



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, November 04, 2024 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **Thursday, October 31, 2024**.

1. **Pledge of Allegiance**
2. **Approval of Minutes**
3. **New Petitions**

3A. 2024-33 Nicholas Balzano / Zanno Real Estate, LLC - Dimensional Variances: to construct an approximate 28ft. x 32ft. second story living area addition and an approximate 16ft. x 16ft. roof deck addition to an existing single-family dwelling with less than the required front yard and less than the required left side yard on a corner lot. Located at **24 Vernon Avenue**; Assessor's Plat 158, Lot 102; Zone: R-20SP

3B. 2024-34 Constance Laflamme - Dimensional Variance: to install approximately 160 feet of 8ft. high stockade fence at a height greater than permitted within the front yard from Metacom Avenue. Located at **70 Griswold Avenue**; Assessor's Plat 163, Lot 3; Zone: R-15

3C. 2024-35 Adriano G. and Grace J. Andrade - Dimensional Variances: to construct a 29ft. x 38ft. second-story living area addition; and a 30ft. x 30ft. garage and 7.5ft. x 17ft. mudroom addition to an existing single-family dwelling with less than the required front yard on a corner lot. Located at **1245 Hope Street**; Assessor's Plat 61, Lot 32; Zone: R-20

3D. 2024-36 David L. Worth - Dimensional Variances: to construct a 20ft. x 24ft. garage and 6ft x 16ft. breezeway addition to an existing single-family dwelling with less than the required front yard, less than the required right side yard, and greater than permitted lot coverage by structures. Located at **31 San Juan Drive**; Assessor's Plat 123, Lot 210; Zone: R-8

3E. November Staff Reports

4. Additional Items

4A. Request for Extension of variance approval for Mark A. & Kristine M. Wilcox, **159 Poppasquash Road**, File 2022-13

4B. Review Proposed 2025 Zoning Board Meeting Calendar

5. Adjourn

Date Posted: October 23, 2024

Posted By: emt



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-33

PUBLIC HEARING

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

Monday, November 4, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Nicholas Balzano / Zanno Real Estate, LLC**

PROPERTY OWNER: **Zanno Real Estate, LLC**

LOCATION: **24 Vernon Avenue**

PLAT: **158** LOT: **102**

ZONE: **Residential R-20SP**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 28ft. x 32ft. second story living area addition and an approximate 16ft. x 16ft. roof deck addition to an existing single-family dwelling with less than the required front yard and less than the required left side yard on a corner lot.

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, October 31, 2024.

Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.
2024 SEP 18 AM 10:02



APPLICATION

File No: 2024-33
Accepted by ZEO: *ENT 9/19/24*

APPLICANT	Name: Nicholas Balzano
	Address: 24 Vernon Avenue
	City: Bristol State: RI Zip: 02809
	Telephone #: 401-743-4023 Home: Work/Cell:
PROPERTY OWNER	Name: Nicholas Balzano
	Address: 24 Vernon Avenue
	City: Bristol State: RI ZIP: 02809
	Telephone #: 401-743-4023 Home: Work/Cell:

1. Location of subject property: 24 Vernon Avenue

Assessor's Plat(s)#: 158 Lot(s) #: ~~15 and 24~~ 102 *ENT*

2. Zoning district in which property is located: R-20

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

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): Front yard and side yard requirements
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____

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

6. How long have you owned the property?: 5 years

7. Present use of property: Residential

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): _____
24 Vernon Avenue: 36'x28', 1,015 square feet

10. Proposed use of property: Residential use.

11. Give extent of proposed alterations: Second floor addition proposed to add two additional bedrooms and a bathroom.
The existing footprint will not change, only adding a full second story plus roof.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
Existing footprint of the building is 36 x 28, with a roof height of 22'.

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:	Req <u>**PLEASE SEE ATTACHED CHART ON PAGE 3**</u>	Proposed Setback: _____
Right side lot line:	Req <u>**PLEASE SEE ATTACHED CHART ON PAGE 3**</u>	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

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


15. Are there any easements on your property?: Yes (If yes, their location must be shown on site plan)

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

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

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

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

Applicant's Signature:  Date: 09/16/24

Print Name: Nicholas Balzano

Property Owner's Signature:  Date: 09/16/24

Print Name: Nicholas Balzano

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

Name: _____ Telephone #: _____

Address: _____

#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:

Underlined Figures
Require Variance

Sec28-111 Residential Zones

ZONING RESIDENTIAL 20/COMMERCIAL

	REQUIRED		24 Vernon	
MIN. LOT AREA	20,000 SF		<u>9,771 SF</u>	
MIN. LOT WIDTH	120'		124.53'	
MIN LOT FRONTAGE	120'		124.53'	
MAX. LOT COVERAGE	25%		10.4%	
MIN. FRONT YARD	35'		<u>00.0'</u> *	
MIN. SIDE YARD	20'		<u>12.7'</u>	
MIN. REAR YARD	35'		<u>14.6'</u>	

* Existing Distance No Variance Req'd.

VI

Nicholas Balzano
24 Vernon Avenue
Bristol, RI 02809
09/17/2024

Bristol Zoning Board of Review
10 Court Street
Bristol, RI 02809

Dear Bristol Zoning Board of Review:

Subject: Request for Variance – 24 Vernon Avenue, Bristol, RI

I am writing to formally request a variance for the property located at 24 Vernon Avenue, Bristol, RI. The property is a single-family residence with two small bedrooms and one bathroom. As the needs of our family have evolved, it has become clear that the current layout and space do not adequately support our growing household. After careful consideration, we have determined that the best solution is to construct a full second-floor addition to accommodate modern-sized bedrooms and an additional bathroom.

However, this proposed addition does not comply with the current front and side yard setback requirements. The home was built in the 1950's and was placed in its current location many years ago prior to zoning. This unique characteristic is not a prior action of the current ownership of the home. In order to move forward with this much-needed expansion, I am respectfully requesting a variance from these setback regulations. The variance would allow us to optimize the use of our property and maintain the architectural integrity of the home while ensuring that we have enough living space for our family's needs.

The proposed addition will enhance the functionality of the home without detracting from the character of the neighborhood or imposing undue impact on surrounding properties. We have engaged with an architect who has designed a plan that will contribute positively to the community.

We kindly request the Council's favorable review of our application so that we may continue with this important home improvement project.

Thank you for your time and consideration and I'm here for any questions you may have.

Sincerely,

Nicholas Balzano

401-743-4023



24 Vernon Avenue

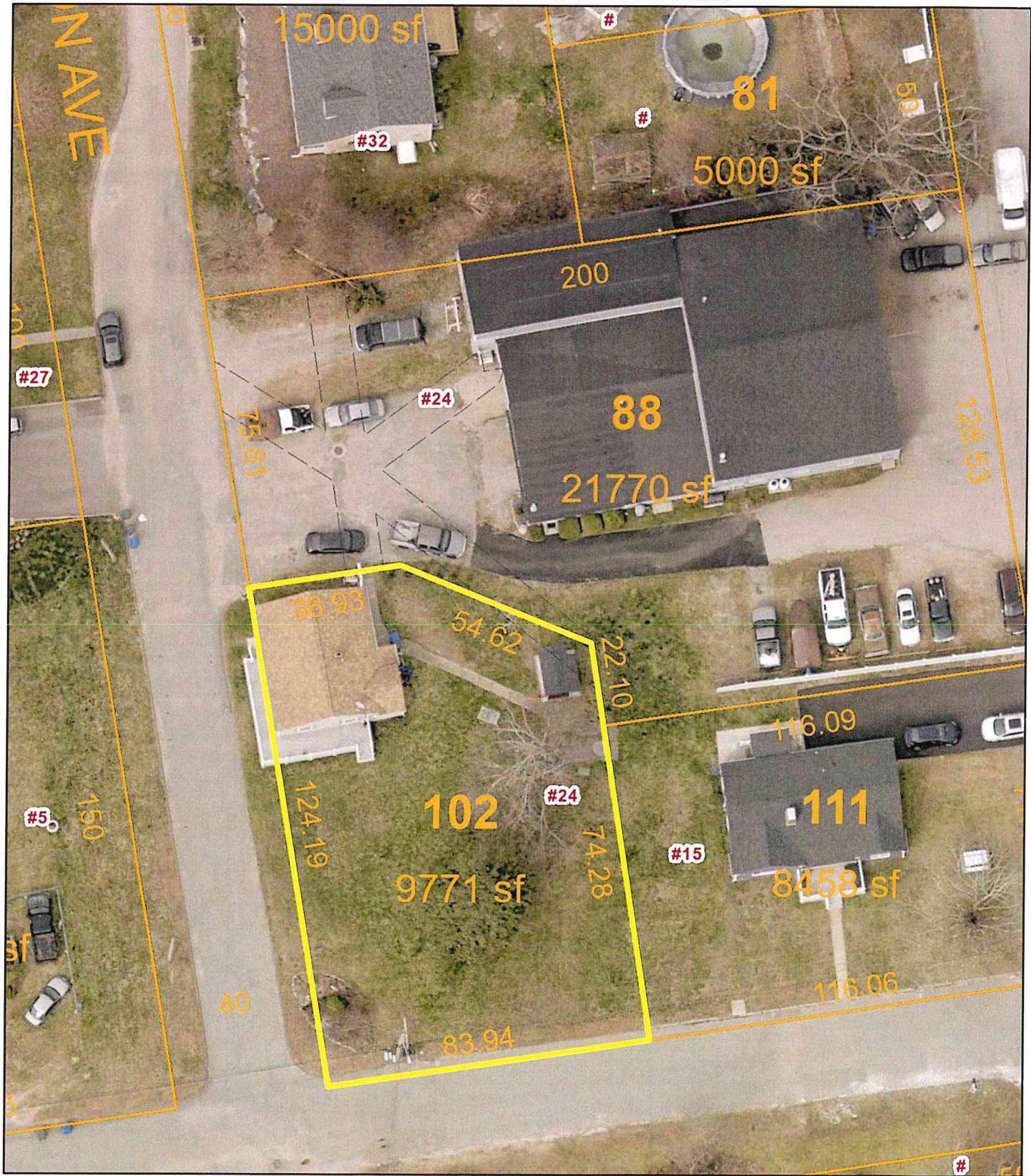
Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

October 15, 2024



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158-70
 Owner: HOLT, JENNIFER E &
 Co-Owner: JOSHUA TE
 Mailing Address: 3 ARTHUR DR
 BRISTOL RI 02809

158-115
 Owner: FRANCO, JOSEPH M, JR, TRUSTEE
 Co-Owner: JOSEPH M FRANCO, JR FAN TRUST
 Mailing Address: 25 TOWER ST
 BRISTOL RI 02809

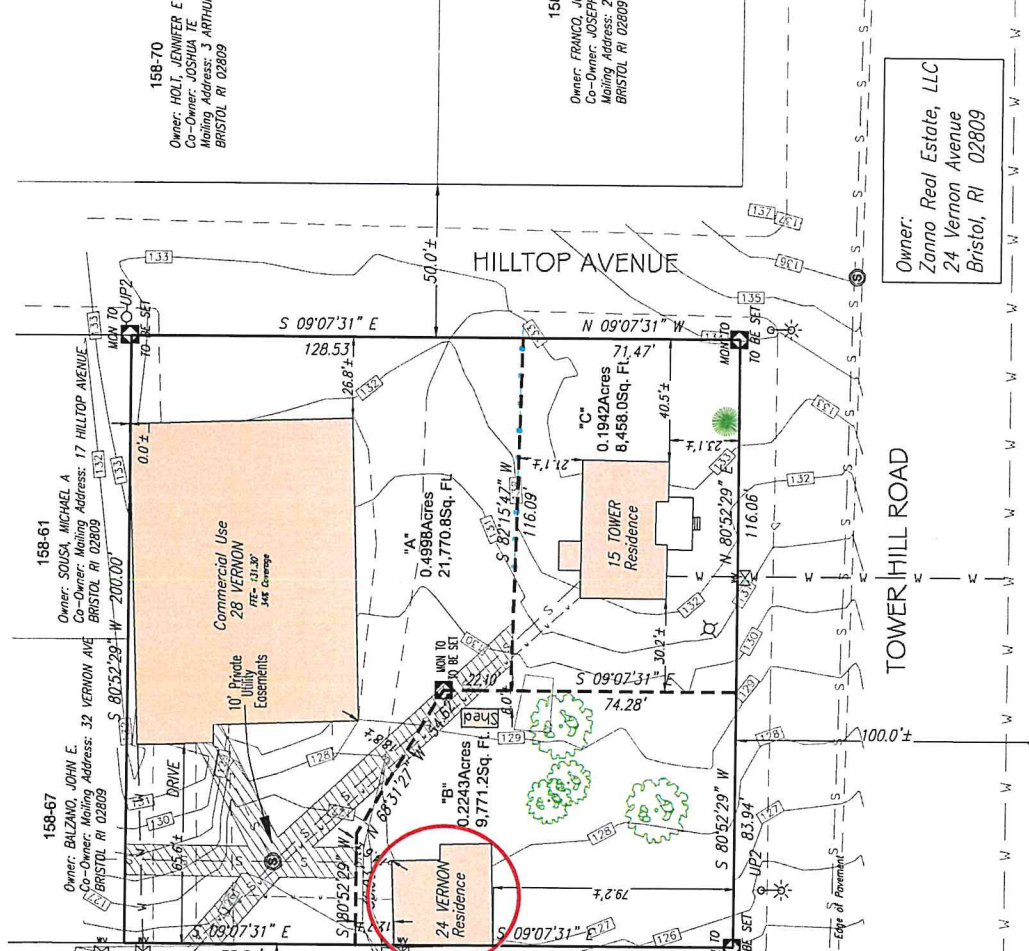
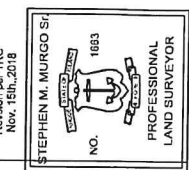
- LEGEND**
 (SYMBOLS MAY BE FOUND ON PLAN)
- IRON ROD FOUND
 - GAS
 - MANHOLE
 - HYDRANT
 - CATCH BASIN GRADE
 - SEWER
 - UTILITY POLE
 - TAX ASSESSOR
 - SPOT GRADE
 - DRILL HOLE SET
 - SURVEY POINT
 - MONUMENT TO BE SET
 - PK WALL FOUND
 - FENCE POST
 - MONUMENT FOUND
 - FENCE LINE
 - DRILL HOLE FOUND
 - T/A

PROPOSED

Balzano Plat

ASSESSOR'S PLAT 158, LOTS 15 and 24
 SITUATED AT
 Vernon, Hilltop Ave and Tower St.
 IN
 BRISTOL, RHODE ISLAND

PREPARED BY
STEPHEN M. MURGO SR.
 PROFESSIONAL LAND SURVEYOR
 MASSACHUSETTS RHODE ISLAND
 19 KINNICUTT AVENUE
 WARREN, RHODE ISLAND
 02885



Owner:
 Zanno Real Estate, LLC
 24 Vernon Avenue
 Bristol, RI 02809

HILLTOP AVENUE

TOWER HILL ROAD

VERNON AVENUE

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to the regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov 5th, 2015, as follows:
 (a) Type of Boundary Survey
 Comprehensive Boundary Survey
 (b) Type of Boundary Survey
 Topography
 (c) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.

BY: Stephen M. Murgo PLS # 1663
 COA LS A.33

158-61
 Owner: SOUSA, MICHAEL A
 Co-Owner, Mailing Address: 17 HILLTOP AVENUE
 BRISTOL RI 02809

158-67
 Owner: BALZANO, JOHN E.
 Co-Owner, Mailing Address: 32 VERNON AVE
 BRISTOL RI 02809

158-83
 Owner: COSTA, NATHAN W & ANN M JT
 Co-Owner:
 Mailing Address: 27 VERNON AVE
 BRISTOL RI 02809

Every Dwelling
 Has its Own
 Individual Shut Off

158-107
 Owner: PIRES, VENILDE TRUSTEE
 Co-Owner:
 Mailing Address: 100 MT HOPE AVE
 BRISTOL RI 02809

FEMA ZONE "C"
 Map Panel 4-001C0014H
 Map Panel Type Countywide, Panel Printed
 Map Panel Effective Date 7/16/2014
 No Wetlands within 300'
 There will be no change in grade;
 No change in storm water discharge

Minimum Standards
 ZONING RESIDENTIAL 20/COMMERCIAL
 Undeveloped Areas Sec 20-111 Residential Zones

Require	Variance	15 Tower	24 Vernon	28 Vernon
MIN. LOT AREA	20,000 SF	8,458 SF	9,771 SF	21,771 SF
MIN. LOT WIDTH	120'	116.06'	124.53'	124.19'
MIN. LOT FRONTAGE	120'	118.06'	124.53'	127.71'
MAX. LOT COVERAGE	25%	15.4%	10.4%	34%
MIN. FRONT YARD	35'	23.1'	00.0'	26.8'
MIN. SIDE YARD	20'	30.2'	12.7'	18.8'
MIN. REAR YARD	35'	21.1'	14.8'	65.6'

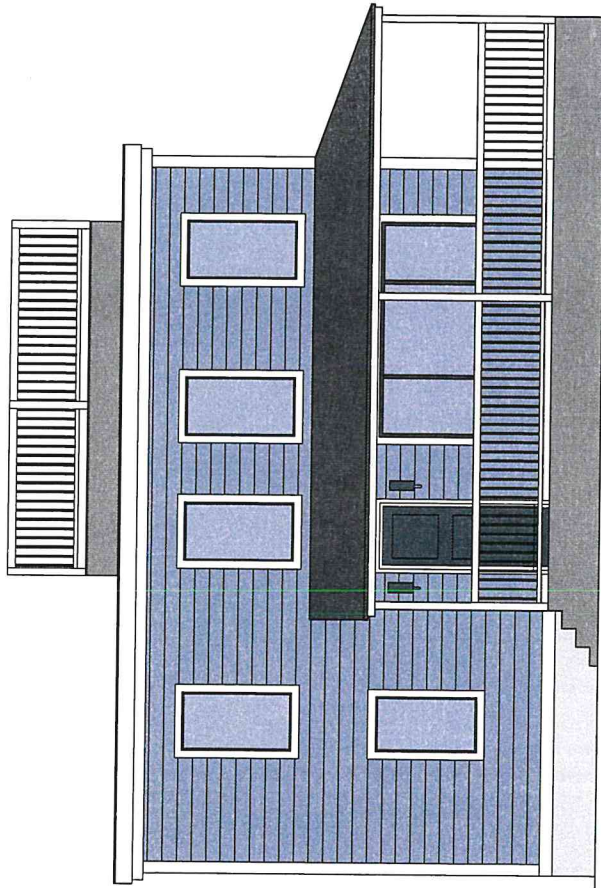
* Existing Distance No Variance Req'd.

