



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-27**

APPLICANT: Kyle Nassaney

LOCATION: 24 Lugent Lane

PLAT: 28

LOT: 142

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 15ft. x 15ft. family room addition to an existing single-family dwelling with less than the required rear yard.

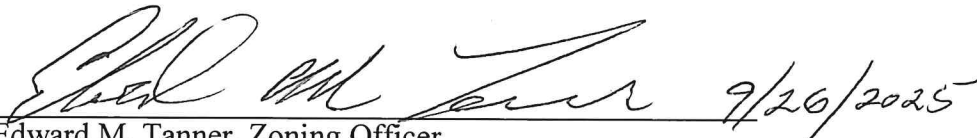
COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing construction of a 15' x 15' family room addition to the rear of the existing dwelling on this residential property located on the southerly side of Lugent Lane (see attached GIS map depicting property). The property consists of a 10,000 square foot lot, and it is improved with a single-family dwelling. The proposed addition would consist of a single-story family room extending off the rear of the dwelling. The application notes that the proposed addition would extend to within approximately 15 feet of the rear property line. However, I was able to locate the attached as-built survey plan from when the house was originally constructed in 2014. According to this plan, the existing dwelling is located 38 feet from the rear property line. Thus, it appears that the proposed family room addition would extend to within approximately 23 feet of the rear property line. The zoning ordinance requires a minimum 30 foot rear yard setback in the R-10 zone.

Please note that this application indicates that this property is located within the R-20 zoning district. This is an error. The property is zoned R-10. Please also note that the tax assessor's map and GIS parcel layer incorrectly show this property as a 20,000 square foot lot. This map error will be corrected by the Town. There is, in fact, a side property line separating 24 and 26 Lugent Lane into two 10,000 square foot lots.


