



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, January 30, 2024 at 2:30 PM

Community Development Office Conference Room, 235 High Street,
1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

B. New Business

- B1. Review and Recommendation to the Zoning Board for application of Marissa Cabral / Wicked Awesome Pet Care and Spa, LLC - Special Use Permit:** to convert an existing nonconforming retail business space within a residential zoning district into a pet grooming service business use at **1282 Hope Street**, Assessor's Plat 92, Lot 16, Zone: Residential R-10.

C. Adjourn

Date: January 18, 2024

By: mbw



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

TOWN OF BRISTOL
COMMUNITY DEV.
DEC 29 AM 8:32

APPLICATION

File No: 2024-05
Accepted by ZEO: EMT 1/16/24

APPLICANT:	Name: Marissa Cabral
	Address: 431 Chestnut St.
	City: Bristol State: RI Zip: 02809
	Phone #: 401 332-3033 Email: Marissacabral2720@gmail.com
PROPERTY OWNER:	Name: 1282 REALTY
	Address: 1282 HOPE ST
	City: BRISTOL State: RI Zip: 02809
	Phone #: 401 640 8443 Email: PFeeney9020@gmail.com

1. Location of subject property: 1282 HOPE ST BRISTOL
 Assessor's Plat(s) #: 92 Lot(s) #: 1L6

2. Zoning district in which property is located: R-10, Res, Low RISE / commercial Bldg

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): 28-218 (8) a. (EMT)
 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? MARCH 10, 2015

7. Present use of property: convenience store / gas station / auto repair

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): 1040 sq ft 22x29 ft

10. Proposed use of property: Retail (Pet supplies & Grooming)

11. Give extent of proposed alterations: pet grooming service

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____

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: _____	Proposed Setback: _____
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: n/a Before n/a After

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

15. Are there any easements on your property? _____ (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: Marissa Gabriel Date: 12-18-23

Print Name: Marissa Gabriel

Property Owner's Signature: Paul Feeney Date: 12/18/23

Print Name: Paul Feeney

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

Name: _____ Phone #: _____

Address: _____

Fwd: zoning

From: Marissa Cabral (marissacabral2720@gmail.com)

To: damonscars@yahoo.com

Date: Tuesday, January 16, 2024 at 09:14 PM EST

----- Forwarded message -----

From: **Marissa Cabral** <wickedawesome.petcare@gmail.com>

Date: Tue, Jan 16, 2024 at 9:09 PM

Subject: zoning

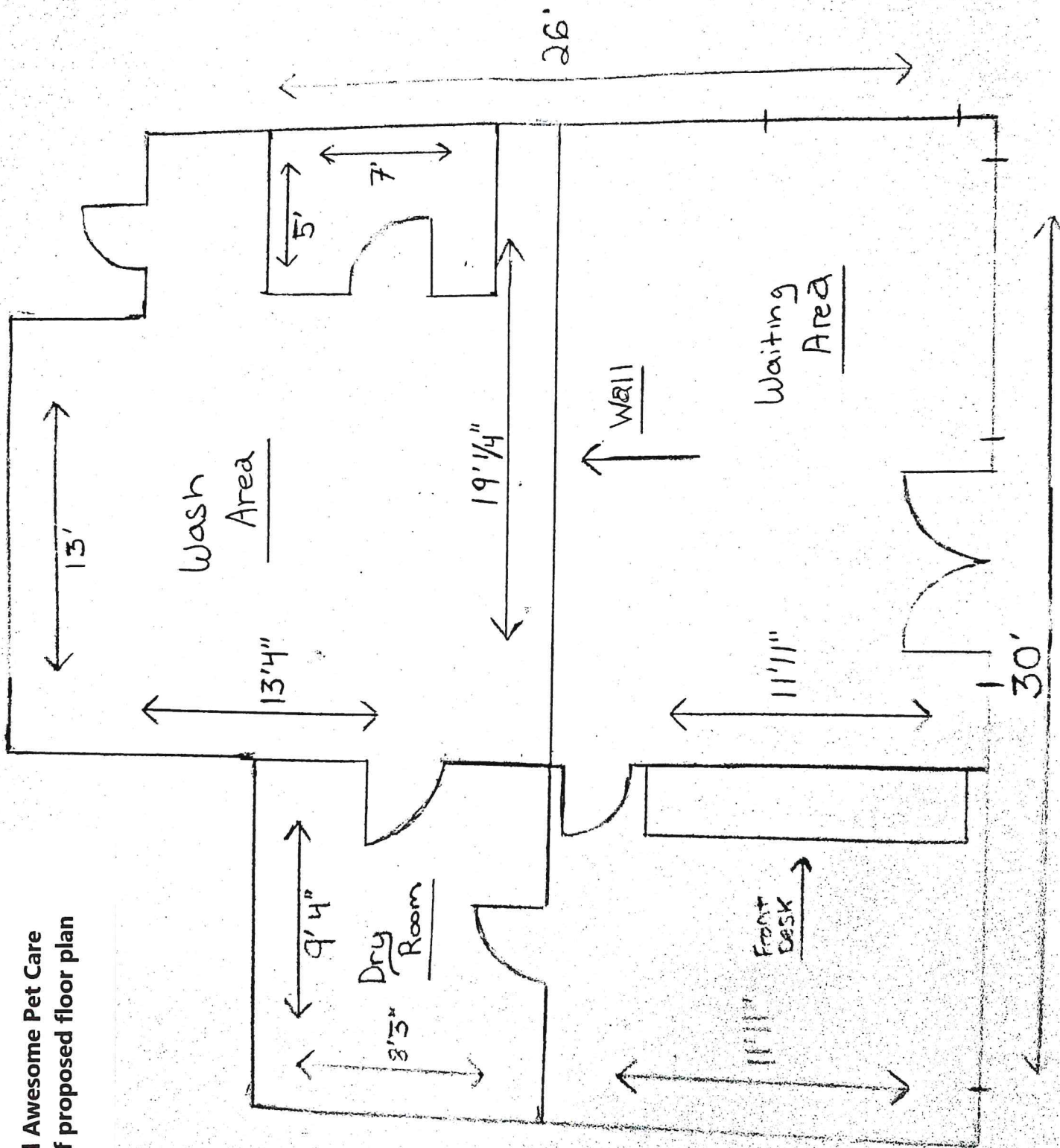
To: <marissacabral2720@gmail.com>

I Marissa Cabral owner of Wicked Awesome Pet Care and Spa, would like to operate a dog grooming salon located at 1282 Hope Street. My hours of operation are expected to be Monday - Friday 8am-6pm and every other Saturday 8am-4pm. I base my appointment speeded out throughout the day. I usually have one sometimes two clients dropping off at the same time. There is 5 to 8 parking spaces for customers , to the left side of the building. Any other questions don't hesitate to call me or Paul (owner of building).

