



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda
Monday, May 05, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **May 1, 2025**.

1. Pledge of Allegiance

2. Approval of Minutes - April 7, 2025

3. Continued Petitions

3A. 2025-02 Brandon M. and Cassie M. Andrade - Dimensional Variance (continued from January): to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard. Located at **21 Naomi Street**; Assessor's Plat 118, Lot 100; Zone: R-15

4. New Petitions

4A. 2025-14 Alyssa and Richard Brown - Dimensional Variances: to construct a 24ft. x 40ft. second-story addition to an existing single-family dwelling to create a second residential dwelling unit with less than the required lot area per dwelling unit. Located at **21 Magnolia Street**; Assessor's Plat 29, Lot 19; Zone: R-6.

5. Adjournment

Date Posted: April 17, 2025

Posted By: pmc



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-02

***CONTINUED PUBLIC HEARING**

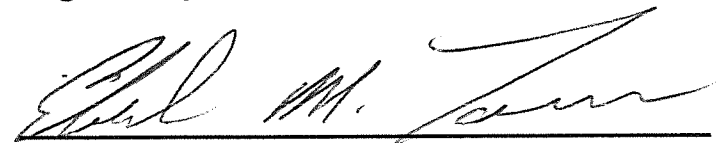
Notice is hereby given by the Zoning Board of Review
that a continued public hearing will be held on the following application:

PLEASE NOTE REVISED DATE

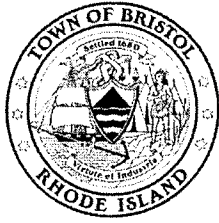
***Monday, February 10, 2025**
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Brandon M. and Cassie M. Andrade**
PROPERTY OWNER: **Brandon M. and Cassie M. Andrade**
LOCATION: **21 Naomi Street**
PLAT: **118** LOT: **100**
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.


Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-02


PUBLIC HEARING

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

Monday, January 6, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

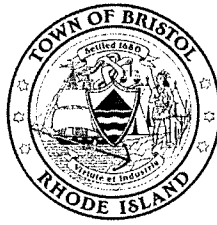
APPLICANT: **Brandon M. and Cassie M. Andrade**
PROPERTY OWNER: **Brandon M. and Cassie M. Andrade**
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Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-02

APPLICANT: Brandon M. and Cassie M. Andrade

LOCATION: 21 Naomi Street

PLAT: 118 LOT: 100 ZONE: Residential R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

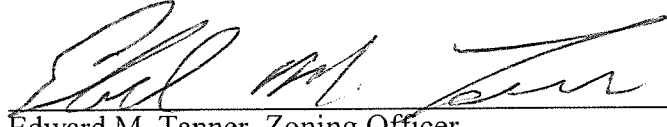
COMPREHENSIVE PLAN REVIEW:

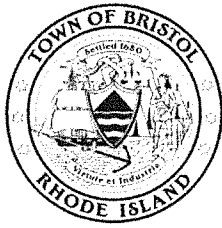
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a two-story addition to the existing single-family dwelling on this property located on the westerly side of Naomi Street. The dwelling on this property consists of a two-story Cape-style house. The applicant proposes to add several additions to the dwelling, including a covered front porch, a single-story addition to the rear, and a two-car garage with living space above. According to the site plan submitted with this application, only the proposed garage with second story living area addition requires zoning relief. As proposed, this addition would extend to within 16 feet of the northerly right side property line. The zoning ordinance requires a 20 foot side yard in the R-15 zoning district.

Given that the location of the dwelling and proposed additions at or within the required property line setbacks (as depicted on the site plan), I have requested that the applicant submit a survey site plan prepared by a professional land surveyor to confirm building and setback locations. Should the site plan submitted by the applicant be confirmed as accurate, this proposal may qualify for an administrative zoning modification permit per Section 28-152 of the zoning ordinance, and a dimensional variance from the zoning board may not be required.

 12/27/2024
Edward M. Tanner, Zoning Officer



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

TOWN OF BRISTOL
COMMUNITY DEV.

2024 DEC 11 AM 11:22

APPLICATION

File No: 2025-02

Accepted by ZEO: *ENT 12/11/24*

APPLICANT:	Name: <i>Brandon Andrade</i>		
	Address: <i>21 Naomi St.</i>		
	City: <i>Bristol</i>	State: <i>RI</i>	Zip: <i>02809</i>
	Phone #: <i>774-365-1513</i>	Email: <i>brandon_andrade1@yahoo.com</i>	
PROPERTY OWNER:	Name: <i>Brandon Andrade</i>		
	Address: <i>21 Naomi St.</i>		
	City: <i>Bristol</i>	State: <i>RI</i>	Zip: <i>02809</i>
	Phone #: <i>774-365-1513</i>	Email: <i>brandon_andrade1@yahoo.com</i>	

- Location of subject property: *21 Naomi St., Bristol, RI 02809*
 Assessor's Plat(s) #: *118-0100-000* Lot(s) #: *6*
- Zoning district in which property is located: *R-15*
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
- 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): _____
- 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.
- How long have you owned the property? *8 years (9/7/2016)*
- Present use of property: *Single Family Dwelling*
- Is there a building on the property at present? *yes*
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
26 x 34', 1,532 square ft.
- Proposed use of property: *Single Family Dwelling*

11. Give extent of proposed alterations: 8'x40' first floor rear addition, two story garage addition with master suite above, 6'x46 Farmers porch

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): addition sq ft = 1,040

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>35'</u>	Proposed Setback: <u>35'</u>
Left side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>20'</u>
Right side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>16'</u>
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>35'</u>
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? 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: 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: 12/10/2024

Print Name: Brandon Andrade

Property Owner's Signature: [Signature] Date: 12/10/2024

Print Name: Brandon Andrade

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

Name: _____ Phone #: _____

Address: _____

Question # 5

Property Location: 21 Naomi Street, Bristol RI, 02809

Dear Members of the Zoning Board,

I am writing to formally request a variance for the expansion of our current home at 21 Naomi Street. My family and I have thoroughly enjoyed living in this home and being part of such a supportive community. We are currently facing the joyful yet challenging situation of expanding our family—our 5-year-old is eagerly awaiting the arrival of a new sibling in early 2025.

As both my wife and I work from home, our current living space no longer adequately supports the needs of our growing family.

To ensure we continue to thrive in our home and maintain a balanced lifestyle, we are proposing an expansion to accommodate our children and provide dedicated workspaces for both of us.

We fully understand the importance of maintaining the aesthetic and integrity of our neighborhood. We are committed to making sure that our expansion will not negatively impact our neighbors' views, privacy, or the overall character of the area.

We have had positive relationships with our neighbors and plan to continue fostering those relationships by keeping open communication about the project and addressing any concerns that may arise.

We believe that this modification will not only improve our quality of life but will also preserve the long-term stability and enjoyment of our home in this community. We are more than willing to work with the planning department and neighbors to ensure that the expansion is done thoughtfully and in compliance with all regulations.

Sincerely,
Brandon Andrade

Owner Account #: 50-0016-00 % Owned

Owner 1 ANDRADE, CASSIE M & BRANDON M TE

Owner 2

Owner 3

Address 21 NAOMI ST, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	Deed Type
FERREIRA, CASSIE	09/08/2020	0	2055-275	Q
CATALAN, BRANDON A.	09/07/2016	315,000	1861-80	T
CATALAN, BRANDON A.	02/11/2014	0	1745-350	Q
MOSTERTZ, GAIL	04/30/2008	299,900	1433-250	A
NAOMI PROPERTIES I	09/02/1999	157,000	714-56	A

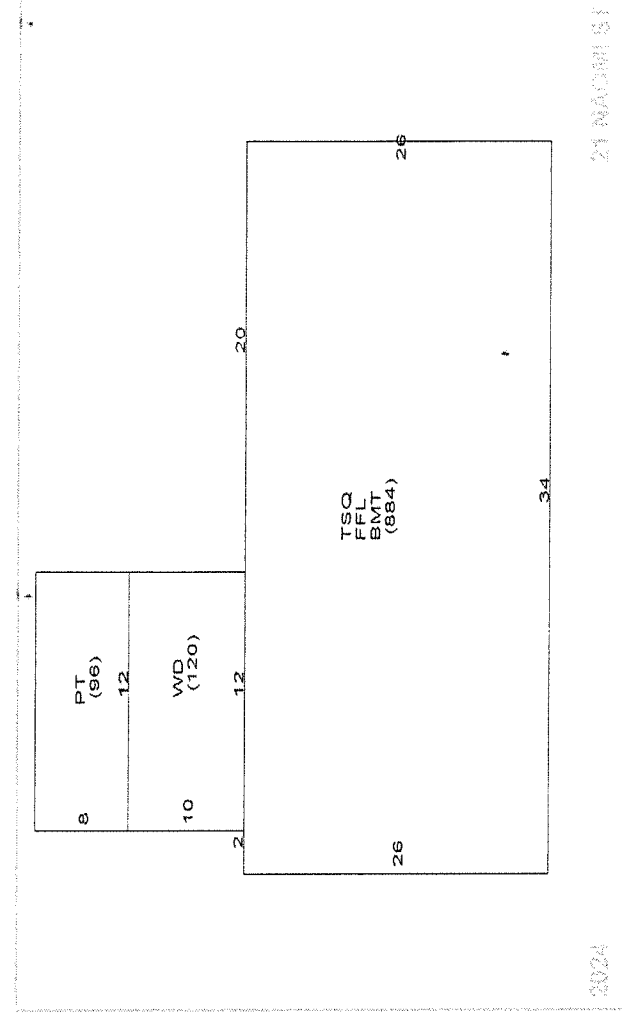
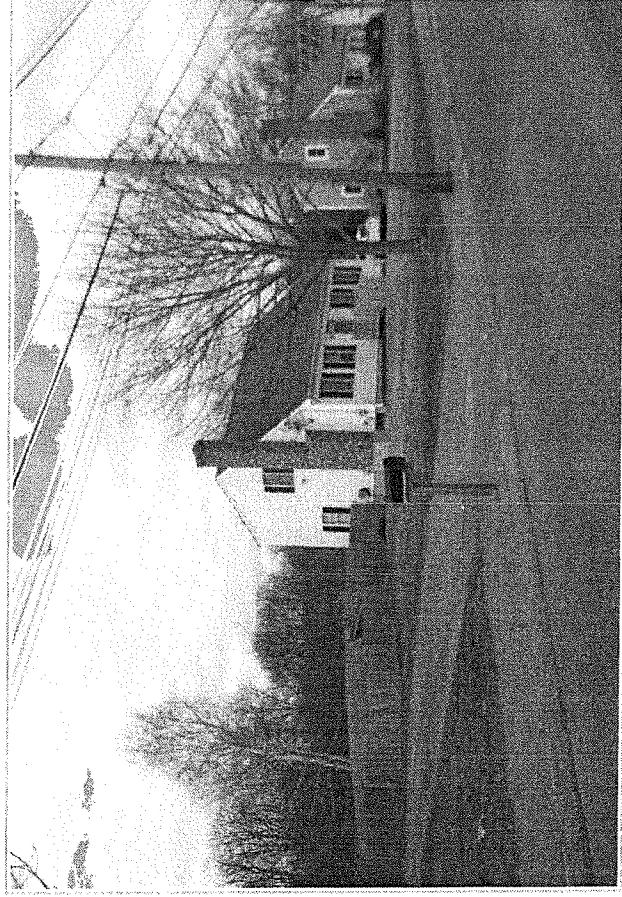
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	223,100	0	0.36	170,400	0	393,500
TOTAL	223,100	0	0.36	170,400	0	393,500

Source > Mkt Adj Cost VAL per SQ Unit/Card > 148.66 VAL per SQ Unit/Parcel > 148.66

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	223,100	0	0	170,400	0	393,500	393,500
2023	01	223,100	0	0	170,400	0	393,500	393,500
2022	01	223,100	0	0	170,400	0	393,500	393,500
2021	01	175,300	0	0	142,800	0	318,100	318,100
2020	01	175,300	0	0	142,800	0	318,100	318,100
2019	01	175,300	0	0	142,800	0	318,100	318,100



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 01 Single Fam	0.34435	AC	P	1.00	555,000	489,328	E							168,500			1.00	0
2 01 Single Fam	0.01148	AC	EX	0.20	555,000	165,505	E							1,900			1.00	0

Building Information

Description	Story Height	1 3/4 Story	Finishes
BLDG Type	Cape	0	
RES Units	1	0	
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Ceramic Ttl % 10

Description	Color
BMT Garages	Electrical
Plumbing	INT vs EXT
Insulation	Heat Type BB Hot Water
Heat Fuel	% Heated 100
# Heat Sys	% A/C
% Solar HW	% Vacuum
% COM Wall	Ceiling Type
Cell HGHT	% Sprinkled

Quantity	Quality
2	Typical
1	Typical
1	Typical

Room Counts by Floor

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

Grade

Year Built	1999	EFF Year	Q4
Alt LUC	0.00		

Depreciation

Code	Description	%
Condition	AV - Average	22.0
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		22.0

