,000 sf accessory	682 sf	862 sf
Max. Building Height	35 ft		11 ft
Lot Coverage	15%	[4.98%]**	4.98%

*Lot Depth and Frontage taken from tax maps

**Coverage calculated through lister and zoning records

4. Compliance Summary –

RURAL AGRICULTURE 5 (RA5) DISTRICT:

Is Proposed Development Compliant with B. Allowed Use?

Yes. The existing uses on this property are a single-family dwelling and accessory buildings. Both uses are allowed in the RA5 district following administrative permit review. The applicant proposes an addition to the existing single-family dwelling. The uses of the property are in compliance with the district, and the applicant is not seeking to change the current uses.

Is Proposed Development Compliant with C. Dimensional Standards?

No. The existing single-family dwelling does not conform to the district front yard setback requirement of 80ft from the road centerline. Furthermore, the parcel itself does not conform to the dimensional standards for Lot Size, Depth, and Frontage. The parcel is compliant with dimensional standards of §405: Existing Small Lots.

SECTION 405: EXISTING SMALL LOTS

The requirements of this section state that a lot in existence on November 30, 1983 and in separate, non-affiliated ownership with surrounding properties may be developed even though not conforming. Existing small lots are required to have a minimum lot size of one-eighth acre and a minimum depth of 40 feet.

The parcel was created in a Quit-Claim deed received to the Bristol Land Records on October 1, 1973 and recorded in Book 42 Pages 512-514. The parcel meets the minimum dimensional requirements of existing small lots. Therefore, subject to §405 this parcel may be developed even though non-conforming.

SECTION 411: NON-CONFORMITIES

The dwelling is considered a non-conforming structure as it was built in 1850, prior to the enactment of the current Bristol Unified Development Regulations (UDR). Per §411(1.) non-conforming structures “shall not be moved, enlarged, altered, extended, reconstructed, or restored” without approval from the Development Review Board following conditional use review (DRB).

9. Zoning Administrator Report

This application was partially received on July 21, 2025 and proposed an addition off an existing single-family dwelling. This application proposes the enlargement of a building, which therefore requires a zoning permit.

This application is referred to the Development Review Board as the dwelling is a non-conforming structure and requires conditional use approval for the enlargement of the nonconforming structure. Further application materials were received on July 24, 2025. The complete application was received on July 28, 2025 after the permit fee application was paid.

Application Materials Received: Zoning Permit Application; Conditional Use Application Materials; Existing Conditions Site Map; Site Plan of Property; Sketch of Design

Zoning Administrator assisted the applicant with the Conditional Use Application requirements and with the Existing Conditions Map.

The proposed development conforms to the district requirements for side and rear yard setbacks, however, does not conform to the front yard setback requirement. The existing home is 24 feet from the centerline of Lower Hardscrabble Road. The proposed addition measures 48'6" from the road centerline. The addition would not increase the degree of non-conformance to the front yard setback.