



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 13, 2025

File #: ZBR-25-23

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

September 2, 2025 at 7:00 pm

In regards to the petition of:

Applicant: Kate Keating and John Oliver

Owner of Record: Kathleen A. Keating and John S. Oliver

Location: 35 BURTON ST , BRISTOL, RI, 02809

Plat: 15 Lot: 73

Zoning District: R-6

Applicant is requesting **Dimensional Variance** under the Zoning Ordinance as follows:

to construct a 12ft. 6in. x 18ft. second-story bathroom and bedroom addition to an existing accessory structure with less than the required right side yard

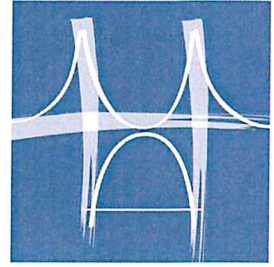
A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website 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.

MH ARCHITECT, LLC



Keating Oliver Accessory Shed
35 Burton Street
Bristol, RI 02809

Date: July 30, 2025

RE: Zoning Variance Amendment Request

Dear Zoning Board Members and Mr. Tanner,

As the Owner's rep, I would like to formally request an amendment to our previously submitted Zoning application for the address noted above. Based on a conversation with Mr. Tanner today, he clarified that our proposal is not an ADU (accessory dwelling unit) as our proposed structure does not include a kitchen or any cooking facilities. The second floor will house only a guest bedroom and a bathroom. Therefore, there is no requirement for an additional parking space. However, we will still need a dimensional variance for the required side yard setback for this accessory structure (so that it can remain in the same location and footprint), as we are intending to raise the height of the roof to make the second floor habitable.

It is my understanding that we can remain on the September 2nd agenda for the Zoning hearing, as the deadline has not yet passed.

Thank you in advance for your consideration.
Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Hutchinson', is written over a horizontal line.

Melissa Hutchinson, RA
dba MH Architect, LLC



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-23

35 Burton Street 15 73

June 30, 2025

Applicant	
Name of Applicant	Melissa R. Hutchinson
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Kate Keating and John Oliver

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	35 Burton Street	15	73

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: Storage shed / ADU

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	189 feet
Width in Feet	20 feet
Length in Feet	18 feet
Height Above Grade	19 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	5 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

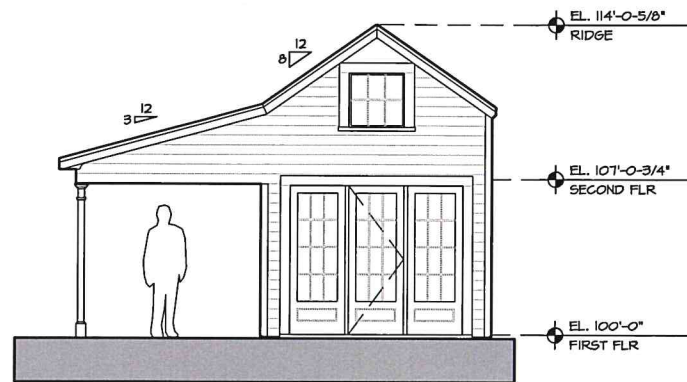
Provisions of Zoning Ordinance (If Known)
1. Dimensional variance for lot area for an accessory dwelling unit within a new accessory structure which requires 20,000 sf lot area for an ADU. Our sub-standard lot size is 6,746 sf. Section 28-151 Accessory Dwelling Units 2. Dimensional variance for side setback of an accessory structure which requires 6'-0" to the side property line. Our existing shed footprint along the Eastern side has between 10" to 1'-4" from the footprint to the property line. Section 28-111 Residential Dimensional Table B (R-6)

Describe the extent of the proposed alterations and the reasons for the requesting relief
--

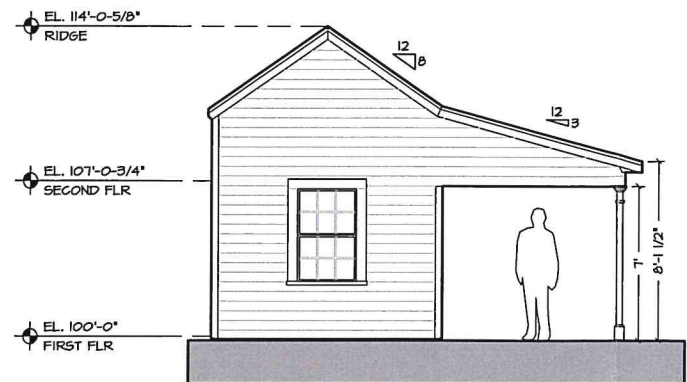
The proposed detached shed/ADU is replacing an existing 2-story shed in the same size and location as the original, which is only 10" to 1'-4" away from the Eastern side property line (not completely parallel with the property line). We proposed to keep the same non-conforming location and building footprint and would like to add an exterior code compliant stair to the North. The existing and proposed 2-story shed are 10'-6" by 18' deep and have a 1-story covered porch to the West that is 9'-1-1/2" by 18' deep. The shed is being rebuilt so that it can be replaced with a proper foundation and footing and meet the code requirements for access to the second floor, adequate ceiling heights, and so that the insulation at the Second Floor can meet the current requirements of the 2024 IECC energy code. An HDC application has also been submitted concurrently to the Town for approval of this new structure which will match the architectural details of the existing shed.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,746
Lot Frontage	50
Lot Depth	136

