



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 16, 2025

File #: ZBR-25-28

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Robert Kreft

Owner of Record: Robert M. Kreft, Trustee

Location: 22 WALL ST , BRISTOL, RI, 02809

Plat: 33 Lot: 17

Zoning District: R-6

Applicant is requesting **Dimensional Variance** under the Zoning Ordinance as follows:

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

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing 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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-28

22 Wall Street 33 17

August 23, 2025

Applicant	
Name of Applicant	Robert Kreft
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	22 Wall Street	33	17

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Two garages add
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	22,140 feet
Width in Feet	123 feet
Length in Feet	180 feet
Height Above Grade	0 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
28-111, Table B, Dimensional Table. Maximum lot coverage by structures in the R-6 zoning district

Describe the extent of the proposed alterations and the reasons for the requesting relief
Request for Dimensional Variance -22 Wall Street
Dear Members of the Zoning Board of Review:

Thank you for your consideration, I am the owner of the property at 22 Wall Street, Bristol, RI and requesting a dimensional variance approval which will support the addition of two garages to support the maintenance of the property. The primary use will be storage and protection of maintenance equipment that is currently in the elements on the property. The garage will allow the spaces currently occupied by the equipment to be freed up for use of the multi-family.

I purchased 22 Wall Street (Plat 33 Lot 21) in 2012 and then in 2018 purchased the lot next door (Plat 33 Lot 17). In December 2020, the properties were combined. The proposed structures would be located on the lot that was combined. The individual lot (Plat 33 Lot 17) had a permit for a single-family dwelling, before the properties were combined.

22 Wall Street is unique as it is a large, 12 family property, located in in an R-6 zone where all the structures on the same side of the street are single family homes. Across the street is zoned LB and contains large multi-family properties and a few businesses each with parking lots dedicated to their properties.

The measurements and details of the planned garages and variances sought:

Garages: The planned garages and shop will measure 22' x 24' and will placed on the empty lot purchased in 2018 (Plat 33 Lot 17).

Variance sought;

- 1) **Coverage:** The property is in an R-6 zoning district and per Sec. 28-111 Maximum lot coverage by structures is set at 35%. Original lot coverage for 22 Wall was 61% with the properties combined it is currently at 46%. The new proposed garage will bring the lot coverage to a total of 50.22%.

In every other respect we are maintaining the lot in conformance with existing Bristol Zoning regulations.

If you require anything further, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

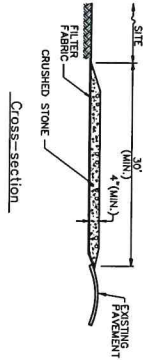
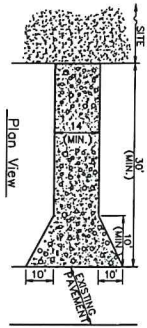
Robert M Kreft

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	22,140
Lot Frontage	180
Lot Depth	123

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 10,200	Building/Structure Detail if Other:
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NOTES:

1. ENTRANCE WIDTH SHALL BE A FOURTEEN (14) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE ROCKS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR TROWING OF SEDIMENT ONTO ADJACENT DRIVEWAYS OR PAVEMENTS. THE ENTRANCE SHALL BE DRESSED WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO MAINTAIN THE ENTRANCE SHALL BE PROVIDED AS NEEDED. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR TROWING OF SEDIMENT ONTO ADJACENT DRIVEWAYS OR PAVEMENTS. THE ENTRANCE SHALL BE DRESSED WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO MAINTAIN THE ENTRANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

