



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW MEETING**

### **Zoning Board of Review Meeting Agenda Monday, April 03, 2023 at 7:00 PM 10 Court Street, Bristol, RI 02809**

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on March 30, 2023.

#### **1. Pledge of Allegiance**

#### **2. Approval of Minutes:** March 6, 2023

#### **3. Continued Petitions**

**3A.** 2023-08 Louis and Joan Cabral, 14 Union Street  
(continued from February meeting): Dimensional  
Variances: to construct a covered front porch addition  
to an existing single-family dwelling with less than  
the required front yard; and to demolish an existing  
20ft. x 30ft. single-story accessory garage structure  
and construct a new 24ft. x 36ft. two-story accessory  
garage structure with less than the required rear yard  
and at a size and height greater than permitted for  
accessory structures in the R-6 zoning district.  
Assessor's Plat 15, Lot 52. Zone: R-6.

#### **4. New Petitions**

**4A.** 2023-14 Jose M. Maia, 5 Sefton Drive: Dimensional  
Variances: to construct a 14ft. x 16ft. accessory shed  
structure with less than the required rear yard and  
less than the required left side yard. Assessor's Plat  
152, Lot 277. Zone: R-10.

#### **5. Correspondence**

5A. Request for extension of variance approval for John M. Lannan / Fairpoint Realty LLC, Roseland Avenue, File #2020-41.

**6. Adjourn**

Date Posted: March 16, 2023

By: emt



March 10, 2023

Louis Cabral  
14 Union Street  
Bristol RI 02809

1533 101 11-10  
COMMUNITY DEV.  
2023 MAR 13 PM 12: 17

Dear Members of the Zoning Board of Review:

I appeared before you on February 6, 2022 seeking dimensional relief for work I propose at 14 Union Street, whereby my wife and I seek to re-introduce and construct a front porch, add a second floor to the back of the house and construct a new 3 car garage to replace the existing one on the current footprint, though enlarged.

Prior to appearing before you in February, I had requested a "Concept Review" from the Historic District Commission (HDC). At their meeting of August 3, 2022 my plan and concept was reviewed and the minutes of the meeting state, "The Commissioners generally gave positive feedback..."

At your Zoning Board meeting in February, I understood the feedback to be that there did not appear to be concerns with the porch or the addition to back of the house, especially when considering that the property is situated in a R-6 zone and the lot is just shy of 13,000 square feet.

The proposed garage did generate discussion, given that it was being proposed on the same footprint of the existing garage, which is approximately one (1) foot from the property boundary line, and that I am seeking a second floor for storage. You may recall that I agreed and committed to moving the proposed garage six (6) feet from the boundary line and to also look at a different roof line.

I have had my architect and engineer re-work the plans and I have submitted a new site plan and garage design to your Board that I hope addresses the issues discussed at the meeting.

There is one issue however, that has left me on uncertain ground. At the February meeting, the Zoning Board suggested I return to the HDC, get their sign-off on my original plan, and then proceed back to Zoning for further review. In conversations with staff, the HDC chairperson has indicated that the Commission will only review the final application, which my wife and I are not yet prepared to submit as we have not finalized our decision on doors, windows, roof singles, siding, etc. Moreover, should Zoning not grant the relief being sought, I really should not be presenting a plan to HDC that you may not approve.

My application has been continued to your April 3, 2023 meeting. I will come before you on that date and ask for relief consistent with the new site plan and garage design. I understand and accept that any relief granted will be subject to final HDC approval.

I ask for your consideration of this request and hope you understand the predicament I find myself in.

Best Regards,

Louis Cabral

**Ed Tanner**

---

**From:** Lou Cabral <lou.cabral@cox.net>  
**Sent:** Monday, March 13, 2023 11:37 AM  
**To:** Ed Tanner; Melanie Wolfe  
**Cc:** lou.cabral@cox.net  
**Subject:** 14 Union Zoning Sub. 3.13.23  
**Attachments:** Cabral (Union St) 3.13.23.pdf; Zoning Board Letter 3.10.23.docx

**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.

Good Morning Ed and Melanie;

Attached are two documents for the Zoning Board's consideration. You will see an explanation why getting HDC sign-off is a challenge for me at this time. You will also find a new site plan with the six (6) foot set-back for the proposed new garage as well as a different roof line.

I'm on the west coast this entire week and hope this information is sufficient for submittal.

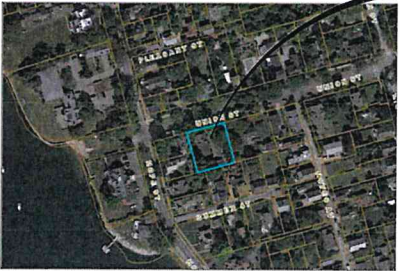
Thank you for your assistance;

Lou

**ZONING VARIANCE NOTE:**

THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE TOWN OF BRISTOL'S ZONING REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRE RELIEF:

- 1.) **MINIMUM FRONT YARD SETBACK-**
  - MINIMUM DISTANCE TO FRONT PROPERTY LINE = 20 FEET
  - \*10.0 FEET PROPOSED / 3.3' TO COVERED PORCH
- 2.) **MINIMUM REAR YARD SETBACK-**
  - MINIMUM DISTANCE TO REAR PROPERTY LINE = 20 FT
  - \*1.3' PROPOSED
- 3.) **ACCESSORY STRUCTURES -**
  - MAXIMUM FOOTPRINT OF ACCESSORY STRUCTURES = 22' x 24'
  - \*24' x 36' PROPOSED



**SITE LOCUS**  
NOT TO SCALE

**LEGEND AND ABBREVIATIONS:**

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- - - -	- BUTTER LINE
S.F.	- SQUARE FEET	- - - -	- EXISTING CONTOUR
C.B.	- CONCRETE BOUND	X	- FENCE
D.H.	- DRILL HOLE	---	- TREE LINE
I.R.	- IRON ROD	---	- EXISTING EDGE OF PAVEMENT
(FND.)	- FOUND	---	- EXISTING WELL
---	- EXISTING BUILDING FOOTPRINT	---	
---	- PROPOSED BUILDING FOOTPRINT	---	

**ZONING (R-6)**

REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE:	6,000 SF	12,979 SF
MIN. LOT WIDTH/FRONTAGE:	60 SF	110 SF
SETBACKS:		
MIN. FRONT YARD:	20 FT	10.0 FT
MIN. REAR YARD:	20 FT	0.9 FT
MIN. SIDE YARD:	10 FT	18.0/32.1 FT
MAX. BLD. HEIGHT:	35 FT	<35 FT
MAX. LOT COVERAGE:	30%	16.7%
MAX. ACC. BLD. HEIGHT:	20' (22' x 24' MAX. FOOTPRINT)	20.6%

**SURVEY NOTE:**

CLASS 1 STANDARD BOUNDARY SURVEY CONDUCTED BY:  
BARKER LAND SURVEYING, INC.  
JOHN BARKER, PLS NO. 1885  
BRISTOL, RI 02809  
(401) 254-0824

\*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

**LOT COVERAGE:**

EX. DWELLING (TO BE REMOVED) - ±1,440 SF  
EX. COVERED PORCH (TO BE REMOVED) - ±120 SF  
EX. GARAGE (TO BE REMOVED) - ±606 SF

TOTAL EXISTING LOT COVERAGE - 2,166 SF

PROP. DWELLING - ±1545 SF  
PROP. COVERED PORCH - ±268 SF  
PROP. GARAGE - 864 SF

TOTAL PROPOSED LOT COVERAGE - 2,677 SF  
TOTAL LOT AREA - 12,979 SF

TOTAL PROPOSED LOT COVERAGE (%) - 2,677 / 12,979  
20.6% TOTAL PROPOSED LOT COVERAGE < 30% ALLOWABLE O.K.



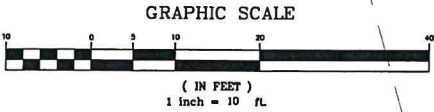
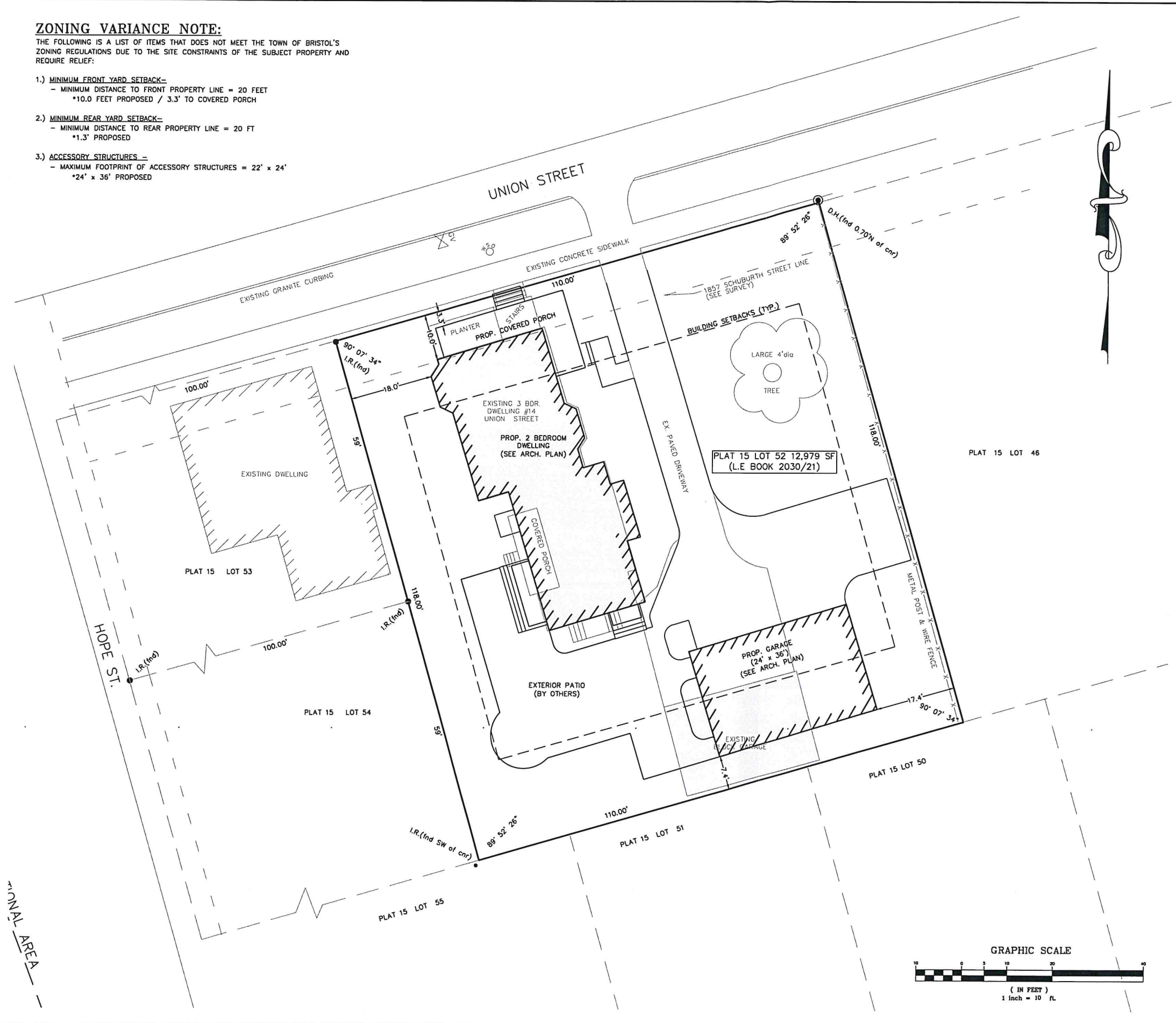
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DR.  
TIVERTON, RI 02878  
401-816-8388  
www.PrincipeCompany.com

**REVISIONS**

No.	DATE	DRWN	CHKD

**ZONING PLOT PLAN**  
for  
**14 UNION STREET**  
**AP 15 LOT 52**  
in  
**BRISTOL, RHODE ISLAND**

SCALE: 1" = 10'	SHEET NO: 1 of 1
DRAWN BY: JRM	DESIGN BY: JRM
DATE: 02/27/2023	CHECKED BY: TJP
PROJECT NO.: SVY-2021-21	



C:\Users\Principe\Documents\Projects\Bristol\Bristol\_15\_Lot\_52\Bristol\_15\_Lot\_52\_Plot\_Plan.dwg, P13 to 57, .pc3

2023 MAR 13 PM 3:05

TOWN OF BRISTOL  
COMMUNITY DEV.





**NORTH ELEVATION** 1/4" = 1'-0"

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



**EAST ELEVATION** 1/4" = 1'-0"

2023 MAR 13 PM 12:17

1004-3-15-10  
CORNERSTONE DEV.

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. MINOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND



538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL - (508)-679-2500  
FAX - (508)-679-2600

**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CSTONE PROJECT #: 21503  
DATE: 26 FEB 23  
SCALE: AS NOTED

SHEET TITLE:

**EXTERIOR  
ELEVATIONS**

**A-1**

SHEET 3 OF -

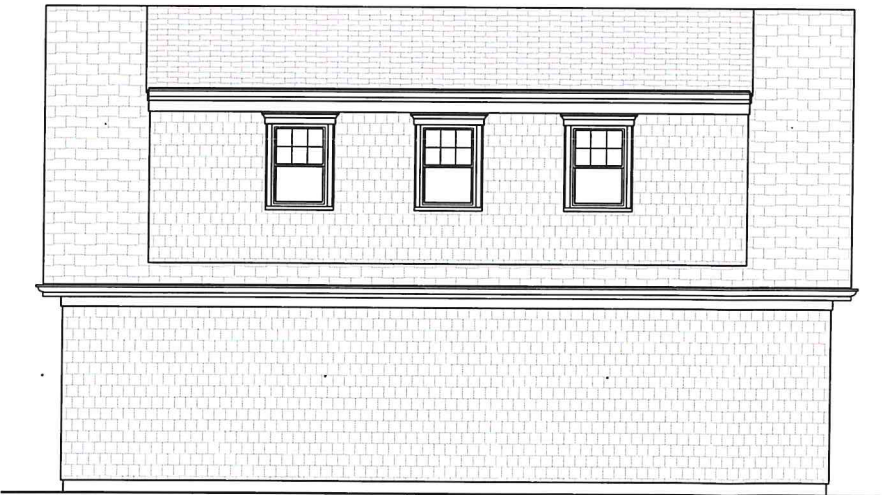




WEST ELEVATION 1/4" = 1'-0"



GARAGE NORTH ELEVATION 1/4" = 1'-0"



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

2023 MAR 13 PM 12:17

2023 MAR 13 PM 12:17

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND



**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

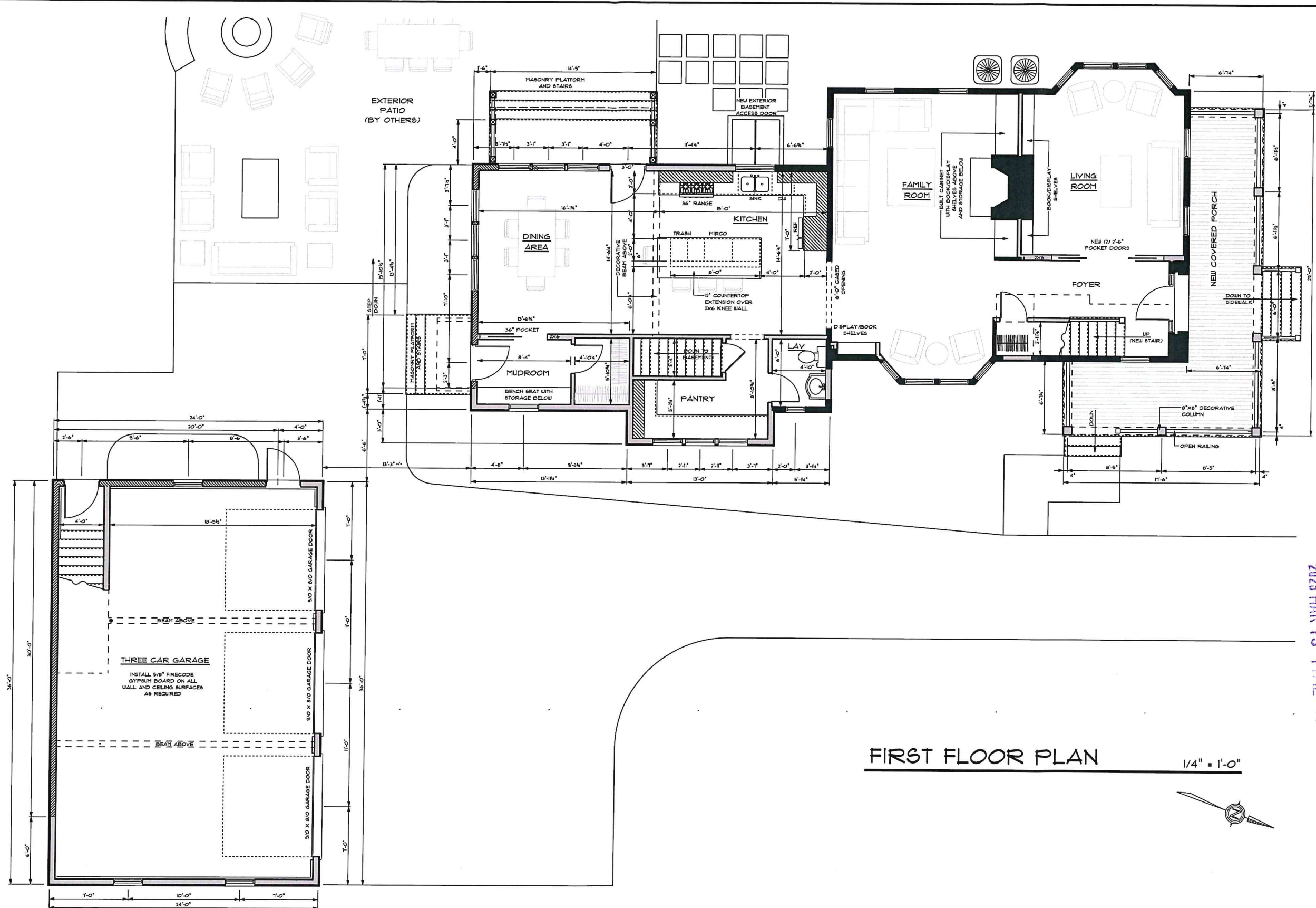
538 WILBUR AVENUE  
SUANSEA, MASSACHUSETTS 02111  
TEL - (508)-678-2500  
FAX - (508)-678-2600

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CSTONE PROJECT #: 21503  
DATE: 26 FEB 23  
SCALE: AS NOTED

SHEET TITLE:  
**EXTERIOR  
ELEVATIONS**

**A-2**

SHEET 4 OF 4



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



THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND



**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL. - (508) 679-2500  
FAX - (508) 679-2600

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CORNERSTONE PROJECT #: 21503  
DATE: 26 FEB 23  
SCALE: AS NOTED

SHEET TITLE:

**FIRST FLOOR PLAN**

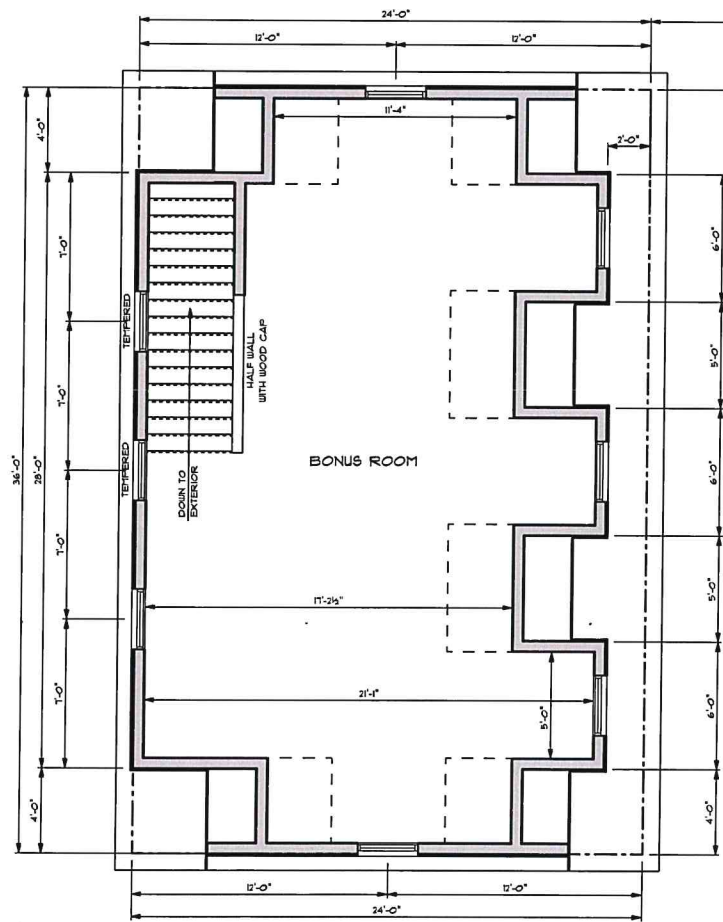
**A-3**

SHEET 5 OF 5

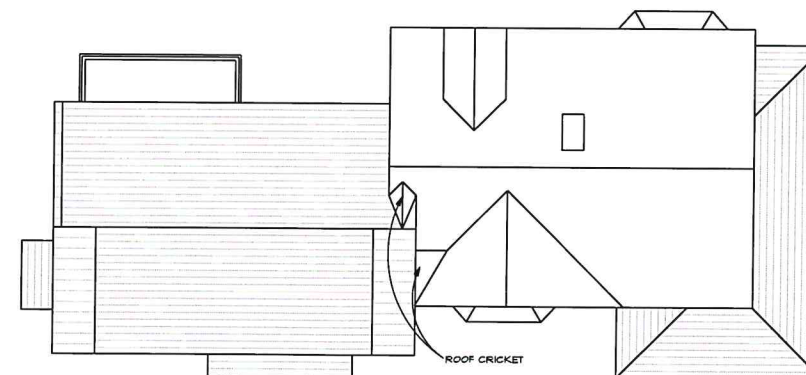
2023 MAR 13 PM 12:17

CORNERSTONE  
DESIGN/BUILD SERVICES, INC.



