



City of Bristol
Zoning Board of Appeals

REGULAR MEETING — TUESDAY, MARCH 3, 2026
CITY HALL — CITY COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/88294814601?pwd=BrrpamJEM8Chd6faBDLS6zZb4C4Yw4.1>

Meeting I.D. Number:

882 9481 4601

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Regular Meeting — December 2, 2025
4. Public Hearings
 - a. Application #3827 – Request for a Variance from Article III, Section 12.3.H. of the Zoning Regulations to reduce the 100' ft. separation distance requirement for driveways serving the same lot to 69.34' ft. at 16 Andrews Street; Assessor's Map 38, Lot 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant/owner.
5. Communications
6. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, April 7, 2026

**BRISTOL ZONING BOARD OF APPEALS
DRAFT MINUTES
REGULAR MEETING OF MONDAY, DECEMBER 2, 2025**

By: Chairman Rafaniello

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

ROLL CALL:

1. Call to Order

Per the order of Chairman Rafaniello, the meeting was called to order at 6:00 P.M.
is Tuesday, January 6, 2026

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Rory Ghio (Acting Secretary)	X	
	Alfred Radke, III	X	
	Liza Salgado-Sirko	X	
ALTERNATE MEMBERS:			
	Joseph Kelaita		X
	Jonathan Lukasiewicz	X	
	Mathew Biadun	X	
STAFF:	Robert Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	

2. Approval of Minutes

Regular Meeting – November 5, 2025

There were no corrections to the minutes.

By: Salgado-Sirko

Seconded: Ghio

For: Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The minutes are approved.

3. Public Hearings

- a. Application #3826 – Request for Variances of 1) minimum front yard on a State highway to erect a new fueling canopy; 2) maximum height of an accessory structure to erect a new fueling canopy at 180 Riverside Avenue; Assessor's Map 30, Lot 117 B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.

Robert Hurd, architect, representing the applicant, explained the request, and reviewed the overall site and the proposed new fueling canopy details and location. He explained the existing canopy's location and dimensions in comparison to the new proposed canopy. The existing building was constructed in 1950 and in combination with the rear grading and watercourse prevented approximately 50% of the lot from usable development. The existing 3 pumps would be rearranged into a single line parallel to

Riverside Avenue and covered by the new canopy. He further reviewed the requested height and details of the canopy elevations. There is a 3-foot depth of the roof structure and also would provide clearance for larger vehicles.

Commissioner Pecevich inquired about the previous 1994 variance for the canopy on the property which was for the setback but not height.

The canopy and pumps would be line with the existing canopy.

Commissioner Radke had safety related questions regarding the parking on the left side of the building and drivers would hit any supports and is the height increase to accommodate fueling trucks. The new tanks would be in the same location for the existing and outside the coverage of the canopy to the west. The tanks would be 6 feet away from the concrete pad. The canopy will have vertical supports 8 feet back from the canopy on both ends.

Commissioner Pecevich inquired about assignment of the new parking spaces. There are 4 new parking spaces shown near the building and possibly the owner/operator could park near the dumpster.

Commissioner Ghio inquired about what work has currently been done on the property. A permit was approved to replace the tanks on-site because they had expired. The plan has received Wetlands Commission approval, seeking a variance and will have a site plan review upcoming. The Department of Transportation has also taken a look at this plan and at this time had no comments or objections.

There was a discussion about canopy height within the existing regulations as an industry standard that would be considered in the future.

No one else spoke in favor of the application.
No one spoke against the application.

Vote to close the public hearing.

By: Ghio

Seconded: Pecevich

For: Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The hearing is closed.

Commissioner Salgado-Sirko had no issues with the plan and request.

Commissioner Radke stated the hardship was the size of the lot, slope in the rear, pumps stayed in the same location, the applicant was trying to conform to the industry standard for safety and parking questions and tanker fueling concerns were addressed.

Commissioner Ghio had no issues with the request, he understood the need for height for canopies and proximity to the road.

Commissioner Pecevich agreed the hardship is the property. It was review by the CT DOT. He had no issues with this request.

Chairman Rafaniello agreed with the other Commissioners. The hardship is the proximity to the river and topography. The changes were minimal and would allow the existing business to remain successful.

