



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

STAFF REPORT FOR:

FILE NO. **2025-15**

APPLICANT: Kathleen Hunt

LOCATION: 80 Charles Street

PLAT: 32 LOT: 48 ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 22ft. x 24ft. free-standing accessory dwelling unit (ADU) structure with less than the required lot area for an ADU within a new structure; and with less than the required front yard from Fox Hill Avenue 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 requesting dimensional variances to construct a 22' x 24' free-standing accessory structure to house an ADU at this property located on the southerly side of Charles Street and the westerly side of Fox Hill Avenue. The property is improved with an existing single-family dwelling as well as a 20' x 20' detached accessory garage structure. The existing garage faces Fox Hill Avenue with access from a paved driveway. The applicant proposes to demolish the existing garage and to construct a new two-story accessory structure containing a two-bedroom ADU with basement.

The proposed ADU structure would be located south of the existing garage and more centered on the lot. The proposed structure would be located approximately 10 feet from the easterly front property line at Fox Hill Avenue. As a corner lot, this property contains two front yards for purposes of determining zoning setbacks. The zoning ordinance requires a minimum 17.25 foot front yard on this legal nonconforming 5,750 square foot lot within the R-10 zone (setbacks reduced per Section 28-221(a)(2)b. of the zoning ordinance). The structure would be located approximately 14 feet from the westerly side property line, with a four foot wide landing and stairs leading down from the second floor. An expanded asphalt parking area is also proposed in the location of the existing driveway, extending to the proposed ADU structure.

In addition to the dimensional relief required for the front yard, the applicant is also requesting relief from the requirement in state law (see R.I.G.L. 45-24-73) that an ADU within a new structure be permitted on lots containing a minimum of 20,000 square feet of land area. The applicant's property contains 5,750 square feet of lot area. Thus, a variance of approximately 14,250 square feet is required to build an ADU within the proposed structure.

 5/22/2025
Edward M. Tanner, Zoning Officer



80 Charles Street

Town of Bristol, RI

1 inch = 36 Feet



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May 22, 2025



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-16**

APPLICANT: Benjamin and Katelyn Cantone

LOCATION: 222 Wood Street

PLAT: 25

LOT: 75

ZONE: Limited Business (LB)

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Operate a mobile food establishment restaurant, and to store a mobile food truck overnight on a residential property within the Limited Business (LB) zoning district.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to operate a mobile food establishment restaurant use and to store a mobile food truck overnight at this property located on the easterly side of Wood Street and the northerly side of Richmond Street. The property is improved with an existing multi-family dwelling as well as a three-stall detached garage structure. A paved driveway provides access to the site from Richmond Street. The applicant currently operates a mobile food establishment (MFE) business known as Seb's Wood Fire Oven. This business operates off-site and the use is regulated via licensing from both the State of Rhode Island and the Town of Bristol. As an MFE, this type of business is allowed to operate throughout the community on an intermittent basis depending on location and event type (See Article IV. – Mobile Food Establishments in Chapter 19 of Bristol Town Code).

The applicant is proposing to operate the mobile food establishment restaurant on this property, which is also the applicant's primary residence. In addition, the applicant proposes to store the food trailer on the property overnight and when not in use off-site. The storage of the MFE trailer on the property, and the serving of food from the trailer during non-specific events is not permitted under the Town's MFE ordinance. Thus, I have determined that allowing the mobile establishment to remain on the property and to operate from the property is considered to be a restaurant use and requires a special use permit in the Limited Business zone per the Permitted Use Table.

The applicant proposes to operate the food truck up to three days per week (Thursday through Saturday), from the existing driveway. When in operation serving food, the applicant will place four picnic tables in the driveway for customers who wish to eat their food on site. Hours of operation would be from approximately 4pm to 9pm. Available items would be limited to pizza, pre-packaged sides such as salads, and soft drinks. No alcohol would be served. The property is located within a mixed use area and is abutting both residential and commercial uses, including the parking lot for the nearby Cup Defenders social club.