For Official Use Only

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PROPOSED RENDERING



1 PROPOSED VERNON AVENUE ELEVATION
SCALE: 3/8" = 1'-0"

24 Vernon Ave.
Nick Balzano

COMTECH
a collaborative design workshop

Client:	Nick Balzano
Project Name:	24 Vernon Ave.
Project No.:	A-32
Project Phase:	Proposed Elevation
Checked by:	EZ

04/28/2021

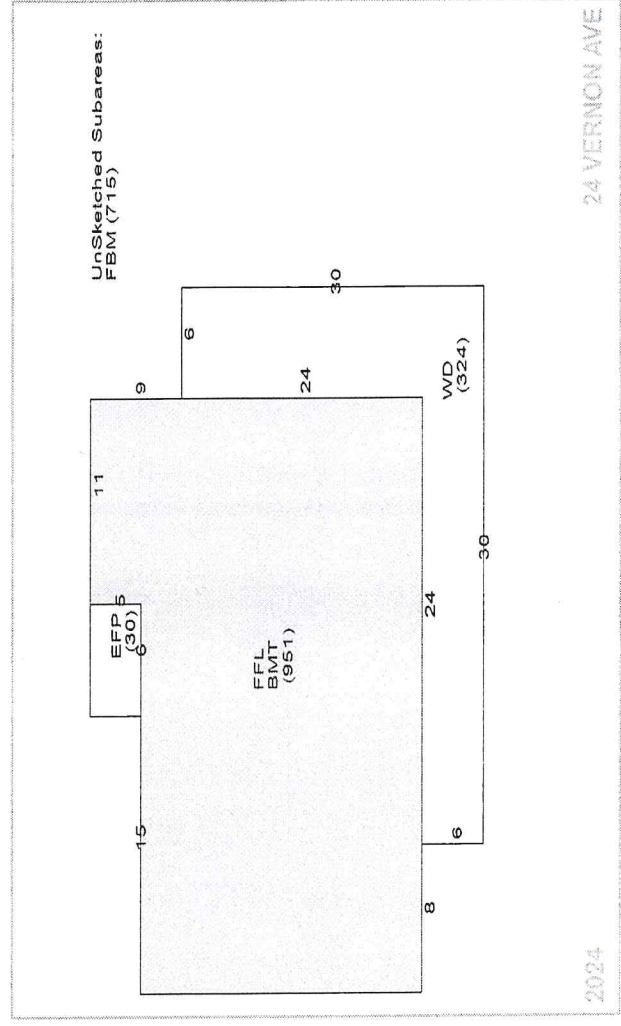
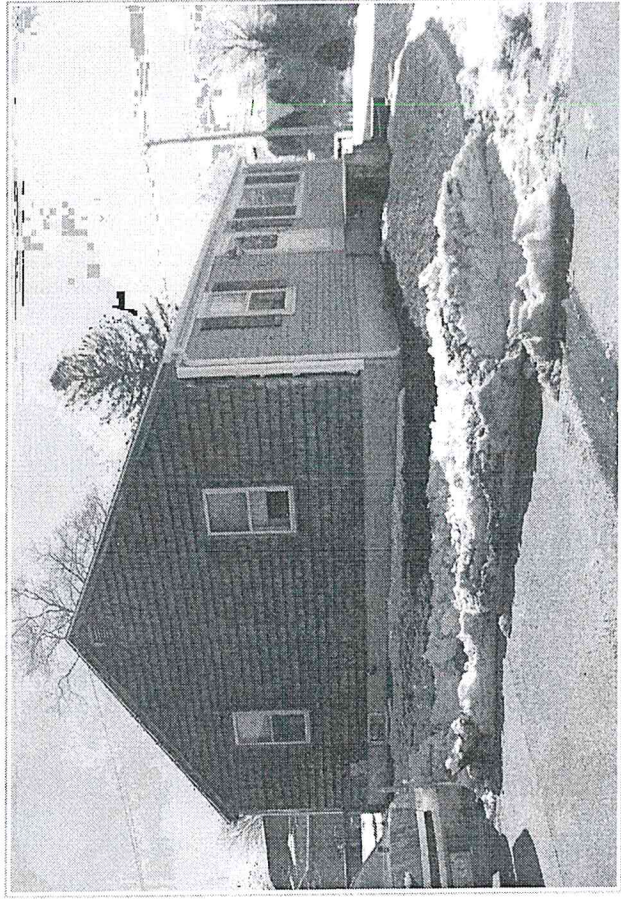
Owner ▶ Owner Account #: 50-0099-36

Owner	Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
Owner 1 ZANNO REAL ESTATE	DASILVA, JENNIE B. TRUSTEE	01/03/2018	366,000	1925-151		W
Owner 2	BALZANO, JOHN M. & BARBARA M.	12/20/2012	0	1685-2	K	Q
Owner 3	DASILVA, JENNIE B. TRUSTEE	12/14/2012	0	1683-327	A	Q
Address 24 VERNON AVE, BRISTOL, RI 02809	BALZANO, JOHN M. & BARBARA M.	11/15/2012	0	1679-248	K	Q

Assessment

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	144,200	0	0	144,000	0	288,200	288,200
2023	01	144,200	0	0	144,000	0	288,200	288,200
2022	01	144,200	0	0	144,000	0	288,200	288,200
2021	01	107,700	400	0	132,600	0	240,700	240,700
2020	01	107,700	400	0	132,600	0	240,700	240,700
2017	01	87,400	0	0	82,600	0	170,000	170,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 97.00 VAL per SQ Unit/Parcel > 97.00



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.22432	AC	P	1.00	630,000	641,940	N				144,000			1.00	0
2															
3															
4															

Plat/Lot 158-0102-000

Account: 8640

Zone R-20

Assessment \$288,200

Building Information

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

Grade

Table with columns: Grade Q4, Year Built, Air LUC, Q4 EFF Year, Q4 Alt %

Other Factors

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

Sub-Area Detail

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

Visit History

Table with columns: Date, Result, By

Notes

W/101 NEW ROOF 12/09 EAS || Subdivision map #700 7/19/19 158-111, 102 & 88

Remodeling History

Table with columns: Additions, Interior, Exterior, Kitchen, Baths(s), Plumbing, Electric, Heating, General

Condo Data

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

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost

Special Features & Yard Items

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

Room Counts by Floor

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



24 Vernon Avenue - 300' Radius

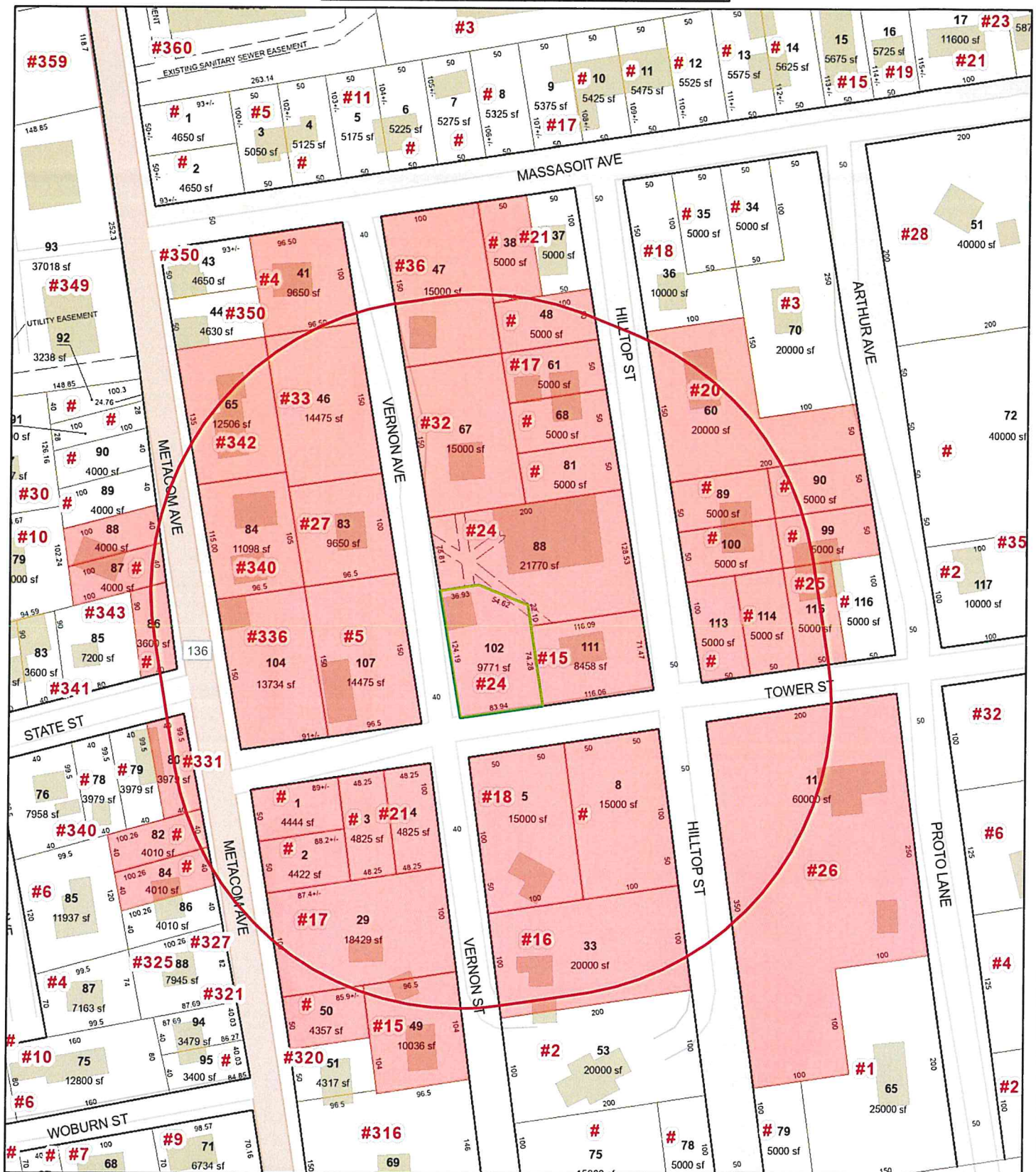
Bristol, RI



1 inch = 141 Feet

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October 15, 2024



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Subject Property:

Parcel Number: 158-102
CAMA Number: 158-102
Property Address: 24 VERNON AVE

Mailing Address: ZANNO REAL ESTATE
24 VERNON AVE
BRISTOL, RI 02809

Abutters:

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

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

Parcel Number: 157-11
CAMA Number: 157-11
Property Address: 26 TOWER ST

Mailing Address: FRANCO, DOMINIC S. PATRICIA A. LIFE
26 TOWER ST
BRISTOL, RI 02809

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

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

Parcel Number: 157-29
CAMA Number: 157-29
Property Address: 17 VERNON AVE

Mailing Address: NAYLOR, ANDREW W.D. & ISABELLA C
TE
17 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-3
CAMA Number: 157-3
Property Address: TOWER ST

Mailing Address: WOOD FRAME STRUCTURES, INC
434 CHILD ST
WARREN, RI 02885

Parcel Number: 157-33
CAMA Number: 157-33
Property Address: 16 VERNON AVE

Mailing Address: YOUNG, ANTHONY LUCIA ETUX TE
16 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-4
CAMA Number: 157-4
Property Address: 21 VERNON AVE

Mailing Address: WOOD FRAME STRUCTURES, INC
434 CHILD ST
WARREN, RI 02885

Parcel Number: 157-49
CAMA Number: 157-49
Property Address: 15 VERNON AVE

Mailing Address: CAMPBELL, DAVID M. ET UX KATHRYN
A. TE
15 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-5
CAMA Number: 157-5
Property Address: 18 VERNON AVE

Mailing Address: CORDEIRO, JOHN M.
18 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-50
CAMA Number: 157-50
Property Address: METACOM AVE

Mailing Address: DALUZ, ALCIDO M. ET UX MARIA C. TE
320 METACOM AVENUE
BRISTOL, RI 02809



www.cai-tech.com



300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 157-8 CAMA Number: 157-8 Property Address: TOWER ST	Mailing Address: FRANCO, DOMINIC S. PATRICIA A. LIFE 26 TOWER ST BRISTOL, RI 02809
Parcel Number: 158-102 CAMA Number: 158-102 Property Address: 24 VERNON AVE	Mailing Address: ZANNO REAL ESTATE 24 VERNON AVE BRISTOL, RI 02809
Parcel Number: 158-104 CAMA Number: 158-104 Property Address: 336 METACOM AVE	Mailing Address: MCNALLY, BARTLEY M & CHRISTINE T TE 336 METACOM AVE BRISTOL, RI 02809
Parcel Number: 158-107 CAMA Number: 158-107 Property Address: 5 TOWER ST	Mailing Address: PIRES, VENILDE TRUSTEE 100 MT HOPE AVE BRISTOL, RI 02809
Parcel Number: 158-111 CAMA Number: 158-111 Property Address: 15 TOWER ST	Mailing Address: BALZANO, NICHOLAS 28 VERNON AVENUE UNIT F BRISTOL, RI 02809
Parcel Number: 158-115 CAMA Number: 158-115 Property Address: 25 TOWER ST	Mailing Address: FRANCO, JOSEPH M. JR. TRUSTEE JOSEPH M FRANCO JR FAM TRUST 8591 SOUTHWEST 74TH LN OCALA, FL 34481
Parcel Number: 158-38 CAMA Number: 158-38 Property Address: MASSASOIT AVE	Mailing Address: PIMENTAL, RICHARD A 21 HILLTOP ST BRISTOL, RI 02809
Parcel Number: 158-41 CAMA Number: 158-41 Property Address: 4 MASSASOIT AVE	Mailing Address: LEFFINGWELL, ROY - TRUSTEE ROY LEFFINGWELL TRUST 4 MASSASOIT AVE BRISTOL, RI 02809
Parcel Number: 158-46 CAMA Number: 158-46 Property Address: 33 VERNON AVE	Mailing Address: SOUSA, BRUCE E. 33 VERNON AVE BRISTOL, RI 02809
Parcel Number: 158-47 CAMA Number: 158-47 Property Address: 36 VERNON AVE	Mailing Address: SOUSA, MANUEL LIFE ESTATE SOUSA, MICHAEL A. & PIMENTAL, 36 VERNON AVE BRISTOL, RI 02809
Parcel Number: 158-48 CAMA Number: 158-48 Property Address: HILLTOP ST	Mailing Address: PIMENTAL, RICHARD A 21 HILLTOP ST BRISTOL, RI 02809
Parcel Number: 158-60 CAMA Number: 158-60 Property Address: 20 HILLTOP ST	Mailing Address: HOLT, JENNIFER E & JOSHUA TE 20 HILLTOP ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 158-61
CAMA Number: 158-61
Property Address: 17 HILLTOP ST

Mailing Address: SOUSA, MICHAEL A
17 HILLTOP AVENUE
BRISTOL, RI 02809

Parcel Number: 158-65
CAMA Number: 158-65
Property Address: 342 METACOM AVE

Mailing Address: SIMAS, EMANUEL F. NELIA M TE WC
342 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 158-67
CAMA Number: 158-67
Property Address: 32 VERNON AVE

Mailing Address: BALZANO, JOHN E & JANE MARIE TE
32 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 158-68
CAMA Number: 158-68
Property Address: HILLTOP ST

Mailing Address: SOUSA, MICHAEL A
17 HILLTOP AVENUE
BRISTOL, RI 02809

Parcel Number: 158-81
CAMA Number: 158-81
Property Address: HILLTOP ST

Mailing Address: SOUSA, MICHAEL A
17 HILLTOP AVENUE
BRISTOL, RI 02809

Parcel Number: 158-83
CAMA Number: 158-83
Property Address: 27 VERNON AVE

Mailing Address: COSTA, NATHAN WAYNE
6 PATRICIA ANN DRIVE
BRISTOL, RI 02809

Parcel Number: 158-84
CAMA Number: 158-84
Property Address: 340 METACOM AVE

Mailing Address: JW PARTNERSHIP REALTY, INC.
6 APPLE TREE LN
BARRINGTON, RI 02806

Parcel Number: 158-88
CAMA Number: 158-88
Property Address: 24 HILLTOP ST

Mailing Address: DASILVA, JENNIE B. TRUSTEE VERNON
STREET REALTY TRUST
24 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 44-80
CAMA Number: 44-80
Property Address: 331 METACOM AVE

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

Parcel Number: 44-82
CAMA Number: 44-82
Property Address: METACOM AVE

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

Parcel Number: 44-84
CAMA Number: 44-84
Property Address: METACOM AVE

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

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

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



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

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

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

Parcel Number: 45-88
CAMA Number: 45-88
Property Address: 339 METACOM AVE

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



www.cai-tech.com

BALZANO, JOHN E & JANE MA
32 VERNON AVE
BRISTOL, RI 02809

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

SOUSA, BRUCE E.
33 VERNON AVE
BRISTOL, RI 02809

BALZANO, NICHOLAS
28 VERNON AVENUE UNIT F
BRISTOL, RI 02809

JW PARTNERSHIP REALTY, IN
6 APPLE TREE LN
BARRINGTON, RI 02806

SOUSA, MANUEL LIFE ESTA
SOUSA, MICHAEL A. & PIMEN
36 VERNON AVE
BRISTOL, RI 02809

CAMPBELL, DAVID M. ET UX
KATHRYN A. TE
15 VERNON AVE
BRISTOL, RI 02809

LEFFINGWELL, ROY - TRUSTE
ROY LEFFINGWELL TRUST
4 MASSASOIT AVE
BRISTOL, RI 02809

SOUSA, MICHAEL A
17 HILLTOP AVENUE
BRISTOL, RI 02809

CORDEIRO, JOHN M.
18 VERNON AVE
BRISTOL, RI 02809

MCCARTHY REAL ESTATE ASSO
339 METACOM AVE
BRISTOL, RI 02809

WOOD FRAME STRUCTURES, IN
434 CHILD ST
WARREN, RI 02885

COSTA, NATHAN WAYNE
6 PATRICIA ANN DRIVE
BRISTOL, RI 02809

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

YOUNG, ANTHONY
LUCIA ETUX TE
16 VERNON AVE
BRISTOL, RI 02809

DALUZ, ALCIDO M. ET UX
MARIA C. TE
320 METACOM AVENUE
BRISTOL, RI 02809

NAYLOR, ANDREW W.D. &
ISABELLA C TE
17 VERNON AVE
BRISTOL, RI 02809

ZANNO REAL ESTATE
24 VERNON AVE
BRISTOL, RI 02809

DASILVA, JENNIE B. TRUSTE
VERNON STREET REALTY TRUS
24 VERNON AVE
BRISTOL, RI 02809

PIMENTAL, RICHARD A
21 HILLTOP ST
BRISTOL, RI 02809

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

FRANCO, DOMINIC S.
PATRICIA A. LIFE
26 TOWER ST
BRISTOL, RI 02809

PIRES, VENILDE TRUSTEE
100 MT HOPE AVE
BRISTOL, RI 02809

FRANCO, JOSEPH M. JR. TRU
JOSEPH M FRANCO JR FAM TR
8591 SOUTHWEST 74TH LN
OCALA, FL 34481

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

HOLT, JENNIFER E &
JOSHUA TE
20 HILLTOP ST
BRISTOL, RI 02809

SIMAS, EMANUEL F.
NELIA M TE WC
342 METACOM AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-34

PUBLIC HEARING

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

Monday, November 4, 2024

at 7:00 P.M.

**Bristol Town Hall
 10 Court Street**

APPLICANT: Constance Laflamme
**PROPERTY OWNER: Constance G. and Michael S. Laflamme, co-trustees of
 McEntee-Laflamme Family Trust**
LOCATION: 70 Griswold Avenue
PLAT: 163 LOT: 3
ZONE: Residential R-15

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to install
 approximately 160 feet of 8ft. high stockade fence at a height greater than permitted within
 the front yard from Metacom Avenue.**

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, October 31, 2024.



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

TOWN OF BRISTOL
COMMUNITY DEV.
2024 SEP 32 PM 2:07

APPLICATION

File No: 2024-34
Accepted by ZEO: GNT 10/2/24

APPLICANT:	Name: Constance Laflamme
	Address: 30 Chattanooga Street
	City: San Francisco State: CA Zip: 94114
	Phone #: 415-407-0909 Email: claflamme@paradigm-healthcare.com
PROPERTY OWNER:	Name: Constance Laflamme
	Address: 30 Chattanooga Street
	City: San Francisco State: CA Zip: 94114
	Phone #: 415-407-0909 Email: claflamme@paradigm-healthcare.com

1. Location of subject property: 70 Griswold Avenue

Assessor's Plat(s) #: 163 Lot(s) #: 3

2. Zoning district in which property is located: R-15

3. Zoning Approval(s) required (check all that apply):

Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?

Dimensional Variance Section(s): 28-146 Fences

Special Use Permit Section(s): _____

Use Variance Section(s): _____

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

6. How long have you owned the property? 1 year

7. Present use of property: Residential Property

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): N/A

10. Proposed use of property: Residential

11. Give extent of proposed alterations: We are proposing a new fence within the front yard on Metacom Avenue.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
The proposed fence will be 8' tall where a 4' tall fence is allowed by code.

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:	<u>4' fence height</u>	Proposed: <u>8' fence height</u>

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

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


15. Are there any easements on your property? 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? 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:  Date: 10.01.2024

Print Name: Constance Laflamme

Property Owner's Signature:  Date: 10.01.2024

Print Name: Constance Laflamme

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

Name: Jessalyn L Jarest Phone #: 401.480.3898

Address: 245 First Street, Suite 1800 Cambridge, MA 02142

JLJA | Jessalyn Jarest Landscape Architecture

MEMO

TO: Bristol Zoning Board of Review + Historic District Commission

FROM: Jessalyn L Jarest

DATE: 10.02.2024

RE: 70 Griswold Avenue

PROJECT No: 2406

On behalf of my client at 70 Griswold Avenue, we are asking for a dimensional variance for a privacy fence. The proposed fence will be located on the Metacom Avenue side of the property, which is considered a front yard for the property. The fence will be a useful way to mitigate noise between Metacom Avenue and 70 Griswold, 72 Griswold, and 74 Griswold Avenue. We would like to propose an 8' wooden stockade style fence with metal posts. The fence will be imbedded in a mixed species hedgerow that will hide the fence, provide additional sound buffering, and create a pleasant looking buffer between the property and Metacom Avenue.

We are submitting this request to both boards in tandem and understand that the approval would be conditional on the other board.



