



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, February 05, 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, February 1, 2024.

1. Pledge of Allegiance

2. Approval of Minutes - January 2, 2024

3. Continued Petitions

3A. 2023-27 Continued Petition of Robert M. Kreft -
Dimensional Variances: to construct a 40ft. x 42ft. accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district. Located at **22 Wall Street**; Assessor's Plat 33, Lot 17; Zone: Residential R-6.

3B. 2024-01 Continued Petition of Thomas A. and Lee H. Dawson - Dimensional Variance: to construct an 18ft. 8in. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: Residential R-6.

4. New Petitions

4A. February Staff Reports

4B. 2024-04 Larry Goldstein / TSL, LLC - Dimensional Variance: to modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel

building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the required lot area per rooming unit. Located at **267 Thames Street**; Assessor's Plat 9, Lot 50; Zone: Waterfront (W).

- 4C. 2024-05 Marissa Cabral / Wicked Awesome Pet Care and Spa, Inc.** - Special Use Permit: to convert an existing nonconforming retail business space within a residential zoning district into a pet grooming service business use. Located at **1282 Hope Street**; Assessor's Plat 92, Lot 16; Zone: Residential R-10.
- 4D. 2024-06 John M. Lannan / Fairpoint Realty, LLC** - Dimensional Variance: to construct a 10ft. x 22ft. breezeway and porch, and a 24ft. x 24ft. two-story garage addition to an existing single family dwelling with less than the required front yard on a corner lot. Located at **111 King Philip Avenue**; Assessor's Plat 147, Lots 61 & 62; Zone: Residential R-10.
- 4E. 2024-07 Jeanine and Daniel McConaghy** - Dimensional Variances: to demolish an existing single-family dwelling and construct a new single-family dwelling with less than the required front yard on a corner lot, and with a second floor footprint that exceeds the maximum two thirds size of the first floor footprint; and a Special Use Permit: to construct a single-family dwelling at a height of over 25 feet above grade in the flood zone. Located at **135 Kickemuit Avenue**; Assessor's Plat 133, Lot 37; Zone: Residential R-15.

5. Adjourn

Date: January 18, 2024

By: emt