

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

MINUTES  
THE ZONING BOARD OF REVIEW  
OF BRISTOL, RHODE ISLAND

*03 JANUARY 2023*  
7:00 PM  
BRISTOL TOWN HALL  
BRISTOL, RHODE ISLAND

BEFORE THE TOWN OF BRISTOL ZONING BOARD OF REVIEW:

MR. JOSEPH ASCIOLA, Chairman  
MR. DAVID SIMOES  
MR. DONALD S. KERN  
MR. DEREK TIPTON  
MR. TONY BRUM

ALSO PRESENT:

ATTORNEY ANDREW TIETZ, Town Solicitor's Office  
MR. EDWARD TANNER, Zoning Enforcement Officer

Susan E. Andrade  
91 Sherry Ave.  
Bristol, RI 02809  
401-253-5570

I N D E X

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The meeting of the Town of Bristol Zoning Board of Review was held and called to order at 7:00 p.m. by Chairman Joseph Asciola at Bristol Town Hall, 10 Court St., Bristol, RI

**1. APPROVAL OF MINUTES:**

**05 DECEMBER 2022**

Chairman Asciola called for approval of the December 5, 2022, meeting.

MR. SIMOES: Mr. Chairman, I 'll make a motion that we approve the December 5th meeting, as printed.

MR. TIPTON: I'll second that motion.

MR. ASCIOLA: All in favor?

MR. TIPTON Aye.

MR. SIMOES: Aye.

MR. ASCIOLA: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Minutes approved)

**2. 2022-34  
WENDY KALIF**

**12 Everett Ave.: R-10  
Pl. 122, Lot 24**

Dimensional Variance to construct a 10' x 12' accessory shed structure with less than the required front yard.

Mr. Tietz stated that before the Board began, he just wanted to remind the Board that this being January, the law has changed for Zoning board voting. It no longer requires four votes out of five for variances, or special use permits. It's simply a majority. And they no longer need all five members for a quorum, there can be four members, including alternates to have a quorum. In that case they would have to have 3-1 votes: it's a majority vote. It is not retroactive, as if there was a meeting beforehand and the matter was continued. However, this Petition was not heard prior, so it would apply.

Mr. Francis Devillaers, 12 Everett Ave, presented the Petition to the Board, as his wife, applicant and owner Wendy Kaliff, was ill and could not attend the meeting. He explained that they want to build a 10' x 12' shed, but they can't put it 30' away from the property line, because of the incline of the land, which would require it to be put on stilts. He also has a permit for a generator to be installed close to where he wants to put the shed. He would put the shed next to the concrete slab for the generator. That shed would be because of the angle of the property line, between 19 and 20 feet away from the front property line. The shed would be used for outdoor equipment and storage for yard tools.

The Board reviewed the application in detail, discussing possible other locations, which were determined that it would be difficult due to the slope of the land.

No one spoke in favor or against the Petition.

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MR. SIMOES: Mr. Chairman, I'll make a motion that we approve file number 2022-34. To grant a variance for a shed. It would be in the 30-foot front end, but the variance will be on the north side, because the land slopes, it's an angle, it's not a straight line. So, on the north side he will need an 8-foot variance. And on the south side 11 feet, because right now its 22 and 19. And the reason is that the hardship is not the applicant's any doing there, it was they seeks relief due to the unique characteristics of the subject land. the land starts pitching down towards the water in that area, and that's the only spot where he could put a shed on the level ground. And the hardship is not the result of any prior action of the applicant, nor is it for any desire to realize greater financial gain. By granting the requested dimensional variance, it will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan. The relief requested to be granted, is the least relief necessary. Therefore, I move that this dimensional variance be granted.

MR. TIPTON: I'll second that motion.

MR. ASCIOLA: All in favor?

MR. TIPTON Aye.

MR. SIMOES: Aye.

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MR. ASCIOLA: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

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NEW PETITIONS:

**3. 2023-01  
RENEE L. MARACCIO**

**3 Hawthorne Ave.: R-10  
Pl. 121, Lot 130**

Dimensional Variances to remove an existing 10' x 23' enclosed porch, and construct a new 20' x 24' two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard and less than the required right side yard.

Dimensional Variance to remove an existing 10' x 23' enclosed porch and construct a new 20' x 24' two-story living area addition to the rear of an existing single-family dwelling, with less than the required left side yard and less than required right side yard.

Renee Maraccio, 3 Hawthorne Ave and Ronald Maraccio, Renee's father, presented the Petition to the Board.

Ms. Maraccio explained that she would like to add the additional living area because she is re-doing the house. It was designed as a beach house, and it needs a lot of work and she is trying to design the perfect home. She confirmed that it is a very long and narrow lot and the previous two lots were combined about ten years ago. It's not going to encroach any more into the side setbacks as exists now, it will just be going back and up. the height of the second floor will be 23 feet.

Mr. Maraccio stated that they are trying to match the existing house with the addition.

The Board reviewed the plans in detail.

Mr. Tanner noted that because this lot is only 40-feet wide, its subject to the reduced side yard setbacks for non-conforming lots; so, whereas most lots in the R-10 zone

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require a 15-foot side yard setback, this property would only have a 10-foot side yard setback. So, they're asking for 9.6- and 6.4-foot setbacks. But the amount of relief requested is not as large as otherwise.

No one spoke in favor or against the Petition.

X X X X X X

MR. BRUM: Mr. Chairman, I'll make a motion to approve file number 2023-01. The applicant is requesting dimensional variance to remove an existing 10' x 23' enclosed porch and construct a new 20' x 24' two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard and less than the required right side yard setbacks. The applicant is currently requesting relief for the left side yard setback, which requires 10 feet and the right-side yard setback, which also requires 10 feet. The unique characteristic of this property also lends to the relief that is being requested. Because the frontage of this property is less than the 50 feet required, the reduced side yard setbacks are to 10 feet in an R-10, for a 40-foot frontage property in an R-10 zone. The left yard will require .4 feet of relief and the right yard setback will require 3.6 feet of relief. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land. This particular property has a 40-foot front yard frontage and most properties in Town, if not all properties in Town require at least 50 feet of frontage, which makes this property have unique requirements. The hardship that the applicant seeks relief from isn't due to any prior action, as the applicant testified, the

property is a family property and per the application, the property was purchased over 70 years ago by a relative and has been in the family since. And, as the applicant stated, is looking to keep the property in the family and renovate it to make it more of a home, as the applicant has stated. I don't see anything within the application that allow us to determine if there would be any change or any impact on the neighborhood by allowing this dimensional variance, as the reconstruction of this property is to stay within the same footprint, though it is increasing in height, but still within the requirements of the Town, does not change the characteristics of the property. It is the least amount of relief necessary, as we are not changing the footprint of the existing property, creating no greater impact. And if the owner was to have this dimensional variance denied, it would be more than a mere inconvenience. This family has grown, what would be a need for additional space has also grown and this particular property in the area located, once was more of a cottage setting, but now we are seeing that the area is developing into primary residences and larger homes. And this home would be more in character with the area, by adding a second level and increasing the size of the home; it would not take away from the characteristics of the neighborhood but make it more in line with those same characteristics. And for these reasons, I move to approve.

MR. SIMOES: I'll second that motion.

MR. ASCIOLA: All in favor?

MR. TIPTON Aye.

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MR. SIMOES: Aye.

MR. ASCIOLA: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)



MR. DAVID SIMOES STEPPED DOWN FROM THE BOARD

4. **2023-02**  
**CHRISTOPHER & KAREN A. FERREIRA** **1 Colonia Rd.: R-10**  
**Pl. 61, Lot 47**

Dimensional Variances to modify a previous decision to construct a 16' x 24' accessory garage with attached 10' x 16' carport by enlarging the proposed carport to 12' 3" x 21' and connecting the structure to an existing single-family dwelling with less than the required right side yard and less than the required rear yard.

Mr. Christopher Ferreira presented the Petition to the Board. He explained that he put the foundation in to build what he originally wanted to do, and the Building Inspector said the garage door needed to be pushed over two feet, which would cause him to have the carport pushed over two feet, otherwise the pole would be in line with the site of driving. After weighing it out and looking at it, he thought it would be better to extend the carport another two feet forward, get rid of the pole in the corner and would tie into the house. It would make it more accessible to get into the house through the side. If there is a car parked in the driveway in front of the proposed garage, the space to walk around is very tight. He would tie the left corner into the house and eliminate the porch structure.

Mr. Asciola noted that once it is tied into the house it becomes part of the main structure and the zoning changes. And he knocked the whole garage down instead of putting the addition on and he has now lost all the previous zoning that he was granted.

Mr. Ferreira stated he knocked it down because the foundation wasn't any good underneath.

Mr. Tietz stated that it was correct. He demolished it and it should have come back to the Board before it was demolished. Once its been voluntarily demolished, it does change the requirements.

Mr. Asciola explained that if it is connected to the house, the side yards are changed to the 15 side yard and 30 foot front yard requirements. He would suggest that he try not to tie it into the house, as he doesn't have the required setbacks.

The Board reviewed the Petition in detail and tried to suggest alternatives for the Petitioner to build what he needs without tying it into the house.

Mr. Tanner noted that he was not aware that the original structure was being taken down. The building official informed him that the structure had to come down and that everything was gone. By the time he went out to the property everything was already down and a hole in the ground where the new foundation was being installed. He checked with the building official, who confirmed that what was in place was not sufficient and would not have handled what was planned. At that point he had a decision to either say stop and come back to the Board. But he met with Mr. Ferreira and the building official and talked about it and Mr Ferreira assured him that he was going to build exactly what the Board approved. He looked at it as not a voluntary demolition, because the floor was collapsing and all broken up and maybe Mr. Ferreira didn't know that until he got into the walls and took it apart. But once he met out there, he felt comfortable that it was within the rules, as long as he rebuilt exactly what was approved previously by the Board. But the new Petition is for something different.

Detailed discussion was held concerning alternatives to connecting the proposed structure to the main house.

Mr. Tietz stated that the Board does need support of evidence about the hardship and the testimony that was heard is that the applicant is not a builder, and he doesn't know what's need and what can be done. So he thinks that there isn't any testimony on the hardship, even a mere inconvenience at this point. It seems he should be consulting with an engineer or an architect, someone professional to determine what else could be built. But given the opportunity to do that and come back with a new plan, as clearly the connection is a problem.

Mr. Tanner noted that the original approval was for the overall size of the structure, because it would be 40 feet long, along that property line; and less than the right-side yard. The garage can be built, the applicant has a permit for that structure; the new proposed carport is what is not in compliance with the original approval by the Board.

Mr. Teitz noted that if the carport can be engineered to the original plans and relief approved, he would not have to come back.

No one spoke in favor or against the Petition.

The Board asked the applicant if he wanted to continue the Petition at this point, Mr. Ferreira agreed to a continuance.

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MR. BRUM: Mr. Chairman, I'll make a motion to continue file 2023-02 to the February 6<sup>th</sup> meeting.

MR. KERN: I'll second that.

MR. ASCIOLA: All in favor?

MR. TIPTON Aye.

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MR. ASCIOLA: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

X X X X X X

(THE MOTION ANIMOUSLY APPROVED)

(Petition Continued)

MR. DAVID SIMOES SAT BACK ON THE BOARD

5. **2023-03**

**LARISSA & ESTEBAN LAVER**

**103 Kickemuit Ave.: R-15  
Pl. 133, Lot 34**

Special Use Permit to keep up to 10 chicken hens on a residential property.

Ms. Larissa Laver and Mr. Esteban Laver presented the Petition to the Board.

Ms. Laver stated that they were applying for a permit to keep ten hens. She stated that if the Board read the application in total, they would see that they made a big mistake and didn't know they needed a permit and they already have ten chickens. They moved to Bristol a year ago and the chickens came with them and they had to very quickly had to build something that would house the chickens and keep them safe. The application also includes appendix type letters, probably the reason they found out they needed a permit is because there is vehement opposition present at this meeting, wanting them to get rid of the coup and the chickens all together.

Mr. Asciola stated that he did drive by and doesn't think it's a very good situation.

Ms. Laver stated that they became aware that the coup is too close to the other property and they are determined to either move it or build, or get somehow, another structure to be within the setback limitations and also more appealing to the eye.

Ms. Asciola stated that he doesn't think the Zoning Code envisioned the situation on that property, having a chicken coup in someone's front yard. It envisioned it being in a regular neighborhood, house by house, side by side, chicken coup in the back, not in someone's front yard.

Ms. Laver stated that the other house is actually under construction and when people were looking at the house she spoke with them, and they loved the idea of the chickens

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and that their 11-year old would love having chickens next door. She believes they are being scapegoated for a property that is both incomplete and overpriced.

Mr. Laver asked what the Board would suggest, as they consider that their back yard. In order to get the permit, they would be happy to move it a lot closer to be within the guidelines. They have plenty of space to meet the 40-foot requirements.

Ms. Laver, in response to Mr. Asciola statement that not every house can have chickens, stated that they are in an area that can have chickens; that's why they chose the house a year ago. They drove around the neighborhood and there were chickens all over the place and she felt this is where she could raise her chickens.

Mr. Kern asked if the easement for the driveway count for the 40-foot requirement. Mr. Tanner stated it does not count easements for any types of zoning; its from property lines.

Ms. Laver confirmed she has ten chickens. Mr. Tanner stated that the Special Use Permit Standards in 28-150(e) for the keeping of non-household animals is up to three non-household domesticated animals, but up to six chicken hens. But then when the Council amended the Ordinance last in 2020, the sentence was added that says "as part of granting a Special Use Permit, the Zoning Board may allow more animals, if neighborhood conditions are appropriate". He continued that he thinks that came about because of a few situations with horses, where people wanted maybe four and they were on very large properties. If the Ordinance says up to six chicken hens, but if the Board feels that conditions are okay, they can give more. He is aware that there is a letter from a neighbor in opposition and he also wanted to bring attention to the Memo from Diane Williamson. There was a TRC meeting, as with all

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Special Use Permits his understanding is that Ms. Lavers was going to bring in some type of a design for a chicken coup.

Ms. Lavers stated she was under the impression that if they found one that they were satisfied with, they would bring it in.

Mr. Tanner stated that Ms. Williamson's memo says that the applicant noted that she is looking to acquire a new coup and that she would provide the Zoning Board with additional information on a specific design for the chickens' enclosure, as far as fencing and screening and that type of thing.

Ms. Lavers stated they are still trying to figure something out and is why she didn't bring anything official or formal for this meeting. She said that they would be able to move it based on the drawings, moving it closer to their home, so that its within all the 40-foot setbacks.

Attorney S. Paul Ryan, representing Mr. Paul Caromile, Caromile Construction, abutting property owners, lot 133. He explained that he had attached to a letter a copy of the accessor's map and asked that it be marked as Objector's Exhibit A.

Attorney Andrew Tietz asked that the entire packet and Mr. Ryan submitted, including the letter be marked Objector's A.

The Board accepted the packet as Objector's Exhibit A.

Mr. Ryan stated that the Board seems pretty familiar with the Kickemuit access for lot 133 in the back, it is an easement over the lot 34. He's not sure when the Planning Board approved the subdivision was thinking about chicken coups or much of anything else, but it got approved, which then eliminated the lot 133 from really having direct frontage on Kickemuit. So, it created the situation which was just described. That is that the rear yard of lot 34, or the

side yard, depending on how you look at the configuration, becomes effectively the front yard of lot 133. The section regarding chicken coups and domesticated animals in a residential zone states that under Section (e)(2), “No animals, or their quarters, may be kept in the front yard”. Now, obviously the front yard is his client’s front yard, not the applicant’s front yard. But, there had to be some legislative intent by the Town Council as to why they restricted front yard structures, such as this. He’s sure it had to do with appearance of the neighborhood, property values, etc. As the Chairman pointed out, and he was in Bristol when they did the first chicken coup ordinance, he doesn’t think any Council member anticipated this configuration of lots, where a lot on the street, winds up being the access for the lot in the back, which is effectively land locked without the easement. So, that really is a technical violation of the Section related to front yard restrictions. In this case, the Board, if they were to deny the application, would have to make a Finding that effectively the front yard of lot 133 directly abuts the rear yard of lot 34, where the chicken coup is, no matter which way you go with the 40 feet.

Secondly, as part of the full exhibit there is an expert opinion from the realtor, who has dealt with selling this property for the last several months. Now, as they admitted, the chicken coup was constructed without a permit, not even a building permit, never mind Zoning approval. And, ordinarily when an applicant comes before Zoning for a Special Use Permit, the Board is trying to assess in the future what the impact of that application is going to be. In this particular case, the future has been the last ten months. There is actually a report card on what the impact of the chicken coup has been on the ability of his clients to sell their house. And, he would generally say, the real estate broker, in her opinion, said that it was her opinion that it would adversely impact houses in the area, not just lot 133. The impacts for the chicken coup is obvious; there’s no requirement on how you build the coup, there’s no federal, state building



code; and you can see that when you drive around the surrounding area in Rhode Island and Massachusetts, where you see some pretty dilapidated coups that are still functioning as chicken coups without any Town interference about violating some law. So it definitely has a negative visual impact. But beyond that, coyotes are attracted to chicken coups and in spite of what the applicant said, not many young families with young children or small pets is going to be interested in a house next to a chicken coup. There is no question that they know for a fact that this chicken coup negatively impacts his client's property and probably other neighbors, regardless of the altruism of people having chickens and wanting to have their own eggs. Like anything else, whether its ten chickens on a house lot or a 100 or 200 on a farm, they take work. You're relying on a neighbor to somehow constantly keep the chicken coup to where its not a nuisance, never mind an eyesore or coyote attraction. For that reason, the respectfully ask the Board to just deny this application. To use the facts that he laid out for the Board, which are sufficient facts to be able to deny the application for a Special Use Permit, because they simply can not meet the guidelines. And whether they built it a year ago or not, they created a report card on the impact of this chicken coup.

Mr. Paul Caromile, property owner of Lot 133, during questioning by Mr. Ryan, confirmed that the facts as laid out by Mr. Ryan, are true and accurate to the best of his knowledge. He stated that this definitely has an impact on the area. It's a unique situation where you drive into the easement and the chicken coup is right in their front yard. It is devaluing their property. They have been told by the realtor that says everybody that goes there says it devalues the property. And he thinks that by the Town granting this Petition would be like saying this is it and he doesn't think that when the ordinance was drafted thought that it was going to impact somebody else's property. You have chickens in the back yard where you don't have a neighbor

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in the back yard or a front yard in the back yard. When you look out from the porch of his house you see the chicken coup. People who have come to look at the house refer to it as the chicken coup house. He started building the house in July of 2022 and the chicken coup went in after that; the house should be completed by Spring 2023. He has owned the property since 1987 or 1989. It was a larger property that was subdivided and the Laver's home was on the original parcel of land and then the Planning Board allowed relief to subdivide the property.

Mr. Tietz stated that he was assuming that Mr. Ryan did not have Ms. Cordiero present to testify, only the letter and her resume showing that she has been a licensed broker for 17 years; Mr. Ryan confirmed that he was correct.

Ms. Laver stated that when Mr. Caromile said that he started building the property in July, that was correct. But, she thought she heard him say that they built the coup after, which she had already said they had built it last January. So when they built the coup, they had no idea what position that the other house was going to be, they didn't know it was going to be the front yard. And, since they bought their property from Mr. Caromile, who put lovely arborvitae trees on the side line of the property, he had also mentioned that something like that would be between the properties at some point. So, either way they thought it really wasn't their front yard.

The Board had detailed discussion at the bench about the subdivision of the lots and the layout of said lots, along with how the coup could be moved and shielded in order to accommodate both parties.

In response to discussion by the Board on if there are screening requirements, Mr. Tanner stated that the Ordinance doesn't say anything specific, but it does say that "the animals and their shelter, must be kept a minimum of 40 feet away". So, you have to keep them away, somehow, he assumes they have to put in some kind of structure, but the Ordinance does not

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require any type of fencing or specific type of enclosure. But, he thinks some vegetation or fencing would probably go a long way to solve this.

Mr. Tietz stated that the Board does have the power to impose conditions on a Special Use Permit, as they see fit, which could include landscaping and fencing. He also stated that there appears to be a lot of room in the yard between the house and the existing chicken coup and it looks like it could be a lot farther away from the neighbor's property and still maintain the side yard setbacks.

In regard to fencing and location, Ms. Laver explained that they built the existing coup in a hurry, it was January and cold and wanted to wait until the existing house was done before any thought of fencing, because they have construction vehicles going in and out and whatever they might do would get ruined. There has been discussion between the two parties about fences, it was not a pleasant discussion, which were held at the TRC meetings. Their preference would be to have natural barriers, but they would need time for that because it won't grow over night.

Mr. Caromile stated that he wanted her to put up a six-foot fence right along the easement and through the back of the yard, so that you can't see the chickens. He knew the chicken coup was built illegally and didn't say anything about it. But now its affecting his property and its depreciating the house that's being built. When he tried to speak to her, she said she wasn't going to pay for a fence, she want him to pay for the fence. He said that he told her that he wasn't going to pay for the fence and that's when he went to the Town. And she told him that she was going to call the Town and found out it was illegal.

Mr. Tietz instructed the Board to keep both parties to stay on track of what they're willing to do.

Mr. Ryan stated that his client would like a six-foot fence across the northerly boundary to the property line of the easement, paid for by the applicant,

Ms. Laver stated that they don't think its appropriate for them to pay for the fence along Mr. Caromile's property line, since he was going to put something up there anyway and spoke to that many times to her. She doesn't want to pay for the part that abuts that line.

Mr. Asciola stated that it is Ms. Laver's chicken coup and Ms. Laver stated that Mr. Caromile also chose to build a house facing the lot.

More discussion was held between the Board members on what type of fencing or screening would be acceptable and the reasons on why this was before the Board.

Mr. Tanner stated that in keeping with the 40-foot rule, the applicant's could build something in their back yard to enclose the chicken coup so that you can't see it; it doesn't have to be along the property line. His suggestion might be that the applicant knows what the Board is looking for, continue for a month and have the applicant come back with a plan to screen his chicken coup in some manner, whether its down the easement, property line, or a smaller area in the middle of the back yard and then the Board is not designing it.

Mr. Laver asked for some direction on whether a new coup would be needed if the fence is required. Ms. Asciola explained that it should be moved away from the other property, some type of screening and a new coup structure.

Mr. Ryan stated that moving the new coup closer to the house, fencing it in with something other than arborvitaes, as it would take years for growth, would be agreeable.

Mr. Tietz expressed that the applicant has to come back with a real plan, what the change to the coup is going to be, to come in with a drawing that shows it, the fence and the detail to scale dimensions on where the coup is and where the fence is. That's what the Board is

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going to need to consider. They have to come in with plans on what is going to be actually built. All needs to be in by February 10<sup>th</sup> for the March 6<sup>th</sup> meeting.

In response to Ms. Laver asking how long they would have if she decided to move, Mr. Tietz stated that if it is denied, the chicken coup must come down within 30 days, or they will be in violation.

Due to several scheduling issues, it was suggested that the Petition be continued to the March meeting.

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MR. SIMOES: I'll make a motion that we continue file no. 2023-03 to the March 6<sup>th</sup> meeting. The applicant has to come in with a plan on enclosing the chicken coup.

MR. TIPTON: And a description of the chicken coup and the fencing.

MR. SIMOES: Right, a description of the fence and the chicken coup and all that.

MR. TIPTON: I'll second that.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

X X X X X X

(THE MOTION ANIMOUSLY APPROVED)

(Petition Continued)

**6. 2023-04  
DAVID J. PAUL**

**17 Highview Dr. : R-15  
Pl. 48, Lot 69**

Dimensional Variances to construct an approximate 24' x 36' single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard and less than the required rear yard.

Mr. Robert Watson, Mr. David Paul and Ms. Lori Paul, all at 17 Highview Drive presented the Petition to the Board. Mr. Paul explained that they would like to build the accessory dwelling for his in-laws. They have a child on the way, want to keep the parents there and they just need more space. Mr. Paul confirmed that the abutting property is fenced in and is a reservoir or retention pond and behind their home is all woods.

Mr. Tietz wanted to clarify that although the retention pond is on their property, it provides drainage for Highview Ave; the Paul's stated that he is correct and confirmed there is a recorded easement for it.

The Board reviewed the plans in detail with the applicant. Mr. Tanner noted that there is a survey submitted with the application.

Ms. Nancy Glennon, Highview Drive noted that she is in a single-family home area and doesn't understand what they want to do. She understands that now these mothers-in-law apartment and then later they decide to rent that section out to someone other than family.

Mr. Tietz explained that the law has changed recently on this. There is no such thing as an accessory family dwelling unit per se anymore. There are accessory dwelling units. And the Town can apply dimensional restrictions on them, but they're no longer just for the use of family. Until the Town adopts new rules, they're just on the existing rules; but the family part

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has gone away. This is part of a series of Bills that the General Assembly passed for encouraging additional housing and it is for the whole State of Rhode Island.

If this applicant was in an R-20 zone, they could put an addition on by right; but this particular application is in a R-15 zone. The Board, however, can not restrict it to the family part of it.

Ms. Glennon stated that was what she read and when she bought her home they couldn't do this and now this will diminish the value of her home. She doesn't know what else people are going to be able to build and it concerns her and what will happen to her when she wants to sell her property. This area was supposed to be single-family homes, she outlined all the other houses being added on to on the cul-de-sac and said that if everybody gets permission to do what they like to do, her whole street will have additions.

Mr. Tietz stated that the Town will be looking to updating the Ordinance as it pertains to this and each case will be subject to review and approval. But again, this is in response to new laws passed Statewide.

No one else spoke in favor or against the Petition.

Mr. Tanner stated for clarification that this applicant is before the Zoning Board for an addition to their house and the setbacks. How its laid out inside and the AFDU piece of it is another separate permit that comes later.

X X X X X X

MR. KERN: I'll make a motion, File number 2023-04, 117 Highview Drive, David J. Paul, Bristol, RI, lot 69 is here in front of us for a variance to construct an approximately 24' x 36' single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required

front yard and less than the required rear yard. The variance they're requesting is, the required setback is 35 feet, they're requesting 31.3 feet, which is a variance of 3.7; that was the front. And, the rear side they're requesting an 8 foot variance on the rear lot. The hardship from which the applicant seeks relief is due to unique characteristics of the land or structure and not the general characteristics of the surrounding area, or an economic disability of the applicant. Because, the rear lot is wetlands and the cul-de-sac kind of cuts into the front yard and the Town owns in the rear. The hardship is not the result of prior action on the part of the applicant and does not result from the desire of the applicant to realize greater financial gain. Because it's for expansion of the family and for everyone to be more comfortable in this house. The granting of the dimensional variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. Its in the area where those houses will look similar to all the houses that are already in place on Highview. The relief requested to be granted is the least relief necessary, because it is, they need to add to their house and it will get a little close to the back yard, but there is wetlands and it can not be built on. The hardship that would be suffered by the owner would be more than a mere inconvenience if the dimensional variance is not granted, because they would not be able to expand their living space for the additional souls that will be living in that house. I so move that we approve the variances.



03 JANUARY 2023

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. TIPTON Aye.

MR. ASCIOLA: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

X X X X X X

(THE MOTION ANIMOUSLY APPROVED)

(Petition Granted)

**7. 2023-05  
OSCAR I. DELEMONS**

**56 Thompson Ave.: R-10  
Pl. 22, Lot 110**

Dimensional Variance to construct a 20' x 28' two-story garage and living area addition and a 24' x 36' single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard on a corner lot.

Mr. Oscar DeLemos, Ms. Lisa DeLemos and Mr. Johnathan DeLemos presented the Petition to the Board. Mr. Oscar DeLemos explained that this house is very small and they need more living space. They want to extend the house East, both stories, because it is a two-story home, create a garage there for two cars and then living quarters up above. At the same time, they would like to extend into the lot South to make an in-law apartment. He confirmed that the structure being built would be 28' x 56'.

The Board reviewed the plans in detail and agreed that the existing home is very small. The Board also reviewed parking for this location. Mr. DeLemos stated that currently they have a driveway that parks four cars and they plan on the garage that would house two cars and then a driveway in front of the garage that would go along the side of the in-law apartment that would park another four cars. Also, the Town, during the new sidewalk restoration, put the curb cuts in to allow for the driveway.

Mr. DeLemos also described the slope of the land, which has at least a 6-to-7-foot drop, and how through discussions with the architect they decided on the location for the addition.

Mr. DeLemos submitted a letter in favor from an abutting neighbor, Mr. Bruce Palumbo and was marked as Applicant's Exhibit 1.

Mr. Tietz noted that the Board also received a letter from Seraphin DaPont and was provided to Mr. DeLemos to read and was marked as Exhibit A.

In regard to concerns noted in Mr. DaPont's letter, the Board explained that the applicant has a double lot, 10,862 square foot lot and lot coverage with the existing house, porch and deck and with the proposed additions, they would be at 2,619 square feet, which would be 24.1 %, with the proposed additions.

Mr. Seraphin DaPont, 40 Varnum Avenue stated that he welcomes the family and the renovation of the house and it is a big lot; so all of it works. The history of Perry street is that for 30 years they have been fighting for Perry Street to be streetscaped and they finally got 90 percent of it accomplished. But there was a certain section where the sidewalk is not continuance, so there's a cross walk just East of Varnum Avenue that kids walking to the high school have to cross the street. He just wishes they would soften the renovations for the neighborhood. His concern is parking; the current spaces that are there now, when you have a three-foot setback are all gone. Then you have the east side of the garage, 23' as drawn. There's a 2-to-3-foot grade change in that area, so there's going to be some retainage. There's an 18' garage door, that's going to be a trick to pull a car in. His main concern is where four cars are going to park. His second main concern is there's a lot of beautification on Perry Street and can someone consider to put a break in the house and bring the house back. Give them everything they want on top, give a little more green space, they can cross through; they could cross from the bottom. He just asks for some consideration so that it blends in more with the neighborhood and the recent improvements.

Mr. DeLemos stated he appreciates the comments and a lot of them make a lot of sense. But, the parking issues, he thinks that he has shown that they can fit four cars in that space; the turning into the garage they will have to figure out. But they have shown that they can fit four cars legally on the driveway. As for the cross walk, that is three properties ahead of them, not anywhere near their property. As far as that long wall, if you look at the roofline, that also makes a different turn into the driveway area; so it does break up the visual, as shown on the plans and drawings. Also, all of the houses are very different than each other along that neighborhood.

Mr. Tanner stated to clarify that Mr. DaPont mentioned possibly retaining walls and the grading there in his letter; the size of this addition does trigger the Town's drainage Ordinance. So, prior to a building permit they'll have to submit a plan showing the grading and how the water is going to flow across the property and will come prior to the building permit.

X X X X X X

MR. BRUM: I'' make a motion to approve file number 2023-05. The applicant is requesting a Dimensional Variance to construct a 20' x 28' two-story garage and living area addition and a 24' x 36' single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard on a corner lot. The relief that the applicant is requesting to the front yard is the average of the front yard setback for an R-6 zone in that section of Town...

MR. TANNER: This property is zoned R10, so it's a 30-foot front yard setback.

MR. BRUM: The front yard setback; so we're asking for 27 feet of relief to the front yard setback and really that's the only dimensional relief that will be granted. Well, the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land and the structure. The orientation of the building and the development of the property were completed prior to the Comprehensive Plan of the Town. The front yard setback to the existing dwelling is within 3 feet of the front property line. A hardship that the applicant did not create. As they testified that they did not build the house. In addition, changing the orientation of the proposed addition creates a unique hardship because of the orientation of the existing property, its location in relation to its lot line, 3 feet from the front yard setback. And having minimal space on the right yard setback. Again, these characteristics are due to how the house was previously placed on the property and not due to any action of the applicant. The applicant does not stand to realize any financial gain with the addition. As they have stated, the addition will be used for extended family and Mr. DeLemos' growing family. This Dimensional Variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town. This being an older neighborhood within Bristol, having been developed previous to the Comprehensive Plan, properties were built in different fashions in different periods of time. This happens to be one of those properties where you have a large lot where the house is placed sort of

oddly within that lot. And, because of the placement of the house, and that the property previously had been larger and has been subdivided, the property itself is not uncommon. And as I had identified there's several large apartment buildings, larger apartment style homes surrounding the property. The hardship that will be suffered by the owner is more than a mere inconvenience, given that there are family members would require a residence, as well as Mr. DeLemos' growing family. And were they not allowed to build, we have established, some of our restrictions have been lightened by the General Assembly and changes in the State Law to allow for more housing. Given this particular case, the DeLemos' do not have a property that will improve themselves, so they are improving John DeLemos' property so that they can remain in Town and have a residence. And for these reasons, I so move.

MR. SIMOES: I'll second.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. TIPTON Aye.

MR. ASCIOLA: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

X X X X X X

(THE MOTION ANIMOUSLY APPROVED)

(Petition Granted)

**8. ADJOURNMENT:**

X X X X X X

MR. ASCIOLA: Motion to adjourn?

MR. KERN: I'll make a motion to adjourn, Mr. Chairman.

MR. BRUM: Second.

MR. ASCIOLA: All in favor?

MR. BRUM: Aye.

MR. SIMOES: Aye.

MR. ASCIOLA: Aye.

MR. KERN: Aye.

MR. BURKE: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(MEETING ADJOURNED AT 9:29 P.M.)

03 JANUARY 2023

RESPECTFULLY SUBMITTED,

---

Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD  
MEETING HELD ON: 03 JANUARY 2023

Date Accepted: \_\_\_\_\_

Chairman: \_\_\_\_\_





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

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

File #2022-34

**PUBLIC HEARING**

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

**Monday, November 14, 2022**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: Wendy Kalif  
PROPERTY OWNER: Wendy Kalif  
LOCATION: 12 Everett Avenue  
PLAT: 122 LOTS: 24  
ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 10ft. x 12ft. accessory shed structure with less than the required 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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, November 10, 2022.



# Town of Bristol, Rhode Island

## Department of Community Development Zoning Board of Review

TOWN OF BRISTOL  
COMMUNITY DEV.

2022 OCT -7 PM 1:58

### APPLICATION

File No: 2022-34

Accepted by ZEO: *EMT*  
10/11/22

|                       |                                  |                    |                   |
|-----------------------|----------------------------------|--------------------|-------------------|
| <b>APPLICANT</b>      | Name: <u>Wendy KALIF</u>         |                    |                   |
|                       | Address: <u>12 EVERETT AVE</u>   |                    |                   |
|                       | City: <u>BRISTOL</u>             | State: <u>R.I.</u> | Zip: <u>02809</u> |
|                       | Telephone #: <u>631 702 5755</u> | Home:              | Work/Cell:        |
| <b>PROPERTY OWNER</b> | Name: <u>SAME AS ABOVE</u>       |                    |                   |
|                       | Address:                         |                    |                   |
|                       | City:                            | State:             | ZIP:              |
|                       | Telephone #:                     | Home:              | Work/Cell:        |

- Location of subject property: 12 EVERETT AVENUE  
Assessor's Plat(s)#: 122 Lot(s) #: 24
- Zoning district in which property is located: R-10
- 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): 28-409  
Special Use Permit Section(s): \_\_\_\_\_  
Use Variance Section(s): \_\_\_\_\_
- In a separate written statement, 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?: 5 years
- Present use of property: Residential dwelling, private residence
- 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):  
(36x14)+(14x39)+(7x10) = 1120 sq ft H: 18 ft
- Proposed use of property: Maintain existing use

11. Give extent of proposed alterations: build detached storage shed on south west side of property less than required setback from front of property line.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 10 W x 12 L x 11 H
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>30</u> | Proposed Setback: <u>19-22</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? \_\_\_\_\_  
 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? YES If yes, which one?: AE ZONE, BFE 13

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: 10-2-22

Print Name: Wendy KALIF

Property Owner's Signature: [Signature]

Date: 10-2-22

Print Name: Wendy KALIF

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

Name: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_



Dear Zoning Board Members,

Thank you for reviewing my request for a dimensional variance at the address of 12 Everett avenue, Bristol, R.I.

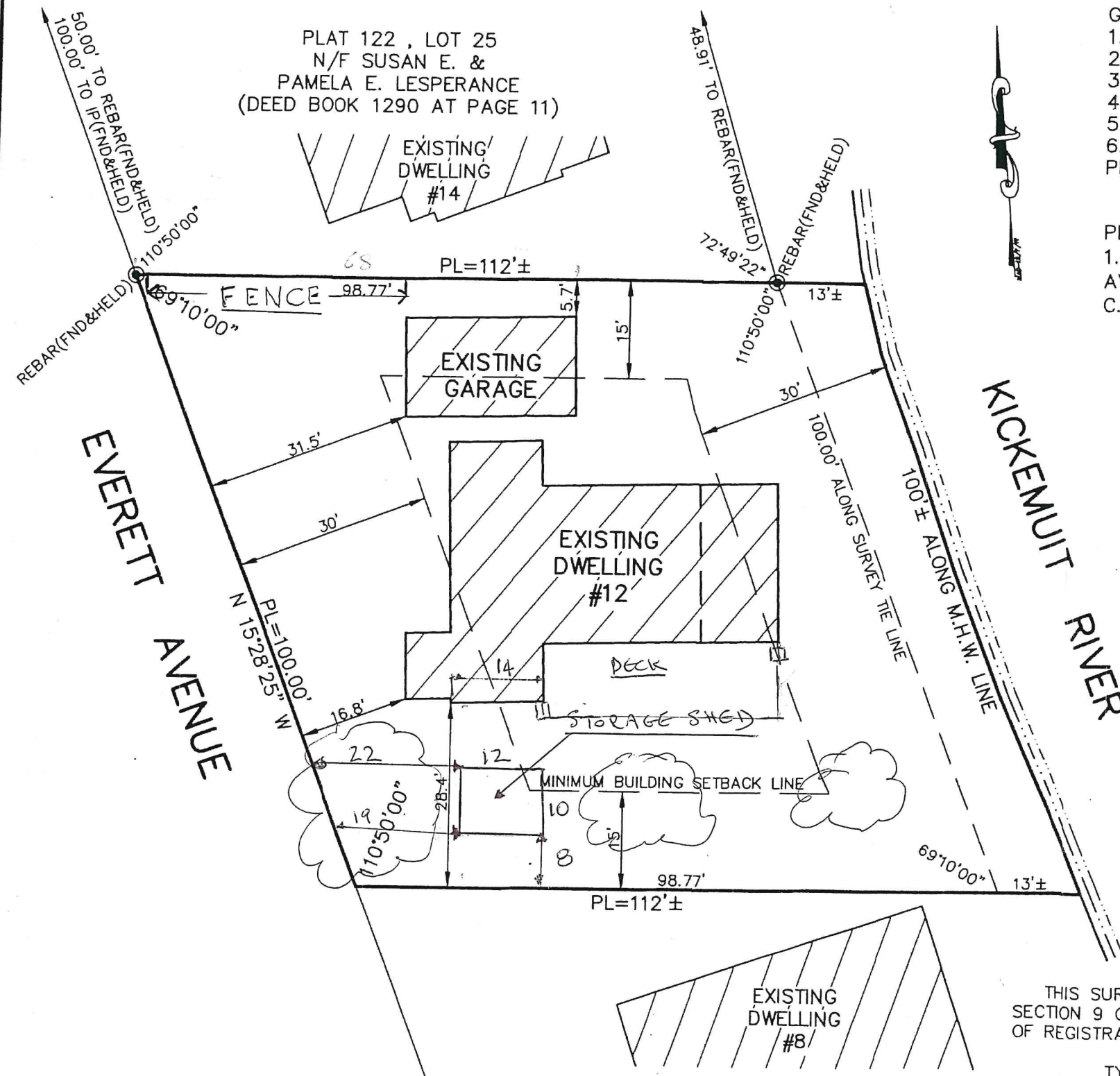
I am requesting front town property line setback of 19 to 22 feet ( angled property line) versus the 30 feet required and seeking the variance in order to build a 10x12x11 detached storage shed needed to clear the property grounds of various gardening tools and machinery currently exposed to the elements and neighborhood.

The landscape is on a steep slope beyond the 30 feet setback requirement and would require a high foundation, there are also 2 century old Eastern Red Cedar in the way that would require building the storage shed too close to the main house to save the trees. An elevation certificate is available for the shed foundation at the requested location.

I hope you will consider my request and kindly approve a variance

Wendy Kalif

A handwritten signature in black ink, appearing to read 'Wendy Kalif', with a stylized, flowing script.



## GENERAL NOTES:

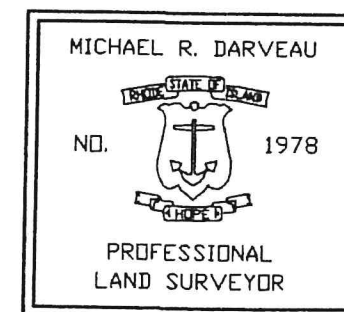
1. THE PARCEL IS PLAT 122, LOT 24.
2. THE TOTAL PARCEL AREA IS 10,350± S.F. OR 0.24± ACRES.
3. THE EXISTING DWELLING ADDRESS IS 12 EVERETT AVENUE.
4. THE PARCEL IS ZONED: R-10.
5. SEE DEED BOOK 1541 AT PAGE 198 FOR TITLE REFERENCE.
6. THE BASIS OF BEARING SHOWN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON DECEMBER 7, 2017.

## PLAN REFERENCE:

1. PLAN ENTITLED "PORTION OF WILLIAM HENRY CHURCH ESTATE, METACOM AVE., BRISTOL, R.I., SCALE: 1" = 40', DATED: OCT. 8, 1914, BY W.W. PERRY, C.E.," WHICH IS RECORDED IN THE TOWN OF BRISTOL ON PLAT CARD 12.