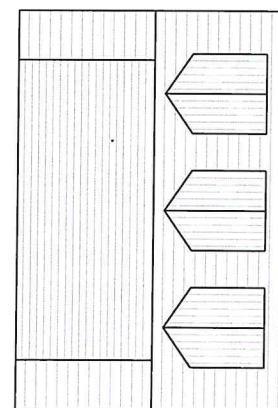


SECOND FLOOR PLAN 1/4" = 1'-0"



ROOF PLAN 1/8" = 1'-0"

(M.E.) = MATCH EXISTING



THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND

538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02111  
TEL - (508)-679-2500  
FAX - (508)-679-2600  
**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CSTONE PROJECT #: 21503  
DATE: 26 FEB 23  
SCALE: AS NOTED

SHEET TITLE:

**SECOND  
FLOOR AND  
ROOF PLAN**

**A-4**

SHEET 6 OF -

2023 MAR 13 PM 12:17

100%  
COMPLETED



## Town of Bristol, Rhode Island

### Zoning Board of Review

#### STAFF REPORT FOR:

FILE NO. **2023-08**

APPLICANT:	Louis and Joan Cabral	
LOCATION:	14 Union Street	
PLAT: 15	LOT: 52	ZONE: R-6

#### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure with less than the required rear yard and at a size and height greater than permitted for accessory structures in the R-6 zoning district.

#### COMPREHENSIVE PLAN REVIEW:

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

#### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a front porch addition to the existing single-family dwelling, and to construct a new accessory garage structure at this property located on the southerly side of Union Street. The proposed front porch addition would measure approximately 6ft. 8in. wide and approximately 29 feet long across the front and a portion of the left side of the existing dwelling. This porch would have a roof covering and would replace an existing stone and masonry step that leads from the sidewalk to the front door of the dwelling. The proposed front porch would extend to within approximately 3ft. 3in. of the front property line located just behind the existing Union Street sidewalk. The zoning ordinance requires a minimum front yard setback of 20 feet or the average of the block (whichever is less) in the R-6 zoning district. In addition, the zoning ordinance permits front porches to extend up to 1/3 into a front yard setback (see Section 28-142(h)). I have calculated that the average setback of this block on the south side of Union Street is approximately 13 feet. Thus, the minimum front setback for a porch on this property is approximately 9 feet.

The applicant also proposes the demolition of an existing 20' x 30' accessory garage structure and the construction of a new 24' x 36' three car accessory garage in its place. The proposed garage would be located at the southern rear portion of the property in line with the existing driveway. The structure would be larger in size and height than what the zoning ordinance permits for accessory structures in the R-6 zoning district. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-6 zone. The second floor of the structure would reportedly be utilized for an open "bonus room" with no specific use proposed. The height of the proposed structure would be 22 ft. 9<sup>3</sup>/<sub>4</sub>in. above grade. The zoning ordinance permits accessory structures to a maximum height of 20 feet in the R-6 zone. In addition, the proposed garage would be located approximately 1.3 feet from the rear property line. The zoning ordinance requires a minimum 6 foot rear yard setback for accessory structures in a residential zoning district.

This property is also located within the Bristol Historic District Overlay Zone. As such, any exterior alterations to the property are subject to review and approval of the Bristol Historic District Commission (HDC). The applicant has submitted copies of minutes from the August 4, 2022 HDC meeting in which the board "generally gave positive feedback" to the conceptual design of both the front porch and garage additions. However, the HDC has not given final approval of the proposed project. Any approvals should be conditional and subject to final approval of the HDC.

*Edward M. Tanner* 2/3/2023

Edward M. Tanner, Zoning Officer



Catherine and Gustavus Esselen  
TOWN OF BRISTOL  
COMMUNITY DEV.

January 28, 2023

2023 FEB -1 PM 12:30

Zoning Board of Review  
Attn: Mr. Edward M. Tanner  
10 Court Street  
Bristol, RI 02809

Re: Review of 14 Union Street, Lot 52 = File #2023-08

Dear Mr. Tanner and fellow committee members,

My husband and I are in receipt of the notice of the Public Hearing to review the request by Louis and Joan Cabral for dimensional variances on the above-mentioned property. We have no issue with the porch request. However, we do have concerns with their plans to demolish the existing garage and construct a larger two story, three car garage.

While the existing garage has three-bays, it sits very close or on the property line between our property at 23 Summer Street, and our neighbor's, the Berg's at 19 Summer Street. This existing garage was likely built long before there were historic and zoning requirements. There is approximately 12" from the back side of our fence to the stone building material of this garage.

We appreciate that many cars are larger today than they were a hundred years ago, and we don't object to some modifications being granted to allow for larger cars, but we feel that the additional second story on the proposed 3 bay 24Ft x 36ft is not in keeping with the historic district's character, or the town's dimensional regulations for the lot size, placement vis a vie the boundaries of the property. We assume because the existing garage is a 3 bay, that they might have "grandfathered" rights to keep 3 bays. We can accept that, but adding another story, concerns us that the property begins to look overbuilt, more in keeping with a neighborhood of newer homes. Another concern is where rain run-offs would fall from a two-story roof when the structure sits so close to abetting properties.

Most homes in the "circled" 200' radius don't have garages, if they do, they are older, smaller scale one or two bay garages, or an old barn. There are a few exceptions. Part of the historic nature of the Bristol Historic District is that homeowners acknowledge the guidelines to protect the historic character.

We will attend the hearing to learn how this proposal will be determined.

Thank you,



Catherine and Gustavus (Jack) Esselen

Catherine and Gustavus Esselen

January 28, 2023

Zoning Board of Review  
Attn: Mr. Edward M. Tanner  
10 Court Street  
Bristol, RI 02809

Re: Review of 14 Union Street, Lot 52 = File #2023-08

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We appreciate that many cars are larger today than they were a hundred years ago, and we don't object to some modifications being granted to allow for larger cars, but we feel that the additional second story on the proposed 3 bay 24Ft x 36ft is not in keeping with the historic district's character, or the town's dimensional regulations for the lot size, placement vis a vie the boundaries of the property. We assume because the existing garage is a 3 bay, that they might have "grandfathered" rights to keep 3 bays. We can accept that, but adding another story, concerns us that the property begins to look overbuilt, more in keeping with a neighborhood of newer homes. Another concern is where rain run-offs would fall from a two-story roof when the structure sits so close to abetting properties.

Most homes in the "circled" 200' radius don't have garages, if they do, they are older, smaller scale one or two bay garages, or an old barn. There are a few exceptions. Part of the historic nature of the Bristol Historic District is that homeowners acknowledge the guidelines to protect the historic character.

We will attend the hearing to learn how this proposal will be determined.

Thank you,

Catherine and Gustavus (Jack) Esselen

23 Summer Street, Bristol, RI 02809

**Ed Tanner**

---

**From:** Catherine Esselen <cesselen@gmail.com>  
**Sent:** Tuesday, January 31, 2023 10:07 AM  
**To:** Ed Tanner  
**Subject:** 14 Union Street - Lot 52 Zoning Request  
**Attachments:** Esselen-LettertoZoningBoard.pdf

**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.

Ed,

I am dropping off at your office later today a copy of the attached letter signed by me and my husband. A pdf of that letter is attached for your convenience.

If you need any additional information from us, please do not hesitate to contact me or call.

Thank you,

Cathi Esselen

401-523-1379



**Ed Tanner**

---

**From:** Amy Berg [REDACTED]  
**Sent:** Thursday, February 2, 2023 8:43 AM  
**To:** Ed Tanner  
**Cc:** Berg, Keith  
**Subject:** Fwd: Review of 14 Union Street, Lot 52 = File #2023-08

**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.

Dear Mr. Tanner and fellow committee members,

My husband, Keith and I received the notice of the Public Hearing to review the request of Louis and Joan Cabral for the dimensional variances on their property at 14 Union Street, Bristol, RI. We have no issue with their request to construct a covered porch. We do, however, have concerns with their plans to demolish the existing garages and construct a larger, two story car garage.

The existing garage is literally on our property line / behind us. We are located directly behind 14 Union Street at 19 Summer Street. There is less than 15" from the back side of our fence to the stone building of the existing garage. We have concerns that a two-story structure will not be in keeping with the historic district's character, as well as privacy issues, as the proposed structure will be right on top of our small backyard. Furthermore, we have concerns that rain run-offs may fall from a two story roof when the structure sits so close to the abetting properties, both ours, and our neighbors, the Esslen's, at 23 Summer Street.

We appreciate that the owners would like to enlarge the garage bays, built many years ago when cars were smaller, to accommodate today's larger vehicles, but as mentioned, we have real concerns about the building of a second story to an even larger structure.

In looking around our "neighborhood," very few homes have garages, if they do, they were built many years ago, and they are smaller, have a single or two bay garage, with a smaller footprint. Part of the charm of living in the historic district is the homes being within historic character.

We are unfortunately unable to attend the meeting on February 6th, but wanted our voice to be heard. Thank you for your consideration.

Amy and Keith Berg  
19 Summer Street  
Bristol, RI

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

**CORRECTED PUBLIC HEARING\***

**Monday\*, February 6, 2023 (date correction\*)**

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

APPLICANT: **Louis and Joan Cabral**  
 PROPERTY OWNER: **Louis Cabral and Joan F. Greenwell**  
 LOCATION: **14 Union Street**  
 PLAT: **15** LOT: **52**  
 ZONE: **R-6**

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure with less than the required rear yard and at a size and height greater than permitted for accessory structures in the R-6 zoning district.**

Edward M. Farnsworth

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, February 2, 2023.





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

TOWN OF BRISTOL  
COMMUNITY DEV.

2023 JAN 12 AM 11:15

## APPLICATION

File No: **2023-08**

Accepted by ZEO: **EMT** 1/12/2023

<b>APPLICANT</b>	Name: <b>LOUIS AND JOAN CABRAL</b>		
	Address: <b>304 CHURCH POND DRIVE</b>		
	City: <b>TIVERTON</b>	State: <b>RI</b>	Zip: <b>02878</b>
	Phone #: <b>774-578-5878</b>	Email: <b>lou.cabral@cox.net</b>	
<b>PROPERTY OWNER</b>	Name: <b>LOUIS AND JOAN CABRAL</b>		
	Address: <b>304 CHURCH POND DRIVE</b>		
	City: <b>TIVERTON</b>	State: <b>RI</b>	Zip: <b>02878</b>
	Phone #: <b>774-578-5878</b>	Email: <b>lou.cabral@cox.net</b>	

1. Location of subject property: **14 UNION STREET**  
 Assessor's Plat(s) #: **15** Lot(s) #: **52**
2. Zoning district in which property is located: **R-6**
3. Zoning Approval(s) required (check all that apply):  
**X** 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): **1. FRONT YARD SET-BACK FOR PORCH**  
☐ Special Use Permit Section(s): **2. ACCESSORY GARAGE**  
☐ Use Variance Section(s): **3. OVERALL SETBACK AND REAR YARD SETBACK**
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. **ATTACHED**
6. How long have you owned the property?: **2.5 YEARS**
7. Present use of property: **SINGLE FAMILY RESIDENCE** **VACANT**
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):  
**PLEASE SEE ATTACHED SITE PLAN**
10. Proposed use of property: **SINGLE FAMILY RESIDENCE**

11. Give extent of proposed alterations: A. REINTRODUCE AND CONSTRUCT A PORCH IN FRONT OF THE HOUSE.  
B. CONSTRUCT A SECOND FLOOR ADDITION ON BACK SIDE OF THE HOUSE WHERE CURRENTLY ONLY ONE  
FLOOR EXISTS. C. RECONSTRUCT THE EXISTING THREE CAR GARAGE FROM A SINGLE LEVEL  
(20'X30') STRUCTURE INTO A 24'X36' USABLE GARAGE THAT INCLUDES A SECOND LEVEL

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

PLEASE SEE ATTACHED SITE PLAN

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: ONE Before ONE 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?: YES

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: Louis A. Cabral Joan Cabral

Date: 1/12/2023

Print Name: LOUIS A. CABRAL JOAN CABRAL

Property Owner's Signature: Louis A. Cabral Joan Cabral

Date: 1/12/2023

Print Name: LOUIS A. CABRAL JOAN CABRAL

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

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

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

**Department of Community Development  
Zoning Board of Review**

**Applicant:**

Louis Cabral  
304 Church Pond Drive  
Tiverton RI 02878

Re: 14 Union Street

Application request under question #5; written statement describing grounds for request of dimensional variance(s) as found in Section 28-409 of the Zoning Ordinance.

**Porch:**

According to historical records, the house at 14 Union Street previously had a front porch. "The front porch was removed sometime after the publication of the 1920 Sanborn Map."

As new owners of the property, we (the applicants), would like to reintroduce and construct a new front porch consistent with the Greek Revival style of the house as well as integrating and joining other properties Union Street with porches.

Of the 33 houses on Union Street, 13 currently have porches and 9 have landings. Three (3) of the 13 porches are built up to the sidewalk line. Six (6) of the 13 porches are set-back approximately 3 feet from the sidewalk line. Four (4) of the 13 porches are set-back approximately 6 feet from the sidewalk line.

We believe the rebuilding the front porch aligns with the general characteristics of the surrounding area and will not impair the intent or purpose of Section 28-409 of the Zoning Ordinance or the comprehensive plan of the town.

**Garage:**

The existing three (3) car garage on property presents a functional challenge as its current dimensions cannot accommodate today's longer, wider, and higher vehicles.

The hardship is, even though the property has a three-car garage, the existing dimensional constraints create a garage parking problem significantly more than a mere inconvenience (Section 28-409). Even with smaller vehicles, car doors can not be fully opened once inside the existing garage.

Our proposal seeks relief by having the existing garage building footprint extend two (2) feet north and six (6) feet east on the parcel. Extending the existing garage building footprint as proposed provides the least amount of relief necessary as the hardship is due to the unique characteristics of the existing structure.

The hardship was not created by the applicant and by granting the dimensional relief will not alter the general characteristics of the surrounding area.





## BRISTOL HISTORIC DISTRICT COMMISSION

AUGUST 4, 2022 MINUTES

TOWN HALL  
10 COURT ST.  
BRISTOL, RI 02809  
401-253-7000

Held: August 4, 2022 at 10 Court Street (Town Hall), Bristol, Rhode Island  
Present: Chairman Oryann Lima, Vice Chairman John Allen, Secretary Mary Millard,  
Benjamin Bergenholtz, Sally Butler, Victor Cabral, Christopher Ponder  
Also Present: Andy Teitz, Esq. Assistant Town Solicitor, Jonathan Ames HDC Coordinator,  
Susan Church  
Absent: Christopher Ponder

Chairman Ory Lima brought the meeting to order at 7:00 pm.

The meeting began with the Pledge of Allegiance. The Commissioners then discussed and approved the July 7<sup>th</sup> Minutes without changes.

First: Sally Butler  
Second: Ben Bergenholtz  
Vote: 7-0

The Commissioners then discussed the July 22<sup>nd</sup> special visitation meeting minutes. Andy Teitz proposed a few changes, as approved by Ory Lima, and Ben Bergenholtz suggested a few comments as well.

First: Victor Cabral  
Second: Sally Butler  
Vote: 7-0

Andy Tietz then announced that Susan Church has applied for the Commissioner position made vacant by Sonny Furtado's retirement. She has been unanimously appointed by the Town Council, but because she has not yet been sworn in, she is attending the meeting as a non-voting member of the public.

### Applications

#### #21-041-B: 500 Wood Street, Unity Park

Chris Fartudier represented the project. The project is for two signs, one for Pivotal Brewing, the other for Chris Cote Architecture. Chris brought examples of the signs as supplemental exhibits for the Commissioners.

Chris explained that the sign for Pivotal Brewing will be made of wood and painted blue, with the same dimensions as described in the application and the exhibit. Ory asked if the sign

## Bristol Historic District Commission Minutes, August 4, 2022

Commission suggested some number of craftsmen, and asked Jon Ames to prepare a list to be made accessible for the Mogers and other applicants in the future.

### 22-084: 14 Union Street

Louis and Joan Cabral, and Mike Potocki, presented. They are hoping to get some feedback on their project, to expand the garage, create an addition on the rear of the property, and add a porch. There is some historical photographic evidence of a porch on the front of the house, and they intend to maintain that Greek revival style as was original to the house. They do not intend to add dormers to the roof, nor to the addition in the rear of the property. The applicants assured that the porch will not affect the door, nor the framework or trim to the door.

The Commissioners generally gave positive feedback but recommended that the applicants come back with better drawings and plans that can more clearly illustrate the intended plans and scope of the project. The Commissioners also suggested the applicants look to porches in the neighborhood to get some examples of approved and compliant architecture.

### Monitor Reports & Project Updates

None to be had.

### HDC Coordinator Approvals

Jonathan Ames explained that there were seven applications that accepted for Administrative Review. Each of the applications were brought to Oryann Lima's attention and approved by Jonathan Ames and Oryann Lima. The applications' details are as follows:

#22-069	105 State Street	Approved by Administrative Review 6/29/2022	Replace in-kind roof and Shutters.
#22-073	284 High Street	Approved by Administrative Review 6/28/2022	Replace IN-KIND the green picket fence Replace IN-KIND the 6 ft. stockade fence
#22-076	56 High Street	Approved by Administrative Review 6/28/2022	The replacement in kind of Greek-style columns.
#22-081	28 Central Street	Approved by Administrative Review 7/12/2022	Replace IN-KIND Wooden Fence Along Eastern Property Line.
#22-082	1 Constitution Street	Approved by Administrative Review 7/15/2022	Replace IN-KIND Existing A/C Mini Split System.