Marissa Cabral 401-332-3033 or 401-254-1118
Paul 401-640-8443

Per Foot

Wicked Awesome Pet Care
Sketch of proposed floor plan



Town of Bristol
Department of Community Development
10 Court Street
Bristol, RI 02809

TOWN OF BRISTOL
COMMUNITY DEV.

2023 DEC 29 AM 8: 32

Re: Rental Space located at 1282 Hope Street, Bristol, RI

To whom it may concern:

1282 Realty LLC is the current owner of property located at 1282 Hope Street (AP. 92 AL. 16). A portion of the property is currently occupied and operated as a gas station and auto repair shop with a vacant space next door comprising approximately of 640 square feet (22 x 29 feet). Most recently, the vacant store front was used as a vape store and is classified/zoned as retail/convenient store.

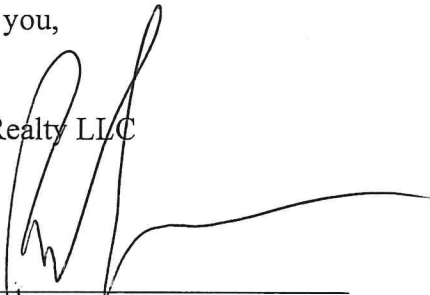
1282 Realty LLC currently has a potential tenant, Marissa Cabral (pending approval by the zoning board) that would like to rent the vacant space and operate a pet grooming facility with a small area for sale of retail items (collars, leashes, etc). At no time, will any animals be boarded overnight at the premises. The proposed business is for grooming only.

At this time, 1282 Realty LLC and the potential tenant, Marissa Cabral, respectfully request that the zoning board grant the Special Use Permit/Use Variance to allow for a pet grooming business at the store front comprising approximately 640 square feet to be granted.

Thank you,

1282 Realty LLC

By:



Paul T. Feeney, Member

Marissa Cabral



Owner ▶ Owner Account #:

Owner 1	1282 REALTY LLC	% Owned	0.00
Owner 2		% Owned	0.00
Owner 3		% Owned	0.00

Address 690 WARREN AVE, EAST PROVIDENCE, RI 02914-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
SERPA, WILLIAM G. ET UX	03/10/2015	300,000	1793-189	L	W

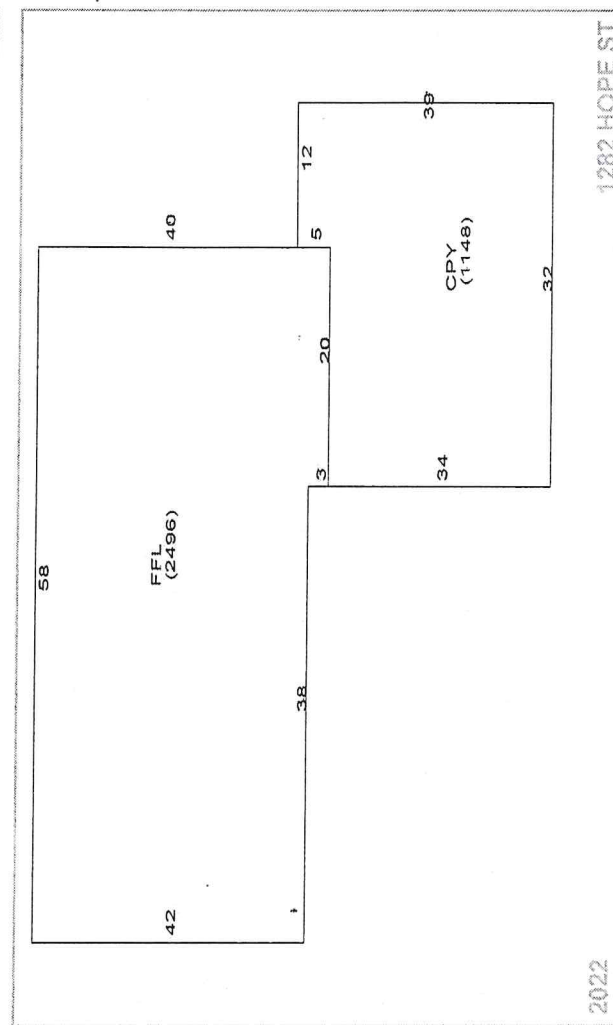
Assessment

Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value
06	343,800	61,500	0.36	175,400	0	580,700
TOTAL	343,800	61,500	0.36	175,400	0	580,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 126.78 VAL per SQ Unit/Parcel > 110.74

Previous Assessments

Year	LUC	Building	SFY1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	06	343,800	61,500	0	175,400	0	580,700	580,700
2021	06	347,200	61,500	0	180,900	0	589,600	589,600
2020	06	347,200	61,500	0	180,900	0	589,600	589,600
2019	06	347,200	61,500	0	180,900	0	589,600	589,600
2018	06	352,000	73,800	0	163,800	0	589,600	589,600
2017	06	352,000	73,800	0	163,800	0	589,600	589,600



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.22957	AC	P	1.00	615,950	616,805	C13
2 06 Comm 2	0.12626	AC	R	0.25	615,950	267,702	C13
3							
4							

Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
			141,600			1.00	0
			33,800			1.00	0

Plat/Lot 92 16

Account: 5273

LUC 06

Zone LB

Assessment \$580,700

Building Information

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	Forced Warm Air
BLDG Type	1 Story													
RES Units	0													
Foundation														
Frame 1														
EXT Wall 1														
Roof Type 1														
Roof Cover 1														
INT Wall 1														
Floors 1														
BMT Garages														
Plumbing														
Insulation														
Heat Fuel														
# Heat Sys														
% Solar HW														
% COM Wall														
Ceiling Type														
Parking Type														
EXT View														