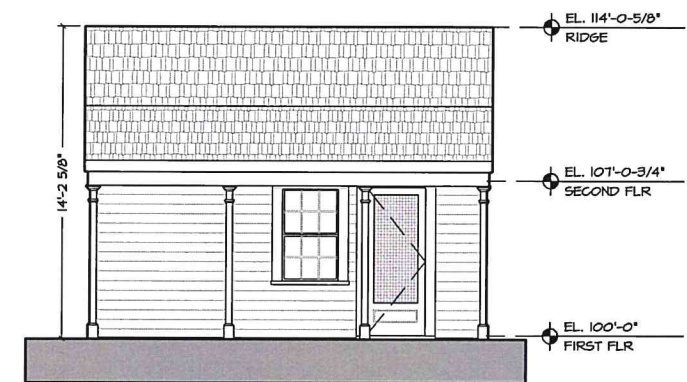
Existing Buildings & Structures		
Structure: Accessory	Square Footage: 189	Building/Structure Detail if Other: 164 sf covered porch
Structure: Primary Residence	Square Footage: 1,550	Building/Structure Detail if Other:



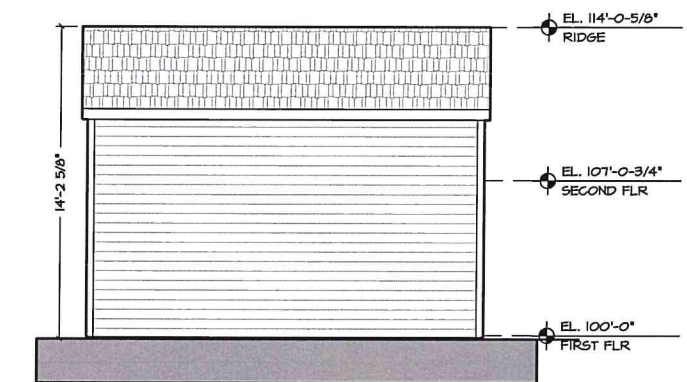
4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



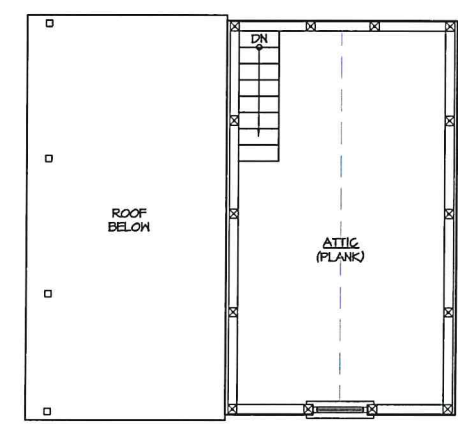
5 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



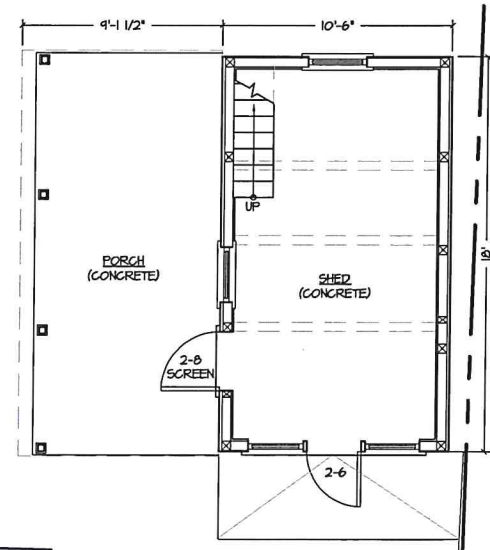
6 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