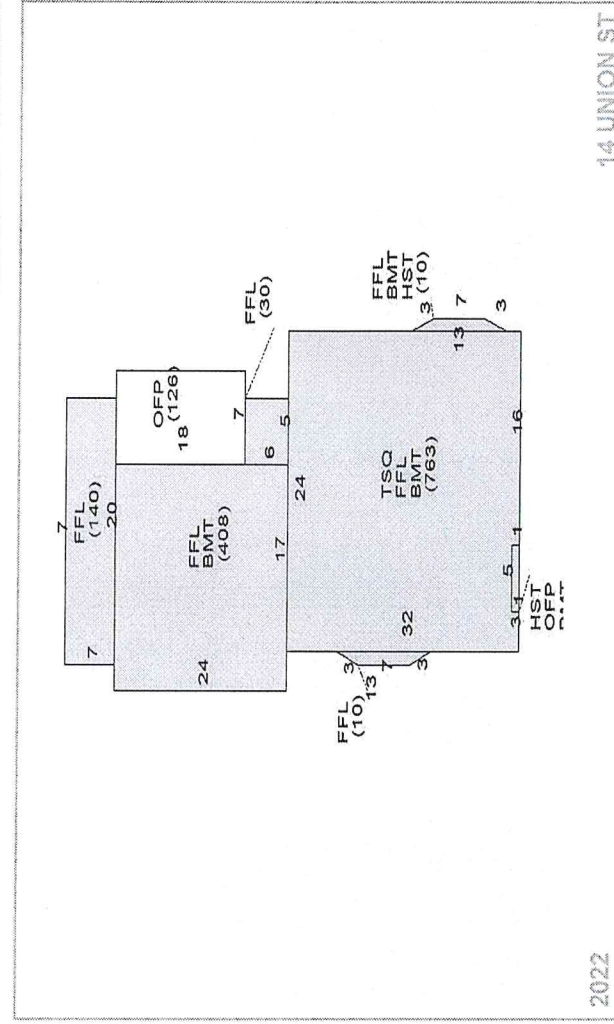
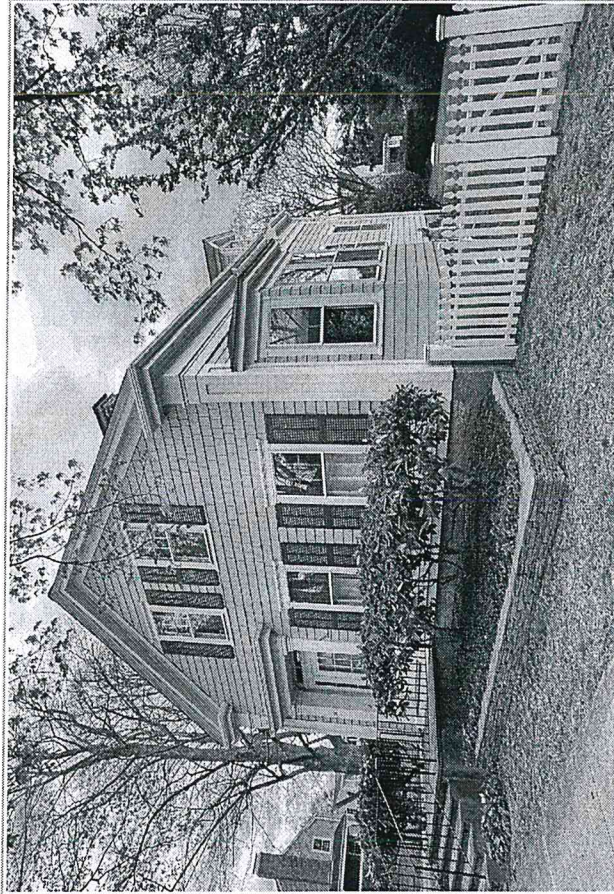
Owner	Owner Account #:	% Owned
Owner 1	CABRAL, LOUIS A &	
Owner 2	GREENWELL, JOAN F TE	
Owner 3		
Address	14 UNION ST, BRISTOL, RI 02809	

► Previous Owners & Sales Information	
Grantor	
WESTON, EDWIN J & BETTY A LE	04
WESTON, EDWIN J	03
WESTON, EDWIN J ET UX	05
MEMORANDUM OF TRUST	05
MEMORANDUM OF TRUST	05

► Assessment						
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value
01	402,700	15,700	0.30	258,500	0	676,900
TOTAL	402,700	15,700	0.30	258,500	0	676,900
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	207.78	VAL per SQ Unit/Parcel >	207.78	

Previous Assessments			SF
Year	LUC	Building	
2022	01	402,700	15
2021	01	247,600	15
2020	01	247,600	15
2019	01	247,600	15
2018	01	176,600	13
2017	01	176,600	13

Land Size	Land	AGR Credit	Appraised Value	Assessed Value
0	0	259,500	0	676,900
0	0	248,500	0	511,800
0	0	248,500	0	511,800
0	0	248,500	0	511,800
0	0	199,200	0	389,600
0	0	400,200	0	820,000



Land Information		Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted
Use	Description						
1	01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,553,652
2	01 Single Fam	0.16024	AC	EX	0.20	1,535,000	277,708
3							
4							

Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
I							214,000			1.00	0
I							44,500			1.00	0





Building Information

Description	Story Height	1 3/4 Story	Finish
BLDG Type	Restored	1	0
RES Units	Concrete	BMT Floor	Concrete
Foundation	Wood	Frame 2	%
EXT Wall 1	Wood Shnal	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Ceramic Til % 10
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Gas	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	Plaster
Parking Type		% Sprinkled	
EXT View			

Grade

Grade	Q3	Q3	EFF Year	Alt %	0.00
Year Built	1846				
Alt LUC					
Bas \$/SQ	195.00				
Size Adj	1.05				
Constr Adj	1.01				
Adj \$/SQ	206.07				
Othr Featrs	29,000				
Grade Fac	1.18				
Neigh Infl	1.00				
Land Factor	1.00				
Adj Total	551,585				
Depreciation	148,928				
Depr Total	402,657				
Total Depreciation %	> 27.0				

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,361	1,361	206.08	280,462
TSQ	3/4 STORY	572	572	206.07	117,924
HST	HALF STORY	8	8	206.10	1,546
OPF	OPEN PORCH	131	0	18.92	1,854
BMT	BASEMENT	1,186	0	30.90	36,658
Total		3,258	1,941		438,444

Assessment

Date	Result	By
8/16/2021	REVIEW	JH
4/30/2021	MEASURED	MM
4/24/2019	ADJ-HEARIN	JH
10/5/2018	REVIEW	JH
10/4/2018	MEASURED	JN
1/11/2008	LISTED	
1/10/2008	MEASURE	

Other Factors

Flood Hazard	Topography	Street	LEVEL	PAVED
Bas \$/SQ	195.00			
Size Adj	1.05			
Constr Adj	1.01			
Adj \$/SQ	206.07			
Othr Featrs	29,000			
Grade Fac	1.18			
Neigh Infl	1.00			
Land Factor	1.00			
Adj Total	551,585			
Depreciation	148,928			
Depr Total	402,657			
Total Depreciation %	> 27.0			

Assessment

Date	Result	By
8/16/2021	REVIEW	JH
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4/24/2019	ADJ-HEARIN	JH
10/5/2018	REVIEW	JH
10/4/2018	MEASURED	JN
1/11/2008	LISTED	
1/10/2008	MEASURE	

Notes

EXTERIOR RENOVATIONS 12/05 EAS, GUTTER REPAIR MEMORANDUMS OF TRUST BK 162 PGS 238 & 240 5/15/2012 remove and repair section of roof close in skylight add roof vent. R & R roof on garage 11-5-13 mcb approve by BHDC || 05/11/2021 Very minor changes made to the building based on an exterior-only inspection (interior inspections not allowed during Covid-19 issues) and measurements. 7 x 4 rear patio added.

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
10/08/2013	B27890		BLDG	0		Closed	REMOVE AND REPAIR SECTION OF ROO ON EXISTING HOME AND CLOSE IN
10/12/2006	B27381		BLDG	0		Closed	REPAIR WOOD GUTTERS, BASEMENT WINDOW SILLS, AND SKYLIGHT/APPR
01/11/2005	B24948		BLDG	0		Closed	REPLACE PORCH FLOOR AND SUB STRUCTURE APPROVED BY BHDC

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	20	30	600	4	AV	1846	15,700

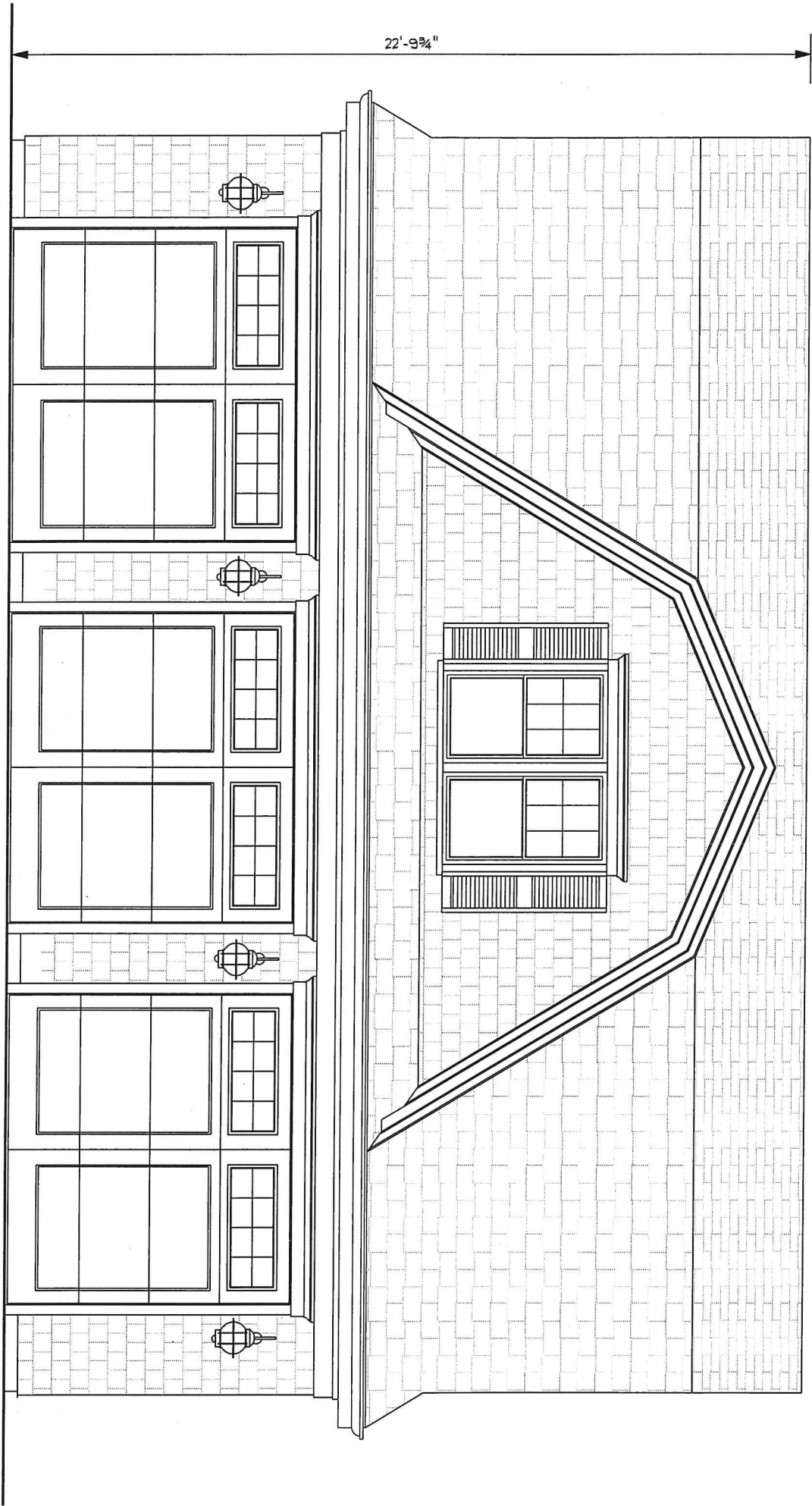
Other Info.

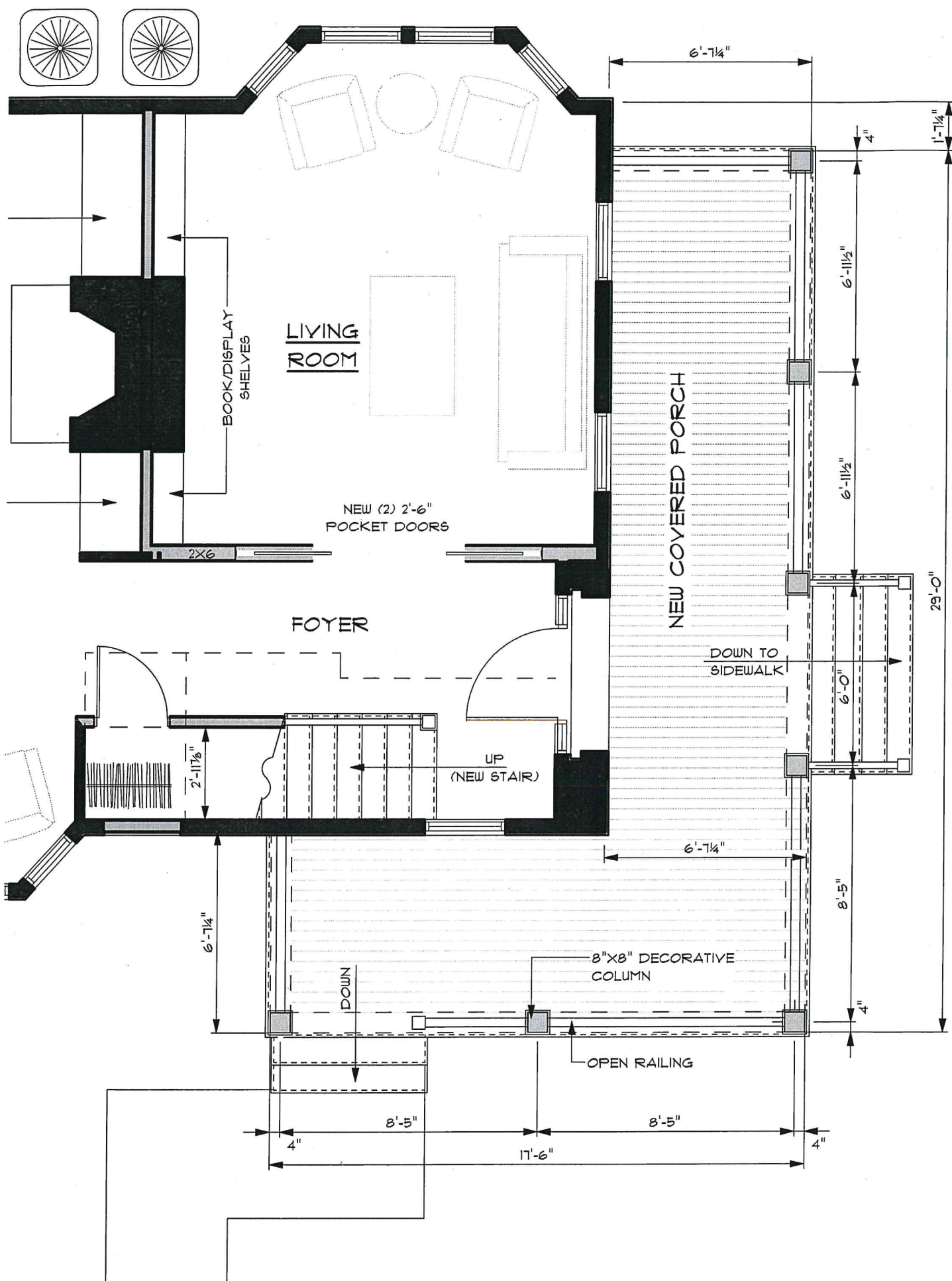
AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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









**ZONING VARIANCE NOTE:**










THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE TOWN OF BRISTOL'S ZONING REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRE RELIEF:

- 1.) MINIMUM FRONT YARD SETBACK—  
— MINIMUM DISTANCE TO FRONT PROPERTY LINE = 20 FEET  
\*10.0 FEET PROPOSED / 3.3' TO COVERED PORCH
- 2.) MINIMUM REAR YARD SETBACK—  
— MINIMUM DISTANCE TO REAR PROPERTY LINE = 20 FT  
\*1.3' PROPOSED
- 3.) ACCESSORY STRUCTURES —  
— MAXIMUM FOOTPRINT OF ACCESSORY STRUCTURES = 22' x 24'  
\*24' x 36' PROPOSED



**SITE LOCUS**  
**NOT TO SCALE**

**LEGEND AND ABBREVIATIONS:**

N/T	- NOW OR FORMERLY		- PROPERTY LINE
A.P.	- ASSESSORS PLAT		- BUTTER LINE
S.F.	- SQUARE FEET		- EXISTING CONTOUR
C.B.	- CONCRETE BOUND		- FENCE
D.H.	- DRILL HOLE		- TREELINE
I.R.	- IRON ROD		- EXISTING EDGE OF PAVEMENT
(F.N.D.)	- FOUND		- EXISTING WELL
	- EXISTING BUILDING FOOTPRINT		
	- PROPOSED BUILDING FOOTPRINT		

REQUIRED		EXISTING	PROPOSED
MIN. LOT SIZE:	6,000 SF	12,979 SF	12,979 SF
MIN. LOT WIDTH/FRONTAGE:	50 SF	110 SF	110 SF
SETBACKS:			
MIN. FRONT YARD:	20 FT	10.0 FT	10.0 FT
MIN. REAR YARD:	20 FT	0.9 FT	1.3 FT
MIN. SIDE YARD:	10 FT	18.0/32.1 FT	18.0/25.3
MAX. BLD. HEIGHT	35 FT	<35 FT	<35 FT
MAX. LOT COVERAGE:	30%	16.7%	20.6%
MAX. ACC. BLD. HEIGHT	20' (22' x 24' MAX. FOOTPRINT)		

**SURVEY NOTE:**

**COVER NOTE:** SURVEY CONDUCTED BY:  
CLASS I STANDARD BOUNDARY  
BARKER LAND SURVEYING, INC.  
JOHN BARKER, PLS NO. 1885  
BRISTOL, RI 02809  
(401) 254-0824

\*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOT COVERAGE:

EX. DWELLING (TO BE REMOVED) -  $\pm 1,440$  SF  
EX. COVERED PORCH (TO BE REMOVED) -  $\pm 120$  SF  
EX. GARAGE (TO BE REMOVED) -  $\pm 606$  SF

TOTAL EXISTING LOT COVERAGE - 2,166 SF

PROP. DWELLING - ±1545 SF  
PROP. COVERED PORCH - ±268 SF  
PROP. GARAGE - 864 SF

TOTAL PROPOSED LOT COVERAGE - 2,677 SF  
TOTAL LOT AREA - 12,979 SF

TOTAL PROPOSED LOT COVERAGE (%) - 2,677 / 12,979  
20.6% TOTAL PROPOSED LOT COVERAGE < 30% ALLOWABLE O.K.

Thomas J. Principe, II  
No. 123456  
REGISTERED  
PROFESSIONAL ENGINEER



**PRINCIPE COMPANY, INC.**  
**ENGINEERING DIVISION**  
27 SAKONNET RIDGE DR.  
TIVERTON, RI 02878  
401-816-5385  
*ESTABLISHED IN 1901*  
[www.PrincipeCompany.com](http://www.PrincipeCompany.com)

## REVISIONS

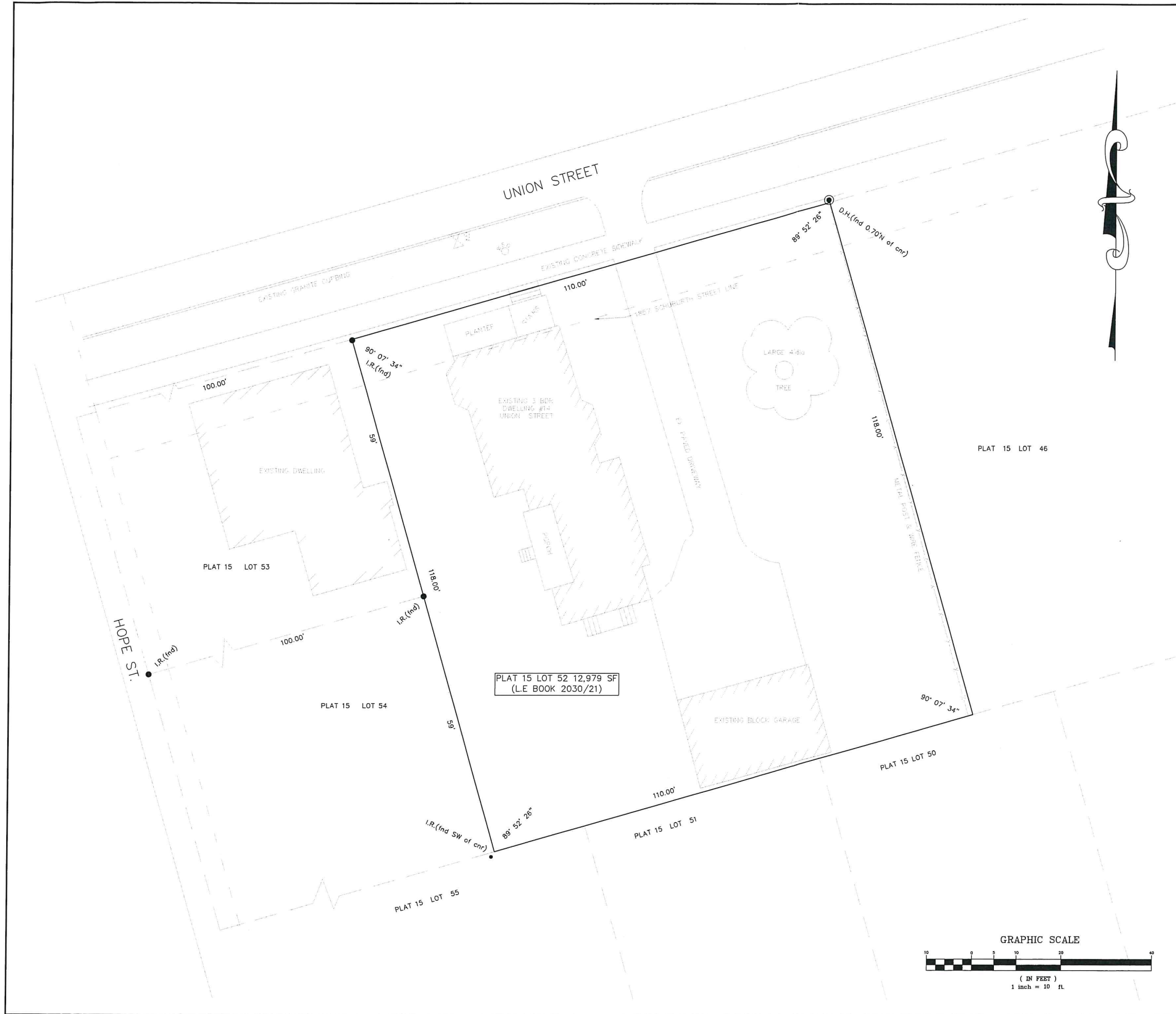
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ZONING PLOT PLAN  
for  
14 UNION STREET  
AP 15 LOT 52  
in  
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 1 of 1	
DRAWN BY: JRM		DESIGN BY: JRM	CHECKED BY: TJF
DATE: 01/09/2023		PROJECT NO.: SVY-2021-21	

GRAPHIC SCALE

( IN FEET )  
1 inch = 10 ft.