Code	AV	AV - Average
Bas \$/SQ	135.00	1.11
Size Adj	1.11	1.01
Const Adj	1.01	151.24
Adj \$/SQ	151.24	29,500
Othr Featrs	29,500	1.00
Grade Fac	1.00	1.00
Neigh Infl	1.00	1.00
Land Factor	1.00	286,052
Adj Total	286,052	62,931
Depreciation	62,931	223,121
Depr Total	223,121	

Remodeling History

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

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	S Pump1	1	Y	1					1	3	AV	1999
2												
3												
4												
5												
6												
7												
8												
9												
10												

Sub-Area Detail

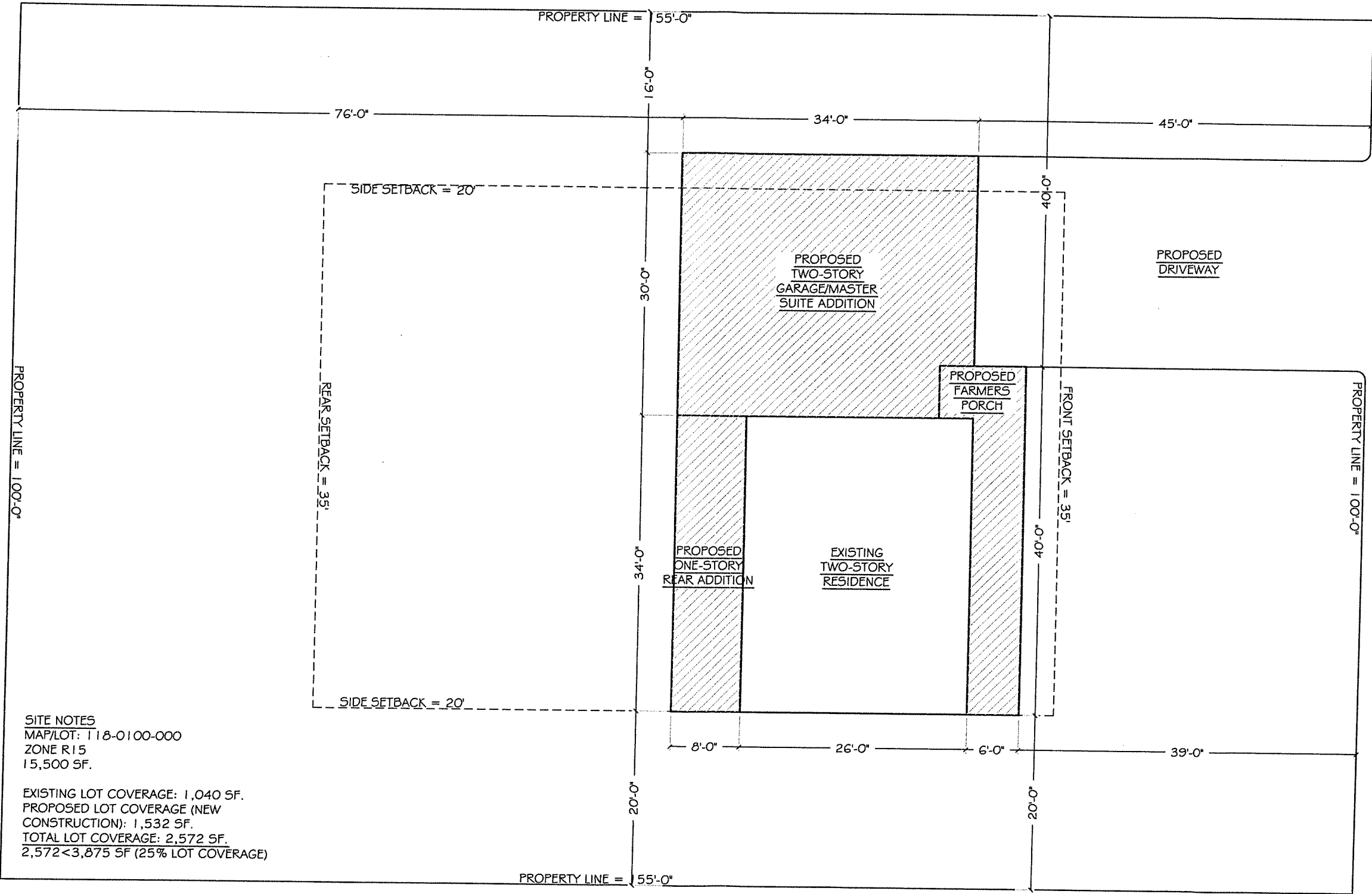
Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	884	884	151.24	133,696
TSQ	3/4 STORY	663	663	151.24	100,272
BMT	BASEMENT	884	0	22.69	20,058
PT	PATIO	96	0	3.81	366
WD	WOOD DECK	120	0	18.00	2,160
Total		2,647	1,547		256,552

Notes

Date	Result	By
7/19/2021	REVIEW	
9/28/2018	REVIEW	
9/17/2018	MEASURED	
11/26/2014	MEASURED	
7/13/2010	MEASURE	
7/7/2007	LISTED	
7/7/2007	CALL BACK	
6/30/2007	CALL BACK	

Other Info.


AFDU
xtTermRental
PriorID1c
PriorID2a
PriorID2c
PriorID2c
PriorID3a
PriorID3b
PriorID3c

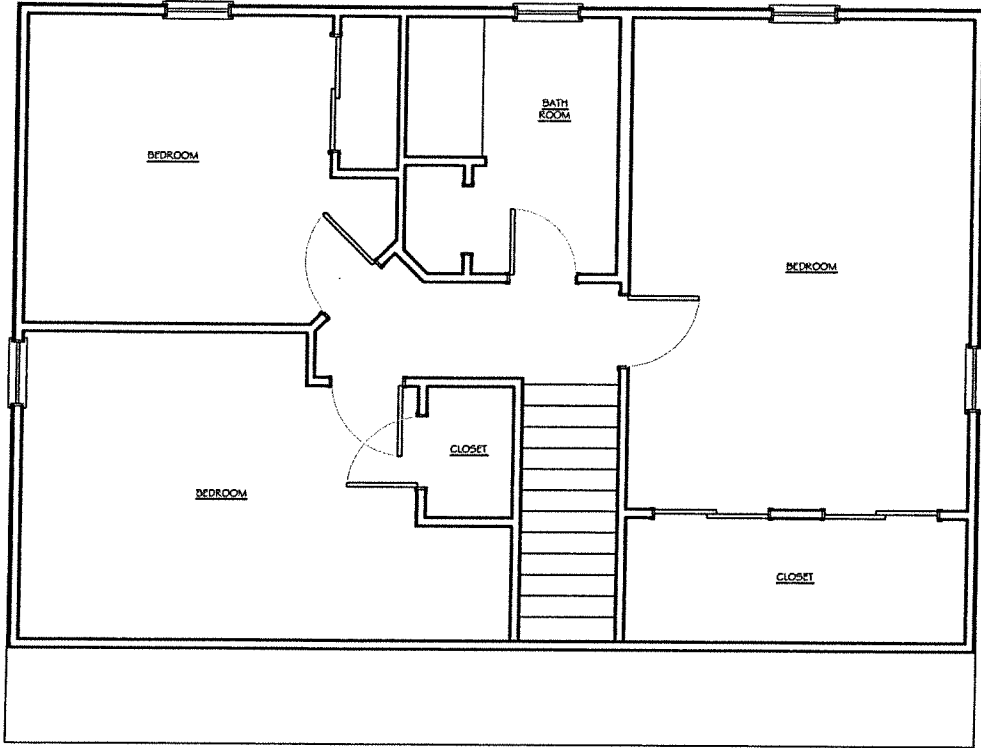


SITE NOTES
 MAP/LOT: 118-0100-000
 ZONE R15
 15,500 SF.

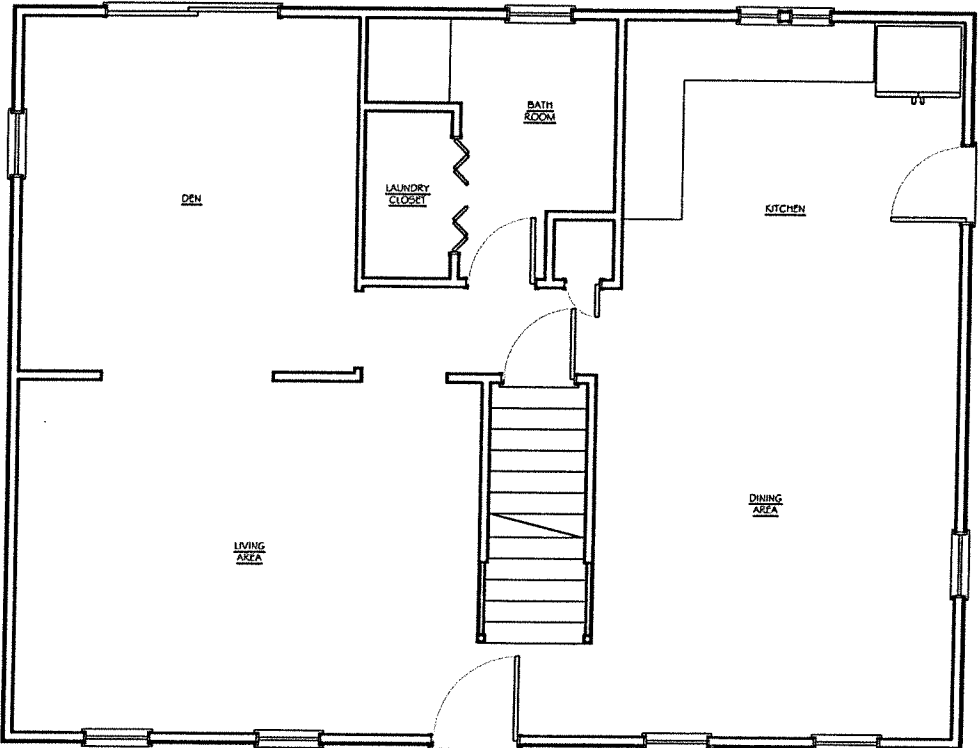
EXISTING LOT COVERAGE: 1,040 SF.
 PROPOSED LOT COVERAGE (NEW CONSTRUCTION): 1,532 SF.
 TOTAL LOT COVERAGE: 2,572 SF.
 2,572 < 3,875 SF (25% LOT COVERAGE)



 SITE PLAN	
ANDRADE 24 NAOMI ST. BRISTOL, RI	S1
DATE: 11.26.2004 DRAWN BY: EP3	
SCALE: NTS ISSUE FOR ZONING	




EXISTING 2nd FLOORPLAN



EXISTING 1st FLOORPLAN



 EXISTING 1st & 2nd FLOORPLANS	
ANDRADE 21 NAOMI ST. BRISTOL, RI	A1
DATE: 11.26.2024	
DRAWN BY: EDG	
SCALE: 1/4" = 1'-0" ISSUE FOR ZONING	

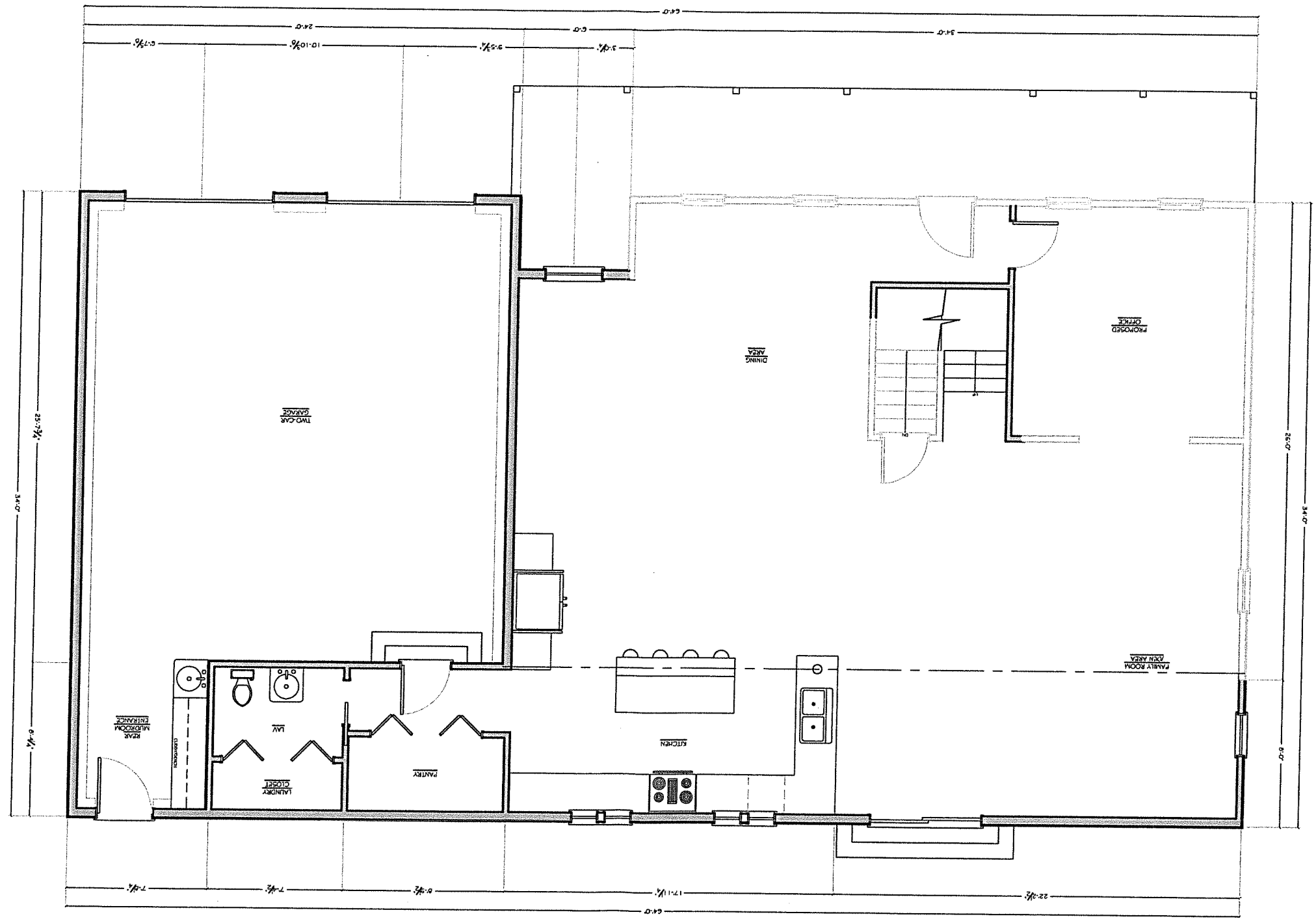
PROPOSED FIRST FLOOR PLAN

R.D.G.