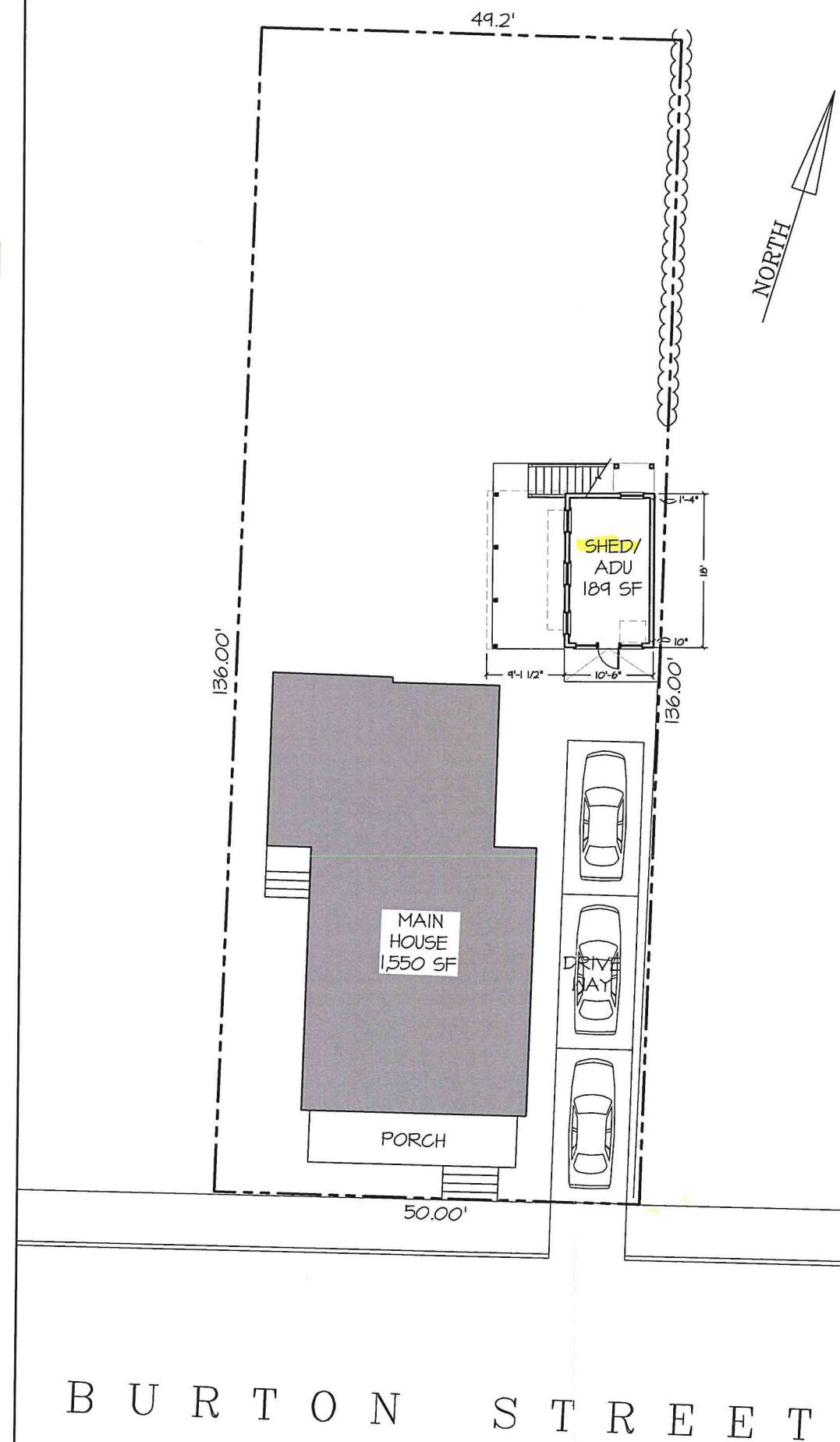
7 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions			
No.	Date	Description	Initials

**KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809**

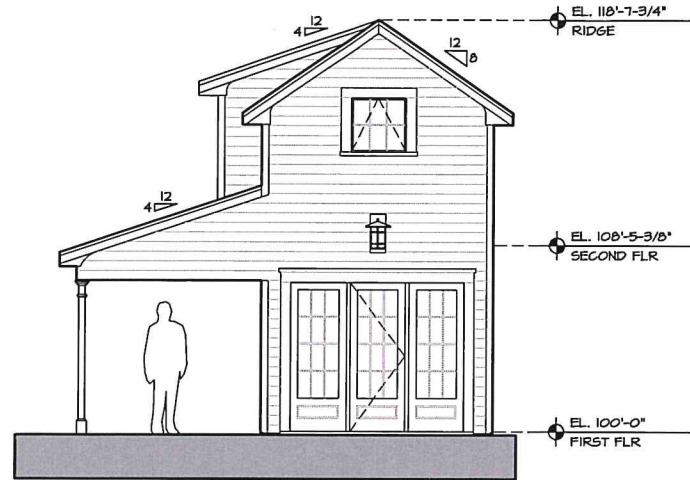
drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 6/19/2025

