



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

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

[www.bristolri.gov](http://www.bristolri.gov)

January 14, 2026

File #: ZBR-26-1

### 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**

**February 2, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** Fabio Lopes

**Owner of Record:** Fabio M. Lopes

**Location:** 100 KICKEMUIT AVE , BRISTOL, RI, 02809

Plat: 133 Lot: 2

**Zoning District:** R-15

Applicant is requesting **Dimensional Variances** to:

**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.**

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](mailto:etanner@bristolri.gov).



**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



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-1  
100 kickemuit ave 133 2  
January 6, 2026

<b>Applicant</b>	
Name of Applicant	Fabio Lopes
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

<b>Location for Application</b>			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	100 kickemuit ave	133	2

<b>Type of Application</b>	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: garage with adu above

<b>Size of Proposed Building(s)/Addition(s) (If applicable)</b>	
Total Square Footage	1,800 feet
Width in Feet	30 feet
Length in Feet	30 feet
Height Above Grade	25 feet
Number of Stories	2

<b>Setbacks</b>	
Front Yard in Feet	240 feet
Rear Yard in Feet	20 feet
Left Side Yard in Feet	156 feet
Right Side Yard in Feet	30 feet
Height in Feet	25 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

<b>Provisions of Zoning Ordinance (If Known)</b>
i am requesting a dimensional variance for the overall size and height of an accessory structure per Article IV, Section 28-111, Dimensional Table of the Bristol zoning ordinance.

<b>Describe the extent of the proposed alterations and the reasons for the requesting relief</b>
i am requesting a variance to construct a 30" by 30" garage with a height of 25 feet. the proposed structure exceeds the typical size for a accessory building. The additional space is necessary to accommodate my john deere backhoe, which is a long piece of equipment that i use to maintain my large property and plant vegetables.

The increased building height will allow for a 9 foot ceiling in the ADU located above the garage, providing adequate and functional living space. In addition to the backhoe, the garage will also be used to store my truck and SUV.

**Existing Lot Specifications**

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	56,362
Lot Frontage	178
Lot Depth	286

**Existing Buildings & Structures**

Structure:	Square Footage:	Building/Structure Detail if Other:
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# 100 Kickemuit Avenue

