



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, July 14, 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 **July 10, 2025**.

1. Pledge of Allegiance

2. Approval of Minutes - June 2, 2025

3. Continued Petitions

3A. 2025-10 Geoffrey M. Vicente - Dimensional Variance (continued from April): to construct a 28ft. x 40ft. single family dwelling with less than the required front yard. Located at **Tilbury Drive**; Assessor's Plat 153, Lot 439; Zone: R-10

3B. 2025-17 Scott M. Davis - Dimensional Variances (continued from June): to construct additions to an existing single-family dwelling, including a 30ft. x 48ft. two-story garage and accessory dwelling unit (ADU) addition, with less than the required lot area for an ADU within a new structure, greater than permitted size for a two-bedroom ADU, less than the required rear yard, and less than the required right side yard. Located at **5 Barbara Drive**; Assessor's Plat 150, Lot 111; Zone: R-15.

4. New Petitions

4A. 2025-20 John Marshall / JM Bristol, LLC - Dimensional Variance: to construct a second-story living area addition, and 5ft. x 18ft. front porch and 3.5ft. x 14ft. rear balcony/deck additions, to an existing

single-family dwelling with greater than permitted lot coverage by structures. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6

4B. 2025-21 Brian Hutchison - Dimensional Variances: to construct a 24ft. x 38ft. single-story mudroom and accessory dwelling unit (ADU) addition to the rear of an existing single-family dwelling with less than the required rear yard, less than the required left side yard, and greater than permitted lot coverage by structures. Located at **127 Peck Avenue**; Assessor's Plat 61, Lot 8; Zone: R-10

4C. 2025-21 David Butera - Dimensional Variances: to construct an approximate 44ft. x 68ft. two-story single-family dwelling with less than the required left and right side yards; and to construct a 26ft. x 28ft. two-story accessory garage structure with a 6ft. x 12ft. second story deck at an overall size and height greater than permitted for accessory structures in the R-40 zoning district. Located at **133.5 Ferry Road**; Assessor's Plat 165, Lot 4; Zone: R-40

4D. July 2025 Staff Reports

5. Correspondence

5A. Request for extension of variance approval for Nathan and Sarah Dell, **12 Paine Avenue**; Assessor's Plat 148, Lot 65; File 2023-23

6. Adjournment

Date Posted: June 25, 2025

Posted By: emt