70 Griswold Avenue

Bristol, RI

1 inch = 141 Feet

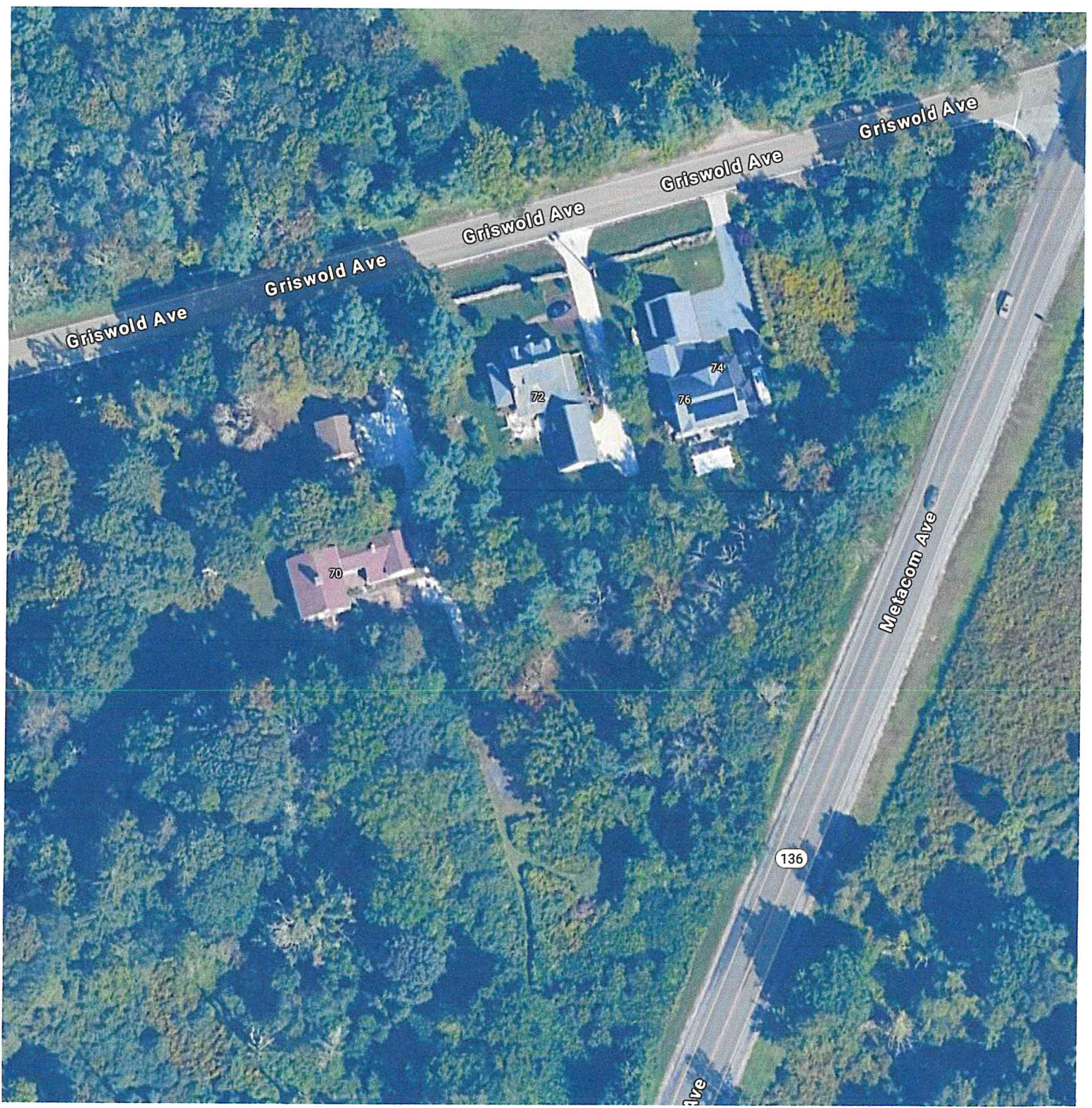


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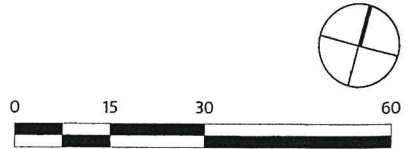
October 15, 2024

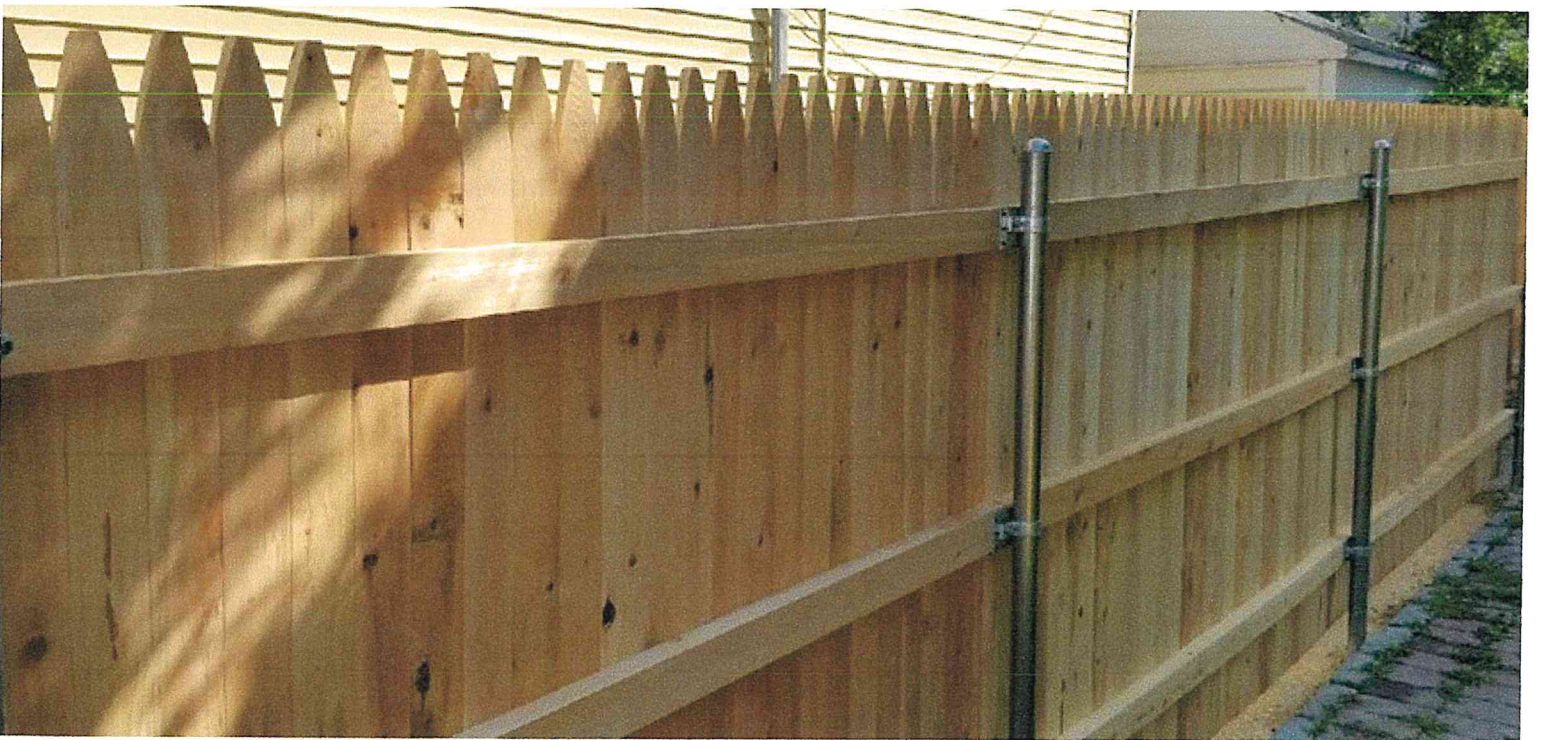


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Lafamme Residence, 70 Griswold Avenue
10.02.2024





Lafamme Residence, 70 Griswold Avenue
10.02.2024



Lafamme Residence, 70 Griswold Avenue

10.02.2024

Plat/Lot 163-0003-000

Account: 9161

LUC 01

Zone R-15

Assessment

\$920,500

Owner

Owner Account #: 02-3573-40

% Owned

Owner 1 LAFLAMME, CONSTANCE GAIL &
Owner 2 LAFLAMME, MICHAEL SCOTT CO-TRUSTEES
Owner 3

Address 70 GRISWOLD AVE, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BUTLIN, RODERICK W	09/14/2023	1,050,000	2223-110		W
CAPTAIN JOHN DEWOLF FARM INC	07/07/2014	187,500	1763-166	L	W

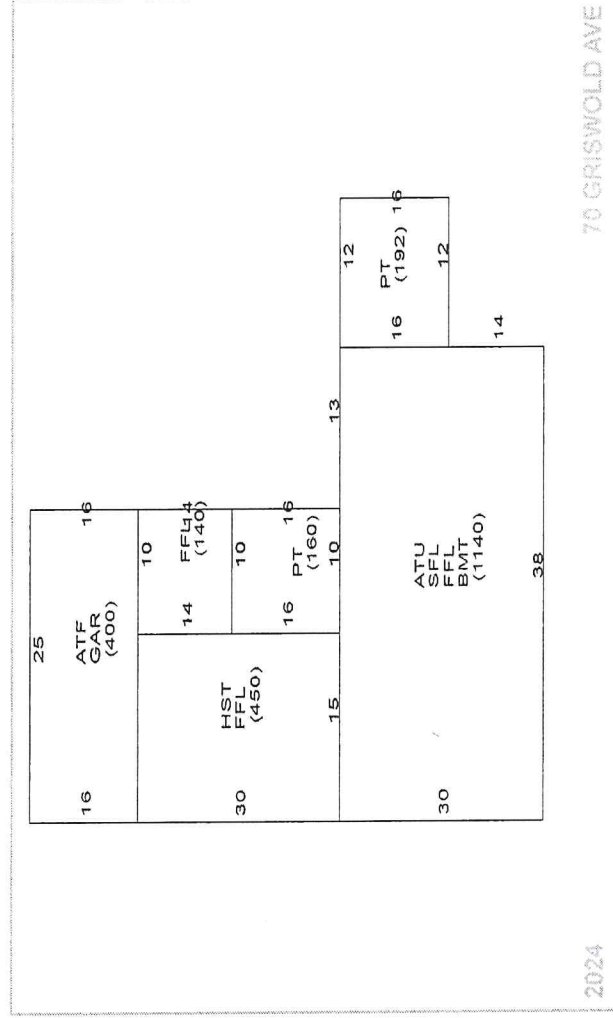
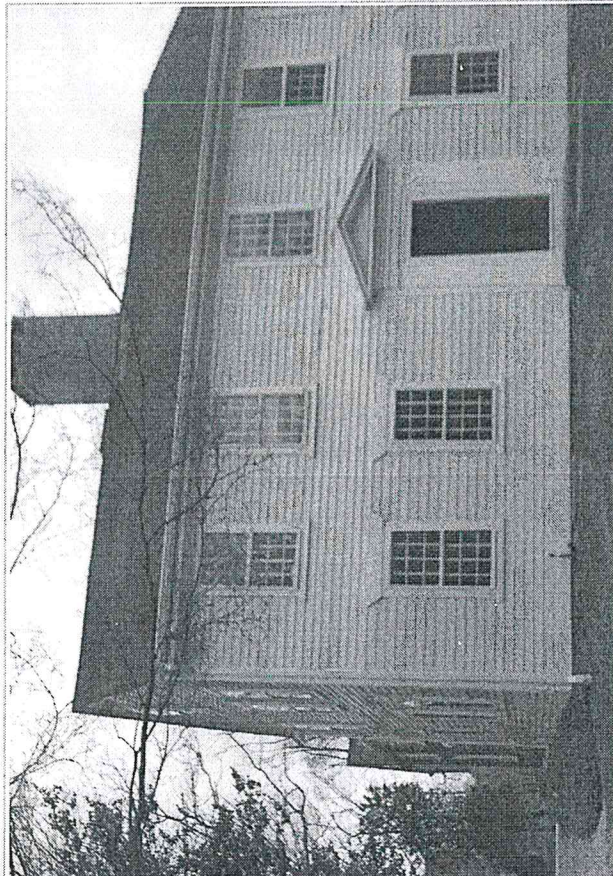
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	593,900	13,500	2.84	313,100	0	920,500
TOTAL	593,900	13,500	2.84	313,100	0	920,500

Source > Mkt Adj Cost VAL per SQ Unit/Card > 164.29 VAL per SQ Unit/Parcel > 164.29

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land Value	AGR Credit	Appraised Value	Assessed Value
2024	01	593,900	13,500	3	313,100	0	920,500	920,500
2023	01	593,900	13,500	3	313,100	0	920,500	920,500
2022	01	593,900	13,500	3	313,100	0	920,500	920,500
2021	01	417,300	13,500	3	330,900	0	761,700	761,700
2020	01	417,300	13,500	3	330,900	0	761,700	761,700
2019	01	417,300	13,500	3	330,900	0	761,700	761,700



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1 01 Single Fam	0.34435	AC	P	1.00	530,000	525,918	L							181,100			1.00	0	
2 01 Single Fam	2.49082	AC	EX	0.20	530,000	52,995	L							132,000			1.00	0	
3																			
4																			

Plat/Lot 163-0003-000

Account: 9161

LUC 01

Zone R-15

Assessment

\$920,500

Building Information

Description	Quantity	Quality
BLDG Type Restored Story Height 2 Story Attic UnFin		
RES Units 1 COM Units 0		
Foundation Stone BMT Floor Concrete		
Frame 1 Wood Frame 2		
EXT Wall 1 Wood Shngl. EXT Wall 2 Clapboard % 30		
Roof Type 1 Gable Roof Type 2		
Roof Cover 1 Asphalt Shir Roof Cover 2		
INT Wall 1 Plaster INT Wall 2		
Floors 1 Pine Floors 2		
BMT Garages Color BROWN/YELLOW		
Plumbing Electrical		
Insulation INT vs EXT		
Heat Fuel Oil Heat Type Forced Warm Air		
# Heat Sys % Heated 100		
% Solar HW % A/C		
% COM Wall % Vacuum		
Ceill HGHHT Ceiling Type		
Parking Type % Sprinkled		
EXT View		

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	9	4
2	1	9	U
3	1	9	U
4	1	9	U
Totals	1	9	4

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1			528	2	AV	2012	12,500
2	Shed	1	Y	1			240	3	FR	1970	1,000
3	Shed	1	Y	1			50	0	AV	1970	0
4											
5											
6											
7											
8											
9											
10											

Remodeling History

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
07/17/2012	E10030		ELEC	0		Closed	WIRE NEW DETACHED GARAGE, INSTALL #2 SUB FEED TO GARAGE (UNDEF
05/16/2012	B43431		BLDG	0		Closed	CONSTRUCT NEW DETACHED 22' X 24' GARAGE APPROVED BY BHDC

Depreciation

Code	Description	%
GD	GD - Good	27.0
Functional		0.0
Economic		0.0
Special		0.0
OV		
Adj Total		813,550
Depreciation		219,659
Depr Total		593,892
Total Depreciation % >		27.0

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,730	1,730	177.60	307,248
SFL	2nd FLOOR	1,140	1,140	177.60	202,464
HST	HALF STORY	225	225	177.60	39,960
ATF	FIN ATTIC	160	160	177.60	28,416
GAR	GARAGE	400	0	40.00	16,000
BMT	BASEMENT	1,140	0	26.64	30,370
PT	PATIO	352	0	3.11	1,092
ATU	UNF ATTIC	456	0	17.76	8,099
Total		5,603	3,255		633,649

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street	
Traffic	
Bas \$/SQ	195.00
Size Adj	0.93
Constr Adj	0.98
Adj \$/SQ	177.60
Other Featrs	55,800
Grade Fac	1.18
Neigh Infl	1.00
Land Factor	1.00
Adj Total	813,550
Depreciation	219,659
Depr Total	593,892

Notes

OUT BLDG & PATIO NV add detached FGR 2012

Visit History

Date	Result	By
8/11/2021	REVIEW	
6/22/2018	REVIEW	
5/22/2018	MEASURED	
12/15/2014	MEASURE	
4/4/2013	MEASURE	
4/4/2013	LISTED	
4/7/2008	CALL BACK	
4/3/2008	CALL BACK	

Other Info.

AFDU	Assessed Value
1970	1,000
1970	0



70 Griswold Avenue - 300' Radius

Bristol, RI

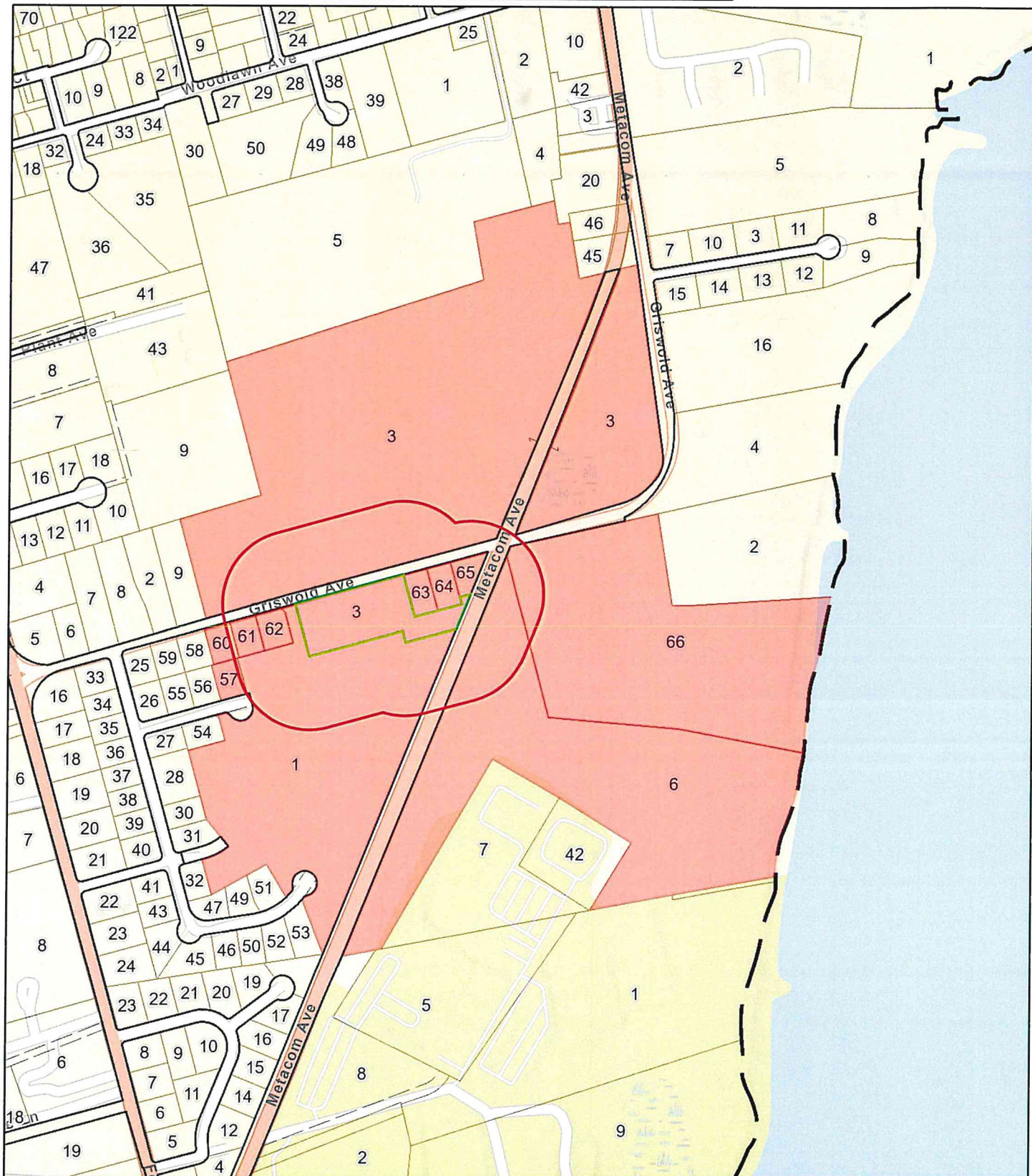


1 inch = 563 Feet

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October 15, 2024

0 563 1126 1689



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Subject Property:

Parcel Number: 163-3
CAMA Number: 163-3
Property Address: 70 GRISWOLD AVE

Mailing Address: LAFLAMME, CONSTANCE GAIL &
LAFLAMME, MICHAEL SCOTT CO-
TRUSTEES
70 GRISWOLD AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 162-3
CAMA Number: 162-3
Property Address: GRISWOLD AVE

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

Parcel Number: 163-1
CAMA Number: 163-1
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL, RI 02809

Parcel Number: 163-3
CAMA Number: 163-3
Property Address: 70 GRISWOLD AVE

Mailing Address: LAFLAMME, CONSTANCE GAIL &
LAFLAMME, MICHAEL SCOTT CO-
TRUSTEES
70 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-57
CAMA Number: 163-57
Property Address: 6 CROSS ST

Mailing Address: KILLEAVY, WILLIAM J TRUSTEE TRUST
AGMT WILLIAM J KILLEAVY
6 CROSS ST
BRISTOL, RI 02809

Parcel Number: 163-6
CAMA Number: 163-6
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC
PO BOX 687
Bristol, RI 02809

Parcel Number: 163-60
CAMA Number: 163-60
Property Address: 26 GRISWOLD AVE

Mailing Address: FERNANDEZ, BENJAMIN F &
SCHUFFELS, STEPHANIE M TE
26 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-61
CAMA Number: 163-61
Property Address: 28 GRISWOLD AVE

Mailing Address: TAVARES, JOSEPH
28 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-62
CAMA Number: 163-62
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL, RI 02809

Parcel Number: 163-63
CAMA Number: 163-63
Property Address: 72 GRISWOLD AVE

Mailing Address: MALONEY, SUSAN C & EDWARD K II
CO-TRUSTEES, SUSAN C MALONEY
TRUST
72 GRISWOLD AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 163-64
CAMA Number: 163-64
Property Address: 74 GRISWOLD AVE

Mailing Address: CARROLL, THOMAS B CYNTHIA J TE
PO BOX 1137
BRISTOL, RI 02809

Parcel Number: 163-65
CAMA Number: 163-65
Property Address: 76 GRISWOLD AVE

Mailing Address: MCCORMICK, BRIAN W & PAULA A &
MCCORMICK, SHANE C &
28 THOMAS LN
CRANSTON, RI 02921



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CAPTAIN JOHN DEWOLF FARM,
PO BOX 687
Bristol, RI 02809

TAVARES, JOSEPH
28 GRISWOLD AVE
BRISTOL, RI 02809

CAPTAIN JOHN DEWOLF FARM,
PO BOX 687
BRISTOL, RI 02809

CARROLL, THOMAS B
CYNTHIA J TE
PO BOX 1137
BRISTOL, RI 02809

FERNANDEZ, BENJAMIN F &
SCHUFFELS, STEPHANIE M T
26 GRISWOLD AVE
BRISTOL, RI 02809

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

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

KILLEAVY, WILLIAM J TRUST
TRUST AGMT WILLIAM J KILL
6 CROSS ST
BRISTOL, RI 02809

LAFLAMME, CONSTANCE GAIL
LAFLAMME, MICHAEL SCOTT C
70 GRISWOLD AVE
BRISTOL, RI 02809

MALONEY, SUSAN C & EDWARD
CO-TRUSTEES, SUSAN C MALO
72 GRISWOLD AVE
BRISTOL, RI 02809

MCCORMICK, BRIAN W & PAUL
MCCORMICK, SHANE C &
28 THOMAS LN
CRANSTON, RI 02921



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review 2024 OCT -8 AM 9:22

TOWN OF BRISTOL
COMMUNITY DEV.

