



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, October 06, 2025 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted 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. Written comments should be received no later than 12:00 p.m. on **Thursday, October 2, 2025**.

1. **Pledge of Allegiance**
2. **Approval of Minutes** - September 2, 2025
3. **New Petitions**

3A. October 2025 Staff Reports

3B. 2025-27 Kyle Nassaney - Dimensional Variance: to construct a 15ft. x 15ft. family room addition to an existing single-family dwelling with less than the required rear yard. Located at **24 Lugent Lane;** Assessor's Plat 28, Lot 142; Zone: R-10

3C. 2025-28 Robert Kreft - Dimensional Variance: to construct two 22ft x 24ft. accessory garage structures with greater than permitted lot coverage by structures. Located at **22 Wall Street;** Assessor's Plat 33, Lot 17; Zone: R-6

3D. 2025-29 Joseph M. Pardini - Dimensional Variance: to construct a 32ft. x 44ft. single-family dwelling with less than the required right side yard. Located at **3 Slocum Street;** Assessor's Plat 121, Lots 161 & 182; Zone: R-10

3E. 2025-31 Edgardo Rodriguez and Suzanne Cruanes-Rodriguez - Dimensional Variances: to construct a 24ft. x 44ft. accessory garage structure at a size and

height greater than permitted in the R-40 zoning district. Located at **110 Griswold Avenue**; Assessor's Plat 160, Lot 16; Zone: R-40.

3F. **2025-32 James Depasquale - Dimensional Variances:** to construct a 24ft. x 30ft. third story living area addition, a 12ft. x 30ft. two-story front living area addition, and an 8ft. x 30ft. front porch addition to an existing single-family dwelling with less than the required left and right side yards. Located at **40 Congregational Street**; Assessor's Plat 18, Lot 28; Zone: R-6.

3G. **2025-33 Bradford Clair - Dimensional Variance:** to construct an approximate 12ft. x 20ft. second-story roof dormer addition to an existing accessory structure with less than the required left side yard. Located at **30 Union Street**; Assessor's Plat 15, Lot 46; Zone: R-6

3H. **2025-34 Shannon Defusco - Use Variance:** to operate a recreational golf simulation business use within the Manufacturing (M) zoning district. Located at **1 Shannon Court, Unit 102**; Assessor's Plat 94, Lot 67; Zone: M

4. Correspondence

4A. **Request for extension of variance approval** for Jonathan & Miranda Trahan, **454 Poppasquash Road**; Assessor's Plat 174, Lot 74; File 2024-03

5. Adjournment

Date Posted: September 18, 2025

Posted By: emt



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-27

APPLICANT: Kyle Nassaney

LOCATION: 24 Lugent Lane

PLAT: 28

LOT: 142

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 15ft. x 15ft. family room addition to an existing single-family dwelling with less than the required rear yard.

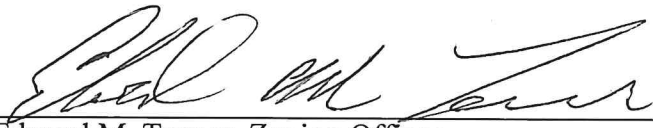
COMPREHENSIVE PLAN REVIEW:

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 15' x 15' family room addition to the rear of the existing dwelling on this residential property located on the southerly side of Lugent Lane (see attached GIS map depicting property). The property consists of a 10,000 square foot lot, and it is improved with a single-family dwelling. The proposed addition would consist of a single-story family room extending off the rear of the dwelling. The application notes that the proposed addition would extend to within approximately 15 feet of the rear property line. However, I was able to locate the attached as-built survey plan from when the house was originally constructed in 2014. According to this plan, the existing dwelling is located 38 feet from the rear property line. Thus, it appears that the proposed family room addition would extend to within approximately 23 feet of the rear property line. The zoning ordinance requires a minimum 30 foot rear yard setback in the R-10 zone.

Please note that this application indicates that this property is located within the R-20 zoning district. This is an error. The property is zoned R-10. Please also note that the tax assessor's map and GIS parcel layer incorrectly show this property as a 20,000 square foot lot. This map error will be corrected by the Town. There is, in fact, a side property line separating 24 and 26 Lugent Lane into two 10,000 square foot lots.

 9/26/2025
Edward M. Tanner, Zoning Officer



24 Lugent Lane

Town of Bristol, RI

1 inch = 36 Feet

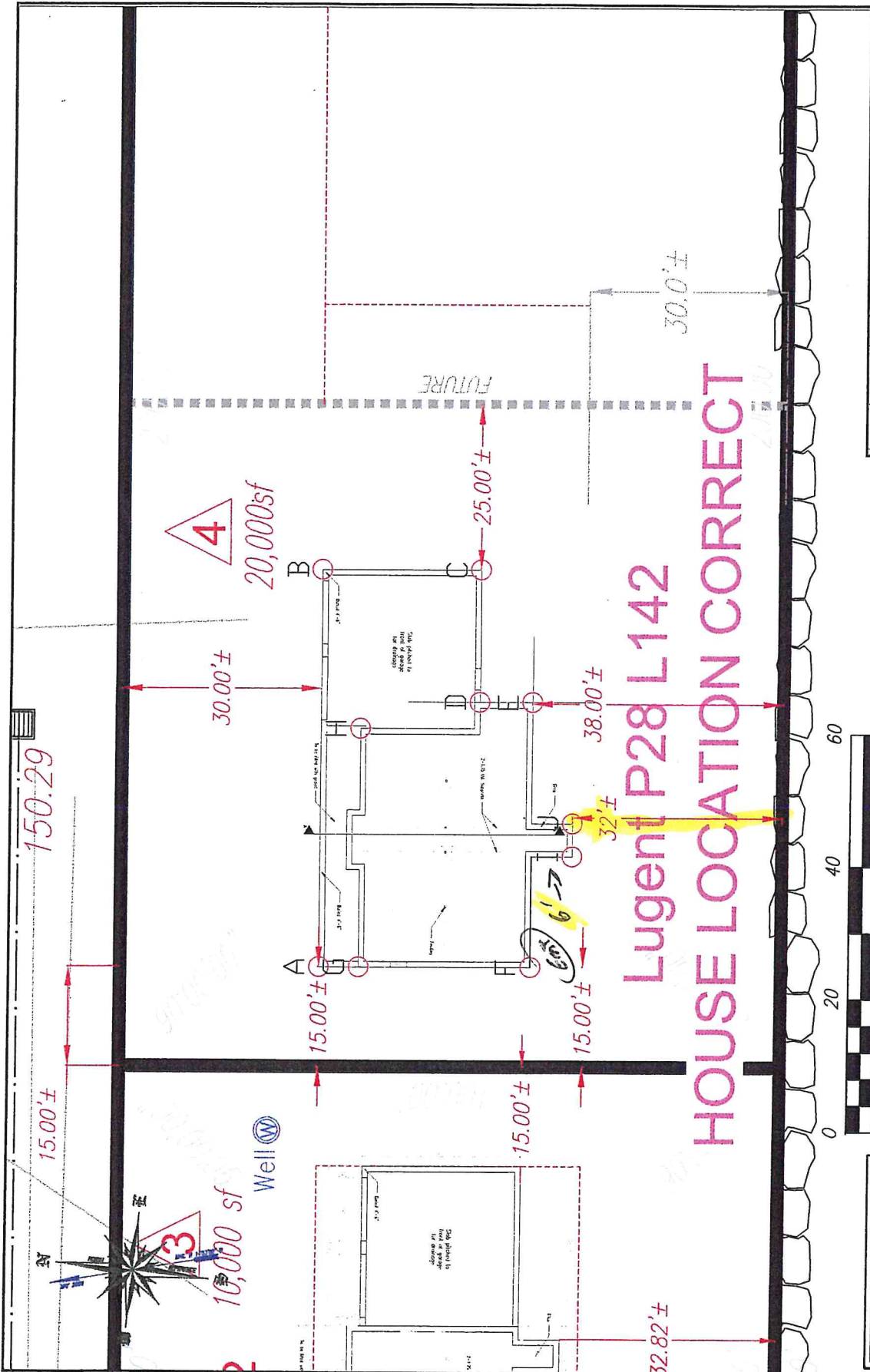


www.cai-tech.com

September 26, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



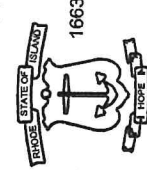
DATE	REVISION	BY
Property Of:		
AS BUILT # 24 Lugent Lane Extension		
BY: STEPHEN M. MURGO SR. PROFESSIONAL LAND SURVEYOR MASSACHUSETTS WARREN, RHODE ISLAND 02805 401-253-0092 SMURGO@GCOM.NET		
Location: Lugent Lane T/A Plat 28 lot #12 Bristol, Rhode Island		
12-015R		1

CERTIFICATION:

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD FOR PROPERTY LINE AND A CLASS III STANDARD FOR PLANNIMETRICS, AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY:  DATE: **11/19/14**

PROFESSIONAL LAND SURVEYOR
 CERTIFICATE OF AUTHORIZATION NO. LS-A33
 (THIS PLAN IS VOID WITHOUT AN ORIGINAL SIGNATURE IN INK)

STEPHEN M. MURGO SR.	
NO.	1663
	
PROFESSIONAL LAND SURVEYOR	



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-28**

APPLICANT: Robert M. Kreft

LOCATION: 22 Wall Street

PLAT: 33

LOT: 17

ZONE: R-6

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct two 22ft x 24ft. accessory garage structures with greater than permitted lot coverage by structures.

COMPREHENSIVE PLAN REVIEW:

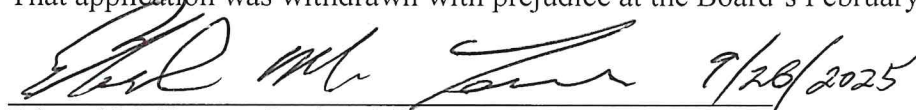
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct two 22' x 24' accessory garage structures on this property located on the southerly side of Wall Street (see attached GIS map depicting property). This property consists of a 22,140 square foot lot that is currently improved with a two-story multi-family structure containing 12 residential dwelling units. The applicant proposes to construct two garages to provide storage for vehicles and maintenance equipment used on the property. The proposed garages would be constructed on the westerly end of the property within a portion of the parcel that was previously a separate 7,380 square foot lot. This lot was purchased by the applicant and merged with lot 17 in 2020. The proposed garages would comply with applicable size and setback requirements for the R-6 zoning district. However, the garages would increase the total lot coverage by structures on this property from approximately 46% to 50.2%. The zoning ordinance permits a maximum lot coverage by structures of 30% in the R-6 zone.

The proposed garages would have a total footprint of approximately 1,056 square feet. Although the zoning ordinance does not regulate lot coverage by pavement and structures in residential zones, it appears that the proposal would cover a majority of the site with impervious surfaces. As such, this project would require a Soil Erosion, Runoff and Sediment Control (ERSC) permit per Chapter 29 of Bristol Town Code. As this property is located in the Tanyard Brook Watershed, more stringent runoff mitigation requirements would apply. The applicant will need to demonstrate that the project can meet the requirements of Chapter 29, and plans prepared by a Professional Engineer will be required prior to issuance of a building permit for the proposed garage.

Recall that the applicant was before the Board with an application for a single larger garage structure in July 2021 (File # 2021-31). That application was denied by the Board. The applicant returned to the Board in October 2023 with an application for a slightly smaller garage with a different configuration. That application was withdrawn with prejudice at the Board's February 2024 meeting.


 Edward M. Tanner, Zoning Officer



22 Wall Street

Town of Bristol, RI

1 inch = 36 Feet



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September 26, 2025

0 36 72 108



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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-29**

APPLICANT: Joseph M. Pardini

LOCATION: 3 Slocum Street

PLAT: 121

LOTS: 161 & 182

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 32ft. x 44ft. single-family dwelling with less than the required right side yard.

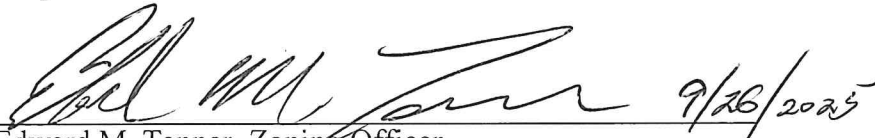
COMPREHENSIVE PLAN REVIEW:

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 32' x 44' single-family dwelling on this undeveloped waterfront property located on the easterly side of Slocum Street (see attached GIS map depicting property). The property consists of two assessor's lots which are considered to be merged per Section 28-221 of the zoning ordinance. According to the survey plan submitted with this application, the combined parcel contains approximately 15,207 square feet of lot area. The proposed house location plan submitted with this application depicts the proposed dwelling to be located 10 feet from the southerly right side property line. The zoning ordinance requires a minimum 15 foot side yard setback in the R-10 zone. The applicant states that the proposed dwelling location closer to the right side property line is desired so as not to block the water view for the neighboring property located on the westerly side of Slocum Street.

As the proposed dwelling will be located within 200 feet of the Kickemuit River, this development plan will require review and approval by the Rhode Island Coastal Resources Management Council (CRMC). In addition, as this property is located within a coastal flood zone, construction of the proposed dwelling will be required to comply with Article IX, Division 2 of the zoning ordinance for development in areas of special flood hazard.


Edward M. Tanner, Zoning Officer



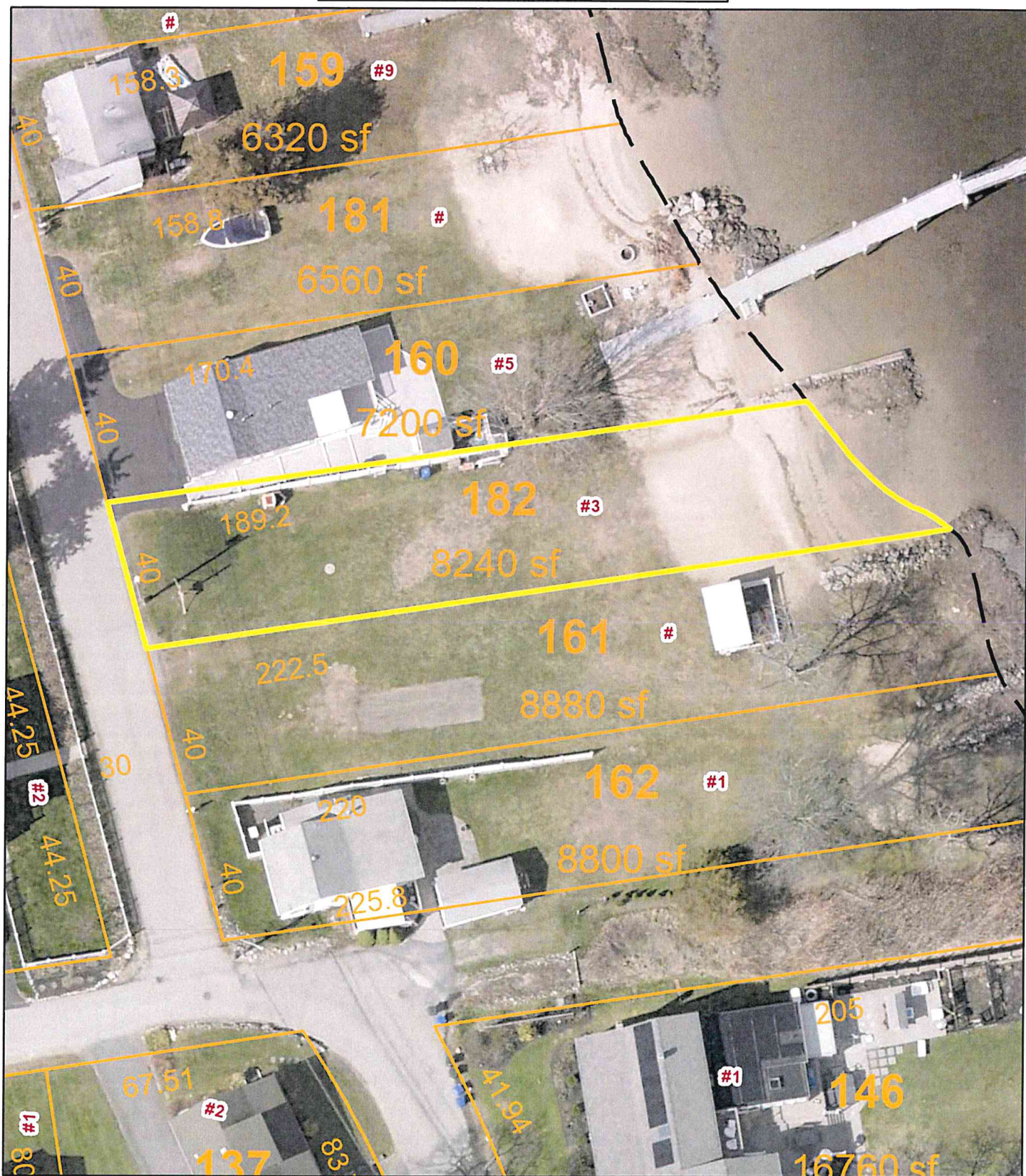
Town of Bristol, RI

1 inch = 36 Feet



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September 26, 2025



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-31**

APPLICANT: Edgardo Rodriguez and Suzanne Cruanes-Rodriguez

LOCATION: 110 Griswold Avenue

PLAT: 160 LOT: 16 ZONE: R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 44ft. accessory garage structure at a size and height greater than permitted in the R-40 zoning district.

COMPREHENSIVE PLAN REVIEW:

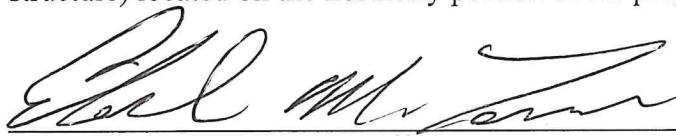
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting dimensional variances to construct a 24' x 44' accessory garage structure on this property located on the easterly side of Griswold Avenue (see attached GIS map depicting property). This property consists of a nearly nine acre parcel that is currently improved with a single-family dwelling, garage, barn, greenhouse and several smaller accessory structures. The existing residence on the property was severely damaged by fire in 2023. The applicants propose to demolish both the existing residence and an existing accessory garage and to construct a new single-family dwelling as well as a new 24' x 44' detached three-car garage structure. The proposed garage would have a total height of 23 feet from grade to the peak of the roof. The zoning ordinance permits accessory structures to a maximum size of 26' x 28' and a maximum height of 20 feet in the R-40 zone.

The applicants note in their application that they have been working on a design for this proposed house and garage for some time and that they originally intended for the garage to be attached to the dwelling. However, due to constraints relating to ground elevation, water table, existing trees, and historical aesthetics of the property they are now proposing the detached accessory garage structure. The proposed dwelling and garage will conform to all other dimensional requirements of the zoning ordinance.

Members may recall that the applicants were before the Board in July 2017 (File No. 2011-17) for dimensional variances relating to construction of the existing barn structure (size and height of accessory structure) located on the northerly portion of the property.

 9/26/2025
Edward M. Tanner, Zoning Officer



110 Griswold Avenue

Town of Bristol, RI

1 inch = 282 Feet



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September 26, 2025



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

STAFF REPORT FOR:

FILE NO. **2025-32**

APPLICANT: James Depasquale

LOCATION: 40 Congregational Street

PLAT: 18

LOT: 28

ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 30ft. third story living area addition, a 12ft. x 30ft. two-story front living area addition, and an 8ft. x 30ft. front porch addition to an existing single-family dwelling with less than the required left and right side yards.

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 additions to an existing single-family dwelling on this property located on the southerly side of Congregational Street (see attached GIS map depicting property). The property consists of a rather narrow but deep 6,142 square foot lot; and it is improved with a single-family dwelling that is located to the rear of the property. The existing dwelling consists of a two-story "L" shaped structure with the front portion running in an east-west direction and the rear portion running north-south.

Proposed additions consist of a third story above the front portion of the existing dwelling, as well as construction of a three-story addition extending 12 feet off the front of the existing dwelling. A covered front porch is also proposed. Proposed additions would carry forward in line with the exterior walls of the front portion the existing dwelling, and they would be located approximately 6ft. 4in. from the easterly left side property line and approximately 8ft. 1in. from the westerly right side property line. The zoning ordinance requires a minimum 10 foot side yard setback in the R-6 zone.

 9/26/2025
Edward M. Tanner, Zoning Officer



40 Congregational Street

Town of Bristol, RI

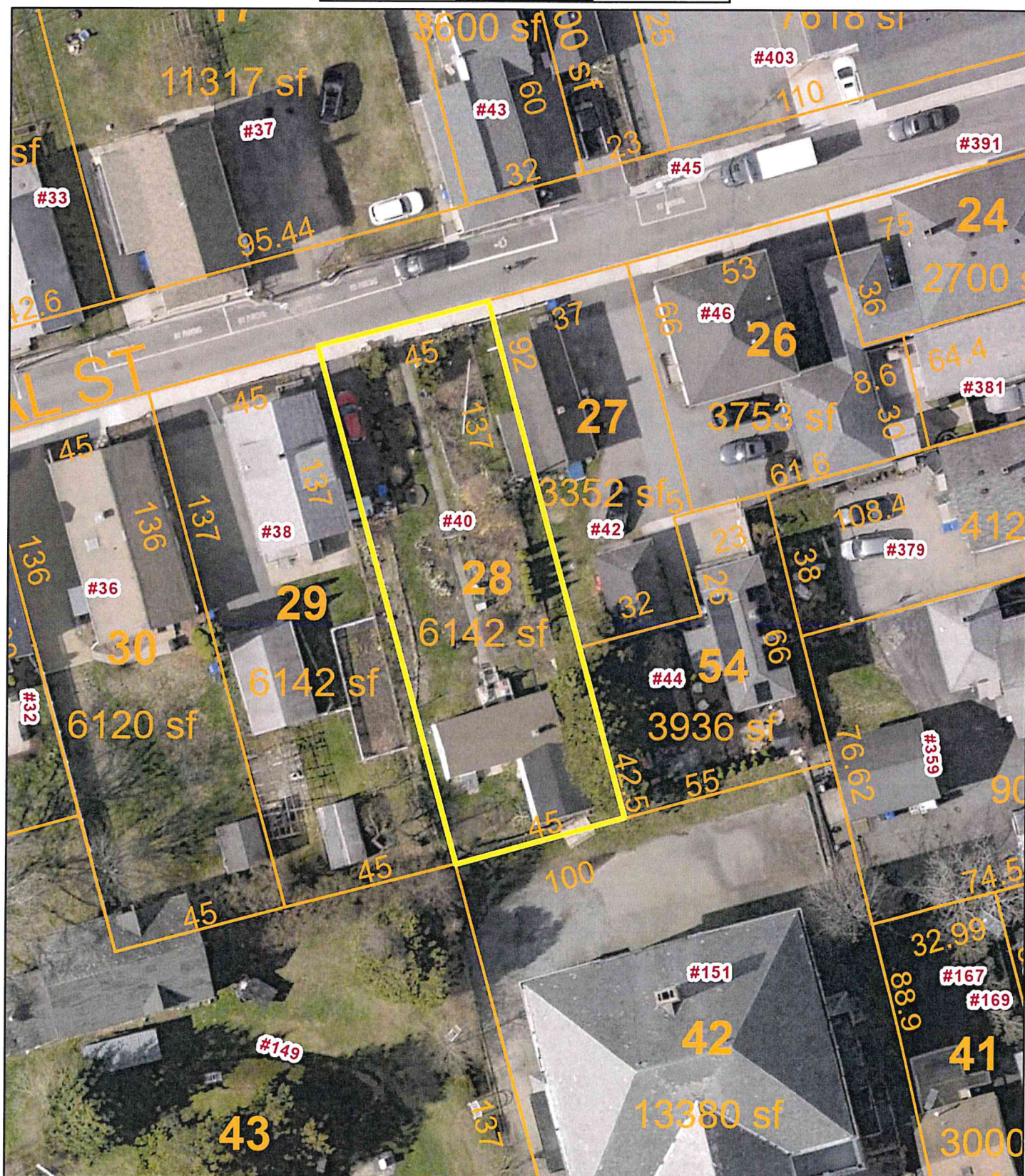
1 inch = 36 Feet



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September 26, 2025

0 36 72 108



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-33**

APPLICANT: Bradford Clair

LOCATION: 30 Union Street

PLAT: 15

LOT: 46

ZONE: Residential R-6

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an approximate 12ft. x 20ft. second-story roof dormer addition to an existing accessory structure with less than the required left side yard.

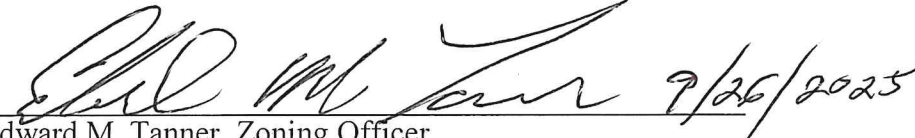
COMPREHENSIVE PLAN REVIEW:

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 roof dormer addition to an existing accessory structure on this property located on the southerly side of Union Street (see attached GIS map depicting property). This property is improved with a single-family dwelling and an accessory garage structure with a home office above. The applicant proposes to expand the space within the second floor of the accessory structure to accommodate an accessory dwelling unit (ADU). The proposed roof dormer addition would raise the roof and exterior wall on the left side of the structure to provide additional space to accommodate a full bathroom and a bedroom. The proposed addition would not expand the footprint or the height of the existing structure but it would add additional usable space within the second floor. The existing accessory structure is located between 1 foot and 1.4 feet from the easterly left side property line. The zoning ordinance requires a minimum 6 foot setback from side property lines in the R-6 zone.

Members may recall that previous owners of this property were before the Board in 2009 and again in 2012 regarding proposed alterations to the accessory structure on this property. In July 2009, the Board approved construction of a first floor storage area addition off the right side of the accessory garage structure, along with a right side roof dormer and exterior deck (File No. 2009-20) to accommodate proposed second floor home office space. In September 2012, the Board approved a water and sewer line connection to the structure to accommodate a small half bathroom within the office space. The previous decisions included a condition and recorded restriction stating that the second floor of the accessory structure could not be converted into a dwelling unit. The Rhode Island General Assembly has since adopted legislation permitting ADU's within the footprint of existing structures on residential properties. In consultation with the Town Solicitor's office, I have determined that the new state law permitting an ADU supersedes the previous zoning board condition prohibiting conversion of the structure to a dwelling unit.


 Edward M. Tanner, Zoning Officer



30 Union Street

Town of Bristol, RI

1 inch = 36 Feet



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September 26, 2025



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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-34**

APPLICANT: Shannon Defusco

LOCATION: 1 Shannon Court, Unit 102

PLAT: 94 LOT: 67 ZONE: M

APPLICANT IS REQUESTING A USE VARIANCE TO:

Operate a recreational golf simulation business use within the Manufacturing (M) zoning district.

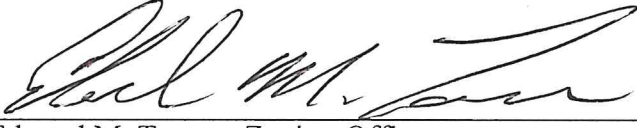
COMPREHENSIVE PLAN REVIEW:

As this application is for a use variance, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a use variance to operate a recreational business use within the Manufacturing (M) zoning district. This property is located on the southerly side of Shannon Court and the easterly side of Ballou Boulevard within the East Bay Industrial Park (see attached GIS map depicting property). The property is improved with a 12,000 square foot commercial building containing four individual business spaces. Current occupants of the building include an electrical contractor and a dance studio. The most recent occupant of unit 102 was an industrial equipment wholesaler, which is a permitted use in the M zone. The applicant proposes to operate a private commercial golf simulation business where clients would use electronic golf simulation technology to train and practice the game of golf. I have determined that the proposed use most closely resembles a "recreational or athletics school" use as defined in Section 28-1 of the zoning ordinance. This type of use is not permitted in the M zone per the Permitted Use Table found in Section 28-82 of the zoning ordinance. The applicant has noted that this unit within the building has been vacant for some time and that the proposed use would not disrupt the character of the surrounding industrial park.

The Technical Review Committee (TRC) of the Bristol Planning Board has not yet reviewed this application. The TRC is scheduled a meeting with the applicant for Thursday October 2, 2025. A follow up memorandum regarding the TRC meeting will be forwarded to the Board prior to the public hearing on this application.

 9/29/2025
 Edward M. Tanner, Zoning Officer



1 Shannon Court

Town of Bristol, RI

1 inch = 71 Feet



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September 29, 2025

0 71 142 213



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Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 17, 2025

File #: ZBR-25-27

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

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Kyle Nassaney

Owner of Record: Kyle J. and Elizabeth A. Nassaney

Location: 24 LUGENT LANE , BRISTOL, RI, 02809

Plat: 28 Lot: 142

Zoning District: R-20

Applicant is requesting a **Dimensional Variance** to:

to construct a 15ft. x 15ft. family room addition to an existing single-family dwelling with less than the required rear yard.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-27

24 lugent lane 28 142

August 9, 2025

Applicant	
Name of Applicant	Kyle nassaney
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Plat/Lot		
Zoning District	R-20		
Address, Plat, Lot	Address	Plat	Lot
	24 lugent lane	28	142

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	225 feet
Width in Feet	15 feet
Length in Feet	15 feet
Height Above Grade	15 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	15 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Describe the extent of the proposed alterations and the reasons for the requesting relief
Looking to add a 4 season room

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	10,000
Lot Frontage	35
Lot Depth	100

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,950	Building/Structure Detail if Other: None

Kyle Nassaney
24 Lugent Lane
Bristol, RI 02809
4014876398
knassaney@yahoo.com

9/8/2025

Edward Tanner
Principal Planner, Zoning Enforcement Officer
Bristol Rhode Island Zoning Department
Bristol RI 02809

Application for zoning variance for proposed addition at 24 Lugent Lane, Bristol RI.

Dear Mr. Tanner,

Approval is requested for a new addition to the property located at 24 Lugent Lane, Bristol RI 02809.

The Proposed project involves the construction of a 15x15 single story family room addition off the rear of the house. The existing deck will be extended to adjoin the new room. The addition will be built in accordance with all local building codes and will be a seamless extension of the existing structure.

The project will provide additional living space for our family. The new area works well with the layout and will keep the same style and flow of the house. With my wife working from home and needing a home office space and two growing twin boys we will use this addition to creating more living space on the main floor. The addition will create a better working environment and a larger area for our family to gather. This addition will not obstruct any views and there are no neighbors behind the lot that will be disturbed.

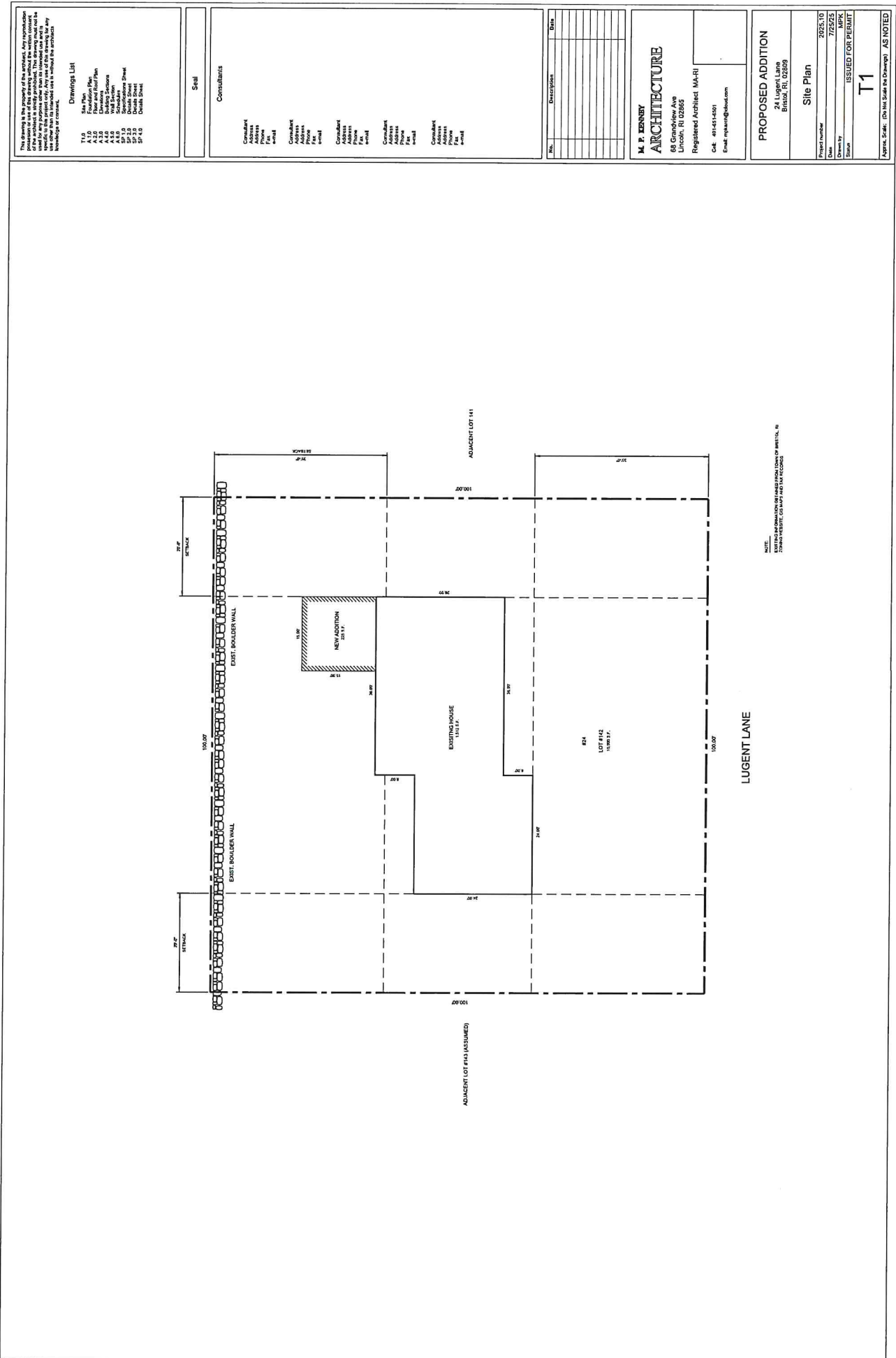
All relevant property details have been submitted to the portal to help expedite review. The construction will be performed by a licensed contractor and will be confined to regular working hours to minimize disruptions to neighbors.

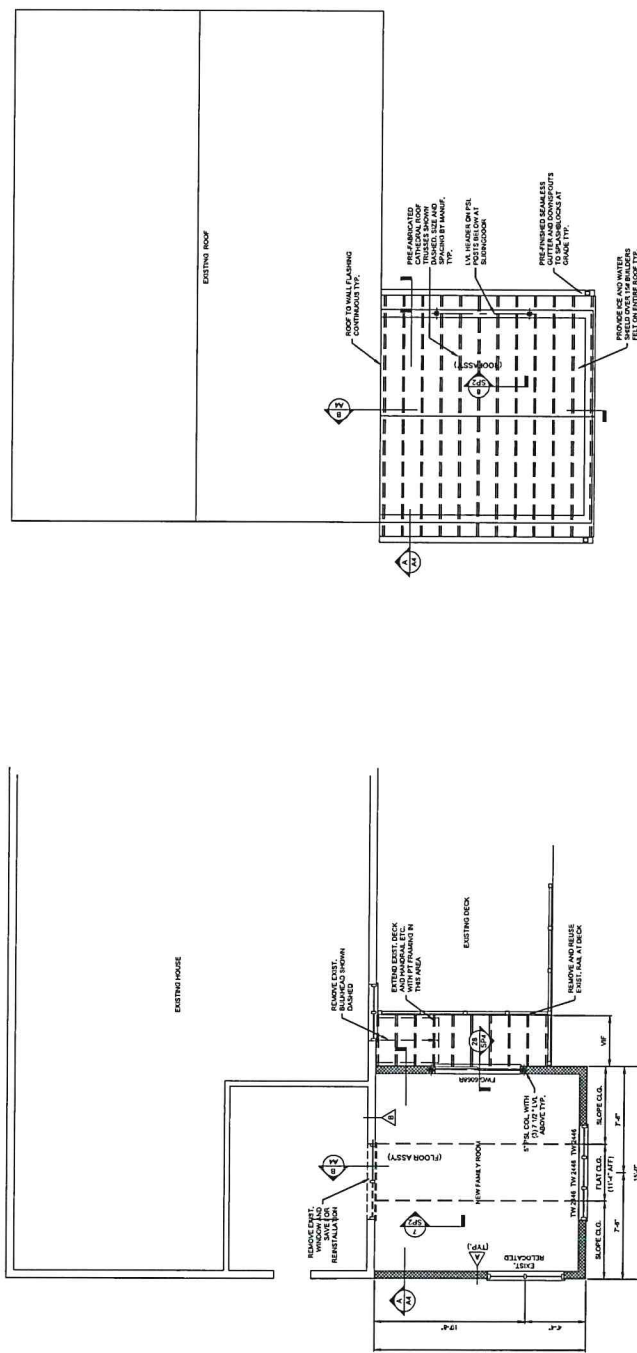
If further information or documentation is required to complete the process, please advise. Contact can be made by phone at 4014876398 or knassaney@yahoo.com

Thank you for your attention,

Sincerely,

Kyle Nassaney





FIRST FLOOR AND ROOF PLANS

SCALE: 1/4"=1'-0"

[illegible]

M. P. KENNEY
ARCHITECTURE
66 Grandview Ave
Lincoln, RI 02865
Registered Architect MA-RI
Cell: 401-451-4301
Email: mpkarch@icloud.com

PROPOSED ADDITION
24 Lugent Lane
Bristol, RI, 02809

Floor and Roof Plans

Project number	2025.01
Date	7/25/25
Drawn by	MPK
STATUS	ISSUED FOR PERMIT

A2

Approx. Scale: (Do Not Scale the Drawings) AS NOTED

This drawing is the property of the architect. Any reproduction, circulation or use of this drawing without the written consent of the architect is strictly prohibited. This drawing must not be used for any purpose other than its intended use and is specific to this project only. Any use of this drawing for any other purpose other than its intended use without the architect's written consent is prohibited.

Seal

Consultants

Consultant	Address	Address	Phone	Fax	e-mail
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Consultant	Address	Address	Phone	Fax	e-mail
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Consultant	Address	Address	Phone	Fax
...	...	...	...	...

Consultant	Address	Address	Phone	Fax
...	...	...	...	...

Consultant	Address	Address	Phone
...	...	...	...

[illegible]

M. P. KENNEY
ARCHITECTURE

58 Grandview Ave
Lincoln, RI 02865

Registered Architect

Cell: 401-451-4501

PROPOSED ADDITION

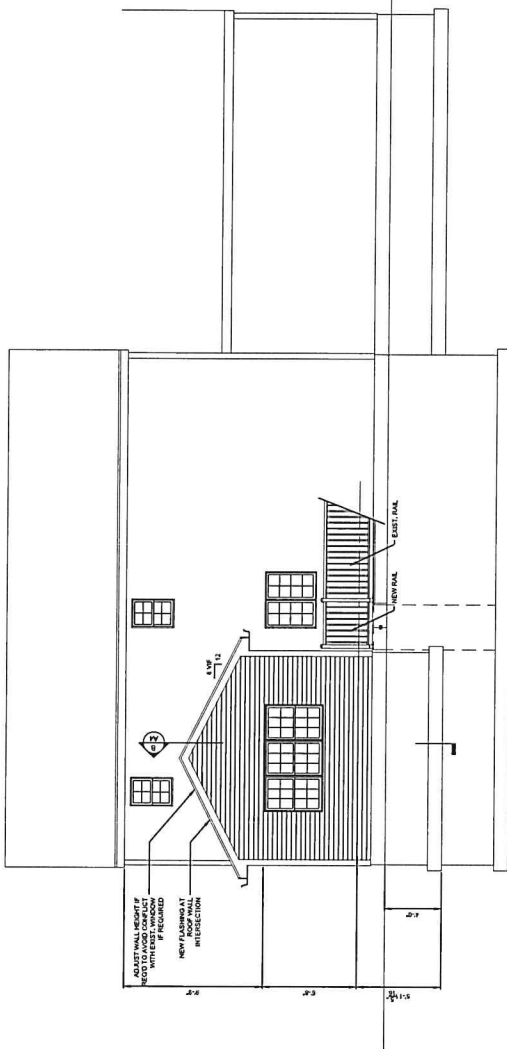
24 Lugenl Lane
Bristol, RI, 02809

Elevations

Project number	2025.01
Issue date	7/25/25
Drawn by	MPK
Issue	ISSUED FOR PERMIT

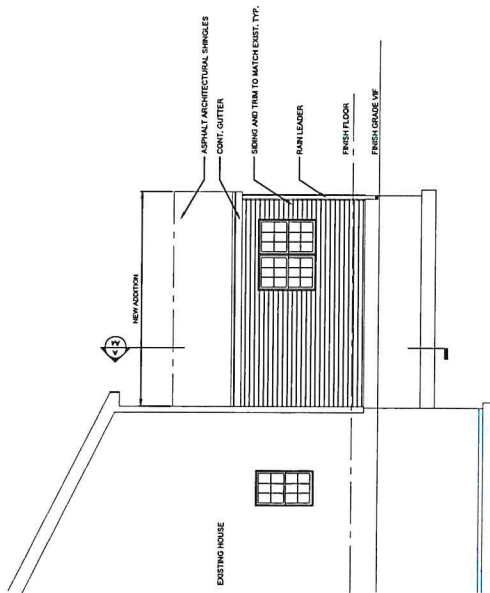
A3

approx. Scale; (Do Not Scale the Drawings) AS NOTED



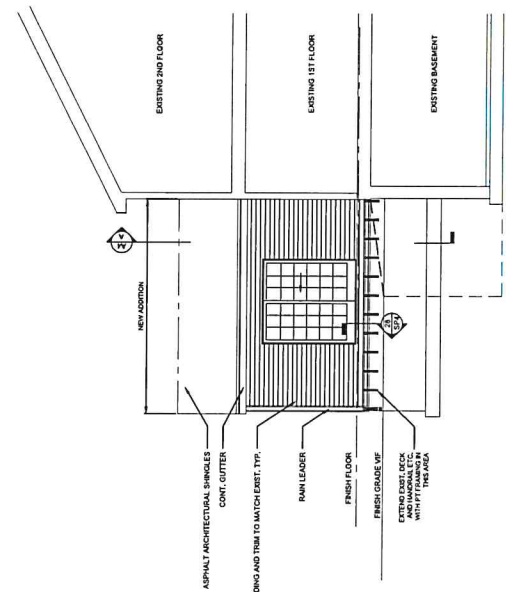
1	REAR ELEVATION
---	----------------

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

CASE: 97-100-4102



...	...
-----	-----

DATE: 11/11/11

	Seal	Consultants
Consultant Address Phone Fax e-mail		Consultant Address Phone Fax e-mail
Consultant Address Phone Fax e-mail		Consultant Address Phone Fax e-mail
Consultant Address Phone Fax e-mail		Consultant Address Phone Fax e-mail
Consultant Address Phone Fax e-mail		Consultant Address Phone Fax e-mail
Consultant Address Phone Fax e-mail		Consultant Address Phone Fax e-mail

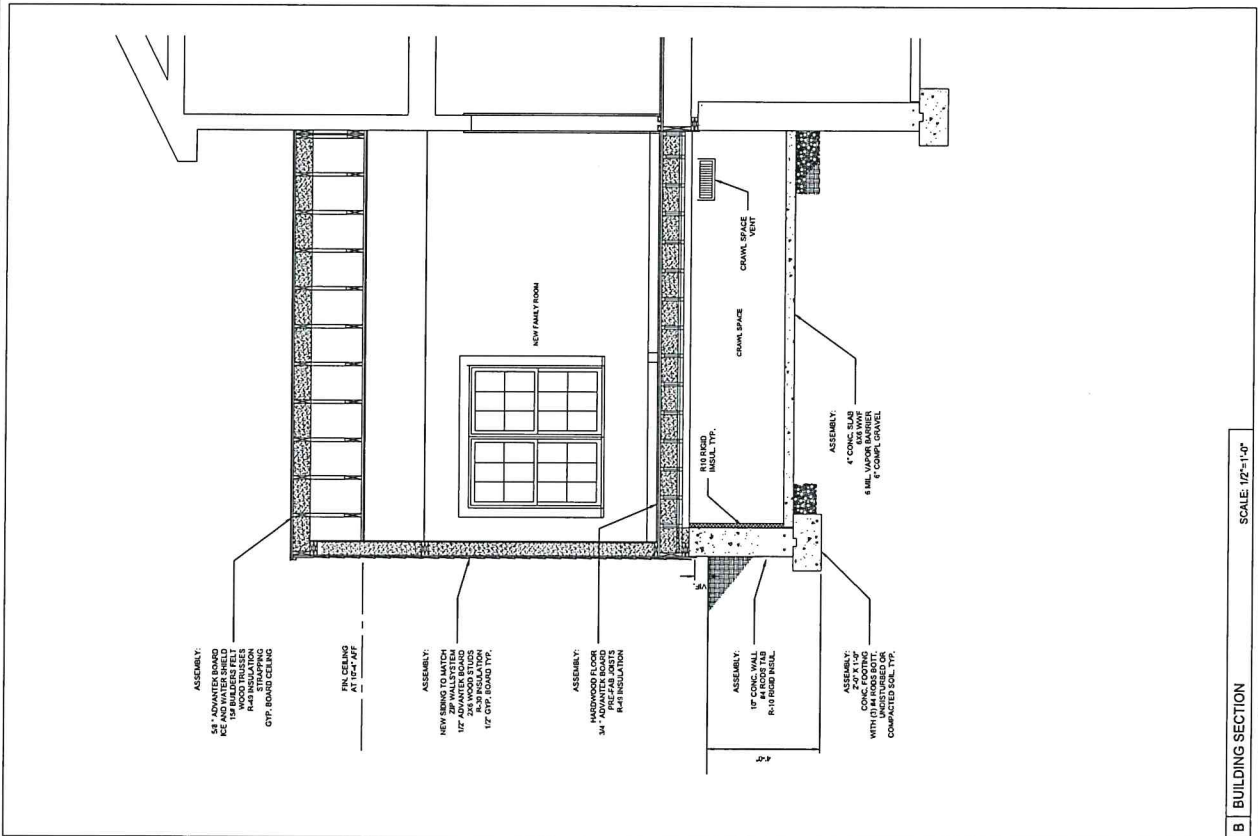
[illegible]

M. P. KENNEY
ARCHITECTURE
68 Grandview Ave.
Lincoln, RI 02865
Registered Architect MA-RI
Cell: 401-451-4501
Email: mpkarc@cloud.com

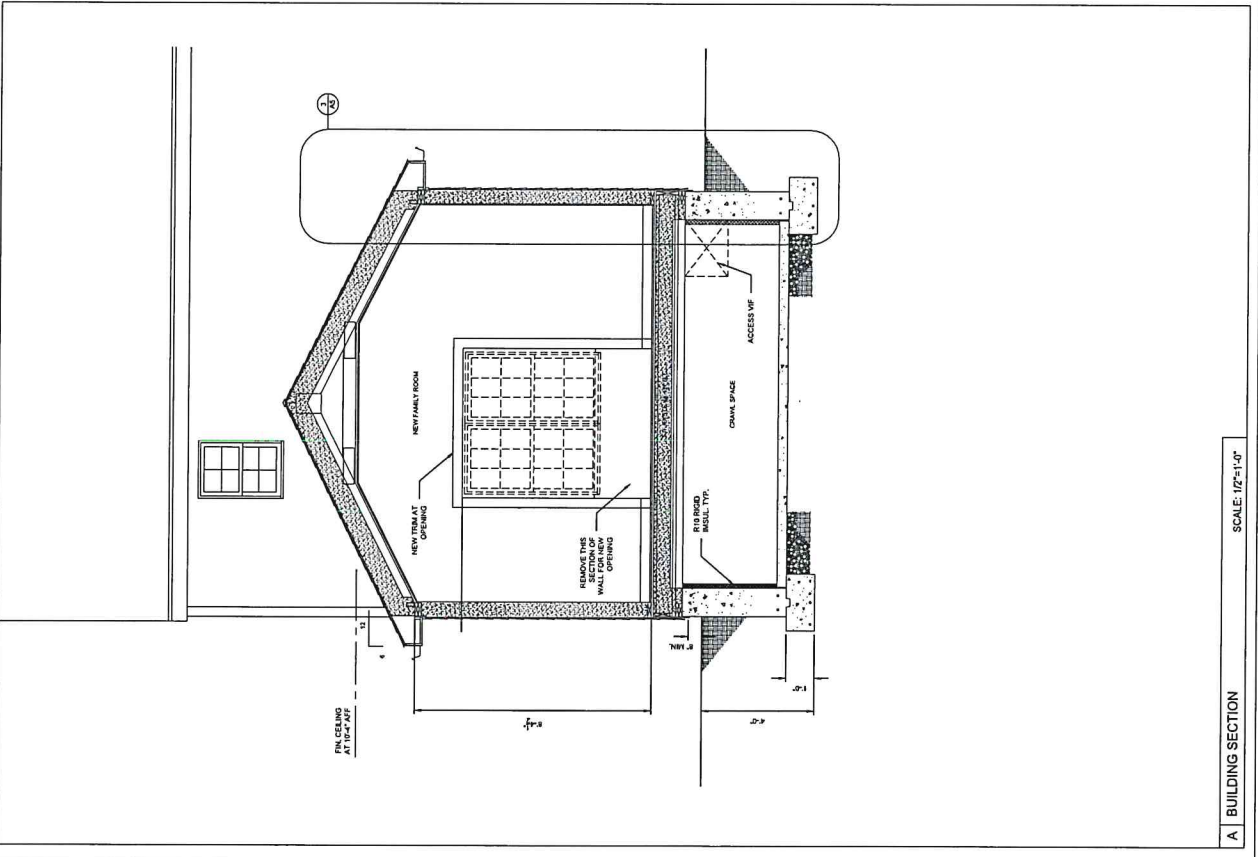
PROPOSED ADDITION
24 Lugent Lane
Bristol, RI, 02809

Project number	2025.01
Date	7/25/25
Drawn by	MPK
Issue	ISSUED FOR PERMIT

A4



B BUILDING SECTION **SCALE: 1/2"=1'-0"**



A	BUILDING SECTION	SCALE: 1/2"=1'-0"
---	------------------	-------------------

This drawing is the property of the architect. Any reproduction of this drawing without the written consent of the architect is strictly prohibited. This drawing was prepared for the project only. Any use of this drawing for any other project without the written consent of the architect is strictly prohibited.

