

The Permit & Completed Fence Structure does not meet the requirements of these two sections of Bristol's Zoning Ordinance

Sec. 28-146. - Fences

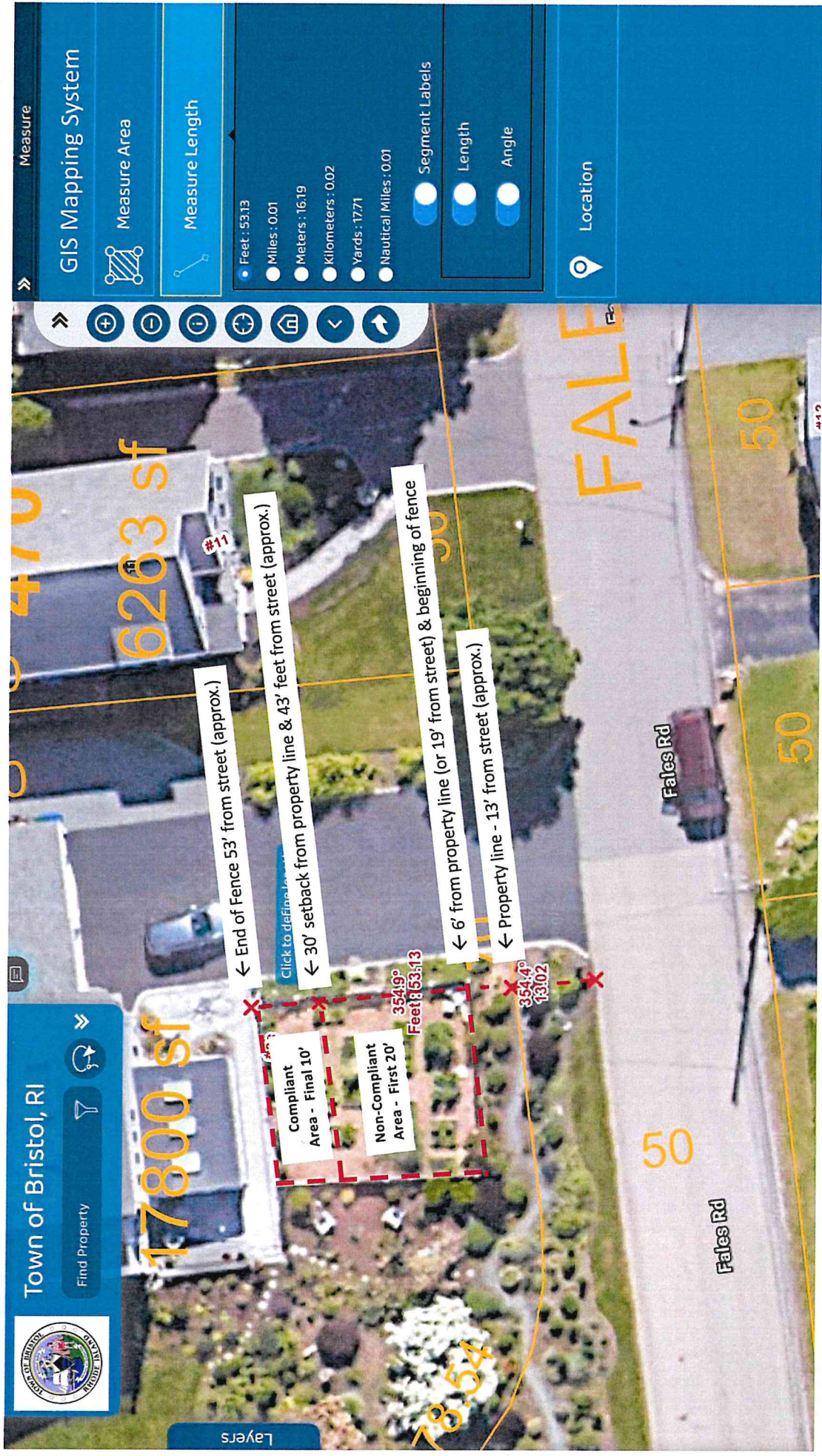
- (a) It shall be unlawful for any person to install, erect, construct, relocate or alter a fence within the town without first obtaining a permit from the building inspector. **No permit shall be issued if the building official determines that the proposed fence does not meet the requirements of this section.** A sketch or design of the proposed fence including a description of materials to be used and specification of height shall be submitted with the application for a permit.
- (b) **Height requirements.** A fence shall not exceed the following height:
- **(1) The maximum height of a fence is four feet in the front yard "set back area" of the zone the property is located in. Corner lots and through lots will have more than one front lot line.**
 - The front yard setback requirement in this R-10 property is 30 feet from the property line
 - The 6' fence exceeds the 4' height limit by 2+ feet and based on the town's GIS mapping system, it starts only 6 feet (approx.) away from the property line instead of 30 feet. **No variance was sought or approved.**
 - **(3) The maximum height of a fence located in all other areas is six feet, except as approved by the planning board as part of a subdivision or development plan approval.**
 - Due to the grade of the property that slopes down to the bay from 20' above sea level to 16' and the design of the fence, sections of the fence are up to 7 feet in height -- well above the 6-foot limit. **No variance was sought or approved.**
 - Following the completion of the project, it does not appear that there was a final inspection & sign-off of the permit.