LEGEND AND ABBREVIATIONS:

- |        |                               |                             |
|--------|-------------------------------|-----------------------------|
| N/F    | - NOW OR FORMERLY             | - PROPERTY LINE             |
| A.P.   | - ASSESSORS PLAT              | - ABUTTER LINE              |
| S.F.   | - SQUARE FEET                 | - EXISTING CONTOUR          |
| C.B.   | - CONCRETE BOUND              | - FENCE                     |
| D.H.   | - DRILL HOLE                  | - TREELINE                  |
| I.R.   | - IRON ROD                    | - EXISTING EDGE OF PAVEMENT |
| (FND.) | - FOUND                       | - EXISTING WELL             |
| -      | - EXISTING BUILDING FOOTPRINT |                             |

SURVEY NOTE:

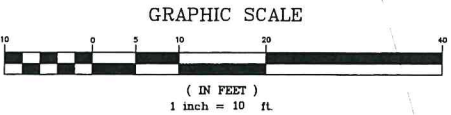
CLASS 1 STANDARD BOUNDARY SURVEY CONDUCTED BY:  
BARKER LAND SURVEYING, INC.  
JOHN BARKER, PLS NO. 1885  
BRISTOL, RI 02809  
(401) 254-0824

\*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

ZONING:

R-6 ZONE  
MINIMUM LOT AREA = 6,000 SF  
MINIMUM LOT FRONTAGE = 60 FT  
MINIMUM FRONT SETBACK = 20 FT (OR AVG. OF BLOCK, WHICHEVER IS LESSER)  
MINIMUM SIDE SETBACK = 10 FT  
MINIMUM REAR SETBACK = 20 FT  
MAXIMUM LOT BUILDING COVERAGE = 30%  
MAXIMUM BUILDING HEIGHT = 35 FT  
MAXIMUM ACCESSORY BUILDING HEIGHT = 20 FT (22' x 24' MAX FOOTPRINT)

	<b>PRINCIPE COMPANY, INC.</b> ENGINEERING DIVISION PO BOX 298 TIVERTON, RI 02878 401-816-5365																																																					
	<b>EXISTING CONDITION SITE PLAN</b> for 14 UNION STREET AP 15 LOT 52 in BRISTOL, RHODE ISLAND																																																					
<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DRWN</th> <th>CHKD</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	DRWN	CHKD																																									<table border="1"> <tr> <td>SCALE: 1" = 10'</td> <td>SHEET NO: 1 of 1</td> </tr> <tr> <td>DRAWN BY: JRM</td> <td>DESIGN BY: JRM</td> </tr> <tr> <td>DATE: 7/27/21</td> <td>CHECKED BY: TJP</td> </tr> <tr> <td colspan="2">PROJECT NO.: 14 UNION ST.</td> </tr> </table>		SCALE: 1" = 10'	SHEET NO: 1 of 1	DRAWN BY: JRM	DESIGN BY: JRM	DATE: 7/27/21	CHECKED BY: TJP	PROJECT NO.: 14 UNION ST.	
No.	DATE	DRWN	CHKD																																																			
SCALE: 1" = 10'	SHEET NO: 1 of 1																																																					
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DATE: 7/27/21	CHECKED BY: TJP																																																					
PROJECT NO.: 14 UNION ST.																																																						







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



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



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



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

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. PRIOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND

  
538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL. - (508) 678-7500  
FAX - (508) 678-2600  
**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

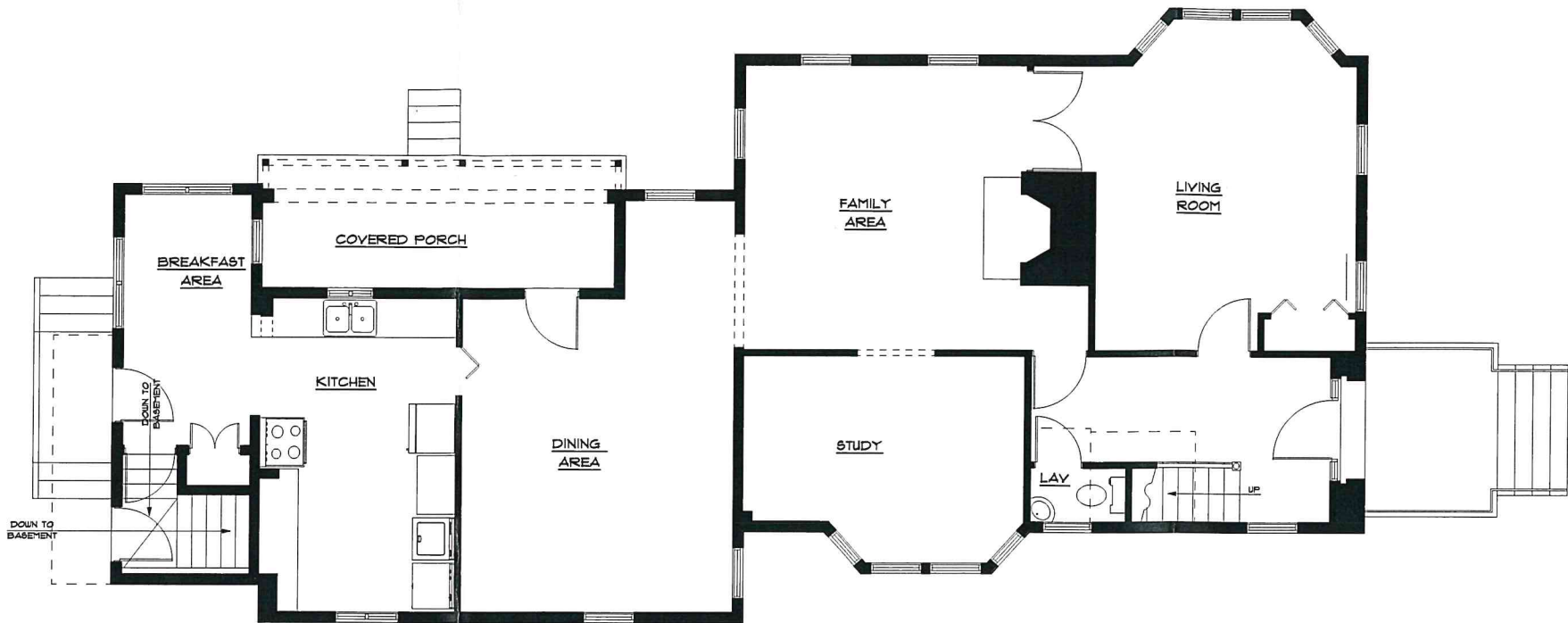
DRAWN BY: M. FOTOCKI  
REVIEWED BY: M. FOTOCKI  
CSTONE PROJECT #: 21503  
DATE: 10 JAN 22  
SCALE: AS NOTED

SHEET TITLE:

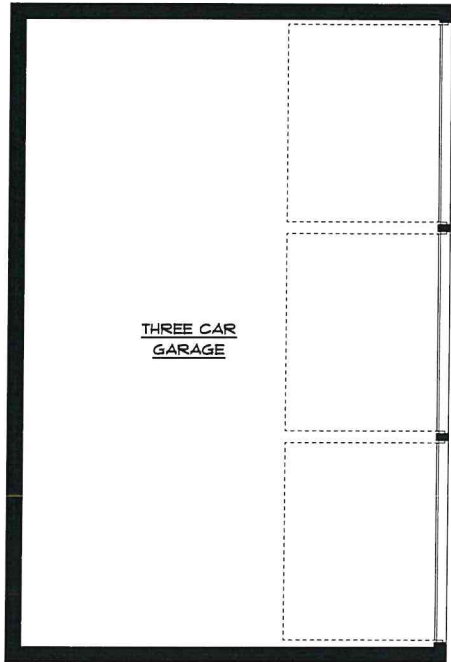
**EXISTING  
EXTERIOR  
ELEVATIONS**

**EX-1**

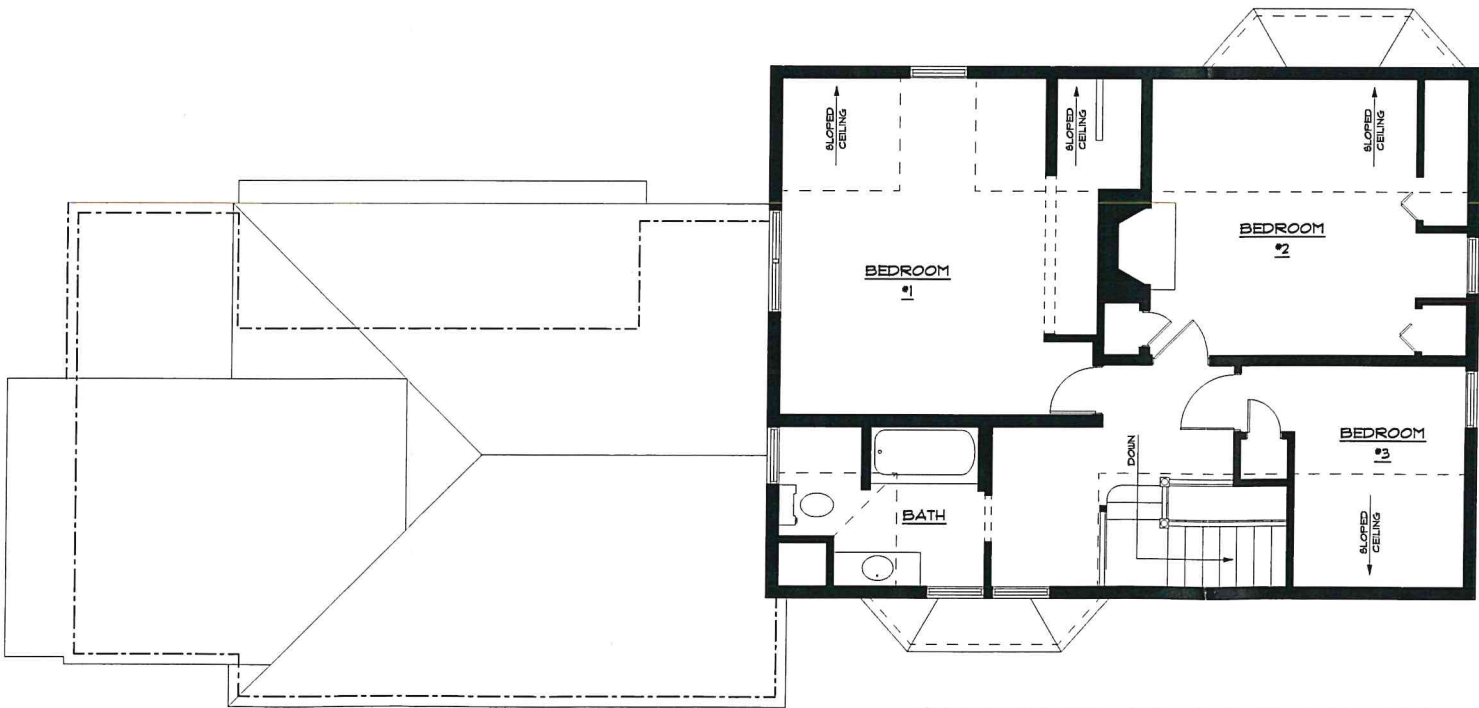
SHEET 1 OF 1



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



THREE CAR  
GARAGE



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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND



538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL. - (508)-678-2500  
FAX - (508)-678-2600

**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CSTONE PROJECT #: 21503  
DATE: 10 JAN 22  
SCALE: AS NOTED

SHEET TITLE:

EXISTING  
FLOOR PLANS

**EX-2**

SHEET 2 OF 2





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



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



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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
**14 UNION STREET**  
**BRISTOL, RHODE ISLAND**



**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL - (508)-673-2500  
FAX - (508)-673-2600

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CSTONE PROJECT #: 21503  
DATE: 10 JAN 22  
SCALE: AS NOTED

SHEET TITLE:

**EXTERIOR  
ELEVATIONS**

**A-1**

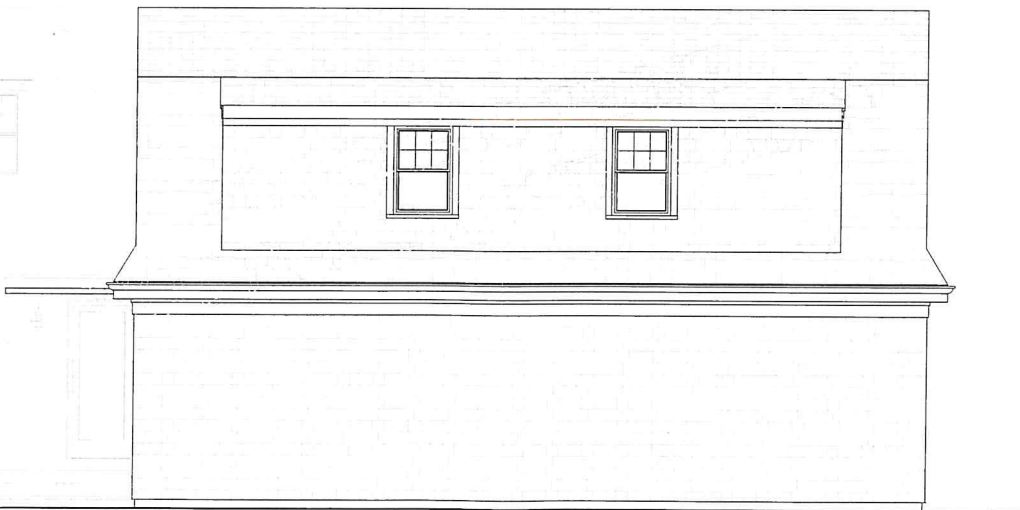
SHEET 3 OF -



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



GARAGE NORTH ELEVATION 1/4" = 1'-0"



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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND



538 WILBUR AVENUE  
QUANSEA, MASSACHUSETTS 02771  
TEL - (508)-679-2500  
FAX - (508)-679-2600

**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CSTONE PROJECT #: 21503  
DATE: 10 JAN 22  
SCALE: AS NOTED

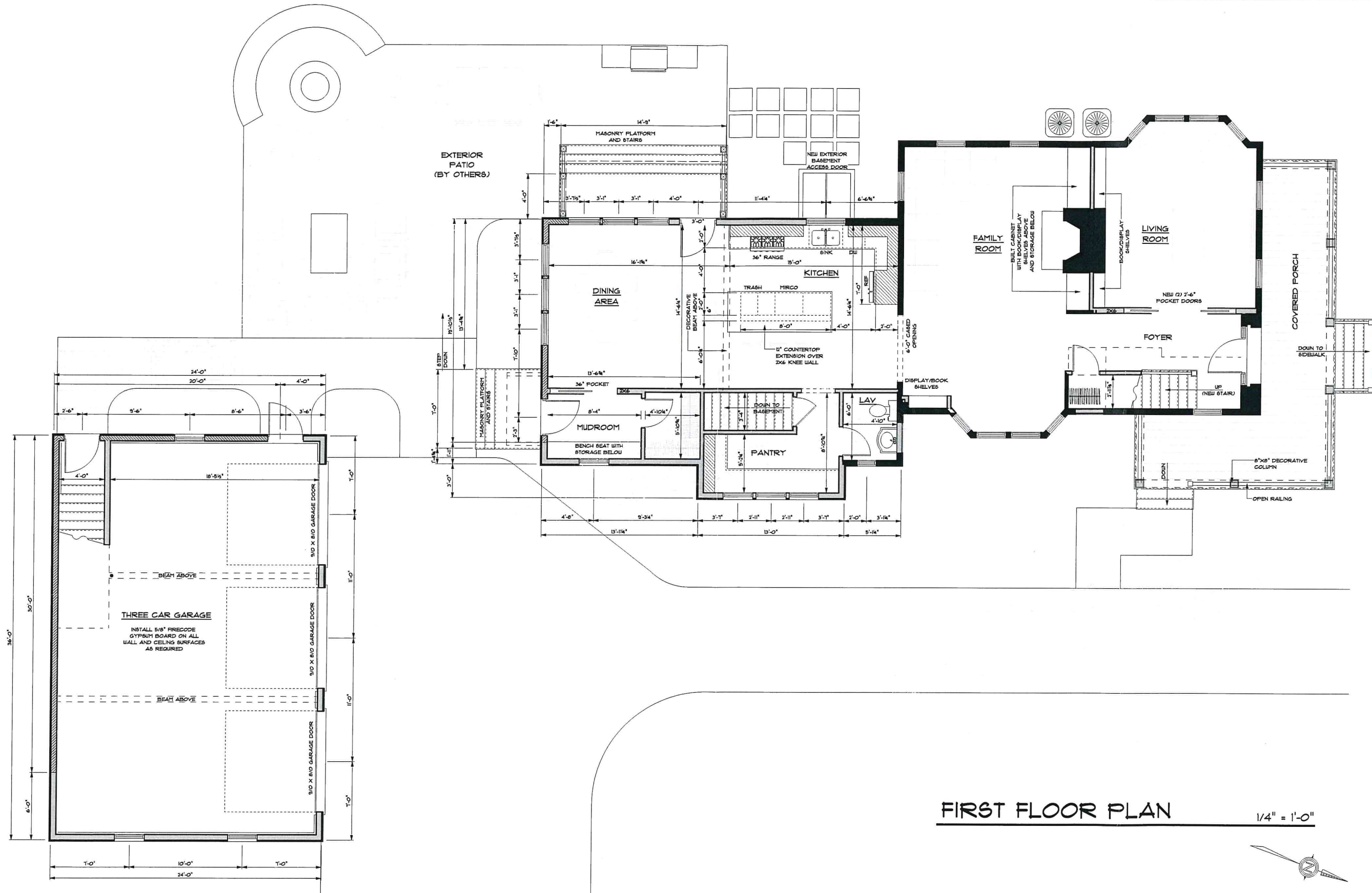
SHEET TITLE:

**EXTERIOR  
ELEVATIONS**

**A-2**

SHEET 4 OF -





FIRST FLOOR PLAN

1/4" = 1'-0"

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:


A NEW DETACHED GARAGE FOR:

**CABRAL RESIDENCE**

PROJECT LOCATION:

14 UNION STREET

BRISTOL, RHODE ISLAND



538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL - (508)-673-2500  
FAX - (508)-673-2600