## LEGEND

|        |                 |
|--------|-----------------|
| PL     | PROPERTY LINE   |
| FND    | FOUND           |
| IP     | IRON PIPE       |
| N/F    | NOW OR FORMERLY |
| S.F.   | SQUARE FEET     |
| M.H.W. | MEAN HIGH WATER |



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:  
CLASS I  
CLASS III

## STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A SITE PLAN OF LAND FOR PLAT 122, LOT 24.

BY:

MICHAEL R. DARVEAU, PLS#1978  
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE  
COA #LS-A497

DARVEAU LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 7918  
CUMBERLAND, R.I. 02864  
PHONE (401) 475-5700  
E-MAIL: MIKE@DARVEAUSURVEY.COM

SITE PLAN OF LAND  
FOR

ROLAND J. DESAUTELS, III

PLAT 122, LOT 24  
12 EVERETT AVENUE  
BRISTOL, RHODE ISLAND

SCALE:  
1" = 20'

DATE:  
12-8-2017

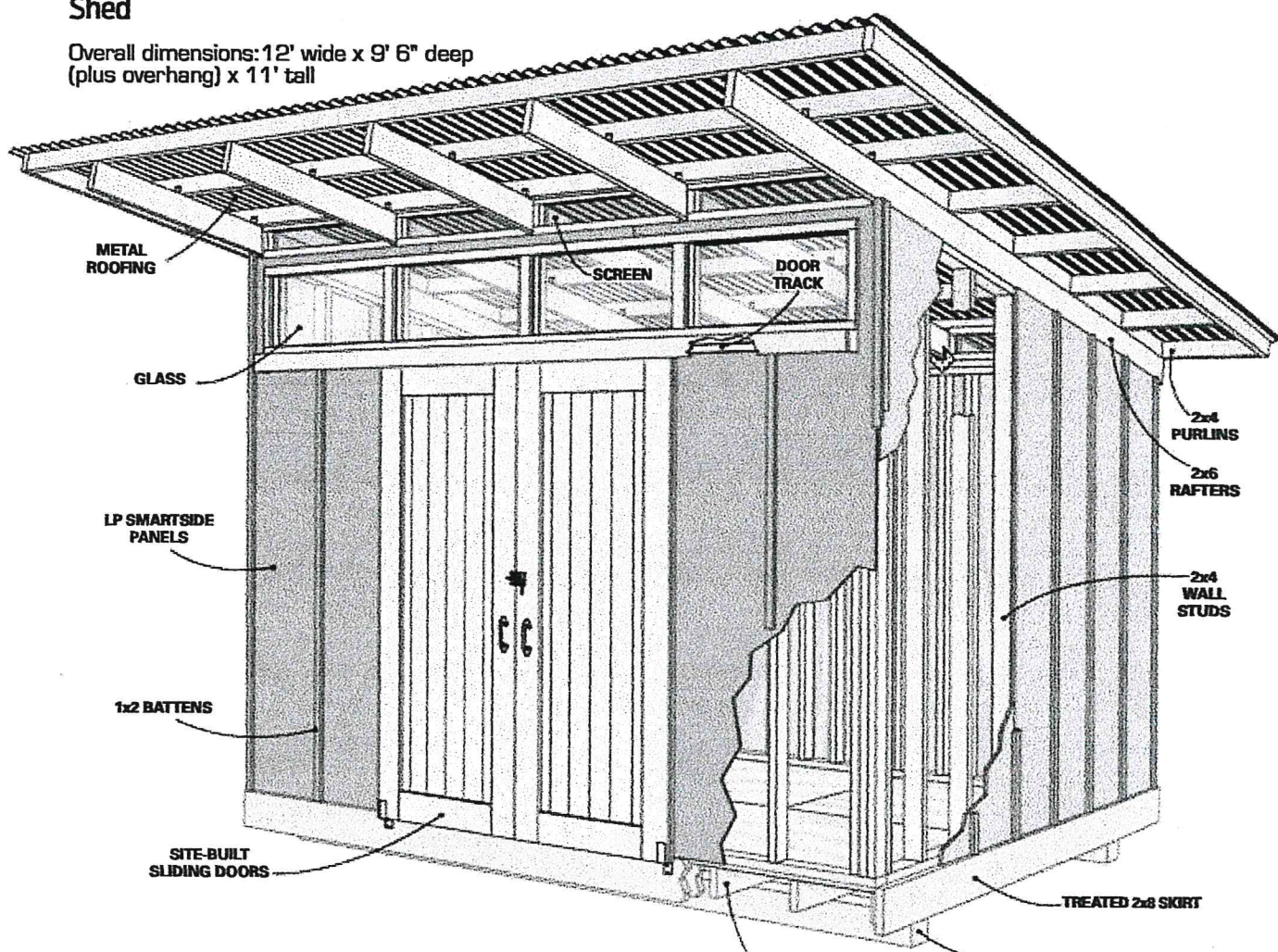
DRAWN BY:  
S.A.K.

PROJECT:  
2017\_044



## Figure A Shed

Overall dimensions: 12' wide x 9' 6" deep  
(plus overhang) x 11' tall





▶ Bristol

▶ 12 EVERETT AVE

Card 1 of 1

▶ Plat/Lot 122 24

▶ Account: 6349

LUC 01

Zone R-10

▶ Assessment

\$671,200



| ▶ Owner |              | ▶ Owner Account #:                     |         |
|---------|--------------|--|---------|
| Owner 1 | KALIF, WENDY |  | % Owned |
| Owner 2 |              |  | 0.00    |
| Owner 3 |              |  | 0.00    |
| Address |              | 12 EVERETT AVE, BRISTOL, RI 02809-0000 |         |

▶ Previous Owners & Sales Information

| Grantor                       | Date       | Sale Price | Leg Ref  | NAL | Deed Type |
|-------------------------------|------------|------------|----------|-----|-----------|
| DESAUTELS, ROLAND J. III      | 09/25/2017 | 400,000    | 1910-184 | G   | W         |
| DESAUTELS, ROLAND J., TRUSTEE | 06/22/2010 | 0          | 1541-198 | A   | T         |
| DESAUTELS, BERNICE I.         | 02/01/2008 | 0          | 1417-142 | A   | Q         |

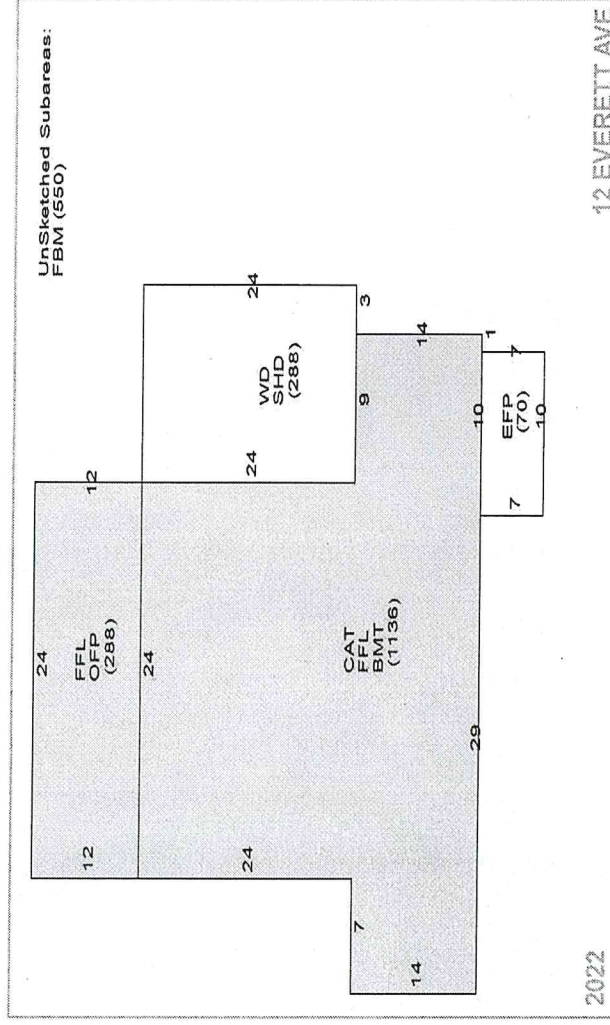
▶ Assessment

| Use Code | Bldg Value | SFYI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|------------|-----------|------------|-----------|----------------|
| 01       | 212,300    | 13,500     | 0.23      | 445,400    | 0         | 671,200        |
| TOTAL    | 212,300    | 13,500     | 0.23      | 445,400    | 0         | 671,200        |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 129.58 VAL per SQ Unit/Parcel > 129.58

▶ Previous Assessments

| Year | LUC | Building | SFYI   | Land Size | Land    | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|--------|-----------|---------|------------|-----------------|----------------|
| 2022 | 01  | 212,300  | 13,500 | 0         | 445,400 | 0          | 671,200         | 671,200        |
| 2021 | 01  | 160,000  | 13,800 | 0         | 397,200 | 0          | 571,000         | 571,000        |
| 2020 | 01  | 160,000  | 13,800 | 0         | 397,200 | 0          | 571,000         | 571,000        |
| 2019 | 01  | 154,500  | 13,800 | 0         | 397,200 | 0          | 565,900         | 565,900        |
| 2018 | 01  | 116,700  | 0      | 0         | 391,100 | 0          | 497,800         | 497,800        |
| 2017 | 01  | 116,700  | 0      | 0         | 391,100 | 0          | 497,800         | 497,800        |



▶ 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 01 Single Fam | 0.22957 | AC        | P         | 1.00    | 645,000    | 1,937,535 | B     | WF    | 200     |       |         |       |         | 444,800    |           |       | 1.00 | 0         |
| 2 01 Single Fam | 0.00422 | AC        | EX        | 0.20    | 645,000    | 142,180   | B     |       |         |       |         |       |         | 600        |           |       | 1.00 | 0         |
| 3               |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |
| 4               |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |



| Description  |                  | Description  |             |
|--------------|------------------|--------------|-------------|
| BLDG Type    | Ranch            | Story Height | 1 Story     |
| RES Units    | 1                | COM Units    | 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 Shingles | 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    | Electric         | Heat Type    | BB Electric |
| # Heat Sys   |                  | % Heated     | 100         |
| % Solar HW   |                  | % A/C        | 100         |
| % COM Wall   |                  | % Vacuum     |             |
| Ceiling HGT  |                  | Ceiling Type |             |
| Parking Type |                  | % Sprinkled  |             |
| EXT View     |                  |              |             |

## ► Building Information

| Description  |                  | Description  |             |
|--------------|------------------|--------------|-------------|
| BLDG Type    | Ranch            | Story Height | 1 Story     |
| RES Units    | 1                | COM Units    | 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 Shingles | 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    | Electric         | Heat Type    | BB Electric |
| # Heat Sys   |                  | % Heated     | 100         |
| % Solar HW   |                  | % A/C        | 100         |
| % COM Wall   |                  | % Vacuum     |             |
| Ceiling HGT  |                  | Ceiling Type |             |
| Parking Type |                  | % Sprinkled  |             |
| EXT View     |                  |              |             |

### ► Other Factors

| Grade          | Q4        | Q4                     |
|----------------|-----------|------------------------|
| Year Built     | 1950      | EFF Year               |
| Air LUC        |           | Air %                  |
|                |           | 0.00                   |
| ► Depreciation |           |                        |
| Condition      | GD        | Description            |
|                | GD - Good | %                      |
| Functional     | -         | 27.0                   |
| Economic       | -         | 0.0                    |
| Special        | -         | 0.0                    |
| OV             | -         |                        |
|                |           | Total Depreciation % > |
|                |           | 27.0                   |

| Flow Hazard | Topology     | Street       | Level   |
|-------------|--------------|--------------|---------|
|             |              | Traffic      | PAVED   |
|             | Bas \$/SQ    | Size Adj     | 121.00  |
|             | Constr Adj   | Size Adj     | 1.14    |
|             | Adj \$/SQ    | Constr Adj   | 0.99    |
|             | Other Featrs | Adj \$/SQ    | 136.18  |
|             | Grade Fac    | Other Featrs | 32,909  |
|             | Neigh Infl   | Grade Fac    | 1.00    |
|             | Land Factor  | Neigh Infl   | 1.00    |
|             | Adj Total    | Land Factor  | 1.00    |
|             | Depreciation | Adj Total    | 290,866 |
|             | Depr Total   | Depreciation | 78,534  |
|             |              | Depr Total   | 212,332 |

### ► Depreciation

| Condition              | Code | Description | %    | Size Adj     | 1.14    |
|------------------------|------|-------------|------|--------------|---------|
| Functional             | GD   | GD - Good   | 27.0 | Constr Adj   | 0.99    |
|                        |      | -           | 0.0  | Adj \$/SQ    | 136.18  |
| Economic               |      | -           | 0.0  | Other Feats  | 32,909  |
| Special                |      | -           | 0.0  | Grade Fac    | 1.00    |
|                        |      | -           | 0.0  | Neigh Infl   | 1.00    |
|                        |      | -           | 0.0  | Land Factor  | 1.00    |
| OV                     |      | -           |      | Adj Total    | 290,866 |
| Total Depreciation % > |      |             |      | Depreciation | 78,534  |
|                        |      |             |      | Depr Total   | 212,332 |

## ► Remodeling History

| Additions | 2018 | 2017     |
|-----------|------|----------|
| Interior  |      | Electric |
| Exterior  |      | Heating  |
| Kitchen   |      | General  |
| Bath(s)   |      |          |

### ► Condo Data

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

## ► Building Permits

|   | Issue Date | Permit # | Closed Date | BP Type | Est. Cost |
|---|------------|----------|-------------|---------|-----------|
| 1 | 08/07/2021 | F52633   |             | FNC     | 0         |
| 2 | 12/23/2019 | P49802   |             | PLMB    | 7,000     |
| 3 | 10/16/2019 | E49491   |             | ELEC    | 3,500     |
| 4 | 10/15/2019 | M49489   |             | MECH    | 5,000     |
| 5 | 10/02/2019 | B49427   |             | BLDG    | 10        |
| 6 | 06/22/2018 | E46650   |             | ELEC    | 12,000    |
| 7 | 06/05/2018 | P46452   |             | PLMB    | 7,500     |
| 8 | 01/29/2018 | B45157   |             | BLDG    | 100,000   |
| 9 | 08/23/2017 | 308-17-E | 12/19/2017  | ELEC    | 1,800     |

### ► Special Features & Yard Items

| Use | Description | A | Y/S | Qty | Length | Width |
|-----|-------------|---|-----|-----|--------|-------|
| 1   | Garage      | 1 | Y   | 1   | 16     | 26    |
| 2   |             |   |     |     |        |       |
| 3   |             |   |     |     |        |       |
| 4   |             |   |     |     |        |       |
| 5   |             |   |     |     |        |       |
| 6   |             |   |     |     |        |       |
| 7   |             |   |     |     |        |       |
| 8   |             |   |     |     |        |       |
| 9   |             |   |     |     |        |       |
| 10  |             |   |     |     |        |       |

### ► Room Counts by Floor

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

### ► Sub-Area Detail

| Code  | Description | Area  | Fin. Area | Rate   | Undev V |
|-------|-------------|-------|-----------|--------|---------|
| FFL   | 1st FLOOR   | 1,424 | 1,424     | 136.18 | 193,920 |
| FBM   | FIN BMT     | 550   | 550       | 24.51  | 13,481  |
| OFP   | OPEN PORCH  | 288   | 0         | 11.08  | 3,191   |
| SHD   | SHED        | 288   | 0         | 8.37   | 2,411   |
| WD    | WOOD DECK   | 288   | 0         | 15.38  | 4,429   |
| BMT   | BASEMENT    | 1,136 | 0         | 20.43  | 23,208  |
| CAT   | CATHEDRAL   | 1,136 | 0         | 13.62  | 15,472  |
| EFP   | ENCL PORCH  | 70    | 0         | 26.36  | 1,845   |
| Total |             | 5,180 | 1,974     |        | 257,957 |

## ► Visit History

[illegible]

## ► Notes

LOT 0023 DROPPED INTO THIS LOT 07/10 EAS.-

|                    | Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions |
|--------------------|------------|----------|-------------|---------|-----------|--------|--------|------------------------|
| ▲ Building Permits |            |          |             |         |           |        |        |                        |

|   |            |          |      |         |        |  |
|---|------------|----------|------|---------|--------|--|
| 1 | 08/07/2021 | F52633   | FNC  | 0       | Closed | 900.00,50 ft of 6" fence on north property line from the garage in direction of th |
| 2 | 12/23/2019 | P49802   | PLMB | 7,000   | Closed | Set finish only  |
| 3 | 10/16/2019 | E49491   | ELEC | 3,500   | Closed | Install fixtures, finish existing wiring, connect HVAC,                            |
| 4 | 10/15/2019 | M49489   | MECH | 5,000   | Closed | Finish AC Mechanical work  |
| 5 | 10/02/2019 | B49427   | BLDG | 10      | Closed | ***CHANGE OF CONTRACTOR -- Takeover finish from other contractor                   |
| 6 | 06/22/2018 | E46650   | ELEC | 12,000  | 0      | relocate service and wire for remodeling   |
| 7 | 06/05/2018 | P46452   | PLMB | 7,500   | Closed | Install 3 new bathrooms 1 laundry 1kitchen sink 1 bar sink                         |
| 8 | 01/29/2018 | B45157   | BLDG | 100,000 | 100    | Raising ceiling to cathedral. Gutting down to studs. New windows, doors kitcl      |
| 9 | 08/23/2017 | 308-17-E | ELEC | 1,800   | Closed | REVAMP SERVICE TO 200 AMPS   |

### ► Other Info

|           | AFDU |
|-----------|------|
| PriorID1b |      |
| PriorID1c |      |
| PriorID2a |      |
| PriorID2b |      |
| PriorID2c |      |
| PriorID3a |      |
| PriorID3b |      |
| PriorID3c |      |





# 12 Everett Ave - 300' Radius

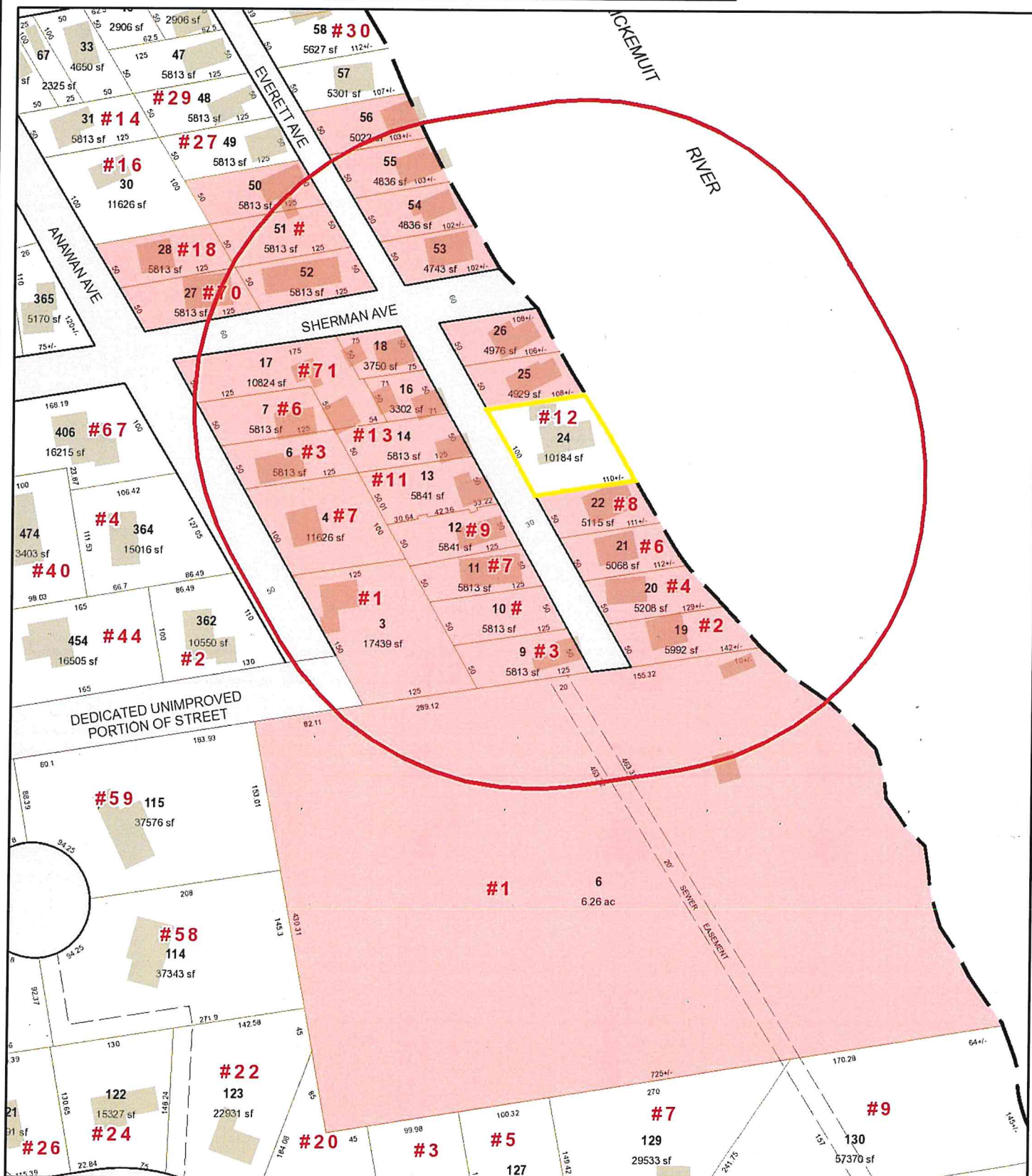
Bristol, RI



October 20, 2022

1 inch = 140 Feet

www.cai-tech.com



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# 300 foot Abutters List Report

Bristol, RI  
October 20, 2022

## Subject Property:

Parcel Number: 122-24  
CAMA Number: 122-24  
Property Address: 12 EVERETT AVE

Mailing Address: KALIF, WENDY  
12 EVERETT AVE  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 122-10  
CAMA Number: 122-10  
Property Address: EVERETT AVE

Mailing Address: EAGAN, DANIEL ET UX EAGAN, LISA M.  
TE  
PO BOX 9  
PRUDENCE ISLAND, RI 02872

Parcel Number: 122-11  
CAMA Number: 122-11  
Property Address: 7 EVERETT AVE

Mailing Address: DONAHUE, BRUCE A. ET UX MARY  
ELLEN DONAHUE TE  
7 EVERETT AVENUE  
BRISTOL, RI 02809

Parcel Number: 122-12  
CAMA Number: 122-12  
Property Address: 9 EVERETT AVE

Mailing Address: DONAHUE, MARY ELLEN  
7 EVERETT AVE  
BRISTOL, RI 02809

Parcel Number: 122-13  
CAMA Number: 122-13  
Property Address: 11 EVERETT AVE

Mailing Address: REALL, THERESA L  
11 EVERETT AVE  
BRISTOL, RI 02809

Parcel Number: 122-14  
CAMA Number: 122-14  
Property Address: 13 EVERETT AVE

Mailing Address: PAPA, JOSEPH L. ET UX CHRISTINE E.  
TE  
13 EVERETT AVENUE  
BRISTOL, RI 02809

Parcel Number: 122-16  
CAMA Number: 122-16  
Property Address: 15 EVERETT AVE

Mailing Address: HAUSER, MERCY  
15 EVERETT STREET  
BRISTOL, RI 02809

Parcel Number: 122-17  
CAMA Number: 122-17  
Property Address: 71 SHERMAN AVE

Mailing Address: LANGLEY, STEVEN  
71 SHERMAN AVE  
BRISTOL, RI 02809

Parcel Number: 122-18  
CAMA Number: 122-18  
Property Address: 75 SHERMAN AVE

Mailing Address: MAGERS, MARY S.  
240 HIGH ST  
PRESCOTT, AZ 86303

Parcel Number: 122-19  
CAMA Number: 122-19  
Property Address: 2 EVERETT AVE

Mailing Address: STEPHENSON-DONLEY, MATTHEW  
TRUSTEE  
466 KNOTTY OAK RD  
COVENTRY, RI 02816

Parcel Number: 122-20  
CAMA Number: 122-20  
Property Address: 4 EVERETT AVE

Mailing Address: STOTT, DAVID E MAUREEN B TE  
4 EVERETT AVE  
BRISTOL, RI 02809



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10/20/2022

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# 300 foot Abutters List Report

Bristol, RI  
October 20, 2022

Parcel Number: 122-21  
CAMA Number: 122-21  
Property Address: 6 EVERETT AVE

Mailing Address: DESTEFANO, ROBERT A JR  
6 EVERETT AVE  
Bristol, RI 02809

Parcel Number: 122-22  
CAMA Number: 122-22  
Property Address: 8 EVERETT AVE

Mailing Address: DENNIS, ROBERT R&MARY G TRUSTE  
8 EVERETT AVE  
BRISTOL, RI 02809

Parcel Number: 122-25  
CAMA Number: 122-25  
Property Address: 14 EVERETT AVE

Mailing Address: LESPERANCE, SUSAN E & BRIAN D  
TRUSTEES  
223 SLATER ST  
ATTLEBORO, MA 02769

Parcel Number: 122-26  
CAMA Number: 122-26  
Property Address: 16 EVERETT AVE

Mailing Address: SCHLEIER, LISA STANSFIELD  
STANSFIELD, ERIC & SETH TC  
226 EAST MARCONI AVE  
PHOENIX, AZ 85022

Parcel Number: 122-27  
CAMA Number: 122-27  
Property Address: 70 SHERMAN AVE

Mailing Address: MCCARTHY, LISA A  
41 THAYER ST  
BRISTOL, RI 02809

Parcel Number: 122-28  
CAMA Number: 122-28  
Property Address: 18 ANAWAN AVE

Mailing Address: GELSOMINO, JAKE H  
18 ANAWAN AVE  
BRISTOL, RI 02809

Parcel Number: 122-3  
CAMA Number: 122-3  
Property Address: 1 ANAWAN AVE

Mailing Address: CHESTER, MICHAEL B  
1 ANAWAN AVE.  
BRISTOL, RI 02809

Parcel Number: 122-4  
CAMA Number: 122-4  
Property Address: 7 ANAWAN AVE

Mailing Address: GATOS, GEORGETTE H & ARISTOTLE G  
TE  
7 ANAWAN AVE  
BRISTOL, RI 02809

Parcel Number: 122-50  
CAMA Number: 122-50  
Property Address: 25 EVERETT AVE

Mailing Address: FRANCIS, EVERETT THERESA  
115 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 122-51  
CAMA Number: 122-51  
Property Address: EVERETT AVE

Mailing Address: FRANCIS, EVERETT THERESA  
115 TUPELO ST  
BRISTOL, RI 02809

Parcel Number: 122-52  
CAMA Number: 122-52  
Property Address: 72 SHERMAN AVE

Mailing Address: TAVERNIER, ANITA L LABONTE, LISA A  
JT  
72 SHERMAN AVE  
BRISTOL, RI 02809

Parcel Number: 122-53  
CAMA Number: 122-53  
Property Address: 76 SHERMAN AVE

Mailing Address: GALE, BRIAN P.  
76 SHERMAN AVE  
BRISTOL, RI 02809



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10/20/2022

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Page 2 of 3



# 300 foot Abutters List Report

Bristol, RI  
October 20, 2022

Parcel Number: 122-54  
CAMA Number: 122-54  
Property Address: 22 EVERETT AVE

Mailing Address: TOLLEFSON, MICHAEL & CYNTHIA  
HANEY, TRUSTEE CYNTHIA HANEY  
TOLLEFSON TRUST TC  
C/O 23 SPINNAKER CT  
MIDDLETOWN, RI 02842

Parcel Number: 122-55  
CAMA Number: 122-55  
Property Address: 24 EVERETT AVE

Mailing Address: ANARUMO, BEVERLY JOY  
2356 TAMARIND STREET  
PORT CHARLOTTE, FL 33948

Parcel Number: 122-56  
CAMA Number: 122-56  
Property Address: 26 EVERETT AVE

Mailing Address: OHANA COTTAGE, LLC  
21 HAWTHORNE DR  
SEEKONK, MA 02771

Parcel Number: 122-6  
CAMA Number: 122-6  
Property Address: 3 ANAWAN AVE

Mailing Address: ALMEIDA, KAREN L & PAUL L  
TRUSTEES  
3 ANAWAN  
BRISTOL, RI 02809

Parcel Number: 122-7  
CAMA Number: 122-7  
Property Address: 6 ANAWAN AVE

Mailing Address: GRUBER, PETER N & CANNAVO-  
GRUBER, ELIZABETH M TE  
11 RESERVOIR AVE  
BRISTOL, RI 02809

Parcel Number: 122-9  
CAMA Number: 122-9  
Property Address: 3 EVERETT AVE

Mailing Address: EAGAN, DANIEL ET UX EAGAN, LISA M.  
TE  
PO BOX 9  
PRUDENCE ISLAND, RI 02872

Parcel Number: 127-6  
CAMA Number: 127-6  
Property Address: 1 EVERETT AVE

Mailing Address: STEPHENSON-DONELY, MATTHEW  
TRUSTEE  
466 KNOTTY OAK RD  
COVENTRY, RI 02816



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10/20/2022

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ALMEIDA, KAREN L &  
PAUL L TRUSTEES  
3 ANAWAN  
BRISTOL, RI 02809

GATOS, GEORGETTE H &  
ARISTOTLE G TE  
7 ANAWAN AVE  
BRISTOL, RI 02809

REALL, THERESA L  
11 EVERETT AVE  
BRISTOL, RI 02809

ANARUMO, BEVERLY JOY  
2356 TAMARIND STREET  
PORT CHARLOTTE, FL 33948

GELSOMINO, JAKE H  
18 ANAWAN AVE  
BRISTOL, RI 02809

SCHLEIER, LISA STANSFIELD  
STANSFIELD, ERIC & SETH T  
226 EAST MARCONI AVE  
PHOENIX, AZ 85022

CHESTER, MICHAEL B  
1 ANAWAN AVE.  
BRISTOL, RI 02809

GRUBER, PETER N &  
CANNAVO-GRUBER, ELIZABETH  
11 RESERVOIR AVE  
BRISTOL, RI 02809

STEPHENSON-DONELY, MATTHE  
466 KNOTTY OAK RD  
COVENTRY, RI 02816

DENNIS, ROBERT R&MARY G T  
8 EVERETT AVE  
BRISTOL, RI 02809

HAUSER, MERCY  
15 EVERETT STREET  
BRISTOL, RI 02809

STEPHENSON-DONLEY, MATTHE  
466 KNOTTY OAK RD  
COVENTRY, RI 02816

DESTEFANO, ROBERT A JR  
6 EVERETT AVE  
Bristol, RI 02809

LANGLEY, STEVEN  
71 SHERMAN AVE  
BRISTOL, RI 02809

STOTT, DAVID E  
MAUREEN B TE  
4 EVERETT AVE  
BRISTOL, RI 02809

DONAHUE, BRUCE A. ET UX  
MARY ELLEN DONAHUE TE  
7 EVERETT AVENUE  
BRISTOL, RI 02809

LESPERANCE, SUSAN E &  
BRIAN D TRUSTEES  
223 SLATER ST  
ATTLEBORO, MA 02769

TAVERNIER, ANITA L  
LABONTE, LISA A JT  
72 SHERMAN AVE  
BRISTOL, RI 02809

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7 EVERETT AVE  
BRISTOL, RI 02809

MAGERS, MARY S.  
240 HIGH ST  
PRESCOTT, AZ 86303

TOLLEFSON, MICHAEL & CYNT  
CYNTHIA HANEY TOLLEFSON T  
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PO BOX 9  
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BRISTOL, RI 02809

FRANCIS, EVERETT  
THERESA  
115 TUPELO ST  
BRISTOL, RI 02809

OHANA COTTAGE, LLC  
21 HAWTHORNE DR  
SEEKONK, MA 02771

GALE, BRIAN P.  
76 SHERMAN AVE  
BRISTOL, RI 02809

PAPA, JOSEPH L. ET UX  
CHRISTINE E. TE  
13 EVERETT AVENUE  
BRISTOL, RI 02809





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

### STAFF REPORT FOR:

FILE NO. 2023-02

APPLICANT: Christopher and Karen A. Ferreira  
 LOCATION: 1 Colonial Road  
 PLAT: 61 LOT: 47 ZONE: R-10

#### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Modify a previous decision to construct a 16ft. x 24ft. accessory garage with attached 10ft. x 16ft. carport by enlarging the proposed carport to 12ft 3in. x 21ft and connecting the structure to an existing single-family dwelling with less than the required right side yard and less than the required rear yard.

#### COMPREHENSIVE PLAN REVIEW:


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

#### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting additional dimensional relief to modify construction of a previously approved accessory garage with attached carport. Recall that March 2022 (File No. 2022-11), the applicant received approval to construct additions to an existing 10' x 20' accessory garage structure, and to add an attached 10' x 16' carport to the structure. The approved garage would measure 16' x 24' and, including the attached carport, the overall accessory structure would have a length of 40 feet and a width varying from 24 feet (garage portion) to 10 foot 4 inches (carport portion). Both the garage and the carport would be located 2 feet from the easterly right side property line.

The applicant is now requesting approval to modify the design of the carport. After demolishing the previously existing garage structure, and applying for permits to construct a new garage at the dimensions approved by the zoning decision, the applicant was informed by the Building Official that the garage door needed to be shifted away from the exterior wall. This change results in the carport not being property aligned with the garage door. The applicant proposes to remedy this situation by expanding the size of the proposed carport to 12'3" x 21'. This expanded size carport would be wider and longer than previously approved, and it would also be connected to the rear right corner of the existing residence, while remaining 2 feet from the right side property line.

By connecting the proposed garage and carport structure to the existing residence, I believe that the structure would no longer meet the definition of an accessory structure (see Section 28-1 of zoning ordinance). The carport and garage would thus become part of the principal structure and be subject to dimensional requirements for principal structures. Should this be the case, I believe that the proposed addition would require both additional right side yard relief (12 foot minimum setback required – 2 feet provided) and rear yard relief (30 foot rear setback required – 6 feet provided).

  
 Edward M. Tanner, Zoning Officer

12/15/2022



# Town of Bristol, Rhode Island

## Zoning Board of Review

### STAFF REPORT FOR:

FILE NO. 2023-01

APPLICANT: Renee L. Marcaccio  
 LOCATION: 3 Hawthorne Avenue  
 PLAT: 121 LOT: 130 ZONE: R-10

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:**

remove an existing 10ft. x 23ft. enclosed porch, and construct a new 20ft. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left side 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 an addition to the rear of an existing single-family dwelling on this "through lot" property located on the easterly side of Hawthorne Avenue and the westerly side of Riverview Avenue. The existing one-story dwelling fronts on Hawthorne Avenue and contains an enclosed porch to the rear of the structure. The applicant proposes to remove this 10' x 23' enclosed porch, and to construct a 20' x 24' two-story addition in its place. The structure would remain a single-family dwelling. The proposed addition would provide for expanded kitchen and dining room space on the first floor and a new bedroom and bathroom on the second floor.

The existing dwelling is located within 9.6 feet of the northerly left side property line and within 6.4 feet of the southerly right side property line. The proposed addition would extend out from the existing structure and have the same side yard setbacks. As this property is a legal nonconforming single-lot of record with 40 feet of lot width, the zoning ordinance requires a minimum side yard setback of 10 feet per Section 28-221(a)(2)b.

  
 Edward M. Tanner, Zoning Officer

12/13/2022





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

### STAFF REPORT FOR:

FILE NO. **2023-03**

APPLICANT: Larissa Laver  
 LOCATION: 103 Kickemuit Avenue  
 PLAT: 133 LOT: 34 ZONE: R-15

### APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Keep up to 10 chicken hens on a residential property.

### COMPREHENSIVE PLAN REVIEW:


As this application is for a special use permit, it requires review by the Planning Board or the Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application at a meeting on December 13, 2022, and made a recommendation to approve the request for a special use permit subject to conditions (see attached memorandum from Diane Williamson).

### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to keep up to 10 chicken hens on this residential property located on the northerly side of Kickemuit Avenue. This property is located within the Residential R-15 zoning district. The applicant currently keeps 10 chicken hens on this property, and they are located within an enclosure located in the rear of the property. There is a new residential structure currently being constructed on the neighboring lot to the north, and both properties share a common driveway.

The Zoning Ordinance permits the "keeping of chicken hens" as an agricultural use in the R-15 zone with a special use permit. In addition to the standards for relief for a special use permit found in Section 28-409(c)(2) of the Zoning Ordinance, the proposed use is also subject to the four specific standards found in Section 28-150(e). These specific special use standards for the keeping of chicken hens require that the animals and their shelters be kept at least 40 feet from property lines; that no animals or quarters be kept in the front yard; and that the number of chicken hens on any one property be limited to six (6). The zoning board may allow additional animals if it finds that "neighborhood conditions are appropriate".

The existing chicken coop is located in the rear of the property, and the applicant has indicated that the coop would be relocated on the property to conform to the minimum 40 foot setback requirement. As noted above, the TRC reviewed this request with the applicant, and voted to recommend approval of the petition for the keeping of up to 10 chicken hens subject to a condition that the existing shelter coop be relocated as proposed.

  
 Edward M. Tanner, Zoning Officer

12/15/2022





# Town of Bristol, Rhode Island

## Department of Community Development

10 Court Street  
Bristol, RI 02809  
[www.bristolri.us](http://www.bristolri.us)  
401-253-7000

December 15, 2022

TO: Zoning Board of Review Members

FROM: Diane M. Williamson, Administrative Officer  
Technical Review Committee

RE: **Special Use Permit Application, File No. 2023-03**  
**103 Kickemuit Avenue**  
**Keeping of Chicken Hens**

The Technical Review Committee (TRC) met on December 13, 2022 to review the above application and provide a recommendation to the Board on the Special Use Permit.

After review of the application materials, and discussions with the applicant, a motion was unanimously passed to recommend approval of the Special Use Permit subject to the applicant relocating the chicken coop to be at least 40 feet from side and rear property lines. The applicant was present at the TRC meeting and described the proposed location and design of the chicken enclosure and coop. The applicant noted that she is looking to acquire a new coop and that she would provide the zoning board with additional information on the specific design of the chicken enclosure. The TRC had no objection to keeping of up to 10 chicken hens on this property.

This recommendation is advisory, and is in no way binding on the Zoning Board in their decision making.

Thank you.



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

**STAFF REPORT FOR:**

FILE NO. 2023-04

APPLICANT: David J. Paul  
LOCATION: 17 Highview Drive  
PLAT: 48 LOT: 69 ZONE: R-15

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:**

Construct an approximate 24ft. x 36ft. single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard and less than the required rear yard.


**COMPREHENSIVE PLAN REVIEW:**

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

**FINDINGS AND RECOMMENDATIONS BY STAFF:**

The applicant is requesting dimensional variances to construct a 24' x 36' addition to an existing single-family dwelling at this property located on the northerly side of Highview Drive. The existing dwelling is located at the western end of Highview Drive and consists of a "raised ranch"-style home with a single stall garage located on the lower level. The applicant proposes construction of a single-story addition consisting of a two-bedroom accessory family dwelling unit (AFDU).

The existing dwelling is located partially within the front yard between 23 feet and approximately 31 feet of the southerly front property line at the Highview Drive cul de sac. The proposed addition would extend off the right side of the structure and would be approximately 31 feet from the front property line at its closest point. The proposed addition would also extend to within 27 feet of the northerly rear property line. The zoning ordinance requires minimum 35 foot front and rear yard setbacks in the R-15 zoning district.

  
Edward M. Tanner, Zoning Officer

12/15/2022



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

**STAFF REPORT FOR:**

FILE NO. 2023-05

APPLICANT: Oscar I. DeLemos  
LOCATION: 56 Thompson Avenue  
PLAT: 22 LOT: 110 ZONE: R-10

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**

Construct a 20ft. x 28ft. two-story garage and living area addition and a 24ft. x 36ft. single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard on a corner lot.


**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 variances to construct additions to an existing single-family dwelling at this corner lot property located on the easterly side of Thompson Avenue and the southerly side of Perry Street. As a corner lot, this property has two front yards for purposes of determining zoning setbacks. The existing dwelling has a front door facing Thompson Avenue with the rear of the structure on the east side and driveway access to the property from Perry Street. The applicant proposes construction of a two-story addition off the easterly rear end of the existing dwelling that will include a two-car garage on the first floor and additional living space on the second floor. The applicant also proposes construction of a single-story addition consisting of a one-bedroom accessory family dwelling unit (AFDU) off the southerly side of the proposed garage addition.

The existing dwelling is located entirely within the front yard setback from Perry Street. The proposed addition would extend off the easterly side of the existing dwelling parallel with the Perry Street property line; and at its closest point the addition would be located approximately 3 feet from the Perry Street front property line. The zoning ordinance requires a minimum 30 foot front setback in the R-10 zoning district.

  
Edward M. Tanner, Zoning Officer

12/15/2022





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

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

File #2023-01

**PUBLIC HEARING**

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

**Tuesday, January 3, 2023**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: **Renee L. Marcaccio**  
PROPERTY OWNER: **Renee L. Marcaccio**  
LOCATION: **3 Hawthorne Avenue**  
PLAT: **121** LOT: **130**  
ZONE: **R-10**

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to remove an existing 10ft. x 23ft. enclosed porch, and construct a new 20ft. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard and less than the required right side yard.**

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

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, December 29, 2022.



# Town of Bristol, Rhode Island

## Department of Community Development Zoning Board of Review

TOWN OF BRISTOL  
COMMUNITY DEV.

2022 NOV 29 AM 11: 41

### APPLICATION

File No: 2023-01

Accepted by ZEO: EJT/11/29/2022

|                       |                                 |                           |                                |
|-----------------------|---------------------------------|---------------------------|--------------------------------|
| <b>APPLICANT</b>      | Name: <u>Renee L. MARCACCIO</u> |                           |                                |
|                       | Address: <u>3 HAWTHORNE AVE</u> |                           |                                |
|                       | City: <u>BRISTOL</u>            | State: <u>RI</u>          | Zip: <u>02809</u>              |
|                       | Telephone #: <u>- - -</u>       | Home: <u>- - -</u>        | Work/Cell: <u>401-286-0662</u> |
| <b>PROPERTY OWNER</b> | Name: <u>SAME</u>               |                           |                                |
|                       | Address: <u>50 GARDNER AVE</u>  |                           |                                |
|                       | City: <u>N. PROVIDENCE</u>      | State: <u>RI</u>          | ZIP: <u>02911</u>              |
|                       | Telephone #: <u>- - -</u>       | Home: <u>401-353-2353</u> | Work/Cell: <u>401-286-0662</u> |

- Location of subject property: 3 HAWTHORNE AVE  
Assessor's Plat(s)#: 121 Lot(s) #: 130 - 5722 SF
- Zoning district in which property is located: R-10
- 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): 28-111  
Special Use Permit Section(s): \_\_\_\_\_  
Use Variance Section(s): \_\_\_\_\_
- In a separate written statement, 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?: HAS BEEN IN FAMILY OVER 45 YEARS
- Present use of property: SINGLE FAMILY RESIDENTIAL
- 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):  
24' WIDE - 42' LONG 1008 SF
- Proposed use of property: SINGLE FAMILY RESIDENTIAL



11. Give extent of proposed alterations: REMOVE EXISTING 10' X 23' ENCLOSED PORCH WITH SHED ROOF; REPLACE WITH 20' X 24' - 2 FLOOR ADDITION WITH SECOND FLOOR.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 20' X 24' - 480 SF 23.3' + 3' TO GROUND ELEVATION
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.C.</u>  | Proposed Setback: <u>N.C.</u>   |
| Left side lot line:  | Required Setback: <u>10 ft</u> | Proposed Setback: <u>9.6 ft</u> |
| Right side lot line: | Required Setback: <u>10 ft</u> | Proposed Setback: <u>6.4 ft</u> |
| Rear lot line:       | Required Setback: <u>-</u>     | Proposed Setback: <u>-</u>      |
| Building height:     | Required: <u>35 ft max</u>     | Proposed: <u>26.3'</u>          |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
 Required: \_\_\_\_\_ Proposed: \_\_\_\_\_
13. Number of families before/after proposed alterations: SINGLE Before SINGLE 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: Renee L. Marcaccio

Date: 11/29/22

Print Name: Renee L. Marcaccio

Property Owner's Signature: Renee L. Marcaccio

Date: 11/29/22

Print Name: Renee L. Marcaccio

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

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_

Renee Marcaccio  
50 Gardner Ave  
N. Providence, RI 02911

November 29, 2022

Edward M. Tanner, Zoning Official  
Town of Bristol  
10 Court Street  
Bristol, RI 02809

Mr. Tanner:

Please find enclosed an application for consideration by the zoning board for my home located at 3 Hawthorne Avenue. The home has been in our family for over 45 years and requires rebuilding of the enclosed porch. The single-family home does not meet the present side set back requirements in order that we may proceed with reconstruction.

