



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #ZAPL-26-6

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
sitting as the **Board of Appeal**
that a public hearing will be held on the following application:

Monday, July 13, 2026

at 7:00 P.M.

Bristol Town Hall
10 Court Street

APPELLANT: Carole Anne Benn

PROPERTY OWNER: Zachary Rivers

LOCATION: 29 Harrison Street

PLAT: 146 LOT: 21

ZONE: Residential R-15

APPLICANT HAS FILED AN APPEAL OF: a decision of the Zoning Enforcement Officer approving a Zoning Modification Permit to construct a 16ft. x 24ft. detached accessory dwelling unit (ADU) structure at a height of 20ft. 10in. above grade.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing 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. Written comments should be received no later than 12:00 p.m. on Thursday, July 9, 2026.



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-6

Date Certified Complete: May 20, 2026

Appellant	Name: Carole Benn		
	Address: 32 Harrison Street		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: Zachary Rivers		
	Address: 29 Harrison Street		
	City: Bristol	State: RI	ZIP: 02809

1. Location of Property: 29 Harrison Street	
Plat(s): 146	Lot(s): 21
2. Zoning District in Which the Property is Located: Residential R-15	
3. Upon which agency or Officer is this appeal being taken?: Zoning Officer	
Other:	
4. File/Application Number of Decision being Appealed: Zoning Modification Permit ZMP-26-6	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:	
Name:	
Mailing Address:	

Carole Benn
32 Harrison Street
Bristol, RI 02809
(401) 487-0926
May 19, 2026

Town of Bristol, Rhode Island
Zoning Board of Review
10 Court Street
Bristol, RI 02809
(401) 253-7000

Dear Mr. Tanner,

I'm appealing the zoning of the proposed ADU at 29 Harrison Street for the following reasons:

- 1) The ADU is proposed on the north side of 29 Harrison's property, which has an unsupported slope/hill bordering 32 Harrison. There is no retaining wall in the majority of the construction zone between 29 Harrison and 32 Harrison. This unsupported slope (where the proposed ADU would be located) would be a major construction hazard and would inevitably damage the sloping landscape of 32 Harrison.
- 2) The boundary section between 29 Harrison and 32 Harrison which does have an existing retaining wall of concrete blocks is built 4-5 feet onto 32 Harrison's property. As a result, the six foot setback needs to be adjusted to at least a 10-11 foot setback. (This property line dispute needs to be resolved)
- 3) Due to the significant elevation differences between north side of 29 Harrison and 32 Harrison, this two-story ADU would tower over 30 feet above the small backyard of 32 Harrison abutting it. If the ADU were built on south side of 29 Harrison, where 29 Harrison is significantly lower in elevation than their south neighbor, the top of the ADU would be level with the first floor of south neighbor AND would not obstruct neighbor water views.
- 4) The proposed ADU is within six feet from a disputed property line. This property line dispute should be resolved before zoning approval or building permit issuance.

Question: Will the proposed large, two-story ADU with balcony's will potentially obstruct the Mt. Hope Bay view of 32 Harrison Street?

Statement: ADU's were intended as "tiny houses", for low-income, alternative housing. This proposed multi-story house on waterfront property, conflicts with all existing Bristol building codes and is the opposite of the intent of RI's ADU legislation.

Thank you very much for your consideration.

Sincerely,

Carole Anne Benn

Carole Anne Benn



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEV
10 Court Street • Bristol, Rhode Island

05/06/2026
03:35:23 PM
1 Pages
PERMIT
Bk: 2320 Pg: 227
Instr: 2026-1049

ZONING MODIFICATION PERMIT

May 6, 2026

Zachary Rivers
PO Box 964
Bristol, RI 02809

RE: Application ZMP-26-6
29 Harrison Street, Assessor's Plat 146 Lot 21
Zoning: Residential R-15

Dear Mr. Rivers,

Your request for a Zoning Modification Permit to construct a 16ft. x 24ft. two-story accessory dwelling unit structure to a maximum height of 20 feet 10 inches above existing grade at the referenced property has been approved. I have determined that the proposed structure meets the requirements for a Zoning Modification Permit pursuant to §28-152 of the Bristol Zoning Ordinance. Your request for relief from the building height requirement for an accessory structure is less than five percent of the literal dimensional requirement. As such, no public notice is required. Your request is granted subject to a condition that the new structure conform to the dimensions and location depicted on the plans submitted with your application and on file with this office.