- b. **MOTION:** Move to approve Application #3826 – Request for Variances of 1) minimum front yard on a State highway to erect a new fueling canopy; 2) maximum height of an accessory structure to erect a new fueling canopy at 180 Riverside Avenue; Assessor's Map 30, Lot 117 B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.

By: Ghio

Seconded: Pecevich

For: Salgado-Sirko, Ghio, Radke, Pecevich and Rafaniello.
Against: None.

Abstain: None.

The application is approved.

Mr. Armstrong informed the Commission this would be his last meeting working for the City of Bristol and thanked the Commissioners.

4. Adjournment

MOTION: Move to adjourn at 6:28 P.M.

By: Rafaniello

Seconded: Pecevich

For: Salgado-Sirko, Ghio, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong
Acting Recording Secretary

Jerald A. Rafaniello, Chairman

Rory Ghio, Secretary

Application #3827

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only	
APPLICATION NO.	3827
DATE FILED	2/10/26
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 61/5 Zone of the Property: I

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance

Section of the Zoning Regulations

Driveway Standards for all uses

12.3.H.

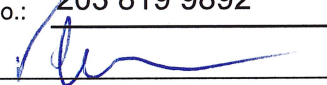
Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): _____
see attached narrative

Briefly state the specific hardship which causes the need for the proposed variance: _____
see attached narrative

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: #3766 dated 06/01/2021 varince granted for minimum front yard.

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: 16 Andrews Street, LLC
Address: 16 Andrews St. City: Bristol State: CT Zip: 06010
Telephone No.: 203 819 9892 E-Mail: vsadrieu@gmail.com
Signature:  Signature – (Printed/Typed) Vllaznim Sadriu

CHECK ONE: ☐ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

Applicant's Narrative

Variance Project Overview

The history for this location will show that the parcel has been granted three variances in the past

1. the lot was non-conforming as to size, the variance granted was application 3766. Since the lot merger this lot is now conforming and the variance is of no effect.
2. a variance was also granted because the existing building was too close to the rear yard of the property. Since the merger of the lots this variance is also of no effect.
3. the third variance which allows the building to be within the required front yard is still in effective

The applicant seeks a variance to allow two driveway cuts within 100 feet of each other to the center line of the driveways. The existing driveway cut leads to the garage that is one of the service bay and has been in existence for many years. The second driveway cut to the north was previously allowed when that parcel was a separate lot. When a zone change was granted, it was on the condition that the lots be merged and this has created the non conformity we now have. The request for the variance is from the required 100 foot separation to the proposed distance of 69.34 feet a variance of 30.66 feet.