Town of Bristol, RI

1 inch = 71 Feet

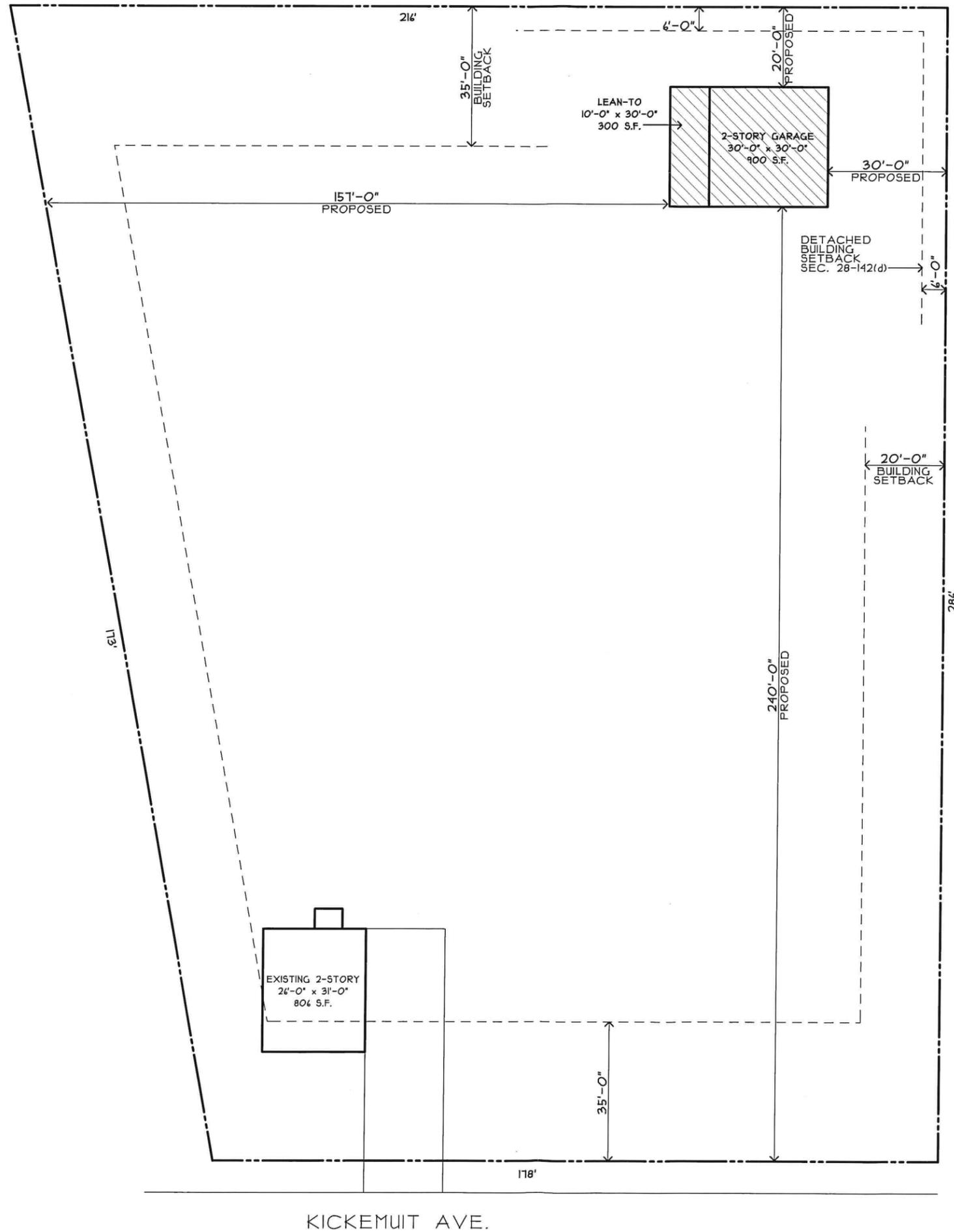


www.cai-tech.com

January 23, 2026



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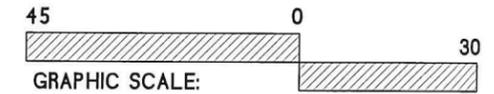


LOPES RESIDENCE  
 100 KICKEMUIT AVE.  
 BRISTOL, RI 02809

MAP-LOT: 133-002  
 SIZE: 1.294 AC.  
 ZONING: R-15

R-60 SETBACKS:  
 FRONT: 35'  
 REAR: 35'  
 SIDE: 20'  
 MAX. COVER: 25%

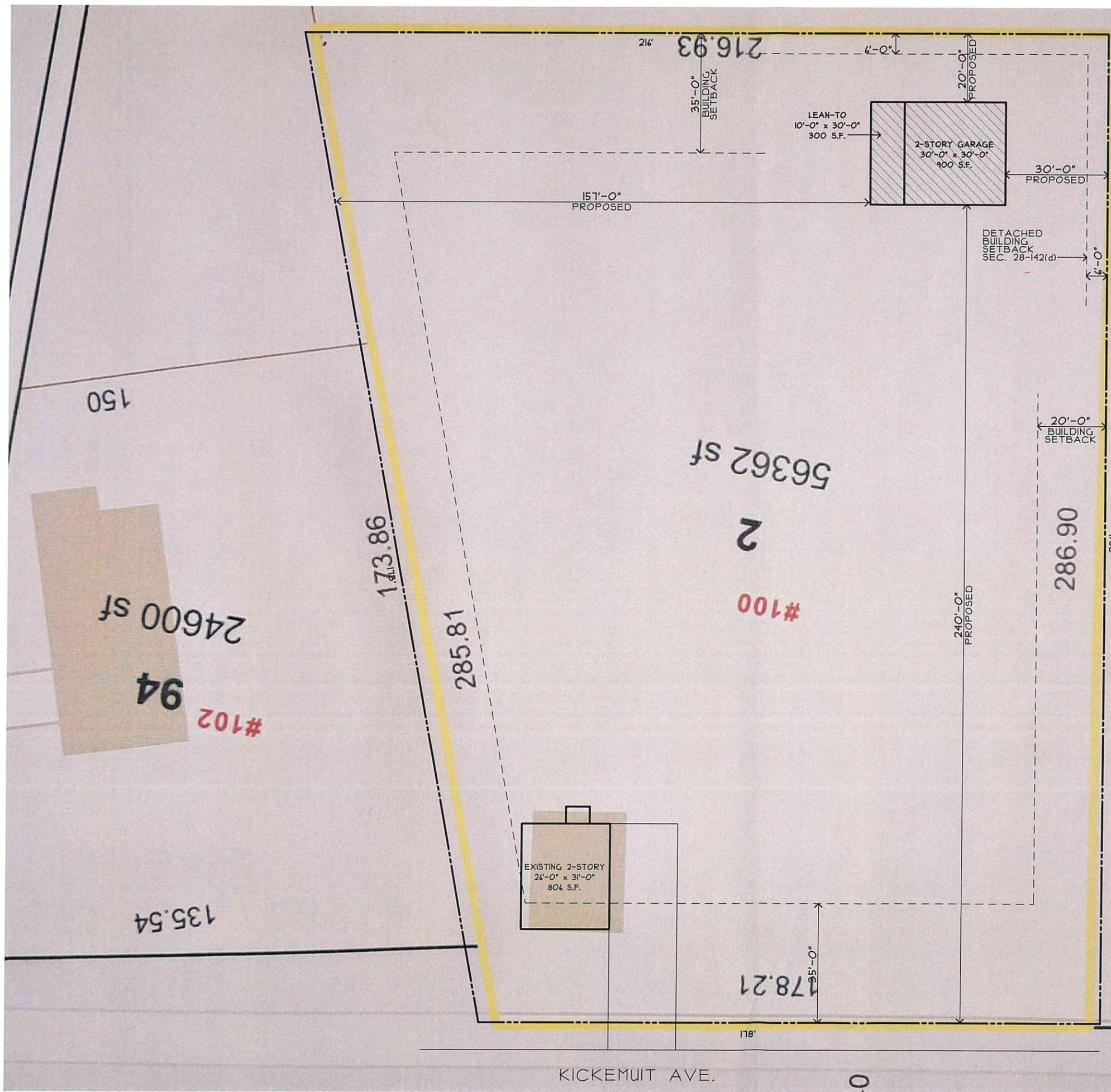
ALL MEASUREMENTS SHOWN WERE  
 MEASURED IN FIELD USING REASONABLE  
 ASSUMPTIONS FOR PROPERTY LINE  
 USING ESTABLISHED FENCES, PLANTINGS,  
 AND CURRENT LAND USEAGE.  
 THIS IS NOT A PROFESSIONAL SURVEY.



