



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, April 01, 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, March 28, 2024.

1. Pledge of Allegiance

2. Approval of Minutes - March 4, 2024

3. New Petitions

3A. 2024-08 Mott & Chace Sotheby's International Realty - Special Use Permit: to operate a professional real estate office Formula Business use within the Bristol Historic District Overlay Zone. Located at **317 Hope Street**; Assessor's Plat 10, Lot 43; Zone: Downtown (D).

3B. 2024-09 JoZon Enterprises, Inc. d/b/a Domino's Pizza, Inc. - Dimensional Variance: to install an 86.47 square foot wall sign at a size larger than permitted in the General Business zone. Located at **655 Metacom Avenue**; Assessor's Plat 94, Lot 7; Zone: General Business (GB)

3C. Peggy A. Frederick / Black Vulture, LLC - Dimensional Variances: to relocate the existing dwelling four (4) feet towards the rear of the lot with less than the required right side yard; to construct a 6ft. x 22ft. front porch addition to the existing dwelling with less than the required front yard and less than the required right side yard; to construct a 12ft. x 18ft. rear screen porch addition to the existing dwelling with less than the required right side yard; and to

construct a 20ft. x 26ft. accessory structure at a size greater than permitted for accessory structures in the R-6 zone. Located at **195 High Street**; Assessor's Plat 14, Lot 73; Zone: Residential R-6

3D. **2024-11 Carol A. Benn - Dimensional Variances:** to construct a 24ft. 3in. x 26ft. 5in. second-story living area addition and two 7ft. 10in. x 24ft. 4in. second story exterior deck additions to an existing single-family dwelling with less than the required north, south and west side yards. Located at **34 Harrison Street**; Assessor's Plat 146, Lot 32; Zone: Residential R-15

3E. **Alex A. and Emily E. Romano - Dimensional Variances:** to construct an approximate 26ft. x 54ft. (1,280 square foot) single-story accessory dwelling unit addition with connection to an existing accessory garage structure with less than the required right side yard and less than the required rear yard. Located at **17 Mulberry Road**; Assessor's Plat 74, Lot 17; Zone: Residential R-20

3F. **2024-13 Fran Gaynor / Franjelica Properties, Inc. - Special Use Permit:** to operate a restaurant use in the Limited Business zone; **and Dimensional Variances:** to construct an approximate 594 square foot single-story restaurant addition to the rear of an existing mixed-use structure with less than the required rear yard, greater than permitted lot coverage by structures, greater than permitted lot coverage by structures and pavement, and less than the required number of off-street parking spaces. Located at **259 Wood Street**; Assessor's Plat 19, Lots 33 & 19; Zone: Limited Business (LB)

3G. **April Staff Reports & Additional Correspondence**

4. Adjourn

Date Posted: March 14, 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 #2024-08


PUBLIC HEARING

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

Monday, April 1, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Mott & Chace Sotheby's International Realty**
PROPERTY OWNER: **Thames Street Nashua, LLC**
LOCATION: **317 Hope Street**
PLAT: **10** LOT: **43**
ZONE: **Downtown (D)**

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to operate a professional real estate office Formula Business use within the Bristol Historic District Overlay Zone.



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, March 28, 2024.



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

TOWN OF BRISTOL
COMMUNITY DEV.
2024 FEB 16 AM 10:31

APPLICATION

File No: 2024-08
Accepted by ZEO: emt 2/16/2024

APPLICANT:	Name: Mott & Chace Sotheby's International Realty
	Address: 100 Exchange Street
	City: Providence State: RI Zip: 02903
	Phone #: 508-269-0337 Email: ANDREA.CRIVELLARO@mottandchace.com
PROPERTY OWNER:	Name: Thames St. Nashua LLC c/o Brady Sullivan Properties
	Address: 670 North Commercial Street
	City: Manchester State: NH Zip: 03101
	Phone #: 603-315-4668 Email: jtobin@bradysullivan.com

1. Location of subject property: 317 Hope Street
 Assessor's Plat(s) #: 10 Lot(s) #: 43

2. Zoning district in which property is located: D, Bristol Historic District

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

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): _____
 Special Use Permit Section(s): Section 28-150(h) formula business in the historic district zone
 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? NA

7. Present use of property: N/A

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): 462 sqft

10. Proposed use of property: Real estate office

11. Give extent of proposed alterations: Replace in kind.

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

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

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

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

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

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

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

17. Is the property located in the Bristol Historic District or is it an individually listed property? BHD

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: Andrea Crivello Date: 2-7-24