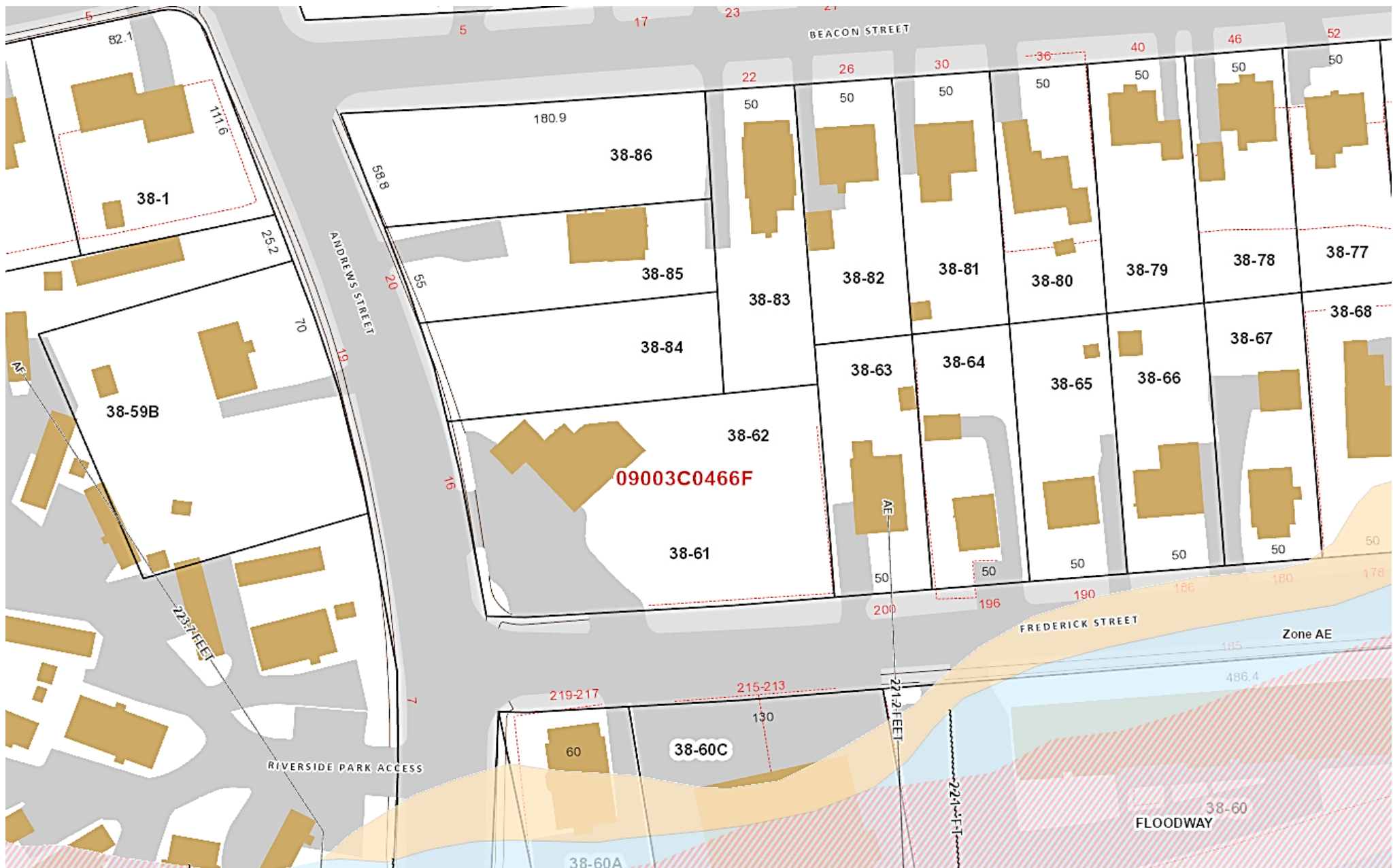
The hardship this matter is as follows

First and foremost, there is no internal route to get to the land to north due to steep grades. So access by any other means is not possible.