Grade

Grade	Q4	Q4
Year Built	1960	EFF Year
Alt LUC		Alt %
	0.00	

Other Factors

Flood Hazard	Topography	LEVEL
Street	PAVED	
Traffic		
Bas \$/SQ	112.00	
Size Adj	1.25	
Constr Adj	0.96	
Adj \$/SQ	134.40	
Other Featrs	5,000	
Grade Fac	1.00	
Neigh Infl	1.00	
Land Factor	1.00	
Adj Total	346,374	
Depreciation	121,231	
Depr Total	225,143	

Depreciation

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	2,496	2,496	134.40	335,462
CPY	CANOPY	1,148	0	5.15	5,912
Total		3,644	2,496		341,374

Visit History

Date	Result	By
10/20/2021	REVIEW	AD
8/9/2018	REVIEW	JH
7/18/2018	MEASURED	JE
11/23/2007	MEASURE	
11/23/2007	LISTED	
11/23/2007	MEASURE	
11/23/2007	LISTED	

Notes

WILOT 1007. BLDG TAKES UP BOTH LOTS, BUT IS ONLY VALUED ON LOT 92/16 replace lighting with energy efficient fixtures 20 fixtures 9 exterior fixtures H I D install 2 CITGO signs and wire 2013 ||3J'S VAPES

Remodeling History

Additions	Plumbing	Electric	Heating	General	Bath(s)

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
06/23/2015	325-15-B	08/02/2015	BLDG	14,000		Closed	INSTALL NEW RUBBER ROOF
06/23/2015	B29867		BLDG	0		Closed	INSTALL NEW RUBBER ROOF
08/20/2013	E7574		ELEC	0		Closed	WIRE NE CANOPY SIGN AND NEW POLE SIGN
08/20/2013	SG22227		SIGN	0		Closed	INSTALL TWO NEW CITGO SIGNS (21 HIGH X 88 LONG) WITH ILLUMINATED L
08/01/2013	SG22226		SIGN	0		Closed	INSTALL NEW 4 X 8 COMBO SIGN SYSTEM WITH THREE PRODUCT PRICE SI
06/06/2013	E5185		ELEC	0		Closed	REPLACE LIGHTING WITH ENERGY EFFICIENT FIXTURES (20 FIXTURES), 9 E
10/04/2012	SG22190		SIGN	0		Closed	INSTALL A COMMERCIAL 24 SQ. FT SIGN ABOVE DOOR (NEW BUSINESS— O
08/10/2012	SG22003		SIGN	0		Closed	INSTALL TEMP. VINYL BANNER (ONE STOP CONVENIENCE STORE)
06/05/2012	SG22217		SIGN	0		Closed	INSTALL 3' X 6' TEMPORARY BANNER FROM JUNE 17, 2012 THRU JULY 4, 20

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	71 Tank-UnderG	1	Y	1			8,000	3	GD	1960	8,400
2	71 Tank-UnderG	1	Y	1			16,000	3	GD	1960	16,800
3	87 Sign	1	Y	2			3,000	3	AV	2013	12,100
4	56 Paving-Aspt	1	Y	1			10,000	3	AV	1960	17,900
5	71 Tank-UnderG	1	Y	1			6,000	3	GD	1960	6,300

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	0	U
2			
3			
4			
Totals	1	0	0

Other Info.

AFDU	Priority	Assessed Value
AFDU	1960	8,400
Priority	1960	16,800
Priority	2013	12,100
Priority	1960	17,900
Priority	1960	6,300

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
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3			
4			
Totals	1	0	0

Other Info.

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Priority	1960	17,900
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Priority	1960	17,900
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Priority	2013	12,100
Priority	1960	17,900
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Priority	1960	17,900
Priority	1960	6,300

Other Info.

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Priority	2013	12,100
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Other Info.

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AFDU	1960	8,400
Priority	1960	16,800
Priority	2013	12,100
Priority	1960	17,900
Priority	1960	6,300

Other Info.

AFDU	Priority	Assessed Value
AFDU	1960	8,400
Priority	1960	16,800
Priority	2013	12,100
Priority	1960	17,900
Priority	1960	6,3

Bristol

1282 HOPE ST

Card 2 of 2

Plat/Lot 92 16

Account: 5273

LUC 06 Zone LB

Assessment

\$580,700



Owner Account #:

Owner 1	1282 REALTY LLC	% Owned	0.00
Owner 2		% Owned	0.00
Owner 3		% Owned	0.00

Address 690 WARREN AVE, EAST PROVIDENCE, RI 02914-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
SERPA, WILLIAM G. ET UX	03/10/2015	300,000	1793-189	L	W