Edward M. Tanner, Zoning Officer



24 Lugent Lane

Town of Bristol, RI

1 inch = 36 Feet

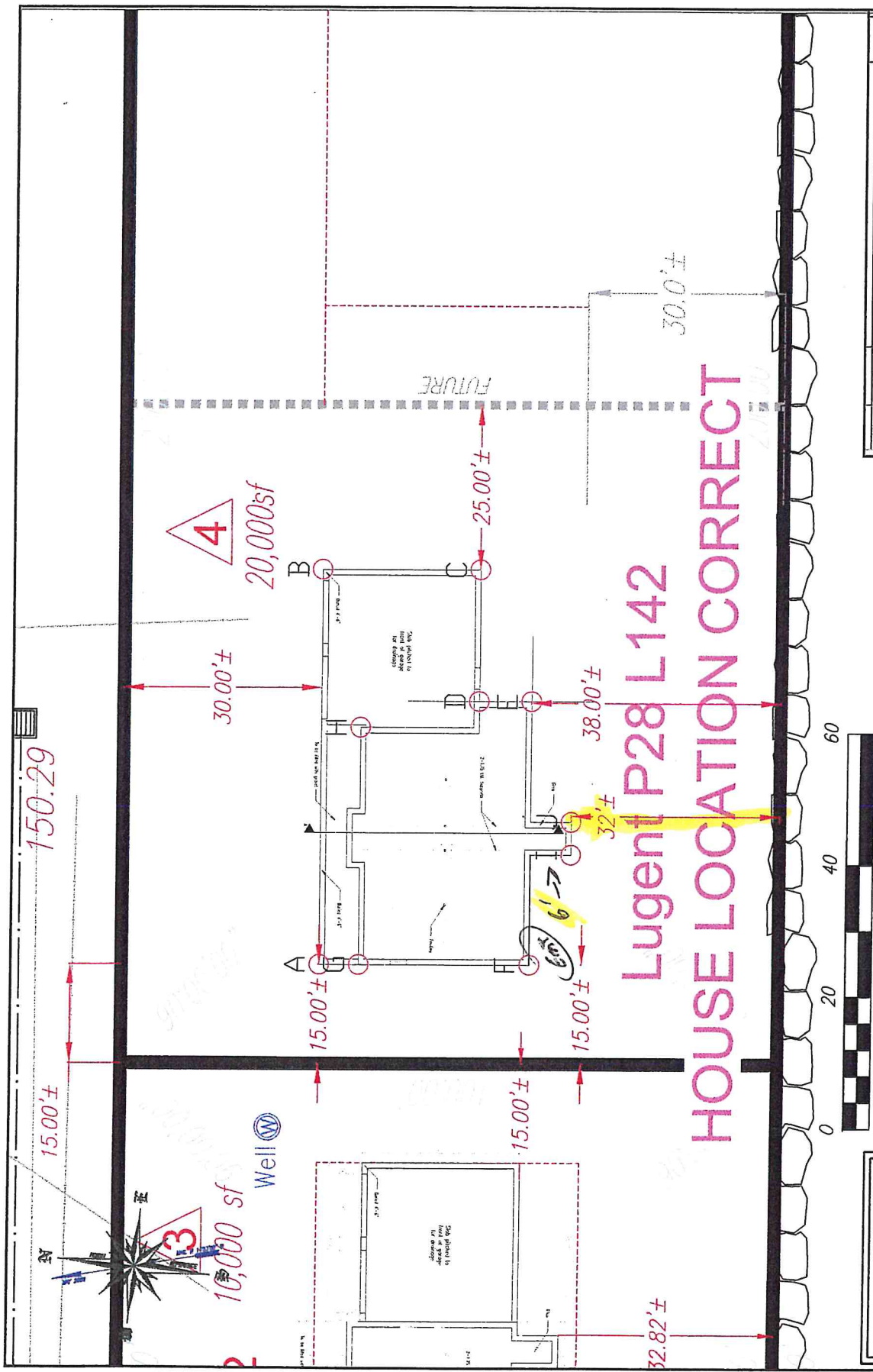


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September 26, 2025



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STEPHEN M. MURGO SR.
PROFESSIONAL LAND SURVEYOR
NO. 1663
PROFESSIONAL LAND SURVEYOR

CERTIFICATION:
THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD FOR PROPERTY LINE AND A CLASS III STANDARD FOR PLANNIMETRICS, AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY:  DATE: 11/19/14
PROFESSIONAL LAND SURVEYOR
CERTIFICATE OF AUTHORIZATION NO. LS-A33
(THIS PLAN IS VOID WITHOUT AN ORIGINAL SIGNATURE IN INK)

Property Of:	AS BUILT # 24 Lugent Lane Extension	DATE:	11/19/14
BY:	STEPHEN M. MURGO SR. PROFESSIONAL LAND SURVEYOR MASSACHUSETTS WARREN, RHODE ISLAND 02805 401-253-0092 SMURGO@GCOM.NET	DATE:	12-015R
Location:	Lugent Lane T/A Plat 28 lot #12 Bristol, Rhode Island	DATE:	1



Town of Bristol, Rhode Island *Zoning Board of Review*

STAFF REPORT FOR:

FILE NO. **2025-28**

APPLICANT: Robert M. Kreft

LOCATION: 22 Wall Street

PLAT: 33

LOT: 17

ZONE: R-6

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct two 22ft x 24ft. accessory garage structures with greater than permitted lot coverage by structures.

COMPREHENSIVE PLAN REVIEW:

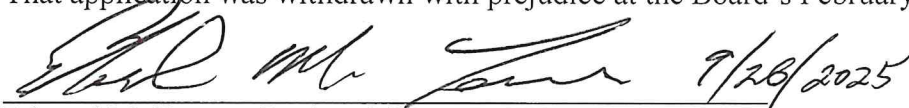
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct two 22' x 24' accessory garage structures on this property located on the southerly side of Wall Street (see attached GIS map depicting property). This property consists of a 22,140 square foot lot that is currently improved with a two-story multi-family structure containing 12 residential dwelling units. The applicant proposes to construct two garages to provide storage for vehicles and maintenance equipment used on the property. The proposed garages would be constructed on the westerly end of the property within a portion of the parcel that was previously a separate 7,380 square foot lot. This lot was purchased by the applicant and merged with lot 17 in 2020. The proposed garages would comply with applicable size and setback requirements for the R-6 zoning district. However, the garages would increase the total lot coverage by structures on this property from approximately 46% to 50.2%. The zoning ordinance permits a maximum lot coverage by structures of 30% in the R-6 zone.

The proposed garages would have a total footprint of approximately 1,056 square feet. Although the zoning ordinance does not regulate lot coverage by pavement and structures in residential zones, it appears that the proposal would cover a majority of the site with impervious surfaces. As such, this project would require a Soil Erosion, Runoff and Sediment Control (ERSC) permit per Chapter 29 of Bristol Town Code. As this property is located in the Tanyard Brook Watershed, more stringent runoff mitigation requirements would apply. The applicant will need to demonstrate that the project can meet the requirements of Chapter 29, and plans prepared by a Professional Engineer will be required prior to issuance of a building permit for the proposed garage.