APPLICATION

File No: 2024-35
 Accepted by ZEO: EMT 10/8/24

APPLICANT:	Name: <u>Adriano Andrade</u>		
	Address: <u>1245 Hope St</u>		
	City: <u>Bristol RI</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401 451 1423</u>	Email: <u>andradeelectric2019@gmail.com</u>	
PROPERTY OWNER:	Name: <u>Adriano Andrade + Grace Andrade</u>		
	Address: <u>Current 12 Judyan dr</u>		
	City: <u>Seekonk</u>	State: <u>MA</u>	Zip: <u>02771</u>
	Phone #:	Email:	

1. Location of subject property: 1245 Hope St
 Assessor's Plat(s) #: 61 Lot(s) #: 32

2. Zoning district in which property is located: R-20

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

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): Front yard 35' setback - garage setback 20'
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____

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

6. How long have you owned the property? 7/25/24

7. Present use of property: Residential

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):
29x38 existing house

10. Proposed use of property: Residential living for the family

11. Give extent of proposed alterations: Adding on 2 car garage + mudroom
for storage space & to park the cars inside during
winter months Raising roof on existing house

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
7'x6" mudroom x 17' Attached to existing masonry leading into garage 30x30
2nd floor addition 3 bedroom / Bathroom + laundry

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

Front lot line(s):	Required Setback: <u>35'</u>	Proposed Setback: <u>20'</u>
Left side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>50' 2"</u>
Right side lot line:	Required Setback: <u>20'</u>	Proposed Setback: _____
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>52' 6"</u>
Building height:	Required: <u>35'</u>	Proposed: <u>28'</u>

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

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

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

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

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

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

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

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

Applicant's Signature: [Signature] Date: 10-7-24

Print Name: Adriano Andrade

Property Owner's Signature: [Signature] Date: 10-7-24

Print Name: Adriano Andrade

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

Name: _____ Phone #: _____

Address: _____

To whom it may concern,

I am requesting a variance to build a two car garage at 1245 Hope St. The request is being made so that this two car garage can be built on and with an entrance off of Aaran Ave so that the garage can be attached to the house with a mudroom in between. This will allow for a more efficient design and allow for an attached garage space that aligns with the current home. Without the requested variance the house currently standing will not meet today's building code of 35ft without this requested variance.

We appreciate your time and consideration.

Sincerely

Adriano and Grace Andrade



1245 Hope Street

Bristol, RI

1 inch = 36 Feet



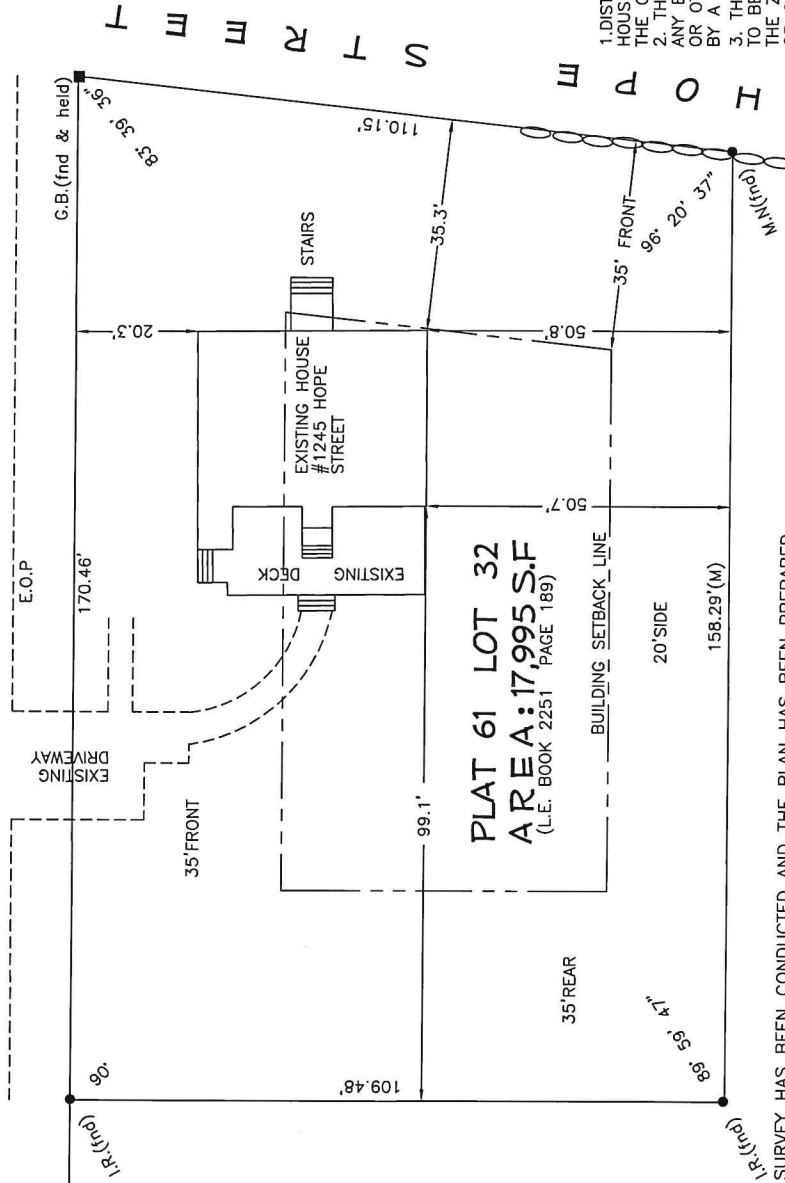
www.cai-tech.com

October 15, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

A A R O N A V E N U E



NOTES

1. DISTANCES SHOWN FROM THE P/L TO THE HOUSE ARE TO THE SHINGLE CORNER OR THE CORNERBOARDS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
3. THE ZONING SETBACKS FOR THE BUILDING ARE TO BE VERIFIED BY THE BUILDING INSPECTOR OR THE ZONING OFFICER PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.

SITE PLAN FOR

ADRIANO G. & GRACE J. ANDRADE

PLAT 61 LOT 32 1245 HOPE STREET BRISTOL R.I. 02809

SCALE 1"=20' DATE : 9/5/2024 DWN BY: JJB DWG #240802-615

ZONING

R-20 ZONE
 M. LOT AREA : 20,000 S.F.
 MIN. LOT WIDTH : 120.00'
 MAX BLDG COVERAGE : 25%
 BUILDING SETBACKS
 FRONT : 35'
 REAR : 35'
 SIDE : 20'

LEGEND

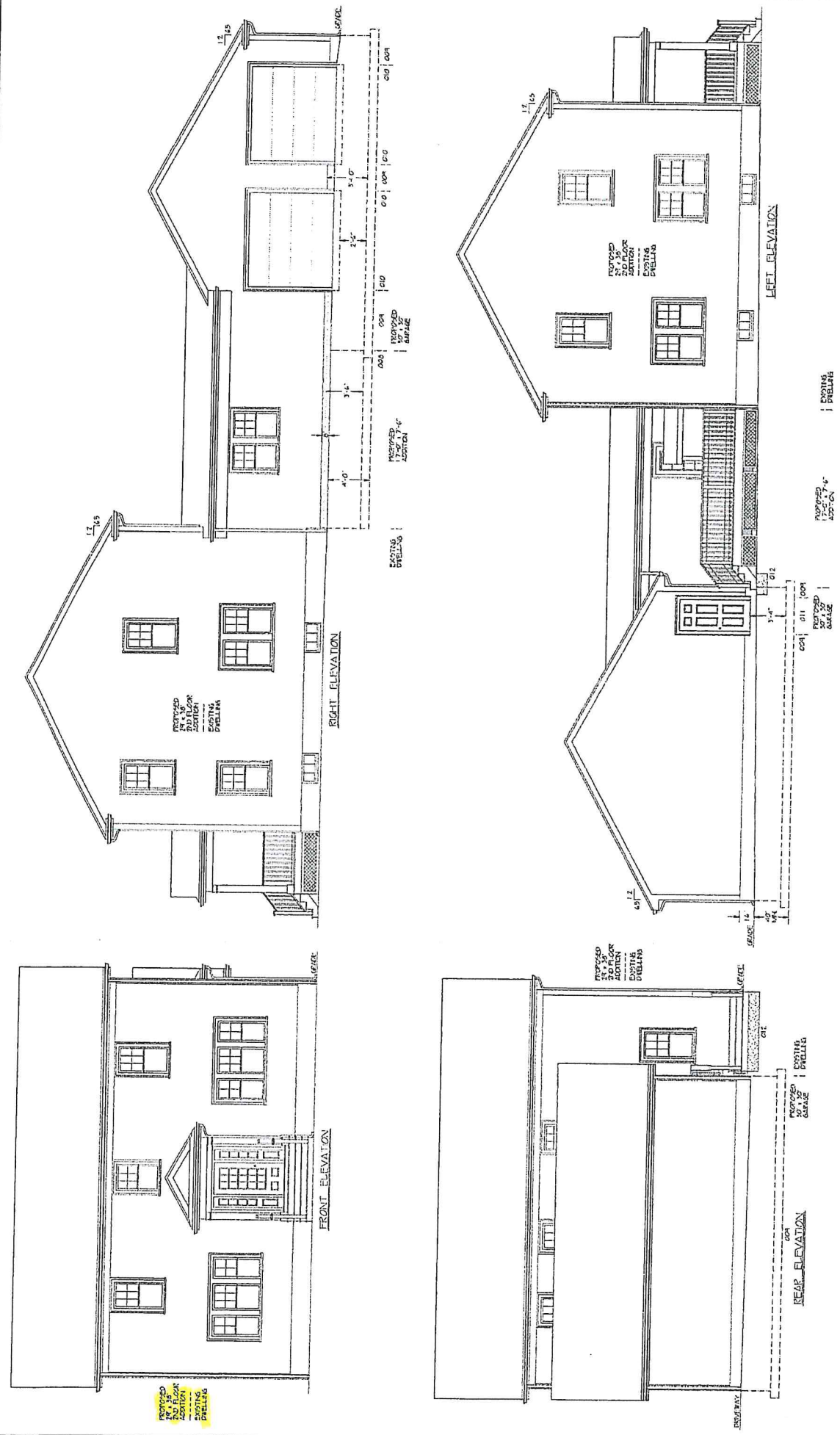
- I.R. IRON ROD
- G.B. GRANITE BOUND
- D.H. DRILL HOLE
- E.O.P. EDGE OF PAVEMENT
- STONE WALL
- (M) MEASURED DISTANCE

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION CLASS 1 STANDARD
 LIMITED CONTENT BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING HOUSE LOCATION WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER, JR.
 No. 1885
 REGISTERED PROFESSIONAL LAND SURVEYOR

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



PROPOSED 1ST FLOOR RENOVATIONS;
17' x 7'-6" ADDITION, 30' x 30' GARAGE
& 24' x 36' SECOND FLOOR ADDITION

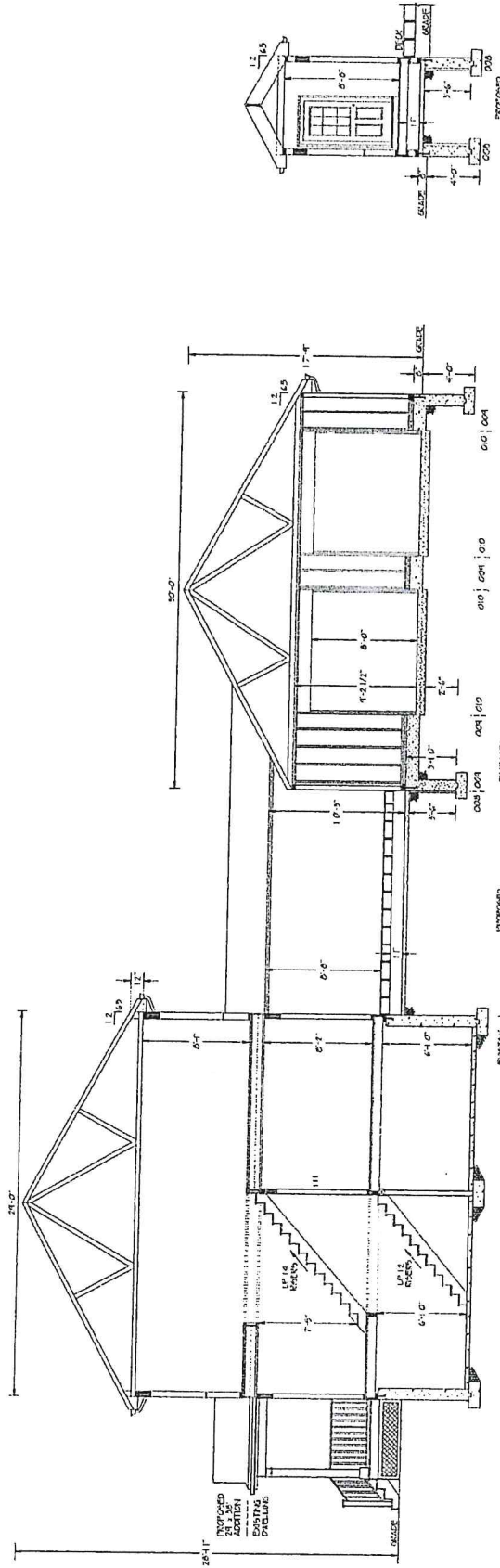
MR. & MRS. ANDRADE
ELEVATIONS

DATE: 10-2-24 SCALE: 1/4" = 1'-0" PAGE: 1 OF 5

KEY NOTES:

- 005 10" x 20" HIGH CONCRETE FOUNDATION
- 006 10" x 20" x 10" CONCRETE FOUNDATION
- 007 10" x 20" x 10" CONCRETE FOUNDATION
- 008 10" x 20" x 10" CONCRETE FOUNDATION
- 009 10" x 20" x 10" CONCRETE FOUNDATION
- 010 10" x 20" x 10" CONCRETE FOUNDATION
- 011 10" x 20" x 10" CONCRETE FOUNDATION
- 012 10" x 20" x 10" CONCRETE FOUNDATION
- 013 10" x 20" x 10" CONCRETE FOUNDATION
- 014 10" x 20" x 10" CONCRETE FOUNDATION
- 015 10" x 20" x 10" CONCRETE FOUNDATION
- 016 10" x 20" x 10" CONCRETE FOUNDATION
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- 019 10" x 20" x 10" CONCRETE FOUNDATION
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- 022 10" x 20" x 10" CONCRETE FOUNDATION
- 023 10" x 20" x 10" CONCRETE FOUNDATION
- 024 10" x 20" x 10" CONCRETE FOUNDATION
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- 098 10" x 20" x 10" CONCRETE FOUNDATION
- 099 10" x 20" x 10" CONCRETE FOUNDATION
- 100 10" x 20" x 10" CONCRETE FOUNDATION

TYPICAL EXTERIOR FINISHES:
 1. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 2" CONCRETE BLOCK.
 2. EXTERIOR CEILING: 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 2" CONCRETE BLOCK.
 3. EXTERIOR FLOORING: 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 2" CONCRETE BLOCK.
 4. EXTERIOR ROOFING: 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 2" CONCRETE BLOCK.
 5. EXTERIOR Siding: 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 2" CONCRETE BLOCK.



KEY NOTES

- 000 1" x 3" HIGH CONCRETE FOUNDATION
- 001 1" x 3" x 8" HIGH CONCRETE FOUNDATION
- 002 1" x 3" x 8" HIGH CONCRETE FOUNDATION
- 003 1" x 3" x 8" HIGH CONCRETE FOUNDATION
- 004 1" x 3" x 8" HIGH CONCRETE FOUNDATION
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- 010 1" x 3" x 8" HIGH CONCRETE FOUNDATION
- 011 1" x 3" x 8" HIGH CONCRETE FOUNDATION

TYPICAL GABLE ROOF CONSTRUCTION

ALL ROOF CONSTRUCTION SHALL BE AS FOLLOWS:

- 1. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 2. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 3. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 4. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 5. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 6. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 7. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 8. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 9. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 10. ROOF TRUSS SHALL BE 2" x 8" LGS. WITH 1/2" x 1/2" BRACKETING AT JOINTS.

TYPICAL EXTERIOR WALL CONSTRUCTION

ALL EXTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS:

- 1. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 2. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 3. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 4. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 5. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 6. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 7. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 8. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 9. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 10. EXTERIOR WALL SHALL BE 8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.

TYPICAL INTERIOR WALL CONSTRUCTION

ALL INTERIOR WALL CONSTRUCTION SHALL BE AS FOLLOWS:

- 1. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 2. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 3. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 4. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 5. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 6. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 7. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 8. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 9. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.
- 10. INTERIOR WALL SHALL BE 5/8" THICK CMU WITH 1/2" x 1/2" BRACKETING AT JOINTS.

TYPICAL FLOOR CONSTRUCTION

ALL FLOOR CONSTRUCTION SHALL BE AS FOLLOWS:

- 1. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 2. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 3. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 4. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 5. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 6. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 7. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 8. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 9. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.
- 10. FLOOR SHALL BE 4" THICK CONCRETE ON 2" x 8" LGS.

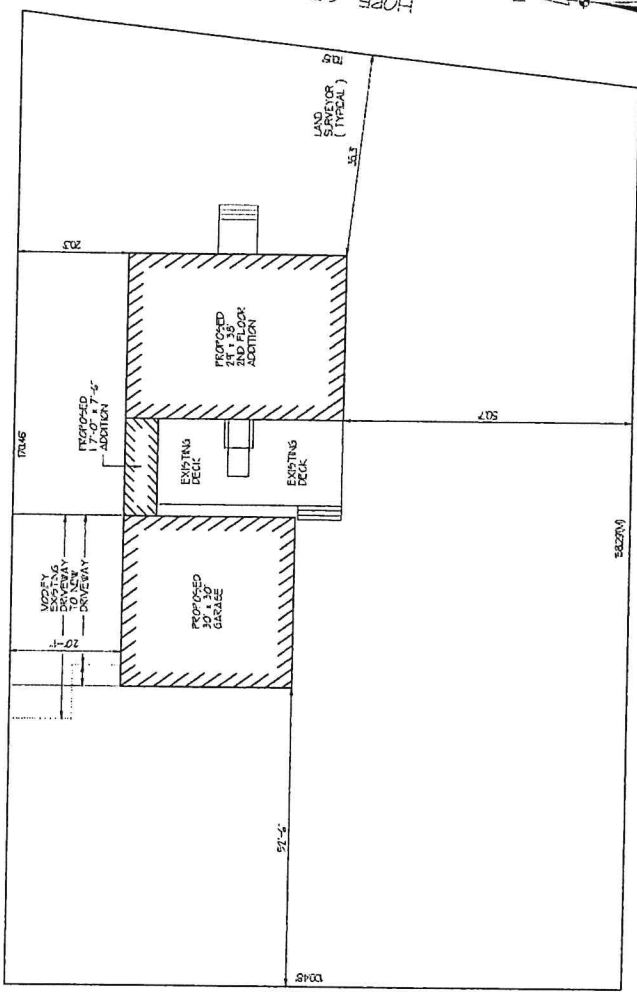
PROPOSED 1ST FLOOR RENOVATIONS,
17' x 7'-6" ADDITION, 30' x 30' GARAGE
& 29' x 36' SECOND FLOOR ADDITION

MR & MRS. ANDRADE
CROSS-SECTION PLAN

DATE: 10-2-24 | SCALE: 1/4" = 1'-0" | PAGE: 2 OF 5

AARON AVENUE

HOPE STREET

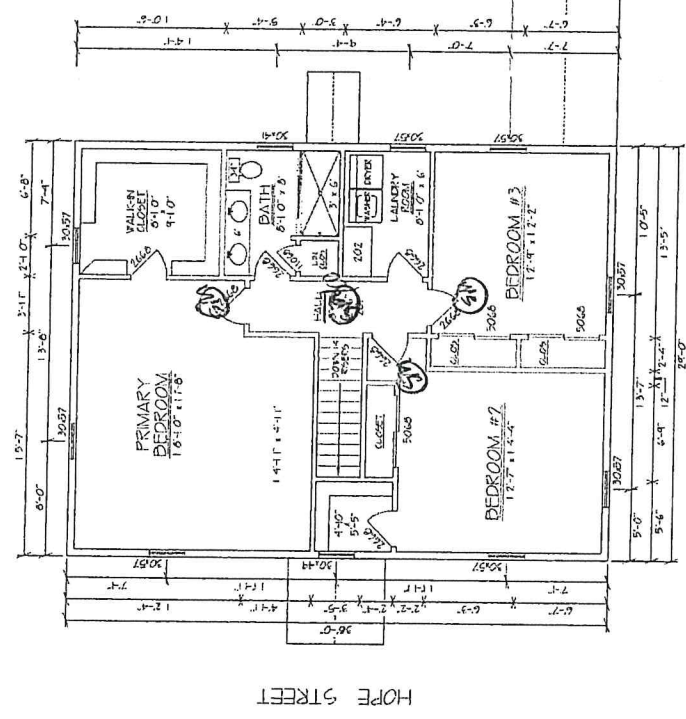


1245 HOPE STREET
 PLAT 61
 LOT 32
 17,995 SQ. FT.

SITE PLAN
 SCALE 1" = 10'-0"

PROPOSED 1ST FLOOR RENOVATIONS
 17' x 7'-6" ADDITION, 30' x 30' GARAGE
 & 29' x 36' SECOND FLOOR ADDITION
 MR. & MRS. ANDRADE
 SITE & SECOND FLOOR PLANS
 DATE: 1-9-22 2-4 SCALE: AS NOTED PAGE: 5 OF 5

KEY NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA SAFETY CODE.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL CODE.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT.



