



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW**

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

**Monday, February 10, 2025 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on **Thursday, February 6th, 2025**.

**1. Pledge of Allegiance**

**2. Approval of Minutes - January 6, 2025**

**3. Continued Petitions**

- 3A. 2025-02 Brandon M. and Cassie M. Andrade (continued from January) - Dimensional Variance:** to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

Located at **21 Naomi Street**; Assessor's Plat 118, Lot 100; Zone: R-15

- 3B. 2025-03 Elena M. Bao (continued from January) - Dimensional Variances:** to construct an approximate 26ft. x 34ft. 7in. living area addition and attached 13ft. x 21ft 7in. pergola addition to the rear of an existing single family dwelling; and to construct an 18ft. x 23ft. 6in. garage addition to an existing accessory carriage house structure with less than the required rear yard; less than the required right side yard; larger than permitted size for an accessory structure; and greater than permitted lot coverage by structures.

Located at **19 Byfield Street**; Assessor's Plat 14, Lot 67; Zone: R-6

**4. New Petitions**

**4A. 2025-04 Paul and Kara Sousa - Dimensional**

**Variance:** to construct a 22ft. x 24ft. accessory pool house structure with less than the required front yard from Ambrose Drive on a corner lot.

Located at **4 Columban Drive**; Assessor's Plat 172, Lot 5; Zone: R-15

**4B. 2025-05 Kevin J. Ferro / KJ Ferro, LLC - Dimensional**

**Variance:** to construct a 24ft. x 40ft. second-story living area addition to an existing single-family dwelling with less than the required left side yard.

Located at **122 Fatima Drive**; Assessor's Plat 123, Lot 42; Zone: R-10

**4C. 2025-06 Francis J. Holbrook and Katlyn LaBella - Dimensional Variance:**

to construct a two-story single-family dwelling, attached accessory dwelling unit (ADU), and attached two-car garage with less than the required front yard from Metacom Avenue on a corner lot; and with less than the required lot area for an ADU within a new structure.

Located at **76 Griswold Avenue**; Assessor's Plat 163, Lot 65; Zone: R-15

**4D. February 2025 Staff Reports**

**5. Adjournment**

Date Posted: January 23, 2025

Posted By: emt