



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

### STAFF REPORT FOR:

FILE NO. **ZBR-26-25**

APPLICANT: Daniel Ferreira / FWP High Street, LLC  
LOCATION: 145 High Street  
PLAT: 15 LOT: 21 ZONE: Residential R-6

#### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 1,732 square foot garage and living area addition, including a second residential dwelling unit, to the rear of an existing single-family dwelling with less than the required right side yard and with less than the required lot width for a two-family dwelling in the Residential R-6 zoning district.

#### 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.

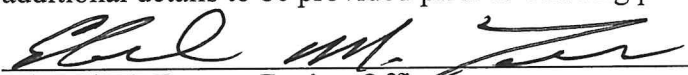
#### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing construction of an approximate 1,732 square foot one- and two-story addition to the rear of the existing single-family dwelling on this property located at the westerly side of High Street. This property has been undergoing extensive renovation and "clean up", as the existing dwelling and property were in disrepair. The applicant now proposes to renovate the existing dwelling and add additional living and garage space to the structure.

The proposed additions would extend off the rear of the existing dwelling and includes two floors of additional living space for the dwelling, a single-story entranceway / mudroom area, and a two vehicle garage with a one bedroom dwelling unit located above. As proposed, the additions would be in line with the right side wall of the existing dwelling, but it would be located approximately 6.75 feet from the right side northerly property line. The zoning ordinance requires a minimum 10 foot side yard setback for principal structures in the R-6 zone.

The applicant is also seeking a dimensional variance for lot width to add a second principal dwelling unit to the property, making the structure a legal two-family dwelling. This property contains approximately 68 feet of lot frontage and lot width. The zoning ordinance requires a minimum 80 feet of lot width for a two-family dwelling in the R-6 zoning district. The proposed dwelling unit above the garage does, however, appear to meet the dimensional requirements for an accessory dwelling unit (ADU) per Section 28-151 of the zoning ordinance. If this unit was to be permitted as an ADU, with the primary unit considered a single-family residence, it would remove the need for a lot width variance. However, there are some restrictions on ADU's such as a prohibition on use as a short-term rental.

This property is also located within the Bristol Historic District overlay zone. As such, exterior additions and renovations require review and approval by the Bristol Historic District Commission (HDC). It is my understanding that earlier development concept designs for this property were rejected by the HDC, but that the current proposal presented with this application has been approved with conditions for additional details to be provided prior to building permits.

 7/7/2026  
Edward M. Tanner, Zoning Officer



## **Town of Bristol, Rhode Island**

### ***Zoning Board of Review***

#### **STAFF REPORT FOR:**

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

APPLICANT: Cruz Goler / Prudence Restaurant

LOCATION: 1 State Street

PLAT: 9

LOT: 65

ZONE: W

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

Install a 43in. x 48in. projecting sign to the front of the existing restaurant building at a size greater than permitted in the Waterfront zoning district.

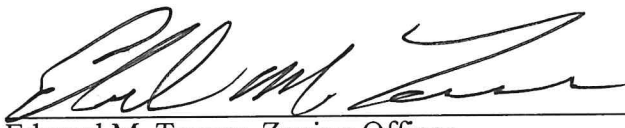
#### **COMPREHENSIVE PLAN REVIEW:**

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 installation of a new projecting sign to be located off the southerly side of this commercial building located at the intersection of State and Thames Streets. The former J.R. Bean restaurant/tavern building is being rebranded as a new restaurant to be named "Prudence". The applicant is proposing a projecting sign to be located above the primary entrance door facing State Street. The proposed sign would consist of a carved boat image attached to the building by a metal bracket. A rectangular double-sided sign board with the word "Prudence" will hang by chain below the boat image. The overall size of the sign will measure approximately 43 inches x 48 inches, or 14.33 square feet. The zoning ordinance permits a maximum size of 6 square feet for a projecting sign in the Waterfront zoning district. Please note that Section 28-373(d) of the zoning ordinance states that the size of the sign shall be measured by determining the area of the entire sign limits within an enclosed area. Thus, the size of the sign includes the entire area surrounding the boat image and the sign board hanging beneath.