As a restaurant use in the LB zone, this proposal is subject to the standards found in Section 28-150(dd) of the zoning ordinance. These standards are intended for more traditional restaurant, café or deli uses, but appear to be met by this applicant. The property is surrounded by fencing and vegetation; signage would be limited to one non-illuminated "A-frame" sign only during hours of operation; operating hours would be limited to 4pm to 9 pm; and outdoor lighting would be limited to down facing battery powered LED lights located on the food trailer.

The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting on May 20, 2025. During this meeting, the TRC voted to recommend approval of the special use permit as it found that the applicant had met the standards of 28-150(dd) subject to conditions that the restaurant use be limited to Thursday through Saturday only from 4pm to 9pm.

 5/22/2025
Edward M. Tanner, Zoning Officer



222 Wood Street

Town of Bristol, RI

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May 22, 2025



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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-17**

APPLICANT: Scott M. Davis

LOCATION: 5 Barbara Drive

PLAT: 150

LOT: 111

ZONE: Residential R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct additions to an existing single-family dwelling, including a 30ft. x 48ft. two-story garage and accessory dwelling unit (ADU) addition, with less than the required lot area for an ADU within a new structure, greater than permitted size for a two-bedroom ADU, 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 requesting dimensional variances to construct additions to an existing single-family dwelling at this property located on the easterly side of Barbara Drive. The existing dwelling on this property consists of a two-story cape-style house with a footprint of approximately 894 square feet. The applicant proposes additions with a total footprint of 1,797 square feet to the rear and the right side of the existing dwelling. Proposed additions include an expanded kitchen to the rear of the dwelling, a mudroom / entranceway off the right side of the dwelling, and a 30ft. x 48ft. two-story garage and accessory dwelling unit (ADU) addition connecting to the right of the proposed mudroom.

The proposed garage and ADU addition would be located approximately 33 feet from the rear property line and approximately 14 feet from the southerly right side property line. The zoning ordinance requires a minimum 35 foot rear yard and a minimum 20 foot side yard in the R-15 zone.

In addition to the dimensional relief required for the rear and right side yards, the applicant is also requesting relief from the requirement in state law (see R.I.G.L. 45-24-73) that an ADU within a new structure be permitted on lots containing a minimum of 20,000 square feet of land area. The applicant's property contains 15,000 square feet of lot area. Thus, a variance of 5,000 square feet is required to build an ADU within the proposed new addition. State law also requires that an ADU containing two bedrooms be limited in size to 1,200 square feet or 60 percent of the floor area of the principal dwelling, whichever is less. The existing principal residence contains approximately 1,372 square feet of gross floor area (determined from architect's drawings). Thus, the maximum size for an ADU on this property per state law is 823 square feet. The proposed ADU measures approximately 1,440 square feet. As such, a variance of 617 square feet is required for the proposed ADU.


Edward M. Tanner, Zoning Officer



5 Barbara Drive

Town of Bristol, RI

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May 23, 2025



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-18**

APPLICANT: Justin Ferreira / Ferreira Electric, Inc.

LOCATION: 14 Reservoir Avenue

PLAT: 33 LOTS: 158 & 159 ZONE: Residential R-6

APPLICANT IS REQUESTING A USE VARIANCE AND A DIMENSIONAL VARIANCE TO:

Expand a legal nonconforming contract construction service business use within a residential zoning district by constructing a 5ft. x 25ft. front and roof dormer addition to an existing 20ft. x 20ft. accessory garage building connecting two existing commercial structures with less than the required rear yard.

COMPREHENSIVE PLAN REVIEW:

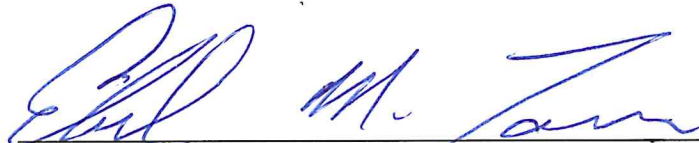
As this application is for a use variance, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a use variance to expand a nonconforming contract construction service business use within a residential zoning district. This property is located on the easterly side of Reservoir Avenue and consists of two assessor's lots totaling approximately 6,400 square feet of land area. This property has historically been occupied by a contract construction services plumbing business, which operated on the site for many decades.

