



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, September 14, 2026 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

2026 AUG 31 PM 2:27

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

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, September 10th, 2026.

1. **Pledge of Allegiance**
2. **Approval of Minutes - July 13, 2026**
3. **Sitting as Board of Appeal - Continued Petitions**
 - 3A. **ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 David Ramos / Ramos Landscaping, LLC – Appeal (continued from July 13th):** of three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue**; Assessor's Plat 128, Lots 15 & 16; Zone: GB **Public Hearing is closed, vote on formal decision only.**
 - 3B. **ZAPL-26-5 John J. Marshall – Appeal (continued from July 13th):** of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6 **Public Hearing is closed, vote on formal decision only.**
 - 3C. **ZAPL-26-6 Carole Anne Benn – Appeal (continued from July 13th):** of a decision of the Zoning Enforcement Officer approving a Zoning Modification Permit to construct a 16ft. x 24ft. detached accessory dwelling unit (ADU) structure at a height of 20ft. 10in. above grade. Located at **29 Harrison Street**; Assessor's Plat 146, Lot 21; Zone: R-15
4. **Sitting as Board of Review - Continued Petitions**
 - 4A. **ZBR-26-21 Thomas A. Dawson – Dimensional Variances (continued from June 1st):** to remove an existing accessory shed structure and construct a new 12ft. x 16ft. accessory shed structure with less than the required rear yard and less than the required right side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: R-6
 - 4B. **ZBR-26-24 Joseph M. Brito, Jr. – Dimensional Variances (continued from June 1st):** to demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district. Also, a **Special Use Permit**: to construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone. Located at **161 Poppasquash Road**; Assessor's Plat 182, Lot 7; Zone: R-40
 - 4C. **ZBR-26-30 Sarah Miller – Dimensional Variances (continued from July 13th):** to construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than

permitted for accessory structures in the Residential R-10 zoning district. Located at **169 Fatima Drive**; Assessor's Plat 123, Lot 33; Zone: R-10

- 4D. **ZBR-26-32 Douglas M. and Susan E. Dahl – Special Use Permit and Dimensional Variances (continued from July 13th)**: to construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck. Located at **61 Smith Street**; Assessor's Plat 133, Lot 128; Zone: R-15

5. **Sitting as Board of Review - New Petitions**

- 5A. **ZBR-26-9 Mosa Al Zoweilei – Dimensional Variances**: to construct a 3ft. 6in. addition to the footprint of an existing 21ft. x 23.25ft. accessory garage structure, and to construct a new 19.5ft. x 23.25ft. second- and third-story accessory dwelling unit (ADU) addition and second story deck above the structure with less than the required lot area for an ADU within a new or expanded structure; less than the required rear yard; less than the required distance between a principal and an accessory structure; and with less than the number of required off street parking spaces. Located at **721 Hope Street**; Assessor's Plat 8, Lot 3; Zone: W
- 5B. **ZBR-26-33 Andrew Tyska – Dimensional Variance**: to construct an approximate 12ft. x 23ft. sunroom addition to an existing single-family dwelling with less than the required rear yard. Located at **26 Patricia Ann Drive**; Assessor's Plat 55, Lot 129; Zone: R-15
- 5C. **ZBR-26-34 Larry Goldstein / TSL, LLC – Dimensional Variance**: to modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the required lot area per rooming unit. Located at **267 Thames Street**; Assessor's Plat 9, Lot 50; Zone: W
- 5D. **ZBR-26-35 Luke and Tracy D'Antonio – Dimensional Variance**: to construct an approximate 16.5ft. x 25ft. garage addition to an existing single-family dwelling with less than the required right side yard. Located at **62 Beachmount Avenue**; Assessor's Plat 63, Lots 80 & 81; Zone: R-10
- 5E. **ZBR-26-36 Joseph M. Goulart – Dimensional Variance**: to construct a 30ft. x 40ft. accessory garage structure at a size greater than permitted for accessory structures in the R-10 zoning district. Located at **421 Metacom Avenue**; Assessor's Plat 48, Lot 10; Zone: R-10
- 5F. **ZBR-26-37 Douglas and Patricia Gablinske – Dimensional Variances**: to construct a 16ft. x 30ft. pool house/cabana addition to an existing 22.2ft x 22.2ft. accessory garage structure with less than the required front yard; and at a size greater than permitted for accessory structures in the R-10 zoning district. Located at **6 Knowlton Court**; Assessor's Plat 103, Lot 14; Zone: R-10
- 5G. **ZBR-26-38 Paul J. and MaryAnn Salesi – Dimensional Variance**: to construct a 20ft. x 41ft. accessory dwelling unit (ADU) addition to an existing 20ft x 24ft. accessory garage structure at a size greater than permitted for accessory structures in the R-6 zoning district. Located at **66 Collins Street**; Assessor's Plat 26, Lot 72; Zone: R-6

6. **Adjournment**

Date Posted: August 27, 2026

Posted By: emt