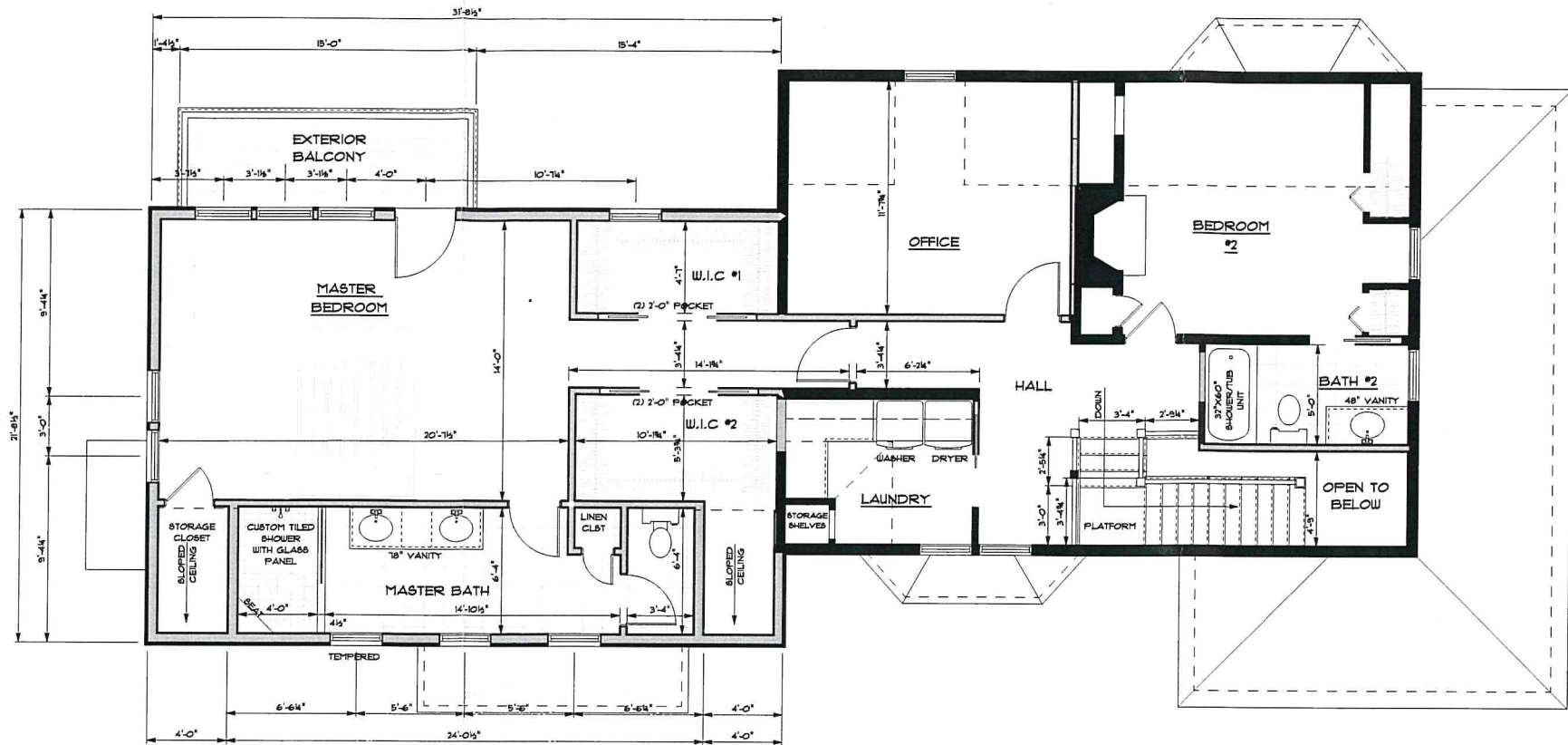
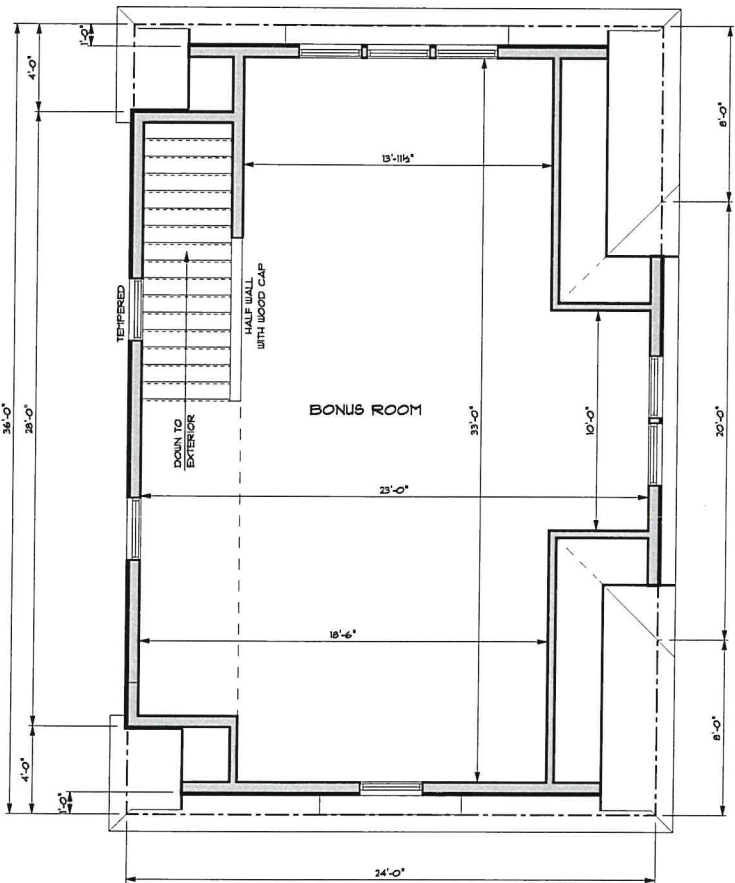
**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

DRAWN BY:	M. POTOCKI
REVIEWED BY:	M. POTOCKI
STONE PROJECT #:	21503
DATE:	10 JAN 22
SCALE:	AS NOTED

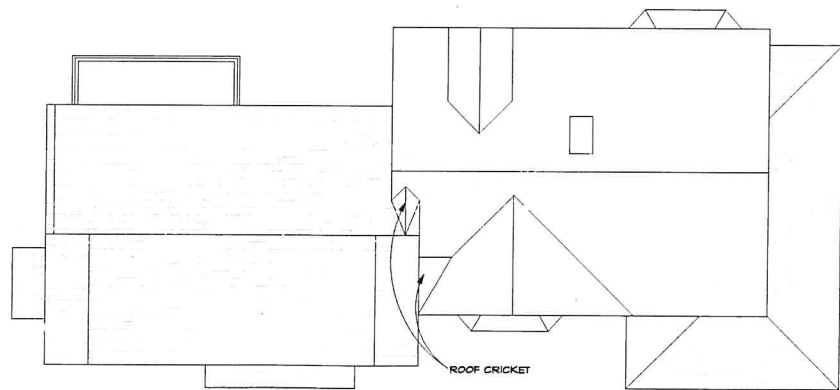
SHEET TITLE:
<b>FIRST FLOOR PLAN</b>

**A-3**

SHEET 5 OF 5



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



ROOF PLAN 1/8" = 1'-0"  
(M.E.) = MATCH EXISTING

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS			
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PROJECT: A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND

  
538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL. - (508)-675-2500  
FAX - (508)-675-2600  
**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CSTONE PROJECT #: 21503  
DATE: 10 JAN 22  
SCALE: AS NOTED

SHEET TITLE:  
**SECOND FLOOR AND ROOF PLAN**

**A-4**  
SHEET 6 OF -





# 14 Union St. - 200' Radius

Bristol, RI

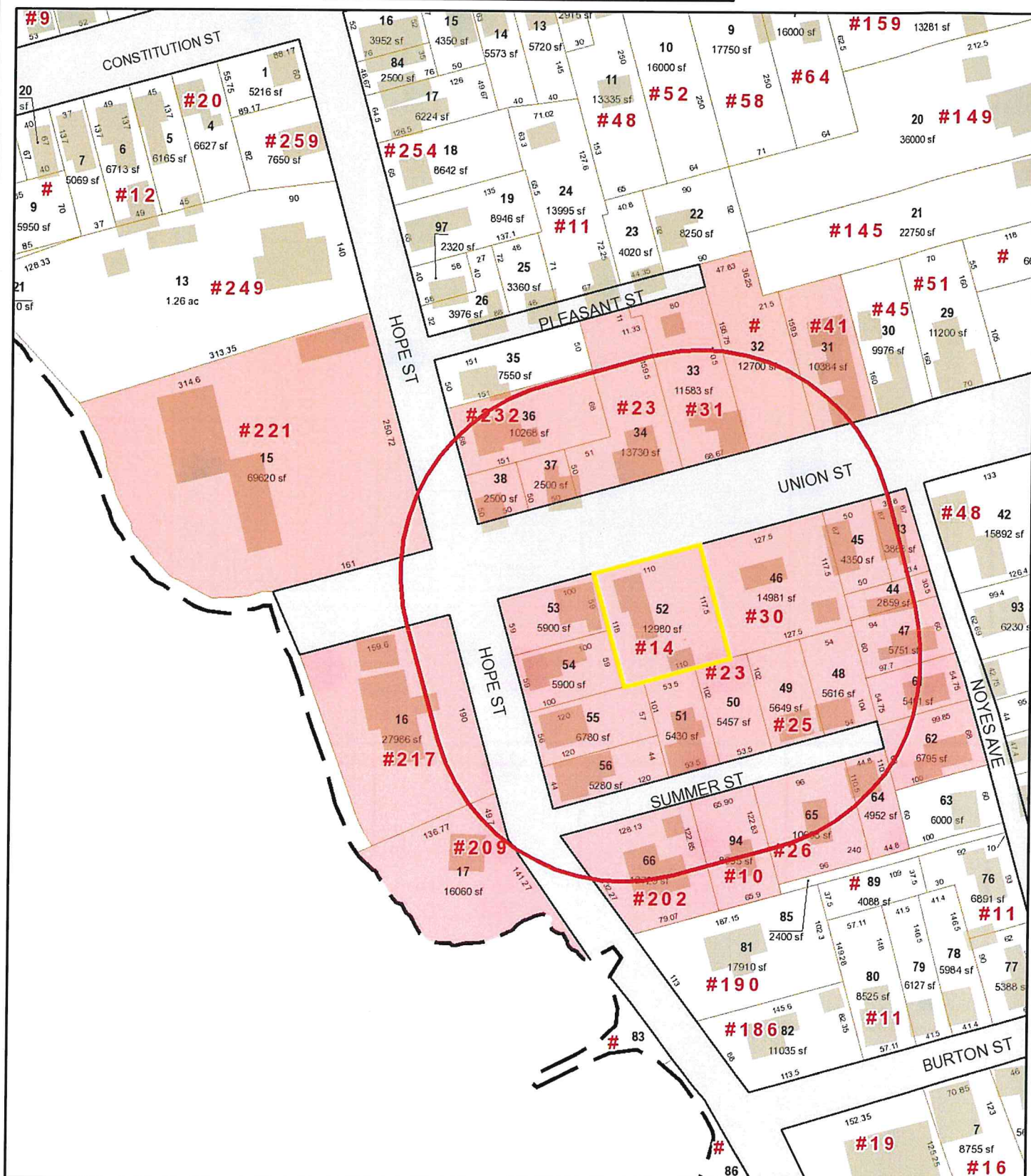


January 17, 2023

1 inch = 140 Feet

www.cai-tech.com

0 140 281 422



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# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3A.

## Subject Property:

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

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

## Abutters:

Parcel Number: 11-15  
CAMA Number: 11-15-001  
Property Address: 221 HOPE ST

Mailing Address: BROWN, MURIEL M.  
221 HOPE ST UNIT# 1  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-002  
Property Address: 221 HOPE ST

Mailing Address: BURNETT, ROBIN D & BURNETT, BETH  
MCCANN CO-TRUST  
221 HOPE ST UNIT 2  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-003  
Property Address: 221 HOPE ST

Mailing Address: CABANA, LEO C  
221 HOPE ST, UNIT 3  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-004  
Property Address: 221 HOPE ST

Mailing Address: LUBECK, KATHLEEN R. CO-TRST  
KATHLEEN LUBECK LIV TRST AGMT  
221 HOPE STREET UNIT 4A  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-005  
Property Address: 221 HOPE ST 5

Mailing Address: KENNEDY, HOLLY P. TRUSTEE  
233 CLUB SUGARBUSH SOUTH  
WARREN, VT 05674-4468

Parcel Number: 11-15  
CAMA Number: 11-15-006  
Property Address: 221 HOPE ST

Mailing Address: CURRY, MAUREEN C. EDWARD W. TE  
221 HOPE ST UNIT 6  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-007  
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA A  
221 HOPE ST UNIT 7  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-008  
Property Address: 221 HOPE ST

Mailing Address: JOHNSON, SUSAN E  
221 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-009  
Property Address: 221 HOPE ST

Mailing Address: PASQUAL, THOMAS A & JO-ANN  
TRUSTEES  
221 HOPE ST UNIT # 9  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-010  
Property Address: 221 HOPE ST

Mailing Address: JORDAN, KEVIN E. LINDA S. ETUX TE  
221 HOPE ST  
BRISTOL, RI 02809



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1/17/2023

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Page 1 of 5





# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3A.

Parcel Number: 11-15  
CAMA Number: 11-15-011  
Property Address: 221 HOPE ST

Mailing Address: 221 HOPE LLC  
48 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-012  
Property Address: 221 HOPE ST

Mailing Address: MACK, JOHN C & PATRICIA M  
TRUSTEES JOHN C MACK & PATRICIA  
M MACK REVOCABLE LIVING TRU  
97 PEARL ST  
ENGLEWOOD, FL 34223

Parcel Number: 11-15  
CAMA Number: 11-15-013  
Property Address: 221 HOPE ST

Mailing Address: DWYER, MARY L, TRUSTEE-MARY L  
DWYER TRUST  
221 HOPE ST., UNIT 13  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-014  
Property Address: 221 HOPE ST

Mailing Address: BUTCHER, STEPHEN W & LISA B  
221 HOPE ST UNIT 14  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-015  
Property Address: 221 HOPE ST

Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE  
221 HOPE ST UNIT 15  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-016  
Property Address: 221 HOPE ST

Mailing Address: MCKENNA, MYONG-HWA & STEPHEN  
TE  
221 HOPE ST, #16  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-017  
Property Address: 221 HOPE ST

Mailing Address: TIRPAECK, SARA JANE TRUSTEE  
TIRPAECK RESIDENCE TRUST  
221 HOPE ST UNIT #17  
BRISTOL, RI 02809

Parcel Number: 11-16  
CAMA Number: 11-16-001  
Property Address: 217 HOPE ST

Mailing Address: HOPKINS, COLLEEN P & OLIVA, JEANNE  
M TE  
217 HOPE ST., UNIT 1  
BRISTOL, RI 02809

Parcel Number: 11-16  
CAMA Number: 11-16-002  
Property Address: 217 HOPE ST

Mailing Address: WOOD, WILLIAM J & FORSTER, ROBYN  
TC  
217 HOPE ST, UNIT 2  
BRISTOL, RI 02809

Parcel Number: 11-16  
CAMA Number: 11-16-003  
Property Address: 217 HOPE ST

Mailing Address: RODRIGUES, RONALD J. ET UX JOYCE  
C. TE  
209 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 11-16  
CAMA Number: 11-16-004  
Property Address: 217 HOPE ST 4

Mailing Address: GORHAM, MARIA C  
217 HOPE ST, Unit 4  
BRISTOL, RI 02809

Parcel Number: 11-16  
CAMA Number: 11-16-005  
Property Address: 217 HOPE ST

Mailing Address: ARAUJO, LUCILLE M TRUSTEE LUCILE  
M ARAUJO LIVING TRUST  
54 BRIAN AVE  
SOMERSET, MA 02726-3768



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1/17/2023

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Page 2 of 5



# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3A.

Parcel Number: 11-16  
CAMA Number: 11-16-006  
Property Address: 217 HOPE ST

Mailing Address: LAGOR, JEREMY & SOUZA, LISA JT  
217 HOPE ST UNIT 6  
BRISTOL, RI 02809

Parcel Number: 11-16  
CAMA Number: 11-16-007  
Property Address: 217 HOPE ST

Mailing Address: HURLEY, JAMES T  
7 DONALD RD  
PLYMOUTH, MA 02360

Parcel Number: 11-16  
CAMA Number: 11-16-008  
Property Address: 217 HOPE ST

Mailing Address: KELLERMAN, ANNE C THE TIDES  
217 HOPE ST. UNIT #8  
BRISTOL, RI 02809

Parcel Number: 11-16  
CAMA Number: 11-16-009  
Property Address: 217 HOPE ST 9

Mailing Address: BISBANO, RICHARD  
101 HILLSIDE AVE APT 204  
PROVIDENCE, RI 02906

Parcel Number: 11-16  
CAMA Number: 11-16-010  
Property Address: 217 HOPE ST

Mailing Address: BURSTEIN, ALEX S TRUSTEE  
1304 MAINSAIL Circle  
Jupiter, FL 33477

Parcel Number: 11-17  
CAMA Number: 11-17  
Property Address: 209 HOPE ST

Mailing Address: RODRIGUES, JOYCE C  
209 HOPE STREET  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

Mailing Address: WHITE, GEORGE H TRUSTEE  
224 HOPE ST  
BRISTOL, RI 02809



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1/17/2023

Page 3 of 5





# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3A.

Parcel Number: 15-43 CAMA Number: 15-43 Property Address: 42 UNION ST	Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE 42 UNION ST BRISTOL, RI 02809
Parcel Number: 15-44 CAMA Number: 15-44 Property Address: 31 NOYES AVE	Mailing Address: STILWELL, CHRISTINE B. (SOLE OWNER) 31 NOYES AVENUE BRISTOL, RI 02809
Parcel Number: 15-45 CAMA Number: 15-45 Property Address: 38 UNION ST	Mailing Address: WARDWELL, WILLIAM A JR 38 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-46 CAMA Number: 15-46 Property Address: 30 UNION ST	Mailing Address: CLAIR, BRADFORD J & KAREN M TE 30 UNION ST BRISTOL, RI 02809
Parcel Number: 15-47 CAMA Number: 15-47 Property Address: 29 NOYES AVE	Mailing Address: DAVIS, JAMES F & VIRGINIA C TE 51 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 15-48 CAMA Number: 15-48 Property Address: 29 SUMMER ST	Mailing Address: HANSON, WADE R 29 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-49 CAMA Number: 15-49 Property Address: 25 SUMMER ST	Mailing Address: BAKER, JOHN LINDA 25 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-50 CAMA Number: 15-50 Property Address: 23 SUMMER ST	Mailing Address: ESSELEN, GUSTAVUS J. IV TE & CATHERINE M. 23 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-51 CAMA Number: 15-51 Property Address: 19 SUMMER ST	Mailing Address: BERG, KEITH & AMY TE 19 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-52 CAMA Number: 15-52 Property Address: 14 UNION ST	Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN F TE 14 UNION ST BRISTOL, RI 02809
Parcel Number: 15-53 CAMA Number: 15-53 Property Address: 220 HOPE ST	Mailing Address: TANSEY, CHARLES D. ET UX CHRISTINE D. 220 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-54 CAMA Number: 15-54 Property Address: 218 HOPE ST	Mailing Address: AGUIAR, ALMERINDA 218 HOPE ST BRISTOL, RI 02809



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1/17/2023

Page 4 of 5



# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3A.

Parcel Number: 15-55 CAMA Number: 15-55 Property Address: 212 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. ALFRED- CORTELLESSA, LORRAINE TE 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-56 CAMA Number: 15-56 Property Address: 208 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M ET CORTELLESSA, LORRAINE A 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-61 CAMA Number: 15-61 Property Address: 27 NOYES AVE	Mailing Address: PACHECO, JASON D 27 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-62 CAMA Number: 15-62 Property Address: 25 NOYES AVE	Mailing Address: GUILD, MITCHELL A & JUDITH TE 25 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-64 CAMA Number: 15-64 Property Address: 30 SUMMER ST	Mailing Address: LEVY, MARK L & KEATING, CELINE M TE 697 WEST END AVE, APT. 5-D NEW YORK, NY 10025
Parcel Number: 15-65 CAMA Number: 15-65 Property Address: 26 SUMMER ST	Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN MAURER JT 26 SUMMER ST. BRISTOL, RI 02809
Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809



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1/17/2023

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221 HOPE LLC  
48 CONSTITUTION ST  
BRISTOL, RI 02809

BRAMLEY, CATHERINE M & AL  
221 HOPE ST UNIT 15  
BRISTOL, RI 02809

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

AGUIAR, ALMERINDA  
218 HOPE ST  
BRISTOL, RI 02809

BROWN, MURIEL M.  
221 HOPE ST UNIT# 1  
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M.  
ALFRED-CORTELLESSA, LORRAINE  
208 HOPE ST  
BRISTOL, RI 02809

ARAUJO, LUCILLE M TRUSTEE  
LUCILE M ARAUJO LIVING TR  
54 BRIAN AVE  
SOMERSET, MA 02726-3768

BURKE, CHARLES A. ET AL  
MARI-LYNN MAURER JT  
26 SUMMER ST.  
BRISTOL, RI 02809

CURRY, MAUREEN C.  
EDWARD W. TE  
221 HOPE ST UNIT 6  
BRISTOL, RI 02809

ASCIOLLA, NILA A  
221 HOPE ST UNIT 7  
BRISTOL, RI 02809

BURNETT, ROBIN D &  
BURNETT, BETH MCCANN CO-T  
221 HOPE ST UNIT 2  
BRISTOL, RI 02809

DAVIS, JAMES F & VIRGINIA  
51 BRADFORD ST  
BRISTOL, RI 02809

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

BURSTEIN, ALEX S TRUSTEE  
1304 MAINSAIL Circle  
Jupiter, FL 33477

DWYER, MARY L, TRUSTEE-MA  
221 HOPE ST., UNIT 13  
BRISTOL, RI 02809

BAKER, JOHN  
LINDA  
25 SUMMER ST  
BRISTOL, RI 02809

BUTCHER, STEPHEN W &  
LISA B  
221 HOPE ST UNIT 14  
BRISTOL, RI 02809

ESSELEN, GUSTAVUS J. IV T  
& CATHERINE M.  
23 SUMMER ST  
BRISTOL, RI 02809

BARROW, ROBERT K  
IRENE K TE  
31 UNION ST  
BRISTOL, RI 02809

CABANA, LEO C  
221 HOPE ST, UNIT 3  
BRISTOL, RI 02809

GORHAM, MARIA C  
217 HOPE ST, Unit 4  
BRISTOL, RI 02809

BERG, KEITH & AMY TE  
19 SUMMER ST  
BRISTOL, RI 02809

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

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

BISBANO, RICHARD  
101 HILLSIDE AVE APT 204  
PROVIDENCE, RI 02906

CHRISTINA, MARTHA  
17 UNION ST  
BRISTOL, RI 02809

HANSON, WADE R  
29 SUMMER ST  
BRISTOL, RI 02809

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

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

HOPKINS, COLLEEN P & OLIV  
217 HOPE ST., UNIT 1  
BRISTOL, RI 02809

HURLEY, JAMES T  
7 DONALD RD  
PLYMOUTH, MA 02360

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

VANDEVENTER, BRENDAN P &  
MONICA R TE  
202 HOPE ST  
BRISTOL, RI 02809

JOHNSON, SUSAN E  
221 HOPE ST  
BRISTOL, RI 02809

PACHECO, JASON D  
27 NOYES AVE  
BRISTOL, RI 02809

WARDWELL, WILLIAM A JR  
38 UNION ST.  
BRISTOL, RI 02809

JORDAN, KEVIN E.  
LINDA S. ETUX TE  
221 HOPE ST  
BRISTOL, RI 02809

PASQUAL, THOMAS A & JO-AN  
221 HOPE ST UNIT # 9  
BRISTOL, RI 02809

WHITE, GEORGE H TRUSTEE  
224 HOPE ST  
BRISTOL, RI 02809

KELLERMAN, ANNE C  
THE TIDES  
217 HOPE ST. UNIT #8  
BRISTOL, RI 02809

RODRIGUES, JOYCE C  
209 HOPE STREET  
BRISTOL, RI 02809

WOOD, WILLIAM J & FORSTER  
217 HOPE ST, UNIT 2  
BRISTOL, RI 02809

KENNEDY, HOLLY P TRUSTEE  
233 CLUB SUGARBUSH SOUTH  
WARREN, VT 05674-4468

RODRIGUES, RONALD J. ET U  
JOYCE C. TE  
209 HOPE ST  
BRISTOL, RI 02809

LAGOR, JEREMY & SOUZA, LI  
217 HOPE ST UNIT 6  
BRISTOL, RI 02809

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

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

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

LUBECK, KATHLEEN R. CO-TR  
KATHLEEN LUBECK LIV TRST  
221 HOPE STREET UNIT 4A  
BRISTOL, RI 02809

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

MACK, JOHN C & PATRICIA M  
JOHN C MACK & PATRICIA M  
97 PEARL ST  
ENGLEWOOD, FL 34223

TANSEY, CHARLES D. ET UX  
CHRISTINE D.  
220 HOPE ST  
BRISTOL, RI 02809

MCKENNA, MYONG-HWA & STEP  
221 HOPE ST, #16  
BRISTOL, RI 02809

TIRPAECK, SARA JANE TRUST  
TIRPAECK RESIDENCE TRUST  
221 HOPE ST UNIT #17  
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 #2023-14

**PUBLIC HEARING**

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

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

APPLICANT: **Jose M. Maia**  
PROPERTY OWNER: **Jose M. and Erin R. Maia**  
LOCATION: **5 Sefton Drive**  
PLAT: **152** LOT: **277**  
ZONE: **Residential R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 14ft. x 16ft. accessory shed structure with less than the required rear yard and less than the required left side 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, March 30, 2023.