Recall that the applicant was before the Board with an application for a single larger garage structure in July 2021 (File # 2021-31). That application was denied by the Board. The applicant returned to the Board in October 2023 with an application for a slightly smaller garage with a different configuration. That application was withdrawn with prejudice at the Board's February 2024 meeting.


Edward M. Tanner, Zoning Officer



22 Wall Street

Town of Bristol, RI

1 inch = 36 Feet



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September 26, 2025



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-29**

APPLICANT: Joseph M. Pardini

LOCATION: 3 Slocum Street

PLAT: 121 LOTS: 161 & 182

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 32ft. x 44ft. single-family dwelling with less than the required right side yard.

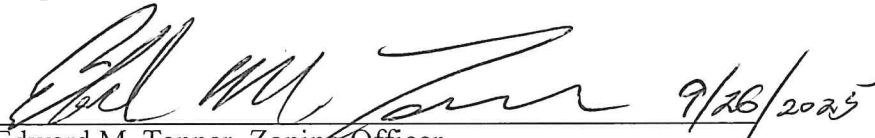
COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing construction of a 32' x 44' single-family dwelling on this undeveloped waterfront property located on the easterly side of Slocum Street (see attached GIS map depicting property). The property consists of two assessor's lots which are considered to be merged per Section 28-221 of the zoning ordinance. According to the survey plan submitted with this application, the combined parcel contains approximately 15,207 square feet of lot area. The proposed house location plan submitted with this application depicts the proposed dwelling to be located 10 feet from the southerly right side property line. The zoning ordinance requires a minimum 15 foot side yard setback in the R-10 zone. The applicant states that the proposed dwelling location closer to the right side property line is desired so as not to block the water view for the neighboring property located on the westerly side of Slocum Street.

As the proposed dwelling will be located within 200 feet of the Kickemuit River, this development plan will require review and approval by the Rhode Island Coastal Resources Management Council (CRMC). In addition, as this property is located within a coastal flood zone, construction of the proposed dwelling will be required to comply with Article IX, Division 2 of the zoning ordinance for development in areas of special flood hazard.