Drawing Title
PROPOSED SITE PLAN, EXISTING FLOOR PLANS
AND EXISTING EXTERIOR ELEVATIONS

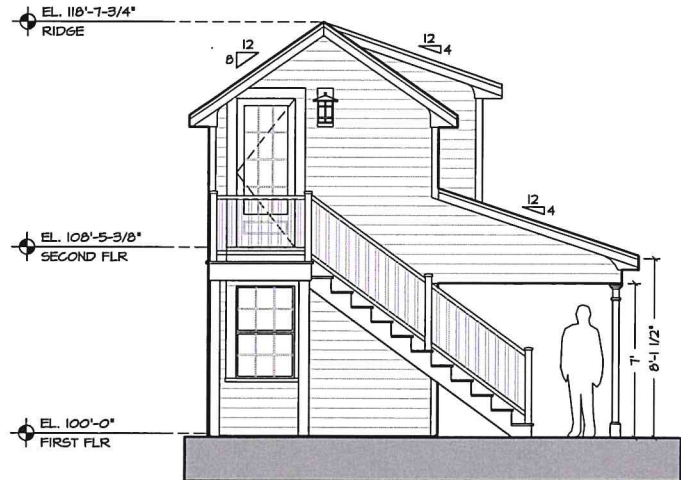
Date
June 19, 2025

Scale
AS NOTED

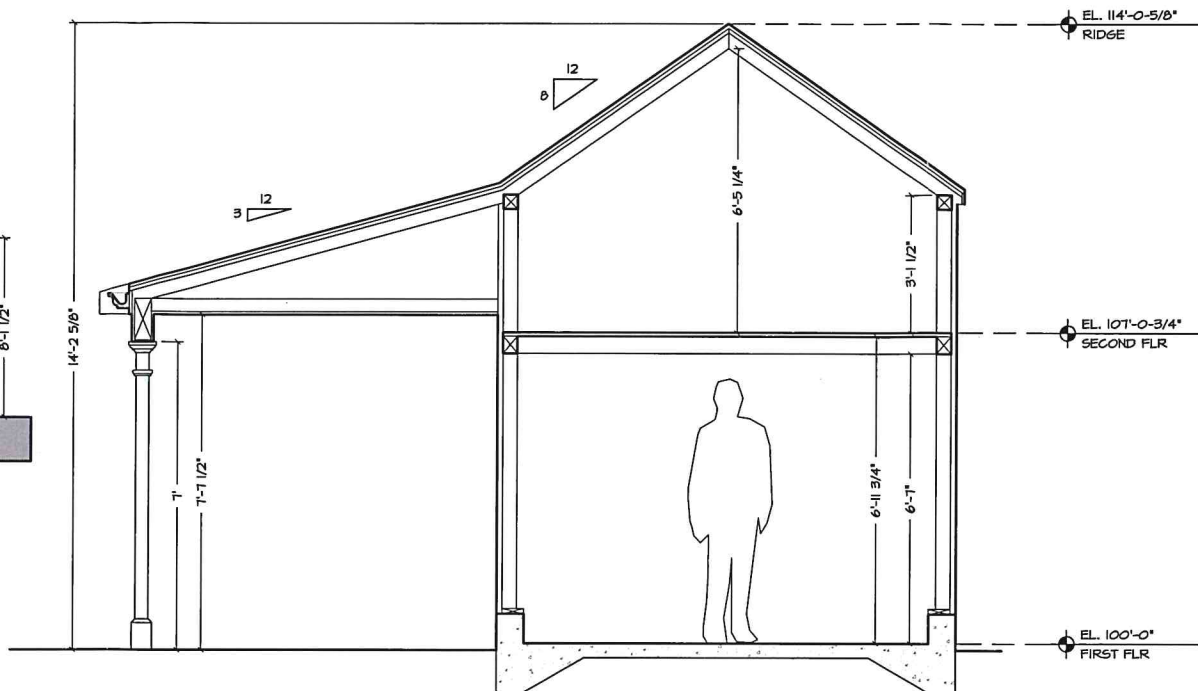
Drawing Number
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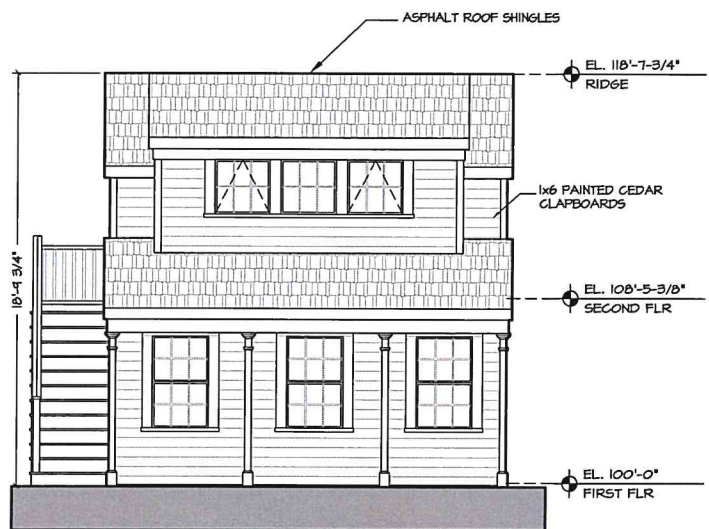
5 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



