



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

**STAFF REPORT FOR:**

FILE NO. **ZBR-26-21**

APPLICANT: Thomas A. Dawson

LOCATION: 15 Burton Street

PLAT: 15                                      LOT: 79                                      ZONE: Residential R-6

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES 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.


**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 to demolish an existing 8' x 10' accessory shed structure and to construct a new 12' x 16' accessory shed structure in a similar location at this property located on the northerly side of Burton Street. The proposed structure would be located in the northeast corner of the property partially within the rear and the right side setbacks. As proposed, the new shed would be located approximately two feet from the rear northerly property line and approximately four feet from the easterly right side property line. The zoning ordinance requires a minimum six foot rear yard setback for accessory structures in the R-6 zone.

This property is also located within the Historic District overlay zone. As such, new construction requires review and approval of the Bristol Historic District Commission (HDC). The HDC approved removal of the existing shed and construction of the proposed 12' x 16' shed at its May 7, 2026 meeting.

 5/29/2026  
Edward M. Tanner, Zoning Officer



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

**STAFF REPORT FOR:**

FILE NO. **ZBR-26-22**

APPLICANT: John B. Affleck

LOCATION: 14 Clifton Road

PLAT: 79                                      LOT: 357                                      ZONE: Residential R-10

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:**


Construct a 12ft. x 22ft. single-story garage addition to an existing single-family dwelling with less than required front yards on a corner lot.

**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 to construct a single stall addition to the existing garage attached to this single-family dwelling located on this corner lot property at the intersection of Kingswood Road and Clifton Road. The proposed single-story garage addition would extend off the westerly side of the existing structure, and it would be located partially within the front yard setbacks from both Kingswood Road and Clifton Road. As proposed, the new structure would be located approximately 16 feet from the northerly Clifton Road property line and between approximately 17.5 and 27 feet from the westerly Clifton Road property line. The proposed garage addition would be located approximately one foot back from the existing garage structure relative to the Kingswood Road Property line. The zoning ordinance requires a minimum 30 foot front yard setback for structures in the R-10 zone.

 5/29/2026  
Edward M. Tanner, Zoning Officer



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

**STAFF REPORT FOR:**

FILE NO. **ZBR-26-23**

APPLICANT: Shealyn Davey

LOCATION: 11 Catherine Street

PLAT: 25

LOT: 41

ZONE: Residential R-6

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**


Construct an approximate 10ft. x 18ft. two-story addition to the rear of an existing two-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 to construct a 10' x 18' two-story addition to the rear of the existing two-family dwelling on this property located at the northerly side of Catherine Street. The proposed addition would extend off the rear of the dwelling and will include a new entranceway / mudroom area with stairs to access both the first and second floor dwelling units. This work would be conducted as part of an overall remodeling of the structure. The addition would allow for the removal of two existing entrances on the left side of the dwelling, the addition of a new front entrance for the first floor unit, and the elimination of an existing interior stairway to access the second floor unit. As proposed, the new addition would be in line with the right side wall of the existing dwelling, but would be located approximately 3.5 feet from the right side property line. The zoning ordinance requires a minimum 10 foot side yard setback for structures in the R-6 zone.

  
Edward M. Tanner, Zoning Officer



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

### STAFF REPORT FOR:

FILE NO. *ZBR-26-24*

APPLICANT: Joseph M. Brito, Jr.

LOCATION: 161 Poppasquash Road

PLAT: 182                      LOT: 7                      ZONE: Residential R-40

#### APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE 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.

#### APPLICANT IS ALSO REQUESTING 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.

#### COMPREHENSIVE PLAN REVIEW:

The requested dimensional variance does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance. As this application is also for a special use permit, that portion of the application does require review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC held a meeting on May 19, 2026 to review this application. The TRC voted to recommend approval of the requested special use permit (see attached memorandum from Diane Williamson).

#### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to demolish an existing residential guesthouse and to construct a new accessory "bunkhouse" / "boathouse" structure in its place. This property is a waterfront parcel located on the easterly side of Poppasquash Road and the private roadway/driveway identified as Johnson Estates Road. The lot consists of over six acres of land area and it is improved with a single-family dwelling at the western end of the property along with a smaller guesthouse located at the northeasterly portion of the property adjacent to Bristol Harbor. The existing guesthouse was reportedly constructed in the early 1950's and is considered legal nonconforming by use as the zoning ordinance prohibits more than one principal residential structure per lot (see Section 28-141).