The property is improved with two structures including a 33ft. x 44ft. commercial building containing office and garage space on the northerly portion of the site, and an approximate 20ft. x 20ft. two-bay garage structure on the southerly portion of the property. The applicant proposes to locate his electrical contracting business to this property and to repair and add an addition to the existing structures. The proposed addition would consist of raising the front portion of the roof on the smaller garage structure, and constructing a 5' x 25' addition to connect the front of the garage structure to the larger building. The use of this property for an electrical contracting business is considered legal nonconforming and is permitted by right. However, the proposed addition to the existing structures is considered an expansion of a nonconforming use and is not permitted per Section 28-218(5) of the zoning ordinance. Thus, a use variance is required to permit the proposed addition. I have also advertised this application for a dimensional variance, as the existing garage structure is located close to the rear property line, and the proposed roof addition would be located within the rear yard. The zoning ordinance requires a minimum 20 foot rear yard setback in the R-6 zone. The applicant is aware that a property line survey is required in order to permit the proposed addition. However, they have not yet purchased the property and will move forward with the survey work and after purchase of the property if variances are granted.

The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting on May 20, 2025. During this meeting, the applicant noted that the proposed garage addition, including the change in roof pitch, would be needed in order to store contractor vehicles overnight. The applicant also stated that there would be little activity occurring at the property, as most work is performed for clients off-site. During this meeting, the TRC voted to recommend approval of the use and dimensional variances as the proposed use would improve the existing property and would not adversely impact the surrounding neighborhood.