This property is also located within the Bristol Historic District overlay zone. As such, exterior improvements, including signage, require review and approval by the Bristol Historic District Commission (HDC). The HDC approved the installation of this sign, along with other signage to be placed on the building, at its February 5, 2026 meeting (see attached Decision Letter).

 7/7/2026

Edward M. Tanner, Zoning Officer



02/13/2026  
12:39:39 PM  
1 Pages

DECISION  
Bk: 2311 Pg: 168  
Instr: 2026-332

**Bristol Historic District Commission**  
Decision Letter

TOWN HALL

10 COURT ST.

BRISTOL, RI 02809

401-253-7000

February 11, 2026

1 STATE ST , BRISTOL, RI, 02809 , MBL # 009-0065-000

Application HDC-  
26-7

Cruz Goler /Federal Properties  
RE: BHDC Review

Dear Applicant:

At its February 5, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Approve 26-7 for erection of a new sign as show in application to be constructed of marine grade plywood with an aluminum rectangular tube bracket, size as shown as long as dimensions conform with zoning ordinance.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth  
Planner/HDC Clerk  
Town of Bristol Department of Community Development

Received for record at Bristol, RI  
2/13/2026 12:39:39 PM



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

### STAFF REPORT FOR:

FILE NO. 2026-27

APPLICANT: Kelly Halligan

LOCATION: 11 Academy Avenue

PLAT: 155

LOT: 23

ZONE: R-10

### APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

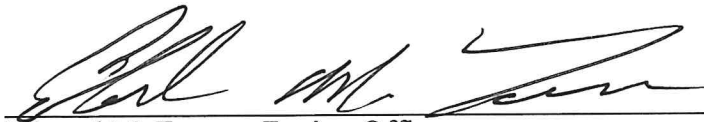
Install a six foot high stockade fence, portions of which would be within the front yard from Metacom Avenue on a corner lot.

### 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 proposing construction of a six-foot high stockade fence to enclose portions of this residential property located on the northerly side of Academy Avenue and easterly side of Metacom Avenue. The proposed fence would enclose the northerly portion of the property to the rear of the existing dwelling and detached garage structures. As proposed, the fence would be six feet in height and would be constructed of flat cedar wood boards. Portions of the proposed fence would be located within the 30 foot front yard from Metacom Avenue. According to information presented by the applicant, the proposed fence would extend approximately 17 feet into the front yard in this area and it would run parallel with Metacom Avenue for approximately 42 feet before turning back towards the interior of the property. Section 28-146(b)(1) of the zoning ordinance permits fences within a front yard setback to a maximum height of four (4) feet. Beyond this front yard area, fences are permitted to a maximum height of six (6) feet. Thus, the applicant is requesting a dimensional variance for that approximate 17ft. x 42ft. portion of fencing to be located within 30 feet of the Metacom Avenue property line.

 7/7/2026  
Edward M. Tanner, Zoning Officer



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

### STAFF REPORT FOR:

FILE NO. 2026-28

APPLICANT: Andrew Mulvey

LOCATION: 6 Ansonia Avenue

PLAT: 44

LOT: 85

ZONE: R-10

### APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an 8ft. x 11ft. 8in. rear mudroom addition to an existing single-family dwelling with less than the required rear 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 construction of a new "mudroom" and entranceway addition to the rear of the existing single-family dwelling at this property located on the easterly side of Ansonia Avenue. The dwelling consists of a single-story ranch-style house with an attached single-stall garage. The existing garage extends partially into the rear yard of the property to within approximately 26.7 feet of the rear property line. The proposed addition would be located to the rear of the dwelling within an area located between the garage and the kitchen/dining room portion of the dwelling. The proposed addition would measure approximately 8 feet x 11 feet 8 inches and would project approximately three feet beyond the rear of the garage. Thus, the proposed addition would extend to within approximately 23.7 feet of the rear property line. The zoning ordinance requires a minimum 30 foot rear yard setback for principal structures in the R-10 zoning district.