Should you have any questions or concerns relative to this information, please contact this office.

Sincerely,

Edward M. Tanner
Zoning Enforcement Officer

Received for record at Bristol, RI
5/6/2026 03:35:23 PM



Zoning Modification Permit Application

Zoning Application (Printable)

Record No.ZMP-26-6

Status Completed

Type Document

Record No: ZMP-26-6

Zoning Modification Permit

Status: Active

Submitted On: 4/1/2026

Primary Location

29 HARRISON ST
BRISTOL, RI 02809

Owner

RIVERS, ZACHARY
PO BOX 964 BRISTOL, RI 02809

Applicant

 ZACHARY RIVERS
 401-595-9709
 zrivers1@gmail.com
 P. O. BOX 964
BRISTOL, RI 02809

Zoning Application (Printable)

Issued on April 27, 2026

Version History

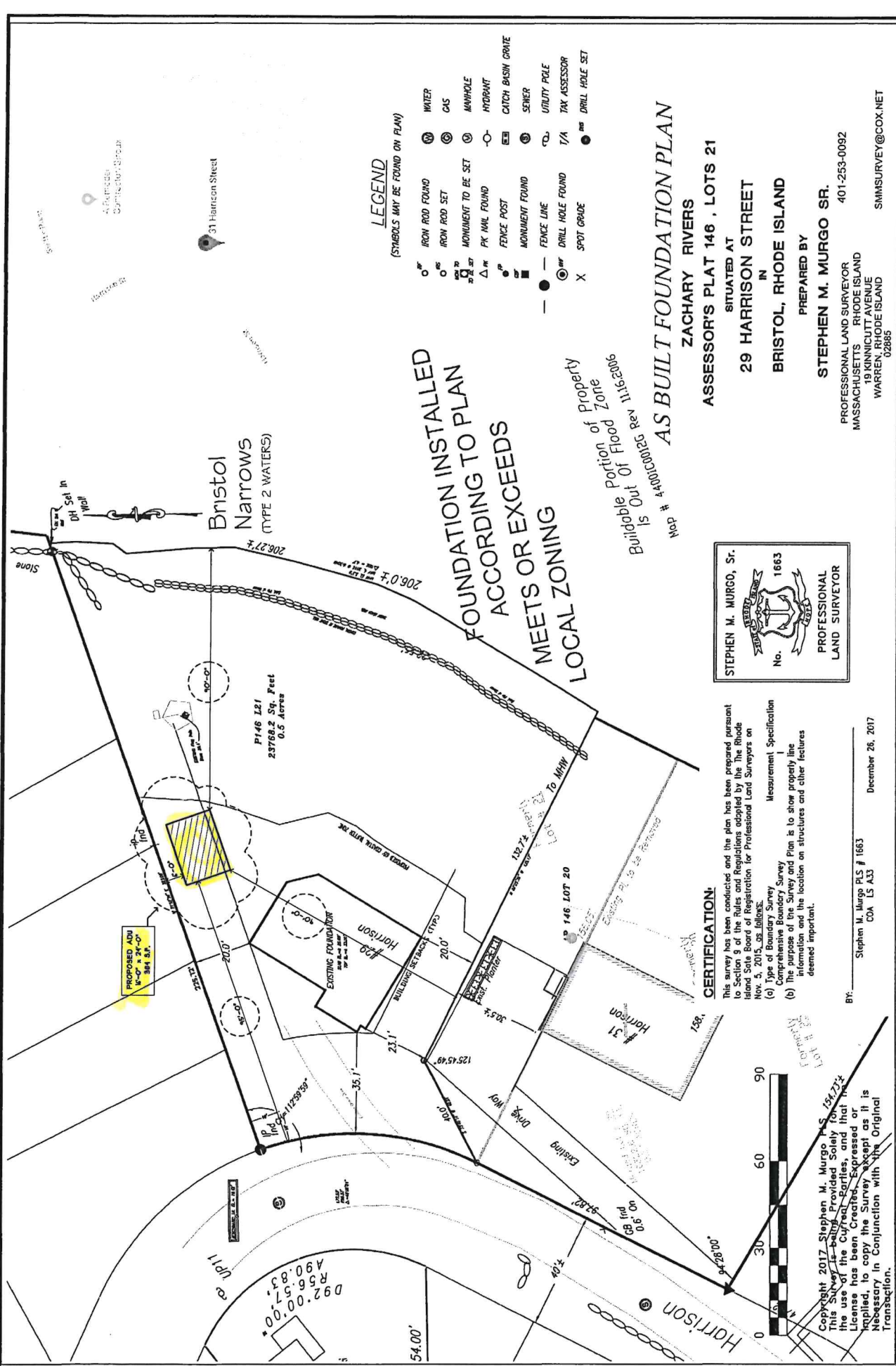
Version	Date Issued	User
1	April 27, 2026 at 3:31 pm	Auto-issued by Record Workflow

