



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, May 4, 2026 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 **April 30th, 2026**.

1. **Pledge of Allegiance**

2. **Approval of Minutes** - April 6th, 2026

3. **Continued Petitions**

3A. **ZBR-26-10 The Franklin, LLC - Dimensional Variance (continued from April 6th)**: to add an additional 24 outdoor dining seats to an existing restaurant use with less than the required number of off-street parking spaces. Located at **195 Franklin Street**; Assessor's Plat 23, Lot 31; Zone: GB

4. **New Petitions**

4A. **ZBR-26-12 Colleen Cavanaugh and King To - Dimensional Variance**: to construct an approximate 30ft. x 30ft. garden fence enclosure at a height of 6 feet, portions of which exceed the maximum height for a fence within the front yard on a corner lot. Located at **26 Brookwood Road**; Assessor's Plat 79, Lot 500; Zone: R-10.

4B. **ZBR-26-16 Patrick M. Brogan - Dimensional Variances**: to construct an 11ft. 8in. x 20ft. accessory storage building structure with less than the required side yard and less than the required front yard on a corner lot. Located at **146 Sunrise Drive**; Assessor's Plat 151, Lot 117; Zone: R-10.

- 4C. ZBR-26-17 David Butera - Dimensional Variances:** to construct a 26ft. x 38ft. accessory garage / accessory dwelling unit (ADU) structure at a size and height greater than permitted for accessory structures in the Residential R-40 zoning district. Located at **133.5 Ferry Road**; Assessor's Plat 165, Lot 4; Zone R-40.
- 4D. ZBR-26-18 Victoria Silva - Special Use Permit:** to convert an existing nonconforming retail / art studio use to a nonconforming retail bookstore / café service business use within a residential zoning district. Located at **674-676 Hope Street**; Assessor's Plat 13, Lot 17; Zone R-6.
- 4E. ZBR-26-19 Donald F. Clukies - Special Use Permit:** to construct a 25ft. x 60ft. single-family dwelling at a height greater than 25 feet above grade within the flood zone. Located at **Wilcox Street**; Assessor's Plat 133, Lot 44; Zone: R-15.
- 4F. ZBR-26-20 Richard A. Gayer - Dimensional Variance:** to demolish an existing single-family dwelling and construct a new 40ft. x 40ft. single-family dwelling with less than the required front yard on a corner lot. Located at **54 Coggeshall Avenue**; Assessor's Plat 148, Lot 14; Zone: R-10.

5. Correspondence

- 5A.** Request for Extension of Variance Approval: Fran Gaynor/Franjelica Properties, Inc., 259 Wood Street, Assessor's Plat 19, Lots 19 & 33, file #2024-13 recorded May 14th, 2024

6. Adjournment

Date Posted: April 16, 2026

Posted By: emt