PROPOSED
 17'-0" x 7'-6"
 GARAGE
 SCALE 1/4" = 1'-0"

PROPOSED
 17'-0" x 7'-6"
 ADDITION
 SCALE 1/4" = 1'-0"

EXISTING
 EXTERIOR
 SCALE 1/4" = 1'-0"

AARON AVENUE

HOPE STREET

Owner ▶ Owner Account #: 21-1500-51

Owner 1 USHER, ELIZABETH A. B. TRSTE % Owned 0.00

Owner 2 ELIZABETH A.B.USHER LIV TRST 0.00

Owner 3 0.00

Address 1245 HOPE ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
USHER, AARON F JR &	01/09/2007	0	1348-158		W

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	173,100	0	0.41	198,000	0	371,100
TOTAL	173,100	0	0.41	198,000	0	371,100

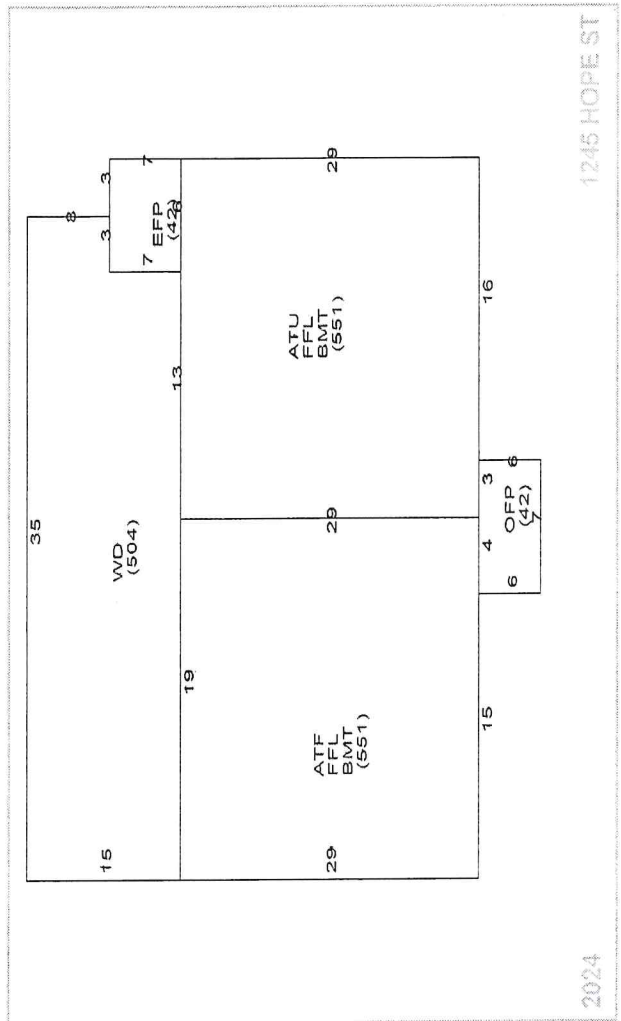
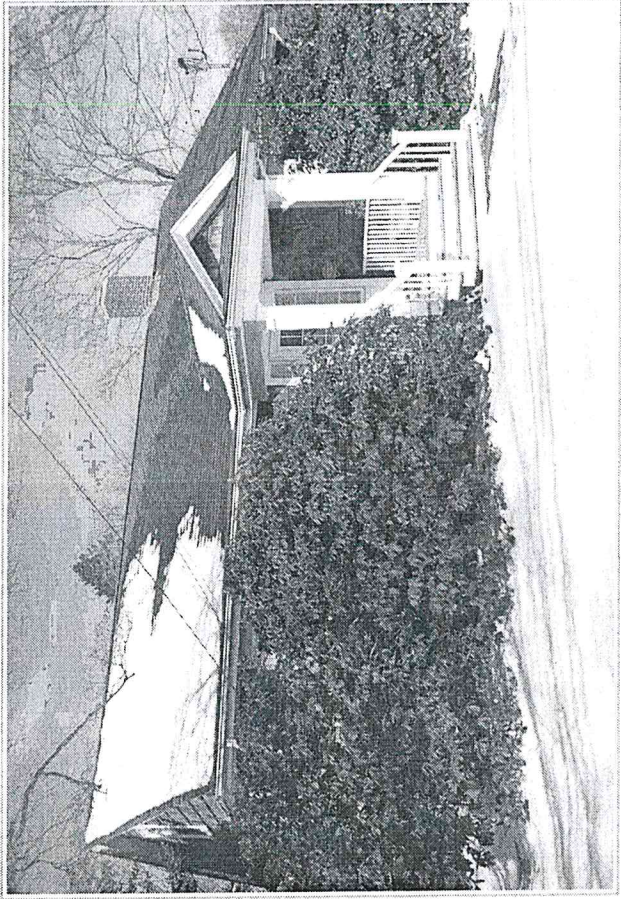
Source > Mkt Adj Cost VAL per SQ Unit/Card > 114.79 VAL per SQ Unit/Parcel > 114.79

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	173,100	0	0	198,000	0	371,100	371,100
2023	01	173,100	0	0	198,000	0	371,100	371,100
2022	01	173,100	0	0	198,000	0	371,100	371,100
2021	01	117,500	0	0	218,700	0	336,200	336,200
2020	01	117,500	0	0	218,700	0	336,200	336,200
2019	01	117,500	0	0	218,700	0	336,200	336,200

Assessment

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	173,100	0	0	198,000	0	371,100	371,100
2023	01	173,100	0	0	198,000	0	371,100	371,100
2022	01	173,100	0	0	198,000	0	371,100	371,100
2021	01	117,500	0	0	218,700	0	336,200	336,200
2020	01	117,500	0	0	218,700	0	336,200	336,200
2019	01	117,500	0	0	218,700	0	336,200	336,200



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1 01 Single Fam	0.41253	AC	P	1.00	649,000	479,965	F	Traffic	-10					198,000			1.00	0	
2																			
3																			
4																			

▶ Building Information

Description	Description
BLDG Type	Cape
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Wood Shngl
Roof Type 1	Gable
Roof Cover 1	Asphalt Shir
INT Wall 1	Drywall
Floors 1	Hardwood

▶ Other Factors

Grade	Q4	Q4	Flood Hazard
Year Built	1929	EFF Year	Topography
Alt LUC	Alt %	0.00	Street
			Traffic
Bas \$/SQ	135.00		
Size Adj	1.11		
Constr Adj	1.01		
Adj \$/SQ	151.50		
Other Featrs	27,800		
Grade Fac	1.00		
Neigh Infl	1.00		
Land Factor	1.00		
Adj Total	266,320		
Depreciation	93,212		
Depr Total	173,108		

▶ Depreciation

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

▶ Remodeling History

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

▶ Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost
05/22/2013	107-13-M	06/22/2013	MECH	7,000
05/22/2013	M12110		MECH	0
06/22/2004	B42852		BLDG	0

▶ Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,102	1,102	151.50	166,954
ATF	FIN ATTIC	220	220	151.50	33,391
OPF	OPEN PORCH	42	0	23.29	978
ATU	UNF ATTIC	220	0	15.15	3,339
WD	WOOD DECK	504	0	14.57	7,343
BMT	BASEMENT	1,102	0	22.73	25,048
EFP	ENCL PORCH	42	0	34.93	1,467
Total		3,233	1,322		238,520

▶ Notes

BASEMENT IS UNFINISHED

▶ Condo Data

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

▶ Special Features & Yard Items

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

▶ Room Counts by Floor

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

▶ Visit History

Date	Result	By
6/24/2021	REVIEW	
8/10/2018	REVIEW	
8/6/2018	MEASURED	
4/7/2007	LISTED	
4/7/2007	CALL BACK	
3/20/2007	CALL BACK	
3/7/2007	MEASURE	

▶ Other Info.

AFDU	Term/Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

▶ Building Information

BLDG Type	Story Height	1 Story Attic Finist
RES Units	1	0

▶ Building Permits

Quantity	Quality
1	Typical
1	Typical
1	Typical
1	Typical

▶ Room Counts by Floor

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

▶ Other Info.

AFDU	Term/Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c



TRUSTEES DEED
Bk: 2251 Pg: 189
Instr: 2024-1601

TRUSTEE'S DEED

I, **AARON F. USHER, III**, of Pawtucket, Providence County, State of Rhode Island, Successor Trustee of the **Elizabeth A. B. Usher Living Trust under agreement dated January 6, 2007, as amended** (the "Trust" or "Grantor"), by virtue of the power to me therein granted and every other power hereunto me enabling, for good and valuable consideration of Four Hundred Eighty-Five Thousand and 00/100 (\$485,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, paid by **Adriano G. Andrade and Grace J. Andrade**, a married couple, both of the Town of Seekonk, Massachusetts, (the "Grantees"), do hereby give, grant, bargain, sell and convey unto said Grantees, all of my right, title and interest as Trustee and individually, in and to the following described property as tenants by the entirety.

That certain lot or parcel of land with all buildings and improvements thereon, situated on the westerly side of Hope Street in the Town and County of Bristol, State of Rhode Island, and bounded and described as follows:

Beginning at a point which is the intersection of the southerly line of Aaron Avenue and the westerly line of Hope Street in the Town and County of Bristol, State of Rhode Island, thence running westerly along the southerly line of Aaron Avenue a distance of One Hundred Seventy and 46/100 (170.46) feet to land now or formerly of George W. Sousa and wife, Madelyn U. Sousa; thence turning and running southerly bounding on the west by said Sousa land, a distance of One Hundred Nine and 48/100 (109.48) feet to a point for a corner; thence making an interior angle of 90° and running easterly a distance of One Hundred Fifty-Eight (158) feet to the westerly line of Hope Street; thence turning and running northerly along the westerly line of Hope Street a distance of One Hundred Ten and 18/100 (110.18) feet to the point and place of beginning.

This conveyance is subject to restrictions and easements of record, if any.

To have and to hold unto the said Grantees, their heirs, successors and assigns forever.

The Grantor certifies that the real property being conveyed by this instrument complies with the requirements of Section 8 of the Rhode Island Fire Safety Code regarding smoke and carbon monoxide detectors.

The Grantor, **Aaron F. Usher, III**, covenants that the Grantor trust is a resident trust under R.I.G.L. §44-30-5(c) and as such no withholding is required under R.I.G.L. §44-30-71.3 as the grantor and beneficiary are residents of Rhode Island as evidenced by affidavit.

Meaning and intending to convey and hereby conveying the land with all the buildings and improvements thereon conveyed by Warranty Deed from Elizabeth Usher to Elizabeth A. B. Usher, Trustee of the Elizabeth A. B. Usher Living Trust, under agreement dated January 6, 2007 and recorded January 9, 2007 in Book 1348 Page 158 with the Town of Bristol Land Evidence Records.

12475
Town of Bristol, Rhode Island
Real Estate Conveyance Tax
Tax: \$2231.00
Date: 07/25/2024
Clerk: MCH

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of July, 2024.

Aaron F Usher III

Aaron F. Usher, III, Successor Trustee of the Elizabeth A. B. Usher Living Trust, under agreement dated January 6, 2007, as amended

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Smithfield, on the 23rd day of July, 2024, before me personally appeared **Aaron F. Usher, III**, Successor Trustee of the **Elizabeth A. B. Usher Living Trust under agreement dated January 6, 2007, as amended**, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him so executed, to be his free act and deed individually and the free act and deed as Trustee as aforesaid.

Michael W. Garland

Michael W. Garland, Notary Public
My commission expires: 10/09/2026



Received for record at Bristol, RI
7/25/2024 10:55:37 AM

Michael W. Garland

Subject Property:
(for reference purposes only)

1245 Hope Street
Bristol, Rhode Island

Plat 61 Lot 32



www.cai-tech.com

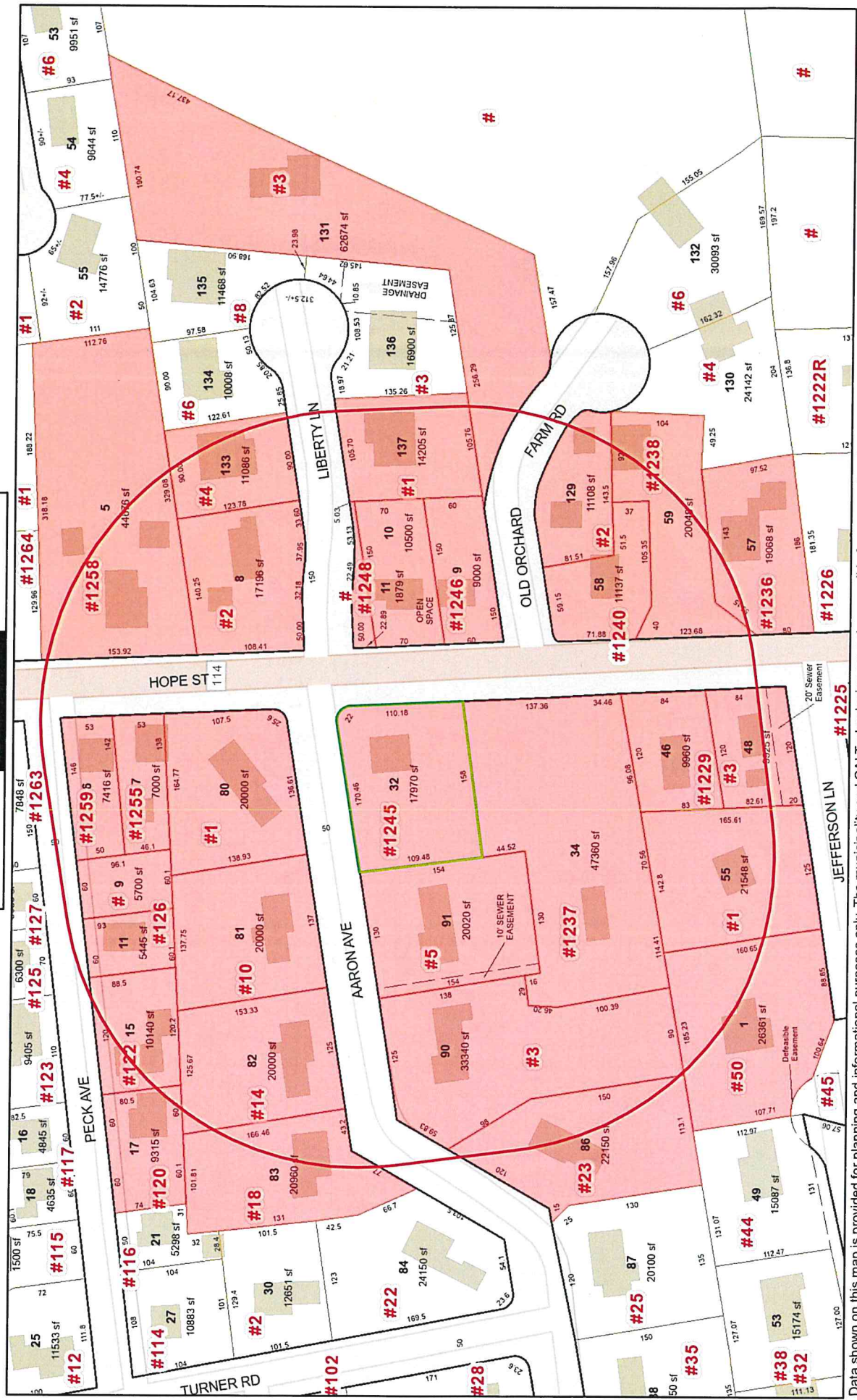
1245 Hope Street - 300' Radius

Bristol, RI

1 inch = 141 Feet



October 15, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Bristol, RI
October 15, 2024

Subject Property:

Parcel Number: 61-32
CAMA Number: 61-32
Property Address: 1245 HOPE ST

Mailing Address: USHER, ELIZABETH A. B. TRSTE
ELIZABETH A.B.USHER LIV TRST
1245 HOPE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 100-10
CAMA Number: 100-10
Property Address: 1248 HOPE ST

Mailing Address: DECOSTA, JASON P. & DECOSTA,
CYNTHIA P. TRUSTEES
1248 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-11
CAMA Number: 100-11
Property Address: LIBERTY LN

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 100-129
CAMA Number: 100-129
Property Address: 2 OLD ORCHARD FARM RD

Mailing Address: JOSEPHS, A WILLIAM & CHARLOTTE K-
TRUSTEES A WILLIAM & CHARLOTTE K
JOSEPHS TRUST
33 BAGY WRINKLE COVE
WARREN, RI 02885

Parcel Number: 100-131
CAMA Number: 100-131
Property Address: 3 OLD ORCHARD FM RD

Mailing Address: KLEIN, DOUGLAS C JR SARAH C TE
3 OLD ORCHARD FARM ROAD
BRISTOL, RI 02809

Parcel Number: 100-133
CAMA Number: 100-133
Property Address: 4 LIBERTY LN

Mailing Address: DAUTERIVE, JERRY W SYLVIA J
TRUSTEES
4 LIBERTY LANE
BRISTOL, RI 02809

Parcel Number: 100-137
CAMA Number: 100-137
Property Address: 1 LIBERTY LN

Mailing Address: VERMILYEA, DAVID J & HEIDI S TE
1 LIBERTY LN
BRISTOL, RI 02809

Parcel Number: 100-5
CAMA Number: 100-5
Property Address: 1258 HOPE ST

Mailing Address: SQUATRITO, JEROME J. MARY E.
TRUSTEES
1258 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-57
CAMA Number: 100-57
Property Address: 1236 HOPE ST

Mailing Address: FERREIRA, MICHAEL & PATRICIA TE
1236 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-58
CAMA Number: 100-58
Property Address: 1240 HOPE ST

Mailing Address: COTTLE, GRIFFIN W & REBEKAH B TE
1240 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-59
CAMA Number: 100-59
Property Address: 1238 HOPE ST

Mailing Address: KLEIN, DOUGLAS C JR A WILLIAM &
CHARLOTTE K JOSEPHS TRUST
2 OLD ORCHARD FARM RD
BRISTOL, RI 02809



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10/15/2024

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Page 1 of 3



300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 100-8 CAMA Number: 100-8 Property Address: 2 LIBERTY LN	Mailing Address: DYER, BRUCE P & ELIZABETH A- TRUSTEES DYER FAMILY TRUST 2 LIBERTY LN BRISTOL, RI 02809
Parcel Number: 100-9 CAMA Number: 100-9 Property Address: 1246 HOPE ST	Mailing Address: CAVALLARO, OWEN L & VIRGINIA F TE 1246 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-11 CAMA Number: 61-11 Property Address: 126 PECK AVE	Mailing Address: WILLIAMS, JOANNA P. 1 LINCOLN PLAZA APT 110 NEW YORK, NY 10023
Parcel Number: 61-15 CAMA Number: 61-15 Property Address: 122 PECK AVE	Mailing Address: DONAHUE, PAUL J & JOANNE C TRUSTEES 6-24-2015 TRUST 122 PECK AVENUE BRISTOL, RI 02809-1537
Parcel Number: 61-17 CAMA Number: 61-17 Property Address: 120 PECK AVE	Mailing Address: DELONG, ERIC L. & DELONG, RUTHANN R. TRUSTEES TC 120 PECK AVE BRISTOL, RI 02809
Parcel Number: 61-32 CAMA Number: 61-32 Property Address: 1245 HOPE ST	Mailing Address: USHER, ELIZABETH A. B. TRSTE ELIZABETH A.B.USHER LIV TRST 1245 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-34 CAMA Number: 61-34 Property Address: 1237 HOPE ST	Mailing Address: MANOCCHIO, DAVID 1237 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-6 CAMA Number: 61-6 Property Address: 1259 HOPE ST	Mailing Address: CHARETTE, JESSE J & KAROW, JENNIFER M JT 1259 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-7 CAMA Number: 61-7 Property Address: 1255 HOPE ST	Mailing Address: COSTA, STEVE S. CLAIRE RENEE SCHWARTZ TE 1255 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-80 CAMA Number: 61-80 Property Address: 1 AARON AVE	Mailing Address: CONLEY, WILLIAM F. JR. & ANNA V. ET UX TE 1 AARON AVENUE BRISTOL, RI 02809
Parcel Number: 61-81 CAMA Number: 61-81 Property Address: 10 AARON AVE	Mailing Address: TORRES, JORGE & TORRES, JULIANNE C VEDRO 10 AARON AVE BRISTOL, RI 02809
Parcel Number: 61-82 CAMA Number: 61-82 Property Address: 14 AARON AVE	Mailing Address: AHERN, APRIL 14 AARON AVE BRISTOL, RI 02809