Print Name: Andrea Crivello

Property Owner's Signature: [Signature] Date: 2-13-2024

Print Name: ARTHUR SULLIVAN

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

Name: _____ Phone #: _____

Address: _____



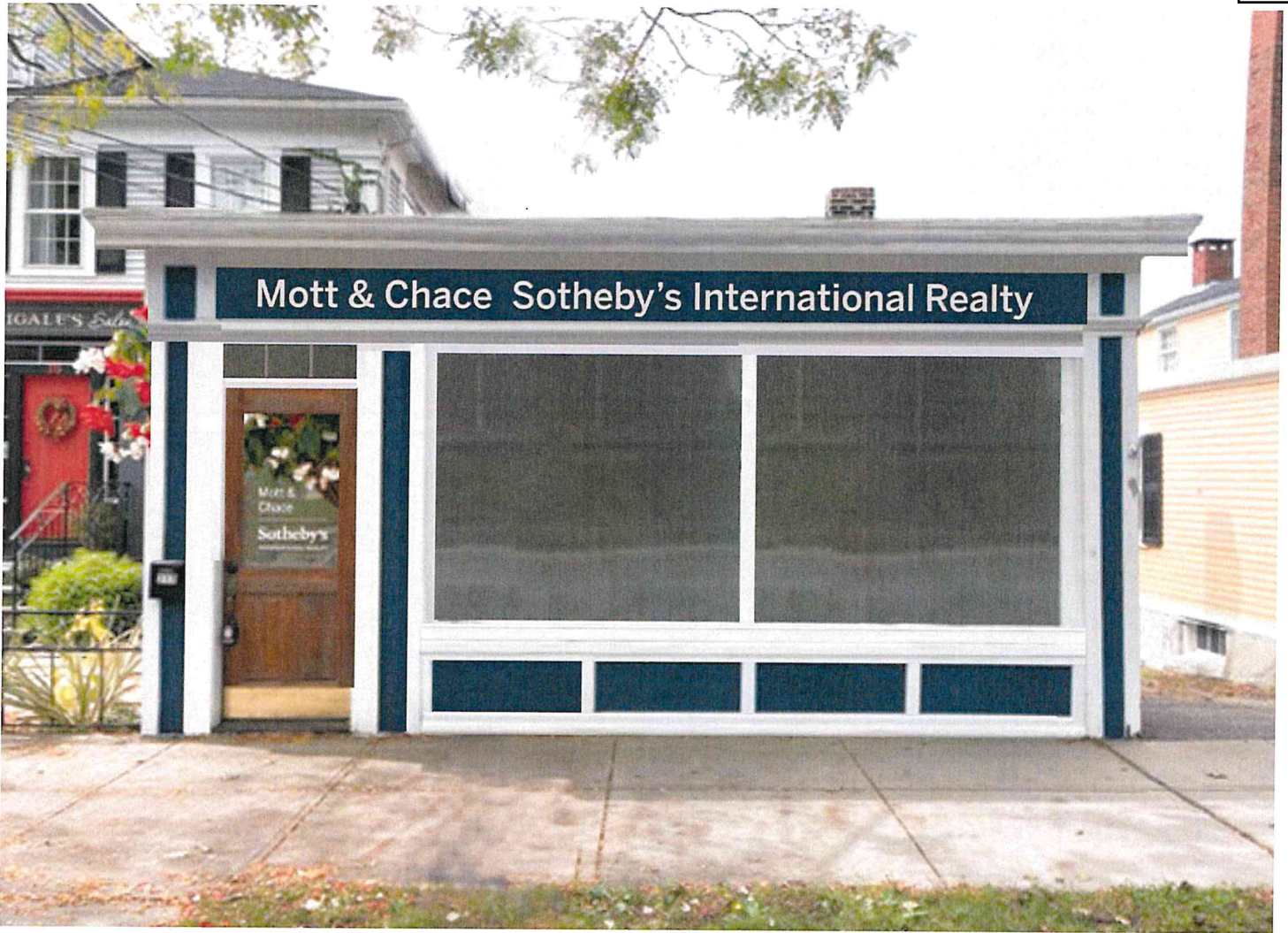
865 Main Road
Westport, Massachusetts 02790
o 508.938.9701
mottandchace.com

To whom it may concern:

Regarding the space at 317 Hope Street, it is our intent to open and operate a real estate office at this location. We are a Sotheby's International Realty affiliate and therefore are required by our brand agreement to maintain our approved company logo (included on signage renderings). Our logo however is the only requirement we are beholden to relative to uniformity across our locations. As with each of our offices, we take the time to ensure we blend in well with the location, rather than stand out. The history of our brand, and the respect we have for the historical significance of many areas in Rhode Island, ensures that we will maintain the integrity of the district. While we are thought of by some to be a franchise, each of our offices are individually owned and operated by our broker/owners, who both live in Rhode Island, and are managed by staff who live in the area. We take great pride in our spaces and are committed to being an asset to the communities we operate in. The interior of our offices are all designed to embrace the feel of each town. Our proposed Bristol office will not be any different. We intend to make this office a space that is not only inviting for the local foot traffic, but also a destination for those seeking a white glove experience when looking to relocate to the many beautiful homes in the area.

Thank you,

Andrea Crivellaro
Mott & Chace Sotheby's International Realty





Owner Account #: % Owned

Owner 1	THAMES STREET NASHUA, LLC	
Owner 2		
Owner 3		
Address		670 NORTH COMMERCIAL ST SUITE 303, MANCHESTER, NH 03101

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
KARIAN REALTY CO.	04/28/2023	150,000	2208-334		Q
FLEET NATIONAL BANK	12/10/1990	0	392-36		W
FLEET NATIONAL BANK	12/10/1990	0	392-33		Q
FLEET NATIONAL BANK	12/10/1990	0	392-31		
FLEET NATIONAL BANK	12/10/1990	0	392-22		

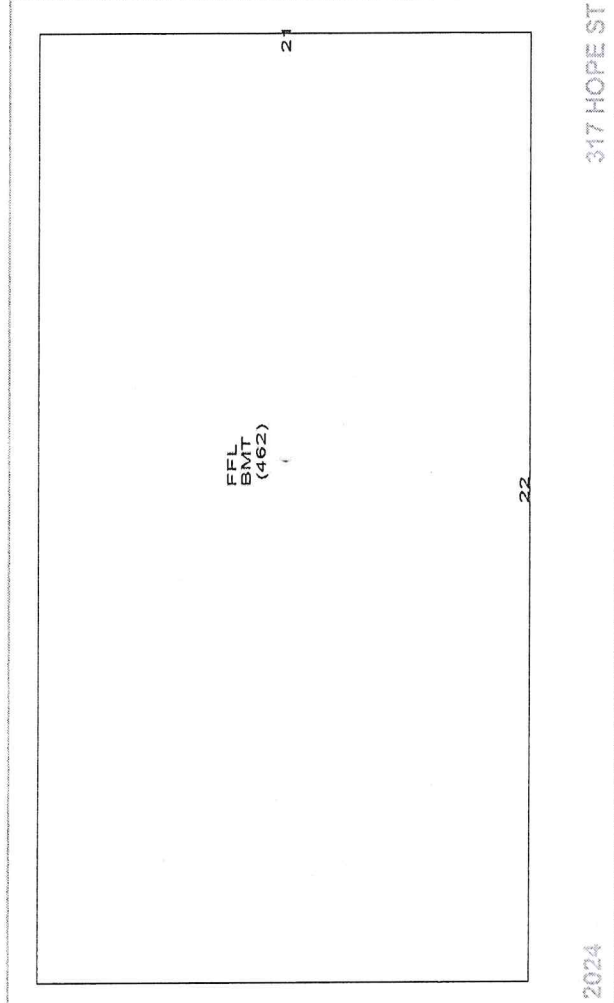
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	36,500	0	0.14	184,500	0	221,000
TOTAL	36,500	0	0.14	184,500	0	221,000

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	06	36,500	0	0	184,500	0	221,000	221,000
2022	06	36,500	0	0	184,500	0	221,000	221,000
2021	06	36,500	0	0	190,200	0	226,700	226,700
2020	06	36,500	0	0	190,200	0	226,700	226,700
2019	06	36,500	0	0	190,200	0	226,700	226,700
2018	06	36,400	0	0	180,200	0	216,600	216,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 239.18 VAL per SQ Unit/Parcel > 239.18



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 06 Comm 2	0.11478	AC	P	1.00	1,843,000	1,419,237	C11	-20			162,900			1.00	0
2 06 Comm 2	0.02934	AC	R	0.25	1,843,000	736,196	C11	-20			21,600			1.00	0
3															
4															