We are proposing to remove the existing 10' x 23' enclosed porch and replace with a full width or 24' wide addition, 20 feet deep with a second-floor bedroom. The existing porch requires replacement from age and there is presently only one access door at the home.

Rebuilding the porch to the present size would be an economic burden with little or no benefit to a home which requires major repairs within.

Please contact me with your determination as to if the enclosed application is considered complete.

Respectfully



Renee Marcaccio

Renee Marcaccio  
50 Gardner Ave  
N. Providence, RI 02911

December 8, 2022

Edward M. Tanner, Zoning Official  
Town of Bristol  
10 Court Street  
Bristol, RI 02809

2022 DEC -9 PM 12:01  
TOWN OF BRISTOL  
COMMUNITY DEV.

RE: 3 Hawthorne Ave November 2022 dimensional variance request question # 5

Dear Mr. Tanner:

This letter will explain to the board what my intentions are in rebuilding my home at 3 Hawthorne Ave.

My grandfather purchased the summer house shortly after the 1954 hurricane and it has been in my family since then. I spent my summers on the Kickemuit River where I have developed and maintained friendships with my neighbors in the Butterworth Avenue Improvement Association community. When I was deeded the house a few years back from my parents, I knew that I would finally have the opportunity to create my future home in Bristol.

My goal is to remove the existing 10 x 23 enclosed porch which has termite damage and no foundation and reconstruct the house with a 20 x 24 space including a second floor for a bedroom.

The existing house is located on a 40-foot-wide lot by a 142 foot deep parcel. The house is 24 ft wide with an existing side set back on the north side of 9.6 feet and a south side set back of 6.4 feet resulting in a 40-foot width dimension. The proposed replacement/addition would match the existing house at 24 feet wide.



We are requesting of the board that we use the same setbacks for the house reconstruction as is presently there.

The replacement of the porch space and 10-foot addition would offer me the opportunity to: add a foundation to the new structure as the current house rests on cinder blocks, create a sealed storage area that cannot be accessed by wild life as there is only a crawl space where rodents have lived, utilize the new area for an additional bedroom and larger living area, provide access for a second egress, of which there is presently only one and give me the opportunity to install a washer/dryer presently not within the home.

Should the Town of Bristol require me to use the 10-foot side setback for my project, my house designer would have to place 2 jogs in the floor plan e.g. 0.5 feet on the north side line and 3.6 feet on the south side. This would cause an undue hardship in my project design and contractor construction build.

I had 2 contractors look at the house and they suggested replacing the porch, add a foundation for stability and create the addition with no jog, at 24 feet wide since I will need room for stairs to access the bedroom on the second floor. A proposed small deck would also be added meeting the side line requirements.

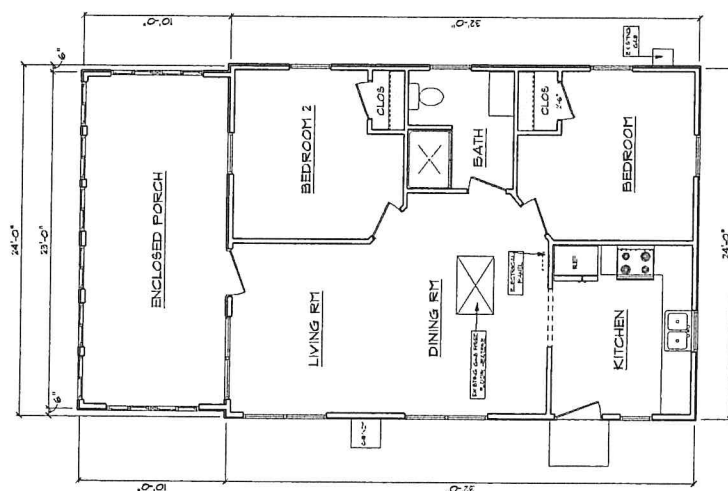
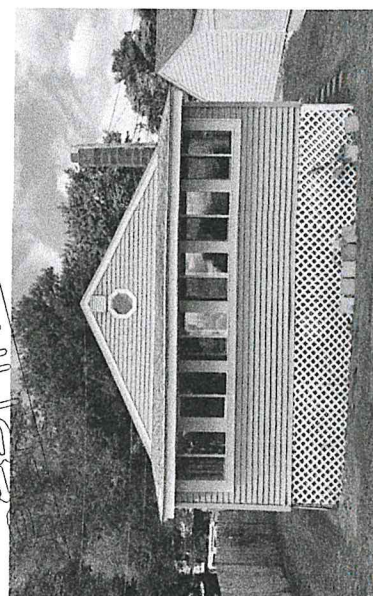
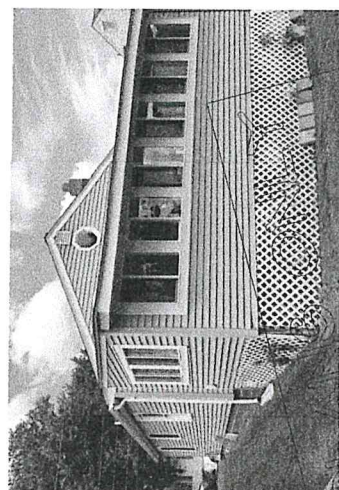
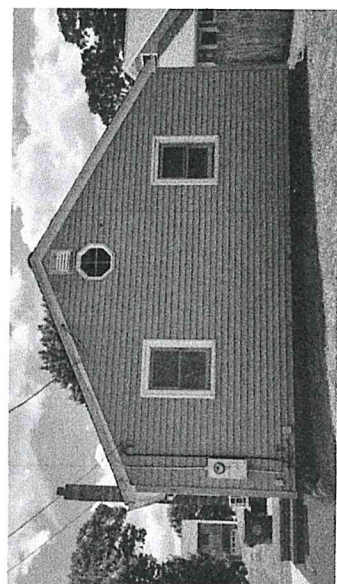
Thank you for your time and considering my request.

Sincerely,

A handwritten signature in cursive script that reads "Renee Marcaccio".

Renee Marcaccio






N 1/4"=1'-0"

EXISTING REAR RIGHT

PLUMBING

PRELIMINARY

NOT FOR

An aerial photograph showing a residential property. A house with a gabled roof is visible on the right side, partially obscured by trees. A driveway or road runs along the left side of the property. The image is oriented vertically, matching the text labels.

- SOLID BEARING TO FOUNDATION
- THIN-FRAME GLASS
- SMOKE DETECTOR
- SMOKE DETECTOR / CARBON MONOXIDE
- HOT WATER
- HEATING UNIT / BOILER
- OPEN CHIMNEY VENTED TO OUTSIDE
- HEAD DETECTOR
- WALK IN CLOSET
- MAKE UP COUNTER
- BEARING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- WINDOW UNIT NUMBER
- DOOR UNIT NUMBER

[illegible]



401.738.3156

DLR DIMENSIONS

RESIDENTIAL DESIGNERS & CONSULTANTS

401.738.3156

DLR DIMENSIONS

RESIDENTIAL DESIGNERS & CONSULTANTS

CONSTRUCTION PLANS ARE PREPARED FOR SINGLE USE ONLY

CLERK OF WORKS, INC.

DOES NOT REPRESENT THE USE OF PLANS

BY CURIOUS PARTIES

PROPOSED 20 X 24 ADDITION

PREPARED FOR:

RONALD MARACCIO

3 HATHORNE AVENUE

BRISTOL, RHODE ISLAND

DATE

10/15/2020

APPROVED

DRR

DRAWN BY

DRR

DRAWING NUMBER

6685

SCALE

NOTED

DLR DIMENSIONS, INC.

20 NOT TO SCALE FOR

CONSTRUCTION

ALL DIMENSIONS ARE

AS SHOWN UNLESS

OTHERWISE NOTED

ALL DIMENSIONS ARE

AS SHOWN UNLESS

OTHERWISE NOTED

ALL DIMENSIONS ARE

AS SHOWN UNLESS

OTHERWISE NOTED

RIGHT SIDE ELEVATION 1/4"=1'-0"

BACK ELEVATION 1/4"=1'-0"

LEFT SIDE ELEVATION 1/4"=1'-0"

PRELIMINARY PLANS ONLY NOT FOR PERMITS

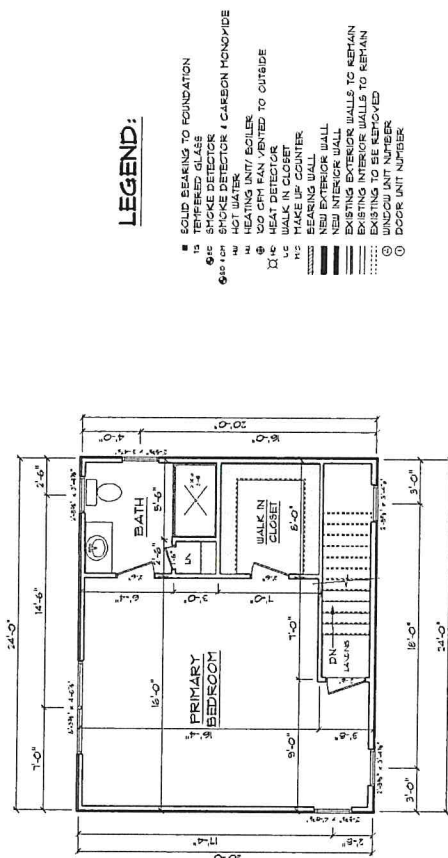
TOP OF ROOF

TOP OF FINISH

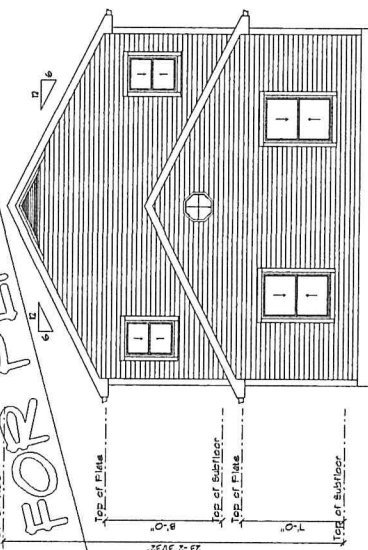
TOP OF SUBFLOOR

EXISTING

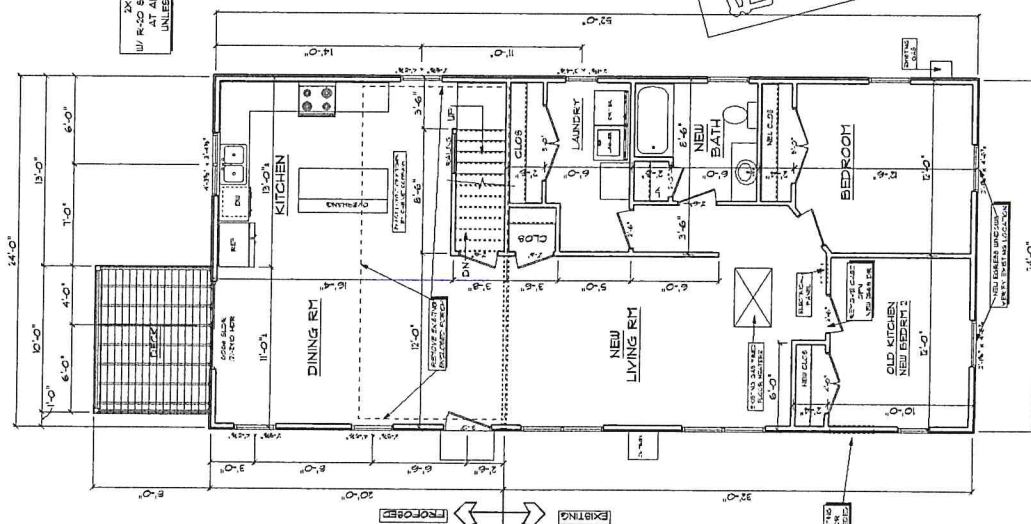
PROPOSED



PROPOSED SECOND  
FLOOR PLAN 1/4"=1'-0"



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



EXISTING & PROPOSED  
FIRST FLOOR PLAN 1/4"=1'-0"

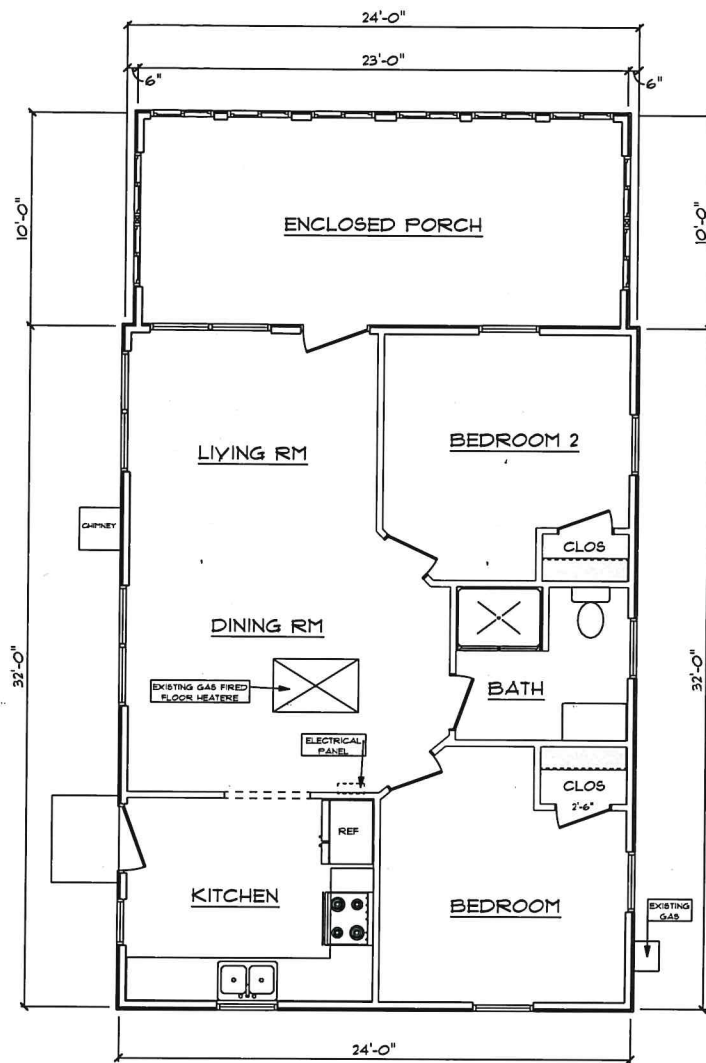
2x4 STUDS @ 16" OC  
W/ R-30 SPRAV FOAM INSULATION  
AT ALL EXTERIOR WALLS  
UNLESS OTHERWISE NOTED

PRELIMINARY PERMITS FOR NOT

TOP OF R.C.C.F.

Top of F.R.P.s





EXISTING FLOOR PLAN 1/4"=1'-0"

LEGEND:

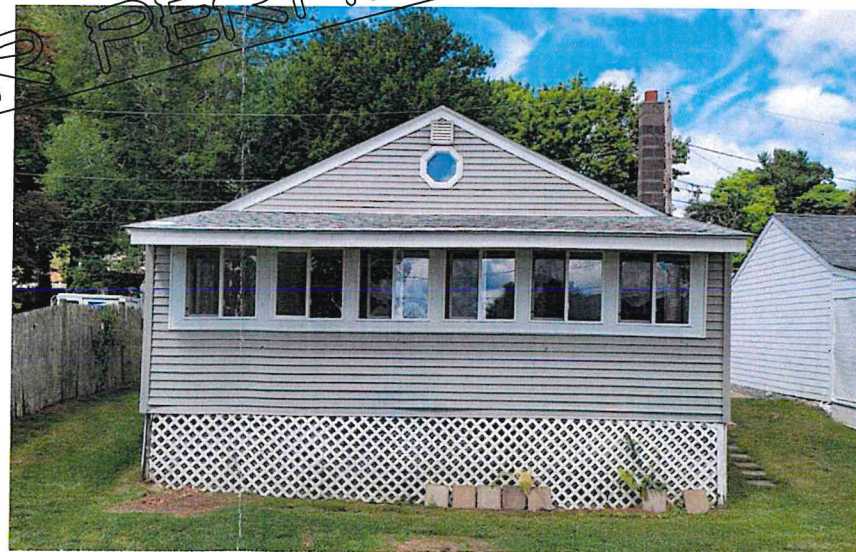
- SOLID BEARING TO FOUNDATION
- TG TEMPERED GLASS
- SD SMOKE DETECTOR
- SD + CH SMOKE DETECTOR & CARBON MONOXIDE
- HU HOT WATER
- HU HEATING UNIT/ BOILER
- 100 CFM FAN VENTED TO OUTSIDE
- HD HEAT DETECTOR
- WIC WALK IN CLOSET
- M/C MAKE UP COUNTER
- BEARING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO BE REMOVED
- ② WINDOW UNIT NUMBER
- ① DOOR UNIT NUMBER



EXISTING FRONT



EXISTING REAR RIGHT



EXISTING REAR

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

1. RESC - 2 - 2021
2. WIND DESIGN: ZONE 2 (110 MPH)
3. LOAD DESIGN: 40 PSF LIVING AREA LOADS  
30 PSF SLEEPING AREA LOADS  
20 PSF DEAD LOADS  
40 PSF ATTIC LOADS  
60 PSF EXTERIOR DECK LOADS  
30 PSF SNOW LOADS
4. FROST DEPTH: MINIMUM 3'-6" DEEP
5. CLIMATE ZONE: 5
6. CONSTRUCTION TYPE: 5B
7. BUILDING HEIGHT: (MAXIMUM 35'-0")  
MEASURED FROM TOP OF FOUNDATION TO RIDGE
8. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUM AS PER THE PRESCRIPTIVE METHOD OF TABLE N102.1.2 OF THE ENERGY CONSERVATION CODES.

PROPOSED 20 X 24 ADDITION

PREPARED FOR:  
RONALD MARCACCIO  
3 HAUTHORNE AVENUE  
BRISTOL, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-USE ONLY  
DLR DIMENSIONS, INC.  
DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES

DLR DIMENSIONS  
EST. 1985  
RESIDENTIAL DESIGNERS & CONSULTANTS  
401.738.3156  
DLRDIMENSIONS.COM

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DIMENSIONS,  
AND/OR CONSTRUCTION  
DETAILS.  
ALL DIMENSIONS  
SHOWN ON THESE  
LOCAL CODES  
DURING CONSTRUCTION.

SCALE  
NOTED

DATE

Monday, October 31, 2022

APPROVED

DRR

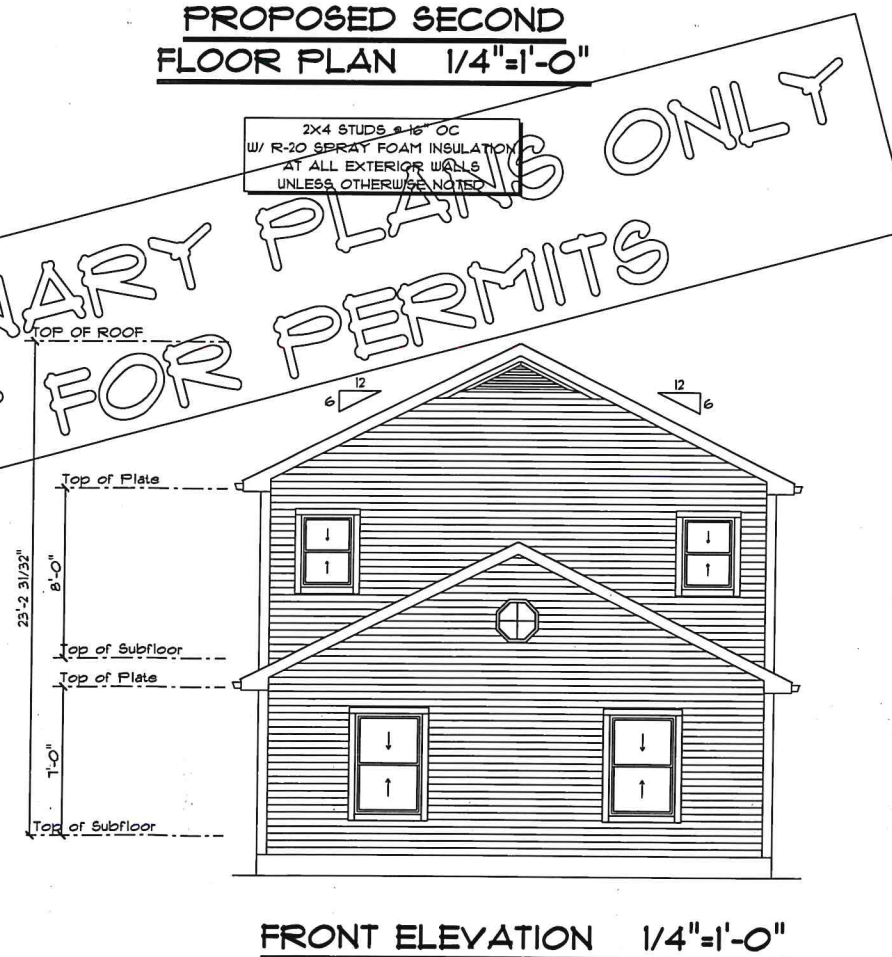
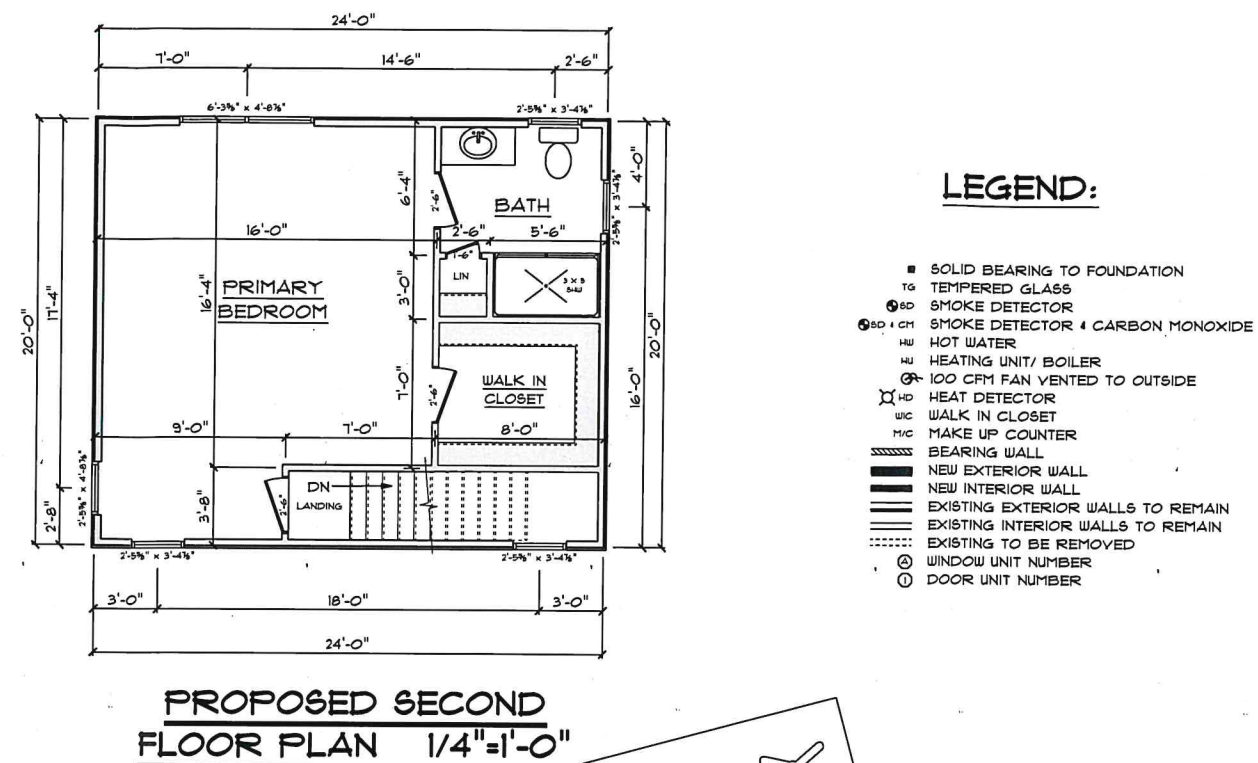
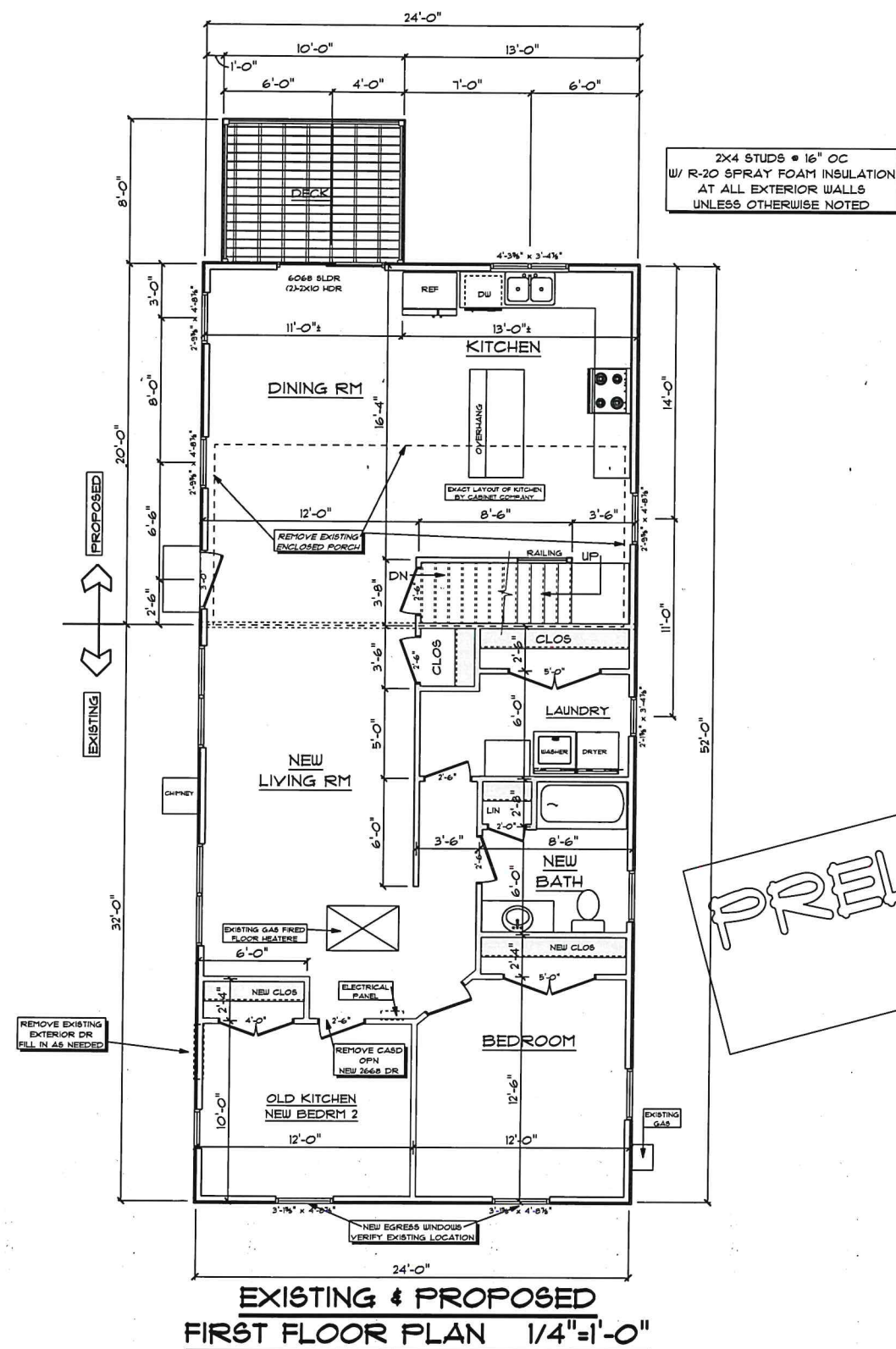
DRAWN BY

DRR

DRAWING NUMBER

6685





PROPOSED 20 X 24 ADDITION

PREPARED FOR:  
RONALD MARCACCIO

3 HAUPTHORNE AVENUE  
BRISTOL, RHODE ISLAND

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DIMENSIONS,  
AND/OR DRAWINGS,  
BUILDER/CONTRACTOR  
MUST VERIFY  
ALL DIMENSIONS AND  
INSURE COMPLIANCE WITH  
LOCAL CODES  
PRIOR TO AND

SCALE  
NOTED

DATE \_\_\_\_\_

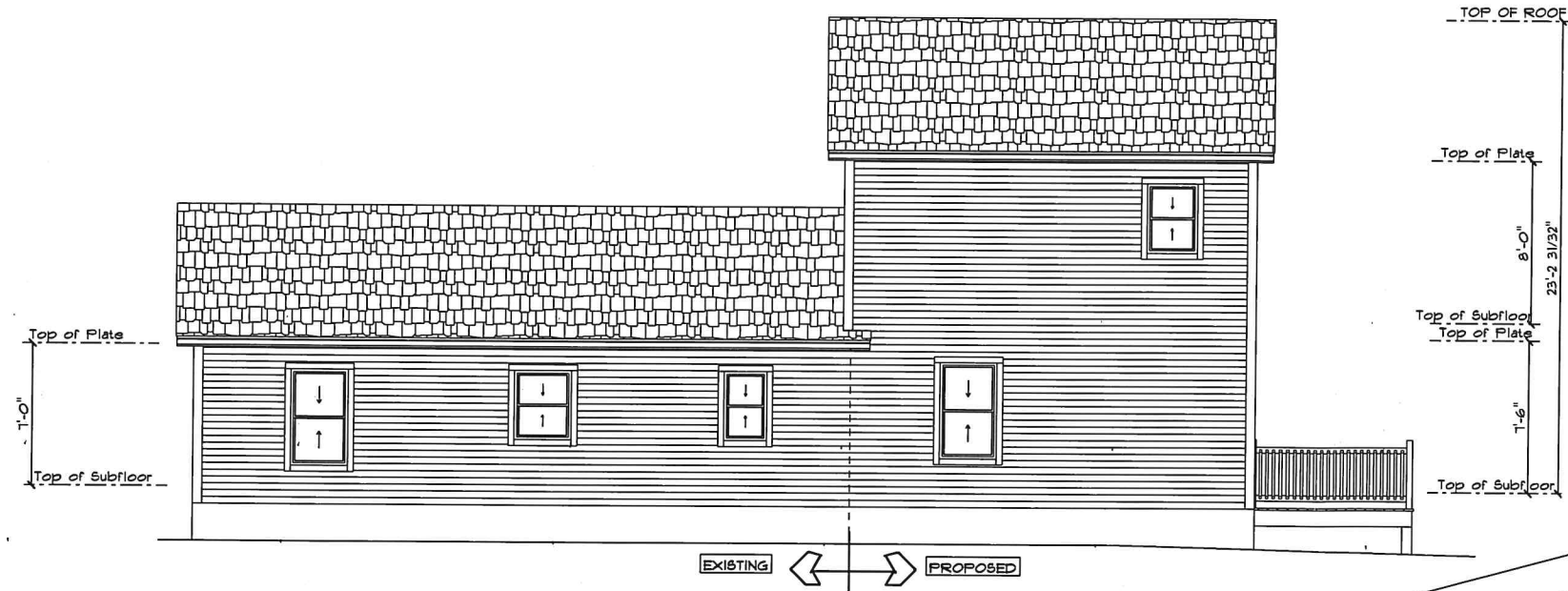
APPROVED

DRR

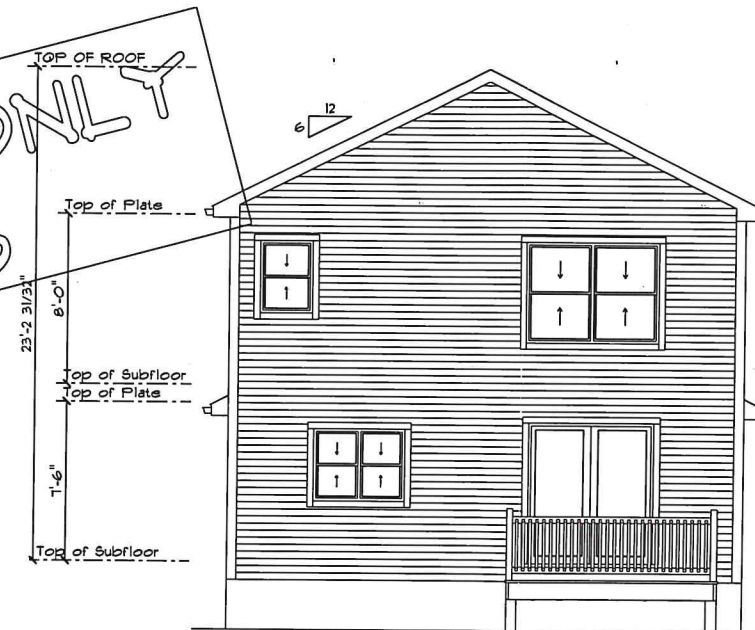
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DRAWING NUMBER

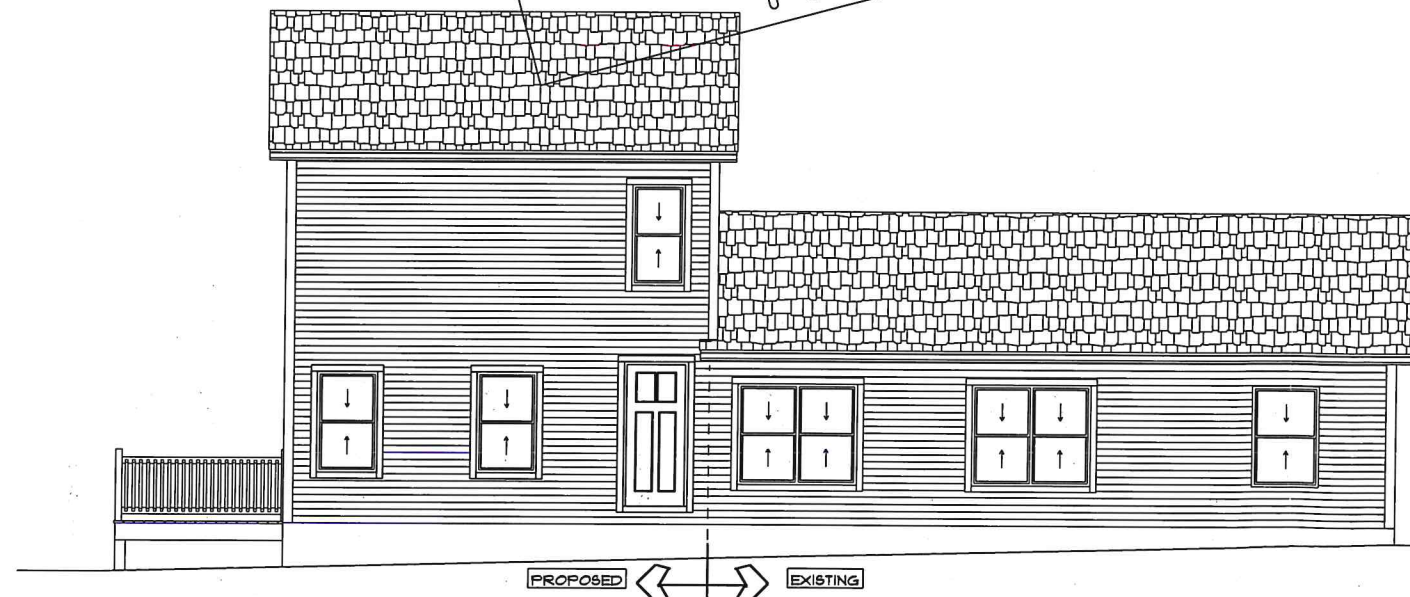
6685



RIGHT SIDE ELEVATION 1/4"=1'-0"



BACK ELEVATION 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"

PRELIMINARY PLANS ONLY  
NOT FOR PERMITS

PROPOSED 20 X 24 ADDITION

PREPARED FOR:  
RONALD MARCACCIO  
3 HAUTHORNE AVENUE  
BRISTOL, RHODE ISLAND

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EST. 1985  
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401.738.3156 DLRDIMENSIONS.COM

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CHANGES TO NOTES,  
AND/OR DRAWINGS,  
OR ANY OTHER  
ALL DIMENSIONS AND  
NOTES SHALL BE WITH  
LOCAL CODES  
BEFORE CONSTRUCTION

SCALE  
NOTED

DATE  
Monday, October 31, 2022

APPROVED  
DRR

DRAWN BY  
DRR

DRAWING NUMBER  
6685



▶ Bristol

▶ 3 HAWTHORNE AVE

▶ Plat/Lot 121 130

▶ Account: 6292

LUC 01

Zone R-10

▶ Assessment

Card 1 of 1

\$212,500



▶ Owner

▶ Owner Account #:

Owner 1 RENEE L MARCACCIO

Owner 2

Owner 3

Address 50 GARDNER AVENUE, N PROVIDENCE, RI 02911-0000

% Owned

0.00

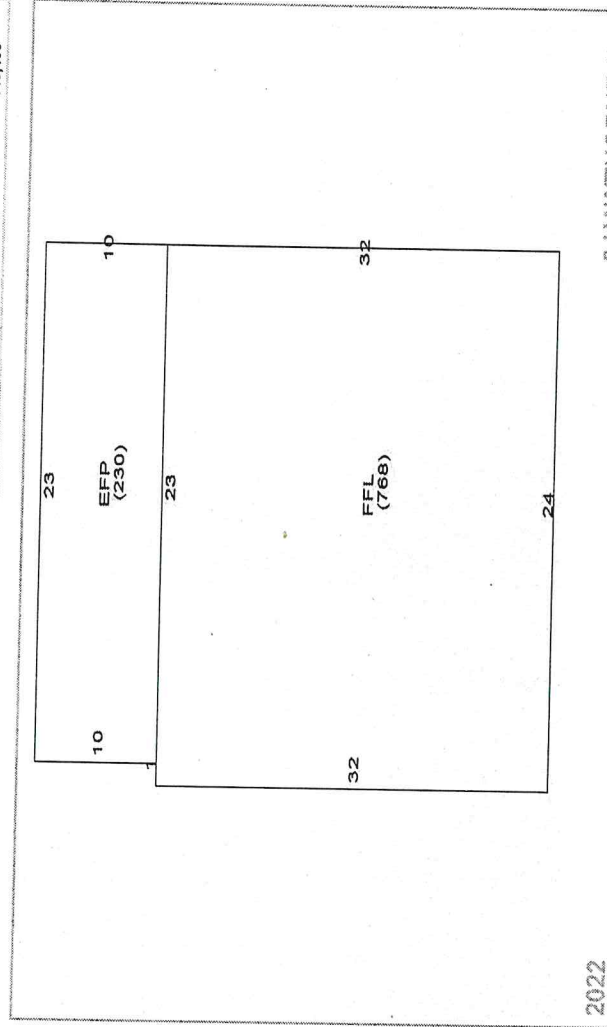
0.00

▶ Assessment

| Use Code              | Bldg Value | SF/Yr Value | Land Size              | Land Value | AG Credit | Assessed Value                  |
|-----------------------|------------|-------------|------------------------|------------|-----------|---------------------------------|
| 01                    | 115,400    | 0           | 0.13                   | 97,100     | 0         | 212,500                         |
| TOTAL                 | 115,400    | 0           | 0.13                   | 97,100     | 0         | 212,500                         |
| Source > Mkt Adj Cost |            |             | VAL per SQ Unit/Card > |            | 212.93    | VAL per SQ Unit/Parcel > 212.93 |

▶ Previous Assessments

| Year | LUC | Building | SF/Yr | Land Size | Land   | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|-------|-----------|--------|------------|-----------------|----------------|
| 2022 | 01  | 115,400  | 0     | 0         | 97,100 | 0          | 212,500         | 212,500        |
| 2021 | 01  | 90,400   | 0     | 0         | 77,900 | 0          | 168,300         | 168,300        |
| 2020 | 01  | 90,400   | 0     | 0         | 77,900 | 0          | 168,300         | 168,300        |
| 2019 | 01  | 90,400   | 0     | 0         | 77,900 | 0          | 168,300         | 168,300        |
| 2018 | 01  | 70,600   | 0     | 0         | 74,800 | 0          | 145,400         | 145,400        |
| 2017 | 01  | 70,600   | 0     | 0         | 74,800 | 0          | 145,400         | 145,400        |



▶ 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 |
|-----------------|---------|-----------|-----------|---------|------------|----------|-------|-------|---------|-------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 01 Single Fam   | 0.13095 | AC        | P         | 1.00    | 645,000    | 741,504  | B     |       |         |       |         |       |         | 97,100     |           |       | 1.00 | 0         |
| 2               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |
| 3               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |
| 4               |         |           |           |         |            |          |       |       |         |       |         |       |         |            |           |       |      |           |



## Plat/Lot 121 130

Account: 6292

LUC 01

Zone R-10

## Assessment

\$212,500

## Building Information

| Description  | Story Height | 1 Story      | Description   |
|--------------|--------------|--------------|---------------|
| BLDG Type    | Ranch        | 1            | 0             |
| RES Units    | 1            | COM Units    | 0             |
| Foundation   | Concrete     | BMT Floor    |               |
| Frame 1      | Wood         | Frame 2      | %             |
| EXT Wall 1   | Vinyl Siding | EXT Wall 2   | %             |
| Roof Type 1  | Gable        | Roof Type 2  | %             |
| Roof Cover 1 | Asphalt Shlr | Roof Cover 2 | %             |
| INT Wall 1   | Drywall      | INT Wall 2   | %             |
| Floors 1     | Hardwood     | Floors 2     | Linoleum % 10 |
| BMT Garages  |              | Color        |               |
| Plumbing     |              | Electrical   |               |
| Insulation   |              | INT vs EXT   |               |
| Heat Fuel    | Oil          | Heat Type    | Wall Furnace  |
| # Heat Sys   |              | % Heated     | 100           |
| % Solar HW   |              | % A/C        |               |
| % COM Wall   |              | % Vacuum     |               |
| Ceil HGT     |              | Ceiling Type |               |
| Parking Type |              | % Sprinkled  |               |
| EXT View     |              |              |               |

## Grade

|            |      |            |
|------------|------|------------|
| Grade      | Q4   | Q4         |
| Year Built | 1950 | EFF Year   |
| Alt LUC    |      | Alt % 0.00 |

## Other Factors

|              |            |              |         |
|--------------|------------|--------------|---------|
| Flood Hazard | Topography | Street       | Traffic |
| Bas \$/SQ    | 121.00     | Size Adj     | 1.43    |
| Constr Adj   | 1.01       | Adj \$/SQ    | 173.98  |
| Other Feats  | 20,500     | Grade Fac    | 1.00    |
| Neigh Infl   | 1.00       | Land Factor  | 1.00    |
| Adj Total    | 158,121    | Depreciation | 42,693  |
| Depr Total   | 115,428    |              |         |

## Sub-Area Detail

| Code  | Description | Area | Fin. Area | Rate   | Undep V |
|-------|-------------|------|-----------|--------|---------|
| FFL   | 1st FLOOR   | 768  | 768       | 173.98 | 133,617 |
| EPF   | ENCL PORCH  | 230  | 0         | 17.41  | 4,004   |
| Total |             | 998  | 768       |        | 137,621 |

