TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda
Monday, December 7, 2026 at 7:00 PM
Burnside Building, 400 Hope Street, 2nd Flr., 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, December 3rd, 2026.**

1. Pledge of Allegiance

2. Approval of Minutes - November 2, 2026

3. Continued Petitions

3A. **ZBR-26-50 Yvonne Posa – Dimensional Variance (continued from November 2nd)**: to remove existing rear decks and construct an approximate 19ft. x 26ft. rear deck addition to an existing single family dwelling with less than the required left side yard. Located at **17 Shore Road**; Assessor's Plat 74, Lot 18; Zone: R-20.

4. New Petitions

4A. **ZBR-26-52 125 Hope Street, LLC – Special Use Permit and Dimensional Variances**: to demolish an existing single-family dwelling and to construct an approximate 2,603 square foot single-family dwelling at a height greater than 25 feet above grade in the flood zone; with greater than permitted gross floor area (GFA) for the dwelling; and with a second-story footprint greater than two-thirds the size of the first floor footprint. Located at **125 Hope Street**; Assessor's Plat 16, Lot 51; Zone: R-6.

4B. **ZBR-26-54 Edward P. Grace, III – Dimensional Variance**: to construct a 16ft. x 20ft. screen porch addition and an approximate 6ft. x 8ft. basement entrance addition to the rear of an existing single-family dwelling with less that the required rear yard. Located at **3 Knowlton Court**; Assessor's Plat 103, Lot 87; Zone: R-10.

4C. **ZBR-26-57 Byron J. Connell – Special Use Permit and Dimensional Variances**: to demolish an existing single-family dwelling and to construct a 31ft. x 50.5ft. single-family dwelling at a height greater than 25 feet above grade in the flood

zone; with less than the required front yard; and with less than the required right side yard. Located at **3 Brookwood Road**; Assessor's Plat 79, Lot 498; Zone: R-10.

4D. **ZBR-26-58 Jeremiah O'Connor – Dimensional Variance**: to construct an approximate 8ft. x 36ft. covered front porch addition to an existing single family dwelling with less than the required front yard. Located at **1 Adelaide Avenue**; Assessor's Plat 84, Lot 48; Zone: R-10.

4E. **ZBR-26-59 Timothy Michael McGinn – Dimensional Variances**: to construct a 20ft. x 25ft. attached garage and bedroom addition and a 4ft. x 7.5ft. front entrance addition to an existing single-family dwelling with less than the required front yard; and to construct a 20ft. x 20ft. rear family room addition with less than the required rear yard. Located at **9 Lea Drive**; Assessor's Plat 100, Lot 34; Zone: R-10.

4F. **ZBR-26-60 Quinn Deaton and Kylie Tromp – Special Use Permit**: to operate a short-term rental within a residential zoning district. Located at **30 Loring Road**; Assessor's Plat 79, Lot 415; Zone: R-10.

4G. **ZBR-26-61 Adam and Tracy Ramos – Dimensional Variances**: to construct a 30ft. x 36ft. freestanding accessory dwelling unit (ADU) structure with an 8ft. x 30ft. attached porch at a size and height greater than permitted for accessory structures in the R-6 zoning district; with less than the required lot area for an ADU within a new structure; and with a floor area greater than 60 percent of the floor area of the existing principal residential structure. Located at **116 Bayview Avenue**; Assessor's Plat 23, Lot 143; Zone: R-6.

5. Adjournment

Date Posted: November 16, 2026

Posted By: mbw