Two Clear Violations of Bristol's Zoning Code Sec. 28-146

1. The maximum allowed fence height in the 30' setback zone of 4 feet is exceeded by 2-3 feet. This applies to 2/3's of the entire fenced area.
2. Due to the chosen fence design and property grade, the maximum fence height of 6 feet in all "other front yard areas" is also exceeded. As one simple reference point, the left front corner is 7 feet in height. As much as 20-30% of the fence may be above the 6' limit. Professional measurement is needed for both fence height and setback calculations.

* **Property Grade:**
Drops from 20' to 16' above sea level





The Fence Permits states “this fence must be in accordance with the Town of Bristol’s Zoning Ordinance regarding fences and vision clearance at corner.” **It is not.**



Fence Permit

LOCATION INFORMATION	26 BROOKWOOD RD BRISTOL, RI 02809	Certificate #: 62298 EXPIRATION DATE:
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THIS FENCE MUST BE IN ACCORDANCE WITH THE TOWN OF BRISTOL'S ZONING ORDINANCE REGARDING FENCES AND VISION CLEARANCE AT CORNERS.

[Signature]

Matthew P. Cabral, Building Official

This is an e-permit. To learn more, scan this barcode or visit bristolri.viewpointcloud.com/#/records/75342



The Fence Permits states “the fence will be six feet high.” It is not.
The actual fence height ranges from 6 feet to 7 feet

Town of Bristol, RI

Fence Permit

62298

Applicant

Colleen Cavanaugh

Location

26 BROOKWOOD RD
B03TCL, RI 02809

View location details

Created

Oct 16, 2025

Status

Active

Expires

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Details

Files (5)

Fence Permit

General Information

Job Number/Name (applicants may utilize this optional field to label this application with their own identifier)

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Commercial or Residential? *

Residential

Description of Work *

Replace a four foot fence surrounding vegetable garden which deer have been jumping over. Work includes demolition of existing fence. Using pressure treated wood. There will be 6x6 posts which will be 6 feet high. (A photo of a similar fence that I am copying has been emailed) Sides will include 2"x4" black heavy gauge vinyl coated galvanized fence material six feet high. (One can see through this)The top will be covered with 1"x1".
The fence will be six feet high (to keep out deer) and one can see through it. The fence is 19 feet from the street (Fales). There will be two gates. Between the fence and the street is a perennial garden with shrubs and small trees which have already been planted.

Estimated cost of Labor and Materials *

10,000

Zoning and Historic Information

Zone *

R-10

Wetland? *

No

Flood Zone *

No

Work within 200ft of shoreline *

No

Historic District *

No

Have you been approved? *

No

Corner Lot *

Yes

Fence To Enclose A Swimming Pool? *

No

Homeowner Affidavit

By checking this box as the Homeowner and typing my name, I intend to electronically affix my signature, indicating that I have read, understand and affirm this attestation. *

☒

Typed name of person making attestation *

Colleen Cavanaugh and King To

Type and Height of Fence

Type of Fence *

Post & Rail

Height of Construction (ft) *

6

Location of Fence in relation to Property Line

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