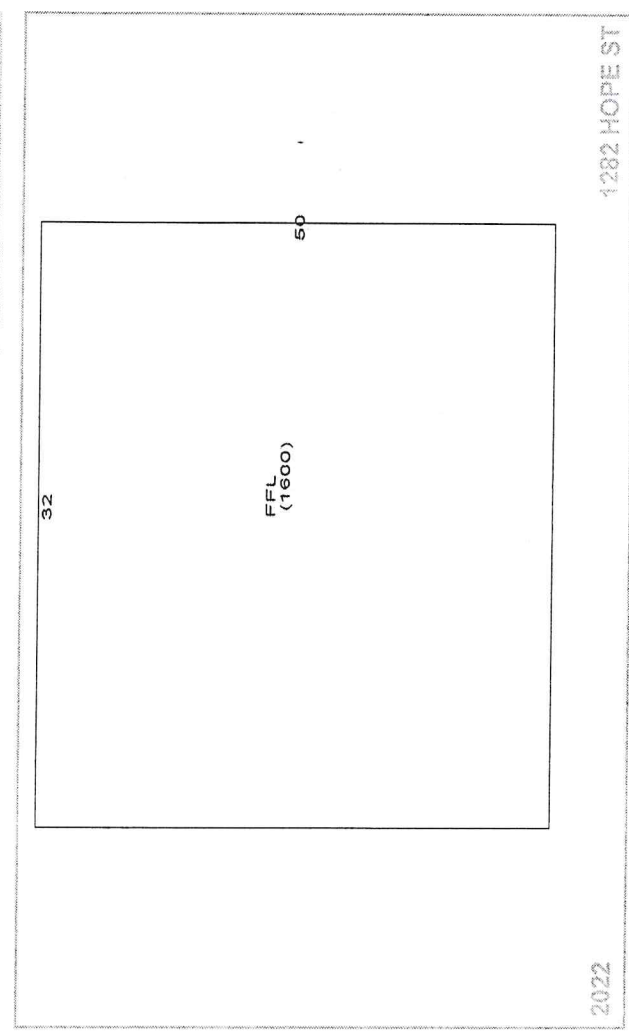
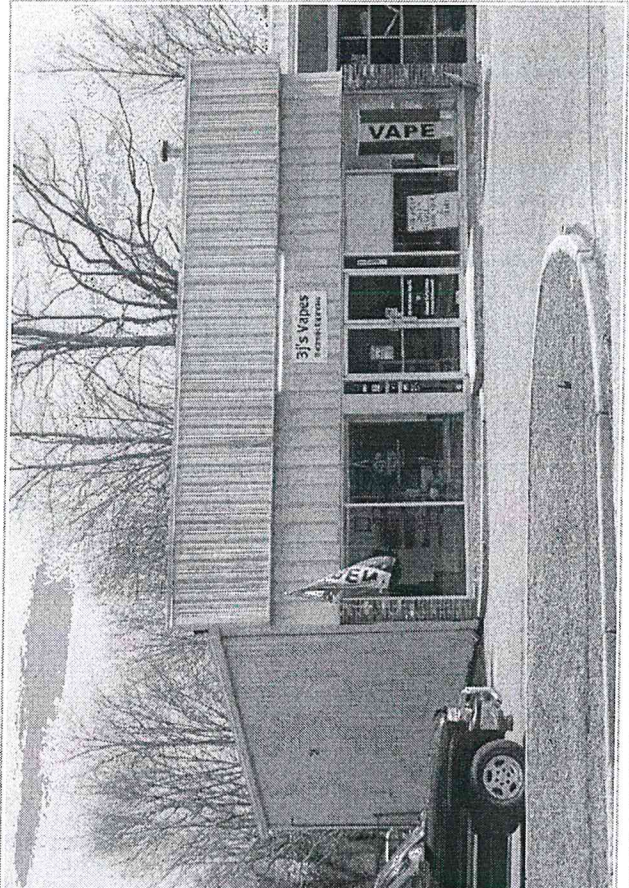
Assessment

Use Code	Bldg Value	SF/YI	Land Value	AG Credit	Assessed Value
06	343,800	61,500	175,400	0	580,700
TOTAL	343,800	61,500	175,400	0	580,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 74.19 VAL per SQ Unit/Parcel > 110.74

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	06	343,800	61,500	0	175,400	0	580,700	580,700
2021	06	347,200	61,500	0	180,900	0	589,600	589,600
2020	06	347,200	61,500	0	180,900	0	589,600	589,600
2019	06	347,200	61,500	0	180,900	0	589,600	589,600
2018	06	352,000	73,800	0	163,800	0	589,600	589,600
2017	06	352,000	73,800	0	163,800	0	589,600	589,600



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 92 16

Account: 5273

LUC 06 Zone LB

Assessment \$580,700



Building Information

Description	Quantity	Quality
BLDG Type RetailStores	0	
RES Units	0	
Foundation	1	
Frame 1 Steel Frame	1	
EXT Wall 1 Metal	1	
Roof Type 1 Flat	1	
Roof Cover 1 Metal	1	
INT Wall 1 Drywall	1	
Floors 1	1	
BMT Garages		
Plumbing		
Insulation		
Heat Fuel Oil		
# Heat Sys	100	
% Solar HW	100	
% COM Wall		
Ceiling HT	12	
Parking Type		
EXT View		

Other Factors

Code	Description	%	Bas \$/SQ	Size Adj	Const Adj	Adj \$/SQ	Other Featrs	Grade Fac	Neigh Infi	Land Factor	Adj Total	Depreciation	Depr Total
AG	AG - Avg-Goo	31.0									172,040	53,332	118,708
Functional		0.0				3,480							
Economic		0.0											
Special		0.0											
OV													
Total Depreciation % >												31.0	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,600	1,600	105.35	168,560
Total		1,600	1,600		168,560

Notes

3J'S VAPES

Visit History

Date	Result	By
10/20/2021	REVIEW	AD
8/3/2018	REVIEW	JH
7/18/2018	MEASURED	JE
11/23/2007	MEASURE	
11/23/2007	LISTED	
11/23/2007	MEASURE	
11/23/2007	LISTED	

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Baths				

Condo Data

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

Building Permits

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

Special Features & Yard Items

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

Other Info.

AFDU	Term	Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

Room Counts by Floor

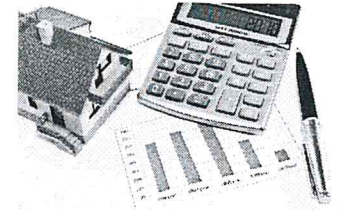
Units	# Rooms	# Bedrooms	Floor Level
1	1	0	U
2			
3			
4			
Totals	1	0	0



Bristol, RI

TOWN OF BRISTOL
COMMUNITY DEV.

2023 DEC 29 AM 8:32



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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 92 16
 Account 5273
 State Code 06 - Comm 2
 Card 1/2
 User Account

Assessment

Land \$175,400
 Building \$286,600
 Card Total \$462,000
 Parcel Total \$580,700

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$175,400	\$343,800	\$61,500	\$580,700
2021	\$180,900	\$347,200	\$61,500	\$589,600
2020	\$180,900	\$347,200	\$61,500	\$589,600
2019	\$180,900	\$347,200	\$61,500	\$589,600

