



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

**STAFF REPORT FOR:**

FILE NO. 2026-01

APPLICANT: Fabio Lopes

LOCATION: 100 Kickemuit Avenue

PLAT: 133

LOT: 2

ZONE: Residential R-15

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:**

Construct a 30ft. x 30ft. accessory garage and accessory dwelling unit (ADU) structure with attached 10ft. x 30ft. lean-to roof overhang at a size and height greater than permitted for accessory structures in the Residential R-15 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 30ft. x 30ft. accessory structure with an attached 10ft. x 30ft. "lean-to" roof overhang on this residential property located on the southerly side of Kickemuit Avenue (see attached GIS map). The proposed structure would be located to the rear southwest corner of the property and would be positioned approximately 20 feet from the rear property line and approximately 30 feet from the right side property line. The zoning ordinance requires a minimum 6 foot setback from side and rear property lines in residential zoning districts. The overall size of the structure, including the roof overhang, would be 30ft. x 40ft. The height of the proposed structure from grade to the peak of the roof is depicted on the design plans as 25 feet. The zoning ordinance permits accessory structures in the R-15 zone to a maximum size of 22ft. x 24ft, and to a maximum height of 20 feet above existing grade.

This property consists of approximately 56,362 square feet of lot area. Per Section 28-151 of the zoning ordinance, an ADU is permitted by right on a residential lot containing 20,000 square feet or more within either a principal or an accessory structure. However, the ADU is limited in size, and the construction of the structure is subject to all dimensional requirements, such as property line setbacks, height limitations, and lot coverage. Thus, the applicant does not require any relief for the proposed 900 square foot one-bedroom ADU. Relief is needed, however, for the overall size and height of the proposed accessory structure.

 1/23/26  
Edward M. Tanner, Zoning Officer



# 100 Kickemuit Avenue

Town of Bristol, RI

1 inch = 71 Feet



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January 23, 2026



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

**STAFF REPORT FOR:**

FILE NO. 2026-02

APPLICANT: Kathleen Hunt

LOCATION: 80 Charles Street

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

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

Construct an 11ft. x 13ft. single-story foyer/entrance addition to an existing single-family dwelling and proposed attached garage/living area addition with less than the required front yard 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 an 11ft. x 13ft. foyer/entrance structure to connect the existing single-family dwelling to a proposed garage and living area addition at this property located on the southerly side of Charles Street and the westerly side of Fox Hill Avenue (see attached GIS map). The applicant proposes to demolish an existing accessory garage structure and to construct a 22ft. x 53ft. two-story addition with garage space on the first floor and living space above. The proposed garage/living space addition would be connected to the existing dwelling, and would conform to all dimensional requirements for a principal structure on this nonconforming corner lot located in the R-10 zoning district. The proposed entrance addition, however, would be located approximately 6.5 feet from the front property line at Fox Hill Avenue and it requires relief from the front setback requirement. Note that this 6,250 square foot nonconforming lot is subject to reduced setbacks and increased lot coverage per Section 28-221(a)(2) of the zoning ordinance. Thus, the minimum required setback from front property lines is 62.5% of 30 feet, or 18.75 feet. The applicant states that the proposed foyer entrance structure is needed to provide for proper flow between the existing and proposed structures.

Recall that the applicant was before the board in June 2025 (File #2025-15) for the construction of a new accessory garage and accessory dwelling unit (ADU) structure on this property. After presenting the application to the Board at that time, the applicant withdrew without prejudice. This current application is different from the previous application, as the proposed structures are attached to the existing dwelling and no dimensional relief is required for the proposed garage and living space addition. The applicant has indicated that the living space above the proposed garage would be utilized as part of the existing dwelling. However, once built, the structure would be considered "existing" and an ADU would be permitted within the structure per Section 28-151(a)(3) of the zoning ordinance.

 1/23/2026  
Edward M. Tanner, Zoning Officer



# 80 Charles Street

Town of Bristol, RI

1 inch = 18 Feet



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

**STAFF REPORT FOR:**

FILE NO. **2026-03**

APPLICANT: Henry Cabral, Jr.

LOCATION: 5 Marie Drive

PLAT: 150

LOT: 121

ZONE: Residential R-15

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:**

Construct a two-story garage, mudroom, and accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard and left side yard; and with a greater than permitted size for a two-bedroom ADU.

**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 two-story garage, mudroom and accessory dwelling unit (ADU) addition to the existing single-family dwelling on this property located on the easterly side of Marie Drive (see attached GIS map). Proposed additions would extend off the left side of the existing dwelling in the area of an existing driveway. The additions would consist of a 14' x 20' two-story mudroom, a 24' x 28' two-story garage, and a 24' x 26' single-story ADU to the rear of the garage. The ADU would also extend into the second floor space above the proposed garage and mudroom. The overall proposed addition would be located within approximately 32 feet of the front property line at Marie Drive, and within approximately 10 feet of the northerly left side property line. The zoning ordinance requires a minimum 35 foot front yard and a minimum 20 foot side yard setback for principal structures in the R-15 zoning district.

As noted above, the applicant is proposing to construct an ADU within portions of the proposed building addition. The proposed ADU would occupy the first floor area to the rear of the proposed garage, as well as the second floor area above the garage and mudroom additions. As proposed, the ADU would contain two bedrooms and it would be approximately 1,576 square feet in size. Section 28-151(b)(2) of the zoning ordinance limits the size of a two bedroom ADU to 1,200 square feet or 60% of the floor area of the principal residence, whichever is less. As the existing dwelling contains approximately 1,728 square feet of living space, the zoning ordinance limits the size of a two-bedroom ADU on this property to 1,037 square feet. In addition, Per Section 28-151(a) of the zoning ordinance, an ADU is permitted by right within new construction on a residential lot containing 20,000 square feet or more; or within an owner occupied property for a family member with disabilities. The applicant has stated that the proposed ADU would be utilized by an aging parent, but there is no mention of a disability. Thus, the Board may find that a variance is required for the size of the lot as the property contains only 15,000 square feet of lot area, and the ADU would be located within new construction.

 1/23/2026  
Edward M. Tanner, Zoning Officer



# 5 Marie Drive

Town of Bristol, RI

1 inch = 71 Feet



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