



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, June 03, 2024 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 May 30, 2024.

1. Pledge of Allegiance

2. Approval of Minutes - May 6, 2024

3. Continued Petitions

3A. 2024-18 Kevin Moran - Dimensional Variances: to construct a 14ft. x 29ft. two-story addition to an existing 25ft. x 30ft. accessory structure at a size and height greater than permitted for accessory structures in the R-10 zone; and to create an accessory dwelling unit (ADU) within the proposed structure that is not located within a principal single-family dwelling. Located at **7 Ansonia Avenue**; Assessor's Plat 44, Lot 62; Zone: R-10.

4. New Petitions

4A. 2024-21 Isaac C. Holmstrom - Dimensional Variance: to construct approximately 100 linear feet of 5ft. high picket fence at a height greater than permitted in the front yard. Located at **2 Church Cove Road**; Assessor's Plat 160, Lot 7; Zone: R-40

4B. 2024-22 Amanda L. Valentino - Dimensional Variances: to construct a 16ft. x 24ft. accessory garage structure with less than the required front yard and less than the required right side

yard. Located at **20 Beach Road**; Assessor's Plat 64,
Lots 90 & 91; Zone: R-10.

5. Adjourn

Date Posted: May 16, 2024

By: emt



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
 Bristol, RI 02809
 401-253-7000
 www.bristolri.gov

File #2024-18

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
 that a public hearing will be held on the following application:

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Kevin Moran**
 PROPERTY OWNER: **Antonetta Moran**
 LOCATION: **7 Ansonia Avenue**
 PLAT: **44** LOT: **62**
 ZONE: **Residential R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 14ft. x 29ft. two-story addition to an existing 25ft. x 30ft. accessory structure at a size and height greater than permitted for accessory structures in the R-10 zone; and to create an accessory dwelling unit (ADU) within the proposed structure that is not located within a principal single-family dwelling.

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site 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. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



Town of Bristol, Rhode Island
 Department of Community Development
 Zoning Board of Review

TOWN OF BRISTOL
 COMMUNITY DEV.
 2024 APR 10 PM 2:49

APPLICATION

File No: 2024-18
 Accepted by ZEO: ENT 4/10/24

APPLICANT:	Name: <u>KEVIN MORAN</u>		
	Address: <u>7 ANSONIA AVENUE</u>		
	City: <u>BRISTOL</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401 261-5234</u>	Email: <u>km7202@gmail.com</u>	
PROPERTY OWNER:	Name: <u>ANTONETTA MORAN</u>		
	Address: <u>6 WOBURN ST.</u>		
	City: <u>BRISTOL</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401 261-5234</u>	Email: <u>km7202@gmail.com</u>	

1. Location of subject property: 7 ANSONIA AVENUE, BRISTOL RI
 Assessor's Plat(s) #: 44 Lot(s) #: 62 & 69 MERGED

2. Zoning district in which property is located: R10

3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): SECTION 28.111 (1) R10 ADU HEIGHT
 Special Use Permit Section(s): (2) R10 ADU AREA ALLOW.
 Use Variance Section(s): (3) R10 ADU CONNECTED

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? 140 YRS

7. Present use of property: RESIDENTIAL

8. Is there a building on the property at present? YES, A 2 FAMILY DWELLING AND GARAGE WITH RECREATION ROOM ABOVE

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____

10. Proposed use of property: TO CONVERT EXISTING RECREATION ROOM OVER GARAGE INTO A 2 BEDROOM ACCESSORY DWELLING UNIT

11. Give extent of proposed alterations: TO CONSTRUCT A 2-STORY ADDITION TO ADD A BEDROOM, BATHROOM AND STAIRWAY TO THE EXISTING RECREATION ROOM OVER THE GARAGE. THE GARAGE WILL BE EXTENDED TOO.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 1 FT FEET WILL BE ADDED TO EXISTING 25'-4" LENGTH SO TOTAL BUDF LENGTH = 39'-4" THE WIDTH OF ADDITION IS SAME AS EXISTING, 30'-2". FOOT PRINT IS 1138 + 35 SF DOCK

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>N/A</u>	Proposed Setback: <u>N/A</u>
Left side lot line:	Required Setback: <u>151</u>	Proposed Setback: <u>37 FT.</u>
Right side lot line:	Required Setback: <u>151</u>	Proposed Setback: <u>38 FT.</u>
Rear lot line:	Required Setback: <u>EXIST'G 3FT</u>	Proposed Setback: <u>SAME 3FT</u>
Building height:	Required: <u>10 FT</u>	Proposed: <u>24 FT.</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):

Required: <u>LOT COVERAGE 25%</u>	Proposed: <u>LOT COVERAGE 22%</u>
<u>ADU BUDG AREA 24x24 = 528 SQ FT.</u>	<u>ADU BUILDING 1138 SQ FT</u>

13. Number of families before/after proposed alterations: 2 Before 3 After

14. Have you submitted plans for the above alterations to the Building Official? NO

If yes, has he refused a permit? NO

If refused, on what grounds? N/A

15. Are there any easements on your property? NO (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: Sewer:

17. Is the property located in the Bristol Historic District or is it an individually listed property? NO

18. Is the property located in a flood zone? NO If yes, which one?: -

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: [Signature] Date: 4/10/24

Print Name: Kevin Moran

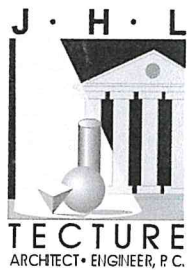
Property Owner's Signature: [Signature] Date: 4/10/24

Print Name: ANTONETTE MORAN

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: GREG SPIESS AIA, ARCHITECTURE ARCHITECTS Phone #: 401 263-3887

Address: 190 HIGH STREET BRISTOL RI 02809



190 High Street, Bristol, Rhode Island 02809

Phone: (301) 396-9630 Fax: (401) 410-0079

April 09, 2024

Edward Tanner, Town Planner
Board of Zoning Review
Bristol RI 02809

Re: Request for Dimensional Variance for addition to existing Garage with Recreation Room
7 Ansonia Avenue, Bristol RI, Plat 44 Lots 62/68

Dear Ed and zoning board members:

We are writing as the architects representing Kevin Moran and his family as they seek to convert an existing recreation room over a garage into a 2-bedroom accessory dwelling unit over an enlarged garage. The conversion is an addition of 14 feet x 29 feet on both levels on the east side of the existing accessory structure.

The proposed structure requires three dimensional variances from the zoning ordinance. Article IV, DIMENSIONAL REGULATIONS Section__28.111.

1. The height of an ADU is limited to 20 ft height. The proposed height is 24 feet to match the roof pitches of the other dwellings and to allow flashing terminations of the existing building to abutting behind the proposed new roof. The hardship is also to create more habitable code -complying head room inside of the new addition.
2. The area of the resulting combined proposed dwelling unit is proposed at 1,138 square feet. In other words, the existing rec room was 670 sf and the proposed addition is 468 sf. We are aware that the ordinance limits an ADU to (22x 24 or 528 sf, but we understand this allowable area may be larger on R10 lots, which this is.
3. The ordinance also stipulates that accessory dwelling units be attached to the existing dwelling. In this case, the two existing structures are 33 feet apart and with the proposed addition, this distance would be shortened to 19'-1". To attach the two structures would present a financial hardship and create an even larger area variance.

It is the intention of this request that the proposed structure be used as additional housing on this lot. The lot at 7 Ansonia (Plat 44 Lot 62) was enlarged to a CODE COMPLYING 10,000 R10 lot in February 2024 by a lot merge with the property (Plat 44 Lot 68) at 9 Ansonia Avenue. It was understood that this lot merger would enable a better disposition of the two structures on the combined lot, and would eliminate a side yard encroachment of the existing garage /recreation room structure to the former south property line.

We request these variances and find the proposed lot coverage (22%) and density resulting from this addition is not out of character with other developments in this neighborhood and will not result in negative impacts to existing abutters, as no part of this proposed development is extended in the direction of abutters.

Architecture • Historic Preservation • Urban Planning • Space Planning • Interior Design
Hornell, New York • Bristol, Rhode Island

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Greg Spiess". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

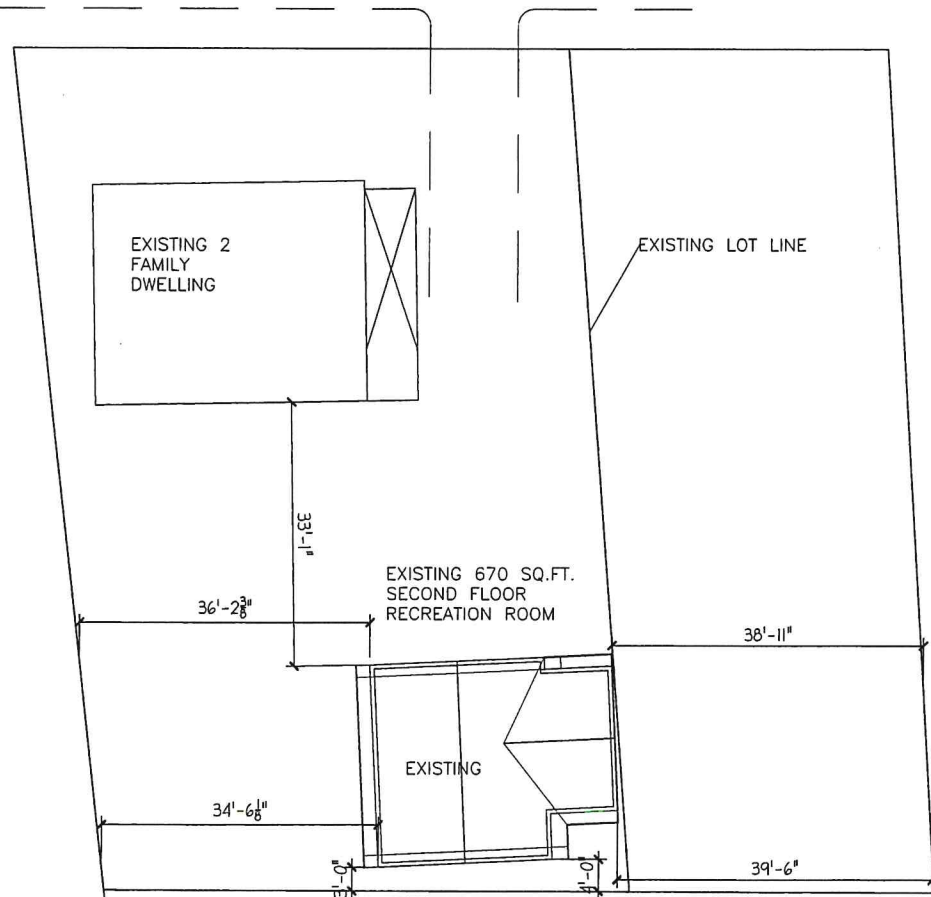
Greg Spiess AIA
JHLTexture Architects
For owner Kevin Moran and Antonetta Moran

cc. Kevin Moran

Project: ANSONIA ARCHITECTURE (US Imperial)
 Name: A11-DESKTOP-05

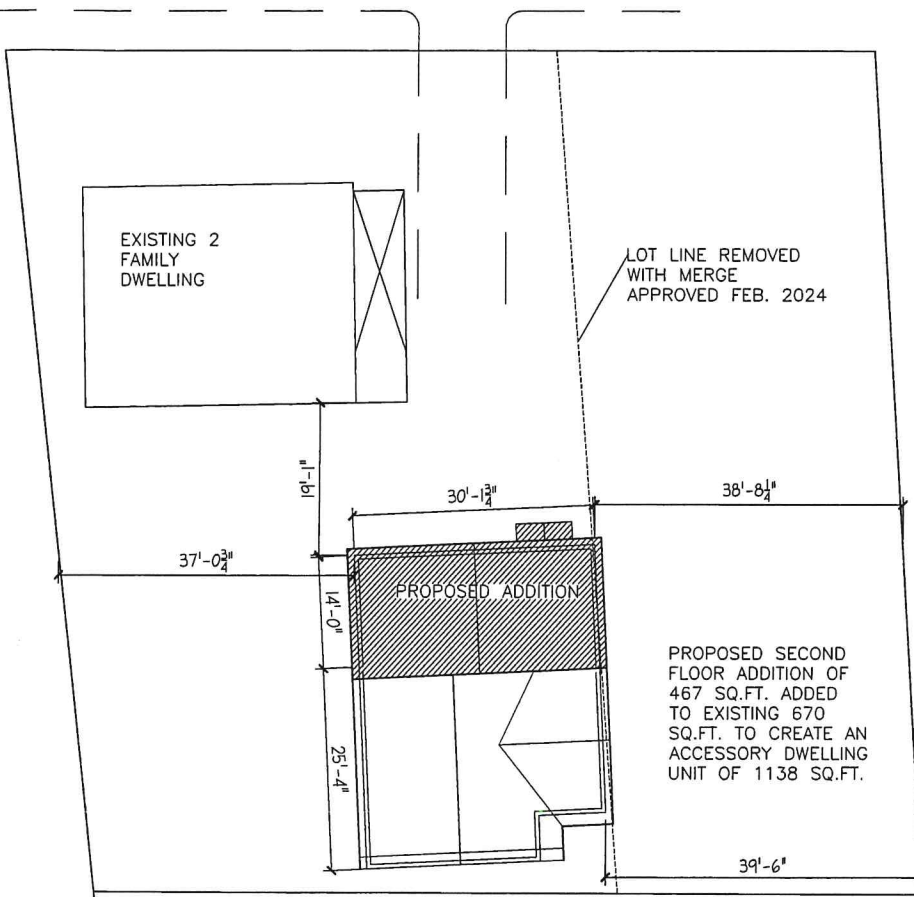
Plotting Parameters
 Plotter: Breville
 Plot Size: 36" x 48"
 Plot Date: 04/01/2024 10:28am
 Plot File: A11-DESKTOP-05.dwg

Ansonia Avenue



EXISTING

Ansonia Avenue



PROPOSED



EXISTING SOUTH ELEVATION



A SITE PLAN
 SCALE: 3/32" = 1'-0"

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
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 - Large scale plans of details shall take precedence over smaller scale drawings.
 - All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 - All work to be performed and inspected as required by the local governing code enforcement office.
 - All work is to be installed in accordance with manufacturer's recommendations and specifications.

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 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
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NO.	DATE	REVISION DESCRIPTION	BY

J · H · L

TECTURE
 ARCHITECT • ENGINEER, P. C.

190 High Street • Bristol RI 02809
 401.396.9630 • Fax 401.410.0079

ISSUED FOR:
 PERMIT: XX-XX-XXX

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS FOR PROBABLE COST OF CONSTRUCTION ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

RENOVATION & ALTERATIONS TO:

MORAN RESIDENCE

KEVIN MORAN
 7 ANSONIA AVE
 BRISTOL, RI, 02809

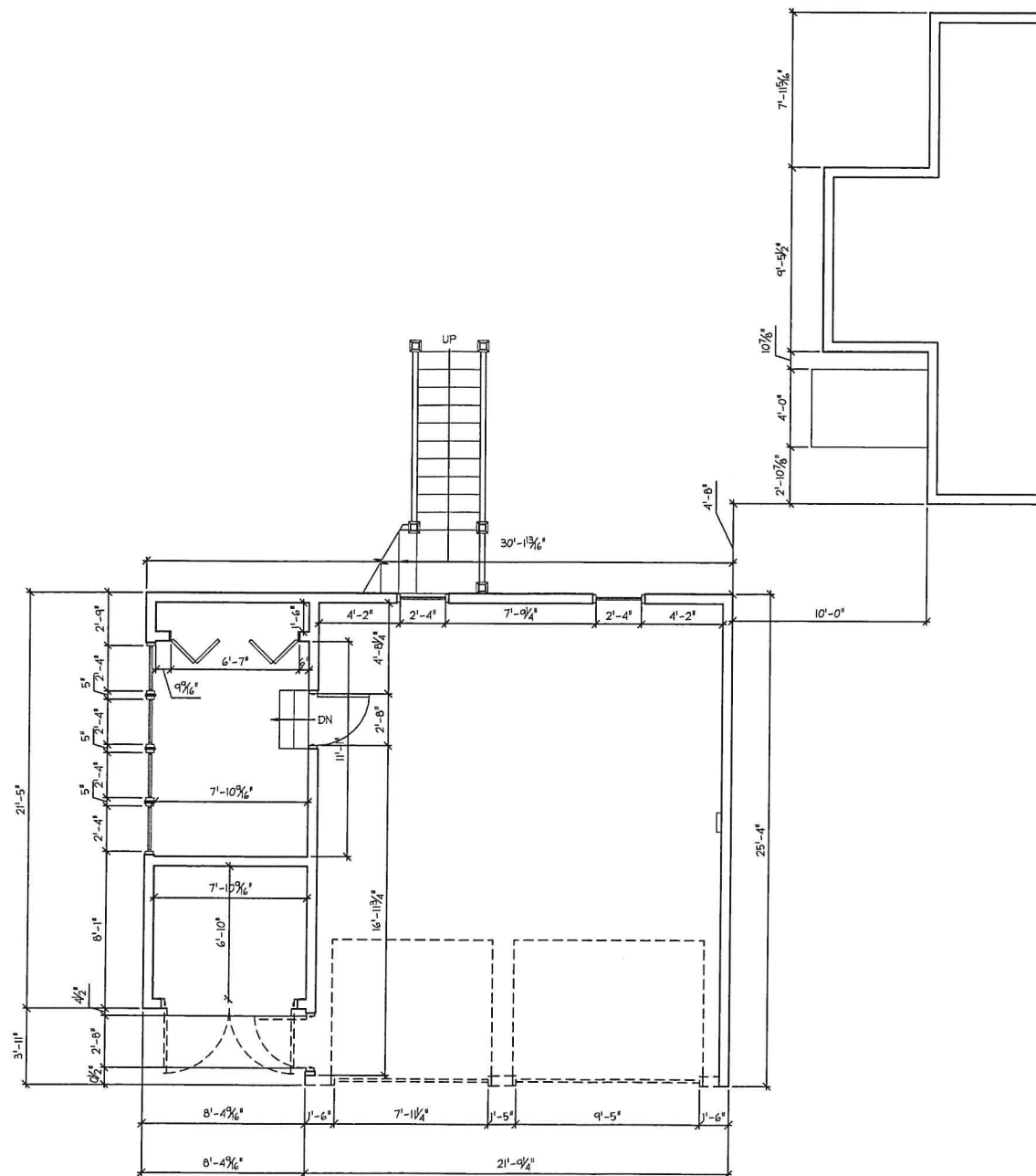
ARCHITECTURAL SITE PLAN CONCEPTUAL

DATE: 11-30-20
 SCALE: AS NOTED
 DRAWN BY: JMC

DRAWING NUMBER:
AS0-7456 01A

Profile:
AutoCAD Architecture (US Inverse)
Model: A01-DEMOLITION-06

Plotting Parameters:
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Plotter: AIA 01, 2024 - 5.02pm



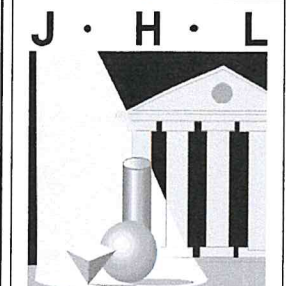
EXISTING FIRST FLOOR
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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TECTURE
ARCHITECT • ENGINEER, P.C.