 7/7/2026  
Edward M. Tanner, Zoning Officer



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

### STAFF REPORT FOR:

FILE NO. 2026-29

APPLICANT: Jill Ripa

LOCATION: 29 Forest Road W

PLAT: 68

LOT: 19

ZONE: R-20

### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 8ft. x 12ft. addition to the second story of an existing single-family dwelling with less than the required rear yard; and to construct a 20ft. x 20ft. two-story addition connecting the existing dwelling and an existing detached accessory garage structure 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 construction of several additions to the existing single-family dwelling at this property located on the northerly side of Forest Road (west). This property is a rather deep and narrow lot, and it is improved with the existing dwelling and a detached garage which are positioned to the northerly rear portion of the lot. The existing dwelling's footprint extends approximately 3 feet into the rear yard setback. The existing dwelling includes a partial second story with living space; and the applicant proposes to add an approximate 8 foot x 12 foot closet addition to the rear of the second floor. This proposed addition would extend partially into the rear yard setback and be located approximately 32 feet from the northerly rear property line. The zoning ordinance requires a minimum 35 foot rear yard in the R-20 zoning district.

The applicant also proposes an approximate 20 foot x 20 foot two-story addition off the right side of the existing dwelling which would connect to the existing single-story garage. This proposed addition would include a front porch, mudroom and living space on the first floor with a bedroom and bathroom on the second floor. The proposed addition would be located approximately 26 feet from the right side property line, and would comply with dimensional requirements for the R-20 zone. However, the existing accessory garage structure, once connected to the dwelling, would become part of the principal structure. Thus, it will be subject to the dimensional requirements for a principal structure (rather than the setbacks for an existing accessory structure). The garage structure is located approximately 10 feet from the easterly right side property line. The zoning ordinance requires a minimum 20 foot side yard for principal structures in the R-20 zone.

 7/8/2026

Edward M. Tanner, Zoning Officer



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

### STAFF REPORT FOR:

FILE NO. 2026-30

APPLICANT: Sarah Miller

LOCATION: 169 Fatima Drive

PLAT: 123

LOT: 33

ZONE: Residential R-10

### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district.

### 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 construction of a single-story detached accessory dwelling unit (ADU) structure on this residential property located on the northerly side of Fatima Drive. The proposed structure would be located at the central-front portion of the property to the left of the existing single-family residence. The proposed ADU would measure approximate 24' x 40' and consist of approximately 840 square feet of living space. The structure would also have two 12.5 foot wide roof covered carports extending off the sides of the structure for an overall structure size of approximately 40' x 43'. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-10 zoning district. The proposed accessory structure would be located in line with the front of the existing dwelling on the property at approximately 20 feet from the front property line at Fatima Drive. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone.

As noted above, the applicant is proposing to construct an ADU within a new detached structure. Section 28-151(a) of the zoning ordinance, permits an ADU by right within new construction only on a residential lot containing 20,000 square feet or more; or on an owner occupied property as an accommodation for a family member with disabilities. The applicant has stated that the proposed one bedroom ADU would be occupied by aging parents with disabilities. Thus, the proposed detached structure may be permissible as an ADU, but the size of the structure is limited to what is allowed by the zoning ordinance for accessory structures. Although Section 28-151(b)(2) of the zoning ordinance permits ADU's up to a size of 900 square feet for one bedroom units, it is my opinion, and that of the Town Solicitor's office, that the dimensional requirements of Section 28-111 limiting the size of accessory structures on residential properties is still applicable. Thus dimensional variances are needed for both the overall size of the structure and for placement of the structure within the front yard.

 7/8/2026  
Edward M. Tanner, Zoning Officer



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

### STAFF REPORT FOR:

FILE NO. 2026-31

APPLICANT: Alfred P. Holtz

LOCATION: 43 Oliver Street

PLAT: 12

LOT: 41

ZONE: R-6

### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to an existing 22ft. x 24ft. accessory garage structure with an overall size greater than permitted for an accessory structure in the Residential R-6 zoning district.

### 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 is requesting dimensional variances to construct a second story deck and stairway addition to an existing accessory garage structure on this lot located on the northerly side of Oliver Street and southerly side of Bay Street. The proposed stairway and deck would provide direct access to the second floor storage area within the garage, as there is reportedly no access to the second floor currently other than by use of a ladder. The garage does have an exterior door on the second floor, and the applicant, who purchased the property several years ago with the garage structure already existing, proposes to add the deck and stairway to utilize this existing door. The proposed deck would measure 8ft. wide and 13 ft. long and would wrap from the southerly side of the garage to the easterly side where the proposed 4ft. wide and 17ft. long stairway would run down along the easterly side of the structure to ground level.