Messages

No comments yet.

Step Activity

There are no recorded events for this step



LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

- | | |
|--------------------|-------------------|
| IRON ROD FOUND | WATER |
| IRON ROD SET | GAS |
| MONUMENT TO BE SET | MANHOLE |
| PK NAIL FOUND | HYDRANT |
| FENCE POST | CATCH BASIN GRATE |
| MONUMENT FOUND | SEWER |
| FENCE LINE | UTILITY POLE |
| DRILL HOLE FOUND | T/A |
| SPOT GRADE | TAX ASSESSOR |
| | DRILL HOLE SET |

**FOUNDATION INSTALLED
ACCORDING TO PLAN
MEETS OR EXCEEDS
LOCAL ZONING**

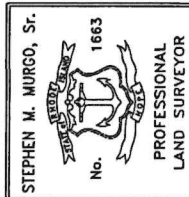
Buildable Portion of Property
Is Out Of Flood Zone
GDN # 4400C00025 Rev 11.15.2006

AS BUILT FOUNDATION PLAN

ZACHARY RIVERS
ASSESSOR'S PLAT 146, LOTS 21

SITUATED AT
29 HARRISON STREET
IN
BRISTOL, RHODE ISLAND

PREPARED BY
STEPHEN M. MURGO SR.
PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS
19 KINNICUTT AVENUE
WARREN, RHODE ISLAND
02885
SMMSURVEY@COX.NET



CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 5, 2015, as follows:
(a) Type of Boundary Survey
Comprehensive Boundary Survey
(b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.

Copyright 2017 Stephen M. Murgo, PLS 154732
This Survey is Being Provided Solely for the use of the Client Parties, and that the License has been Created, Expressed or Implied, to copy the Survey, except as it is Necessary in Conjunction with the Original Transaction.

BY: Stephen M. Murgo PLS # 1663
COA LS A33
December 26, 2017

2
A1

Owner

Owner 1	RIVERS, ZACHARY	Owner Account #: 50-0013-89	% Owned
Owner 2			0.00
Owner 3			0.00
Address	PO BOX 964, BRISTOL, RI 02809-0000		

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FLOWERS, ELINOR	06/06/2016	325,000	1847-320		W

