



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, March 2, 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 **February 26, 2026**.

1. Pledge of Allegiance

2. Approval of Minutes - February 2, 2026

3. Sitting as the Board of Review - Continued Petitions

- 3A. ZBR-26-1 Fabio M. Lopes - Dimensional Variances (continued from February 2026): to construct a 30ft. x 30ft. accessory garage and accessory dwelling unit (ADU) structure with attached 10ft. x 30ft. lean-to roof overhang at a size and height greater than permitted for accessory structures in the Residential R-15 zoning district. Located at **100 Kickemuit Avenue**, Assessor's Plat 133, Lot 2; Zone: R-15**
- 3B. ZBR-26-2 Kathleen Hunt - Dimensional Variance (continued from February 2026): to construct an 11ft. x 13ft. single-story foyer/entrance addition to an existing single-family dwelling and proposed attached garage/living area addition with less than the required front yard on a corner lot. Located at **80 Charles Street**; Assessor's Plat 32, Lot 48; Zone: R-10**
- 3C. ZBR-26-3 Henry Cabral, Jr. - Dimensional Variances (continued from February 2026): to construct a two-story garage, mudroom, and accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard and left side yard; with a greater than permitted size for a two-bedroom ADU; and with less than the required lot size**

for an ADU within a new structure. Located at **5 Marie Drive**; Assessor's Plat 150, Lot 121; Zone: R-15.

4. Sitting as the Board of Review - New Petitions

- 4A. ZBR-26-5 Rhode Island Rebar, Inc. - Dimensional Variance**: to install a six foot high fence, portions of which would exceed the maximum height for a fence within the front yard. Located at **255 State Street**; Assessor's Plat 30, Lot 37; Zone: LB
- 4B. ZBR-26-6 Nicholas Andre - Dimensional Variance**: to construct an approximate 23ft. 5in. x 48ft. 9in. accessory dwelling unit (ADU) structure and attached deck, at a size greater than permitted for an accessory structure within the Residential R-6 zoning district. Located at **142 Bradford Street**; Assessor's Plat 18, Lot 11; Zone: R-6
- 4C. ZBR-26-7 Town of Bristol - Dimensional Variance**: to construct an eight foot high fence with soundproofing material to enclose existing HVAC units at the rear of the Reynold's School building exceeding the maximum height for a fence in a residential zoning district. Located at **235 High Street**; Assessor's Plat 14, Lot 27; Zone: R-6

5. Sitting as the Board of Appeal

- 5A. ZAPL-25-1 Byron Connell - Appeal**: of a Fence Permit issued to a neighboring property owner by the Building Official for the construction of a six foot high garden fence, portions of which are located within the front yard. Located at **26 Brookwood Road**; Assessor's Plat 79, Lot 500; Zone: R-10

6. Agenda Item

Discuss/Act re: Revision to Zoning Board Rules of Procedure

Adjournment

Date Posted: February 20, 2026

Posted By: emt