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

**APPLICATION**

File No: 2023-14

Accepted by ZEO: ENT 3/13/2023

<b>APPLICANT</b>	Name: Jose Maia		
	Address: 5 Sefton Drive		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401 829-2882	Email: jmai1824@gmail.com	
<b>PROPERTY OWNER</b>	Name: Jose Maia		
	Address: 5 Sefton Drive		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401 829-2882	Email: jmai1824@gmail.com	

- Location of subject property: 5 Sefton Drive Bristol RI, 02809  
Assessor's Plat(s) #: 152 Lot(s) #: 277
- 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): Shed setback for accessory structure  
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?: 2 Years
- Present use of property: Residential (Single Family)
- 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): \_\_\_\_\_  
No existing building present. Want to construct new shed in the rear of the property.
- Proposed use of property: Residential. Will stay single family.



11. Give extent of proposed alterations: Construct a new shed that will be 10' x 16' x 14'. Need a setback variance.

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

New shed size: 10' x 16' x 14'

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>30</u>
Left side lot line:	Required Setback: <u>6</u>	Proposed Setback: <u>3</u>
Right side lot line:	Required Setback: <u>6</u>	Proposed Setback: <u>6</u>
Rear lot line:	Required Setback: <u>6</u>	Proposed Setback: <u>3</u>
Building height:	Required: <u>20</u>	Proposed: <u>14</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: <u>N/A</u>	Proposed: <u>N/A</u>	

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: X Sewer: X

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: Jose Maia Date: 3/9/2023

Print Name: Jose Maia

Property Owner's Signature: Jose Maia Date: 3/9/2023

Print Name: Jose Maia

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

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

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

Town of Bristol - Department of Community Development  
Zoning Board of Appeal

In response to Question # 5 of the Zoning Application, I am seeking dimensional relief in order to construct a new 10' x 16 x 14' shed in the rear of my property. The existing shed on my property is only 6' x 7' and does not meet my overall needs. Further, the existing shed is old, damaged and will be removed after the new shed is constructed. The new shed will be used for personal storage. My house and lot size does not allow for an attached and/or accessory garage.

The dimensional relief that I am seeking will allow me to place the new shed in the rear of my property. My lot size is only 5,000 square feet, non-conforming and is undersized in comparison to the adjacent parcels that are approximately 10,000 square feet. Due to the size of my lot, I have a few options related to the placement of my new shed. As a result, I will need dimensional relief that includes rear and side yard setback relief. As you know, the required setbacks for rear and side are 6'. I am requesting for relief to place the new shed only 3' on the left side and 3' rear side. This new shed will be in line with the setbacks of my old shed.

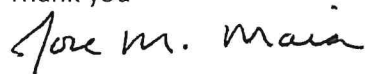
As part of my submission, I do not include stamped and signed plans by a registered land surveyor. In order to determine my property line and setbacks, I am using the existing fence in the rear of my property and the existing shed. This fence is in line with the abutting neighbors. Further, I am including a site plan that I prepared.

The following are supporting documents that will be included with my application and submission:

- Arial View 1-2#: Arial views of the property highlighting some of the dimensional restraints of the lot and limitations. Note – Two old and damaged trees on the property have been removed.
- Site Photos 1-6#: Included are photos of the site and rear yard. Markers have been placed in the yard to identify the location or boundaries of the new shed.
- Field Card: A field card has been included to show the overall size of the building structure and/or dwelling.
- Site Plan: A site plan has been prepared by the property owner to identify the existing structures on the property, dimensions and location of the new shed.
- Architectural Plans: Included are architectural and conceptional plans of the new shed.

Please contact me if you have any additional questions.

Thank you



Jose M. Maia

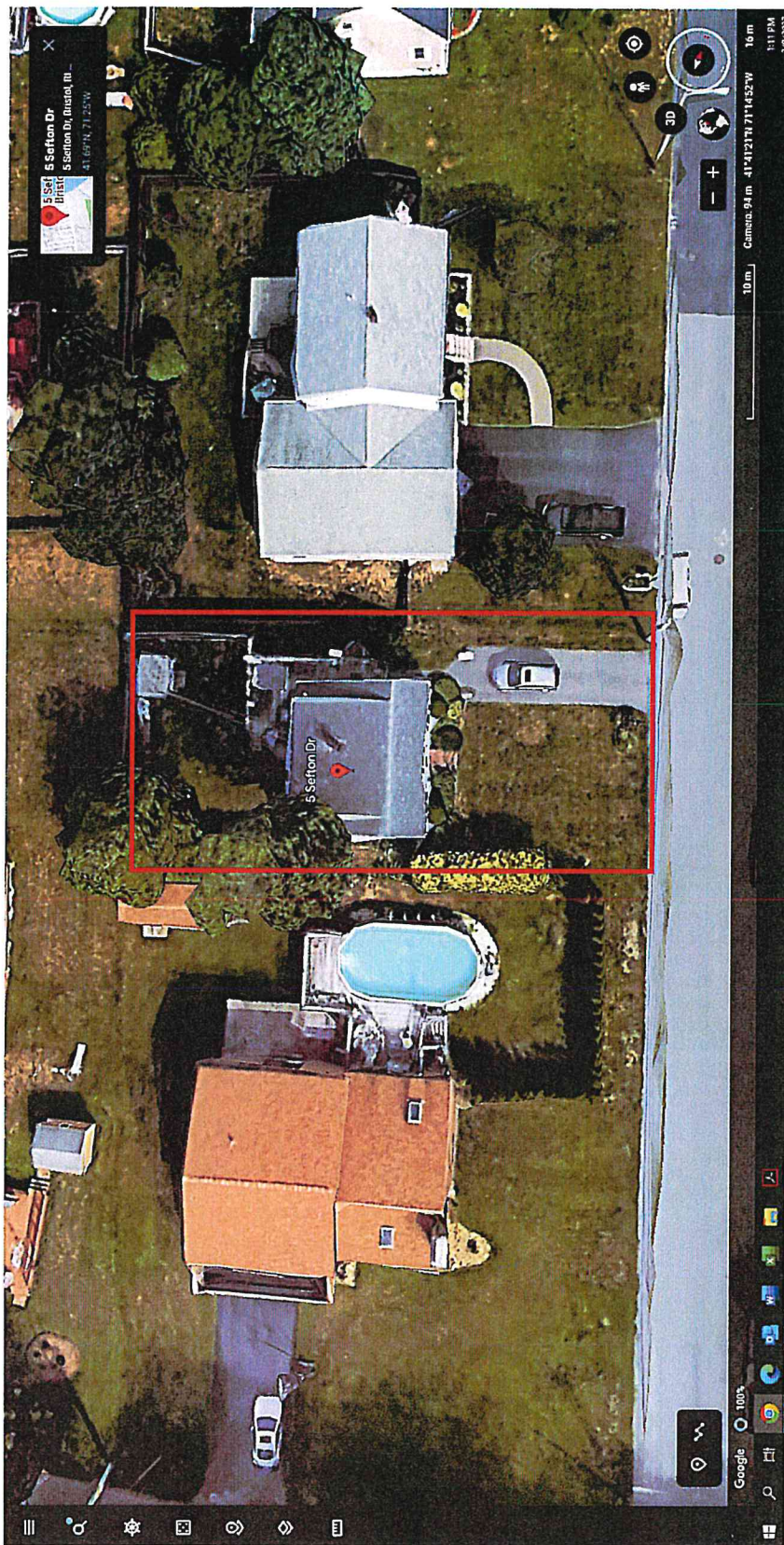
5 Sefton Drive, Bristol RI  
401 829-2882





Arial View #1: 5 Sefton Drive





Aerial View #2: 5 Sefton Drive





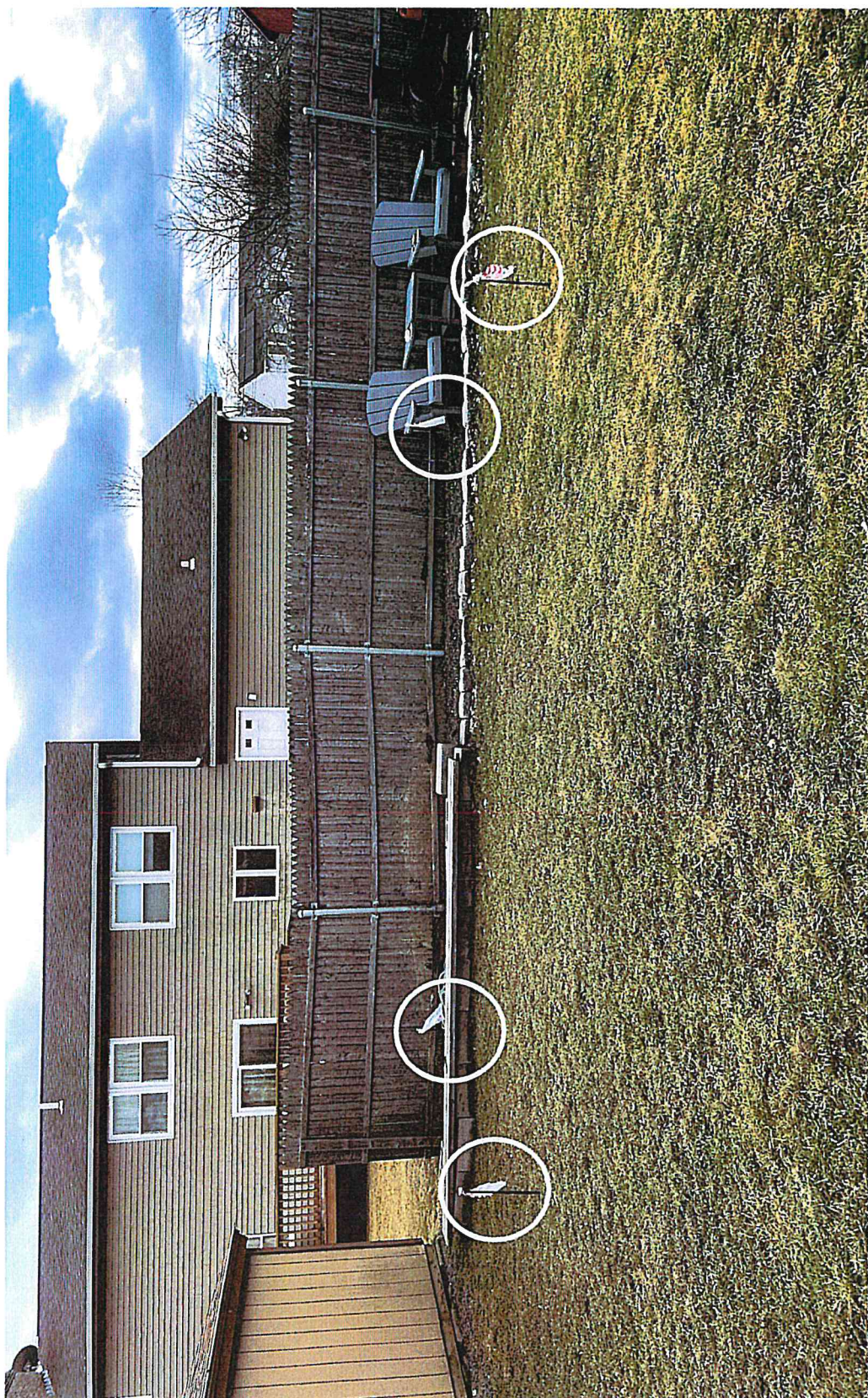
Left Side Yard Photo #1: White flags / circles define outline of new shed.





Yard Photo #2: White flags / circles define outline of new shed.





Yard Photo #3: White flags / circles define outline of new shed.





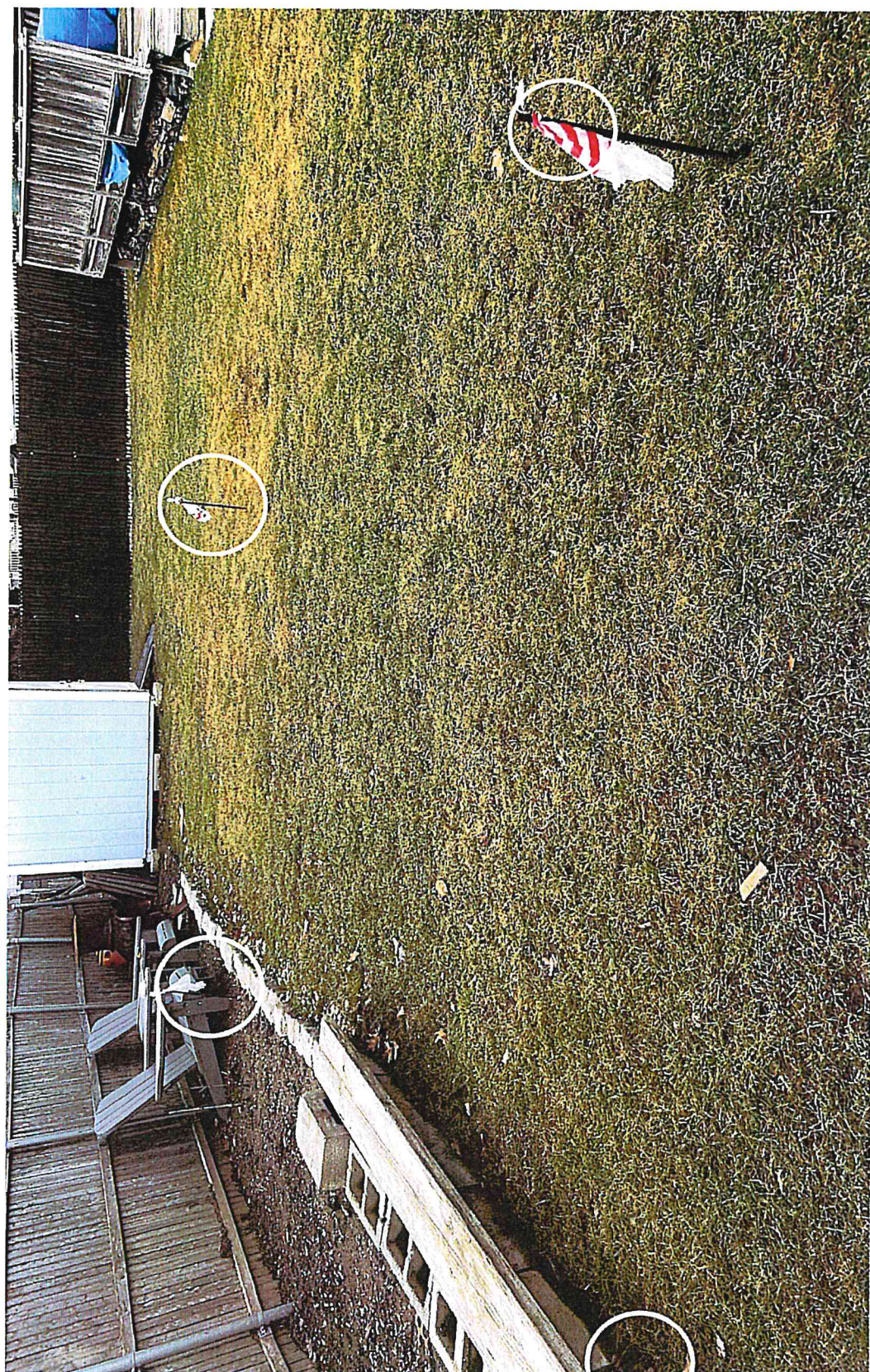
Yard Photo #4: White flags / circles define outline of new shed.





Yard Photo #5: White flags / circles define outline of new shed.





Yard Photo #6: White flags / circles define outline of new shed.



Plot/Lot: 152 277

State Code: 01 100

Location: 5 SEFTON DR

County: FOSTER, BETHANY A

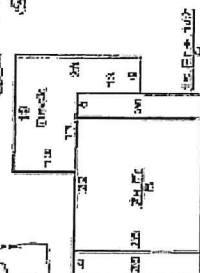
Address: 5 SEFTON DR

BRISTOL

RU 02809

SALE PRICE: \$170,000  
 08/03/2005 \$170,000  
 10/14/2000 \$170,000

DESCRIPTION: 1.1/2 STORY 6 ROOMS 3 BEDROOMS BUILT: 1991 COND: Good  
 Equip: Asphlt W/Gr Saltpool HSE. HALL: SHINGLES  
 FINISHING: 2 FULL BATHS 0 HALF BATHS 0 ADJL FLR  
 REMARKS: BATHROOMS NEW BATH 1908 SF  
 Basement: 700 SF  
 Basement Finish: 150 SF  
 Deck: 174 SF  
 DEPRECIATION: 107670  
 NET BOOKING VALUE:



EXTERIOR IMPROVEMENTS 12,705.00

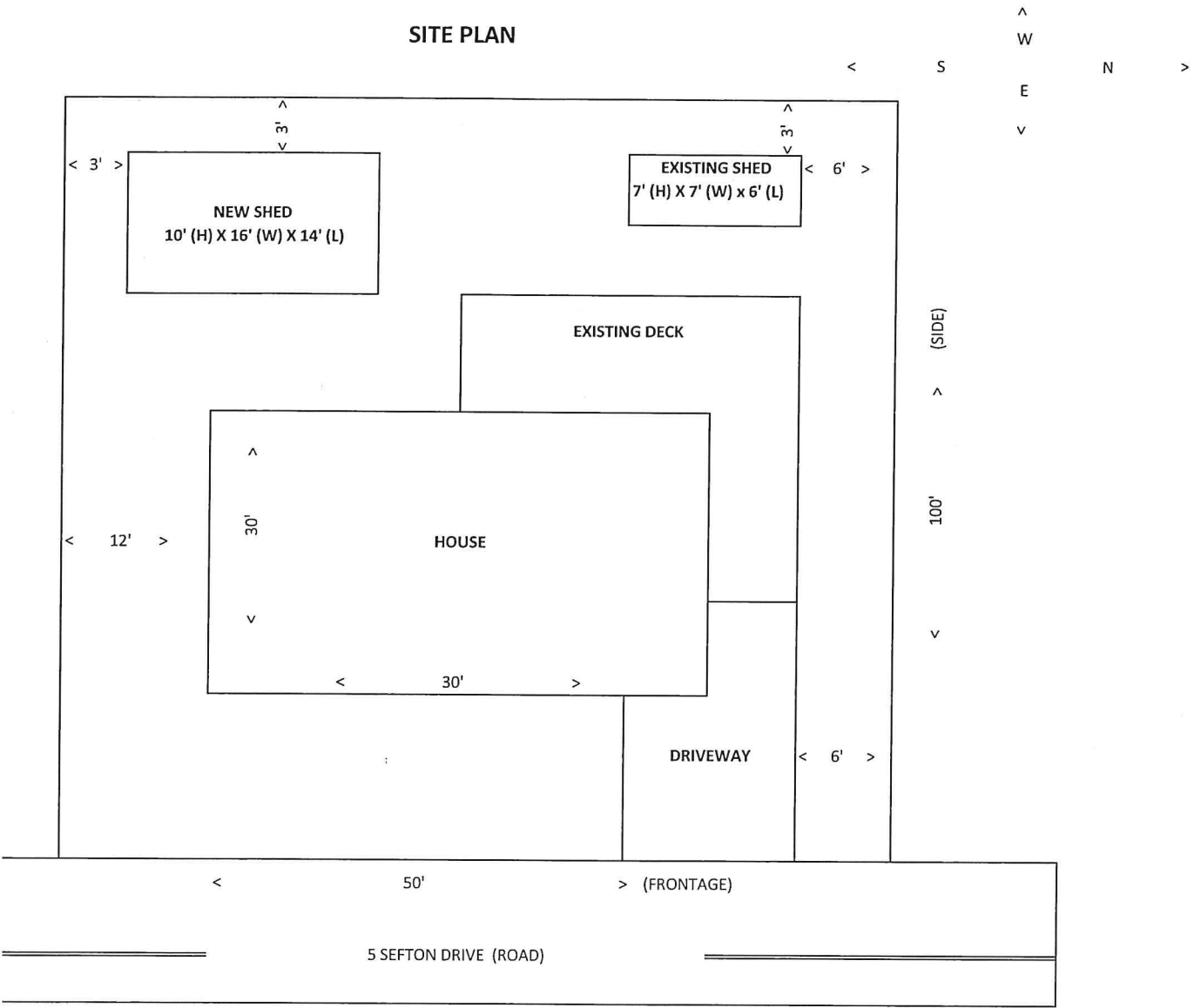
5000 SF 8 STREET FRONT 16.00 DED. 10,000

TOTAL ASSESSMENT 1778,430  
 Land 113,300  
 Buildings 100,940  
 TOTAL 214,240

Printed: 12/05/2010 2:20:10 PM

Field Card with site plan.