## Visit History

| Date       | Result    | By |
|------------|-----------|----|
| 7/20/2021  | REVIEW    | MM |
| 10/20/2018 | LISTED    | HS |
| 4/13/2018  | REVIEW    | JH |
| 3/30/2018  | MEASURED  | BT |
| 7/28/2007  | LISTED    |    |
| 7/28/2007  | CALL BACK | MP |
| 2/21/2007  | CALL BACK |    |
| 2/2/2007   | MEASURE   |    |

## Notes

LOT 139 DROPPED INTO THIS LOT 6/05 EAS

## Remodeling History

|           |          |
|-----------|----------|
| Additions | Plumbing |
| Interior  | Electric |
| Exterior  | Heating  |
| Kitchen   | General  |
| Bath(s)   |          |
|           | 0        |
|           | 1        |

## Condo Data

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

## Building Permits

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

## Special Features &amp; 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      |  |
| PriorID1b |  |
| PriorID1c |  |
| PriorID2a |  |
| PriorID2b |  |
| PriorID2c |  |
| PriorID3a |  |
| PriorID3b |  |
| PriorID3c |  |

## Room Counts by Floor

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





# 3 Hawthorne Ave. - 300' Radius

Bristol, RI

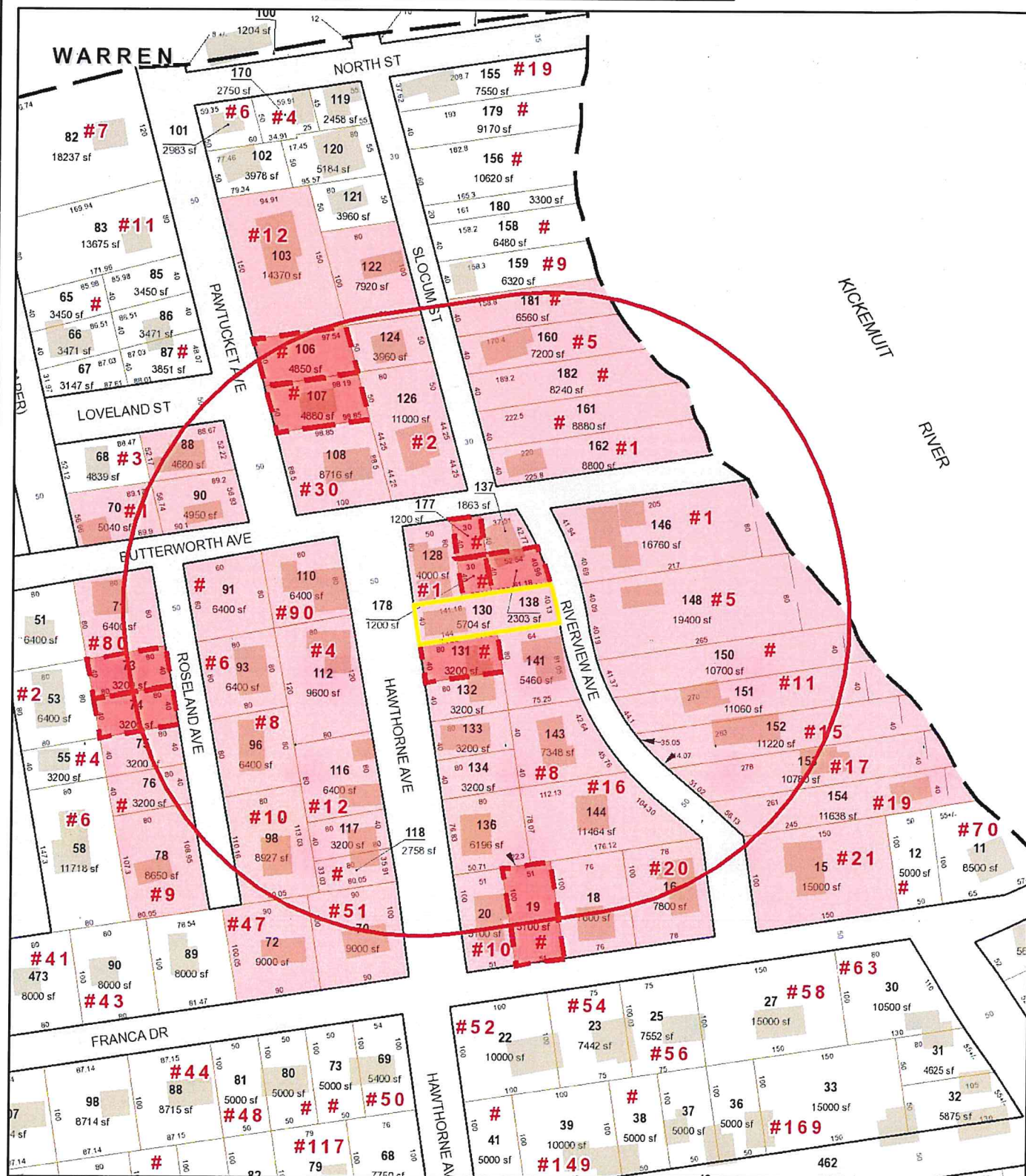


December 12, 2022

1 inch = 140 Feet

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0 140 281 421



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# 300 foot Abutters List Report

Bristol, RI  
December 12, 2022

## Subject Property:

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

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

## Abutters:

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

Mailing Address: LEACH, ALAN D.  
10 SLOCUM ST  
BRISTOL, RI 02809

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

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

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

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

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

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

Parcel Number: 121-116  
CAMA Number: 121-116  
Property Address: 12 HAWTHORNE AVE

Mailing Address: FITZPATRICK, PAULA D. FRED TE  
12 HAWTHORNE AVE  
BRISTOL, RI 02809

Parcel Number: 121-117  
CAMA Number: 121-117  
Property Address: 14 HAWTHORNE AVE

Mailing Address: WONG, THOMAS Y WONG CLAIRE L  
TRUSTEES  
988 GREENDALE AVE  
NEEDHAM, MA 02492

Parcel Number: 121-118  
CAMA Number: 121-118  
Property Address: HAWTHORNE AVE

Mailing Address: WONG, THOMAS Y WONG CLAIRE L  
TRUSTEES  
988 GREENDALE AVE  
NEEDHAM, MA 02492

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

Mailing Address: LEACH, ALAN D & KAREN M TE  
25 PAWTUCKET AVE  
BRISTOL, RI 02809

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

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

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

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



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# 300 foot Abutters List Report

Bristol, RI  
December 12, 2022

|  |   |
|--|---|
| Parcel Number: 121-128<br>CAMA Number: 121-128<br>Property Address: 1 HAWTHORNE AVE  | Mailing Address: CUNARD, EDWARD TRUSTEE EDWARD<br>K CUNARD LIV TRUST<br>1 HAWTHORNE AVE<br>BRISTOL, RI 02809        |
| Parcel Number: 121-130<br>CAMA Number: 121-130<br>Property Address: 3 HAWTHORNE AVE  | Mailing Address: MARCACCIO RENEE L<br>50 GARDNER AVENUE<br>N PROVIDENCE, RI 02911                                   |
| Parcel Number: 121-132<br>CAMA Number: 121-132<br>Property Address: 5 HAWTHORNE AVE  | Mailing Address: GRIEVE, BARBARA A. DONALD G., TRU<br>C/O FRANK VARGAS 5 HAWTHORNE<br>AVE<br>BRISTOL, RI 02809      |
| Parcel Number: 121-133<br>CAMA Number: 121-133<br>Property Address: 7 HAWTHORNE AVE  | Mailing Address: GRONO, WALTER J<br>7 HAWTHORNE AVE<br>BRISTOL, RI 02809  |
| Parcel Number: 121-134<br>CAMA Number: 121-134<br>Property Address: 9 HAWTHORNE AVE  | Mailing Address: GRIEVE, DAVID L MILDRED C.<br>9 HAWTHORNE AVE<br>BRISTOL, RI 02809                                 |
| Parcel Number: 121-136<br>CAMA Number: 121-136<br>Property Address: 15 HAWTHORNE AVE | Mailing Address: CAVALIERI, PETER JULIE<br>15 HAWTHORNE AVE<br>BRISTOL, RI 02809                                    |
| Parcel Number: 121-137<br>CAMA Number: 121-137<br>Property Address: 2 RIVERVIEW AVE  | Mailing Address: ARAKELIAN, GREGORY G.<br>2510 PENNY ROYAL PL<br>RESTON, VA 20191                                   |
| Parcel Number: 121-141<br>CAMA Number: 121-141<br>Property Address: 6 RIVERVIEW AVE  | Mailing Address: SOUSA, BRIAN N. DIANE TE<br>6 RIVERVIEW AVENUE<br>BRISTOL, RI 02809                                |
| Parcel Number: 121-143<br>CAMA Number: 121-143<br>Property Address: 8 RIVERVIEW AVE  | Mailing Address: PEZZI, ROBERT J & PEGGY TE<br>8 RIVERVIEW AVE<br>BRISTOL, RI 02809                                 |
| Parcel Number: 121-144<br>CAMA Number: 121-144<br>Property Address: 16 RIVERVIEW AVE | Mailing Address: DE REU, VIRGINIA D. JOHN A.<br>TRUSTEES & VIRGINIA D<br>406 JUNIPER PKWY<br>LIBERTYVILLE, IL 60048 |
| Parcel Number: 121-146<br>CAMA Number: 121-146<br>Property Address: 1 RIVERVIEW AVE  | Mailing Address: FARMER, JOSEPH B & PAMELA D TE<br>1 RIVERVIEW AVE<br>BRISTOL, RI 02809                             |
| Parcel Number: 121-148<br>CAMA Number: 121-148<br>Property Address: 5 RIVERVIEW AVE  | Mailing Address: BUTTERWORTH IMPROV ASSOC C/O<br>LAURIE BOURASSA<br>30 PAWTUCKET AVE<br>BRISTOL, RI 02809           |



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# 300 foot Abutters List Report

Bristol, RI  
December 12, 2022

|  |   |
|--|---|
| Parcel Number: 121-150<br>CAMA Number: 121-150<br>Property Address: RIVERVIEW AVE    | Mailing Address: MARCACCIO, ADAM J<br>50 GARDNER AVENUE<br>N PROVIDENCE, RI 02911   |
| Parcel Number: 121-151<br>CAMA Number: 121-151<br>Property Address: 11 RIVERVIEW AVE | Mailing Address: TWAROG, FRANK & MARTIN, MARY A E<br>I TE<br>11 RIVERVIEW AVE<br>BRISTOL, RI 02809                          |
| Parcel Number: 121-152<br>CAMA Number: 121-152<br>Property Address: 15 RIVERVIEW AVE | Mailing Address: CANARIO, JOSUE D. JENNIFER L. TE<br>15 RIVERVIEW AVE<br>BRISTOL, RI 02809                                  |
| Parcel Number: 121-153<br>CAMA Number: 121-153<br>Property Address: 17 RIVERVIEW AVE | Mailing Address: POISSANT, OLIVER ET AL<br>62 VARNUM AVE<br>BRISTOL, RI 02809   |
| Parcel Number: 121-154<br>CAMA Number: 121-154<br>Property Address: 19 RIVERVIEW AVE | Mailing Address: MCDERMOTT, RICHARD W ETUX<br>BARBARA A (CO-TRUSTEES)<br>149 WASHINGTON ST<br>CENTRAL FALLS, RI 02863       |
| Parcel Number: 121-160<br>CAMA Number: 121-160<br>Property Address: 5 SLOCUM ST      | Mailing Address: PARDINI, RANDY S. & ANDRADE, LINDA<br>A TRUSTEES<br>5 SLOCUM ST<br>BRISTOL, RI 02809                       |
| Parcel Number: 121-161<br>CAMA Number: 121-161<br>Property Address: SLOCUM ST        | Mailing Address: PARDINI, JOSEPH M<br>145 OAKHILL AVE<br>SEEKONK, MA 02771  |
| Parcel Number: 121-162<br>CAMA Number: 121-162<br>Property Address: 1 SLOCUM ST      | Mailing Address: CAPOZZOLI, SALVATORE JR &<br>JOSEPHINE LE HANON, SHARON ANN<br>TRUSTEE<br>1 SLOCUM ST<br>BRISTOL, RI 02809 |
| Parcel Number: 121-181<br>CAMA Number: 121-181<br>Property Address: SLOCUM ST        | Mailing Address: OSMANSKI, JOSEPH<br>4 SLOCUM ST<br>BRISTOL, RI 02809   |
| Parcel Number: 121-182<br>CAMA Number: 121-182<br>Property Address: SLOCUM ST        | Mailing Address: PARDINI, JOSEPH M<br>145 OAKHILL AVE<br>SEEKONK, MA 02771  |
| Parcel Number: 121-70<br>CAMA Number: 121-70<br>Property Address: 1 MT PLEASANT AVE  | Mailing Address: JOCELYN, WILLARD S<br>100 MERCHANT ST<br>N PROVIDENCE, RI 02911  |
| Parcel Number: 121-71<br>CAMA Number: 121-71<br>Property Address: 80 BUTTERWORTH AVE | Mailing Address: FENSTER, ZACHARY A<br>80 BUTTERWORTH AVE<br>BRISTOL, RI 02809  |



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# 300 foot Abutters List Report

Bristol, RI  
December 12, 2022

|  |   |
|--|---|
| Parcel Number: 121-75<br>CAMA Number: 121-75<br>Property Address: 7 ROSELAND AVE     | Mailing Address: NOLAN, TIMOTHY J.<br>7 ROSELAND AVE<br>BRISTOL, RI 02809   |
| Parcel Number: 121-76<br>CAMA Number: 121-76<br>Property Address: ROSELAND AVE       | Mailing Address: LANNAN, DEVIN P & MELISSA A JT<br>1 NORMAND ST<br>BRISTOL, RI 02809  |
| Parcel Number: 121-78<br>CAMA Number: 121-78<br>Property Address: 9 ROSELAND AVE     | Mailing Address: NEVES, GASPAR & MARY ELLEN TE<br>9 ROSELAND AVE<br>BRISTOL, RI 02809                                       |
| Parcel Number: 121-88<br>CAMA Number: 121-88<br>Property Address: 1 LOVELAND AVE     | Mailing Address: WARE, CRYSTAL F & ADAM P TE<br>1 LOVELAND AVE.<br>BRISTOL, RI 02809  |
| Parcel Number: 121-90<br>CAMA Number: 121-90<br>Property Address: 85 BUTTERWORTH AVE | Mailing Address: GALEGO, JOSEPH J & ELIDIA M TE<br>85 BUTTERWORTH AVE<br>BRISTOL, RI 02809                                  |
| Parcel Number: 121-91<br>CAMA Number: 121-91<br>Property Address: ROSELAND AVE       | Mailing Address: BAGWELL, SANDRA J & SARA JT<br>90 BUTTERWORTH AVE<br>BRISTOL, RI 02809                                     |
| Parcel Number: 121-93<br>CAMA Number: 121-93<br>Property Address: 6 ROSELAND AVE     | Mailing Address: EARLEY, JARED ERIN L. TE<br>6 ROSELAND AVE<br>BRISTOL, RI 02809  |
| Parcel Number: 121-96<br>CAMA Number: 121-96<br>Property Address: 8 ROSELAND AVE     | Mailing Address: REAVEY, JOHN H JR & RUTH E TE<br>8 ROSELAND AVE<br>BRISTOL, RI 02809                                       |
| Parcel Number: 121-98<br>CAMA Number: 121-98<br>Property Address: 10 ROSELAND AVE    | Mailing Address: CRAVEN, THOMAS PATRICK ETAL JT<br>CRAVEN, KAREN ANN & DOUGLAS<br>3 CONNECTICUT AVE<br>BARRINGTON, RI 02806 |
| Parcel Number: 123-15<br>CAMA Number: 123-15<br>Property Address: 21 RIVERVIEW AVE.  | Mailing Address: DUBOIS, LINDA LOU BORGES-TRUSTEE<br>LINDA LOU BORGES DUBOIS TRUST<br>21 RIVERVIEW AVE<br>BRISTOL, RI 02809 |
| Parcel Number: 123-16<br>CAMA Number: 123-16<br>Property Address: 20 RIVERVIEW AVE   | Mailing Address: COSTA, STEVEN R NANCY<br>20 RIVERVIEW AVE.<br>BRISTOL, RI 02809  |
| Parcel Number: 123-18<br>CAMA Number: 123-18<br>Property Address: 55 FRANCA DR       | Mailing Address: SCHERMA, JILL M. ETAL TRUSTEES<br>COSTA FAMILY IRREVOCABLE TRUST<br>55 FRANCA DR<br>BRISTOL, RI 02809      |



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12/12/2022

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# 300 foot Abutters List Report

Bristol, RI  
December 12, 2022

Parcel Number: 123-20  
CAMA Number: 123-20  
Property Address: 10 HAWTHORNE AVE

Mailing Address: JOCELYN, CHERYL A & CHARLES LE  
DANIEL, CHERIE, KISELKA, COLEEN &  
10 HAWTHORNE AVE  
BRISTOL, RI 02809

Parcel Number: 123-70  
CAMA Number: 123-70  
Property Address: 51 FRANCA DR

Mailing Address: THERRIEN, DONALD J & LUCILLE TE  
51 FRANCA DRIVE  
BRISTOL, RI 02809

Parcel Number: 123-72  
CAMA Number: 123-72  
Property Address: 47 FRANCA DR

Mailing Address: DESROCHERS, DANEE M.  
47 FRANCA DR  
BRISTOL, RI 02809



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12/12/2022

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

CRAVEN, THOMAS PATRICK ET  
CRAVEN, KAREN ANN & DOUGL  
3 CONNECTICUT AVE  
BARRINGTON, RI 02806

GRIEVE, BARBARA A.  
DONALD G., TRU  
C/O FRANK VARGAS  
5 HAWTHORNE AVE  
BRISTOL, RI 02809

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

CUNARD, EDWARD TRUSTEE  
EDWARD K CUNARD LIV TRUST  
1 HAWTHORNE AVE  
BRISTOL, RI 02809

GRIEVE, DAVID L  
MILDRED C.  
9 HAWTHORNE AVE  
BRISTOL, RI 02809

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

DE REU, VIRGINIA D.  
JOHN A. TRUSTEES & VIRGIN  
406 JUNIPER PKWY  
LIBERTYVILLE, IL 60048

GRONO, WALTER J  
7 HAWTHORNE AVE  
BRISTOL, RI 02809

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

DESROCHERS, DANEE M.  
47 FRANCA DR  
BRISTOL, RI 02809

JOCELYN, CHERYL A & CHARL  
DANIEL, CHERIE, KISELKA, CO  
10 HAWTHORNE AVE  
BRISTOL, RI 02809

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

DUBOIS, LINDA LOU BORGES-  
LINDA LOU BORGES DUBOIS T  
21 RIVERVIEW AVE  
BRISTOL, RI 02809

JOCELYN, WILLARD S  
100 MERCHANT ST  
N PROVIDENCE, RI 02911

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

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

LANNAN, DEVIN P & MELISSA  
1 NORMAND ST  
BRISTOL, RI 02809

CANARIO, JOSUE D.  
JENNIFER L. TE  
15 RIVERVIEW AVE  
BRISTOL, RI 02809

FARMER, JOSEPH B & PAMELA  
1 RIVERVIEW AVE  
BRISTOL, RI 02809

LEACH, ALAN D & KAREN M T  
25 PAWTUCKET AVE  
BRISTOL, RI 02809

CAPOZZOLI, SALVATORE JR &  
HANON, SHARON ANN TRUSTEE  
1 SLOCUM ST  
BRISTOL, RI 02809

FENSTER, ZACHARY A  
80 BUTTERWORTH AVE  
BRISTOL, RI 02809

LEACH, ALAN D.  
10 SLOCUM ST  
BRISTOL, RI 02809

CAVALIERI, PETER  
JULIE  
15 HAWTHORNE AVE  
BRISTOL, RI 02809

FITZPATRICK, PAULA D.  
FRED TE  
12 HAWTHORNE AVE  
BRISTOL, RI 02809

MARCACCIO RENEE L  
50 GARDNER AVENUE  
N PROVIDENCE, RI 02911

COSTA, STEVEN R  
NANCY  
20 RIVERVIEW AVE.  
BRISTOL, RI 02809

GALEGO, JOSEPH J & ELIDIA  
85 BUTTERWORTH AVE  
BRISTOL, RI 02809

MARCACCIO, ADAM J  
50 GARDNER AVENUE  
N PROVIDENCE, RI 02911

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

REAVEY, JOHN H JR &  
RUTH E TE  
8 ROSELAND AVE  
BRISTOL, RI 02809

MCDERMOTT, RICHARD W ETUX  
BARBARA A (CO-TRUSTEES)  
149 WASHINGTON ST  
CENTRAL FALLS, RI 02863

SCHERMA, JILL M. ETAL TRU  
COSTA FAMILY IRREVOCABLE  
55 FRANCA DR  
BRISTOL, RI 02809

NEVES, GASPAR &  
MARY ELLEN TE  
9 ROSELAND AVE  
BRISTOL, RI 02809

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

NOLAN, TIMOTHY J.  
7 ROSELAND AVE  
BRISTOL, RI 02809

THERRIEN, DONALD J &  
LUCILLE TE  
51 FRANCA DRIVE  
BRISTOL, RI 02809

OSMANSKI, JOSEPH  
4 SLOCUM ST  
BRISTOL, RI 02809

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

OSMANSKI, JOSEPH T  
4 SLOCUM ST  
BRISTOL, RI 02809

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

PARDINI, JOSEPH M  
145 OAKHILL AVE  
SEEKONK, MA 02771

WONG, THOMAS Y  
WONG CLAIRE L TRUSTEES  
988 GREENDALE AVE  
NEEDHAM, MA 02492

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

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

POISSANT, OLIVER ET AL  
62 VARNUM 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 #2023-02


**PUBLIC HEARING**

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

**Tuesday, January 3, 2023**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

**APPLICANT: Christopher and Karen A. Ferreira**  
**PROPERTY OWNER: Christopher and Karen A. Ferreira**  
**LOCATION: 1 Colonial Road**  
**PLAT: 61 LOT: 47**  
**ZONE: R-10**

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to modify a previous decision to construct a 16ft. x 24ft. accessory garage with attached 10ft. x 16ft. carport by enlarging the proposed carport to 12ft 3in. x 21ft and connecting the structure to an existing single-family dwelling with less than the required right side yard and less than the required rear 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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, December 29, 2022.



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

**APPLICATION**

File No: 2023-02

Accepted by ZEO: GMT 11/29/2022

|                       |   |                  |                   |
|-----------------------|---|------------------|-------------------|
| <b>APPLICANT</b>      | Name: <u>Christopher + Karen Ferreira</u>   |                  |                   |
|                       | Address: <u>1 Colonial Rd</u>   |                  |                   |
|                       | City: <u>Bristol</u>  | State: <u>RI</u> | Zip: <u>02809</u> |
|                       | Telephone #: <u>401 742 5278</u> Home: <u>401 742 5278</u> Work/Cell: <u>742 5278</u> |                  |                   |
| <b>PROPERTY OWNER</b> | Name: <u>Christopher + Karen Ferreira</u>   |                  |                   |
|                       | Address: <u>1 Colonial Rd</u>   |                  |                   |
|                       | City: <u>Bristol</u>  | State: <u>RI</u> | ZIP: <u>02809</u> |
|                       | Telephone #: <u>401 742 5278</u> Home: <u>401 742 5278</u> Work/Cell: <u>742 5278</u> |                  |                   |

1. Location of subject property: 1 Colonial Rd Bristol, RI  
Assessor's Plat(s) #: 61 Lot(s) #: 47
2. Zoning district in which property is located: 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): Minimum side yard setback on Rt  
Special Use Permit Section(s): \_\_\_\_\_  
Use Variance Section(s): \_\_\_\_\_
5. In a separate written statement, 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?: 7 yrs 6 months
7. Present use of property: Primary 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): \_\_\_\_\_
10. Proposed use of property: Primary Residence

2022 NOV 29 AM 11:51

TOWN OF BRISTOL  
COMMUNITY DEV.

11. Give extent of proposed alterations: Add a 16x24' garage + Carport  
with one corner attached to existing Residence

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
Garage + Carport = garage = 16x24  
Attached Carport to garage + house 12x21

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>30'</u> | Proposed Setback: <u>49'</u> |
| Left side lot line:  | Required Setback: <u>6'</u>  | Proposed Setback: <u>44'</u> |
| Right side lot line: | Required Setback: <u>6'</u>  | Proposed Setback: <u>2'</u>  |
| Rear lot line:       | Required Setback: <u>6'</u>  | Proposed Setback: <u>6'</u>  |
| Building height:     | Required: <u>20'</u>         | Proposed: <u>13'</u>         |

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
 Required: 22x24 Proposed: 16x45

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? \_\_\_\_\_  
 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: Christopher Ferreira Date: 11/23/2022

Print Name: Christopher Ferreira

Property Owner's Signature: Christopher Ferreira Date: 11/23/2022

Print Name: Christopher Ferreira

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

Name: N/A Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_

Note: See Exhibit A Explanation For Variance



### Addendum to Zoning Application

I originally applied for a variance to increase the size of my garage and add a carport on the front of the garage back in March of 2022. I needed some relief on one of my set backs on the right from 6' to 2'. The variance was approved and granted.

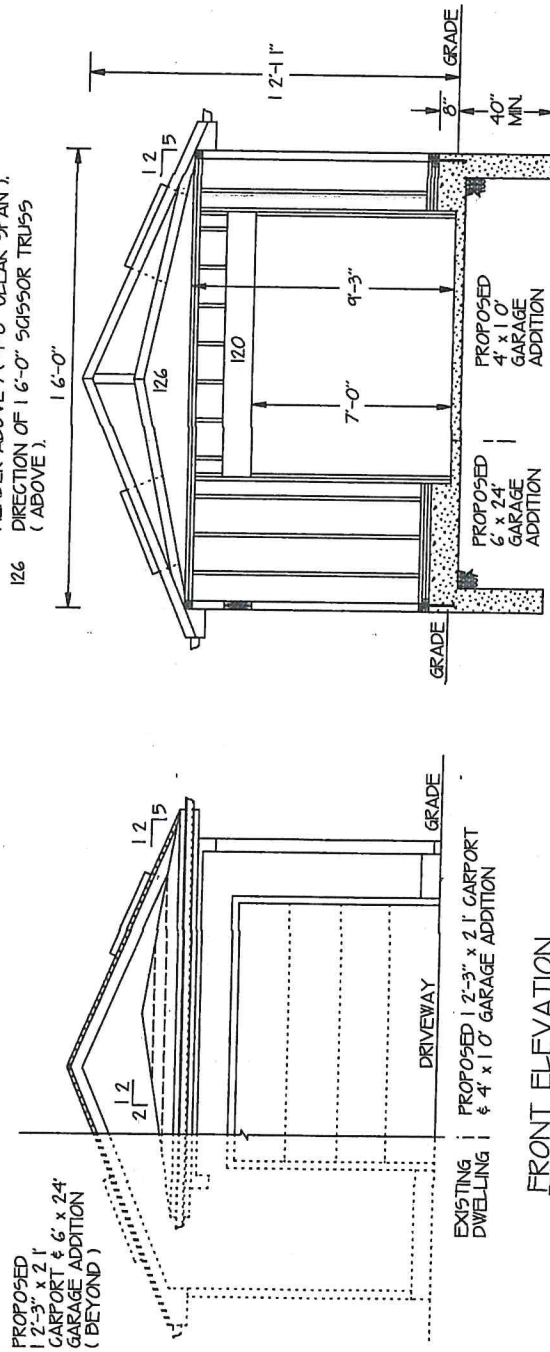
After demolishing the old structure and starting construction on the new foundation, I ran into a few challenges that required a modification to the existing plans originally submitted. The building inspector notified me when I applied for my permit that the building code requires a minimum of 2' from an exterior corner before I can have a door or window, so we moved the garage door over two feet to meet building code requirements. Making this change and leaving the carport as originally configured will put the left side end pole in the travel of the vehicle, I believe this would be a major safety hazard. Since the garage door is two feet to the left, I want to increase the size of the carport by 2' to accommodate the new location of the garage door.

After careful consideration and the layout concerns. It seems to make sense to increase the length of the car port by approximately 4' so that I can tie the left corner support into the side of the existing single-family residence. Doing this eliminates the support post on the front left side of the car port. I dramatically reduce the possibility of anyone backing a car up and colliding with the support post. In addition, if I do not tie the proposed car port into the house the support post sits very close to the existing bulk head door located just to the left of the back corner of the home. This would make it extremely difficult for the bulkhead to function as an entrance to enter and exit the basement.

I am asking for some additional relief on the original variance granted at the March 2022 meeting. I need an additional variance for 4' in length to the carport and approval to tie the proposed carport into the left corner of the residence.

# STRUCTURAL - TO BE SIZED BY OTHERS

120 (2) - 1-3/4" x 117/8" "LVL" (GARAGE HEADER ABOVE) (9'-0" CLEAR SPAN).  
126 DIRECTION OF 16'-0" SCISSOR TRUSS (ABOVE).



## CROSS-SECTION PLAN

## FRONT ELEVATION

### TYPICAL GARAGE CONSTRUCTION

TYPICAL ROOF SCISSOR TRUSS CONSTRUCTION TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURE & INSTALLED @ 2'-0" O.C. SIMPSON H25A HURRICANE TIE (EACH TRUSS), 5/8" TIG ADVANTAGE 099 ROOF SHEATHING, FELT PAPER, (APPLY ICE / WATER SHIELD BARRIER ALONG THE EAVES), ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, 1" x 4" FRIEZE O.C. FLOORING (UNFINISHED CEILING) (SEE APPENDIX "AA" FOR CODE DETAILS)

TYPICAL SOFFIT CONSTRUCTION 2" x 8" SUB-FASCIA BOARD, 1" x 8" FASCIA BOARD, 1" x 1/2" SOFFIT BOARD, SOFFIT VENTS @ 4" x 5" ALUMINUM GUTTERS + DOWNSPOUTS (ALL TRIM TO BE COMPOSITE)

TYPICAL EXTERIOR WALL CONSTRUCTION 2" x 4" @ 16" O.C. STUDS, W/ 1/2" CDX PLY-Score Sheathing, TYFAR VAPOR PAPER, HARDPLANK CLAPBOARD (2) - 2" x 4" TOP PLATES, 2" x 4" BOTTOM PLATE @ (2) - 2" x 12" HEADERS (SEE APPENDIX "AA" FOR CODE DETAILS)

### TYPICAL VINYL WINDOW

2" x 4" EXTERIOR WALL, DOUBLE HUNG TILT-WASH, VINYL GLAD, GRILLES & SCREENS

### TYPICAL SKYLIGHT WINDOWS

W/ FLASHING KIT & SCREEN UNFINISHED

TYPICAL FOUNDATION CONSTRUCTION 1'-0" CONCRETE FOUNDATION WALL (2500 PSI), 1/2" Ø ANCHOR BOLTS @ 4'-0" O.C. + 1'-2" MAX. SILL PLATE & 2" x 6" KD SILL PLATE

TYPICAL GARAGE FLOOR CONSTRUCTION 4" CONCRETE SLAB (3000 PSI) - PITCH TOWARD GARAGE DOOR AS NEEDED, VAPOR BARRIER, 8" GRAVEL & 6" x 6" WIRE MESH

TYPICAL MEASUREMENTS FOR CONSTRUCTION FIELD VERIFY ALL MEASUREMENTS, ADDITION SLAB HEIGHT TO MATCH EXISTING SLAB HEIGHT (W/ NEW SKIM COAT)

TYPICAL EXTERIOR SPECIFICATIONS ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, "HARDBOARD" CLAPBOARDS, 1" x 4" CORNER BOARDS, 1" x 8" FASCIA BOARDS, 1" x 12" SOFFIT BOARDS W/ SOFFIT VENTS, 8" GABLE OVERHANG (FRONT ONLY), 1" x 4" FRIEZE BOARDS, #8469 BAND MOLDING ON 1" x 6" RAKE BOARDS, 1" x 4" WINDOW + DOOR CASING & 1-1/2" WINDOW SILLS (ALL TRIM TO BE COMPOSITE)

PROPOSED RENOVATIONS, 4' x 10' + 6' x 24' GARAGE ADDITIONS & 12'-3" x 21' CARPORT

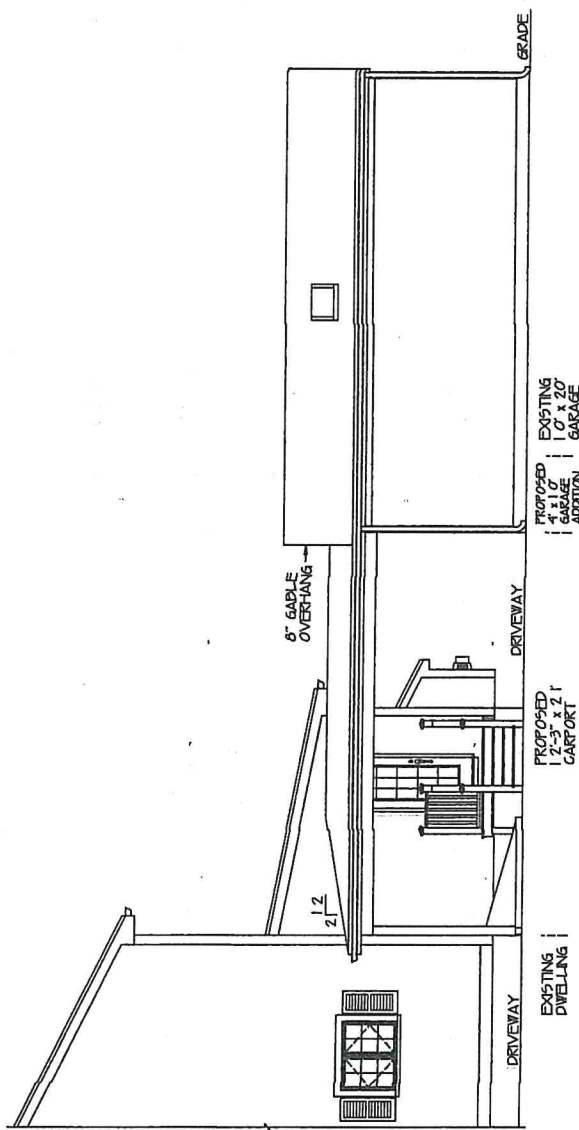
MR. & MRS. FERREIRA

FRONT ELEVATION &

GARAGE CROSS-SECTION PLAN

DATE 11-8-22 SCALE 3/16"=1'-0" PAGE 1 OF 7

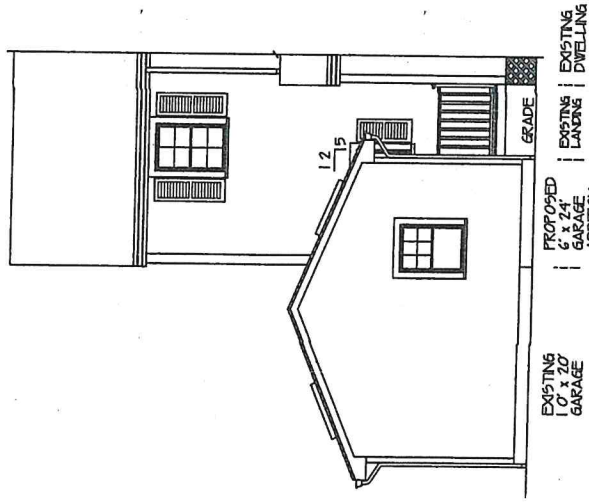




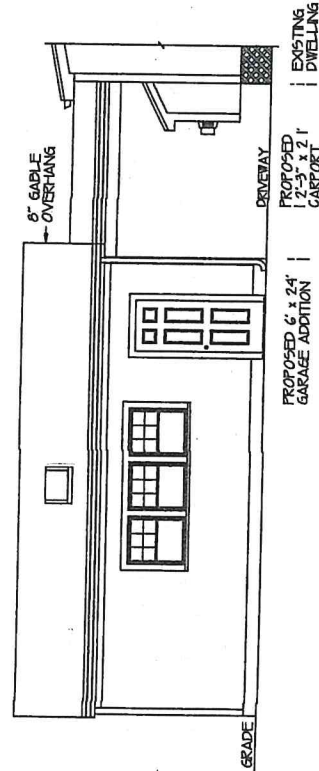
PROPOSED RENOVATIONS,  
4' x 10' + 6' x 24' GARAGE  
ADDITIONS & 12'-3" x 21'  
CARPORT

|                     |         |                              |
|---------------------|---------|------------------------------|
| MR. & MRS. FERREIRA |         |                              |
| RIGHT ELEVATION     |         |                              |
| DATE                | 11-8-22 | SCALE 1/8"=1'-0" PAGE 2 OF 7 |

TYPICAL EXTERIOR SPECIFICATIONS  
ARCHITECTURAL ROOF SHINGLES, EDGE VENT,  
"HARDBOARD" GLAPBOARDS, 1" x 4" CORNER  
BOARDS, 1" x 6" FASCIA BOARDS, 1" x 12"  
SOFFIT BOARDS W/ SOFFIT VENTS, 6" GABLE  
OVERHANG (FRONT ONLY), 1" x 4" FRIEZE  
BOARDS, #8-464 BAND MOLDING ON 1" x 6"  
RAKE BOARDS, 1" x 4" WINDOW + DOOR CASING  
& 1-1/2" WINDOW SILLS ( ALL TRIM TO BE  
CONFORMITE )



REAR ELEVATION

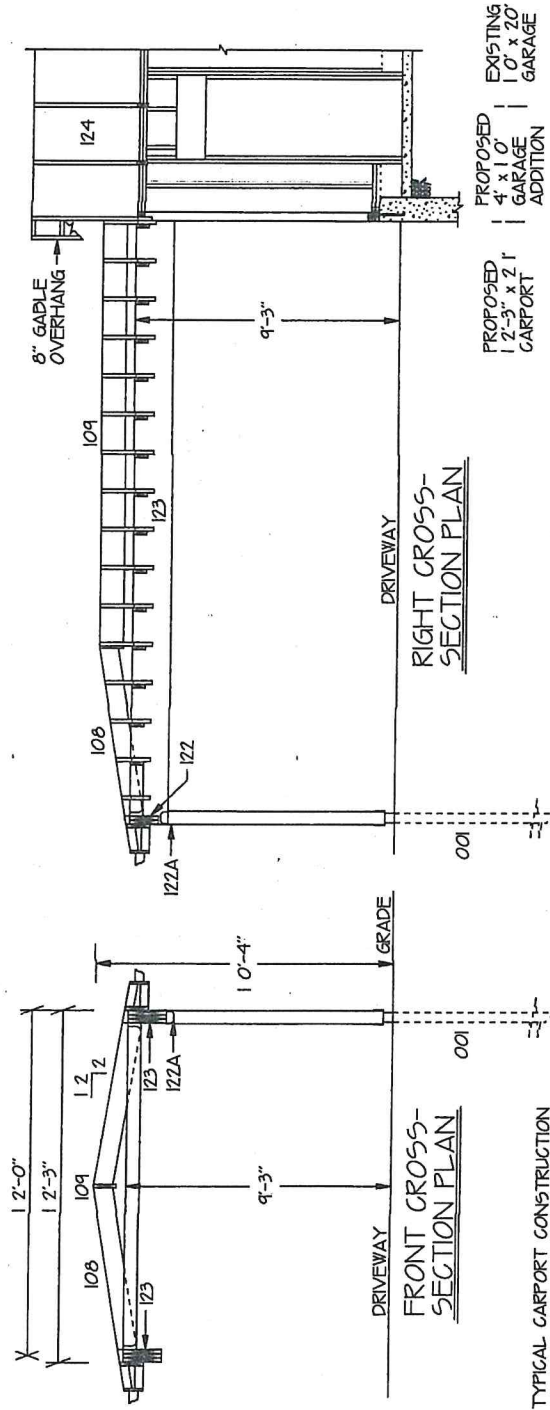


LEFT ELEVATION

PROPOSED RENOVATIONS,  
4' x 10' + 6' x 24' GARAGE  
ADDITIONS & 12'-3" x 2'  
CARPORT

TYPICAL EXTERIOR SPECIFICATIONS  
ARCHITECTURAL ROOF SHINGLES, ROOF VENT,  
"HARDBOARD" CLAPBOARDS, 1" x 4" CORNER  
BOARDS, 1" x 6" FASCIA BOARDS, 1" x 2"  
SOFFIT BOARDS W/ SOFFIT VENTS, 8" GABLE  
OVERHANG (FRONT ONLY), 1" x 4" FREEZE  
BOARDS, #6469 BAND MOLDING ON 1" x 6"  
RAIL BOARDS, 1" x 4" WINDOW + DOOR CASING  
& 1-1/2" WINDOW SILLS (ALL TRIM TO BE  
COMPOSITE)

|                        |         |                  |
|------------------------|---------|------------------|
| MR. & MRS. FERREIRA    |         |                  |
| REAR & LEFT ELEVATIONS |         |                  |
| DATE                   | 11-8-22 | SCALE 1/8"=1'-0" |
| PAGE                   | 3       | OF 7             |



### KEY NOTES:

- 001 MASONRY SAW CUT ASPHALT DRIVEWAY FOR NEW TECHNO METAL POSTS ( SIZE & DEPTH TO BE DETERMINED ).
- 108 DIRECTION OF 2" x 6" @ 16" O.C. CEILING JOISTS & 2" x 8" @ 16" O.C. RAFTERS ( ABOVE ).
- 109 DIRECTION OF 2" x 10" RIDGE BOARD.

### STRUCTURAL - TO BE SIZED BY OTHERS

- 122 ( 2 ) 1-3/4" x 11 7/8" "LVL" ( BEAM ABOVE ) ( 11'-4" CLEAR SPAN ).
- 122A SIMPSON DCG POST CAP.
- 123 ( 3 ) 1-3/4" x 16" "LVL" ( BEAM ABOVE ) ( 21'-0" OVERALL LENGTH ).
- 124 DIRECTION OF 16'-0" SCISSOR TRUSSES ( ABOVE ).

