



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

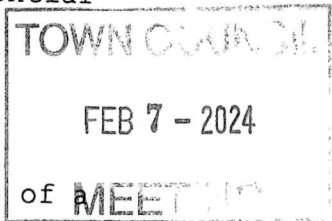
Zoning Board of Review Meeting Agenda
Monday, February 05, 2024 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

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. Written comments should be received no later than 12:00 p.m. on Thursday, February 1, 2024.

1. **Pledge of Allegiance**
2. **Approval of Minutes** - January 2, 2024
3. **Continued Petitions**
 - 3A. **2023-27 Continued Petition of 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. **2024-01 Continued Petition of Thomas A. and Lee H. Dawson** - Dimensional Variance: to construct an 18ft. 8in. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: Residential R-6.
4. **New Petitions**
 - 4A. **2024-04 Larry Goldstein / TSL, LLC** - Dimensional Variance: to modify exterior walls and roofline portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming

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units on the third floor of the structure with less than the required lot area per rooming unit. Located at **267 Thames Street**; Assessor's Plat 9, Lot 50; Zone: Waterfront (W).

- 4B. **2024-05 Marissa Cabral / Wicked Awesome Pet Care and Spa, Inc.** - Special Use Permit: to convert an existing nonconforming retail business space within a residential zoning district into a pet grooming service business use. Located at **1282 Hope Street**; Assessor's Plat 92, Lot 16; Zone: Residential R-10.
- 4C. **2024-06 John M. Lannan / Fairpoint Realty, LLC** - Dimensional Variance: to construct a 10ft. x 22ft. breezeway and porch, and a 24ft. x 24ft. two-story garage addition to an existing single family dwelling with less than the required front yard on a corner lot. Located at **111 King Philip Avenue**; Assessor's Plat 147, Lots 61 & 62; Zone: Residential R-10.
- 4D. **2024-07 Jeanine and Daniel McConaghy** - 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 with a second floor footprint that exceeds the maximum two thirds size of the first floor footprint; and a Special Use Permit: to construct a single-family dwelling at a height of over 25 feet above grade in the flood zone. Located at **135 Kickemuit Avenue**; Assessor's Plat 133, Lot 37; Zone: Residential R-15.

5. Adjourn

Date: January 18, 2024

By: emt