ANDRADE
21 MADHIT ST.
BRISTOL, RI

DATE: 11.26.2024
DRAWN BY: EJS
SCALE: 1/4" = 1'-0"
ISSUE FOR ZONING

A2



PROPOSED SECOND FLOOR PLAN

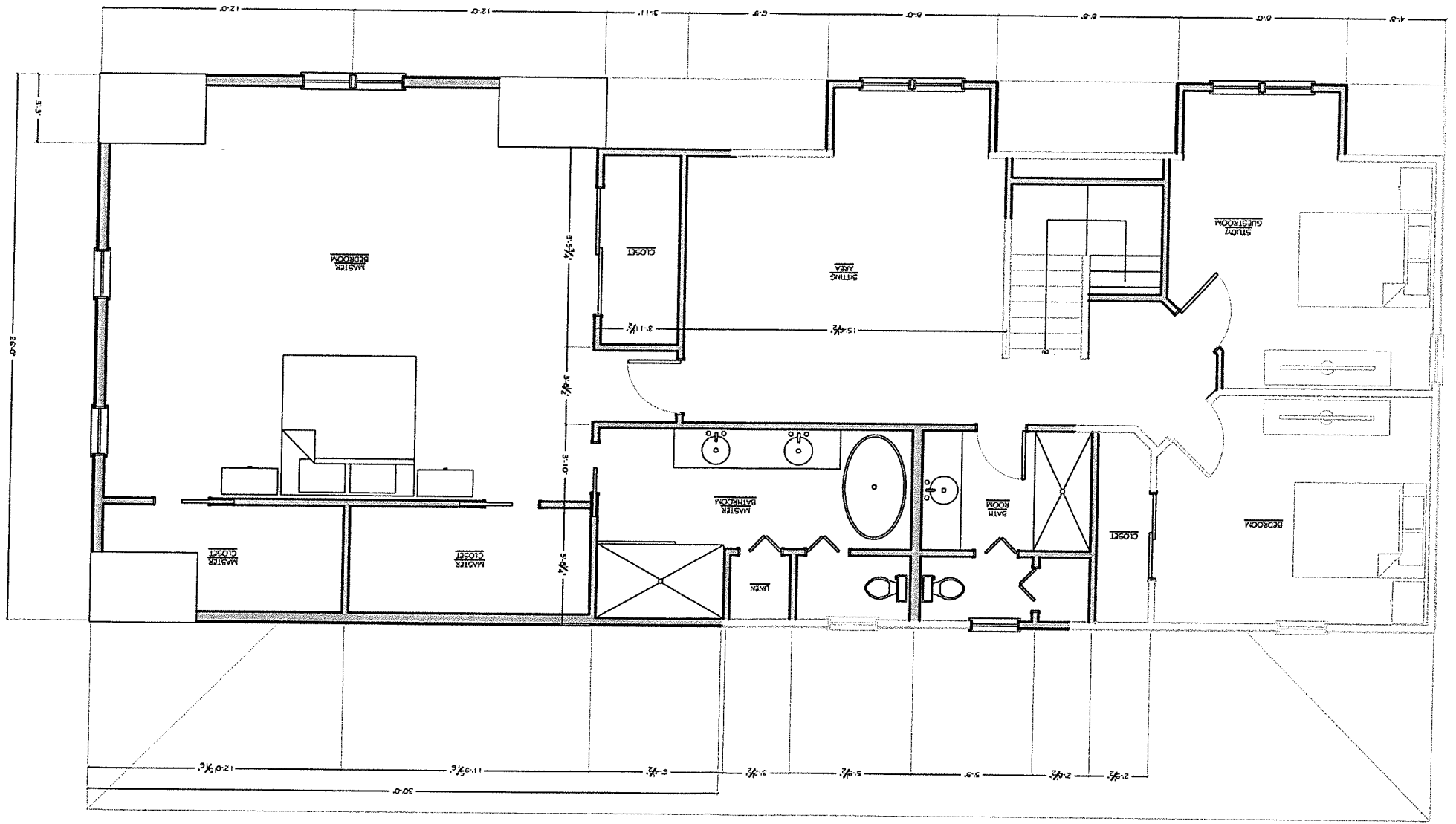
R.D.G. ARCHITECTS

ADDRESS: 28 MAHON ST. BRISTOL, RI

DATE: 11.25.2014
DRAWN BY: EJA
SCALE: 1/4" = 1'-0"

ISSUE FOR ZONING

A3



A4

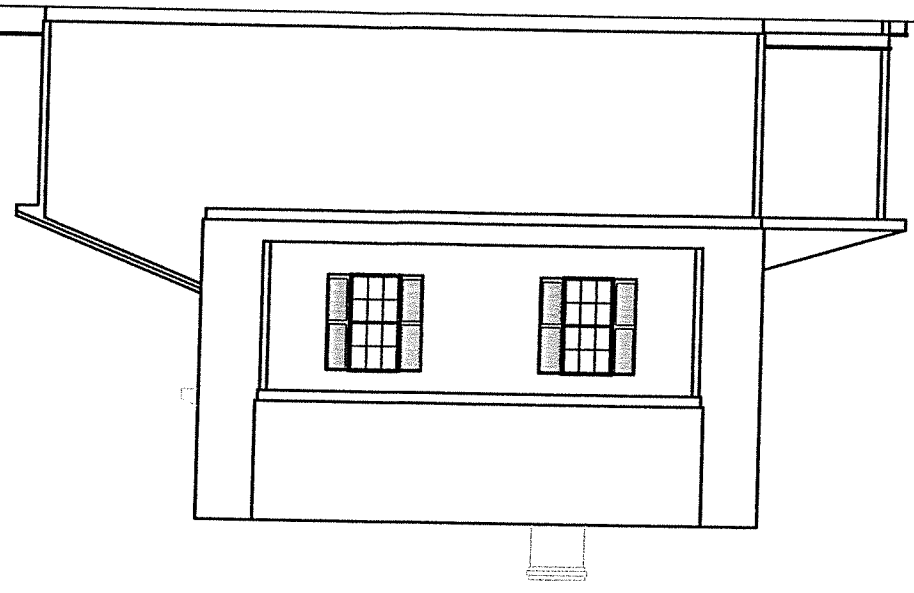
PROPOSED ELEVATIONS

R.D.G.
ARCHITECTS

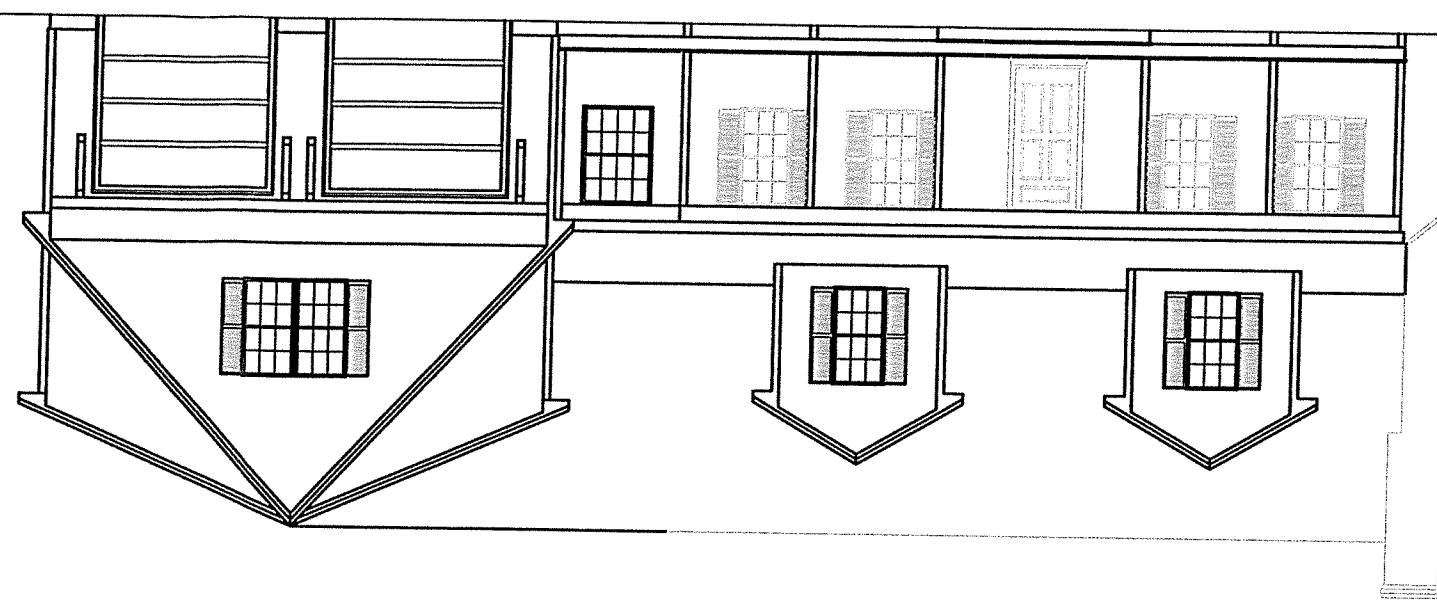
ADDRESS:
NADOM ST.
BRISTOL, RI

DATE: 11.25.2014
DRAWN BY: BJD
ISSUE FOR ZONING

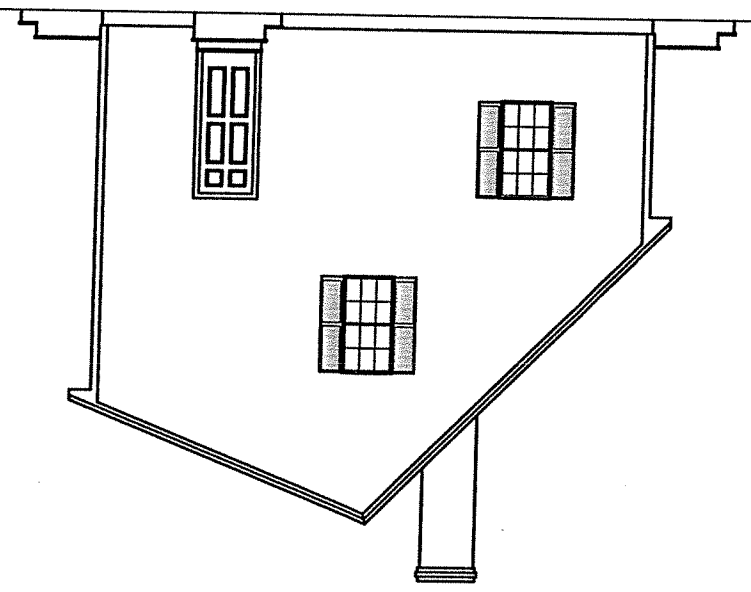
SCALE: 3/16" = 1'-0"