190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PERMIT: XX-XX-XXX

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RENOVATION &
ALTERATIONS TO:

**MORAN
RESIDENCE**

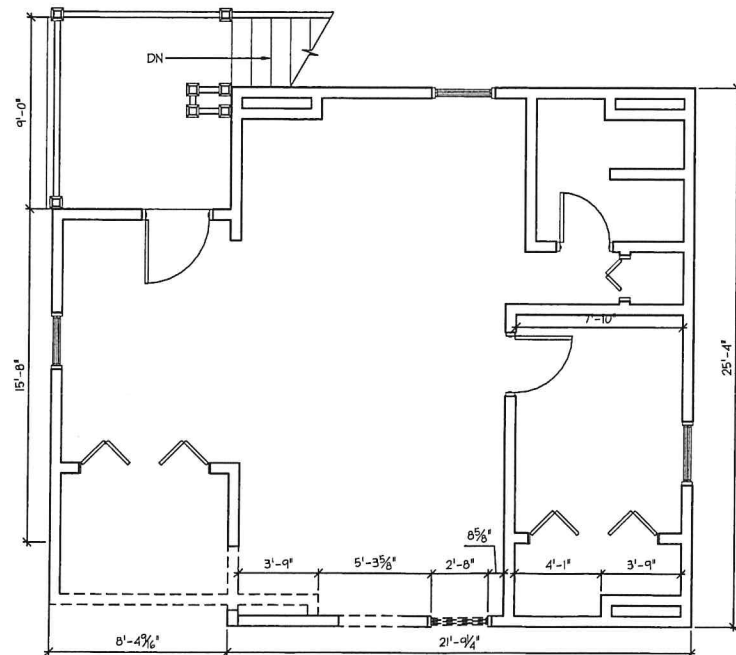
KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

**FIRST FLOOR
DEMOLITION
PLAN**

DATE: XX-XX-XX
SCALE: AS NOTED
DRAWN BY: SER
PROJECT NUMBER:
DRAWING NUMBER:
A0.01

7456

Plotting Parameters
 Dwg Path: \\sfs\p\proj\2024\2024-02.dwg
 Plotter: Apr 04, 2024 - 5:03pm
 Model: A001 - DESIGNED



EXISTING SECOND FLOOR
DEMOLITION PLAN
SCALE: 1/4"



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**RENOVATION &
ALTERATIONS TO:**

**MORAN
RESIDENCE**

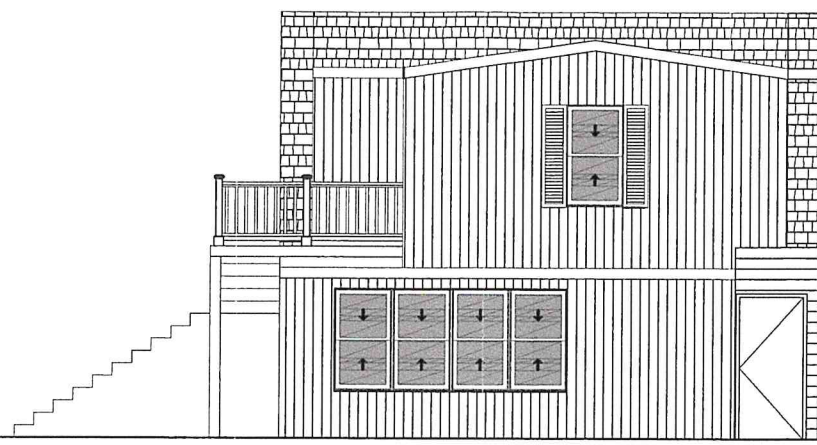
KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

**DEMOLITION
PLAN AND
NOTES**

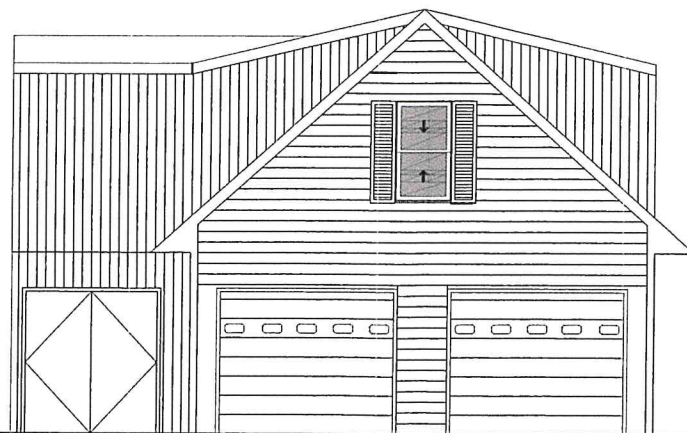
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DRAWN BY: XXX	A0.02
PROJECT NUMBER:	7456

Profile:
AutoCAD Architecture (US Imperial)
Model: J.H.L. - DEACTOR-05

Project Name:
Dwg File: V:\Projects\2024\Residence\Plat\Plat-A0-03.dwg
Plotted For: 11/20/24 - 5:10pm



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

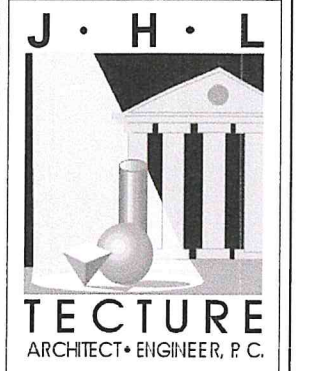


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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NO.	REVISION DESCRIPTION	DATE	BY
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ISSUED FOR:
PERMIT: XX-XX-XXX

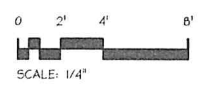
PRELIMINARY ONLY
NOT FOR CONSTRUCTION
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RENOVATION &
ALTERATIONS TO:

MORAN
RESIDENCE

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

EXISTING
ELEVATIONS

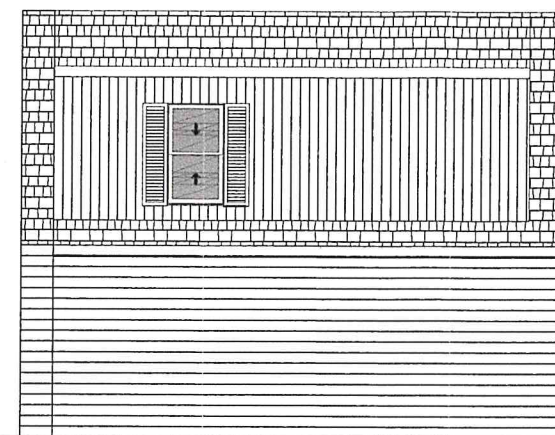


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SCALE: AS NOTED
DRAWN BY: XXX
PROJECT NUMBER:
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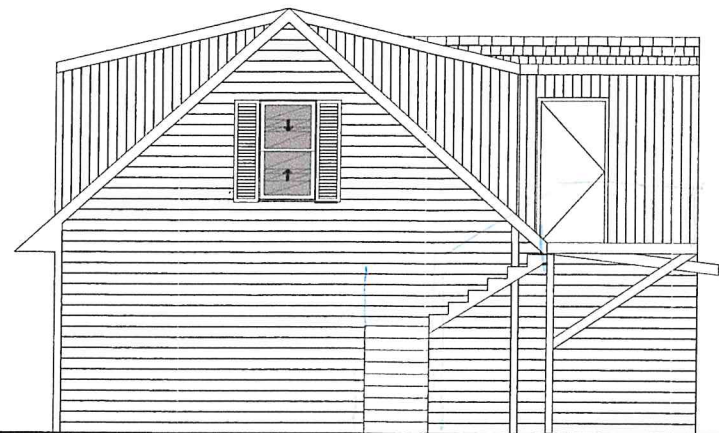
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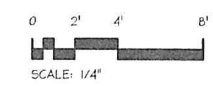
Plotting Parameters:
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 Plotter: PLOT-02
 Plot Date: 11/20/24 - 5:10pm



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



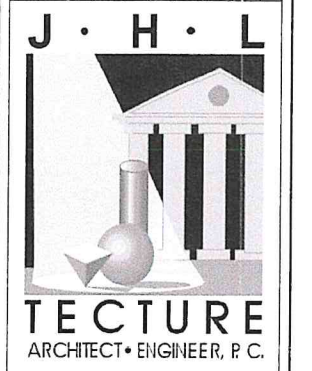
1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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#	REVISION DESCRIPTION	DATE	BY



ISSUED FOR:
 PERMIT: XX-XX-XXX

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**RENOVATION &
 ALTERATIONS TO:**

**MORAN
 RESIDENCE**

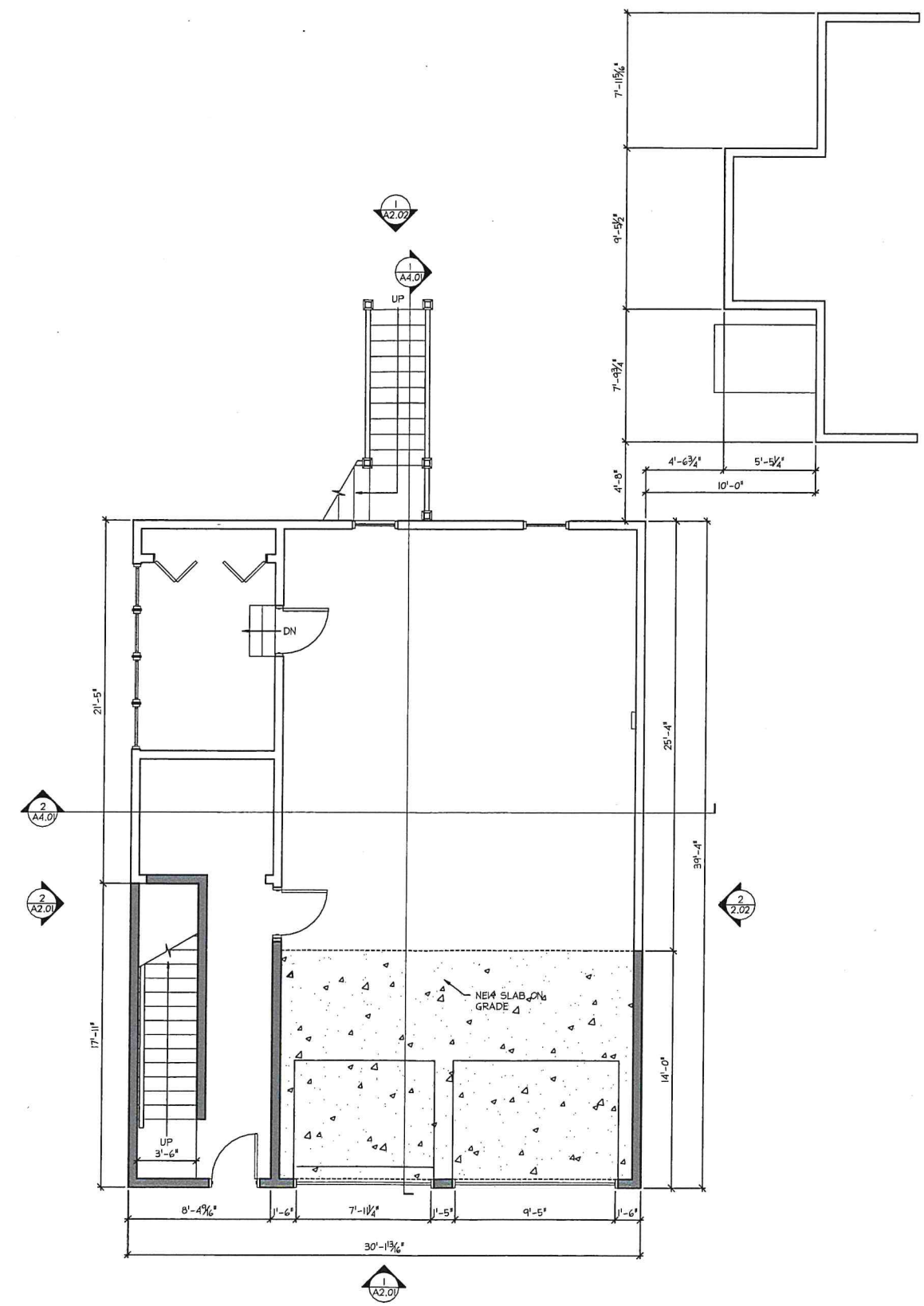
KEVIN MORAN
 7 ANSONIA AVE
 BRISTOL, RI, 02809

**EXISTING
 ELEVATIONS**

DATE: XX-XX-XX
 SCALE: AS NOTED
 DRAWN BY: XXX
 PROJECT NUMBER:
7456

DRAWING NUMBER:
A0.04

Project: Providence
 Date: 03/08/24
 Drawing: 03-08-24-01 - Option 3.dwg
 Plot Date: Apr 01, 2024 - 5:09pm
 Plot Size: 11.00 x 17.00
 Plot Scale: 1/4" = 1'-0"
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.20
 Plot Linetype: Solid
 Plot Font: Arial, 10pt
 Plot Title: FIRST FLOOR PLAN
 Plot Subtitle: SCALE: 1/4" = 1'-0"
 Plot Author: J.H.L.



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



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NO.	REVISION DESCRIPTION	DATE	BY

J · H · L

TECTURE
ARCHITECT • ENGINEER, P. C.

190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
 PERMIT: XX-XX-XXX

**PRELIMINARY ONLY
 NOT FOR CONSTRUCTION**

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**RENOVATION &
 ALTERATIONS TO:**

**MORAN
 RESIDENCE**

KEVIN MORAN
 7 ANSONIA AVE
 BRISTOL, RI, 02809

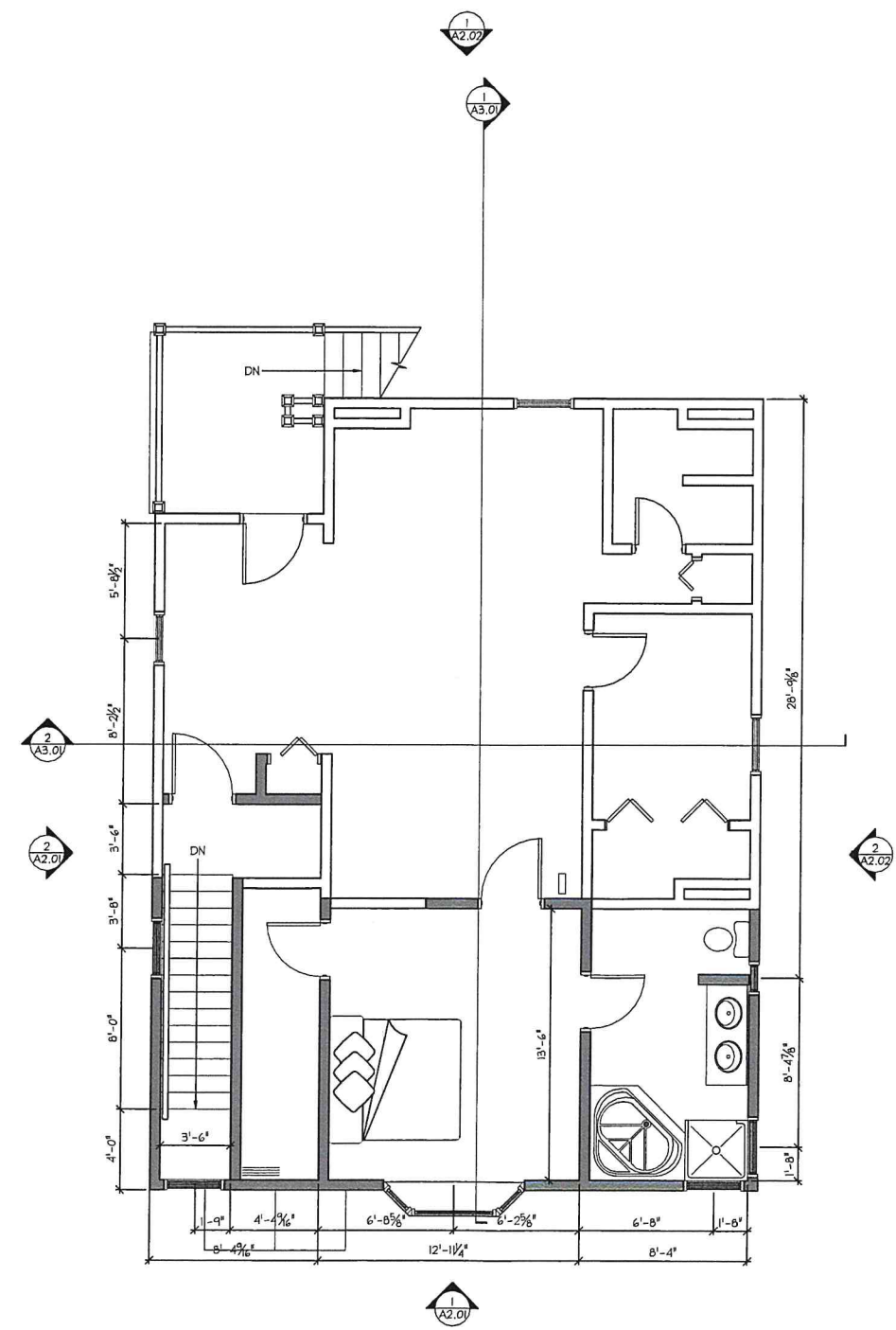
**FIRST
 FLOOR PLAN
 OPTION 3**

DATE: 03-08-24
 SCALE: AS NOTED
 DRAWN BY: SER
 PROJECT NUMBER: 7456

DRAWING NUMBER:
A1.01

Profile: AUCAD Architecture (US Imperial)
 Note: J.L.T.-DESIGN-05

Project: 2024-0001
 Drawing: 2024-0001-03-01
 Title: 2024-0001-03-01-03



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



- GENERAL NOTES:**
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#	REVISION DESCRIPTION	DATE	BY

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**RENOVATION &
 ALTERATIONS TO:**

**MORAN
 RESIDENCE**

KEVIN MORAN
 7 ANSONIA AVE
 BRISTOL, RI, 02809

**SECOND FLOOR
 PLAN
 OPTION 3**

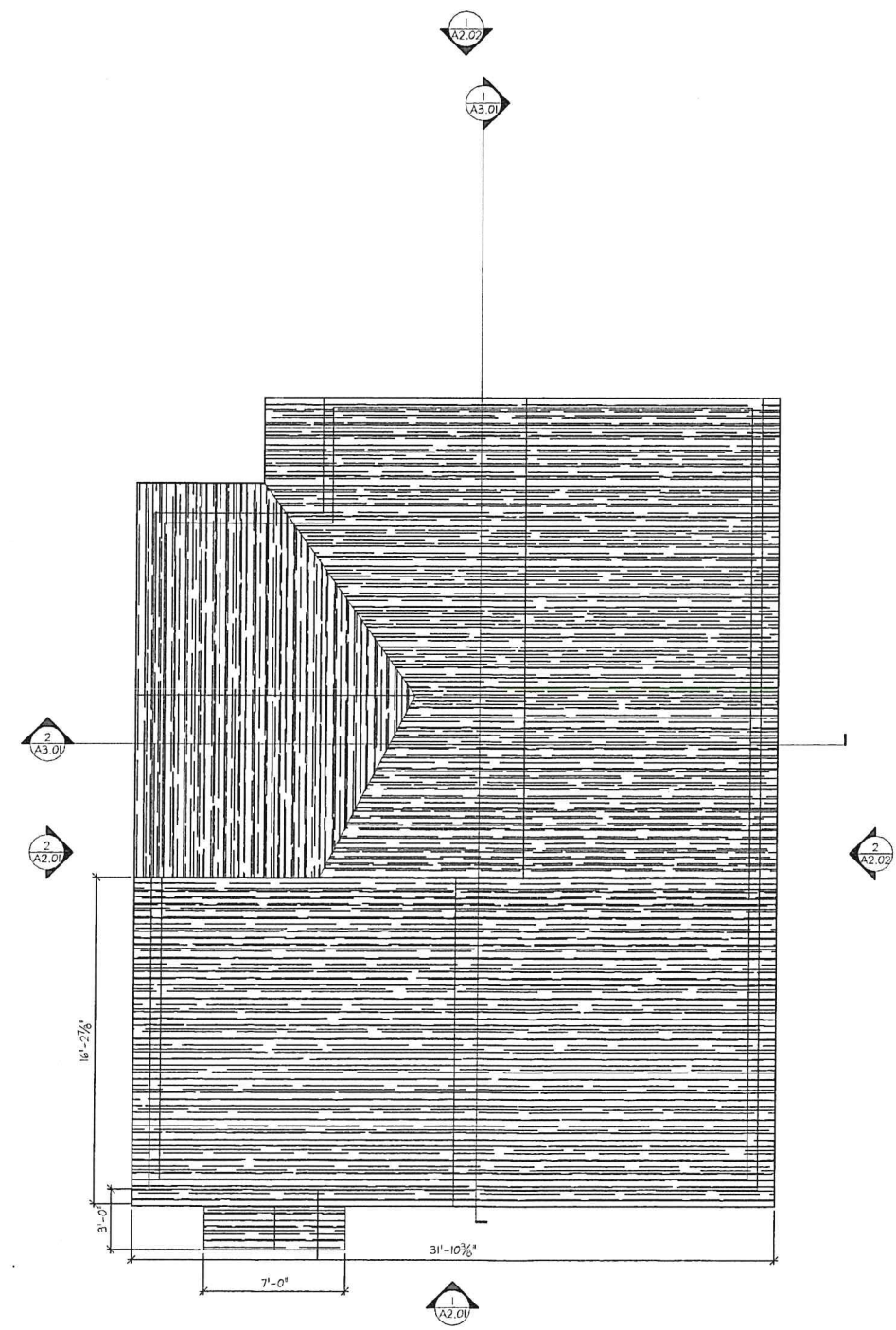
DATE: 03--6-24
 SCALE: AS NOTED
 DRAWN BY: SER