Seal

Consultants

Consultant
Address
City
State
Zip
Phone
Fax
E-mail

Consultant
Address
City
State
Zip
Phone
Fax
E-mail

Consultant
Address
City
State
Zip
Phone
Fax
E-mail

Consultant
Address
City
State
Zip
Phone
Fax
E-mail

Project Number
Date
Drawn by
Checked by
Status

2023.01
7/25/23
MPK
ISSUED FOR PERMIT

Project Name
Project Location
Project Description

PROPOSED ADDITION
24 Lugnet Lane
Bristol, RI, 02809

Details Sheet

Project Number
Date
Drawn by
Checked by
Status

2023.01
7/25/23
MPK
ISSUED FOR PERMIT

Project Name
Project Location
Project Description

PROPOSED ADDITION
24 Lugnet Lane
Bristol, RI, 02809

Details Sheet

1. TYP. EXTERIOR WALL TYPE 'A' DETAIL
SCALE: 1" = 1'-0"

2x4 STUDS AT 16" O.C.
1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

2. TYP. INTERIOR WALL TYPE 'B' DETAIL
SCALE: 1" = 1'-0"

EXIST. WALL
1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

3. TYP. INTERIOR WALL TYPE 'C' DETAIL
SCALE: 1" = 1'-0"

2x4 STUDS AT 16" O.C.
1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

4. BASEMENT WALL ASSEMBLY DETAIL
SCALE: 1" = 1'-0"

ASPHALT/FLY ASH INSULATION PER CODE REQUIREMENTS TYP.
1/2" GYP. BD. ON 2x4 STUDS AT 16" O.C.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

5. BASEMENT FLOOR SLAB DETAIL
SCALE: 1" = 1'-0"

1" CONG. FLOOR WITH TROWELED FINISH AND UNFINISHED BASEMENT FLOOR
6" WELLED INSULATION PER CODE REQUIREMENTS TYP.
UNFINISHED BASEMENT FLOOR

6. FLOOR/CEILING ASSEMBLY DETAIL
SCALE: 1" = 1'-0"

EXIST. FLOORING OVER 1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

7. FLOOR/CEILING ASSEMBLY DETAIL
SCALE: 1" = 1'-0"

EXIST. FLOORING OVER 1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

8. ROOF ASSEMBLY DETAIL
SCALE: 1" = 1'-0"

1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

9. STEPPED FOUNDATION DETAIL
SCALE: NONE

1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

10. FOUNDATION WALL CONNECTION DETAIL
SCALE: NONE

1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

11. COLUMN FOOTING DETAIL
SCALE: NONE

1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

12. COLUMN FOOTING SECTION
SCALE: NONE

1/2" GYP. BD. WITH SKIN COAT OVER TYP.
SPRAY OR BATT INSULATION PER CODE REQUIREMENTS TYP.
(SEE ENCL. SP-1.3 SECTION 1)

Consultants

Consultant Address Address Phone Fax e-mail	Consultant Address Address Phone Fax e-mail	Consultant Address Address Phone Fax e-mail	Consultant Address Address Phone Fax e-mail	Consultant Address Address Phone Fax e-mail
--	--	--	--	--

[illegible]

M. P. KENNEY
ARCHITECTURE
58 Grandview Ave
Lincoln, RI 02865
Registered Architect MA-RI
Cell: 401-451-4521
Email: mpkarch@broad.com

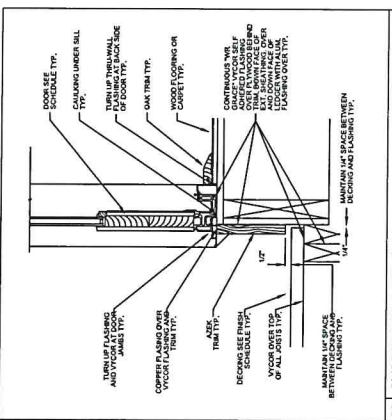
PROPOSED ADDITION
24 Lugent Lane
Bristol, RI, 02809

Details Sheet

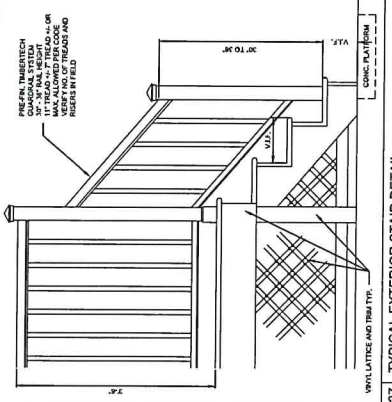
Issued number	2025.01
Date	7/25/25
Issued by	MPK
Notes	ISSUED FOR PERMIT

P4

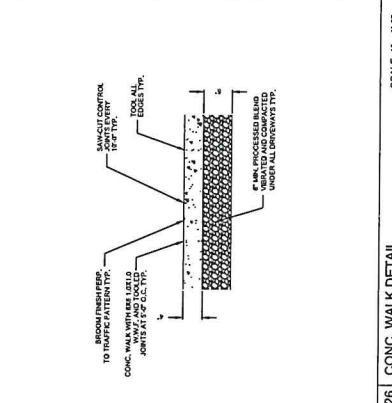
Approx. Scale: (Do Not Scale the Drawings) AS NOTED



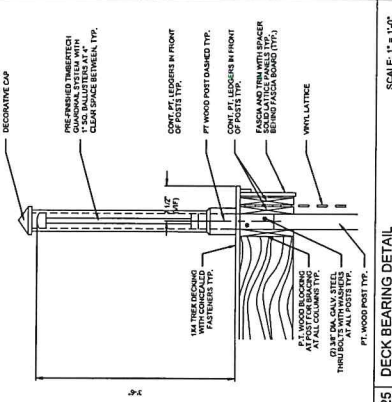
28	SLIDING DOOR SILL FLASHING DETAIL	SCALE: NONE
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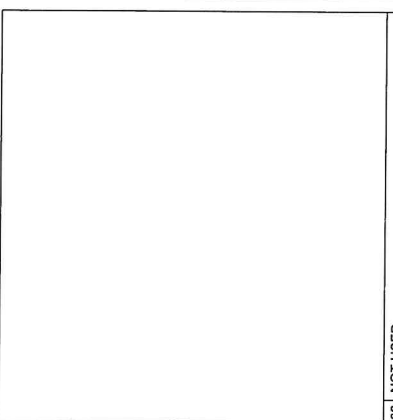
27	TYPICAL EXTERIOR STAIR DETAIL	SCALE: NONE
----	-------------------------------	-------------



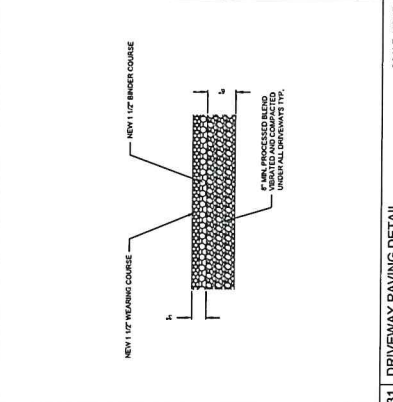
26 CONC. WALK DETAIL



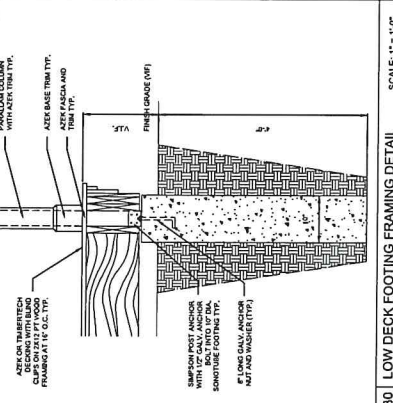
SCALE: 1" = 1'-0"



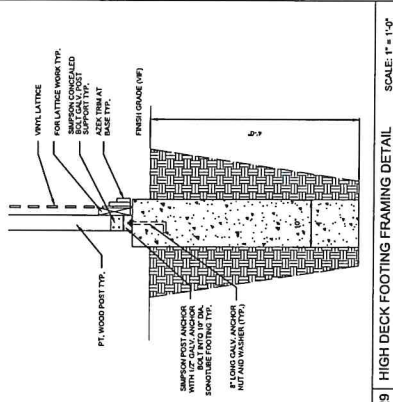
32	NOT USED
----	----------



31	DRIVEWAY PAVING DETAIL	SCALE: NONE
----	------------------------	-------------



00	LOW DECK FOOTING FRAMING DETAIL	SCALE: 1" = 1'-0"
----	---------------------------------	-------------------



9 HIGH DECK FOOTING FRAMING DETAIL SCALE: 1" = 1'-0"

36	NOT USED
----	----------

35	NOT USED
----	----------

4	NOT USED
---	----------

3	NOT USED
---	----------

► Bristol

► 24 LUGENT LANE

Card 1 of 1

► Plat/Lot 028-0142-000

► Account: 2288

► LUC 27

► Zone R-20

► Assessment

\$694,700

► Building Information

BLDG Type	Colonial	Story Height	2 Story	Description
RES Units	1	COM Units		
Foundation	Concrete	BMT Floor	Reinf Concrete	
Frame 1	Wood	Frame 2	%	
EXT Wall 1	Vinyl Siding	EXT Wall 2	%	
Roof Type 1	Gable	Roof Type 2	%	
Roof Cover 1	Asphalt Shir	Roof Cover 2	%	
INT Wall 1	Drywall	INT Wall 2	%	
Floors 1	Wood Joist	Floors 2	%	
BMT Garages		Color		
Plumbing		Electrical	200	
Insulation		INT vs EXT		
Heat Fuel	Oil/Gas	Heat Type	FWA w/AC	
# Heat Sys		% Heated	100	
% Solar HW		% A/C	100	
% COM Wall		% Vacuum		
Ceill HGT		Ceiling Type		
Parking Type		% Sprinkled		
EXT View				

► Other Factors

Grade	Q4+	Q4+	Q4+	Flood Hazard
Year Built	2014	EFF Year		Topography
Alt LUC		Alt %	0.00	Street
				Traffic
Depreciation				Bas \$/SQ
				Size Adj
				Constr Adj
Condition	AV	AV - Average	10.0	Adj \$/SQ
Functional			0.0	Other Featrs
Economic			0.0	Grade Fac
Special			0.0	Neigh Infl
OV			0.0	Land Factor
				Adj Total
				Depreciation
				Depr Total
				Total Depreciation % >

► Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

► Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	1

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 10/03/2016	M17949		MECH	0	100	Closed	INSTALL GAS FIREPLACE
2 05/19/2015	703-14-B	05/19/2015	COO	0	100	Closed	CONSTRUCT SFD
3 01/23/2015	6-15-P	08/10/2015	PLMB	7,000	100	Closed	SFD W/ 2 1/2 BATHS 8 FIXTURES 1 KIT SINK
4 01/23/2015	P19230		PLMB	0	100	Closed	PLUMBING NEW HOUSE 2 1/2 BATHS & KITCHEN
5 12/15/2014	339-14-M	08/10/2015	MECH	12,400	100	Closed	INSTALL 2 GAS FURNACES W/ A/C AND DUCT WORK
6 12/15/2014	M15394		MECH	0	100	Closed	INSTALL TWO (2) GAS FURNACES WITH A/C AND DUCTWORK
7 12/03/2014	M17942		MECH	0	100	Closed	INSTALL GAS FIREPLACE AND VENTING. GAS LINE WORK BY OTHERS
8 12/03/2014	319-14-M	08/10/2015	MECH	1,000	100	Closed	INSTALL GAS PIPE LINE AND VENT
9 12/01/2014	333-14-E	08/10/2015	ELEC	7,000	100	Closed	WIRE SFD TO RESIDENCE CODE

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1 99	Gas Fireplac	1	S	1			1	3	AV	2014	1,900
2											
3											
4											
5											
6											
7											
8											
9											
10											

► Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1			
2			
3			
4			
Totals			



24 Lugent Lane - 300' Radius

Town of Bristol, RI

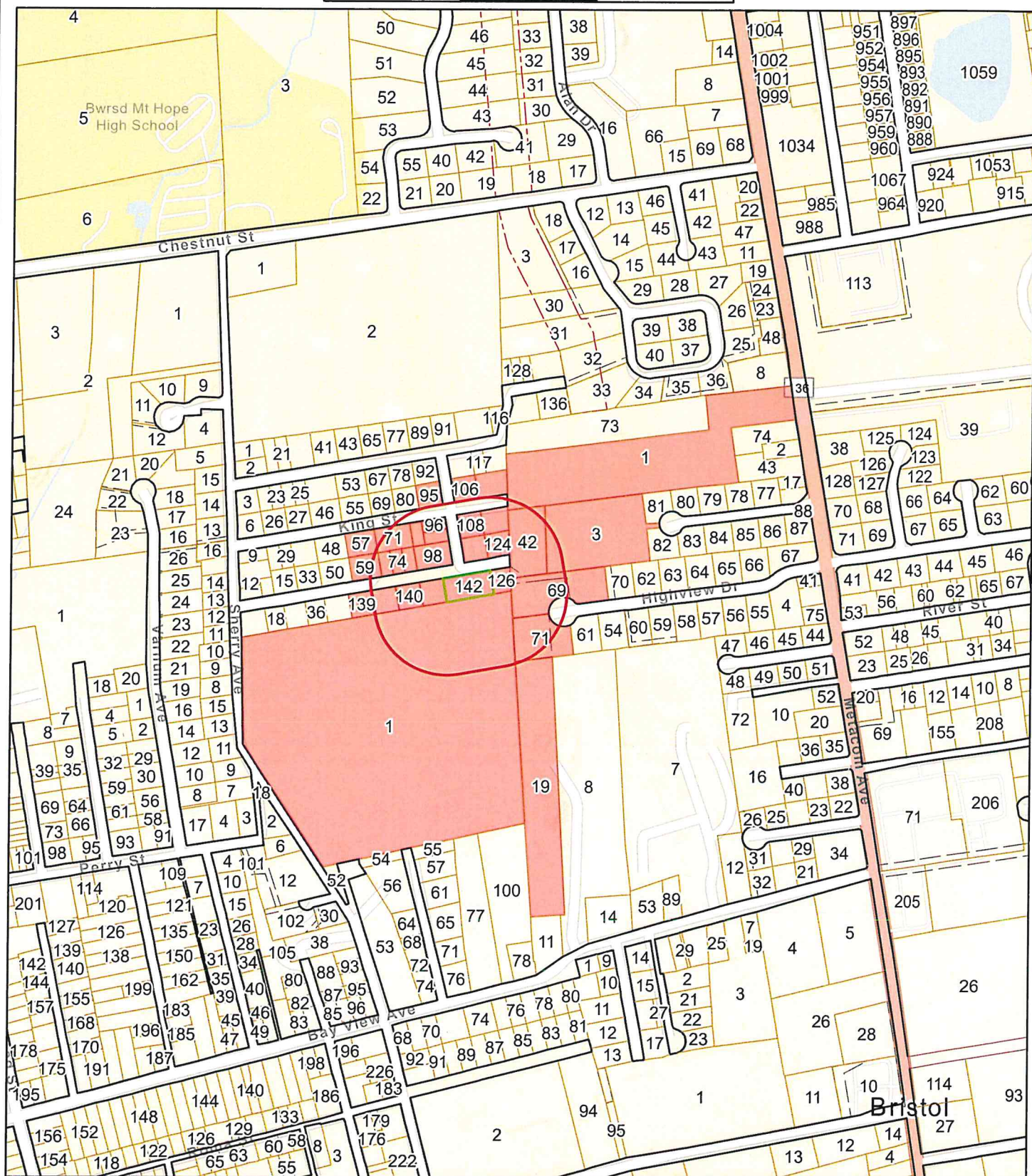
1 inch = 563 Feet



www.cai-tech.com

September 16, 2025

0 563 1126 1689



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3B.

Subject Property:

Parcel Number: 28-142
CAMA Number: 28-142
Property Address: 24 LUGENT LANE

Mailing Address: NASSANEY, KYLE J & ELIZABETH A TE
24 LUGENT LN
BRISTOL, RI 02809

Abutters:

Parcel Number: 28-106
CAMA Number: 28-106
Property Address: 9 HATTIE BROWN LN

Mailing Address: ISABELLE, VINCENT A MARION JOAN
TE
9 HATTIE BROWN LN
BRISTOL, RI 02809

Parcel Number: 28-108
CAMA Number: 28-108
Property Address: 13 HATTIE BROWN LN

Mailing Address: PADULA, PAUL J.
13 HATTIE BROWN LANE
BRISTOL, RI 02809

Parcel Number: 28-110
CAMA Number: 28-110
Property Address: 15 HATTIE BROWN LN

Mailing Address: CARVALHO, MELISSA A & JEFFREY M
TE
15 HATTIE BROWN LANE
BRISTOL, RI 02809

Parcel Number: 28-120
CAMA Number: 28-120
Property Address: 21 KING ST

Mailing Address: GIORGI, SEAN ADAM & MIKAYLA J. TE
21 KING ST
BRISTOL, RI 02809

Parcel Number: 28-122
CAMA Number: 28-122
Property Address: 20 KING ST

Mailing Address: GUTIERREZ, NICHOLAS ADRIAN & KEY,
TYLER TE
20 KING ST
BRISTOL, RI 02809

Parcel Number: 28-124
CAMA Number: 28-124
Property Address: 41 LUGENT LN

Mailing Address: TULLY, MICHAEL S.
41 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-126
CAMA Number: 28-126
Property Address: 28 LUGENT LN

Mailing Address: BROWN, ASHLEY & MICHAEL TE
28 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-139
CAMA Number: 28-139
Property Address: 16 LUGENT LN

Mailing Address: COELHO, RYAN M & NANCY TC
16 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-140
CAMA Number: 28-140
Property Address: 20 LUGENT AVE

Mailing Address: YANYAR, ERIK P
20 Lugent Ln
BRISTOL, RI 02809

Parcel Number: 28-141
CAMA Number: 28-141
Property Address: 22 LUGENT LANE

Mailing Address: VAN DEUSEN, RYAN ALLEN & NICOL
22 LUGENT LN
BRISTOL, RI 02809



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9/16/2025

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Page 1 of 3



300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3B.

Parcel Number: 28-142
CAMA Number: 28-142
Property Address: 24 LUGENT LANE

Mailing Address: NASSANEY, KYLE J & ELIZABETH A TE
24 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-38
CAMA Number: 28-38
Property Address: 18 LUGENT LN

Mailing Address: FINN, JAMES E & O BRIEN, KATHERINE
R TC
18 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-57
CAMA Number: 28-57
Property Address: 8 KING ST

Mailing Address: WINGFIELD, KATHRYN A
8 KING ST
BRISTOL, RI 02809

Parcel Number: 28-59
CAMA Number: 28-59
Property Address: 15 LUGENT LN

Mailing Address: BURKE, STEVEN - TRUSTEE STEVEN
BURKE FAMILY TRUST
15 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-71
CAMA Number: 28-71
Property Address: 14 KING ST

Mailing Address: MCFADDEN, JENNIFER LYNN & LAMM,
BENJAMIN P TE
14 KING ST
BRISTOL, RI 02809

Parcel Number: 28-73
CAMA Number: 28-73
Property Address: LUGENT LN

Mailing Address: HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

Parcel Number: 28-74
CAMA Number: 28-74
Property Address: LUGENT LN

Mailing Address: HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

Parcel Number: 28-83
CAMA Number: 28-83
Property Address: KING ST

Mailing Address: CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL, RI 02809

Parcel Number: 28-84
CAMA Number: 28-84
Property Address: LUGENT LN

Mailing Address: HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

Parcel Number: 28-95
CAMA Number: 28-95
Property Address: 17 KING ST

Mailing Address: GARCIA, LORAL LEE & GARCIA, HOLLY
J. CO- TRUSTEES
17 KING ST
BRISTOL, RI 02809

Parcel Number: 28-96
CAMA Number: 28-96
Property Address: 16 KING ST

Mailing Address: CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL, RI 02809

Parcel Number: 28-97
CAMA Number: 28-97
Property Address: HATTIE BROWN LN

Mailing Address: CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL, RI 02809



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9/16/2025

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Page 2 of 3



300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3B.

Parcel Number: 28-98
CAMA Number: 28-98
Property Address: 16 HATTIE BROWN LN

Mailing Address: HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

Parcel Number: 36-1
CAMA Number: 36-1
Property Address: 24 SHERRY AVE

Mailing Address: JUNIPER HILL
24 SHERRY AVE
BRISTOL, RI 02809

Parcel Number: 48-1
CAMA Number: 48-1
Property Address: 467 METACOM AVE

Mailing Address: FRANCO, DOMENIC ANTHONY, JR. &
FRANCO, LINDA JEAN TRUSTEES
P.O. BOX 446
BRISTOL, RI 02809

Parcel Number: 48-19
CAMA Number: 48-19
Property Address: BAY VIEW AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 48-3
CAMA Number: 48-3
Property Address: FRANCESCA LN

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

Parcel Number: 48-42
CAMA Number: 48-42
Property Address: METACOM AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 48-69
CAMA Number: 48-69
Property Address: 17 HIGHVIEW DR

Mailing Address: WATSON, ROBERT A. & JENNAE M. TE
17 HIGHVIEW AVE
BRISTOL, RI 02809

Parcel Number: 48-71
CAMA Number: 48-71
Property Address: 20 HIGHVIEW DR

Mailing Address: DUMONT, CHRISTIE S.
8 JUSTIN ST
WARREN, RI 02885



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9/16/2025

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Page 3 of 3

BROWN, ASHLEY & MICHAEL
28 LUGENT LN
BRISTOL, RI 02809

GUTIERREZ, NICHOLAS ADRIA
20 KING ST
BRISTOL, RI 02809

VAN DEUSEN, RYAN ALLEN &
22 LUGENT LN
BRISTOL, RI 02809

BURKE, STEVEN - TRUSTEE
STEVEN BURKE FAMILY TRUST
15 LUGENT LN
BRISTOL, RI 02809

HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

WATSON, ROBERT A. &
JENNAE M. TE
17 HIGHVIEW AVE
BRISTOL, RI 02809

CARVALHO, MELISSA A & JEF
15 HATTIE BROWN LANE
BRISTOL, RI 02809

ISABELLE, VINCENT A
MARION JOAN TE
9 HATTIE BROWN LN
BRISTOL, RI 02809

WINGFIELD, KATHRYN A
8 KING ST
BRISTOL, RI 02809

CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL, RI 02809

JUNIPER HILL
24 SHERRY AVE
BRISTOL, RI 02809

YANYAR, ERIK P
20 Lugent Ln
BRISTOL, RI 02809

COELHO, RYAN M & NANCY TC
16 LUGENT LN
BRISTOL, RI 02809

MCFADDEN, JENNIFER LYNN &
LAMM, BENJAMIN P TE
14 KING ST
BRISTOL, RI 02809

DUMONT, CHRISTIE S.
8 JUSTIN ST
WARREN, RI 02885

NARRAGANSETT ELECTRIC CO.
C/O REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

FINN, JAMES E & O BRIEN,
KATHERINE R TC
18 LUGENT LN
BRISTOL, RI 02809

NASSANEY, KYLE J & ELIZAB
24 LUGENT LN
BRISTOL, RI 02809

FRANCO, DOMENIC ANTHONY,
FRANCO, LINDA JEAN TRUSTE
P.O. BOX 446
BRISTOL, RI 02809

PADULA, PAUL J.
13 HATTIE BROWN LANE
BRISTOL, RI 02809

GARCIA, LORAL LEE &
GARCIA, HOLLY J. CO- TRUS
17 KING ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

GIORGI, SEAN ADAM & MIKAY
21 KING ST
BRISTOL, RI 02809

TULLY, MICHAEL S.
41 LUGENT LN
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 16, 2025

File #: ZBR-25-28

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

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Robert Kreft

Owner of Record: Robert M. Kreft, Trustee

Location: 22 WALL ST , BRISTOL, RI, 02809

Plat: 33 Lot: 17

Zoning District: R-6

Applicant is requesting **Dimensional Variance** under the Zoning Ordinance as follows:

construct two 22ft x 24ft. accessory garage structures with greater than permitted lot coverage by structures

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-28

22 Wall Street 33 17

August 23, 2025

Applicant	
Name of Applicant	Robert Kreft
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	22 Wall Street	33	17

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Two garages add
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	22,140 feet
Width in Feet	123 feet
Length in Feet	180 feet
Height Above Grade	0 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
28-111, Table B, Dimensional Table. Maximum lot coverage by structures in the R-6 zoning district

Describe the extent of the proposed alterations and the reasons for the requesting relief
Request for Dimensional Variance -22 Wall Street
Dear Members of the Zoning Board of Review:

Thank you for your consideration, I am the owner of the property at 22 Wall Street, Bristol, RI and requesting a dimensional variance approval which will support the addition of two garages to support the maintenance of the property. The primary use will be storage and protection of maintenance equipment that is currently in the elements on the property. The garage will allow the spaces currently occupied by the equipment to be freed up for use of the multi-family.

I purchased 22 Wall Street (Plat 33 Lot 21) in 2012 and then in 2018 purchased the lot next door (Plat 33 Lot 17). In December 2020, the properties were combined. The proposed structures would be located on the lot that was combined. The individual lot (Plat 33 Lot 17) had a permit for a single-family dwelling, before the properties were combined.

22 Wall Street is unique as it is a large, 12 family property, located in in an R-6 zone where all the structures on the same side of the street are single family homes. Across the street is zoned LB and contains large multi-family properties and a few businesses each with parking lots dedicated to their properties.

The measurements and details of the planned garages and variances sought:

Garages: The planned garages and shop will measure 22' x 24' and will placed on the empty lot purchased in 2018 (Plat 33 Lot 17).

Variance sought;

- 1) **Coverage:** The property is in an R-6 zoning district and per Sec. 28-111 Maximum lot coverage by structures is set at 35%. Original lot coverage for 22 Wall was 61% with the properties combined it is currently at 46%. The new proposed garage will bring the lot coverage to a total of 50.22%.

In every other respect we are maintaining the lot in conformance with existing Bristol Zoning regulations.

If you require anything further, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

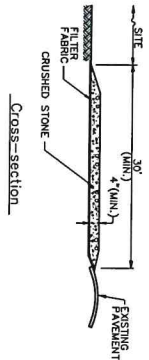
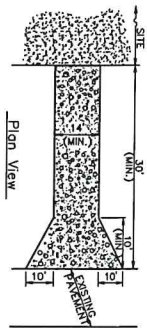
Robert M Kreft

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	22,140
Lot Frontage	180
Lot Depth	123

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 10,200	Building/Structure Detail if Other:
------------------------------	------------------------	-------------------------------------



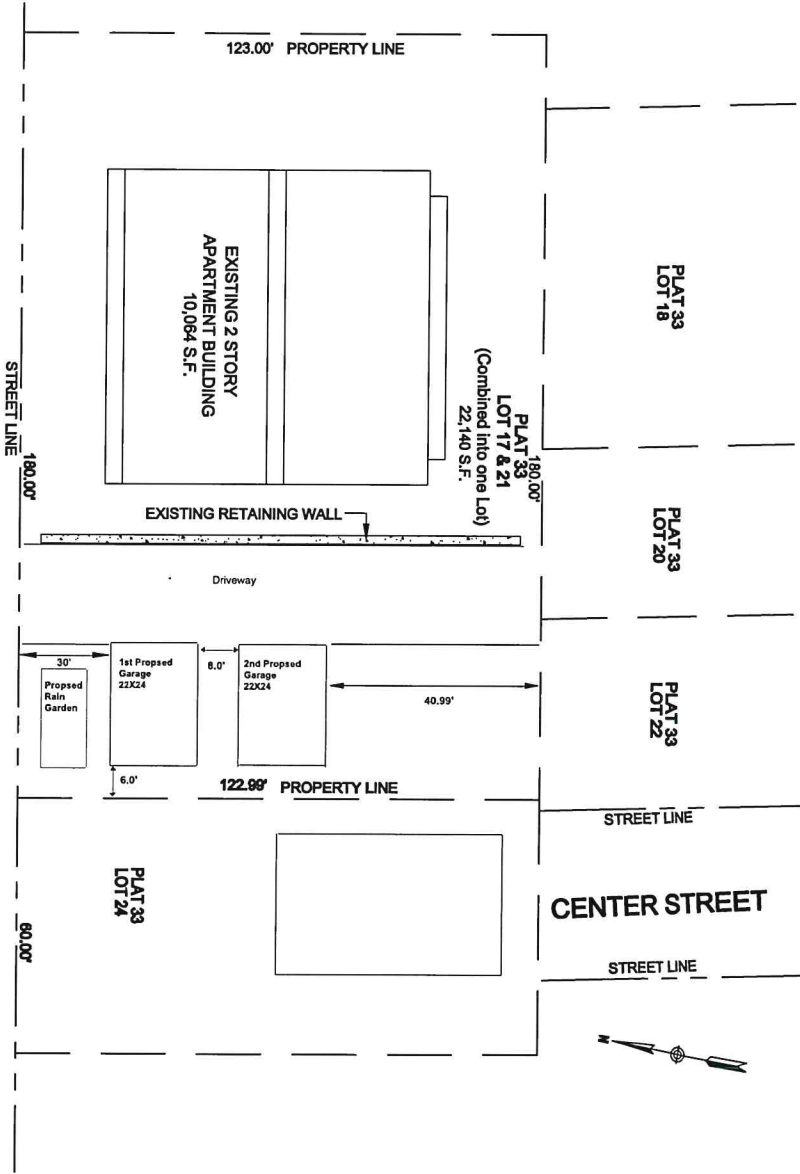
Cross-section

- NOTES:
1. ENTRANCE WIDTH SHALL BE A FOURTEEN (14) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE ROOTS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR TROWING OF SEDIMENT ONTO ADJACENT DRIVEWAYS OR PAVEMENTS. THE ENTRANCE SHALL BE DRESSED WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY WEASURES USED TO MAINTAIN THE ENTRANCE SHALL BE PROVIDED AS NEEDED. REMOVED IMMEDIATELY PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

STABILIZED CONSTRUCTION ENTRANCE / EXIT
NOT TO SCALE

REFERENCES:
DRAWING IS NOT SURVEYED AND WAS DEVELOPED USING TOWN OF BRISTOL GIS MAPPING.

R-2 ZONING SETBACKS
MINIMUM SIDE YARD - 10 FT.
MINIMUM FRONT YARD - 20 FT.
MINIMUM REAR YARD - 20 FT.
MAXIMUM HEIGHT OF PRINCIPAL STRUCTURES - 36 FT.
MAXIMUM HEIGHT OF ACCESSORY STRUCTURES - 20 FT.
MAXIMUM LOT COVERAGE BY STRUCTURES - 30% RESIDENTIAL 35% ANY OTHER USE



WALL STREET

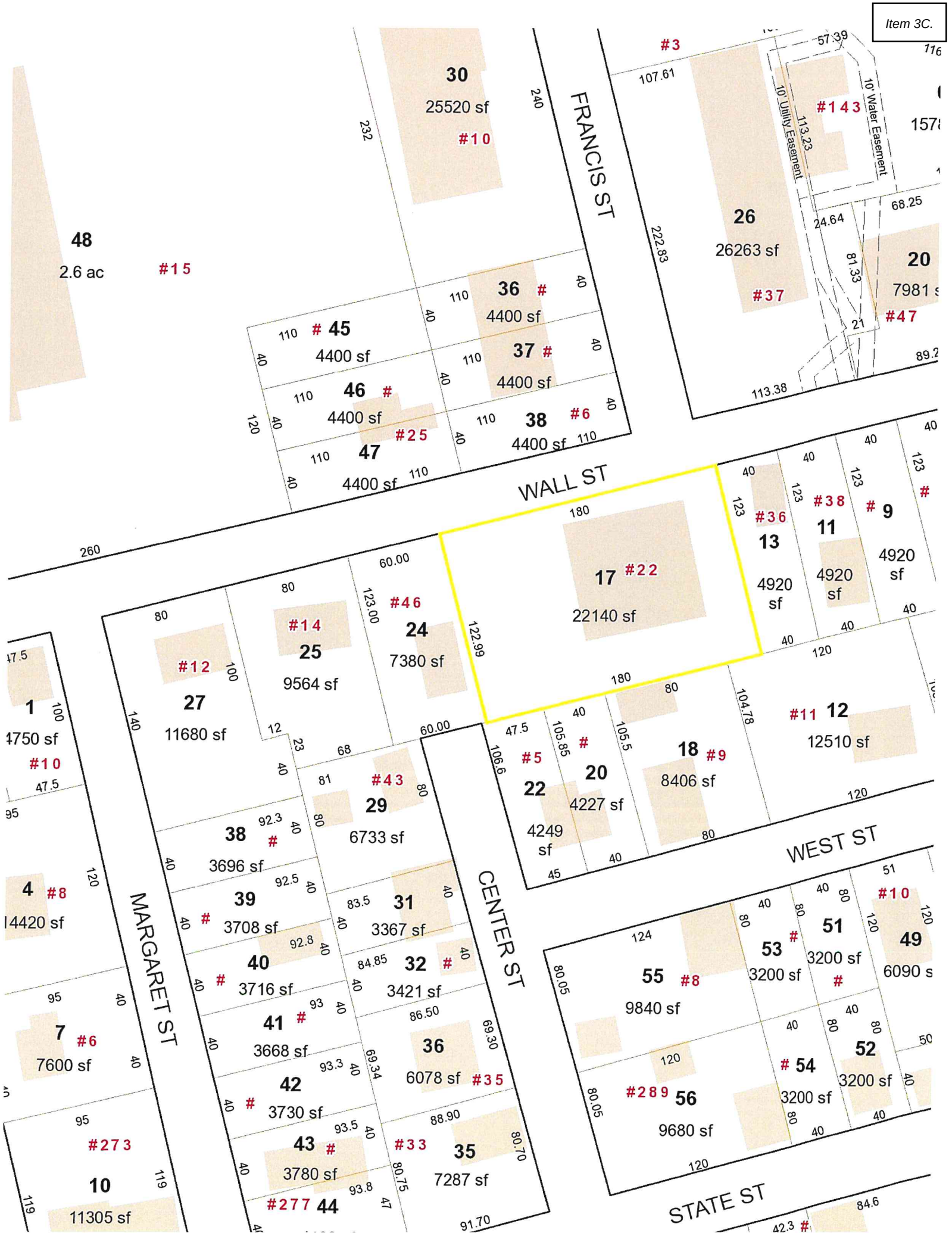
Proposed
Garage For:
Robert Kreft
16 Wall Street
Bristol, Rhode Island
Map 33 Lot 17
and
Map 33 Lot 21
Combined into one Lot

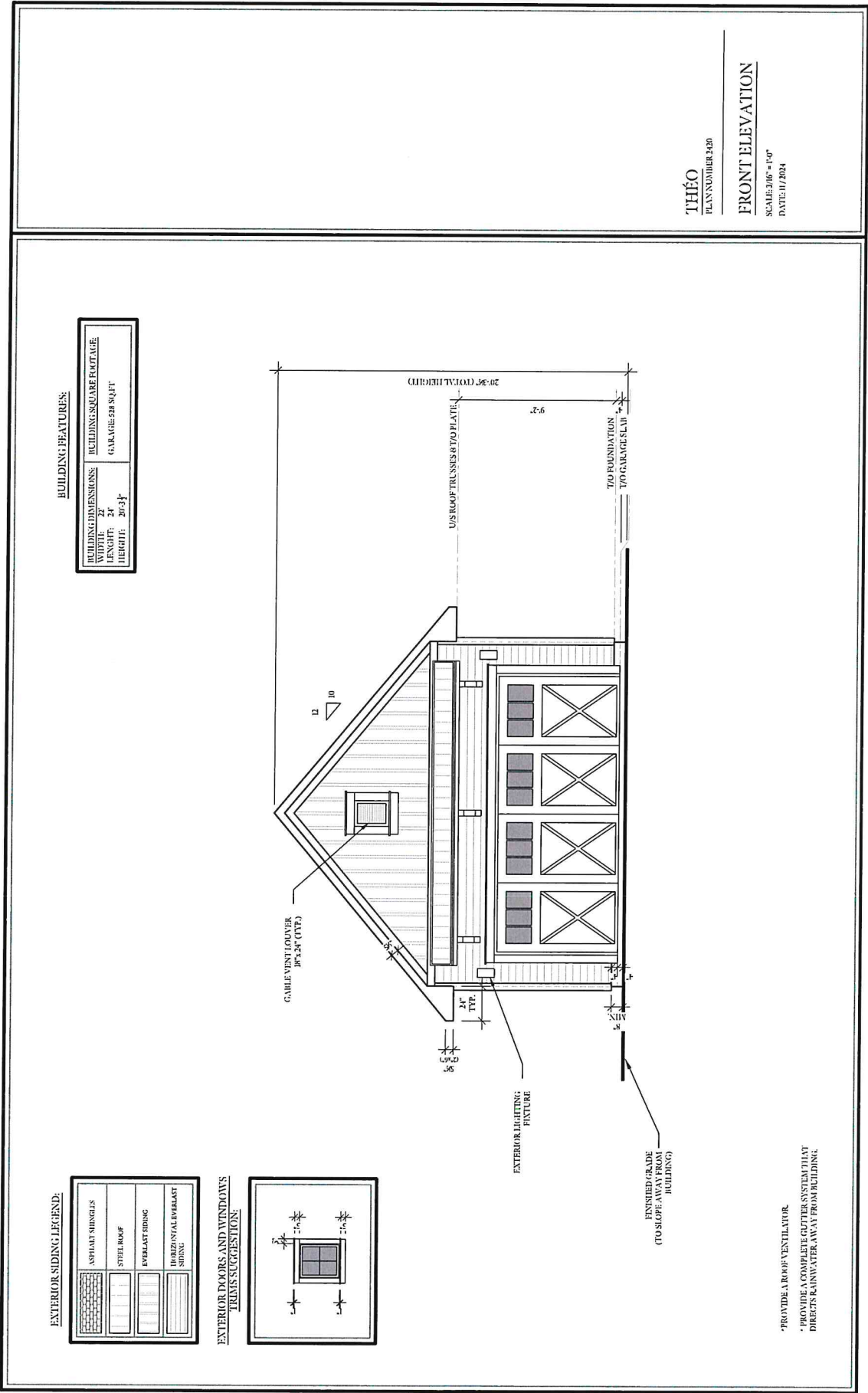
PROJECT NUMBER:	00418
Drawn By:	SM
Checked By:	X
Issue Date:	03-12-20

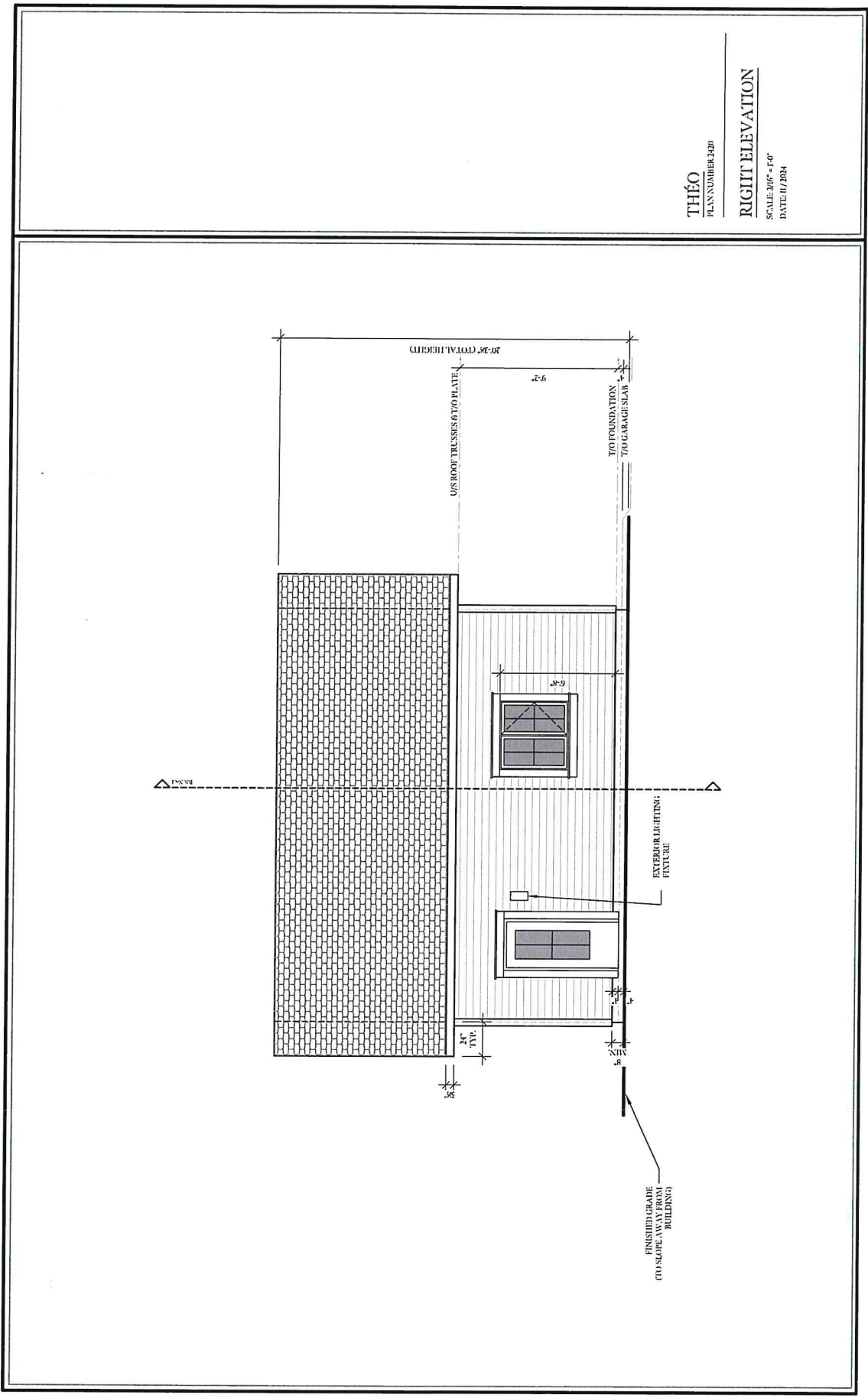
SHEET LEGEND:

Building No	Date	Description

Drawing Title:
Site Plan
Scale: 1"=40'