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10/15/2024

Page 2 of 3



300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 61-83 CAMA Number: 61-83 Property Address: 18 AARON AVE	Mailing Address: LIMA, RICHARD A etal JT CONTE-LIMA, M & LIMA, RICHARD A JR JT 18 AARON AVE BRISTOL, RI 02809
Parcel Number: 61-86 CAMA Number: 61-86 Property Address: 23 AARON AVE	Mailing Address: BORGES, EILEEN LYDIA BORGES (LIFE EST) 23 AARON AVE. BRISTOL, RI 02809
Parcel Number: 61-9 CAMA Number: 61-9 Property Address: PECK AVE	Mailing Address: JOANNA P. WILLIAMS, LLC APT 11-0 ONE LINCOLN PLAZA NEW YORK, NY 10023
Parcel Number: 61-90 CAMA Number: 61-90 Property Address: 3 AARON AVE	Mailing Address: MYERS, BERNARD J & SANTINA TE CO- TRUSTEES 3 AARON AVENUE BRISTOL, RI 02809
Parcel Number: 61-91 CAMA Number: 61-91 Property Address: 5 AARON AVE	Mailing Address: INGRAM, WILLIAM J & ANNE TE 59 CLIFF DR BRISTOL, RI 02809
Parcel Number: 66-1 CAMA Number: 66-1 Property Address: 50 SANDRA CT	Mailing Address: VARRICHIONE, LOUIS ET UX GINA M. VARRICHIONE TE 50 SANDRA COURT BRISTOL, RI 02809
Parcel Number: 66-46 CAMA Number: 66-46 Property Address: 1229 HOPE ST	Mailing Address: MCCORMICK, ANDREA M. 1229 HOPE ST BRISTOL, RI 02809
Parcel Number: 66-48 CAMA Number: 66-48 Property Address: 3 JEFFERSON LN	Mailing Address: VOLLARO, PAUL R SR ELAINE L ETUX TE 3 JEFFERSON LANE BRISTOL, RI 02809
Parcel Number: 66-55 CAMA Number: 66-55 Property Address: 1 JEFFERSON LN	Mailing Address: GOFF, ROBERT E. & LAURIE A. LE GOFF, BRENDAN R. & GOFF, CASSIDY C. JT 1 JEFFERSON LN BRISTOL, RI 02809



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10/15/2024

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Page 3 of 3

AHERN, APRIL
14 AARON AVE
BRISTOL, RI 02809

DONAHUE, PAUL J & JOANNE
6-24-2015 TRUST
122 PECK AVENUE
BRISTOL, RI 02809-1537

MANOCCHIO, DAVID
1237 HOPE ST
BRISTOL, RI 02809

BORGES, EILEEN
LYDIA BORGES (LIFE EST)
23 AARON AVE.
BRISTOL, RI 02809

DYER, BRUCE P & ELIZABETH
DYER FAMILY TRUST
2 LIBERTY LN
BRISTOL, RI 02809

MCCORMICK, ANDREA M.
1229 HOPE ST
BRISTOL, RI 02809

CAVALLARO, OWEN L & VIRGI
1246 HOPE ST
BRISTOL, RI 02809

FERREIRA, MICHAEL & PATRI
1236 HOPE ST
BRISTOL, RI 02809

MYERS, BERNARD J & SANTIN
3 AARON AVENUE
BRISTOL, RI 02809

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

GOFF, ROBERT E. & LAURIE
GOFF, BRENDAN R. & GOFF,
1 JEFFERSON LN
BRISTOL, RI 02809

SQUATRITO, JEROME J.
MARY E. TRUSTEES
1258 HOPE ST
BRISTOL, RI 02809

CONLEY, WILLIAM F. JR.
& ANNA V. ET UX TE
1 AARON AVENUE
BRISTOL, RI 02809

INGRAM, WILLIAM J &
ANNE TE
59 CLIFF DR
BRISTOL, RI 02809

TORRES, JORGE &
TORRES, JULIANNE C VEDRO
10 AARON AVE
BRISTOL, RI 02809

COSTA, STEVE S.
CLAIRE RENEE SCHWARTZ TE
1255 HOPE ST
BRISTOL, RI 02809

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

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

COTTLE, GRIFFIN W & REBEK
1240 HOPE ST
BRISTOL, RI 02809

JOSEPHS, A WILLIAM & CHAR
A WILLIAM & CHARLOTTE K J
33 BAGY WRINKLE COVE
WARREN, RI 02885

USHER, ELIZABETH A. B. TR
ELIZABETH A.B.USHER LIV T
1245 HOPE ST
BRISTOL, RI 02809

DAUTERIVE, JERRY W
SYLVIA J TRUSTEES
4 LIBERTY LANE
BRISTOL, RI 02809

KLEIN, DOUGLAS C JR
A WILLIAM & CHARLOTTE K J
2 OLD ORCHARD FARM RD
BRISTOL, RI 02809

VARRICHIONE, LOUIS ET UX
GINA M. VARRICHIONE TE
50 SANDRA COURT
BRISTOL, RI 02809

DECOSTA, JASON P. &
DECOSTA, CYNTHIA P. TRUST
1248 HOPE ST
BRISTOL, RI 02809

KLEIN, DOUGLAS C JR
SARAH C TE
3 OLD ORCHARD FARM ROAD
BRISTOL, RI 02809

VERMILYEA, DAVID J &
HEIDI S TE
1 LIBERTY LN
BRISTOL, RI 02809

DELONG, ERIC L. &
DELONG, RUTHANN R. TRUSTE
120 PECK AVE
BRISTOL, RI 02809

LIMA, RICHARD A etal JT
CONTE-LIMA, M & LIMA, RIC
18 AARON AVE
BRISTOL, RI 02809

VOLLARO, PAUL R SR
ELAINE L ETUX TE
3 JEFFERSON LANE
BRISTOL, RI 02809

WILLIAMS, JOANNA P.
1 LINCOLN PLAZA
APT 110
NEW YORK, NY 10023



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-36

PUBLIC HEARING

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

Monday, November 4, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **David L. Worth**
PROPERTY OWNER: **David L. Worth**
LOCATION: **31 San Juan Drive**
PLAT: **123** LOT: **210**
ZONE: **Residential R-8**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 20ft. x 24ft. garage and 6ft x 16ft. breezeway addition to an existing single-family dwelling with less than the required front yard, less than the required right side yard, and greater than permitted lot coverage by structures.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, October 31, 2024.

Town of Bristol, Rhode Island



TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

2024 OCT 7 -9 PM 1:54

APPLICATION

File No: 2024-36

Accepted by ZEO: *EMT 10/8/24*

APPLICANT	Name: <i>David L Worth</i>
	Address: <i>31 San Juan Dr.</i>
	City: <i>Bristol</i> State: <i>RI</i> Zip: <i>02809</i>
	Phone #: <i>401 603 8342</i> Email: <i>David.L.Worth4@icloud.com</i>
PROPERTY OWNER	Name:
	Address: <i>Same as Above</i>
	City: State: Zip:
	Phone #: Email:

- Location of subject property: *31 San Juan Dr. Bristol RI 02809*
 Assessor's Plat(s)#: *123* Lot(s) #: *210*
- Zoning district in which property is located: *R-8*
- 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): *side setback, lot coverage variance*
 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?: *19 years*
- Present use of property: *owner occupied*
- Is there a building on the property at present?: *yes*
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
24 x 32 *23" high at peak*
- Proposed use of property: *owner occupied New garage*

11. Give extent of proposed alterations: attached Garage w/ Breeway

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 20x 24 Garage 6x16 Breeway attached

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: <u>15 FT</u>	Proposed Setback: <u>6 FT</u>
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: 25% Proposed: 27.45%

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

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

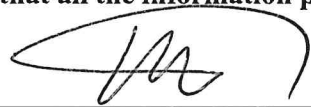
15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)

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


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

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

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

Applicant's Signature:  Date: 10/9/24

Print Name: David Worth

Property Owner's Signature:  Date: 10/9/24

Print Name: David Worth

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

Name: _____ Telephone #: _____

Address: _____

To zoning board of the town of Bristol.

I David L Worth am looking to construct a 20ft X 24 Ft garage and storage area addition attached to a single-family dwelling with less than the required side yard and greater than the permitted lot coverage by existing structures located at 31 San Juan Dr Bristol RI 02809.

The structure I am asking to construct will also have a 16ft X 6Ft attached breezeway to create a mudroom/dining area for our growing family.

The addition in total will add 576 square feet of living space to our existing home.

The requires side setback is 15 feet and I am proposing it will be 6 feet from the right-side property line in a R8 zoning district.

The existing structure accounts for 13.6 % of lot coverage 1216 sq feet 2 story cape cod home. Adding 576 sq feet garage. I have a 24 ft above ground pool and a small 8x10 shed. Will put me above the 25% lot coverage requirement needing a variance.

The new structure will be a beautiful addition adding to the value of the neighborhood. I hope you can graciously consider this approval for me to move forward.

Respectfully,

David Worth



31 San Juan Drive

Bristol, RI

1 inch = 18 Feet

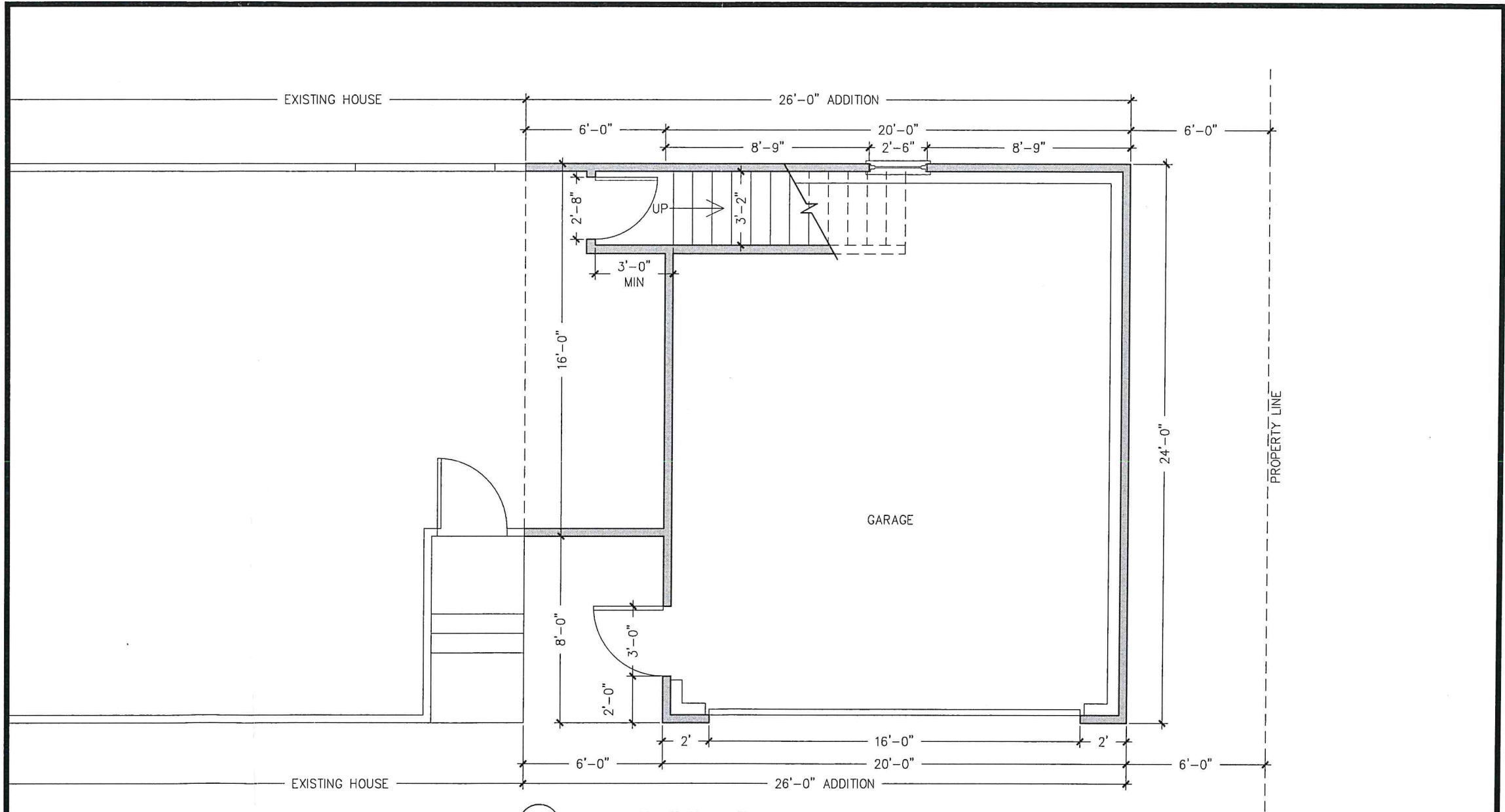


www.cai-tech.com

October 15, 2024



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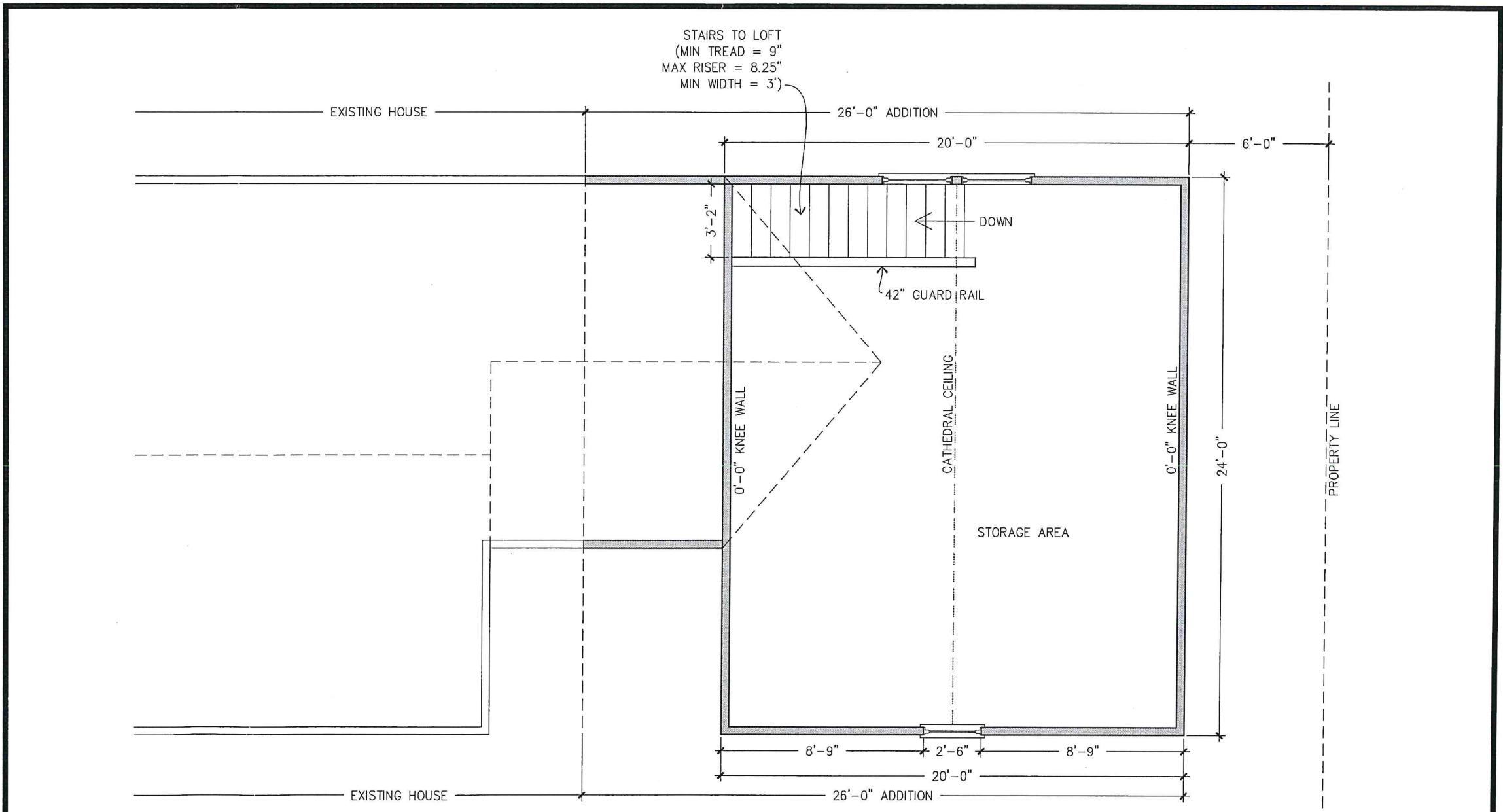