Edward M. Tanner, Zoning Officer



3 Slocum Street

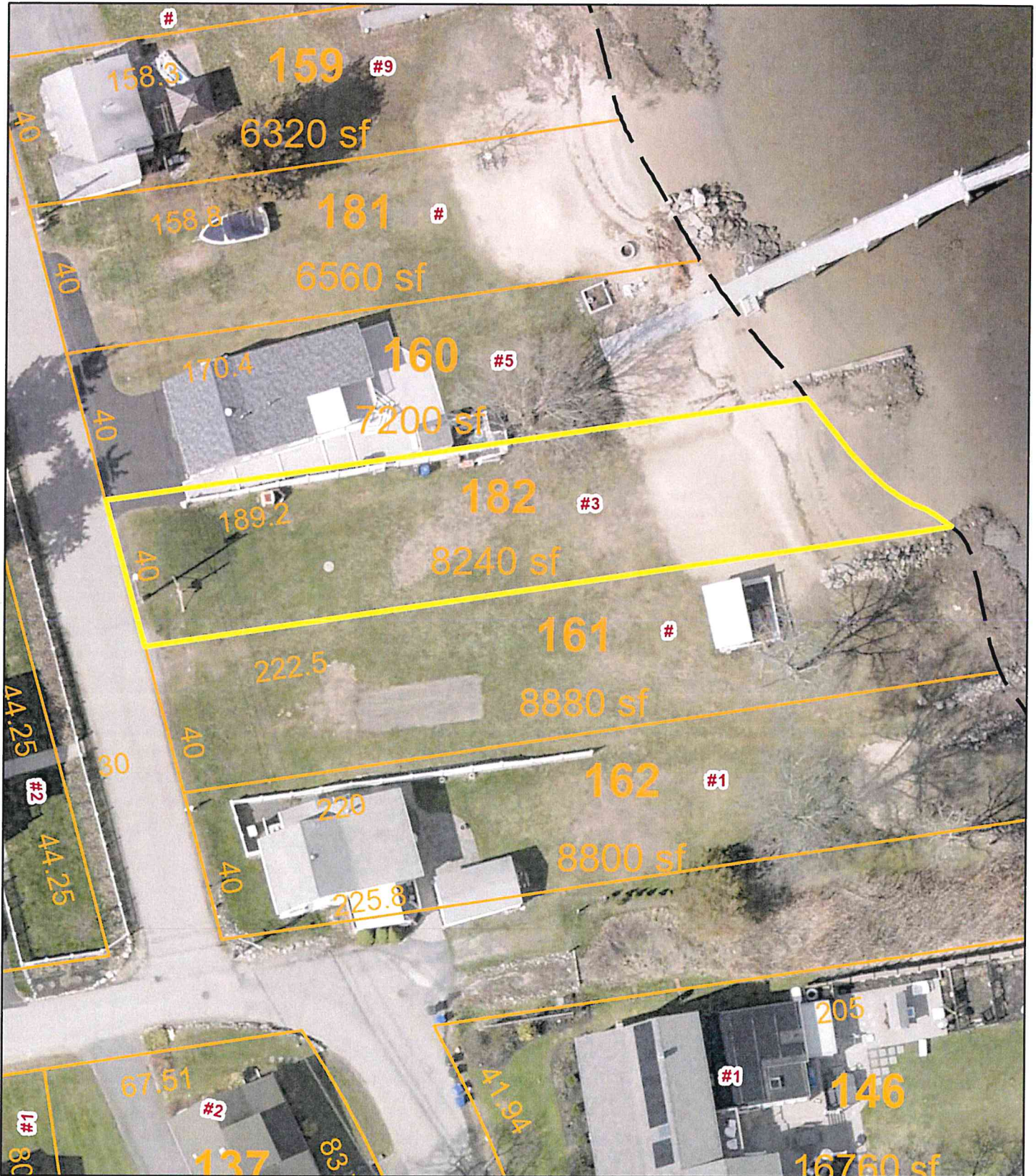
Town of Bristol, RI

1 inch = 36 Feet



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-31**

APPLICANT: Edgardo Rodriguez and Suzanne Cruanes-Rodriguez

LOCATION: 110 Griswold Avenue

PLAT: 160 LOT: 16 ZONE: R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 44ft. accessory garage structure at a size and height greater than permitted in the R-40 zoning district.

COMPREHENSIVE PLAN REVIEW:

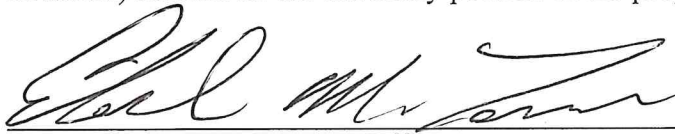
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting dimensional variances to construct a 24' x 44' accessory garage structure on this property located on the easterly side of Griswold Avenue (see attached GIS map depicting property). This property consists of a nearly nine acre parcel that is currently improved with a single-family dwelling, garage, barn, greenhouse and several smaller accessory structures. The existing residence on the property was severely damaged by fire in 2023. The applicants propose to demolish both the existing residence and an existing accessory garage and to construct a new single-family dwelling as well as a new 24' x 44' detached three-car garage structure. The proposed garage would have a total height of 23 feet from grade to the peak of the roof. The zoning ordinance permits accessory structures to a maximum size of 26' x 28' and a maximum height of 20 feet in the R-40 zone.

The applicants note in their application that they have been working on a design for this proposed house and garage for some time and that they originally intended for the garage to be attached to the dwelling. However, due to constraints relating to ground elevation, water table, existing trees, and historical aesthetics of the property they are now proposing the detached accessory garage structure. The proposed dwelling and garage will conform to all other dimensional requirements of the zoning ordinance.

Members may recall that the applicants were before the Board in July 2017 (File No. 2011-17) for dimensional variances relating to construction of the existing barn structure (size and height of accessory structure) located on the northerly portion of the property.

 9/26/2025
Edward M. Tanner, Zoning Officer



110 Griswold Avenue

Town of Bristol, RI

1 inch = 282 Feet



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-32**

APPLICANT: James Depasquale

LOCATION: 40 Congregational Street

PLAT: 18

LOT: 28

ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 30ft. third story living area addition, a 12ft. x 30ft. two-story front living area addition, and an 8ft. x 30ft. front porch addition to an existing single-family dwelling with less than the required left and right side yards.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing construction of additions to an existing single-family dwelling on this property located on the southerly side of Congregational Street (see attached GIS map depicting property). The property consists of a rather narrow but deep 6,142 square foot lot; and it is improved with a single-family dwelling that is located to the rear of the property. The existing dwelling consists of a two-story "L" shaped structure with the front portion running in an east-west direction and the rear portion running north-south.