SITE PLAN

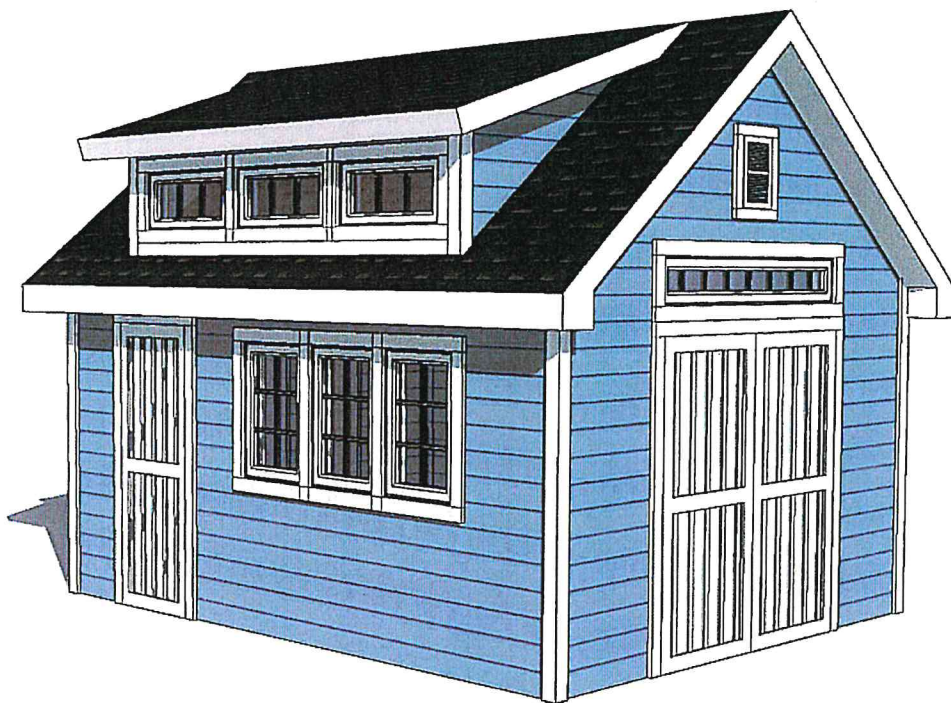






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SHED PLANS    SHOP STYLES    SHOP SIZES  
HOW TO BUILD A SHED    GARAGES    FAQ    PHOTOS



Build Your Own Backyard Shed!  iCreatables.com

## 12x16 Dormer Shed Plans

sku (shed12x16-TVD)

**Emailed Plans: \$39.99**  
(8 1/2" x 11" Emailed PDF)

**Buy Now**

**Postal Mailed Plans: \$45.99**  
(8 1/2" x 11" Postal mailed)

**Buy Now**

All Our Shed Plans Feature:

**FREE - How To Build A Shed eBook** included with every shed plans purchase.

**Cost Effective** - Our shed plans are designed to make your shed simple and inexpensive to build.

**Easy To Build From** - Professionally drawn with step by step instructions to show both an old pro or a first time framer how to build a shed. (see the plans example below).

**Start Now - Instant download** - The shed plans are emailed to you when you purchase so you can start immediately. We use the free PDF file format so you can print them on your home printer or we can postal mail them to you.

**Materials List** - Easily get bids and use the list numbering system to know what part goes where.

**The 12x16 storage shed plans include:**

**Loft** - This shed comes with a loft that has an opening in front of the upper windows. See the floor plan below.

**Multiple Door Options** - The plans are designed for pre-hung door and also include construction drawings for home built doors.

**5 Foundations** - Skid, concrete slab, poured concrete pier, concrete block pier, precast pier.

## 12x16 Dormer Shed built in Virginia.

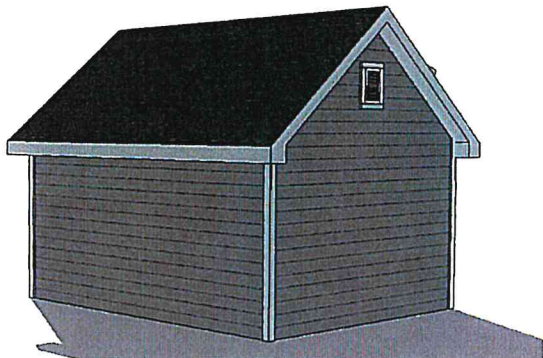
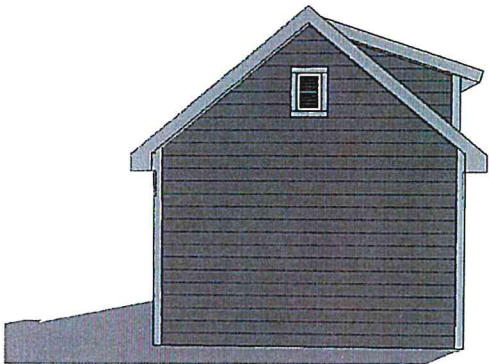



**Build Your Own Backyard Shed!**  **ICREATABLES.COM**

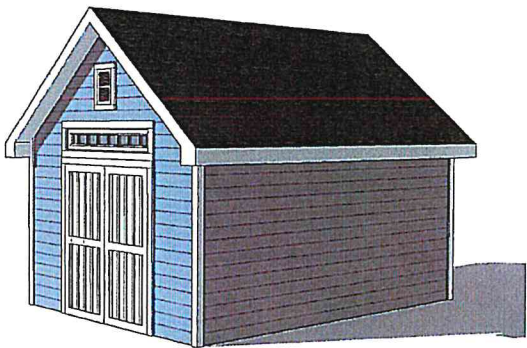




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Build Your Own Backyard Shed!  iCreatables.com Build Your Own Backyard Shed!  iCreatables.com

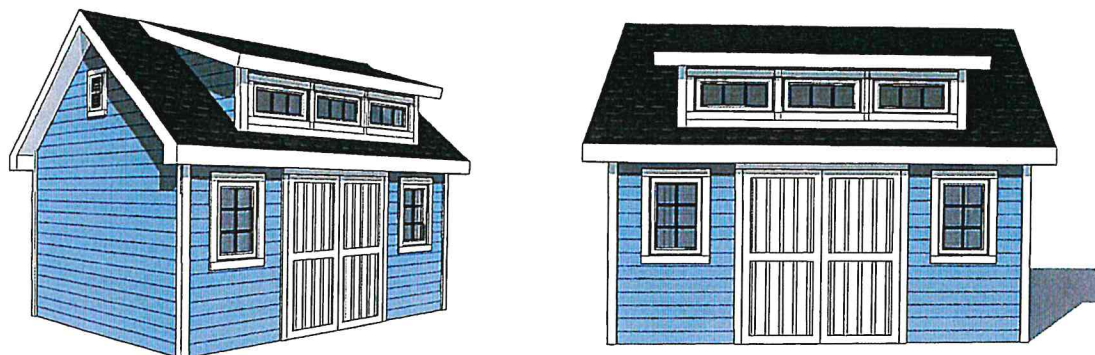


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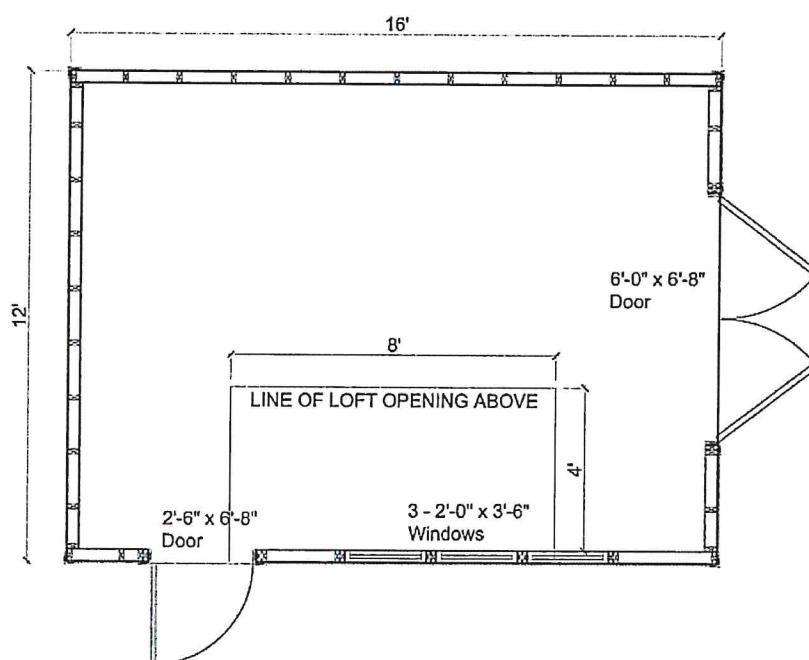
Dormer Shed Alternate Door

---



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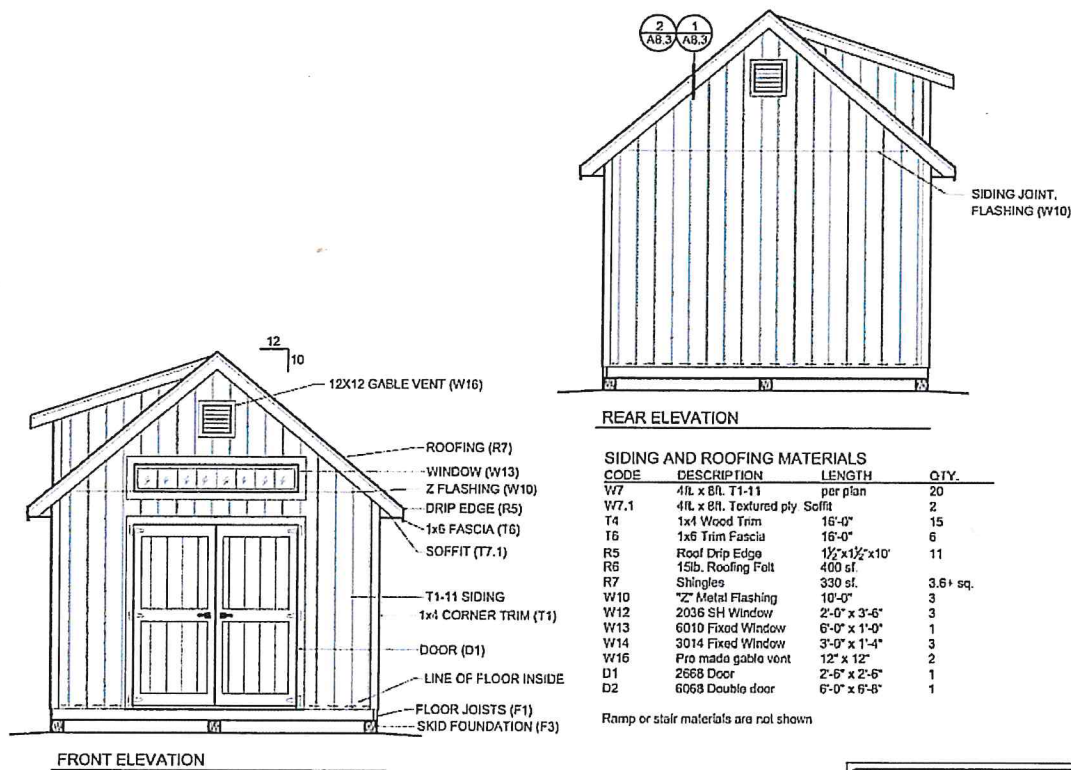
## 12x16 Victorian Shed Plans Floor Plan



12x16 TRADITIONAL VICTORIAN SHED WITH DORMER  
AND LOFT - FLOOR PLAN

Build Your Own Backyard Shed!  iCreatables.com





Build Your Own Backyard Shed!  iCreatables.com



## Build Your Own Backyard Shed! iCreatables.com

### 12x16 Traditional Shed Plans Include The Following:

**Materials List:** The 12x16 garden shed plans come with a complete materials list that is broken down by parts of the shed.

**Foundation** The shed plans include plans for a wood rail foundation

**Floor:** 2x6 floor joists with 3/4" floor sheathing.

**Walls Framing:** 2x4 framing at 16" on center with a double top plate, just like a home is framed.

**Wall Height:** The shed wall height uses 92 5/8" framing studs which make an 8'-1" wall.

#### **Door: Home Built Door**

Double End Door Size - 6'-0" x 6'-8"

Side Door - 2'-6" x 6'-8"

**Siding:** T-111 exterior siding. Other sidings such as vinyl may be used.

**Roof:** The roof is framed using 2x6's. It utilizes rafters with a ridge board. It is sheeted with 1/2" O.S.B. The plans give you the dimensions and cut angles so you can build the roof rafters on the ground and then put them up on the top plates.

**Roof Pitch:** 10/12, this means that for every 10 inches of rise there is 12 inches of run horizontally. The dormer roof is a 4 in 12 pitch

**Roof Overhang:** 10" on the sides and gable ends.

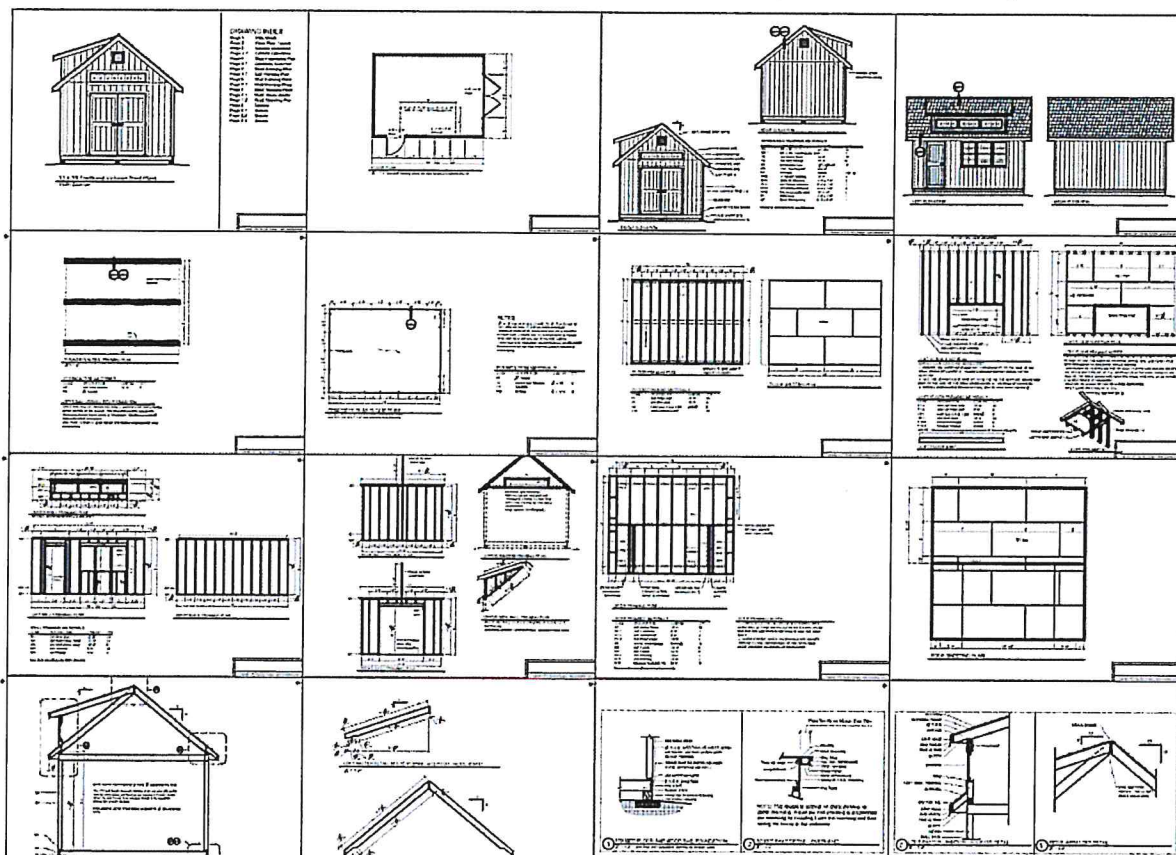



**Trim:** 1x4 and 1x6 wood, masonite or cement trim materials are used to finish the corners, roof eaves and fascia, and door.

**Floor Load:** 50 pounds per square foot for framed floors. You don't want your shed floor to feel spongy.

**Roof Snow Load:** 40 pounds per square foot. This is more than adequate for most areas. If you live in an area with a high snow load you should check with your local building department for your local snow load. Contact us and we can specify stronger roof framing.

