



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

**STAFF REPORT FOR:**

FILE NO. **2026-05**

APPLICANT: Rhode Island Rebar, Inc.

LOCATION: 255 State Street

PLAT: 30

LOT: 37

ZONE: Limited Business

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:**

Install a six foot high fence, portions of which would exceed the maximum height for a fence within the front yard.

**COMPREHENSIVE PLAN REVIEW:**

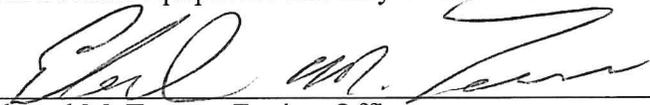
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

**FINDINGS AND RECOMMENDATIONS BY STAFF:**

The applicant is proposing construction of a six-foot high fence to enclose portions of this commercial property located on the northerly side of State Street and westerly side of Magnolia Street. The proposed fence would enclose the westerly end of the property to the rear of the existing commercial building. The fence would extend off the southerly side of the building and run along the southerly property line at State Street. It would then extend north along the westerly property line and meet an existing fence enclosing the neighboring property to the north. An additional section of fence would also extend off the north side of the building to enclose the rear of the property. As proposed, the fence would be six feet in height and would be constructed of chain link with privacy slats woven throughout to screen the property and provide security for outdoor equipment storage.

Portions of the proposed fence would be located within the front yard from State Street. Section 28-112 of the zoning ordinance requires a 25 minimum front yard setback in the Limited Business (LB) zoning district. Section 28-146(b)(1) of the zoning ordinance permits fences within a front yard setback to a maximum height of four (4) feet. Beyond this front yard area, fences are permitted to a maximum height of six (6) feet. Thus, the applicant is requesting a dimensional variance for that portion of fencing to be located within 25 feet of the State Street property line. The applicant has submitted a site sketch depicting the location of the proposed fence approximately one foot back from the existing public sidewalk at State Street. This is the assumed property line. The applicant has also noted that the property boundaries are being surveyed and that a survey plan will be submitted prior to fence installation. This would be required prior to issuance of a fence permit.

Recall that the applicant was before the board in September 2025 for a special use permit (File #2025-26) to operate a contract construction service business use at this location. The Board granted the special use permit with a condition requiring the installation of appropriate screening for any outside storage per Section 28-150(jj) of the zoning ordinance. The proposed fence is now being requested in order to screen construction equipment that may be stored outdoors behind the building.

 2/25/2026  
Edward M. Tanner, Zoning Officer



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

**STAFF REPORT FOR:**

FILE NO. **2026-06**

APPLICANT: Nicholas Andre

LOCATION: 142 Bradford Street

PLAT: 18

LOT: 11

ZONE: Residential R-6

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

Construct an approximate 23ft. 5in. x 48ft. 9in. accessory dwelling unit (ADU) structure and attached deck, at a size greater than permitted for an accessory structure within the Residential R-6 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 single-story detached accessory dwelling unit (ADU) structure on this multi-family property located on the southerly side of Bradford Street (see attached GIS map). The proposed structure would be located to the rear of the existing residence, and it would consist of an approximate 23'5" x 48'9" (966 square foot) ADU with an attached 351 square foot deck. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-6 zoning district. The proposed accessory structure would be located within applicable property line setbacks with the closest setback being approximately 10.5 feet from the easterly left side property line. The property would also comply with the required 30% limit for lot coverage by structures.

As noted above, the applicant is proposing to construct an ADU within a new detached building addition. Section 28-151(a) of the zoning ordinance, permits an ADU by right within new construction only on a residential lot containing 20,000 square feet or more; or on an owner occupied property as an accommodation for a family member with disabilities. The applicant has stated that the proposed two-bedroom ADU would be utilized by an aging parent with disabilities. Thus, the proposed detached structure may be permissible as an ADU, but the size of the structure is limited to what is allowed by the zoning ordinance for accessory structures. Although Section 28-151(b)(2) of the zoning ordinance permits ADU's up to a size of 900 square feet for one bedroom units and up to 1,200 square feet for two-bedroom units, it is my opinion, and that of the Town Solicitor's office, that the dimensional requirements of Section 28-111 limiting the size of accessory structures on residential properties is still applicable.

  
Edward M. Tanner, Zoning Officer

2/25/2026



# 142 Bradford Street

Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

February 25, 2026



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