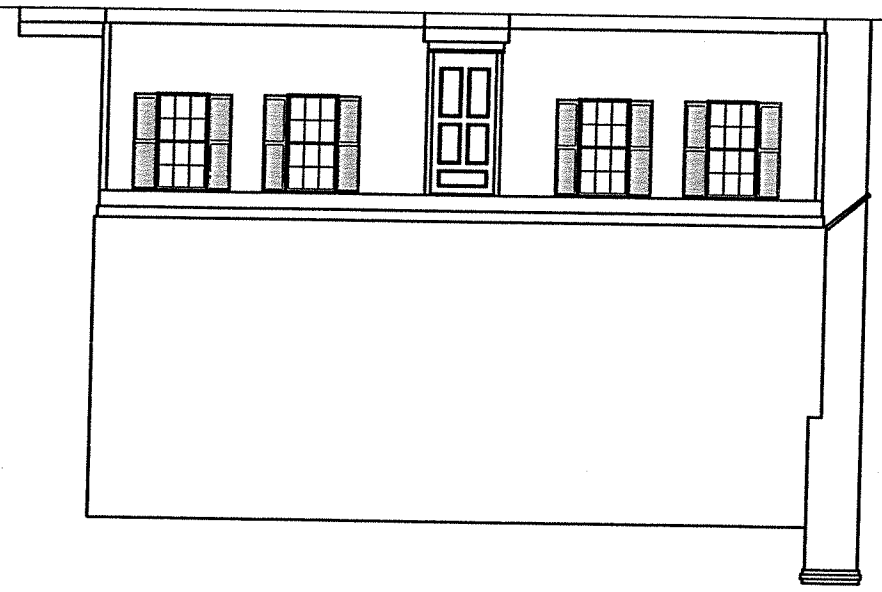
PROPOSED NORTH



PROPOSED EAST

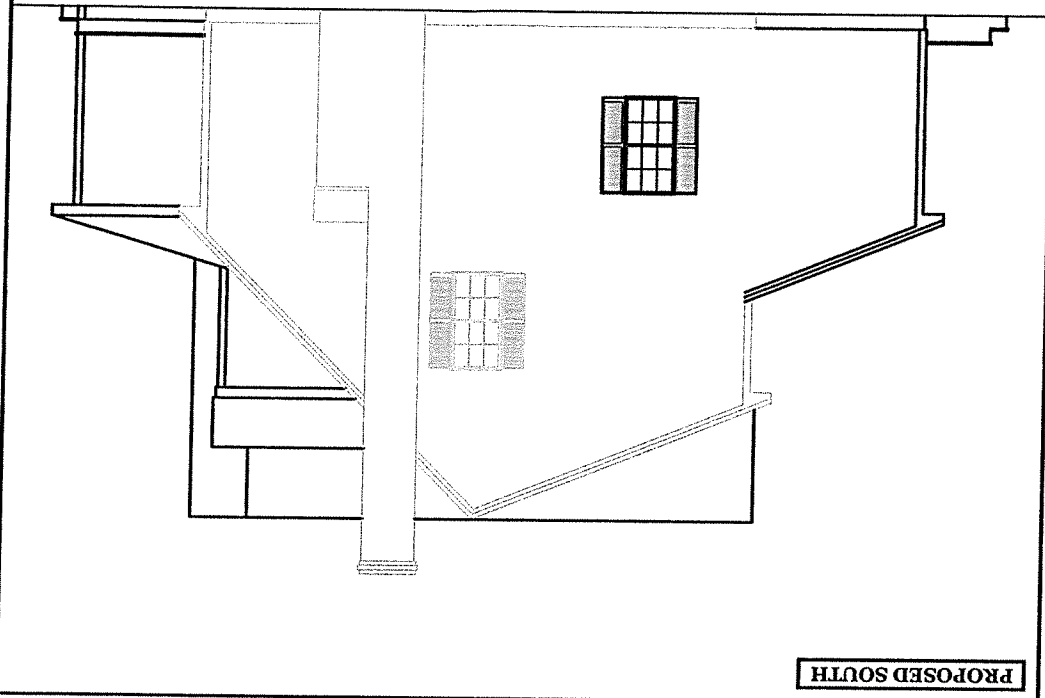


EXISTING NORTH

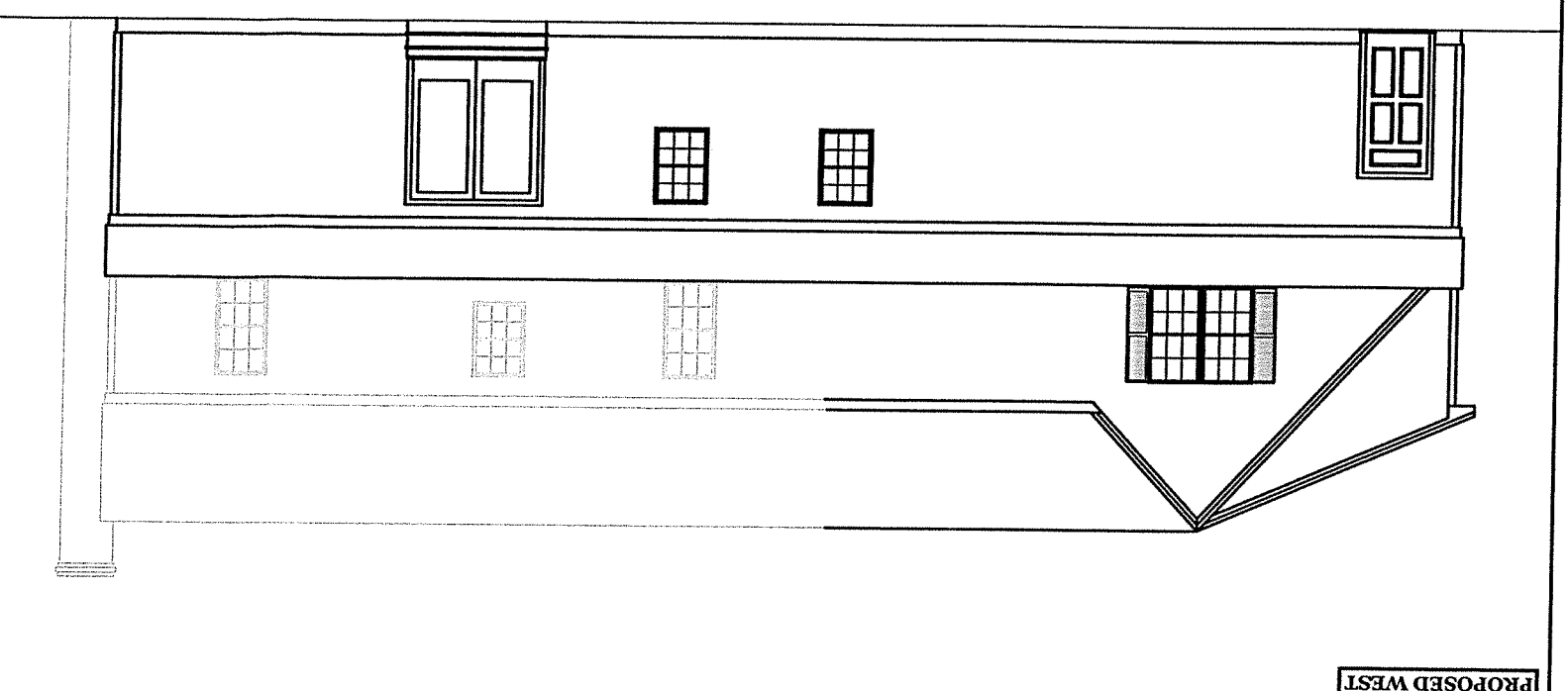


EXISTING EAST

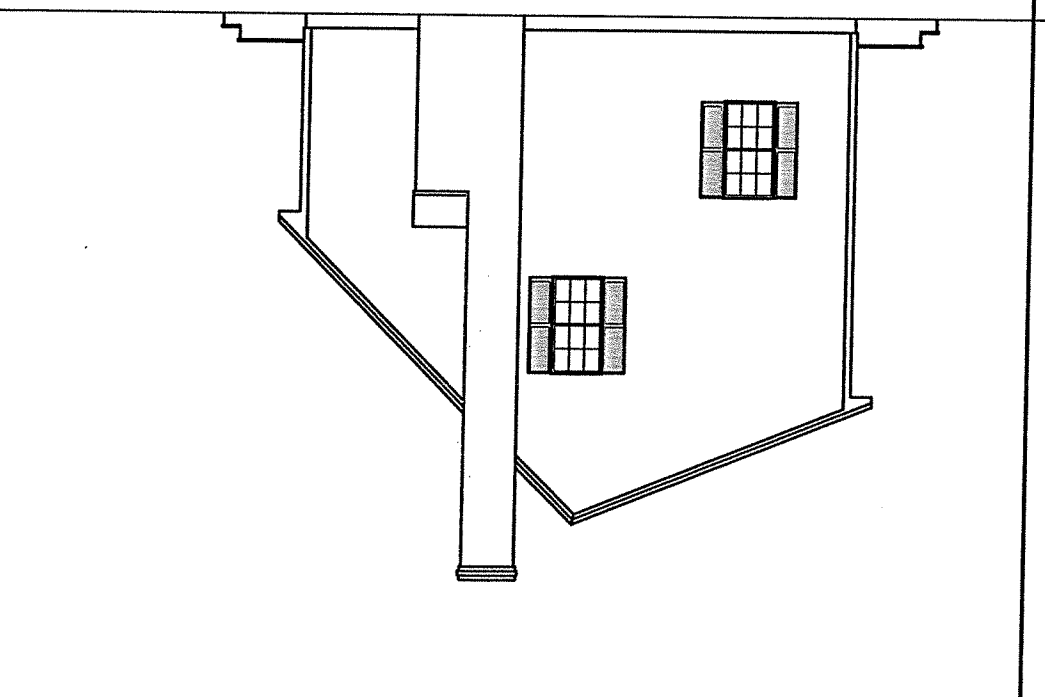
PROPOSED ELEVATIONS
 ANDREAS NADOLI ST. BRISTOL, RI
 DATE: 11.25.2014
 DRAWN BY: [REDACTED]
 SCALE: 3/8" = 1'-0"
 ISSUE FOR ZONING
A5