**SITE PLAN**  
 SCALE: 1" = 30'

LOPES RESIDENCE  
 100 KICKEMUIT AVE.  
 BRISTOL, RI 02809  
 PROPOSED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SITE PLAN \_\_\_\_\_ 12/31/2025

S1



100

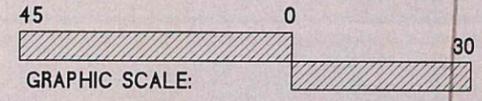


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 100 KICKEMUIT AVE.  
 BRISTOL, RI 02809

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**SITE PLAN**  
 SCALE: 1" = 30'

LOPES RESIDENCE  
 100 KICKEMUIT AVE.  
 BRISTOL, RI 02809

PROPOSED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SITE PLAN 12/31/2025

SS2

150

24600 sf

94 #102

135.54

173.86

285.81

56362 sf

2

#100

240'-0" PROPOSED

286.90

286'

157'-0" PROPOSED

216'

216.93

35'-0" BUILDING SETBACK

LEAN-TO  
 10'-0" x 30'-0"  
 300 S.F.

2-STORY GARAGE  
 30'-0" x 30'-0"  
 900 S.F.

30'-0" PROPOSED

DETACHED BUILDING SETBACK SEC. 28-142(d)

20'-0" BUILDING SETBACK

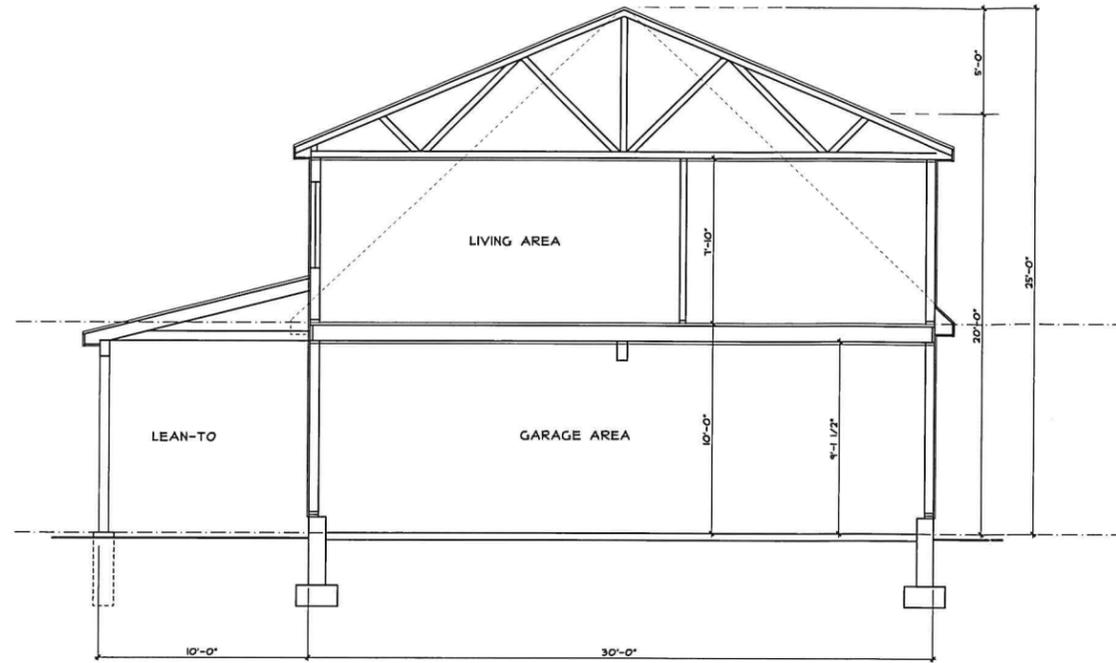
178.21

181'

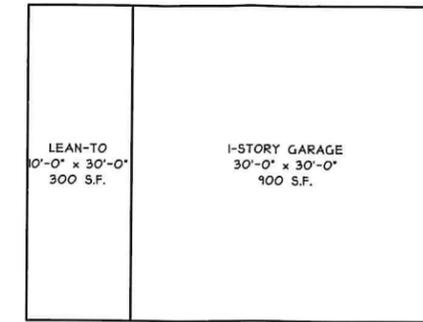
KICKEMUIT AVE.