DRAWING NUMBER:
A1.02

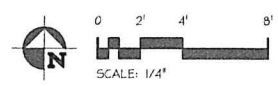
PROJECT NUMBER:
7456

Project:
ASCAD Architecture (US Imperv.)
Name: J.H.L. - RESIDENT - 05

Project: **Residential**
Dwg: **Final_Visualization_Residence_Plan_03.dwg**
Project: **Apr 2024 - 4:30pm**



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



- GENERAL NOTES:**
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**RENOVATION &
ALTERATIONS TO:**

**MORAN
RESIDENCE**

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

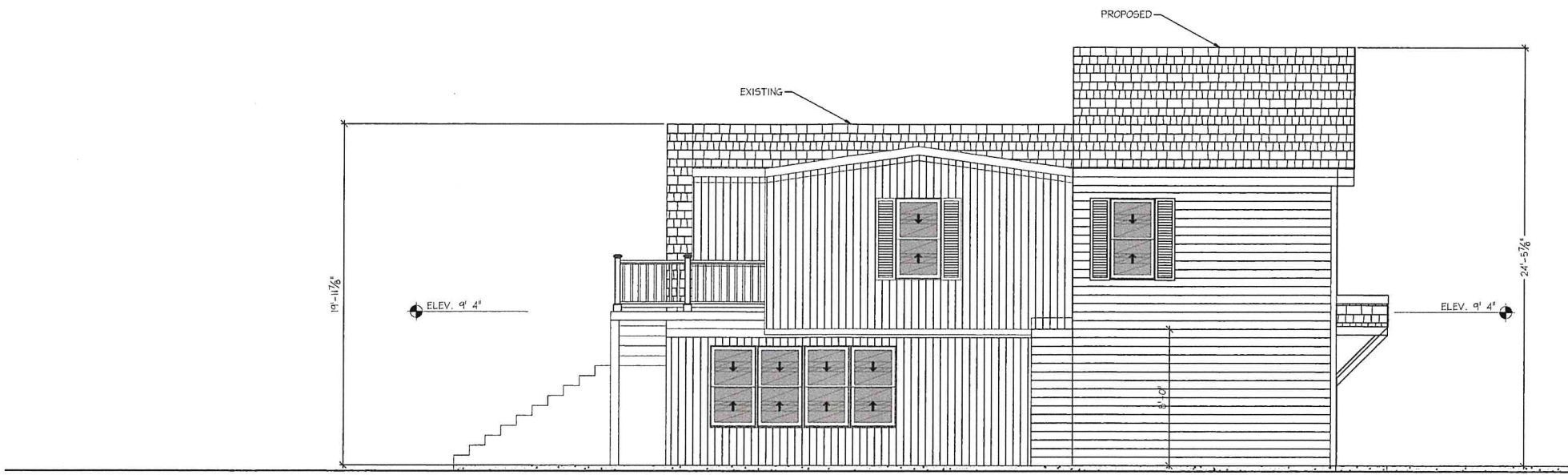
**ROOF
PLAN**

DATE: 03--8--24
SCALE: AS NOTED
DRAWN BY: SER
PROJECT NUMBER: 7456

DRAWING NUMBER: **A1.03**

Project: Architecture (05 Imperial)
 Name: JLT-DEPT09-05

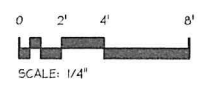
Project: Residential
 Date: Final/View/Rev/Issue/Residence/Plan/Sheet/A2.01.dwg
 Printed: Apr 09, 2024 - 5:56pm



2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



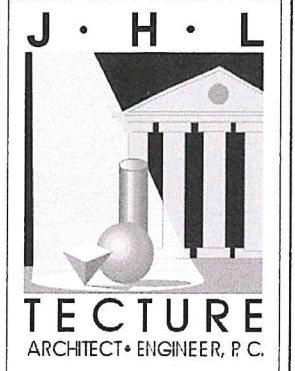
1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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NO.	REVISION DESCRIPTION	DATE	BY
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RENOVATION &
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MORAN
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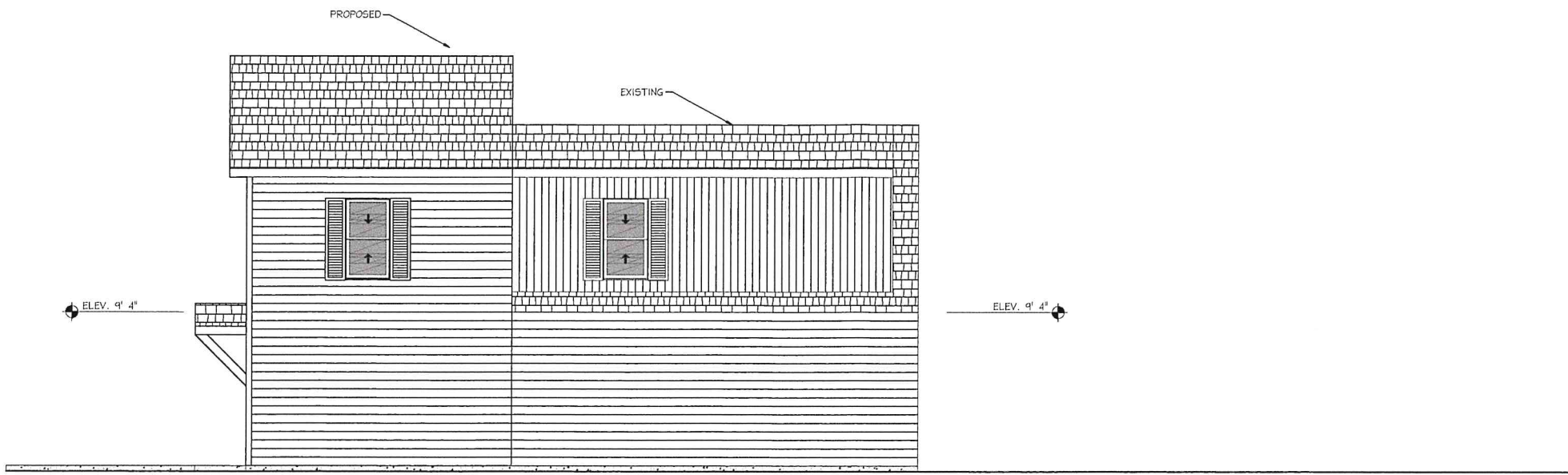
KEVIN MORAN
 7 ANSONIA AVE
 BRISTOL, RI, 02809

PROPOSED
 ELEVATIONS

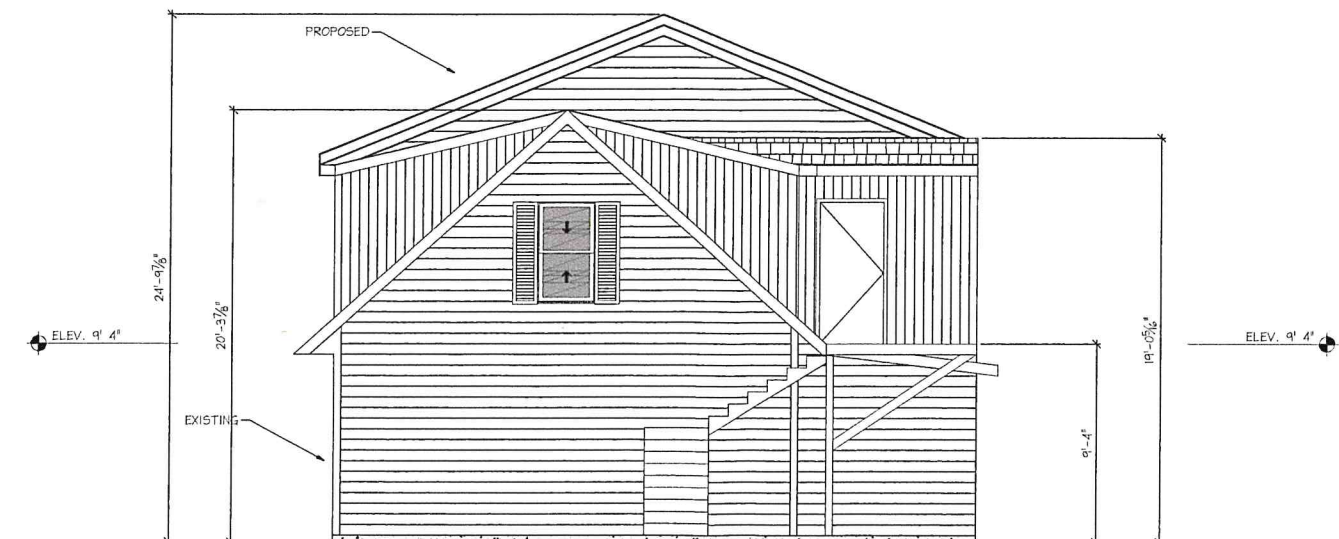
DATE: XX-XX-XX
 SCALE: AS NOTED
 DRAWN BY: XXX
 PROJECT NUMBER:
 7456

DRAWING NUMBER:
 A2.01

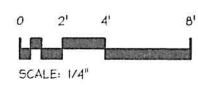
Project: 17056-0000-0000-0000-0000-0000-0000
 Date: 04/07/2024
 File: 17056-0000-0000-0000-0000-0000-0000-0000.dwg
 Plot Date: 04/07/2024 10:53:00am
 Plot Size: 11.00 x 17.00
 Plot Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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8			

J · H · L

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ARCHITECT • ENGINEER, P. C.

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RENOVATION &
ALTERATIONS TO:

**MORAN
RESIDENCE**

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809
ELEVATIONS

DATE: XX-XX-XX
SCALE: AS NOTED
DRAWN BY: XXX
PROJECT NUMBER: 7456

DRAWING NUMBER:
A2.02



Owner Account #: 13-2898-21

Owner 1 MORAN, ANTONETTA

% Owned 0.00

Owner 2

0.00

Owner 3

0.00

Address 6 WOBURN STREET, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor CAROMILE, JOSEPH ET AL Date 10/01/2003

Sale Price 0 Leg Ref 1059-193 NAL Dead Type Q

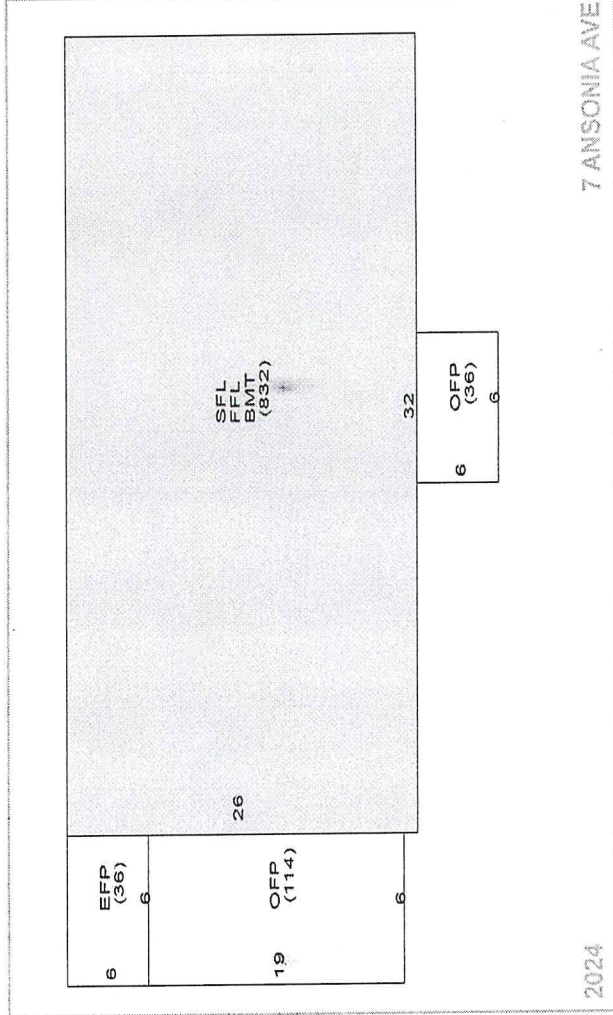
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	337,200	0	0.15	94,200	0	431,400
TOTAL	337,200	0	0.15	94,200	0	431,400

Source > Mkt-Adj Cost VAL_per SQ Unit/Card > 102.91 VAL_per SQ Unit/Parcel > 108.88

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	02	334,200	0	0	94,200	0	428,400	428,400
2022	02	334,200	0	0	94,200	0	428,400	428,400
2021	02	273,200	0	0	110,900	0	384,100	384,100
2020	02	273,200	0	0	110,900	0	384,100	384,100
2019	02	273,200	0	0	110,900	0	384,100	384,100
2018	02	245,000	0	0	70,300	0	315,300	315,300



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 02 2-5 Family	0.14991	AC	P	1.00	628,000	628,377	K							94,200			1.00	0	
2																			
3																			
4																			



Building Information

Description	Quantity	Quality
BLDG Type 2 Family	2	Typical
RES Units	2	Typical
Foundation Concrete	0	Concrete
Frame 1 Wood	0	Concrete
EXT Wall 1 Wood Shndl	0	Concrete
Roof Type 1 Gable	0	Concrete
Roof Cover 1 Asphalt Shirr	0	Concrete
INT Wall 1 Drywall	0	Concrete
Floors 1 Linoleum	0	Concrete
BMT Garages	0	Concrete
Plumbing	0	Concrete
Insulation	0	Concrete
Heat Fuel Oil	0	Concrete
# Heat Sys	0	Concrete
% Solar HW	0	Concrete
% COM Wall	0	Concrete
Ceil HGHT	0	Concrete
Parking Type	0	Concrete
EXT View	0	Concrete

Grade

Grade	Q4	Q4
Year Built	1942	EFF Year
Alt LUC	0.00	Alt %

Depreciation

Code	Description	%
AV	AV - Average	35.0
Functional		0.0
Economic		0.0
Special		0.0
OV		0.0
Total Depreciation % >		35.0

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	832	832	133.88	111,388
SFL	2nd FLOOR	832	832	133.88	111,388
BMT	BASEMENT	832	0	20.08	16,707
EFP	ENCL PORCH	36	0	36.00	1,296
OPP	OPEN PORCH	150	0	19.13	2,490
Total		2,682	1,664		243,269

Other Factors

Flood Hazard	Topography	LEVEL	Street	PAVED	Traffic

Basement

Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Othr Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
123.00	1.09	1.00	133.88	36,500	1.00	1.00	1.00	279,769	97,919	181,850

Notes

W/68.-, LIVING AREA OVER GARAGE 12/09 EAS || 09-20-2021 Per GIS review the ENTIRE HOUSE sits on this lot and not the additional abutting lot. Lots merged per zoning in an attempt to meet minimum lot sizes in this zoning district. Input the "Units For Size Adjustment" of the total land area for proper pricing, MRM.

Visit History

Date	Result	By
8/9/2021	REVIEW	JH
6/29/2018	REVIEW	JH
6/27/2018	MEASURED	BT
3/14/2008	LISTED	
3/14/2008	CALL BACK	
3/14/2008	LISTED	
3/14/2008	CALL BACK	
2/9/2008	CALL BACK	HS
2/9/2008	CALL BACK	HS

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/24/2023	B57161		BLDG	30,000	0	Open	addition to garage

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1			64	0	AV	1942	0

Other Info.

AFDU	AFDU
AFDU	AFDU
PriorID1c	PriorID1c
PriorID2a	PriorID2a
PriorID2b	PriorID2b
PriorID2c	PriorID2c
PriorID3a	PriorID3a
PriorID3b	PriorID3b
PriorID3c	PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	10	4	U
2			
3			
4			
Totals	10	4	

Owner Account #: 13-2898-21

Owner	% Owned
Owner 1 MORAN, ANTONETTA	0.00
Owner 2	0.00
Owner 3	0.00

Address 6 WOBURN STREET, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CAROMILE, JOSEPH ET AL	10/01/2003	0	1059-193		Q

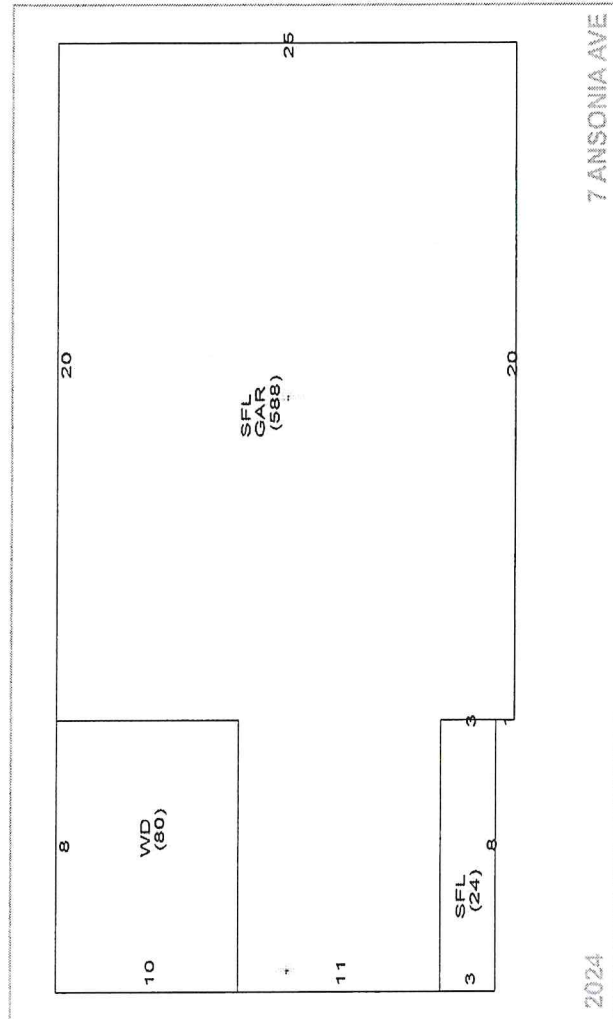
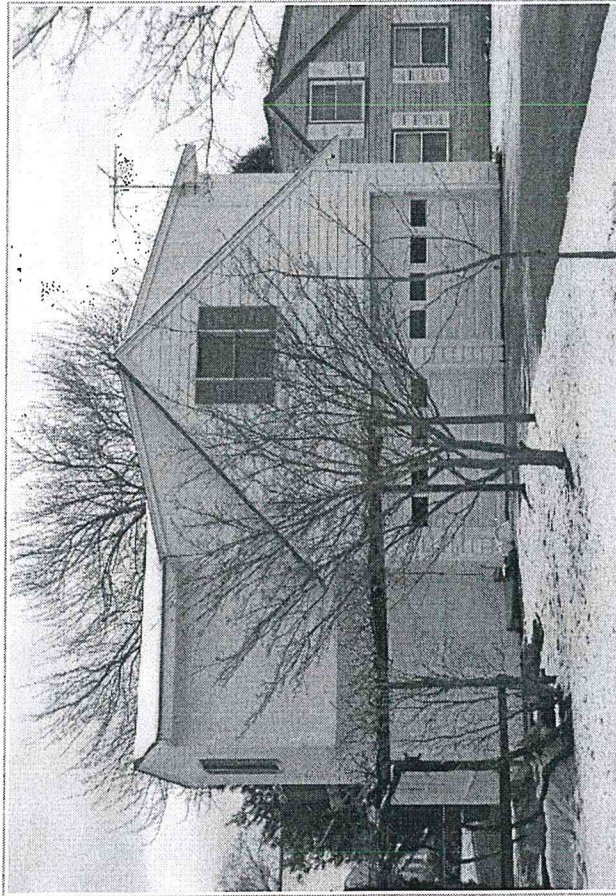
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	337,200	0	0.15	94,200	0	431,400
TOTAL	337,200	0	0.15	94,200	0	431,400

Source > Mkt Adj Cost VAL per SQ Unit/Card > 121.41 VAL per SQ Unit/Parcel > 108.88

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	02	334,200	0	0	94,200	0	428,400	428,400
2022	02	334,200	0	0	94,200	0	428,400	428,400
2021	02	273,200	0	0	110,900	0	384,100	384,100
2020	02	273,200	0	0	110,900	0	384,100	384,100
2019	02	273,200	0	0	110,900	0	384,100	384,100
2018	02	245,000	0	0	70,300	0	315,300	315,300



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1															
2															
3															
4															

Plat/Lot 44 62

Account: 3148

LUC 02 Zone R-10

Assessment \$431,400



Building Information

Description	Quantity	Quality
BLDG Type Convention	1	Typical
RES Units	0	
Foundation Concrete		
Frame 1 Wood		
EXT Wall 1 Wood Shndl		
Roof Type 1 Gable		
Roof Cover 1 Asphalt Shnr		
INT Wall 1 Drywall		
Floors 1 Hardwood		
BMT Garages		
Plumbing Electrical		
Insulation INT vs EXT		
Heat Fuel Oil		
# Heat Sys % Heated	100	
% Solar HW % A/C	100	
% COM Wall % Vacuum		
Ceill HIGHT Ceiling Type		
Parking Type % Sprinkled		
EXT View		

Room Counts by Floor

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

Grade

Grade	Q4	Q4	2005 EFF Year	Alt %
Year Built	2005	0.00		
Alt LUC				

Code	Description	%
AV	AV - Average	16.0
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		16.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
SFL	2nd FLOOR	612	612	227.22	139,058
GAR	GARAGE	588	0	36.80	21,638
WD	WOOD DECK	80	0	20.25	1,620
Total		1,280	612		162,316

Other Factors

Flood Hazard	Topography	Street Traffic	LEVEL
			PAVED
Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
142.00	1.58	1.01	227.22
Other Featrs	Grade Fac	Neigh Infl	Land Factor
22,642	1.00	1.00	1.00
Adj Total	Depreciation	Depr Total	
184,958	29,593	155,365	

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							

Notes

W/68.-, LIVING AREA OVER GARAGE 12/09 EAS || 09-20-2021 Per GIS review the ENTIRE HOUSE sits on this lot and not the additional abutting lot. Lots merged per zoning in an attempt to meet minimum lot sizes in this zoning district. Input the "Units For Size Adjustment" of the total land area for proper pricing, MIRM.