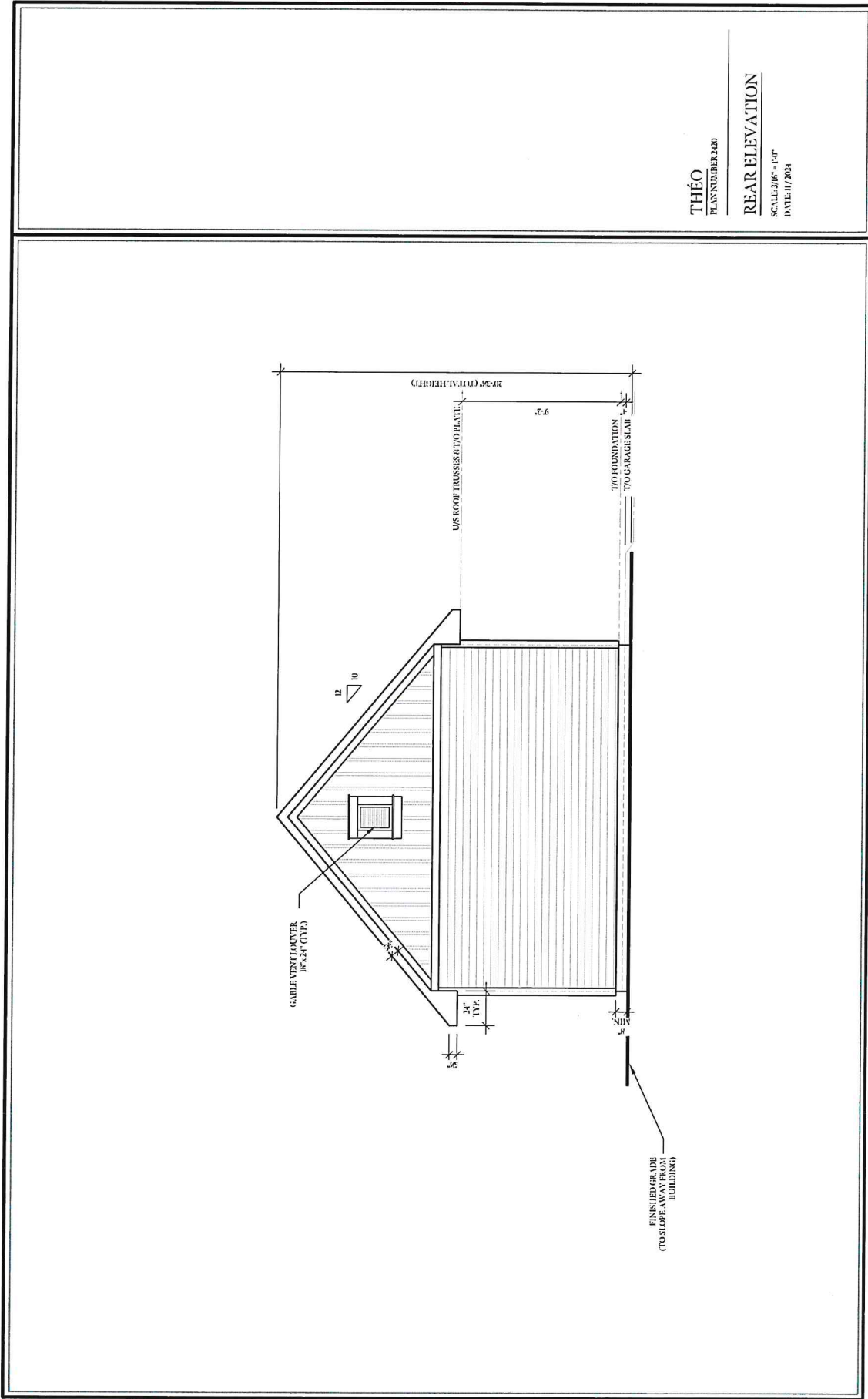


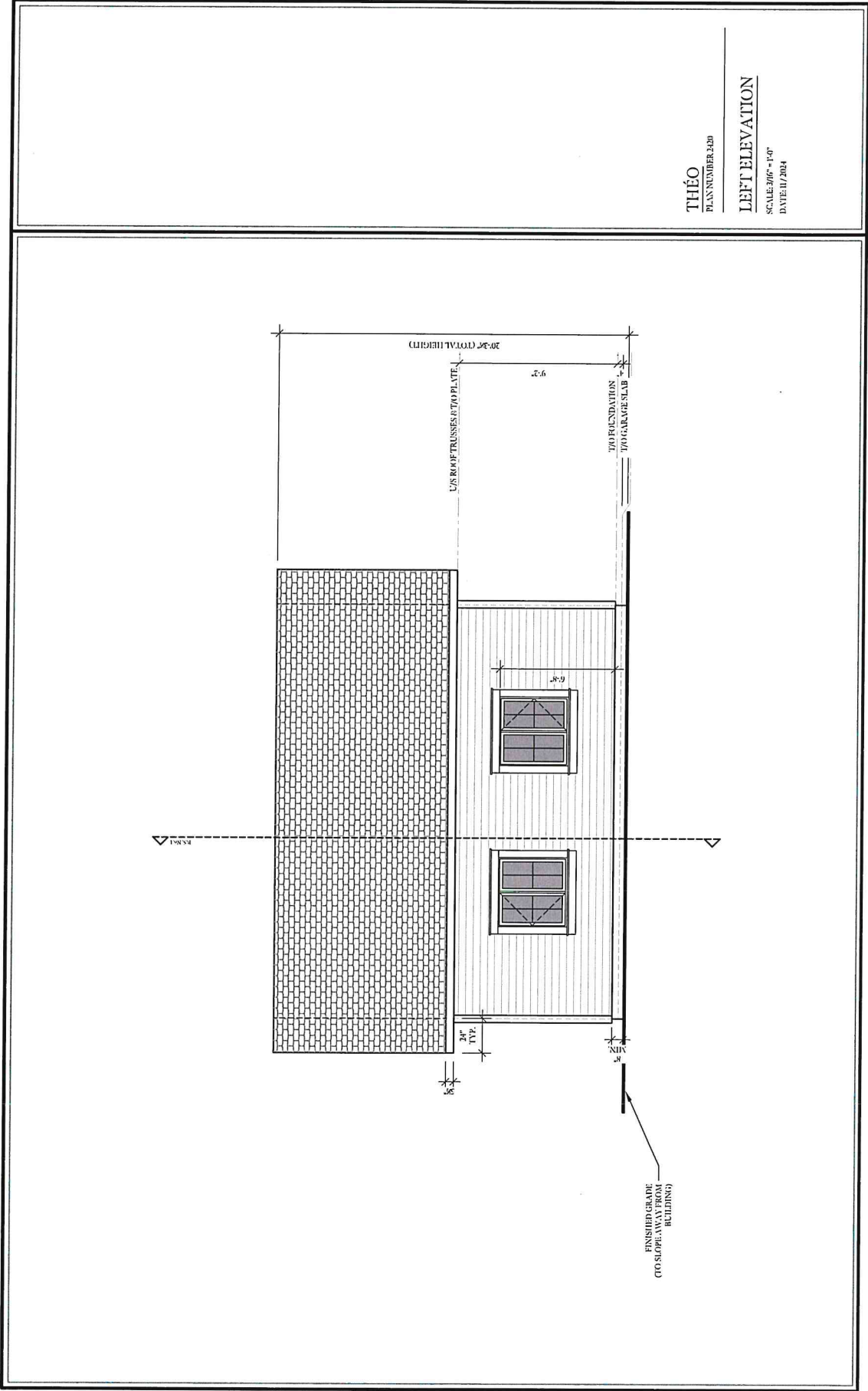


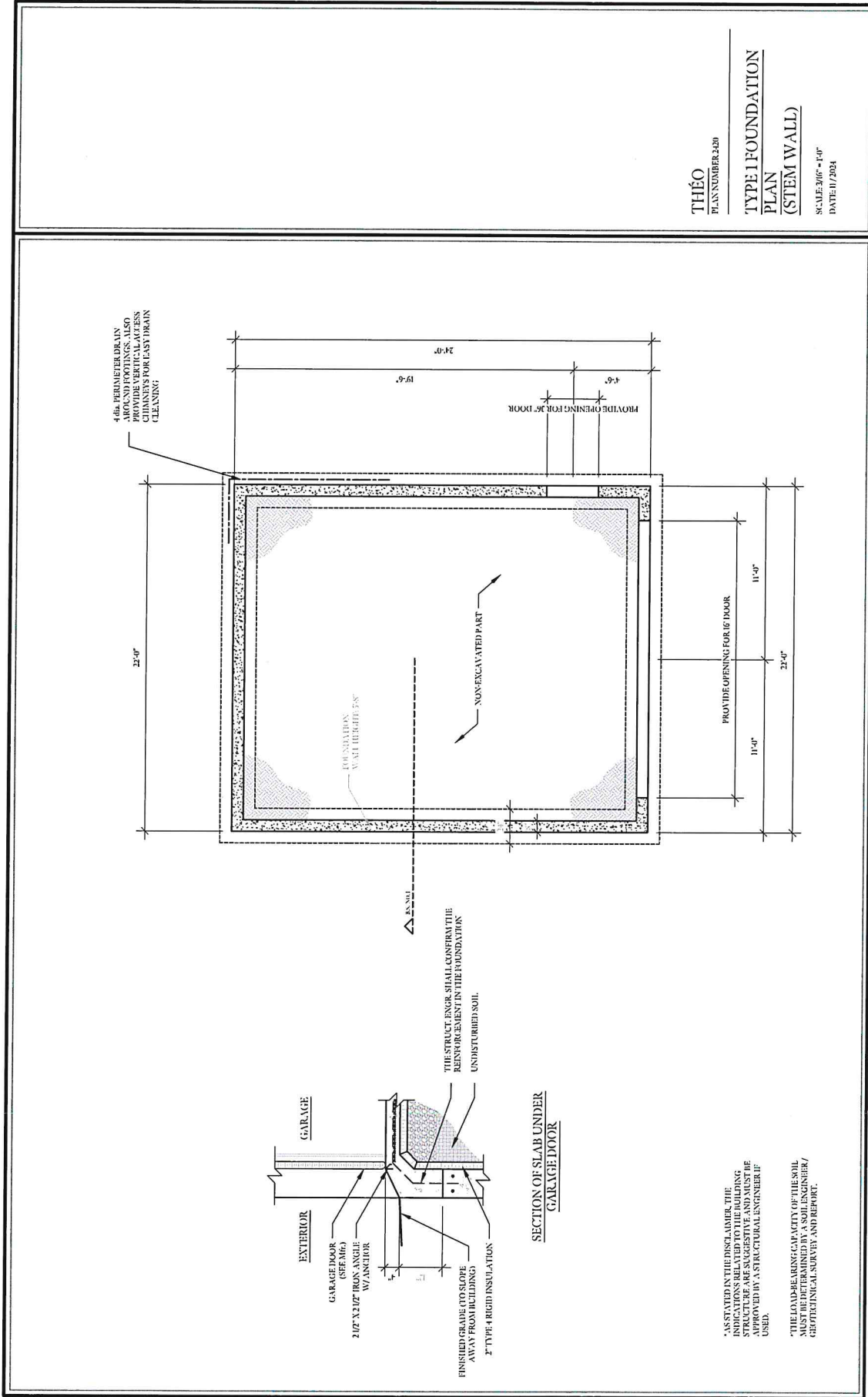
THÉO
PLAN NUMBER 230

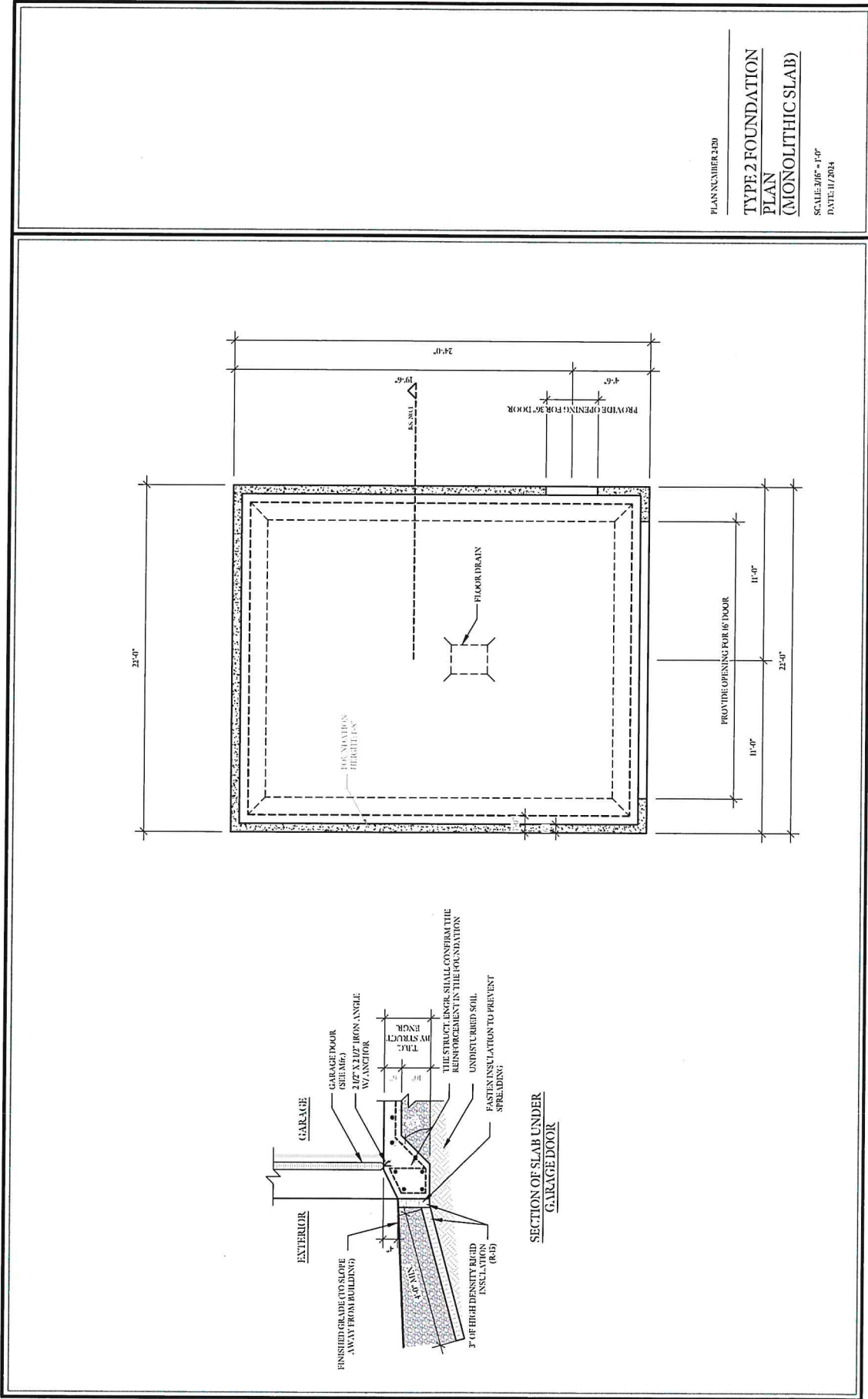
RIGHT ELEVATION

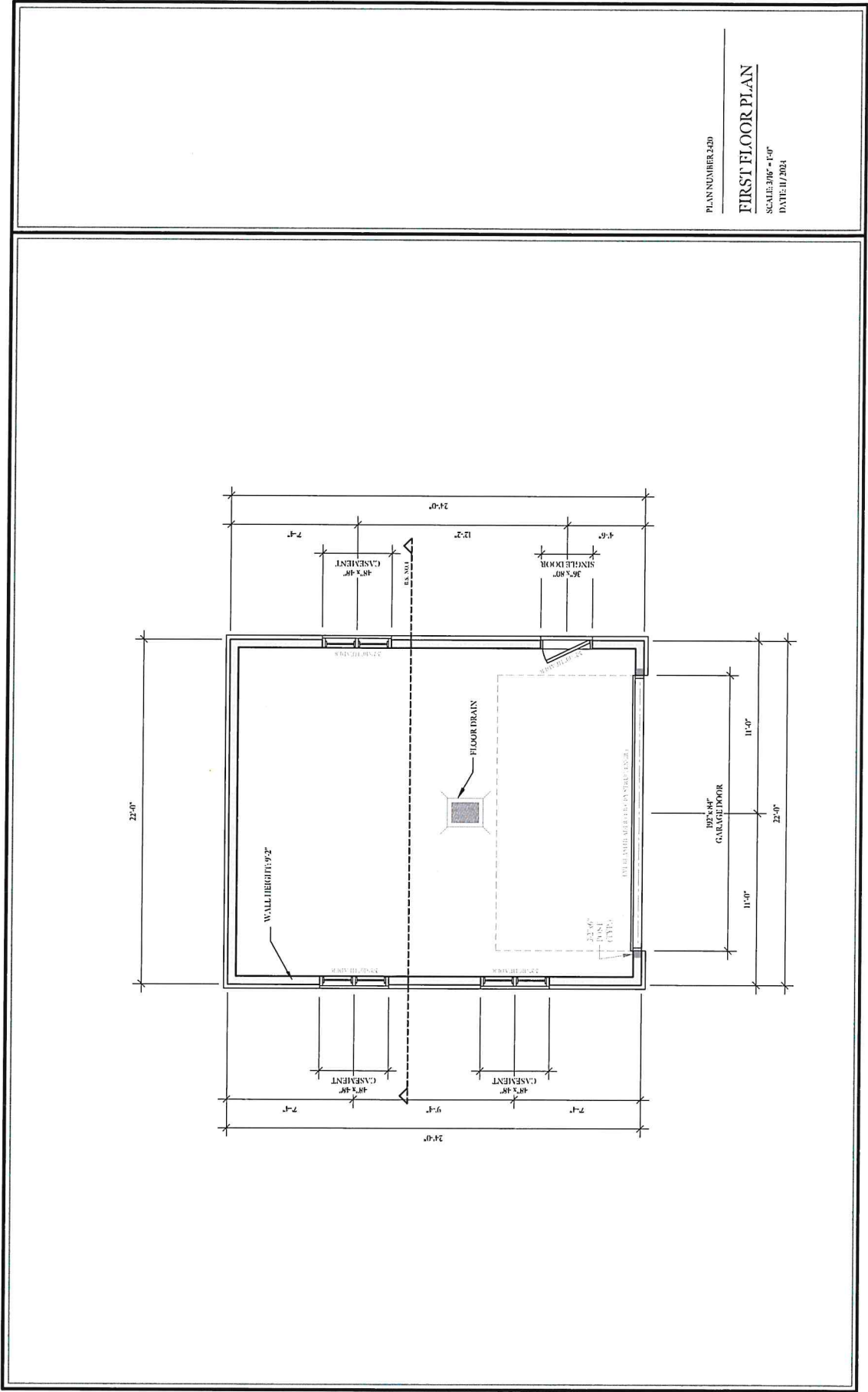
SCALE 3/8" = 1'-0"
DATE: 11/1/04

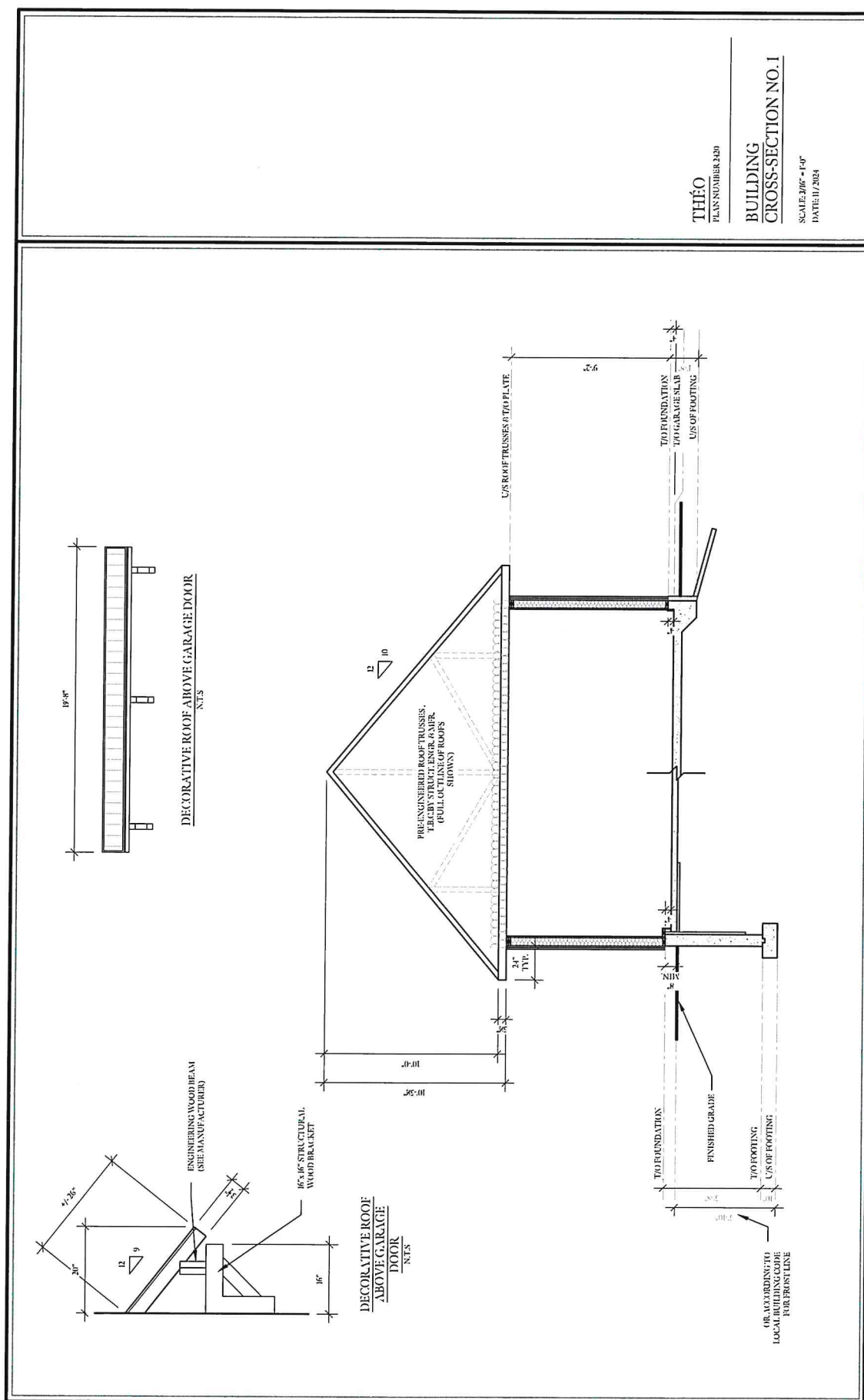






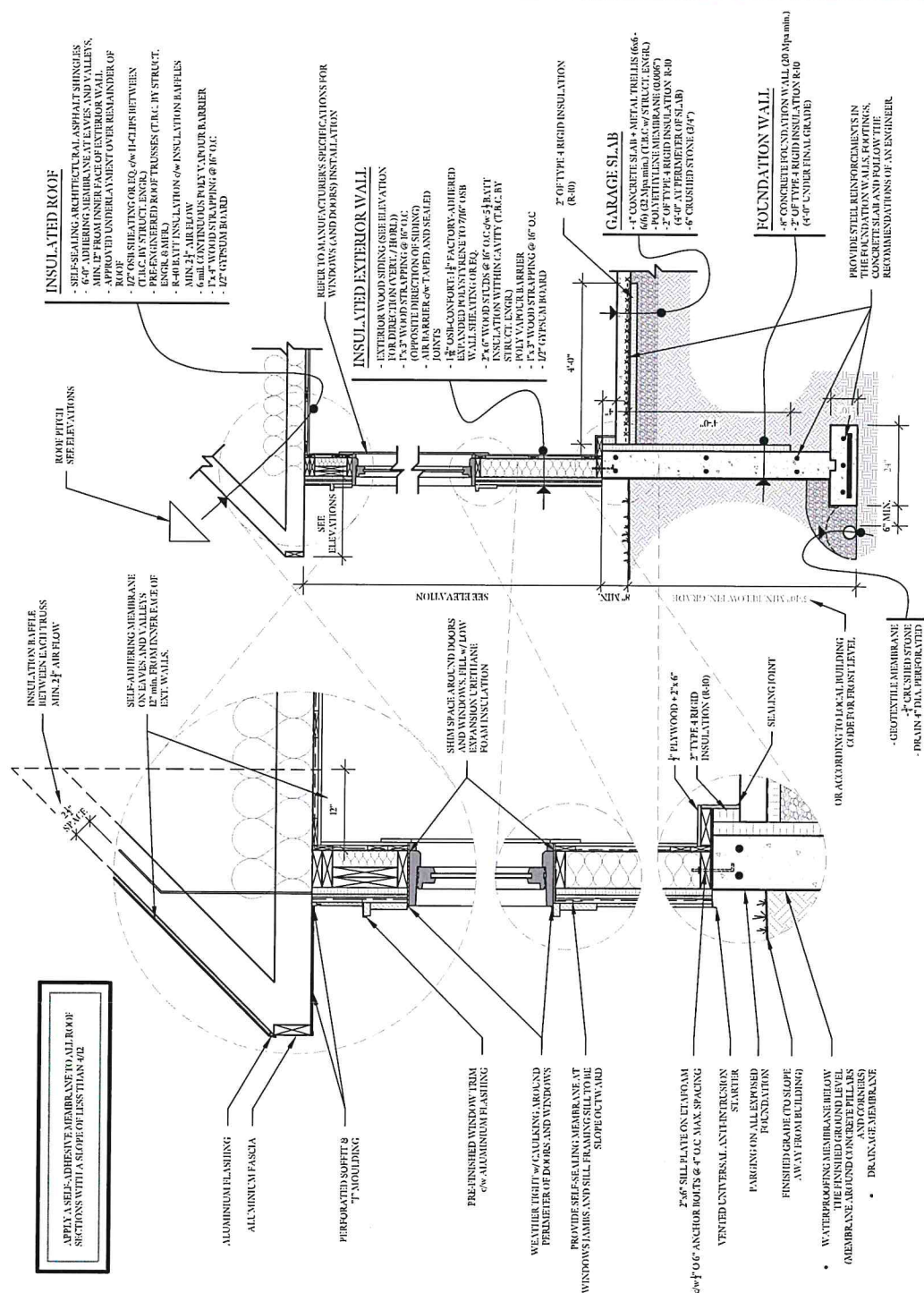






THIẾO
PLAN NUMBER 2420

WALL SECTION NO. 1
(STEM WALL)
& CONSTRUCTION
DETAILS

SCALE: N.T.S.
DATE: 11/2024

Owner

Owner 1 KREFT, ROBERT M., TRUSTEE-ROBERT M KREFT

Owner 2

Owner 3

Address 17 SANDY LANE, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
KREFT, ROBERT M.	10/09/2020	0	2062-174	A	W
WOOD FRAME STRUCTURES	08/17/2018	112,500	1952-73		W
WALL STREET INVESTMENTS, LLC	05/23/2013	962,500	1709-306		W
MVP ASSOCIATES, LLC	03/22/2013	850,000	1699-134	L	W

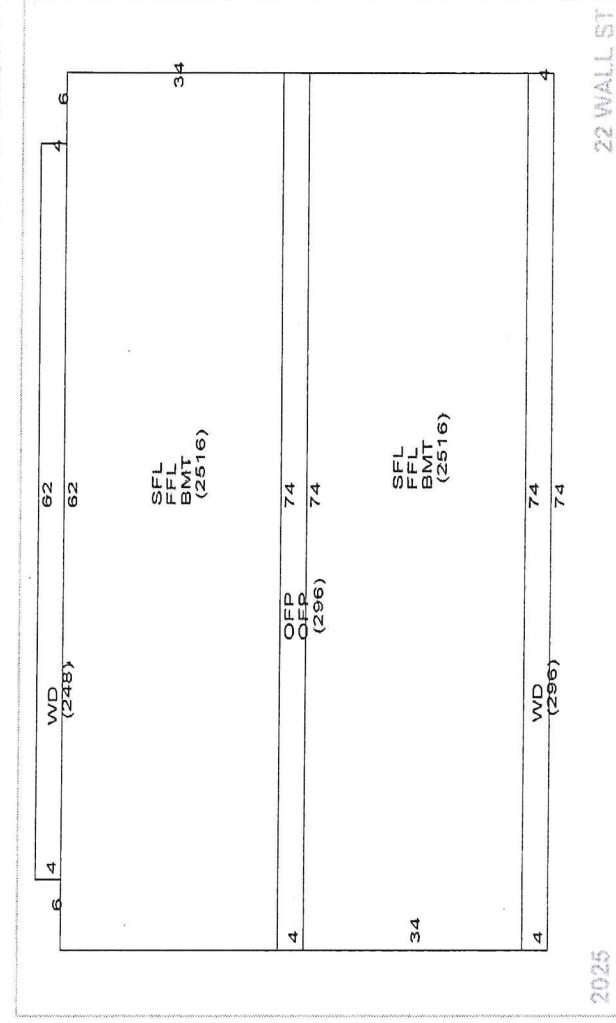
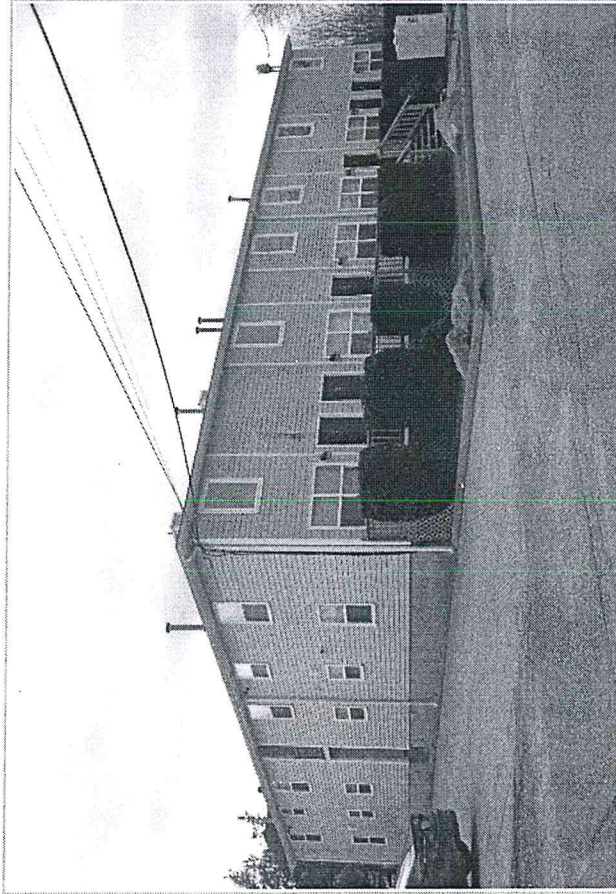
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
03	1,394,600	11,000	0.51	231,000	0	1,636,600
TOTAL	1,394,600	11,000	0.51	231,000	0	1,636,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 100.83 VAL per SQ Unit/Parcel > 100.83

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	03	1,394,600	11,000	1	231,000	0	1,636,600	1,636,600
2024	03	958,100	11,000	1	177,800	0	1,146,900	1,146,900
2023	03	958,100	11,000	1	177,800	0	1,146,900	1,146,900
2022	03	958,100	11,000	1	177,800	0	1,146,900	1,146,900
2021	03	780,300	11,000	1	183,300	0	974,600	974,600
2020	03	780,300	11,000	0	180,600	0	971,900	971,900



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
03 Apartment	0.22957	AC	P	1.00	800,000	801,498	C13							184,000			1.00	0
03 Apartment	0.27869	AC	R	0.25	800,000	168,646	C13							47,000			1.00	0

Building Information

Description	BLDG Type	Apt	Story Height	COM Units	BMT Floor	Frame 1	Wood	Clapboard	Hip	Asphalt Shir	INT Wall 1	Floors 1	BMT Garages	Plumbing	Insulation	Heat Fuel	Oil	Heat Type	BB Hot Water
RES Units	12																		
Foundation	Concrete																		
Frame 1	Wood																		
EXT Wall 1	Clapboard																		
Roof Type 1	Hip																		
Roof Cover 1	Asphalt Shir																		
INT Wall 1																			
Floors 1																			
BMT Garages																			
Plumbing																			
Insulation																			
Heat Fuel																			
# Heat Sys																			
% Solar HW																			
% COM Wall																			
Ceil HGHT																			
Parking Type																			
EXT View																			

Other Factors

Grade	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4	Q4
Year Built	1994	EFF Year	Alt %	0.00	Bas \$/SQ	180.00	Size Adj	0.87	Constr Adj	0.96	Adj \$/SQ	151.06	Other Featrs	129,600	Grade Fac	1.00	Neigh Infl	1.00	Land Factor	1.00
Alt LUC																				
Condition	AG	AG - Avg-Goo	21.6																	
Functional																				
Economic																				
Special																				
OV																				
Total Depreciation %	>	21.6																		
Depr Total																				

Remodeling History

Additions	Plumbing	Electric	Heating	General	Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
Interior										
Exterior										
Kitchen										
Bath(s)										

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq

Notes

12 UNITS LAND AREA CORRECTED 12/06 EAS LOTS 15 & 19 DROPPED INTO THIS LOT 10/28/93 2 units undergoing renovations of new kitchens, baths on inspection date. KR strip and reroof new windows and siding 11-6-13 mcb || PORTION OF LOT 0023 DROPPED INTO THIS LOT SEE ENV #520 9/21/06 ASSESSMENT REDUCED BY BOARD #2011-066 11/11 EAS Lot deemed buildable by zoning 5/4/18 MD

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/20/2021	B52861		BLDG	15,000	100	Closed	Install 12 replacement windows same size same location .27 u.value
07/27/2018	B46972		BLDG	10,000	100	Closed	FOUNDATION ONLY FOR SINGLE FAMILY RESIDENCE
07/12/2018	B46826		BLDG	110,000	100	Closed	CONSTRUCT SINGLE FAMILY HOME TO MEET STATE AND LOCAL CODES
08/28/2014	B33388		BLDG	0	100	Closed	INSTALL 4' METAL FENCE TO SIDES AND REAR OF PROPERTY
10/23/2013	B25945		BLDG	0	100	Closed	INSTALL NEW WINDOWS AND SIDING
09/26/2013	B25638		BLDG	0	100	Closed	RESHINGLE ROOF TO CODE
07/21/2010	E2863		ELEC	0	100	Closed	INSTALL FIRE ALARMS

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	56 Paving-Aspt	1	Y	1			8,000	3	AV	1994	11,000
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
yrTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	12	4	2
2			U
3			
4			
Totals	12	48	24



22 Wall Street - 200' Radius

Town of Bristol, RI

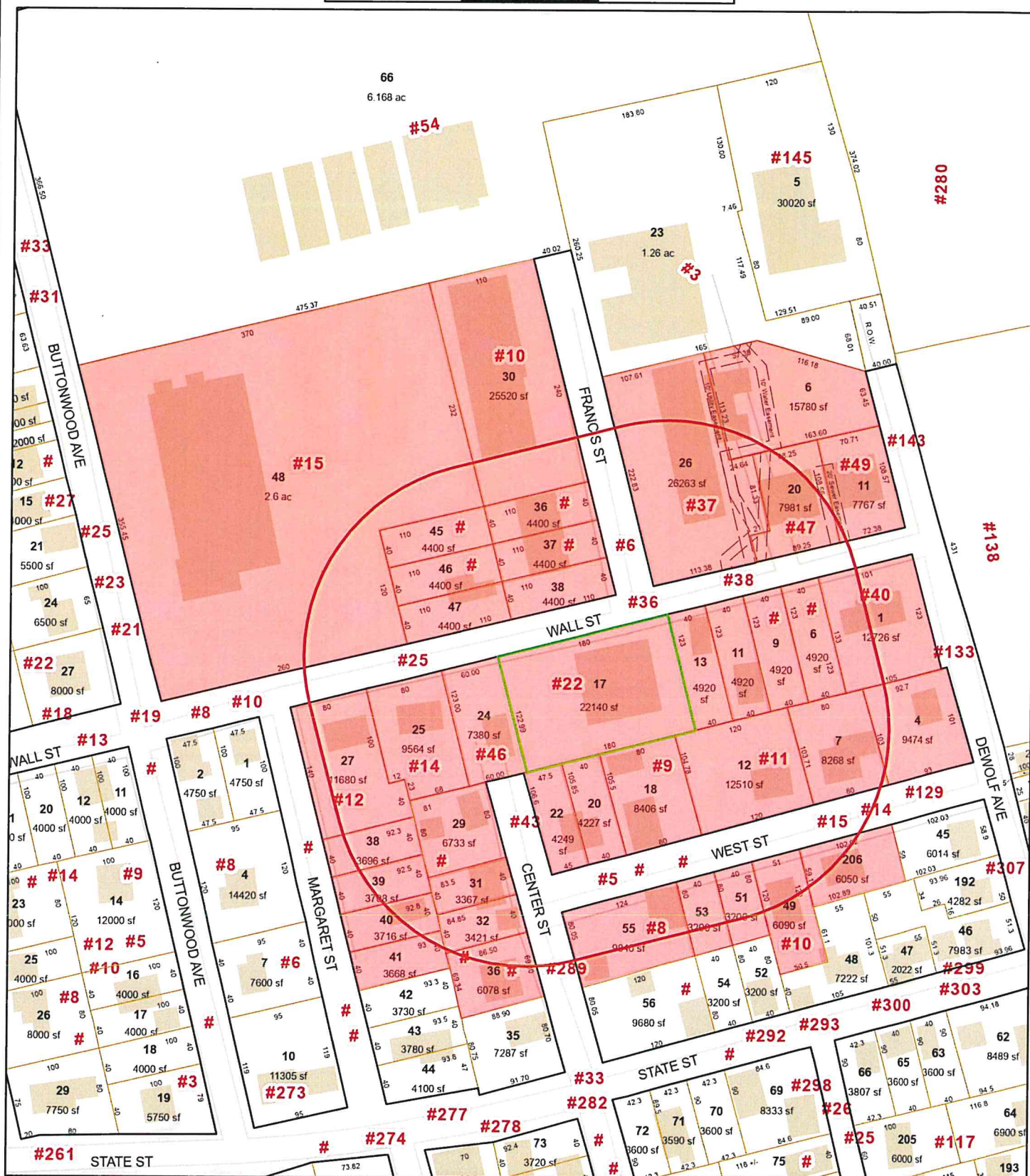
1 inch = 141 Feet



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September 16, 2025

0 141 282 423



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200 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3C.

Subject Property:

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Abutters:

Parcel Number: 33-1
CAMA Number: 33-1
Property Address: 40 WALL ST

Mailing Address: BRANCO, JOSEPH JOAN
40 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-11
CAMA Number: 33-11
Property Address: 38 WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-12
CAMA Number: 33-12
Property Address: 11 WEST ST

Mailing Address: SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

Parcel Number: 33-13
CAMA Number: 33-13
Property Address: 36 WALL ST

Mailing Address: KREFT, ROBERT M - TRUSTEE ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-18
CAMA Number: 33-18
Property Address: 9 WEST ST

Mailing Address: JNB WEST PROPERTIES LLC
9 SETTLERS WAY
SCITUATE, RI 02857

Parcel Number: 33-20
CAMA Number: 33-20
Property Address: WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-206
CAMA Number: 33-206
Property Address: 14 WEST ST

Mailing Address: DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

Parcel Number: 33-22
CAMA Number: 33-22
Property Address: 5 WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-24
CAMA Number: 33-24
Property Address: 46 CENTER ST

Mailing Address: FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3C.

Parcel Number: 33-25
CAMA Number: 33-25
Property Address: 14 WALL ST

Mailing Address: COTA, JOAO S MARIA F
14 WALL STREET
BRISTOL, RI 02809

Parcel Number: 33-27
CAMA Number: 33-27
Property Address: 12 WALL ST

Mailing Address: PACHECO, JOSE M TERESA J LIFE
ESTATE & PACHE
12 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-29
CAMA Number: 33-29
Property Address: 43 CENTER ST

Mailing Address: STEINER, BLANCHE B TRUSTEE
BLANCHE B STEINER TRUST
43 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-31
CAMA Number: 33-31
Property Address: 41 CENTER ST

Mailing Address: HORTA, BRIAN J
41 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-38
CAMA Number: 33-38
Property Address: MARGARET ST

Mailing Address: RAPOSA, RONALD & CAMPBELL,
REGINA TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

Parcel Number: 33-39
CAMA Number: 33-39
Property Address: MARGARET ST

Mailing Address: RAPOSA, RONALD & CAMPBELL,
REGINA TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

Parcel Number: 33-4
CAMA Number: 33-4
Property Address: 133 DEWOLF AVE

Mailing Address: ABENANTE, JULIE & DUNBAR, KATIE JT
133 DEWOLF AVE
BRISTOL, RI 02809

Parcel Number: 33-40
CAMA Number: 33-40
Property Address: MARGARET ST

Mailing Address: HORTA, ARMANDO JR. SANDRA TE
277 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-41
CAMA Number: 33-41
Property Address: MARGARET ST

Mailing Address: HORTA, ARMANDO JR. SANDRA TE
277 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-49
CAMA Number: 33-49
Property Address: 10 WEST ST

Mailing Address: ANDRADE, ANTONIO S. MARY E. TE
10 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-51
CAMA Number: 33-51
Property Address: WEST ST

Mailing Address: SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-53
CAMA Number: 33-53
Property Address: WEST ST

Mailing Address: SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3C.

Parcel Number: 33-55
CAMA Number: 33-55
Property Address: 8 WEST ST

Mailing Address: MONTEIRO, KYLE R & ELYSE S TE
8 WEST ST
BRISTOLT, RI 02809

Parcel Number: 33-6
CAMA Number: 33-6
Property Address: WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-7
CAMA Number: 33-7
Property Address: 15 WEST ST

Mailing Address: ROBINSON JANET K
15 WEST STREET
BRISTOL, RI 02809

Parcel Number: 33-9
CAMA Number: 33-9
Property Address: WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-11
CAMA Number: 37-11
Property Address: 49 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-20
CAMA Number: 37-20
Property Address: 47 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-26
CAMA Number: 37-26
Property Address: 37 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-30
CAMA Number: 37-30
Property Address: 10 FRANCIS ST

Mailing Address: JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

Parcel Number: 37-36
CAMA Number: 37-36
Property Address: FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Parcel Number: 37-37
CAMA Number: 37-37
Property Address: FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Parcel Number: 37-38
CAMA Number: 37-38
Property Address: 6 FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Parcel Number: 37-47
CAMA Number: 37-47
Property Address: 25 WALL ST

Mailing Address: ARRUDA, ALISON & GREGORY TE
52 VIKING DR
BRISTOL, RI 02809



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9/16/2025

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200 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3C.

Parcel Number: 37-48
CAMA Number: 37-48
Property Address: 15 WALL ST

Mailing Address: AJS ENTERPRISES LLC ATTN: STEVE J.
DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

Parcel Number: 37-6
CAMA Number: 37-6
Property Address: 143 DEWOLF AVE

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809



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9/16/2025

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ABENANTE, JULIE & DUNBAR,
133 DEWOLF AVE
BRISTOL, RI 02809

HORTA, ARMANDO JR.
SANDRA TE
277 STATE ST
BRISTOL, RI 02809

ROBINSON JANET K
15 WEST STREET
BRISTOL, RI 02809

AJS ENTERPRISES LLC
ATTN: STEVE J. DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

JNB WEST PROPERTIES LLC
9 SETTLERS WAY
SCITUATE, RI 02857

SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

ANDRADE, ANTONIO S.
MARY E. TE
10 WEST ST
BRISTOL, RI 02809

JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809

ARRUDA, ALISON & GREGORY
52 VIKING DR
BRISTOL, RI 02809

KREFT, ROBERT M - TRUSTEE
ROBERT M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

STEINER, BLANCHE B TRUSTE
BLANCHE B STEINER TRUST
43 CENTER ST
BRISTOL, RI 02809

BRANCO, JOSEPH
JOAN
40 WALL ST
BRISTOL, RI 02809

KREFT, ROBERT M., TRUSTEE
17 SANDY LANE
BRISTOL, RI 02809

TROTT, JENNA R & TYLER D
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

COTA, JOAO S
MARIA F
14 WALL STREET
BRISTOL, RI 02809

MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

MONTEIRO, KYLE R & ELYSE
8 WEST ST
BRISTOLT, RI 02809

FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809

PACHECO, JOSE M
TERESA J LIFE ESTATE & P
12 WALL ST
BRISTOL, RI 02809

FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

RAPOSA, RONALD & CAMPBELL
TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

HORTA, BRIAN J
41 CENTER ST
BRISTOL, RI 02809

RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 19, 2025

File #: ZBR-25-29

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

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Joseph pardini

Owner of Record: Joseph M. Pardini

Location: 3 SLOCUM ST , BRISTOL, RI, 02809

Plat: 121 Lot: 161 & 182

Zoning District: R-10

Applicant is requesting a **Dimensional Variance** to:

to construct a 32ft. x 44ft. single-family dwelling with less than the required right side yard.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-29

3 Slocum Street 121 161 & 182

August 24, 2025

Applicant	
Name of Applicant	Joseph pardini
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	3 Slocum Street	121	161 & 182

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	One Family Dwelling
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	2,400 feet
Width in Feet	32 feet
Length in Feet	46 feet
Height Above Grade	31 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	5 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Right side setback variance per Section 28-111, Table B Dimensional Table of the zoning ordinance	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
I want to move the house plans 10 ft off the neighbors property on the right facing the water, not 15. The reason is for my Neighbor acrosss the street to give him more water view	

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	14,271.2
Lot Frontage	80
Lot Depth	178.39

Existing Buildings & Structures		
Structure: Other	Square Footage: 192	Building/Structure Detail if Other: Existing pergola/ deck/ hang out area

PARDINI RESIDENCE

JOSEPH PARDINI

SCOPE OF WORK:

NEW CONSTRUCTION

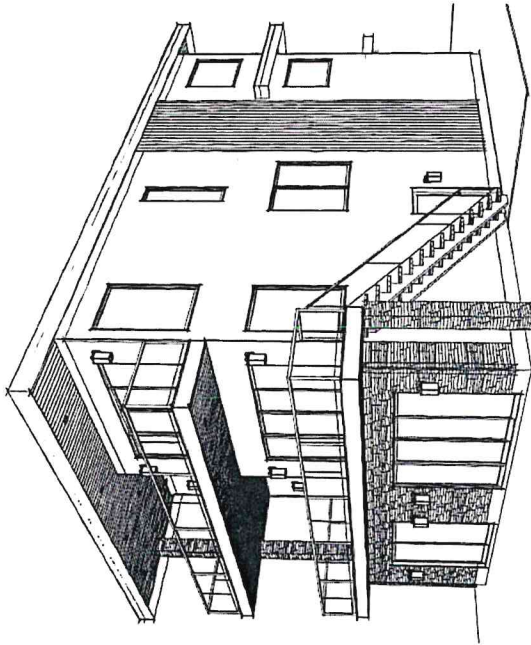
APPLICABLE CODE:

STATE OF RI BUILDING CODE -2021
W/ AMENDMENTS TO THE IRC 2021

PROPERTY INFORMATION:

BRISTOL, RI

*SITE PLAN BY OTHER



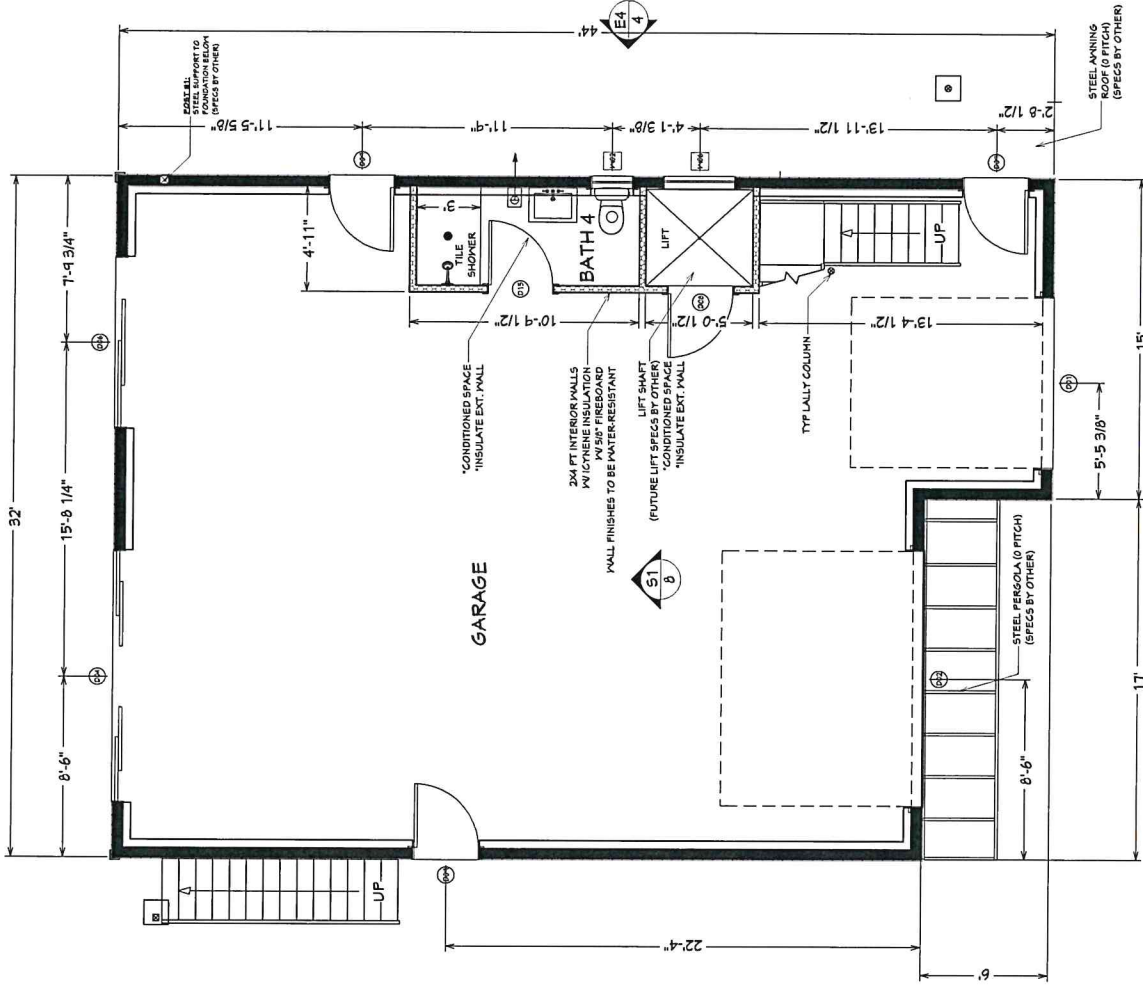
- GENERAL NOTES:
- *CALL 'DIG SAFE' AND ANY UTILITIES NECESSARY PRIOR TO ANY CONSTRUCTION
 - *ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION
 - *ALL FINISHES SHALL CONFORM TO LOCAL BUILDING CODES
 - *PLUMBING, HVAC, ELECTRICAL & MECHANICAL SPECIFICATIONS BY OTHER
 - *KITCHEN CABINET & OTHER CABINETS SPECIFICATIONS BY OTHER
 - *FIXTURE SIZE & SELECTION BY OTHER
 - *ALL INSPECTIONS MUST BE MADE AS REQUIRED
 - *DESIGNER IS NOT RESPONSIBLE FOR MODIFICATIONS MADE IN THE FIELD NOR FOR INFORMATION NOT PROVIDED.
 - *ALL MODIFICATIONS AND CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES
 - *DESIGNER IS NOT RESPONSIBLE FOR MATERIAL SPECIFICATIONS.
 - *DRAWINGS ARE FOR EXPRESSING DESIGN INTENT AND ARE SUBJECT TO APPROVAL BY THE LOCAL A.U.
 - *DESIGNER HAS NO CONTRACT WITH OWNER TO SUPERVISE OR OBSERVE THE CONSTRUCTION OF THIS PROJECT. IT IS THE OWNER'S RESPONSIBILITY TO INSURE FULL COMPLIANCE AND NOT OF THE DESIGNER.

*STEEL OR PRE-ENGINEERED BEAM, JOISTS & TRUSSES SPECIFICATIONS BY OTHER

*All federal, state, and local codes, ordinances, regulations etc. shall take precedence over anything shown, described, or implied where some are at variance.

ABBREVIATIONS

SSO: SPEC BY OTHER
AFF: ABOVE FINISHED FLOOR



GARAGE / GROUND FLOOR

1/8"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ 34259

508.641.3816
rpools82@gmail.com

FOR INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE: 4/14/2025

SHEET NAME:

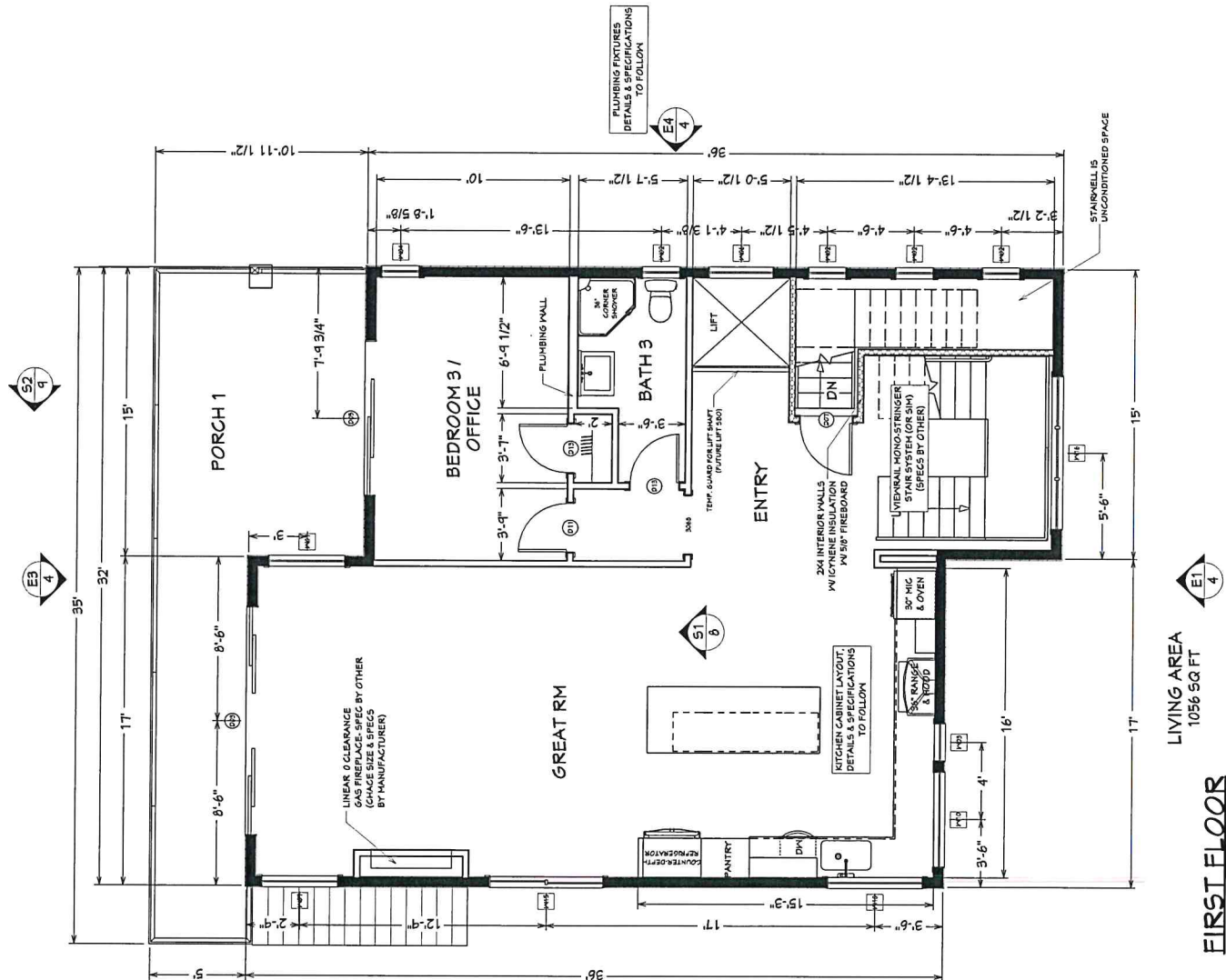
SCALE: AS NOTED

SHEET NUMBER:

1 / 10

Item 3D.