The existing garage structure measures 22ft. x 24ft., which is the maximum size permitted for an accessory structure in the R-6 zoning district. Adding the proposed deck and stairway addition would increase the overall size of the structure. In addition, portions of the proposed deck and stairway would extend to within approximately 3 feet of the easterly right side property line. The zoning ordinance requires a minimum 6 foot side yard setback for accessory structures in a residential zone.

Please note that the applicant was before the Board with this same proposal for dimensional variances and received approval in May 2020 (File #2020-18). However, the previous approval has since expired and no work has been started on the proposed deck or stairway. A copy of the previous decision is included with this application.

  
Edward M. Tanner, Zoning Officer

7/8/2026



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

### **STAFF REPORT FOR:**

**FILE NO. 2026-32**

**APPLICANT:** Douglas M. and Susan E. Dahl

**LOCATION:** 61 Smith Street

**PLAT:** 133                      **LOT:** 128                      **ZONE:** Residential R-15

### **APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:**

Construct a 28ft. x 46ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with dimensional relief required for greater than permitted gross floor area (GFA) for the dwelling, first and second floor footprints, and deck.

### **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. The TRC held a meeting on June 30, 2026 to review this application. The TRC voted to recommend that the zoning board consider recommendations to remove the top floor "sun room" and to reduce the size of the top floor deck to reduce the amount of dimensional standards relief needed (see attached memorandum from Diane Williamson).

### **FINDINGS AND RECOMMENDATIONS BY STAFF:**

The applicants are requesting a special use permit to construct a new single-family dwelling on a vacant waterfront lot located on the northerly side of Smith Street. The property consists of a legal nonconforming lot containing approximately 4,782 square feet of lot area (per survey plan). The house location plans submitted with this application depict the proposed structure to be in compliance with applicable zoning setbacks for this nonconforming lot per Section 28-221(a) of the zoning ordinance.

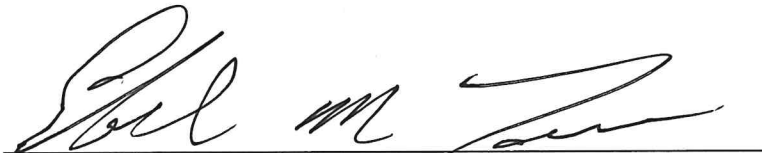
Please note that the applicants were before the Board in September 2020 (File #2020-32) and received approval for a substantially similar request to redevelop this lot after a previous cottage on the property had been destroyed by fire (see previous decision attached). The previous request required dimensional relief for front and rear yard setbacks. However, these setback variances are no longer required per changes to state law that have been adopted in Bristol's zoning ordinance for dimensional relief on nonconforming lots of record. The requirements for a special use permit relating to construction in the flood zone found in Section 28-150(eee), however, were not in effect when the applicant previously applied to the Board in 2020.

*EMT*

This property is located within a mapped AE 14 flood zone as determined by FEMA. As such, the new proposed dwelling must be designed to meet current flood zone requirements. The proposed structure will have vehicle parking and storage on the lower level with living space on the upper two levels to conform to building requirements for coastal flood zones. The proposed dwelling would have an overall height of approximately 34 feet above existing grade. The zoning ordinance permits principal structures to a maximum height of 35 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 54 feet above existing grade and it would still be in compliance with zoning ordinance building height limits.

Although no dimensional variance for building height is required for the proposed structure, the 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 principal 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 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) relating to overall gross floor area (GFA) of the parcel; the size of the first floor relative to GFA; the size of the second floor relative to the first floor footprint; and the size of second story decks relative to the calculated GFA. 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 June 30, 2026 to review this application. At that meeting it was noted that the size of this nonconforming lot relative to the requirements for overall GFA of the proposed structure impact the size and shape of any dwelling that could be constructed on the parcel. TRC members agreed that overall design and height of the structure were appropriate for this location; however, some modifications to the upper floor decks and removal of the sunroom would help to reduce the amount of dimensional relief needed from the standards of Section 28-150(eee)(4)a. & c.