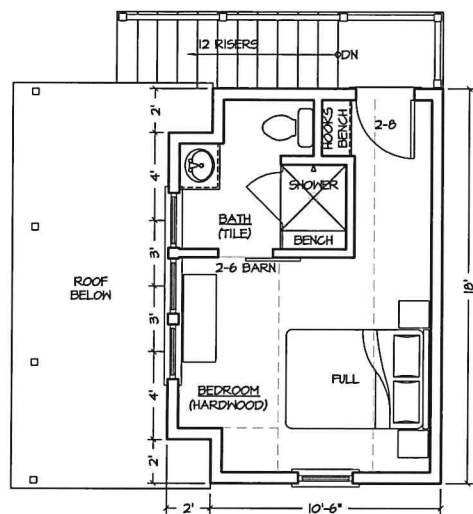
6 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



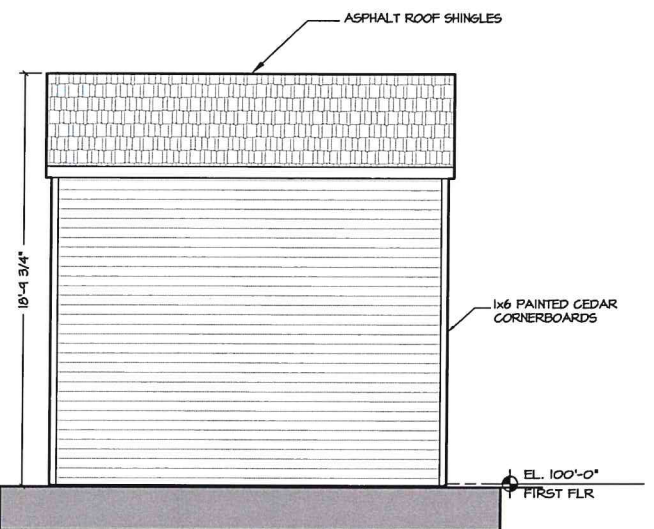
1 EXISTING CROSS SECTION
SCALE: 1/2" = 1'-0"



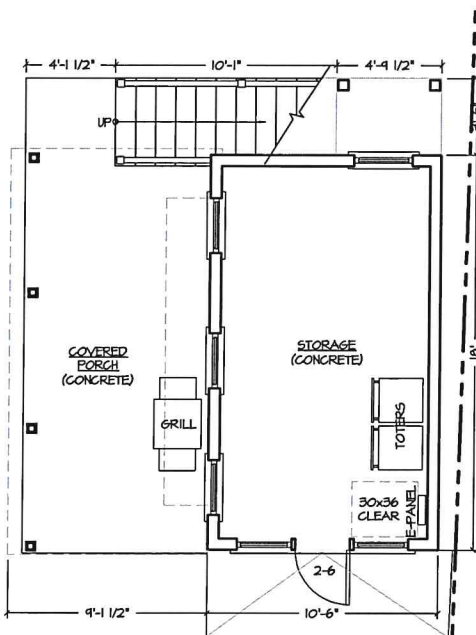
7 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