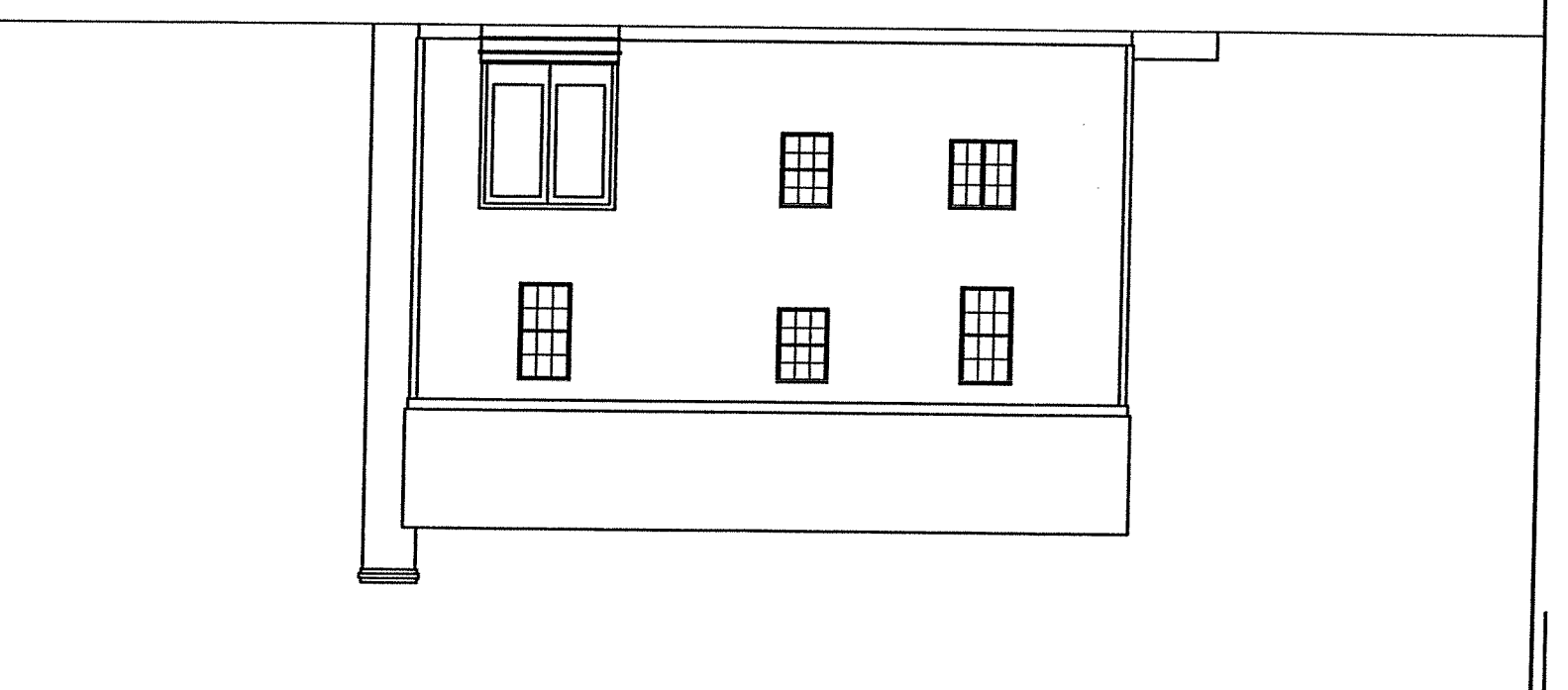
PROPOSED SOUTH



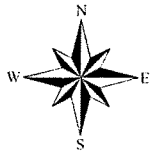
PROPOSED WEST



EXISTING SOUTH



EXISTING WEST



21 Naomi St. - 300' Radius

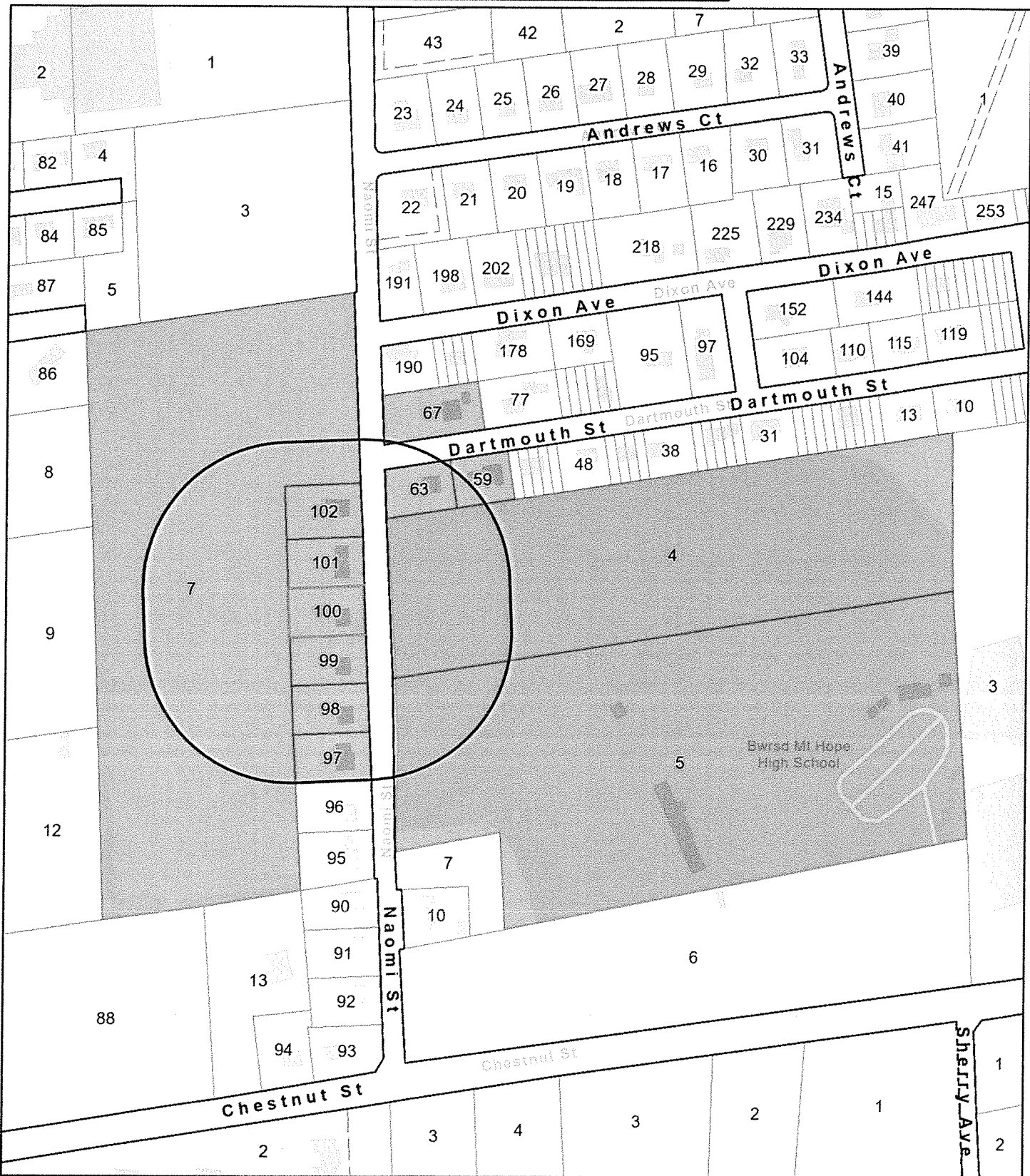
Bristol, RI



1 inch = 282 Feet

www.cai-tech.com

December 13, 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

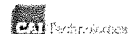
Bristol, RI
December 13, 2024

Subject Property:

Parcel Number: 118-100	Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
CAMA Number: 118-100	
Property Address: 21 NAOMI ST	21 NAOMI ST BRISTOL, RI 02809

Abutters:

Parcel Number: 113-59	Mailing Address: PASQUAL, SUSAN
CAMA Number: 113-59	8 DARTMOUTH ST
Property Address: 8 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 113-63	Mailing Address: SOARES, TIAGO M & VANESSA P TE
CAMA Number: 113-63	4 DARTMOUTH ST
Property Address: 4 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 113-67	Mailing Address: EGAN, LINDA K.
CAMA Number: 113-67	5 DARTMOUTH ST
Property Address: 5 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 117-4	Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number: 117-4	HIGH SCHOOL
Property Address: NAOMI ST	235 HIGH ST BRISTOL, RI 02809
Parcel Number: 117-5	Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number: 117-5	HIGH SCHOOL
Property Address: 199 CHESTNUT ST	235 HIGH ST BRISTOL, RI 02809
Parcel Number: 118-100	Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
CAMA Number: 118-100	
Property Address: 21 NAOMI ST	21 NAOMI ST BRISTOL, RI 02809
Parcel Number: 118-101	Mailing Address: DIETERICH, MARK K. & GRIFFITH-
CAMA Number: 118-101	DIETERICH, KAREN M.
Property Address: 23 NAOMI ST	23 NAOMI ST BRISTOL, RI 02809
Parcel Number: 118-102	Mailing Address: COELHO, RICHARD A. AUDREY N. TE
CAMA Number: 118-102	25 NAOMI ST
Property Address: 25 NAOMI ST	BRISTOL, RI 02809
Parcel Number: 118-7	Mailing Address: TOWN OF BRISTOL
CAMA Number: 118-7	10 COURT ST
Property Address: NAOMI ST	BRISTOL, RI 02809
Parcel Number: 118-97	Mailing Address: SEGALA, DAVID B
CAMA Number: 118-97	15 NAOMI ST
Property Address: 15 NAOMI ST	BRISTOL, RI 02809



www.cai-tech.com



300 feet Abutters List Report

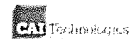
Bristol, RI
December 13, 2024

Parcel Number: 118-98
CAMA Number: 118-98
Property Address: 17 NAOMI ST

Mailing Address: MARSHALL, DAVID M.
17 NAOMI ST
BRISTOL, RI 02809

Parcel Number: 118-99
CAMA Number: 118-99
Property Address: 19 NAOMI ST

Mailing Address: SQUATRITO, PETER J.
19 NAOMI ST
BRISTOL, RI 02809



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ANDRADE, CASSIE M & BRAND
21 NAOMI ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

BRISTOL HIGH SCHOOL
C/O BRISTOL HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

COELHO, RICHARD A.
AUDREY N. TE
25 NAOMI ST
BRISTOL, RI 02809

DIETERICH, MARK K. & GRIF
23 NAOMI ST
BRISTOL, RI 02809

EGAN, LINDA K.
5 DARTMOUTH ST
BRISTOL, RI 02809

MARSHALL, DAVID M.
17 NAOMI ST
BRISTOL, RI 02809

PASQUAL, SUSAN
8 DARTMOUTH ST
BRISTOL, RI 02809

SEGALA, DAVID B
15 NAOMI ST
BRISTOL, RI 02809

SOARES, TIAGO M &
VANESSA P TE
4 DARTMOUTH ST
BRISTOL, RI 02809

SQUATRITO, PETER J.
19 NAOMI ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

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

April 15, 2025
File #: ZBR-25-14

NOTICE OF PUBLIC HEARING UNDER THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
May 5, 2025 at 7:00 PM

In regards to the petition of:

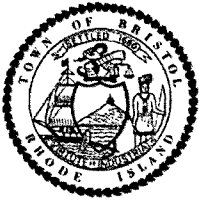
Applicant: Alyssa Brown
Owner of Record: Alyssa and Richard Brown
Location: 21 MAGNOLIA ST , BRISTOL, RI, 02809
Plat: 29 Lot: 19

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

To construct a 24ft. x 40ft. second-story addition to an existing single-family dwelling to create a second residential dwelling unit with less than the required lot area per dwelling unit.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-25-14
21 Magnolia Street 29 19
March 31, 2025

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

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	21 Magnolia Street	29	19

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,020 feet
Width in Feet	40 feet
Length in Feet	24 feet
Height Above Grade	28 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	21 feet
Rear Yard in Feet	55 feet
Left Side Yard in Feet	28 feet
Right Side Yard in Feet	11 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
We are requesting relief from the Dimensional Table in Section 28-111 of the zoning ordinance for lot area per dwelling unit. The ordinance requires 10,000 square feet of lot area for a two family dwelling in the R-6 zone, but your lot contains only 8,000 square feet.

Describe the extent of the proposed alterations and the reasons for the requesting relief
Would like to convert to mutli- family home for my mother in law to live above us. Currently we have 1020 square feet of living space on 1st floor. We are looking to build directly above existing house for an additional 960 square feet of living space.

Existing Lot Specifications	
Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	8,000
Lot Frontage	80
Lot Depth	100

Existing Buildings & Structures		
Structure: Other	Square Footage: 288	Building/Structure Detail if Other: Garage



BROWN RESIDENCE
16 MAGNOLIA STREET
BRISTOL, RI 02809

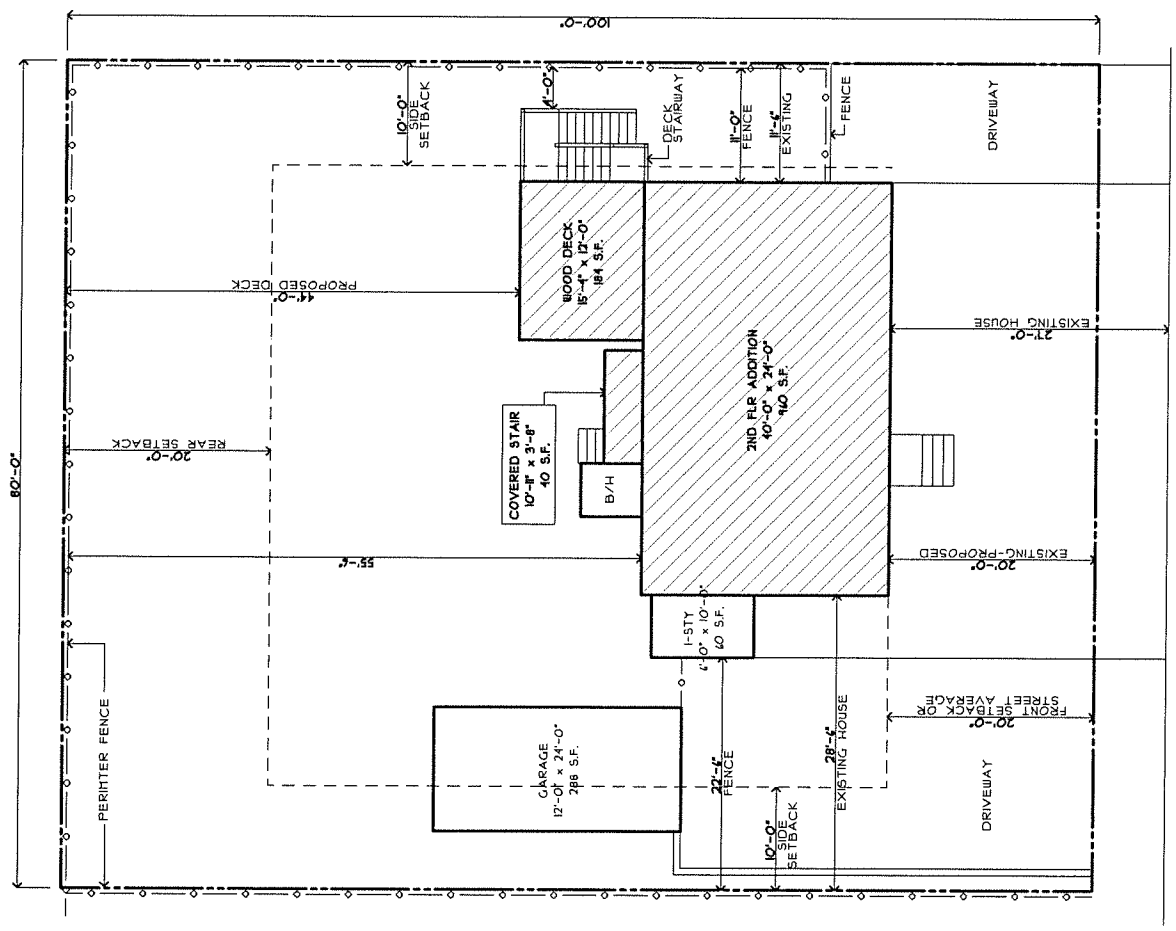
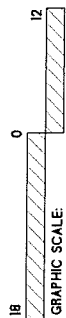
MAP-LOT: 29-19
SIZE: 8,000 S.F.
ZONING: R-6

FRONT: STREET AVG. OR 20'
REAR: 20'
SIDE: 10'

MAX. COVER: 30% OR 2,400 S.F.

NEW COVERAGE
53'-0" x 40'-0"
1,628 S.F.