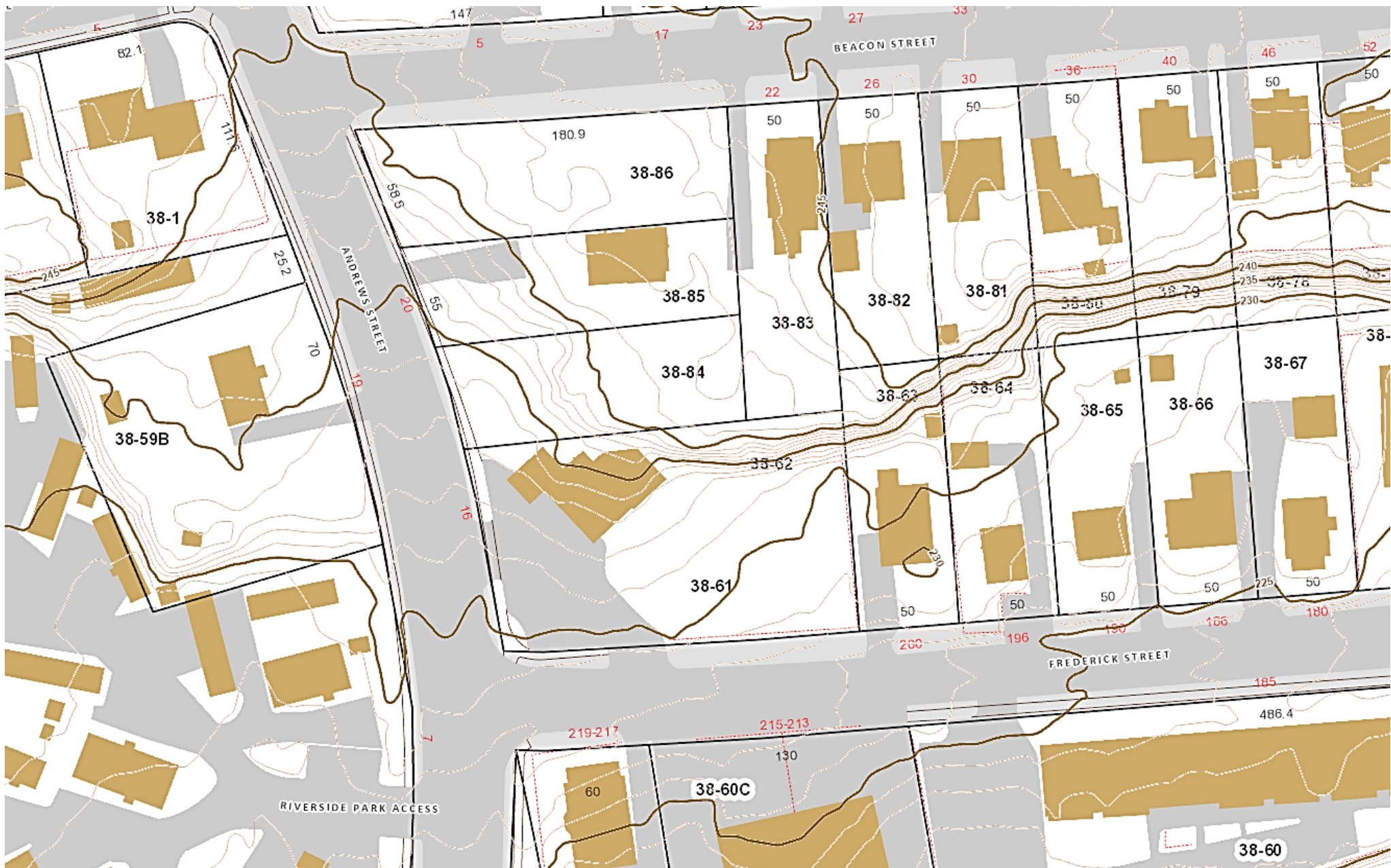
Secondly, since the parcel to the north would have been allowed a curb cut had the lots not been merged, this would have been a pre-existing condition that would have been allowable.

Finally, should this variance be granted in accordance with the plan submitted, The applicant will give up his right to a driveway cut on Frederick Street.

