



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, October 2, 2023 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

2023 SEP 19 AM 10:20

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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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 28, 2023.

1. Pledge of Allegiance

2. Approval of Minutes - September 18, 2023

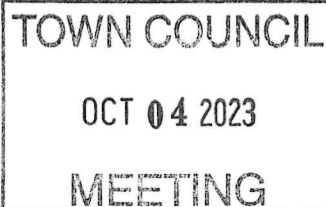
3. Continued Petitions

- 3A. 2023-27 Robert M. Kreft - Dimensional Variances:** to construct a 40ft. x 42ft. accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district. Located at 22 Wall Street; Assessor's Plat 33, Lot 17; Zone: Residential R-6.

4. New Petitions

- 4A. 2023-35 Nicole and Keith Benjamin - Dimensional Variances:** to construct a 16ft. x 20ft. single-story garage addition to an existing single-family dwelling with less than the required front yard and less than the required right side yard. Located at 38 Viking Drive; Assessor's Plat 145, Lot 9; Zone: R-10.

- 4B. 2023-36 TPG Architecture, LLP / Chase Bank - Special Use Permit:** to operate an automated teller machine (ATM) accessory drive thru use; and Dimensional Variances: to install a freestanding commercial sign with the proposed sign having approximately 25 square feet of sign area, at a size greater than permitted and with less than the required ground clearance for a



freestanding sign in the General Business zoning district; and to install two commercial wall signs having 36.9 square feet of sign area at a size greater than permitted and exceeding the number of permitted commercial wall signs in the General Business zoning district. Located at 580 Metacom Avenue; Assessor's Plat 150, Lot 15; Zone: General Business (GB).

- 4C. 2023-37 Kathryn G. Low / Low Dock, LLC** - Dimensional Variances: to construct a 24ft. x 28ft. accessory garage structure at a height greater than permitted for accessory structures in a residential zoning district, and with less than the required front yard on a corner lot. Located at 24 Low Lane; Assessor's Plat 167, Lot 1; Zone: Residential R-40.

5. Correspondence

- 5A. 2021-44 Denise M. Lavoie, 110 King Philip Avenue** - request for a one year extension of the decision for variance recorded on January 11, 2022

6. Adjourn

Date Posted: September 19, 2023

By: emt