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Date	Result	By
8/9/2021	REVIEW	JH
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6/27/2018	MEASURED	BT
3/14/2008	LISTED	
3/14/2008	CALL BACK	
3/14/2008	LISTED	
3/14/2008	CALL BACK	
2/9/2008	CALL BACK	HS
2/9/2008	CALL BACK	HS

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											

Other Info.

AFDU	Term/Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

▶ Bristol

▶ ANSONIA AVE

Card of



▶ Plat/Lot 44 68

▶ Account: 3153

LUC 12

Zone R-10

▶ Assessment

\$51,400

NORTHEAST REVALUATION GROUP LLC

▶ Owner ▶ Owner Account #: 13-2898-21

Owner	Name	% Owned
Owner 1	MORAN, ANTONETTA	0.00
Owner 2		0.00
Owner 3		0.00

Address 6 WOBURN STREET, BRISTOL, RI 02809-0000

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type

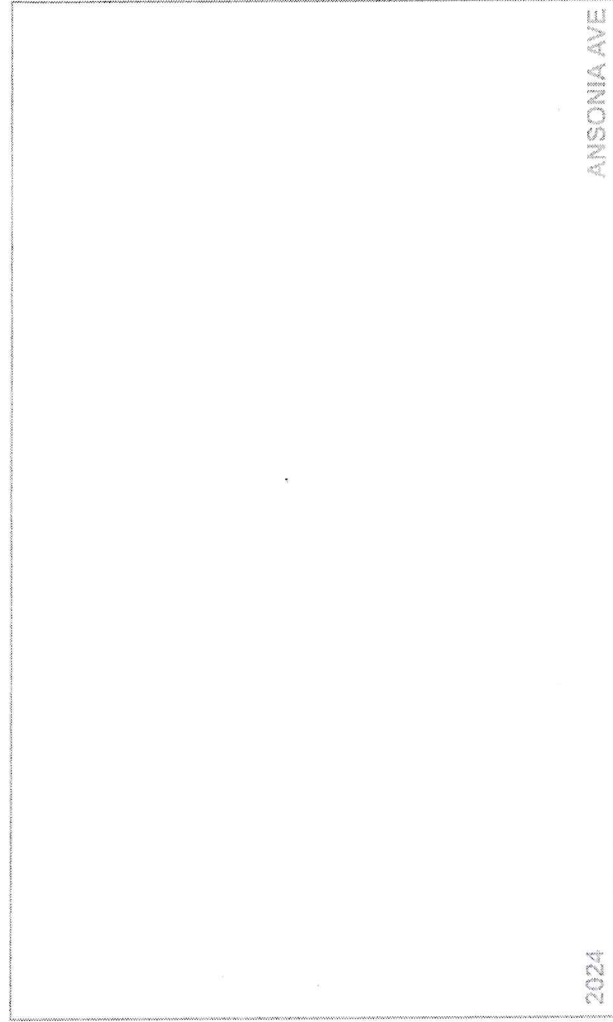
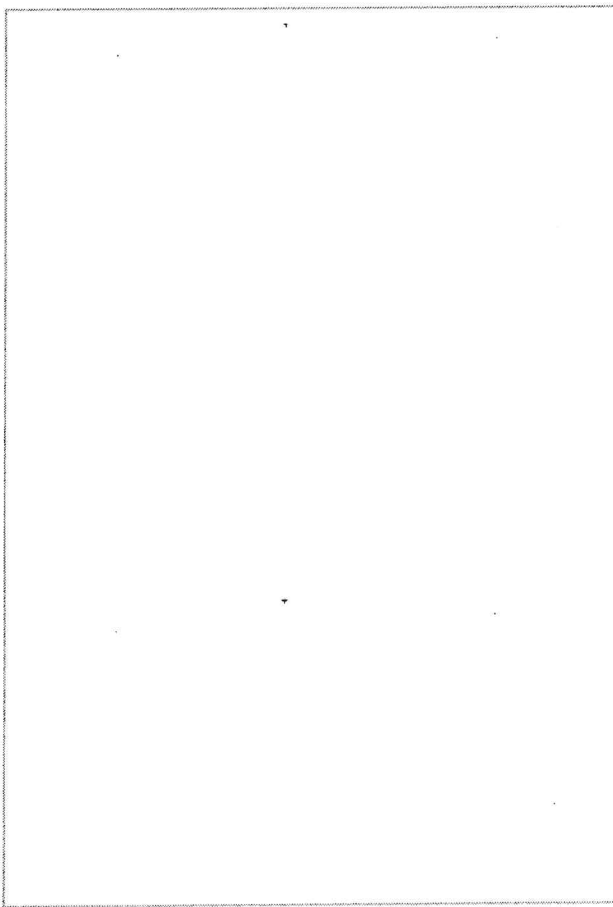
▶ Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
12	0	0	0.09	51,400	0	51,400	0.00
TOTAL	0	0	0.09	51,400	0	51,400	0.00

Source > Mkt Adj Cost VAL_per SQ Unit/Card > VAL_per SQ Unit/Parcel >

▶ Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	12	0	0	0	51,400	0	51,400	51,400
2022	12	0	0	0	51,400	0	51,400	51,400
2021	13	0	0	0	25,400	0	25,400	25,400
2020	13	0	0	0	25,400	0	25,400	25,400
2019	13	0	0	0	25,400	0	25,400	25,400
2018	13	0	0	0	16,100	0	16,100	16,100



2024

ANSONIA AVE

▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 12 Oth Imprv	0.07966	AC	P	1.00	628,000	628,923	K				50,100			1.00	0
2															
3															
4															

Building Information

Table with columns: Description, Story Height, COM Units, BMT Floor, Frame 2, EXT Wall 2, Roof Type 2, Roof Cover 2, INT Wall 2, Floors 2, Color, Electrical, INT vs EXT, Heat Type, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled

Grade

Table with columns: Grade, Year Built, Alt LUC, EFF Year, Alt %, Description, %

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, LEVEL, PAVED, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infi, Land Factor, Adj Total, Depreciation, Depr Total

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep V

Visit History

Table with columns: Date, Result, By

Notes

W/62 || 09-20-2021 Split land line in order to conform to zoning (with abutting lot(s)) and create second land line for land in excess of minimum lot size in R-10 zone. Change the land use code from "13" to "12" to better reflect the current common land usage, MRRM.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s)

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value

Other Info.

Table with columns: AFDU, rTermRental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level



7 Ansonia Avenue - 300' Radius

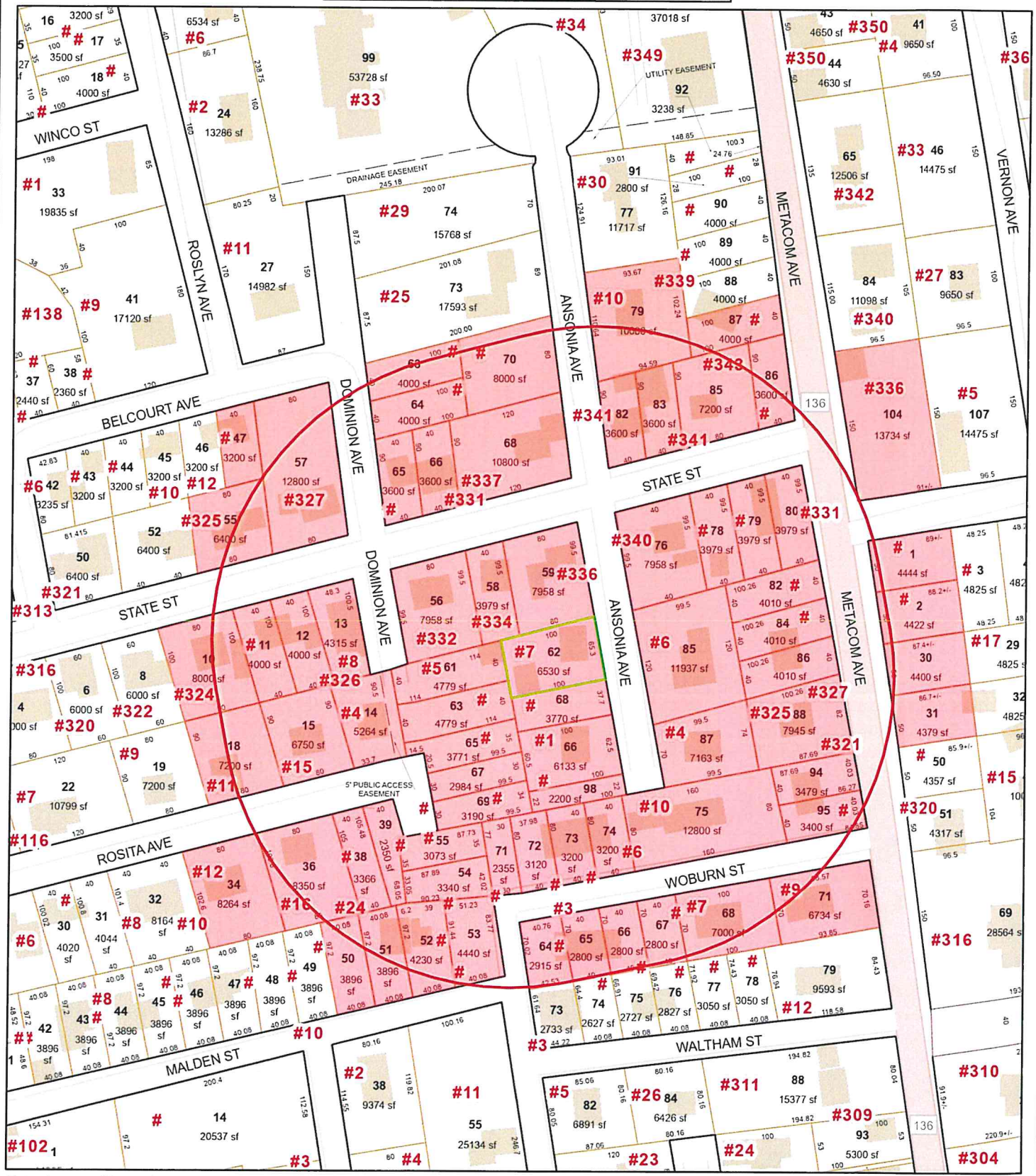
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

April 10, 2024



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
April 10, 2024

Subject Property:

Parcel Number: 44-62
CAMA Number: 44-62
Property Address: 7 ANSONIA AVE

Mailing Address: MORAN, ANTONETTA
6 WOBURN STREET
BRISTOL, RI 02809

Abutters:

Parcel Number: 157-1
CAMA Number: 157-1
Property Address: TOWER ST

Mailing Address: JAMES P. TAVARES CONSTRUCTION
49 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 157-2
CAMA Number: 157-2
Property Address: METACOM AVE

Mailing Address: JAMES P. TAVARES CONSTRUCTION
49 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 158-104
CAMA Number: 158-104
Property Address: 336 METACOM AVE

Mailing Address: MCNALLY, BARTLEY M & CHRISTINE T
TE
336 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 43-64
CAMA Number: 43-64
Property Address: WOBURN ST

Mailing Address: BEDFORD, MARY E & NEVILLE J CO-
TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-65
CAMA Number: 43-65
Property Address: 3 WOBURN ST

Mailing Address: BEDFORD, MARY E & NEVILLE J CO-
TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-66
CAMA Number: 43-66
Property Address: WOBURN ST

Mailing Address: BEDFORD, MARY E & NEVILLE J CO-
TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-67
CAMA Number: 43-67
Property Address: WOBURN ST

Mailing Address: BEDFORD, MARY E & NEVILLE J CO-
TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-68
CAMA Number: 43-68
Property Address: 7 WOBURN ST

Mailing Address: SANTOS, LIONEL H. ANA M. ETUX TE
7 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-71
CAMA Number: 43-71
Property Address: 9 WOBURN ST

Mailing Address: PEIXOTO, MANUEL V., TRUSTEE
MANUEL V PEIXOTO TRUST - 2009
9 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-10
CAMA Number: 44-10
Property Address: 324 STATE ST

Mailing Address: HOME ENTERPRISES 2, LLC
124 CORYS LANE
FALL RIVER, MA 02721



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4/10/2024

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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 44-11 CAMA Number: 44-11 Property Address: STATE ST	Mailing Address: HURLEY, MIKKO E. 326 STATE ST BRISTOL, RI 02809
Parcel Number: 44-12 CAMA Number: 44-12 Property Address: 326 STATE ST	Mailing Address: HURLEY, MIKKO E. 326 STATE ST BRISTOL, RI 02809
Parcel Number: 44-13 CAMA Number: 44-13 Property Address: 8 DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-14 CAMA Number: 44-14 Property Address: 4 DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-15 CAMA Number: 44-15 Property Address: 15 ROSITA AVE	Mailing Address: OLIVEIRA, JOSEPH LINDA TE 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-18 CAMA Number: 44-18 Property Address: 11 ROSITA AVE	Mailing Address: OLIVEIRA, LINDA A & JOSEPH F TE 11 ROSITA AVE BRISTOL, RI 02809
Parcel Number: 44-34 CAMA Number: 44-34 Property Address: 12 ROSITA AVE	Mailing Address: MURPHY, JAMES 1 GRAYSON ST DORCHESTER, MA 02124
Parcel Number: 44-36 CAMA Number: 44-36 Property Address: 16 ROSITA AVE	Mailing Address: RAPOSA, JAMES JR. RONALD TC 16 ROSITA AVE BRISTOL, RI 02809
Parcel Number: 44-38 CAMA Number: 44-38 Property Address: ROSITA AVE	Mailing Address: OLIVEIRA, JOSEPH F. 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-39 CAMA Number: 44-39 Property Address: ROSITA AVE	Mailing Address: OLIVEIRA, JOSEPH F. 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-50 CAMA Number: 44-50 Property Address: MALDEN ST	Mailing Address: AMARAL, JOHN M 10 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-51 CAMA Number: 44-51 Property Address: 24 MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. 24 MALDEN ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 44-52
CAMA Number: 44-52
Property Address: MALDEN ST

Mailing Address: OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

Parcel Number: 44-53
CAMA Number: 44-53
Property Address: MALDEN ST

Mailing Address: OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

Parcel Number: 44-54
CAMA Number: 44-54
Property Address: MALDEN ST

Mailing Address: OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

Parcel Number: 44-55
CAMA Number: 44-55
Property Address: MALDEN ST

Mailing Address: OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

Parcel Number: 44-56
CAMA Number: 44-56
Property Address: 332 STATE ST

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-58
CAMA Number: 44-58
Property Address: 334 STATE ST

Mailing Address: CLARK, ALBERT P
334 STATE ST
BRISTOL, RI 02809

Parcel Number: 44-59
CAMA Number: 44-59
Property Address: 336 STATE ST

Mailing Address: TAVARES, ERIC J
336 STATE ST
BRISTOL, RI 02809

Parcel Number: 44-61
CAMA Number: 44-61
Property Address: 5 DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-62
CAMA Number: 44-62
Property Address: 7 ANSONIA AVE

Mailing Address: MORAN, ANTONETTA
6 WOBURN STREET
BRISTOL, RI 02809

Parcel Number: 44-63
CAMA Number: 44-63
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-65
CAMA Number: 44-65
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-66
CAMA Number: 44-66
Property Address: 1 ANSONIA AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 44-67 CAMA Number: 44-67 Property Address: DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-68 CAMA Number: 44-68 Property Address: ANSONIA AVE	Mailing Address: MORAN, ANTONETTA 6 WOBURN STREET BRISTOL, RI 02809
Parcel Number: 44-69 CAMA Number: 44-69 Property Address: DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-71 CAMA Number: 44-71 Property Address: WOBURN ST	Mailing Address: MORAN, ANTOINETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-72 CAMA Number: 44-72 Property Address: WOBURN ST	Mailing Address: MORAN, ANTOINETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-73 CAMA Number: 44-73 Property Address: WOBURN ST	Mailing Address: MORAN, ANTOINETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-74 CAMA Number: 44-74 Property Address: 6 WOBURN ST	Mailing Address: MORAN, ANTOINETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-75 CAMA Number: 44-75 Property Address: 10 WOBURN ST	Mailing Address: FITTING, DONALD A JR. ET UX HOLLY A. FITTING TE 10 WOBURN ST. BRISTOL, RI 02809
Parcel Number: 44-76 CAMA Number: 44-76 Property Address: 340 STATE ST	Mailing Address: ST ANGELO, CHARLES J JR TRSTE CHARLES J. ST ANGELO REV TRST 340 STATE ST BRISTOL, RI 02809
Parcel Number: 44-78 CAMA Number: 44-78 Property Address: STATE ST	Mailing Address: ZEITLER, JOHN M. 38 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 44-79 CAMA Number: 44-79 Property Address: STATE ST	Mailing Address: ZEITLER, JOHN M. 38 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 44-80 CAMA Number: 44-80 Property Address: 331 METACOM AVE	Mailing Address: ZEITLER, JOHN M. 38 KING PHILIP AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 44-82 CAMA Number: 44-82 Property Address: METACOM AVE	Mailing Address: ZEITLER, JOHN M. 38 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 44-84 CAMA Number: 44-84 Property Address: METACOM AVE	Mailing Address: REIS, PAULO J & ALCINA TE 327 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-85 CAMA Number: 44-85 Property Address: 6 ANSONIA AVE	Mailing Address: MULVEY PROPERTIES, LLC C/O MICHAEL R & TRACEY MULVEY 3 TINA CT BRISTOL, RI 02809
Parcel Number: 44-86 CAMA Number: 44-86 Property Address: 327 METACOM AVE	Mailing Address: REIS, PAULO J & ALCINA TE 327 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-87 CAMA Number: 44-87 Property Address: 4 ANSONIA AVE	Mailing Address: MAGUIRE, CHRISTINA E. 4 ANSONIA AVE BRISTOL, RI 02809
Parcel Number: 44-88 CAMA Number: 44-88 Property Address: 325 METACOM AVE	Mailing Address: ZELOU LLC 325 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-94 CAMA Number: 44-94 Property Address: 321 METACOM AVE	Mailing Address: LOURENCO, CAROLOS ANDRELINA ETUX TE 321 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-95 CAMA Number: 44-95 Property Address: METACOM AVE	Mailing Address: LOURENCO, CAROLOS ANDRELINA ETUX TE 321 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-98 CAMA Number: 44-98 Property Address: ANSONIA AVE	Mailing Address: MORAN, ANTOINETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 45-47 CAMA Number: 45-47 Property Address: BELCOURT AVE	Mailing Address: MARSHALL, CATHERINE TEIXEIRA, MARIO JT 12 BELCOURT AVE BRISTOL, RI 02809
Parcel Number: 45-55 CAMA Number: 45-55 Property Address: 325 STATE ST	Mailing Address: JANUARIO, MICHAEL P JR 21 URSULA DR BRISTOL, RI 02809
Parcel Number: 45-57 CAMA Number: 45-57 Property Address: 327 STATE ST	Mailing Address: SILVIA, PATRICIA A TRUSTEE 327 STATE ST BRISTOL, RI 02809



