



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW**

### **Zoning Board of Review Agenda**

**Monday, June 02, 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on **Thursday, May 29th, 2025**.

**1. Pledge of Allegiance**

**2. Approval of Minutes - May 5, 2025**

**3. New Petitions**

**3A. June 2025 Staff Reports**

**3B. 2025-15 Kathleen Hunt - Dimensional Variances:** to construct a 22ft. x 24ft. free-standing accessory dwelling unit (ADU) structure with less than the required lot area for an ADU within a new structure; and with less than the required front yard from Fox Hill Avenue on a corner lot. Located at **80 Charles Street**; Assessor's Plat 32, Lot 48; Zone: R-10.

**3C. 2025-16 Benjamin and Katelyn Cantone - Special Use Permit:** to operate a mobile food establishment restaurant, and to store a mobile food truck overnight on a residential property within the Limited Business (LB) zoning district. Located at **222 Wood Street**; Assessor's Plat 25, Lot 75; Zone: LB.

**3D. 2025-17 Scott M. Davis - Dimensional Variances:** to construct additions to an existing single-family dwelling, including a 30ft. x 48ft. two-story garage and accessory dwelling unit (ADU) addition, with less than the required lot area for an ADU within a new structure, greater than permitted size for a two-

bedroom ADU, less than the required rear yard, and less than the required right side yard. Located at **5 Barbara Drive**; Assessor's Plat 150, Lot 111; Zone: R-15.

- 3E. 2025-18 Justin Ferreira / Ferreira Electric, Inc. - Use Variance and Dimensional Variance**: to expand a legal nonconforming contract construction service business use within a residential zoning district by constructing a 5ft. x 25ft. front and roof dormer addition to an existing 20ft. x 20ft. accessory garage building connecting two existing commercial structures with less than the required rear yard. Located at **14 Reservoir Avenue**; Assessor's Plat 33, Lots 158 & 159; Zone: R-6.
- 3F. 2025-19 Mark Estrella and Sarah Botelho, Christian and Alyssa Ferreira, and Manuel and Jennifer Menezes - Dimensional Variances**: to install approximately 210 feet of six foot high stockade fence along the westerly property line of three lots at a height greater than permitted for a fence in the front yard from Metacom Avenue. Located at **11, 15 & 17 St. Theresa Avenue**; Assessor's Plat 120, Lots 61, 63 & 65; Zone: R-8.

#### **4. Adjournment**

Date Posted: May 15, 2025

Posted By: emt