



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW AGENDA

*** AMENDED TO INCLUDE ITEM 6**

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Monday, April 07, 2025 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, April 3, 2025**.

1. Pledge of Allegiance

2. Approval of Minutes - February 10, 2025

3. Sitting as Board of Review - Continued Petition

- 3A. 2025-02 Brandon M. and Cassie M. Andrade - Dimensional Variance (continued from January):** to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard. Located at **21 Naomi Street**; Assessor's Plat 118, Lot 100; Zone: R-15

4. Sitting as Board of Review - New Petitions

- 4A. 2025-08 Marissa Cabral / Wicked Awesome Pet Care and Spa, Inc. - Special Use Permit:** to continue use of a conditionally approved pet grooming service business use within a residential zoning district. Located at **1282 Hope Street**; Assessor's Plat 92, Lot 16; Zone: Residential R-10

- 4B. **2025-09 Kristin E. and Jeremy Couto - Dimensional**
Variances: to construct a 12ft. x 16ft. accessory shed structure with less than the required front yard from the Holly Lane property line; and to install a 6ft. high stockade fence along the Holly Lane property line at a height greater than permitted for a fence in the front yard. Located at **6 Rego Avenue**; Assessor's Plat 47, Lot 17; Zone: R-10.
- 4C. **2025-10 Geoffrey M. Vicente - Dimensional**
Variance: to construct a 28ft. x 40ft. single family dwelling with less than the required front yard. Located at **Tilbury Drive**; Assessor's Plat 153, Lot 439; Zone: R-10.
- 4D. **2025-11 Aires H. Medeiros, Jr. - Dimensional**
Variances: to construct an approximate 864 square foot single-story garage and living area addition to an existing single-family dwelling with less than the required front yard and less than the required right side yard. Located at **8 Villa Drive**; Assessor's Plat 154, Lot 112; Zone: R-10SW.
- 4E. **2025-12 Virginia M. and John T. Cairrao - Dimensional**
Variances: to construct a 26ft. x 28ft. single-story accessory dwelling unit (ADU) and 5ft. x 6ft. basement bulkhead addition to an existing single-family dwelling with less than the required rear yard; less than the required left side yard; and with less than the required lot area for an ADU within a new structure. Located at **8 Colt Avenue**; Assessor's Plat 118, Lot 62; Zone R-10.
- 4F. **2025-13 Larry Oliver / L& R Properties, LLC - Special Use Permit:** to construct a 28ft. x 46ft. single-family dwelling at a height over 25 feet above grade in the flood zone. Located at **92 King Phillip Avenue**; Assessor's Plat 147, Lot 77; Zone: R-10.

5. **Sitting as Board of Appeal**

- 5A. **2025-07 David J. Ramos / Ramos Landscaping, LLC - Appeal:** of a Notice of Zoning Violation issued by the Zoning Enforcement Officer for the intensification of a nonconforming landscaping contract construction business without first obtaining a special use permit in the General Business zoning district; the

construction of commercial structures without first obtaining building permits; and the construction of commercial structures without first obtaining Planning Board approval for a Land Development Project in the Metacom Avenue Overlay zoning district. Located at **670 Metacom Avenue**; Assessor's Plat 128, Lot 15; Zone: GB and Metacom Avenue Overlay.

6. * Request for Extension of Variance Approval for Devin P. & Melissa L. Lannan, Roseland Avenue; Assessor's Plat 121, Lot 76; File 2020-41.

7. **Adjournment**

Date Posted: March 13, 2025

AMENDED: March 25, 2025

Posted By: emt