



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, July 13, 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 **Thursday, July 9th, 2026**.

1. Pledge of Allegiance

2. Approval of Minutes - June 1, 2026

3. Sitting as the Board of Review - Continued Petitions

3A. ZBR-26-21 Thomas A. Dawson - Dimensional

Variances: to remove an existing accessory shed structure and construct a new 12ft. x 16ft. accessory shed structure with less than the required rear yard and less than the required right side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: R-6 (*continued to September 14, 2026*)

3B. ZBR-26-24 Joseph M. Brito, Jr. - Dimensional

Variances: to demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district. Also, a **Special Use Permit:** to construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone. Located at **161 Poppasquash Road**; Assessor's Plat 182, Lot 7; Zone: R-40

4. Sitting as the Board of Review - New Petitions

4A. ZBR-26-25 Danial Ferreira / FWP High Street, LLC - Dimensional Variances:

to construct an approximate 1,732 square foot garage and living area addition, including a second residential dwelling unit, to the rear of an existing single-family dwelling with less than the required right side yard and with less than the required lot width for a two-family dwelling in the Residential R-6 zoning district. Located at **145 High Street**; Assessor's Plat 15, Lot 21; Zone: R-6

4B. ZBR-26-26 Cruz Goler / Prudence Restaurant - Dimensional Variance:

to install a 43in. x 48in. projecting sign to the front of the existing restaurant building at a size greater than permitted in the Waterfront zoning district. Located at **1 State Street**; Assessor's Plat 9, Lot 65; Zone: W

- 4C. **ZBR-26-27 Kelly Halligan - Dimensional Variance:** to install a six foot high stockade fence, portions of which would be within the front yard from Metacom Avenue on a corner lot. Located at **11 Academy Avenue;** Assessor's Plat 155, Lot 23; Zone: R-10
- 4D. **ZBR-26-28 Andrew Mulvey - Dimensional Variance:** to construct an 8ft. x 11ft. 8in. rear mudroom addition to an existing single-family dwelling with less than the required rear yard. Located at **6 Ansonia Avenue;** Assessor's Plat 44, Lot 85; Zone: R-10
- 4E. **ZBR-26-29 Jill Ripa - Dimensional Variances:** to construct an approximate 8ft. x 12ft. addition to the second story of an existing single-family dwelling with less than the required rear yard; and to construct a 20ft. x 20ft. two-story addition connecting the existing dwelling and an existing detached accessory garage structure with less than the required right side yard. Located at **29 Forest Road W;** Assessor's Plat 68, Lot 19; Zone: R-20
- 4F. **ZBR-26-30 Sarah Miller - Dimensional Variances:** to construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district. Located at **169 Fatima Drive;** Assessor's Plat 123, Lot 33; Zone: R-10
- 4G. **ZBR-26-31 Alfred P. Holtz - Dimensional Variances:** to construct an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to an existing 22ft. x 24ft. accessory garage structure with an overall size greater than permitted for an accessory structure in the Residential R-6 zoning district. Located at **43 Oliver Street;** Assessor's Plat 12, Lot 41; Zone: R-6
- 4H. **ZBR-26-32 Douglas M. and Susan E. Dahl - Special Use Permit and Dimensional Variances:** to construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck. Located at **61 Smith Street;** Assessor's Plat 133, Lot 128; Zone: R-15
5. **Sitting as the Board of Appeal - Continued Appeals**
- 5A. **ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 David Ramos / Ramos Landscaping, LLC - Appeal (continued):** of three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue;** Assessor's Plat 128, Lots 15 & 16; Zone: GB ***(continued to September 14, 2026)***

5B. **ZAPL-26-5 John J. Marshall - Appeal (continued)**: of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6
(continued to September 14, 2026)

6. **Sitting as the Board of Appeal - New Appeal**

6A. **ZAPL-26-6 Carole Anne Benn - Appeal**: of a decision of the Zoning Enforcement Officer approving a Zoning Modification Permit to construct a 16ft. x 24ft. detached accessory dwelling unit (ADU) structure at a height of 20ft. 10in. above grade. Located at **29 Harrison Street**; Assessor's Plat 146, Lot 21; Zone: R-15

7. **Adjournment**

Date Posted: June 29, 2026

Posted By: emt