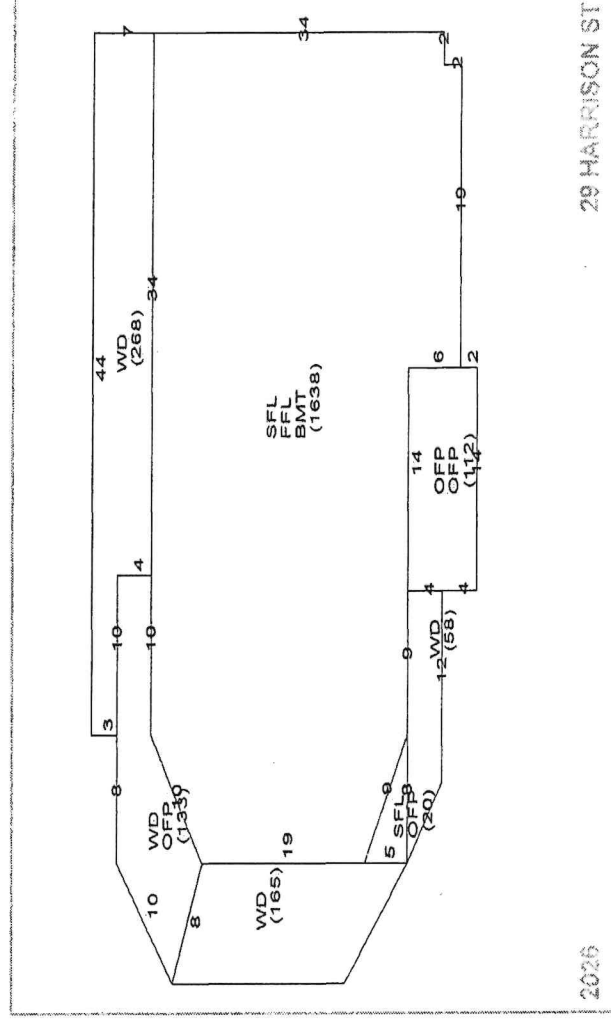
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	866,300	0	0.54	428,800	0	1,295,100
TOTAL	866,300	0	0.54	428,800	0	1,295,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 218.21 VAL per SQ Unit/Parcel > 218.21

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	866,300	0	1	428,800	0	1,295,100	1,295,100
2024	01	547,700	0	1	357,400	0	905,100	905,100
2023	01	547,700	0	1	357,400	0	905,100	905,100
2022	01	547,700	0	1	357,400	0	905,100	905,100
2021	01	453,200	0	1	318,500	0	771,700	771,700
2020	01	317,300	0	1	318,500	0	635,800	635,800



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 27 R Single F	0.34435	AC	P	1.00	774,000	1,220,560	B	WF	200	Topo	-30			420,300			1.00	0
2 27 R Single F	0.19311	AC	EX	0.20	774,000	44,016	B	Topo	-75					8,500			1.00	0
3																		
4																		

29 HARRISON ST

Account: 7358

LUC 27

Zone R-15

Assessment

\$1,295,10

Card 1 of 1

CATALIS

ADVANCING GOVERNMENT ENGAGING CITIZENS

Building Information

Description		Description
BLDG Type	Colonial	2 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Vinyl Siding	EXT Wall 2
Roof Type 1	Gable	Roof Type 2
Roof Cover 1	Asphalt Shn	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Hardwood	Floors 2
BMT Garages	2	Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Oil/Gas	Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Grade

Grade

Q3

2017

EFF Year

Alt LUC

Alt %

0.00

Other Factors

Flood Hazard

Topography

Street

PAVED

Traffic

Depreciation

Code	GD	Description	%
Condition	GD	GD - Good	5.4
Functional			0.0
Economic			0.0
Special			
OV			
Total Depreciation % >			5.4

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/29/2019	S49234		SLR	10,478	100	Closed	One or Two Family Dwelling
05/23/2019	M48727		MECH	9,000	100	Closed	Install 1000 gallon propane tank and piping to house. Install propane fired boiler
11/21/2017	M44681		MECH	8,000	100	Closed	Install radiant heating system in new home being built
11/21/2017	P44680		PLMB	10,000	100	Closed	New Residence Plumbing
05/15/2017	168-17-E		ELEC	8,000	100	Closed	SFD 200 AMPS
05/15/2017	E7528		ELEC	0	100	Closed	WIRING NEW SINGLE FAMILY TO CODE, TO INCLUDE TEMP PANEL 120/240 A
04/07/2017	411-17-B		BLDG	198,000	100	Closed	NEW SFD 6/3/4 2STY 50 X 39
04/07/2017	B37060		BLDG	0	100	Closed	CONSTRUCT SINGLE FAMILY RESIDENCE