1 ADDITION FLOOR PLAN - 576 SF
SCALE: 1/4" = 1' - 0"

DATE:
Oct 6, 2024

NEW GARAGE ADDITION
31 San Juan Drive
Bristol, Rhode Island 02809

A1.0

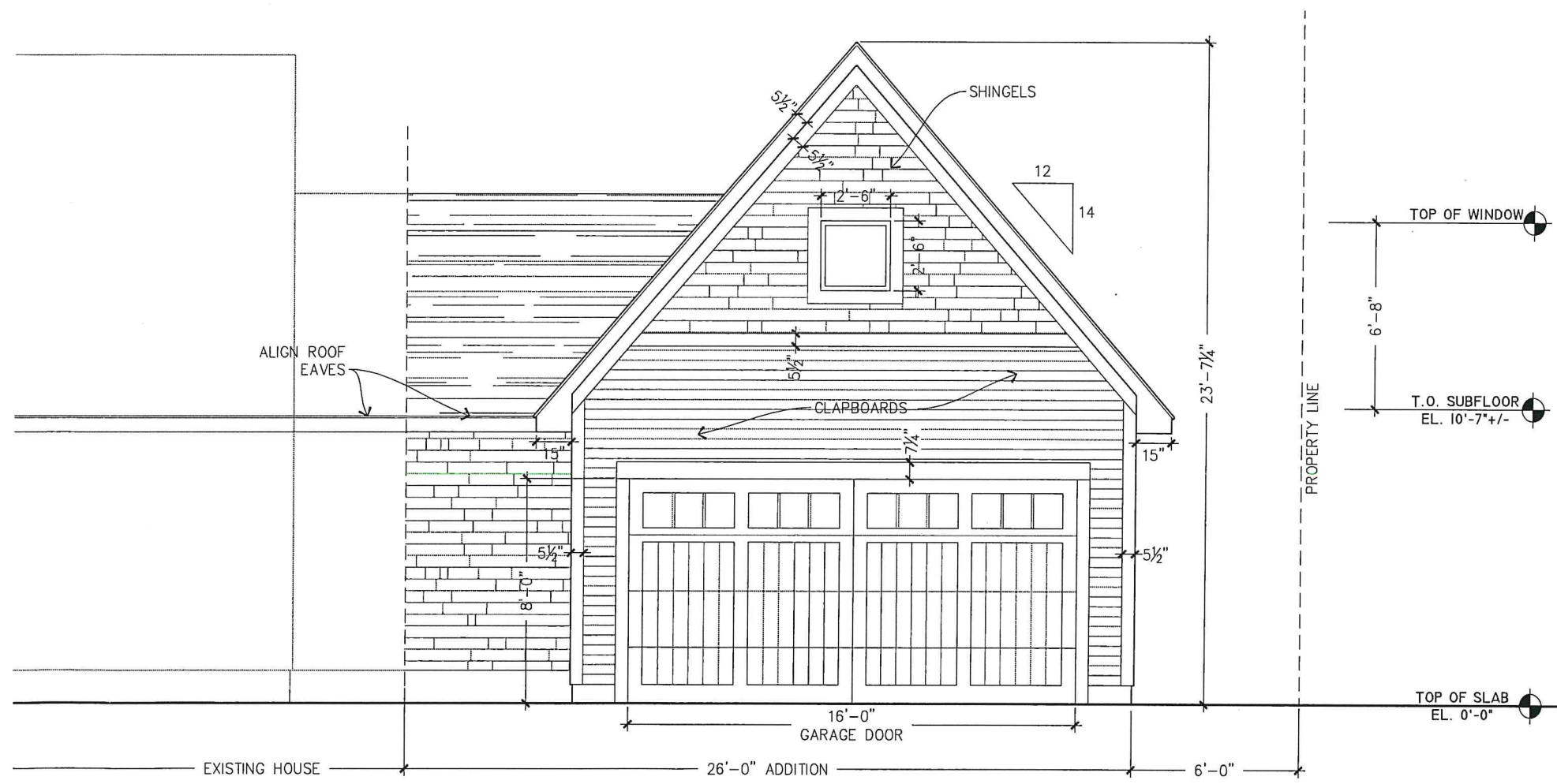


1 STORAGE AREA PLAN - SECOND FLOOR
SCALE: 1/4" = 1' - 0"

DATE:
Oct 6, 2024

NEW GARAGE ADDITION
31 San Juan Drive
Bristol, Rhode Island 02809

A1.0

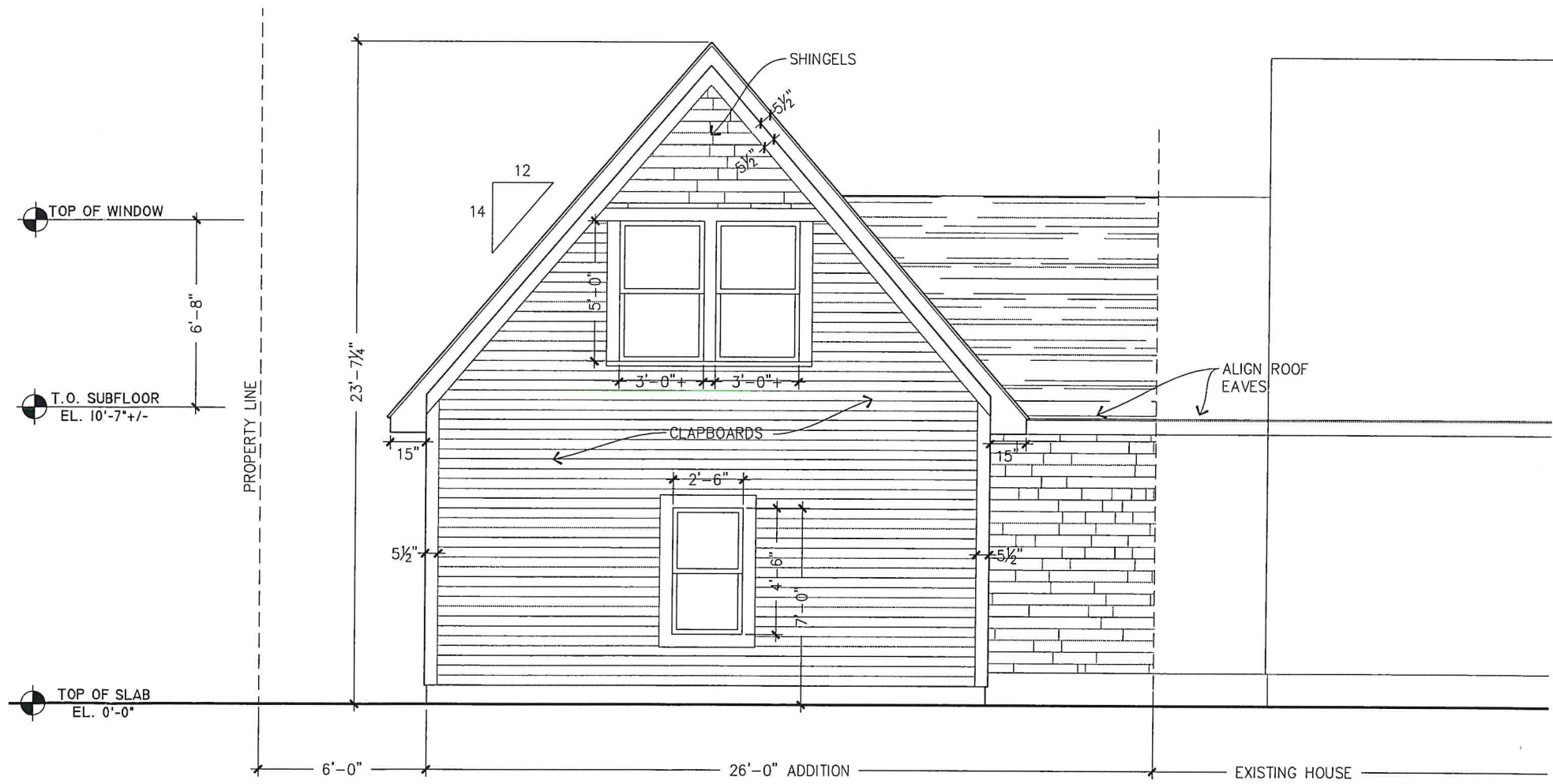


1 SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

DATE:
Oct 6, 2024

NEW GARAGE
31 San Juan Drive
Bristol, Rhode Island 02809

A2.0

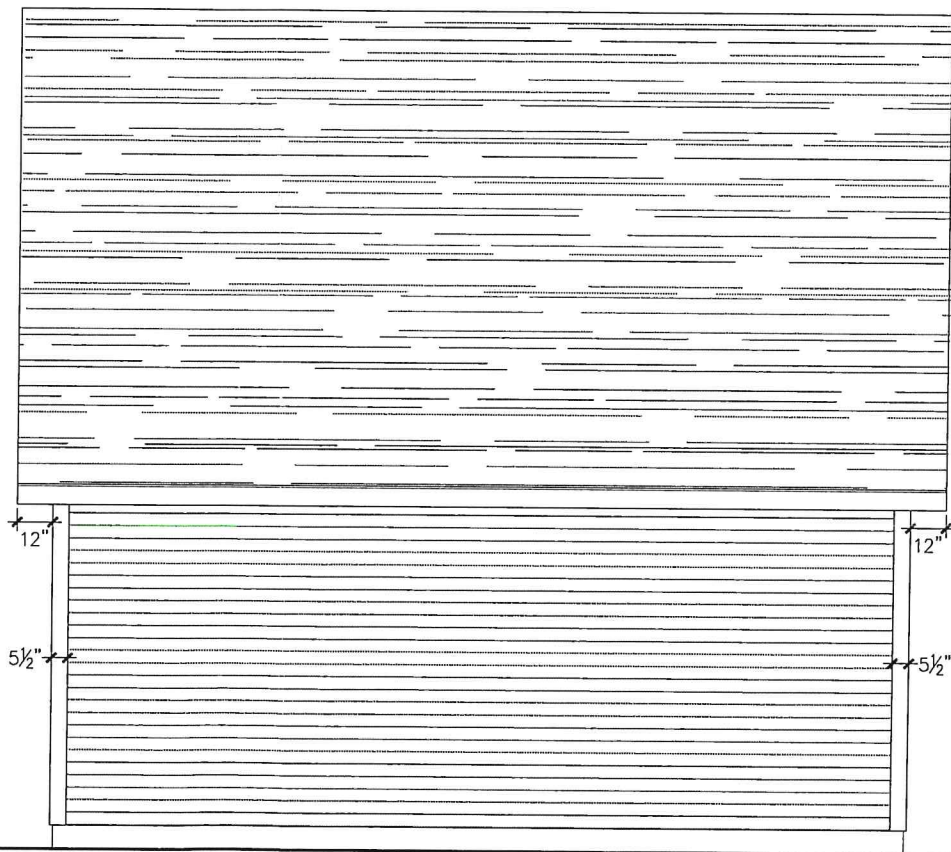


2 NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

DATE:
Oct 6, 2024

NEW GARAGE
31 San Juan Drive
Bristol, Rhode Island 02809

A2.1



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



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

DATE:
Oct 6, 2024

NEW GARAGE
31 San Juan Drive
Bristol, Rhode Island 02809

A2.2

Plat/Lot 123-0210-000

Account: 6533

LUC 01

Zone R-8

Assessment

\$292,200

Building Information

Description	Description
BLDG Type	Cape
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Wood Shngl
Roof Type 1	Gable
Roof Cover 1	Asphalt Shir
INT Wall 1	Drywall
Floors 1	Hardwood
BMT Garages	
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	1
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceiling Type	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Grade	Q4	Q4
Year Built	1962	EFF Year
Alt LUC		Alt %
Bas \$/SQ	135.00	
Size Adj	1.22	
Constr Adj	1.01	
Adj \$/SQ	166.53	
Other Featrs	25,500	
Grade Fac	1.00	
Neigh Infl	1.00	
Land Factor	1.00	
Adj Total	239,991	
Depreciation	83,997	
Depr Total	155,994	

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	832	832	166.53	138,553
ATF	FIN ATTIC	307	307	166.53	51,158
WD	WOOD DECK	256	0	15.61	3,996
BMT	BASEMENT	832	0	24.98	20,784
Total		2,227	1,139		214,491

Notes

UPDATED ROOF & WINDOWS

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
1							
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Shed	1	Y	1	8	12	96	0	AV	2010	0
2											
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

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



31 San Juan Drive - 300' Radius

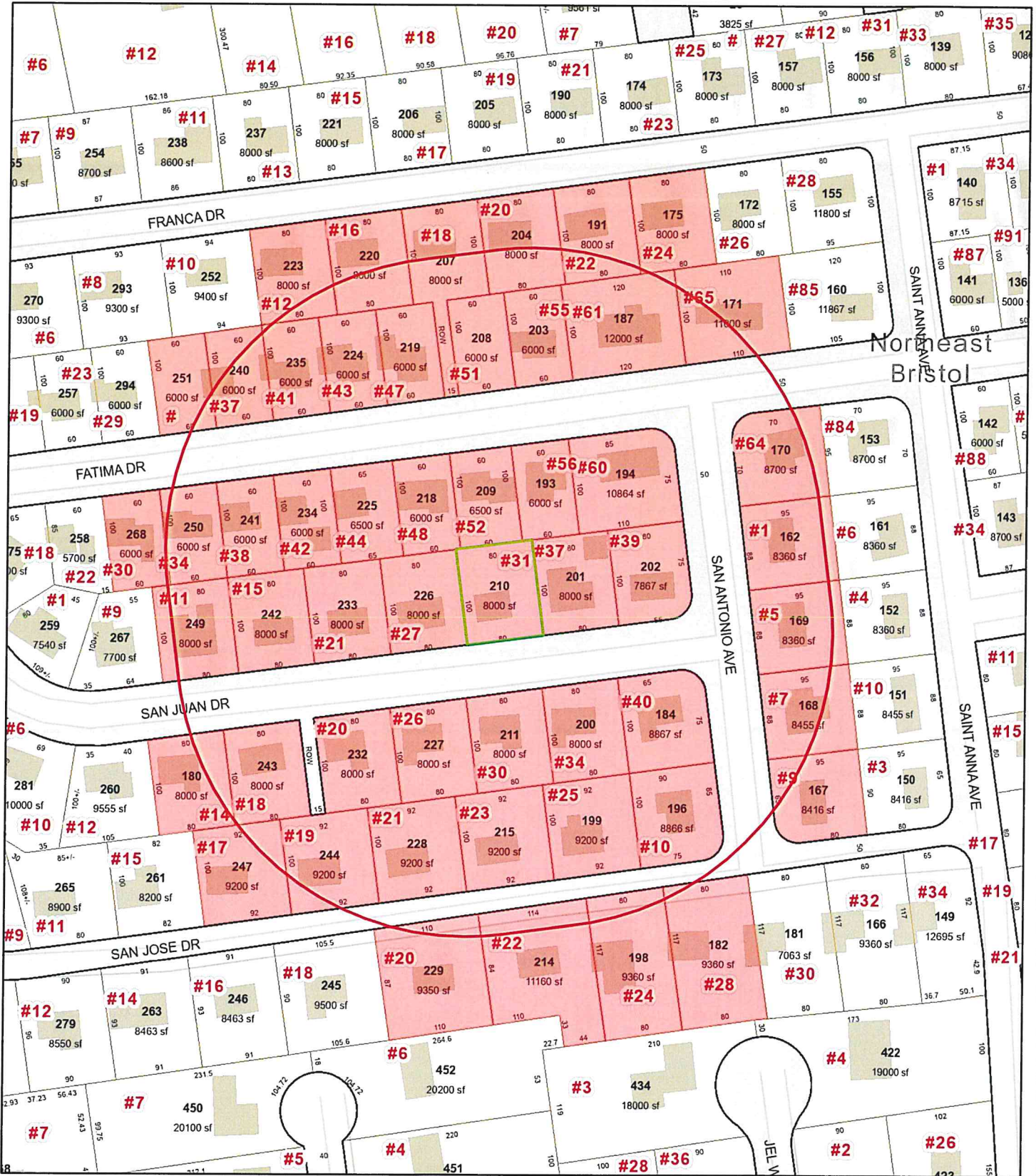
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

October 15, 2024



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Subject Property:

Parcel Number: 123-210
CAMA Number: 123-210
Property Address: 31 SAN JUAN DR

Mailing Address: WORTH, DAVID L.
31 SAN JUAN DRIVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 123-162
CAMA Number: 123-162
Property Address: 1 SAN ANTONIO AVE

Mailing Address: FALLON, MICHAEL E. JANE M. TE
1 SAN ANTONIO AVE
BRISTOL, RI 02809

Parcel Number: 123-167
CAMA Number: 123-167
Property Address: 9 SAN ANTONIO AVE

Mailing Address: PALAZIO, HENRY (TRUSTEE)
C/O 119 FATIMA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-168
CAMA Number: 123-168
Property Address: 7 SAN ANTONIO AVE

Mailing Address: POIRIER, PAUL E.
7 SAN ANTONIO AVENUE
BRISTOL, RI 02809

Parcel Number: 123-169
CAMA Number: 123-169
Property Address: 5 SAN ANTONIO AVE

Mailing Address: PAYNE, ROBERT J. MARIA LIFE EST
5 SAN ANTONIO AVE
BRISTOL, RI 02809

Parcel Number: 123-170
CAMA Number: 123-170
Property Address: 64 FATIMA DR

Mailing Address: HOOTON, ALEXANDRIA LE HOOTON,
GARY J
64 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-171
CAMA Number: 123-171
Property Address: 65 FATIMA DR

Mailing Address: REBELLO, ALFRED R ET UX REBELLO,
DOLORES TE
65 FATIMA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-175
CAMA Number: 123-175
Property Address: 24 FRANCA DR

Mailing Address: LEVESQUE, ARTHUR J III
24 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-180
CAMA Number: 123-180
Property Address: 14 SAN JUAN DR

Mailing Address: DE SA, MARIA P
14 SAN JUAN DRIVE
BRISTOL, RI 02809

Parcel Number: 123-182
CAMA Number: 123-182
Property Address: 28 SAN JOSE DR

Mailing Address: GIUSTI, LOUIS J & GENNA L TC
28 SAN JOSE DR
BRISTOL, RI 02809

Parcel Number: 123-184
CAMA Number: 123-184
Property Address: 40 SAN JUAN DR

Mailing Address: ALMEIDA, KAELE L
40 SAN JUAN DR
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 123-187 CAMA Number: 123-187 Property Address: 61 FATIMA DR	Mailing Address: FERIOLI, JUDITH M LE GAMACHE, LISA M & 61 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-191 CAMA Number: 123-191 Property Address: 22 FRANCA DR	Mailing Address: SAMPSON, PAMELA G. 22 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-193 CAMA Number: 123-193 Property Address: 56 FATIMA DR	Mailing Address: KOCH, WILLIAM & CRUSHA, RILEY TE 60 JACKSON RD NEWPORT, RI 02840
Parcel Number: 123-194 CAMA Number: 123-194 Property Address: 60 FATIMA DR	Mailing Address: OSIMBONI, AYODELE K. TESSA C. TE 60 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-196 CAMA Number: 123-196 Property Address: 10 SAN ANTONIO AVE	Mailing Address: DUARTE, JESSICA L. RAYMOND L. TC 10 CHILTON ST BRISTOL, RI 02809
Parcel Number: 123-198 CAMA Number: 123-198 Property Address: 24 SAN JOSE DR	Mailing Address: REIS, CARLA, LUCIA F. CLIFF JT 24 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-199 CAMA Number: 123-199 Property Address: 25 SAN JOSE DR	Mailing Address: MELO, STEVEN & MELO, SUZY CO-TRUSTEES 25 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-200 CAMA Number: 123-200 Property Address: 34 SAN JUAN DR	Mailing Address: PINHEIRO, KELLY A & CRUZ, HAMLET O JT 34 SAN JUAN DR BRISTOL, RI 02809
Parcel Number: 123-201 CAMA Number: 123-201 Property Address: 37 SAN JUAN DR	Mailing Address: BERNARD, DAVID SR MARGARET M. TE 37 SAN JUAN DR BRISTOL, RI 02809
Parcel Number: 123-202 CAMA Number: 123-202 Property Address: 39 SAN JUAN DR	Mailing Address: BARBOZA, PETER R JR 39 SAN JUAN DRIVE BRISTOL, RI 02809
Parcel Number: 123-203 CAMA Number: 123-203 Property Address: 55 FATIMA DR	Mailing Address: ANDERSON, CAROLINE HELEN 55 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-204 CAMA Number: 123-204 Property Address: 20 FRANCA DR	Mailing Address: MEDEIROS, CARLOS F MARIA T 20 FRANCA DR BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 123-207 CAMA Number: 123-207 Property Address: 18 FRANCA DR	Mailing Address: JONES, JOSHUA D & TERESA M TE 18 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-208 CAMA Number: 123-208 Property Address: 51 FATIMA DR	Mailing Address: LANCTOT, JOHN MARY LANCTOT ETUX 51 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-209 CAMA Number: 123-209 Property Address: 52 FATIMA DR	Mailing Address: GIROUX, CINDY L & GREGORY S TE 52 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-210 CAMA Number: 123-210 Property Address: 31 SAN JUAN DR	Mailing Address: WORTH, DAVID L. 31 SAN JUAN DRIVE BRISTOL, RI 02809
Parcel Number: 123-211 CAMA Number: 123-211 Property Address: 30 SAN JUAN DR	Mailing Address: PEREIRA CARLOS A 30 SAN JUAN DR BRISTOL, RI 02809
Parcel Number: 123-214 CAMA Number: 123-214 Property Address: 22 SAN JOSE DR	Mailing Address: CORDEIRO, KAREN A. 22 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-215 CAMA Number: 123-215 Property Address: 23 SAN JOSE DR	Mailing Address: MENESES, JOAO C FATIMA TC 23 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-218 CAMA Number: 123-218 Property Address: 48 FATIMA DR	Mailing Address: BERARDO, SUSAN STEDT 48 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-219 CAMA Number: 123-219 Property Address: 47 FATIMA DR	Mailing Address: DEMEDEIROS, ARMANDO JORGINA TE 47 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-220 CAMA Number: 123-220 Property Address: 16 FRANCA DR	Mailing Address: ANDERSON, ROGER & SHEILA TE 16 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-223 CAMA Number: 123-223 Property Address: 12 FRANCA DR	Mailing Address: FERREIRA, CHARLES L. 12 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-224 CAMA Number: 123-224 Property Address: 43 FATIMA DR	Mailing Address: FERREIRA, RICHARD C ET U FERREIRA, BARBARA JT 43 FATIMA DR BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 123-225
CAMA Number: 123-225
Property Address: 44 FATIMA DR

Mailing Address: MURPHY, JAMES F
44 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-226
CAMA Number: 123-226
Property Address: 27 SAN JUAN DR

Mailing Address: GREGORY, MARY H
568 Child Street
Warren, RI 02885

Parcel Number: 123-227
CAMA Number: 123-227
Property Address: 26 SAN JUAN DR

Mailing Address: HILARIO, TIFFANI L & MICHAEL TE
26 SAN JUAN DR
BRISTOL, RI 02809

Parcel Number: 123-228
CAMA Number: 123-228
Property Address: 21 SAN JOSE DR

Mailing Address: ANDRADE, MELISSA E. TRUSTEE
21 SAN JOSE DR
BRISTOL, RI 02809

Parcel Number: 123-229
CAMA Number: 123-229
Property Address: 20 SAN JOSE DR

Mailing Address: STEWART, JOSEPH & KARIN LE
STEWART, CHRISTOPHER M, JOSEPH M
20 SAN JOSE DR
BRISTOL, RI 02809

Parcel Number: 123-232
CAMA Number: 123-232
Property Address: 20 SAN JUAN DR

Mailing Address: VIEIRA, ANTONIO CHRISTINA TC
20 SAN JUAN DR
BRISTOL, RI 02809

Parcel Number: 123-233
CAMA Number: 123-233
Property Address: 21 SAN JUAN DR

Mailing Address: COSTA, PAUL G
21 SAN JUAN DR
BRISTOL, RI 02809

Parcel Number: 123-234
CAMA Number: 123-234
Property Address: 42 FATIMA DR

Mailing Address: BLACKMAR, KATHLEEN S, TRUSTEE
KATHLEEN S BLACKMAR TRUST
42 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-235
CAMA Number: 123-235
Property Address: 41 FATIMA DR