A handwritten signature in black ink, appearing to read "Ed M. Tanner", written over a horizontal line.

Edward M. Tanner, Zoning Officer

7/8/2026



## Town of Bristol, Rhode Island

### *Department of Community Development*

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

July 1, 2026

TO: Zoning Board of Review

FROM: Diane M. Williamson, Administrative Officer

RE: **Special Use Permit for 61 Smith Street**  
**ZBR – 26-32**

*Diane W.*

The Technical Review Committee (TRC) met on June 30, 2026 to review the above mentioned application for a Special Use Permit. The proposal is for a new residential home in the Flood Zone.

The TRC also reviewed the specific standards for the Special Use Permit. It was noted that the proposed design complies with all of the standards except for 3 dimensional standards related to the overall gross floor area of the building, footprint of first and second floors, and area of the deck. The TRC discussed the possibility of removing the “sun room” from the second floor which seemed like a feasible alternative and would reduce the area of this floor. The TRC also discussed the possibility of reducing the area of the deck which would also then need a revised roof line. These changes to the plan would reduce the amount of relief needed.

The TRC passed a motion to refer the above comments to the Zoning Board for their consideration in reviewing the application.

Thank you.



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

Document Number 00007736  
BOOK 2067 PAGE 255

**DECISION FOR VARIANCE**

**FILE # 2020-32**

**RE: Application of: Douglas M. and Susan E. Dahl**

For property located at **61 Smith Street**, in Bristol, Rhode Island (Tax Assessor's Plat 133, Lot 128) in the following zoning district: **Residential R-15.**

This matter was heard before the Board at a public hearing on **September 14, 2020** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

**Demolish an existing fire damaged residential structure and construct a new 28ft. x 46ft. single-family residential structure with less than the required front yard and less than the required rear yard.**

After due consideration of the Application, (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. This neighborhood consists of many nonconforming lots and homes that do not meet the Town's current Zoning Ordinances and were constructed 60 or 70 years ago and previous to the dimensional requirements that we currently hold new developments to. This specific property is a nonconforming lot of record at 4,782 square feet of land area and with side lot lines that are angled from the street. The property also contains a fire damaged dwelling that was built many years ago and has been in its current condition and unoccupied for several years. The lot could not be developed without some dimensional relief for the front and rear yards. The property owners were before the Board earlier in 2020 and received dimensional relief for nearly the same proposal, but were since requested by the Rhode Island Coastal Resources Management Council (CRMC) to move the house further away from the shoreline and towards Smith Street.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The applicants are proposing to take what is a semi-abandoned property, with a burned out structure, and building a new single-family residence to be used as an owner-occupied single-family dwelling.
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. This is a residential neighborhood with many smaller waterfront nonconforming lots created prior to zoning. The proposed project to construct a new single-family dwelling to replace the existing fire-damaged residence on this lot would fit in with the neighborhood, as many of the dwellings in the area and the surrounding homes have been renovated and upgraded from summer cottages to more aesthetically pleasing homes. Given the current state of the property, any construction will benefit the neighborhood, as opposed to creating additional hardship or deficits to the properties.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The applicants are attempting to work with Residential R-15 setback requirements on a 4,700 square foot lot. By constructing the proposed replacement structure on this lot, the applicants will be eliminating a rather significant side yard nonconformity; while also moving the structure back from the shoreline while attempting to comply with CRMC requirements. The applicants are also staying within a reasonable footprint similar to the existing dwelling, as the proposed structure is only 16 feet larger than the original dwelling's footprint.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, as the existing structure is in need of replacement, and a two-bedroom home as proposed on this property is a reasonable structure.

Therefore the Board voted **5 to 0** to **approve** the application as proposed permitting the construction of a new 28ft. x 46ft. single-family dwelling within 24.6 feet of the front lot line at Smith Street; within 25 feet of the rear lot line at the Kickemuit River.

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

**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 30th day of October, 2020.

Diane M. Williamson, Director of Community Development

Recorded Oct 30, 2020 at 12:09P.  
Louis P. Cirillo Town Clerk