



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, October 5, 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 1st, 2026*.

1. **Pledge of Allegiance**
2. **Approval of Minutes - September 14, 2026**
3. **Sitting as Board of Appeal - Continued Petitions**
 - 3A. **ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 David Ramos / Ramos Landscaping, LLC – Appeal (continued from July 13th)**: of three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue**; Assessor's Plat 128, Lots 15 & 16; Zone: GB. ***Public Hearing is closed, vote on formal decision only.***
 - 3B. **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-26-24 Joseph M. Brito, Jr. – Dimensional Variances**: to demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district. Also, a Special Use Permit: to construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone. Located at **161 Poppasquash Road**; Assessor's Plat 182, Lot 7; Zone: R-40.
 - 4B. **ZBR-26-30 Sarah Miller – Dimensional Variances**: 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. Located at **169 Fatima Drive**; Assessor's Plat 123, Lot 33; Zone: R-10.
 - 4C. **ZBR-26-33 Andrew Tyska – Dimensional Variance**: to construct an approximate 12ft. x 23ft. sunroom addition to an existing single-family dwelling with less than the required rear yard. Located at **26 Patricia Ann Drive**; Assessor's Plat 55, Lot 129; Zone: R-15.
 - 4D. **ZBR-26-37 Douglas and Patricia Gablinske – Dimensional Variances**: to construct a 16ft. x 30ft. pool house/cabana addition to an existing 22.2ft x 22.2ft. accessory garage structure with less than the required front yard; and at a size

greater than permitted for accessory structures in the R-10 zoning district. Located at **6 Knowlton Court**; Assessor's Plat 103, Lot 14; Zone: R-10.

- 4E. **ZBR-26-38 Paul J. and MaryAnn Salesi – Dimensional Variance**: to construct a 20ft. x 41ft. accessory dwelling unit (ADU) addition to an existing 20ft x 24ft. accessory garage structure at a size greater than permitted for accessory structures in the R-6 zoning district. Located at **66 Collins Street**; Assessor's Plat 26, Lot 72; Zone: R-6.

5. **Sitting as Board of Review - New Petitions**

- 5A. **ZBR-26-39 Keith N. Johnson – Special Use Permit**: 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.
- 5B. **ZBR-26-40 Laura Orrell – Special Use Permit and Dimensional Variance**: 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.
- 5C. **ZBR-26-41 Andrew Mulvey – Dimensional Variance**: to install approximately 40 linear feet of 8ft. high cedar stockade fence along a portion of the rear property line. Located at **6 Ansonia Avenue**; Assessor's Plat 44, Lot 85; Zone: R-10.
- 5D. **ZBR-26-42 John J. Barker, Jr. – Dimensional Variance**: to convert an existing accessory garage structure into a two bedroom accessory dwelling unit (ADU) at a size greater than permitted relative to the size of the existing principal residential structure. Located at **48 Cliff Drive**; Assessor's Plat 62, Lot 73; Zone: R-10.
- 5E. **ZBR-26-43 Kathleen Keating and John Oliver – Dimensional Variance**: to construct an approximate 18ft. x 19ft. accessory shed and bedroom structure within the footprint of a previously existing accessory shed structure, with less than the required right side yard. Located at **35 Burton Street**; Assessor's Plat 15, Lot 73; Zone: R-6.
- 5F. **ZBR-26-44 Michael Lancaster – Dimensional Variance**: 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.
- 5G. **ZBR-26-45 Douglas Klein – Dimensional Variances**: to construct a 26ft. x 36ft. two-story accessory dwelling unit (ADU) structure at a height of 25 feet above grade and with a 6ft. x 26ft. front porch, at an overall size and height greater than permitted for accessory structures, and with less than the required front yard in the R-10 zone. Located at **3 Old Orchard Farm Road**; Assessor's Plat 100, Lot 131; Zone: R-10.
- 5H. **ZBR-26-46 Joseph A. Motta – Dimensional Variances**: to construct second and third floor additions to an existing 26ft. x 32ft. single-family dwelling with less than the required front yard and with less than the required left side yard. Located at **635A Wood Street**; Assessor's Plat 6, Lot 25; Zone: R-10.

6. **Adjournment**

Date Posted: September 18, 2026

Posted By: emt