100

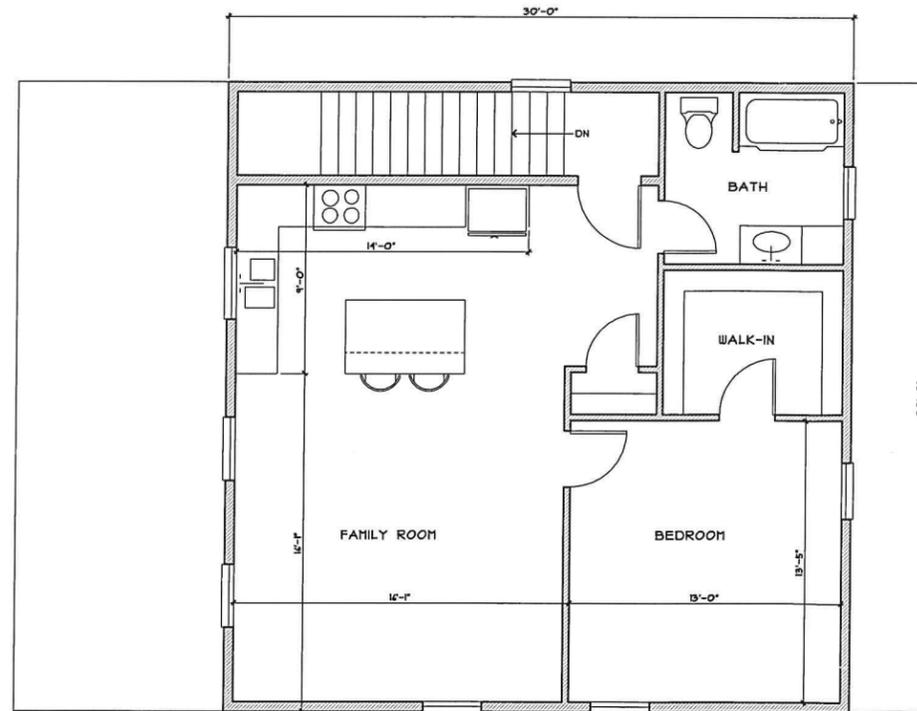
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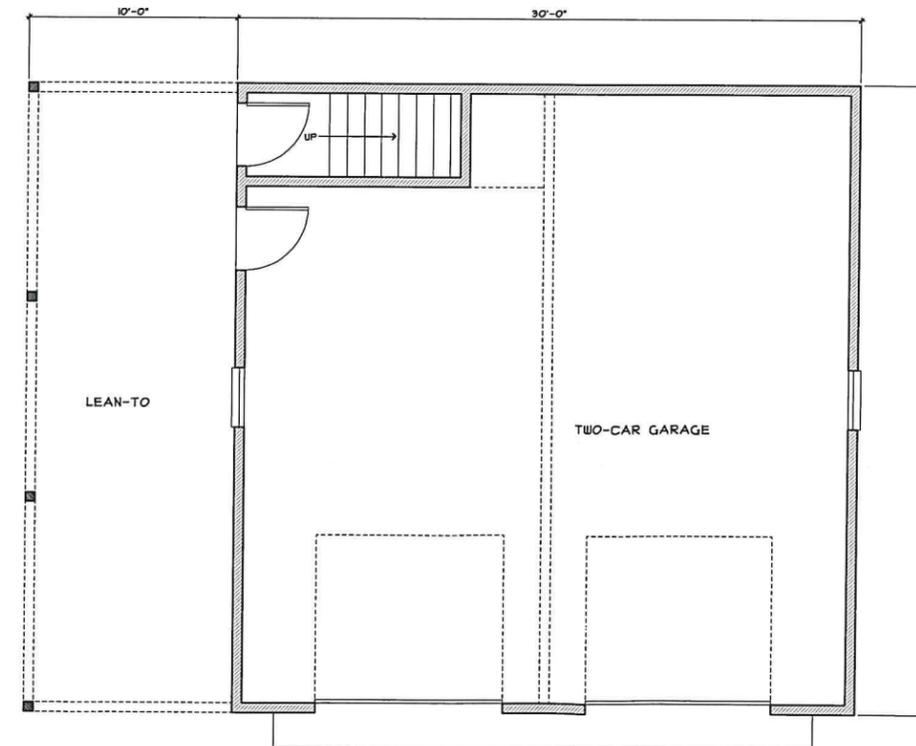
**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**SCOPE OF WORK**  
DO NOT SCALE

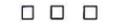


**2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

MacCADD  
Drafting  
& Design



BRISTOL, RI  
02809

e-mail  
MacCADD@aol.com

**LOPES  
RESIDENCE**



100 KICKEMUIT AVE.  
BRISTOL, RI  
02809

DATE: 1/3/2026

REVISIONS:

