



City of Bristol
Department Of Public Works
Bristol, Connecticut 06010

MEMORANDUM

Date: December 4, 2012

To: Board of Public Works

From: Walter Veselka, P.E. Director of Public Works 

Re: Request to Encroach Stairs / Walkway in Public Right of Way
11 Summer Street

The Chairman of the Street Committee Commissioner Laverio has been advised of the property owners request to construct a private walk / staircase within the City's roadway right of way at 11 Summers Street. The proposed walk / stairs are located in area where the City's roadway right of way is wider then the standard right of way section due to the curvature of the road (see attached drawing). As a result, the proposed walk / stairs can be constructed within the City's right of way without impeding passage of pedestrians. See attached plan of proposed stairs.

The lot is currently classified as "Legal Non-Conforming", therefore reconfiguration of the building layout is not recommended due to zoning considerations. See attached email from the City's Zoning Enforcement Officer TJ Decrisantis.

Based on the referenced review the Street Committee Chairman recommends approval of the request by the Board of Public works to construct stairs / walkway at 11 Summers Street:

Proposed Motion: I move the Board of Public Works approve the request of grant a waiver of the Street Standard to allow JPG Partners, LLC, to construct stairs / sidewalk encroaching into the street right-of-way subject to the following conditions.

1. Submit a detailed plan to the Engineering Division for review and approval indicating that the proposed walk / stairs will not impede pedestrian passage.
2. Record documentation on City land records holding the City of Bristol Harmless from any damages, maintenance and repairs associated with the proposed stairs / walkway within the City's right of way at 11 Summer Street.

City of Bristol Public Works Department
111 North Main Street - Ground Floor
(860) 584-6125

"The City of Bristol is an Equal Opportunity Provider"

Raymond Rogozinski - 11 Summer St.

From: TJ Decrisantis
To: Rogozinski, Raymond
Date: 11/7/2012 4:17 PM
Subject: 11 Summer St.
CC: Angersola, Donald

Ray,

The following is in response to your question regarding the proposed six family dwelling unit to be constructed at 11 Summer St. and the location of the front entry step. The site plan location indicates that the step will be encroaching into the city right of way.

Your question was "can the building be moved back from the front lot line", as shown on the site plan, which would help minimize the encroachment of the step.

The former structure that was razed was considered a "Legal Non-Conforming Structure" in regards to yards, location on lot, etc.

Section IV.D.4.b (Non-Conforming Structures) states " If such non-conforming structure is damaged or destroyed by any means, it may be repaired or replaced to an extent which does not increase the non-conformity...". The structure may be rebuilt with no new restrictions not imposed by the original site plan. The structure can be rebuilt on the original "foot print".

Due to the minimal lot size and site conditions, relocating the structure further to the rear of the lot will further restrict the egress from the rear of the structure resulting in health and safety concerns.

Please call me if you have any further questions.

TJ

*TJ Decrisantis, CZEO
Zoning Enforcement Officer
City of Bristol, CT.
Office 860-584-6214
Fax 860-584-6222
Tjdecrisantis@ci.bristol.ct.us*