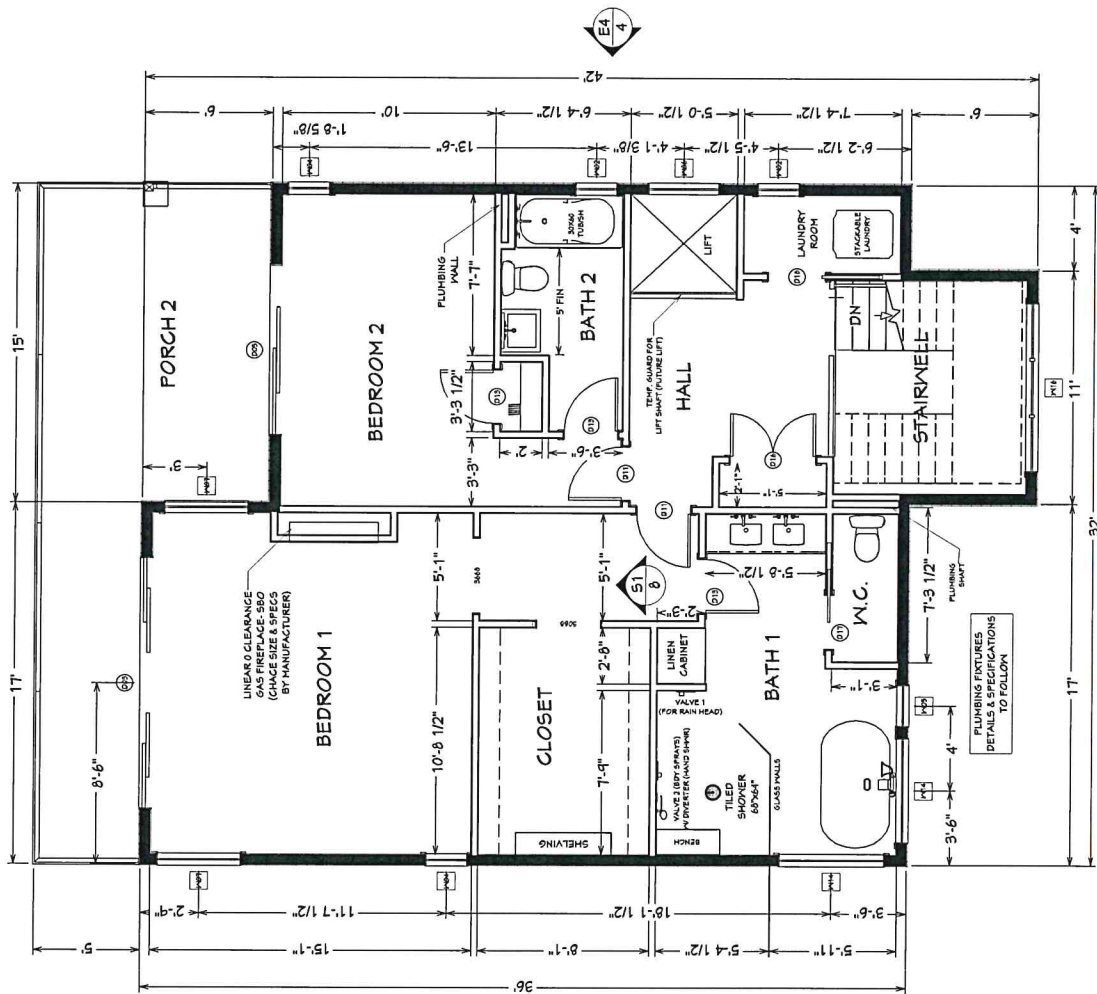
CERTIFICATION:	Rebecca Poole DESIGN REBECCA POOLE HCUO, 36259 508.641.3516 rpdesigns24@gmail.com	JOB INFORMATION:	DATE	SHEET NAME:	SCALE:	SHEET NUMBER:
		JOSEPH PANDORI BRISTOL, RI	4/14/2025		AS NOTED	2 / 10



FIRST FLOOR
1/4"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:	 Rebecca Poole DESIGN	REBECCA POOLE NCIDQ, 34259 508.641.3816 rpooled2@gmail.com	JOB INFORMATION: JOSEPH FARDINI BRISTOL, RI	DATE 4/14/2025	STREET NAME	SCALE: AS NOTED	STREET NUMBER: 3 / 10
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LIVING AREA
SECOND FLOOR FT
1/4"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCUQ 34250

508-641-3816
rjpoole82@gmail.com

DES INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

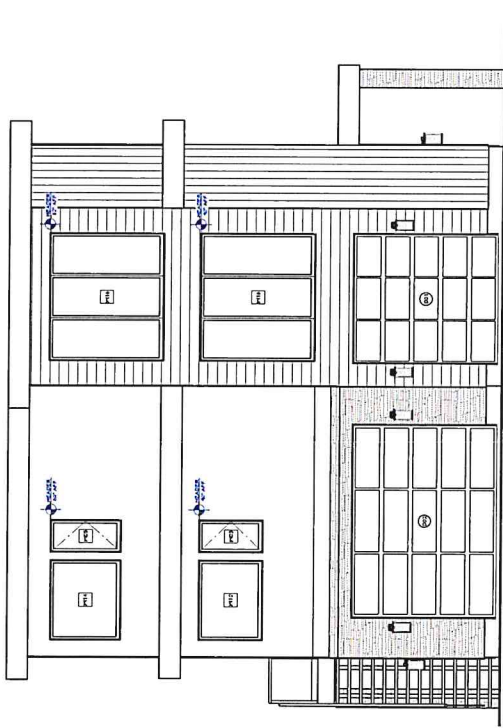
DATE: 4/14/2025

SHEET NAME:

SCALE: AS NOTED

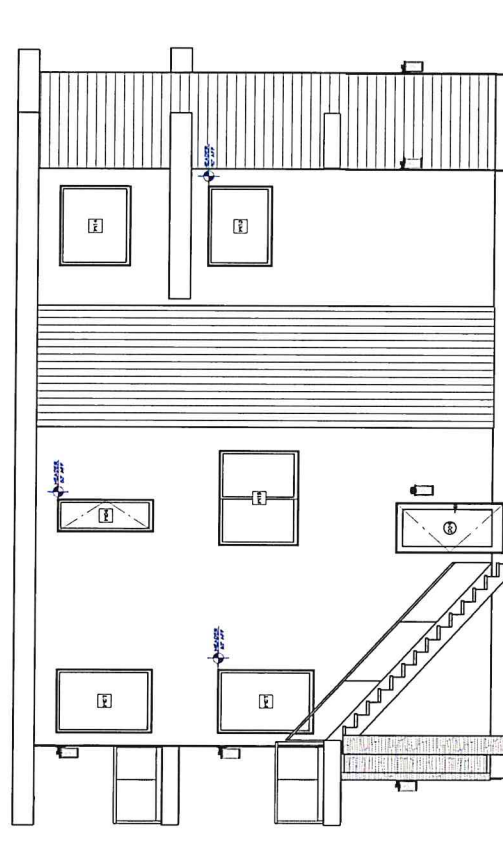
SHEET NUMBER:

4 / 10



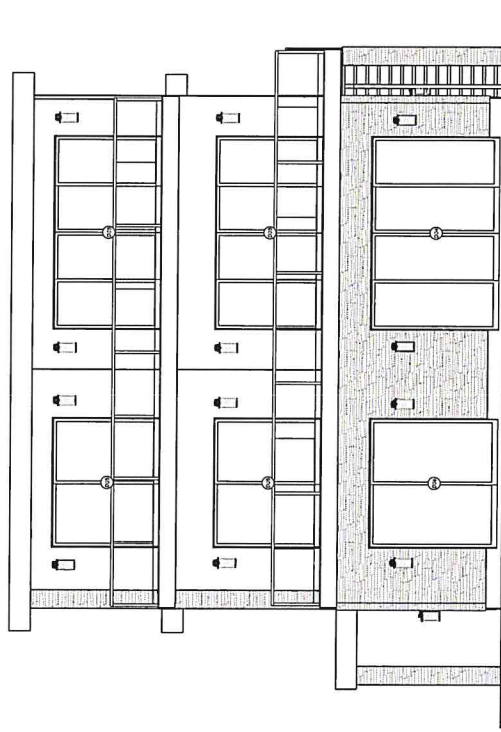
E1: ELEVATION

3/16"=1'-0"



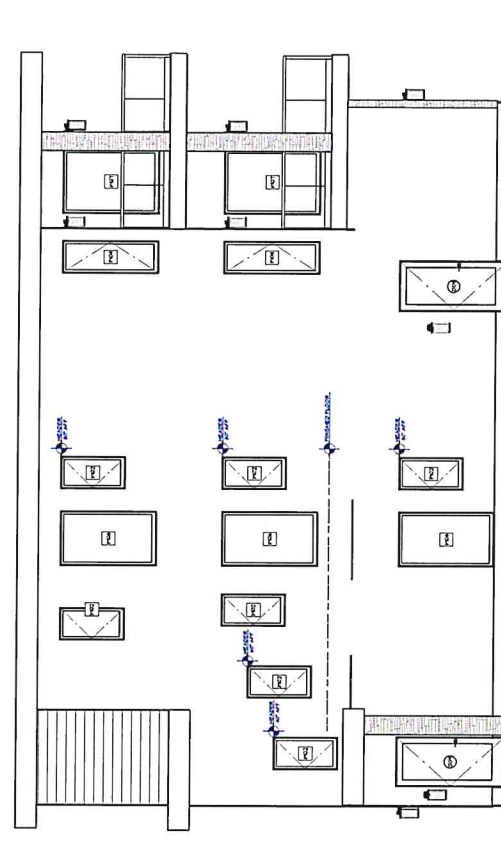
E2: ELEVATION

3/16"=1'-0"



E3: ELEVATION

3/16"=1'-0"



E4: ELEVATION

3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ, 30330

508.641.3816
rjpoole2@gmail.com

008 INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE: 4/14/2025

SHEET NAME:

SCALE: AS NOTED

SHEET NUMBER:

5 / 10

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

Door Schedule										Window Schedule (based on Andersen 400 series Storm Hatch)																
3D Exterior Elevation	Number	Label	Qty	Size	Width	Height	Fin	R/O	Description	Header	Thickness	Code	Manufacturer	Comments	3D Exterior Elevation	Number	Label	Qty	Width	Height	R/O	Description	Header	Code	Manufacturer	Comments
	D01		5040	1	3040	48"	108"	16	11"	Garage-Avante 3 Panel 18"	2'X12'X104" (3)	1 3/4"				M02	C14	1	24 1/8"	48"	24 5/8"X48 1/2"	Single Casement-HL	2'X10'X31 5/8" (3)		ANDERSEN 400 w/ STORM HATCH	
	D02		12040	1	12040	144"	108"	16	11"	Garage-Avante 3 Panel 18"	2'X12'X152" (3)	1 3/4"				M03	C14	1	24 1/8"	48"	24 5/8"X48 1/2"	Single Casement-HR	2'X10'X31 5/8" (3)		ANDERSEN 400 w/ STORM HATCH	
	D03	PK60D111068-4	2	11665 LJR EX	141"	114 1/2"	16	11 1/2"	Ed. Quad Slider-Glass Panel	2'X12'X145 1/2" (3)	1 3/4"		ANDERSEN 400 w/ STORM HATCH			M04	G16	3	24 1/8"	11 7/8"	24 5/8"X12 3/8"	Single Casement-HR	2'X10'X31 5/8" (3)		ANDERSEN 400 w/ STORM HATCH	
	D04	PK60D111020-4	1	11660 LJR EX	141"	95 1/2"	16	11 1/2"	Ed. Quad Slider-Glass Panel	2'X12'X145 3/4" (3)	1 3/4"		ANDERSEN 400 w/ STORM HATCH			M05	G145	1	24 1/8"	52 13/16"	24 5/8"X53 5/16"	Single Casement-HR	2'X10'X31 5/8" (3)		ANDERSEN 400 w/ STORM HATCH	
	D05	PK60D2688 L	2	11168 L EX	45 1/4"	114 1/2"	16	11 1/2"	Ed. Slider-Glass Panel	2'X12'X94 3/4" (3)	1 3/4"		ANDERSEN 400 w/ STORM HATCH			M06	P3540	3	40 13/16"	11 7/8"	41 5/16"X12 3/8"	Fixed Glass	2'X10'X44 5/16" (3)		ANDERSEN 400 w/ STORM HATCH	
	D06	PK60D2680 L	1	11160 L EX	45 1/4"	95 1/2"	16	11 1/2"	Ed. Slider-Glass Panel	2'X12'X94 3/4" (3)	1 3/4"		ANDERSEN 400 w/ STORM HATCH			M07	P4060	4	48"	11 7/8"	48 1/2"X12 3/8"	Fixed Glass	2'X10'X31 1/2" (3)		ANDERSEN 400 w/ STORM HATCH	
	D07	2668	1	2668 L IN	32"	50"	Yes	34"X62 1/2"	Hinged-Commercial Door 6	2'X6'X37" (2)	1 3/8"					M08	P5040	2	54 7/8"	48"	60 3/8"X48 1/2"	Fixed Glass	2'X10'X63 3/8" (3)		ANDERSEN 400 w/ STORM HATCH	
	D08	3068	1	3068 R IN	36"	50"	Yes	33"X62 1/2"	Hinged-Door P01	2'X6'X41" (3)	1 3/8"					M09	P5045	2	54 7/8"	52 13/16"	60 3/8"X53 5/16"	Fixed Glass	2'X10'X63 3/8" (3)		ANDERSEN 400 w/ STORM HATCH	
	D09	3068	3	3068 L EX	36"	50"	33"X63"		Ed. Hinged-Glass Panel	2'X10'X41" (3)	1 3/4"					M10	G45	1	11 1/4"	54 1/4"	12"X40"	Sliding Window	2'X10'X75" (3)		ANDERSEN 400 w/ STORM HATCH	
	D10	2668	3	2668 L IN	30"	50"	32"X62 1/2"		Hinged-Door P01	2'X6'X35" (2)	1 3/8"					M11	G45	1	11 1/4"	54 1/4"	12"X40"	Sliding Window	2'X10'X75" (3)		ANDERSEN 400 w/ STORM HATCH	
	D11	2668	5	2668 R IN	30"	50"	32"X62 1/2"		Hinged-Door P01	2'X6'X35" (2)	1 3/8"					M12	G45	1	11 1/4"	54 1/4"	12"X40"	Sliding Window	2'X10'X75" (3)		ANDERSEN 400 w/ STORM HATCH	
	D12	3068	1	3068 L IN	36"	50"	33"X62 1/2"		Hinged-Door P01	2'X6'X41" (3)	1 3/8"					M13	CUSTOM	2	48"	64"	48"X32"	Fixed Unit-milled	2'X10'X100" (3)		ANDERSEN 400 w/ STORM HATCH	
	D13	4068	1	4068 LJR IN	48"	50"	50"X62 1/2"		Double Hinged-Door P01	2'X6'X35" (2)	1 3/8"					M14	G45	1	11 1/4"	54 1/4"	12"X40"	Sliding Window	2'X10'X75" (3)		ANDERSEN 400 w/ STORM HATCH	
	D14	2668	1	2668 R	30"	50"	61 1/4"X64 1/2"		Fixed-Door P01	2'X6'X44 1/4" (2)	1 3/8"					M15	G45	1	11 1/4"	54 1/4"	12"X40"	Sliding Window	2'X10'X75" (3)		ANDERSEN 400 w/ STORM HATCH	
	D15	2668	1	2668 R	32"	50"	65 1/4"X64 1/2"		Fixed-Door P01	2'X6'X45 1/4" (2)	1 3/8"					M16	G45	1	11 1/4"	54 1/4"	12"X40"	Sliding Window	2'X10'X75" (3)		ANDERSEN 400 w/ STORM HATCH	

GENERIC DOOR & WINDOW SCHEDULES
*SEE MANUFACTURER'S SPECS FOR
ROs AND FURTHER DETAILS

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCDQ, 34250

508.641.3816
rpools82@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

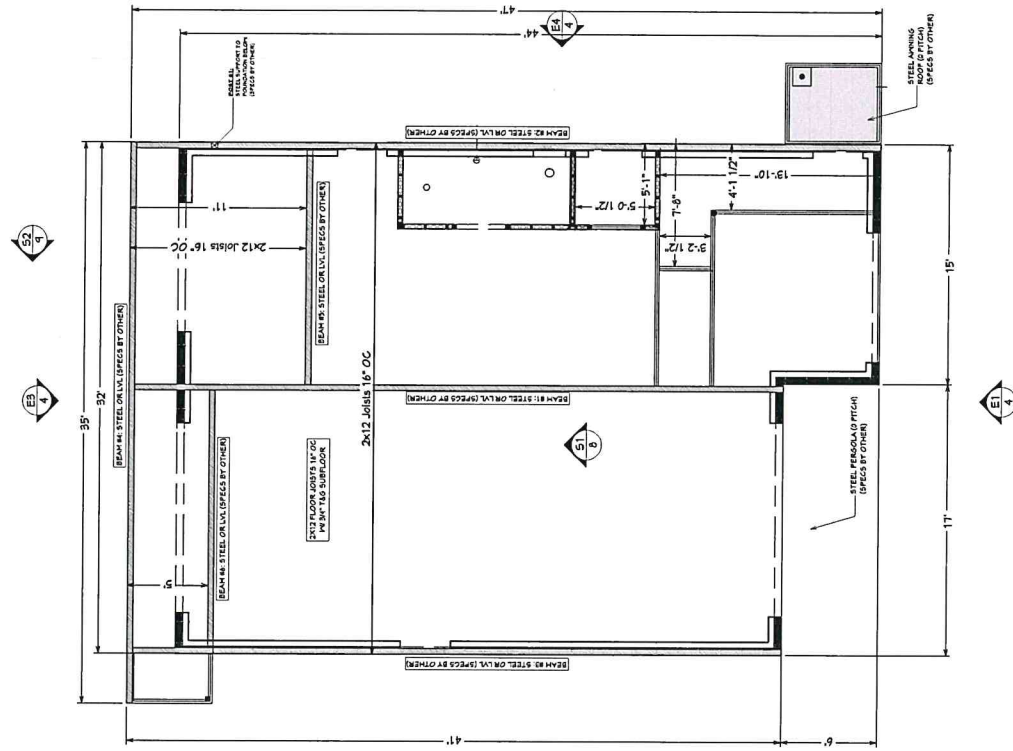
DATE
4/14/2025

SHEET NAME

SCALE:
AS NOTED

SHEET NUMBER:

6 / 10



CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCDDQ 36250

508.641.2515
rjpoole22@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

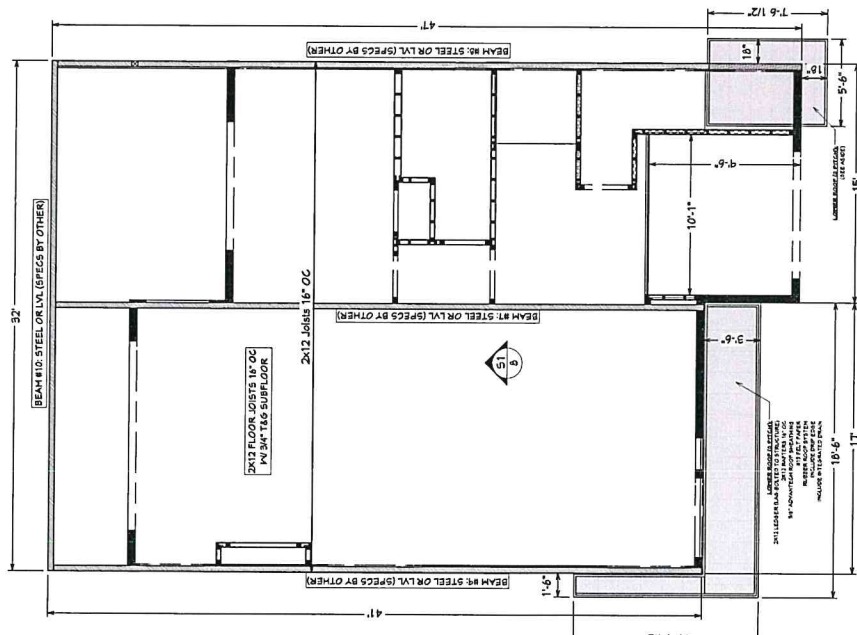
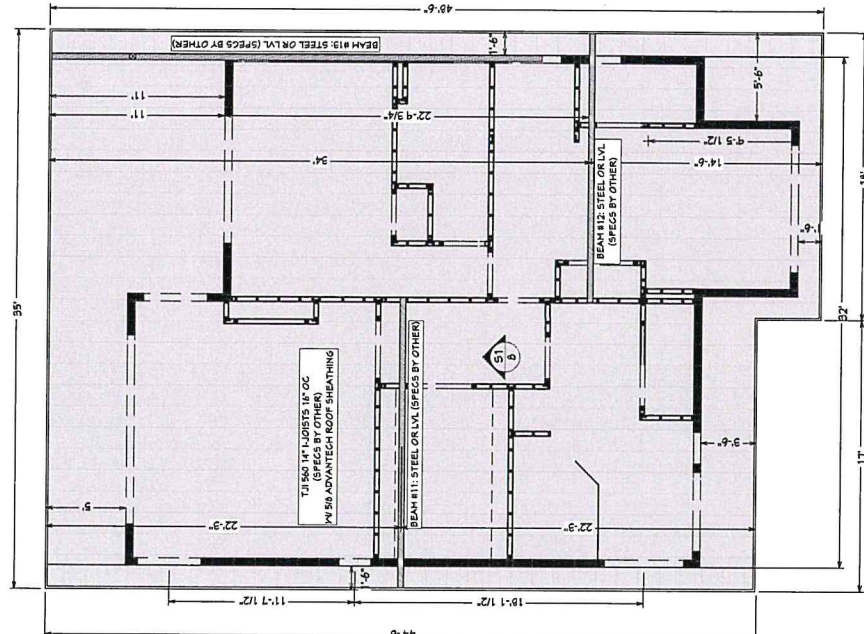
DATE: 4/14/2025

SHEET NAME:

SCALE: AS NOTED

SHEET NUMBER:

7 / 10



SECOND FLOOR JOIST LAYOUT & LOWER ROOFS

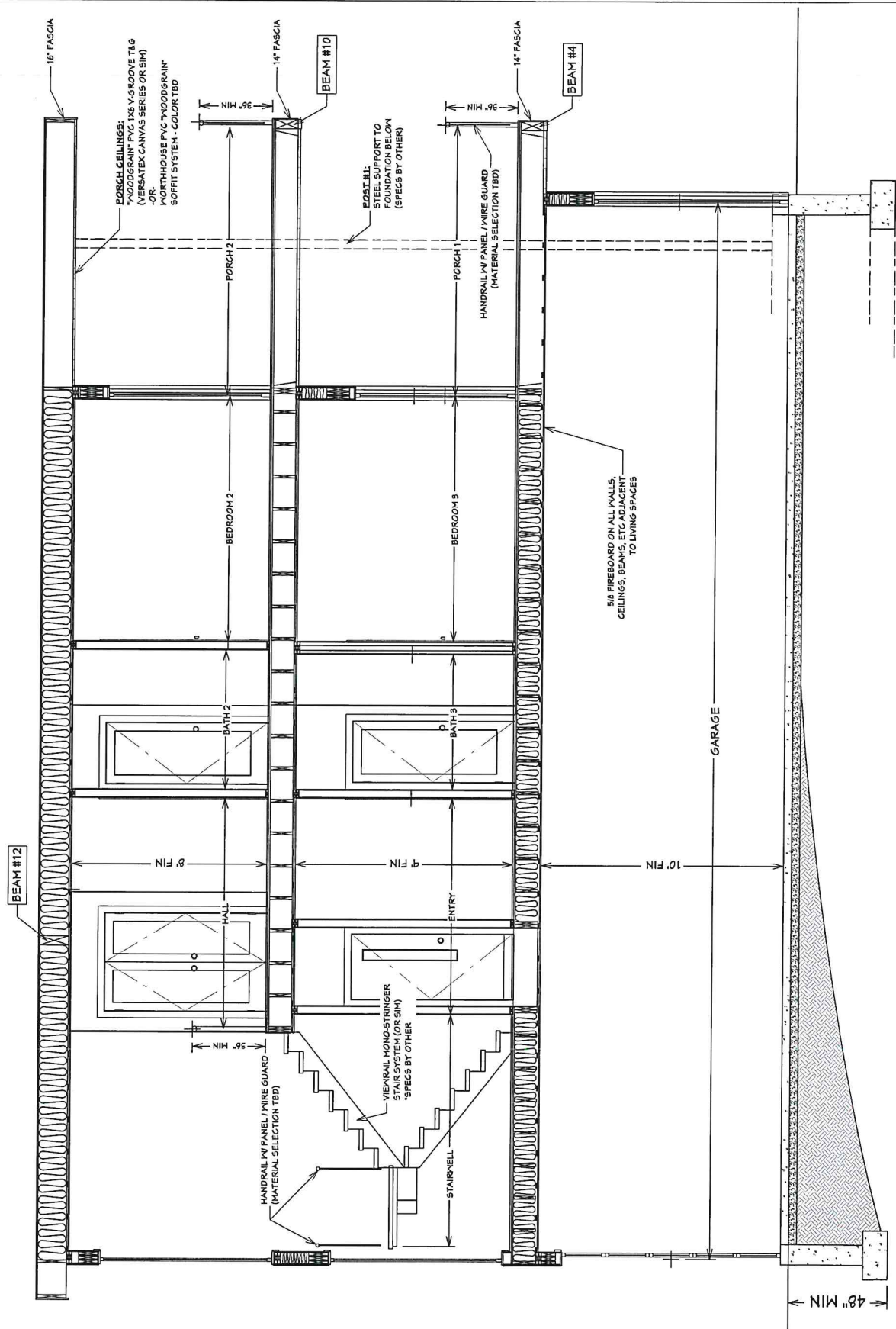
3/16\"=1'-0"

UPPER ROOF: RAFTER LAYOUT

3/16\"=1'-0"

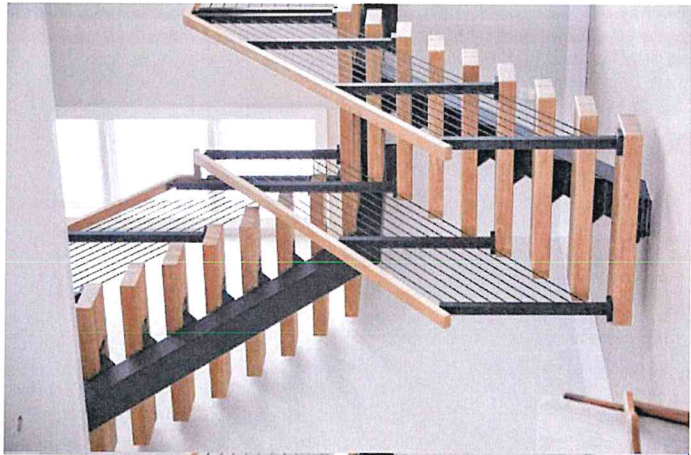
*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:	 Rebecca Poole DESIGN REBECCA POOLE NCD0, 24250 508.641.3816 rjpoole82@gmail.com	3D INFORMATION:	DATE: 4/14/2025	SHEET NAME:	SCALE: AS NOTED	SHEET NUMBER: 9 / 10
		JOSEPH PARDINI BRISTOL, RI				

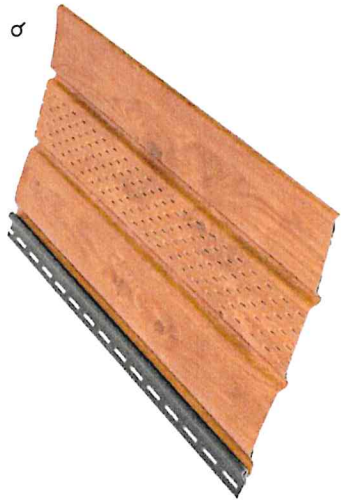


S2: BUILDING SECTION
3/8"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION



VIEWRAIL MONO-STRINGER
STAIR SYSTEM
ELIGHT Mono.Floating Stairs: Stair Kits, Viewrail Flight



NORTHHOUSE "WOODGRAIN"
PVC SOFFIT SYSTEM
COLOR TBD
Soffits - Vented Panel (Wood Grain) - Warehouse Online Shop



1X6 PVC V-GROOVE T&G
VERSATEX CANVAS SYSTEM
COLOR TBD
Canvas Series by VERSATEX - Versatex - PVC Trim



JAMES HARDIE
ARCHITECTURAL PANEL SIDING
COLOR TBD
Hardie® Architectural Panel Siding, James Hardie



VIEWRAIL GLASS RAIL SYSTEM (DESIGN TBD)
Glass Fence, Fencing Panels, Pros & Cons, Viewrail



VIEWRAIL CABLE RAIL SYSTEM (DESIGN TBD)
Express Cable Railing - Viewrail

CERTIFICATION:



Rebecca Poole
DESIGN
NCDG, 34250
508.641.2816
rjpoole2@gmail.com

FOR INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE: 4/14/2025

SHEET NAME:

SCALE: AS NOTED

SHEET NUMBER:

10 / 10

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

RECOMMENDED MATERIALS

\$477,200

Address 145 OAKHILL AVE, SEEKONK, MA 02771

Year	LUC	Building	SF/Y1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	12	0	3,200	0	474,000	0	477,200	477,200
2024	12	0	3,200	0	395,000	0	398,200	398,200
2023	12	0	3,200	0	395,000	0	398,200	398,200
2022	12	0	3,200	0	395,000	0	398,200	398,200
2021	12	0	3,400	0	385,500	0	388,900	388,900
2020	12	0	3,400	0	395,500	0	398,900	398,900

VAL per SQ Unit/Parcel >

Land Information																				
		Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1		12 Oth Imprv	0.20386	AC	P	1.00	774,000	2,325,125	B	WF	200					474,000			1.00	0

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted

Building Information

Description	Description
BLDG Type	Story Height
RES Units	COM Units
Foundation	BMT Floor
Frame 1	Frame 2
EXT Wall 1	EXT Wall 2
Roof Type 1	Roof Type 2
Roof Cover 1	Roof Cover 2
INT Wall 1	INT Wall 2
Floors 1	Floors 2
BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Heat Type
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceiling Type	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Quantity	Quality
Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens	
Ext Kitchens	
Fireplaces	
W.S. Flues	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1			
2			
3			
4			
Totals			

Grade

Year Built	EFF Year	Alt %
Alt LUC		
Condition	-	
Functional	-	
Economic	-	
Special	-	
OV	-	
Total Depreciation %	>	

Other Factors

Flood Hazard	Topography	Street	PAVED
		Traffic	
		Bas \$/SQ	
		Size Adj	
		Constr Adj	
		Adj \$/SQ	
		Othr Featrs	
		Grade Fac	
		Neigh Infi	
		Land Factor	
		Adj Total	
		Depreciation	
		Depr Total	
		%	

Remodeling History

Additions	Plumbing
Interior	Electric
Exterior	Heating
Kitchen	General
Bath(s)	

Condo Data

Complex	Location
Tot Units	FL Level
# Floors	Bldg Seq

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	25 Open Porch	1	Y	1			272	3	AV	0	2,000
2	25 Open Porch	1	Y	1	8	10	80	3	AV	2010	1,200
3	23 Barn w/Bsmt	1	Y	1	10	10	100	0	AV	2010	0
4											
5											
6											
7											
8											
9											
10											

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
Total					

Notes

W/ 182 = M17120 IN R-10.- || 09-02-2021 No home on this lot, or the adjacent lot. However, common ownership of two undersized lots so the lots are merged per zoning. Input "Units For Size Adjustment", MRM.

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Plat/Lot 121-0182-000

Account: 6329

LUC 12

Zone R-10

Assessment

\$97.800

► Building Information

C		Description	Description
BLDG Type		Story Height	
RES Units		COM Units	
Foundation		BMT Floor	
Frame 1		Frame 2	%
EXT Wall 1		EXT Wall 2	%
Roof Type 1		Roof Type 2	%
Roof Cover 1		Roof Cover 2	%
INT Wall 1	+	INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel		Heat Type	
# Heat Sys		% Heated	
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

► Grade

Grade	Year Built	EFF	Year	Alt %
-------	------------	-----	------	-------

► Other Factors

Flood Hazard
Topography
Street PAVED
Traffic

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep. Val.
Total					

► Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/13/2025	REVIEW	JN
12/30/2024	REVIEW	MP
7/20/2021	REVIEW	
4/13/2018	REVIEW	
4/2/2018	VACANT LO	

► Notes

W/161 || 09-02-2021 No home on this lot, or the adjacent lot. However, common ownership of two undersized lots so the lots are merged per zoning. Input "Units For Size Adjustment" MRM.

► Remodeling History

Plumbing	_____
Electric	_____
Heating	_____
General	_____

► Condo Data

[illegible]

► Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1								
2								
3								
4								
5								
6								
7								
8								
9								

► Special Features & Yard Items

[illegible]

► **Other Info.**

AFDU	Port	Term	Rental
	PriorID1c		
	PriorID2a		
	PriorID2b		
	PriorID2c		
	PriorID3a		
	PriorID3b		
	PriorID3c		

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1				
2				
3				
4				
Totals				



Slocum St - Plat 121 Lots 161 & 182 - 300' Radius

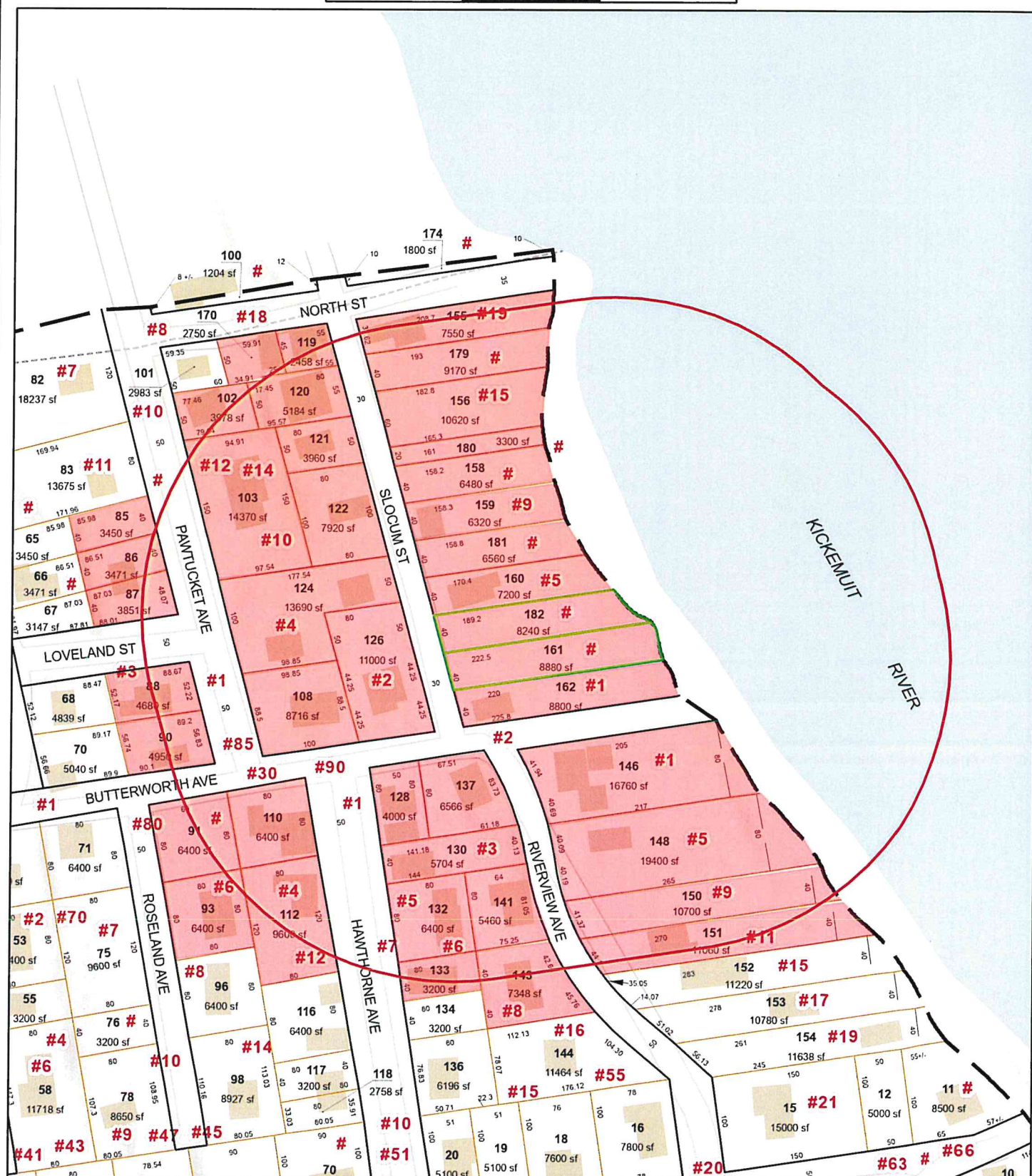
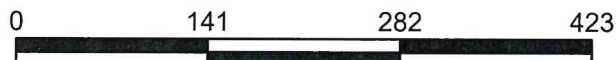
Town of Bristol, RI

1 inch = 141 Feet



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September 16, 2025



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3D.

Subject Properties:

Parcel Number: 121-161
CAMA Number: 121-161
Property Address: SLOCUM ST

Mailing Address: PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

Parcel Number: 121-182
CAMA Number: 121-182
Property Address: SLOCUM ST

Mailing Address: PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

Abutters:

Parcel Number: 121-102
CAMA Number: 121-102
Property Address: 10 PAWTUCKET AVE

Mailing Address: MITCHELL, CARL R. TRUSTEE
2500 G.A.R HIGHWAY
SEEKONK, MA 02777

Parcel Number: 121-103
CAMA Number: 121-103
Property Address: 12 PAWTUCKET AVE

Mailing Address: LEACH, KAREN M. & ALAN D TRUSTEES
12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-108
CAMA Number: 121-108
Property Address: 30 PAWTUCKET AVE

Mailing Address: BOURASSA, MARK R & LAURIE A TE
30 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-110
CAMA Number: 121-110
Property Address: 90 BUTTERWORTH AVE

Mailing Address: BAGWELL, SANDRA J & SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-112
CAMA Number: 121-112
Property Address: 4 HAWTHORNE AVE

Mailing Address: AZEVEDO, BARBARA A & LYNCH,
ROBIN A CO-TRUSTEES
4 HAWTHORNE AVE
BRISTOL, RI 02809

Parcel Number: 121-119
CAMA Number: 121-119
Property Address: 18 SLOCUM ST

Mailing Address: LANCASTER, DEVON R.
18 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-120
CAMA Number: 121-120
Property Address: 16 SLOCUM ST

Mailing Address: MASCENA, MARIE H TRUSTEE LE
REVOCABLE LIVING TRUST
AGREEMENT OF MARIE H MASCEN
16 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-121
CAMA Number: 121-121
Property Address: 14 SLOCUM ST

Mailing Address: D'ANGELO, ROBERT & DEBRA TE
14 SLOCUM ST
BRISTOL, RI 02809



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Page 1 of 4



300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3D.

Parcel Number: 121-122
CAMA Number: 121-122
Property Address: 10 SLOCUM ST

Mailing Address: LEACH, ALAN D. & KAREN M. TRUSTEES
12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-124
CAMA Number: 121-124
Property Address: 4 SLOCUM ST

Mailing Address: OSMANSKI, JOSEPH T
4 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-126
CAMA Number: 121-126
Property Address: 2 SLOCUM ST

Mailing Address: MARSHALL, WAYNE P & DONNA M TE
2 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-128
CAMA Number: 121-128
Property Address: 1 HAWTHORNE AVE

Mailing Address: CUNARD, EDWARD TRUSTEE EDWARD
K CUNARD LIV TRUST
7020 MINEOLA RD
ENGLEWOOD, FL 34224

Parcel Number: 121-130
CAMA Number: 121-130
Property Address: 3 HAWTHORNE AVE

Mailing Address: MARCACCIO RENEE L
50 GARDNER AVENUE
N PROVIDENCE, RI 02911

Parcel Number: 121-132
CAMA Number: 121-132
Property Address: 5 HAWTHORNE AVE

Mailing Address: KAREN SCHMID
C/O FRANK VARGAS 5 HAWTHORNE
AVE
BRISTOL, RI 02809

Parcel Number: 121-133
CAMA Number: 121-133
Property Address: 7 HAWTHORNE AVE

Mailing Address: GRONO, WALTER J
7 HAWTHORNE AVE
BRISTOL, RI 02809

Parcel Number: 121-137
CAMA Number: 121-137
Property Address: 2 RIVERVIEW AVE

Mailing Address: ARAKELIAN, GREGORY G.
2510 PENNY ROYAL PL
RESTON, VA 20191

Parcel Number: 121-141
CAMA Number: 121-141
Property Address: 6 RIVERVIEW AVE

Mailing Address: SOUSA, BRIAN N. DIANE TE
6 RIVERVIEW AVENUE
BRISTOL, RI 02809

Parcel Number: 121-143
CAMA Number: 121-143
Property Address: 8 RIVERVIEW AVE

Mailing Address: PEZZI, ROBERT J & PEGGY TE
8 RIVERVIEW AVE
BRISTOL, RI 02809

Parcel Number: 121-146
CAMA Number: 121-146
Property Address: 1 RIVERVIEW AVE

Mailing Address: FARMER, JOSEPH B. & PAMELA D.
TRUSTEES
1 RIVERVIEW AVE
BRISTOL, RI 02809

Parcel Number: 121-148
CAMA Number: 121-148
Property Address: 5 RIVERVIEW AVE

Mailing Address: BUTTERWORTH IMPROV ASSOC C/O
LAURIE BOURASSA
30 PAWTUCKET AVE
BRISTOL, RI 02809



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Page 2 of 4



300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3D.

Parcel Number: 121-150
CAMA Number: 121-150
Property Address: 9 RIVERVIEW AVE

Mailing Address: MARCACCIO, ADAM J
50 GARDNER AVENUE
N PROVIDENCE, RI 02911

Parcel Number: 121-151
CAMA Number: 121-151
Property Address: 11 RIVERVIEW AVE

Mailing Address: TWAROG, FRANK & MARTIN, MARY A E
I TE
11 RIVERVIEW AVE
BRISTOL, RI 02809

Parcel Number: 121-155
CAMA Number: 121-155
Property Address: 19 SLOCUM ST

Mailing Address: CAPRON, LAWRENCE P & JUDITH L TE
19 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-156
CAMA Number: 121-156
Property Address: 15 SLOCUM ST

Mailing Address: MENASHI, DARA
150 ST. PAUL ST, UNIT 201
BROOKLINE, MA 02446

Parcel Number: 121-159
CAMA Number: 121-159
Property Address: 9 SLOCUM ST

Mailing Address: VARRICHIONE, LOUIS IV & GINA TE
50 SANDRA CT
BRISTOL, RI 02809

Parcel Number: 121-160
CAMA Number: 121-160
Property Address: 5 SLOCUM ST

Mailing Address: PARDINI, RANDY S. & ANDRADE, LINDA
A TRUSTEES
5 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-161
CAMA Number: 121-161
Property Address: SLOCUM ST

Mailing Address: PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

Parcel Number: 121-162
CAMA Number: 121-162
Property Address: 1 SLOCUM ST

Mailing Address: CAPOZZOLI, SALVATORE JR &
JOSEPHINE LE HANON, SHARON ANN
TRUSTEE
1 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-170
CAMA Number: 121-170
Property Address: 4 NORTH ST

Mailing Address: SWANSON, JUDITH M
4 NORTH ST
BRISTOL, RI 02809

Parcel Number: 121-179
CAMA Number: 121-179
Property Address: SLOCUM ST

Mailing Address: MASCENA, MARIE H TRUSTEE LE
REVOCABLE LIVING TRUST
AGREEMENT OF MARIE H MASCEN
16 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-180
CAMA Number: 121-180
Property Address: SLOCUM ST

Mailing Address: LEACH, ALAN D. & KAREN M. TRUSTEES
12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-181
CAMA Number: 121-181
Property Address: SLOCUM ST

Mailing Address: OSMANSKI, JOSEPH
4 SLOCUM ST
BRISTOL, RI 02809



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9/16/2025

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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3D.

Parcel Number: 121-182
CAMA Number: 121-182
Property Address: SLOCUM ST

Mailing Address: PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

Parcel Number: 121-85
CAMA Number: 121-85
Property Address: PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-86
CAMA Number: 121-86
Property Address: 15 PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-87
CAMA Number: 121-87
Property Address: PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-88
CAMA Number: 121-88
Property Address: 1 LOVELAND AVE

Mailing Address: WARE, CRYSTAL F & ADAM P TE
1 LOVELAND AVE.
BRISTOL, RI 02809

Parcel Number: 121-90
CAMA Number: 121-90
Property Address: 85 BUTTERWORTH AVE

Mailing Address: GALEGO, JOSEPH J & ELIDIA M TE
85 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-91
CAMA Number: 121-91
Property Address: ROSELAND AVE

Mailing Address: BAGWELL, SANDRA J & SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-93
CAMA Number: 121-93
Property Address: 6 ROSELAND AVE

Mailing Address: EARLEY, JARED ERIN L. TE
6 ROSELAND AVE
BRISTOL, RI 02809



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ARAKELIAN, GREGORY G.
2510 PENNY ROYAL PL
RESTON, VA 20191

EARLEY, JARED
ERIN L. TE
6 ROSELAND AVE
BRISTOL, RI 02809

MARSHALL, WAYNE P &
DONNA M TE
2 SLOCUM ST
BRISTOL, RI 02809

AZEVEDO, BARBARA A &
LYNCH, ROBIN A CO-TRUSTEE
4 HAWTHORNE AVE
BRISTOL, RI 02809

FARMER, JOSEPH B. & PAMEL
1 RIVERVIEW AVE
BRISTOL, RI 02809

MASCENA, MARIE H TRUSTEE
REVOCABLE LIVING TRUST AG
16 SLOCUM ST
BRISTOL, RI 02809

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BRISTOL, RI 02809

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C/O LAURIE BOURASSA
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BRISTOL, RI 02809

LANCASTER, DEVON R.
18 SLOCUM ST
BRISTOL, RI 02809

OSMANSKI, JOSEPH
4 SLOCUM ST
BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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4 SLOCUM ST
BRISTOL, RI 02809

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DIANE TE
6 RIVERVIEW AVENUE
BRISTOL, RI 02809

SWANSON, JUDITH M
4 NORTH ST
BRISTOL, RI 02809

TWAROG, FRANK &
MARTIN, MARY A E I TE
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BRISTOL, RI 02809

VARRICHIONE, LOUIS IV &
GINA TE
50 SANDRA CT
BRISTOL, RI 02809

WARE, CRYSTAL F & ADAM P
1 LOVELAND AVE.
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 16, 2025

File #: ZBR-25-31

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

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Edgardo Rodriguez/Suzanne Cruanes-Rodriguez

Owner of Record: Edgardo Rodriguez and Suzanne Cruanes-Rodriguez

Location: 110 GRISWOLD AVE, BRISTOL, RI, 02809

Plat: 160 Lot: 16

Zoning District: R-40

Applicant is requesting **Dimensional Variances** to:

construct a 24ft. x 44ft. accessory garage structure at a size and height greater than permitted in the R-40 zoning district.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-31

110 Griswold Avenue 160 16

September 9, 2025

Applicant	
Name of Applicant	Edgardo Rodriguez/Suzanne Cruanes-Rodriguez
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-40		
Address, Plat, Lot	Address	Plat	Lot
	110 Griswold Avenue	160	16

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: 3 car garage

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,063 feet
Width in Feet	24 feet
Length in Feet	44 feet
Height Above Grade	23 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	3 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Size of garage (accessory structure)	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
Please see attached statement, "Town of Bristol Variance Application"	

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	8.9
Lot Frontage	450
Lot Depth	750

Existing Buildings & Structures		
Structure: Accessory	Square Footage: 1,036	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 684	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 480	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 240	Building/Structure Detail if Other:
Structure: Primary Residence	Square Footage: 2,492	Building/Structure Detail if Other:

Town of Bristol Variance Application

New Garage at Osprey Farm

110 Griswold Ave., Bristol, RI 02809

Respectfully submitted by Owners: Edgardo Rodriguez & Suzanne Cruanes-Rodriguez

We have submitted a variance application for the proposed construction of our new garage. The property is located within the R-40 zoning district and encompasses approximately 8.9 acres.

The need to construct a new residence and garage is due to the irreparable damage caused by a devastating fire on the morning of September 23, 2023. In rebuilding, we are committed to honoring the original 1883 Shingle Style design of the home. To achieve this, we have engaged Clifford M. Renshaw, a seasoned architect based in Providence, RI, renowned for his expertise in historic architecture and the restoration of period homes, thus ensuring the new construction will represent the legacy of the original home.

Our original plan to construct a new residence and a three-car garage connected by a breezeway has proven unfeasible due to several site-specific and logistical challenges, resulting in a significant hardship, requiring us to reconsider the design in order to proceed.

Site Elevation Constraints: During site investigation for a new septic system, it was determined that the house must be elevated by approximately 36 inches due to the high water table. This will require hauling in substantial amounts of fill, and as a result, the house and garage will need to be graded at different elevations—making a breezeway connection not feasible.

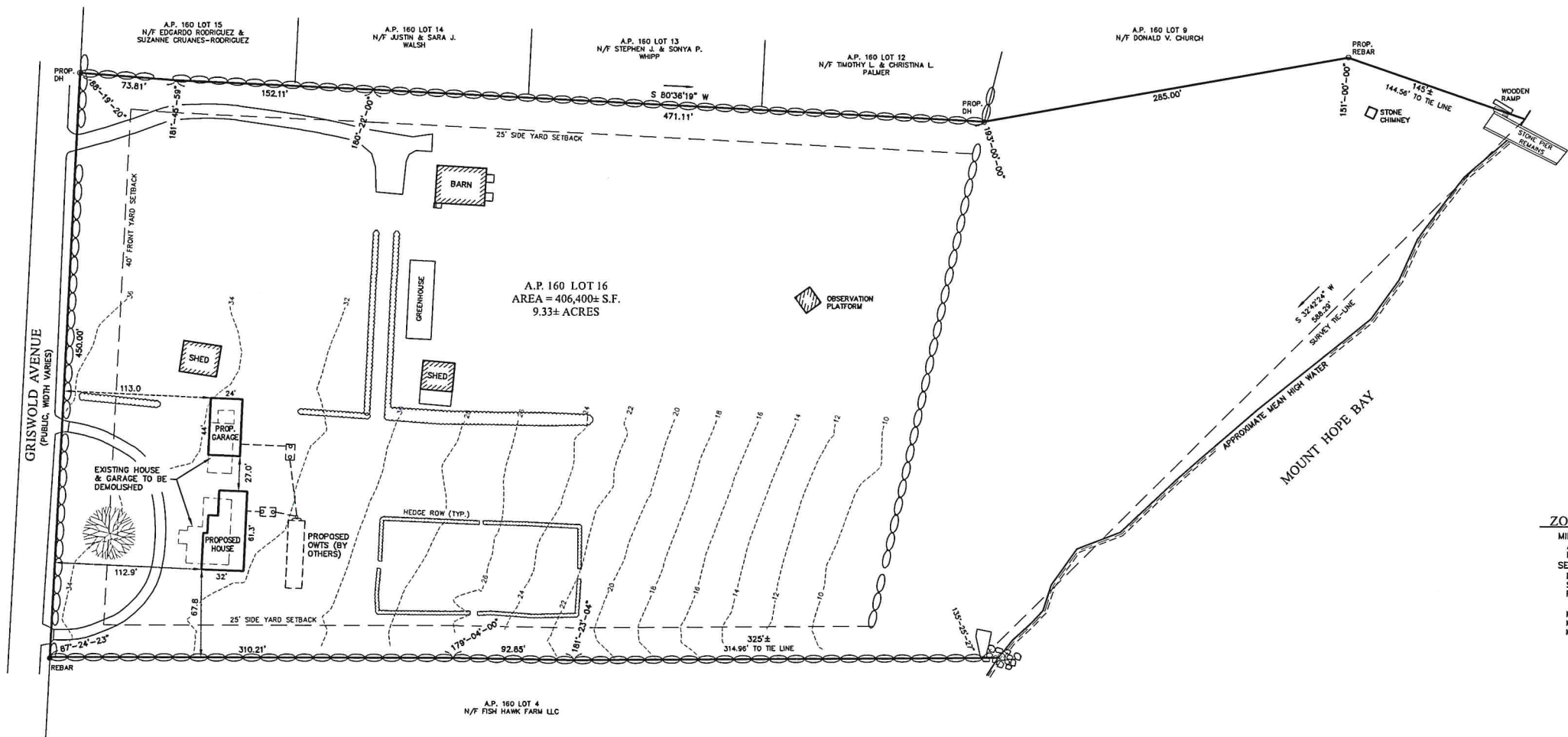
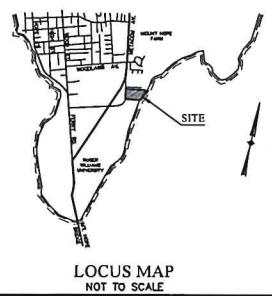
Tree Preservation: We are committed to preserving the mature landscape, including a prominent Copper Beech tree in the front yard and a Black Walnut tree in the backyard. Their root systems must remain undisturbed, which further limits placement and complicates design elevations

Visual Continuity: Aesthetically, the new residence and garage will reflect the existing structures. The proposed garage, measuring 44 feet by 24 feet, with a height of 23 feet will replace a 38-foot-long shed currently occupying the same location.

Garage Functionality: Given the limitations imposed by the high water table, a full basement is not feasible; the house will include only a 5'-3" crawl space (at maximum). Therefore, the garage is essential to meet our storage and functional needs. The garage will include a full bathroom on the first floor.

In conclusion, our primary goal is to preserve the historical aesthetic character and elevation view of our home. Due to the site's high water table, the new septic system must be elevated, subsequently requiring the new house be elevated from its original height. In order to maintain architectural continuity from the height of the new house and garage, while addressing the existing site constraints, we respectfully request a variance from the Town's building height and length requirement for the accessory building (garage).

We wish to return this south eastern corner of Bristol back to its once beautiful charm and ask for your positive response regarding our variance request. Thank you for your time and support.