Location and Owner

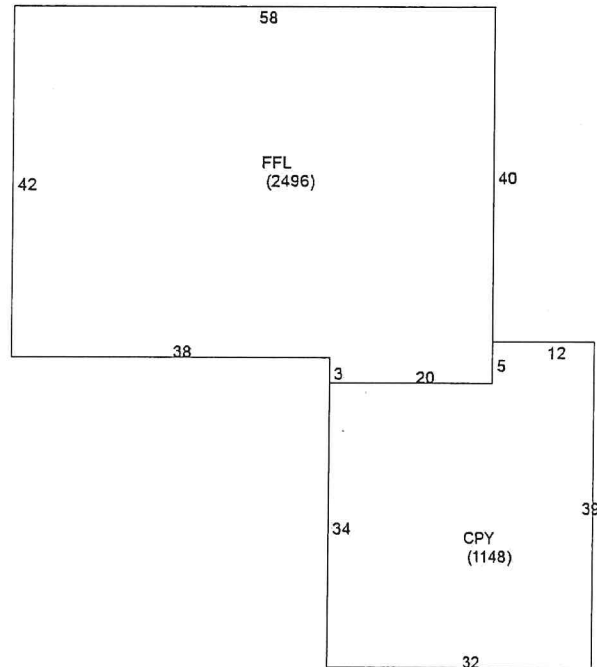
Location 1282 HOPE ST
 Owner 1282 REALTY LLC
 Owner2
 Owner3
 Address 690 WARREN AVE
 Address2
 Address3 EAST PROVIDENCE RI 02914

Building Information

Design GasStns
 Year Built 1960
 Heat Forced Warm Air
 Fireplaces 0
 Rooms 0
 Bedrooms 0
 Bathrooms
 Above Grade Living Area 2,496 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
03/10/2015	\$300,000	1793-189	Warranty
03/10/2015	\$300,000	1793-189	Warranty

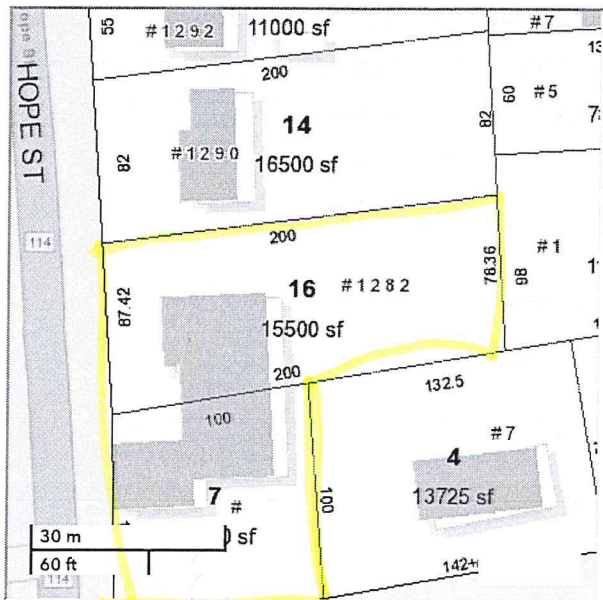


Building Sub Areas

Sub Area	Net Area
1st FLOOR	2,496 SF
CANOPY	1,148 SF

Land Information

Land Area 0.356 AC
 Zoning LB



[Click To Open AxisGIS Maps](#)

View
Neighborhood

-
C13


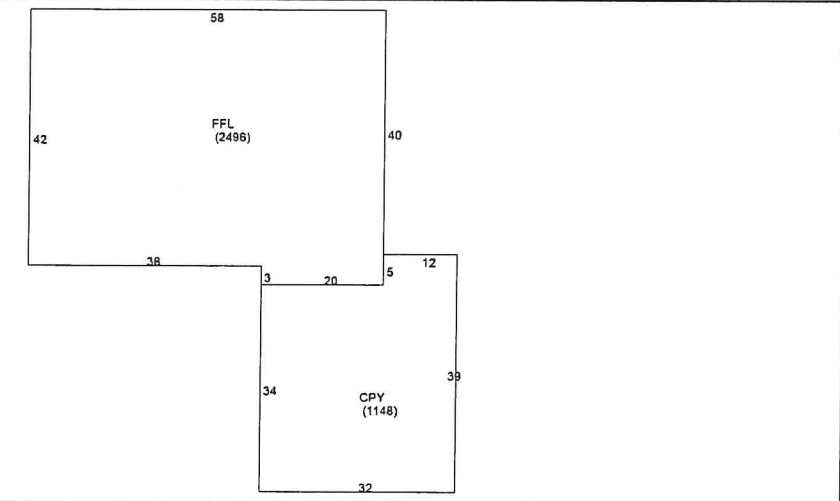
Yard Item(s)

Description	Quantity	Size	Year
Paving Asphalt	1	10000	1960
Tank-Underground	1	8000	1960
Tank-Underground	1	16000	1960
Tank-Underground	1	6000	1960
Sign	2	3000	2013



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 1282 HOPE ST ACRES: 0.3558 PARCEL ID: 92 16 LAND USE CODE: 06 CONDO COMPLEX: OWNER: 1282 REALTY LLC CO - OWNER: MAILING ADDRESS: 690 WARREN AVE ZONING: LB PATRIOT ACCOUNT #: 5273	BUILDING STYLE: GasStns UNITS: 4 YEAR BUILT: 1960 FRAME: Masonry EXTERIOR WALL COVER: Concrete Blo ROOF STYLE: Flat ROOF COVER: Rubber
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 3/10/2015 BOOK & PAGE: 1793-189 SALE PRICE: 300,000 SALE DESCRIPTION: Other SELLER: SERPA, WILLIAM G. ET UX	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 5 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	PHOTO
GROSS BUILDING AREA: 5244 FINISHED BUILDING AREA: 4096 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 2	
ASSESSED VALUES	SKETCH
LAND: \$175,400 YARD: \$61,500 BUILDING: \$343,800 TOTAL: \$580,700	

CAI Technologies

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12/19/2023

Property Information - Bristol, RI

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TOWN OF BRISTOL
COMMUNITY DEV.

2023 DEC 29 AM 8:32

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Bait shop ✓	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Bakery ✓	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Book store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Book store/cafe	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	Y
Car rental	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	S
Clothing sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Convenience store ✓	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Florist	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Furniture store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Gunsmith (sales)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
General merchandise store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y

Page 1 of 3

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Grocery store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Liquor store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Mechanical equipment sales	N	N	N	N	N	N	N	Y	N	N	S	N	N	N	Y
Newsstand	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Pet store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Pharmacy	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Variety store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Lumber / building products	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
Video rental and sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y

TOWN OF BRISTOL
COMMUNITY DEV.
2023 DEC 29 AM 8:32

BRISTOL POLICE DEPARTMENT

TOWN OF BRISTOL
COMMUNITY DEV.