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	150 Solar P	1	Y								0
2	2 Shed	1	Y	1	8	10	80	0	AV	2021	0

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1			
2			
3			
4			
Totals			

Visit History

Date	Result	By
11/3/2025	REVIEW	JN
8/3/2021	REVIEW	
1/7/2019	BP	
5/4/2018	REVIEW	
4/24/2018	MEASURED	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	1,658	1,658	201.53	334,121
FFL	1st FLOOR	1,638	1,638	201.52	330,090
BMT	BASEMENT	1,638	0	30.23	49,517
OPF	OPEN PORCH	377	0	16.55	5,493
WD	WOOD DECK	624	0	18.16	10,582
Total		5,935	3,296		729,803

Notes

LOT 22 DROPPED INTO THIS LOT 6/05.

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Disclaimer

This information is believed to be correct, but is subject to change and is not warranted.

Print Date

5/16/2026

Printed By

Ed Tanner

Year ID

2026



29 Harrison St. - 300' Radius

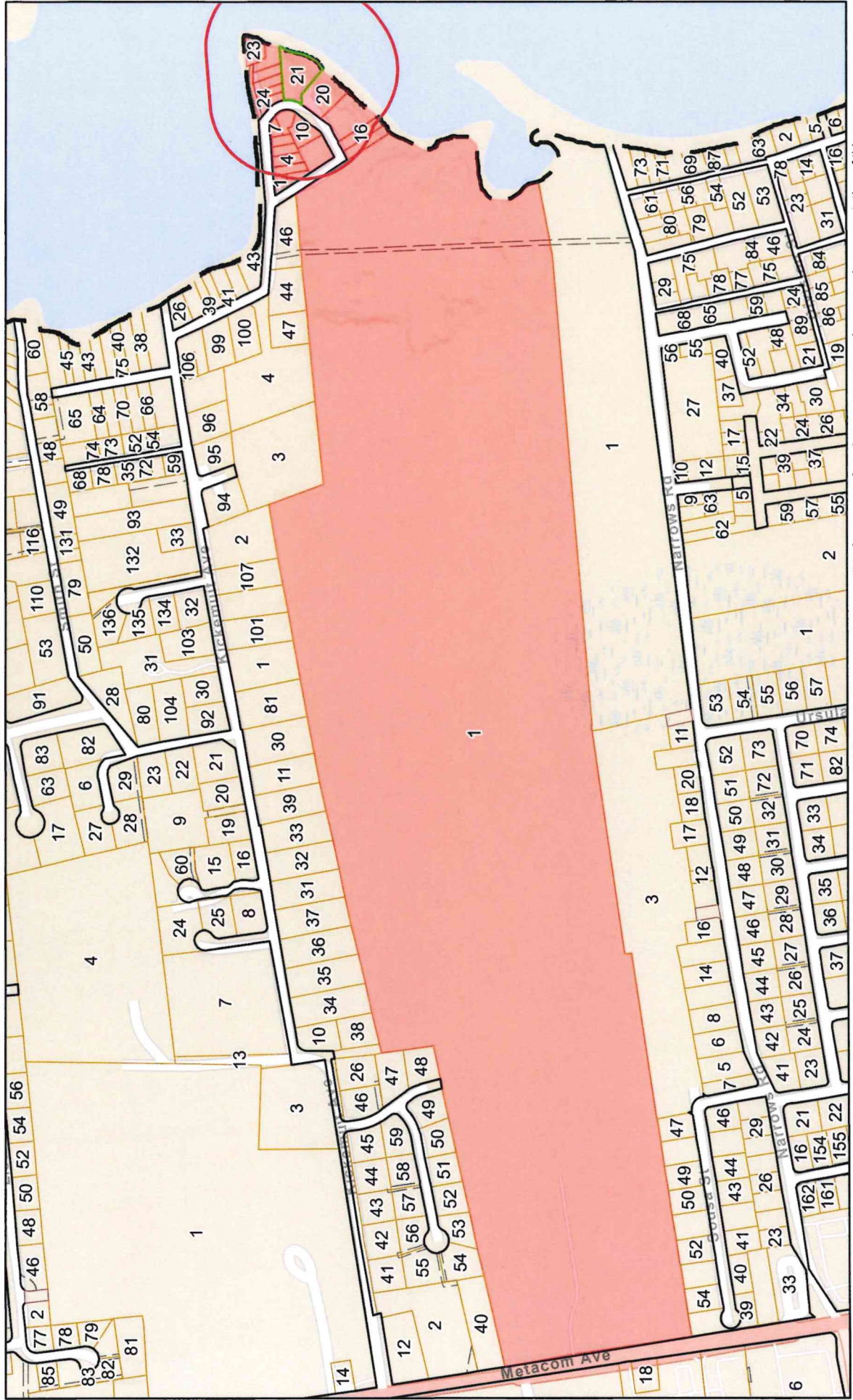
Town of Bristol, RI

1 inch = 563 Feet

June 5, 2026



www.cai-tech.com



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300 feet Abutters List Report

Bristol, RI
June 05, 2026

Subject Property:

Parcel Number: 146-21
CAMA Number: 146-21
Property Address: 29 HARRISON ST

Mailing Address: RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809

Abutters:

Parcel Number: 138-1
CAMA Number: 138-1
Property Address: 616 METACOM AVE

Mailing Address: USHER, PATRICK, SR. & USHER, SETH
A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809

Parcel Number: 146-1
CAMA Number: 146-1
Property Address: 18 HARRISON ST

Mailing Address: ADOLPH, KEVIN & ADOLPH, KRISTINE
TRUSTEES
18 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-10
CAMA Number: 146-10
Property Address: 28 HARRISON ST

Mailing Address: DUPUIS, FRANK X. JR
67 GREENLAKE DR
GREENVILLE, RI 02828-3112

Parcel Number: 146-12
CAMA Number: 146-12
Property Address: 44 HARRISON ST

Mailing Address: BACKLUND, WILLIAM III & SHANNON TE

44 HARRISON ST