PROPOSED RENOVATIONS,  
4' x 10' + 6' x 24' GARAGE  
ADDITIONS & 12'-3" x 21'  
CARPORT

MR. & MRS. FERREIRA

CARPOT CROSS-SECTION PLAN

DATE 11-8-22 SCALE 3/16"=1'-0" PAGE 4 OF 7

### TYPICAL CARPORT CONSTRUCTION

2" x 10" RIDGE BOARD, RIDGE VENT, 2" x 8" @ 16" O.C. RAFTERS W/ SIMPSON H25 HURRICANE TIE ( EACH RAFTER ), 5/8" T-6 "ADVANTECH" OSB ROOF SHEATHING, ICE / WATER SHIELD BARRIER ( ENTIRE ROOF ) & ARCHITECTURAL ROOF SHINGLES W/ "HURRICANE NAILING" ( SEE APPENDIX "AA" FOR CODE DETAILS )

### TYPICAL SOFFIT CONSTRUCTION

1" x 8" FASCIA BOARD, 1" x 12" SOFFIT BOARD, SOFFIT VENTS & 4" x 5" ALUMINUM GUTTERS + DOWNSPOUTS ( ALL TRIM TO BE COMPOSITE )

### TYPICAL CEILING CONSTRUCTION

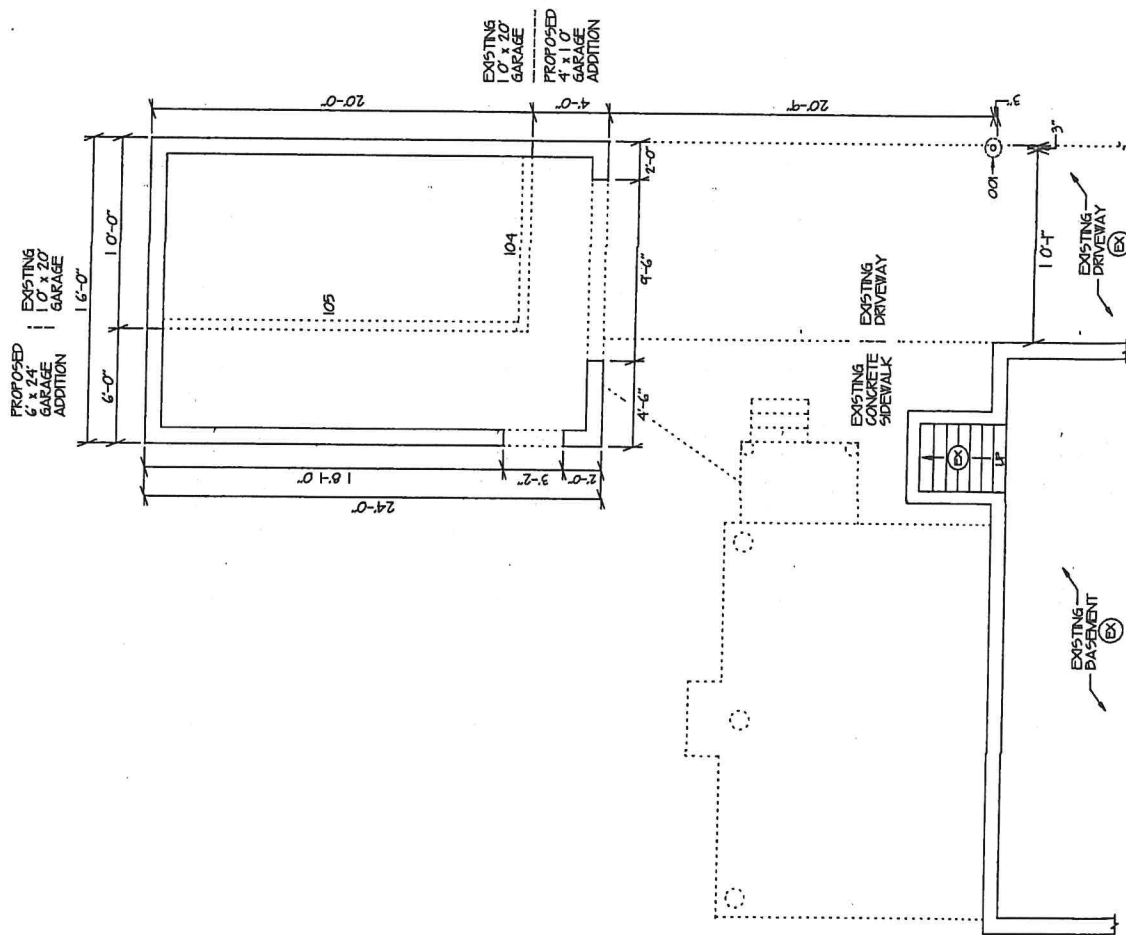
2" x 6" CEILING JOISTS @ 16" O.C. W/ JOIST HANGERS, 1" x 3" @ 16" O.C. FLOORING & CEILING TO BE DETERMINED

TYP. POST / TECHNO METAL POST CONSTRUCTION 6" x 6" P.T. POST, SIMPSON DCG POST CAPS ( TO BEAM ), FASTENED TO TECHNO ENGINEERED HELICAL PIER FOUNDATION SYSTEM ( SIZE & DEPTH TO BE DETERMINED AS PER MANUFACTURER SPECS ( TEL: 203-723-9904 )

### TYPICAL DRIVEWAY CONSTRUCTION

EXISTING ASPHALT DRIVEWAY ( TO REMAIN ) PATCH AS NEEDED

TYPICAL MEASUREMENTS FOR CONSTRUCTION FIELD VERIFY ALL MEASUREMENTS



KEY NOTES:

- |      |  |
|------|--|
| 1001 | MASONRY SAW CUT ASPHALT DRIVEWAY FOR NEW TECHNO METAL POSTS ( SIZE & DEPTH TO BE DETERMINED ). |
| 1004 | REMOVE EXISTING 6" x 7" GARAGE DOOR, 26" x 26" WINDOW, 2" x 4" WALL & EXPOSED FOUNDATION       |
| 1005 | REMOVE EXISTING 2" x 4" WALL & EXPOSED FOUNDATION  |
| EX   | EXISTING ( TO REMAIN ).  |

NOTES:

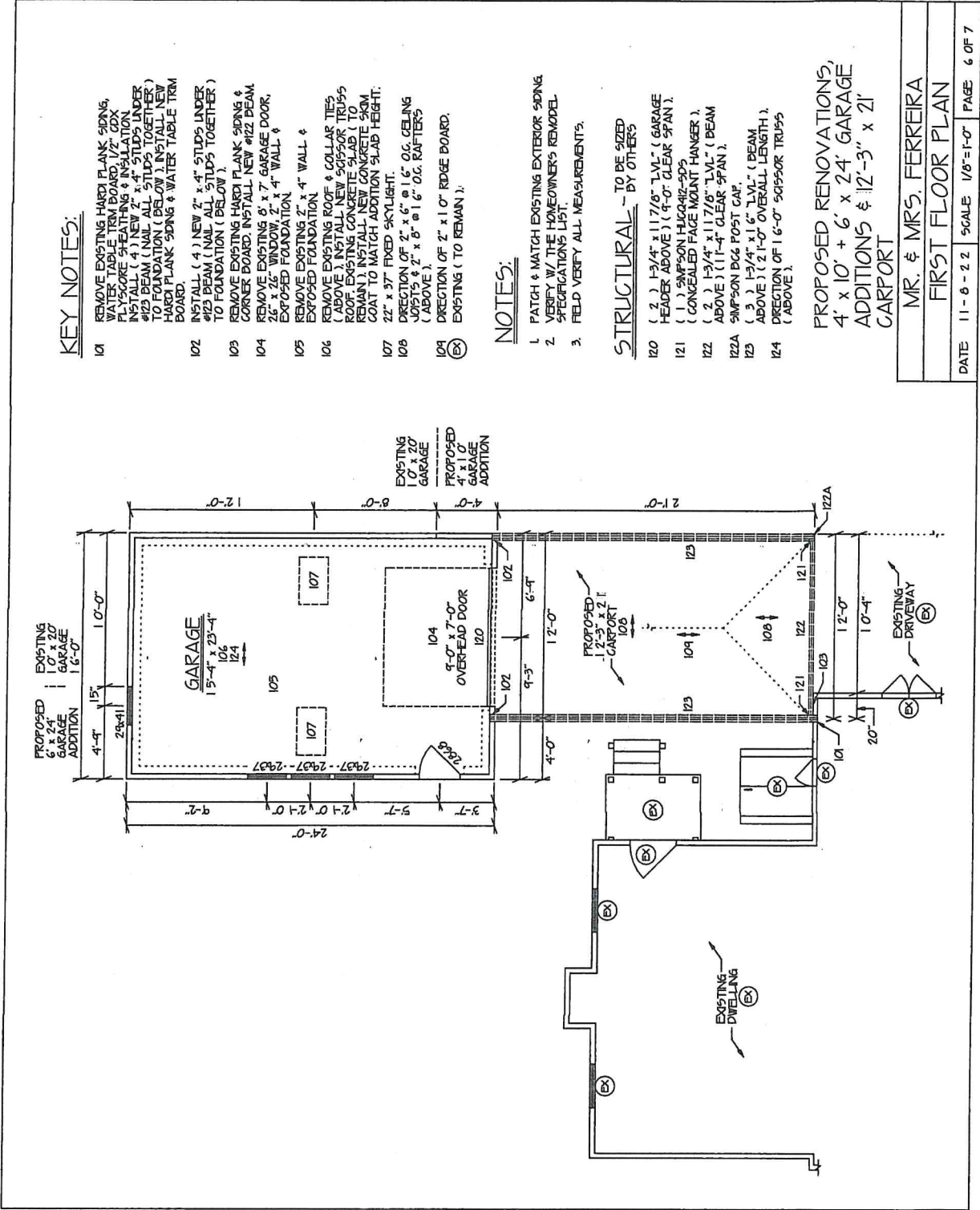
1. GARAGE CONCRETE WALLS TO BE 10".
2. GARAGE CONCRETE SLAB TO BE 4".
3. PIN FOUNDATION WALLS W/ #4 REBAR.

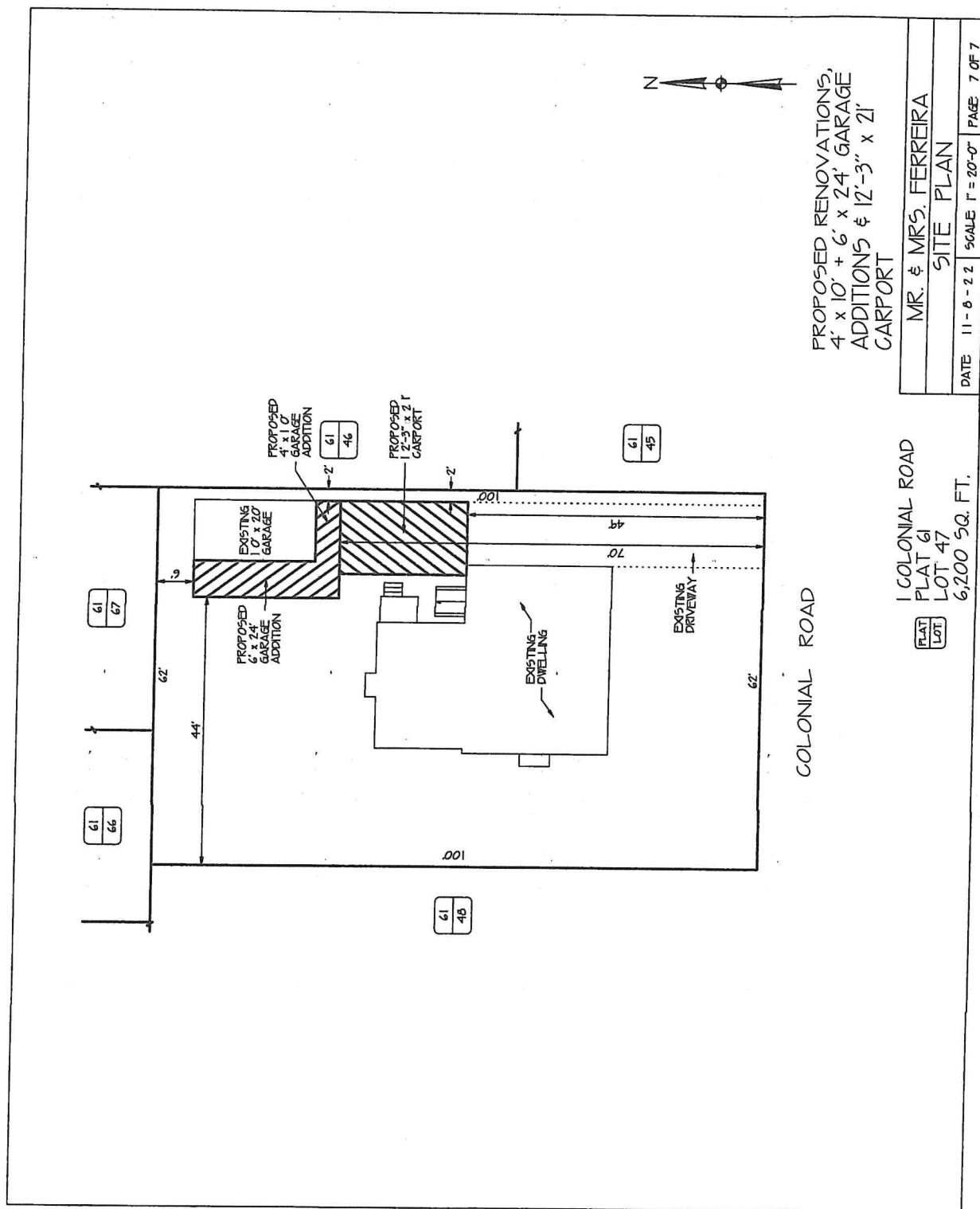
PROPOSED RENOVATIONS,  
4' x 10' + 6' x 24' GARAGE  
ADDITIONS & 12'-3" x 21'  
CARPORT

MR. & MRS. FERREIRA  
FOUNDATION PLAN

|      |         |       |            |      |        |
|------|---------|-------|------------|------|--------|
| DATE | 11-8-22 | SCALE | 1/8"=1'-0" | PAGE | 5 OF 7 |
|------|---------|-------|------------|------|--------|









Bristol

1 COLONIAL RD

Plat/Lot 61 47

Account: 3920

LUC 01

Zone R-10

Assessment

\$377,700

Card 1 of 1



REVALUATION GROUP LLC

| Owner   |                    | Owner Account #:                      | % Owned |
|---------|--------------------|---------------------------------------|---------|
| Owner 1 | FERREIRA, KAREN A. |                                       |         |
| Owner 2 |                    |                                       | 0.00    |
| Owner 3 |                    |                                       | 0.00    |
| Address |                    | 1 COLONIAL RD, BRISTOL, RI 02809-1510 |         |

Previous Owners & Sales Information

| Grantor                       | Date       | Sale Price | Leg Ref | NAL | Deed Type |
|-------------------------------|------------|------------|---------|-----|-----------|
| FERREIRA, CHRISTOPHER & KAREN | 07/14/2017 | 0          | 1900-42 | A   | Q         |
| CABRAL, RAUL W.               | 05/01/2015 | 330,500    | 1800-22 |     | W         |
| MORRIS, FILOMENA LIFE E       | 12/18/2007 | 300,000    | 1410-9  |     | W         |

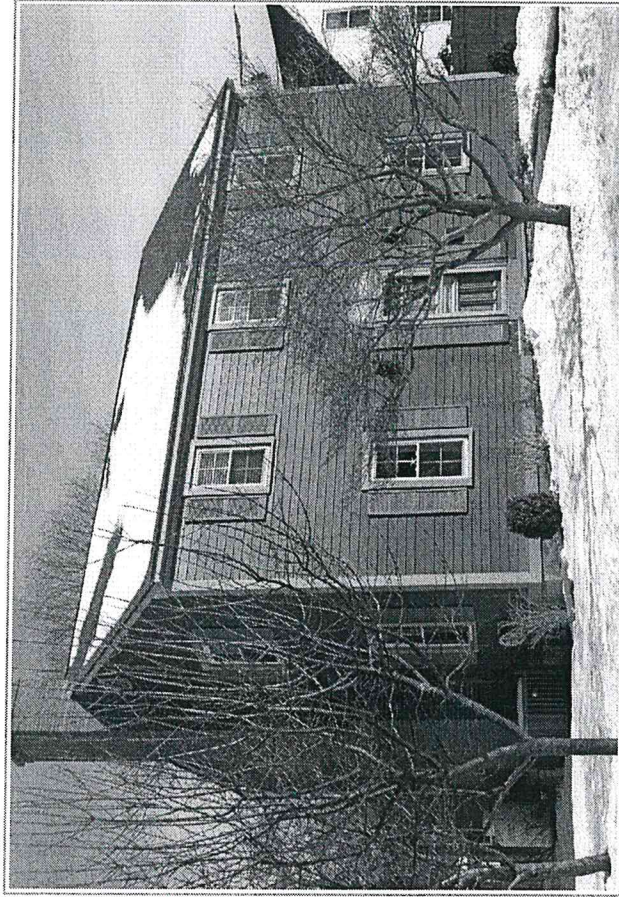
Assessment

| Use Code | Bldg Value | SF/YI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|-------------|-----------|------------|-----------|----------------|
| 01       | 221,300    | 6,500       | 0.14      | 149,900    | 0         | 377,700        |
| TOTAL    | 221,300    | 6,500       | 0.14      | 149,900    | 0         | 377,700        |

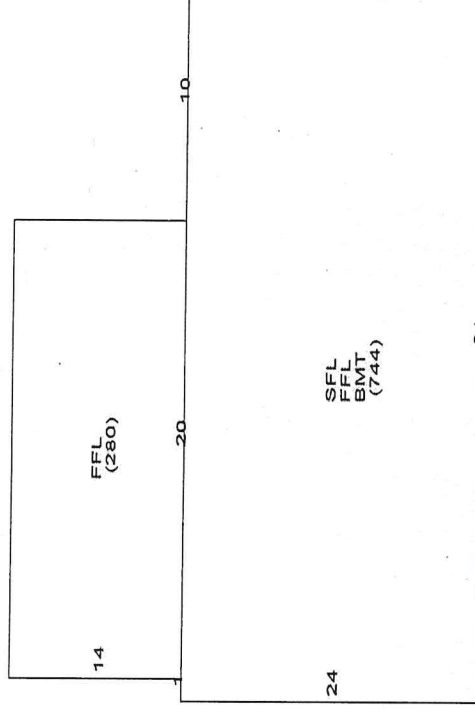
Source > Mkt Adj Cost VAL per SQ Unit/Card > 129.70 VAL per SQ Unit/Parcel > 129.70

Previous Assessments

| Year | LUC | Building | SF/YI | Land Size | Land    | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|-------|-----------|---------|------------|-----------------|----------------|
| 2022 | 01  | 221,300  | 6,500 | 0         | 149,900 | 0          | 377,700         | 377,700        |
| 2021 | 01  | 178,200  | 6,500 | 0         | 149,000 | 0          | 333,700         | 333,700        |
| 2020 | 01  | 178,200  | 6,500 | 0         | 149,000 | 0          | 333,700         | 333,700        |
| 2019 | 01  | 178,200  | 6,500 | 0         | 149,000 | 0          | 333,700         | 333,700        |
| 2018 | 01  | 129,300  | 6,400 | 0         | 135,400 | 0          | 271,100         | 271,100        |
| 2017 | 01  | 129,300  | 6,400 | 0         | 135,400 | 0          | 271,100         | 271,100        |



Unsketched Subareas:  
FBM (400)



2022

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 | 0.14233 | AC        | P         | 1.00    | 649,000    | 1,053,186 | F     |       |         |       |         |       |         | 149,900    |           |       | 1.00 | 0         |
| 2   |               |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |
| 3   |               |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |
| 4   |               |         |           |           |         |            |           |       |       |         |       |         |       |         |            |           |       |      |           |



## Plat/Lot 61 47

Account: 3920

LUC 01

Zone R-10

## Assessment

\$377,700

## Building Information

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

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

## Room Counts by Floor

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

## Grade

| Grade      | Q4   | Q4       |
|------------|------|----------|
| Year Built | 1939 | EFF Year |
| Alt LUC    |      | Alt %    |

## Depreciation

| Code                 | GD | Description | %       |
|----------------------|----|-------------|---------|
| Condition            | GD | GD - Good   | 27.0    |
| Functional           |    | -           | 0.0     |
| Economic             |    | -           | 0.0     |
| Special              |    | -           | 0.0     |
| OV                   |    | -           |         |
| Bas \$/SQ            |    |             | 126.00  |
| Size Adj             |    |             | 1.07    |
| Constr Adj           |    |             | 1.01    |
| Adj \$/SQ            |    |             | 136.36  |
| Other Feats          |    |             | 37.088  |
| Grade Fac            |    |             | 1.00    |
| Neigh Infl           |    |             | 1.00    |
| Land Factor          |    |             | 1.00    |
| Adj Total            |    |             | 303.204 |
| Depreciation         |    |             | 81.865  |
| Depr Total           |    |             | 221.339 |
| Total Depreciation % |    | >           | 27.0    |

## Remodeling History

| Additions | Plumbing | Electric | Heating | General |
|-----------|----------|----------|---------|---------|
| Interior  |          |          |         |         |
| Exterior  |          |          |         |         |
| Kitchen   |          |          |         |         |
| Baths     |          |          |         |         |

## Condo Data

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

## Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions                            |
|------------|----------|-------------|---------|-----------|--------|--------|---|
| 04/05/2010 | B33304   |             | BLDG    | 0         |        | Closed | REPLACE SIDING                                    |
| 04/03/2009 | B32004   |             | BLDG    | 0         |        | Closed | CONSTRUCT A NEW THREE SEASON ROOM TO REAR OF HOME |
| 03/27/2009 | D64      |             | DEMO    | 0         |        | Closed | REMOVE SCREENED IN PORCH FROM REAR OF HOME        |
| 04/23/2008 | E10596   |             | ELEC    | 0         |        | Closed | REVAMP SERVICE FROM 100 AMP TO 200 AMP            |
|            |          |             |         |           |        |        |   |
|            |          |             |         |           |        |        |   |
|            |          |             |         |           |        |        |   |
|            |          |             |         |           |        |        |   |
|            |          |             |         |           |        |        |   |

## Special Features &amp; Yard Items

| Use | Description | A | Y/S | Qty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|-------------|---|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
| 1   | Garage      | 1 | Y   | 1   |        |       | 200     | 3       | AV        | 1939 | 6,500          |
| 2   |             |   |     |     |        |       |         |         |           |      |                |
| 3   |             |   |     |     |        |       |         |         |           |      |                |
| 4   |             |   |     |     |        |       |         |         |           |      |                |
| 5   |             |   |     |     |        |       |         |         |           |      |                |
| 6   |             |   |     |     |        |       |         |         |           |      |                |
| 7   |             |   |     |     |        |       |         |         |           |      |                |
| 8   |             |   |     |     |        |       |         |         |           |      |                |
| 9   |             |   |     |     |        |       |         |         |           |      |                |
| 10  |             |   |     |     |        |       |         |         |           |      |                |

## Other Info.

|          |  |
|----------|--|
| AFDU     |  |
| PriorD1b |  |
| PriorD1c |  |
| PriorD2a |  |
| PriorD2b |  |
| PriorD2c |  |
| PriorD3a |  |
| PriorD3b |  |
| PriorD3c |  |

## Sub-Area Detail

| Code  | Description | Area  | Fin. Area | Rate   | Undep V |
|-------|-------------|-------|-----------|--------|---------|
| FFL   | 1st FLOOR   | 1,024 | 1,024     | 136.36 | 139,633 |
| SFL   | 2nd FLOOR   | 744   | 744       | 136.36 | 101,452 |
| FBM   | FIN BMT     | 400   | 400       | 24.54  | 9,816   |
| BMT   | BASEMENT    | 744   | 0         | 20.45  | 15,215  |
| Total |             | 2,912 | 2,168     |        | 266,116 |

## Notes

NEW ENCLOSED PORCH 12/09 EAS NEW SIDING 2010 - BD UPDATED WINDOWS





# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

## Subject Property:

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

## Abutters:

Parcel Number: 100-12  
CAMA Number: 100-12  
Property Address: 1264 HOPE ST

Mailing Address: GREEN, JASON J. ET UX SUSAN E.  
GREEN TE  
1264 HOPE ST.  
BRISTOL, RI 02809

Parcel Number: 100-13  
CAMA Number: 100-13  
Property Address: 1266 HOPE ST

Mailing Address: MOTA, GINA A. KEVIN J. ETUX TE  
1266 HOPE ST  
BRISTOL, RI 02809

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: ARRUDA, KENNETH & CARVALHO,  
MILLY JT  
36 FLORIDA AVE  
SOMERSET, MA 02726

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

Mailing Address: CAMARA, THOMAS & MONICA  
17 PLYMOUTH ST  
CANTON, MA 02021

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: 100-4  
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: 61-1  
CAMA Number: 61-1  
Property Address: 1287 HOPE ST

Mailing Address: EMANUEL, MARY KAREN & MUELLER,  
CHARLES TOBIAS TE  
532 KINSLEY AVE #502  
PROVIDENCE, RI 02909

Parcel Number: 61-10  
CAMA Number: 61-10  
Property Address: 125 PECK AVE

Mailing Address: MANCHESTER, DANIEL T & CHRISTINE L  
LE ROCHA, KARA C & SILVA, KATIE L  
TC  
125 PECK AVE  
BRISTOL, RI 02809



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Page 1 of 4



# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

|  |   |
|--|---|
| Parcel Number: 61-14<br>CAMA Number: 61-14<br>Property Address: 123 PECK AVE   | Mailing Address: VELLECA, CHRISTOPHER J. TENANT<br>123 PECK AVE<br>BRISTOL, RI 02809                          |
| Parcel Number: 61-2<br>CAMA Number: 61-2<br>Property Address: 1281 HOPE ST     | Mailing Address: PUMA, DANIEL R JR & TERESA C TE<br>1281 HOPE ST<br>BRISTOL, RI 02809                         |
| Parcel Number: 61-37<br>CAMA Number: 61-37<br>Property Address: 20 COLONIAL RD | Mailing Address: MCGRATH, JAMES T TRST & GAIL P.<br>PARANZINO<br>12 DEBORAH ANN DR<br>REHOBOTH, MA 02769-2554 |
| Parcel Number: 61-38<br>CAMA Number: 61-38<br>Property Address: 18 COLONIAL RD | Mailing Address: HETFIELD MARGARET L TRUSTEE<br>18 COLONIAL RD<br>BRISTOL, RI 02809                           |
| Parcel Number: 61-4<br>CAMA Number: 61-4<br>Property Address: 1265 HOPE ST     | Mailing Address: SWANSON, MICHAEL R. H.<br>1265 HOPE ST<br>BRISTOL, RI 02809                                  |
| Parcel Number: 61-40<br>CAMA Number: 61-40<br>Property Address: 10 COLONIAL RD | Mailing Address: DELANEY, EDWARD J - TRUSTEE<br>EDWARD J DELANEY TRUST<br>10 COLONIAL DR<br>BRISTOL, RI 02809 |
| Parcel Number: 61-41<br>CAMA Number: 61-41<br>Property Address: 6 COLONIAL RD  | Mailing Address: MELLO, KYLE J DANIELLE A JT<br>6 COLONIAL RD<br>BRISTOL, RI 02809                            |
| Parcel Number: 61-42<br>CAMA Number: 61-42<br>Property Address: 2 COLONIAL RD  | Mailing Address: SIENKIEWICZ, JOHN JR<br>2 COLONIAL RD<br>BRISTOL, RI 02809                                   |
| Parcel Number: 61-44<br>CAMA Number: 61-44<br>Property Address: 1269 HOPE ST   | Mailing Address: ALMEIDA, JAY W. CYNTHIA M. TE<br>1269 HOPE ST<br>BRISTOL, RI 02809                           |
| Parcel Number: 61-45<br>CAMA Number: 61-45<br>Property Address: 1271 HOPE ST   | Mailing Address: HAAS, GERALD W & DIAS, STEFANIE R<br>TE<br>1271 HOPE ST<br>BRISTOL, RI 02809                 |
| Parcel Number: 61-46<br>CAMA Number: 61-46<br>Property Address: 1277 HOPE ST   | Mailing Address: BRUNELLI, ALBERT V JR ET UX<br>1277 HOPE STREET<br>BRISTOL, RI 02809                         |
| Parcel Number: 61-47<br>CAMA Number: 61-47<br>Property Address: 1 COLONIAL RD  | Mailing Address: FERREIRA, CHRISTOPHER & KAREN A<br>TE<br>1 COLONIAL RD<br>BRISTOL, RI 02809                  |



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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

|  |  |
|--|--|
| Parcel Number: 61-48<br>CAMA Number: 61-48<br>Property Address: 3 COLONIAL RD  | Mailing Address: PROULX, MICHAEL D. TANYA M. TE<br>3 COLONIAL RD<br>BRISTOL, RI 02809                    |
| Parcel Number: 61-49<br>CAMA Number: 61-49<br>Property Address: 9 COLONIAL RD  | Mailing Address: SEYEZ, GEORGE J JR ET UX SEYEZ,<br>JOAN M TE<br>2 TURNER RD<br>BRISTOL, RI 02809        |
| Parcel Number: 61-5<br>CAMA Number: 61-5<br>Property Address: 1263 HOPE ST     | Mailing Address: RUGGIERO, MICHAEL SUSAN VIRGINIA<br>1263 HOPE ST<br>BRISTOL, RI 02809                   |
| Parcel Number: 61-50<br>CAMA Number: 61-50<br>Property Address: 15 COLONIAL RD | Mailing Address: SYLVIA, UZELLE M LE SYLVIA, WILLIAM<br>G ETAL JT<br>15 COLONIAL RD<br>BRISTOL, RI 02809 |
| Parcel Number: 61-51<br>CAMA Number: 61-51<br>Property Address: 19 COLONIAL RD | Mailing Address: RAPOSA DAVID P & RAPOSA PHYLLIS<br>M TE<br>19 COLONIAL ROAD<br>BRISTOL, RI 02809        |
| Parcel Number: 61-52<br>CAMA Number: 61-52<br>Property Address: 27 COLONIAL RD | Mailing Address: OHANLEY, ALEXANDER H.<br>27 COLONIAL ROAD<br>BRISTOL, RI 02809                          |
| Parcel Number: 61-6<br>CAMA Number: 61-6<br>Property Address: 1259 HOPE ST     | Mailing Address: CHARETTE, JESSE J & KAROW,<br>JENNIFER M JT<br>1259 HOPE ST<br>BRISTOL, RI 02809        |
| Parcel Number: 61-60<br>CAMA Number: 61-60<br>Property Address: 114 BEACH RD   | Mailing Address: GHARIB, SHARAREH<br>114 BEACH RD<br>BRISTOL, RI 02809                                   |
| Parcel Number: 61-61<br>CAMA Number: 61-61<br>Property Address: 118 BEACH RD   | Mailing Address: BRUNO, ELLEN TRUSTEE (ETAL)<br>BRUNO, JUDITH<br>3447 25TH ST<br>SAN FRANCISCO, CA 94110 |
| Parcel Number: 61-62<br>CAMA Number: 61-62<br>Property Address: 120 BEACH RD   | Mailing Address: THOMPSON, KELLY M & O'MALLEY,<br>KAITLIN M TE<br>120 BEACH RD<br>BRISTOL, RI 02809      |
| Parcel Number: 61-64<br>CAMA Number: 61-64<br>Property Address: 124 BEACH RD   | Mailing Address: ZEXTER, MELISSA R<br>124 BEACH RD<br>BRISTOL, RI 02809                                  |
| Parcel Number: 61-66<br>CAMA Number: 61-66<br>Property Address: BEACH RD       | Mailing Address: CONLEY, JASON R & SILVA,<br>CHRISTOPHER J TE<br>128 BEACH RD<br>BRISTOL, RI 02809       |



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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

|  |   |
|--|---|
| Parcel Number: 61-67<br>CAMA Number: 61-67<br>Property Address: 128 BEACH RD | Mailing Address: CONLEY, JASON R & SILVA,<br>CHRISTOPHER J TE<br>128 BEACH RD<br>BRISTOL, RI 02809  |
| Parcel Number: 61-70<br>CAMA Number: 61-70<br>Property Address: 127 BEACH RD | Mailing Address: OWEN, STACY L<br>127 BEACH RD<br>BRISTOL, RI 02809                                 |
| Parcel Number: 61-71<br>CAMA Number: 61-71<br>Property Address: 125 BEACH RD | Mailing Address: EMOND, RICHARD ET UX JANET<br>EMOND TE<br>125 BEACH ROAD<br>BRISTOL, RI 02809      |
| Parcel Number: 61-72<br>CAMA Number: 61-72<br>Property Address: 123 BEACH RD | Mailing Address: WOLLSCHLAGER, WARREN J &<br>SHARON A JT<br>123 BEACH ROAD<br>BRISTOL, RI 02809     |
| Parcel Number: 61-73<br>CAMA Number: 61-73<br>Property Address: 117 BEACH RD | Mailing Address: TAYLOR, MARQUIS & KARA H TE<br>117 BEACH RD<br>BRISTOL, RI 02809                   |
| Parcel Number: 61-8<br>CAMA Number: 61-8<br>Property Address: 127 PECK AVE   | Mailing Address: HUTCHISON, BRIAN T<br>REMINGTON, ELIZABETH JT<br>127 PECK AVE<br>BRISTOL, RI 02809 |
| Parcel Number: 61-9<br>CAMA Number: 61-9<br>Property Address: PECK AVE       | Mailing Address: JOANNA P. WILLIAMS, LLC APT 11-0<br>ONE LINCOLN PLAZA<br>NEW YORK, NY 10023        |
| Parcel Number: 92-16<br>CAMA Number: 92-16<br>Property Address: 1282 HOPE ST | Mailing Address: 1282 REALTY LLC<br>690 WARREN AVE<br>EAST PROVIDENCE, RI 02914                     |



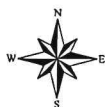
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12/13/2022

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# 1 Colonial Road - 300' Radius

Bristol, RI

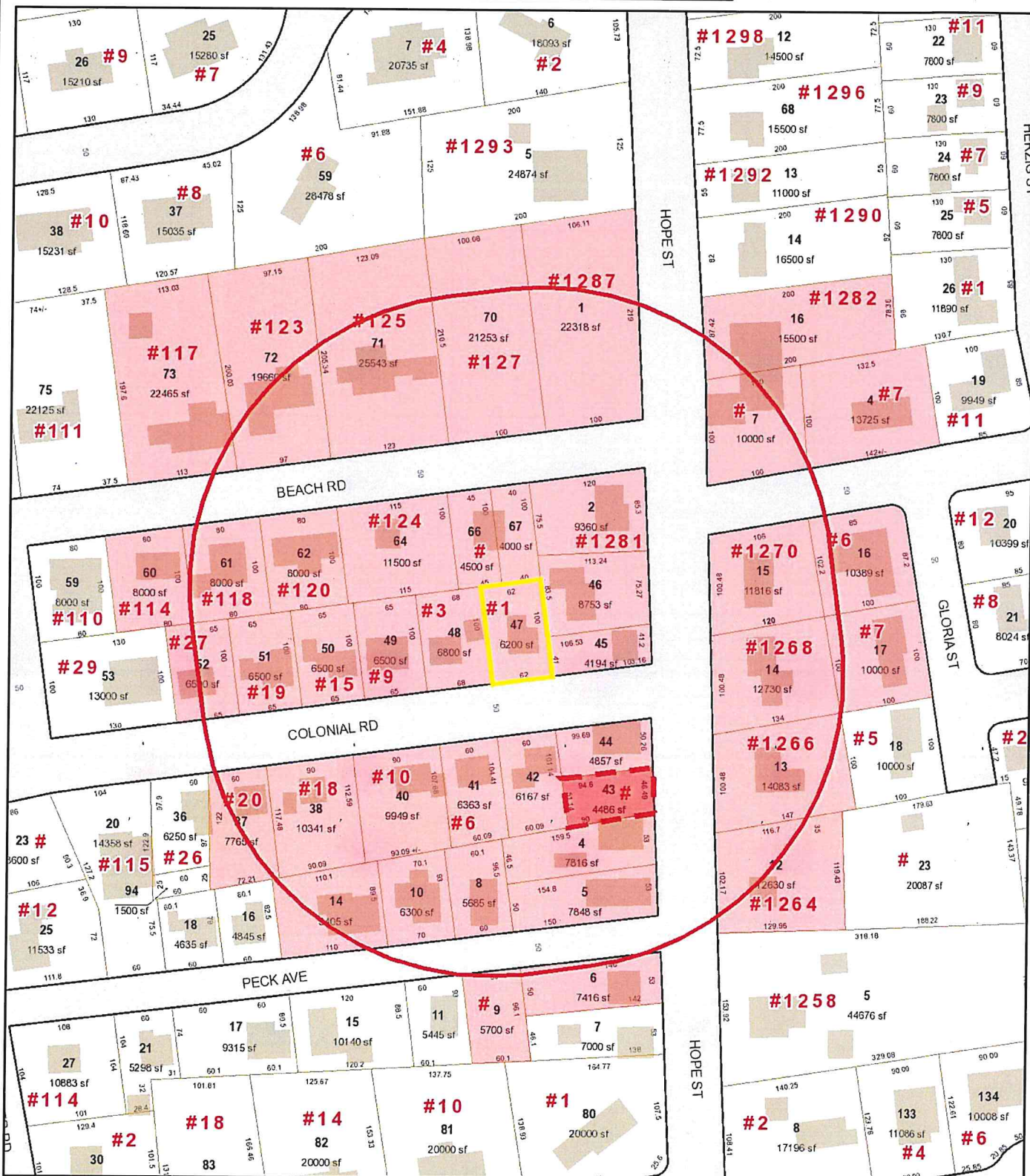


December 13, 2022

1 inch = 140 Feet

www.cai-tech.com

0 140 281 421



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1282 REALTY LLC  
690 WARREN AVE  
EAST PROVIDENCE, RI 02914

EMANUEL, MARY KAREN & MUE  
532 KINSLEY AVE #502  
PROVIDENCE, RI 02909

MANCHESTER, DANIEL T & CH  
ROCHA, KARA C & SILVA, KA  
125 PECK AVE  
BRISTOL, RI 02809

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

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

MCGRATH, JAMES T TRST &  
GAIL P. PARANZINO  
12 DEBORAH ANN DR  
REHOBOTH, MA 02769-2554

ALMEIDA, JAY W.  
CYNTHIA M. TE  
1269 HOPE ST  
BRISTOL, RI 02809

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

MCPOLAND, JOHN  
7 GLORIA ST  
BRISTOL, RI 02809

ARRUDA, KENNETH & CARVALH  
36 FLORIDA AVE  
SOMERSET, MA 02726

GHARIB, SHARAREH  
114 BEACH RD  
BRISTOL, RI 02809

MELLO, KYLE J  
DANIELLE A JT  
6 COLONIAL RD  
BRISTOL, RI 02809

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

GREEN, JASON J. ET UX  
SUSAN E. GREEN TE  
1264 HOPE ST.  
BRISTOL, RI 02809

MOTA, GINA A.  
KEVIN J. ETUX TE  
1266 HOPE ST  
BRISTOL, RI 02809

BRUNO, ELLEN TRUSTEE (ETA  
BRUNO, JUDITH  
3447 25TH ST  
SAN FRANCISCO, CA 94110

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

OHANLEY, ALEXANDER H.  
27 COLONIAL ROAD  
BRISTOL, RI 02809

CAMARA, THOMAS & MONICA  
17 PLYMOUTH ST  
CANTON, MA 02021

HAYES, MARY ANN  
95 KICKEMUIT AVE  
BRISTOL, RI 02809

OWEN, STACY L  
127 BEACH RD  
BRISTOL, RI 02809

CHARETTE, JESSE J &  
KAROW, JENNIFER M JT  
1259 HOPE ST  
BRISTOL, RI 02809

HETFIELD MARGARET L TRUST  
18 COLONIAL RD  
BRISTOL, RI 02809

PROULX, MICHAEL D.  
TANYA M. TE  
3 COLONIAL RD  
BRISTOL, RI 02809

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

HUTCHISON, BRIAN T  
REMINGTON, ELIZABETH JT  
127 PECK AVE  
BRISTOL, RI 02809

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

DELANEY, EDWARD J - TRUST  
EDWARD J DELANEY TRUST  
10 COLONIAL DR  
BRISTOL, RI 02809

JOANNA P. WILLIAMS, LLC  
APT 11-0  
ONE LINCOLN PLAZA  
NEW YORK, NY 10023

RAPOSA DAVID P &  
RAPOSA PHYLLIS M TE  
19 COLONIAL ROAD  
BRISTOL, RI 02809

RUGGIERO, MICHAEL  
SUSAN VIRGINIA  
1263 HOPE ST  
BRISTOL, RI 02809

ZEXTER, MELISSA R  
124 BEACH RD  
BRISTOL, RI 02809

SEYEZ, GEORGE J JR ET UX  
SEYEZ, JOAN M TE  
2 TURNER RD  
BRISTOL, RI 02809

SIENKIEWICZ, JOHN JR  
2 COLONIAL RD  
BRISTOL, RI 02809

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

SWANSON, MICHAEL R. H.  
1265 HOPE ST  
BRISTOL, RI 02809

SYLVIA, UZELLE M LE  
SYLVIA, WILLIAM G ETAL JT  
15 COLONIAL RD  
BRISTOL, RI 02809

TAYLOR, MARQUIS & KARA H  
117 BEACH RD  
BRISTOL, RI 02809

THOMPSON, KELLY M &  
O'MALLEY, KAITLIN M TE  
120 BEACH RD  
BRISTOL, RI 02809

VELLECA, CHRISTOPHER J. T  
123 PECK AVE  
BRISTOL, RI 02809

WOLLSCHLAGER, WARREN J &  
SHARON A JT  
123 BEACH ROAD  
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 #2023-03

**PUBLIC HEARING**

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

**Tuesday, January 3, 2023**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: Larissa Laver  
PROPERTY OWNER: Larissa and Esteban Laver  
LOCATION: 103 Kickemuit Avenue  
PLAT: 133 LOT: 34  
ZONE: R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to keep up to 10 chicken  
hens on a residential property.

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

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, December 29, 2022.





# Town of Bristol, Rhode Island

## Department of Community Development Zoning Board of Review

### APPLICATION

File No: 2023-03

Accepted by ZEO: EMT 12/2/2022

|                       |                                 |           |            |
|-----------------------|---------------------------------|-----------|------------|
| <b>APPLICANT</b>      | Name: Larissa Laver             |           |            |
|                       | Address: 103 Kickemuit Ave      |           |            |
|                       | City: Bristol                   | State: RI | Zip: 02809 |
|                       | Telephone #: 401-369-3270       | Home:     | Work/Cell: |
| <b>PROPERTY OWNER</b> | Name: Esteban and Larissa Laver |           |            |
|                       | Address: 103 Kickemuit Ave      |           |            |
|                       | City: Bristol                   | State: RI | ZIP: 02809 |
|                       | Telephone #: 401-369-3270       | Home:     | Work/Cell: |

- Location of subject property: 103 Kickemuit Ave  
Assessor's Plat(s) #: 133 Lot(s) #: 34
- Zoning district in which property is located: R-15
- Zoning Approval(s) required (check all that apply):  
       Dimensional Variance(s)   X   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): for keeping chickens  
Use Variance Section(s): \_\_\_\_\_
- In a separate written statement, 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?: <1 year
- Present use of property: Primary residence
- Is there a building on the property at present?: Yes, single family house
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):  
Single story finished space 2,096/sqft, roughly 90' x 36 ft'. Roughly 14-15 ft height
- Proposed use of property: Single family residence with chicken coop

11. Give extent of proposed alterations: No alterations to existing structures

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
8' by 8' coop that's under 6 feet high. Connected and enclosed run that's 8 ft by 8 ft and 8 ft high. Chicken coop is roughly 64 sq ft and run is 64 sq ft with a total area of 128 sq 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: _____ | 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: \_\_\_\_\_ Before \_\_\_\_\_ 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?: yes (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: no Sewer: yes

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: 

Date: 30 November 2022

Print Name: Larissa Laver

Property Owner's Signature:  

Date: 30 November 2022

Print Name: Esteban Laver Larissa Laver

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

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_



30 November 2022

To: Town of Bristol- Zoning Board  
10 Court Street, Bristol, RI 02809

From: Larissa Laver  
103 Kickemuit Avenue, Bristol, RI 02809

Dear Sir/Madam,

I am writing in the hopes of obtaining a special use permit for keeping no more than 10 chickens (all hens, no roosters) at my residence of 103 Kickemuit Avenue, Bristol, RI 02809.