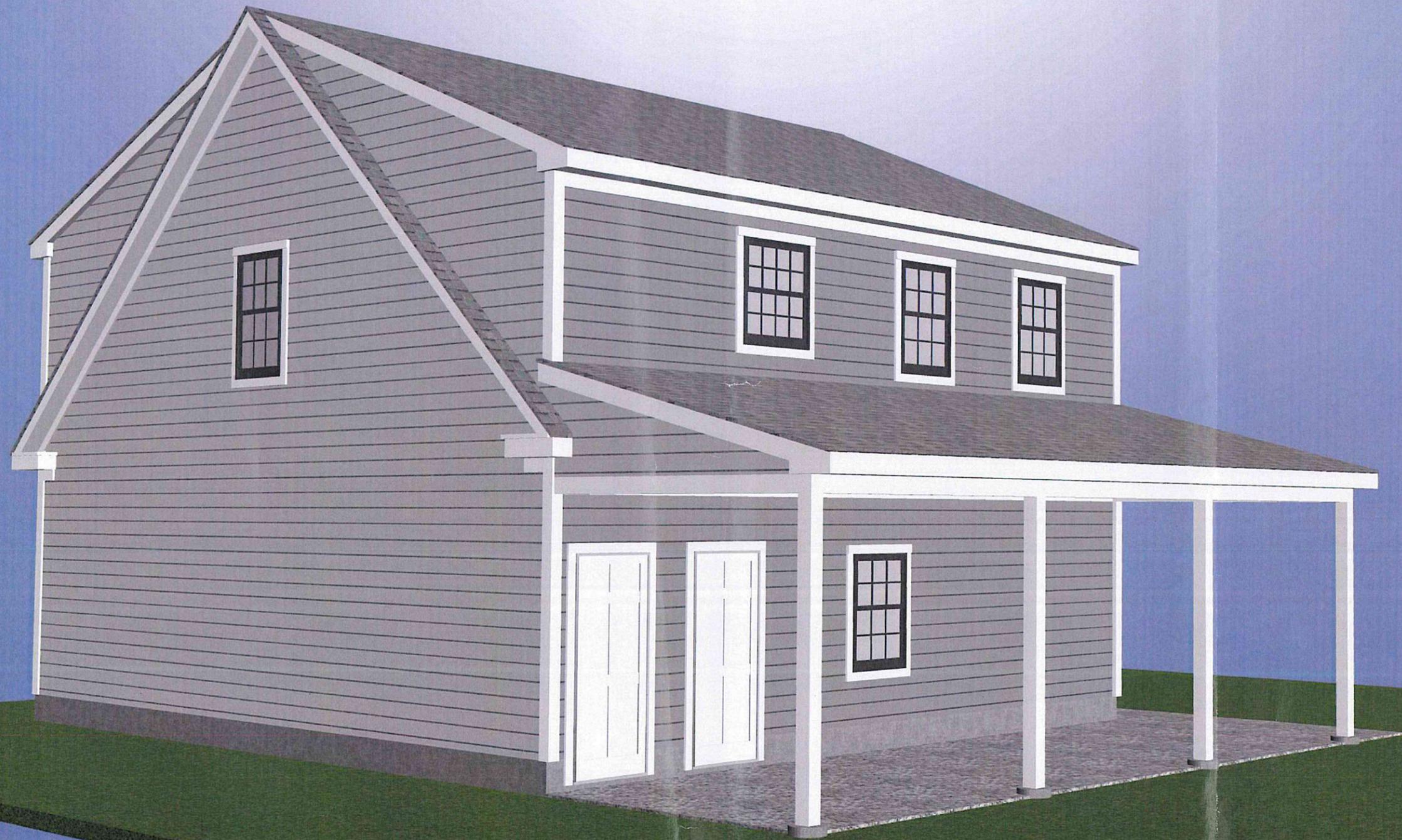

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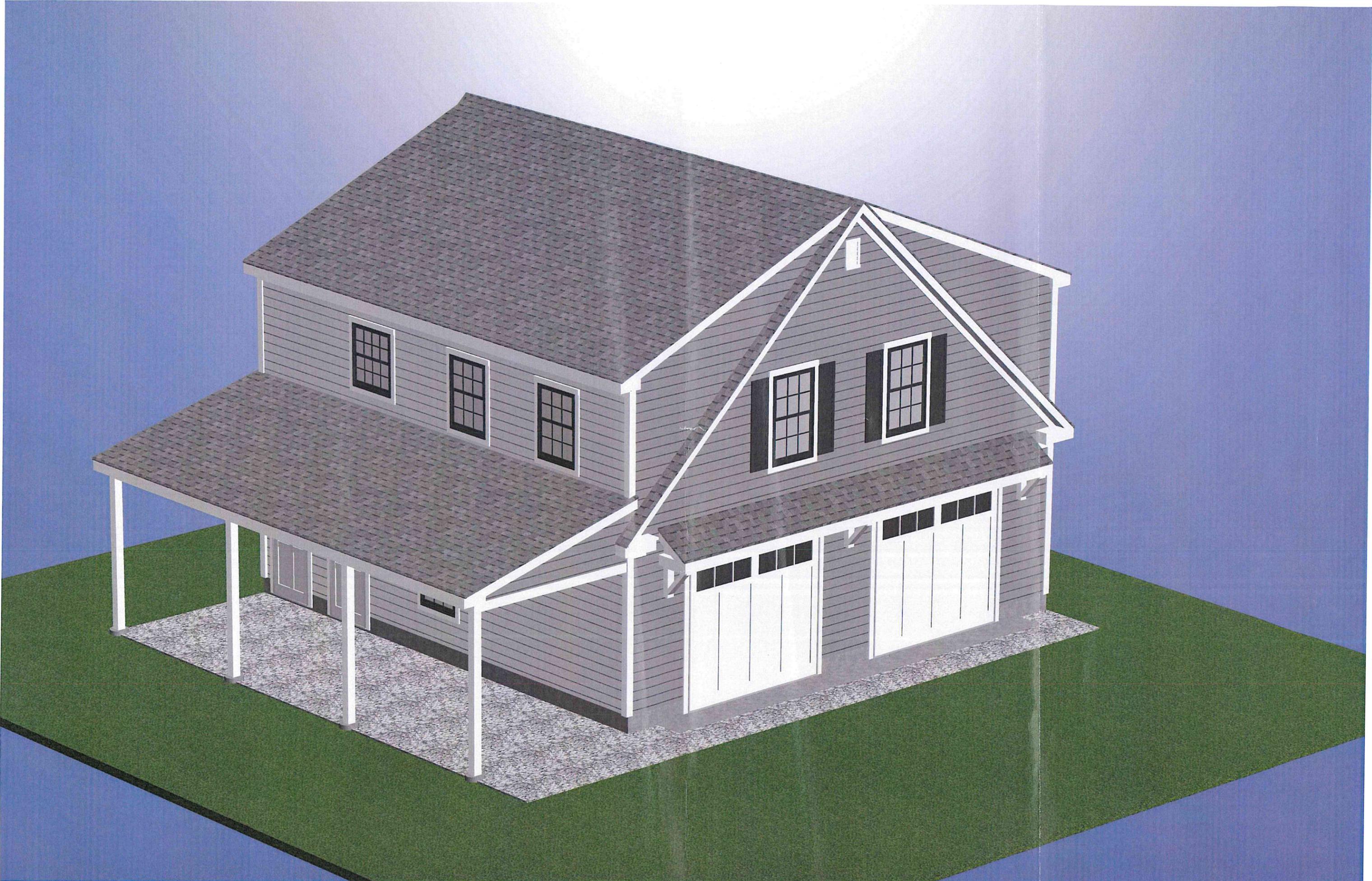
SHEET NO:











**Owner** ▶ Owner Account #: 50-0032-37 % Owned

Owner 1	LOPES, FABIO M.	
Owner 2		
Owner 3		
Address	100 KICKEMUIT AVE, BRISTOL, RI 02809	

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	Deed Type
LOPES, FABIO M &	12/11/2025	0	2304-103	Q
PROTO, LOIS SPECIAL	12/28/2017	0	1924-325	Q
ERNST, PATRICIA	11/09/2017	286,000	1917-96	L

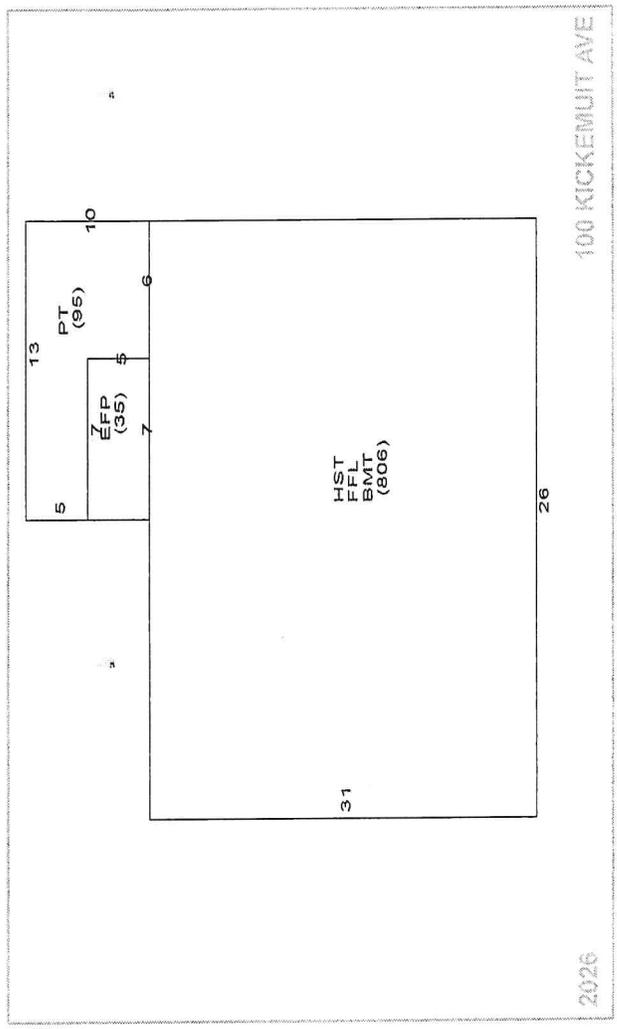
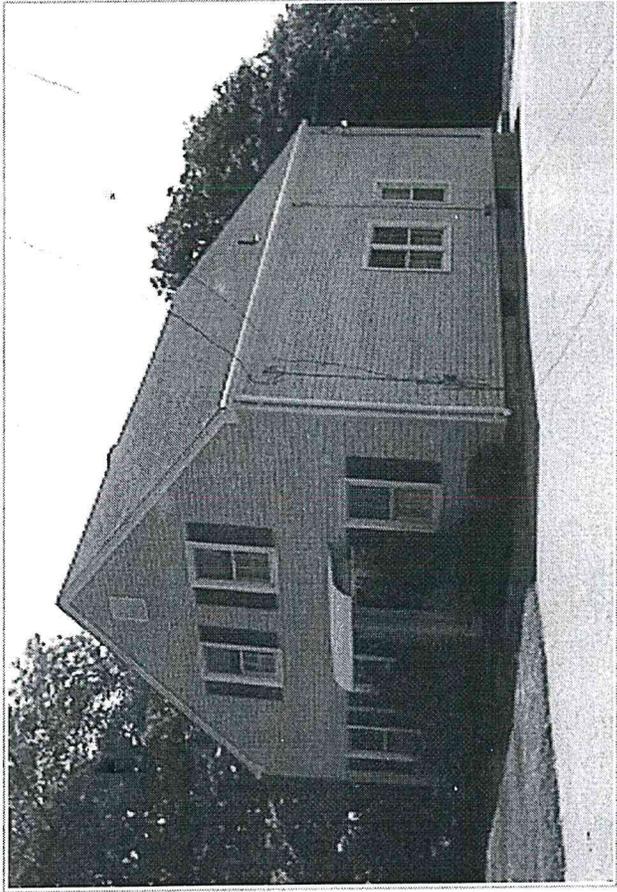
**Assessment**

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	325,700	0	1.29	259,700	0	585,400
<b>TOTAL</b>	<b>325,700</b>	<b>0</b>	<b>1.29</b>	<b>259,700</b>	<b>0</b>	<b>585,400</b>

Source > Mkt Adj Cost VAL per SQ Unit/Card > 272.91 VAL per SQ Unit/Parcel > 272.91

**Previous Assessments**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	325,700	0	1	259,700	0	565,400	585,400
2024	01	219,900	0	1	216,400	0	436,300	436,300
2023	01	219,900	0	1	216,400	0	436,300	436,300
2022	01	219,900	0	1	216,400	0	436,300	436,300
2021	01	123,700	0	1	220,000	0	343,700	343,700
2020	01	123,700	0	1	220,000	0	343,700	343,700



**Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 1	Inf 1 %	Inf 2 %	Inf 2	Inf 2 %	Inf 3 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1 01 NR Single I	0.34435	AC	P	1.00	566,400	562,219	0										193,600			1.00	0	
2 01 NR Single I	0.94954	AC	EX	0.20	566,400	69,613	0										66,100			1.00	0	
3																						
4																						

Plat/Lot 133-0002-000

Account: 6970

LUC 01

Zone R-15

Assessment \$585,400

Building Information

Table with columns: Description, Quantity, Quality. Rows include BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View.