Proposed additions consist of a third story above the front portion of the existing dwelling, as well as construction of a three-story addition extending 12 feet off the front of the existing dwelling. A covered front porch is also proposed. Proposed additions would carry forward in line with the exterior walls of the front portion the existing dwelling, and they would be located approximately 6ft. 4in. from the easterly left side property line and approximately 8ft. 1in. from the westerly right side property line. The zoning ordinance requires a minimum 10 foot side yard setback in the R-6 zone.

 9/26/2025
Edward M. Tanner, Zoning Officer



40 Congregational Street

Town of Bristol, RI

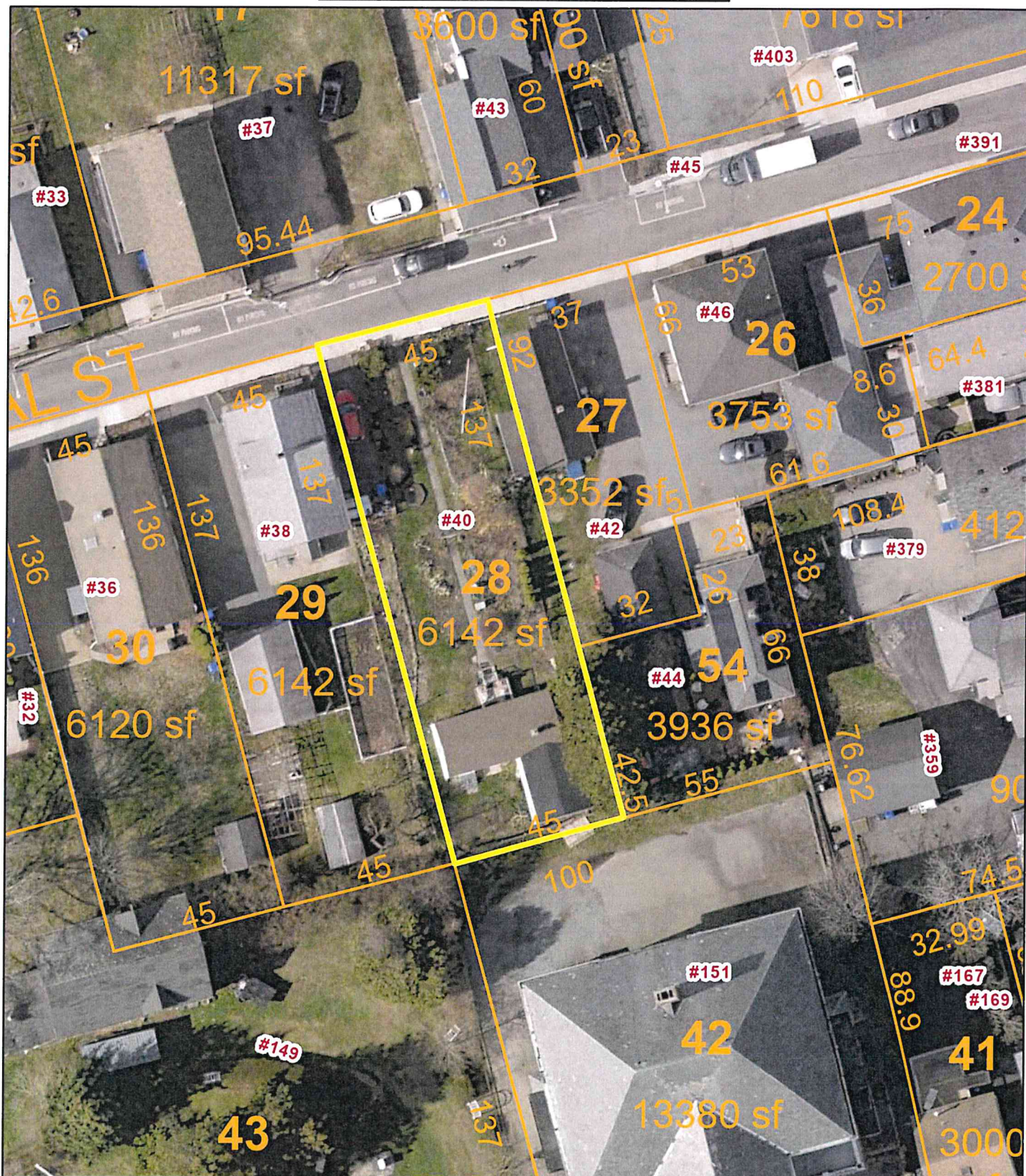
1 inch = 36 Feet



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Town of Bristol, Rhode Island *Zoning Board of Review*

STAFF REPORT FOR:

FILE NO. **2025-33**

APPLICANT: Bradford Clair

LOCATION: 30 Union Street

PLAT: 15

LOT: 46

ZONE: Residential R-6

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an approximate 12ft. x 20ft. second-story roof dormer addition to an existing accessory structure with less than the required left side yard.

