



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW MEETING**

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

**Monday, September 18, 2023 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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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, September 14, 2023.

**1. Pledge of Allegiance**

**2. Approval of Minutes - July 2023**

**3. Continued Petitions**

**3A.** Daniel L. and Lillian C. Leeser - Dimensional Variances: to construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district. Located at 12 Brookwood Road; Assessor's Plat 79, Lot 452; Zone: R-10.

**4. New Petitions**

**4A.** Robert M. Kreft - Dimensional Variances: to construct a 40ft. x 42ft. accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district. Located at 22 Wall Street; Assessor's Plat 33, Lot 17; Zone: Residential R-6.

**4B.** Richard P. and Lynn Luiz - Dimensional Variance: to construct a 13ft. x 20ft. garage addition to an existing single-family dwelling with less than the

required right side yard. Located at 2 Maple Shade Court; Assessor's Plat 54, Lot 18; Zone: Residential R-15.

- 4C.** 20/20 Vision Care, Inc. - Dimensional Variance: to renovate and reface an existing freestanding commercial sign with the proposed sign having approximately 42 square feet of sign area, at a size greater than permitted for a freestanding sign in the Manufacturing zoning district. Located at 375 Metacom Avenue; Assessor's Plat 46, Lot 14; Zone: Manufacturing (M).
- 4D.** Gilbert L. Almeida - Dimensional Variances: to construct a 40ft. x 60ft. commercial building with less than the required rear yard, and less than the required front yard on a corner lot. Located at 254 Franklin Street; Assessor's Plat 29, Lot 38; Zone: Limited Business (LB).
- 4E.** Daniel LaChance - Dimensional Variance: to construct a 38ft. 10in. x 50ft. 7in. single-family dwelling with less than the required front yard. Located at 20 Highview Drive; Assessor's Plat 48, Lot 71; Zone: Residential R-15.
- 4F.** Wendy J. Raad and Andrejs V. Gale - Dimensional Variances: to construct a 24ft. x 26ft. garage addition and 8ft. x 23ft. breezeway addition to an existing single-family dwelling with less than the required front yard and with less than the required rear yard. Located at 5 Adelaide Avenue; Assessor's Plat 84, Lot 47; Zone: Residential R-10.
- 4G.** Louis and Joan Cabral - Dimensional Variances: to modify a previous decision approving the construction of a 24ft. x 36ft. two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district by repositioning the proposed structure to the southeastern portion of the lot. Located at 14 Union Street; Assessor's Plat 15, Lot 52; Zone: Residential R-6.
- 4H.** Michelle R. and Jeffrey J. Cote - Dimensional Variances: to construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district. Located at 192 Poppasquash

Road; Assessor's Plat 176, Lot 98; Zone: Residential  
R-40

**4I.** Zoning Board Staff Reports & Additional Correspondence

**5. Adjourn**

Date Posted: August 31, 2023

By: emt