Grade

Table with columns: Grade, Q4, Q4, Year Built, Ait LUC, EFF Year, Ait-%.

Other Factors

Table with columns: Code, Description, AV, AV - Average, %.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val.

Notes

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val.

Depreciation

Table with columns: Condition, AV, AV - Average, %.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Kitchen, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level.

Other Info.

Table with columns: Description, Assessed Value.



# 100 Kickemuit Ave - 300' Radius

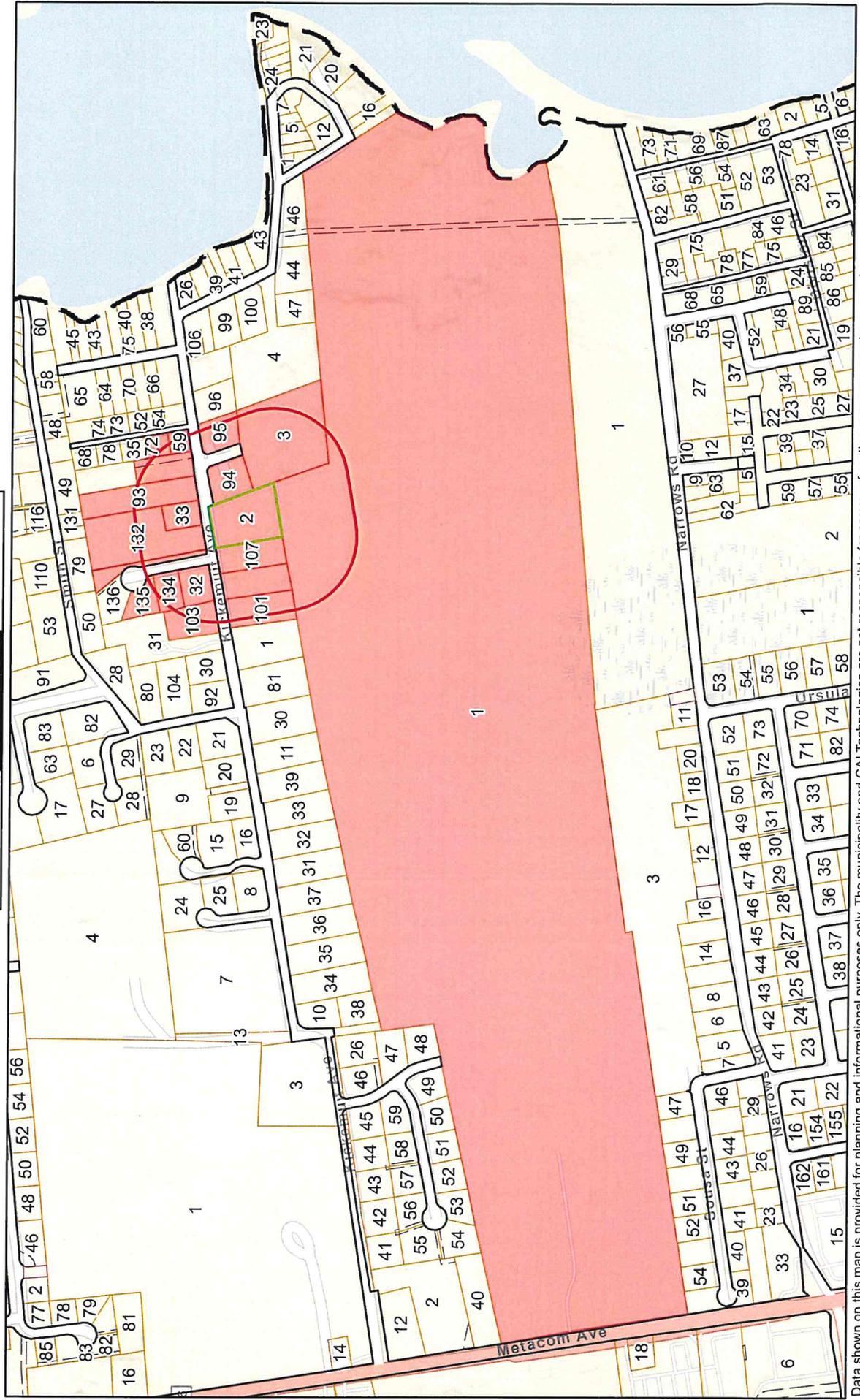
Town of Bristol, RI

1 inch = 563 Feet

January 9, 2026



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

## Subject Property:

Parcel Number: 133-2  
CAMA Number: 133-2  
Property Address: 100 KICKEMUIT AVE

Mailing Address: LOPES, FABIO M.  
100 KICKEMUIT AVE  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 133-101  
CAMA Number: 133-101  
Property Address: 90 KICKEMUIT AVE

Mailing Address: USHER, SETH A. CHARLOTTE R. ETUX  
TE  
90 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-103  
CAMA Number: 133-103  
Property Address: 89 KICKEMUIT AVE