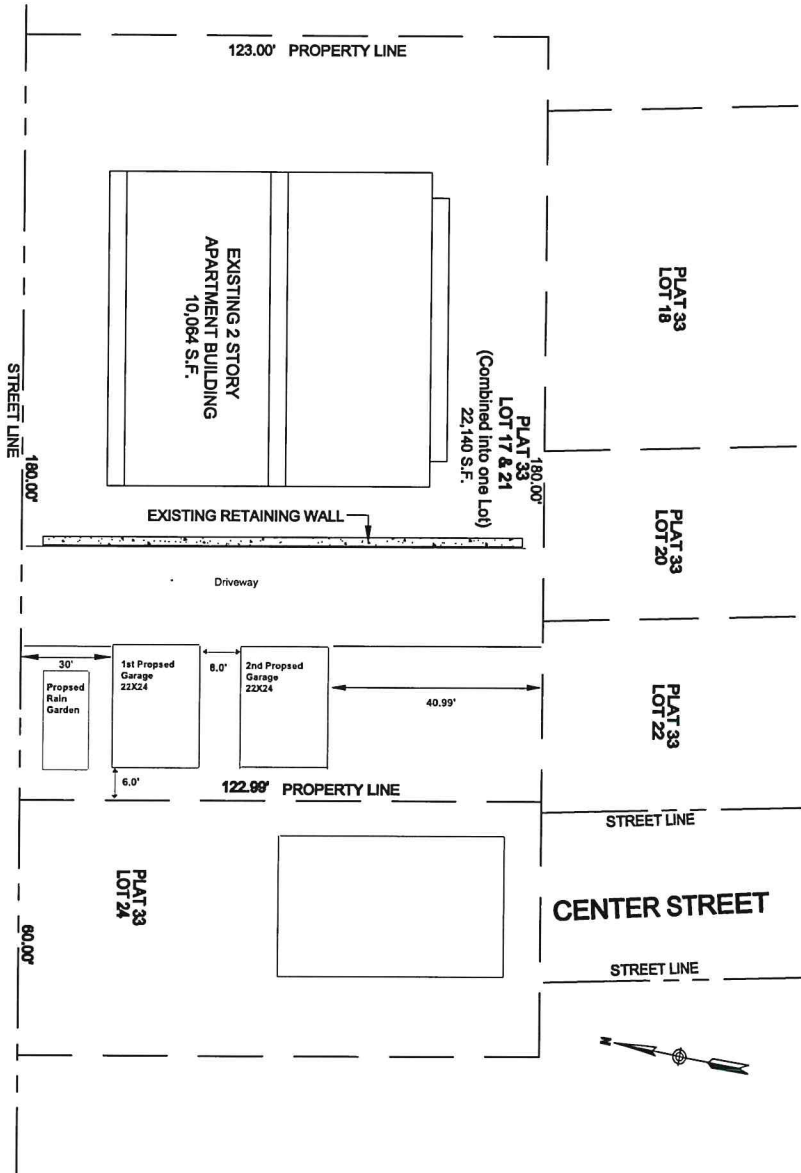
STABILIZED CONSTRUCTION ENTRANCE / EXIT

NOT TO SCALE

REFERENCES:
DRAWING IS NOT SURVEYED AND WAS DEVELOPED USING TOWN OF BRISTOL GIS MAPPING.

R-2 ZONING SETBACKS

- MINIMUM SIDE YARD - 10 FT.
- MINIMUM FRONT YARD - 20 FT.
- MINIMUM REAR YARD - 20 FT.
- MAXIMUM HEIGHT OF PRINCIPAL STRUCTURES - 36 FT.
- MAXIMUM HEIGHT OF ACCESSORY STRUCTURES - 20 FT.
- MAXIMUM LOT COVERAGE BY STRUCTURES - 30% RESIDENTIAL 35% ANY OTHER USE



WALL STREET

CENTER STREET



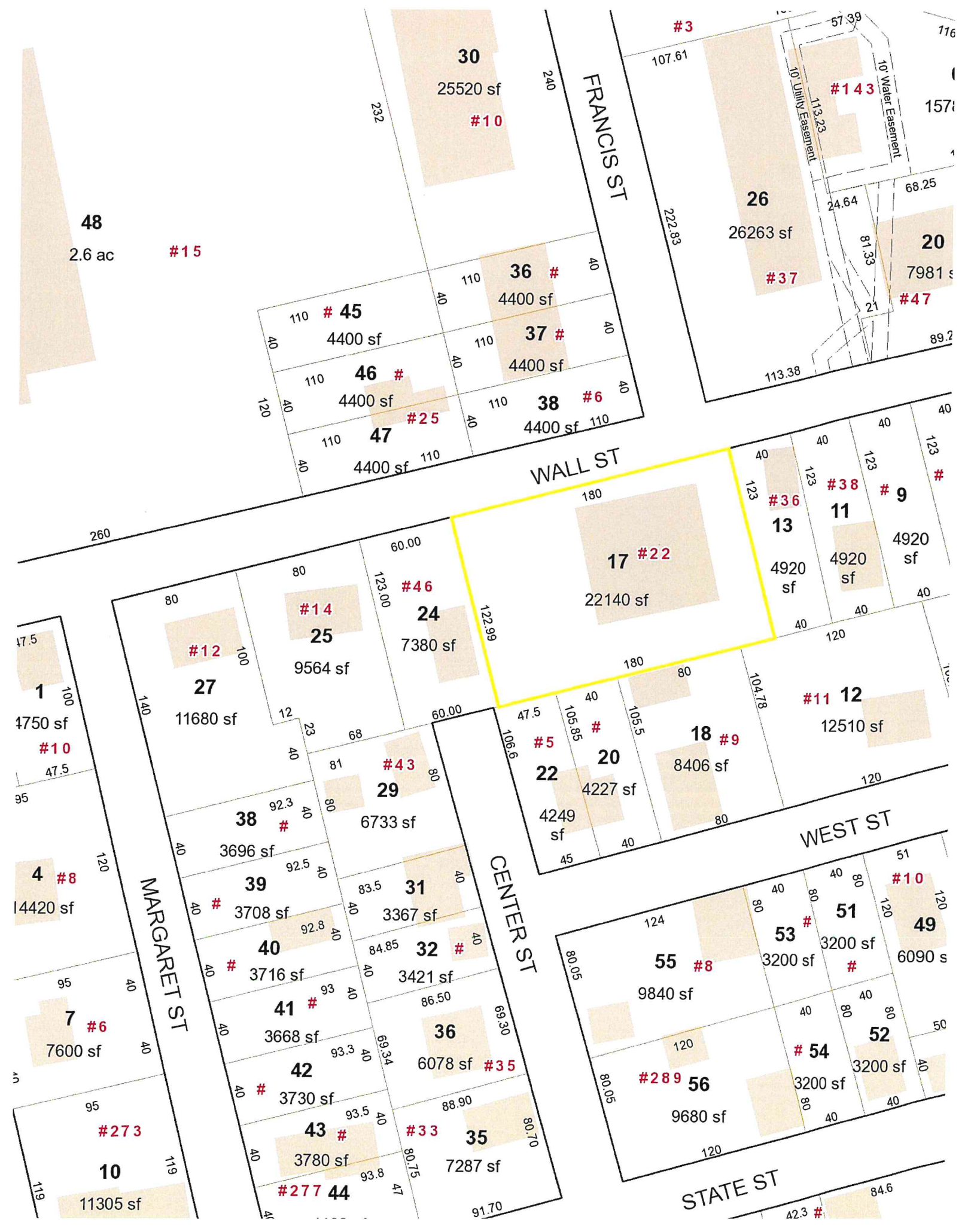
Proposed
Garage For:
Robert Kraft
16 Wall Street
Bristol, Rhode Island
Map 33 Lot 17
and
Map 33 Lot 21
Combined into one Lot