Mailing Address: BENTO, MICHAEL J. LORIANN C. TE
41 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-240
CAMA Number: 123-240
Property Address: 37 FATIMA DR

Mailing Address: DEFUSCO, BRIAN & FRANCIS,
JENNYLEE TE
1 JOSEPH DR
WARREN, RI 02885

Parcel Number: 123-241
CAMA Number: 123-241
Property Address: 38 FATIMA DR

Mailing Address: CAVALIERI, JAMES TIFFANY ETUX TE
38 FATIMA DR.
BRISTOL, RI 02809

Parcel Number: 123-242
CAMA Number: 123-242
Property Address: 15 SAN JUAN DR

Mailing Address: CUNHA, JOSEPH D & HELEN M TE
15 SAN JUAN DR
BRISTOL, RI 02809



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10/15/2024

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300 feet Abutters List Report

Bristol, RI
October 15, 2024

Parcel Number: 123-243
CAMA Number: 123-243
Property Address: 18 SAN JUAN DR

Mailing Address: ALMEIDA, MANUEL JR & ALMEIDA,
MARY JO LE
18 SAN JUAN DR
BRISTOL, RI 02809

Parcel Number: 123-244
CAMA Number: 123-244
Property Address: 19 SAN JOSE DR

Mailing Address: DASILVA, ANIBAL M MARY T
19 SAN JOSE DR
BRISTOL, RI 02809

Parcel Number: 123-247
CAMA Number: 123-247
Property Address: 17 SAN JOSE DR

Mailing Address: ROCHA, WALTER M. ROSE R. LIFE
ESTATE
18 SAN JOSE DR
BRISTOL, RI 02809

Parcel Number: 123-249
CAMA Number: 123-249
Property Address: 11 SAN JUAN DR

Mailing Address: VIEIRA, JOHN J. JR
11 SAN JUAN DR
BRISTOL, RI 02809

Parcel Number: 123-250
CAMA Number: 123-250
Property Address: 34 FATIMA DR

Mailing Address: TETREULT AND SONS RENTALS INC
PO BOX 834
CHARLTON, MA 01507

Parcel Number: 123-251
CAMA Number: 123-251
Property Address: FATIMA DR

Mailing Address: DEFUSCO, BRIAN & FRANCIS,
JENNYLEE TE
1 JOSEPH DR
WARREN, RI 02885

Parcel Number: 123-268
CAMA Number: 123-268
Property Address: 30 FATIMA DR

Mailing Address: BLINKHORN, RICHARD JESSICA J. JT
30 FATIMA DR
BRISTOL, RI 02809



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10/15/2024

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ALMEIDA, KAELA L
40 SAN JUAN DR
BRISTOL, RI 02809

BLINKHORN, RICHARD
JESSICA J. JT
30 FATIMA DR
BRISTOL, RI 02809

FALLON, MICHAEL E.
JANE M. TE
1 SAN ANTONIO AVE
BRISTOL, RI 02809

ALMEIDA, MANUEL JR &
ALMEIDA, MARY JO LE
18 SAN JUAN DR
BRISTOL, RI 02809

CAVALIERI, JAMES
TIFFANY ETUX TE
38 FATIMA DR.
BRISTOL, RI 02809

FERIOLI, JUDITH M LE
GAMACHE, LISA M &
61 FATIMA DR
BRISTOL, RI 02809

ANDERSON, CAROLINE HELEN
55 FATIMA DR
BRISTOL, RI 02809

CORDEIRO, KAREN A.
22 SAN JOSE DR
BRISTOL, RI 02809

FERREIRA, CHARLES L.
12 FRANCA DR
BRISTOL, RI 02809

ANDERSON, ROGER &
SHEILA TE
16 FRANCA DR
BRISTOL, RI 02809

COSTA, PAUL G
21 SAN JUAN DR
BRISTOL, RI 02809

FERREIRA, RICHARD C ET U
FERREIRA, BARBARA JT
43 FATIMA DR
BRISTOL, RI 02809

ANDRADE, MELISSA E. TRUST
21 SAN JOSE DR
BRISTOL, RI 02809

CUNHA, JOSEPH D &
HELEN M TE
15 SAN JUAN DR
BRISTOL, RI 02809

GIROUX, CINDY L &
GREGORY S TE
52 FATIMA DR
BRISTOL, RI 02809

BARBOZA, PETER R JR
39 SAN JUAN DRIVE
BRISTOL, RI 02809

DASILVA, ANIBAL M
MARY T
19 SAN JOSE DR
BRISTOL, RI 02809

GIUSTI, LOUIS J & GENNA L
28 SAN JOSE DR
BRISTOL, RI 02809

BENTO, MICHAEL J.
LORIANN C. TE
41 FATIMA DR
BRISTOL, RI 02809

DE SA, MARIA P
14 SAN JUAN DRIVE
BRISTOL, RI 02809

GREGORY, MARY H
568 Child Street
Warren, RI 02885

BERARDO, SUSAN STEDT
48 FATIMA DR
BRISTOL, RI 02809

DEFUSCO, BRIAN &
FRANCIS, JENNYLEE TE
1 JOSEPH DR
WARREN, RI 02885

HILARIO, TIFFANI L &
MICHAEL TE
26 SAN JUAN DR
BRISTOL, RI 02809

BERNARD, DAVID SR
MARGARET M. TE
37 SAN JUAN DR
BRISTOL, RI 02809

DEMEDEIROS, ARMANDO
JORGINA TE
47 FATIMA DR
BRISTOL, RI 02809

HOOTON, ALEXANDRIA LE
HOOTON, GARY J
64 FATIMA DR
BRISTOL, RI 02809

BLACKMAR, KATHLEEN S, TRU
KATHLEEN S BLACKMAR TRUST
42 FATIMA DR
BRISTOL, RI 02809

DUARTE, JESSICA L.
RAYMOND L. TC
10 CHILTON ST
BRISTOL, RI 02809

JONES, JOSHUA D &
TERESA M TE
18 FRANCA DR
BRISTOL, RI 02809

KOCH, WILLIAM &
CRUSHA, RILEY TE
60 JACKSON RD
NEWPORT, RI 02840

PEREIRA CARLOS A
30 SAN JUAN DR
BRISTOL, RI 02809

VIEIRA, JOHN J. JR
11 SAN JUAN DR
BRISTOL, RI 02809

LANCTOT, JOHN
MARY LANCTOT ETUX
51 FATIMA DR
BRISTOL, RI 02809

PINHEIRO, KELLY A &
CRUZ, HAMLET O JT
34 SAN JUAN DR
BRISTOL, RI 02809

WORTH, DAVID L.
31 SAN JUAN DRIVE
BRISTOL, RI 02809

LEVESQUE, ARTHUR J III
24 FRANCA DR
BRISTOL, RI 02809

POIRIER, PAUL E.
7 SAN ANTONIO AVENUE
BRISTOL, RI 02809

MEDEIROS, CARLOS F
MARIA T
20 FRANCA DR
BRISTOL, RI 02809

REBELLO, ALFRED R ET UX
REBELLO, DOLORES TE
65 FATIMA DRIVE
BRISTOL, RI 02809

MELO, STEVEN & MELO, SUZY
25 SAN JOSE DR
BRISTOL, RI 02809

REIS, CARLA, LUCIA F.
CLIFF JT
24 SAN JOSE DR
BRISTOL, RI 02809

MENESES, JOAO C
FATIMA TC
23 SAN JOSE DR
BRISTOL, RI 02809

ROCHA, WALTER M.
ROSE R. LIFE ESTATE
18 SAN JOSE DR
BRISTOL, RI 02809

MURPHY, JAMES F
44 FATIMA DR
BRISTOL, RI 02809

SAMPSON, PAMELA G.
22 FRANCA DR
BRISTOL, RI 02809

OSIMBONI, AYODELE K.
TESSA C. TE
60 FATIMA DR
BRISTOL, RI 02809

STEWART, JOSEPH & KARIN
STEWART, CHRISTOPHER M, JOS
20 SAN JOSE DR
BRISTOL, RI 02809

PALAZIO, HENRY (TRUSTEE)
C/O 119 FATIMA DRIVE
BRISTOL, RI 02809

TETREULT AND SONS RENTAL
PO BOX 834
CHARLTON, MA 01507

PAYNE, ROBERT J.
MARIA LIFE EST
5 SAN ANTONIO AVE
BRISTOL, RI 02809

VIEIRA, ANTONIO
CHRISTINA TC
20 SAN JUAN DR
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-33

APPLICANT: Nicholas Balzano / Zanno Real Estate, LLC

LOCATION: 24 Vernon Avenue

PLAT: 158 LOT: 102 ZONE: R-20SP

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 28ft. x 32ft. second story living area addition and an approximate 16ft. x 16ft. roof deck addition to an existing single-family dwelling with less than the required front yard and less than the required left side yard on a corner lot.

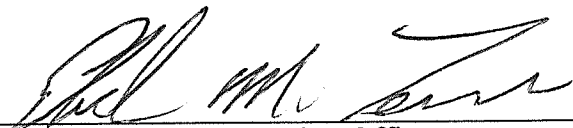
COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a second story addition to the existing single family dwelling on this corner lot located on the northerly side of Tower Street and the easterly side of Vernon Avenue. The existing one-story dwelling was reportedly constructed in the 1950's and is located at the Vernon Avenue property line. The applicant proposes adding a second floor to the dwelling to increase living space within the existing two-bedroom structure. Recall that the applicant was before the Board in November 2021 (File # 2021-43) for dimensional relief to construct a front deck addition to this dwelling. As the dwelling is located at the Vernon Street property line, the deck is actually located within the street right of way. The applicant received dimensional relief for the deck as well as an easement from the Town Council to construct it within the public right of way.

This property consists of a legal nonconforming 9,771 square foot lot that was created in its current configuration in 2019 via an approved and recorded subdivision plan. Although the structure was constructed prior to adoption of Bristol's zoning ordinance, any new construction is subject to dimensional requirements for the R-20SP zone. The zoning ordinance requires a minimum 35 foot front setback in the R-20SP zone. As such, the entire proposed second floor addition would be located within the front yard setback from Vernon Avenue. In addition, the existing dwelling is located approximately 13 feet from the northerly left side property line. The zoning ordinance requires a minimum 20 foot side setback in the R-20SP zone. Thus, a portion of the proposed second floor addition would also be located within the left side yard setback. The applicant also proposes construction of a 16' x 16' roof deck above the proposed addition. This proposed deck structure would also be located within the front yard setback from Vernon Avenue.

 10/24/2024
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-34**

APPLICANT: Constance Laflamme

LOCATION: 70 Griswold Avenue

PLAT: 163

LOT: 3

ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Install approximately 160 feet of 8ft. high stockade fence at a height greater than permitted within the front yard from Metacom Avenue.

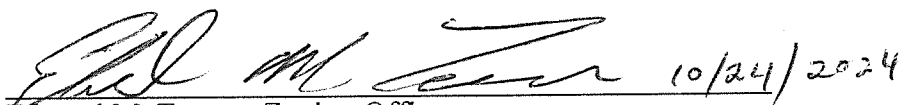
COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to install fencing along the easterly portion of this irregularly-shaped lot located on the southerly side of Griswold Avenue and the westerly side of Metacom Avenue. This nearly three acre property contains an existing historic dwelling with access provided from Griswold Avenue. The subject lot extends to the east, behind adjacent properties, to Metacom Avenue. The applicant proposes to install a fence and landscape plantings along the Metacom Avenue property line to provide a buffer from noise and vehicles within the roadway. The proposed fence would be approximately 140 feet in length and located parallel with, and approximately 10 to 15 feet back from, the Metacom Avenue property line. An additional 20 feet of connected fencing would extend westerly along the southerly property line. The proposed fence would consist of 8 foot high wooden "stockade" pickets. The zoning ordinance permits fencing to a maximum height of 6 feet within a residential zoning district. In addition, the zoning ordinance limits the height of fences within the front yard setback from a street to a maximum of 4 feet. This property is located within the R-15 zoning district so has a front yard setback of 35 feet from the Metacom Avenue property line. Thus, nearly the entire fence will be installed within the front yard from Metacom Avenue.

This property is also an individually listed historic property located outside of the Bristol Historic District. Thus, it is subject to regulation by the Bristol Historic District Commission (HDC), and the HDC must also review and approve the proposed fence design and location. The HDC is scheduled to review this matter at its November 7, 2024 meeting.


Edward M. Tanner, Zoning Officer 10/24/2024



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-35

APPLICANT: Adriano G. and Grace J. Andrade

LOCATION: 1245 Hope Street

PLAT: 61 LOT: 32 ZONE: R-20

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 29ft. x 38ft. second-story living area addition; and a 30ft. x 30ft. garage and 7.5ft. x 17ft. mudroom addition to an existing single-family dwelling with less than the required front yard on a corner lot.

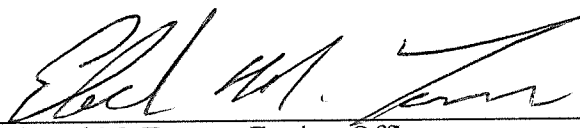
COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct several additions to the existing single family dwelling on this corner lot located on the easterly side of Hope Street and the southerly side of Aaron Avenue. The existing one-story dwelling was reportedly constructed in 1929 and is located approximately 20 feet from the Aaron Avenue property line. The applicant proposes adding a second floor to the dwelling to increase living space within the existing two-bedroom structure. The applicant also proposes construction of a single-story mudroom addition and an attached single-story garage to the rear of the dwelling. The proposed mudroom and garage would extend in line with the northerly wall of the existing dwelling and would be located approximately 20 feet from the Aaron Avenue property line.

As this property is a corner lot, it has two front yards for purposes of determining zoning setback requirements. The zoning ordinance requires a 35 foot front yard setback in the R-20 zoning district. However, as this is a legal nonconforming single lot of record, all of its setback dimensions are reduced proportionally based upon the size of the lot relative to the minimum lot size for the zoning district. As this lot contains only 17,970 square feet of lot area, its front yard setback is reduced from 35 feet to 31 feet per Section 28-221(a)(2)b. of the zoning ordinance. Thus, a portions of the proposed second story addition and the mudroom/garage additions would be located within the front yard from Aaron Avenue.

 10/24/2024
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-36

APPLICANT: David L. Worth

LOCATION: 31 San Juan Drive

PLAT: 123

LOT: 210

ZONE: R-8

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 20ft. x 24ft. garage and 6ft x 16ft. breezeway addition to an existing single-family dwelling with less than the required front yard, less than the required right side yard, and greater than permitted lot coverage by structures.

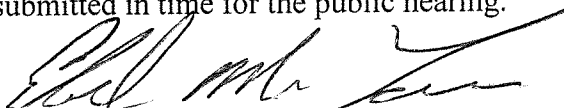
COMPREHENSIVE PLAN REVIEW:

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 garage and breezeway addition to the existing single family dwelling on this lot located on the northerly side of San Juan Drive. The proposed addition would consist of a 6 foot wide and 16 foot deep breezeway extension off the right side of the dwelling and an attached 20' x 24' garage. The proposed garage would have an interior stairway leading to a loft storage area above.

As proposed, the garage addition would extend to within approximately 6 feet of the easterly right side property line. The zoning ordinance requires a minimum side yard setback of 15 feet for principal structures in the R-8 zoning district. The zoning ordinance also permits a maximum lot coverage by structures of 25 percent in the R-8 zone. I have calculated the proposed lot coverage by structures on this lot to be approximately 28%. This lot coverage calculation includes the existing above ground swimming pool. If the swimming pool were not counted in the calculation, the total lot coverage of existing and proposed structures is calculated at 22.4%. Although not originally requested by the applicant, I advertised this application as also needing front yard setback relief. I did this out of an abundance of caution as the proposed garage would be in line with the front of the existing dwelling, and the dwelling appears to be located approximately 23 feet from the front property line at San Juan Drive. The zoning ordinance requires a minimum front yard setback of 30 feet in the R-8 zone. However, the ordinance also permits additions to an existing dwelling to utilize the average front yard setback of other structures within the block on the same side of the street (see Section 28-219(4) of the zoning ordinance). After reviewing the location of nearby structures on the north side of San Juan Drive, it does appear that the proposed garage addition would be consistent with the front yard setback of the average of the block. The applicant has indicated that a property line survey has been conducted, but a survey site plan has not yet been submitted with this application. A survey will clarify the proposed property line setbacks noted above, and I recommend that the Board continue this matter if a plan is not submitted in time for the public hearing.

 10/24/2024
Edward M. Tanner, Zoning Officer

TOWN OF BRISTOL
COMMUNITY DEV.

2024 OCT 23 AM 10: 30

Mark and Kris Wilcox
159 Poppasquash Road
Bristol, RI 02809
(401) 338-7947

October 18, 2024

Mr. Edward Tanner
Principal Planner, Zoning Enforcement Officer
10 Court Street
Bristol, RI 02809

Dear Mr. Tanner,

We submitted an application in 2022 for a variance to build a garage and pool house addition to the north of our property which is located at 159 Poppasquash Road in Bristol, RI. The application was approved.

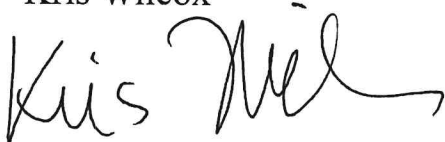
After the approval we spent a considerable amount of time and money finalizing the plans for the structure and engaging with an architect and contractor to build the structure. Unfortunately, due to the pandemic supply chain issues and the high demand for contractors we were unable to line up the contractor and subcontractors to complete the project in a reasonable period of time. My husband then changed jobs late in 2023 and we put the project on hold.

We would now like to complete the project. We have lined up a local builder (Butera Builder) who has the capacity to complete the project in 2025. We respectfully ask for a one-year extension of our original approval as we understand the approval has a two-year expiration.

Please let us know if you have any questions or need anything else from us.

Kind regards,

Kris Wilcox





Town of Bristol, Rhode Island Zoning Board of Review

DECISION FOR VARIANCE

FILE # 2022-13

RE: Application of: **Mark A. and Kristine M. Wilcox**

Property Owner: **Threeacres, LLC**

For property located at **159 Poppasquash Road**, in Bristol, Rhode Island (**Tax Assessor's Plat 182, Lots 28**) in the following zoning district: **Residential R-40**.

This matter was heard before the Board at a public hearing on **March 7, 2022** upon the Applicant's request for a **DIMENSIONAL VARIANCE** from the Zoning Ordinance to:

Construct an approximate 34ft. x 48ft. two-story garage and pool cabana addition to an existing single-family dwelling with less that the required rear yard.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. The applicant proposes to construct a 34ft. x 48ft. two-story garage and pool cabana addition to the existing dwelling. This application requires 15 feet of relief for the rear yard setback. The proposed structure will be within 25 feet of the northerly rear property line, versus the minimum requirement of 40 feet in R-40 zoning district. The existing dwelling was built in 2004 in its current location at the end of a street cul de sac; and the applicant acquired the property in 2016. The location of the existing structure on the lot and the presence of an existing utility easement and private sewage disposal system limit locations for a building addition.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The applicant did not construct the dwelling in its existing location. The Board heard testimony stating that the purpose of the proposed building addition was for a third enclosed storage area for a vehicle, as well as space for pool use and a home office.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This is an oversized lot, as it is actually three times larger than what is required as the minimum lot area in the R-40 zone. The property will remain a single-family residence within a residential neighborhood that is developed with dwellings on rather large lots.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The Board heard testimony as to the need and purpose of the proposed addition and the minimum relief required.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience. Based on the constraints of an existing electric utility easement right-of-way, existing utilities on the property, and the location of a sewage disposal septic system, the proposed addition location is really the only location that this structure can go.

Therefore the Board voted **5 to 0** to **approve** the application as proposed permitting the construction of an approximate 34ft. x 48ft. two-story garage and pool cabana addition to an existing single-family dwelling within 25 feet of the northerly rear property line.

Voting to **Approve**: Asciola; Simoes; Burke; Brum; and Kern

Voting to **Deny**: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 21st day of October, 2022.

Recorded Oct 21, 2022 at 02:58PM
Melissa Cordeiro Town Clerk

Diane M. Williamson, Director of Community Development



Town Of Bristol, Rhode Island
Department of Community Development

DRAFT

ZONING BOARD OF REVIEW
2025 MEETING SCHEDULE
(Meetings are held 1st Monday of each month)

Bristol Town Hall, 10 Court Street, Bristol, RI
7:00pm

<u>Meeting Date</u>	<u>Application Deadline</u>
January 6, 2025	December 13, 2024
February 3, 2025	January 17, 2025
March 3, 2025	February 14, 2025
April 7, 2025	March 14, 2025
May 5, 2025	April 11, 2025
June 2, 2025	May 9, 2025
July 7, 2025	June 13, 2025
August – No Meeting	
Tuesday, September 2, 2025*	August 8, 2025
October 6, 2025	September 12, 2025
November 3, 2025	October 10, 2025
December 1, 2025	November 7, 2025

*Meeting day changed due to the Labor Day holiday.
Dates are subject to change.

Visit <https://bristolri.municodemeetings.com/> for the latest updates.

Joseph P. Asciola, Chairman
Bristol Zoning Board of Review