



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, April 01, 2024 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 Thursday, March 28, 2024.

1. Pledge of Allegiance

2. Approval of Minutes - March 4, 2024

3. New Petitions

3A. 2024-08 Mott & Chace Sotheby's International Realty - Special Use Permit: to operate a professional real estate office Formula Business use within the Bristol Historic District Overlay Zone. Located at **317 Hope Street**; Assessor's Plat 10, Lot 43; Zone: Downtown (D).

3B. 2024-09 JoZon Enterprises, Inc. d/b/a Domino's Pizza, Inc. - Dimensional Variance: to install an 86.47 square foot wall sign at a size larger than permitted in the General Business zone. Located at **655 Metacom Avenue**; Assessor's Plat 94, Lot 7; Zone: General Business (GB)

3C. Peggy A. Frederick / Black Vulture, LLC - Dimensional Variances: to relocate the existing dwelling four (4) feet towards the rear of the lot with less than the required right side yard; to construct a 6ft. x 22ft. front porch addition to the existing dwelling with less than the required front yard and less than the required right side yard; to construct a 12ft. x 18ft. rear screen porch addition to the existing dwelling with less than the required right side yard; and to

construct a 20ft. x 26ft. accessory structure at a size greater than permitted for accessory structures in the R-6 zone. Located at **195 High Street**; Assessor's Plat 14, Lot 73; Zone: Residential R-6

3D. 2024-11 Carol A. Benn - Dimensional Variances: to construct a 24ft. 3in. x 26ft. 5in. second-story living area addition and two 7ft. 10in. x 24ft. 4in. second story exterior deck additions to an existing single-family dwelling with less than the required north, south and west side yards. Located at **34 Harrison Street**; Assessor's Plat 146, Lot 32; Zone: Residential R-15

3E. Alex A. and Emily E. Romano - Dimensional Variances: to construct an approximate 26ft. x 54ft. (1,280 square foot) single-story accessory dwelling unit addition with connection to an existing accessory garage structure with less than the required right side yard and less than the required rear yard. Located at **17 Mulberry Road**; Assessor's Plat 74, Lot 17; Zone: Residential R-20

3F. 2024-13 Fran Gaynor / Franjelica Properties, Inc. - Special Use Permit: to operate a restaurant use in the Limited Business zone; **and Dimensional Variances:** to construct an approximate 594 square foot single-story restaurant addition to the rear of an existing mixed-use structure with less than the required rear yard, greater than permitted lot coverage by structures, greater than permitted lot coverage by structures and pavement, and less than the required number of off-street parking spaces. Located at **259 Wood Street**; Assessor's Plat 19, Lots 33 & 19; Zone: Limited Business (LB)

3G. April Staff Reports & Additional Correspondence

4. Adjourn

Date Posted: March 14, 2024

Posted By: emt