PROJECT NUMBER:	00418
Drawn By:	SM
Checked By:	X
Issue Date:	03-12-20

SHEET LEGEND:

Building No	Description

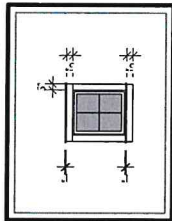
Drawing Title:
Site Plan
Scale: 1"=40'



EXTERIOR SIDING LEGEND:

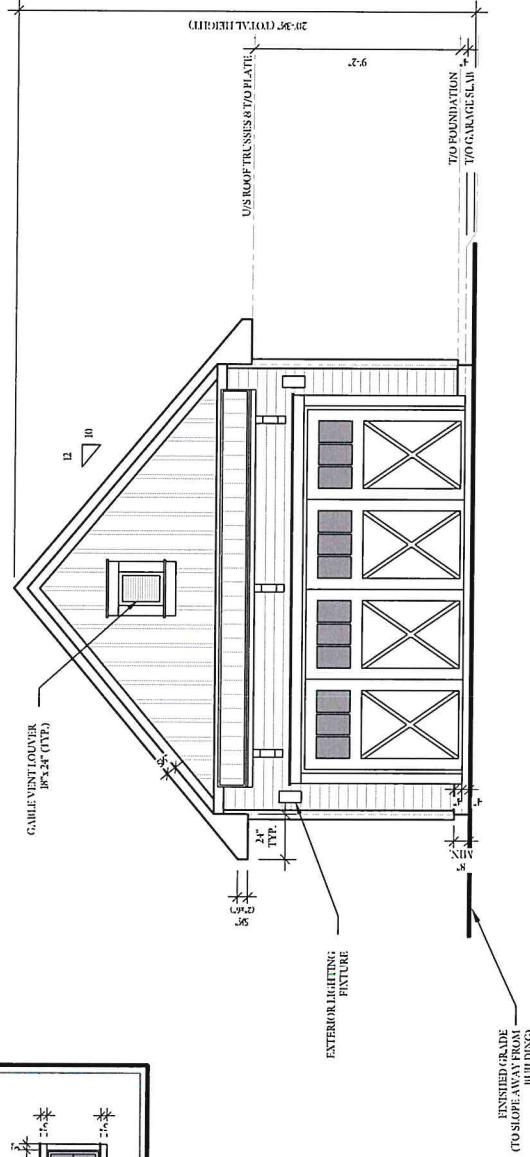
ASPHALT SHINGLES	STEEL ROOF	EVERLAST SIDING	HORIZONTAL EVERLAST SIDING
			

EXTERIOR DOORS AND WINDOWS
TRANS SUGGESTION:



BUILDING FEATURES:

BUILDING DIMENSIONS	BUILDING SQUARE FOOTAGE
WIDTH: 24'	GARAGE: 528 SQ. FT.
LENGTH: 24'	
HEIGHT: 20'-3 1/2"	



THEO
PLAN NUMBER 240
FRONT ELEVATION
SCALE: 3/8" = 1'-0"
DATE: 11/2024

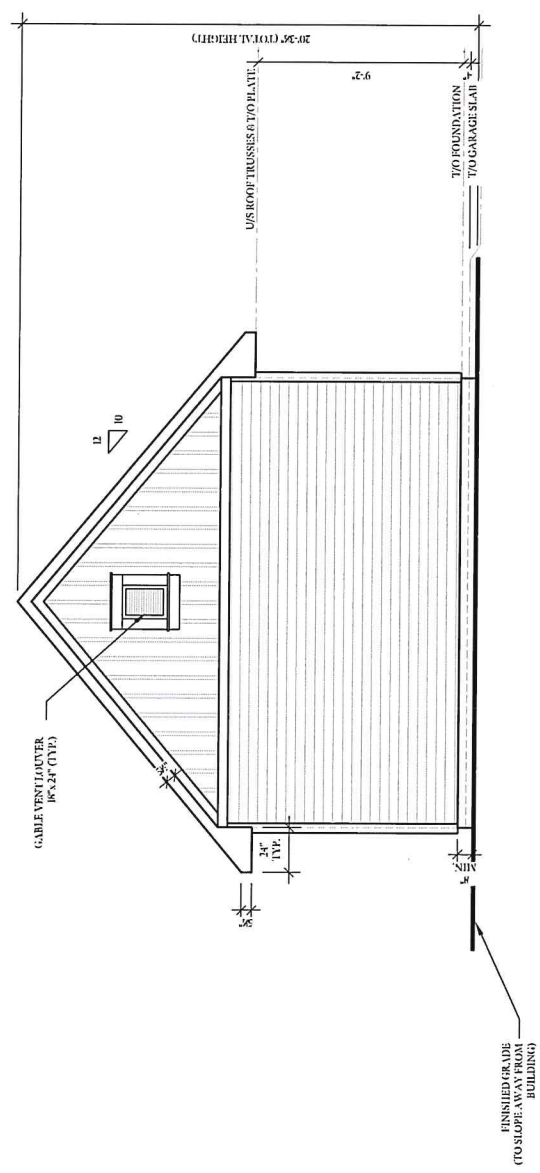
- * PROVIDE A ROOF VENTILATOR.
- * PROVIDE A COMPLETE GUTTER SYSTEM THAT DIRECTS RUNOFF WATER AWAY FROM BUILDING.