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4/10/2024

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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 45-63
CAMA Number: 45-63
Property Address: DOMINION AVE

Mailing Address: CAMPO, PHILOMENA
1092 MAIN ST
WARREN, RI 02885

Parcel Number: 45-64
CAMA Number: 45-64
Property Address: DOMINION AVE

Mailing Address: CAMPO, PHILOMENA
1092 MAIN ST
WARREN, RI 02885

Parcel Number: 45-65
CAMA Number: 45-65
Property Address: STATE ST

Mailing Address: FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-66
CAMA Number: 45-66
Property Address: 331 STATE ST

Mailing Address: FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-68
CAMA Number: 45-68
Property Address: 337 STATE ST

Mailing Address: MASTRIANO, LOU ANNE TRUST
337 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-70
CAMA Number: 45-70
Property Address: ANSONIA AVE

Mailing Address: MASTRIANO, LOU ANNE TRUST
337 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-79
CAMA Number: 45-79
Property Address: 10 ANSONIA AVE

Mailing Address: BRAYTON, PATRICK J. REGINA M. ETUX
10 ANSONIA AVE
BRISTOL, RI 02809

Parcel Number: 45-82
CAMA Number: 45-82
Property Address: 341 STATE ST

Mailing Address: SILVA, MANUEL C. CIDALIA M. ETUX
341 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-83
CAMA Number: 45-83
Property Address: 341 R STATE ST

Mailing Address: SILVA, CIDALIA M.
341 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-85
CAMA Number: 45-85
Property Address: 343 STATE ST

Mailing Address: BUSHELL, BETH H
343 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-86
CAMA Number: 45-86
Property Address: METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC
339 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 45-87
CAMA Number: 45-87
Property Address: METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC
339 METACOM AVE
BRISTOL, RI 02809



www.cai-tech.com

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AMARAL, JOHN M
10 MALDEN ST
BRISTOL, RI 02809

JAMES P. TAVARES CONSTRUC
49 BRADFORD ST
BRISTOL, RI 02809

MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

BEDFORD, MARY E &
NEVILLE J CO-TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

JANUARIO, MICHAEL P JR
21 URSULA DR
BRISTOL, RI 02809

MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

BRAYTON, PATRICK J.
REGINA M. ETUX
10 ANSONIA AVE
BRISTOL, RI 02809

LOURENCO, CARLOS
ANDRELINA ETUX TE
321 METACOM AVE
BRISTOL, RI 02809

MULVEY PROPERTIES, LLC
C/O MICHAEL R & TRACEY MULVEY
3 TINA CT
BRISTOL, RI 02809

BUSHELL, BETH H
343 STATE ST
BRISTOL, RI 02809

MAGUIRE, CHRISTINA E.
4 ANSONIA AVE
BRISTOL, RI 02809

MURPHY, JAMES
1 GRAYSON ST
DORCHESTER, MA 02124

CAMPO, PHILOMENA
1092 MAIN ST
WARREN, RI 02885

MARSHALL, CATHERINE
TEIXEIRA, MARIO JT
12 BELCOURT AVE
BRISTOL, RI 02809

OLIVEIRA, JOSEPH
LINDA TE
24 MALDEN ST
BRISTOL, RI 02809

CLARK, ALBERT P
334 STATE ST
BRISTOL, RI 02809

MASTRIANO, LOU ANNE TRUST
337 STATE ST
BRISTOL, RI 02809

OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

MCCARTHY REAL ESTATE ASSO
339 METACOM AVE
BRISTOL, RI 02809

OLIVEIRA, LINDA A &
JOSEPH F TE
11 ROSITA AVE
BRISTOL, RI 02809

FITTING, DONALD A JR. ET
HOLLY A. FITTING TE
10 WOBURN ST.
BRISTOL, RI 02809

MCNALLY, BARTLEY M & CHRI
336 METACOM AVE
BRISTOL, RI 02809

PEIXOTO, MANUEL V., TRUST
MANUEL V PEIXOTO TRUST -
9 WOBURN ST
BRISTOL, RI 02809

HOME ENTERPRISES 2, LLC
124 CORYS LANE
FALL RIVER, MA 02721

MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

RAPOSA, JAMES JR.
RONALD TC
16 ROSITA AVE
BRISTOL, RI 02809

HURLEY, MIKKO E.
326 STATE ST
BRISTOL, RI 02809

MORAN, ANTONETTA
6 WOBURN STREET
BRISTOL, RI 02809

REIS, PAULO J &
ALCINA TE
327 METACOM AVE
BRISTOL, RI 02809

REIS, PAULO J &
ALCINA TE
327 METACOM AVE
BRISTOL, RI 02809

SANTOS, LIONEL H.
ANA M. ETUX TE
7 WOBURN ST
BRISTOL, RI 02809

SILVA, CIDALIA M.
341 STATE ST
BRISTOL, RI 02809

SILVA, MANUEL C.
CIDALIA M. ETUX
341 STATE STREET
BRISTOL, RI 02809

SILVIA, PATRICIA A TRUSTE
327 STATE ST
BRISTOL, RI 02809

ST ANGELO, CHARLES J JR T
CHARLES J. ST ANGELO REV
340 STATE ST
BRISTOL, RI 02809

TAVARES, ERIC J
336 STATE ST
BRISTOL, RI 02809

ZEITLER, JOHN M.
38 KING PHILIP AVE
BRISTOL, RI 02809

ZELOU LLC
325 METACOM AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2024-21

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, June 3, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Isaac C. Holmstrom**
PROPERTY OWNER: **Isaac C. Holmstrom**
LOCATION: **2 Church Cove Road**
PLAT: **160** LOT: **7**
ZONE: **Residential R-40**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct approximately 100 linear feet of 5ft. high picket fence at a height greater than permitted in the front yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site 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. Written comments should be received no later than 12:00 p.m. on Thursday, May 30, 2024.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.
2024 MAY -9 AM 9:19

APPLICATION

File No: 2024-21
Accepted by ZEO: EMT 5/9/2024

APPLICANT: Name: ISAAC HOLMSTROM, Address: 2 CHURCH COVE RD, City: BRISTOL, State: RI, Zip: 02809, Phone #: 401 864 9767, Email: ISAACHOLMSTROM@GMAIL.COM
PROPERTY OWNER: Name: ISAAC HOLMSTROM, Address: 2 CHURCH COVE RD, City: BRISTOL, State: RI, Zip: 02809, Phone #: 401 864 9767, Email: ISAACHOLMSTROM@GMAIL.COM

1. Location of subject property: 2 CHURCH COVE RD, BRISTOL RI, 02809
Assessor's Plat(s) #: 160 Lot(s) #: 7
2. Zoning district in which property is located: R-40
3. Zoning Approval(s) required (check all that apply): [X] Dimensional Variance(s)
4. Which particular provisions of the Zoning Ordinance is applicable to this application? Dimensional Variance Section(s): ARTICLE V, SEC. 28-146(b)(1)
5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property? 3.5 YEARS
7. Present use of property: HOME
8. Is there a building on the property at present? YES
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 1,700 SQ. FT, APPX 15 ft. tall
10. Proposed use of property: HOME

11. Give extent of proposed alterations: PROPOSAL IS FOR FRONT FENCE TO BE 5 FEET TALL RATHER THAN 4 FEET. FENCE IS HIGH QUALITY ALUMINUM PICKET, CAUSING NO OBSTRUCTION TO VISIBILITY. REASON FOR EXTRA HEIGHT IS TO HELP KEEP DEER FROM YARD.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): HEIGHT- 5 FT. LENGTH- 100 FT.

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>40 FT</u>	Proposed Setback: <u>15 FT</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? YES
If yes, has he refused a permit? _____
If refused, on what grounds? _____

15. Are there any easements on your property? No (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: _____ Sewer: _____

17. Is the property located in the Bristol Historic District or is it an individually listed property? No

18. Is the property located in a flood zone? No If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: [Signature] Date: 08 MAY 2024

Print Name: ISAAC HOLMSTROM

Property Owner's Signature: [Signature] Date: 08 MAY 2024

Print Name: ISAAC HOLMSTROM

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: N/A Phone #: _____

Address: _____

Fencing Variance Application
2 Church Cove Road
Bristol RI, 02809

Submitted by:
Isaac Holmstrom and Emily Garcia

May 8th, 2024

Dear Members of the Zoning Board,

Thank you for the opportunity to submit an application for a variance on our front yard fence. We are requesting this variance as a means to prevent deer damage to our home and property, and to minimize the introduction of deer-borne ticks into the yard. Our request is for a white picket fence in our front yard to be five feet tall rather than four feet. The fence will cause no impedance to visibility, and when complete, will blend in seamlessly with the cottage garden which we plan to establish around it.

Our yard is located in an area of extremely high deer traffic; the deer have caused thousands of dollars of damage to our yard, to the siding of our home, our downspouts, and even to our central air-conditioning condenser unit. We frequently come home after work to find as many as a dozen deer in our yard eating shrubs, trees and other plants into which we have invested hard-earned money and countless hours of planting and care. Nearly every tree, shrub and perennial which we have planted over the last few years has either been completely eaten, or broken in half by deer rubbing their antlers. We have tried to plant deer-resistant plants like blue holly to form privacy hedges, but even these have been eaten to the ground.

We aim to reduce this damage by putting up a five-foot fence. We have watched deer jump over four-foot stone walls in our neighborhood, so our concern is that a four-foot fence would not be a strong enough deterrent. While a six-foot fence would have been an even stronger deterrent than our proposed solution, we felt that five feet would be the better visual option, and is ultimately the best aesthetical and functional compromise.

Our goal is to establish a walking garden with roses, tulips, clematis, azaleas and many other plants which are routinely attacked by deer. We also want to establish a kitchen garden which we can enjoy from spring through fall. Above all, we want our yard to be a living space which we can truly and fully use. So far this has proved impossible. We are unable to even create a privacy hedge along Griswold Ave (old Metacom), as the deer-proof privacy shrubs which we planted were completely destroyed. As a result, the many pedestrians and drivers along this road are able to look directly through our back yard into our dining room and bedroom windows as they pass. An attractive privacy hedge would be a natural solution to this, but is not possible so long as the deer can enter the yard.

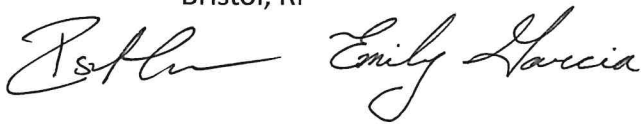
Last but certainly not least, the uncontrolled deer population is leading to an extremely high number of ticks on our property. We remove ticks from ourselves almost every time we work outside, and have already required treatment for Lyme disease this season. We do not use pesticides on our property due to the extensive ecological damage which they cause; a fence is a simple, effective and ecologically responsible option for minimizing the tick population in our yard.

We have exhausted all forms of deer repellent including sprays, scented granules and motion-activated noise machines, but none of these have been effective. Based on research, including on the URI Extension website, the only reliable way to keep the deer out is with a fence. The solution which we are proposing is a beautiful white picket fence which will have a colorful cottage garden around it, and will allow for full use of our property for planting, harvesting, and living.

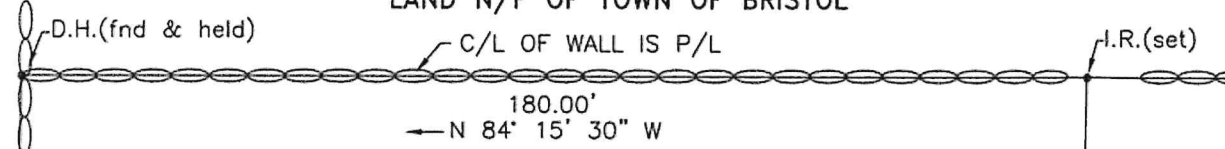
Thank you again for your consideration of our project, and we look forward to discussing it in person!

Sincerely,

Isaac and Emily
2 Church Cove Rd
Bristol, RI

Handwritten signatures of Isaac and Emily. The signature on the left is 'Isaac' and the signature on the right is 'Emily Garcia'.

PLAT 160 LOT 5
LAND N/F OF TOWN OF BRISTOL

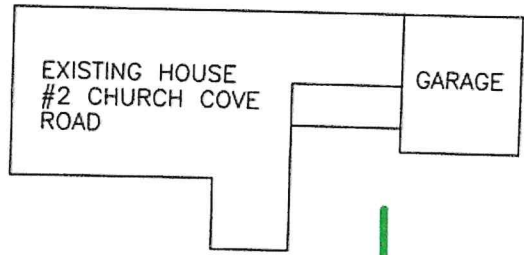


PLAT 160 LOT 7
AREA: 25,510 S.F
(L.E. BOOK 2061 PAGE 20)

FACE OF WALL
S P/L

ETACOM AVENUE

S 6° 15' 16" W
126.87'



142.00'
N 6° 15' 16" E

CURVE DATA

DELTA : 90° 30' 45"
RAD: 15'
TAN : 15.13'

5 Foot Tall, White Picket Fence

-7 FEET FROM PROPERTY LINE

-14 FEET FROM THE STREET



spike(set in base of tree)

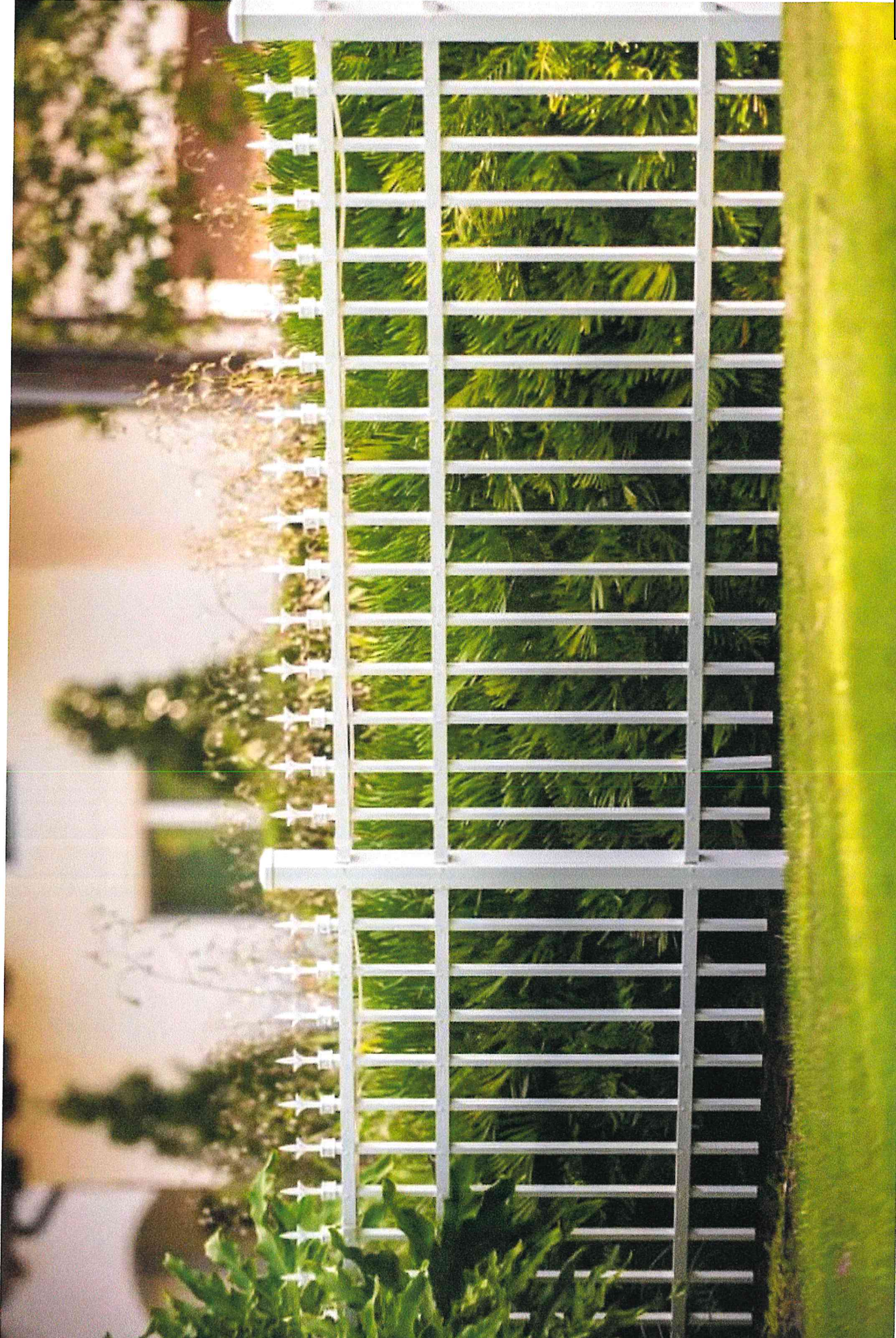
164.87'
S 84° 15' 30" E

I.R.(set)

C.B.(fnd)

CHURCH COVE ROAD

40'





Plat/Lot 160-0007-000

Account: 9087

LUC 01

Zone R-40

Assessment

\$514,000

Owner 1 HOLMSTROM, ISAAC COOK

Owner 2

Owner 3

Address 341 HOPE ST, BRISTOL, RI 02809

Owner Account #: 50-0072-44

% Owned

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
JANARIO, DONNA P.	10/02/2020	458,000	2061-20		W
JANARIO, PHYLLIS L.	06/09/2005	0	1212-173		Q
JANARIO, PHYLLIS L. REV	06/09/2005	0	1212-171		T

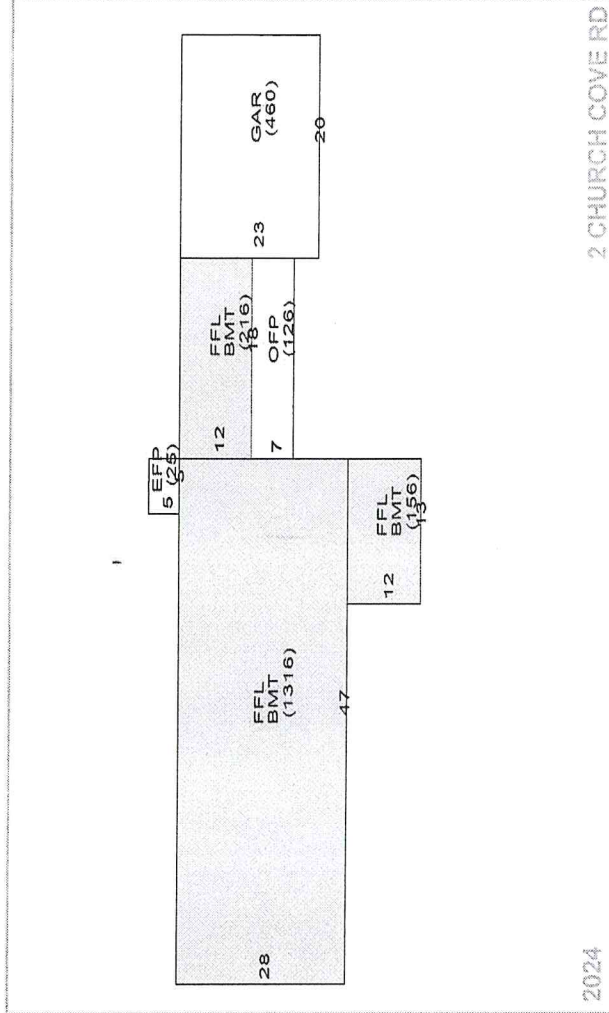
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	200,300	0	0.59	313,700	0	514,000
TOTAL	200,300	0	0.59	313,700	0	514,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 128.92 VAL per SQ Unit/Parcel > 128.92

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	200,300	0	1	313,700	0	514,000	514,000
2022	01	200,300	0	1	313,700	0	514,000	514,000
2021	01	152,100	0	1	231,900	0	384,000	384,000
2020	01	152,100	0	1	231,900	0	384,000	384,000
2019	01	152,100	0	1	231,900	0	384,000	384,000
2018	01	123,800	0	1	254,500	0	378,300	378,300



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
01 Single Fam	0.58563	AC	P	1.00	399,000	535,662	M							313,700			1.00	0	

Plat/Lot 160-0007-000

Account: 9087

Zone R-40

Assessment

\$514,000



Building Information

Description	Quantity	Quality
BLDG Type	Ranch	1 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Wood Shndl	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	Oil	Heat Type
# Heat Sys	1	% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Other Factors

Code	Description	%
AV	AV - Average	35.0
Condition	Functional	
Economic		
Special		
OV		
Total Depreciation % >		35.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep. V
FFL	1st FLOOR	1,688	1,688	132.32	223,356
BMT	BASEMENT	1,688	0	19.85	33,508
EFP	ENCL PORCH	25	0	36.00	900
GAR	GARAGE	460	0	38.70	17,802
OPP	OPEN PORCH	126	0	13.76	1,734
Total		3,987	1,688		277,300

Visit History

Date	Result	By
8/13/2021	REVIEW	
5/10/2021	MEASURED	
6/22/2018	REVIEW	
5/31/2018	MEASURED	
4/18/2008	LISTED	
4/18/2008	CALL BACK	
4/17/2008	CALL BACK	
2/19/2008	MEASURE	

Notes

ASSESSMENT CORRECTED DECK REMOVED 08/11 EAS || 05/10/2021 Per exterior inspection and measurements by the Data Collector; add central air conditioning and add a 5 x 5 enclosed porch on the rear of the building.