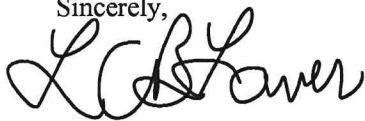
In September 2019, my husband Esteban and I purchased a home that had a chicken coop on the property. On closing day during our walkthrough of the property, to our surprise the chickens were still in the coop! That day we had to make a quick decision regarding what to do with these hens. Not only did we decide to keep them, but shortly after becoming their new owners (parents?), Esteban and I both became vegetarians because of how fond we were of our chickens. When we moved to Bristol in January 2022, we brought our lovely chickens with us. So far, we have all – chickens included – loved living in Bristol.

Since Esteban and I had never gone through the process of building a coop or starting a flock ourselves, we were unaware that we needed to have a permit for such an endeavor here in Bristol. Please accept this as our sincerest apologies for this oversight on our part and know that we are doing and will continue to do whatever we can to make this right in the eyes of the Town of Bristol. Since beginning this application process, we have learned that the coop must be 40 feet from the property lines; we are planning to move the coop in order to comply with this regulation.

The coop itself, while not a permanent structure on the property, is secure and safe for our hens. The 8'x8' coop has two windows each secured with ½" hardware cloth for ventilated protection; the coop has three nesting boxes as well as ample roosting space. The attached walk-in run, which is covered all around with ½" hardware cloth, extends 8' in front of the coop; the run also extends underneath the coop so the chickens have covered space to hide, rest, and dustbathe. The entire area has a hardware cloth skirt around the outside of the coop to deter digging intruders. I clean the coop *at minimum* once per week with deeper cleans as needed. We love our chickens, and do everything in our power to keep them happy, healthy, and safe.

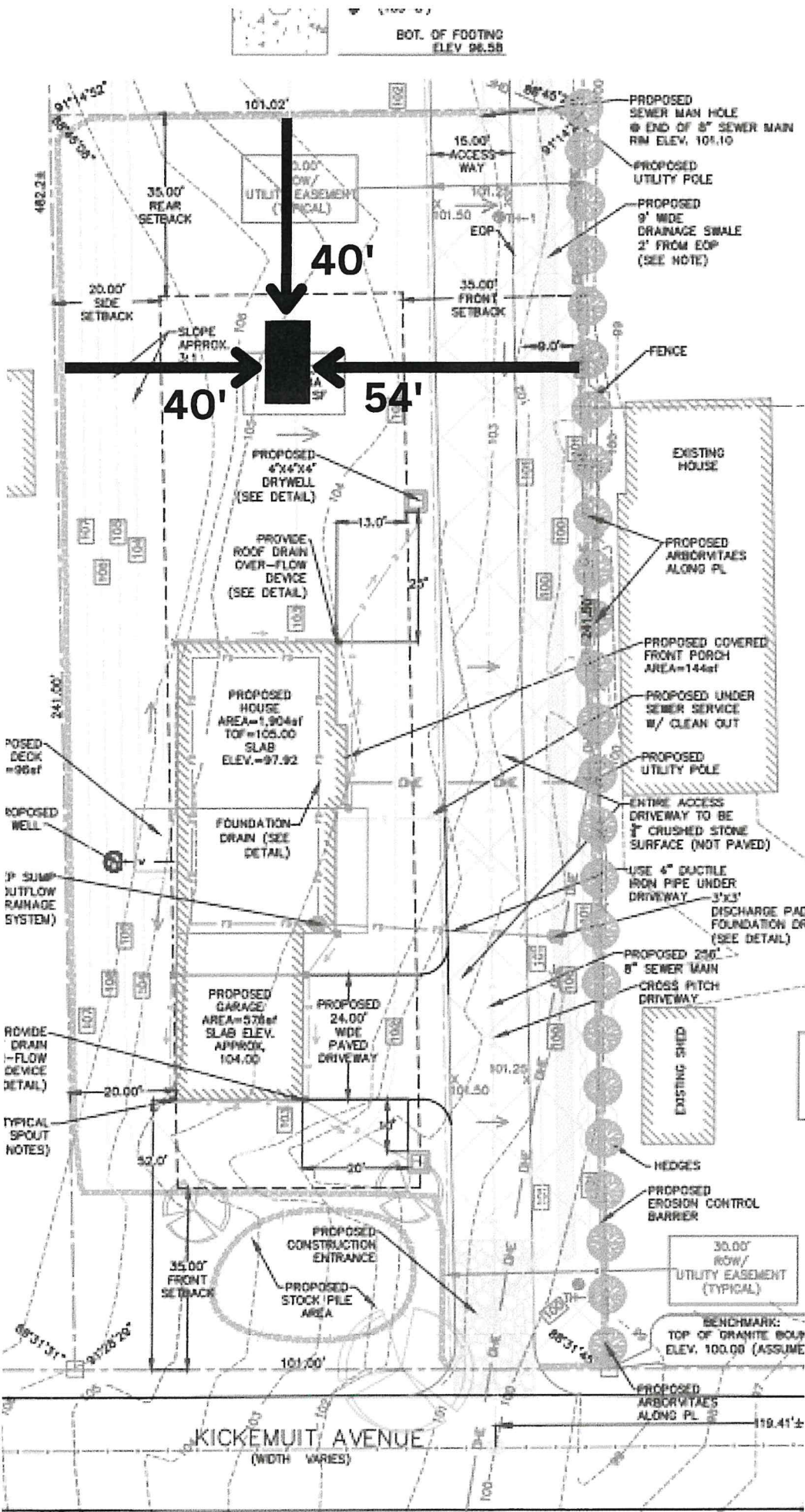
I hope the Town of Bristol will accept my sincerest apologies for my error in not applying for this permit sooner; and I hope the Town will now approve this special use permit so that we can keep our existing ten hens in their new home here in Bristol. If you have any questions, please contact me at 401-369-3270.

Sincerely,



Larissa Laver







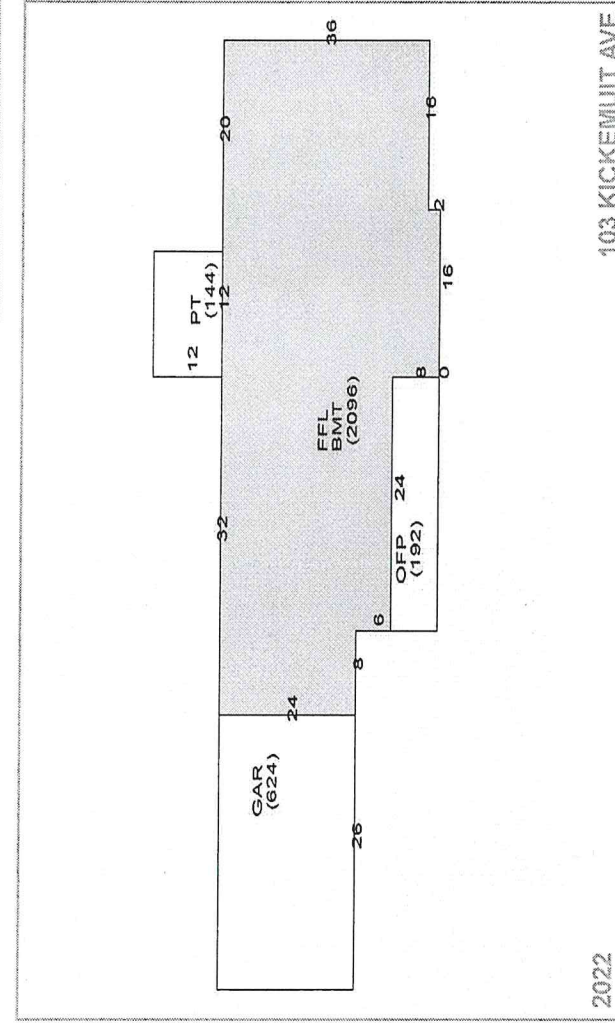
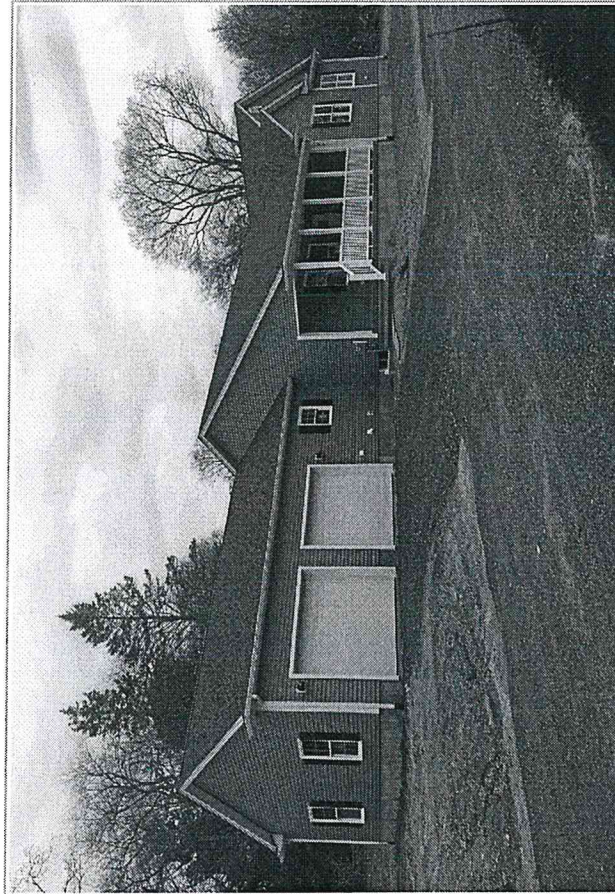


| Owner   | Owner Account #:                   | % Owned |
|---------|------------------------------------|---------|
| Owner 1 | LAVER, ESTEBAN & LARISSA TE        |         |
| Owner 2 |                                    |         |
| Owner 3 |                                    |         |
| Address | 24 ANOKA AVE, BARRINGTON, RI 02806 |         |

[illegible]

| Assessment |              |                        |           |                          |           |                |
|------------|--------------|------------------------|-----------|--------------------------|-----------|----------------|
| Use Code   | Bldg Value   | SF/Yr Value            | Land Size | Land Value               | AG Credit | Assessed Value |
| 01         | 485,600      | 0                      | 0.56      | 187,300                  | 0         | 652,900        |
| TOTAL      | 485,600      | 0                      | 0.56      | 187,300                  | 0         | 652,900        |
|            |              |                        |           |                          |           |                |
|            |              |                        |           |                          |           |                |
| Source >   | Mkt Adj Cost | VAL per SQ Unit/Card > | 90.37     | VAL per SQ Unit/Parcel > |           | 126.73         |

| ► Previous Assessments |     |          |       |           |         |            |                 |                |
|------------------------|-----|----------|-------|-----------|---------|------------|-----------------|----------------|
| Year                   | LUC | Building | SF/YI | Land Size | Land    | AGR Credit | Appraised Value | Assessed Value |
| 2022                   | 01  | 465,600  | 0     | 1         | 187,300 | 0          | 652,900         | 652,900        |
| 2021                   | 01  | 319,000  | 0     | 1         | 190,400 | 0          | 509,400         | 509,400        |
| 2020                   | 13  | 0        | 0     | 1         | 190,400 | 0          | 190,400         | 190,400        |
| 2019                   | 13  | 0        | 0     | 1         | 190,400 | 0          | 190,400         | 190,400        |
| 2018                   | 13  | 0        | 0     | 1         | 154,100 | 0          | 154,100         | 154,100        |
| 2017                   | 13  | 0        | 0     | 1         | 154,100 | 0          | 154,100         | 154,100        |

[illegible]



## Building Information

| Description  | Story Height  | 1 Story  |
|--------------|---------------|----------|
| BLDG Type    | Ranch         | 1        |
| RES Units    | COM Units     |          |
| Foundation   | Concrete      |          |
| Frame 1      | Wood          |          |
| EXT Wall 1   | Vinyl Siding  |          |
| Roof Type 1  | Frame 2       |          |
| Roof Cover 1 | Asphalt Shins |          |
| INT Wall 1   | Drywall       |          |
| Floors 1     | Hardwood      |          |
| BMT Garages  | Color         | Grey     |
| Plumbing     | Electrical    | 200      |
| Insulation   | INT vs EXT    |          |
| Heat Fuel    | Gas           |          |
| # Heat Sys   | Heat Type     | FWA w/AC |
| % Solar HW   | % Heated      | 100      |
| % COM Wall   | % A/C         | 100      |
| Ceil HGHT    | % Vacuum      |          |
| Parking Type | Ceiling Type  |          |
| EXT View     | % Sprinkled   |          |

## Grade

| Grade      | Q3   | Q3       |
|------------|------|----------|
| Year Built | 2020 | EFF Year |
| Alt LUC    |      | Alt %    |

## Depreciation

| Code                   | AV         | AV - Average | %   |
|------------------------|------------|--------------|-----|
| Condition              | Functional |              | 1.0 |
| Economic               |            |              |     |
| Special                |            |              |     |
| OV                     |            |              |     |
| Total Depreciation % > |            |              |     |

## 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  |
|------------|----------|-------------|---------|-----------|--------|--------|---|
| 08/29/2020 | M50932   |             | MECH    | 8,500     |        | Closed | SUPPLY AND INSTALL 2 ZONE WARM AIR HEATING AND AC SYSTEM 80,000 £ |
| 08/24/2020 | E50902   |             | ELEC    | 16,000    |        | Closed | Wire new house with UG service                                    |
| 08/11/2020 | M50835   |             | MECH    | 1,700     |        | Closed | Install direct vent fireplace to manufacturers instructions       |
| 08/07/2020 | M50821   |             | MECH    | 2,000     |        | Closed | Install gas piping to service the furnace, stove and water heater |
| 08/07/2020 | P50822   |             | PLMB    | 14,000    |        | Closed | Install plumbing for new home                                     |
| 06/01/2020 | B50426   |             | BLDG    | 25,000    |        | Closed | Install foundation  |
| 03/27/2020 | B50150   |             | BLDG    | 185,000   | 85     | Closed | construct single family residence with two car garage             |

## Special Features &amp; Yard Items

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

## Room Counts by Floor

| Units  | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1      | 6       | 3          |             |
| 2      |         |            |             |
| 3      |         |            |             |
| 4      |         |            |             |
| Totals | 0       | 6          | 3           |

## LUC 01

## Zone R-15

## Other Factors

|              |            |         |
|--------------|------------|---------|
| Flood Hazard | Topography | ROLLING |
| Street       | Traffic    | PAVED   |

## Bas \$/SQ

|              |         |
|--------------|---------|
| Size Adj     | 1.03    |
| Constr Adj   | 1.01    |
| Adj \$/SQ    | 125.76  |
| Othr Featrs  | 69,936  |
| Grade Fac    | 1.18    |
| Neigh Infl   | 1.00    |
| Land Factor  | 1.00    |
| Adj Total    | 470,326 |
| Depreciation | 4,703   |
| Depr Total   | 465,623 |

## Total Depreciation % &gt;

|     |
|-----|
| 1.0 |
|-----|

## Assessment

## Sub-Area Detail

| Code  | Description | Area  | Fin. Area | Rate   | Undep V |
|-------|-------------|-------|-----------|--------|---------|
| FFL   | 1st FLOOR   | 2,096 | 2,096     | 125.76 | 263,593 |
| BMT   | BASEMENT    | 2,096 | 0         | 18.86  | 39,531  |
| GAR   | GARAGE      | 624   | 0         | 36.41  | 22,720  |
| OPF   | OPEN PORCH  | 192   | 0         | 12.13  | 2,329   |
| PT    | PATIO       | 144   | 0         | 3.29   | 474     |
| Total |             | 5,152 | 2,096     |        | 328,647 |

## Notes

LAND AREA REDUCED PLAT 133 LOT 133 CREATED SEE ENV #574 5/18/09 LAND EASEMENT & ROW TO LOT 133 BK 1486 PG 62 5/18/09

## Assessment

## Sub-Area Detail

| Code  | Description | Area  | Fin. Area | Rate   | Undep V |
|-------|-------------|-------|-----------|--------|---------|
| FFL   | 1st FLOOR   | 2,096 | 2,096     | 125.76 | 263,593 |
| BMT   | BASEMENT    | 2,096 | 0         | 18.86  | 39,531  |
| GAR   | GARAGE      | 624   | 0         | 36.41  | 22,720  |
| OPF   | OPEN PORCH  | 192   | 0         | 12.13  | 2,329   |
| PT    | PATIO       | 144   | 0         | 3.29   | 474     |
| Total |             | 5,152 | 2,096     |        | 328,647 |

## Notes

LAND AREA REDUCED PLAT 133 LOT 133 CREATED SEE ENV #574 5/18/09 LAND EASEMENT & ROW TO LOT 133 BK 1486 PG 62 5/18/09

## Visit History

| Date      | Result      | By |
|-----------|-------------|----|
| 8/3/2021  | REVIEW      | MM |
| 5/7/2019  | N/C HEARIN' | JH |
| 5/4/2018  | REVIEW      | JH |
| 4/23/2018 | VACANT LO'  | HS |
| 5/27/2015 | N/C HEARIN' | DL |





# 103 Kickemuit Ave - 300' Radius

Bristol, RI

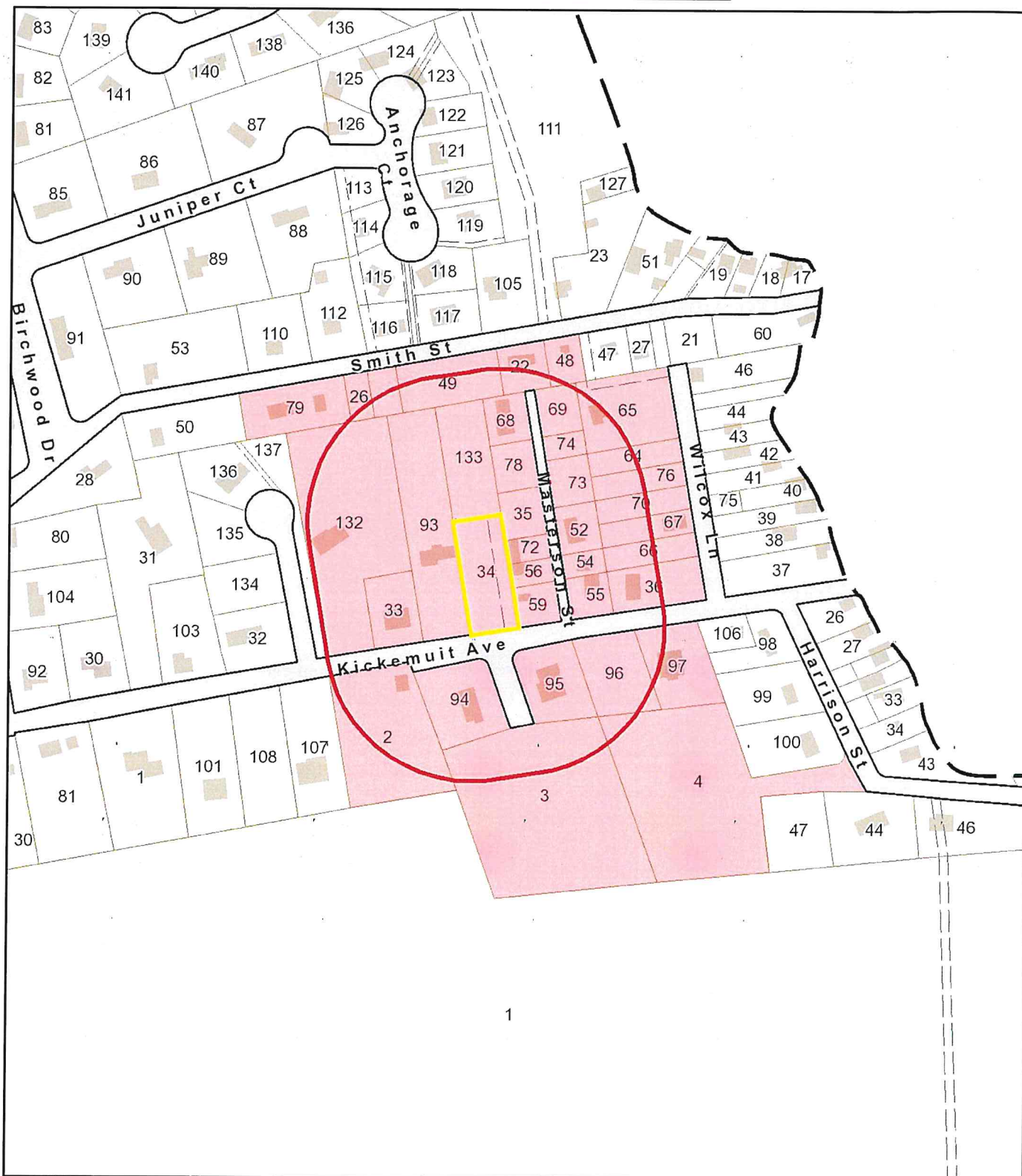


December 13, 2022

1 inch = 281 Feet

www.cai-tech.com

0 281 562 843







# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

## Subject Property:

Parcel Number: 133-34  
CAMA Number: 133-34  
Property Address: 103 KICKEMUIT AVE

Mailing Address: LAVER, ESTEBAN & LARISSA TE  
24 ANOKA AVE  
BARRINGTON, RI 02806

## Abutters:

Parcel Number: 133-131  
CAMA Number: 133-131  
Property Address: SMITH ST

Mailing Address: SHARPE, KENNETH G. ET AL MICHELE  
LAGUARDIA  
24 SMITH STREET  
BRISTOL, RI 02809

Parcel Number: 133-132  
CAMA Number: 133-132  
Property Address: 93 KICKEMUIT AVE

Mailing Address: MORRIS, ROBERT D etal TC MORRIS-  
SARDINHA, SHEILA &  
93 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-133  
CAMA Number: 133-133  
Property Address: 105 KICKEMUIT AVE

Mailing Address: CAROMILE CONSTRUCTION. INC. PAUL  
CAROMILE  
35 CEDAR DR.  
BRISTOL, RI 02809

Parcel Number: 133-2  
CAMA Number: 133-2  
Property Address: 100 KICKEMUIT AVE

Mailing Address: LOPES, FABIO M & RODRIGUES,  
MEGHAN JT  
100 KICKIMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-22  
CAMA Number: 133-22  
Property Address: 22 SMITH ST

Mailing Address: QUINN, JOHN T SR LE REM QUINN,  
JOHN T JR etal TC  
22 SMITH ST  
BRISTOL, RI 02809

Parcel Number: 133-26  
CAMA Number: 133-26  
Property Address: 24 SMITH ST

Mailing Address: SHARPE, KENNETH G. ET AL MICHELE  
LAGUARDIA  
24 SMITH STREET  
BRISTOL, RI 02809

Parcel Number: 133-3  
CAMA Number: 133-3  
Property Address: KICKEMUIT AVE

Mailing Address: FRANCIS BROTHERS REALTY, INC.  
115 TUPELO ST.  
BRISTOL, RI 02809

Parcel Number: 133-33  
CAMA Number: 133-33  
Property Address: 93B KICKEMUIT AVE

Mailing Address: SARDINHA, SHEILA ANN MORRIS-  
93B KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-34  
CAMA Number: 133-34  
Property Address: 103 KICKEMUIT AVE

Mailing Address: LAVER, ESTEBAN & LARISSA TE  
24 ANOKA AVE  
BARRINGTON, RI 02806

Parcel Number: 133-35  
CAMA Number: 133-35  
Property Address: MASTERSON LN

Mailing Address: CAMELO, MICHAEL & JODI L TE  
11 MASTERSON LN  
BRISTOL, RI 02809



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12/13/2022

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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

|   |  |
|---|--|
| Parcel Number: 133-36<br>CAMA Number: 133-36<br>Property Address: 125 KICKEMUIT AVE | Mailing Address: WEBSTER, DENISE<br>125 KICKEMUIT AVE<br>BRISTOL, RI 02809                           |
| Parcel Number: 133-4<br>CAMA Number: 133-4<br>Property Address: KICKEMUIT AVE       | Mailing Address: FRANCIS BROTHERS REALTY, INC.<br>115 TUPELO ST.<br>BRISTOL, RI 02809                |
| Parcel Number: 133-48<br>CAMA Number: 133-48<br>Property Address: 30 SMITH ST       | Mailing Address: RZEGOCKI, JANE E<br>133 MIDDLE RD<br>PORTSMOUTH, RI 02871                           |
| Parcel Number: 133-49<br>CAMA Number: 133-49<br>Property Address: 11 SMITH ST       | Mailing Address: GONEAU, WILLIAM L.<br>11 SMITH ST.<br>BRISTOL, RI 02809                             |
| Parcel Number: 133-52<br>CAMA Number: 133-52<br>Property Address: 4 MASTERSON LN    | Mailing Address: MELLO, JEROME R. ET AL MARY E.<br>OCONNELL<br>4 MASTERSON LANE<br>BRISTOL, RI 02809 |
| Parcel Number: 133-54<br>CAMA Number: 133-54<br>Property Address: 2 MASTERSON LN    | Mailing Address: BENN, VICTOR G. GAIL B. TE<br>286 MCCOMBS ROAD<br>MURPHY, NC 28906                  |
| Parcel Number: 133-55<br>CAMA Number: 133-55<br>Property Address: KICKEMUIT AVE     | Mailing Address: BENN, VICTOR G. GAIL B. TE<br>286 MCCOMBS ROAD<br>MURPHY, NC 28906                  |
| Parcel Number: 133-56<br>CAMA Number: 133-56<br>Property Address: 3 MASTERSON LN    | Mailing Address: FRANCIS, THERESA<br>115 TUPELO ST<br>BRISTOL, RI 02809                              |
| Parcel Number: 133-59<br>CAMA Number: 133-59<br>Property Address: MASTERSON LN      | Mailing Address: FRANCIS, THERESA<br>115 TUPELO ST<br>BRISTOL, RI 02809                              |
| Parcel Number: 133-64<br>CAMA Number: 133-64<br>Property Address: WILCOX ST         | Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE<br>T TE<br>8 WILCOX LANE<br>BRISTOL, RI 02809      |
| Parcel Number: 133-65<br>CAMA Number: 133-65<br>Property Address: 8 WILCOX ST       | Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE<br>T TE<br>8 WILCOX LANE<br>BRISTOL, RI 02809      |
| Parcel Number: 133-66<br>CAMA Number: 133-66<br>Property Address: WILCOX ST         | Mailing Address: CAMARA, THOMAS A. ET UX JOANNE C.<br>15 WILCOX ST<br>BRISTOL, RI 02809              |



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12/13/2022

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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

|   |  |
|---|--|
| Parcel Number: 133-67<br>CAMA Number: 133-67<br>Property Address: 15 WILCOX ST      | Mailing Address: CAMARA, THOMAS A. ET UX JOANNE C.<br>15 WILCOX ST<br>BRISTOL, RI 02809                                      |
| Parcel Number: 133-68<br>CAMA Number: 133-68<br>Property Address: 11 MASTERSON LN   | Mailing Address: CAMELO, MICHAEL JODI L. TE<br>11 MASTERSON LN<br>BRISTOL, RI 02809  |
| Parcel Number: 133-69<br>CAMA Number: 133-69<br>Property Address: MASTERSON LN      | Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE<br>T TE<br>8 WILCOX LANE<br>BRISTOL, RI 02809                              |
| Parcel Number: 133-70<br>CAMA Number: 133-70<br>Property Address: WILCOX ST         | Mailing Address: SAOBENTO, KRIS MARIE STEVEN A<br>35 MONMOUTH DR<br>RIVERSIDE, RI 02915                                      |
| Parcel Number: 133-72<br>CAMA Number: 133-72<br>Property Address: MASTERSON LN      | Mailing Address: FRANCIS, THERESA<br>115 TUPELO ST<br>BRISTOL, RI 02809  |
| Parcel Number: 133-73<br>CAMA Number: 133-73<br>Property Address: MASTERSON LN      | Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE<br>T TE<br>8 WILCOX LANE<br>BRISTOL, RI 02809                              |
| Parcel Number: 133-74<br>CAMA Number: 133-74<br>Property Address: MASTERSON LN      | Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE<br>T TE<br>8 WILCOX LANE<br>BRISTOL, RI 02809                              |
| Parcel Number: 133-76<br>CAMA Number: 133-76<br>Property Address: WILCOX ST         | Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE<br>T TE<br>8 WILCOX LANE<br>BRISTOL, RI 02809                              |
| Parcel Number: 133-78<br>CAMA Number: 133-78<br>Property Address: MASTERSON LN      | Mailing Address: CAMELO, MICHAEL & JODI L TE<br>11 MASTERSON LN<br>BRISTOL, RI 02809   |
| Parcel Number: 133-79<br>CAMA Number: 133-79<br>Property Address: 20 SMITH ST       | Mailing Address: CHISHOLM, WILLIAM N & POWERS,<br>WILLIAM G TE<br>20 SMITH ST<br>BRISTOL, RI 02809                           |
| Parcel Number: 133-93<br>CAMA Number: 133-93<br>Property Address: 95 KICKEMUIT AVE  | Mailing Address: HAYES, WILLIAM F & MARY ANN LE<br>HAYES, KIMBERLY A & MELISSA A TC<br>95 KICKEMUIT AVE<br>BRISTOL, RI 02809 |
| Parcel Number: 133-94<br>CAMA Number: 133-94<br>Property Address: 102 KICKEMUIT AVE | Mailing Address: FRANCIS, CHRISTOPHER V ETUX<br>PATRICIA M. FRANCIS TE<br>102 KICKEMUIT AVE<br>BRISTOL, RI 02809             |



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12/13/2022

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# 300 foot Abutters List Report

Bristol, RI

December 13, 2022

Parcel Number: 133-95  
CAMA Number: 133-95  
Property Address: 104 KICKEMUIT AVE

Mailing Address: MATRONE, RICHARD M. ET UX  
CHRISTINE F. MATRONE TE  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-96  
CAMA Number: 133-96  
Property Address: KICKEMUIT AVE

Mailing Address: 40 DIXON STREET, LLC  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

Parcel Number: 133-97  
CAMA Number: 133-97  
Property Address: 108 KICKEMUIT AVE

Mailing Address: LATESSA, BRIAN A. MONIQUE L.  
108 KICKEMUIT AVE  
BRISTOL, RI 02809



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12/13/2022

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40 DIXON STREET, LLC  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

GONEAU, WILLIAM L.  
11 SMITH ST.  
BRISTOL, RI 02809

SAOBENTO, KRIS MARIE  
STEVEN A  
35 MONMOUTH DR  
RIVERSIDE, RI 02915

BENN, VICTOR G.  
GAIL B. TE  
286 MCCOMBS ROAD  
MURPHY, NC 28906

HAYES, WILLIAM F & MARY A  
HAYES, KIMBERLY A & MELIS  
95 KICKEMUIT AVE  
BRISTOL, RI 02809

SARDINHA, SHEILA ANN MORR  
93B KICKEMUIT AVE  
BRISTOL, RI 02809

CAMARA, THOMAS A. ET UX  
JOANNE C.  
15 WILCOX ST  
BRISTOL, RI 02809

LATESSA, BRIAN A.  
MONIQUE L.  
108 KICKEMUIT AVE  
BRISTOL, RI 02809

SHARPE, KENNETH G. ET AL  
MICHELE LAGUARDIA  
24 SMITH STREET  
BRISTOL, RI 02809

CAMELO, MICHAEL  
JODI L. TE  
11 MASTERSON LN  
BRISTOL, RI 02809

LAVER, ESTEBAN & LARISSA  
24 ANOKA AVE  
BARRINGTON, RI 02806

VAUGHN, MICHAEL D ET UX  
JEANNINE T TE  
8 WILCOX LANE  
BRISTOL, RI 02809

CAMELO, MICHAEL &  
JODI L TE  
11 MASTERSON LN  
BRISTOL, RI 02809

LOPES, FABIO M &  
RODRIGUES, MEGHAN JT  
100 KICKIMUIT AVE  
BRISTOL, RI 02809

WEBSTER, DENISE  
125 KICKEMUIT AVE  
BRISTOL, RI 02809

CAROMILE CONSTRUCTION. IN  
PAUL CAROMILE  
35 CEDAR DR.  
BRISTOL, RI 02809

MATRONE, RICHARD M. ET UX  
CHRISTINE F. MATRONE TE  
104 KICKEMUIT AVE  
BRISTOL, RI 02809

CHISHOLM, WILLIAM N & POW  
20 SMITH ST  
BRISTOL, RI 02809

MELLO, JEROME R. ET AL  
MARY E. OCONNELL  
4 MASTERSON LANE  
BRISTOL, RI 02809

FRANCIS BROTHERS REALTY,  
115 TUPELO ST.  
BRISTOL, RI 02809

MORRIS, ROBERT D etal TC  
MORRIS-SARDINHA, SHEILA &  
93 KICKEMUIT AVE  
BRISTOL, RI 02809

FRANCIS, CHRISTOPHER V ET  
PATRICIA M. FRANCIS TE  
102 KICKEMUIT AVE  
BRISTOL, RI 02809

QUINN, JOHN T SR LE  
REM QUINN, JOHN T JR eta  
22 SMITH ST  
BRISTOL, RI 02809

FRANCIS, THERESA  
115 TUPELO ST  
BRISTOL, RI 02809

RZEGOCKI, JANE E  
133 MIDDLE RD  
PORTSMOUTH, RI 02871



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

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

File #2023-04

**PUBLIC HEARING**

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

**Tuesday, January 3, 2023**

**at 7:00 P.M.**

**Bristol Town Hall**

**10 Court Street**

APPLICANT: **David J. Paul**  
PROPERTY OWNER: **Robert A. and Jennae M. Watson**  
LOCATION: **17 Highview Drive**  
PLAT: **48** LOT: **69**  
ZONE: **R-15**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 24ft. x 36ft. single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard and less than the required rear yard.

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

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, December 29, 2022.





# Town of Bristol, Rhode Island

## Department of Community Development Zoning Board of Review

File No: 2023-04

Accepted by ZEO: *Emt* 12/2/23

### APPLICATION

|                       |              |  |        |                     |
|-----------------------|--------------|--|--------|---------------------|
| <b>APPLICANT</b>      | Name:        | David Paul                                 |        |                     |
|                       | Address:     | 17 Highview Drive                          |        |                     |
|                       | City:        | Bristol                                    | State: | RI Zip: 02809       |
|                       | Telephone #: |  | Home:  | Work/Cell: 793-1894 |
| <b>PROPERTY OWNER</b> | Name:        | Robert Watson & Jenae Watson (my daughter) |        |                     |
|                       | Address:     | 17 Highview Drive                          |        |                     |
|                       | City:        | Bristol                                    | State: | RI Zip: 02809       |
|                       | Telephone #: |  | Home:  | Work/Cell: 787-7924 |

- Location of subject property: 17 Highview Drive Bristol RI  
Assessor's Plat(s)#: Plat 48 Lot(s) #: 69
- 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, 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?: 37 years just sold to daughter & son in law
- Present use of property: Home Residence
- Is there a building on the property at present?: Yes my House
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 24' x 44' x 20'
- Proposed use of property: Residence

11. Give extent of proposed alterations: Adding in-law living space
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
14' x 36' x 20' see site plan attached
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>31.3'</u>   |
| Left side lot line:  | Required Setback: <u>20'</u> | Proposed Setback: <u>167'</u>    |
| Right side lot line: | Required Setback: <u>20'</u> | Proposed Setback: <u>167'</u>    |
| Rear lot line:       | Required Setback: <u>35'</u> | Proposed Setback: <u>20' 27'</u> |
| Building height:     | Required: <u>20'</u>         | Proposed: <u>20'</u>             |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
 Required: see separate sheet Proposed: see site plan attached
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? no If refused, on what grounds? \_\_\_\_\_
15. Are there any easements on your property?: yes (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: David J. Paul

Date: 12-1-2022

Print Name: David J. Paul

Property Owner's Signature: Robert Watson

Date: 12-1-2022

Print Name: Robert Watson

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

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_

**Ed Tanner**

---

**From:** David Paul <david.paul@compositesone.com>  
**Sent:** Thursday, December 1, 2022 2:51 PM  
**To:** Ed Tanner  
**Subject:** Addendum to Question # 5 on Zoning Review Application

**Caution:** CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#5. We are proposing to get a rear set back variance of only 8 ft. The current setback is calling for 35 ft and we currently stand at 27 ft with addition. We are asking that you please allow the rear yard setback variance so we can move on with our addition for myself and my wife so we can move in before May 15 when my daughter has her baby. Thank You very much!