ZONING R-40

MINIMUMS:	40,000 S.F.
AREA	150'
FRONTAGE	150'
SETBACKS:	
FRONT	40'
SIDE	25'
REAR	40'
MAX. HEIGHT - PRINCIPLE STRUCTURE	= 35'
MAX. HEIGHT-ACCESSORY STRUCTURE	= 20'
MAX. ACCESSORY STRUCTURE SIZE	= 28'x28'

REFERENCE

PLAN ENTITLED: "CHURCH COVE PLAT", DATED SEPTEMBER 28, 1964,
PREPARED BY HAROLD E. WATSON, ENG. AND FILED IN PLAN BOOK 5 ON
PAGE 55 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF BRISTOL, RI.
DEED BOOK 293 PAGES 549 & 555
DEED BOOK 1109 PAGE 11

LEGEND

- EXISTING CONTOUR
- ZONING SETBACK LIMIT
- EXISTING STONE WALL

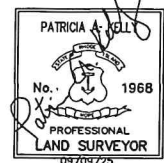
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO SECTION 435-RIGR-00-00-1.9 OF THE RULES AND
REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF
REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015
AS FOLLOWS:

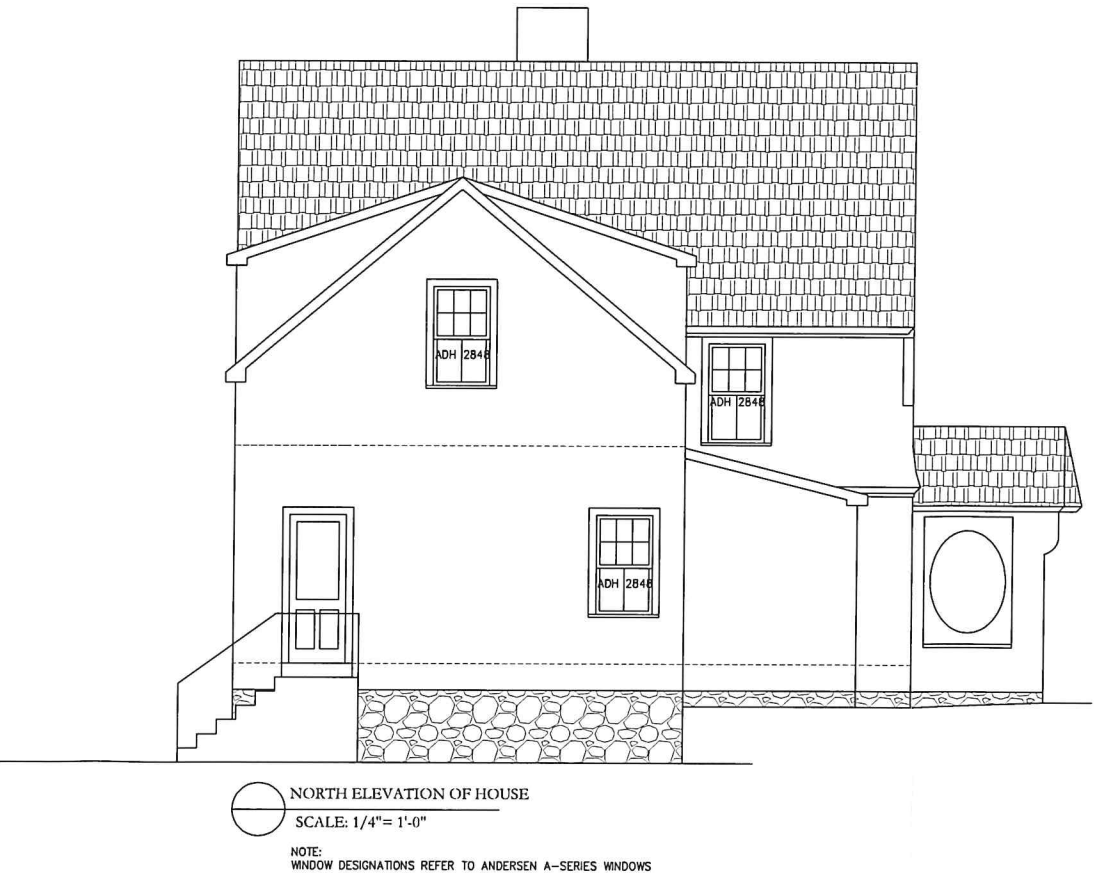
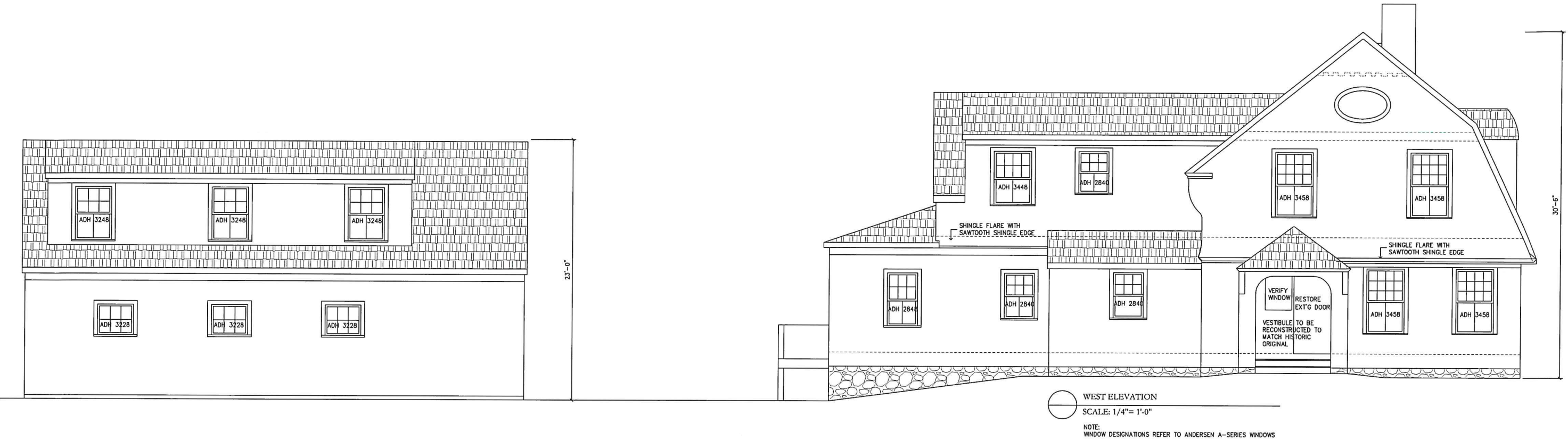
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1
VERTICAL CONTROL STANDARD: V-3
TOPOGRAPHIC SURVEY ACCURACY: T-2

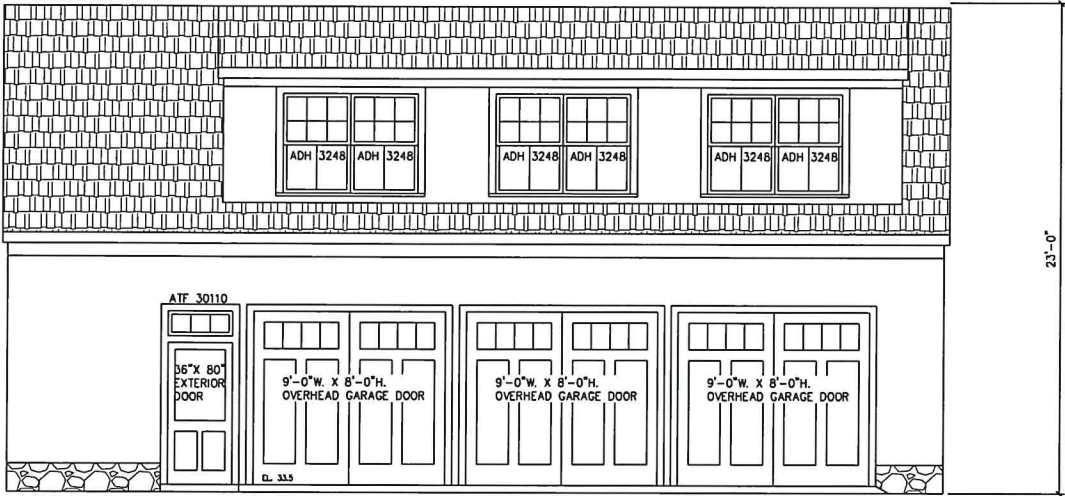
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION
OF THE PLAN IS AS FOLLOWS:
PLAN TO ACCOMPANY ZONING APPLICATION

BY: *Patricia A. Kelly* 09/09/25
PATRICIA A. KELLY, PLS 1968 COA #A734 DATE

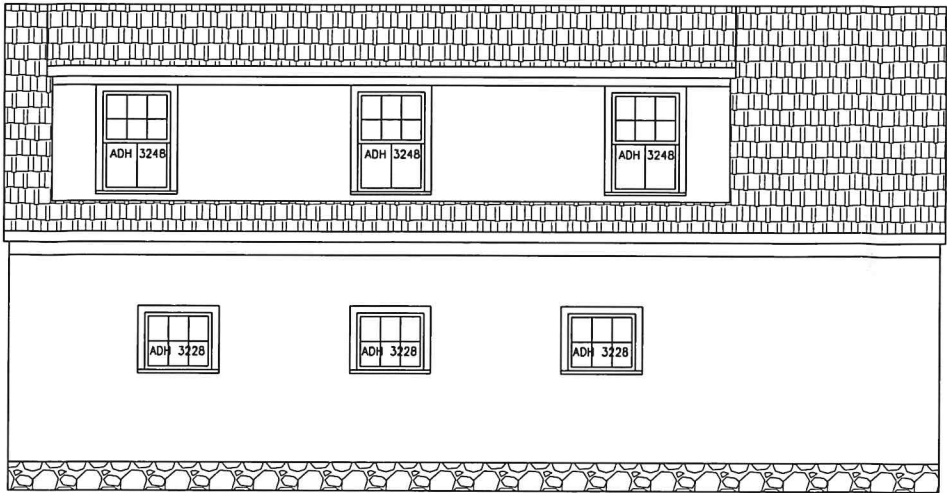


NO.	REVISION	DATE	BY
PROPOSED BUILDING PLAN			
EDGARDO RODRIGUEZ & SUZANNE CRUANES-RODRIGUEZ 110 GRISWOLD AVENUE BRISTOL, RI A.P. 160 LOT 16			
KELLY LAND SERVICES, INC. LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS			
97 BUICKS WAY TIVERTON, RI 02878 401-793-0533 PO BOX 278 GREENVILLE, RI 02828 401-332-3639		DATE: 09/08/25 SCALE: 1"=50' SHEET NO: 1 OF 1 PROJ. NO: 250405-SP	

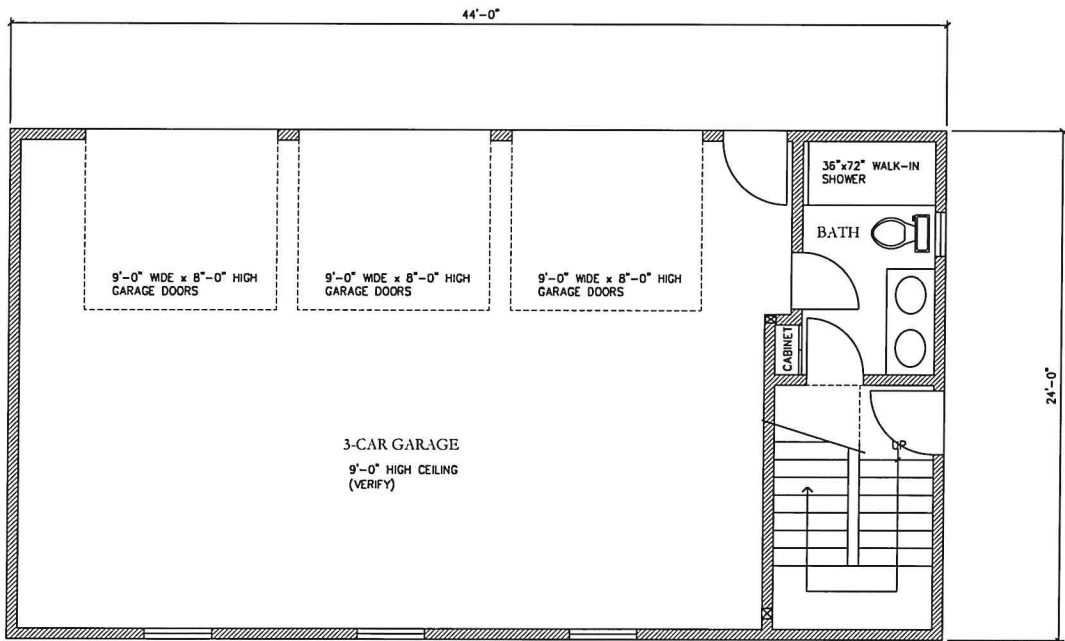




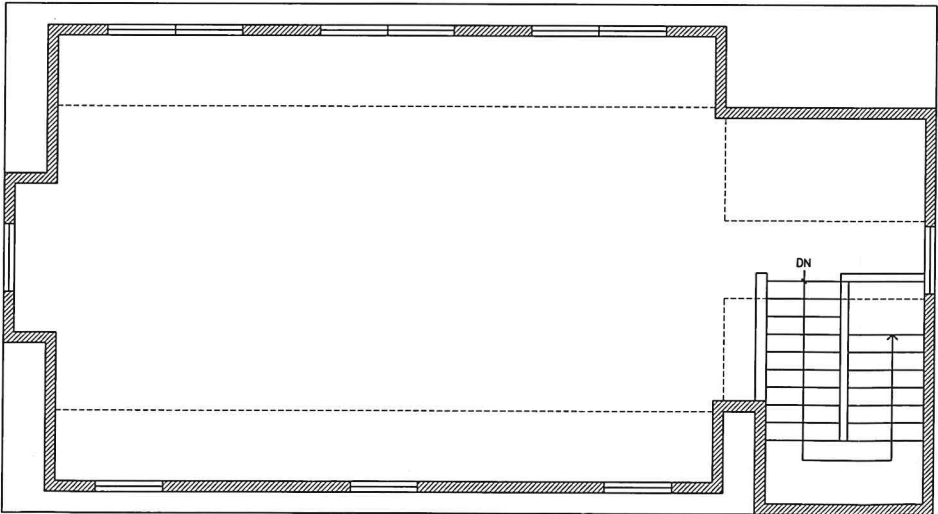
E EAST ELEVATION
A SCALE: 1/4"= 1'-0"



E EAST ELEVATION
A SCALE: 1/4"= 1'-0"

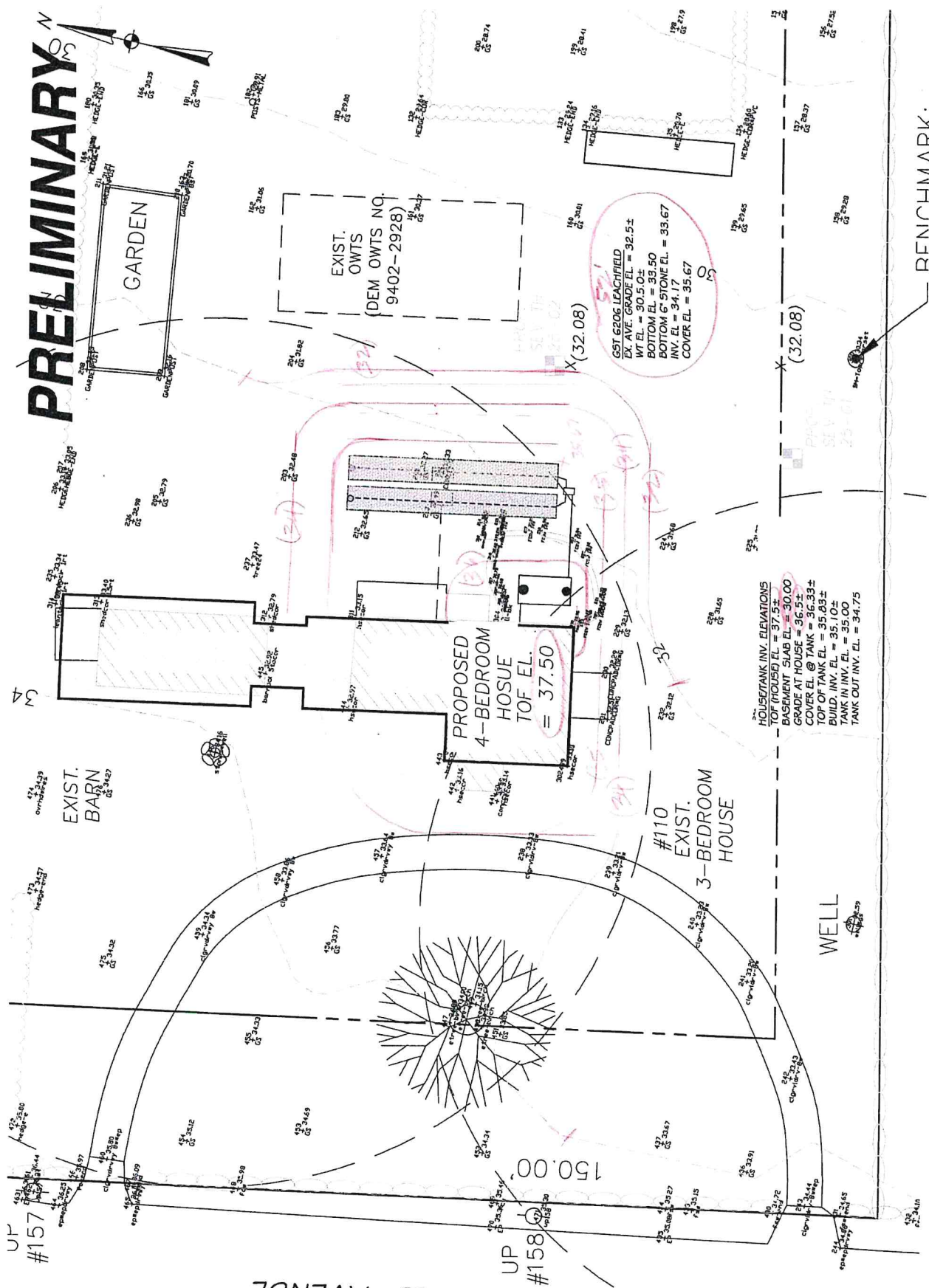


P FIRST FLOOR PLAN
A SCALE: 1/4"= 1'-0"



P SECOND FLOOR PLAN
A SCALE: 1/4"= 1'-0"





Building Information

BLDG Type	Description	Story Height	1 3/4 Story	Finish
RES Units	Colonial	1	COM Units	0
Foundation	Concrete		BMT Floor	Concrete
Frame 1	Wood		Frame 2	%
EXT Wall 1	Wood Shngl		EXT Wall 2	%
Roof Type 1	Gambrel		Roof Type 2	%
Roof Cover 1	Asphalt Shir		Roof Cover 2	%
INT Wall 1	, Drywall		INT Wall 2	%
Floors 1	Hardwood		Floors 2	%
BMT Garages			Color	
Plumbing			Electrical	
Insulation			INT vs EXT	
Heat Fuel	Oil		Heat Type	Radiant Hot Water
# Heat Sys			% Heated	100
% Solar HW			% A/C	
% COM Wall			% Vacuum	
Ceill HIGHT			Ceiling Type	
Parking Type			% Sprinkled	
EXT View				

Grade

Grade	Q3	Q3	EFF Year	Alt %
Year Built	1883			0.00
Alt LUC				
Depreciation				
Code	GD	Description	%	Bas \$/SQ
Condition	GD	GD - Good	27.0	0.97
Functional				0.37
Economic				1.01
Special	FD	FD - Fire Dan	80.0	206.38
OV				46,000
Total Depreciation % > 85.4				
Depreciation				
Depn Total				
Adj Total				
704,632				
601,756				
102,876				

Other Factors

Flood Hazard	Topography	LEVEL
Street	PAVED	
Traffic		
Bas \$/SQ		211.00
Size Adj		0.97
Constr Adj		1.01
Adj \$/SQ		206.38
Other Feats		46,000
Grade Fac		1.18
Neigh Infl		1.00
Land Factor		1.00
Adj Total		704,632
Depreciation		601,756
Depn Total		102,876

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,358	206.38	280,264	
TSQ	3/4 STORY	672	206.38	138,687	
SFL	2nd FLOOR	462	206.38	95,348	
BMT	BASEMENT	896	0	27,740	
ENCL	PORCH	60	0	1,710	
ATU	UNF ATTIC	358	0	7,397	
Total		3,806	2,492	551,146	

Visit History

Date	Result	By
4/4/2025	HEARING Ct	KK
1/29/2025	REVIEW	MP
8/13/2021	REVIEW	
6/22/2018	REVIEW	
6/6/2018	MEASURED	
4/17/2008	LISTED	
4/17/2008	CALL BACK	
4/16/2008	CALL BACK	
2/15/2008	MEASURE	MP

Notes

FFOS-6.592 HAY AS OF 10/04 - LOT 0006 DROPPED INTO THIS LOT 08/08 EAS BOOK 1453 PG 96 install underground service to existing building 12-31-13 mcb - 2nd picutre is of barn that appears to have living space above check on measure and list 2018.-

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				
Complex				
Location				
Tot Units				
FL Level				
# Floors				
Bldg Seq				

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/08/2020	M51440		MECH	3,577	100	Closed	Install chimney liner system
12/09/2015	281-15-B	12/09/2015	COO		100	Closed	BARN ON TOP OF EXISTING FOUNDATION 28 X 37
12/09/2015	425-15-B	12/09/2015	COO		100	Closed	FGR 22 X 24 X 20 HT
06/18/2015	156-15-E	08/13/2015	ELEC	9,000	100	Closed	WIRE 11 LIGHTS 8 SWITCHES 2 MACHINES 1 GAS HEATER 1 WATER HEATER
06/18/2015	E6547		ELEC	0	100	Closed	WIRE BARN ELEVEN (11) LIGHTS EIGHT (8) SWITCHES, TWO (2) GAS HEATEI
06/01/2015	B29629		BLDG	0	100	Closed	CONSTRUCT GARAGE 22 X 24 X 20
04/28/2015	M17332		MECH	0	100	Closed	ADDITIONAL WORK - INSTALLED GAS PIPING AND TWO HOT HEATERS
04/28/2015	0083-15-M	10/27/2015	MECH	2,000	100	Closed	INSTALL GAS PIPING AND 2 HOT DAUG HEATERS
04/24/2015	35-15-2015	12/09/2015	PLMB	2,000	100	Closed	ADD HALF BATH AND MOP SINK TO FIRST FLOOR

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	2	Shed	1	Y	1		684	2	PR	1883	1,000
2	1	Garage	1	Y	1		480	3	PR	1900	5,500
3	2	Shed	1	Y	1		240	3	AV	2006	1,700
4											
5											
6											
7											
8											
9											
10											

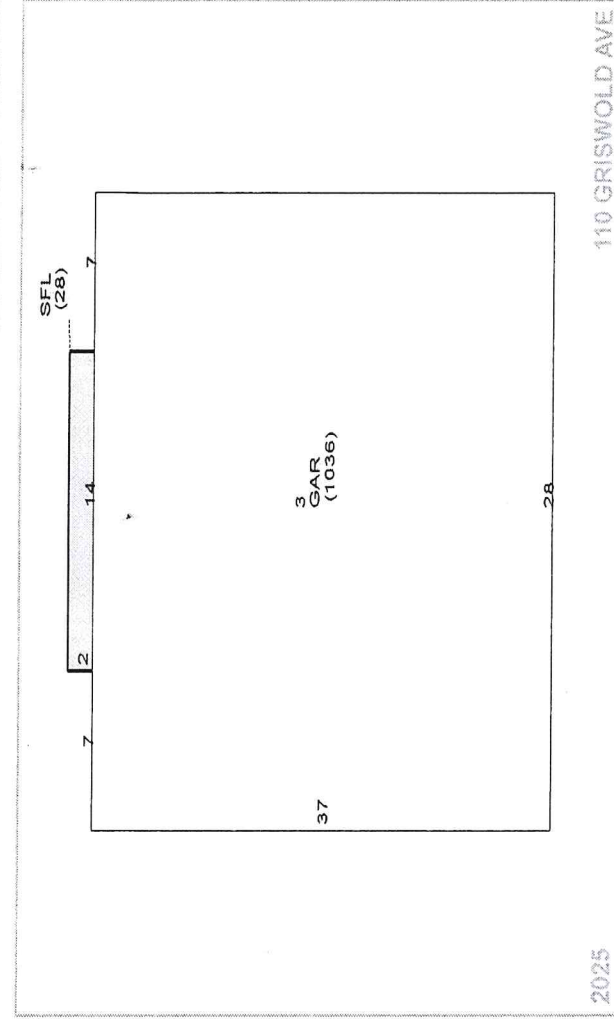
Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	7	3
2			U
3			
4			
Totals	1	7	3

0.00

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	23.00	VAL per SQ Unit/Parcel >	250.82
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Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	09	151,200	8,200	9	1,731,921	409,893	1,891,321	1,481,428
2024	09	63,400	106,300	9	1,451,815	349,278	1,621,515	1,272,237
2023	09	317,100	106,300	9	1,451,815	349,278	1,875,215	1,525,937
2022	09	317,100	106,300	9	1,451,815	349,278	1,875,215	1,525,937
2021	09	259,800	107,700	9	1,073,418	257,681	1,440,918	1,183,237
2020	09	259,800	107,700	9	1,073,418	257,681	1,440,918	1,183,237

[illegible]

► Sub-Area Detail

Code	Description
SFL	2nd FLOOR
GAR	GARAGE
Total	

► **Notes**

► Remodeling History		► Condo Data	
Additions	Plumbing	Complex	
Interior	Electric	Location	
Exterior	Heating	Tot Units	
Kitchen	General	FL Level	
Bath(s)		# Floors	
		Bldg Seq	2

	Issue Date	Permit #	Closed Date	BP Type	Est. C
1					
2					
3					
4					
5					
6					
7					
8					
9					

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width
-----	-------------	---	-----	-----	--------	-------

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrantee



110 Griswold Ave - 300' Radius

Town of Bristol, RI

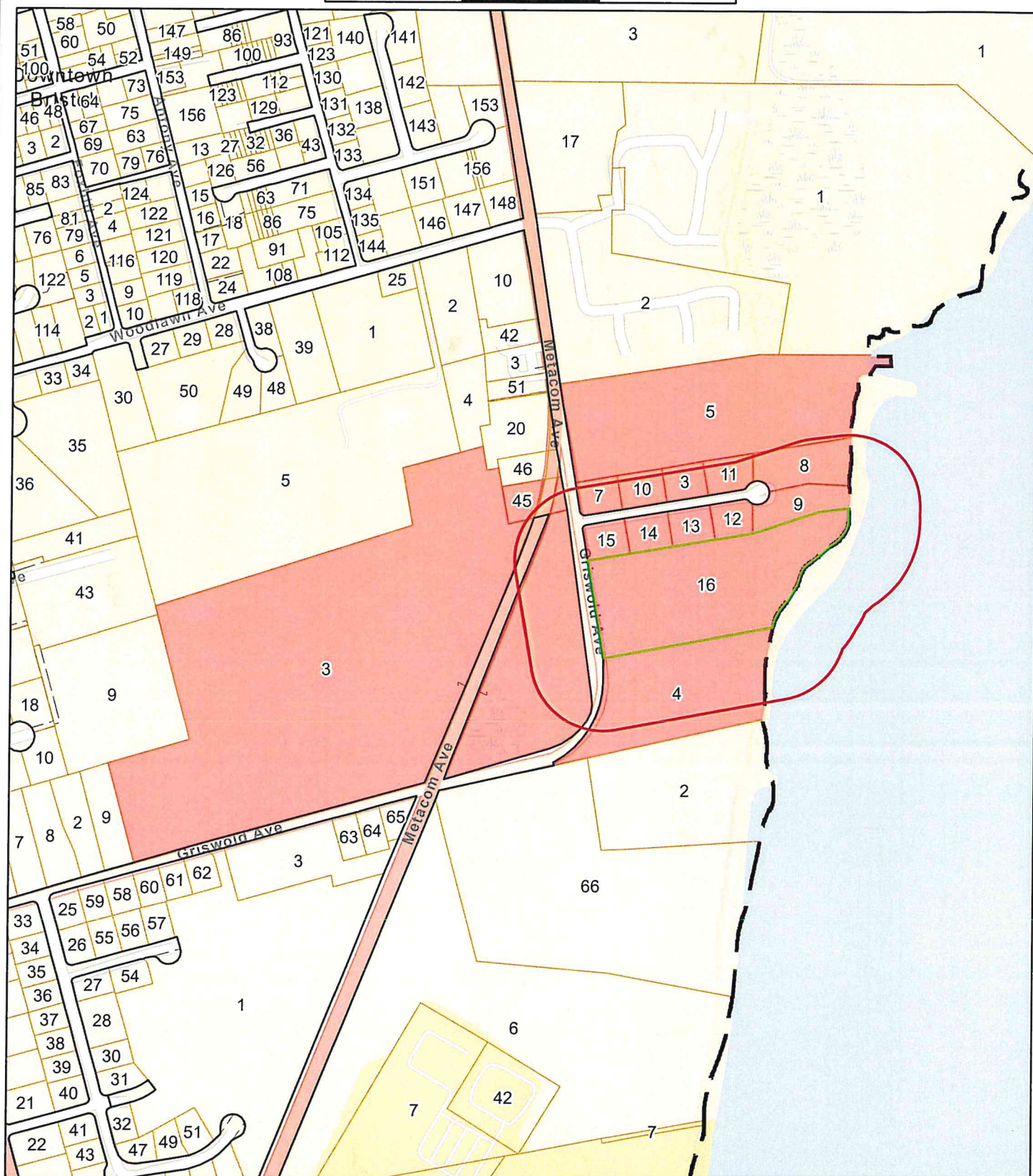
1 inch = 563 Feet



www.cai-tech.com

September 16, 2025

0 563 1126 1689



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3E.

Subject Property:

Parcel Number: 160-16
CAMA Number: 160-16
Property Address: 110 GRISWOLD AVE

Mailing Address: RODRIGUEZ, EDGARDO SUZANNE
CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 160-10
CAMA Number: 160-10
Property Address: 4 CHURCH COVE RD

Mailing Address: FERREIRA, GABRIEL S. KATHLEEN A.
ETUX TE
4 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-11
CAMA Number: 160-11
Property Address: 8 CHURCH COVE RD

Mailing Address: ENRIGHT, JONATHAN C & MARIAN H TE

8 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-12
CAMA Number: 160-12
Property Address: 7 CHURCH COVE RD

Mailing Address: PALMER, TIMOTHY L. & CHRISTINA L. TE

7 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-13
CAMA Number: 160-13
Property Address: 5 CHURCH COVE RD

Mailing Address: WHIPP, STEPHEN J. ET UX SONYA P.
TE
5 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-14
CAMA Number: 160-14
Property Address: 3 CHURCH COVE RD

Mailing Address: WALSH, JUSTIN & SARA J. TE
3 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-15
CAMA Number: 160-15
Property Address: 1 CHURCH COVE RD

Mailing Address: RODRIGUEZ, EDGARDO SUZANNE
CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 160-16
CAMA Number: 160-16
Property Address: 110 GRISWOLD AVE

Mailing Address: RODRIGUEZ, EDGARDO SUZANNE
CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 160-3
CAMA Number: 160-3
Property Address: 6 CHURCH COVE RD

Mailing Address: DRAKE, PAUL S & DEBORAH A TE
6 CHURCH COVE ROAD
BRISTOL, RI 02809

Parcel Number: 160-4
CAMA Number: 160-4
Property Address: 100 GRISWOLD AVE

Mailing Address: FISH HAWK FARM LLC
PO BOX 506
BRISTOL, RI 02809

Parcel Number: 160-5
CAMA Number: 160-5
Property Address: METACOM AVE

Mailing Address: WAMSUTTA LLC
PO BOX 506
BRISTOL, RI 02809



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9/16/2025

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Page 1 of 2



300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3E.

Parcel Number: 160-7
CAMA Number: 160-7
Property Address: 2 CHURCH COVE RD

Mailing Address: HOLMSTROM, ISAAC COOK
341 HOPE ST
BRISTOL, RI 02809

Parcel Number: 160-8
CAMA Number: 160-8
Property Address: 10 CHURCH COVE RD

Mailing Address: CASSITY, KELLY A & JAREM, GREGORY
J CO-TRUSTEES CHURCH COVE LIVING
TRUST
10 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-9
CAMA Number: 160-9
Property Address: 9 CHURCH COVE RD

Mailing Address: CHURCH, DONALD V BARBARA
A.TRUSTEE OF DONALD V CHURCH
1023 Baronridge
Seabrook, TX 77586

Parcel Number: 161-45
CAMA Number: 161-45
Property Address: 201 METACOM AVE

Mailing Address: BALZANO, WILLIAM I
C/O 201 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 162-3
CAMA Number: 162-3
Property Address: GRISWOLD AVE

Mailing Address: FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809



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9/16/2025

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Page 2 of 2

BALZANO, WILLIAM I
C/O 201 METACOM AVE
BRISTOL, RI 02809

RODRIGUEZ, EDGARDO
SUZANNE CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

CASSITY, KELLY A & JAREM,
CHURCH COVE LIVING TRUST
10 CHURCH COVE RD
BRISTOL, RI 02809

WALSH, JUSTIN & SARA J. T
3 CHURCH COVE RD
BRISTOL, RI 02809

CHURCH, DONALD V
BARBARA A. TRUSTEE OF DONA
1023 Baronridge
Seabrook, TX 77586

WAMSUTTA LLC
PO BOX 506
BRISTOL, RI 02809

DRAKE, PAUL S &
DEBORAH A TE
6 CHURCH COVE ROAD
BRISTOL, RI 02809

WHIPP, STEPHEN J. ET UX
SONYA P. TE
5 CHURCH COVE RD
BRISTOL, RI 02809

ENRIGHT, JONATHAN C & MAR
8 CHURCH COVE RD
BRISTOL, RI 02809

FERREIRA, GABRIEL S.
KATHLEEN A. ETUX TE
4 CHURCH COVE RD
BRISTOL, RI 02809

FISH HAWK FARM LLC
PO BOX 506
BRISTOL, RI 02809

FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809

HOLMSTROM, ISAAC COOK
341 HOPE ST
BRISTOL, RI 02809

PALMER, TIMOTHY L. & CHRI
7 CHURCH COVE RD
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

September 17, 2025
File #: ZBR-25-32

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
October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: James Depasquale
Owner of Record: J and K Properties, LLC
Location: 40 CONGREGATIONAL ST , BRISTOL, RI, 02809
Plat: 18 Lot: 28
Zoning District: R-6

Applicant is requesting **Dimensional Variances** to:

construct a 24ft. x 30ft. third story living area addition, a 12ft. x 30ft. two-story front living area addition, and an 8ft. x 30ft. front porch addition to an existing single-family dwelling with less than the required left and right side yards.

A handwritten signature in black ink, appearing to read "Ed M. Tanner", is written over a horizontal line.

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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-32

40 Congregational Street 18 28

September 10, 2025

Applicant	
Name of Applicant	James Depasquale
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	40 Congregational Street	18	28

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	2,700 feet
Width in Feet	30 feet
Length in Feet	46 feet
Height Above Grade	32 feet
Number of Stories	3

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	2.9 feet
Left Side Yard in Feet	8 feet
Right Side Yard in Feet	4 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

Dimensional variance needed for side yard setbacks, 10 foot minimum required. Proposed is 8'1" on right side and 6'4" on left side. Variance request is per section 28-111, Dimensional Table of the zoning ordinance.

Describe the extent of the proposed alterations and the reasons for the requesting relief

Attached is the application for a dimensional variance at 40 congregational Street. The house was purchased in very bad shape with the intent to improve the property with complete rebuild in same location, plus addition to front of the house to increase square footage as well as enhanced curb appeal. The current house is only 16 ft wide with low 7 ft ceilings that greatly prohibits use of second floor

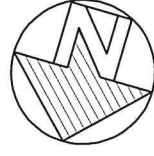
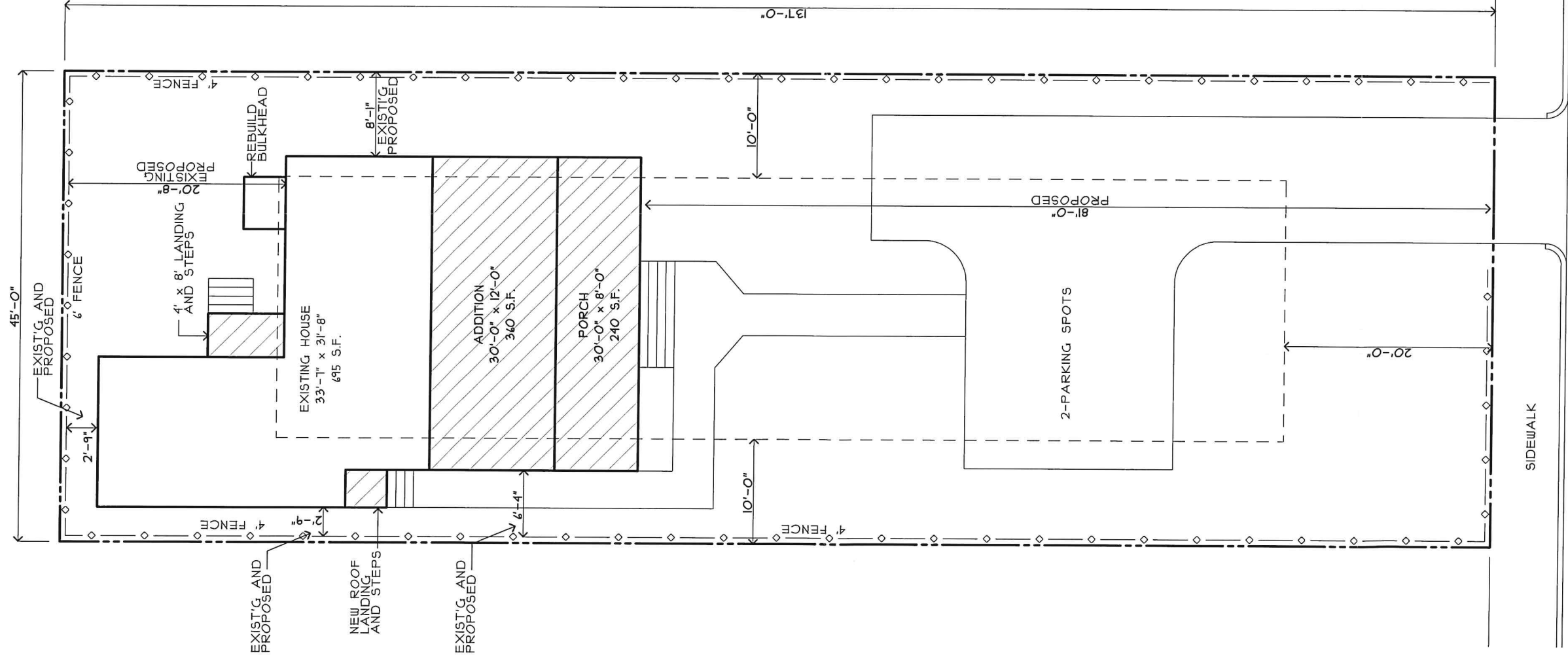
The proposed house will be built on the existing Foundation that is currently in a non-compliant location at rear end sides of the lot and extent towards the street the proposed project will keep the existence side and rear setbacks as is and meets all other local restrictions

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,142
Lot Frontage	45
Lot Depth	137

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,400	Building/Structure Detail if Other:
------------------------------	-----------------------	-------------------------------------

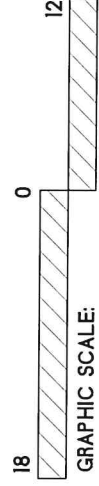


EXISTING RESIDENCE
40 CONGREGATIONAL ST.
BRISTOL, RI 02809

MAP-LOT: 18-28
SIZE: 4,142 S.F.
ZONING: R-6

R-6 SETBACKS:
FRONT: 20' OR STREET AVG.
SIDE: 10'
REAR: 20'
MAX. COVER: 30%

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



SITE PLAN
SCALE: 1" = 12'

CONGREGATIONAL ST.

EXISTING RESIDENCE
40 CONGREGATIONAL ST.
BRISTOL, RI 02809

EXISTING: _____ DATE: 9/9/2025
SITE PLAN

S1

MacCADD
Drafting
& Design

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

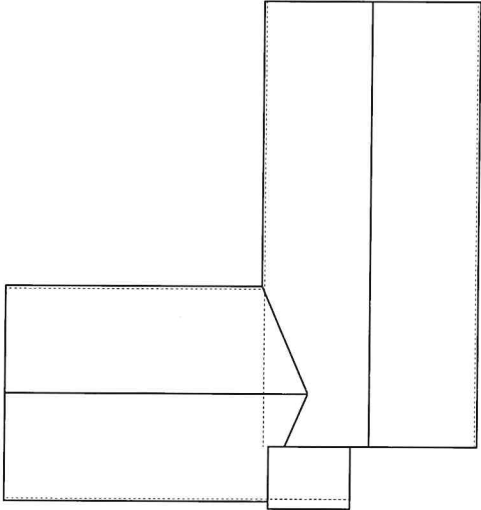
EXISTING
RESIDENCE

40 CONGREGATIONAL
BRISTOL, RI
02809

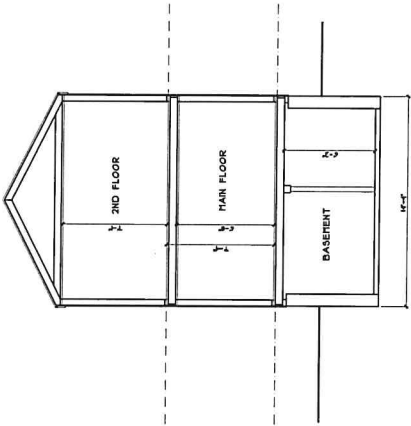
DATE: 8/16/2025

REVISIONS:

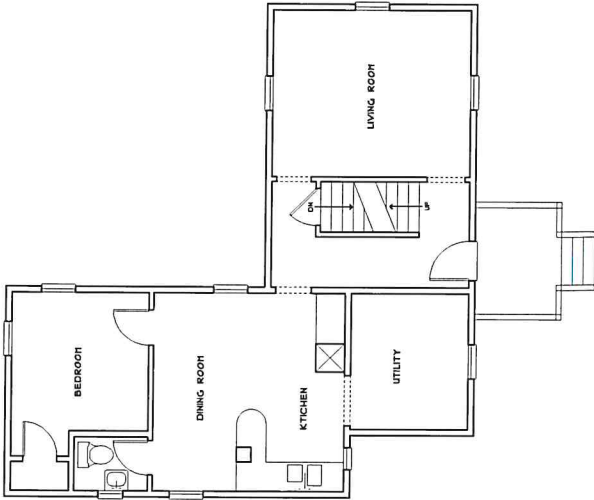
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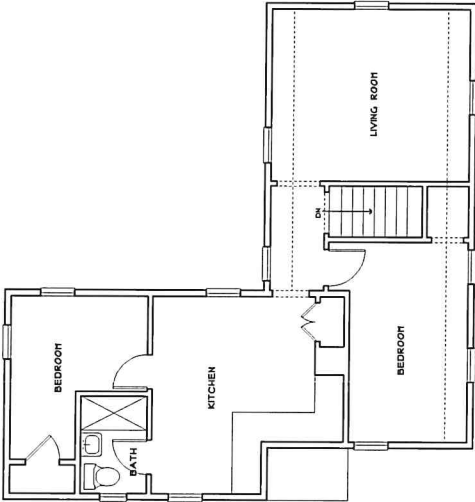
ROOF PLAN
SCALE: 1/4" = 1'-0"



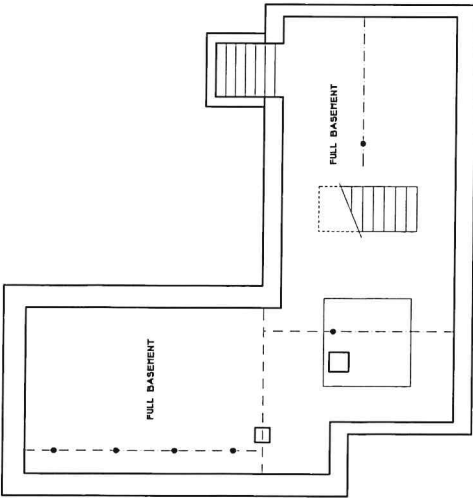
BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



MacCADD
Drafting
& Design

☐ ☐ ☐

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

EXISTING
RESIDENCE

☐ ☐ ☐

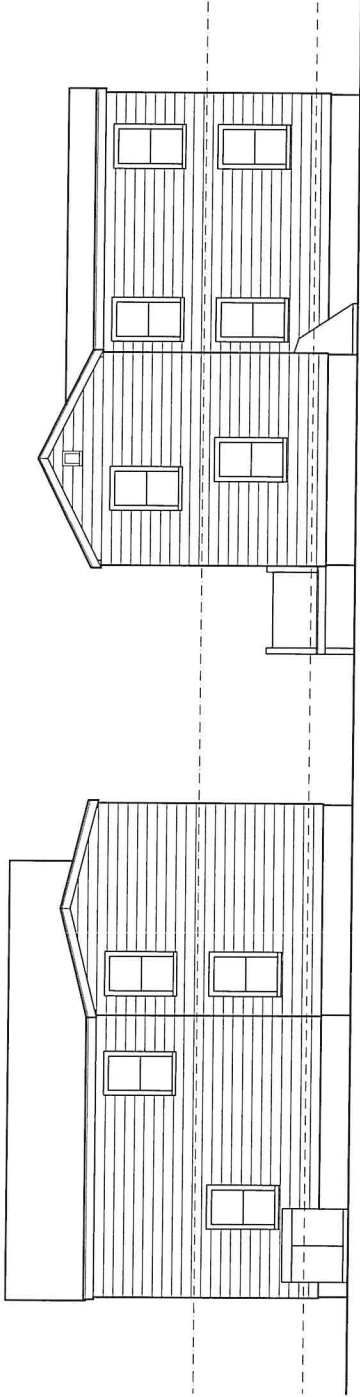
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BRISTOL, RI
02809

DATE: 6/16/2025

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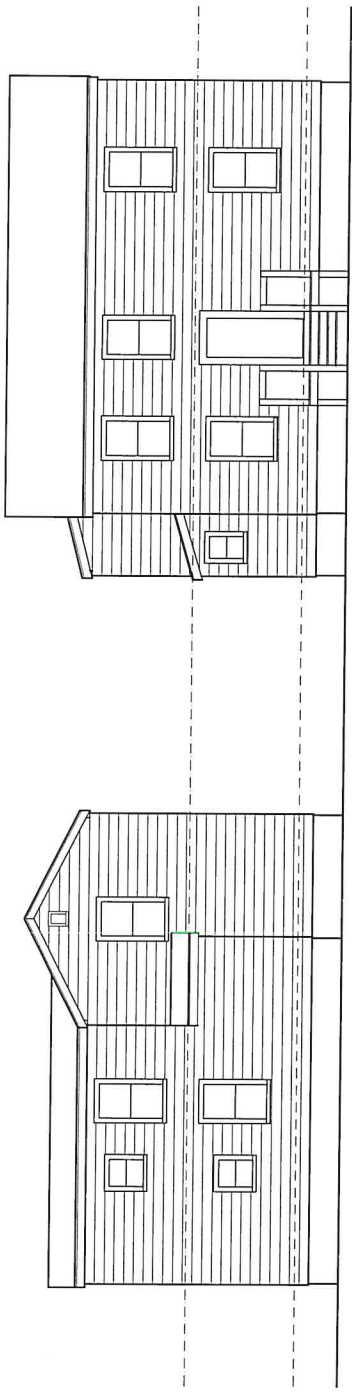
FX2

SHEET NO:



REAR ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

PROPOSED
RESIDENCE

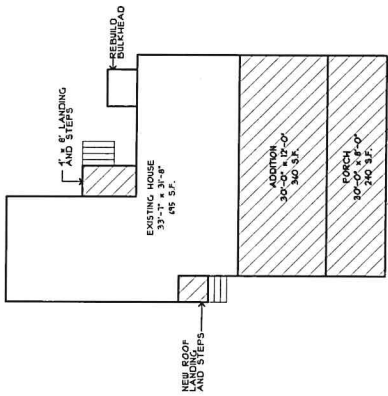
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BRISTOL, RI
02809

DATE: 6/16/2025

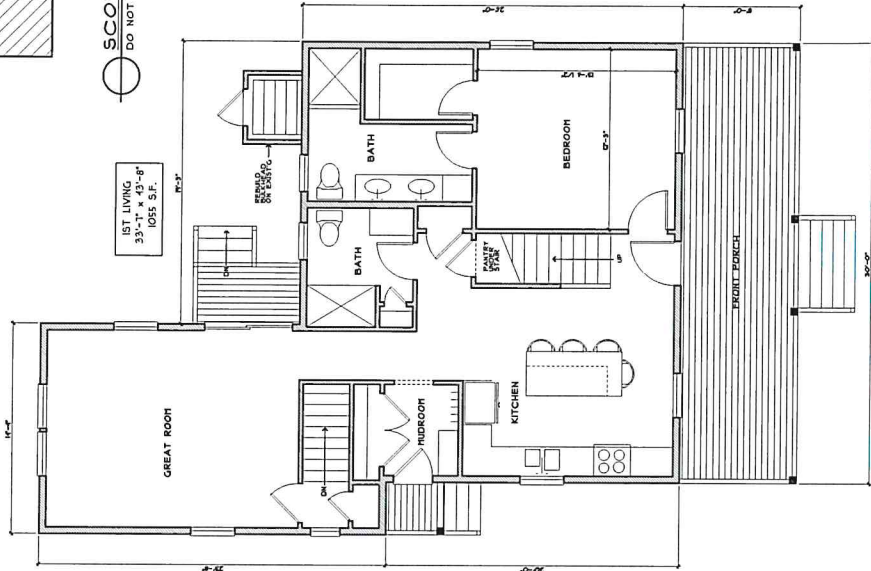
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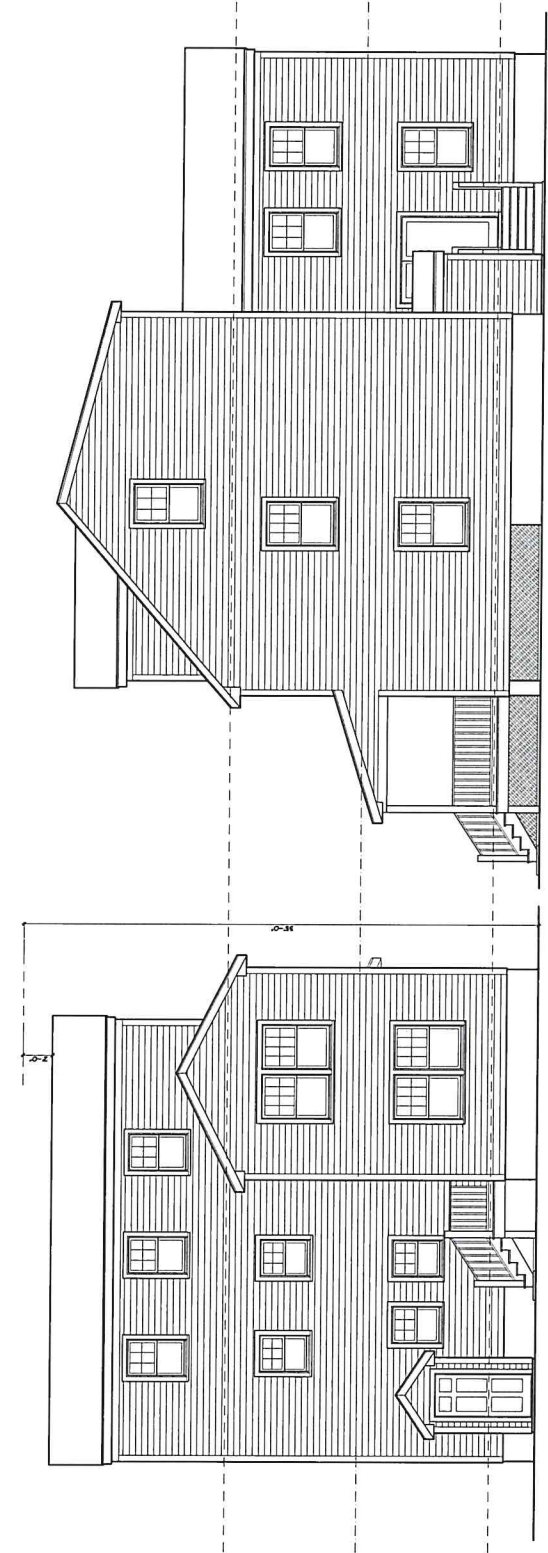
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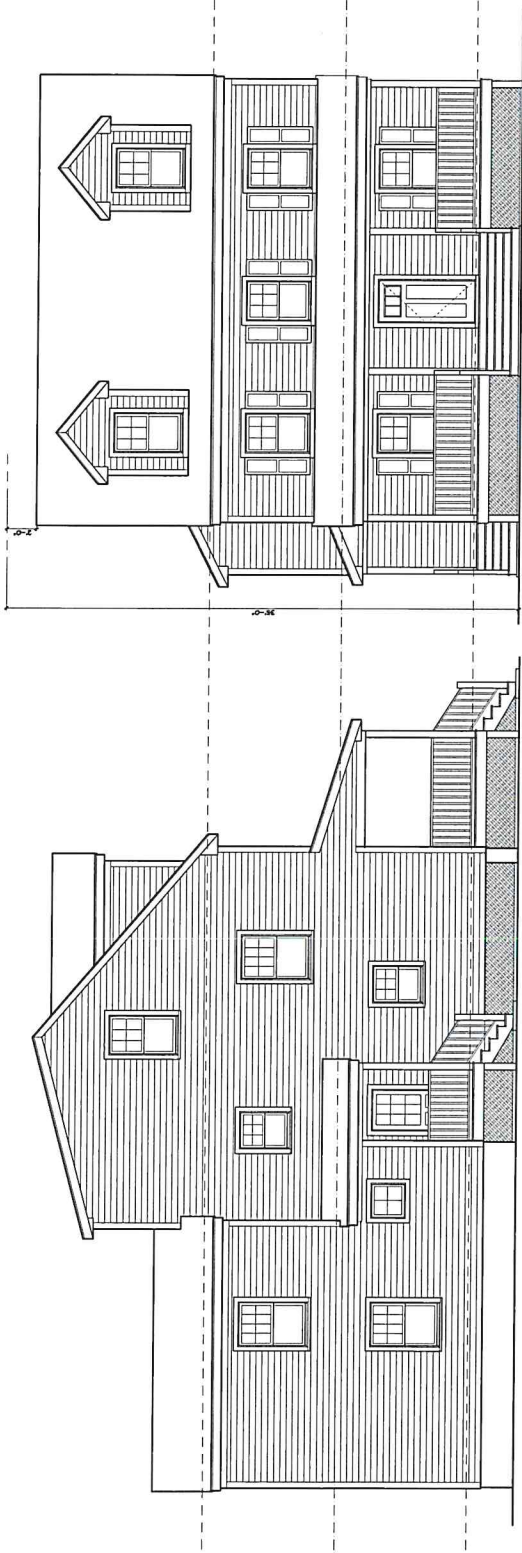


SCOPE OF WORK
DO NOT SCALE





REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design
□ □ □
BRISTOL, RI
02809
e-mail
MacCADD@aol.com

PROPOSED
RESIDENCE
□ □ □
40 CONGREGATIONAL
BRISTOL, RI
02809
DATE: 8/16/2025

REVISIONS:

A2
SHEET NO.