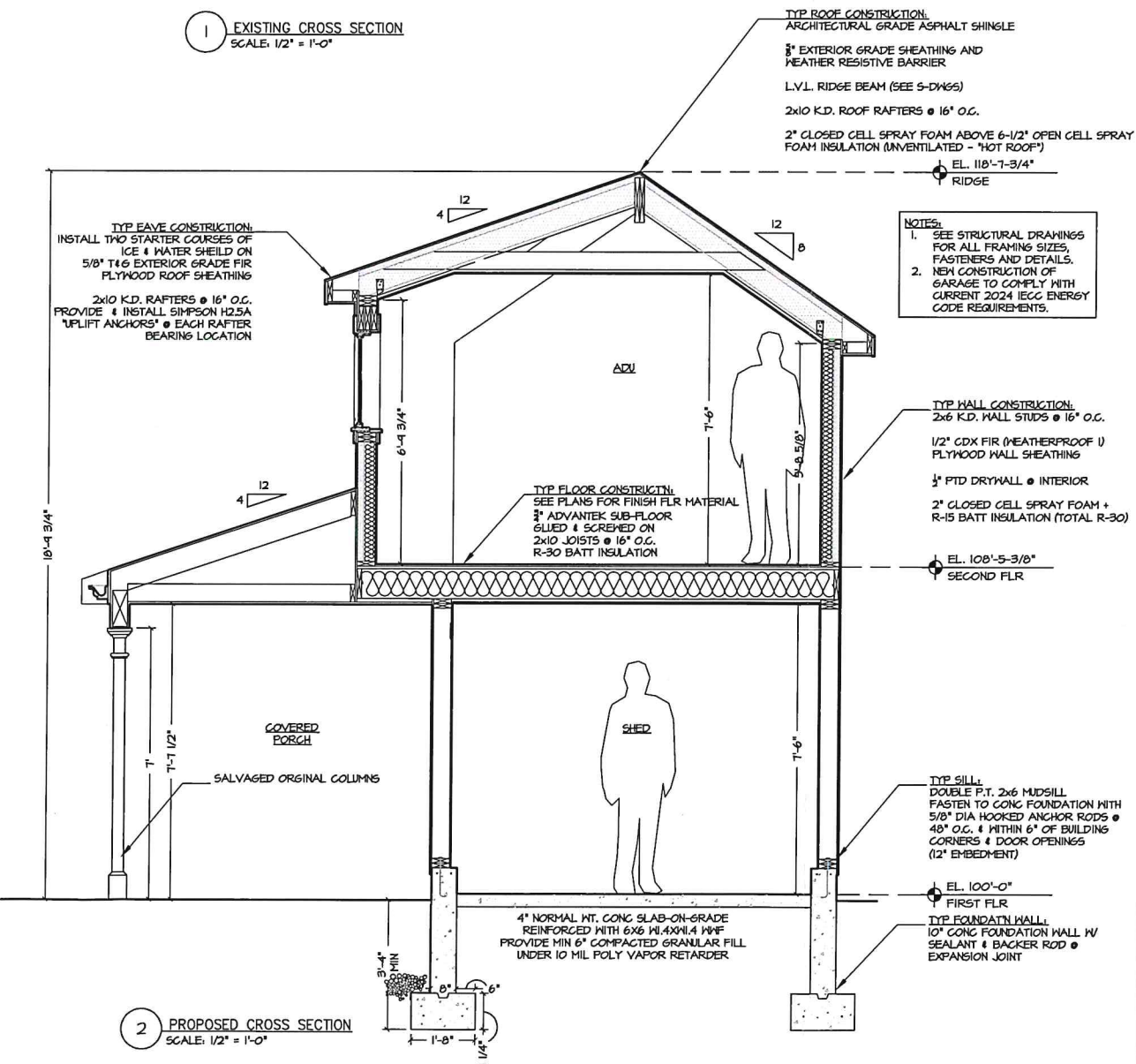
4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



8 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED CROSS SECTION
SCALE: 1/2" = 1'-0"

MH Architect, LLC



203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials

KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809

PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 6/19/2025

Drawing Title

EXISTING AND PROPOSED CROSS SECTIONS,
PROPOSED EXTERIOR ELEVATIONS AND FLOOR
PLANS

Date
June 19, 2025

Scale
AS NOTED

Drawing Number

A1.0



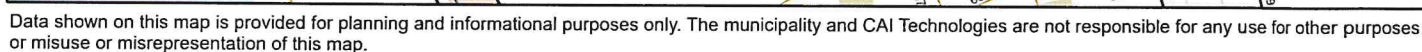
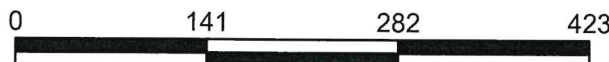
1 inch = 141 Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

August 12, 2025





200 feet Abutters List Report

Bristol, RI
August 12, 2025

Subject Property:

Parcel Number: 15-73
CAMA Number: 15-73
Property Address: 35 BURTON ST

Mailing Address: OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-57
CAMA Number: 15-57
Property Address: 115 HIGH ST

Mailing Address: DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-58
CAMA Number: 15-58
Property Address: 111 HIGH ST

Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R
TE
PO BOX 215
BARTON, VT 05822

Parcel Number: 15-59
CAMA Number: 15-59
Property Address: 107 HIGH ST

Mailing Address: MELLO, FATIMA
107 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 15-60
CAMA Number: 15-60
Property Address: 24 NOYES AVE

Mailing Address: LAVOIE, ROXANNE L. LE GIUSTI,
GENNA L. & FORLEO, LYNETTE L. JT
24 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-62
CAMA Number: 15-62
Property Address: 25 NOYES AVE

Mailing Address: GUILD, MITCHELL A & JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-63
CAMA Number: 15-63
Property Address: 23 NOYES AVE

Mailing Address: FERRATO, JAMES D. & FERRATO,
PAULA TRUSTEES (1/2) TC
23 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-67
CAMA Number: 15-67
Property Address: 101 HIGH ST

Mailing Address: HOWE, DAVID & KATHLEEN TE
101 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-68
CAMA Number: 15-68
Property Address: 22 NOYES AVE

Mailing Address: HANNEY MICHAEL J PEGGY
22 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-69
CAMA Number: 15-69
Property Address: 95 HIGH ST

