



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW**

**Zoning Board of Review Agenda  
Monday, June 05, 2023 at 7:00 PM  
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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on June 1, 2022.

- 1. Pledge of Allegiance**
- 2. Approval of Minutes** - May 4, 2023
- 3. Sitting as the Board of Appeals\***

### **3A. Appeals**

2023-20 Barbara J. Beer and Robert A. Beer, II, 825 Hope Street: Appeal of a decision of the Bristol Historic District Commission (HDC) denying the use of PVC trim materials on the exterior of the existing residential structure. Assessor's Plat 5, Lot 17; Zone: Waterfront (W) and Historic District Overlay.

- 4. Sitting as the Board of Review**

### ***Continued Petitions***

- 4A.** 2023-09 Daniel L. and Lillian C. Leaser, 12 Brookwood Road (continued from March meeting): Dimensional Variances: to construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district. Assessor's Plat 79, Lot 452; Zone: R-10

- 4B.** 2023-15 73 Gooding Avenue, LLC, 73R Gooding Avenue (continued from May meeting): Special Use Permit to temporarily install two pre-fabricated relocatable storage or shipping containers on a commercial property. Assessor's Plat 106, Lot 63; Zone: Manufacturing.

**5. New Petitions**

- 5A.** June Staff Reports

- 5B.** 2023-21 Lucia F. Gonsalves, 20 Thompson Avenue:  
Dimensional Variances: to construct an approximate 14ft. x 24ft. accessory garage structure and attached deck addition to connect with an existing deck located to the rear of an existing residential dwelling; with less than the required rear yard and less than the required right side yard. Assessor's Plat 22, Lot 183; Zone: Residential R-10.

- 5C.** 2023-22 Thomas A. and Lee H. Dawson, 15 Burton Street:  
Dimensional Variance: to construct an 18ft. 8in. x 22ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard. Assessor's Plat 15, Lot 79; Zone: Residential R-6.

- 5D.** 2023-23 Nathan A. & Sarah H. Dell, 12 Paine Avenue:  
Dimensional Variances: to demolish an existing dwelling and to construct a new single-family dwelling with less than the required front yard and less than the required left and right side yards. Assessor's Plat 148, Lot 65; Zone: Residential R-10.

- 5E.** \*\*Request for extension of variance approval for Adam J. Marcaccio, Riverview Avenue, **File #2020-10.**

**6. Adjourned**

Date Posted: May 31, 2023

By: emt