



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-23

APPLICANT: Kate Keating and John Oliver

LOCATION: 35 Burton Street

PLAT: 15

LOT: 73

ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES 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.

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 are proposing construction of a second story addition to an existing accessory structure on this property located on the northerly side of Burton Street. The property is improved with a single-family dwelling as well as an approximate 10.5ft. x 18ft. accessory shed structure with attached 9ft. x 18ft. patio roof. The existing shed also contains a rather low second story attic storage area. The applicants propose to enlarge the second floor of this structure by raising the elevation of the walls and roof, and constructing a 12.5ft. x 18ft. addition. The proposed addition would contain living space consisting of a single bedroom and a bathroom. Access to the second floor living area would be provided by an exterior stairway to be constructed on the northerly side of the structure. The existing shed structure is located between 10 inches and 16 inches from the easterly right side property line. Construction of the second floor addition would be within the existing shed footprint and would extend the easterly wall of the structure up at the same distance from the property line as existing. The zoning ordinance requires a minimum six (6) foot side yard setback for accessory structures in the R-6 zone.

This application was originally submitted as a request to construct an accessory dwelling unit (ADU) within the existing shed structure. However, after reviewing the plans and discussing the application with the applicant, I have determined that the proposed second story living space does not meet the definition of a dwelling unit per Section 28-1 of the zoning ordinance as the proposed addition would provide only one guest bedroom and a bathroom. Thus, the proposed construction requires relief only for the expansion of the structure with less than the required side yard setback.

This property is located within the Bristol Historic District. As such, the proposed building addition requires review and approval by the Bristol Historic District Commission (HDC). It is my understanding that the applicants were originally scheduled for a review at the August 2025 HDC meeting, but that the application has been continued to September 4, 2025 meeting.

Edward M. Tanner, Zoning Officer



1 inch = 36 Feet

www.cai-tech.com

August 21, 2025



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

STAFF REPORT FOR:

FILE NO. **2025-25**

APPLICANT: Sean Reilly / Mason & Twine, LLC d/b/a Tamp Cafe
LOCATION: 359 Wood Street
PLAT: 18 LOT: 52 ZONE: Limited Business (LB)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Operate a restaurant/café within the Limited Business (LB) zoning district.

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.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to operate a restaurant/cafe use at this property located on the westerly side of Wood Street within the Limited Business (LB) zoning district. The property is improved with an existing mixed-use building containing two commercial spaces on the first floor and two residential dwelling units above. The proposed café use would be located within the southerly commercial unit, which, for the past several decades was occupied by a shoe repair business. The other commercial unit on the northerly side of the building is occupied by Van's Spa restaurant.

The applicant proposes to remodel the 500+ square foot interior space to a café with counter service and a seating area. The café will reportedly focus on coffee based drinks and pre-prepared foods such as pastries and chocolates. Hours of operation would be during daytime and early evening. A restaurant use requires a special use permit in the LB zone per the Permitted Use Table in Section 28-82 of the zoning ordinance. As a restaurant use in the LB zone, this proposal is subject to the standards found in Section 28-150(dd) of the zoning ordinance as well as the general standards found in Section 28-409(c)(2). It appears that the four specific standards found in Section 28-150(dd) will either be met by the applicant or are not applicable to this particular location. This property is located within a mixed use area of Wood Street and has commercial businesses located on either side with residential above and across the street. The property does not appear to have any opportunity to provide a landscape buffer from adjacent residential uses; signage would reportedly be limited to non-illuminated lettering on existing glass windows; and no exterior lighting is proposed.

The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting on August 20, 2025. During this meeting, the TRC voted to recommend approval of the special use permit (see attached memorandum from Diane Williamson).


Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

August 20, 2025

TO: Zoning Board
FROM: Diane M. Williamson, Director
RE: **Special Use Permit Application**
359 Wood Street

The Technical Review Committee (TRC) reviewed the above application at their meeting of August 20, 2025. Based on the review of the proposal, the TRC was in support of the application and unanimously passed a motion recommending that the Special Use Permit application be approved.



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

STAFF REPORT FOR:

FILE NO. **2025-26**

APPLICANT: Rhode Island Rebar, Inc.

LOCATION: 255 State Street

PLAT: 30

LOT: 37

ZONE: Limited Business (LB)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Change a legal nonconforming automotive repair service business use to a nonconforming contract construction service business use within the Limited Business (LB) zoning district.

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.


FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to operate a contract construction service business at this property located on the northerly side of State Street and westerly side of Magnolia Street within the Limited Business (LB) zoning district. The property is improved with an existing single-story commercial building which has historically been occupied by an automotive repair business. The previous automotive repair business was considered a legal nonconforming use on this property as it was operating at this location prior to adoption of Bristol's zoning ordinance. The proposed contract construction service business use would also be considered a nonconforming use as it is not a use permitted within the LB zone. However, Section 28-218(8)b. of the zoning ordinance permits a change of use from one nonconforming use to another in nonresidential zones via special use permit.

The applicant proposes to utilize the existing building on this property for the storage of equipment and supplies for the business, Rhode Island Rebar, Inc. This use would not involve any construction or fabrication on this property, as all work is conducted at client job sites. All business vehicles, equipment and supplies would reportedly be stored within the building with no outdoor storage proposed. In addition to the general standards for a special use permit found in Section 28-409(c)(2) of the zoning ordinance, Section 28-150(jj) identifies specific standards for a contract construction service business use. It appears that the six specific standards found in Section 28-150(jj) will either be met by the applicant or are not applicable to this particular proposal. The applicant has stated that there will be no outdoor storage of equipment, supplies or other materials associated with the business, so no fencing or screening appears to be necessary. In addition, no new buildings are proposed; and activities will be limited to indoor storage of equipment, vehicles, and supplies with no anticipated adverse effects to neighboring properties. Access to the property is provided by State Street, a collector street, with no commercial vehicle access proposed from nearby local streets.

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The Technical Review Committee of the Bristol Planning Board did review this application with the applicant at a meeting on August 20, 2025. During this meeting, the TRC voted to recommend approval of the special use permit subject to a condition that if future activities at the site involve the need for outdoor storage of equipment, supplies or other materials associated with the business that appropriate fencing and screening be provided as required by Section 28-150(jj) (see attached memorandum from Diane Williamson).

 8/21/25
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

August 20, 2025

TO: Zoning Board
FROM: Diane M. Williamson, Director
RE: **Special Use Permit Application**
255 State Street

The Technical Review Committee (TRC) reviewed the above application at their meeting of August 20, 2205. Based on the review of the proposal, the TRC was in support of the application and unanimously passed a motion recommending that the Special Use Permit application be approved.

The TRC noted that the applicant is not proposing any outside storage of anything on the site. However, per the Special Use Permit standards, if any there is any outside storage, there must be either fencing or landscaping to screen the outside storage. The TRC recommended that this could be a condition of any approval of the Zoning Board.