



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, May 06, 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, May 2, 2024.

1. Pledge of Allegiance

2. Approval of Minutes - April 1, 2024

3. New Petitions

3A. May 6th Staff Reports

3B. 2024-14 Steven R. Costa - Dimensional Variances: to construct a 24ft. x 36ft. accessory garage structure as a size and height greater than permitted for accessory structures in the R-10 zoning district. Located at **41 Butterworth Avenue;** Assessor's Plat 121, Lot 2; Zone: R-10.

3C. 2024-15 Michael W. Mackniak - Dimensional Variances: to construct an approximate 34ft. x 34ft. second-story living area addition and a 6ft. x 33ft. front porch addition to an existing single-family dwelling with less than the required left side yard. Located at **10 King Phillip Avenue;** Assessor's Plat 151, Lot 25; Zone: R-10.

3D. 2024-16 Adrian Summers - Dimensional Variance: to construct a six foot high fence, portions of which would be located within the front yard from Addy Drive at a height greater than permitted in a front yard on a corner lot. Located at **16 Jessica Drive;** Assessor's Plat 150, Lot 137; Zone: R-15.

- 3E. 2024-17 Joshua Haskell - Dimensional Variances:** to remove an existing 10ft. x 12ft. accessory shed structure and construct a new 12ft. x 24ft. accessory shed/garage structure with less than the required rear yard and less than the required left side yard. Located at **770 Metacom Avenue**; Assessor's Plat 123, Lot 322; Zone: R-8.
- 3F. 2024-18 Kevin Moran - Dimensional Variances:** to construct a 14ft. x 29ft. two-story addition to an existing 25ft. x 30ft. accessory structure at a size and height greater than permitted for accessory structures in the R-10 zone; and to create an accessory dwelling unit (ADU) within the proposed structure that is not located within a principal single-family dwelling. Located at **7 Ansonia Avenue**; Assessor's Plat 44, Lot 62; Zone: R-10.
- 3G. 2024-19 Hilary M. Rosenfeld - Dimensional Variances:** to construct two 3ft. x 6ft. accessory garden shed structures with less than the required rear yard. Located at **9 Pearse Avenue**; Assessor's Plat 19, Lot 40; Zone: R-6.
- 3H. 2024-20 Danial Ferreira / Fair Wind Properties, LLC - Dimensional Variances:** to construct approximately 100 feet of eight foot high fence along a portion of the easterly property line at a height greater than permitted for fences in a residential zoning district; and to install approximately 30 feet of six foot high fence between two existing residential structures portions of which would be located within the front yard from Coggeshall Avenue at a height greater than permitted in a front yard. Located at **1 Coggeshall Avenue**; Assessor's Plat 147, Lot 50; Zone: R-10.

4. Correspondence

- 4A.** Request for extension of variance approval for John M. Lannan / Fairpoint Realty LLC, **Roseland Avenue**, File 2020-41

5. Adjourn

Date Posted: April 18, 2024

Posted By: emt