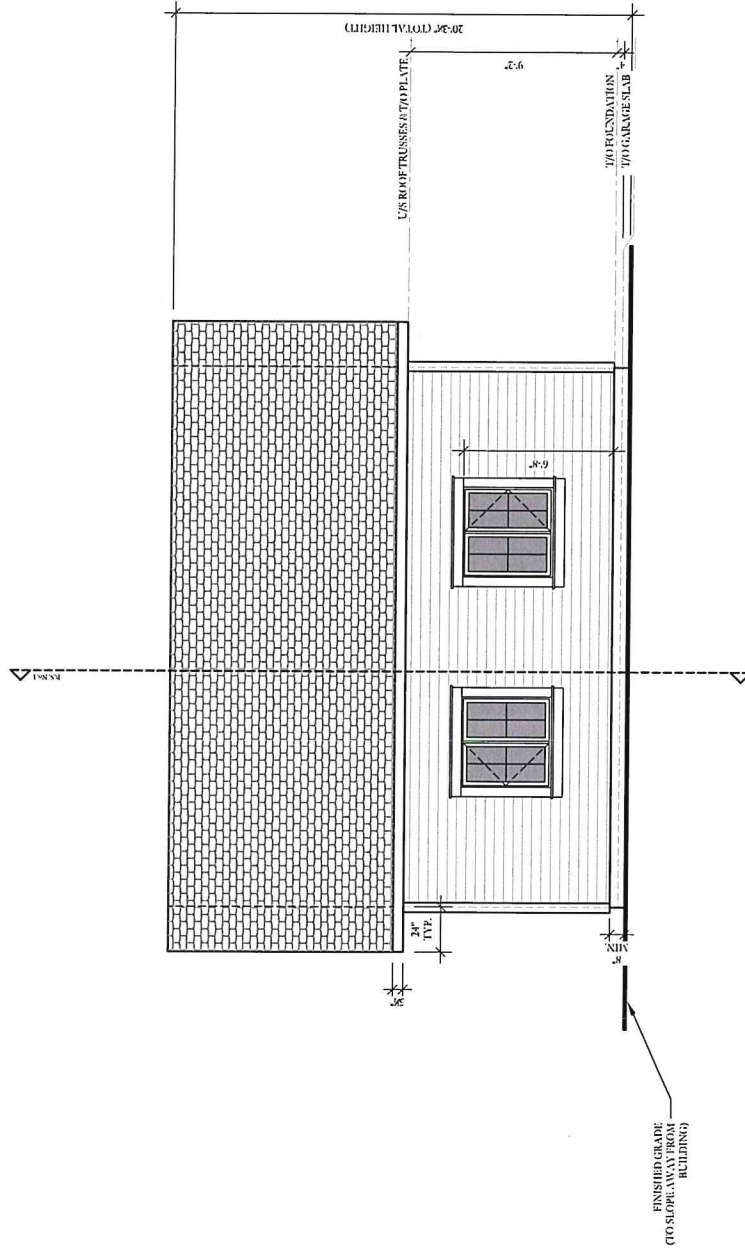
SCALE: 3/16" = 1'-0"
DATE: 11/2024

THÉO
PLAN NUMBER 220

REAR ELEVATION

SCALE: 3/16" = 1'-0"
DATE: 11/7/2014

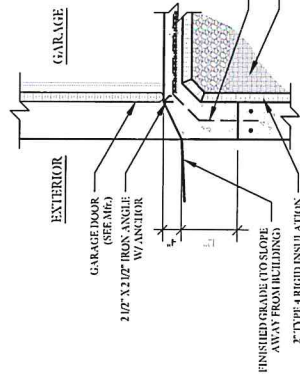
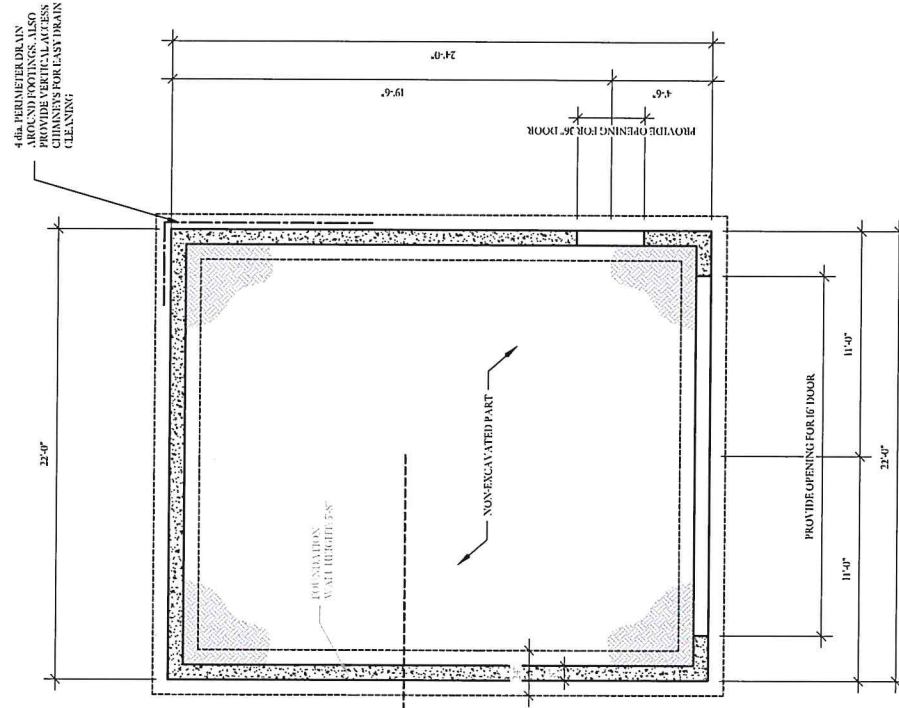




THÉO
PLAN NUMBER 220

TYPE 1 FOUNDATION
PLAN
(STEM WALL)

SCALE: 3/16" = 1'-0"
DATE: 11/2024

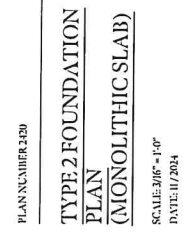


THE STRUCT. ENGR. SHALL CONFIRM THE REINFORCEMENT IN THE FOUNDATION UNDISTURBED SOIL.