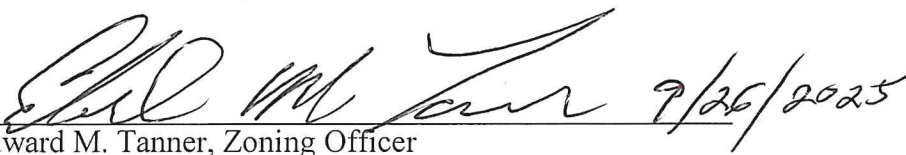
COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing construction of roof dormer addition to an existing accessory structure on this property located on the southerly side of Union Street (see attached GIS map depicting property). This property is improved with a single-family dwelling and an accessory garage structure with a home office above. The applicant proposes to expand the space within the second floor of the accessory structure to accommodate an accessory dwelling unit (ADU). The proposed roof dormer addition would raise the roof and exterior wall on the left side of the structure to provide additional space to accommodate a full bathroom and a bedroom. The proposed addition would not expand the footprint or the height of the existing structure but it would add additional usable space within the second floor. The existing accessory structure is located between 1 foot and 1.4 feet from the easterly left side property line. The zoning ordinance requires a minimum 6 foot setback from side property lines in the R-6 zone.

Members may recall that previous owners of this property were before the Board in 2009 and again in 2012 regarding proposed alterations to the accessory structure on this property. In July 2009, the Board approved construction of a first floor storage area addition off the right side of the accessory garage structure, along with a right side roof dormer and exterior deck (File No. 2009-20) to accommodate proposed second floor home office space. In September 2012, the Board approved a water and sewer line connection to the structure to accommodate a small half bathroom within the office space. The previous decisions included a condition and recorded restriction stating that the second floor of the accessory structure could not be converted into a dwelling unit. The Rhode Island General Assembly has since adopted legislation permitting ADU's within the footprint of existing structures on residential properties. In consultation with the Town Solicitor's office, I have determined that the new state law permitting an ADU supersedes the previous zoning board condition prohibiting conversion of the structure to a dwelling unit.


Edward M. Tanner, Zoning Officer



30 Union Street

Town of Bristol, RI

1 inch = 36 Feet



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-34**

APPLICANT: Shannon Defusco

LOCATION: 1 Shannon Court, Unit 102

PLAT: 94 LOT: 67 ZONE: M

APPLICANT IS REQUESTING A USE VARIANCE TO:

Operate a recreational golf simulation business use within the Manufacturing (M) zoning district.

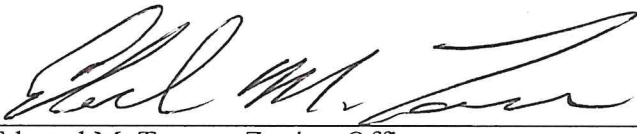
COMPREHENSIVE PLAN REVIEW:

As this application is for a use variance, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a use variance to operate a recreational business use within the Manufacturing (M) zoning district. This property is located on the southerly side of Shannon Court and the easterly side of Ballou Boulevard within the East Bay Industrial Park (see attached GIS map depicting property). The property is improved with a 12,000 square foot commercial building containing four individual business spaces. Current occupants of the building include an electrical contractor and a dance studio. The most recent occupant of unit 102 was an industrial equipment wholesaler, which is a permitted use in the M zone. The applicant proposes to operate a private commercial golf simulation business where clients would use electronic golf simulation technology to train and practice the game of golf. I have determined that the proposed use most closely resembles a "recreational or athletics school" use as defined in Section 28-1 of the zoning ordinance. This type of use is not permitted in the M zone per the Permitted Use Table found in Section 28-82 of the zoning ordinance. The applicant has noted that this unit within the building has been vacant for some time and that the proposed use would not disrupt the character of the surrounding industrial park.

The Technical Review Committee (TRC) of the Bristol Planning Board has not yet reviewed this application. The TRC is scheduled a meeting with the applicant for Thursday October 2, 2025. A follow up memorandum regarding the TRC meeting will be forwarded to the Board prior to the public hearing on this application.

 9/29/2025
Edward M. Tanner, Zoning Officer



1 inch = 71 Feet



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