

AGENDA  
ZONING BOARD OF APPEALS  
CITY OF BRISTOL

REGULAR MEETING OF WEDNESDAY, JULY 5, 2023  
MEETING ONLINE VIA ZOOM AND  
CITY HALL WEST – MEETING ROOM ONE – SECOND FLOOR  
7:00 P.M.

**Public Hearings**

1. Application 3799 – Certificate of Approval for a general repairer’s license at 375 Lake Avenue; Assessor’s Map 3, Lot 4; I (Industrial) zone; H&H Equipment, applicant.
2. Application 3800 – Variance of finished grade (in excess of 3% maximum) for the construction of a new townhouse development of 11 units at 15 Haviland Street & corner of Haviland Street & West Street; Assessor’s Map 28, Lot 137 & 137-B; R-15/BT (Single-Family Residential/ Downtown Neighborhood Transition Overlay) zone; COKEL Properties LLC, applicant.
3. Application 3801 – Variance for a front yard setback (minimum of 15 feet) for the construction of a new townhouse development of 11 units at the corner of Haviland Street & West Street; Assessor’s Map 28, Lot 137-B; R-15/BT (Single-Family Residential/ Downtown Neighborhood Transition Overlay) zone; COKEL Properties LLC, applicant.
4. Application 3802 – Variance of fences within front yard setback (fences in residential zones located in the front yard shall have a maximum height of four feet, six inches (4 ½ ft.) and shall be at least 50% open) for the construction of a retaining wall for a new townhouse development of 11 units at the corner of Haviland Street & West Street; Assessor’s Map 28, Lot 137-B; R-15/BT (Single-Family Residential/ Downtown Neighborhood Transition Overlay) zone; COKEL Properties LLC, applicant.

**Miscellaneous**

5. Approval of Minutes – 6/6/23

**Adjournment**

**INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING**

**Zoom Meeting link:**

<https://bristolct-gov.zoom.us/j/82056423611?pwd=M016ZU9qY3FEeUhrSXJnUkZXWmtMZz09>

**Meeting I.D. Number:**

820 5642 3611

**Meeting Passcode:**

123456

**Join by phone**

1-929-205-6099

NOTE: This meeting will be held in-person and online (Via Zoom).  
Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, September 5, 2023