SECTION OF SLAB UNDER
GARAGE DOOR

*AS STATED IN THE DISCLAIMER, THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY. STRUCTURE ARE SUGGESTIVE AND MUST BE APPROVED BY A STRUCTURAL ENGINEER IF USED.

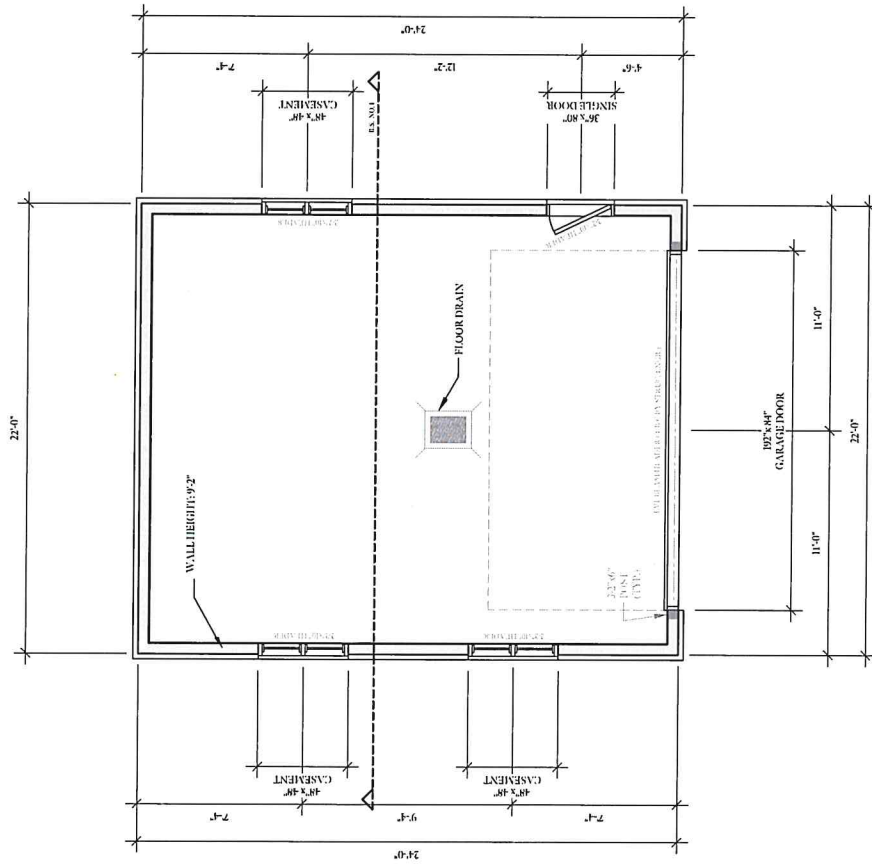
*THE LOAD-BEARING CAPACITY OF THE SOIL MUST BE DETERMINED BY A SOIL ENGINEER / GEOTECHNICAL SURVEY AND REPORT.