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



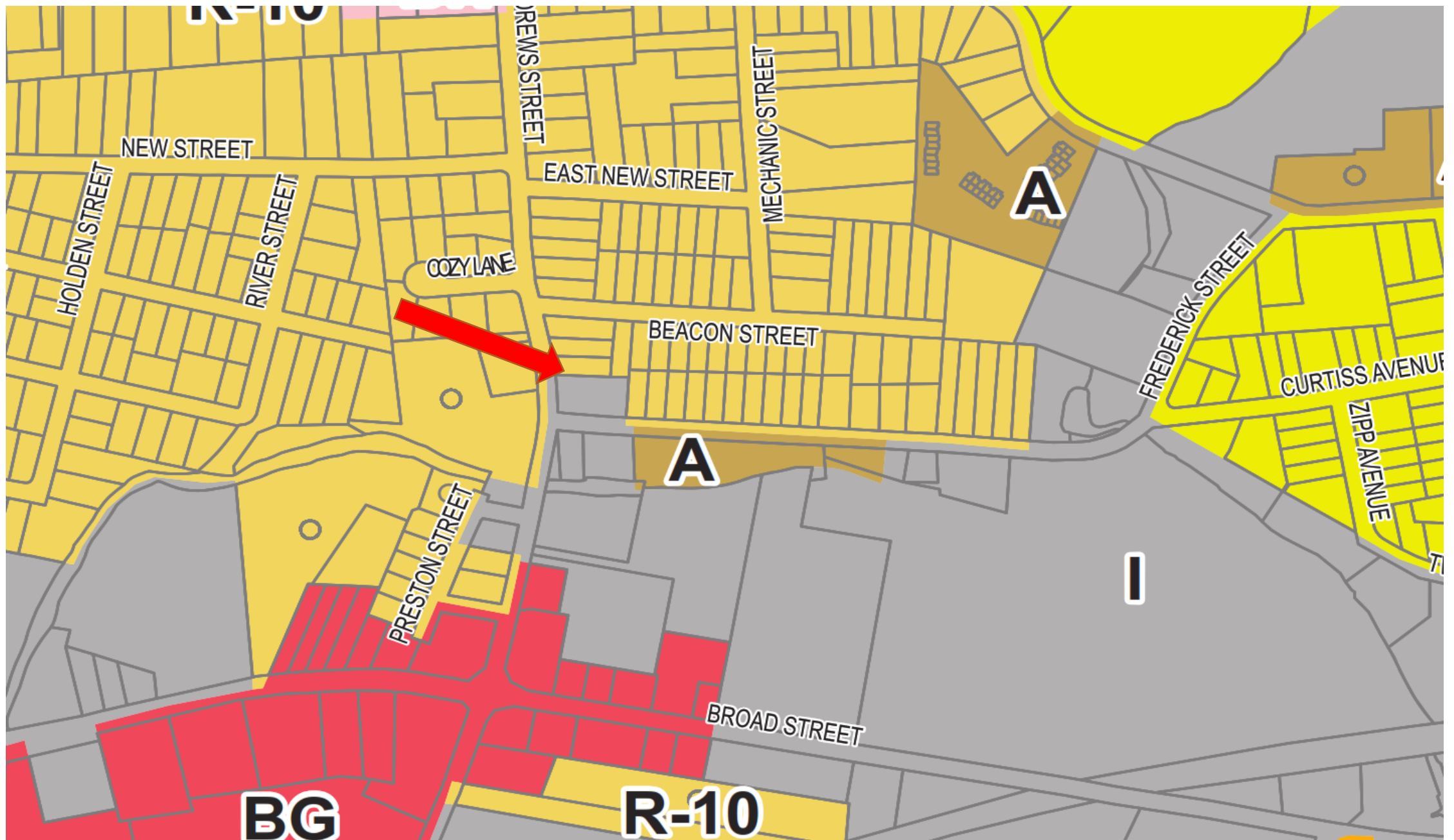
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3 Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning

ZEO Enforcement 11/24/20

Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement>

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/50612/App-3766> ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/50610/App-2406> ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/50613/1970--For Agenda---16-Andrews](https://www.bristolct.gov/DocumentCenter/View/50613/1970--For%20Agenda---16-Andrews)

Zone
Change
App. 2476
10/16/2023

Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/50611/App-2476 ForAgenda](https://www.bristolct.gov/DocumentCenter/View/50611/App-2476%20ForAgenda)

ZEO Enforcement 10/29/25

Hyperlink:

[https://www.bristolct.gov/DocumentCenter/
View/50984/2025-Enforcement](https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement)

