



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, April 6, 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 2nd, 2026**.

- 1. Pledge of Allegiance**
- 2. Approval of Minutes - March 2, 2026**
- 3. Sitting as the Board of Review - Continued Petitions**
 - 3A. ZBR-26-2 Kathleen Hunt – Dimensional Variance (continued from March 2nd)**: to construct an 11ft. x 13ft. single-story foyer/entrance addition to an existing single-family dwelling and proposed attached garage/living area addition with less than the required front yard on a corner lot. Located at **80 Charles Street**; Assessor's Plat 32, Lot 48; Zone: R-10
 - 3B. ZBR-26-7 Town of Bristol – Dimensional Variance (continued from March 2nd)**: to construct a ten foot high fence with soundproofing material to enclose existing HVAC units at the rear of the Reynold's School building exceeding the maximum height for a fence in a residential zoning district. Located at **235 High Street**; Assessor's Plat 14, Lot 27; Zone: R-6
- 4. Sitting as the Board of Review - New Petitions**
 - 4A. ZBR-26-4 Kendall Reiss – Dimensional Variances**: to construct a 25ft. 2in. x 29ft. 2in. one and one-half story residential dwelling unit addition above an existing single-story commercial building with less than the required front yard, rear yard, and right side yard; and with less than the required number of off-street parking spaces. Located at **469 Wood Street**; Assessor's Plat 17, Lot 156; Zone: LB

- 4B. **ZBR-26-8 Geoffrey M. Vicente – Dimensional Variance**: to construct a 30ft. x 30ft. single family dwelling with less than the required front yard. Located at **Tilbury Drive**; Assessor’s Plat 153, Lot 439; Zone: R-10
- 4C. **ZBR-26-10 The Franklin, LLC – Dimensional Variance**: 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
- 4D. **ZBR-26-11 Louis A. Cabral – Dimensional Variances**: to construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district. Located at **14 Union Street**; Assessor’s Plat 15, Lot 52; Zone: Residential R-6
- 4E. **ZBR-26-13 Citizens Bank – Dimensional Variance**: to install a secondary wall sign at a size larger than permitted on a corner lot. Located at **1150 Hope Street**; Assessor’s Plat 106, Lot 28; Zone: GB

5. **Sitting as the Board of Appeal**

- 5A. **ZAPL-26-1 David Ramos / Ramos Landscaping, LLC – Appeal**: of a Notice of Violation issued by the Administrative Officer for conducting business operations on a Sunday outside of the approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue**; Assessor’s Plat 128, Lots 15 & 16; Zone: GB

6. **Adjournment**

Date Posted: March 19, 2026

Posted By: emt