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10S 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Mechanical equipment repair AM: 32	N	N	N	N	N	N	Y	Y	Y	S	Y	N	N	N	Y
2023 DEC 29 Printing, blueprinting and photocopying	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y
Artist work or sale space (studio/gallery)	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	ANY	Y
Artisan manufacturing and production (see definition below) and sale space	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	ANY	Y
Photographic development	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y
Hairdresser/barber	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Pet grooming	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y



1282 Hope Street - 300' Radius

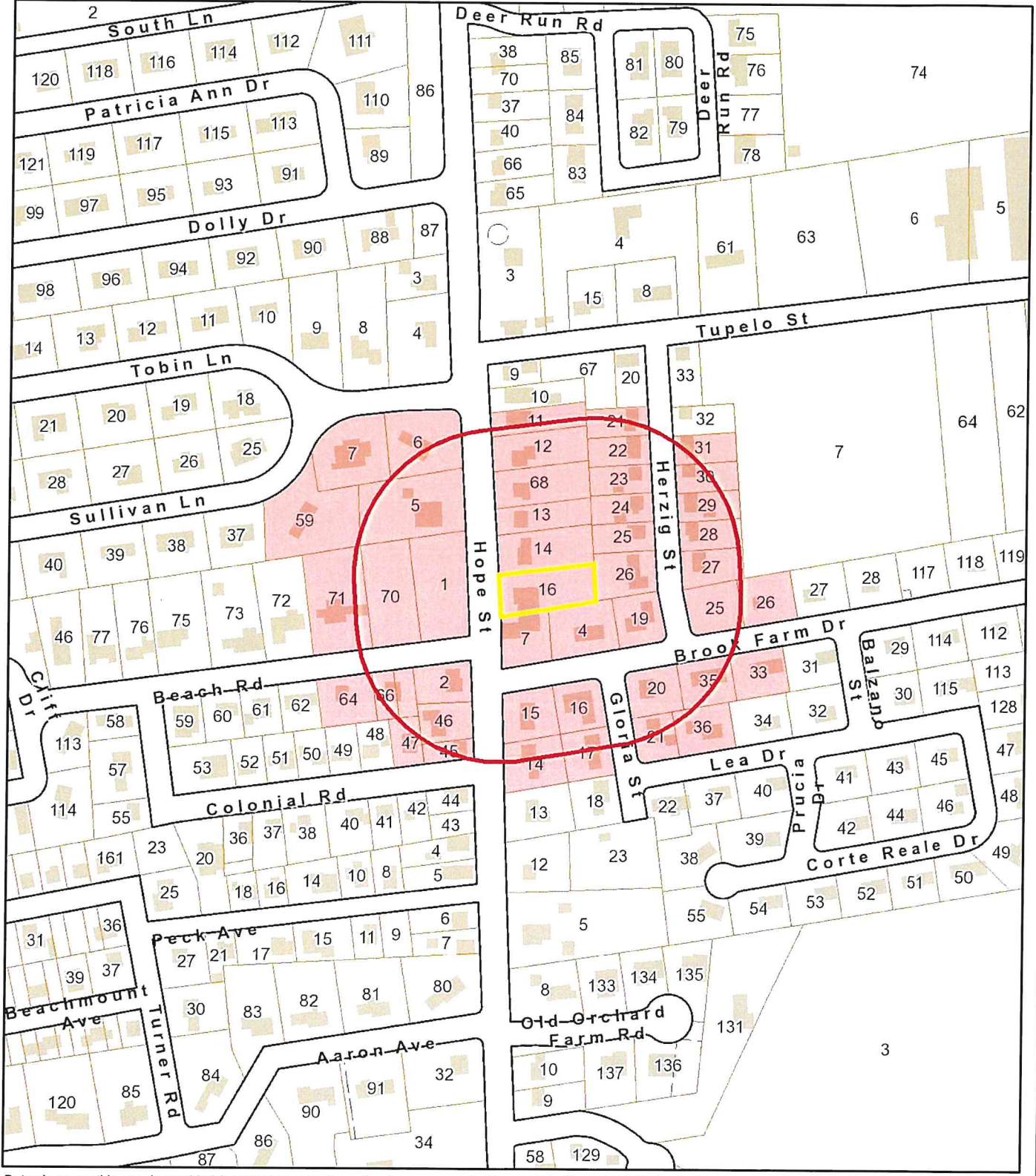
Bristol, RI



January 11, 2024

1 inch = 281 Feet

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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Subject Property:

Parcel Number: 92-16
CAMA Number: 92-16
Property Address: 1282 HOPE ST

Mailing Address: 1282 REALTY LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

Abutters:

Parcel Number: 100-14
CAMA Number: 100-14
Property Address: 1268 HOPE ST

Mailing Address: SQUATRITO, ROBERT J & MARGARET F
TRUSTEES
1268 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-15
CAMA Number: 100-15
Property Address: 1270 HOPE ST

Mailing Address: PTASIENSKI, GABRIEL P. & ORDING,
SARAH R. TE
1270 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-16
CAMA Number: 100-16
Property Address: 6 BROOKS FARM DR

Mailing Address: TANZER, FLOYD R. & SILBER, JUDY G.
TE
14 DEER RUN RD
BRISTOL, RI 02809

Parcel Number: 100-17
CAMA Number: 100-17
Property Address: 7 GLORIA ST

Mailing Address: MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-19
CAMA Number: 100-19
Property Address: 11 BROOKS FARM DR

Mailing Address: COSTA, RICHARD
11 BROOKS FARM DRIVE
BRISTOL, RI 02809

Parcel Number: 100-20
CAMA Number: 100-20
Property Address: 12 GLORIA ST

Mailing Address: DARMODY, SUSAN J.
12 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-21
CAMA Number: 100-21
Property Address: 8 GLORIA ST

Mailing Address: MCELROY, PAMELA R & NORTON,
CAITLIN M TRUSTEES-PAMELA R
MCELROY TRUST
8 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-25
CAMA Number: 100-25
Property Address: 15 BROOKS FARM DR