Site Plan



GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

6 VISITOR SPACES
42 INVENTORY SPACES
5 EMPLOYEE SPACES
53 TOTAL SPACES

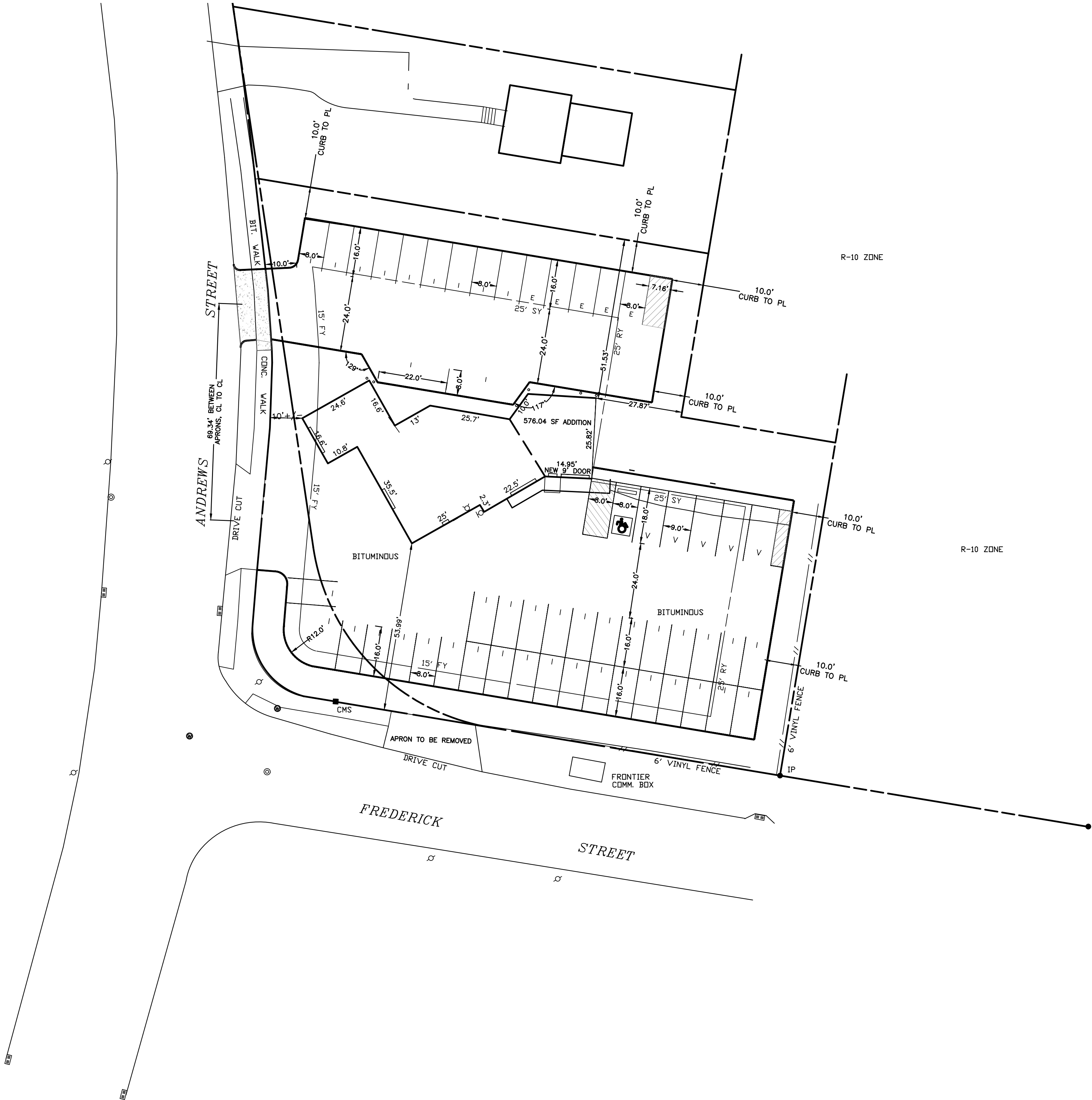
6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 VAN ACCESSIBLE PARKING SPACE AT 16' WIDE x 18' LENGTH. THERE ARE 42 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/- *
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT
MIN. SIDE YARD	25 FT	50.9 FT +/-	51.53 FT
MIN. REAR YARD	25 FT	21.6 FT +/-	27.87 FT
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	9.6% (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	71%

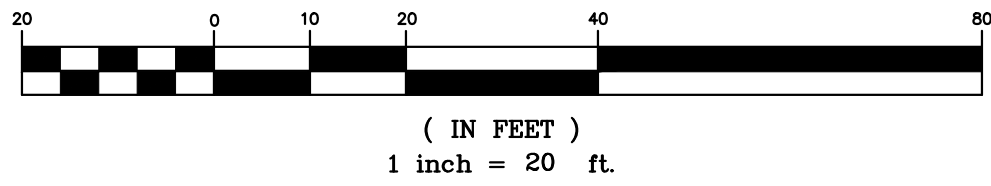
(* DENOTES EXISTING NON-CONFORMING CONDITION)



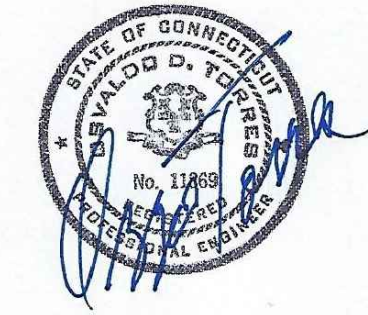
LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE



TE
TORRES ENGINEERING, INC.
63 REDBURY DRIVE
WETHERFIELD CT 06109
(860) 232-9633



SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2

Date: JAN. 27, 2026	Scale: 1" = 20'	Checked: D.T.	Revision	Date:
Drawn: D.T.				