**David Paul**

Buyer

Composites One LLC

4 Minturn Farm Road, Bristol, RI 02809

P: (401) 424-9098 |

david.paul@compositesone.com

*This message and any attachments are intended only for the addressee. The information contained in this message may be confidential and constitute proprietary or nonpublic information. Unauthorized forwarding, printing, copying, distribution, or use of such information is strictly prohibited. If you are not the addressee, please promptly delete this message and notify the sender of the delivery error by email.*





A TOUCH OF EUROPE

50 CALDER ST  
PAWTUCKET, RHODE ISLAND  
02861

Bruno Silva  
401 359 6036

Ed TanneR

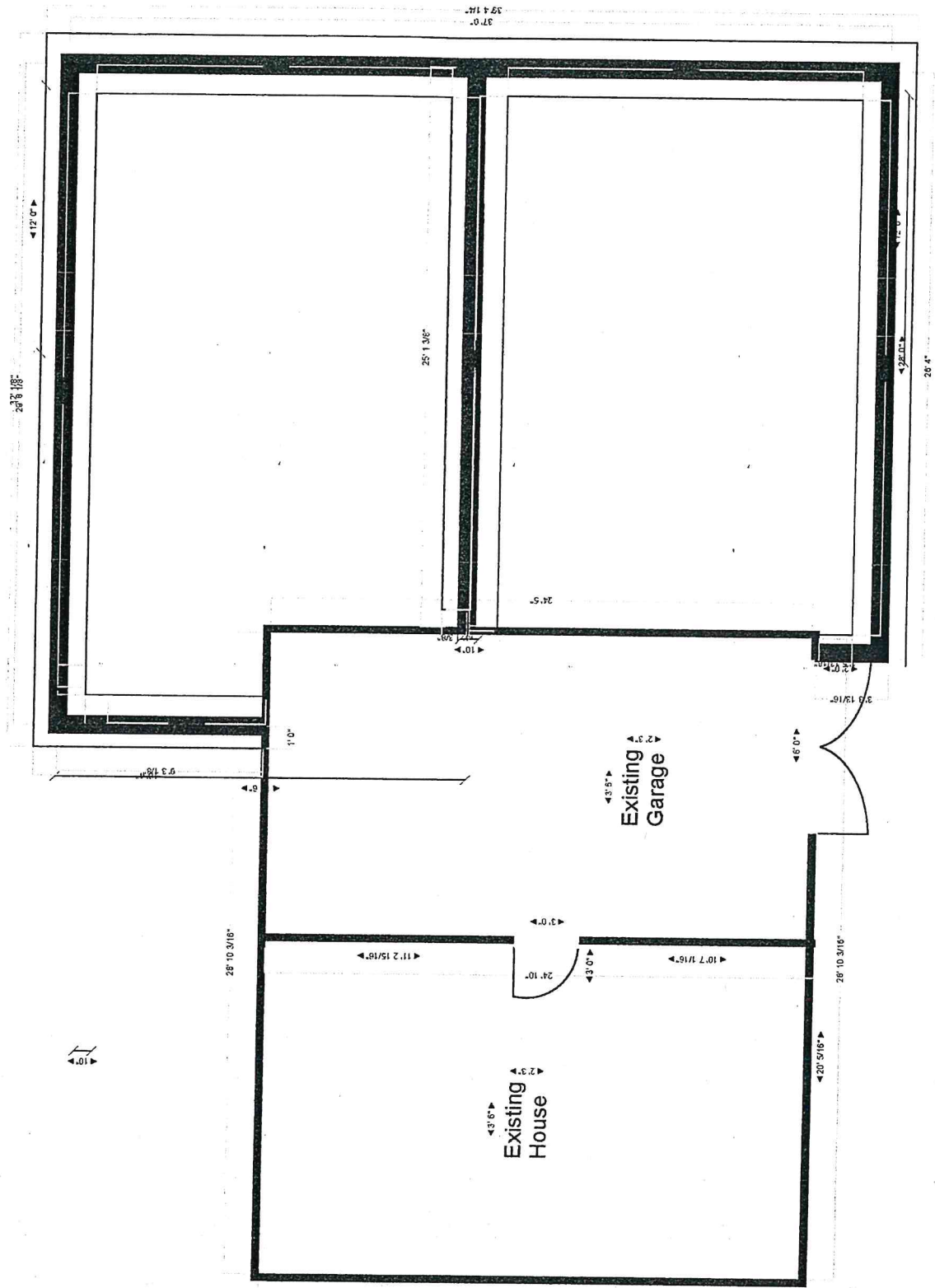
17 HIGHVIEW DR , BRISTOL, RI

DAVID & LAURE PAUL

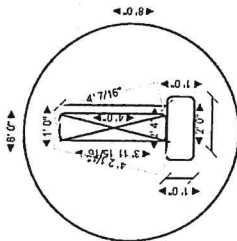
IN-LAW APARTMENT

ADDITION

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50 CALDER ST  
PAWTUCKET, RHODE ISLAND  
#02861

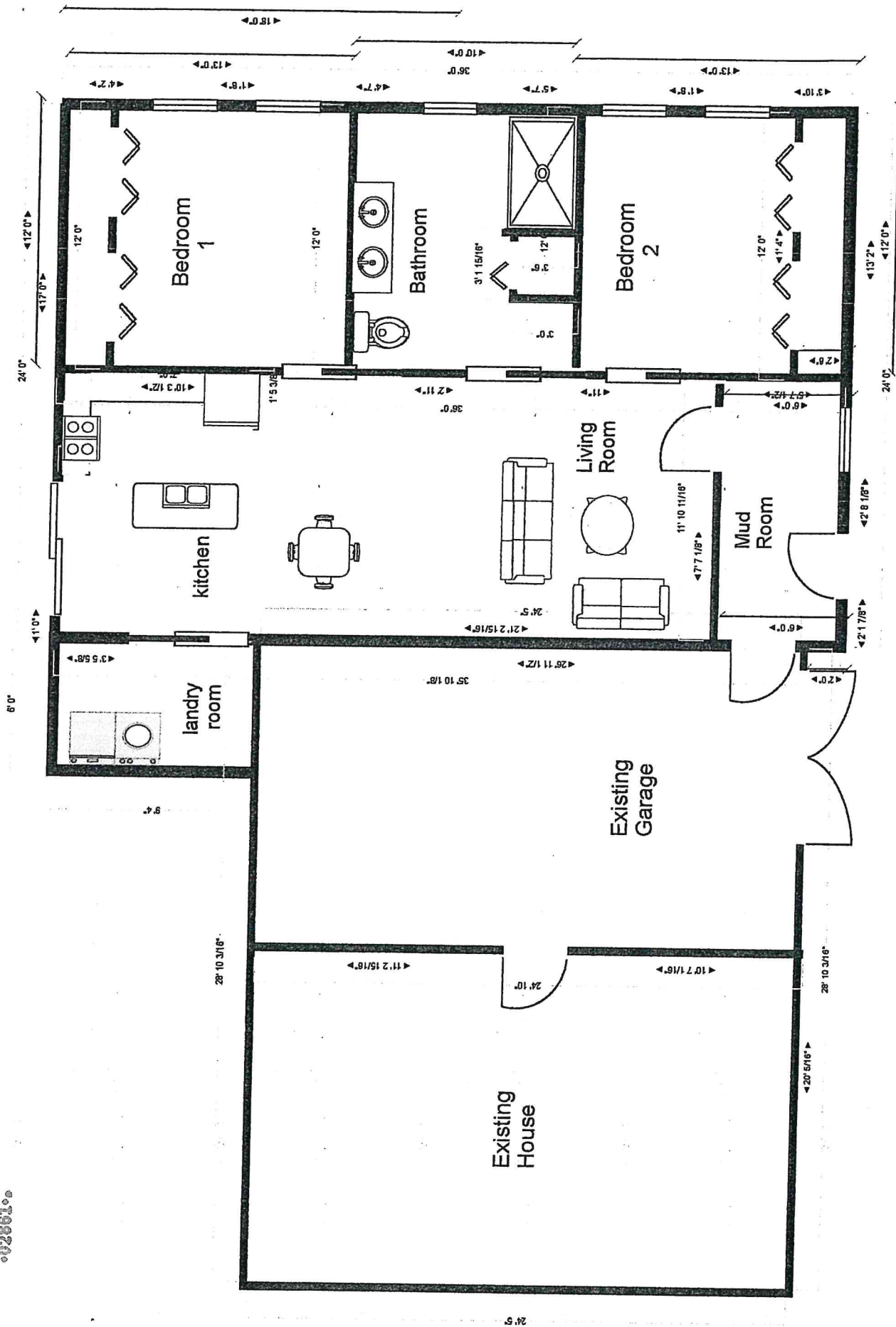


foundation walls  
4' deep by 10" wide



foundation footing  
1 foot by 2 foot wide

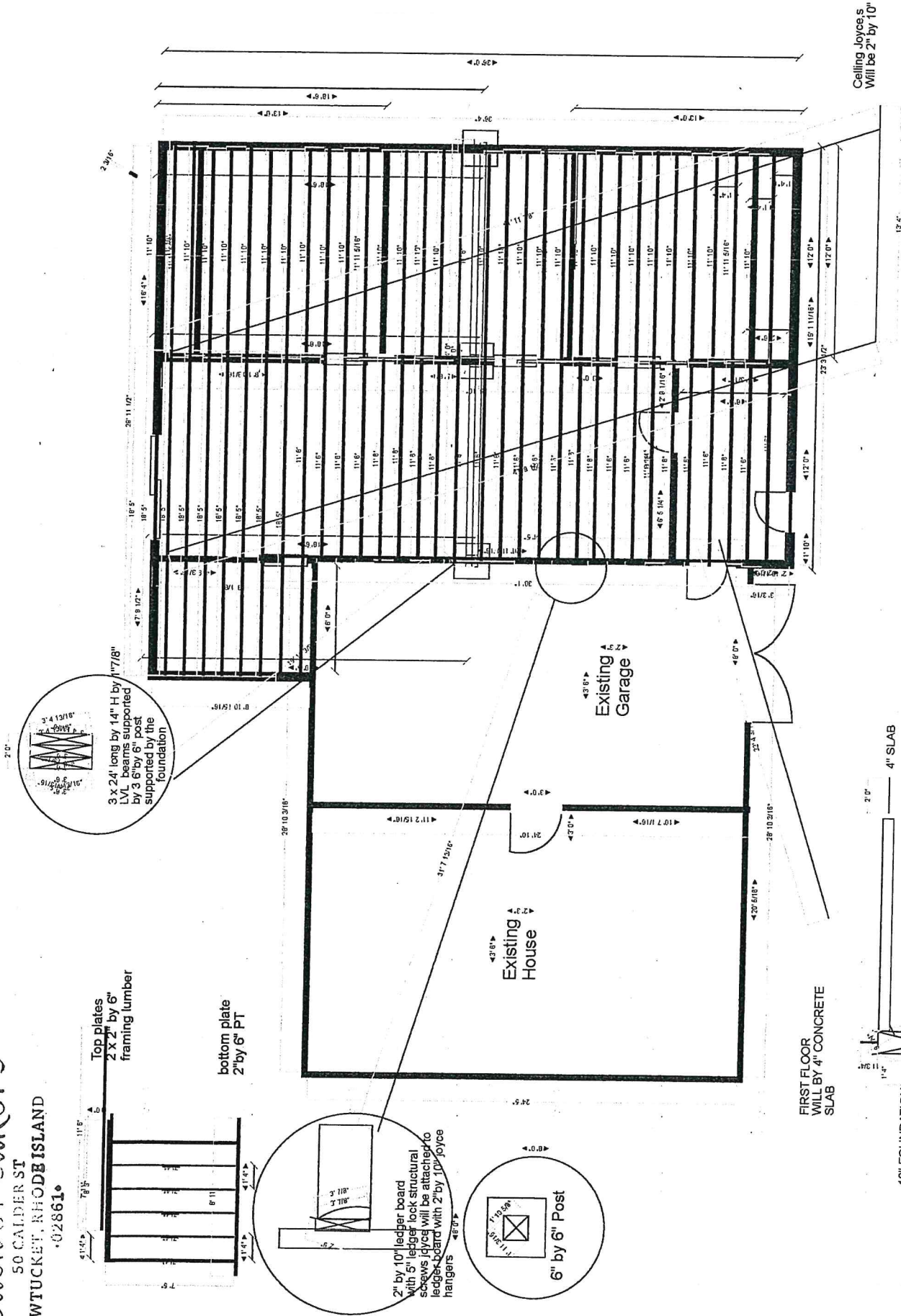




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PAWTUCKET, RHODE ISLAND  
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02861

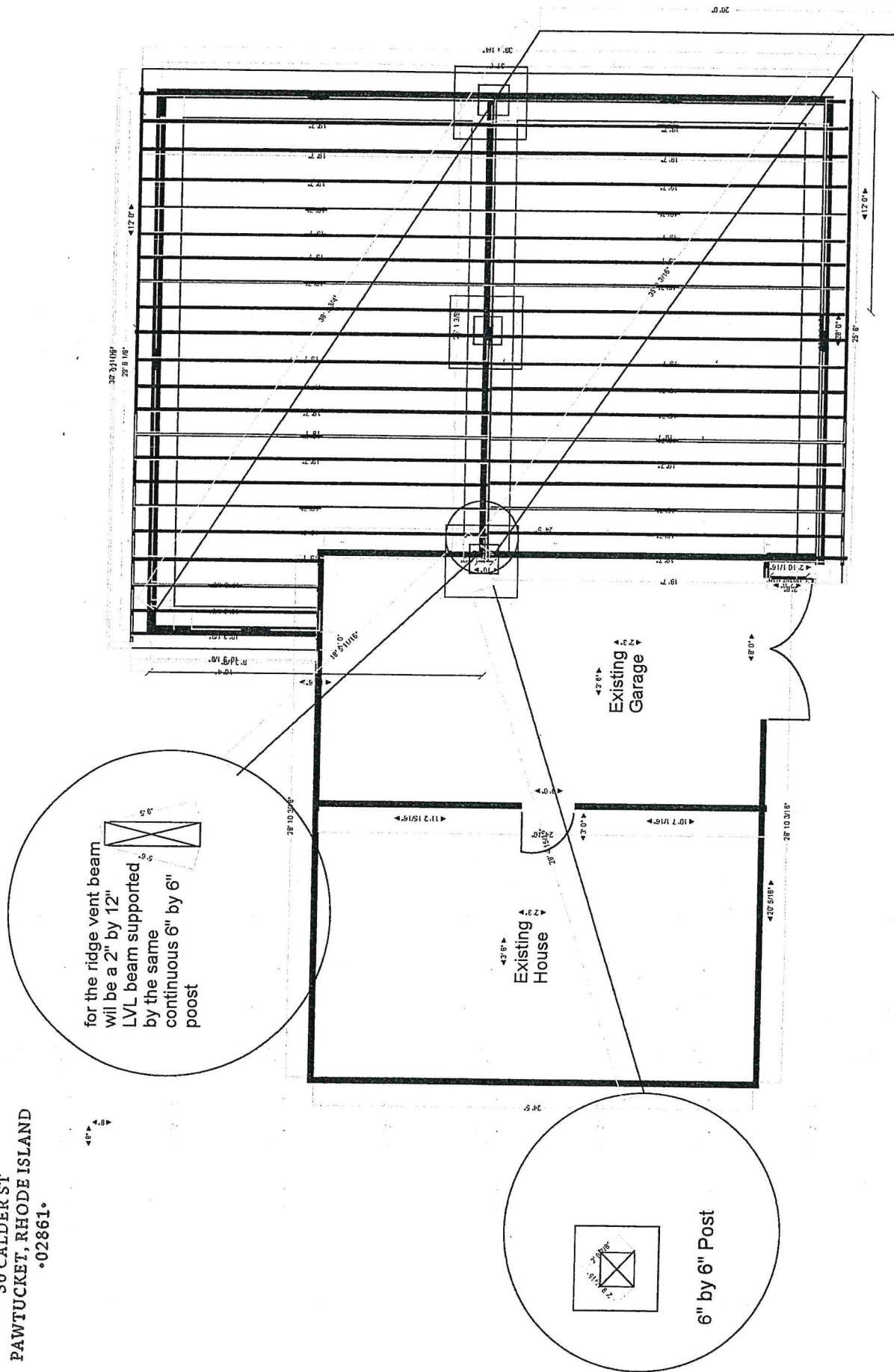


**A TOUCH OF EUROPE**

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PAWTUCKET, RHODE ISLAND  
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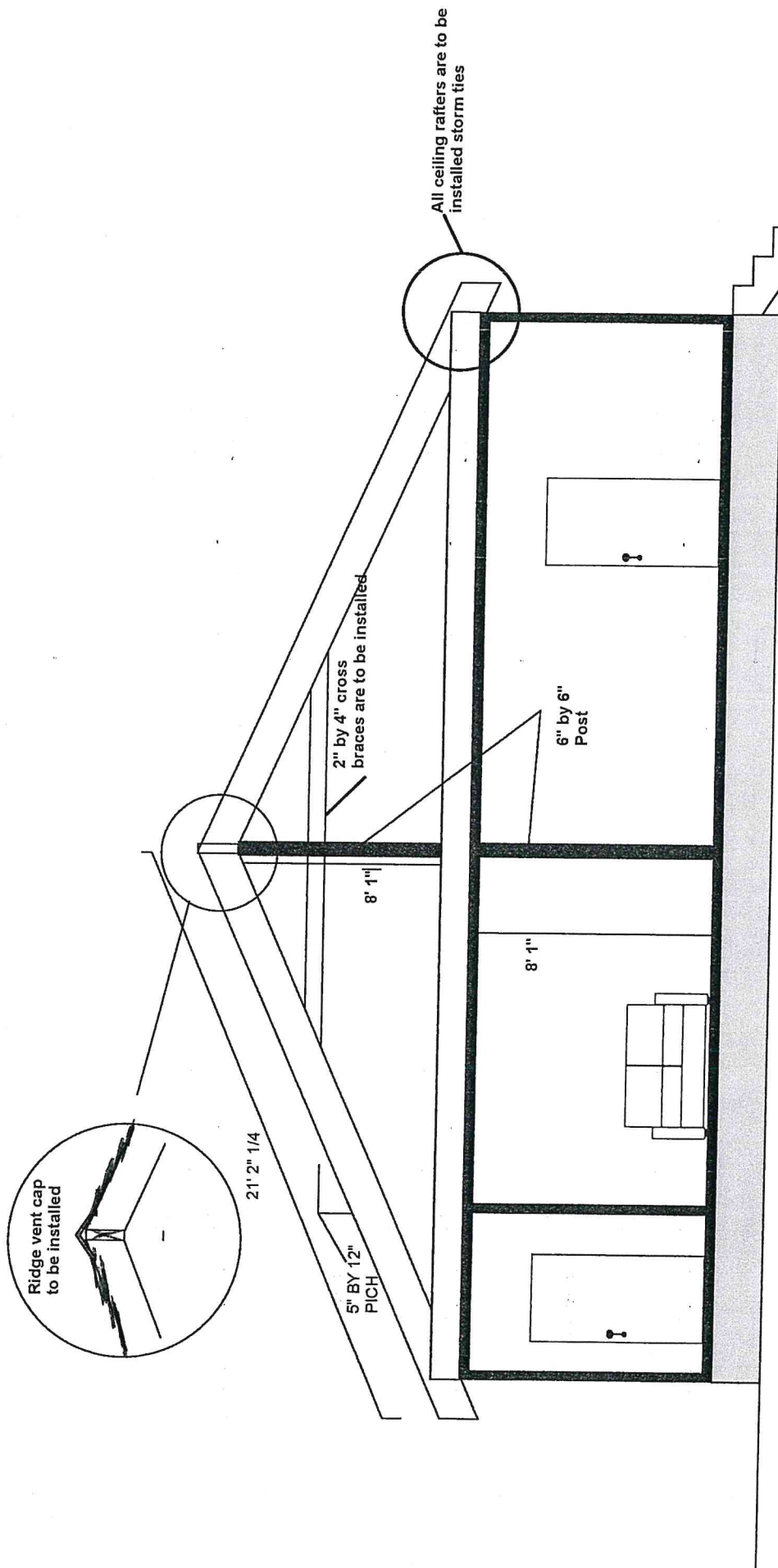
2" by 12" lumber  
for the ceiling rafters

ROOF FRAMING PLAN



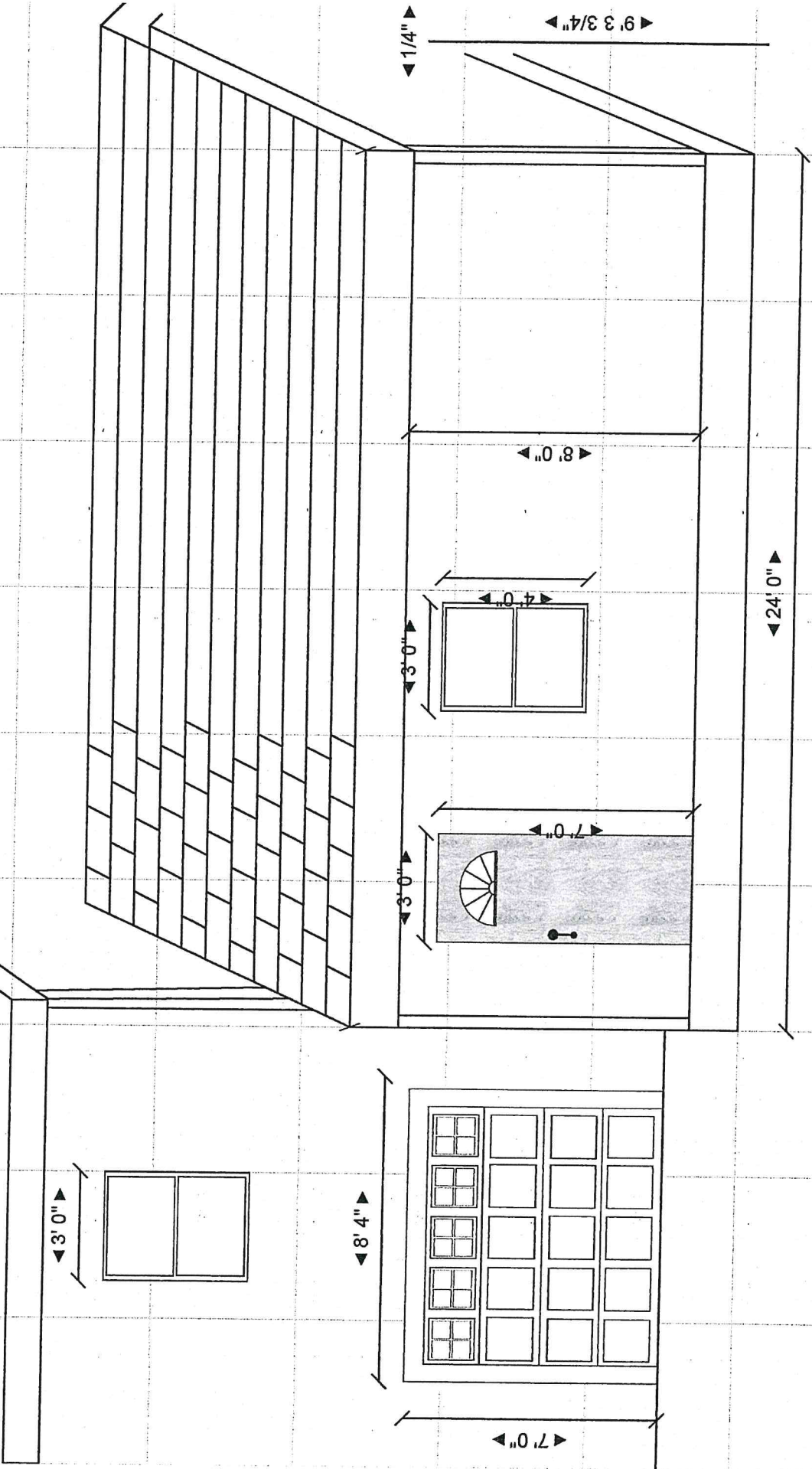


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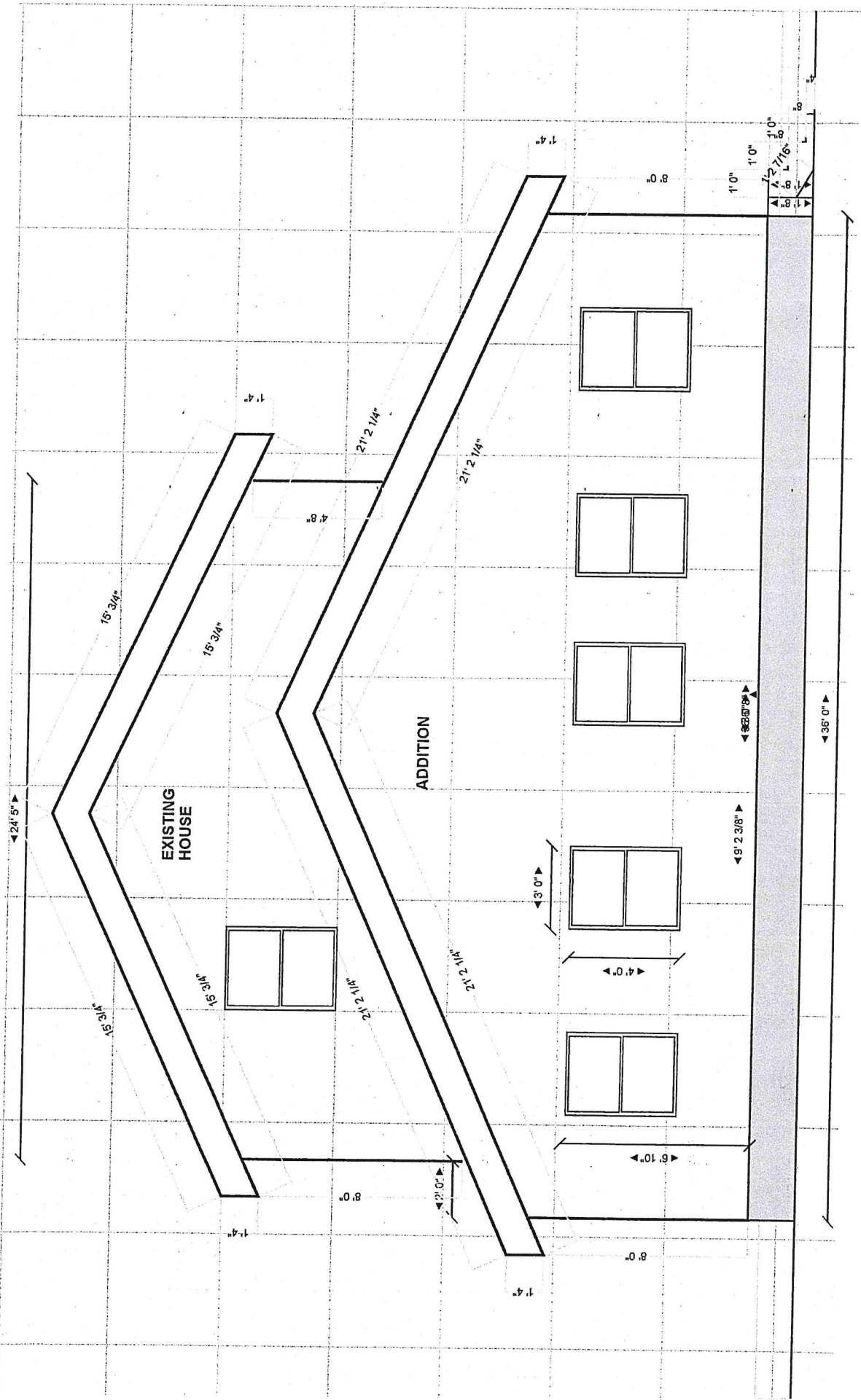
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PAWTUCKET, RHODE ISLAND  
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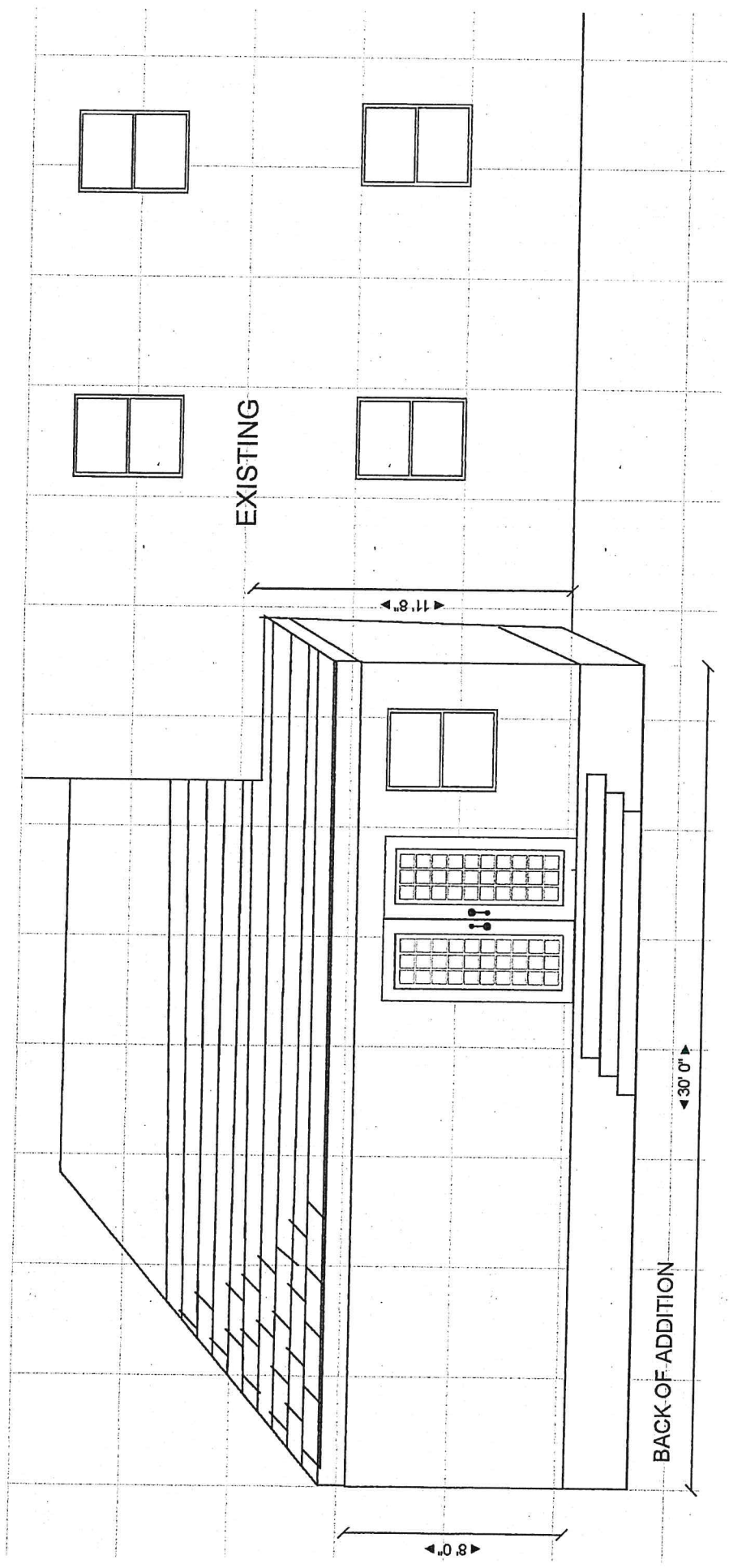
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PAWTUCKET, RHODE ISLAND  
02861



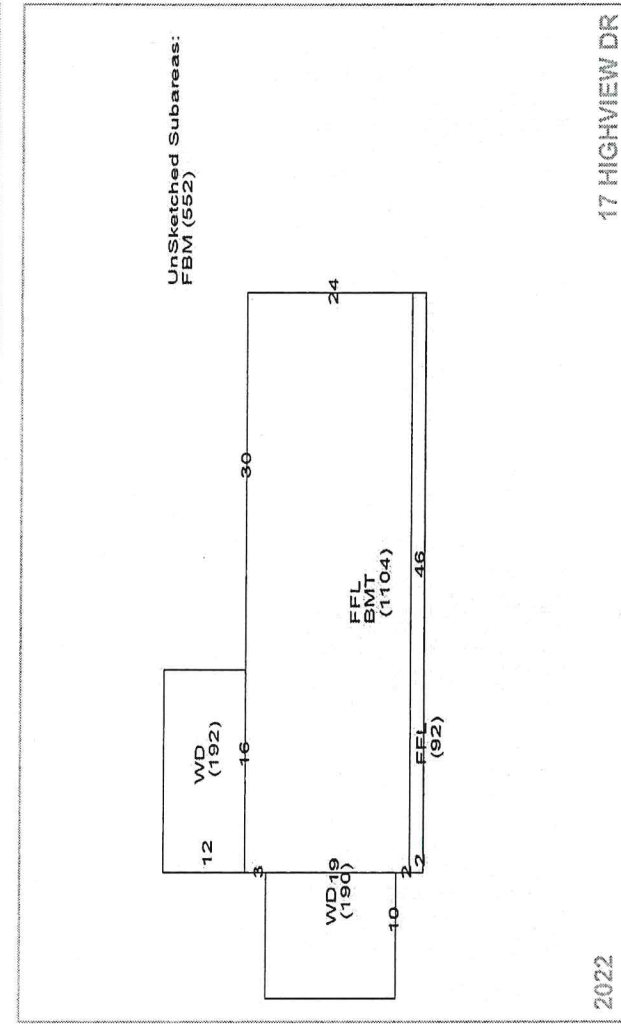


| Owner   |                | Owner Account #:                          | % Owned |
|---------|----------------|---|---------|
| Owner 1 | PAUL, DAVID J. |   | 0.00    |
| Owner 2 |                |   | 0.00    |
| Owner 3 |                |   | 0.00    |
| Address |                | 17 HIGHVIEW DRIVE, BRISTOL, RI 02809-0000 |         |

| Previous Owners & Sales Information |      |            |         |           |
|-------------------------------------|------|------------|---------|-----------|
| Grantor                             | Date | Sale Price | Leg Ref | Deed Type |
|                                     |      |            |         |           |
|                                     |      |            |         |           |
|                                     |      |            |         |           |

| Assessment            |            |            |                        |            |                                 |
|-----------------------|------------|------------|------------------------|------------|---------------------------------|
| Use Code              | Bldg Value | SFYI Value | Land Size              | Land Value | AG Credit                       |
| 01                    | 178,200    | 0          | 1.26                   | 171,500    | 0                               |
| TOTAL                 | 178,200    | 0          | 1.26                   | 171,500    | 0                               |
| Source > Mkt Adj Cost |            |            | VAL per SQ Unit/Card > | 108.13     | VAL per SQ Unit/Parcel > 108.13 |

| Previous Assessments |     |          |       |                 |                |
|----------------------|-----|----------|-------|-----------------|----------------|
| Year                 | LUC | Building | SF/YI | Land Size       | Land Value     |
| 2022                 | 01  | 178,200  | 0     | 1               | 171,500        |
| 2021                 | 01  | 148,600  | 0     | 1               | 141,000        |
| 2020                 | 01  | 148,600  | 0     | 1               | 141,000        |
| 2019                 | 01  | 148,600  | 0     | 1               | 141,000        |
| 2018                 | 01  | 132,300  | 0     | 1               | 134,400        |
| 2017                 | 01  | 132,300  | 0     | 1               | 134,400        |
|                      |     |          |       | Appraised Value | Assessed Value |
|                      |     |          |       | 349,700         | 349,700        |
|                      |     |          |       | 289,600         | 289,600        |
|                      |     |          |       | 289,600         | 289,600        |
|                      |     |          |       | 289,600         | 289,600        |
|                      |     |          |       | 266,700         | 266,700        |
|                      |     |          |       | 266,700         | 266,700        |



| Land Information |         |           |           |         |            |          |       |          |       |
|------------------|---------|-----------|-----------|---------|------------|----------|-------|----------|-------|
| Use Description  | Units   | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh | Inf 1    | Inf 2 |
| 01 Single Fam    | 0.34435 | AC        | P         | 1.00    | 651,000    | 365,036  | G     | Easement | -30   |
| 01 Single Fam    | 0.9123  | AC        | EX        | 0.20    | 651,000    | 50,203   | G     | Easement | -30   |
|                  |         |           |           |         |            |          |       |          |       |
|                  |         |           |           |         |            |          |       |          |       |
|                  |         |           |           |         |            |          |       |          |       |

| Spec Land | Juris | Fact | Use Value | Appr Value | Inf 3 % | Inf 3 | Inf 2 % | Inf 2 | Inf 1 % |
|-----------|-------|------|-----------|------------|---------|-------|---------|-------|---------|
|           |       | 1.00 | 0         | 125,700    |         |       |         |       |         |
|           |       | 1.00 | 0         | 45,800     |         |       |         |       |         |
|           |       |      |           |            |         |       |         |       |         |
|           |       |      |           |            |         |       |         |       |         |
|           |       |      |           |            |         |       |         |       |         |



| Room Counts by Floor |       |         |            |             |
|----------------------|-------|---------|------------|-------------|
|                      | Units | # Rooms | # Bedrooms | Floor Level |
| 1                    | 1     | 5       | 3          | U           |
| 2                    |       |         |            |             |
| 3                    |       |         |            |             |
| 4                    |       |         |            |             |
| Totals               | 1     | 5       | 3          |             |

| Building Permits |  | Issue Date | Permit # | Closed Date | Bp Type | Est. Cost |
|------------------|--|------------|----------|-------------|---------|-----------|
| 1                |  | 06/25/1991 | B33393   |             | BLDG    | 0         |
| 2                |  |            |          |             |         |           |
| 3                |  |            |          |             |         |           |
| 4                |  |            |          |             |         |           |
| 5                |  |            |          |             |         |           |
| 6                |  |            |          |             |         |           |
| 7                |  |            |          |             |         |           |
| 8                |  |            |          |             |         |           |
| 9                |  |            |          |             |         |           |

|    | Use | Description | A | Y/S | Qty | Length | Width |
|----|-----|-------------|---|-----|-----|--------|-------|
| 1  |     |             |   |     |     |        |       |
| 2  |     |             |   |     |     |        |       |
| 3  |     |             |   |     |     |        |       |
| 4  |     |             |   |     |     |        |       |
| 5  |     |             |   |     |     |        |       |
| 6  |     |             |   |     |     |        |       |
| 7  |     |             |   |     |     |        |       |
| 8  |     |             |   |     |     |        |       |
| 9  |     |             |   |     |     |        |       |
| 10 |     |             |   |     |     |        |       |

► **Notes**

**ASSESSMENT CORRECTED 3/03 EAS**

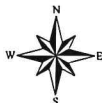
| t | % Done | Status | Description/Directions |
|---|--------|--------|------------------------|
|   |        | Closed | 24 X 46 RAISED RANCH   |

[illegible]

▲ Other Info.

| AFDU      |
|-----------|
| PriorID1b |
| PriorID1c |
| PriorID2a |
| PriorID2b |
| PriorID2c |
| PriorID3a |
| PriorID3b |
| PriorID3c |





# 17 Highview Dr. - 300' Radius

Bristol, RI

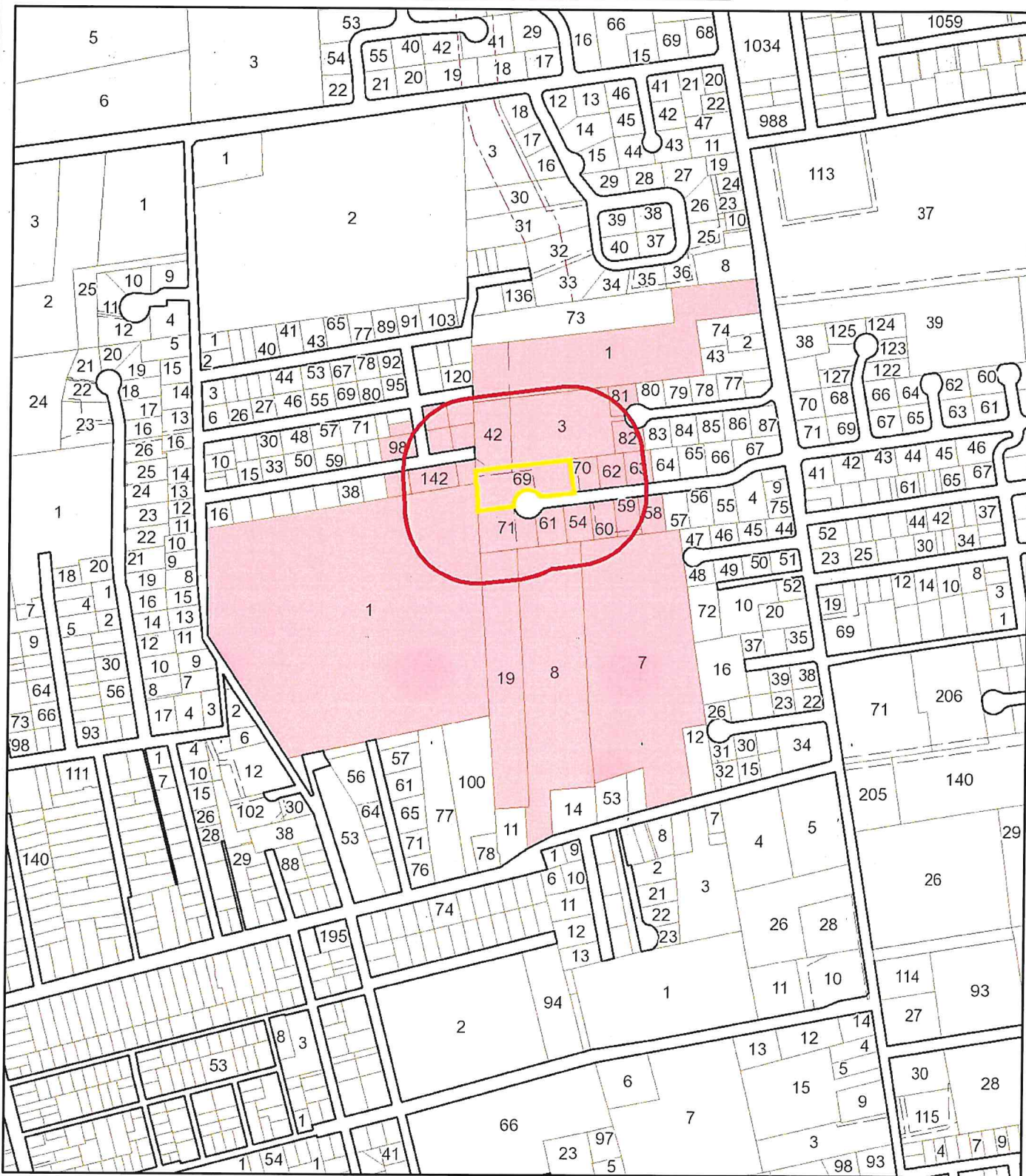


December 13, 2022

1 inch = 562 Feet

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0 562 1124 1686



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# 300 foot Abutters List Report

Bristol, RI

December 13, 2022

## Subject Property:

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

Mailing Address: PAUL, DAVID J.  
17 HIGHVIEW DRIVE  
BRISTOL, RI 02809

## Abutters:

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

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

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

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

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

Mailing Address: CAREY, ANN TRUSTEE  
20 KING ST  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

Mailing Address: JUNIPER HILL  
SHERRY AVE  
BRISTOL, RI 02809



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12/13/2022

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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

|  |   |
|--|---|
| Parcel Number: 48-1<br>CAMA Number: 48-1<br>Property Address: 467 METACOM AVE  | Mailing Address: FRANCO, DOMENIC A. JR.<br>P O BOX 446<br>BRISTOL, RI 02809   |
| Parcel Number: 48-19<br>CAMA Number: 48-19<br>Property Address: BAY VIEW AVE   | Mailing Address: NARRAGANSETT ELECTRIC CO. C/O<br>PROPERTIES DEPT<br>40 SYLVAN RD<br>WALTHAM, MA 02451                  |
| Parcel Number: 48-3<br>CAMA Number: 48-3<br>Property Address: FRANCESCA LN     | Mailing Address: TOWN OF BRISTOL<br>10 COURT ST<br>BRISTOL, RI 02809  |
| Parcel Number: 48-42<br>CAMA Number: 48-42<br>Property Address: METACOM AVE    | Mailing Address: NARRAGANSETT ELECTRIC CO. C/O<br>PROPERTIES DEPT<br>40 SYLVAN RD<br>WALTHAM, MA 02451                  |
| Parcel Number: 48-54<br>CAMA Number: 48-54<br>Property Address: 16 HIGHVIEW DR | Mailing Address: COTE, TODD & JENNIFER TE<br>16 HIGHVIEW DR<br>BRISTOL, RI 02809  |
| Parcel Number: 48-58<br>CAMA Number: 48-58<br>Property Address: 10 HIGHVIEW DR | Mailing Address: SULLIVAN, JAMES L & HOLLY M TE<br>10 HIGHVIEW DR<br>BRISTOL, RI 02809                                  |
| Parcel Number: 48-59<br>CAMA Number: 48-59<br>Property Address: 12 HIGHVIEW DR | Mailing Address: GLENNON, THOMAS A JR & NANCY A<br>TRUSTEES<br>12 HIGHVIEW AVE<br>BRISTOL, RI 02809                     |
| Parcel Number: 48-60<br>CAMA Number: 48-60<br>Property Address: 14 HIGHVIEW DR | Mailing Address: DONG, YIBING<br>14 HIGHVIEW DR<br>BRISTOL, RI 02809  |
| Parcel Number: 48-61<br>CAMA Number: 48-61<br>Property Address: 18 HIGHVIEW DR | Mailing Address: AVILA, ANTONIO F, ADELINE, BRIAN A &<br>KRYSTAL M JT<br>18 HIGHVIEW DR<br>BRISTOL, RI 02809            |
| Parcel Number: 48-62<br>CAMA Number: 48-62<br>Property Address: 11 HIGHVIEW DR | Mailing Address: TITCOMB, NATHAN & JOY TE<br>11 HIGHVIEW DRIVE<br>BRISTOL, RI 02809                                     |
| Parcel Number: 48-63<br>CAMA Number: 48-63<br>Property Address: 9 HIGHVIEW DR  | Mailing Address: LEITAO, MANUEL C & BERTA S LE<br>LEITAO, GARY & SIMAS, ASHLEY TC<br>9 HIGHVIEW DR<br>BRISTOL, RI 02809 |
| Parcel Number: 48-69<br>CAMA Number: 48-69<br>Property Address: 17 HIGHVIEW DR | Mailing Address: PAUL, DAVID J.<br>17 HIGHVIEW DRIVE<br>BRISTOL, RI 02809   |



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12/13/2022

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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

Parcel Number: 48-7  
CAMA Number: 48-7  
Property Address: 201 BAY VIEW AVE

Mailing Address: ROGER WILLIAMS UNIVERSITY  
1 OLD FERRY RD  
BRISTOL, RI 02809

Parcel Number: 48-70  
CAMA Number: 48-70  
Property Address: 13 HIGHVIEW DR

Mailing Address: DUNBAR, LISA M. TRAVERS, RICHARD  
13 HIGHVIEW DRIVE  
BRISTOL, RI 02809

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

Mailing Address: AVILA, ANTONIO F, ADELINE, BRIAN A &  
KRYSTAL M JT  
18 HIGHVIEW DR  
BRISTOL, RI 02809

Parcel Number: 48-8  
CAMA Number: 48-8  
Property Address: 183 BAY VIEW AVE

Mailing Address: E.L.J. INC  
703 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 48-81  
CAMA Number: 48-81  
Property Address: 10 FRANCESCA LN

Mailing Address: COUTO, CARLOS E M FORTUNATA M A  
TRST & CARLOS E  
10 FRANCESCA LN  
BRISTOL, RI 02809

Parcel Number: 48-82  
CAMA Number: 48-82  
Property Address: 9 FRANCESCA LN

Mailing Address: OLIVEIRA, MARY E, TRUSTEE - MARY E.  
OLIVEIRA LIVIN  
9 FRANCESCA LN  
BRISTOL, RI 02809



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12/13/2022

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AVILA, ANTONIO F, ADELINE  
18 HIGHVIEW DR  
BRISTOL, RI 02809

FRANCO, DOMENIC A. JR.  
P O BOX 446  
BRISTOL, RI 02809

ROGER WILLIAMS UNIVERSITY  
1 OLD FERRY RD  
BRISTOL, RI 02809

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

GLENNON, THOMAS A JR &  
NANCY A TRUSTEES  
12 HIGHVIEW AVE  
BRISTOL, RI 02809

SULLIVAN, JAMES L &  
HOLLY M TE  
10 HIGHVIEW DR  
BRISTOL, RI 02809

CAREY, ANN TRUSTEE  
20 KING ST  
BRISTOL, RI 02809

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

TITCOMB, NATHAN &  
JOY TE  
11 HIGHVIEW DRIVE  
BRISTOL, RI 02809

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

JUNIPER HILL  
SHERRY AVE  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

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

LEITAO, MANUEL C & BERTA  
LEITAO, GARY & SIMAS, ASH  
9 HIGHVIEW DR  
BRISTOL, RI 02809

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

COTE, TODD & JENNIFER TE  
16 HIGHVIEW DR  
BRISTOL, RI 02809

NARRAGANSETT ELECTRIC CO.  
C/O PROPERTIES DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451

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

COUTO, CARLOS E M  
FORTUNATA M A TRST & CARL  
10 FRANCESCA LN  
BRISTOL, RI 02809

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

DONG, YIBING  
14 HIGHVIEW DR  
BRISTOL, RI 02809

OLIVEIRA, MARY E, TRUSTEE  
9 FRANCESCA LN  
BRISTOL, RI 02809

DUNBAR, LISA M.  
TRAVERS, RICHARD  
13 HIGHVIEW DRIVE  
BRISTOL, RI 02809

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

E.L.J. INC  
703 METACOM AVE  
BRISTOL, RI 02809

PAUL, DAVID J.  
17 HIGHVIEW DRIVE  
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 #2023-05


**PUBLIC HEARING**

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

**Tuesday, January 3, 2023**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: **Oscar I. DeLemos**  
PROPERTY OWNER: **Oscar I. and Lisa M. DeLemos**  
LOCATION: **56 Thompson Avenue**  
PLAT: **22** LOT: **110**  
ZONE: **R-10**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 20ft. x 28ft. two-story garage and living area addition and a 24ft. x 36ft. single-story accessory family dwelling unit addition to an existing single-family dwelling with less than the required front yard on a corner lot.