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



SITE PLAN
SCALE: 1" = 12'

MAGNOLIA STREET

BROWN RESIDENCE
21 MAGNOLIA STREET
BRISTOL, RI 02809
PROPOSED: _____ DATE: 3/16/2025
SITE PLAN _____

S1

MacCADD
Drafting
& Design

BRISTOL, RI
02809

e-mail
MacCADD@mac.com

**BROWN
RESIDENCE**

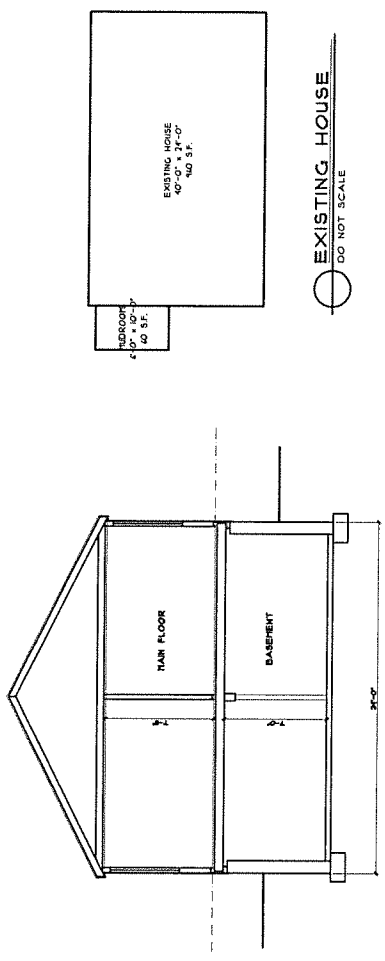
16 MAGNOLIA ST.
BRISTOL, RI
02808

DATE: 2/21/2025

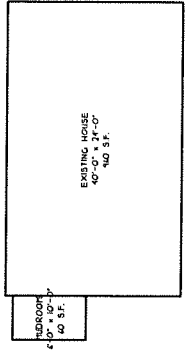
REVISIONS:

EXI

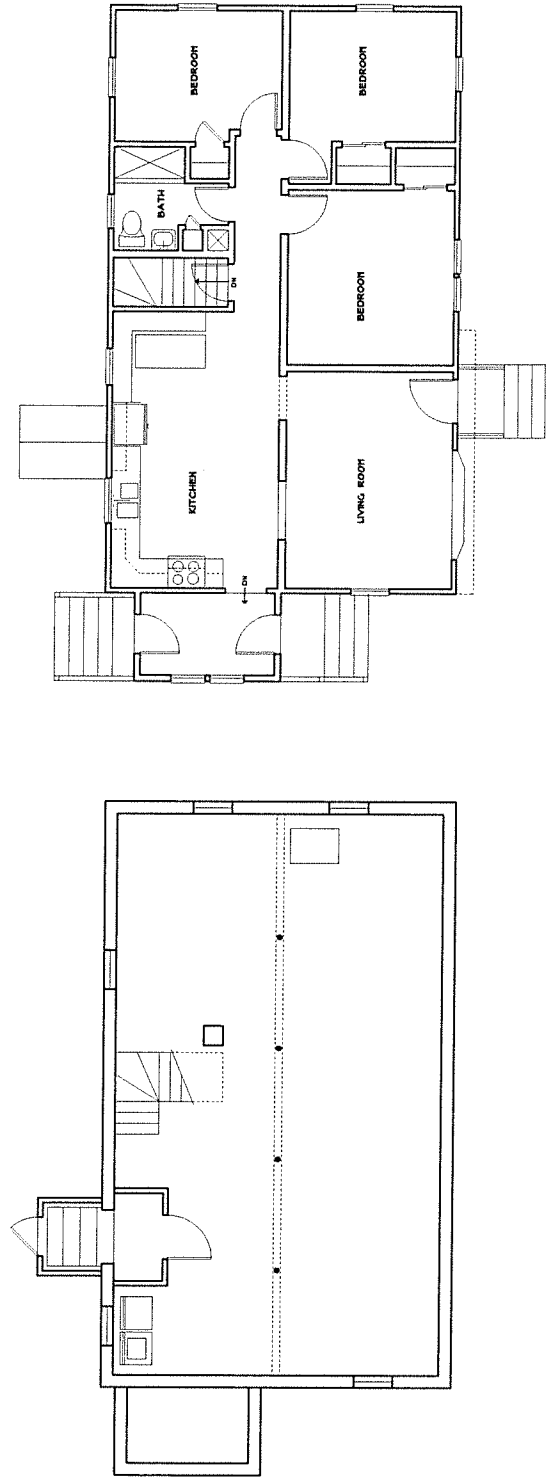
SHEET NO.



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

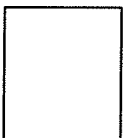


EXISTING HOUSE
DO NOT SCALE



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

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



MecCADD
Drafting
& Design

□ □ □

BRISTOL RI
02809

e-mail
MecCADD@aol.com

**BROWN
RESIDENCE**

□ □ □

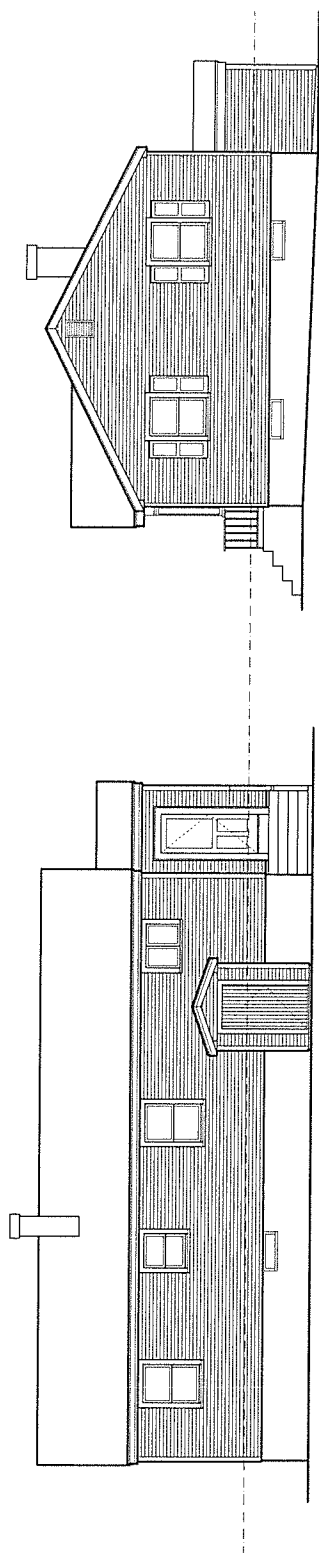
16 MACNOLA ST.
BRISTOL, RI
02808

DATE: 2/21/2025

REVISIONS:

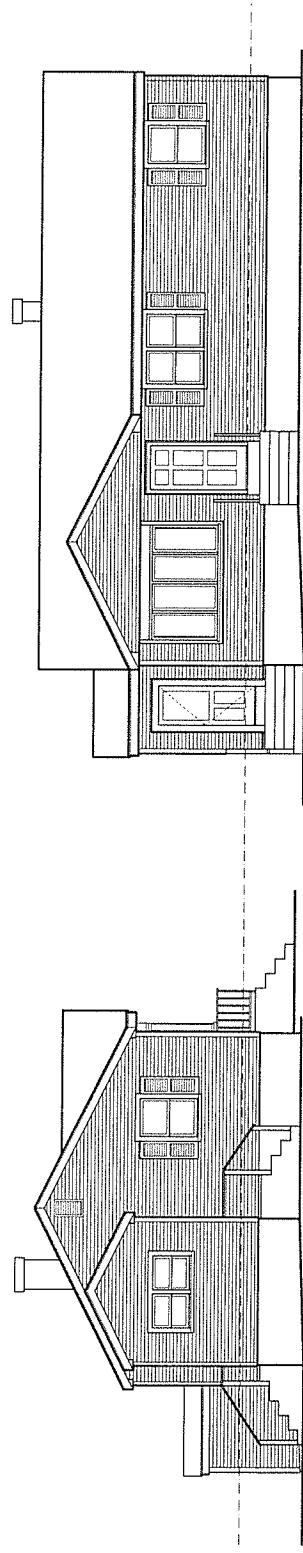
FX2

SHEET NO.



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

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



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

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

MacCADD
Drafting
& Design

BRISTOL RI
02809

e-mail
MacCADD@aol.com

**BROWN
RESIDENCE**

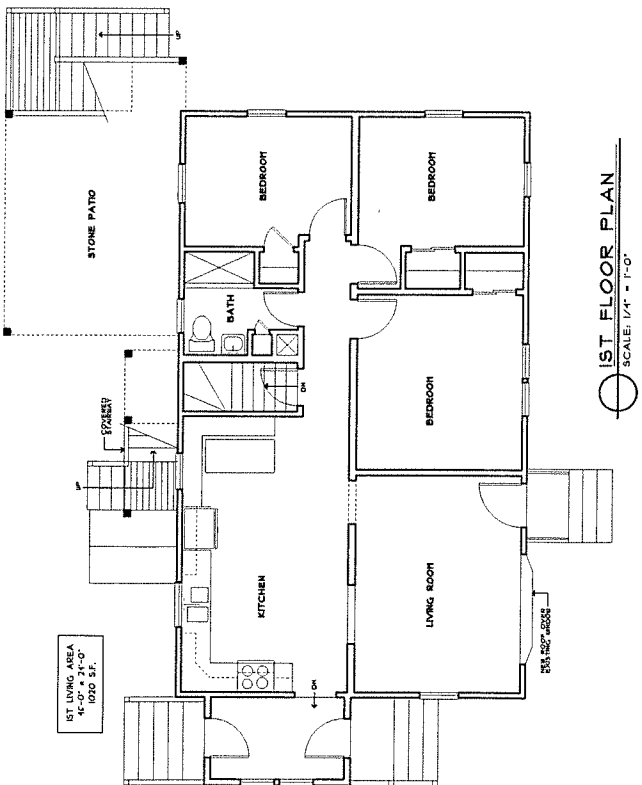
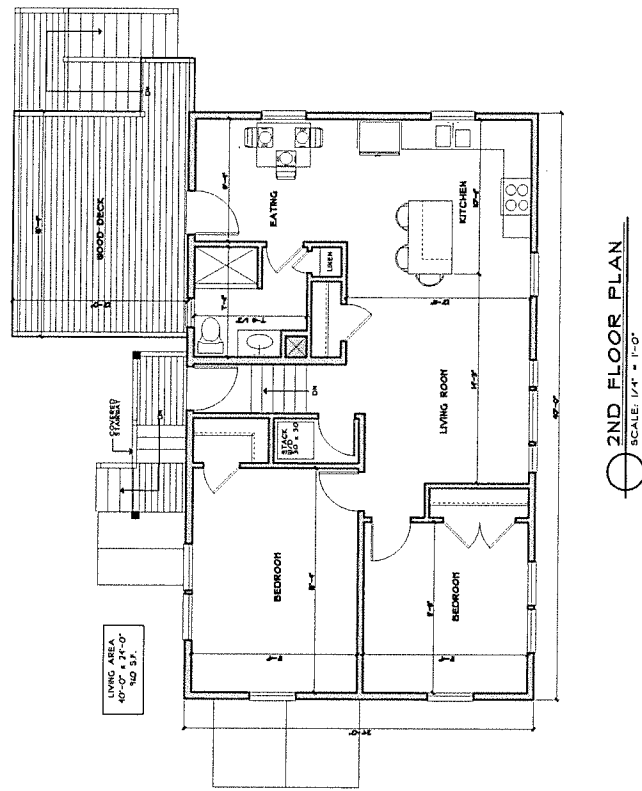
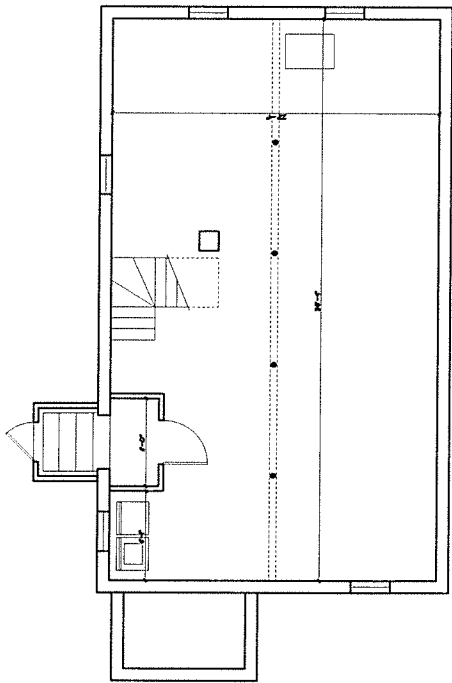
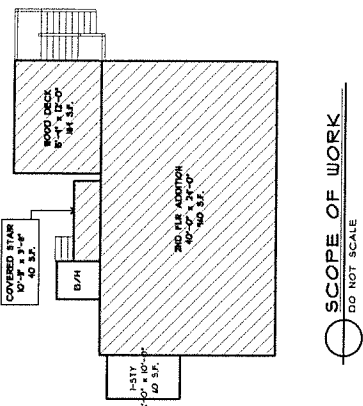
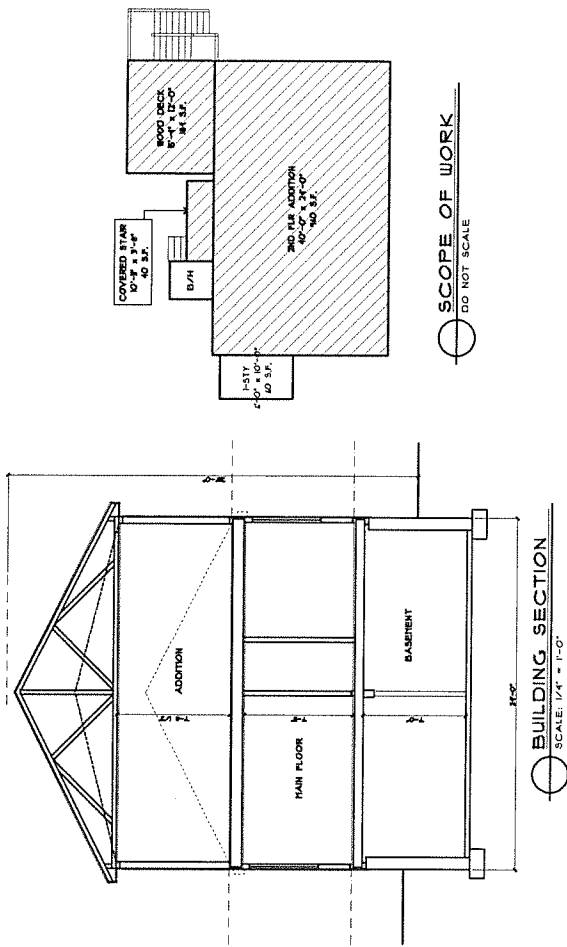
21 MACNOLA ST.
BRISTOL, RI
02808

DATE: 3/16/2025

REVISIONS:

A1

SHEET NO.