Mailing Address: BENEVIDES, JOSEPH E.
9 VEADER FARM RD
REHOBOTH, MA 02769

Parcel Number: 15-70
CAMA Number: 15-70
Property Address: 93 HIGH ST

Mailing Address: CAITO, DOUGLAS A. & ELIZABETH S. TE
93 HIGH ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 15-71
CAMA Number: 15-71
Property Address: 87 HIGH ST

Mailing Address: AYERLE, ROBERT A. & CHRISTINE
725 SKIPPACK PK STE 340
BLUE BELL, PA 19422-1752

Parcel Number: 15-72
CAMA Number: 15-72
Property Address: 37 BURTON ST

Mailing Address: BROUGHAL, KELLY & MEANDRO,
TIMOTHY TE
37 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-73
CAMA Number: 15-73
Property Address: 35 BURTON ST

Mailing Address: OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-74
CAMA Number: 15-74
Property Address: 8 NOYES AVE

Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE
JT
8 PARK AVE
WAPPINGERS, NY 12590

Parcel Number: 15-75
CAMA Number: 15-75
Property Address: 29 BURTON ST

Mailing Address: HIGH STREET HOMES, LLC
118 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-76
CAMA Number: 15-76
Property Address: 11 NOYES AVE

Mailing Address: READ, CLARA E & HURD, JAY B -
TRUSTEES CLARA E READ & JAY B
HURD TRUST
11 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-77
CAMA Number: 15-77
Property Address: 23 BURTON ST

Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE
23 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-78
CAMA Number: 15-78
Property Address: 17 BURTON ST

Mailing Address: STEPHENS, MARK S & SUZETTE R TE
17 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-79
CAMA Number: 15-79
Property Address: 15 BURTON ST

Mailing Address: DAWSON, THOMAS A & LEE H TE
4 JAMIE LANE
HOPKINTON, MA 01748

Parcel Number: 15-85
CAMA Number: 15-85
Property Address: HOPE ST

Mailing Address: STERLING, CAROL A. & ROBERT F. TE
190 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-89
CAMA Number: 15-89
Property Address: NOYES AVE

Mailing Address: FORD, DAVID STRATTON, NANCY ETUX
11 BURTON ST
BRISTOL, RI 02809

Parcel Number: 16-1
CAMA Number: 16-1
Property Address: 85 HIGH ST

Mailing Address: JACOBS, DAVID LAURA TE
85 HIGH ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 16-11
CAMA Number: 16-11
Property Address: 29 BURNSIDE ST

Mailing Address: TAVARES FAMILY INCOME-ONLY
IRREVOCABLE TRUST
29 BURNSIDE ST
BRISTOL, RI 02809

Parcel Number: 16-12
CAMA Number: 16-12
Property Address: 25 BURNSIDE ST

Mailing Address: FANTINI, JOANNE
169 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-2
CAMA Number: 16-2
Property Address: 36 BURTON ST

Mailing Address: SANTOLUPO, MICHAEL J. &
SANTOLUPO, KAREN R. CO-TRUSTEES
36 BURTON ST
BRISTOL, RI 02809

Parcel Number: 16-3
CAMA Number: 16-3
Property Address: 34 BURTON ST

Mailing Address: GUCK, LARS & VICTORIA TE
34 BURTON ST
BRISTOL, RI 02809

Parcel Number: 16-4
CAMA Number: 16-4
Property Address: 26 BURTON ST

Mailing Address: SIOBHAN HOLDINGS, LLC
207 LAMMS MILL RD
WERNERSVILLE, PA 19565

Parcel Number: 16-5
CAMA Number: 16-5
Property Address: 24 BURTON ST

Mailing Address: WROBLEWSKI, ALAN F & LORING,
MARIA L - TRUSTEES LORING
WROBLEWSKI TRUST
24 BURTON ST
BRISTOL, RI 02809

Parcel Number: 16-6
CAMA Number: 16-6
Property Address: 22 BURTON ST

Mailing Address: AUSTIN, EDWARD A III TRUSTEE
EDWARD A AUSTIN III REVOCABLE
LIVING TRUST
C/O 45 HIGH ST
BRISTOL, RI 02809

Parcel Number: 16-7
CAMA Number: 16-7
Property Address: 16 BURTON ST

Mailing Address: 16 BURTON ST LLC C/O SERAPHIN &
MARJORIE DAPONT
65 VARNUM AVE
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-001
Property Address: 19 BURNSIDE ST

Mailing Address: HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-002
Property Address: 17 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-003
Property Address: 1 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

Parcel Number: 16-9
CAMA Number: 16-9
Property Address: 69 HIGH ST

Mailing Address: LOTUFF, MARY M.
118 HIGH STREET
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
August 12, 2025

