



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Tuesday, September 03, 2024 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, August 29, 2024.

1. Pledge of Allegiance

2. Approval of Minutes - July 15, 2024

3. Continued Petitions

3A. 2024-24 Vasco Castro, III - Dimensional Variance
(continued from July): to construct a six foot high

fence, portions of which would be located within the front yard from Dewolf Avenue at a height greater than permitted in a front yard on a corner lot. Located at **101 Woodlawn Avenue**; Assessor's Plat 41, Lot 144; Zone: R-10

4. New Petitions

4A. September Staff Reports

4B. 2024-25 David Loureiro - Dimensional Variances: to construct an approximate 18ft. x 24ft. two-story garage and storage area addition to an existing single-family dwelling with less than the required right side yard and greater than permitted lot coverage by structures. Located at **27 Franca Drive**; Assessor's Plat 123, Lot 157; Zone: R-8

4C. 2024-26 Kevin Moran - Dimensional Variances: to construct a 14ft. x 30ft. two-story addition to an existing 25ft. x 30ft. accessory structure at a size

and height greater than permitted for accessory structures in the R-10 zone; with less than the required lot area for an accessory dwelling unit (ADU) within a new and/or expanded accessory structure; and with an ADU at a size larger than permitted relative to the principal dwelling. Located at **7 Ansonia Avenue**; Assessor's Plat 44, Lot 62; Zone: R-10

- 4D. 2024-27 Kris Wetterland, Jr. - Dimensional Variance:** to construct a six foot high fence, portions of which would be located within the front yard from Leila Jean Drive at a height greater than permitted in a front yard on a corner lot. Located at **3 Leila Jean Drive**; Assessor's Plat 108, Lot 55; Zone: R-15
- 4E. 2024-28 Susan J. Dell - Dimensional Variance:** to construct a six foot high fence, portions of which would be located within the front yards from Lindberg Avenue and Paine Avenue at a height greater than permitted in a front yard. Located at **5 Lindberg Avenue**; Assessor's Plat 148, Lot 68; Zone R-10
- 4F. 2024-29 Alex A. and Emily E. Romano - Dimensional Variances:** to modify a previously approved variance decision and construct an approximate 26ft. x 50ft. single-story accessory dwelling unit (ADU) addition and a 23ft. x 32ft. two-story garage addition to an existing single-family dwelling with less than the required right side yard and less than the required rear yard. Located at **17 Mulberry Road**; Assessor's Plat 74, Lot 17; Zone: R-20
- 4G. 2024-30 John M. Lannan / Fairpoint Realty, LLC - Dimensional Variances:** to modify a previously approved variance decision and demolish an existing single-family dwelling, construct a new 23ft. x 43ft. two-story single-family dwelling with a 19ft. x 23ft. porch and a 24ft. x 24ft. attached single-story garage with less than the required front yards on a corner lot. Located at **111 King Philip Avenue**; Assessor's Plat 147, Lots 61 & 62; Zone: R-10

5. Correspondence

- 5A.** Request for extension of variance approval for **Denise M. Lavoie/110 King Philip Avenue**, File 2021-44

6. Adjourn

Date Posted: August 14, 2024

Posted By: emt