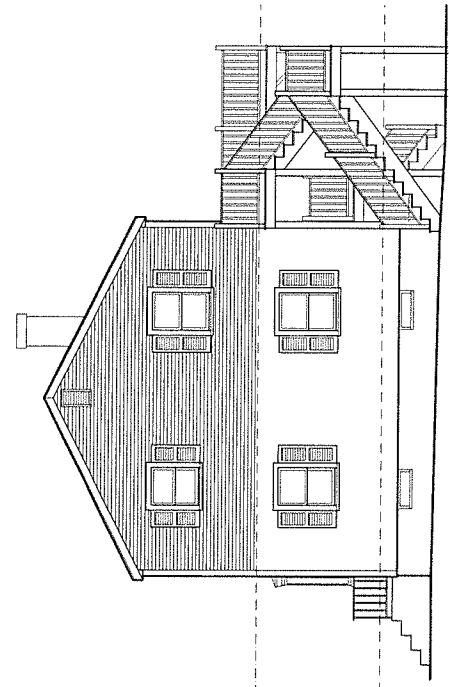


MacCADD
Drafting
& Design
□ □ □
BRISTOL, RI
02809
e-mail
MacCADD@kool.com

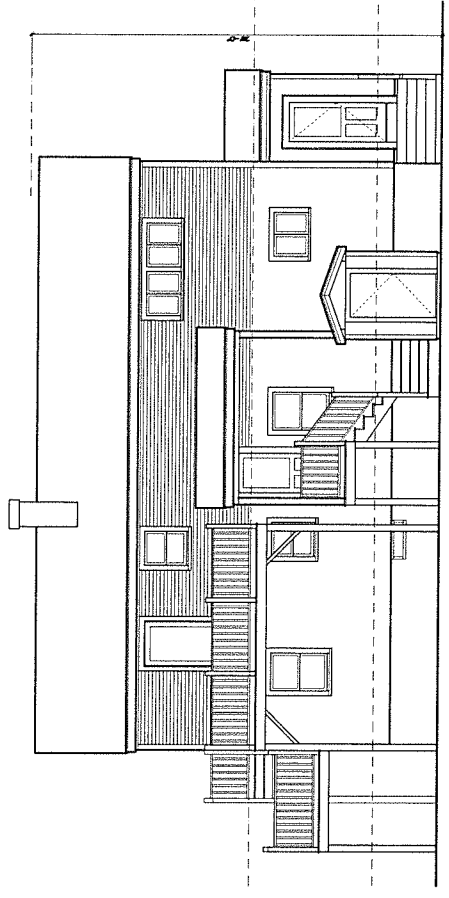
**BROWN
RESIDENCE**
□ □ □
21 MACNOLIA ST.
BRISTOL, RI
02806
DATE: 3/16/2025

REVISIONS:

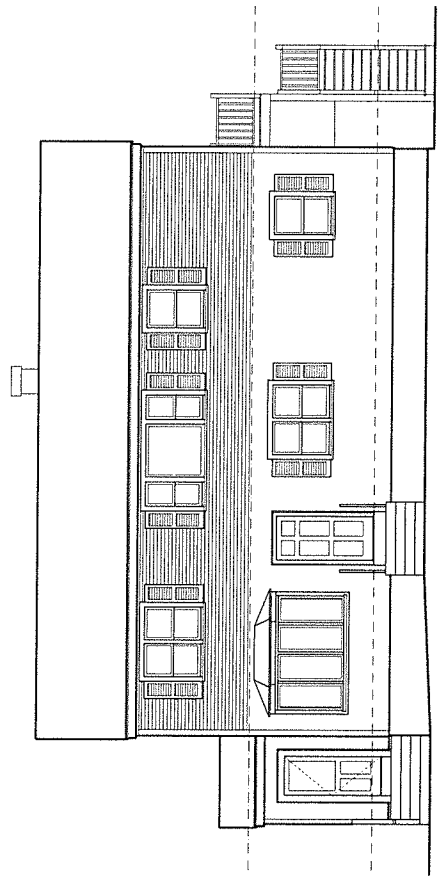
A2
SHEET NO.



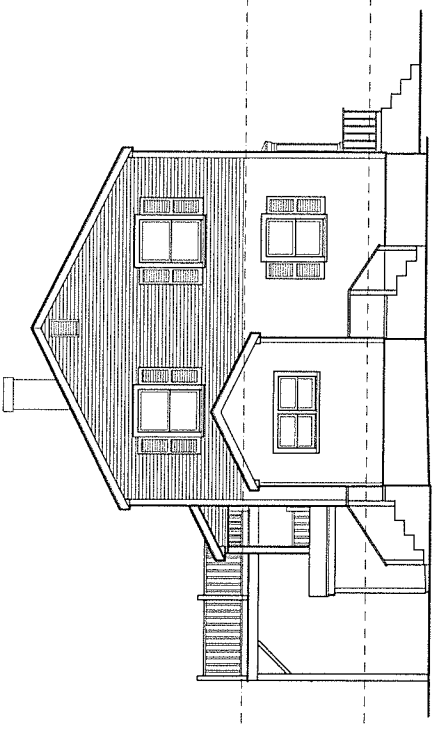
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Owner 1 BROWN, RICHARD &
Owner 2 ALYSSA TE
Owner 3
Address 21 MAGNOLIA ST, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
VENANCIO, CHARLENE	12/10/2018	260,000	1966-231		W
POMPEI, ALBERT S ET UX	11/30/2007	205,000	1406-221		W
MATTES, MANUEL & MARIA	01/01/1955	0	127-216		
	01/01/1952	0	122-218		

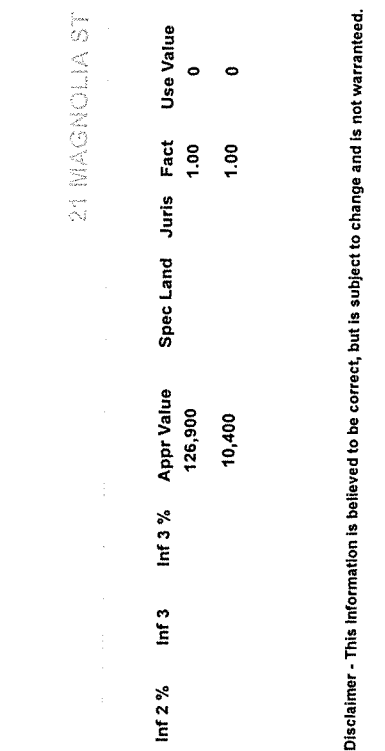
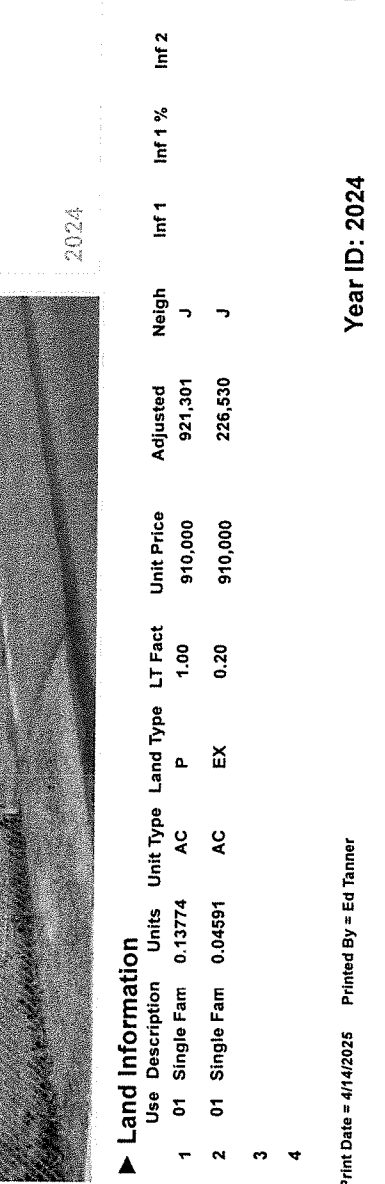
Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	140,900	12,000	0	137,300	0	290,200	290,200
2023	01	140,900	12,000	0	137,300	0	290,200	290,200
2022	01	140,900	12,000	0	137,300	0	290,200	290,200
2021	01	108,900	12,000	0	122,500	0	243,400	243,400
2020	01	108,900	0	0	122,500	0	231,400	231,400
2019	01	108,900	0	0	122,500	0	231,400	231,400

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	140,900	12,000	0.18	137,300	0	290,200
TOTAL	140,900	12,000	0.18	137,300	0	290,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 132.15 VAL per SQ Unit/Parcel > 132.15

2024

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 01 Single Fam	0.13774	AC	P	1.00	910,000	921,301	J							126,900			1.00	0
2 01 Single Fam	0.04591	AC	EX	0.20	910,000	226,530	J							10,400			1.00	0
3																		
4																		

Plat/Lot 029-0019-000

Account: 2305

LUC01

Zone R-6

Assessment

\$290,200

Building Information

Description	Story Height	Quantity	Quality
BLDG Type	1 Story	1	Good
RES Units	COM Units	0	
Foundation	BMT Floor	Concrete	
Frame 1	Frame 2	Wood	
EXT Wall 1	EXT Wall 2	Siding	
Roof Type 1	Roof Type 2	Gable	
Roof Cover 1	Roof Cover 2	Asphalt Shir	
INT Wall 1	INT Wall 2	Drywall	
Floors 1	Floors 2	Hardwood	
BMT Garages	Color		
Plumbing	Electrical		
Insulation	INT vs EXT		
Heat Fuel	Heat Type	Oil	
# Heat Sys	% Heated		100
% Solar HW	% A/C		
% COM Wall	% Vacuum		
Cell HIGHT	Ceiling Type		
Parking Type	% Sprinkled		
EXT View			

Grade

Year Built	Q4	Q4	Alt %	EFF Year
1953	1953	1953	0.00	0.00
Alt LUC				

Other Factors

Topography	LEVEL	Street	Traffic	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
Flood Hazard				121.00	1.30	1.01	158.87
Condition	GD - Good						25.500
Functional							1.00
Economic	04 - C/I Infl						1.00
Special							1.00
OV							203,237
Total Depreciation %	>	30.7					62,292
Depr Total							140,945

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	960	960	158.87	152,515
BMT	BASEMENT	960	0	23.83	22,877
EFP	ENCL PORCH	60	0	28.50	1,710
PT	PATIO	216	0	2.94	635
Total		2,196	960		177,737

Assessment

Visit History	Date	Result	By
REVIEW	8/4/2021		
REVIEW	7/13/2018		
MEASURED	7/2/2018		
LISTED	3/13/2008		
CALL BACK	3/13/2008		
CALL BACK	3/11/2008		
MEASURE	12/5/2007		

Notes

LOT 22 MERGED INTO THIS LOT NEW ROOF 12/08 EAS ECO = COMM INFL

Remodeling History

Additions	Plumbing	Electric	Heating	General	Bath(s)
Complex <td></td> <td></td> <td></td> <td></td> <td></td>					
Location <td></td> <td></td> <td></td> <td></td> <td></td>					
Tot Units <td></td> <td></td> <td></td> <td></td> <td></td>					
FL Level <td></td> <td></td> <td></td> <td></td> <td></td>					
# Floors <td>0</td> <td></td> <td></td> <td></td> <td></td>	0				
Bldg Seq <td>1</td> <td></td> <td></td> <td></td> <td></td>	1				

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
07/14/2021	P52505		PLMB	150		Closed	Rerouting of piping to new gas meter
09/25/2020	E51089		ELEC	1,500		Closed	Wire detached garage
08/31/2020	E50936		ELEC	1,200		Closed	Wire garage
07/14/2020	B50701		BLDG	17,000		Closed	CONSTRUCT 12' X 24' GARAGE to park vehicle in
03/04/2008	B27925		BLDG	0		Closed	ISSUED NEW CHECK FOR PERMIT # 0076-08-BRESHINGLE ROOF--- RETURN
02/19/2008	B27926		BLDG	0		Closed	RESHINGLE ROOF