  
\_\_\_\_\_  
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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, December 29, 2022.





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

TOWN OF BRISTOL  
COMMUNITY DEV.

2022 DEC -9 PM 3:24

## APPLICATION

File No: 2023-05

Accepted by ZEO: ENT 12/9/2022

|                       |                                    |                  |                   |
|-----------------------|------------------------------------|------------------|-------------------|
| <b>APPLICANT</b>      | Name: <u>OSCAR DeLemos</u>         |                  |                   |
|                       | Address: <u>56 Thompson Avenue</u> |                  |                   |
|                       | City: <u>Bristol</u>               | State: <u>RI</u> | Zip: <u>02809</u> |
|                       | Telephone #: <u>401-835-7224</u>   | Home:            | Work/Cell:        |
| <b>PROPERTY OWNER</b> | Name: <u>OSCAR DeLemos</u>         |                  |                   |
|                       | Address: <u>56 Thompson Avenue</u> |                  |                   |
|                       | City: <u>Bristol</u>               | State: <u>RI</u> | ZIP: <u>02809</u> |
|                       | Telephone #: <u>401-835-7224</u>   | Home:            | Work/Cell:        |

1. Location of subject property: 56 Thompson Avenue, Bristol RI

Assessor's Plat(s) #: 22

Lot(s) #: 110

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): FRONT YARD SET BACK FROM PERRY STREET

Special Use Permit Section(s): \_\_\_\_\_

Use Variance Section(s): \_\_\_\_\_

5. In a separate written statement, 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?: 13 years (2009)

7. Present use of property: Single Family

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): 20'x24'

10. Proposed use of property: Single Family Home w/ Garage and in-law apt.

11. Give extent of proposed alterations: 20X20 Garage w/ Living SPACE above  
36X24 IN LAW APT - 1 STORY

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: <u>30</u>  | Proposed Setback: <u>3</u>   |
| Left side lot line:   | Required Setback: <u>1.5</u> | Proposed Setback: <u>23</u>  |
| Right side lot line:  | Required Setback: <u>N/A</u> | Proposed Setback: <u>N/A</u> |
| Rear lot line:  | Required Setback: <u>30</u>  | Proposed Setback: <u>58</u>  |
| Building height:  | Required: <u>35</u>          | Proposed: <u>24</u>          |
| 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: public Sewer: public

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: 12-9-22

Print Name: OSCAR DELEMONS

Property Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_

12-9-22

Oscar DeLemos  
56 Thompson Ave  
Bristol RI

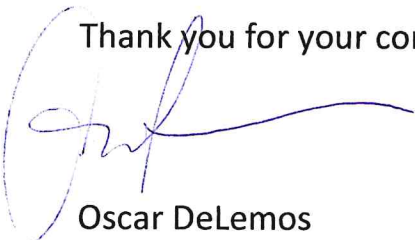
2022 DEC 12 PM 3:42  
TOWN OF BRISTOL  
COMMUNITY DEV.

Dear Zoning Board,

I am planning to renovate our house to accommodate the growth of our family. We plan on extending the house east that would include the continuation of the second floor and a garage. The garage will allow us to store two cars and allow for more space on the road to park other cars. When the sidewalk project was done the company already made the curb outs for the driveway to the garage. The extension will follow line of the current house that has been there since the early 1900's and stay with the same style of the home now and fit within the other homes in the neighborhood.

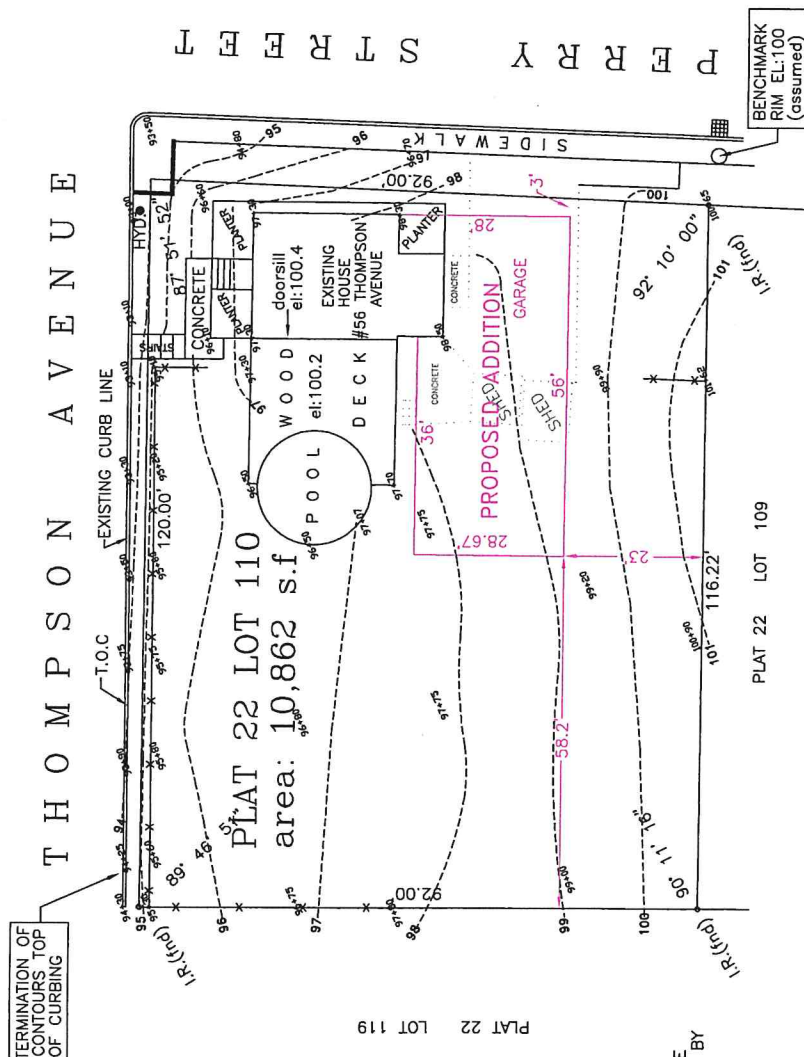
We also plan to add a small in-law section to the south of the garage. Due to the fact the current house is less than the current requirement from the road, we ask that you accept our request for a variance. If we were to follow the current requirement it would create a hardship on our family that we would be unable to do what we would like to.

Thank you for your consideration of my request.



Oscar DeLemos





## LEGEND

I.R. IRON ROD  
T.O.C TOP OF CURB  
91+60 SPOT ELEVATIONS  
---- CONTOURS

## PLAT REFERENCE

BEING LOT 11 ON PLAN ENTITLED " THE  
WHITFORD PLAT " MAY 1901 SURVEYED BY  
W.W.PERRY PLAN BOOK A PAGE 61

L.E. BOOK 1479 PAGE 201

# CERTIFICATION



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON AS FOLLOWS: MEASUREMENT SPECIFICATION TYPE OF BOUNDARY SURVEY:

MEASUREMENT SPECIFICATION  
CLASS 1 STANDARD  
T-2 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY INCLUDING CONTOURS.

JOHN J. BARKER, JR      PLS #1885  
C.O.A # LS-A302

REVISION : ADDED PROPOSED ADDITION 11/30/2022 JJB  
SCALE 1"=20' DATED : 11/20/2021

C.O.A. # LS-A302

DOWN BY: JJB

DWG # 210907-943

# ZONING

R-10 MIN. LOT AREA: 10,000 S.F.  
MIN LOT WIDTH: 80'  
MIN. LOT FRONTAGE 80'  
BUILDING SETBACKS  
FRONT : 30'  
SIDE : 15'  
REAR : 30'

## NOTES

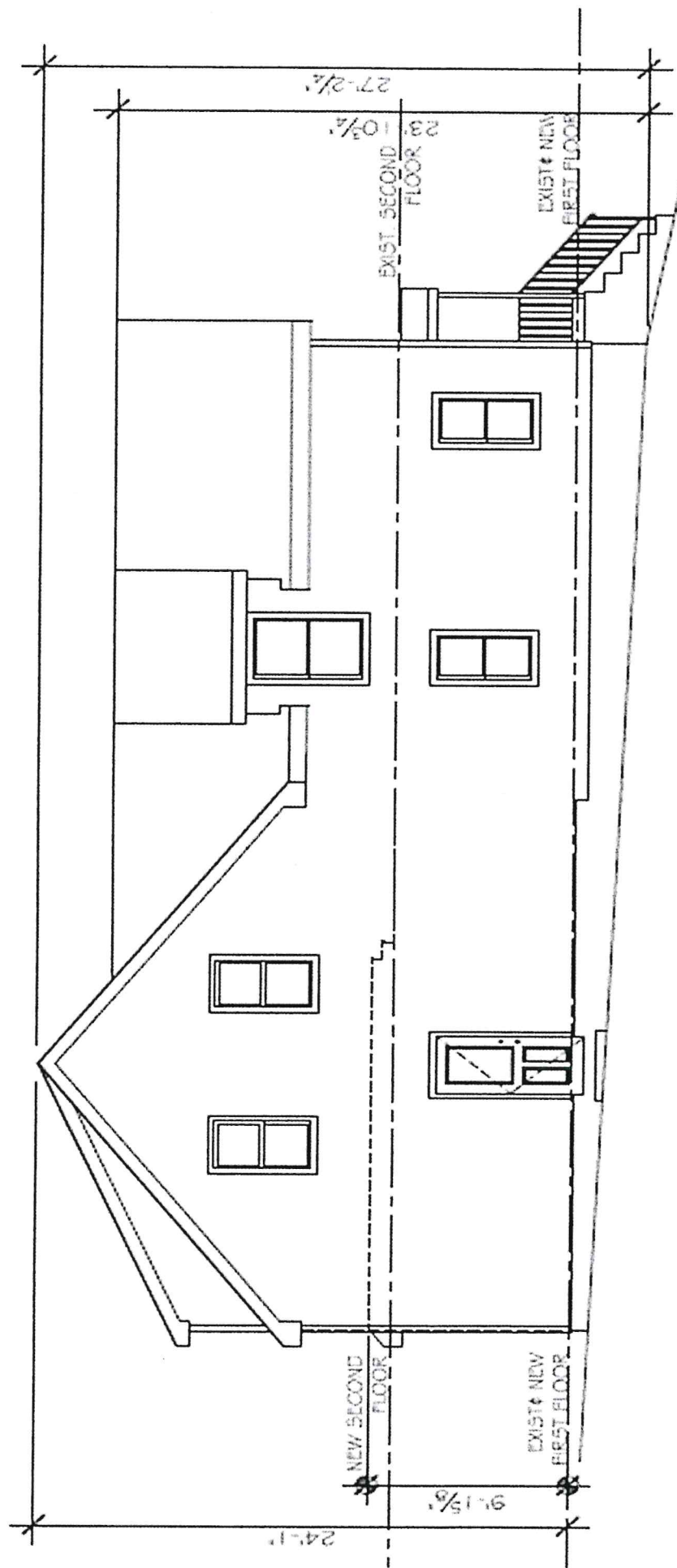
1. TO THE BEST OF MY KNOWLEDGE THIS PROPERTY HAS NO FRESHWATER WETLANDS.  
2. THIS PROPERTY IS IN FLOOD ZONE "X"  
3. CONTOURS SHOWN ARE RELATIVE TO A ASSUMED BENCHMARK.

# SITF PLAN

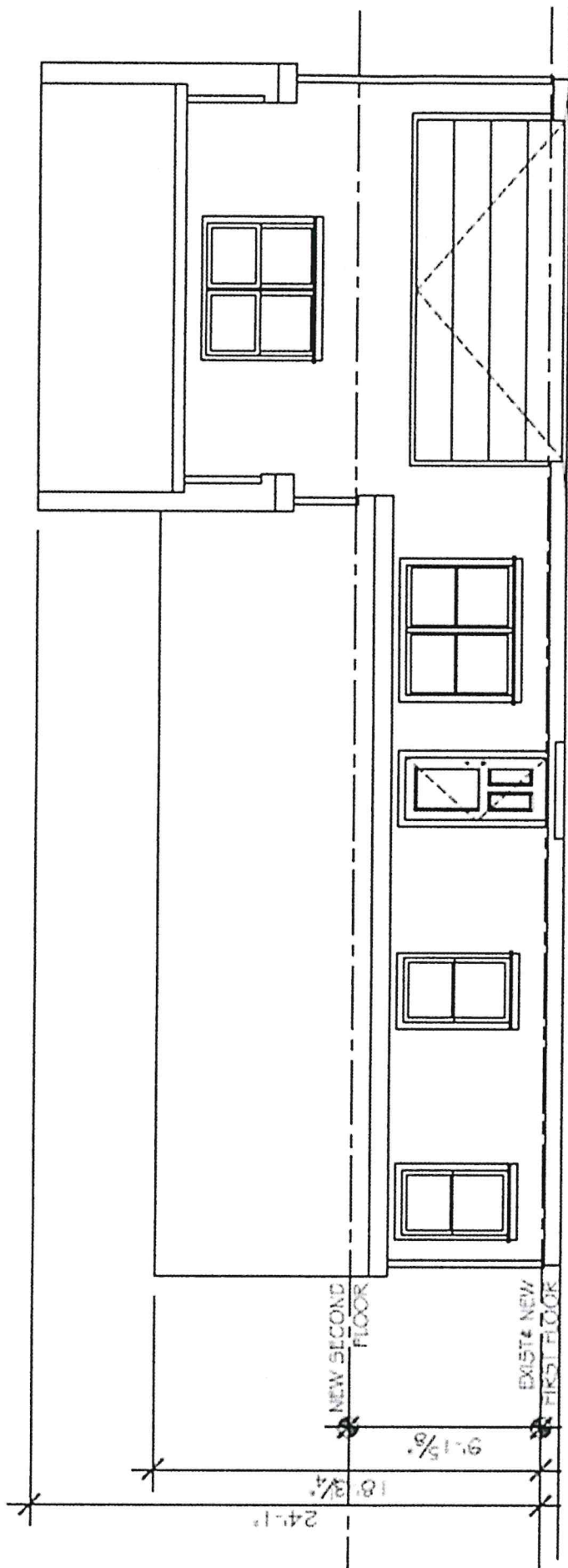
for

Oscar I & Lisa M. DeLemos

56 THOMPSON AVENUE PLAT 22 LOT 110 BRISTOL R.I. 02809



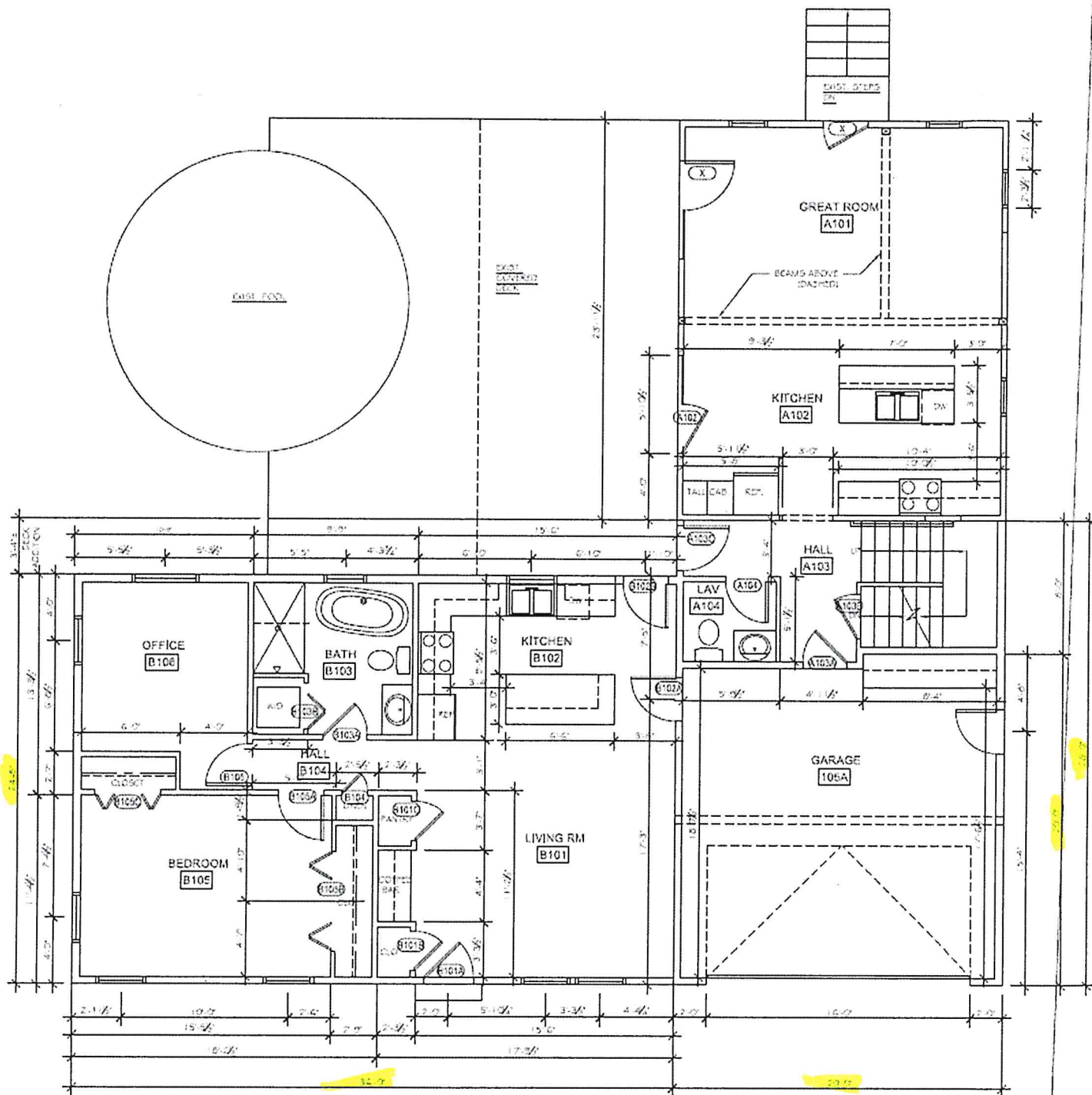
A PROPOSED NORTH ELEVATION (PERRY STREET)



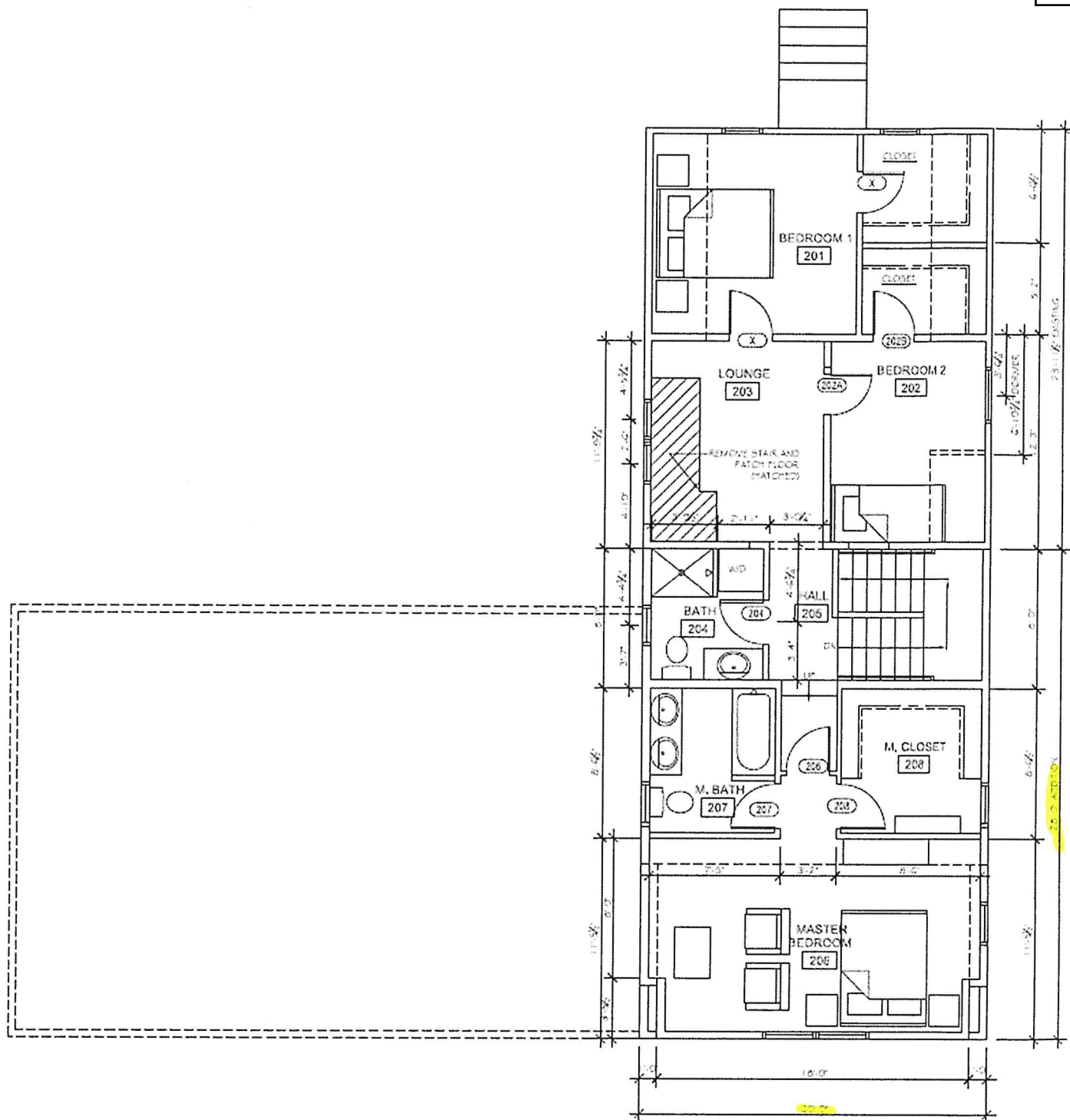
# A PROPOSED EAST ELEVATION

1/8" = 1'-0"





1<sup>ST</sup> Floor



2<sup>ND</sup> FLOOR







## ► Building Information

| Description  |               | Description  |                    |
|--------------|---------------|--------------|--------------------|
| BLDG Type    | Convention    | Story Height | 1 3/4 Story Finish |
| RES Units    | 1             | COM Units    | 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 Shins | Roof Cover 2 | %                  |
| INT Wall 1   | Drywall       | INT Wall 2   | %                  |
| Floors 1     | Hardwood      | Floors 2     | %                  |
| BMT Garages  |               | Color        |                    |
| Plumbing     |               | Electrical   |                    |
| Insulation   |               | INT vs EXT   |                    |
| Heat Fuel    | Oil           | Heat Type    | Radiant Hot Water  |
| # Heat Sys   |               | % Heated     | 100                |
| % Solar HW   |               | % A/C        |                    |
| % COM Wall   |               | % Vacuum     |                    |
| Ceil HIGHT   |               | Ceiling Type |                    |
| Parking Type |               | % Sprinkled  |                    |
| EXT View     |               |              |                    |

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

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

| Grade      | Q4   | Q4    | Q4   |
|------------|------|-------|------|
| Year Built | 1908 | EFF   | Year |
| Alt LUC    |      | Alt % | 0.00 |

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

| ▶ Remodeling History |  | Plumbing | Electric | Heating | General |
|----------------------|--|----------|----------|---------|---------|
| additions            |  |          |          |         |         |
| Interior             |  |          |          |         |         |
| Exterior             |  |          |          |         |         |
| Kitchen              |  |          |          |         |         |
| Bath(s)              |  |          |          |         |         |

| Building Permits |            |          |  | Closed     |
|------------------|------------|----------|--|------------|
|                  | Issue Date | Permit # |  |            |
| 1                | 05/20/2020 | B50374   |  |            |
| 2                | 10/28/2014 | B31647   |  |            |
| 3                | 10/28/2014 | 700-14-B |  | 03/04/2015 |
| 4                | 08/19/2009 | M11088   |  |            |
| 5                | 08/19/2009 | P18198   |  |            |
| 6                | 08/02/2007 | E5730    |  |            |
| 7                | 03/30/2007 | P21518   |  |            |
| 8                | 03/19/2007 | B27569   |  |            |
| 9                |            |          |  |            |

| Special Features & Yard Items |             |   |     |   |
|-------------------------------|-------------|---|-----|---|
| Use                           | Description | A | Y/S | Y |
| 1                             |             |   |     |   |
| 2                             |             |   |     |   |
| 3                             |             |   |     |   |
| 4                             |             |   |     |   |
| 5                             |             |   |     |   |
| 6                             |             |   |     |   |
| 7                             |             |   |     |   |
| 8                             |             |   |     |   |
| 9                             |             |   |     |   |
| 10                            |             |   |     |   |

## er Factors

| Traffic    |  |         |
|------------|--|---------|
| Bas \$/SQ  |  | 142.00  |
| Size Adj   |  | 1.37    |
| Const Adj  |  | 1.01    |
| Adj \$/SQ  |  | 196.69  |
| Thr Feats  |  | 23,800  |
| Grade Fac  |  | 1.00    |
| Deigh Infl |  | 1.00    |
| nd Factor  |  | 1.00    |
| Adj Total  |  | 213,144 |
| preciation |  | 74,600  |
| per Total  |  | 138,544 |

|          |   |
|----------|---|
| Complex  |   |
| Location |   |
| Units    |   |
| Level    |   |
| Floors   | 0 |
| Sec      | 1 |

| Site | BP Type | Est. Cost |
|------|---------|-----------|
| 1    | BLDG    | 10,000    |
|      | BLDG    | 0         |
|      | OTH     | 4,500     |
|      | MECH    | 0         |
|      | PLMB    | 0         |
|      | ELEC    | 0         |
| 2    | PLMB    | 0         |
|      | BLDG    | 0         |

| $\phi$ | Length | Width |
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| Code | Description |
|------|-------------|
| FFL  | 1st FLOOR   |
| TSQ  | 3/4 STORY   |

| BMT   | BASEMENT   |
|-------|------------|
| EFP   | ENCL PORCH |
| OFF   | OPEN PORCH |
| WD    | WOOD DECK  |
| Total |            |

► **Notes**

**NEW BOILER & RENOVATION**

| Item | % Done | Status | Description |
|------|--------|--------|-------------|
| 1    |        | Closed | net         |
| 2    |        | Closed | INS         |
| 3    |        | Closed | 4 R         |
| 4    |        | Closed | RE          |
| 5    |        | Closed | RE          |
| 6    |        | Closed | SE          |
| 7    |        | Closed | RE          |
| 8    |        | Closed | SW          |

[illegible]

| Area | Fin. Area | Rate   | Undep V |
|------|-----------|--------|---------|
| 480  | 480       | 196.69 | 94,411  |
| 250  | 250       | 406.22 | 101,555 |

[illegible]

**Description/Directions**  
w deck and door opening  
STALLED 4' FENCE TO FRONT AND LEFT SIDE  
T HT FENCE  
PLACING BOILER, HOT WTER HEATER, TAN  
PLACING TWO SINKS AND MOVED TOILET  
SERVICE CHANGE, WIRE SECOND FLOOR BATH  
PLACE FIXTURES FOR SECOND FLOOR BATH  
TAP OUT BATH FIXTURES, NEW GYPSUM BO

| Year | Assessed Value |
|------|----------------|
| 2000 | 0              |

| Visit History |        |
|---------------|--------|
| Date          | Result |

| 8/5/2021   | REVIEW    | JH |
|------------|-----------|----|
| 7/20/2018  | REVIEW    | JH |
| 7/11/2018  | MEASURED  | JN |
| 7/13/2010  | MEASURE   |    |
| 11/17/2007 | LISTED    |    |
| 11/17/2007 | CALL BACK |    |
| 10/20/2007 | CALL BACK |    |

OF PROPERTY

AND BASEBOARD

I,

H & KITCHEN

RD ON SECOND FLOOR, NE

| Other Info. |  |
|-------------|--|
| AFDU        |  |
| PriorID1b   |  |
| PriorID1c   |  |
| PriorID2a   |  |
| PriorID2b   |  |
| PriorID2c   |  |
| PriorID3a   |  |
| PriorID3b   |  |







# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

## Subject Property:

Parcel Number: 22-110  
CAMA Number: 22-110  
Property Address: 56 THOMPSON AVE

Mailing Address: DELEMOS, OSCAR I LISA M TE  
56 THOMPSON AVE  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 22-109  
CAMA Number: 22-109  
Property Address: 84 PERRY ST

Mailing Address: DUMAS, MOIRA D & NICOLE G TE  
6 LAFAYETTE DR  
BRISTOL, RI 02809

Parcel Number: 22-110  
CAMA Number: 22-110  
Property Address: 56 THOMPSON AVE

Mailing Address: DELEMOS, OSCAR I LISA M TE  
56 THOMPSON AVE  
BRISTOL, RI 02809

Parcel Number: 22-111  
CAMA Number: 22-111  
Property Address: 55 THOMPSON AVE

Mailing Address: DE LUCCA, MARGARET TRUSTEE  
MARGARET DELUCCA TRUST  
55 THOMPSON AVE  
BRISTOL, RI 02809

Parcel Number: 22-114  
CAMA Number: 22-114  
Property Address: 74 PERRY ST

Mailing Address: CARREIRO, RICHARD J.  
974 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 22-115  
CAMA Number: 22-115  
Property Address: 72 PERRY ST

Mailing Address: DE LIMA, JORGE M ET UX MARIA P TE  
72 PERRY ST  
BRISTOL, RI 02809

Parcel Number: 22-117  
CAMA Number: 22-117  
Property Address: 66 PERRY ST

Mailing Address: PEREIRA, JOSE G & MARIA J -  
TRUSTEES PEREIRA TRUST  
192 UNDERWOOD ST  
FALL RIVER, MA 02720

Parcel Number: 22-119  
CAMA Number: 22-119  
Property Address: 52 THOMPSON AVE

Mailing Address: PAULINO, FRANK J. ET UX ROBIN A.  
PAULINO TE  
52 THOMPSON AVENUE  
BRISTOL, RI 02809

Parcel Number: 22-120  
CAMA Number: 22-120  
Property Address: 47 THOMPSON AVE

Mailing Address: GARDINER ESTATE MGT, LLC  
5 PROSPECT ST  
BRISTOL, RI 02809

Parcel Number: 22-121  
CAMA Number: 22-121  
Property Address: THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 22-123  
CAMA Number: 22-123  
Property Address: 50 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE  
23 MANCHESTER ST  
BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

12/13/2022

Page 1 of 4





# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

Parcel Number: 22-124  
CAMA Number: 22-124  
Property Address: 46 THOMPSON AVE

Mailing Address: MCCARTHY, MARIAN R  
46 THOMPSON AVE  
BRISTOL, RI 02809

Parcel Number: 22-125  
CAMA Number: 22-125  
Property Address: 45 THOMPSON AVE

Mailing Address: RIBEIRO, JOSE F & PAULA M TE  
45 THOMPSON AVE  
BRISTOL, RI 02809

Parcel Number: 22-126  
CAMA Number: 22-126  
Property Address: 43 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED & SUSAN B TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 22-127  
CAMA Number: 22-127  
Property Address: 24 DORAN AVE

Mailing Address: LYNCH, DENIS A & TINA J TE  
24 DORAN AVE  
BRISTOL, RI 02809

Parcel Number: 22-135  
CAMA Number: 22-135  
Property Address: 42 THOMPSON AVE

Mailing Address: PEIXOTO ANTONIO S  
532 METACOM AVE.  
BRISTOL, RI 02809

Parcel Number: 22-136  
CAMA Number: 22-136  
Property Address: 38 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 22-137  
CAMA Number: 22-137  
Property Address: 41 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED  
23 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 22-138  
CAMA Number: 22-138  
Property Address: 39 THOMPSON AVE

Mailing Address: MONIZ, MANUEL EDITE M. MONIZ  
1117 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 22-150  
CAMA Number: 22-150  
Property Address: 34 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED & SUSAN B TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 22-152  
CAMA Number: 22-152  
Property Address: 37 THOMPSON AVE

Mailing Address: SOARES, ARMANDA M  
37 THOMPSON AVE  
BRISTOL, RI 02809

Parcel Number: 22-56  
CAMA Number: 22-56  
Property Address: 11 VARNUM AVE

Mailing Address: ASCENCAO, ZITA  
11 VARNUM AVE.  
BRISTOL, RI 02809

Parcel Number: 22-58  
CAMA Number: 22-58  
Property Address: VARNUM AVE

Mailing Address: ALMEIDA, KENNETH PAUL J.  
81 PERRY STREET  
BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

|  |   |
|--|---|
| Parcel Number: 22-60<br>CAMA Number: 22-60<br>Property Address: 10 BAKER ST    | Mailing Address: WU, XUEFENG ZHAO, MIAO TE<br>111 HORIZON DR<br>TIVERTON, RI 02878                      |
| Parcel Number: 22-61<br>CAMA Number: 22-61<br>Property Address: 8 BAKER ST     | Mailing Address: CASTRO, DONNA J.<br>8 BAKER ST<br>BRISTOL, RI 02809                                    |
| Parcel Number: 22-62<br>CAMA Number: 22-62<br>Property Address: 6 BAKER ST     | Mailing Address: DAPONTE, SERAPHIN J<br>40 VARNUM AVENUE<br>BRISTOL, RI 02809                           |
| Parcel Number: 22-64<br>CAMA Number: 22-64<br>Property Address: 9 BAKER ST     | Mailing Address: CASTRO, KENNETH J<br>9 BAKER STREET<br>BRISTOL, RI 02809                               |
| Parcel Number: 22-66<br>CAMA Number: 22-66<br>Property Address: 5 BAKER ST     | Mailing Address: FONSECA, DANIEL ET UX BARBARA JT<br>5 BAKER ST<br>BRISTOL, RI 02809                    |
| Parcel Number: 22-91<br>CAMA Number: 22-91<br>Property Address: 85 PERRY ST    | Mailing Address: PALUMBO, BRUCE A.<br>85 PERRY ST<br>BRISTOL, RI 02809                                  |
| Parcel Number: 22-92<br>CAMA Number: 22-92<br>Property Address: 81 PERRY ST    | Mailing Address: ALMEIDA, KENNETH PAUL J.<br>81 PERRY STREET<br>BRISTOL, RI 02809                       |
| Parcel Number: 22-93<br>CAMA Number: 22-93<br>Property Address: 79 PERRY ST    | Mailing Address: FERRARA, FRANK M. JR. ETUX KAREN<br>C. FERRARA TE<br>79 PERRY ST.<br>BRISTOL, RI 02809 |
| Parcel Number: 22-95<br>CAMA Number: 22-95<br>Property Address: 75 PERRY ST    | Mailing Address: ALO PROPERTY INVESTMENTS, LLC<br>18 Maple Ave #287<br>Barrington, RI 02806             |
| Parcel Number: 22-96<br>CAMA Number: 22-96<br>Property Address: PERRY ST       | Mailing Address: ALO PROPERTY INVESTMENTS, LLC<br>11 LORIMAR LN<br>REHOBOTH, MA 02769                   |
| Parcel Number: 22-98<br>CAMA Number: 22-98<br>Property Address: 71 PERRY ST    | Mailing Address: MARTIN, ANNA P. PATRICK A.<br>71 PERRY STREET<br>BRISTOL, RI 02809                     |
| Parcel Number: 27-1<br>CAMA Number: 27-1<br>Property Address: 29 MANCHESTER ST | Mailing Address: PALUMBO, ELIZABETH & STEVEN M TE<br>29 MANCHESTER ST<br>BRISTOL, RI 02809              |



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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

Parcel Number: 27-10  
CAMA Number: 27-10  
Property Address: 24 MANCHESTER ST

Mailing Address: HARLEY, PETER E. HEATHER C. ETUX  
24 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 27-15  
CAMA Number: 27-15  
Property Address: 22 MANCHESTER ST

Mailing Address: CONTENTE, ALFRED & SUSAN B TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 27-23  
CAMA Number: 27-23  
Property Address: 19 MANCHESTER ST

Mailing Address: VAN BUREN, ALEXANDRA  
19 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 27-25  
CAMA Number: 27-25  
Property Address: 17 MANCHESTER ST

Mailing Address: BURNS, ANNE E.  
17 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 27-26  
CAMA Number: 27-26  
Property Address: 20 MANCHESTER ST

Mailing Address: WILSON, MARYANN E.  
20 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 27-4  
CAMA Number: 27-4  
Property Address: 90 PERRY ST

Mailing Address: BORGES, EDWARD R. JR.  
61 BUTTONWOOD ST  
BRISTOL, RI 02809

Parcel Number: 27-7  
CAMA Number: 27-7  
Property Address: 25 MANCHESTER ST

Mailing Address: BRUM, MARIA L  
25 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 27-99  
CAMA Number: 27-99  
Property Address: 23 MANCHESTER ST

Mailing Address: CONTENTE, ALFRED SUSAN TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

Parcel Number: 36-17  
CAMA Number: 36-17  
Property Address: 87 PERRY ST

Mailing Address: MOTTA, JOHN  
87 PERRY ST  
BRISTOL, RI 02809

Parcel Number: 36-4  
CAMA Number: 36-4  
Property Address: 91 PERRY ST

Mailing Address: SIMAS, BESSIE M  
91 PERRY ST  
BRISTOL, RI 02809

Parcel Number: 36-7  
CAMA Number: 36-7  
Property Address: 41 SHERRY AVE

Mailing Address: SYLVIA, STEPHEN K. KATHLEEN S. TE  
41 SHERRY AVE  
BRISTOL, RI 02809

Parcel Number: 36-8  
CAMA Number: 36-8  
Property Address: 6 VARNUM AVE

Mailing Address: SOUSA, ANTONIO F. & MARIA J  
TRUSTEES  
6 VARNUM AVE  
BRISTOL, RI 02809



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ALMEIDA, KENNETH  
PAUL J.  
81 PERRY STREET  
BRISTOL, RI 02809

CONTENTE, ALFRED  
23 MANCHESTER ST  
BRISTOL, RI 02809

FERRARA, FRANK M. JR. ETU  
KAREN C. FERRARA TE  
79 PERRY ST.  
BRISTOL, RI 02809

ALO PROPERTY INVESTMENTS,  
11 LORIMAR LN  
REHOBOTH, MA 02769

CONTENTE, ALFRED  
& SUSAN B TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

FONSECA, DANIEL ET UX  
BARBARA JT  
5 BAKER ST  
BRISTOL, RI 02809

ALO PROPERTY INVESTMENTS,  
18 Maple Ave #287  
Barrington, RI 02806

CONTENTE, ALFRED  
SUSAN TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

GARDINER ESTATE MGT, LLC  
5 PROSPECT ST  
BRISTOL, RI 02809

ASCENCAO, ZITA  
11 VARNUM AVE.  
BRISTOL, RI 02809

CONTENTE, ALFRED &  
SUSAN B TE  
23 MANCHESTER ST  
BRISTOL, RI 02809

HARLEY, PETER E.  
HEATHER C. ETUX  
24 MANCHESTER ST  
BRISTOL, RI 02809

BORGES, EDWARD R. JR.  
61 BUTTONWOOD ST  
BRISTOL, RI 02809

CONTENTE, ALFRED & SUSAN  
23 MANCHESTER ST  
BRISTOL, RI 02809

LYNCH, DENIS A & TINA J  
24 DORAN AVE  
BRISTOL, RI 02809

BRUM, MARIA L  
25 MANCHESTER ST  
BRISTOL, RI 02809

DAPONTE, SERAPHIN J  
40 VARNUM AVENUE  
BRISTOL, RI 02809

MARTIN, ANNA P.  
PATRICK A.  
71 PERRY STREET  
BRISTOL, RI 02809

BURNS, ANNE E.  
17 MANCHESTER ST  
BRISTOL, RI 02809

DE LIMA, JORGE M ET UX  
MARIA P TE  
72 PERRY ST  
BRISTOL, RI 02809

MCCARTHY, MARIAN R  
46 THOMPSON AVE.  
BRISTOL, RI 02809

CARREIRO, RICHARD J.  
974 HOPE ST  
BRISTOL, RI 02809

DE LUCCA, MARGARET TRUSTE  
MARGARET DELUCCA TRUST  
55 THOMPSON AVE  
BRISTOL, RI 02809

MONIZ, MANUEL  
EDITE M. MONIZ  
1117 HOPE ST  
BRISTOL, RI 02809

CASTRO, DONNA J.  
8 BAKER ST  
BRISTOL, RI 02809

DELEMOS, OSCAR I  
LISA M TE  
56 THOMPSON AVE  
BRISTOL, RI 02809

MOTTA, JOHN  
87 PERRY ST  
BRISTOL, RI 02809

CASTRO, KENNETH J  
9 BAKER STREET  
BRISTOL, RI 02809

DUMAS, MOIRA D & NICOLE G  
6 LAFAYETTE DR  
BRISTOL, RI 02809

PALUMBO, BRUCE A.  
85 PERRY ST  
BRISTOL, RI 02809

PALUMBO, ELIZABETH & STEV  
29 MANCHESTER ST  
BRISTOL, RI 02809

WILSON, MARYANN E.  
20 MANCHESTER ST  
BRISTOL, RI 02809

PAULINO, FRANK J. ET UX  
ROBIN A. PAULINO TE  
52 THOMPSON AVENUE  
BRISTOL, RI 02809

WU, XUEFENG  
ZHAO, MIAO TE  
111 HORIZON DR  
TIVERTON, RI 02878

PEIXOTO ANTONIO S  
532 METACOM AVE.  
BRISTOL, RI 02809

PEREIRA, JOSE G & MARIA J  
PEREIRA TRUST  
192 UNDERWOOD ST  
FALL RIVER, MA 02720

RIBEIRO, JOSE F & PAULA M  
45 THOMPSON AVE  
BRISTOL, RI 02809

SIMAS, BESSIE M  
91 PERRY ST  
BRISTOL, RI 02809

SOARES, ARMANDA M  
37 THOMPSON AVE  
BRISTOL, RI 02809

SOUSA, ANTONIO F. &  
MARIA J TRUSTEES  
6 VARNUM AVE  
BRISTOL, RI 02809

SYLVIA, STEPHEN K.  
KATHLEEN S. TE  
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BRISTOL, RI 02809

VAN BUREN, ALEXANDRA  
19 MANCHESTER ST  
BRISTOL, RI 02809