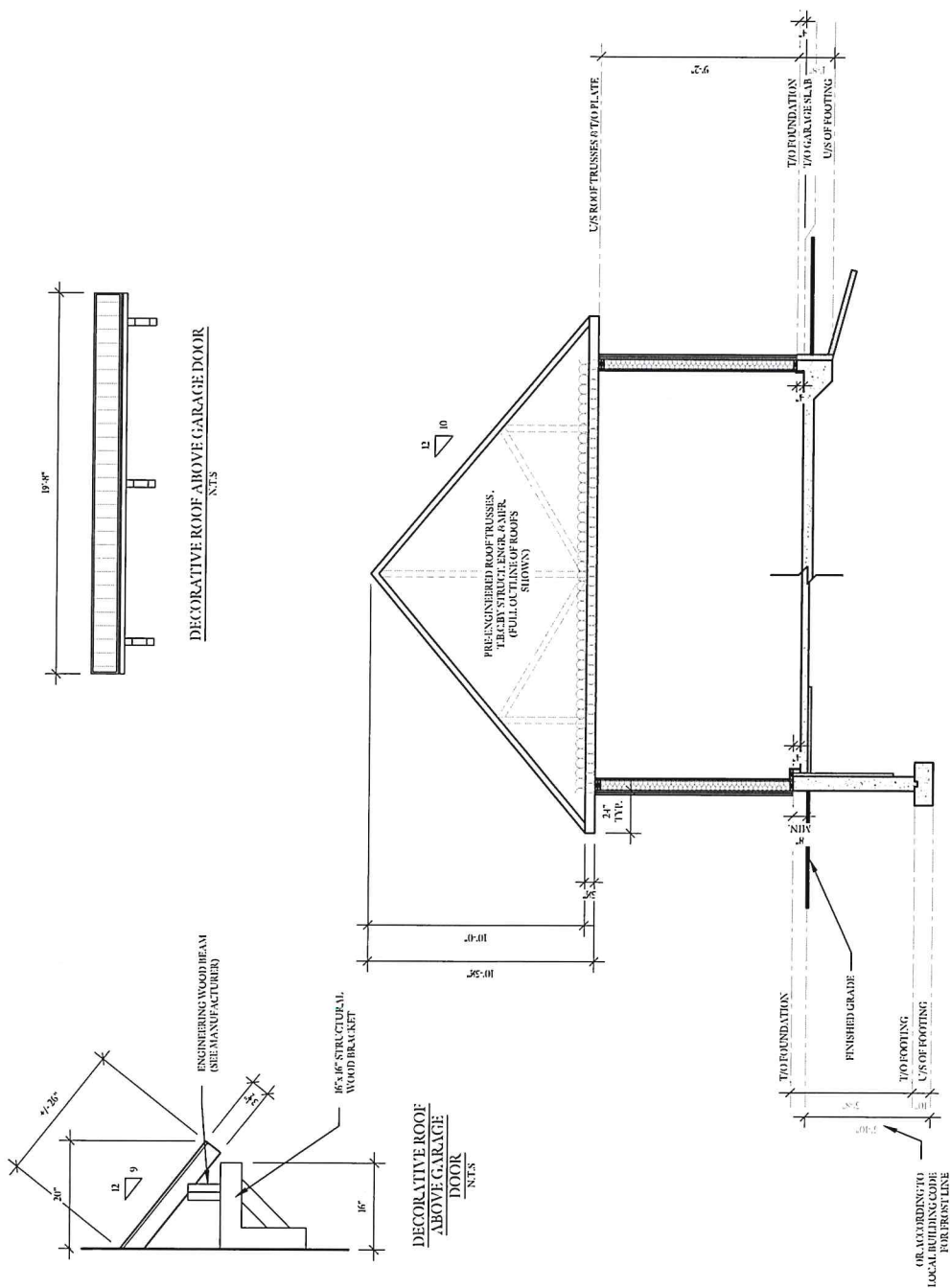
PLAN NUMBER 2420

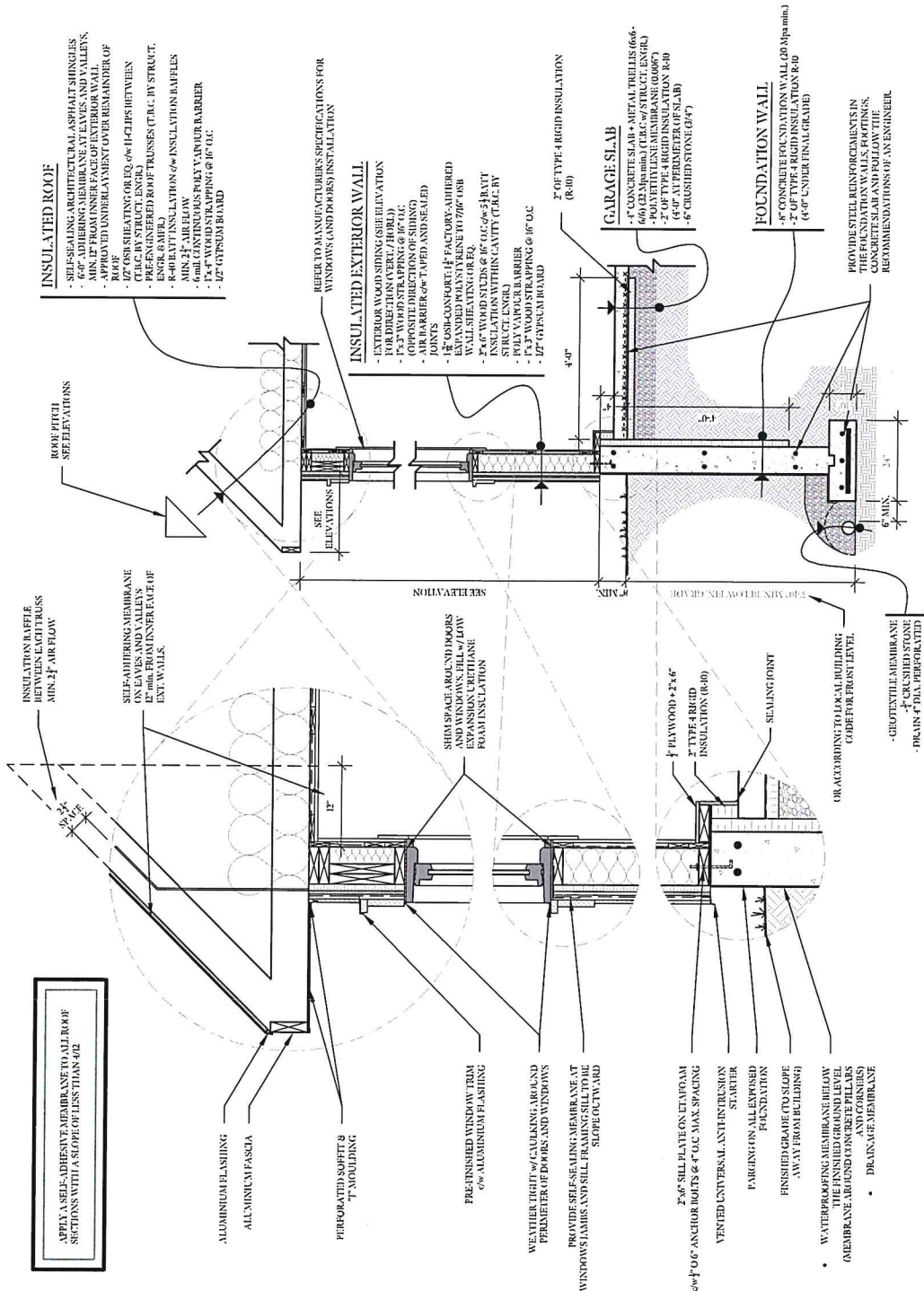
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"
DATE: 11/2024



SCALE: 3/16" = 1'-0"
DATE: 11/2024





APPLY A SELF-ADHESIVE MEMBRANE TO ALL ROOF SECTIONS WITH A SLOPE OF LESS THAN 4:12

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	5,032	5,032	151.06	760,130
SFL	2nd FLOOR	5,032	5,032	151.06	760,130
BMT	BASEMENT	5,032	0	22.66	114,020
OPF	OPEN PORCH	592	0	11.03	6,530
WD	WOOD DECK	544	0	15.50	8,420
Total		16,232	####		1,649,240

