

TOWN OF BRISTOL  
COMMUNITY DEV.

**Fran Gaynor/Franjelica's Properties, Inc.**

8 Stephen Dr.  
Bristol, R.I. 02809  
(401) 573-7315



2025 MAR 23 AM 8:43

20th March 2026

**Zoning Board**

**Attn. Ed Tanner**

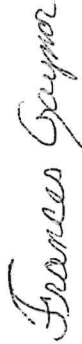
Town of Bristol R.I  
235 High St.  
Bristol, R.I. 02809

I am writing to formally request an extension on the special use permit that was granted to me for 259 Wood St. Unfortunately, there were some unforeseen circumstances that set progress back, but at this time I am ready to proceed.

Sincerely,

Fran Gaynor

Franjelica Properties Inc.



**Fran Gaynor**

**Franjelica Properties Inc.**



# Town of Bristol, Rhode Island Zoning Board of Review



DECISION  
Bk: 2244 Pg: 10  
Instr: 2024-974

FILE # 2024-13

## DECISION FOR VARIANCE AND SPECIAL USE PERMIT

**RE:** Application of: **Fran Gaynor / Franjelica Properties, Inc.**

For property located at **259 Wood Street**, in Bristol, Rhode Island (Tax Assessor’s Plat 19, Lots 33 & 19) in the following zoning district: **Limited Business (LB)**.

This matter was heard before the Board at a public hearing on **April 1, 2024** upon the Applicant’s request for: a **SPECIAL USE PERMIT** to operate a restaurant use in the Limited Business zone; and **DIMENSIONAL VARIANCES** to construct an approximate 594 square foot single-story restaurant addition to the rear of an existing mixed-use structure with less than the required rear yard, greater than permitted lot coverage by structures, greater than permitted lot coverage by structures and pavement, and less than the required number of off-street parking spaces.

After due consideration of the requested **special use permit**, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The proposed special use of the property as a charcuterie and wine restaurant establishment is specifically authorized in Section 28-82(d) Use Regulations, Permitted Use Table of the Zoning Ordinance in the Limited Business (LB) zoning district. Reference to “restaurant, cafe or deli with or without liquor sales” has been updated within the zoning ordinance per the 2023 legislation amendments and became effective on January 1, 2024.
2. This request for a Special Use Permit meets all of the Standards set forth in the Section 28-150(dd) of Zoning Ordinance, with the exception of the one standard for which the applicant is requesting a dimensional variance. This standard requires a 25 foot landscape buffer adjacent to residential properties, which, because of the configuration of the property cannot be met on all sides but will be satisfied with a buffer as outlined in a memorandum by the Technical Review Committee (TRC). The Board incorporates into this decision the recommendations of the TRC in a memorandum dated March 20, 2024 by Director Williamson that outlines the buffer requirements. An exception to these recommendations is that the Board has provided additional guidance on the location of the two refuse dumpsters that will be required - one for the retail store and one for the proposed restaurant business. The Board also incorporates a response to Mr. Tanner dated March 21, 2024 from Corttsen Design Architecture, Inc. of Middletown, Rhode Island that identifies how those requirements are going to be met by the applicant; and those requirements need to be met prior to the issuance of the special use permit.
3. The granting of a Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol as the proposed use will fit quite well into the surrounding business environment in that general location.

Therefore the Board voted 5 to 0 to **approve** the Special Use Permit to operate a restaurant use at this location in the Limited Business zone.

Voting to <b>Approve</b> :	Asciola; Simoes; Burke; Brum; and Kern
Voting to <b>Deny</b> :	None
Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.	

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FILE # 2024-13

### DECISION FOR VARIANCE AND SPECIAL USE PERMIT

**RE:** Application of: **Fran Gaynor / Franjelica Properties, Inc.**

For property located at **259 Wood Street**, in Bristol, Rhode Island (Tax Assessor's Plat 19, Lots 33 & 19) in the following zoning district: **Limited Business (LB)**.

After due consideration of the requested **dimensional variances**, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area, and not due to an economic disability of the applicant. The applicant's proposed addition for a restaurant use requires dimensional relief for the proposed structure as well as a variance for off-street parking. The approximate 594 square foot addition would result in a total property lot coverage by structures of 43% versus a by right requirement of 35%. The proposed lot coverage by structure and pavement combined would be 88% and the ordinance permits a maximum of 60%. In addition to that there is a rear setback variance where the proposed setback to the new kitchen addition would be 18 feet where 30 feet is required. A parking variance is also required for the property, which includes a mix of commercial and residential uses, as 12 off street spaces are required and only 9 exist. The proposed kitchen addition would be located to the rear of the existing building and will in-fill an area between two sections of the building. The Board has received and reviewed a memorandum and supporting documents by the TRC and the Board has heard testimony indicating that there is no other way to add a kitchen to the property that will serve the proposed business without this relief.
2. The hardship is not the result of any prior action on the part of the applicant. The Board heard testimony from the applicant that she acquired the mixed-use property relatively recently and the current building and lot coverage exists as it does today.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. A restaurant use such as is proposed is allowed per the Zoning Ordinance, and after hearing from the neighbors the Board has made some recommendations to the applicant to provide additional enhancements to the parking environment in front of the property.
4. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The applicant has a structure that needs to be renovated; and in order to expand it to a reasonable use a kitchen needs to be added to service the business.

Therefore the Board voted 5 to 0 to **approve** dimensional variances permitting the construction of an approximate 594 square foot single-story kitchen addition to the rear of the existing building.

Voting to **Approve:** Asciola; Simoes; Burke; Brum; and Kern

Voting to **Deny:** None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 14<sup>th</sup> day of May, 2024.

  
Diane M. Williamson, Director of Community Development

Received for record at Bristol, RI  
5/14/2024 09:32:42 AM