Building Information

Description	Quantity	Quality
BLDG Type RetailStores	1 Story	
RES Units	0	
Foundation	COM Units	
Frame 1	Wood	
EXT Wall 1	Wood Shndl	
Roof Type 1	Flat	
Roof Cover 1	Tar & Gravel	
INT Wall 1	Plaster	
Floors 1	Floors 2	
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Oil	
# Heat Sys	Heat Type	BB Hot Water
% Solar HW	% Heated	100
% COM Wall	% A/C	
Cell HIGHT	% Vacuum	
Parking Type	Ceiling Type	
EXT View	% Sprinkled	

Grade

Grade	Q4	Q4
Year Built	1919	EFF Year
Alt LUC		Alt %
Depreciation		
Code	Description	%
Condition	AV	AV - Average
Functional		
Economic		
Special		
OV		
Total Depreciation % >		35.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeep V
FFL	1st FLOOR	462	462	99.98	46,191
BMT	BASEMENT	462	0	15.00	6,930
Total		924	462		53,121

Other Factors

Flood Hazard	Topography	Street	Traffic	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infi	Land Factor	Adj Total	Depreciation	Depr Total
LEVEL	PAVED			86.00	1.25	0.93	99.98	3,000	1.00	1.00	1.00	56,121	19,642	36,479

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

Notes

BP #100-04-E REPAIRS & NEW SVC 100% CMP LR NEW 100 AMP SERVICE - 2010 II
 Deed and redevelopment restrictions recorded Bk 2217 Pg 90 Must be held in
 common ownership with Lots: 32, 41, 42, 44, 49, 50, 60, 61, 62, 66, 71, 73, 74, 76

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/12/2023	B57850		BLDG	20,000	0	Closed	repaired rotted wood on storefront and install new insulated glass
05/04/2012	SG22214		SIGN	0		Closed	A SIGN ON DOOR DISPLAYING HOURS AND A 8.5 X 8.2 IN FRONT WINDOW TC
07/16/2010	B28111		BLDG	0		Closed	REPLACE FRONT DOOR, REPLACE ROTTED TRIM ON NORTH SIDE OF BUILT
06/10/2010	E6998		ELEC	0		Closed	INSTALLATION OF A NEW 100 AMP ELECTRICAL SERVICE WITH PIPE MAST F
03/16/2004	E4977		ELEC	0		Closed	MAKE TEMP. REPAIRS AND INSTALL NEW 200 AMP SERVICE
12/19/1991	B37161		BLDG	0		Closed	RE-ROOF

Special Features & Yard Items

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

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



200 feet Abutters List Report

Bristol, RI
February 23, 2024

Subject Property:

Parcel Number: 10-43
CAMA Number: 10-43
Property Address: 317 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303

MANCHESTER, NH 03101

Abutters:

Parcel Number: 10-35
CAMA Number: 10-35
Property Address: 353 HOPE ST

Mailing Address: REMIERES, MARY LIFE ESTATE
DONOVAN, SUSAN A. & DEGALLEY,
353 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-36
CAMA Number: 10-36
Property Address: 18 CHURCH ST

Mailing Address: ENGELL, BETH A. TOREY JT
18 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-37
CAMA Number: 10-37
Property Address: 12 CHURCH ST

Mailing Address: PYLE, BARBARA L, TRUSTEE-BARBARA
L PYLE LIVING TRU
12 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-38
CAMA Number: 10-38
Property Address: 8 CHURCH ST

Mailing Address: DEVEAU, DEBRA A & BRAMWELL,
STEVEN M JT
8 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-39
CAMA Number: 10-39
Property Address: 126 THAMES ST

Mailing Address: MCQUILKIN, JOHN S. GWENDA J. TE
126 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-40
CAMA Number: 10-40
Property Address: 341 HOPE ST

Mailing Address: HOLMSTROM, GARRY CATHARINE C.
TRST & GARY & CA
341 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-41
CAMA Number: 10-41
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, STE 303
MANCHESTER, NH 03101

Parcel Number: 10-43
CAMA Number: 10-43
Property Address: 317 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-44
CAMA Number: 10-44
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, SUITE 303