Mailing Address: SILVA, ARNOLD A ELEANOR, LIFE
ESTATE & DENNIS
15 BROOKS FARM DR
BRISTOL, RI 02809

Parcel Number: 100-26
CAMA Number: 100-26
Property Address: 19 BROOKS FARM DR

Mailing Address: CORDIS, EDWARD ERIC & STEPHANIE L
TE
19 BROOKS FARM DR
BRISTOL, RI 02809

Parcel Number: 100-33
CAMA Number: 100-33
Property Address: 20 BROOKS FARM DR

Mailing Address: ST. ANGELO, PAUL M.
20 BROOKS FARM DR
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Parcel Number: 100-35 CAMA Number: 100-35 Property Address: 16 BROOKS FARM DR	Mailing Address: DA SILVA, SILVIA J. TRST MANUEL L. & SILVIA J. DASILVIA L 16 BROOKS FARM DR BRISTOL, RI 02809
Parcel Number: 100-36 CAMA Number: 100-36 Property Address: 5 LEA DR	Mailing Address: CURRY, WILLIAM M. ET UX ELIZABETH M. CURRY TE 5 LEA DRIVE BRISTOL, RI 02809
Parcel Number: 100-4 CAMA Number: 100-4 Property Address: 7 BROOKS FARM DR	Mailing Address: HAYES, MARY ANN 95 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 100-7 CAMA Number: 100-7 Property Address: HOPE ST	Mailing Address: 1282 REALTY, LLC 690 WARREN AVE EAST PROVIDENCE, RI 02914
Parcel Number: 55-5 CAMA Number: 55-5 Property Address: 1293 HOPE ST	Mailing Address: SHARP, HENRY S. ELLEN J. TE 1293 HOPE ST BRISTOL, RI 02809
Parcel Number: 55-59 CAMA Number: 55-59 Property Address: 6 SULLIVAN LN	Mailing Address: SULLIVAN, MARGARET M, TRUSTEE 6 SULLIVAN LANE BRISTOL, RI 02809
Parcel Number: 55-6 CAMA Number: 55-6 Property Address: 2 SULLIVAN LN	Mailing Address: BERARDO, MICHAEL S 2 SULLIVAN LN BRISTOL, RI 02809
Parcel Number: 55-7 CAMA Number: 55-7 Property Address: 4 SULLIVAN LN	Mailing Address: HANOIAN, MARY E. TRUSTEE MARY E. HANOIAN LIVING TRUST 4 SULLIVAN LN BRISTOL, RI 02809
Parcel Number: 61-1 CAMA Number: 61-1 Property Address: 1287 HOPE ST	Mailing Address: EMANUEL, MARY KAREN & MUELLER, CHARLES TOBIAS TE 1287 HOPE STREET BRISTOL, RI 02809
Parcel Number: 61-2 CAMA Number: 61-2 Property Address: 1281 HOPE ST	Mailing Address: PUMA, DANIEL R JR & TERESA C TE 1281 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-45 CAMA Number: 61-45 Property Address: 1271 HOPE ST	Mailing Address: HAAS, GERALD W & DIAS, STEFANIE R TE 1271 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-46 CAMA Number: 61-46 Property Address: 1277 HOPE ST	Mailing Address: BRUNELLI, ALBERT V JR ET UX 1277 HOPE STREET BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Parcel Number: 61-47 CAMA Number: 61-47 Property Address: 1 COLONIAL RD	Mailing Address: FERREIRA, CHRISTOPHER & KAREN A TE 1 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-64 CAMA Number: 61-64 Property Address: 124 BEACH RD	Mailing Address: ZEXTER, MELISSA R 124 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-66 CAMA Number: 61-66 Property Address: BEACH RD	Mailing Address: CONLEY, JASON R & SILVA, CHRISTOPHER J TE 128 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-67 CAMA Number: 61-67 Property Address: 128 BEACH RD	Mailing Address: CONLEY, JASON R & SILVA, CHRISTOPHER J TE 128 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-70 CAMA Number: 61-70 Property Address: 127 BEACH RD	Mailing Address: OWEN, STACY L 127 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-71 CAMA Number: 61-71 Property Address: 125 BEACH RD	Mailing Address: EMOND, RICHARD ET UX JANET EMOND TE 125 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 92-11 CAMA Number: 92-11 Property Address: 1300 HOPE ST	Mailing Address: HAYES, MATTHEW D. (50%) & REILLY, RENEE (50%) TC PO BOX 90 BRISTOL, RI 02809
Parcel Number: 92-12 CAMA Number: 92-12 Property Address: 1298 HOPE ST	Mailing Address: ENES, ALEXANDRE B 75 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 92-13 CAMA Number: 92-13 Property Address: 1292 HOPE ST	Mailing Address: BULLARD, WILLIAM A. III SARAH TE 19 BEACON PARK DR EAST PROVIDENCE, RI 02915-3615
Parcel Number: 92-14 CAMA Number: 92-14 Property Address: 1290 HOPE ST	Mailing Address: SAFFORD, EDWIN R. IV 55 TOWNSEND ST BARRINGTON, RI 02806
Parcel Number: 92-16 CAMA Number: 92-16 Property Address: 1282 HOPE ST	Mailing Address: 1282 REALTY LLC 690 WARREN AVE EAST PROVIDENCE, RI 02914
Parcel Number: 92-21 CAMA Number: 92-21 Property Address: 15 HERZIG ST	Mailing Address: MCADAM, DONNA M. 15 HERZIG ST BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 11, 2024

