



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, October 06, 2025 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **Thursday, October 2, 2025**.

1. Pledge of Allegiance

2. Approval of Minutes - September 2, 2025

3. New Petitions

3A. October 2025 Staff Reports

3B. 2025-27 Kyle Nassaney - Dimensional Variance: to construct a 15ft. x 15ft. family room addition to an existing single-family dwelling with less than the required rear yard. Located at **24 Lugent Lane;** Assessor's Plat 28, Lot 142; Zone: R-10

3C. 2025-28 Robert Kreft - Dimensional Variance: to construct two 22ft x 24ft. accessory garage structures with greater than permitted lot coverage by structures. Located at **22 Wall Street;** Assessor's Plat 33, Lot 17; Zone: R-6

3D. 2025-29 Joseph M. Pardini - Dimensional Variance: to construct a 32ft. x 44ft. single-family dwelling with less than the required right side yard. Located at **3 Slocum Street;** Assessor's Plat 121, Lots 161 & 182; Zone: R-10

3E. 2025-31 Edgardo Rodriguez and Suzanne Cruanes-Rodriguez - Dimensional Variances: to construct a 24ft. x 44ft. accessory garage structure at a size and

height greater than permitted in the R-40 zoning district. Located at **110 Griswold Avenue**; Assessor's Plat 160, Lot 16; Zone: R-40.

3F. 2025-32 James Depasquale - Dimensional Variances: to construct a 24ft. x 30ft. third story living area addition, a 12ft. x 30ft. two-story front living area addition, and an 8ft. x 30ft. front porch addition to an existing single-family dwelling with less than the required left and right side yards. Located at **40 Congregational Street**; Assessor's Plat 18, Lot 28; Zone: R-6.

3G. 2025-33 Bradford Clair - Dimensional Variance: to construct an approximate 12ft. x 20ft. second-story roof dormer addition to an existing accessory structure with less than the required left side yard. Located at **30 Union Street**; Assessor's Plat 15, Lot 46; Zone: R-6

3H. 2025-34 Shannon Defusco - Use Variance: to operate a recreational golf simulation business use within the Manufacturing (M) zoning district. Located at **1 Shannon Court, Unit 102**; Assessor's Plat 94, Lot 67; Zone: M

4. Correspondence

4A. Request for extension of variance approval for Jonathan & Miranda Trahan, **454 Poppasquash Road**; Assessor's Plat 174, Lot 74; File 2024-03

5. Adjournment

Date Posted: September 18, 2025

Posted By: emt