



## **TOWN OF BRISTOL, RHODE ISLAND**

### **ZONING BOARD OF REVIEW MEETING**

#### **Agenda**

**Monday, November 6, 2023 at 7:00 PM**  
**Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

2023 OCT 19 AM 10:05  
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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, November 2, 2023.

**1. Pledge of Allegiance**

**2. Approval of Minutes:** September 18, 2023 and October 2, 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.

**3B. 2023-34 Michelle R. and Jeffrey J. Cote** - Dimensional Variances: to construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district. Located at 192 Poppasquash Road; Assessor's Plat 176, Lot 98; Zone: Residential R-40.

**4. New Petitions**

**4A. 2023-38 Mary T. Carroll** - Dimensional Variance: to remove an existing 8ft. x 8ft. mudroom and construct an 11.5ft. x 20.5ft. single-story mudroom / three season room addition to the rear of the existing dwelling with less than the required right side yard.

TOWN COUNCIL

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MEETING

Located at 61 Constitution Street; Assessor's Plat 14, Lot 96; Zone: Residential R-6.

**4B. 2023-39 Gabriel Ptasienski and Sarah Ording -**  
Dimensional Variance: to install a six foot high solid vinyl privacy fence, portions of which would be located within the front yard on a corner lot.  
Located at 1270 Hope Street; Assessor's Plat 100, Lot 15; Zone: Residential R-10.

**4C. 2023-40 Angela Haliburda -** Dimensional Variance: to construct an approximate 7ft. 7in. x 14ft. exterior deck addition with less than the required side yard.  
Located at 15 Adelaide Avenue; Assessor's Plat 84, Lot 8; Zone: Residential R-10.

**4D. 2023-41 Kenneth M. and Lee D. Miller -** Dimensional Variances: to demolish an existing single-family dwelling and construct a new single-family dwelling with less than the required front yard on a corner lot; and Special Use Permit: to construct a single-family dwelling at a height of over 25 feet above grade in the flood zone. Located at 50 Everett Street; Assessor's Plat 123, Lot 2; Zone: Residential R-10.

**5. Review of Zoning Board Application Instructions and Rules of Procedure**

**6. Correspondence**

**7. Adjourn**

Date Posted: October 19, 2023

By: emt