Bristol, RI 02809

Parcel Number: 146-15
CAMA Number: 146-15
Property Address: 43 HARRISON ST

Mailing Address: O MARRA, KEITH A KAREN L. TE
43 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-16
CAMA Number: 146-16
Property Address: 41 HARRISON ST

Mailing Address: DELL, JONATHAN E-TRUSTEE (50%) &
SUSAN J-TRUSTEE (JONATHAN E DELL
TRUST & SUSAN J DELL TRUST
41 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-17
CAMA Number: 146-17
Property Address: 39 HARRISON ST

Mailing Address: KIDWELL, RHANNA & SILVER, DANIEL F
TE
56 KENWOOD AVE
NEWTON, MA 02459

Parcel Number: 146-2
CAMA Number: 146-2
Property Address: 48 HARRISON ST

Mailing Address: MAYHEW, PETER G MAHEW, EILEEN W.
TE
48 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-20
CAMA Number: 146-20
Property Address: 31 HARRISON ST

Mailing Address: FLOWERS, ELINOR LE PINARDI,
DOMINICK J
31 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-21
CAMA Number: 146-21
Property Address: 29 HARRISON ST

Mailing Address: RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809



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6/5/2026

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Page 1 of 2



300 feet Abutters List Report

Bristol, RI
June 05, 2026

Parcel Number: 146-23
CAMA Number: 146-23
Property Address: 23 HARRISON ST

Mailing Address: WEBSTER, GEORGE III TRUSTEE
23 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-24
CAMA Number: 146-24
Property Address: 15 HARRISON ST

Mailing Address: NERRONE, SUSAN V.
66 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 146-29
CAMA Number: 146-29
Property Address: HARRISON ST

Mailing Address: LALLY, BRENDA LEE
30 HARRISON AVE
BRISTOL, RI 02809

Parcel Number: 146-3
CAMA Number: 146-3
Property Address: 20 HARRISON ST

Mailing Address: PIMENTAL, EMMANUEL
20 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-30
CAMA Number: 146-30
Property Address: 30 HARRISON ST