The applicant proposes to demolish the existing single-story guesthouse and to construct a new two-story structure in its place. The new structure would have a similar footprint as the existing structure but would be located a bit further to the west away from the shoreline. The proposed structure would contain living space, a bedroom and bathrooms on the first floor; and bedrooms, living space and bathrooms on the second floor. As proposed, this structure would not contain any facilities for cooking or eating. Therefore it would not be considered a full dwelling unit as defined in Section 28-1 of the zoning ordinance. The applicant states that the amount of nonconformance on the property would be decreased as the existing nonconforming residential dwelling use would be eliminated and the new structure would be a conforming use as an accessory structure.

The proposed "bunkhouse" structure would measure approximately 41ft. x 44ft. in size and would extend to a height of 32 feet above existing grade to the peak of the roof. As this structure is located within the

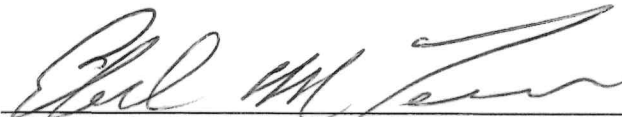
AE flood zone, it would be elevated several feet to be compliant with flood zone building requirements. The zoning ordinance permits accessory structures in the R-40 zone to a maximum size of 26ft. x 28ft. and to a maximum height of 20 feet above grade. As this property is located within the AE flood zone with a base flood elevation of 13 feet, the maximum height is permitted to approximately 26 feet above grade per the definition of building height found in Section 28-1 of the zoning ordinance. Thus a variance for building height of six (6) feet is required.

Please note that the applicant had previously applied for and received approval of dimensional variances for this structure in July 2021 (File #2021-32). However, that decision has expired, and the applicant has reapplied for the same structure in the same location as previously approved. In the time since the previous approval, the zoning ordinance has been amended to require a special use permit for any new structure proposed in the flood zone with a height over 25 feet above grade.

The applicant is now also requesting a special use permit to construct the new structure, as it would be located within a mapped AE 13 flood zone as determined by FEMA. As such, the new proposed structure must be designed to meet current flood zone requirements. The proposed dwelling would have a first floor that is elevated one foot above the base flood elevation, and an overall height of approximately 32 feet above existing grade. As noted above, the zoning ordinance permits accessory structures to a maximum height of 20 feet above grade in the R-15 zone. However, as this property is located within the AE flood zone, building height is calculated from the elevation of the base flood elevation plus an allowance of up to 5 feet for freeboard (see definition of "building height" in Section 28-1 of the zoning ordinance). Thus, the proposed structure could be constructed up to 26 feet above existing grade and it would still be in compliance with zoning ordinance building height limits.

The proposed building height does require a special use permit per Section 28-111 dimensional regulations of the Zoning Ordinance. This ordinance requires a special use permit for any structure located within a flood zone with a height over 25 feet above grade. There are several specific standards for structures greater than 25 feet above grade in a residential zone and in the flood zone as found in Section 28-150(eee) of the Zoning Ordinance. These specific standards include compliance with building code flood zone requirements; roof pitch requirements; front setback requirements; specific design criteria for gross floor area; and requirements for articulation of exterior walls. It appears that the proposed structure would comply with these standards, with the exception of standard (4)a. requiring that the second floor of the structure be no more than 40 percent of the gross floor area (GFA) of the structure and that the second floor footprint not exceed two-thirds of the first floor footprint. In addition to the standards found in Section 28-150(eee), the general standards for relief found in Section 28-409(c)(2) would also apply to this special use permit application.

As noted previously, the TRC held a meeting on May 19, 2026 to review this application. At that meeting it was noted that the second floor of the proposed structure exceeds the size requirements of Section 28-150(eee)(4)a. TRC members agreed, however, that the proposed structure was not a principal structure with a more typical design having ground level parking and two living space stories above. The TRC agreed that although the second floor of the structure would contain approximately 74% of the footprint of the first floor, the two story design and architectural features of the proposed structure meet the design intent of the zoning ordinance.

 5/29/2026  
Edward M. Tanner, Zoning Officer



# Town of Bristol, Rhode Island

## Department of Community Development

10 Court Street  
Bristol, RI 02809  
[bristolri.gov](http://bristolri.gov)  
401-253-7000

May 19, 2026

TO: Zoning Board

FROM: Diane M. Williamson, Administrative Officer

**RE: Joseph M. Brito, Jr. Special Use Permit  
ZBR-26-24**

The Technical Review Committee (TRC) met today to review the above mentioned application.

The TRC noted that the applicant met the standards of the Special Use Permit except for the allowable square footage of the second floor. However, in this instance, the building is not designed as a typical taller 3-story building in the flood zone but rather a 2-story building since the building only has to be elevated approximately 3' for compliance with the flood zone elevation.

Based on the above, the TRC passed a motion to recommend that the Special Use Permit be approved as well as the variance needed for Standard (4)a of Section 28-150 (eee).