## Sample of our 12x16 storage shed plans:



**Build Your Own Backyard Shed!**  [iCreatables.com](http://iCreatables.com)

[FREE Shed Materials List \(Click To Download and Print\)](#)

Shed Materials List - Build Your Own Backyard Shed by ShedPlansBuild.com				
<b>OUTER MATERIALS</b>				
CODE	DESCRIPTION	LENGTH / SIZE	QTY	
M1	1x12 Siding	16'-0" x 12'-0"	2	
M4	1x6 Trim	12'-0"	2	
M5	1x6 Trim	12'-0"	2	
M9	Metallic nails	3'-0" x 3'-0" x 1/4"	1	
M10	US 6 roofing nails	12' roll	1	
M11	25 year asphalt shingles	1.5 squares	150 sf	
M12	2" metal roofing	12'-0"	1	
<b>FOUNDATION MATERIALS</b>				
CODE	DESCRIPTION	LENGTH / SIZE	QTY	
F1	Reinforced concrete	12'-0"	2	
F2	Gravel	12'-0"	2	
<b>FLOOR FRAMING MATERIALS</b>				
CODE	DESCRIPTION	LENGTH / SIZE	QTY	
F1	2x6 Floor Joist	12'-0"	2	
F2	1x6 Rim Joist	12'-0"	2	
F3	1/4" Plywood Sub	4' x 8' x 3/4"	4	
F10	SPAWN FLOOR		12	
<b>WALL FRAMING MATERIALS</b>				
CODE	DESCRIPTION	LENGTH / SIZE	QTY	
M1	2x4 Lumber	16'-0"	12	
M2	2x4 Wall Studs	12'-0"	6	
M3	2x4 Wall Plate	12'-0"	6	
M4	2x4 Door Trimmer	16'-0"	2	
M5	2x4 Header	16'-0"	2	
M7	2x4 x 3/4" Treated Plywood Siding	See exterior materials		
<b>ROOF FRAMING MATERIALS</b>				
CODE	DESCRIPTION	LENGTH / SIZE	QTY	
R1	2x4 Truss 12x12 chord	16'-0"	2	
R1-1	2x4 Truss 12x12 chord	12'-0"	2	
R1-2	2x4 Truss Post	16'-0"	2	
R3	1x6 S.R. roof sheathing	4' x 8' x 1/2"	5	
R4	1x6 S.R. gable material	4' x 8' x 1/2"	5	
R5	2x4 Sub Fenda	12'-0"	2	
R10	2x4 Siding	12'-0"	2	
R15	Shingles	12'-0"	8	
<b>DOORS</b>				
D1	See door plans for frame/bulk door materials			
<b>FASTENERS (use floor plans for frame/bulk door materials)</b>				
F1-1	3d Galval Steel-Rod Screws	12'-0"	519	
F1-2	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-3	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-4	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-5	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-6	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-7	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-8	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-9	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-10	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-11	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-12	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-13	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-14	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-15	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-16	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-17	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-18	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-19	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-20	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-21	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-22	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-23	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-24	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-25	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-26	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-27	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-28	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-29	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-30	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-31	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-32	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-33	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-34	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-35	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-36	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-37	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-38	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-39	1x6 Galval Steel-Rod Screws	12'-0"	519	
F1-40	1x6 Galval Steel-Rod Screws	12'-0"	519	



Owner	Owner Account #:	% Owned
Owner 1	MAIA, JOSE M &	
Owner 2	ERIN R TE	
Owner 3		
Address	5 SEFTON DR, BRISTOL, RI 02809	

► Previous Owners & Sales Information	
Grantor	
FOSTER, BETHANY A.	10
WASNER, KIMBERLY E.	00
BOYLAN, JAMES P. E	10

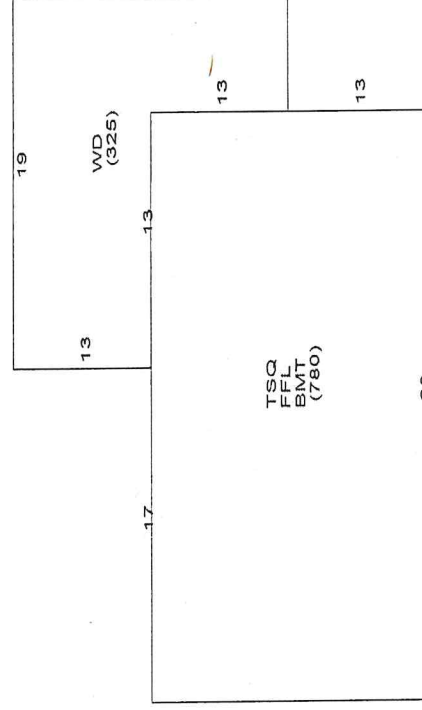
Date	Sale Price	Leq Ref	NAL	Deed Type
1/2/2019	312,000	2000-334		W
1/2/2005	325,000	1210-333		W
1/2/2000	170,000	757-247	A	W

Assessment						
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	103.85	VAL per SQ Unit/Parcel >	103.85	
Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	188,500	0	0.11	108,500	0	297,000
TOTAL	188,500	0	0.11	108,500	0	297,000

Previous Assessments		SFI
Year	LUC	Building
2022	01	189,500
2021	01	156,700
2020	01	156,700
2019	01	156,700
2018	01	139,800
2017	01	139,800

Land	AGR Credit	Appraised Value	Assessed Value
108,500	0	297,000	297,000
99,900	0	256,600	256,600
99,900	0	256,600	256,600
99,900	0	256,600	256,600
82,600	0	222,400	222,400
82,600	0	222,400	222,400

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	103.85	VAL per SQ Unit/Parcel >	103.85
----------	--------------	------------------------	--------	--------------------------	--------

UnSketched Subareas:  
FBM (390)

222

**0202**

Land Information								
	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted
1	01	Single Fam	0.11478	AC	P	1.00	630,000	945,287
2								
3								
4								

Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
N							108,500			1.00	0





► Plat/Lot 152 277

Account: 7935

LUC 01

Zone R-10

Assessment

\$297,000

► Building Information

Description		Description	
BLDG Type	Salt Box	Story Height	1 3/4 Story Finishe
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnql	EXT Wall 2	Clapboard
Roof Type 1	Salt Box	Roof Type 2	%
Roof Cover 1	Asphalt Shnr	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	BLUE
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

► Grade

Grade	Q4	Q4
Year Built	1991	EFF Year
Alt LUC		Alt %

► Depreciation

Condition	AG	AG - Avg-Goo	%
Functional	-	0.0	Other Featrs
Economic	-	0.0	Grade Fac
Special	-	0.0	Neigh Infil
OV	-		Land Factor
		Adj Total	256,116
		Depreciation	67,615
		Depr Total	188,501

► Remodeling History

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

► Condo Data

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

► Notes

EXTERIOR RENOVATIONS 12/05 EAS

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/06/2010	B33202		BLDG	0		Closed	INSTALL 6' FENCE FROM FRONT RIGHT AND LEFT SIDES TO PROPERTY LIN
06/29/2005	B33834		BLDG	0		Closed	REPLACE AND REFRAME WINDOWS

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1	8	8	64	0	AV	1991	0

► Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

► Room Counts by Floor

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





# 5 Sefton Drive - 300' Radius

Bristol, RI

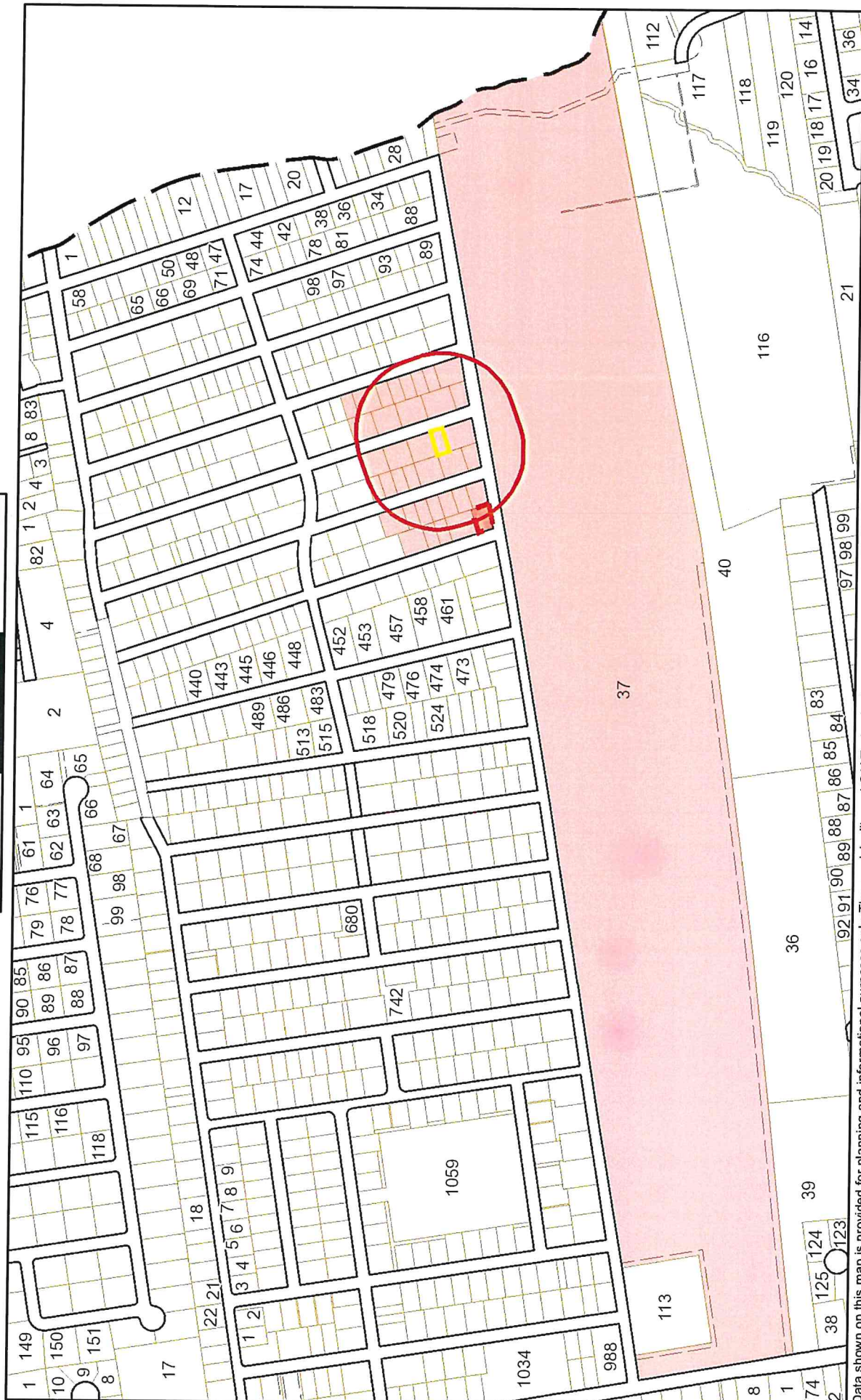


March 14, 2023

1 inch = 562 Feet



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# 300 foot Abutters List Report

Bristol, RI  
March 14, 2023

## Subject Property:

Parcel Number: 152-277  
CAMA Number: 152-277  
Property Address: 5 SEFTON DR

Mailing Address: MAIA, JOSE M & ERIN R TE  
5 SEFTON DR  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 151-213  
CAMA Number: 151-213  
Property Address: 131 ANNAWAMSCUTT DR

Mailing Address: LEONARD, MARY S LE MEDEIROS,  
ALYSIA M ETAL TC  
131 ANNAWAMSCUTT DR  
BRISTOL, RI 02809

Parcel Number: 151-215  
CAMA Number: 151-215  
Property Address: 9 OPECHEE DR

Mailing Address: HEALY, NEILA A. (SOLE OWNER)  
9 OPECHEE DRIVE  
BRISTOL, RI 02809

Parcel Number: 151-216  
CAMA Number: 151-216  
Property Address: OPECHEE DR

Mailing Address: HEALY, NEILA A. (SOLE OWNER)  
9 OPECHEE DRIVE  
BRISTOL, RI 02809

Parcel Number: 151-217  
CAMA Number: 151-217  
Property Address: 11 OPECHEE DR

Mailing Address: CABRAL, CARLOS E ET UX ALDA M.  
11 OPEECHE DRIVE  
BRISTOL, RI 02809

Parcel Number: 151-218  
CAMA Number: 151-218  
Property Address: 13 OPECHEE DR

Mailing Address: LUNNEY, JOHN F III ETUX TE  
13 OPECHEE DR  
BRISTOL, RI 02809

Parcel Number: 151-219  
CAMA Number: 151-219  
Property Address: 15 OPECHEE DR

Mailing Address: CARREIRA, MARLENE A. LIFE EST  
CARREIRA, ANICETO J.  
15 OPECHEE DR  
BRISTOL, RI 02809

Parcel Number: 151-220  
CAMA Number: 151-220  
Property Address: 19 OPECHEE DR

Mailing Address: PODRAZA, KATHLEEN A LE BEAN,  
ERIN K etal TRUSTEES  
19 OPECHEE DR  
BRISTOL, RI 02809

Parcel Number: 151-222  
CAMA Number: 151-222  
Property Address: 17 OPECHEE DR

Mailing Address: GEE QUESTEL, LILLY I & DICK, LILLIAN  
R JT  
17 OPECHEE DR  
BRISTOL, RI 02809

Parcel Number: 152-267  
CAMA Number: 152-267  
Property Address: 18 SEFTON DR

Mailing Address: WHITE, BRIAN M.  
18 SEFTON DRIVE  
BRISTOL, RI 02809

Parcel Number: 152-268  
CAMA Number: 152-268  
Property Address: 14 SEFTON DR

Mailing Address: BOTELHO, RICHARD M. ETUX SHARON  
L. BOTELHO TE  
14 SEFTON DRIVE  
BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
March 14, 2023

Parcel Number: 152-270 CAMA Number: 152-270 Property Address: 10 SEFTON DR	Mailing Address: PINHEIRO, ROBERT A 10 SEFTON DR BRISTOL, RI 02809
Parcel Number: 152-272 CAMA Number: 152-272 Property Address: 6 SEFTON DR	Mailing Address: HUGHES, THOMAS E. JR 6 SEFTON DR BRISTOL, RI 02809
Parcel Number: 152-274 CAMA Number: 152-274 Property Address: 127 ANNAWAMSCUTT DR	Mailing Address: MOSHER, JOHN D. ET UX MARIA TE 127 ANNAWAMSCUTT DR BRISTOL, RI 02809
Parcel Number: 152-275 CAMA Number: 152-275 Property Address: 125 ANNAWAMSCUTT DR	Mailing Address: VARGAS, PAULA CRISTINA 125 ANNAWAMSCUTT DR BRISTOL, RI 02809
Parcel Number: 152-277 CAMA Number: 152-277 Property Address: 5 SEFTON DR	Mailing Address: MAIA, JOSE M & ERIN R TE 5 SEFTON DR BRISTOL, RI 02809
Parcel Number: 152-278 CAMA Number: 152-278 Property Address: 9 SEFTON DR	Mailing Address: VERMILYEA, WILLIS & JEANETTE C LIFE EST VERMILYEA, JEFFREY A & 9 SEFTON DR BRISTOL, RI 02809
Parcel Number: 152-280 CAMA Number: 152-280 Property Address: 13 SEFTON DR	Mailing Address: GASIOR, KYLE & RAINVILLE, CHELSEA JT 13 SEFTON DR BRISTOL, RI 02809
Parcel Number: 152-282 CAMA Number: 152-282 Property Address: 17 SEFTON DR	Mailing Address: TALLY, THOMAS J. KIMBERLY E. TE 17 SEFTON DR BRISTOL, RI 02809
Parcel Number: 152-324 CAMA Number: 152-324 Property Address: 10 BELVEDERE DR	Mailing Address: DUSEL, JOHN C IV KATHRYN L. ETUX TE 10 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-325 CAMA Number: 152-325 Property Address: BELVEDERE DR	Mailing Address: DUSEL, JOHN C IV KATHRYN L. ETUX TE 10 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-326 CAMA Number: 152-326 Property Address: 8 BELVEDERE DR	Mailing Address: DELLA TORRE, STEPHEN A 8 BELVEDERE DRIVE BRISTOL, RI 02809
Parcel Number: 152-327 CAMA Number: 152-327 Property Address: BELVEDERE DR	Mailing Address: DELLA TORRE, STEPHEN A 8 BELVEDERE DRIVE BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
March 14, 2023

Parcel Number: 152-328 CAMA Number: 152-328 Property Address: 6 BELVEDERE DR	Mailing Address: HARTNETT, WILLIAM III TERINNA TE 34 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 152-330 CAMA Number: 152-330 Property Address: 2 BELVEDERE DR	Mailing Address: MEHTA, SANJAY KUMAR 2 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-332 CAMA Number: 152-332 Property Address: 123 ANNAWAMSCUTT DR	Mailing Address: DELLOLIO, MASSIMO PAOLA ETUX TE 123 ANNAWAMSCUTT AVE BRISTOL, RI 02809
Parcel Number: 152-333 CAMA Number: 152-333 Property Address: 1 BELVEDERE DR	Mailing Address: GOGLIA, PETER L TRUSTEE PETER L GOGLIA REV LIV TRUST 1 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-334 CAMA Number: 152-334 Property Address: 3 BELVEDERE DR	Mailing Address: FISHER, JOSEPH ALAN 3 BELVEDERE DRIVE BRISTOL, RI 02809
Parcel Number: 152-335 CAMA Number: 152-335 Property Address: 5 BELVEDERE DR	Mailing Address: ASTROLOGO, VAL MEREDITH P ETUX 5 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-336 CAMA Number: 152-336 Property Address: BELVEDERE DR	Mailing Address: ASTROLOGO, VAL MEREDITH P ETUX 5 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-337 CAMA Number: 152-337 Property Address: 7 BELVEDERE DR	Mailing Address: TURNER, NANCY E & MARK D TE 7 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-338 CAMA Number: 152-338 Property Address: 9 BELVEDERE DR	Mailing Address: CRAMER, ROBERT KATHLEEN TROOST TE 9 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-339 CAMA Number: 152-339 Property Address: 15 BELVEDERE DR	Mailing Address: CORDEIRO, HERMANO & ROSA TRUSTEES 15 BELVEDERE DR BRISTOL, RI 02809
Parcel Number: 152-395 CAMA Number: 152-395 Property Address: 12 BASSWOOD DR	Mailing Address: NELSON, WILLIAM G. ZITA M. TE 12 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-397 CAMA Number: 152-397 Property Address: 10 BASSWOOD DR	Mailing Address: CABRAL, NELSON M. RONNA L. TE 10 BASSWOOD DR BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
March 14, 2023

Parcel Number: 152-398  
CAMA Number: 152-398  
Property Address: 8 BASSWOOD DR

Mailing Address: MELO, ANTHONY A.  
8 BASSWOOD DRIVE  
BRISTOL, RI 02809

Parcel Number: 152-400  
CAMA Number: 152-400  
Property Address: 2 BASSWOOD DR

Mailing Address: MOZES, MARTA SOARES TRUSTEE  
TRUST AGREEMENT  
C/O 2 BASSWOOD RD  
BRISTOL, RI 02809

Parcel Number: 156-37  
CAMA Number: 156-37  
Property Address: 480 METACOM AVE

Mailing Address: STATE OF RHODE ISLAND VETERANS  
HOME  
480 METACOM AVE  
BRISTOL, RI 02809



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3/14/2023

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ASTROLOGO, VAL  
MEREDITH P ETUX  
5 BELVEDERE DR  
BRISTOL, RI 02809

FISHER, JOSEPH ALAN  
3 BELVEDERE DRIVE  
BRISTOL, RI 02809

MEHTA, SANJAY KUMAR  
2 BELVEDERE DR  
BRISTOL, RI 02809

BOTELHO, RICHARD M. ETUX  
SHARON L. BOTELHO TE  
14 SEFTON DRIVE  
BRISTOL, RI 02809

GASIOR, KYLE &  
RAINVILLE, CHELSEA JT  
13 SEFTON DR  
BRISTOL, RI 02809

MELO, ANTHONY A.  
8 BASSWOOD DRIVE  
BRISTOL, RI 02809

CABRAL, CARLOS E  
ET UX ALDA M.  
11 OPEECHE DRIVE  
BRISTOL, RI 02809

GEE QUESTEL, LILLY I &  
DICK, LILLIAN R JT  
17 OPECHEE DR  
BRISTOL, RI 02809

MOSHER, JOHN D. ET UX  
MARIA TE  
127 ANNAWAMSCUTT DR  
BRISTOL, RI 02809

CABRAL, NELSON M.  
RONNA L. TE  
10 BASSWOOD DR  
BRISTOL, RI 02809

GOGLIA, PETER L TRUSTEE  
PETER L GOGLIA REV LIV TR  
1 BELVEDERE DR  
BRISTOL, RI 02809

MOZES, MARTA SOARES TRUST  
TRUST AGREEMENT  
C/O 2 BASSWOOD RD  
BRISTOL, RI 02809

CARREIRA, MARLENE A. LIFE  
CARREIRA, ANICETO J.  
15 OPECHEE DR  
BRISTOL, RI 02809

HARTNETT, WILLIAM III  
TERINNA TE  
34 KINGSWOOD RD  
BRISTOL, RI 02809

NELSON, WILLIAM G.  
ZITA M. TE  
12 BASSWOOD DR  
BRISTOL, RI 02809

CORDEIRO, HERMANO &  
ROSA TRUSTEES  
15 BELVEDERE DR  
BRISTOL, RI 02809

HEALY, NEILA A.  
(SOLE OWNER)  
9 OPECHEE DRIVE  
BRISTOL, RI 02809

PINHEIRO, ROBERT A  
10 SEFTON DR  
BRISTOL, RI 02809

CRAMER, ROBERT  
KATHLEEN TROOST TE  
9 BELVEDERE DR  
BRISTOL, RI 02809

HUGHES, THOMAS E. JR  
6 SEFTON DR  
BRISTOL, RI 02809

PODRAZA, KATHLEEN A LE  
BEAN, ERIN K etal TRUST  
19 OPECHEE DR  
BRISTOL, RI 02809

DELLA TORRE, STEPHEN A  
8 BELVEDERE DRIVE  
BRISTOL, RI 02809

LEONARD, MARY S LE  
MEDEIROS, ALYSIA M ETAL T  
131 ANNAWAMSCUTT DR  
BRISTOL, RI 02809

STATE OF RHODE ISLAND  
VETERANS HOME  
480 METACOM AVE  
BRISTOL, RI 02809

DELLOLIO, MASSIMO  
PAOLA ETUX TE  
123 ANNAWAMSCUTT AVE  
BRISTOL, RI 02809

LUNNEY, JOHN F III ETUX T  
13 OPECHEE DR  
BRISTOL, RI 02809

TALLY, THOMAS J.  
KIMBERLY E. TE  
17 SEFTON DR  
BRISTOL, RI 02809

DUSEL, JOHN C IV  
KATHRYN L. ETUX TE  
10 BELVEDERE DR  
BRISTOL, RI 02809

MAIA, JOSE M &  
ERIN R TE  
5 SEFTON DR  
BRISTOL, RI 02809

TURNER, NANCY E &  
MARK D TE  
7 BELVEDERE DR  
BRISTOL, RI 02809



VARGAS, PAULA CRISTINA  
125 ANNAWAMSCUTT DR  
BRISTOL, RI 02809

VERMILYEA, WILLIS & JEANE  
VERMILYEA, JEFFREY A &  
9 SEFTON DR  
BRISTOL, RI 02809

WHITE, BRIAN M.  
18 SEFTON DRIVE  
BRISTOL, RI 02809

March 15, 2023

Melissa L. Lannan  
Devin P. Lannan  
Roseland Avenue  
Assessor's Plot 121, Lot 76  
Bristol, RI

Dear Zoning Board,

The construction project of the single family home approved by your committee in April 2021 on Roseland Ave. was delayed by Covid/pandemic restrictions and a personal injury.

We are respectfully requesting a one year extension for the start of this project.

  
Melissa L. Lannan

  
Devin P. Lannan