Mailing Address: LALLY, BRENDA LEE
30 HARRISON AVE
BRISTOL, RI 02809

Parcel Number: 146-31
CAMA Number: 146-31
Property Address: 32 HARRISON ST

Mailing Address: BENN, RONALD W & CAROLE A. LE
BENN, CHERYL A. & BENN, R. ANDREW
TC
32 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-32
CAMA Number: 146-32
Property Address: 34 HARRISON ST

Mailing Address: BENN, CHERYL A. & BENN, R. ANDREW
& KWON, HERBERT P. CO-TRUSTEES
34 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-4
CAMA Number: 146-4
Property Address: 22 HARRISON ST

Mailing Address: SYLVESTRE, IAN M. BEVERLY-ANN TE
22 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-5
CAMA Number: 146-5
Property Address: 24 HARRISON ST

Mailing Address: BETHEL, JOYCE A TRUSTEE JOYCE A
BETHEL 2008 TRUST
1115 Great Rd
Lincoln, RI 02865

Parcel Number: 146-6
CAMA Number: 146-6
Property Address: 26 HARRISON ST

Mailing Address: RUSSO, ANITA C.
8 TERRYBROOKE RD
REHOBOTH, MA 02769

Parcel Number: 146-7
CAMA Number: 146-7
Property Address: 36 HARRISON ST

Mailing Address: BOUDREAU, LYNN
36 HARRISON ST.
BRISTOL, RI 02809

Parcel Number: 146-8
CAMA Number: 146-8
Property Address: 40 HARRISON ST

Mailing Address: ZBYSZEWSKI, STEPHEN J. BRIGGS.
KATHLEEN M. JT
40 HARRISON ST
BRISTOL, RI 02809



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6/5/2026

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Page 2 of 2

ADOLPH, KEVIN & ADOLPH, K
18 HARRISON ST
BRISTOL, RI 02809

LALLY, BRENDA LEE
30 HARRISON AVE
BRISTOL, RI 02809

ZBYSZEWSKI, STEPHEN J.
BRIGGS, KATHLEEN M. JT
40 HARRISON ST
BRISTOL, RI 02809

BACKLUND, WILLIAM III & S
44 HARRISON ST
Bristol, RI 02809

MAYHEW, PETER G
MAHEW, EILEEN W. TE
48 HARRISON ST
BRISTOL, RI 02809

BENN, CHERYL A. & BENN, R
KWON, HERBERT P. CO-TRUST
34 HARRISON ST
BRISTOL, RI 02809

NERRONE, SUSAN V.
66 KING PHILLIP AVE
BRISTOL, RI 02809

BENN, RONALD W & CAROLE A
BENN, CHERYL A. & BENN, R
32 HARRISON ST
BRISTOL, RI 02809

O MARRA, KEITH A
KAREN L. TE
43 HARRISON ST
BRISTOL, RI 02809

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JOYCE A BETHEL 2008 TRUST
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Lincoln, RI 02865

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BRISTOL, RI 02809

BOUDREAU, LYNN
36 HARRISON ST.
BRISTOL, RI 02809

RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809

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JONATHAN E DELL TRUST & S
41 HARRISON ST
BRISTOL, RI 02809

RUSSO, ANITA C.
8 TERRYBROOKE RD
REHOBOTH, MA 02769

DUPUIS, FRANK X. JR
67 GREENLAKE DR
GREENVILLE, RI 02828-3112

SYLVESTRE, IAN M.
BEVERLY-ANN TE
22 HARRISON ST
BRISTOL, RI 02809

FLOWERS, ELINOR LE
PINARDI, DOMINICK J
31 HARRISON ST
BRISTOL, RI 02809

USHER, PATRICK, SR. &
USHER, SETH A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809

KIDWELL, RHANNA &
SILVER, DANIEL F TE
56 KENWOOD AVE
NEWTON, MA 02459

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23 HARRISON ST
BRISTOL, RI 02809