Mailing Address: COREY, RICHARD PAUL & ALI KYLE TE  
89 KICKEMUIT AVE  
Bristol, RI 02809

Parcel Number: 133-107  
CAMA Number: 133-107  
Property Address: 94 KICKEMUIT AVE

Mailing Address: LADE, MARK W & SULLIVAN, JENNIFER  
J JT  
94 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-108  
CAMA Number: 133-108  
Property Address: 92 KICKEMUIT AVE

Mailing Address: MURRAY, BENJAMIN J & JESSICA TE  
92 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-132  
CAMA Number: 133-132  
Property Address: 93 KICKEMUIT AVE

Mailing Address: MORRIS, ROBERT D etal TC MORRIS-  
SARDINHA, SHEILA &  
93 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-134  
CAMA Number: 133-134  
Property Address: 1 CORTLAND LN

Mailing Address: BARRY, LOUIS FRANCIS & MANGINI,  
JULIA JT  
1 CORTLAND LN  
BRISTOL, RI 02809

Parcel Number: 133-135  
CAMA Number: 133-135  
Property Address: 3 CORTLAND LN

Mailing Address: AMARAL, BRIAN J & KAYLA LEE TE  
3 CORTLAND LN  
BRISTOL, RI 02809

Parcel Number: 133-137  
CAMA Number: 133-137  
Property Address: CORTLAND LN

Mailing Address: TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

Parcel Number: 133-2  
CAMA Number: 133-2  
Property Address: 100 KICKEMUIT AVE

Mailing Address: LOPES, FABIO M.  
100 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-3  
CAMA Number: 133-3  
Property Address: KICKEMUIT AVE

Mailing Address: FRANCIS BROTHERS REALTY, INC.  
115 TUPELO ST.  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 133-32  
CAMA Number: 133-32  
Property Address: 91 KICKEMUIT AVE

Mailing Address: SALES MARY JANE  
91 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-33  
CAMA Number: 133-33  
Property Address: 93B KICKEMUIT AVE

Mailing Address: SARDINHA, SHEILA ANN MORRIS-  
93B KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-34  
CAMA Number: 133-34  
Property Address: 103 KICKEMUIT AVE

Mailing Address: WOOLARD, HODGES ROBERT & ZAFAR,  
BANO NADAH TE  
103 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-56  
CAMA Number: 133-56  
Property Address: 3 MASTERSON LN

Mailing Address: FRANCIS, THERESA  
115 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 133-59  
CAMA Number: 133-59  
Property Address: MASTERSON LN

Mailing Address: FRANCIS, THERESA  
115 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 133-72  
CAMA Number: 133-72  
Property Address: MASTERSON LN

Mailing Address: FRANCIS, THERESA  
115 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 133-93  
CAMA Number: 133-93  
Property Address: 95 KICKEMUIT AVE

Mailing Address: HAYES, WILLIAM F & MARY ANN LE  
HAYES, KIMBERLY A & MELISSA A TC  
95 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-94  
CAMA Number: 133-94  
Property Address: 102 KICKEMUIT AVE

Mailing Address: FRANCIS, CHRISTOPHER V ETUX  
PATRICIA M. FRANCIS TE  
102 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-95  
CAMA Number: 133-95  
Property Address: 104 KICKEMUIT AVE

Mailing Address: MATRONE, RICHARD M. ET UX  
CHRISTINE F. MATRONE TE  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

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



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AMARAL, BRIAN J &  
KAYLA LEE TE  
3 CORTLAND LN  
BRISTOL, RI 02809

MORRIS, ROBERT D etal TC  
MORRIS-SARDINHA, SHEILA &  
93 KICKEMUIT AVE  
BRISTOL, RI 02809

BARRY, LOUIS FRANCIS & MA  
1 CORTLAND LN  
BRISTOL, RI 02809

MURRAY, BENJAMIN J & JESS  
92 KICKEMUIT AVE  
BRISTOL, RI 02809

COREY, RICHARD PAUL &  
ALI KYLE TE  
89 KICKEMUIT AVE  
Bristol, RI 02809

SALES MARY JANE  
91 KICKEMUIT AVE  
BRISTOL, RI 02809

FRANCIS BROTHERS REALTY,  
115 TUPELO ST.  
BRISTOL, RI 02809

SARDINHA, SHEILA ANN MORR  
93B KICKEMUIT AVE  
BRISTOL, RI 02809

FRANCIS, CHRISTOPHER V ET  
PATRICIA M. FRANCIS TE  
102 KICKEMUIT AVE  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

FRANCIS, THERESA  
115 TUPELO ST  
BRISTOL, RI 02809

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

HAYES, WILLIAM F & MARY A  
HAYES, KIMBERLY A & MELIS  
95 KICKEMUIT AVE  
BRISTOL, RI 02809

USHER, SETH A.  
CHARLOTTE R. ETUX TE  
90 KICKEMUIT AVE  
BRISTOL, RI 02809

LADE, MARK W &  
SULLIVAN, JENNIFER J JT  
94 KICKEMUIT AVE  
BRISTOL, RI 02809

WOOLARD, HODGES ROBERT &  
ZAFAR, BANO NADAH TE  
103 KICKEMUIT AVE  
BRISTOL, RI 02809

LOPES, FABIO M.  
100 KICKEMUIT AVE  
BRISTOL, RI 02809

MATRONE, RICHARD M. ET UX  
CHRISTINE F. MATRONE TE  
104 KICKEMUIT AVE  
BRISTOL, RI 02809