MacCADD
Drafting
& Design

□ □ □

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02809

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MacCADD@aol.com

PROPOSED
RESIDENCE

□ □ □

40 CONGREGATIONAL
BRISTOL, RI
02809

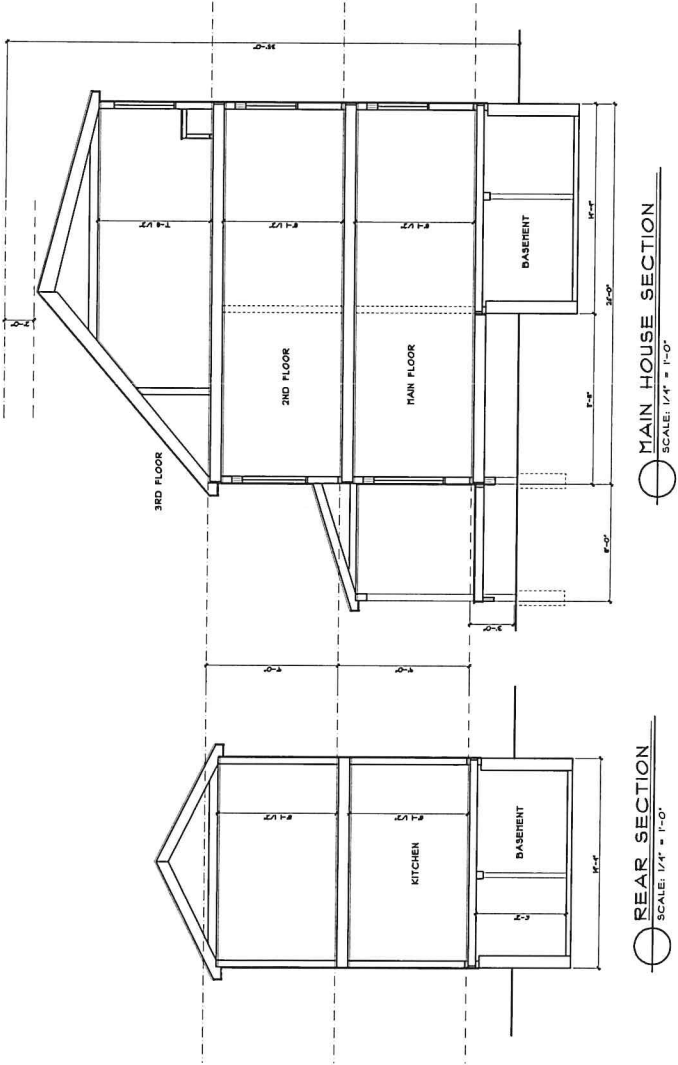
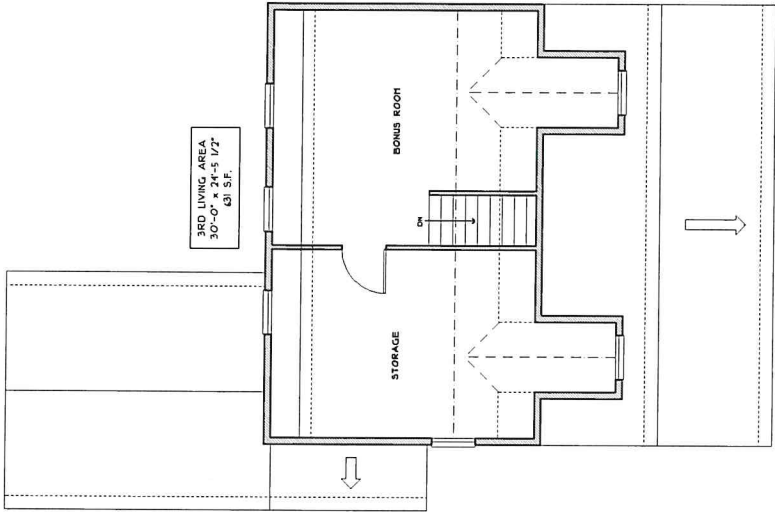
DATE: 8/16/2025

REVISIONS:

A3

SHEET NO:

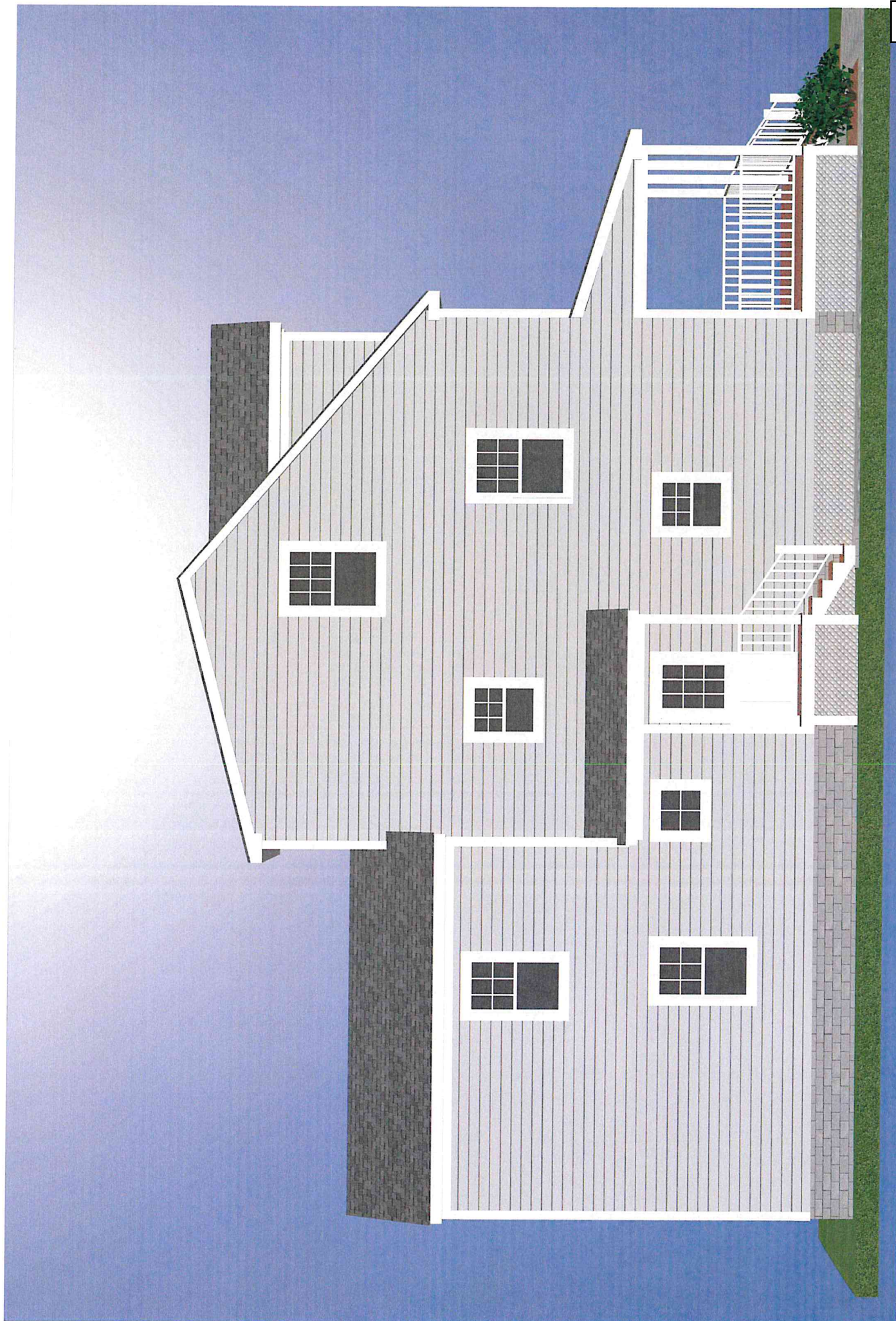
Item 3F.

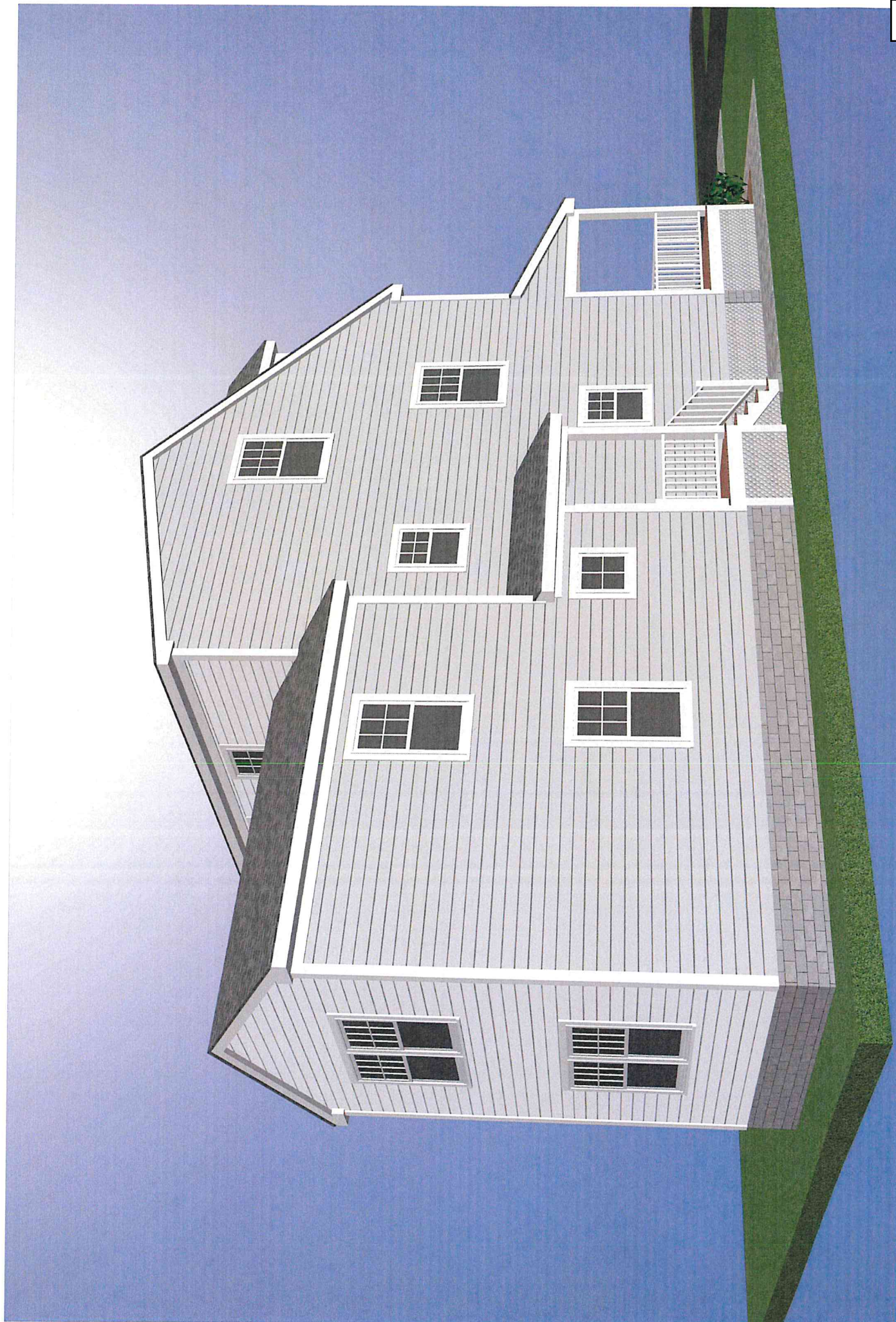






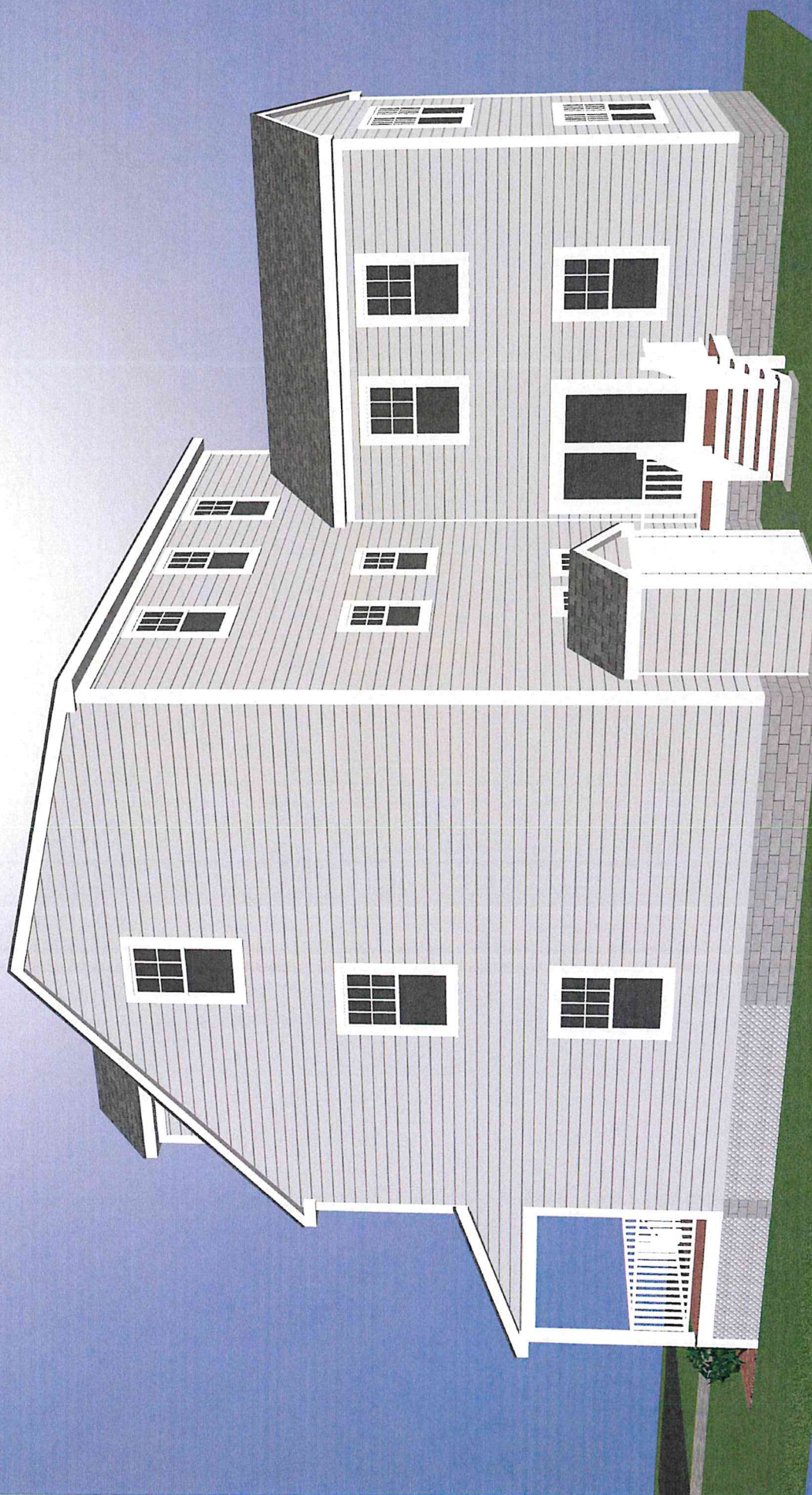


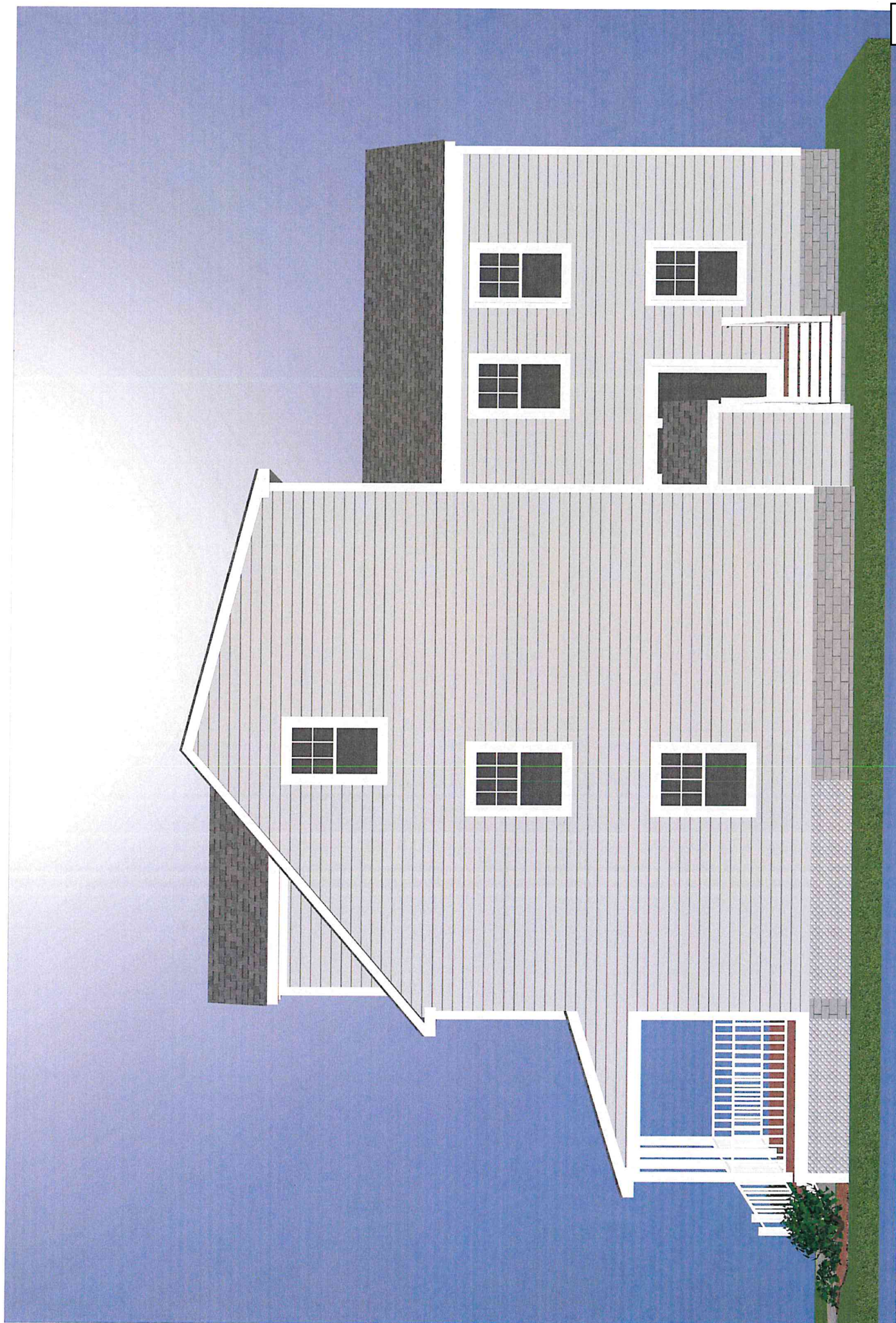


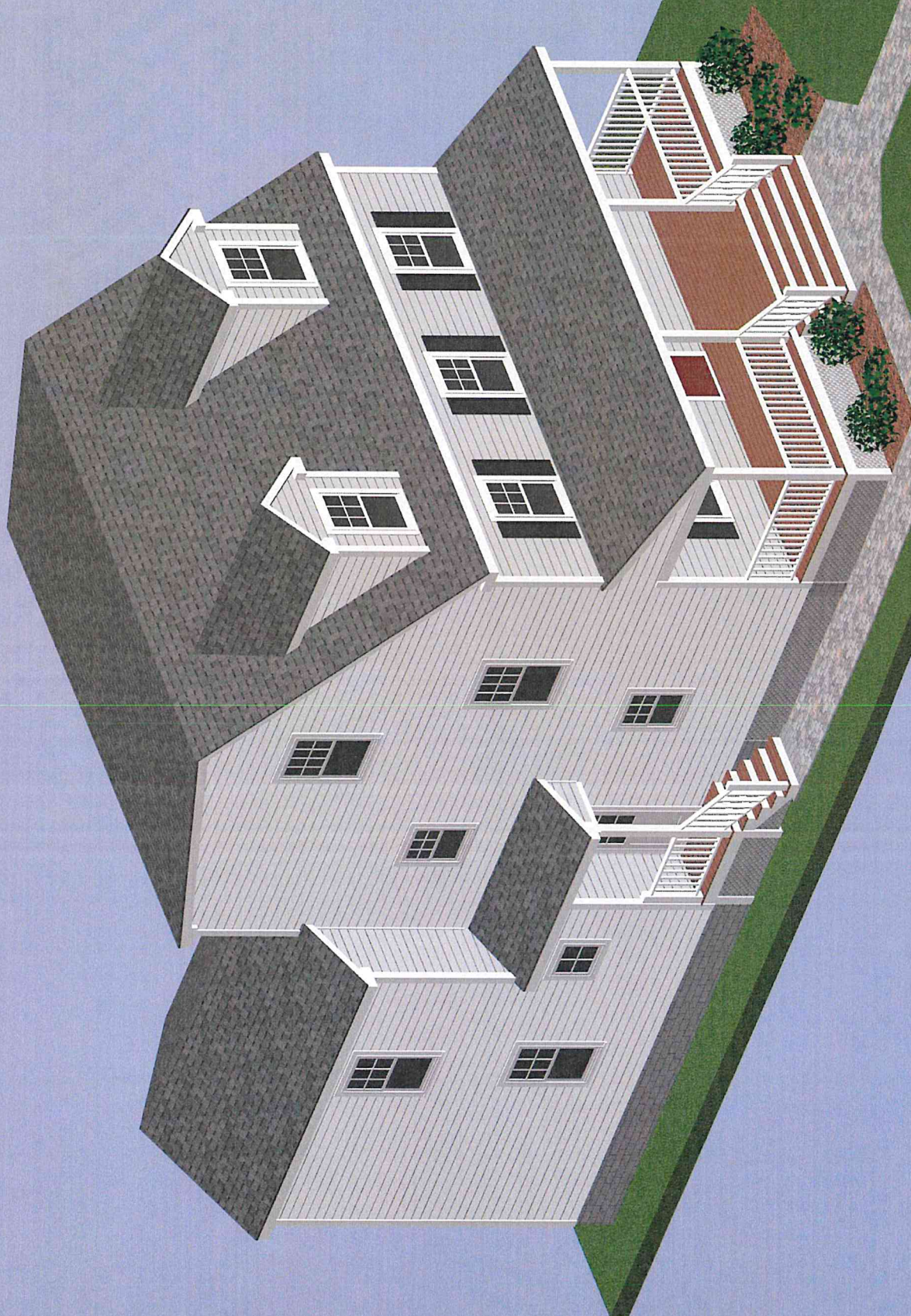


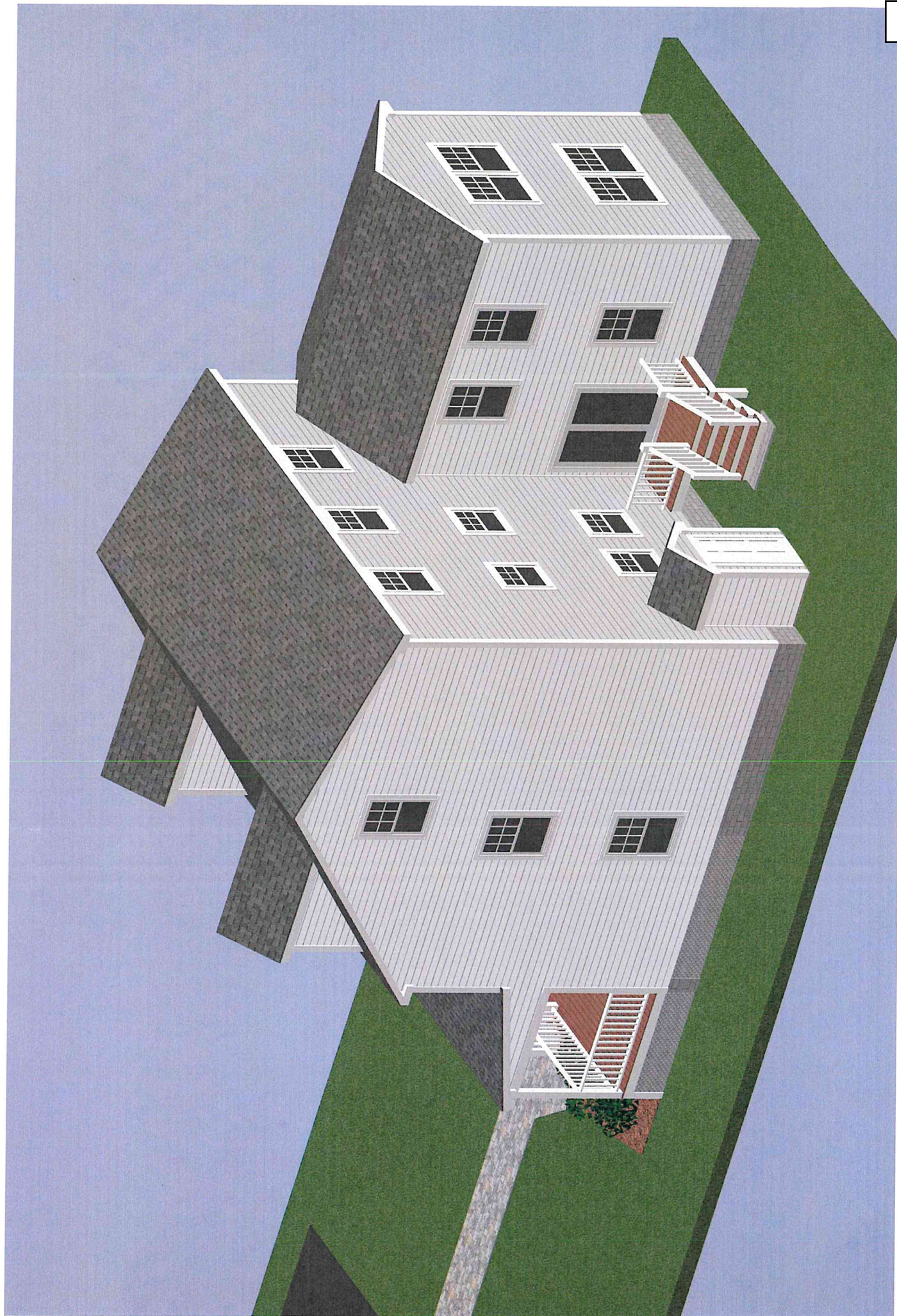












► Bristol

► 40 CONGREGATIONAL ST

Card 1 of 1



► Plat/Lot 018-0028-000

► Account: 1235

► LUC 01 Zone R-6

► Assessment \$454,900

► Building Information

Description		Description	
BLDG Type	Convention	Story Height	1 1/2 Story Finisher
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Clapboard	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shn	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	Cream
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Quantity		Quality	
Full Bath	1	Typical	
Ext Full Bath			
Half Bath	1	Typical	
Ext Half Bath			
Ext Fixtures	2	Typical	
Kitchens	1	Typical	
Ext Kitchens			
Fireplaces			
W.S. Flues			

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	8	3
2			U
3			
4			
Totals	1	8	3



40 Congregational St. - 200' Radius

Town of Bristol, RI

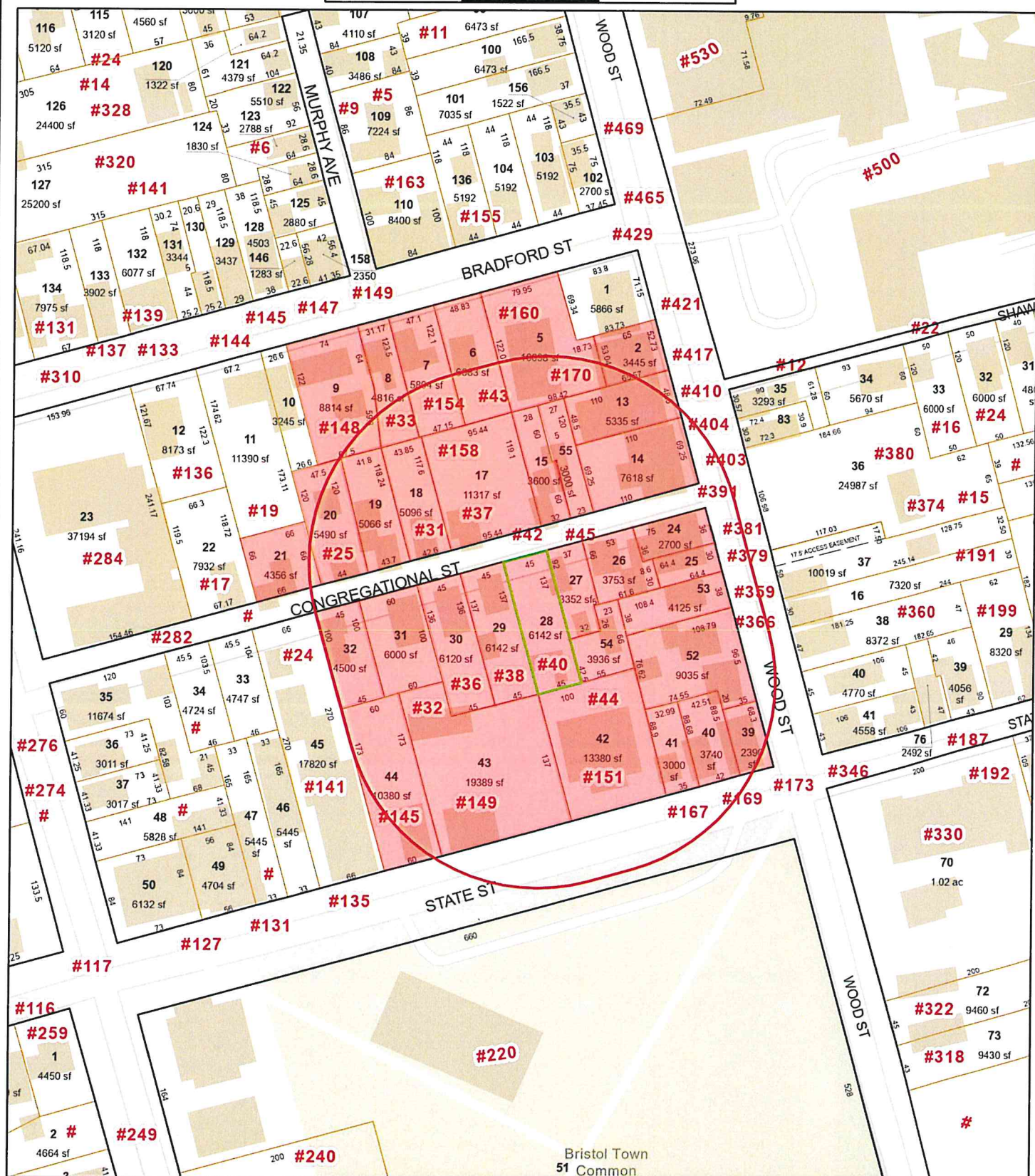
1 inch = 141 Feet



www.cai-tech.com

September 16, 2025

0 141 282 423



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3F.

Subject Property:

Parcel Number: 18-28
CAMA Number: 18-28
Property Address: 40 CONGREGATIONAL ST

Mailing Address: J AND K PROPERTIES LLC
30 DANTE ST
BARRINGTON, RI 02806

Abutters:

Parcel Number: 18-13
CAMA Number: 18-13
Property Address: 417 WOOD ST

Mailing Address: BRISTOL SPORTS CLUB
417 WOOD ST
BRISTOL, RI 02809

Parcel Number: 18-14
CAMA Number: 18-14
Property Address: 403 WOOD ST

Mailing Address: NUNES PROPERTY MANAGEMENT, LLC
21 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 18-15
CAMA Number: 18-15
Property Address: 43 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-17
CAMA Number: 18-17
Property Address: 37 CONGREGATIONAL ST

Mailing Address: CRISWELL, GARRETT R & JENNIFER A
TE
22101 TORO HILLS DR
SALINAS, CA 93908

Parcel Number: 18-18
CAMA Number: 18-18
Property Address: 33 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-19
CAMA Number: 18-19
Property Address: 31 CONGREGATIONAL ST

Mailing Address: 26 SWEENEY, LLC
5 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 18-2
CAMA Number: 18-2
Property Address: 421 WOOD ST

Mailing Address: COMMON PUB C/O ANTHONY
POISSANT
427 WOOD STREET
BRISTOL, RI 02809

Parcel Number: 18-20
CAMA Number: 18-20
Property Address: 25 CONGREGATIONAL ST

Mailing Address: HESKETT, MARC R & RACHEL V TE
25 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-21
CAMA Number: 18-21
Property Address: 19 CONGREGATIONAL ST

Mailing Address: MILLER, GERALDINE - TRUSTEE
GERALDINE MILLER LIVING TRUST
19 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-24
CAMA Number: 18-24
Property Address: 391 WOOD ST

Mailing Address: GILBERT AND SARAH ALMEIDA FAMILY
LTD FAMILY LIMITED PARTNERSHIP
P O BOX 507
BRISTOL, RI 02809



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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3F.

Parcel Number: 18-25
CAMA Number: 18-25
Property Address: 381 WOOD ST

Mailing Address: JONES, ALAN R & STEELE, CAROLE J
TRUSTEES- JONES/STEELE TRUST
10025 COLONIAL COUNTRY CLUB BLVD
FORT MEYERS, FL 33913

Parcel Number: 18-26
CAMA Number: 18-26
Property Address: 46 CONGREGATIONAL ST

Mailing Address: GILBERT & SARAH ALMEIDA FAMILY
P O BOX 507
BRISTOL, RI 02809

Parcel Number: 18-27
CAMA Number: 18-27
Property Address: 42 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-28
CAMA Number: 18-28
Property Address: 40 CONGREGATIONAL ST

Mailing Address: J AND K PROPERTIES LLC
30 DANTE ST
BARRINGTON, RI 02806

Parcel Number: 18-29
CAMA Number: 18-29
Property Address: 38 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-30
CAMA Number: 18-30
Property Address: 36 CONGREGATIONAL ST

Mailing Address: MARTIN, MELISSA & HOFFMAN, LARRY
JT
36 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-31
CAMA Number: 18-31
Property Address: 32 CONGREGATIONAL ST

Mailing Address: IZBICKI, STEVEN K. ETUX TE
32 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-32
CAMA Number: 18-32
Property Address: 24 CONGREGATIONAL ST

Mailing Address: OBRIEN, SUSAN P
24 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-39
CAMA Number: 18-39
Property Address: 173 STATE ST

Mailing Address: CAMPAGNA FAMILY LP
15 LOW DR
BRISTOL, RI 02809

Parcel Number: 18-40
CAMA Number: 18-40
Property Address: 169 STATE ST

Mailing Address: SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

Parcel Number: 18-41
CAMA Number: 18-41
Property Address: 167 STATE ST

Mailing Address: PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809

Parcel Number: 18-42
CAMA Number: 18-42
Property Address: 151 STATE ST

Mailing Address: CABRAL, LOUIS A.
304 CHURCH POND DR
TIVERTON, RI 02878



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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3F.

Parcel Number: 18-43
CAMA Number: 18-43
Property Address: 149 STATE ST

Mailing Address: BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

Parcel Number: 18-44
CAMA Number: 18-44
Property Address: 145 STATE ST

Mailing Address: VERBURG, PHYLLIS JEFFREY L. SR TE
145 STATE STREET
BRISTOL, RI 02809

Parcel Number: 18-5
CAMA Number: 18-5
Property Address: 170 BRADFORD ST

Mailing Address: TIMWELL HOLDINGS, LLC
PO BOX 585
TIVERTON, RI 02878

Parcel Number: 18-52
CAMA Number: 18-52
Property Address: 359 WOOD ST

Mailing Address: OLYMPUS REALTY LLC
10 ARROWHEAD LN
MILTON, MA 02186

Parcel Number: 18-53
CAMA Number: 18-53
Property Address: 379 WOOD ST

Mailing Address: LOPEZ, VINICIO O & MIRNA C. TE
4 ROBBINS DR
BARRINGTON, RI 02806

Parcel Number: 18-54
CAMA Number: 18-54
Property Address: 44 CONGREGATIONAL ST

Mailing Address: AGUIAR, SUSAN & DAVID JT
44 CONGRAGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-55
CAMA Number: 18-55
Property Address: 45 CONGREGATIONAL ST

Mailing Address: CAVALIERI, STEPHEN J
45 CONGREGATIONAL ST
BRISTOL, RI 02809-2305

Parcel Number: 18-6
CAMA Number: 18-6
Property Address: 160 BRADFORD ST

Mailing Address: DECOSTA, JOHN SANDY F. TE
160 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 18-7
CAMA Number: 18-7
Property Address: 158 BRADFORD ST

Mailing Address: BOSI PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

Parcel Number: 18-8
CAMA Number: 18-8
Property Address: 154 BRADFORD ST

Mailing Address: AUSTIN HOLDINGS CORP
39 INDIAN DR
CLINTON, CT 06413

Parcel Number: 18-9
CAMA Number: 18-9
Property Address: 148 BRADFORD ST

Mailing Address: AUSTIN HOLDINGS CORP.
39 INDIAN DR
CLINTON, CT 06413



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9/16/2025

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Page 3 of 3

26 SWEENEY, LLC 5 PROSPECT ST BRISTOL, RI 02809	COMMON PUB C/O ANTHONY POISSANT 427 WOOD STREET BRISTOL, RI 02809	MARTIN, MELISSA & HOFFMAN 36 CONGREGATIONAL ST BRISTOL, RI 02809
AGUIAR, SUSAN & DAVID JT 44 CONGRAGATIONAL ST BRISTOL, RI 02809	CRISWELL, GARRETT R & JENNIFER A TE 22101 TORO HILLS DR SALINAS, CA 93908	MILLER, GERALDINE - TRUST GERALDINE MILLER LIVING T 19 CONGREGATIONAL ST BRISTOL, RI 02809
AUSTIN HOLDINGS CORP 39 INDIAN DR CLINTON, CT 06413	DECOSTA, JOHN SANDY F. TE 160 BRADFORD ST BRISTOL, RI 02809	NUNES PROPERTY MANAGEMENT 21 CLIFTON RD BRISTOL, RI 02809
AUSTIN HOLDINGS CORP. 39 INDIAN DR CLINTON, CT 06413	GILBERT & SARAH ALMEIDA F P O BOX 507 BRISTOL, RI 02809	OBRIEN, SUSAN P 24 CONGREGATIONAL ST BRISTOL, RI 02809
BOSI PROPERTIES LLC 675 HOPE ST BRISTOL, RI 02809	GILBERT AND SARAH ALMEIDA FAMILY LIMITED PARTNERSHI P O BOX 507 BRISTOL, RI 02809	OLYMPUS REALTY LLC 10 ARROWHEAD LN MILTON, MA 02186
BRISTOL SPORTS CLUB 417 WOOD ST BRISTOL, RI 02809	HESKETT, MARC R & RACHEL V TE 25 CONGREGATIONAL ST BRISTOL, RI 02809	PRESCOTT, JOAN C. TRUSTEE 167 STATE ST. BRISTOL, RI 02809
BUTLER, WILLIAM J 149 STATE ST BRISTOL, RI 02809	IZBICKI, STEVEN K. ETUX TE 32 CONGREGATIONAL ST BRISTOL, RI 02809	SILVEIRA, NOELIA M 169 STATE STREET BRISTOL, RI 02809
CABRAL, LOUIS A. 304 CHURCH POND DR TIVERTON, RI 02878	J AND K PROPERTIES LLC 30 DANTE ST BARRINGTON, RI 02806	STARLIGHT, LLC 1 TINA CT BRISTOL, RI 02809
CAMPAGNA FAMILY LP 15 LOW DR BRISTOL, RI 02809	JONES, ALAN R & STEELE, C TRUSTEES- JONES/STEELE TR 10025 COLONIAL COUNTRY CLUB BLVD FORT MEYERS, FL 33913	TIMWELL HOLDINGS, LLC PO BOX 585 TIVERTON, RI 02878
CAVALIERI, STEPHEN J 45 CONGREGATIONAL ST BRISTOL, RI 02809-2305	LOPEZ, VINICIO O & MIRNA C. TE 4 ROBBINS DR BARRINGTON, RI 02806	VERBURG, PHYLLIS JEFFREY L. SR TE 145 STATE STREET BRISTOL, RI 02809

VITORINO, ALBERTO ET UX
ALBERTINA J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 17, 2025

File #: ZBR-25-33

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

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Bradford Clair

Owner of Record: Bradford J. and Karen M. Clair

Location: 30 UNION ST , BRISTOL, RI, 02809

Plat: 15 Lot: 46

Zoning District: R-6

Applicant is requesting a **Dimensional Variance** to:

construct an approximate 12ft. x 20ft. second-story roof dormer addition to an existing accessory structure with less than the required left side yard.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-33

30 Union St 15 46

September 11, 2025

Applicant

Name of Applicant	Bradford Clair
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application

Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	30 Union St	15	46

Type of Application

Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	160 feet
Width in Feet	8 feet
Length in Feet	20 feet
Height Above Grade	20 feet
Number of Stories	1

Setbacks

Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	5 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Garage accessory structure requires 6 min set back. Existing structure set back is appx 1 ft from property line

Describe the extent of the proposed alterations and the reasons for the requesting relief

We are proposing the addition of dormer to left (east side) of existing room above garage to match existing dormer (less peak) on right side. This addition will require 1 dimensional variance as current set back on this side of garage is 1' to 1'4' ft while required zoning calls for 6 ft.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	14,680
Lot Frontage	1,276.28
Lot Depth	115.12

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,700	Building/Structure Detail if Other: 480
------------------------------	-----------------------	---

Brad and Karen Clair
30 Union Street
Bristol, RI 02809

Bristol Zoning Board,

My name is Brad Clair, my wife, Karen, and I live at 30 Union Street. I am writing today to explain our request for a variance of a dormer addition on the East side of the garage. The proposed dormer will provide crucial additional space for full and viable living areas for family members.

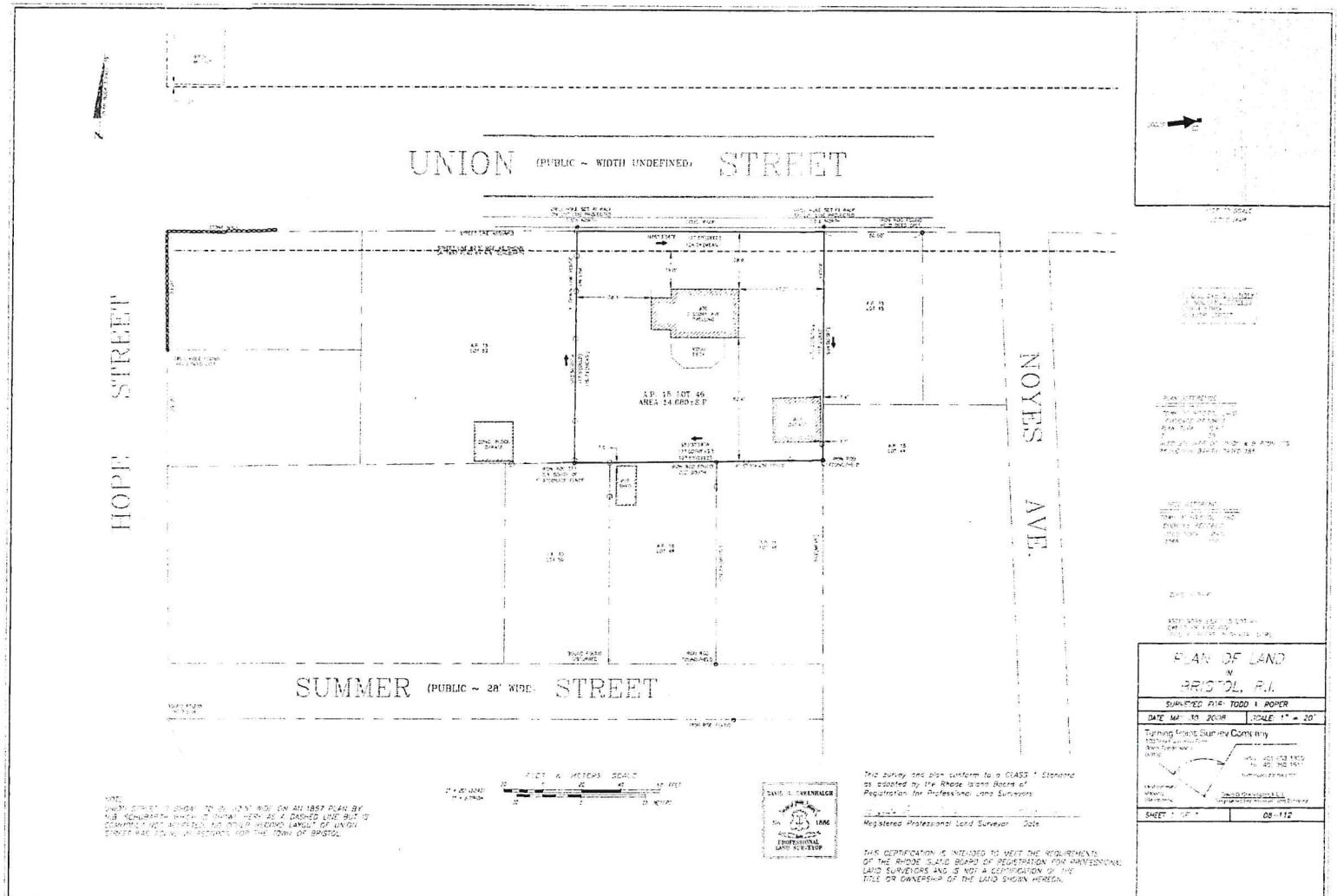
As life-long Bristol residents, my wife and I are addressing the challenges common to our generation: that of an aging Parent and a Daughter and family who live overseas but very much wish to maintain their Bristol roots. Our current house and space cannot accommodate the month(s) long stays or the specific accessibility needs of an Octogenarian senior citizen to live comfortably. This new space will accommodate and provide a desirable and safe environment for all. As Karen and I approach retirement age we believe that this dormer solution will provide us a good way to stay close to our family and allow us to stay in Bristol during our later years

We are blessed to live in the downtown area but with this blessing we are also faced with the hardships of preexisting conditions and lot line proximity of the current garage not of our own making. We believe that what we have proposed is in line with many downtown buildings and homes which vary in lot sizes, building structures and setbacks due to a densely populated area.

We are mindful that the relief we are seeking may bring concerns of privacy and proximity for our neighbors and have done our best to minimize this impact. We are more than willing to alter window structures and size (within the confines of building codes) to mitigate these concerns. It is important to reiterate the proposed addition will be constructed within the current footprint of the existing building and will not increase the overall height of original structure. The request is for minimal relief creating a usable area out of the existing floorplan.

Bristol is our home, our Parents and Children's hometown, our community and we have no desire to leave. In this vein, we hope the committee will see the proposed addition as something that falls in line with the spirit of both the town and state's desired housing goals. Thank you in advance for your thoughtful consideration.