► Notes

and reroof new windows
THIS LOT SEE ENV #520

Lot deemed buildable by zoning 5/4/18 MD

Item	% Done	Status	Description/Directions
	100	Closed	install 12 replacement windows same size as
	100	Closed	FOUNDATION ONLY FOR SINGLE FAMILY RE
	100	Closed	CONSTRUCT SINGLE FAMILY HOME TO MEET
	100	Closed	INSTALL 4' METAL FENCE TO SIDES AND RE
	100	Closed	INSTALL NEW WINDOWS AND SIDING
	100	Closed	RESHINGLE ROOF TO CODE
	100	Closed	INSTALL FIRE ALARMS

SF Size	Quality	Condition	Year	Assessed Value
8,000	3	AV	1994	11,000

Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted.



22 Wall Street - 200' Radius

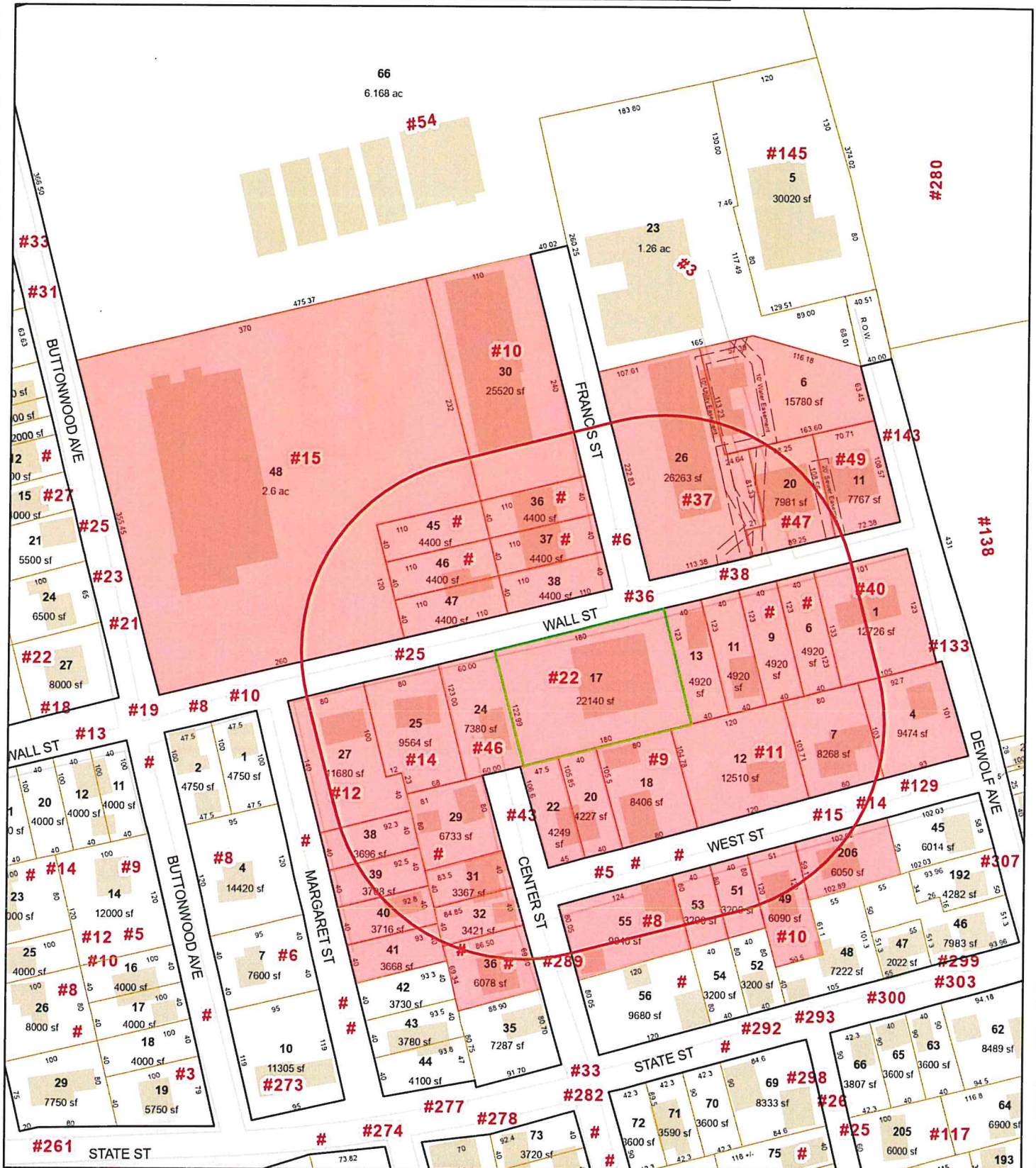
Town of Bristol, RI

1 inch = 141 Feet



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September 16, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Subject Property:

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Abutters:

Parcel Number: 33-1
CAMA Number: 33-1
Property Address: 40 WALL ST

Mailing Address: BRANCO, JOSEPH JOAN
40 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-11
CAMA Number: 33-11
Property Address: 38 WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-12
CAMA Number: 33-12
Property Address: 11 WEST ST

Mailing Address: SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

Parcel Number: 33-13
CAMA Number: 33-13
Property Address: 36 WALL ST

Mailing Address: KREFT, ROBERT M - TRUSTEE ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-18
CAMA Number: 33-18
Property Address: 9 WEST ST

Mailing Address: JNB WEST PROPERTIES LLC
9 SETTLERS WAY
SCITUATE, RI 02857

Parcel Number: 33-20
CAMA Number: 33-20
Property Address: WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-206
CAMA Number: 33-206
Property Address: 14 WEST ST

