TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

***Amended Agenda**
Monday, November 2, 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 **October 29th, 2026.**

1. Pledge of Allegiance

2. Approval of Minutes - October 5, 2026

3. Sitting as Board of Appeal - Continued Petitions

3A. **ZAPL-26-5 John J. Marshall – Appeal** (continued from July 13th): of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6. Public Hearing is closed, vote on formal decision only.

4. Sitting as Board of Review - Continued Petitions

4A. **ZBR-26-30 Sarah Miller – Dimensional Variances** (continued from September 14th): to construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district. Applicant has revised plans and is now proposing to construct a 24ft. x 36ft. attached two-story garage and ADU structure with less than the required front yard. Located at **169 Fatima Drive**; Assessor's Plat 123, Lot 33; Zone: R-10.

4B. **ZBR-26-39 Keith N. Johnson – Special Use Permit** (continued from October 5th): to construct an approximate 32ft. x 62ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone. Located at **13.5 Smith Street**; Assessor's Plat 133, Lot 127; Zone: R-15.

4C. **ZBR-26-40 Laura Orrell – Special Use Permit and Dimensional Variance** (continued from October 5th): to construct an approximate 26ft. x 34ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone;

and with less than the required front yard. Located at **4 Bay Street**; Assessor's Plat 12, Lot 36; Zone: R-6.

4D. ***ZBR-26-44 Michael Lancaster – Dimensional Variance** (continued from October 5th): to construct a 21ft. x 25ft. accessory pool cabana structure with greater than permitted lot coverage by structures. Located at **5 Knowlton Court**; Assessor's Plat 103, Lot 88; Zone: R-10.

5. Sitting as Board of Review - New Petitions

5A. **ZBR-26-47 Jose Antonio Figueroa Serra - Dimensional Variance**: to construct a 10ft. x 12ft. accessory shed structure with less than the required front yard on a corner lot. Located at **112 Narrows Road**; Assessor's Plat 148, Lot 70; Zone: R-10.

5B. **ZBR-26-49 Mark A. and Kristine M. Wilcox – Dimensional Variance**: to construct an approximate 36ft. x 61ft. two-story garage and pool cabana addition to an existing single-family dwelling with less that the required rear yard. Located at **159 Poppasquash Road**; Assessor's Plat 182, Lot 28; Zone: R-40.

5C. **ZBR-26-50 Yvonne Posa – Dimensional Variance**: to remove existing rear decks and construct an approximate 19ft. x 26ft. rear deck addition to an existing single family dwelling with less than the required left side yard. Located at **17 Shore Road**; Assessor's Plat 74, Lot 18; Zone: R-20.

5D. **ZBR-26-51 Thomas A. and Tija Z. Tromp – Special Use Permit and Dimensional Variances**: to operate a short-term rental within a residential zoning district; with a dwelling having six bedrooms and a requested capacity for up to 12 renters. Located at **137 Ferry Road**; Assessor's Plat 165, Lot 11; Zone: R-40.

6. Adjournment

Date Posted: October 22, 2026

Amended Date: October 28, 2026

Posted By: emt