Parcel Number: 92-22 CAMA Number: 92-22 Property Address: 11 HERZIG ST	Mailing Address: LAMOUREUX, MARC CHRISTOPHER & DONNA JEAN TE 11 HERZIG ST BRISTOL, RI 02809
Parcel Number: 92-23 CAMA Number: 92-23 Property Address: 9 HERZIG ST	Mailing Address: DUARTE, RAYCHELLE 9 HERZIG ST BRISTOL, RI 02809
Parcel Number: 92-24 CAMA Number: 92-24 Property Address: 7 HERZIG ST	Mailing Address: BAKER, ROBERT H. & STAATS, DANA M. TE 7 HERZIG ST BRISTOL, RI 02809
Parcel Number: 92-25 CAMA Number: 92-25 Property Address: 5 HERZIG ST	Mailing Address: FERRARA, GINA L. 5 HERZIG ST BRISTOL, RI 02809
Parcel Number: 92-26 CAMA Number: 92-26 Property Address: 1 HERZIG ST	Mailing Address: FASANO, ALEXANDRA & NECZYPOR, EVA TE 1 HERZIG ST BRISTOL, RI 02809
Parcel Number: 92-27 CAMA Number: 92-27 Property Address: 2 HERZIG ST	Mailing Address: WATKINSON, GLENN W 255 STATE STREET BRISTOL, RI 02809
Parcel Number: 92-28 CAMA Number: 92-28 Property Address: 6 HERZIG ST	Mailing Address: BRUDENELL, IAN B & LINDSAY S TE 6 HERZIG ST BRISTOL, RI 02809
Parcel Number: 92-29 CAMA Number: 92-29 Property Address: 8 HERZIG ST	Mailing Address: MEDEIROS, RICHARD S. ET UX LISA M. MEDEIROS TE 8 HERZIG ST. BRISTOL, RI 02809
Parcel Number: 92-30 CAMA Number: 92-30 Property Address: 10 HERZIG ST	Mailing Address: SILVIA, FRANK LIFE ESTATE MEDEIROS, BERNADETTE 43 ACADEMY AVE BRISTOL, RI 02809-4102
Parcel Number: 92-31 CAMA Number: 92-31 Property Address: 12 HERZIG ST	Mailing Address: LAWRENCE, JASON A. 12 HERZIG ST BRISTOL, RI 02809
Parcel Number: 92-68 CAMA Number: 92-68 Property Address: 1296 HOPE ST	Mailing Address: VIRGADAMO, PAUL R JR WENDY H. TE 1296 HOPE ST BRISTOL, RI 02809



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1282 REALTY LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

CURRY, WILLIAM M. ET UX
ELIZABETH M. CURRY TE
5 LEA DRIVE
BRISTOL, RI 02809

HAAS, GERALD W & DIAS, ST
1271 HOPE ST
BRISTOL, RI 02809

1282 REALTY, LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

DA SILVA, SILVIA J. TRST
MANUEL L. & SILVIA J. DASILV
16 BROOKS FARM DR
BRISTOL, RI 02809

HANOIAN, MARY E. TRUSTEE
MARY E. HANOIAN LIVING TR
4 SULLIVAN LN
BRISTOL, RI 02809

BAKER, ROBERT H. &
STAATS, DANA M. TE
7 HERZIG ST
BRISTOL, RI 02809

DARMODY, SUSAN J.
12 GLORIA ST
BRISTOL, RI 02809

HAYES, MARY ANN
95 KICKEMUIT AVE
BRISTOL, RI 02809

BERARDO, MICHAEL S
2 SULLIVAN LN
BRISTOL, RI 02809

DUARTE, RAYCHELLE
9 HERZIG ST
BRISTOL, RI 02809

HAYES, MATTHEW D. (50%) &
REILLY, RENEE (50%) TC
PO BOX 90
BRISTOL, RI 02809

BRUDENELL, IAN B &
LINDSAY S TE
6 HERZIG ST
BRISTOL, RI 02809

EMANUEL, MARY KAREN & MUE
1287 HOPE STREET
BRISTOL, RI 02809

LAMOUREUX, MARC CHRISTOPH
DONNA JEAN TE
11 HERZIG ST
BRISTOL, RI 02809

BRUNELLI, ALBERT V JR
ET UX
1277 HOPE STREET
BRISTOL, RI 02809

EMOND, RICHARD ET UX
JANET EMOND TE
125 BEACH ROAD
BRISTOL, RI 02809

LAWRENCE, JASON A.
12 HERZIG ST
BRISTOL, RI 02809

BULLARD, WILLIAM A. III
SARAH TE
19 BEACON PARK DR
EAST PROVIDENCE, RI 02915-
3615

ENES, ALEXANDRE B
75 FRANKLIN ST
BRISTOL, RI 02809

MCADAM, DONNA M.
15 HERZIG ST
BRISTOL, RI 02809

CONLEY, JASON R &
SILVA, CHRISTOPHER J TE
128 BEACH RD
BRISTOL, RI 02809

FASANO, ALEXANDRA &
NECZYPOR, EVA TE
1 HERZIG ST
BRISTOL, RI 02809

MCELROY, PAMELA R & NORTO
TRUSTEES-PAMELA R MCELROY
8 GLORIA ST
BRISTOL, RI 02809

CORDIS, EDWARD ERIC & STE
19 BROOKS FARM DR
BRISTOL, RI 02809

FERRARA, GINA L.
5 HERZIG ST
BRISTOL, RI 02809

MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

COSTA, RICHARD
11 BROOKS FARM DRIVE
BRISTOL, RI 02809

FERREIRA, CHRISTOPHER & K
1 COLONIAL RD
BRISTOL, RI 02809

MEDEIROS, RICHARD S. ET U
LISA M. MEDEIROS TE
8 HERZIG ST.
BRISTOL, RI 02809

OWEN, STACY L
127 BEACH RD
BRISTOL, RI 02809

TANZER, FLOYD R. &
SILBER, JUDY G. TE
14 DEER RUN RD
BRISTOL, RI 02809

PTASIENSKI, GABRIEL P. &
ORDING, SARAH R. TE
1270 HOPE ST
BRISTOL, RI 02809

VIRGADAMO, PAUL R JR
WENDY H. TE
1296 HOPE ST
BRISTOL, RI 02809

PUMA, DANIEL R JR & TERES
1281 HOPE ST
BRISTOL, RI 02809

WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

SAFFORD, EDWIN R. IV
55 TOWNSEND ST
BARRINGTON, RI 02806

ZEXTER, MELISSA R
124 BEACH RD
BRISTOL, RI 02809

SHARP, HENRY S.
ELLEN J. TE
1293 HOPE ST
BRISTOL, RI 02809

SILVA, ARNOLD A
ELEANOR, LIFE ESTATE & DE
15 BROOKS FARM DR
BRISTOL, RI 02809

SILVIA, FRANK LIFE ESTAT
MEDEIROS, BERNADETTE
43 ACADEMY AVE
BRISTOL, RI 02809-4102

SQUATRITO, ROBERT J &
MARGARET F TRUSTEES
1268 HOPE ST
BRISTOL, RI 02809

ST. ANGELO, PAUL M.
20 BROOKS FARM DR
BRISTOL, RI 02809

SULLIVAN, MARGARET M, TRU
6 SULLIVAN LANE
BRISTOL, RI 02809