Special Features & Yard Items

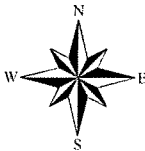
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	12	24	288	3	AV	2020	12,000
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

3rtTermRental	AFDU
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	3	U
2	5		
3			
4			
Totals	1	5	3



21 Magnolia St 200' radius map

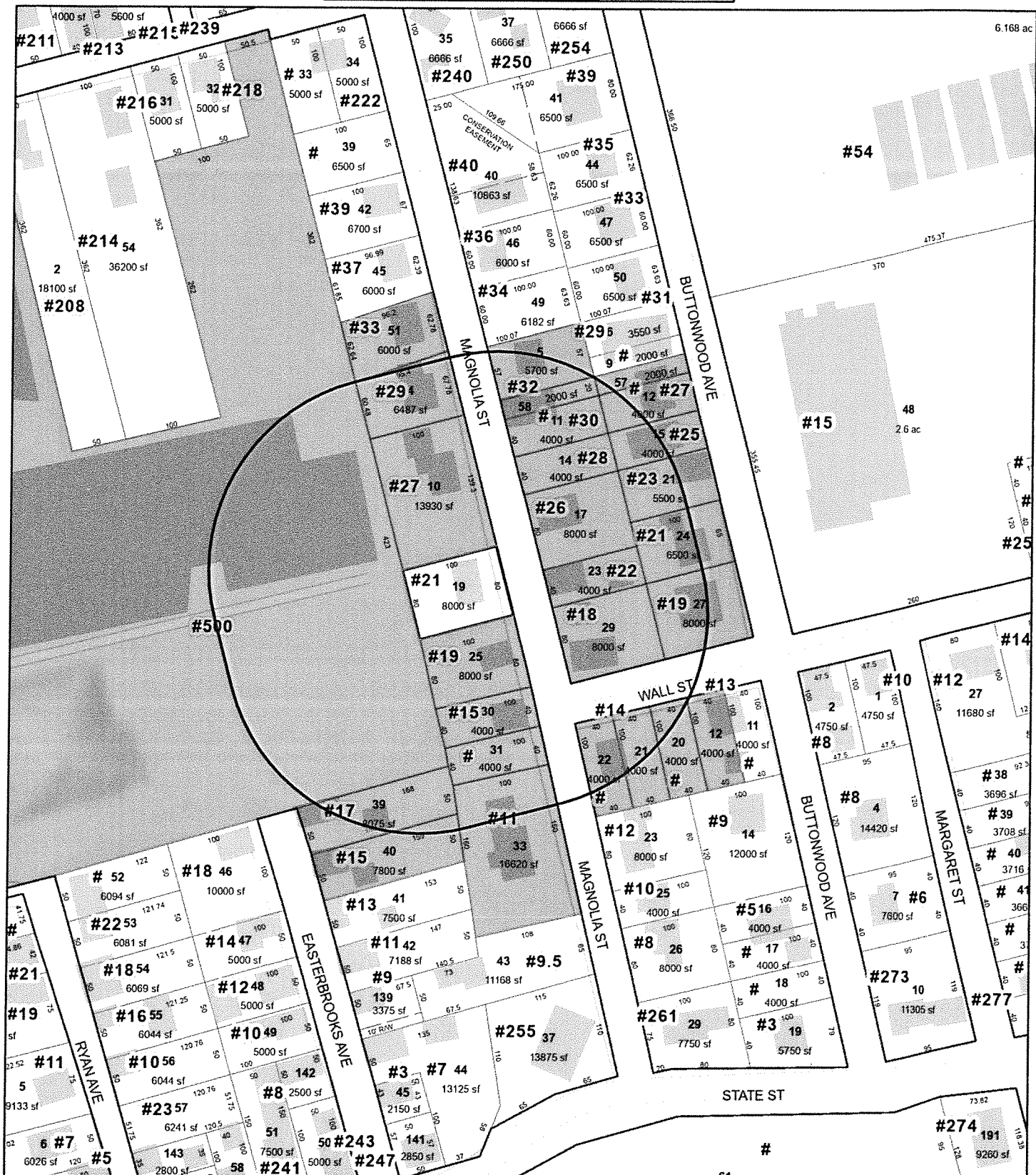
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

April 14, 2025



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200 feet Abutters List Report

Bristol, RI
April 16, 2025

Subject Property:

Parcel Number: 29-19
CAMA Number: 29-19
Property Address: 21 MAGNOLIA ST

Mailing Address: BROWN, RICHARD & ALYSSA TE
21 MAGNOLIA ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 29-10
CAMA Number: 29-10
Property Address: 27 MAGNOLIA ST

Mailing Address: MEDEIROS, MARIA A TRUSTEE MARIA
A MEDEIROS LIV TRUST
27 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-010
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-020
Property Address: 500 WOOD ST

Mailing Address: BRISTOL PROPERTIES ASSOC LLC
1 GRACIE TERRACE APT. 11D
NEW YORK, NY 10028

Parcel Number: 29-1
CAMA Number: 29-1-021
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-030
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-045
Property Address: 500 WOOD ST

Mailing Address: 23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-11
CAMA Number: 29-11
Property Address: 30 MAGNOLIA ST

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

Parcel Number: 29-12
CAMA Number: 29-12
Property Address: 27 BUTTONWOOD ST

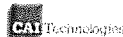
Mailing Address: FRANCO, DOMENIC ANTHONY, JR. &
FRANCO, LINDA JEAN TRUSTEES
P.O. BOX 446
BRISTOL, RI 02809

Parcel Number: 29-14
CAMA Number: 29-14
Property Address: 28 MAGNOLIA ST

Mailing Address: ARRUDA, ARISTIDES NORBINA LIFE
C/O 28 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 29-15
CAMA Number: 29-15
Property Address: 25 BUTTONWOOD ST

Mailing Address: WOMENS RESOURCE CENTER
NEWPORT & BRISTOL COUNTIES
PO BOX 3204
NEWPORT, RI 02840



www.cai-tech.com

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4/16/2025

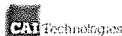
Page 1 of 3



200 feet Abutters List Report

Bristol, RI
April 16, 2025

Parcel Number: 29-17 CAMA Number: 29-17 Property Address: 26 MAGNOLIA ST	Mailing Address: SALINARO, CYNTHIA TRUSTEE C/O CHARTIER, MONICA 36 PLATT ST BRISTOL, RI 02809
Parcel Number: 29-19 CAMA Number: 29-19 Property Address: 21 MAGNOLIA ST	Mailing Address: BROWN, RICHARD & ALYSSA TE 21 MAGNOLIA ST BRISTOL, RI 02809
Parcel Number: 29-21 CAMA Number: 29-21 Property Address: 23 BUTTONWOOD ST	Mailing Address: AZEVEDO, CHARLES M. ETAL ANDRE F. AZEVEDO JT 23 BUTTONWOOD ST. BRISTOL, RI 02809
Parcel Number: 29-23 CAMA Number: 29-23 Property Address: 22 MAGNOLIA ST	Mailing Address: LIMA, JAMES LE REM- TAVARES, FRANCIS & RICHARD TC 22 MAGNOLIA ST BRISTOL, RI 02809
Parcel Number: 29-24 CAMA Number: 29-24 Property Address: 21 BUTTONWOOD ST	Mailing Address: CAMPAGNA FAMILY, LP 15 LOW LANE BRISTOL, RI 02809
Parcel Number: 29-25 CAMA Number: 29-25 Property Address: 19 MAGNOLIA ST	Mailing Address: COUTO, JOSE T & MARIA P TE LE REM: COUTO, PETER A 19 MAGNOLIA ST BRISTOL, RI 02809
Parcel Number: 29-27 CAMA Number: 29-27 Property Address: 19 BUTTONWOOD ST	Mailing Address: ADEBIMPE, ISAU O. & ADEBIMPE, SHAKIRUDEEN JT 19 BUTTONWOOD ST BRISTOL, RI 02809
Parcel Number: 29-29 CAMA Number: 29-29 Property Address: 18 MAGNOLIA ST	Mailing Address: LAGARTO, STEVEN A. LISA A. ETUX 18 MAGNOLIA ST BRISTOL, RI 02809
Parcel Number: 29-4 CAMA Number: 29-4 Property Address: 29 MAGNOLIA ST	Mailing Address: BOTELHO, JOSE L. ET UX MARIE F. BOTELHO TE 29 MAGNOLIA STREET BRISTOL, RI 02809
Parcel Number: 29-5 CAMA Number: 29-5 Property Address: 32 MAGNOLIA ST	Mailing Address: BRANQUINHO, JOAO & ALDA LE BOTELHO, KRYSTAL MARIE 32 MAGNOLIA ST BRISTOL, RI 02809
Parcel Number: 29-51 CAMA Number: 29-51 Property Address: 33 MAGNOLIA ST	Mailing Address: MEDEIROS, DANIEL R. MARIA R. ETUX 33 MAGNOLIA ST BRISTOL, RI 02809
Parcel Number: 29-57 CAMA Number: 29-57 Property Address: BUTTONWOOD ST	Mailing Address: FRANCO, DOMENIC ANTHONY, JR. & FRANCO, LINDA JEAN TRUSTEES P.O. BOX 446 BRISTOL, RI 02809



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4/16/2025

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Bristol, RI
April 16, 2025

Parcel Number: 29-58
CAMA Number: 29-58
Property Address: MAGNOLIA ST

Mailing Address: FRANCO, DOMENIC A JR
PO BOX 446
BRISTOL, RI 02809

Parcel Number: 30-12
CAMA Number: 30-12
Property Address: 13 BUTTONWOOD ST

Mailing Address: MARABELLO, KENNETH
13 BUTTONWOOD ST.
BRISTOL, RI 02809

Parcel Number: 30-20
CAMA Number: 30-20
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-21
CAMA Number: 30-21
Property Address: 14 MAGNOLIA ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-22
CAMA Number: 30-22
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-30
CAMA Number: 30-30
Property Address: 15 MAGNOLIA ST

Mailing Address: BERRETTO, PAULINE MARIA
148 HIGH ST
BRISTOL, RI 02809

Parcel Number: 30-33
CAMA Number: 30-33
Property Address: 11 MAGNOLIA ST

Mailing Address: WARD, TERESA J. DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 30-39
CAMA Number: 30-39
Property Address: 17 EASTERBROOKS AVE

Mailing Address: COLLAMORE-HARPER, ERICA LEIGH &
HARPER, JUSTIN JT
17 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-40
CAMA Number: 30-40
Property Address: 15 EASTERBROOKS AVE

Mailing Address: CIRILLO, LOUIS P. SUSAN E. CO-TRS &
CIRILLO FAM
28 CENTRAL ST.
BRISTOL, RI 02809



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23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

COLLAMORE-HARPER, ERICA L
17 EASTERBROOKS AVE
BRISTOL, RI 02809

SALINARO, CYNTHIA TRUSTEE
C/O CHARTIER, MONICA
36 PLATT ST
BRISTOL, RI 02809

ADEBIMPE, ISAU O. & ADEBI
19 BUTTONWOOD ST
BRISTOL, RI 02809

COUTO, JOSE T & MARIA P
REM: COUTO, PETER A
19 MAGNOLIA ST
BRISTOL, RI 02809

UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

ARRUDA, ARISTIDES
NORBINA LIFE
C/O 28 MAGNOLIA STREET
BRISTOL, RI 02809

FRANCO, DOMENIC A JR
PO BOX 446
BRISTOL, RI 02809

WARD, TERESA J.
DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

AZEVEDO, CHARLES M. ETAL
ANDRE F. AZEVEDO JT
23 BUTTONWOOD ST.
BRISTOL, RI 02809

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

WOMENS RESOURCE CENTER NE
& BRISTOL COUNTIES
PO BOX 3204
NEWPORT, RI 02840

BERRETTO, PAULINE MARIA
148 HIGH ST
BRISTOL, RI 02809

GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

BOTELHO, JOSE L. ET UX
MARIE F. BOTELHO TE
29 MAGNOLIA STREET
BRISTOL, RI 02809

LAGARTO, STEVEN A.
LISA A. ETUX
18 MAGNOLIA ST
BRISTOL, RI 02809

BRANQUINHO, JOAO & ALDA
BOTELHO, KRYSTAL MARIE
32 MAGNOLIA ST
BRISTOL, RI 02809

LIMA, JAMES LE
REM-TAVARES, FRANCIS & RICHA
22 MAGNOLIA ST
BRISTOL, RI 02809

BRISTOL PROPERTIES ASSOC
1 GRACIE TERRACE APT. 11D
NEW YORK, NY 10028

MARABELLO, KENNETH
13 BUTTONWOOD ST.
BRISTOL, RI 02809

CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

MEDEIROS, DANIEL R.
MARIA R. ETUX
33 MAGNOLIA ST
BRISTOL, RI 02809

CIRILLO, LOUIS P.
SUSAN E. CO-TRS & CIRILLO
28 CENTRAL ST.
BRISTOL, RI 02809

MEDEIROS, MARIA A TRUSTEE
MARIA A MEDEIROS LIV TRUS
27 MAGNOLIA ST
BRISTOL, RI 02809