Bradford Clair
30 Union Street
Bristol, RI 02809
401-524-4986

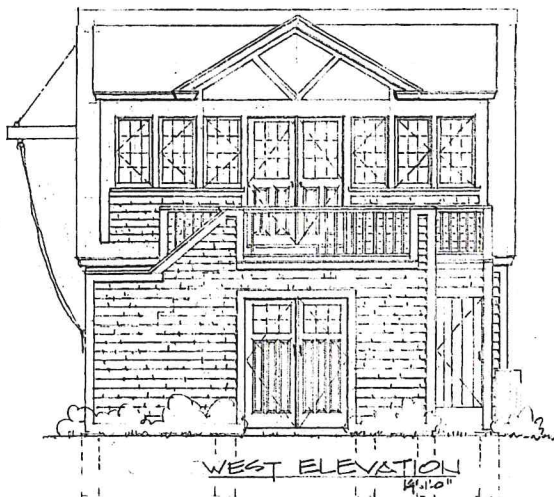
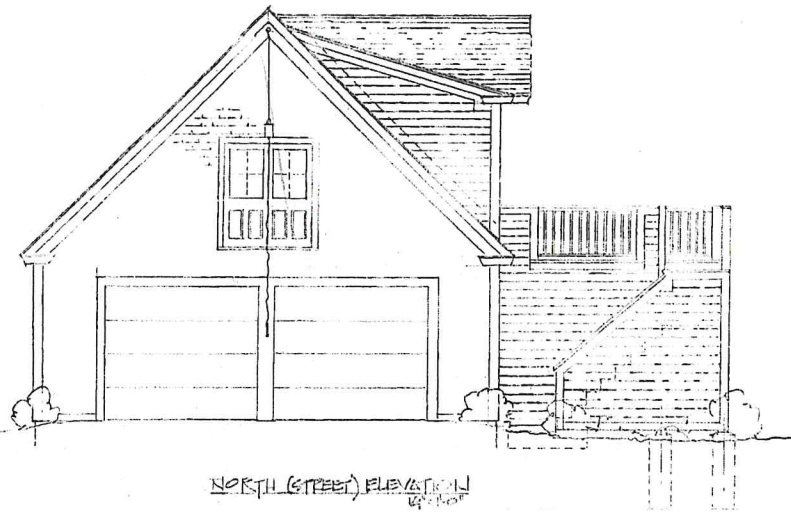


PROJECT DESCRIPTION

THIS PROJECT IS INITIATED IN ORDER TO PROVIDE STUDIO SPACE IN THE PRESENT ATTIC OF THE DETACHED TWO CAR GARAGE IN THE SOUTH-EAST CORNER OF THE OWNERS' PROPERTY. IN ADDITION, THE UTILIZATION OF THE ACCESS STRUCTURE AS A STORAGE SHED AND A SUNDECK HAS BEEN PROVIDED FOR.

SCOPE OF WORK

1. CONSTRUCTION OF A SHED DORMER ON THE WEST SIDE OF THE UPPER LEVEL OF THE EXISTING GARAGE.
2. CONSTRUCTION OF A STAIRCASE FOR ACCESS TO THE PROPOSED STUDIO.
3. CONSTRUCTION OF A DECK WITH A STORAGE AREA BENEATH FOR ACCESS TO THE PROPOSED STUDIO.
4. REINFORCEMENT OF THE EXISTING GARAGE STRUCTURAL ELEMENTS.
5. CONNECTION OF THE PROPOSED STUDIO WITH THE MAIN HOUSE FOR ELECTRICITY, ELECTRONICS, TELEPHONE, WATER AND SEWER.
6. CONSTRUCTION OF A TOILET SPACE WITHIN THE PROPOSED UPPER LEVEL STUDIO.
7. REPLACEMENT OF THE ROOF SHINGLES ON THE GARAGE ROOF.



MORRIS
ARCHITECTS
3001 POST ROAD - WEST
WEST VIRGINIA 26040

PROJ. NO. 04-146
APP'D BY
SHEET NO. 1 OF 2
REVISION NO.

SCALE AS NOTED
DATE 04-21-09
DESIGN BY DEK/CD/AD
DRAWN BY DEK/CD/AD

EXT. ELEVATIONS
FOUNDATION DETAILS
SITE PLAN
REFERENCES

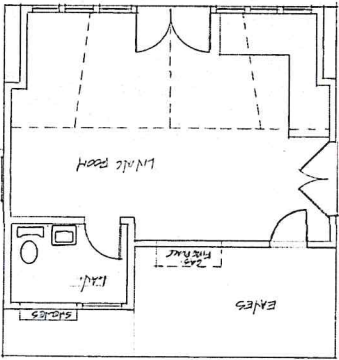
GARAGE ATTIC FIT-OUT AND SUNDECK
MR. & MRS. TODD ROPER
30 UNION STREET, BRISTOL, RHODE ISLAND

DRAWING NO.

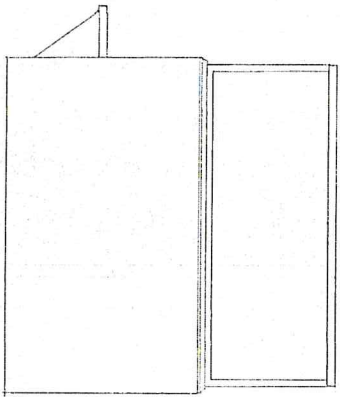
A1

300 Union St
Plot 015 Lot 006
8/10

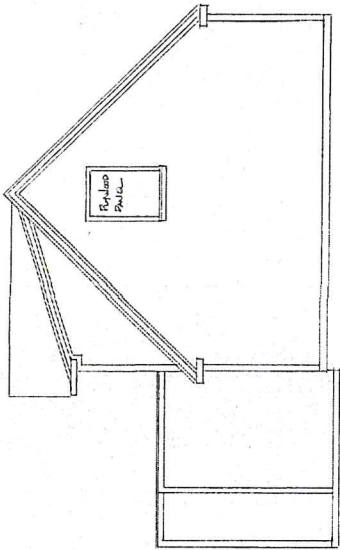
EXISTING



EXISTING 2ND FLOOR PLAN

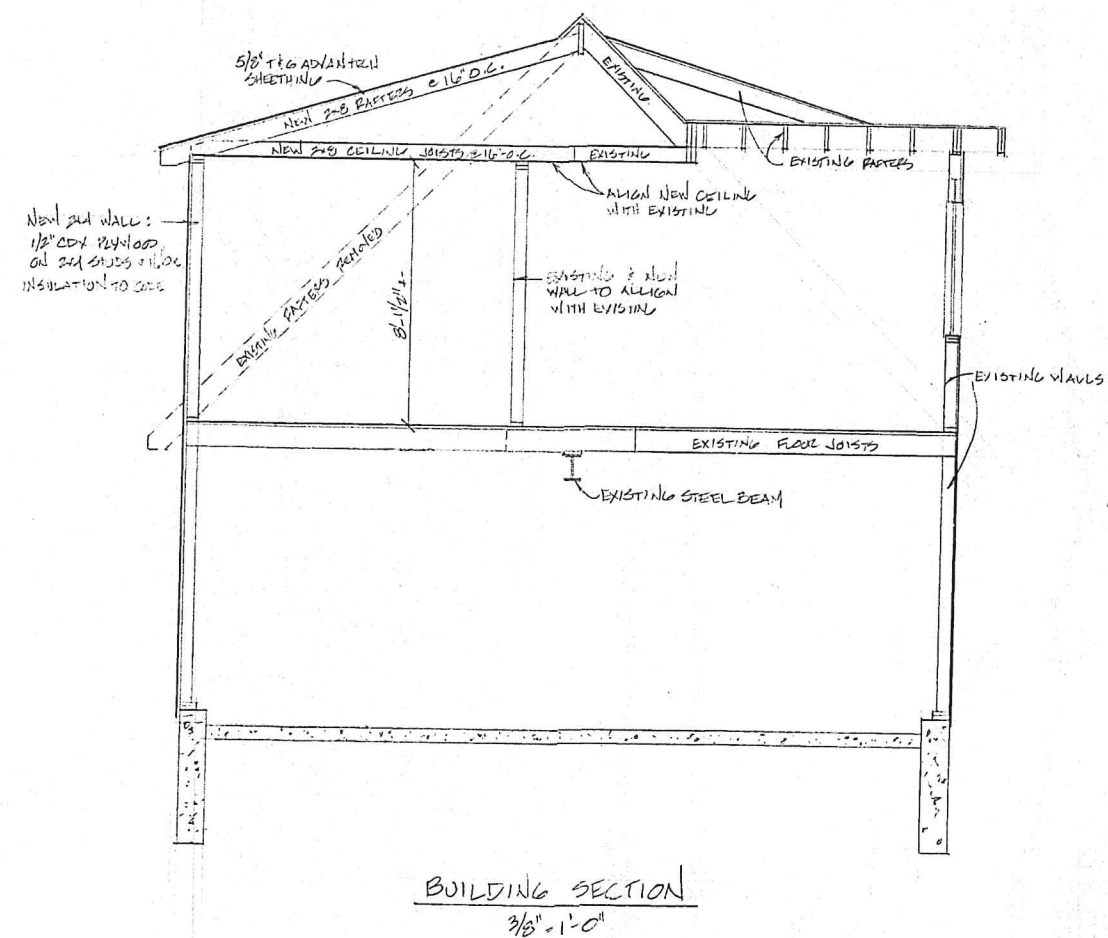
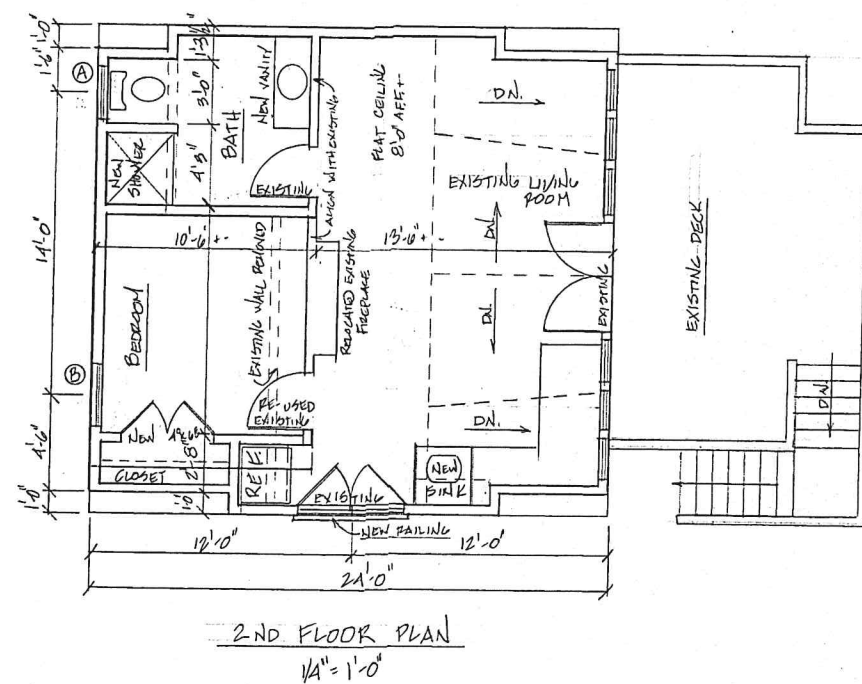
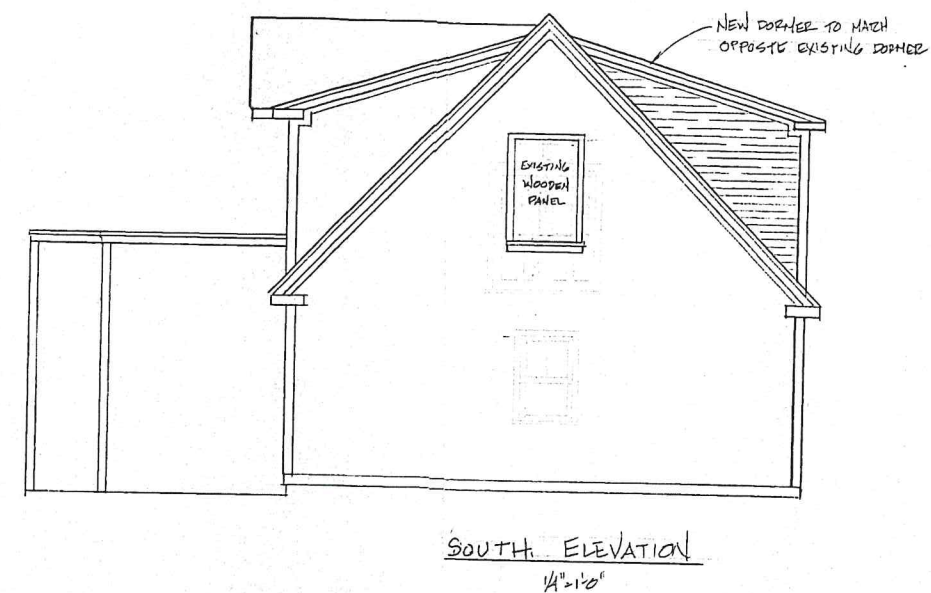
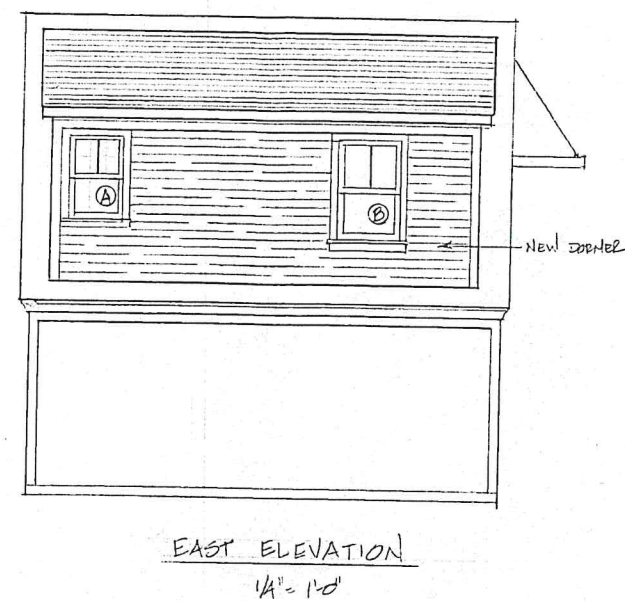
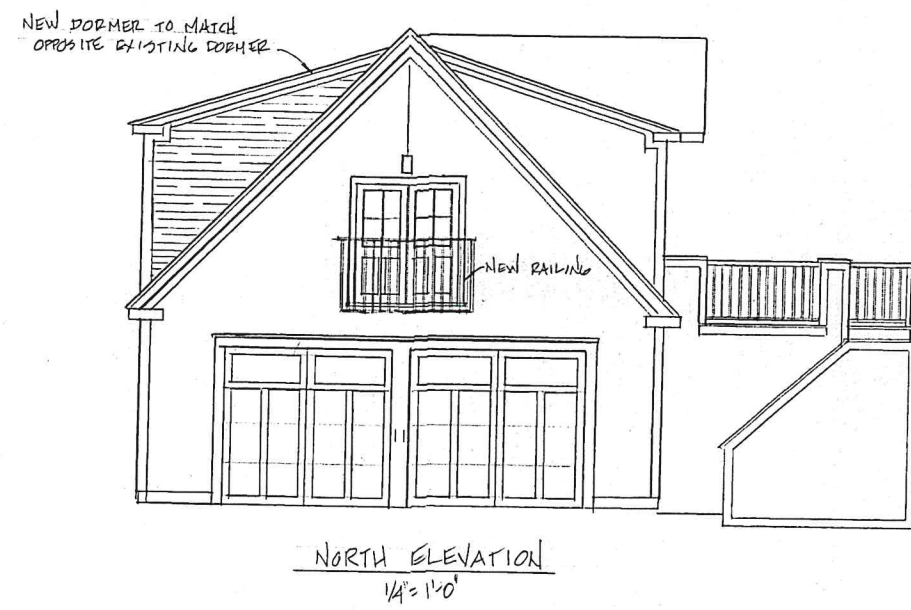


EXISTING EMBOS ELEVATION
14'-1'-0"



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

EXISTING



WINDOWS:

- Ⓐ - MAIN ELEVATE ON 3x60
ZONE 1 GRILL PATTERN
WHITE EXTERIOR
- Ⓑ - MAIN ELEVATE ON 3x60
ZONE 1 GRILL PATTERN
WHITE EXTERIOR

PROPOSED

Visit History									
Code	Description	Area	Fin. Area	Rate	Undep Val	Date	Result	By	MP
FFL	1st FLOOR	976	976	227.57	222,108	1/10/2025	REVIEW		
SFL	2nd FLOOR	816	816	227.57	185,697	8/16/2021	REVIEW		
BMT	BASEMENT	816	0	34.14	27,858	10/5/2018	REVIEW		
OPF	OPEN PORCH	115	0	14.22	1,635				
WD	WOOD DECK	396	0	14.86	5,885	10/4/2018	MEASURED		
Total		3,119	1,792		443,183	2/28/2013	MEASURE		
						2/28/2013	LISTED		
						4/2/2008	CALL BACK		
						3/27/2008	CALL BACK		

AGREEMENT W/TOWN OF BRISTOL BK 1685 PG 144 12/26/12 lav in office reroof shed change in foundation design add dormer to 2nd sty loft space add storage space to garage and barn wire fgr outlets and lighting and switching install security system install ta

and barn wire for outlets and lighting and switching install security system install ta

Building Permits						
	Issue Date	Permit #	Closed	Date	BP Type	Est. Cost
1	05/08/2024	B58789	BLDG	2,500	100	Closed
2	03/23/2023	B55985	BLDG	7,500	100	Closed
3	11/08/2022	M55267	MECH	3,500	100	Closed
4	09/30/2022	E54998	ELEC	1,200	100	Closed
5	01/27/2022	B53470	BLDG	60,000	100	Closed
6	10/02/2018	B47555	BLDG	30,000	100	Closed
7	09/02/2014	0545-14-B	BLDG	3,000	100	Closed
8	09/02/2014	B29166	BLDG	0	100	Closed
9	12/20/2012	M14140	MECH	0	100	Closed

[illegible]

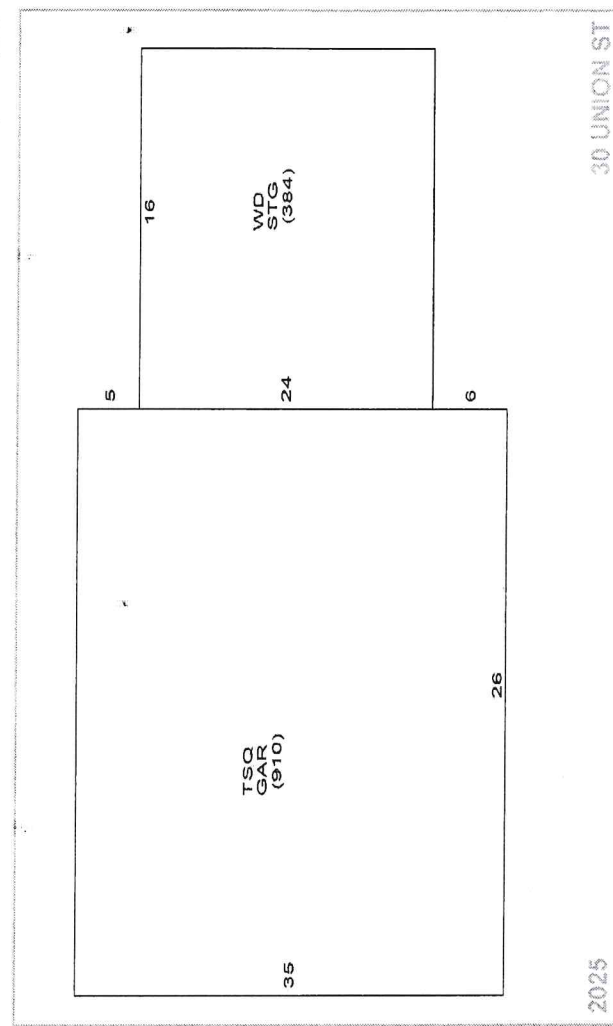
Room Counts by Floor				
	Units	# Rooms	# Bedrooms	Floor Level
1	1	6	3	U
2				
3				
4				
Totals	1	6	3	

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	180.98	VAL per SQ Unit/Parcel >	213.78
----------	--------------	------------------------	--------	--------------------------	--------

Year	LUC	Building	SF/
2025	27	856,900	0
2024	01	418,300	0
2023	01	412,300	0
2022	01	400,600	0
2021	01	370,500	0
2020	01	370,500	0

03	Grantor	
12	BJERREGAARD, JUNE M &	
12	ROPER, TODD A. ET UX TE	
12	AGREEMENT WITH TOWN OF BRISTOL	
12	ROPER, TODD A. & DUPRE,	
04	BERARD, PAULINE A. LIFE	

Year	LUC	Building	SF/
2025	27	856,900	0
2024	01	418,300	0
2023	01	412,300	0
2022	01	400,600	0
2021	01	370,500	0
2020	01	370,500	0



	Use	Description	Unit
1			
2			
3			
4			

[illegible]

Building Information

Description	Convention	Story Height	1 1/2 Story Finish
BLDG Type	0	COM Units	1
RES Units	0	COM Units	1
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shingl	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Gas	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceiling Type		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Grade

Grade	Q4	Q4
Year Built	2016	EFF Year
Alt LUC	Alt %	0.00

Other Factors

Flood Hazard	Topography	LEVEL
Street	PAVED	
Traffic		

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
TSQ	3/4 STORY	683	683	354.78	242,137
GAR	GARAGE	910	0	34.40	31,304
STG	STORAGE	384	0	354.78	136,236
WD	WOOD DECK	384	0	14.91	5,725
Total		2,361	683		415,402

Visit History

Date	Result	By
1/10/2025	REVIEW	MP
8/16/2021	REVIEW	
10/5/2018	REVIEW	
10/4/2018	MEASURED	
2/28/2013	MEASURE	
2/28/2013	LISTED	
4/2/2008	CALL BACK	
3/27/2008	CALL BACK	

Notes

AGREEMENT W/TOWN OF BRISTOL BK 1685 PG 144 12/26/12 lav in office reroof shed change in foundation design add dormer to 2nd sty loft space add storage space to garage and barn wire fgr outlets and lighting and switching install security system install ta

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	2

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1			
2			
3			
4			
Totals			



30 Union Street - 200' Radius

Town of Bristol, RI

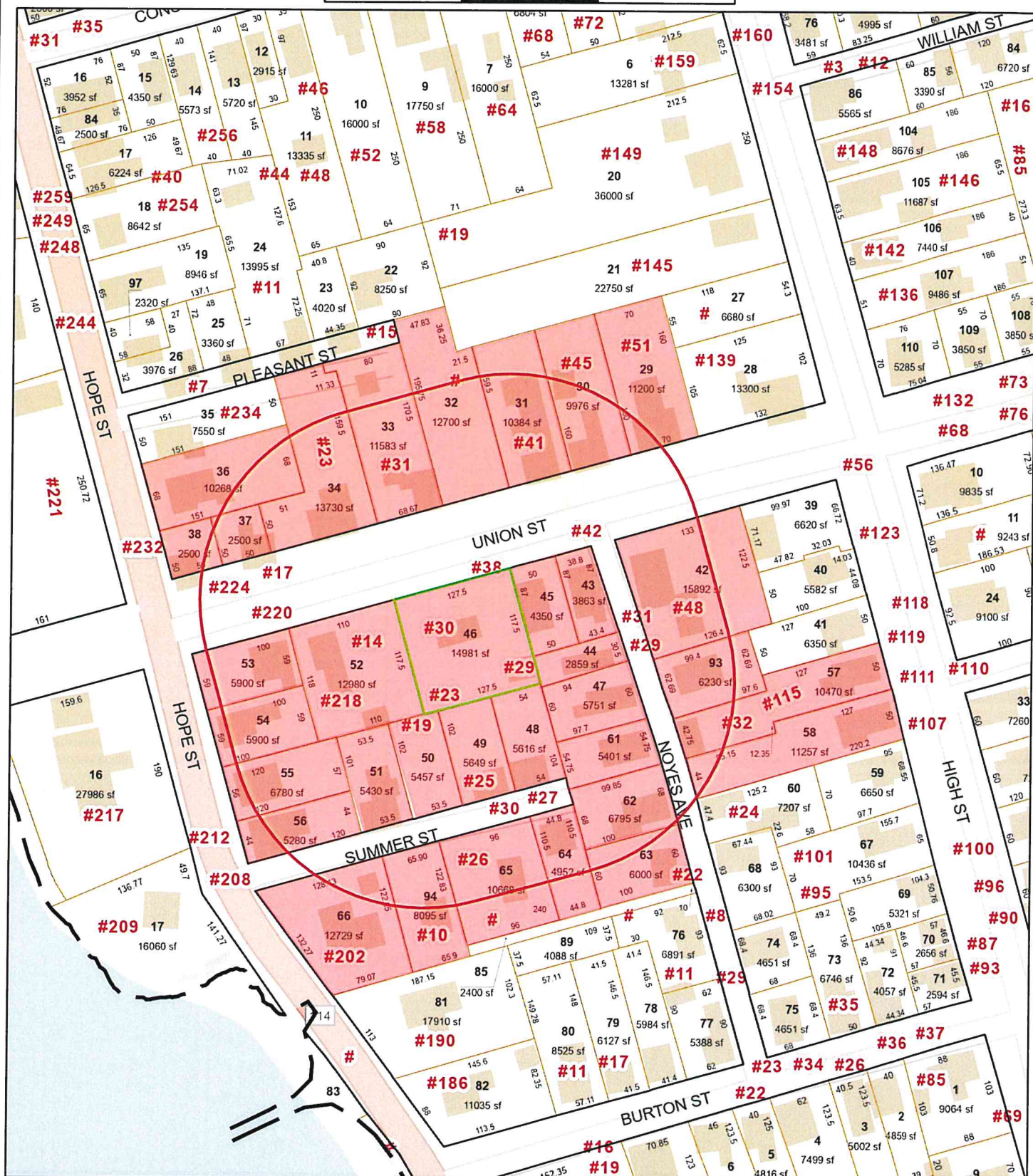
1 inch = 141 Feet



www.cai-tech.com

September 16, 2025

0 141 282 423



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200 feet Abutters List Report

Bristol, RI
September 16, 2025

Subject Property:

Parcel Number: 15-46
CAMA Number: 15-46
Property Address: 30 UNION ST

Mailing Address: CLAIR, BRADFORD J & KAREN M TE
30 UNION ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-29
CAMA Number: 15-29
Property Address: 51 UNION ST

Mailing Address: WORDELL, SEBASTIAN J. WORDELL,
BARBARA J. TE
51 UNION STREET
BRISTOL, RI 02809

Parcel Number: 15-30
CAMA Number: 15-30
Property Address: 45 UNION ST

Mailing Address: CARLEU, GREGORY C & LAURA D. TE
45 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-31
CAMA Number: 15-31
Property Address: 41 UNION ST

Mailing Address: MICHAELS, ANGELA ANDREA, TRUSTEE
ANGELA ANDREA MICHAELS TRUST
41 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-33
CAMA Number: 15-33
Property Address: 31 UNION ST

Mailing Address: BARROW, IRENE K.
31 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-34
CAMA Number: 15-34
Property Address: 23 UNION ST

Mailing Address: BOYCE, MICHAEL R.
23 UNION ST.
BRISTOL, RI 02809

Parcel Number: 15-36
CAMA Number: 15-36
Property Address: 232 HOPE ST

Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-37
CAMA Number: 15-37
Property Address: 17 UNION ST

Mailing Address: CHRISTINA, MARTHA
17 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-38
CAMA Number: 15-38
Property Address: 224 HOPE ST

Mailing Address: LEONETTI, GREGORY M. & JULIA C. TE
4480 POST RD
EAST GREENWICH, RI 02818

Parcel Number: 15-42
CAMA Number: 15-42
Property Address: 48 UNION ST

Mailing Address: PLESCE, GEORGE J & ANGELA S TE
48 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-43
CAMA Number: 15-43
Property Address: 42 UNION ST

Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE
42 UNION ST
BRISTOL, RI 02809



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9/16/2025

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3G.

Parcel Number: 15-44
CAMA Number: 15-44
Property Address: 31 NOYES AVE

Mailing Address: STILWELL, CHRISTINE B. (SOLE
OWNER)
31 NOYES AVENUE
BRISTOL, RI 02809

Parcel Number: 15-45
CAMA Number: 15-45
Property Address: 38 UNION ST

Mailing Address: WARDWELL, WILLIAM A JR. & CAROL W.
TE
38 UNION ST.
BRISTOL, RI 02809

Parcel Number: 15-46
CAMA Number: 15-46
Property Address: 30 UNION ST

Mailing Address: CLAIR, BRADFORD J & KAREN M TE
30 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-47
CAMA Number: 15-47
Property Address: 29 NOYES AVE

Mailing Address: DAVIS, JAMES F. & DAVIS, VIRGINIA C.
&
51 BRADFORD ST, Unit 1
BRISTOL, RI 02809

Parcel Number: 15-48
CAMA Number: 15-48
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-49
CAMA Number: 15-49
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN LINDA
25 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-50
CAMA Number: 15-50
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN IV GUSTAVUS J TRUSTEE
ESSELEN CATHERINE M TRUSTEE
23 SUMMER ST
Bristol, RI 02809

Parcel Number: 15-51
CAMA Number: 15-51
Property Address: 19 SUMMER ST

Mailing Address: AMIS, DAVID H. & DEMARCO, KATHLEEN
M. TRUSTEES
19 SUMMER STREET
BRISTOL, RI 02809

Parcel Number: 15-52
CAMA Number: 15-52
Property Address: 14 UNION ST

Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN
F TE
14 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-53
CAMA Number: 15-53
Property Address: 220 HOPE ST

Mailing Address: TANSEY, CHARLES D.
220 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-54
CAMA Number: 15-54
Property Address: 218 HOPE ST

Mailing Address: AGUIAR, ALMERINDA
218 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-55
CAMA Number: 15-55
Property Address: 212 HOPE ST

Mailing Address: CORTELLESSA, JOSEPH M. &
CORTELLESSA, LORANINE A. &
208 HOPE ST
BRISTOL, RI 02809



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9/16/2025

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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
September 16, 2025

Parcel Number: 15-56 CAMA Number: 15-56 Property Address: 208 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. & CORTELLESSA, LORRAINE A. & 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-57 CAMA Number: 15-57 Property Address: 115 HIGH ST	Mailing Address: DIGATI, GINA M. TRUSTEE 115 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-58 CAMA Number: 15-58 Property Address: 111 HIGH ST	Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R TE PO BOX 215 BARTON, VT 05822
Parcel Number: 15-61 CAMA Number: 15-61 Property Address: 27 NOYES AVE	Mailing Address: PACHECO, JASON D 27 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-62 CAMA Number: 15-62 Property Address: 25 NOYES AVE	Mailing Address: GUILD, MITCHELL A & JUDITH TE 25 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-63 CAMA Number: 15-63 Property Address: 23 NOYES AVE	Mailing Address: FERRATO, JAMES D. & FERRATO, PAULA TRUSTEES (1/2) TC 23 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-64 CAMA Number: 15-64 Property Address: 30 SUMMER ST	Mailing Address: LEVY, MARK L & KEATING, CELINE M TE 697 WEST END AVE, APT. 5-D NEW YORK, NY 10025
Parcel Number: 15-65 CAMA Number: 15-65 Property Address: 26 SUMMER ST	Mailing Address: BURKE, CHARLES A. & MAURER, MARI- LYNN CO-TRUSTEES 26 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-93 CAMA Number: 15-93 Property Address: 32 NOYES AVE	Mailing Address: SULLIVAN, DAVID & SULLIVAN, ROBINSON SANDRA E 32 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809



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9/16/2025

Page 3 of 3

AGUIAR, ALMERINDA
218 HOPE ST
BRISTOL, RI 02809

CLAIR, BRADFORD J &
KAREN M TE
30 UNION ST
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C
697 WEST END AVE, APT. 5-D
NEW YORK, NY 10025

AMIS, DAVID H. & DEMARCO,
19 SUMMER STREET
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M. &
CORTELLESSA, LORANINE A.
208 HOPE ST
BRISTOL, RI 02809

MICHAELS, ANGELA ANDREA,
ANGELA ANDREA MICHAELS TR
41 UNION ST
BRISTOL, RI 02809

AVERILL, PAYSON, C.
KIMBERLY E. TE
42 UNION ST
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M. &
CORTELLESSA, LORRAINE A.
208 HOPE ST
BRISTOL, RI 02809

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

BAKER, JOHN
LINDA
25 SUMMER ST
BRISTOL, RI 02809

DAVIS, JAMES F. &
DAVIS, VIRGINIA C. &
51 BRADFORD ST, Unit 1
BRISTOL, RI 02809

PLESCHE, GEORGE J &
ANGELA S TE
48 UNION ST
BRISTOL, RI 02809

BARROW, IRENE K.
31 UNION ST
BRISTOL, RI 02809

DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

SCHWENGEL, ROBERT H &
ELIZABETH N TRUSTEES
10 SUMMER ST
BRISTOL, RI 02809

BOYCE, MICHAEL R.
23 UNION ST.
BRISTOL, RI 02809

ESSELEN IV GUSTAVUS J TRU
ESSELEN CATHERINE M TRUST
23 SUMMER ST
Bristol, RI 02809

SOUSA, LOUIS A.
CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

BURKE, CHARLES A. & MAURE
26 SUMMER ST
BRISTOL, RI 02809

FERRATO, JAMES D. &
FERRATO, PAULA TRUSTEES (
23 NOYES AVE
BRISTOL, RI 02809

STILWELL, CHRISTINE B.
(SOLE OWNER)
31 NOYES AVENUE
BRISTOL, RI 02809

CABRAL, LOUIS A &
GREENWELL, JOAN F TE
14 UNION ST
BRISTOL, RI 02809

GUILD, MITCHELL A &
JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

SULLIVAN, DAVID
& SULLIVAN, ROBINSON SAND
32 NOYES AVE
BRISTOL, RI 02809

CARLEU, GREGORY C &
LAURA D. TE
45 UNION ST
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

TANSEY, CHARLES D.
220 HOPE ST
BRISTOL, RI 02809

CHRISTINA, MARTHA
17 UNION ST
BRISTOL, RI 02809

LEONETTI, GREGORY M. & JU
4480 POST RD
EAST GREENWICH, RI 02818

VANDEVENTER, BRENDAN P &
MONICA R TE
202 HOPE ST
BRISTOL, RI 02809

WARDWELL, WILLIAM A JR. &
38 UNION ST.
BRISTOL, RI 02809

WORDELL, SEBASTIAN J.
WORDELL, BARBARA J. TE
51 UNION STREET
BRISTOL, RI 02809

YOUNG, CHRISTOPHER M &
LAUREN R TE
PO BOX 215
BARTON, VT 05822



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 17, 2025

File #: ZBR-25-34

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

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Shannon Defusco

Owner of Record: 1 Shannon Court, LLC

Location: 1 SHANNON CT , BRISTOL, RI, 02809

Plat: Lot:

Zoning District: M

Applicant is requesting a **Use Variance** to:

operate a recreational golf simulation business use within the Manufacturing (M) zoning district.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-34

1 Shannon Court Unit 102

September 12, 2025

Applicant

Name of Applicant	Shannon Defusco
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application

Property Type	Physical Address		
Zoning District	M		
Address, Plat, Lot	Address	Plat	Lot
	1 Shannon Court Unit 102		

Type of Application

Application Type	Use Variance
Proposed	
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	feet
Width in Feet	feet
Length in Feet	feet
Height Above Grade	feet
Number of Stories	

Setbacks

Front Yard in Feet	feet
Rear Yard in Feet	feet
Left Side Yard in Feet	feet
Right Side Yard in Feet	feet
Height in Feet	feet

Extension Request

Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

variance requested per Section 28-82, Permitted Use Table. Indoor recreational use in the Manufacturing zoning district.

Describe the extent of the proposed alterations and the reasons for the requesting relief

I am the owner of a commercial unit located at 1 Shannon Court, Bristol, Rhode Island. This unit is within the Town's industrial/manufacturing district. I am seeking a use variance (or zoning relief) to allow the use of this property for a golf simulation business.

The intended use of the unit is to create an indoor recreational space where residents can utilize state-of-the-art golf simulation technology for practice, training, and leisure. The business will operate primarily as a recreational private facility, offering hourly rentals of golf simulator bays. The use will be low-impact, with minimal noise and no heavy traffic, and will not interfere with surrounding industrial/manufacturing uses. The property will remain in good standing, safe, and compliant with all building codes and regulations.

The reason for the requested zone change is based on demonstrated financial hardship. Despite consistent efforts to market and lease this unit in accordance with the current industrial/manufacturing restrictions, it has proven extremely difficult to secure a tenant under the Town's strict regulations. The demand for industrial/manufacturing tenants for this specific unit has been limited, and as a result, the unit has remained vacant. This vacancy has created significant financial strain, as I continue to incur carrying costs without rental income.

The proposed golf simulation business represents an opportunity to both activate an otherwise unoccupied space and provide a recreational amenity for the community. Allowing this use would reduce vacancy in the industrial park, generate tax revenue for the Town, and help support the vitality of the area without disrupting its character.

For these reasons, I respectfully request consideration of my application for golf simulation use at my property in unit #102.

The respective tenant will present a detailed business plan at the zoning meeting.

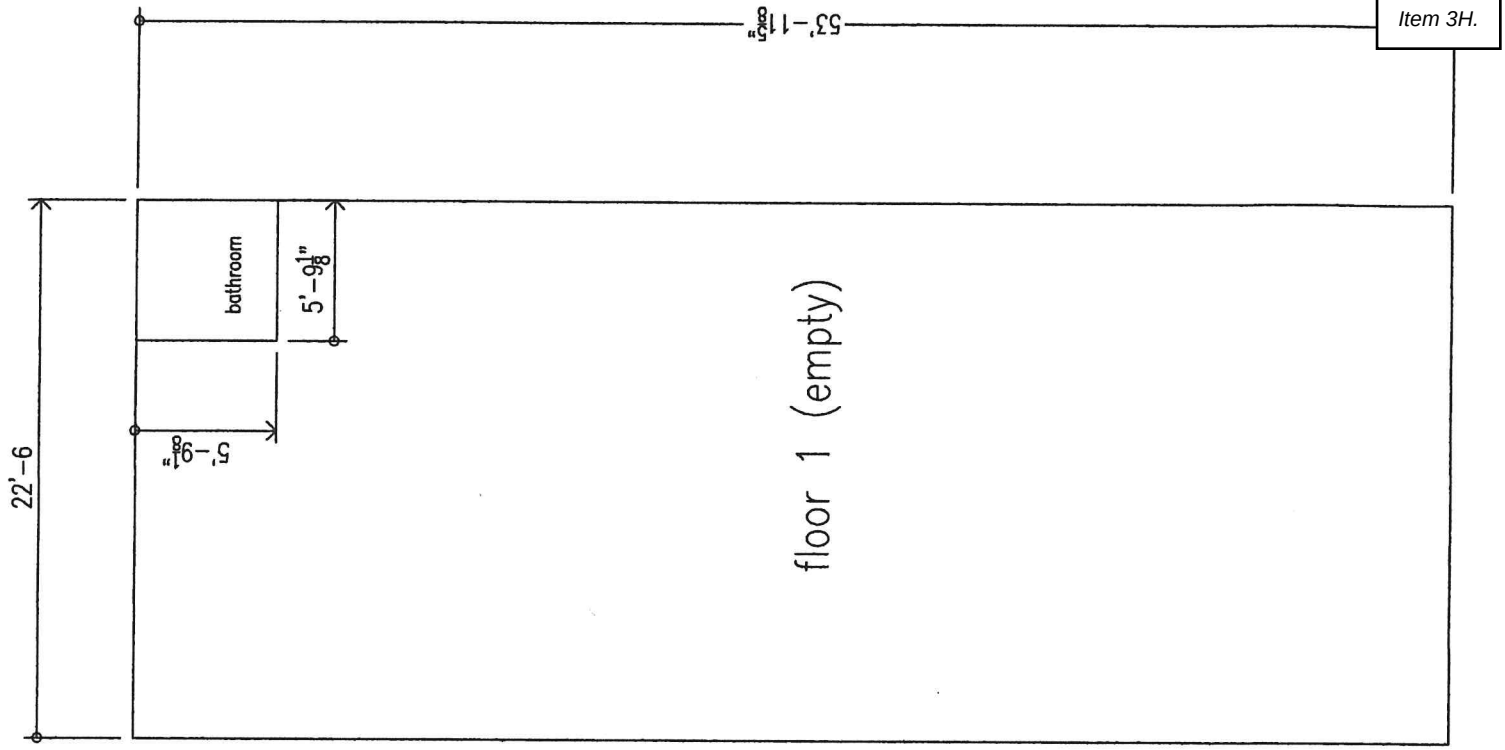
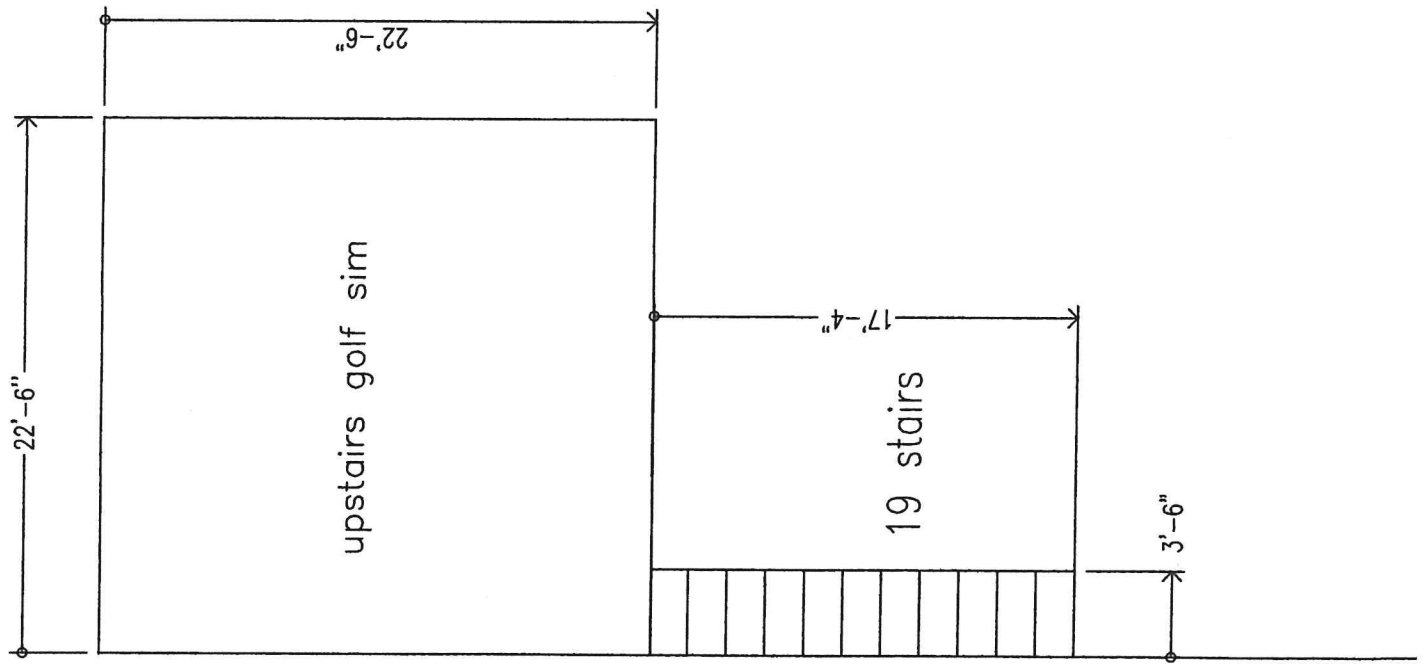
Existing Lot Specifications

Current Use of Premises	Mixed Use
	If other, explain:
Number of Units	
Lot Area	0.98
Lot Frontage	182
Lot Depth	200

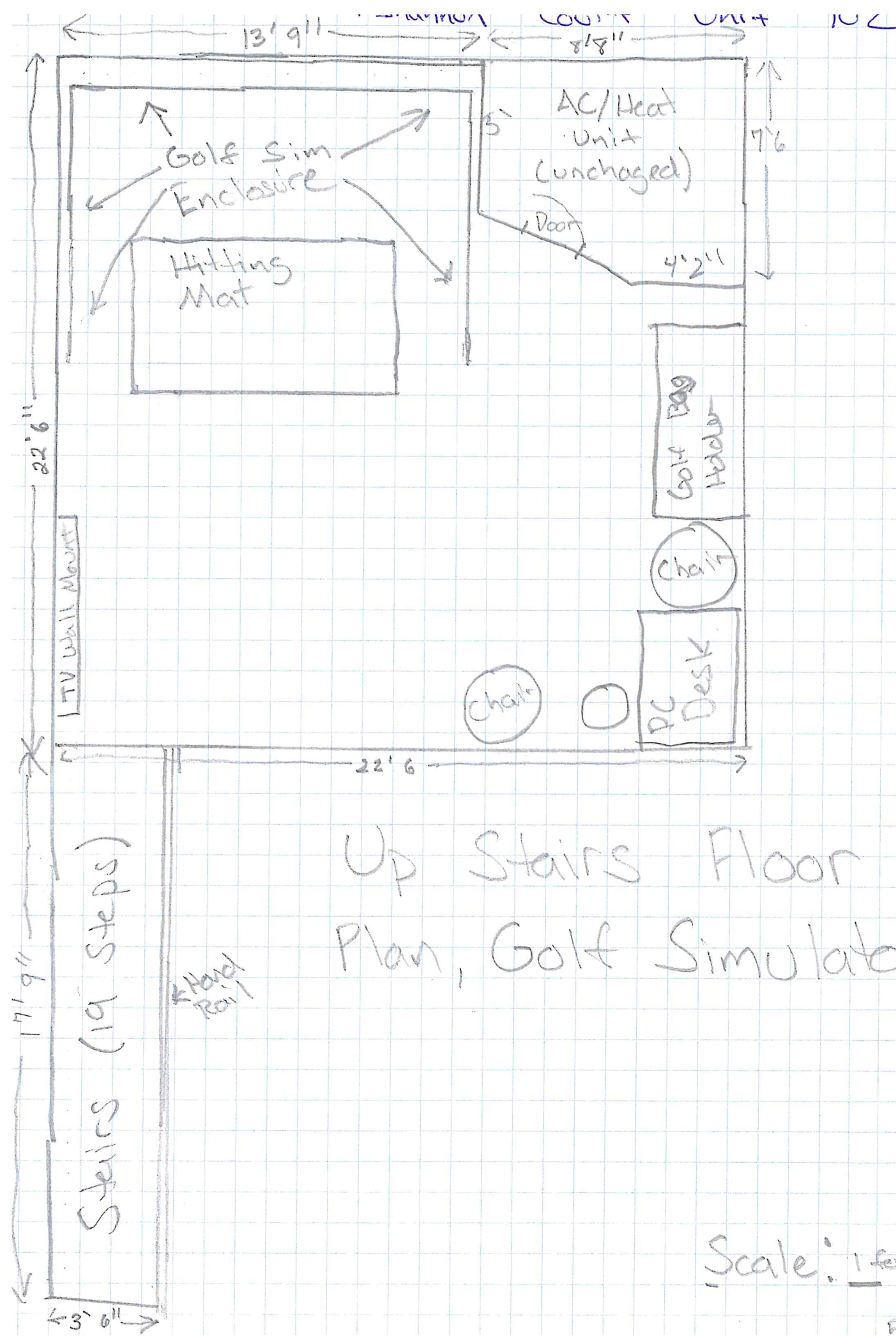
Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------

1. STAIRS COUNT UNIT 102



Item 3H.



Up Stairs Floor Plan, Golf Simulator

Scale: 1 foot

R. Coatt



Example of Golf Sim

1 Shannon Court Unit 102
2nd Floor, Current



1 SHANNON CT

Plat/Lot 094-0067-000

Card 1 of 1

CATALIS

ADVANCING GOVERNMENT ENGAGING CITIZENS

Account: 5502

Zone M

Assessment

\$999,100

Owner

Owner 1 1 SHANNON COURT, LLC

Owner 2

Owner 3

Address 875 HOPE ST, BRISTOL, RI 02809-0000

Owner Account #: 15-2000-00

% Owned

0.00

0.00

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
06	660,900	61,400	0.98	276,800	0	999,100
TOTAL	660,900	61,400	0.98	276,800	0	999,100

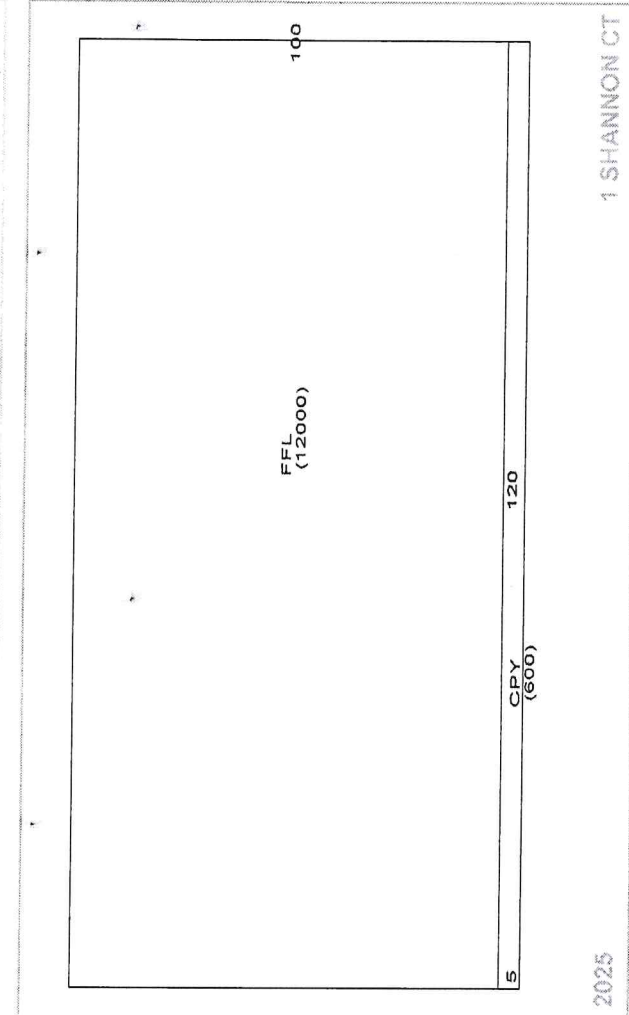
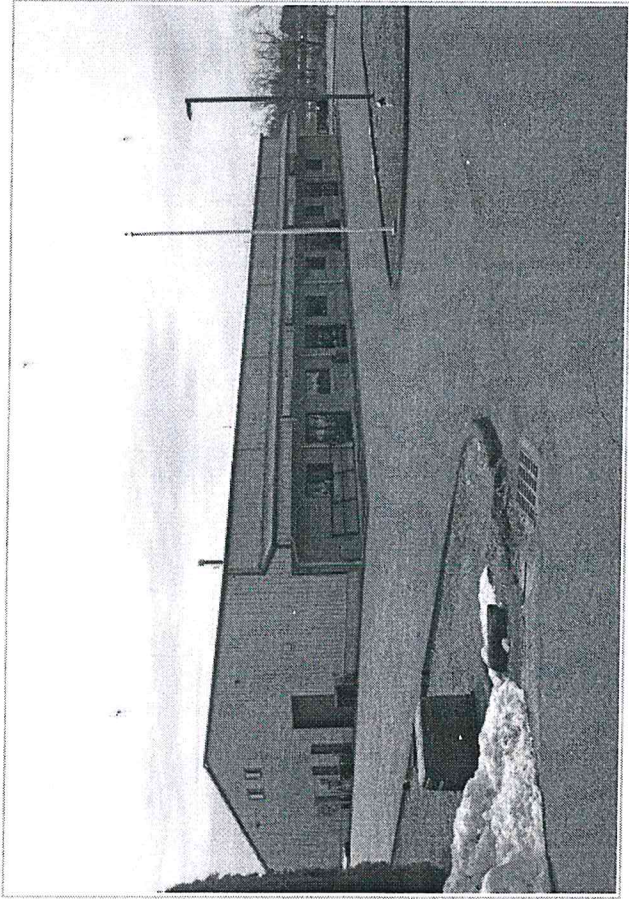
Source > Mkt Adj Cost VAL per SQ Unit/Card > 79.29 VAL per SQ Unit/Parcel > 79.29

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
SOUZA, FREDERICK &	12/22/2011	0	1627-122	D	Q
SOUZA, FREDERICK ETAL	01/25/2006	0	1271-22		Q
SOUZA, FREDERICK ETAL	11/22/2005	0	0-0		W

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	660,900	61,400	1	276,800	0	999,100	999,100
2024	06	575,400	61,400	1	214,000	0	850,800	850,800
2023	06	575,400	61,400	1	214,000	0	850,800	850,800
2022	06	575,400	61,400	1	214,000	0	850,800	850,800
2021	06	526,200	61,400	1	172,200	0	759,800	759,800
2020	06	526,200	61,400	1	172,200	0	759,800	759,800



2025

1 SHANNON CT

Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.45914	AC	P	1.00	485,000	485,908	IND
2 06 Comm 2	0.52206	AC	R	0.25	485,000	102,862	IND
3							
4							

Assessment

Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
		Easement	-5			223,100			1.00	0
						53,700			1.00	0

Print Date = 9/16/2025

Printed By = Ed Tanner

Year ID: 2025

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted

Item 3H.