Mailing Address: DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

Parcel Number: 33-22
CAMA Number: 33-22
Property Address: 5 WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-24
CAMA Number: 33-24
Property Address: 46 CENTER ST

Mailing Address: FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809



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Page 1 of 4



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Parcel Number: 33-25
CAMA Number: 33-25
Property Address: 14 WALL ST

Mailing Address: COTA, JOAO S MARIA F
14 WALL STREET
BRISTOL, RI 02809

Parcel Number: 33-27
CAMA Number: 33-27
Property Address: 12 WALL ST

Mailing Address: PACHECO, JOSE M TERESA J LIFE
ESTATE & PACHE
12 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-29
CAMA Number: 33-29
Property Address: 43 CENTER ST

Mailing Address: STEINER, BLANCHE B TRUSTEE
BLANCHE B STEINER TRUST
43 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-31
CAMA Number: 33-31
Property Address: 41 CENTER ST

Mailing Address: HORTA, BRIAN J
41 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-38
CAMA Number: 33-38
Property Address: MARGARET ST

Mailing Address: RAPOSA, RONALD & CAMPBELL,
REGINA TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

Parcel Number: 33-39
CAMA Number: 33-39
Property Address: MARGARET ST

Mailing Address: RAPOSA, RONALD & CAMPBELL,
REGINA TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

Parcel Number: 33-4
CAMA Number: 33-4
Property Address: 133 DEWOLF AVE

Mailing Address: ABENANTE, JULIE & DUNBAR, KATIE JT
133 DEWOLF AVE
BRISTOL, RI 02809

Parcel Number: 33-40
CAMA Number: 33-40
Property Address: MARGARET ST

Mailing Address: HORTA, ARMANDO JR. SANDRA TE
277 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-41
CAMA Number: 33-41
Property Address: MARGARET ST

Mailing Address: HORTA, ARMANDO JR. SANDRA TE
277 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-49
CAMA Number: 33-49
Property Address: 10 WEST ST

Mailing Address: ANDRADE, ANTONIO S. MARY E. TE
10 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-51
CAMA Number: 33-51
Property Address: WEST ST

Mailing Address: SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-53
CAMA Number: 33-53
Property Address: WEST ST

Mailing Address: SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809



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Page 2 of 4



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Parcel Number: 33-55
CAMA Number: 33-55
Property Address: 8 WEST ST

Mailing Address: MONTEIRO, KYLE R & ELYSE S TE
8 WEST ST
BRISTOLT, RI 02809

Parcel Number: 33-6
CAMA Number: 33-6
Property Address: WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-7
CAMA Number: 33-7
Property Address: 15 WEST ST

Mailing Address: ROBINSON JANET K
15 WEST STREET
BRISTOL, RI 02809

Parcel Number: 33-9
CAMA Number: 33-9
Property Address: WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-11
CAMA Number: 37-11
Property Address: 49 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-20
CAMA Number: 37-20
Property Address: 47 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-26
CAMA Number: 37-26
Property Address: 37 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-30
CAMA Number: 37-30
Property Address: 10 FRANCIS ST

Mailing Address: JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

Parcel Number: 37-36
CAMA Number: 37-36
Property Address: FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Parcel Number: 37-37
CAMA Number: 37-37
Property Address: FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Parcel Number: 37-38
CAMA Number: 37-38
Property Address: 6 FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Parcel Number: 37-47
CAMA Number: 37-47
Property Address: 25 WALL ST

Mailing Address: ARRUDA, ALISON & GREGORY TE
52 VIKING DR
BRISTOL, RI 02809



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Page 3 of 4



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Parcel Number: 37-48
CAMA Number: 37-48
Property Address: 15 WALL ST

Mailing Address: AJS ENTERPRISES LLC ATTN: STEVE J.
DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

Parcel Number: 37-6
CAMA Number: 37-6
Property Address: 143 DEWOLF AVE

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809



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9/16/2025

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Page 4 of 4

ABENANTE, JULIE & DUNBAR,
133 DEWOLF AVE
BRISTOL, RI 02809

HORTA, ARMANDO JR.
SANDRA TE
277 STATE ST
BRISTOL, RI 02809

ROBINSON JANET K
15 WEST STREET
BRISTOL, RI 02809

AJS ENTERPRISES LLC
ATTN: STEVE J. DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

JNB WEST PROPERTIES LLC
9 SETTLERS WAY
SCITUATE, RI 02857

SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

ANDRADE, ANTONIO S.
MARY E. TE
10 WEST ST
BRISTOL, RI 02809

JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809

ARRUDA, ALISON & GREGORY
52 VIKING DR
BRISTOL, RI 02809

KREFT, ROBERT M - TRUSTEE
ROBERT M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

STEINER, BLANCHE B TRUSTE
BLANCHE B STEINER TRUST
43 CENTER ST
BRISTOL, RI 02809

BRANCO, JOSEPH
JOAN
40 WALL ST
BRISTOL, RI 02809

KREFT, ROBERT M., TRUSTEE
17 SANDY LANE
BRISTOL, RI 02809

TROTT, JENNA R & TYLER D
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

COTA, JOAO S
MARIA F
14 WALL STREET
BRISTOL, RI 02809

MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

MONTEIRO, KYLE R & ELYSE
8 WEST ST
BRISTOLT, RI 02809

FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809

PACHECO, JOSE M
TERESA J LIFE ESTATE & P
12 WALL ST
BRISTOL, RI 02809

FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

RAPOSA, RONALD & CAMPBELL
TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

HORTA, BRIAN J
41 CENTER ST
BRISTOL, RI 02809

RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809