 5/23/2025
Edward M. Tanner, Zoning Officer



14 Reservoir Avenue

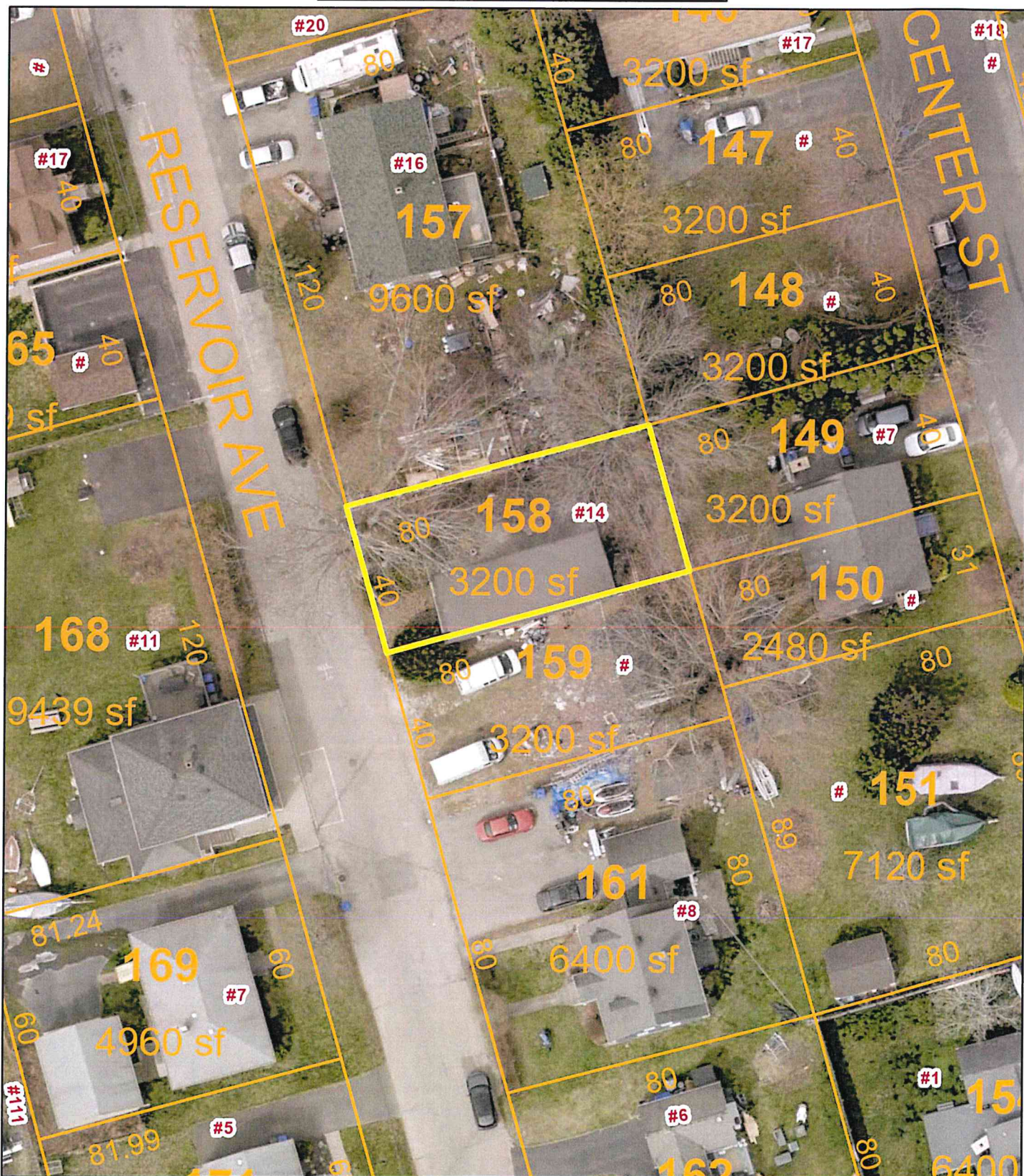
Town of Bristol, RI

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May 23, 2025



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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-19**

APPLICANT: Mark Estrella and Sarah Botelho, Christian and Alyssa Ferreira, and Manuel and Jennifer Menezes

LOCATION: 11, 15 & 17 St. Theresa Avenue

PLAT: 120

LOTS: 61, 63 & 65

ZONE: Residential R-8

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Install approximately 210 feet of six foot high stockade fence along the westerly property line of three lots (11, 15 & 17 St. Theresa Avenue) at a height greater than permitted for a fence in the front yard from Metacom Avenue.


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 applicants are requesting dimensional variances to construct a six (6) foot high stockade privacy fence along the westerly side of their properties at Metacom Avenue. These three properties are through lots located on the westerly side of St. Theresa Avenue and the easterly side of Metacom Avenue. As through lots with frontage on two parallel streets, these lots have two front yards for purposes of determining zoning dimensional requirements. The applicants wish to jointly install the fence along the westerly property boundary of each of the three lots to provide privacy and reduce noise and pollution from Metacom Avenue. Fences are permitted on a front property line. However, the zoning ordinance requires a maximum height of 4 feet for fences located within the front yard.

When the August Farm subdivision was approved in 2016, the planning board required the developer to install a fence consisting of wood posts and wire mesh to provide a barrier between these properties and Metacom Avenue. The planning board also required the planting of evergreen trees in areas where vegetation was lacking along Metacom Avenue as a buffer for these new residential lots. While the post and rail fence remains, much of the vegetative buffer has died back or been removed. Of note, each of these properties is encumbered by a 30 foot wide drainage easement which contains a stormwater detention area installed as part of the August Farm development. This drainage area is maintained by the Town, and access to the easement must be preserved. Two of the three properties have existing six foot high fences across the rear of their property further within their lot along the easterly side of the drainage easement.


Edward M. Tanner, Zoning Officer

5/23/2025



11, 15 & 17 St Theresa Avenue

Town of Bristol, RI

1 inch = 71 Feet



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