► Sub-Area Detail				► Visit History			
Code	Description	Area	Fin. Area	Rate	Undep Val	Date	Result By
FFL	1st FLOOR	12,000	#####	56.07	672,840	12/30/2024	REVIEW MP
CPY	CANOPY	600	0	5.75	3,450	10/20/2021	REVIEW
Total		12,600	#####		676,290	8/3/2018	REVIEW
						8/12/2018	MEASURED
						5/26/2015	HEARING CI
						11/16/2007	MEASURE
						11/16/2007	LISTED

► Notes

OUT OF PLAT 94 LOT 29 RECORDED LOT 3 -7 UNITS-CONSTRUCTION COMPLETE C/O 2/08/2006 - ASSESSMENT CORRECTED W/ARC 4/24/2020

DOCUMENT CONNECTED WITH: EAS ROSEMARY'S SCHOOL OF
DANCE MSD MAINTENANCE SUPPLY FSELECTRIC PHOTOGRAPHY LDCC, LLC

Post	% Done	Status	Description/Directions
0	100	Closed	Commercial

On Size	Quantity	Condition	Year	Assessed Value	
1	3	AV	2006	9,100	AFDU
20,000	3	AV	2006	52,300	TermRental
2,160	3	AV	2006	69,100	PriorD1c
	0		2023	0	PriorD2a
					PriorD2b
					PriorD2c
					PriorD3a
					PriorD3b
					PriorD3c



1 Shannon Court - 300' Radius

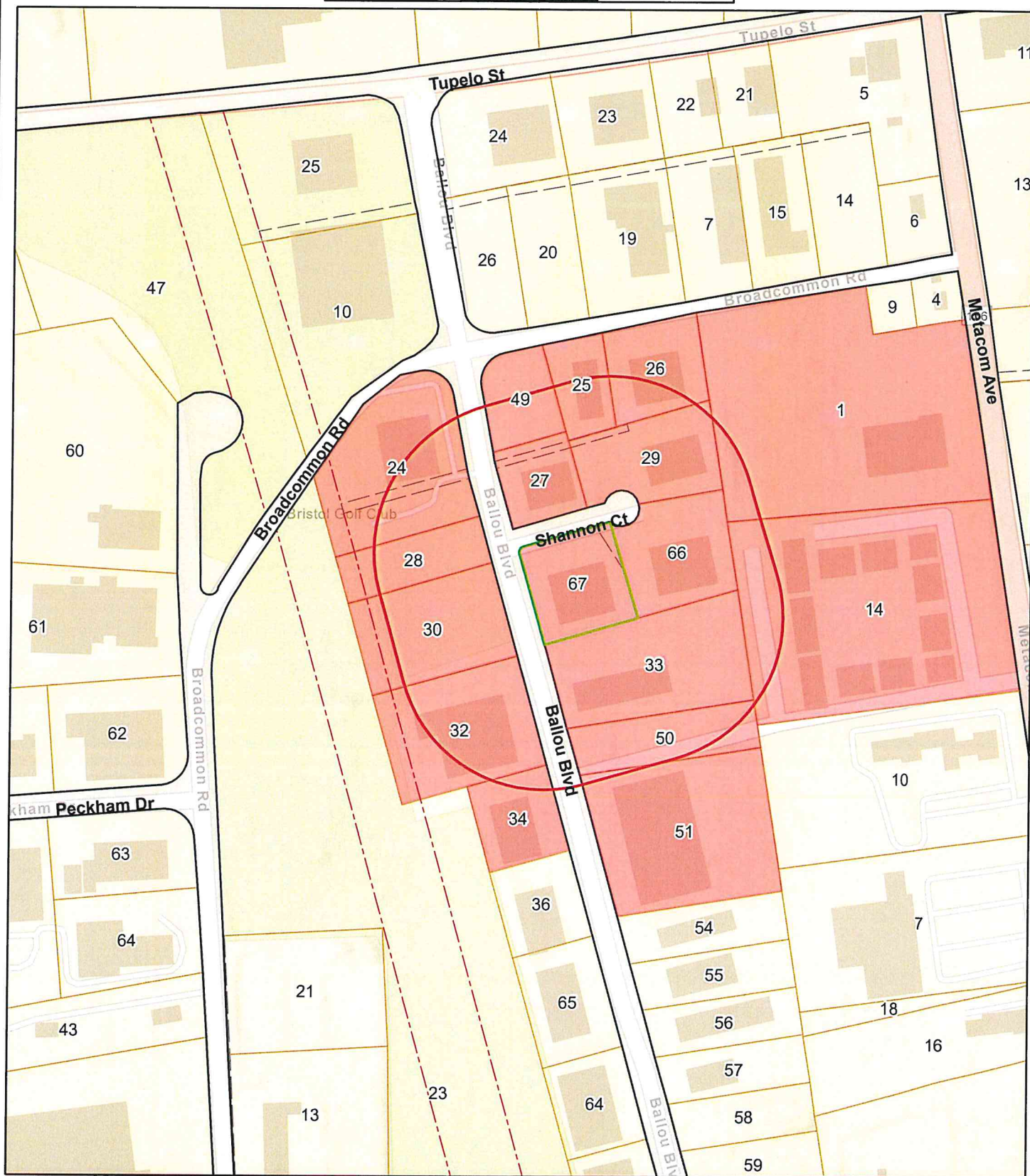
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

September 16, 2025



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300 feet Abutters List Report

Bristol, RI
September 16, 2025

Item 3H.

Subject Property:

Parcel Number: 94-67
CAMA Number: 94-67
Property Address: 1 SHANNON CT

Mailing Address: 1 SHANNON COURT, LLC
875 HOPE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 94-1
CAMA Number: 94-1
Property Address: 685 METACOM AVE

Mailing Address: HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-001
Property Address: 663 METACOM AVE

Mailing Address: FUSCO, JAMIE & SUNHE TE
663 METACOM AVE, UNIT 1
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-002
Property Address: 663 METACOM AVE

Mailing Address: SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-003
Property Address: 663 METACOM AVE

Mailing Address: KAMIYAMA, MASAKUNI & FUJII-
KAMIYAMA, MINO
663 METACOM AVE, Unit 3
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-004
Property Address: 663 METACOM AVE

Mailing Address: NOLETTE, MICHAEL JOSEPH & ANNA
LANORA TE
663 METACOM AVE, UNIT 4
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-005
Property Address: 665 METACOM AVE

Mailing Address: MCLEOD, LAURA K.
665 METACOM AVE, UNIT 5
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-007
Property Address: 665 METACOM AVE

Mailing Address: CRUZ, BENJAMIN JR. ADELINE ETUX
665 METACOM AVE UNIT 7
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-008
Property Address: 665 METACOM AVE

Mailing Address: BOUCHARD, MARIANNE L
665 METACOM AVE UNIT 8
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-009
Property Address: 665 METACOM AVE

Mailing Address: BERWICK, JULIA
425 EAST 82ND ST APT 3-B
NEW YORK, NY 10028

Parcel Number: 94-14
CAMA Number: 94-14-010
Property Address: 665 METACOM AVE

Mailing Address: DANSEREAU, JASON C
665 METACOM AVE UNIT 10
BRISTOL, RI 02809



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Parcel Number: 94-14
CAMA Number: 94-14-011
Property Address: 667 METACOM AVE

Mailing Address: MEDEIROS, SHAUNI-LEE
667 METACOM AVE UNIT 11
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-012
Property Address: 667 METACOM AVE

Mailing Address: BORGES, GEORGE E & ROSE TE
667 METACOM AVE UNIT 12
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-013
Property Address: 667 METACOM AVE

Mailing Address: SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-014
Property Address: 667 METACOM AVE

Mailing Address: KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-015
Property Address: 667 METACOM AVE

Mailing Address: LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-016
Property Address: 667 METACOM AVE

Mailing Address: FEIJO, JORDAN JOSEPH & GEREMIA,
KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-017
Property Address: 669 METACOM AVE

Mailing Address: STORTI, ANNE L. UNIT 17
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-018
Property Address: 669 METACOM AVE

Mailing Address: LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-019
Property Address: 669 METACOM AVE

Mailing Address: OLIVEIRA, MARIA BEATRIZ UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-020
Property Address: 669 METACOM AVE

Mailing Address: RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-021
Property Address: 669 METACOM AVE

Mailing Address: CHABOT, DONNA M. UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-022
Property Address: 669 METACOM AVE

Mailing Address: CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809



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Item 3H.

Parcel Number: 94-14
CAMA Number: 94-14-023
Property Address: 669 METACOM AVE

Mailing Address: RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-024
Property Address: 669 METACOM AVE

Mailing Address: BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-025
Property Address: 669 METACOM AVE

Mailing Address: SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-026
Property Address: 669 METACOM AVE

Mailing Address: KRUSHNOWSKI, JOHNA A. TRUSTEE
669 METACOM AVE, UNIT 26
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-027
Property Address: 669 METACOM AVE

Mailing Address: TRIVISONNO, TIA TRUSTEE OF THE
KAREN TRIVISONNO IRREVOCABLE
TRUST
669 METACOM AVE, UNIT 27
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-028
Property Address: 669 METACOM AVE # 28

Mailing Address: TROIA, DANIEL B
669 METACOM AVE # 28
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-029
Property Address: 671 METACOM AVE

Mailing Address: MCKENNA, JARED D
671 METACOM AVE UNIT 29
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-030
Property Address: 671 METACOM AVE

Mailing Address: PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

Parcel Number: 94-14
CAMA Number: 94-14-031
Property Address: 671 METACOM AVE

Mailing Address: SENNOTT, GEORGE F. III & MAGHINI,
JILLIAN JT
671 METACOM AVE, UNIT 31
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-032
Property Address: 671 METACOM AVE

Mailing Address: LIMA, TYLER G
671 METACOM AVE, Unit 32
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-033
Property Address: 671 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-034
Property Address: 671 METACOM AVE

Mailing Address: COTOIA JASON JOSEPH
671 METACOM AVE
Bristol, RI 02809



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Item 3H.

Parcel Number: 94-14
CAMA Number: 94-14-035
Property Address: 671 METACOM AVE

Mailing Address: SMITH, LINDA BIRD
671 METACOM AVE UNIT 35
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-036
Property Address: 671 METACOM AVE

Mailing Address: DEMELO, HUMBERTO S. & MARIA LE
BOTELHO, SANDRA
671 METACOM AVE, UNIT 36
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-037
Property Address: 671 METACOM AVE

Mailing Address: CHILD, MARIA F
671 METACOM AVE UNIT 37
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-038
Property Address: 671 METACOM AVE

Mailing Address: NICOLI CATHY
671 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-039
Property Address: 671 METACOM AVE

Mailing Address: BRITO ENTERPRISES, INC.
101 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-040
Property Address: 671 METACOM AVE

Mailing Address: COUTO HORACIO L
1265 NW 22ND AVE
DELRAY BEACH, FL 33445

Parcel Number: 94-14
CAMA Number: 94-14-041
Property Address: 673 METACOM AVE

Mailing Address: TAVARES, KATIE L
673 METACOM AVE, UNIT 41
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-042
Property Address: 673 METACOM AVE

Mailing Address: HERNANDEZ, JUSTIN A
673 METACOM AVE, UNIT 42
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-043
Property Address: 673 METACOM AVE

Mailing Address: ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-044
Property Address: 673 METACOM AVE

Mailing Address: MEDEIROS, ROBERT M. & LARUE,
ISADORA JT
673 METACOM AVE UNIT 44
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-045
Property Address: 673 METACOM AVE

Mailing Address: SALVAGGIO, JAMES J
673 METACOM AVE # 45
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-046
Property Address: 673 METACOM AVE

Mailing Address: SACCHETTI, CAROL L.
673 METACOM AVENUE UNIT 46
BRISTOL, RI 02809



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Item 3H.

Parcel Number: 94-14
CAMA Number: 94-14-047
Property Address: 673 METACOM AVE

Mailing Address: KOTUBY, PAUL M JR
673 METACOM AVE UNIT 47
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-048
Property Address: 673 METACOM AVE

Mailing Address: GEORGIU, PAULA & GEORGIU,
JENNIFER SOPHIA JT
673 METACOM AVE, UNIT 48
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-049
Property Address: 673 METACOM AVE

Mailing Address: NORMANDIN, PHILIP TRUSTEE PHILIP
NORMANDIN REV LIVING TRUST
673 METACOM AVE UNIT 49
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-050
Property Address: 673 METACOM AVE

Mailing Address: KELLEY, CHERYL
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-051
Property Address: 673 METACOM AVE

Mailing Address: GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-052
Property Address: 673 METACOM AVE

Mailing Address: D'ELIA, WILLIAM J. & GAIL K. TE
673 METACOM AVE, UNIT 52
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-053
Property Address: 675 METACOM AVE

Mailing Address: WELLS, RICHARD D. TRUSTEE
675 METACOM AVE, UNIT 53
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-054
Property Address: 675 METACOM AVE

Mailing Address: ROGERS, ROSE M.
675 METACOM AVE UNIT 54
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-055
Property Address: 675 METACOM AVE

Mailing Address: CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-056
Property Address: 675 METACOM AVE

Mailing Address: MEDEIROS, GAILELYN & EUGENE TE
675 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-057
Property Address: 675 METACOM AVE

Mailing Address: GREY, SALLY M.P. LE CROKE, ALISON
L. &
675 METACOM AVE, UNIT 57
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-058
Property Address: 675 METACOM AVE

Mailing Address: STEEL IRVING STEEL RICHARD
675 METACOM AVE
Bristol, RI 02809



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Parcel Number: 94-14
CAMA Number: 94-14-059
Property Address: 677 METACOM AVE

Mailing Address: SPAULDING, LUCAS
677 METACOM AVE, UNIT 59
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-060
Property Address: 677 METACOM AVE

Mailing Address: BALZANO, JOHN E. & JANE MARIE TE
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-061
Property Address: 677 METACOM AVE

Mailing Address: SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-062
Property Address: 677 METACOM AVE

Mailing Address: EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-063
Property Address: 677 METACOM AVE

Mailing Address: LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-064
Property Address: 677 METACOM AVE

Mailing Address: FARINA-ROSENDALE, HOLLIS M
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-065
Property Address: 679 METACOM AVE

Mailing Address: SOUSA, MARGUERITE Q
679 METACOM AVE UNIT 65
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-066
Property Address: 679 METACOM AVE

Mailing Address: DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-067
Property Address: 679 METACOM AVE

Mailing Address: VIEIRA, CARMELA LIFE ESTATE
BYRNES, VIVIAN & ANGELA M TC
44 THAYER STREET
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-068
Property Address: 679 METACOM AVE

Mailing Address: VIEIRA, CARMELA LIFE ESTATE
BYRNES, VIVIAN & ANGELA M TC
44 THAYER STREET
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-069
Property Address: 679 METACOM AVE

Mailing Address: CHASE, MARY R.
679 METACOM AVE, UNIT 69
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-070
Property Address: 679 METACOM AVE

Mailing Address: BHANDARI, HUM NATH & SARITA
POUDYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809



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Parcel Number: 94-14
CAMA Number: 94-14-071
Property Address: 679 METACOM AVE

Mailing Address: SMITH, ROBERT B & SUNDERLAND,
CATHERINE T JT
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-072
Property Address: 681 METACOM AVE

Mailing Address: GORMAN, DAVID UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-073
Property Address: 681 METACOM AVE

Mailing Address: HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518

Parcel Number: 94-14
CAMA Number: 94-14-074
Property Address: 681 METACOM AVE

Mailing Address: RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-075
Property Address: 681 METACOM AVE

Mailing Address: CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-076
Property Address: 681 METACOM AVE

Mailing Address: NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

Parcel Number: 94-14
CAMA Number: 94-14-077
Property Address: 681 METACOM AVE

Mailing Address: MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

Parcel Number: 94-14
CAMA Number: 94-14-078
Property Address: 681 METACOM AVE

Mailing Address: SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-079
Property Address: 683 METACOM AVE UNIT 79

Mailing Address: PELENDI, ISAAC
683 METACOM AVE UNIT 79
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-080
Property Address: 683 METACOM AVE UNIT 80

Mailing Address: MORAN, CHARLES J & MARY BETH TE
683 METACOM AVE., #80
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-081
Property Address: 683 METACOM AVE

Mailing Address: SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-082
Property Address: 683 METACOM AVE

Mailing Address: FOX, KEITH M. UNIT 82
683 METACOM AVE
BRISTOL, RI 02809



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Parcel Number: 94-24
CAMA Number: 94-24
Property Address: 100 BROADCOMMON RD

Mailing Address: STORE MASTER FUNDING XXV, LLC
8377 EAST HARTFORD DRIVE SUIT 100
SCOTTSDALE, AZ 85255

Parcel Number: 94-25
CAMA Number: 94-25
Property Address: 110 BROADCOMMON RD

Mailing Address: VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

Parcel Number: 94-26
CAMA Number: 94-26
Property Address: 120 BROADCOMMON RD

Mailing Address: BROADCOMMON PARTNERS LLC
PO BOX 752
BRISTOL, RI 02809

Parcel Number: 94-27
CAMA Number: 94-27
Property Address: 44 BALLOU BLVD

Mailing Address: AMARAL PROPERTIES LLC
44 BALLOU BLVD
BRISTOL, RI 02809

Parcel Number: 94-28
CAMA Number: 94-28
Property Address: BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC
51 BALLOU BOULEVARD
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-001
Property Address: 2 SHANNON CT

Mailing Address: FONSECA, CHRISTOPHER
4 JUNIPER CT
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-002
Property Address: 2 SHANNON CT

Mailing Address: BAYNAV REALTY, LLC
2 SHANNON CT UNIT B
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-003
Property Address: 2 SHANNON CT

Mailing Address: DAPONTE, FRANCISCO
55 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-004
Property Address: 2 SHANNON CT

Mailing Address: MAGAZINER, IRA C & SUZANNE M -
TRUSTEES IRA C MAGAZINER TRUST &
SUZANNE M MAGAZINER TRUST
184 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-005
Property Address: 2 SHANNON CT

Mailing Address: GOVEDNIK, MARGARET E.
2 CHESTER AVE
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-006
Property Address: 2 SHANNON CT

Mailing Address: DAPONTE, FRANCISCO
55 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 94-29
CAMA Number: 94-29-007
Property Address: 2 SHANNON CT

Mailing Address: TRACY, CHARLOTTE S. J. C. TRUSTEES
& CHARLOTTE S.
20 MONKEY WRENCH LANE
BRISTOL, RI 02809



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Parcel Number: 94-29
CAMA Number: 94-29-008
Property Address: 2 SHANNON CT

Mailing Address: SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-30
CAMA Number: 94-30
Property Address: BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC
51 BALLOU BOULEVARD
BRISTOL, RI 02809

Parcel Number: 94-32
CAMA Number: 94-32
Property Address: 51 BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC
51 BALLOU BOULEVARD
BRISTOL, RI 02809

Parcel Number: 94-33
CAMA Number: 94-33
Property Address: 48 BALLOU BLVD

Mailing Address: MATRIX REALTY, LLC
48 BALLOU BLVD
BRISTOL, RI 02809

Parcel Number: 94-34
CAMA Number: 94-34
Property Address: 55 BALLOU BLVD

Mailing Address: FIFTY-FIVE BALLOU, LLC
341 THAMES ST UNT 203S
BRISTOL, RI 02809

Parcel Number: 94-49
CAMA Number: 94-49
Property Address: BALLOU BLVD

Mailing Address: VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

Parcel Number: 94-50
CAMA Number: 94-50
Property Address: BALLOU BLVD

Mailing Address: THE COURTYARD AT METACOM CONDO
ASSOC C/O RIPAC
181 KNIGHT ST STE D
WARWICK, RI 02886-3042

Parcel Number: 94-51
CAMA Number: 94-51
Property Address: 52 BALLOU BLVD

Mailing Address: BLUE HOPE, LLC
52 BALLOU BLVD
BRISTOL, RI 02809

Parcel Number: 94-66
CAMA Number: 94-66
Property Address: 3 SHANNON CT

Mailing Address: CAROMILE, BRUCE PAUL JR
35 CEDAR DRIVE
BRISTOL, RI 02809

Parcel Number: 94-67
CAMA Number: 94-67
Property Address: 1 SHANNON CT

Mailing Address: 1 SHANNON COURT, LLC
875 HOPE ST
BRISTOL, RI 02809



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1 SHANNON COURT, LLC
875 HOPE ST
BRISTOL, RI 02809

BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

COUTO HORACIO L
1265 NW 22ND AVE
DELRAY BEACH, FL 33445

AMARAL PROPERTIES LLC
44 BALLOU BLVD
BRISTOL, RI 02809

BRITO ENTERPRISES, INC.
101 TUPELO ST
BRISTOL, RI 02809

COVALENCE SPEC ADHESIVES
51 BALLOU BOULEVARD
BRISTOL, RI 02809

ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

BROADCOMMON PARTNERS LLC
PO BOX 752
BRISTOL, RI 02809

CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

BALZANO, JOHN E. & JANE M
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

CAROMILE, BRUCE
PAUL JR
35 CEDAR DRIVE
BRISTOL, RI 02809

CRUZ, BENJAMIN JR.
ADELINE ETUX
665 METACOM AVE UNIT 7
BRISTOL, RI 02809

BAYNAV REALTY, LLC
2 SHANNON CT
UNIT B
BRISTOL, RI 02809

CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DANSEREAU, JASON C
665 METACOM AVE
UNIT 10
BRISTOL, RI 02809

BERWICK, JULIA
425 EAST 82ND ST APT 3-B
NEW YORK, NY 10028

CHABOT, DONNA M.
UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

DAPONTE, FRANCISCO
55 WOODLAWN AVE
BRISTOL, RI 02809

BHANDARI, HUM NATH &
SARITA POUDYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809

CHASE, MARY R.
679 METACOM AVE, UNIT 69
BRISTOL, RI 02809

D'ELIA, WILLIAM J. & GAIL
673 METACOM AVE, UNIT 52
BRISTOL, RI 02809

BLUE HOPE, LLC
52 BALLOU BLVD
BRISTOL, RI 02809

CHILD, MARIA F
671 METACOM AVE UNIT 37
BRISTOL, RI 02809

DEMELO, HUMBERTO S. & MAR
BOTELHO, SANDRA
671 METACOM AVE, UNIT 36
BRISTOL, RI 02809

BORGES, GEORGE E &
ROSE TE
667 METACOM AVE UNIT 8
BRISTOL, RI 02809

CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

BOUCHARD, MARIANNE L
665 METACOM AVE UNIT 8
BRISTOL, RI 02809

COTOIA JASON JOSEPH
671 METACOM AVE
Bristol, RI 02809

EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

FARINA-ROSENDALE, HOLLIS
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

GREY, SALLY M.P. LE
CROKE, ALISON L. &
675 METACOM AVE, UNIT 57
BRISTOL, RI 02809

LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

FEIJO, JORDAN JOSEPH &
GEREMIA, KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809

LIMA, TYLER G
671 METACOM AVE, Unit 32
BRISTOL, RI 02809

FIFTY-FIVE BALLOU, LLC
341 THAMES ST UNT 203S
BRISTOL, RI 02809

HERNANDEZ, JUSTIN A
673 METACOM AVE, UNIT 42
BRISTOL, RI 02809

LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

FONSECA, CHRISTOPHER
4 JUNIPER CT
BRISTOL, RI 02809

HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518

MAGAZINER, IRA C & SUZANN
IRA C MAGAZINER TRUST & S
184 POPPASQUASH RD
BRISTOL, RI 02809

FOX, KEITH M.
UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

KAMIYAMA, MASAKUNI & FUJI
663 METACOM AVE, Unit 3
BRISTOL, RI 02809

MATRIX REALTY, LLC
48 BALLOU BLVD
BRISTOL, RI 02809

FUSCO, JAMIE & SUNHE TE
663 METACOM AVE, UNIT 1
BRISTOL, RI 02809

KELLEY, CHERYL
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

MCKENNA, JARED D
671 METACOM AVE
UNIT 29
BRISTOL, RI 02809

GEORGIU, PAULA & GEORGIO
673 METACOM AVE, UNIT 48
BRISTOL, RI 02809

KOTUBY, PAUL M JR
673 METACOM AVE UNIT 47
BRISTOL, RI 02809

MCLEOD, LAURA K.
665 METACOM AVE, UNIT 5
BRISTOL, RI 02809

GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

KRUSHNOWSKI, JOHNA A. TRU
669 METACOM AVE, UNIT 26
BRISTOL, RI 02809

MEDEIROS, GAILELYN &
EUGENE TE
675 METACOM AVE
BRISTOL, RI 02809

GORMAN, DAVID
UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

MEDEIROS, ROBERT M. &
LARUE, ISADORA JT
673 METACOM AVE
UNIT 44
BRISTOL, RI 02809

GOVEDNIK, MARGARET E.
2 CHESTER AVE
BRISTOL, RI 02809

LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

MEDEIROS, SHAUNI-LEE
667 METACOM AVE UNIT 11
BRISTOL, RI 02809

MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

SMITH, ROBERT B &
SUNDERLAND, CATHERINE T J
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

MORAN, CHARLES J & MARY B
683 METACOM AVE., #80
BRISTOL, RI 02809

RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

SOUSA, MARGUERITE Q
679 METACOM AVE
UNIT 65
BRISTOL, RI 02809

NICOLI CATHY
671 METACOM AVE
Bristol, RI 02809

ROGERS, ROSE M.
675 METACOM AVE UNIT 54
BRISTOL, RI 02809

SPAULDING, LUCAS
677 METACOM AVE, UNIT 59
BRISTOL, RI 02809

NOLETTE, MICHAEL JOSEPH &
663 METACOM AVE, UNIT 4
BRISTOL, RI 02809

RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

STEEL IRVING
STEEL RICHARD
675 METACOM AVE
Bristol, RI 02809

NORMANDIN, PHILIP TRUSTEE
PHILIP NORMANDIN REV LIVI
673 METACOM AVE UNIT 49
BRISTOL, RI 02809

SACCHETTI, CAROL L.
673 METACOM AVENUE UNIT 46
BRISTOL, RI 02809

STORE MASTER FUNDING XXV,
8377 EAST HARTFORD DRIVE SUIT
100
SCOTTSDALE, AZ 85255

NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

SALVAGGIO, JAMES J
673 METACOM AVE # 45
BRISTOL, RI 02809

STORTI, ANNE L.
UNIT 17
669 METACOM AVE
BRISTOL, RI 02809

OLIVEIRA, MARIA BEATRIZ
UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

ORBAN
CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

SENNOTT, GEORGE F. III &
671 METACOM AVE, UNIT 31
BRISTOL, RI 02809

SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

PELENDI, ISAAC
683 METACOM AVE UNIT 79
BRISTOL, RI 02809

SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809

TAVARES, KATIE L
673 METACOM AVE, UNIT 41
BRISTOL, RI 02809

PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

SMITH, LINDA BIRD
671 METACOM AVE UNIT 35
BRISTOL, RI 02809

THE COURTYARD AT METACOM
C/O RIPAC
181 KNIGHT ST STE D
WARWICK, RI 02886-3042

TRACY, CHARLOTTE S.
J. C. TRUSTEES & CHARLOTTE
20 MONKEY WRENCH LANE
BRISTOL, RI 02809

TRIVISONNO, TIA TRUSTEE O
KAREN TRIVISONNO IRREVOCA
669 METACOM AVE, UNIT 27
BRISTOL, RI 02809

TROIA, DANIEL B
669 METACOM AVE # 28
BRISTOL, RI 02809

VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

VIEIRA, CARMELA LIFE ESTA
BYRNES, VIVIAN & ANGELA M
44 THAYER STREET
BRISTOL, RI 02809

WELLS, RICHARD D. TRUSTEE
675 METACOM AVE, UNIT 53
BRISTOL, RI 02809



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

October 2, 2025

TO: Zoning Board

FROM: Diane M. Williamson, Director

RE: **Use Variance Shannon DeFusco**
1 Shannon Court – Unit 102
For a recreational golf simulation business use

A handwritten signature in cursive script, reading "Diane W.", is written diagonally across the right side of the letter.

The above application was reviewed by the Technical Review Committee (TRC) on October 2, 2025.

Based on the review and discussion, the TRC unanimously passed a motion to recommend that the Zoning Board grant approval of the Use Variance with the following findings:

1. The unit within this building was built by the previous owner with a storefront design and without overhead garage doors so it doesn't easily lend itself to a manufacturing use. The TRC found that the unique design of the building in the manufacturing zone was a hardship to obtaining manufacturing uses;
2. The Unit is only a portion of the existing building that still contains other uses consistent with manufacturing zone;
3. The proposed use is light and doesn't generate heavy traffic;
4. The proposed hours of operation are off peak so parking can be shared with the existing buildings on the site.

Thank you.

Business Name: Bristol Sim Golf

Business Location: 89 Shannon Court unit #102

Business Concept: Bristol Sim Golf will be a premium indoor golf facility offering a state-of-the-art golf simulator experience in a single-bay setup. The business targets golf enthusiasts, beginners, and advanced golfers, seeking a convenient, year-round golfing experience. This will be one of the few forms of non-alcohol related entertainment within Bristol during the winter.

Mission Statement: To provide an exceptional indoor golf experience with cutting-edge technology, personalized service, and a welcoming private environment for players of all skill levels.

1. Executive Summary

- **Business Name:** Bristol Sim Golf
- **Location:** 89 Shannon Court unit #102
- **Ownership:** Anthony Marabello (owner of business) Shannon Defusco (property owner)
- **Services:** Indoor golf simulation, solo practice, 1 on 1 coaching, league play
- **Target Market:** Golf enthusiasts, beginners, advanced golfers,
- **Unique Selling Proposition:** High-quality simulators (Uneekor eye 2), personalized coaching, flexible booking,

2. Business Description

- **Industry Overview:** The indoor golf industry is growing, driven by technological advancements and year-round play.
- **Business Model:** Pay-per-visit, memberships, league play, coaching sessions
- **Legal Structure:** Sole Proprietorship for 3-6 months, advancing to an LLC with success

3. Market Analysis

- **Target Market Demographics:**
 - Age: 18+
 - Income Level: Middle to upper class
 - Interests: Golf, recreation, league play
- **Market Needs:** Convenient access to golf practice, winter entertainment, and socialization
- **Competitive Analysis:**

- Newport Indoor golf – 8 bays, large facility, different technology, not a private experience.
- Vgolf – Similar business model and experience; does not offer or organize leagues

4. Marketing & Sales Strategy

- **Branding:** “Bristol Sim Golf”; create a logo and signing for the front of the building.
- **Advertising:** Local print ads, social media (facebook, instagram, , reddit), word of mouth
- **Sales Channels:** online booking system, email

5. Operations Plan

- **Facility Layout:** Single-bay setup with high-definition projector, realistic hitting surface, comfortable seating (3-4 seats),
- **Equipment Needed:** Uneekor Eye XO2 launch monitor, Golf simulator enclosure with impact screen, golf balls, golf clubs, indoor tees, high powered gaming PC, wall mounted television
- **Staffing:** 1 man operation (Anthony Marabello)
- **Opening Hours:** 6 AM - 11 PM, 7 days a week by appointment only

6. Financial Plan

- **Startup Costs:**
 - Equipment: \$30,000
 - Marketing: \$100
 - Insurance: \$1,200 (yearly)
 - 1 year leasing agreement: \$18,000 (yearly)
 - Unexpected costs: \$700
 - **Total Estimated Startup Cost: ~\$50,000**
- **Revenue Streams:**
 - Pay-per-use sessions: \$60/hour
 - Membership packages: \$125-300/month
 - League membership – \$125
 - Unlimited access membership \$300
 - Capped at 20 memberships (at 20 memberships it will turn to fully private)
 - Coaching sessions: \$100/hour (50% share with golf pro)

7. Additional Information for the zoning board

- Building should have no more than 4 people at a time
- Golf simulators do not create a lot of noise; on average they tend to be $\leq 50-60$ dB. short peaks around $\sim 90-105$ dB directly next to a strong person hitting a driver. This sound will not be heard from outside the building
- No construction to outside of the building.
- Peak hours are expected to be 5:00pm-10:00pm weekdays, 10:00am-10:00pm weekends
- No walks-ins, Appointment only
- Door remains locked unless appointment is made

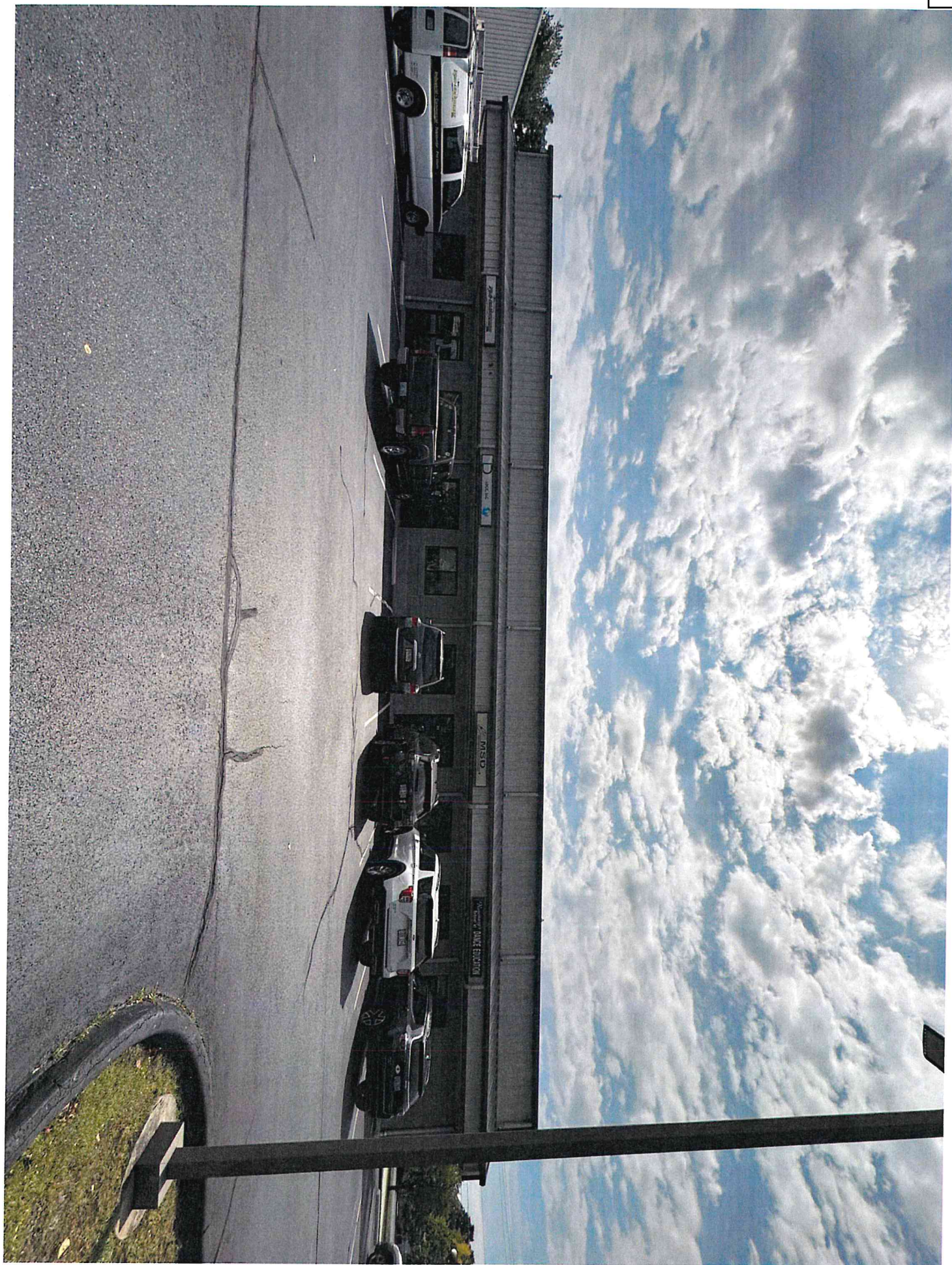
Recd at TRC Meeting 10/2/25

Item 3H.



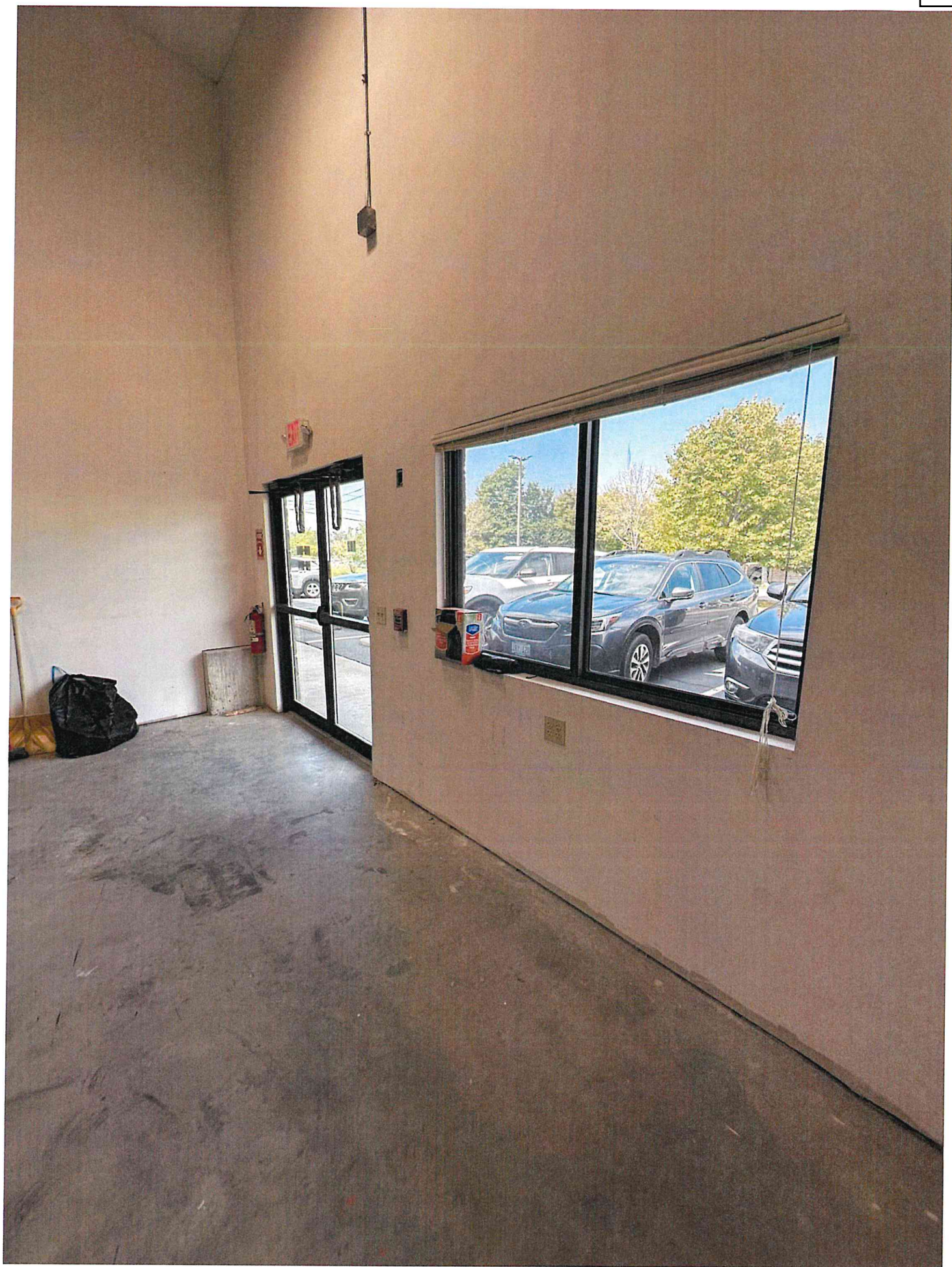
Total of 11 photos



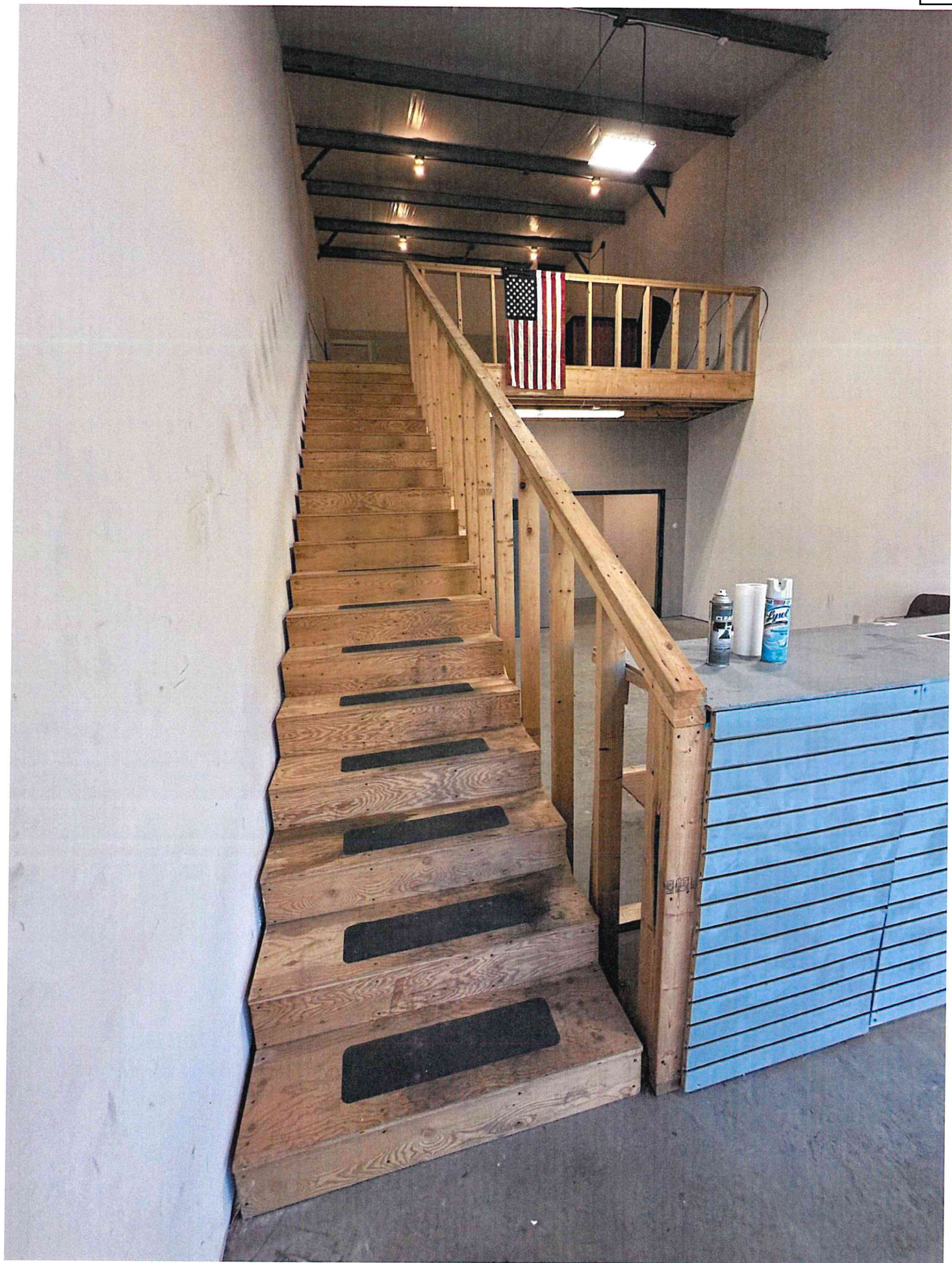




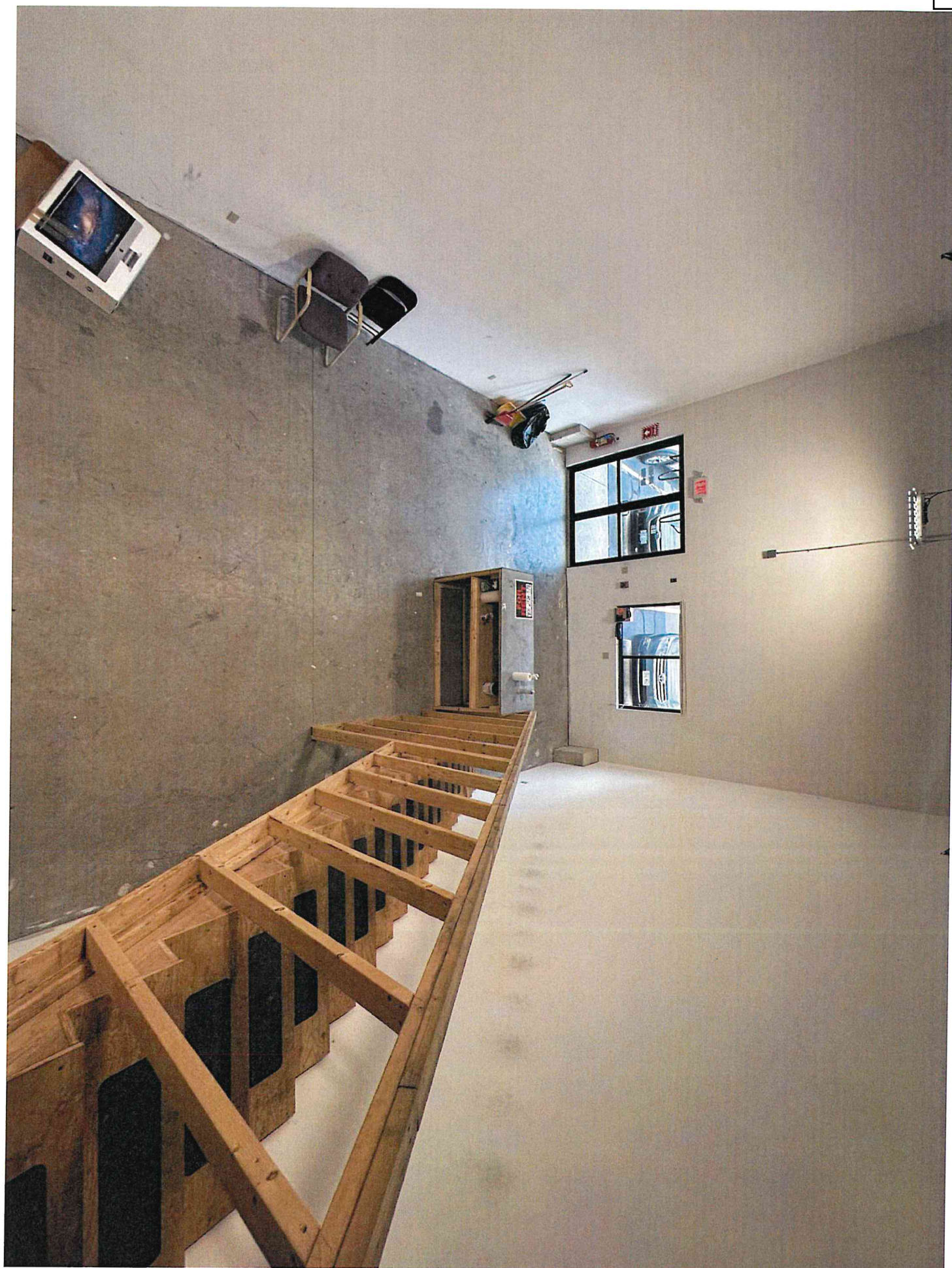














9-10-25

Jonathan Trahan
54 Pheasant Landing Road
Needham, MA 02492
617-817-4972
File # 2024-03

To the Bristol Zoning Board,

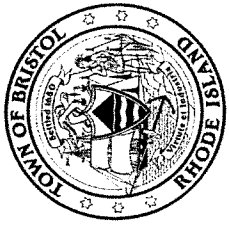
Due to some financial changes, subcontractor's availability and seasonal restrictions the timing of the project at 454 Poppasquash Road, Bristol, RI 02809 has been delayed. It is my intention to proceed as soon as we can, but construction may be delayed until this coming spring.

I respectfully request an extension on File number 2024-03.

Sincerely,



Jonathan Trahan



Town of Bristol, Rhode Island Zoning Board of Review



01/24/2024
02:37:13 PM
1 Pages

DECISION
Bk: 2234 Pg: 185
Instr: 2024-123

DECISION FOR VARIANCE

FILE # 2024-03

RE: Application of: Jonathan and Miranda Trahan

For property located at 454 Poppasquash Road, in Bristol, Rhode Island (Tax Assessor's Plat 174, Lot 74) in the following zoning district: Residential R-80.

This matter was heard before the Board at a public hearing on **January 2, 2024** upon the Applicant's request for a **DIMENSIONAL VARIANCE** from the Zoning Ordinance to:

Construct a new single-family dwelling with less than the required left side yard.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and is not due to the general characteristics of the surrounding area, and is not due to an economic disability of the applicant. The applicants propose construction of a single-family home with less than the required left-side yard. In the Residential R-80 zone there is a 25-foot side yard required; the proposed residential dwelling would come to within 12 feet of the southerly side property line. But this property line also abuts a 40-foot wide private right of way. The Board heard testimony that this abutting land is currently underutilized or an unused right-of-way. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land. Although the property is quite large at approximately 2.78 acres, it is a long but relatively narrow lot. Relief is needed in order to center the proposed structure so that it fits in with the other two existing structures on neighboring parcels.
2. The hardship is not the result of any prior action of the applicant. This lot was subdivided and plotted in 2017, and the applicants subsequently acquired the property to build their home.
3. The granting of relief will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Community Plan of the Town of Bristol. This is a residential area with rather large properties, and the applicants propose a residential use in a residential zone. And, in fact, the Board finds that allowing this relief will complement the existing neighborhood.
4. The hardship that will be suffered by the owner if the dimensional variance is not granted would amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. If relief were not granted, the proposed residential structure would have to be placed in a very awkward position, based on the existing structures on neighboring properties to the north and south.

Therefore the Board voted **4 to 0** to **approve** the application as presented, permitting the construction of a new single-family dwelling with a portion of the structure extending to within 12 feet of the southerly left side property line.

Voting to **Approve:** Asciola; Burke; Brum; and Kern
Voting to **Deny:** None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 24th day of January, 2024.

Diane M. Williamson
Diane M. Williamson, Director of Community Development

Received for record at Bristol, RI
1/24/2024 02:37:13 PM