Remodeling History

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

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
					1

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												

Other Info.

AFDU	Priority	Year	Assessed Value
1	AFDU		
2	Priority		
3	Priority		
4	Priority		
5	Priority		
6	Priority		
7	Priority		
8	Priority		
9	Priority		
10	Priority		

Room Counts by Floor

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



2 Church Cove Road - 300' Radius

Bristol, RI

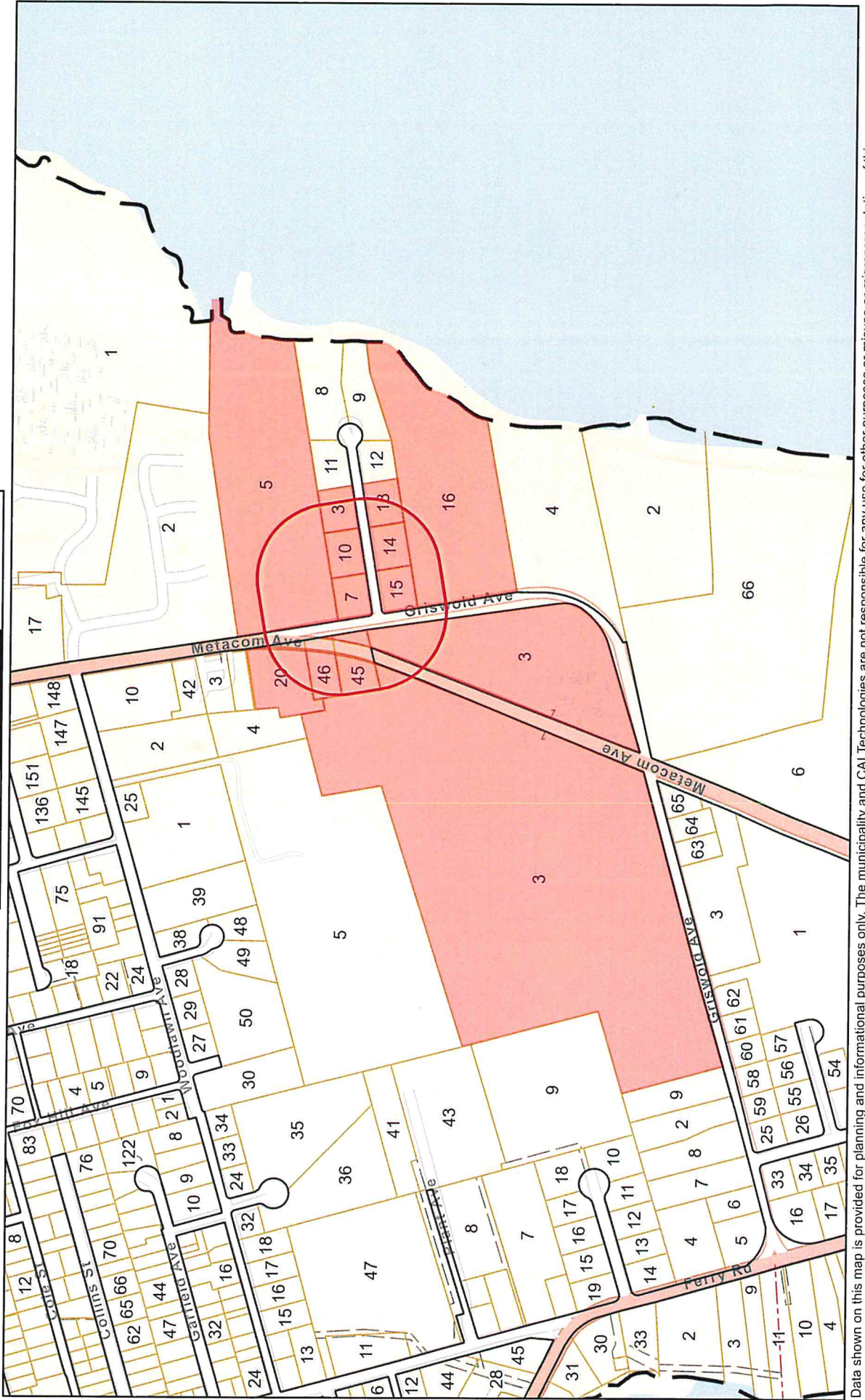


May 10, 2024

1 inch = 563 Feet



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300 feet Abutters List Report

Bristol, RI
May 10, 2024

Subject Property:

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

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: 160-13
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: DAMICO, PAUL A & ANN D LE D'AMICO,
PAUL A JR, & MICHELE L & D'AMICO-
STUTTS,
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: 160-5
CAMA Number: 160-5
Property Address: METACOM AVE

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

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: 161-20
CAMA Number: 161-20
Property Address: 209 METACOM AVE

Mailing Address: GAMON, THOMAS JR. ALICE M.GAMON
TE
209 METACOM AVE
BRISTOL, RI 02809

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



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300 feet Abutters List Report

Bristol, RI
May 10, 2024

Parcel Number: 161-46
CAMA Number: 161-46
Property Address: 205 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



www.cai-tech.com

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

DAMICO, PAUL A & ANN D L
D'AMICO, PAUL A JR, & MIC
3 CHURCH COVE RD
BRISTOL, RI 02809

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

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

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

GAMON, THOMAS JR.
ALICE M.GAMON TE
209 METACOM AVE
BRISTOL, RI 02809

HOLMSTROM, ISAAC COOK
341 HOPE ST
BRISTOL, RI 02809

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

WAMSUTTA LLC
PO BOX 506
BRISTOL, RI 02809

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



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-22

APPLICANT: Amanda L. Valentino
 LOCATION: 20 Beach Road
 PLAT: 64 LOTS: 90 & 91 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:


Construct a 16ft. x 24ft. accessory garage structure with less than the required front yard and 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 requesting dimensional variances to construct a 16ft. x 24ft. accessory garage structure on this residential property located on the southerly side of Beach Road. This property consists of two Assessor's lots which I have determined are merged together per Section 28-221(c)(2) of the zoning ordinance into one 9,535 square foot parcel. The garage is proposed to be located at the front right (west) side of the property. The structure would be two stories high and would accommodate interior parking for one vehicle on the first floor. The second floor of the structure would consist of a 15ft. x 16ft. unfinished storage area with a 7ft. x 15ft. covered front deck. An external landing and stairway at the rear of the structure would provide access to the second floor. As proposed, the structure would be located approximately 19 feet from the front property line at Beach Road. The structure would also be located approximately 3 feet from the right side property line. The zoning ordinance requires a minimum front yard setback of 30 feet in the R-10 zoning district. In addition, the zoning ordinance requires a minimum side yard setback of 6 feet for accessory structures.



 Edward M. Tanner, Zoning Officer



20 Beach Road

Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

May 21, 2024



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Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
 COMMUNITY DEV.
 2024 MAY 10 PM 1:48

APPLICATION

File No: **2024-22**
 Accepted by ZEO: *EMT* 5/10/2024

APPLICANT:	Name: <u>Amanda L. Valentino</u>		
	Address: <u>20 Beach Road</u>		
	City: <u>Bristol, RI 02809</u>	State:	Zip:
	Phone #: <u>203-804-5021</u>	Email: <u>avalentino7@gmail.com</u>	
PROPERTY OWNER:	Name: <u>Amanda L. Valentino</u>		
	Address: <u>20 Beach Road</u>		
	City: <u>Bristol, RI 02809</u>	State:	Zip:
	Phone #: <u>203-804-5021</u>	Email: <u>avalentino7@gmail.com</u>	

1. Location of subject property: 20 Beach Road Bristol, RI 02809
 Assessor's Plat(s) #: 64 Lot(s) #: 90891
2. Zoning district in which property is located: Residential R-10
3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): _____
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property? October 2015
7. Present use of property: Residence
8. Is there a building on the property at present? Yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): Residential Home: 1677 sq. feet
10. Proposed use of property: One car garage for storage purposes. Storage of items for our family including our 9 month old son and for seeing the future necessary storage etc for him and his toys, bikes, etc.

11. Give extent of proposed alterations: Building a one car garage for storage purposes
where it would meet the already existing driveway.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
16' x 24' Garage

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>30ft.</u>	Proposed Setback: <u>19 ft. 2 inches</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: <u>6ft.</u>	Proposed Setback: <u>3ft.</u>
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 2 Before 0 After

14. Have you submitted plans for the above alterations to the Building Official? No
 If yes, has he refused a permit? _____
 If refused, on what grounds? _____

15. Are there any easements on your property? No (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: BCWA Sewer: BCWA

17. Is the property located in the Bristol Historic District or is it an individually listed property? No

18. Is the property located in a flood zone? No If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: [Signature] Date: 5/3/24

Print Name: Amanda L. Valentini

Property Owner's Signature: [Signature] Date: 5/3/24

Print Name: Amanda L. Valentini

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: Amanda L. Valentini Phone #: 203-804-5821

Address: 20 Beach Rd. Bristol, RI 02809

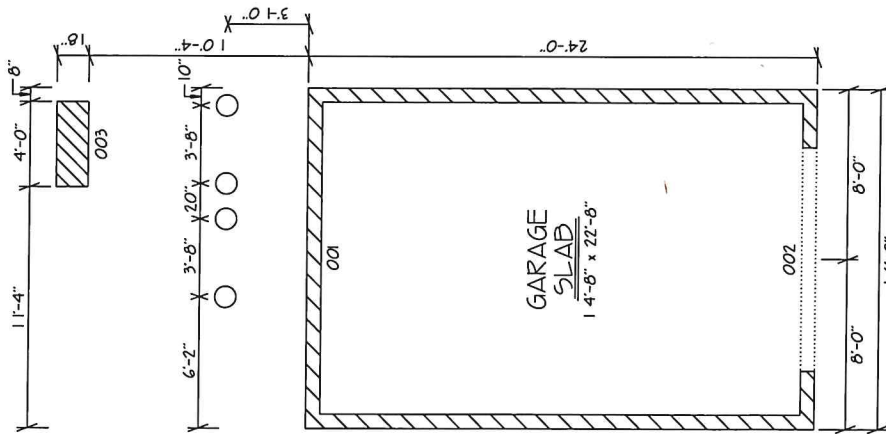
#5:

We are respectfully requesting a dimensional variance to provide storage for our growing family, specifically for our son who was born in the summer of 2023. We would like to build a one car garage, with a second floor for storage in hopes that we can keep our son's, and any potential future children's, personal belongings safe and out of the elements. This would be a huge benefit to our family, as we do not currently have a basement or an attic, so we are lacking in suitable dry storage space.

The granting of the requested variance will comply with Section 28-409 of the Zoning Ordinance and will not alter the general characteristics of the surrounding area. We are requesting the variance with the proposed setbacks due to an already existing structure on the property (above ground pool) as well as being mindful of neighbors and also the water view from the home.

We respectfully request this variance to be granted, as we would love to be able to provide our child with adequate and dry storage space for his clothing, toys, a safe play area, and easy access to bicycles and any other outdoor activities he might like to partake in (as we are so very lucky to be on the East Bay Bike Path and Narragansett Bay). Covered parking for our family vehicle will also provide additional years of usage by removing salt water deterioration and also provide for shelter for our son when we are loading him in and out of the vehicle during inclement weather.

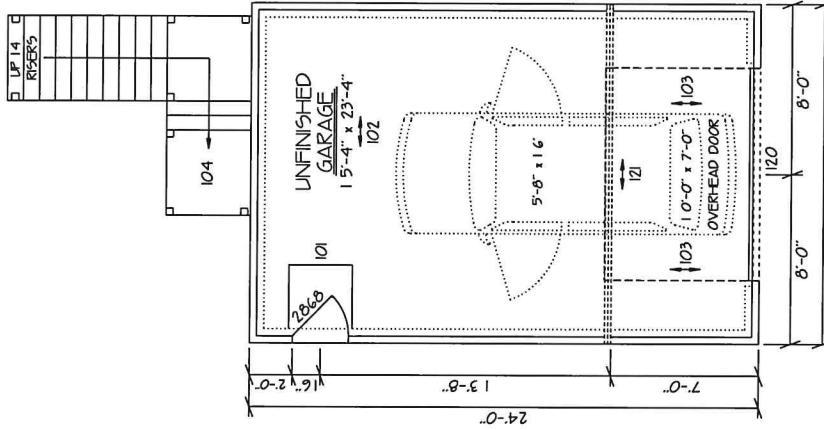
Thank you for your consideration.



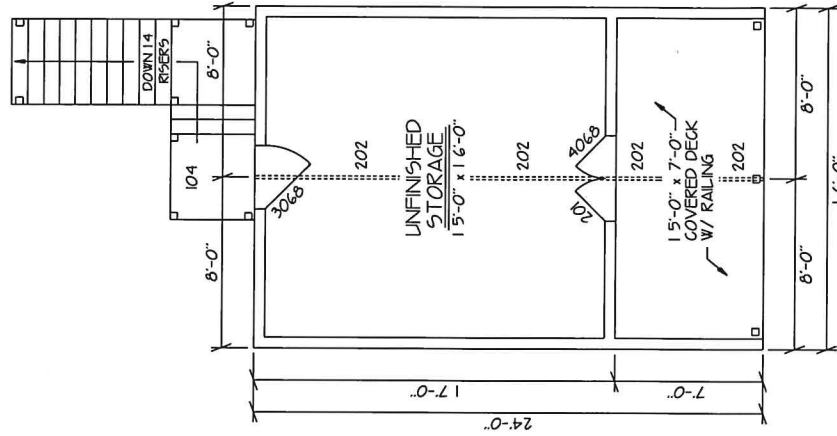
FOUNDATION PLAN

KEY NOTES:

- 001 8" WIDE x 3'-0" HIGH CONCRETE FOUNDATION WALL
- 002 DROP FOUNDATION FOR GARAGE DOOR OPENING, 6" WIDE x 22" HIGH CONCRETE FOUNDATION WALL & GAPPED W/ 8" CONCRETE GARAGE SLAB.
- 003 INSTALL 10" x 16" x 4'-0" CONCRETE JOISTS AT 20" ON CENTER, ENSURE 3/4" LANDING AREA AT BASE OF STAIRCASE.
- 004 3'-0" x 3'-0" P.T. WOOD LANDING.
- 001 DIRECTION OF 2" x 12" @ 12" O.C. FLOOR JOISTS (ABOVE).
- 002 DIRECTION OF 2" x 8" @ 16" O.C. FLOOR JOISTS (ABOVE), HANG 2" x 8" FLOOR JOISTS TO #2 FLUSH BEAM W/ 5MP/SON HANGERS.
- 004 4" HANGERS.
- 201 MARVIN FULL LITE 4068 FRENCH DOOR.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

STRUCTURAL - TO BE SIZED BY OTHERS

- 120 (2.2) - 1 3/4" x 11 7/8" T.L.V. (GARAGE HEADER ABOVE) (11'-0" CLEAR SPAN)
 - 121 (2.2) - 1 3/4" x 11 7/8" T.L.V. (FLUSH BEAM ABOVE) (11'-6" OVERALL LENGTH)
 - 202 (1.1) - 1 3/4" x 1 1/4" T.L.V. (RIDGE BEAM ABOVE) (24'-0" OVERALL LENGTH)
- NOTE: SOLID 2" x 4" STUDS UNDER FLUSH BEAM & HEADER (NAIL ALL STUDS TOGETHER) W/ SOLID BLOCKING TO FOUNDATION

NOTES:

- 1. GARAGE CONCRETE WALLS TO BE 8" GARAGE CONCRETE FOOTINGS TO BE 6" x 6" CONTINUOUS.
- 2. GARAGE CONCRETE WALLS TO BE 4" x 4" CONTINUOUS.
- 3. ALL 2x4 STUDS TO BE 1 3/4" x 4" FILL FLOOR.
- 4. FILL W/ CONCRETE (40' MINIMUM BELOW GRADE).

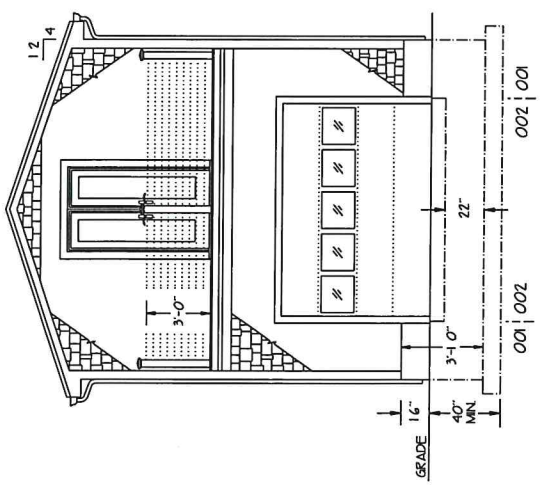
PROPOSED 16' x 24' GARAGE

MS. VALENTINO & McMANUS

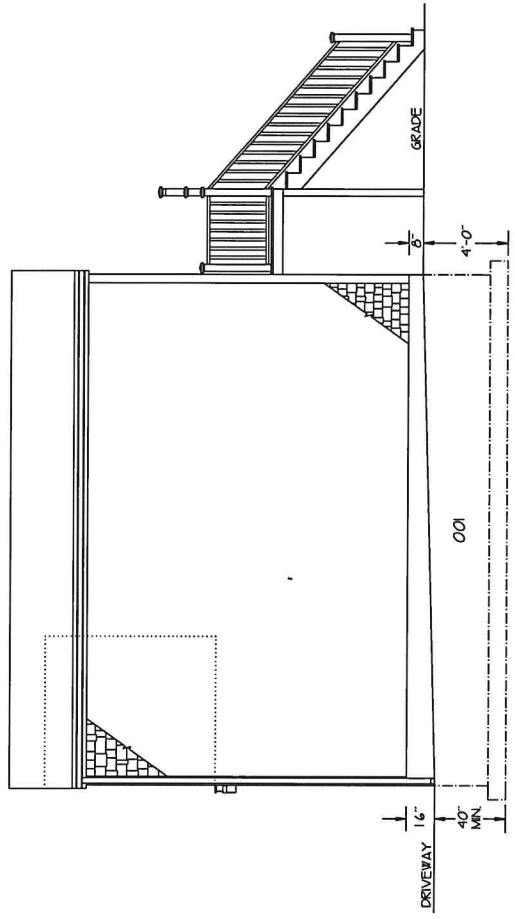
FOUNDATION, FIRST &

SECOND FLOOR PLANS

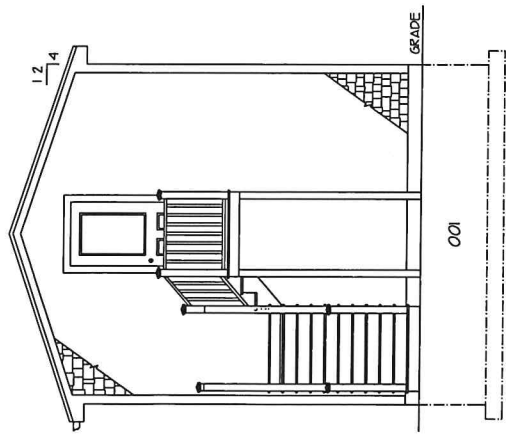
DATE: 3-6-23 SCALE: 1/4" = 1'-0" PAGE: 1 OF 3