Parcel Number: 20-34
CAMA Number: 20-34
Property Address: 106 HIGH ST

Mailing Address: FORREST, KATHRYN M.
106 HIGH ST
BRISTOL, RI 02809

Parcel Number: 20-46
CAMA Number: 20-46
Property Address: 100 HIGH ST

Mailing Address: DUEMACK PROPERTIES, LLC
11 HOPE ST
BRISTOL, RI 02809

Parcel Number: 20-47
CAMA Number: 20-47
Property Address: 96 94 HIGH ST

Mailing Address: MELLO, STEPHEN A.
PO BOX 522
BRISTOL, RI 02809

Parcel Number: 20-49
CAMA Number: 20-49
Property Address: 90 HIGH ST

Mailing Address: TIHEN, CAROL H. TRUSTEE
90 HIGH ST
BRISTOL, RI 02809

Parcel Number: 20-62
CAMA Number: 20-62
Property Address: 82 HIGH ST

Mailing Address: RI REAL ESTATE PARTNERS LLC
28 VERNON AVE UNIT F
BRISTOL, RI 02809



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16 BURTON ST LLC
C/O SERAPHIN & MARJORIE D
65 VARNUM AVE
BRISTOL, RI 02809

DUEMACK PROPERTIES, LLC
11 HOPE ST
BRISTOL, RI 02809

HIGH STREET HOMES, LLC
118 HIGH ST
BRISTOL, RI 02809

AUSTIN, EDWARD A III TRUS
EDWARD A AUSTIN III REVOC
C/O 45 HIGH ST
BRISTOL, RI 02809

FANTINI, JOANNE
169 HOPE ST
BRISTOL, RI 02809

HOWE, DAVID & KATHLEEN TE
101 HIGH ST
BRISTOL, RI 02809

AYERLE, ROBERT A. & CHRIS
725 SKIPPACK PK STE 340
BLUE BELL, PA 19422-1752

FERRATO, JAMES D. &
FERRATO, PAULA TRUSTEES (
23 NOYES AVE
BRISTOL, RI 02809

JACOBS, DAVID
LAURA TE
85 HIGH ST
BRISTOL, RI 02809

BECKMAN, ANNA E
COHEN, JESSE P TE
23 BURTON ST
BRISTOL, RI 02809

FORD, DAVID
STRATTON, NANCY ETUX
11 BURTON ST
BRISTOL, RI 02809

LAVOIE, ROXANNE L. LE
GIUSTI, GENNA L. & FORLEO
24 NOYES AVE
BRISTOL, RI 02809

BENEVIDES, JOSEPH E.
9 VEADER FARM RD
REHOBOTH, MA 02769

FORREST, KATHRYN M.
106 HIGH ST
BRISTOL, RI 02809

LOTUFF, MARY M.
118 HIGH STREET
BRISTOL, RI 02809

BROUGHAL, KELLY & MEANDRO
37 BURTON ST
BRISTOL, RI 02809

GUCK, LARS & VICTORIA TE
34 BURTON ST
BRISTOL, RI 02809

MELLO, FATIMA
107 HIGH STREET
BRISTOL, RI 02809

CAITO, DOUGLAS A. & ELIZA
93 HIGH ST
BRISTOL, RI 02809

GUILD, MITCHELL A &
JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

MELLO, STEPHEN A.
PO BOX 522
BRISTOL, RI 02809

CITO, JEFFREY D &
KELLY, STEPHANIE JT
8 PARK AVE
WAPPINGERS, NY 12590

HANNEY MICHAEL J
PEGGY
22 NOYES AVE
BRISTOL, RI 02809

OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809

DAWSON, THOMAS A &
LEE H TE
4 JAMIE LANE
HOPKINTON, MA 01748

HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

READ, CLARA E & HURD, JAY
CLARA E READ & JAY B HURD
11 NOYES AVE
BRISTOL, RI 02809

DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

RI REAL ESTATE PARTNERS L
28 VERNON AVE
UNIT F
BRISTOL, RI 02809

SANTOLUPO, MICHAEL J. &
SANTOLUPO, KAREN R. CO-TR
36 BURTON ST
BRISTOL, RI 02809

SIOBHAN HOLDINGS, LLC
207 LAMMS MILL RD
WERNERSVILLE, PA 19565

STEPHENS, MARK S & SUZETT
17 BURTON ST
BRISTOL, RI 02809

STERLING, CAROL A. & ROBE
190 HOPE ST
BRISTOL, RI 02809

TAVARES FAMILY INCOME-ONL
29 BURNSIDE ST
BRISTOL, RI 02809

TIHEN, CAROL H. TRUSTEE
90 HIGH ST
BRISTOL, RI 02809

WROBLEWSKI, ALAN F & LORI
LORING WROBLEWSKI TRUST
24 BURTON ST
BRISTOL, RI 02809

YOUNG, CHRISTOPHER M &
LAUREN R TE
PO BOX 215
BARTON, VT 05822