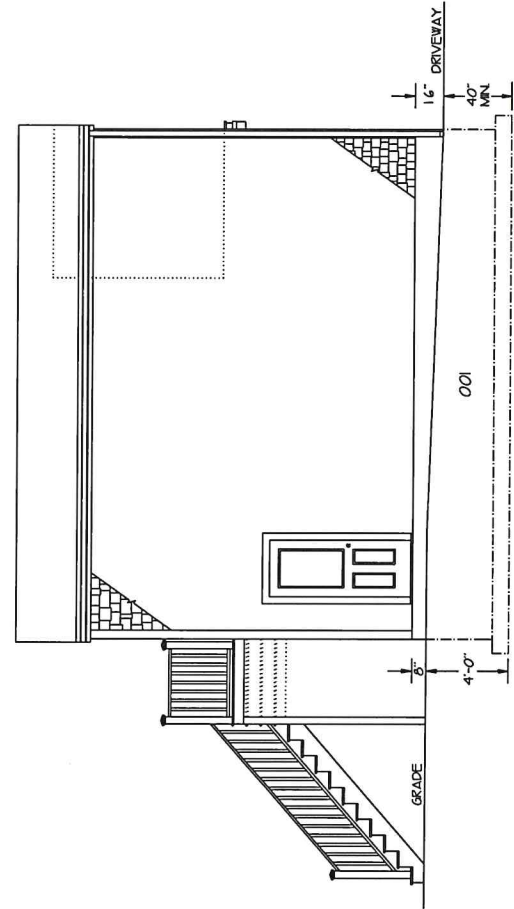
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

KEY NOTES:

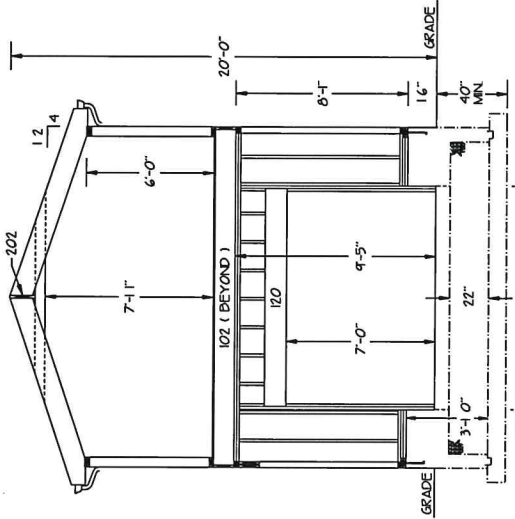
- 001 8" WIDE x 3'-1 0/8" HIGH CONCRETE FOUNDATION WALL.
- 002 DROP FOUNDATION FOR GARAGE DOOR OPENING, 8" WIDE x 22" HIGH CONCRETE FOUNDATION WALL & CAPPED W/ 8" CONCRETE GARAGE SLAB.

TYPICAL EXTERIOR SPECIFICATIONS
 ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, VINYL SHAKE SINGLES, 1" x 5" CORNER BOARDS, 1" x 6" PLYWOOD BOARDS, 1" x 10" OSB SHEATHING, 1/2" VENTILATED INSULATION, 1" x 6" RAFTER BOARDS & 1" x 4" DOOR 2 CASING (ALL TRIM TO BE COMPOSITE)

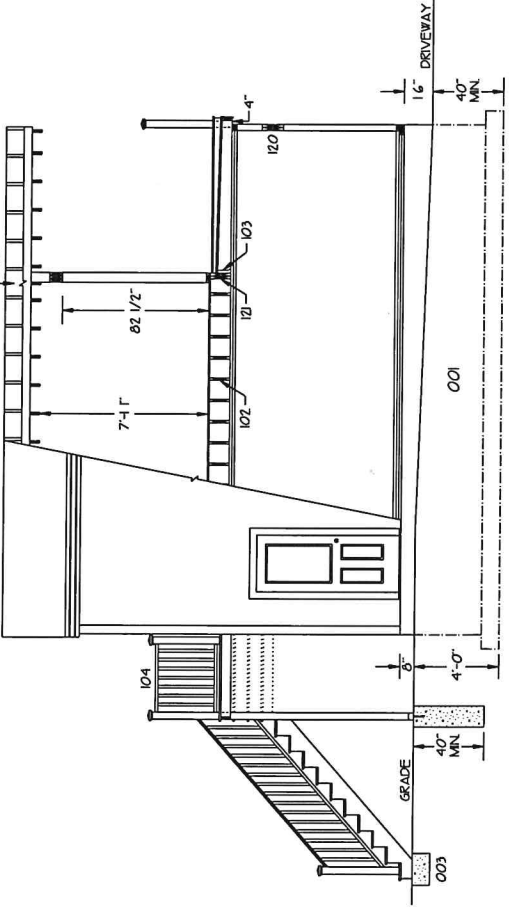
PROPOSED 16' x 24' GARAGE
 M5. VALENTINO & McMANUS
 ELEVATIONS

KEY NOTES:

- 001 6" WIDE x 3'-1 0" HIGH CONCRETE FOUNDATION WALL.
- 002 DROP FOUNDATION FOR GARAGE DOOR OPENING, 6" WIDE x 22' HIGH CONCRETE FOUNDATION WALL & CAPPED W/ 6" CONCRETE GARAGE SLAB.
- 003 INSTALL 1 0" DIA. x 1 6" W x 4'-0" CONCRETE POSTS AT 12' ON CENTER, 1 6" DIA. x 36" LEVEL LANDING AREA AT BASE OF STAIRCASE.
- 002 DIRECTION OF 2" x 1 2" x 1 2" O.G. FLOOR JOISTS (ABOVE).
- 003 DIRECTION OF 2" x 1 6" x 1 6" O.G. FLOOR JOISTS (ABOVE), HANG 2" x 8" FLOOR JOISTS TO #12 FLUSH BEAM W/ SIMPSON HANGERS.
- 004 4'-0" x 4'-0" P.T. WOOD LANDING, STAIRS & HANDRAILS.



FRONT ELEVATION / CROSS-SECTION PLAN
SCALE: 1" = 1'-0"



LEFT ELEVATION / CROSS-SECTION PLAN
SCALE: 1" = 20'-0"

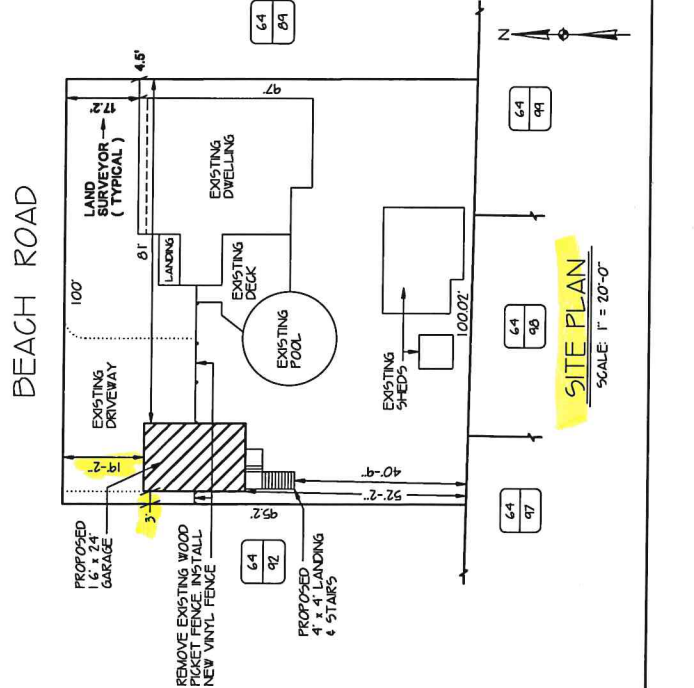
STRUCTURAL - BY OTHERS

- 120 (2) - 13/4" x 11 7/8" L.V.L. (GARAGE HEADER ABOVE) (10'-0" CLEAR SPAN).
- 121 (2) - 13/4" x 11 7/8" L.V.L. (FLUSH BEAM ABOVE) (16'-0" OVERALL LENGTH).
- 202 (1) - 13/4" x 1 4" L.V.L. (EDGE BEAM ABOVE) (24'-0" OVERALL LENGTH).

NOTE: SOLID 2" x 4" x 6" STUDS UNDER FLUSH BEAMS, JOISTS, (NAME ALL STUDS TOGETHER W/ SOLID FLOORING TO FOUNDATION)

- TYPICAL INTERIOR CEILING CONSTRUCTION
1" x 3" x 16" O.G. FLOORING & UNFINISHED COMPOSITE WAINGBOARDING
- TYP. EXTERIOR RAFTERS & CEILING CONST. COMPOSITE WAINGBOARDING
- TYPICAL GARAGE EXTERIOR WALL CONSTRUCTION
2" x 4" x 16" O.G. STUDS, 1/2" COX PLY-SKORE SHEATHING, TYPAR VAPOR BARRIER, VINYL SHAKE SIDING (2" x 2" x 4" TOP PLATES, 2" x 4" BOTTOM PLATES) (SEE APPENDIX "AA" FOR CODE DETAILS)
- TYP. 2ND FLOOR EXTERIOR WALL CONSTRUCTION
5/8" x 6" O.G. VAPOR BARRIER, 2" x 4" SHAKE SIDING (2" x 2" x 4" TOP PLATES, 2" x 6" BOTTOM PLATE & (3) - 2" x 8" HEADERS (SEE APPENDIX "AA" FOR CODE DETAILS)
- TYPICAL (ALL) INTERIOR WALLS CONSTRUCTION UNFINISHED
- TYPICAL FLOOR CONSTRUCTION
2" x 12" O.G. FLOOR JOISTS & 3/4" T-G ADVANTAGE T&G HEATHING 3/4" FLOORING (GULF + VALUED)
- TYPICAL EXTERIOR STAIR CONSTRUCTION
2" x 12" STRUNGERS, 1 4" RISERS @ 7.67' 1 0" THREADS & HANDRAIL AS PER BUILDING CODE

- TYPICAL ROOF RAFTER CONSTRUCTION
(1) - 13/4" x 1 4" L.V.L. - RIDGE BEAM (EDGE SINK), 2" x 12" O.G. RAFTERS W/ 1 6" WIDE SPACING (12' ON CENTER) (10' CLEAR SPAN) (1 6" O.C. RAFTER TIES, 5/8" T&G ADVANTAGE T&G ROOF SHEATHING, ICE / WATER SHIELD BARRIER ALONG THE EAVES, ARCHITECTURAL ROOF UNFINISHED) (SEE APPENDIX "AA" FOR CODE DETAILS)
- TYPICAL SOFFIT CONSTRUCTION
1" x 6" FASOLA BOARD, 1" x 1 0" SOFFIT BOARD, 1 6" VENTS & 4" x 1 1" ALUMINUM GUTTERS * DOWNSPOUTS (ALL TRIM TO BE COMPOSITE)
- TYPICAL RUBBER DECK CONSTRUCTION
ALL PRESSURE TREATED LAMBER - 2" x 8" L.V.L. (12' ON CENTER) (10' CLEAR SPAN) 4" STAGGERED NAILS MAX. EXTERIOR GRADE STRUCTURAL NAILS ON #12 FLUSH BEAM DECK JOIST HANGERS, 2" x 8" TRAPPED TO SIMPSON 125 O.G. ROOF DECK JOIST TIES, 3/4" T&G ADVANTAGE T&G ROOF SHEATHING EPDM RUBBER ROOFING & FLASHING AS NEEDED PRESSURE TREATED 5/4" x 6" DECKING, 4" x 4" POSTS & POST CAPS FASTENERS (3/8" MIN. RAIL HEIGHT & MAX. SPACING)
- TYPICAL RUBBER DECK SOFFIT CONSTRUCTION
1" x 6" FASOLA BOARD, 1" x 4" SOFFIT W/ VENTS (ALL TRIM TO BE COMPOSITE)



SITE PLAN
SCALE: 1" = 20'-0"

PROPOSED 16' x 24' GARAGE
MS. VALENTINO & McMANIS
CROSS-SECTION & SITE PLANS
DATE 3 - 6 - 23 SCALE: 1/4" = 1'-0" PAGE: 3 OF 3

20 BEACH ROAD
PLAT 64
LOTS 90 & 91
9,677 SQ. FT.

TYPICAL MEASUREMENTS FOR CONSTRUCTION
FIELD VERIFY ALL MEASUREMENTS

REFERENCES:

- TOWN OF BRISTOL, CLERK'S OFFICE
- PLAT BOOK A, PAGE 110 "REPLAT OF BEACH TERRACE"
- PLAT BOOK B, PAGE 6 "PORTION OF BEACHMONT PLAT"
- DEED BOOK 1821, PAGE 210

R-10 ZONING REQUIREMENTS: (Single Family)

- AREA 10,000 S.F. MIN.
- FRONTAGE 80' MIN.
- FRONT SETBACK 30' MIN.
- REAR SETBACK 30' MIN.
- SIDE SETBACK 15' MIN.
- BLDG. HEIGHT 35' MAX.
- LOT COVERAGE 25% MAX.
- ACCESSORY STRUCTURE 6' MIN. (SIDE & REAR)

EXISTING LOT COVERAGE:

TOTAL LOT AREA	= 9,677 S.F.
EXISTING DWELLING	1,377 S.F.
EXISTING DECK	342 S.F.
EXISTING SHED 1	49 S.F.
EXISTING SHED 2	451 S.F.
EXISTING POOL	380 S.F.
TOTAL AREA	2,599 S.F.
	2,599 S.F./9,677 S.F. = 26.85%

FEMA INFO:

ALL LOTS ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.I.R.M. 44007C0010H, 7/07/2014.

CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

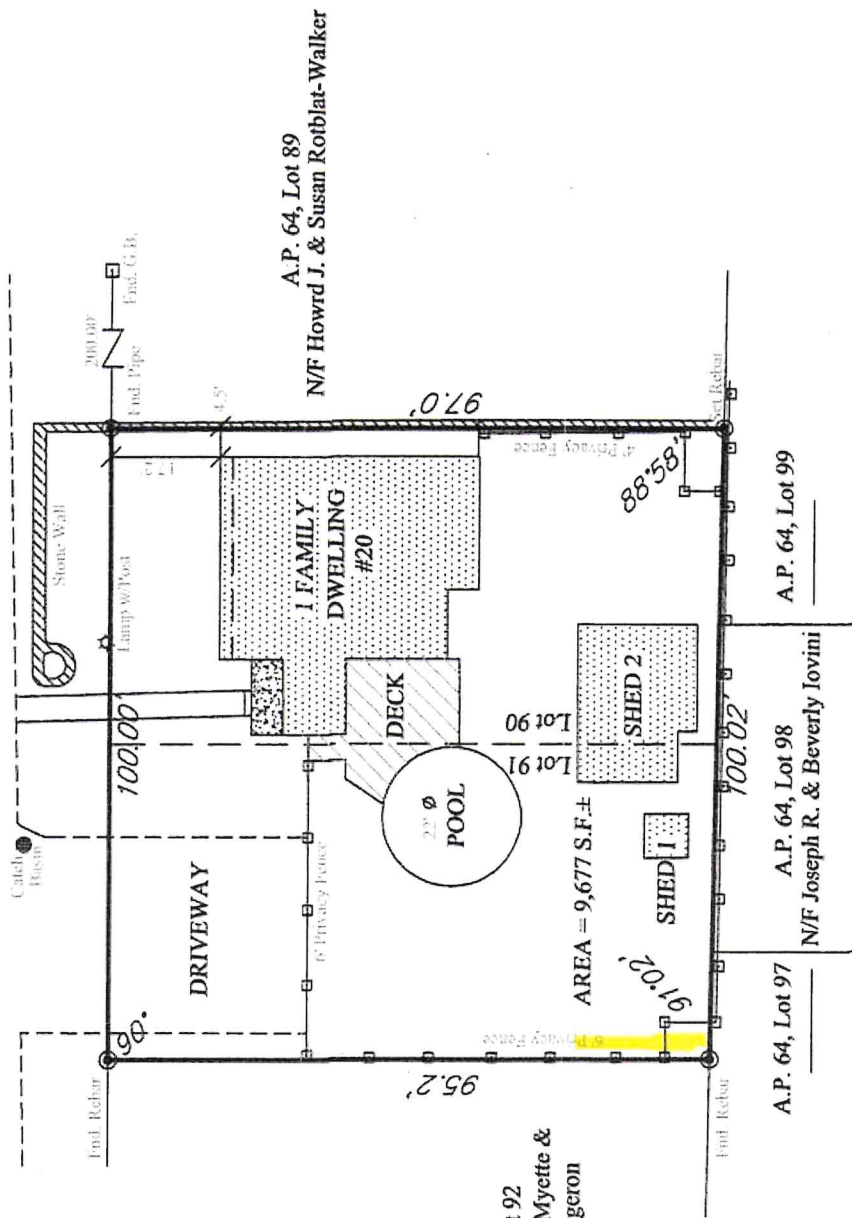
LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS 1

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Existing Site Features, Dwelling and Perimeter Property Lines at 20 Beach Rd., Town of Bristol, A. P. 64, Lots 90 & 91.

By: Walter P. Skorupski Date: 6/25/2021
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A37B-COA

BEACH RD.



Owners:
 Amanda Leigh Valentino &
 Maureen Elizabeth McManus
 20 Beach Road
 Bristol, R.I. 02809
 June, 2021



SURVEY & EXISTING SITE PLAN
 TOWN OF BRISTOL
 20 BEACH ROAD
 ASSESSOR'S PLAT 64
 LOTS 90 & 91

Bristol 20 BEACH RD

Plat/Lot 064-0090-000

Account: 4183

LUC 01

Zone R-10

Assessment

\$294,300

Card 1 of 1



Owner Account #: 50-0001-47

Owner 1 private owner

Owner 2

Owner 3

Address

% Owned
0.00
0.00

Previous Owners & Sales Information

Grantor
COSTA, JOSEPH F. & LISA A. TE

Sale Price
360,000
0

Leq Ref
1821-210
1737-273

Deed Type
NAL
K Q

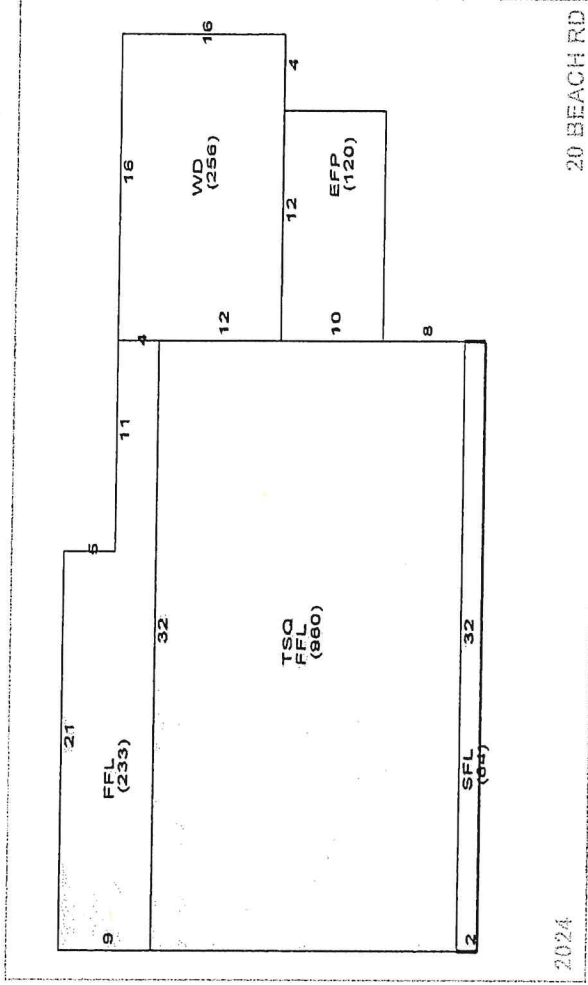
Assessment

Use Code	Bldg Value	SF/M Value	Land Size	Land Value	AG Credit	Assessed Value
01	208,000	1,300	0.11	85,000	0	294,300
TOTAL	208,000	1,300	0.11	85,000	0	294,300

Source > Mkt Adj Cost VAL per SQ Unit/Parcel > 125.07 VAL per SQ Unit/Parcel > 125.07

Previous Assessments

Year	LUC	Building	SF/M	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	208,000	1,300	0	85,000	0	294,300	294,300
2022	01	208,000	1,300	0	85,000	0	294,300	294,300
2021	01	177,500	1,300	0	140,500	0	319,300	319,300
2020	01	177,500	1,300	0	140,500	0	319,300	319,300
2019	01	177,500	1,300	0	140,500	0	319,300	319,300
2018	01	165,700	1,700	0	127,800	0	285,200	285,200



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.10962	AC	P	1.00	649,000	775,406	F				85,000			1.00	0
2															
3															
4															

Bristol

20 BEACH RD

Card 1 of 1

Plat/Lot 064-0090-000

Account: 4183

LUC 01 Zone R-10

Assessment \$294,300



Building Information

Description	Story Height	1/2 Story	Finish
BLDG Type	Salt Box	0	
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	
EXT Wall 1	Wood Shnal	EXT Wall 2	
Roof Type 1	Salt Box	Roof Type 2	
Roof Cover 1	Asphalt Shir	Roof Cover 2	
INT Wall 1	Plaster	INT Wall 2	
Floors 1	Hardwood	Floors 2	Laminate % 25

Grade

Grade	Q4	Q4
Year Built	1935	EFF Year
Alt LUC	0.00	Alt %

Other Factors

Flood Hazard	Topography	LEVEL
Street	PAVED	
Traffic		
Bas \$/SQ	125.00	
Size Adj	1.04	
Constr Adj	1.01	
Adj \$/SQ	131.33	
Other Feats	34,420	
Grade Fac	1.00	
Neigh Infl	1.00	
Land Factor	1.00	
Adj Total	300,576	
Depreciation	92,577	
Depr Total	207,999	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,193	1,193	131.33	156,677
TSQ	3/4 STORY	720	720	131.33	94,558
SFL	2nd FLOOR	64	64	131.33	8,405
EFP	ENCL PORCH	120	0	21.00	2,520
WD	WOOD DECK	256	0	15.61	3,996
Total		2,353	1,977		266,156

Visit History

Date	Result	By
6/29/2021	REVIEW	
11/29/2019	LISTED	
8/24/2018	REVIEW	
8/21/2018	MEASURED	
3/11/2013	MEASURE	
3/11/2013	LISTED	

Notes

STRUCTURE IS OFF - W/LOT 91. siding 2012 mcb || 08-30-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), input "Units For Size Adjustment" for land pricing.

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior	2022			
Exterior				
Kitchen				
Bath(s)				

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done
05/18/2022	M54121		MECH	11,000	0
07/20/2021	F52527		FNC	2,500	
12/12/2016	356-16-E	02/10/2017	ELEC	725	
12/01/2016	M17016		MECH	0	
12/01/2016	282-16-M	02/10/2017	MECH	3,700	
11/21/2016	295-16-M	02/10/2017	MECH	12,000	
10/21/2016	M10827		MECH	0	
10/14/2016	B30252		BLDG	0	
05/01/2015	B31791		BLDG	0	

Condo Data

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

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF	Size	Quality	Condition	Year	Assessed Value
1	Shed	1	Y	1			468	2	AV	1935	1,300	

Other Info.

Priority	Term	Rental
PriorID1c		AFDU
PriorID2a		
PriorID2b		
PriorID2c		
PriorID3a		
PriorID3b		
PriorID3c		

Room Counts by Floor

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



BEACH RD

Card of

Plat/Lot 064-0091-000

Account: 4184

Zone R-10

Assessment

\$84,700

Owner Account #: 50-0001-47

Previous Owners & Sales Information



Owner 1 private owner

% Owned

Date 10/16/2015

Sale Price 360,000

Deed Type W

Owner 2

0.00

Grantor COSTA, JOSEPH F

Leg Ref 1821-210

NAL K

Owner 3

0.00

Address

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
12	0	0	0.11	84,700	0	84,700
TOTAL	0	0	0.11	84,700	0	84,700

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

VAL per SQ Unit/Parcel >

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	12	0	0	0	84,700	0	84,700	84,700
2022	12	0	0	0	84,700	0	84,700	84,700
2021	13	0	0	0	70,200	0	70,200	70,200
2020	13	0	0	0	70,200	0	70,200	70,200
2019	13	0	0	0	70,200	0	70,200	70,200
2018	13	0	0	0	63,800	0	63,800	63,800

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	0.10927	AC	P	1.00	649,000	775,144	F							84,700			1.00	0
2																		
3																		
4																		

2024

BEACH RD

Plot/Lot 064-0091-000

Account: 4184

LUC 12 Zone R-10

Assessment \$84,700



Building Information

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

Year Built	Grade
Alt LUC	Alt LUC
EFF Year	EFF Year
Alt %	Alt %

Other Factors

Flood Hazard	Topography	Street	PAVED

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeb V
Total					

Visit History

Date	Result	By
6/29/2021	REVIEW	
8/24/2018	REVIEW	
8/21/2018	VACANT LO	

Depreciation

Code	Description	%
Condition		
Functional		
Economic		
Special		
OV		

Bas \$/SQ

Size Adj	Constr Adj	Adj \$/SQ	Othr Featrs	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation

Notes

W/LOT 90 || 08-30-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), change land use from "13" to "12" to reflect more appropriate land use and input "Units For Size Adjustment" for land pricing, MRM.

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions

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

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value

Room Counts by Floor

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

Other Info.

AFDU
xtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c



20 Beach Road - 300' Radius

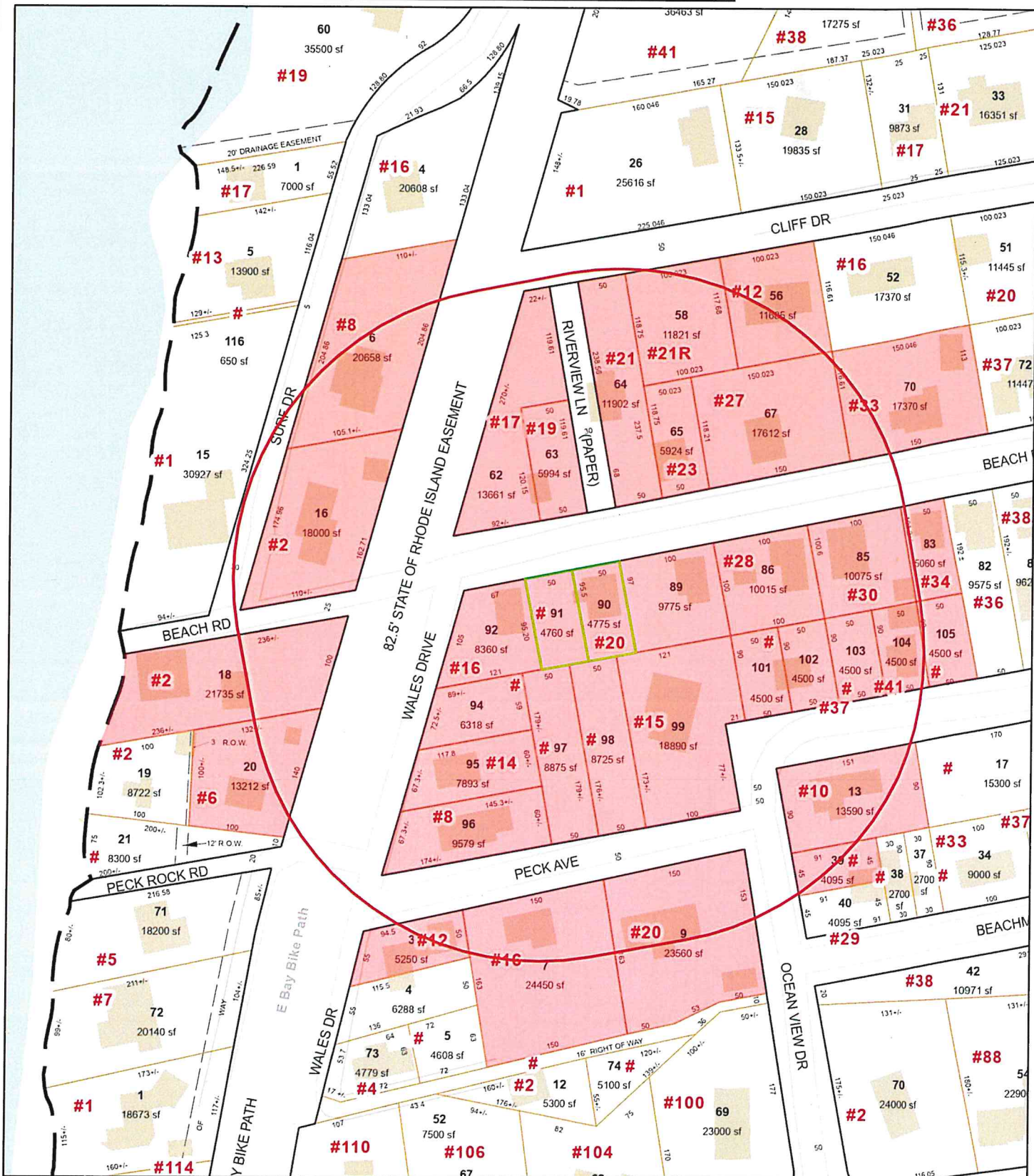
Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 10, 2024



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300 feet Abutters List Report

Bristol, RI
May 10, 2024

Subject Properties:

Parcel Number: 64-90
CAMA Number: 64-90
Property Address: 20 BEACH RD

Mailing Address: VALENTINO, AMANDA LEIGH &
McMANUS, MAUREEN ELIZABETH TE
20 BEACH RD
BRISTOL, RI 02809-1505

Parcel Number: 64-91
CAMA Number: 64-91
Property Address: BEACH RD

Mailing Address: VALENTINO, AMANDA LEIGH &
McMANUS, MAUREEN ELIZABETH TE
20 BEACH RD
BRISTOL, RI 02809-1505

Abutters:

Parcel Number: 64-101
CAMA Number: 64-101
Property Address: PECK AVE

Mailing Address: SYLVARIA, MARY JEAN
37 PECK AVE
BRISTOL, RI 02809

Parcel Number: 64-102
CAMA Number: 64-102
Property Address: 37 PECK AVE

Mailing Address: SYLVARIA, MARY JEAN
37 PECK AVE
BRISTOL, RI 02809

Parcel Number: 64-103
CAMA Number: 64-103
Property Address: PECK AVE

Mailing Address: MEDEIROS, SUSAN C & STEPHANIE A
TRUSTEES
41 PECK AVE
BRISTOL, RI 02809

Parcel Number: 64-104
CAMA Number: 64-104
Property Address: 41 PECK AVE

Mailing Address: MEDEIROS, SUSAN C & STEPHANIE A
TRUSTEES
41 PECK AVE
BRISTOL, RI 02809

Parcel Number: 64-105
CAMA Number: 64-105
Property Address: PECK AVE

Mailing Address: RAPOSO, VANESSA M & MOORE,
CHARLES C JT
34 BEACH RD
BRISTOL, RI 02809

Parcel Number: 64-16
CAMA Number: 64-16
Property Address: 2 SURF DR

Mailing Address: SILVA, MARK D
2 SURF DR
BRISTOL, RI 02809

Parcel Number: 64-18
CAMA Number: 64-18
Property Address: 2 BEACH RD

Mailing Address: MILNER, KARA K.
2 BEACH RD
BRISTOL, RI 02809

Parcel Number: 64-20
CAMA Number: 64-20
Property Address: 6 PECK ROCK RD

Mailing Address: THE BUNGALOW LLC
C/O 1 RIO RD
BARRINGTON, RI 02806

Parcel Number: 64-56
CAMA Number: 64-56
Property Address: 12 CLIFF DR

Mailing Address: VARGAS, MANUEL E ET UX ELIZABETH
M JT
12 CLIFF DR
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
May 10, 2024

Parcel Number: 64-58 CAMA Number: 64-58 Property Address: 21R BEACH RD	Mailing Address: CAMBRA, JOHN R & ELIZABETH W LE REM: CAMBRA, JONATHAN W & MEGAN E TC 21 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-6 CAMA Number: 64-6 Property Address: 8 SURF DR	Mailing Address: WEINBERG, MARC S. LORI R. TE 8 SURF DR BRISTOL, RI 02809
Parcel Number: 64-62 CAMA Number: 64-62 Property Address: 17 BEACH RD	Mailing Address: INGRAM, BETHANY J 17 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 64-63 CAMA Number: 64-63 Property Address: 19 BEACH RD	Mailing Address: FISHER, ANA J. 813 WAVERLY ST HOUSTON, TX 77007
Parcel Number: 64-64 CAMA Number: 64-64 Property Address: 21 BEACH RD	Mailing Address: CAMBRA, JOHN R & ELIZABETH W LE REM: CAMBRA, JONATHAN W & MEGAN E TC 21 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-65 CAMA Number: 64-65 Property Address: 23 BEACH RD	Mailing Address: PEASE, SUSAN HAY 23 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 64-67 CAMA Number: 64-67 Property Address: 27 BEACH RD	Mailing Address: KERNS, MARGARET 27 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-70 CAMA Number: 64-70 Property Address: 33 BEACH RD	Mailing Address: SULLIVAN, TIMOTHY S & JILLIAN M TE 30 REVERE BEACH PARKWAY, #601 MEDFORD, MA 02155
Parcel Number: 64-83 CAMA Number: 64-83 Property Address: 34 BEACH RD	Mailing Address: RAPOSO, VANESSA M & MOORE, CHARLES C JT 34 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-85 CAMA Number: 64-85 Property Address: 30 BEACH RD	Mailing Address: MAUDIE, JOYCE A. GALLIVAN, KARYN M. JT 30 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-86 CAMA Number: 64-86 Property Address: 28 BEACH RD	Mailing Address: CRAWFORD, MARY A. (S) TRSTEE CRAWFORD FAMILY REVOCABLE TRST 28 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 64-90 CAMA Number: 64-90 Property Address: 20 BEACH RD	Mailing Address: VALENTINO, AMANDA LEIGH & McMANUS, MAUREEN ELIZABETH TE 20 BEACH RD BRISTOL, RI 02809-1505



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5/10/2024

Page 2 of 4



300 feet Abutters List Report

Bristol, RI
May 10, 2024

Parcel Number: 64-91 CAMA Number: 64-91 Property Address: BEACH RD	Mailing Address: VALENTINO, AMANDA LEIGH & McMANUS, MAUREEN ELIZABETH TE 20 BEACH RD BRISTOL, RI 02809-1505
Parcel Number: 64-92 CAMA Number: 64-92 Property Address: 16 BEACH RD	Mailing Address: MYETTE, MICHEL F & BERGERON, DONNA I JT 16 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-94 CAMA Number: 64-94 Property Address: WALES DR	Mailing Address: MYETTE, MICHEL F & BERGERON, DONNA I JT 16 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-95 CAMA Number: 64-95 Property Address: 14 WALES DR	Mailing Address: GEIGER, ASHLEY MICHELLE & LUCIA, ADAM JORDAN TE 14 WALES DR BRISTOL, RI 02809
Parcel Number: 64-96 CAMA Number: 64-96 Property Address: 8 WALES DR	Mailing Address: DEASCENTIS, NATHANIEL & DEASCENTIS, MEGAN TE 8 WALES DR BRISTOL, RI 02809
Parcel Number: 64-97 CAMA Number: 64-97 Property Address: PECK AVE	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 64-98 CAMA Number: 64-98 Property Address: PECK AVE	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 64-99 CAMA Number: 64-99 Property Address: 15 OCEAN VIEW RD	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 65-13 CAMA Number: 65-13 Property Address: 10 OCEAN VIEW ROAD	Mailing Address: LAROCHE, DOUGLAS M. JULIE M. TE 10 OCEAN VIEW DR BRISTOL, RI 02809
Parcel Number: 65-3 CAMA Number: 65-3 Property Address: 12 PECK AVE	Mailing Address: PIMENTA, RICHARD JANE A. 12 PECK AVE BRISTOL, RI 02809
Parcel Number: 65-39 CAMA Number: 65-39 Property Address: OCEAN VIEW RD	Mailing Address: PERRONI, JOSEPH R. JULIE M. J. TE 29 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 65-7 CAMA Number: 65-7 Property Address: 16 PECK AVE	Mailing Address: BURKE, VANDA 16 PECK AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
May 10, 2024

Parcel Number: 65-9
CAMA Number: 65-9
Property Address: 20 PECK AVE

Mailing Address: PERRONI, JOSEPH R MARY
20 PECK AVE
BRISTOL, RI 02809



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BURKE, VANDA
16 PECK AVE
BRISTOL, RI 02809

MEDEIROS, SUSAN C &
STEPHANIE A TRUSTEES
41 PECK AVE
BRISTOL, RI 02809

SILVA, MARK D
2 SURF DR
BRISTOL, RI 02809

CAMBRA, JOHN R & ELIZABET
REM: CAMBRA, JONATHAN W &
21 BEACH RD
BRISTOL, RI 02809

MENDOZA, LISA MARIE
387 UNION ST APT 2
BROOKLYN, NY 11231

SULLIVAN, TIMOTHY S & JIL
30 REVERE BEACH PARKWAY, #601
MEDFORD, MA 02155

CRAWFORD, MARY A. (S) TRS
CRAWFORD FAMILY REVOCABLE
28 BEACH ROAD
BRISTOL, RI 02809

MILNER, KARA K.
2 BEACH RD
BRISTOL, RI 02809

SYLVARIA, MARY JEAN
37 PECK AVE
BRISTOL, RI 02809

DEASCENTIS, NATHANIEL &
DEASCENTIS, MEGAN TE
8 WALES DR
BRISTOL, RI 02809

MYETTE, MICHEL F &
BERGERON, DONNA I JT
16 BEACH RD
BRISTOL, RI 02809

THE BUNGALOW LLC
C/O 1 RIO RD
BARRINGTON, RI 02806

FISHER, ANA J.
813 WAVERLY ST
HOUSTON, TX 77007

MYETTE, MICHEL F & BERGER
16 BEACH RD
BRISTOL, RI 02809

VALENTINO, AMANDA LEIGH &
MAUREEN ELIZABETH TE
20 BEACH RD
BRISTOL, RI 02809-1505

GEIGER, ASHLEY MICHELLE &
LUCIA, ADAM JORDAN TE
14 WALES DR
BRISTOL, RI 02809

PEASE, SUSAN HAY
23 BEACH ROAD
BRISTOL, RI 02809

VARGAS, MANUEL E ET UX
ELIZABETH M JT
12 CLIFF DR
BRISTOL, RI 02809

INGRAM, BETHANY J
17 BEACH ROAD
BRISTOL, RI 02809

PERRONI, JOSEPH R
MARY
20 PECK AVE
BRISTOL, RI 02809

WEINBERG, MARC S.
LORI R. TE
8 SURF DR
BRISTOL, RI 02809

KERNS, MARGARET
27 BEACH RD
BRISTOL, RI 02809

PERRONI, JOSEPH R.
JULIE M. J. TE
29 BEACHMOUNT AVE
BRISTOL, RI 02809

LAROCHE, DOUGLAS M.
JULIE M. TE
10 OCEAN VIEW DR
BRISTOL, RI 02809

PIMENTA, RICHARD
JANE A.
12 PECK AVE
BRISTOL, RI 02809

MAUDIE, JOYCE A.
GALLIVAN, KARYN M. JT
30 BEACH RD
BRISTOL, RI 02809

RAPOSO, VANESSA M &
MOORE, CHARLES C JT
34 BEACH RD
BRISTOL, RI 02809



AFFIDAVIT OF MAILING

I, Melanie Wolfe, on May 14, 2024 on behalf of the application submitted for 20 Beach Rd (street address) mailed notices by first-class mail to all abutting property owners within the required radius.

Melanie Wolfe

(Print Name)

Melanie Wolfe

(Signature)

STATE OF RHODE ISLAND, COUNTY OF Bristol

On this 14 day, of May, 2024, before me, the undersigned notary public, personally appeared Melanie Wolfe, personally known to the notary to be the person whose name is signed on the preceding or attached document, and acknowledged to the notary to the notary that he/she signed it voluntarily for its stated purpose.

Edward Carusi

Notary Public

Commission Expiration:

Edward Carusi
Notary Public
State of Rhode Island ID# 60800
My Comm. Expires: 07/27/2027