MANCHESTER, NH 03101

Parcel Number: 10-45
CAMA Number: 10-45
Property Address: 82 THAMES ST

Mailing Address: BARNES, DANIEL L
82 THAMES ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 10-46 CAMA Number: 10-46 Property Address: 297 HOPE ST	Mailing Address: BAER, BANKARD F. RAYNE G. 40 CONSTITUTION STREET BRISTOL, RI 02809
Parcel Number: 10-47 CAMA Number: 10-47 Property Address: 281 HOPE ST	Mailing Address: STEWART, GORDON & BENITZ, MAIJA TE 281 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-48 CAMA Number: 10-48 Property Address: 72 THAMES ST	Mailing Address: PASQUAL, THOMAS A JO-ANN TRUSTEES & THOMAS A & 221 HOPE ST UNIT 9 BRISTOL, RI 02809
Parcel Number: 10-49 CAMA Number: 10-49 Property Address: 70 THAMES ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-50 CAMA Number: 10-50 Property Address: 60 THAMES ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-51 CAMA Number: 10-51 Property Address: 295 HOPE ST	Mailing Address: RAMOS, MICHAEL A PAULA 289 HOPE ST #1 BRISTOL, RI 02809-2016
Parcel Number: 10-52 CAMA Number: 10-52 Property Address: 275 HOPE ST	Mailing Address: MUHLBACH, LAURIE A. TRUSTEE 275 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-53 CAMA Number: 10-53 Property Address: 21 CONSTITUTION ST	Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX 21 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 10-54 CAMA Number: 10-54 Property Address: 17 CONSTITUTION ST	Mailing Address: DEMOPULOS, HAROLD W. TRUST AGREEMENT 3601 WISCONSIN AVE NW, Unit 704 WASHINGTON, DC 20016
Parcel Number: 10-55 CAMA Number: 10-55 Property Address: 11 CONSTITUTION ST	Mailing Address: CALM REALTY, LLC 11 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 10-56 CAMA Number: 10-56 Property Address: 9 CONSTITUTION ST	Mailing Address: HARTLEY, JOHN P. ET UX PAULA ARSENAULT HARTLEY 9 CONSTITUTION STREET BRISTOL, RI 02809
Parcel Number: 10-57 CAMA Number: 10-57 Property Address: 50 THAMES ST	Mailing Address: OUELLETTE, DAVID ALAN & BURGIO, JENNIFER JT 50 THAMES ST BRISTOL, RI 02809



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2/23/2024

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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 10-58 CAMA Number: 10-58 Property Address: 38 THAMES ST	Mailing Address: SALCONE, PETER M. 509 CLARKS ROW BRISTOL, RI 02809
Parcel Number: 10-59 CAMA Number: 10-59 Property Address: 34 THAMES ST	Mailing Address: CABRAL, VICTOR G JR MA 122 MT. HOPE AVE BRISTOL, RI 02809
Parcel Number: 10-68 CAMA Number: 10-68 Property Address: THAMES ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST, STE 303 MANCHESTER, NH 03101
Parcel Number: 10-71 CAMA Number: 10-71 Property Address: 325 HOPE ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-74 CAMA Number: 10-74 Property Address: HOPE ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-75 CAMA Number: 10-75 Property Address: 315 HOPE ST	Mailing Address: BOOTH, PATRICIA J 316 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-76 CAMA Number: 10-76 Property Address: HOPE ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-78 CAMA Number: 10-78 Property Address: 301 HOPE ST	Mailing Address: 301 HOPE STREET, LLC P.O. BOX 903 BRISTOL, RI 02809
Parcel Number: 14-102 CAMA Number: 14-102 Property Address: 290 HOPE ST	Mailing Address: FOX, GREGORY A. ALISON L 290 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-118 CAMA Number: 14-118 Property Address: 12 BYFIELD ST	Mailing Address: GARDNER, MATTHEW R (1/3); GARDNER, STEVEN D & ANN TRUSTEES-GARDNER TRUST (2/3) 12 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-69 CAMA Number: 14-69 Property Address: 11 BYFIELD ST	Mailing Address: MONAHAN-BELL LIVING TRUST 11 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-70 CAMA Number: 14-70 Property Address: 366 HOPE ST	Mailing Address: LEONARD PLACE LLC 385 HIGH ST BRISTOL, RI 02809



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2/23/2024

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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 14-71
CAMA Number: 14-71
Property Address: 344 HOPE ST

Mailing Address: JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 14-86
CAMA Number: 14-86
Property Address: 328 HOPE ST

Mailing Address: REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
TRUSTEES
328 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-87
CAMA Number: 14-87
Property Address: 314 HOPE ST

Mailing Address: SAFE WAY REALTY, LLC
C/O STEPHEN COELHO PO BOX 210
BRISTOL, RI 02809

Parcel Number: 14-88
CAMA Number: 14-88
Property Address: 300 HOPE ST

Mailing Address: WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915



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2/23/2024

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301 HOPE STREET,LLC
P.O. BOX 903
BRISTOL, RI 02809

FOX, GREGORY A.
ALISON L
290 HOPE ST
BRISTOL, RI 02809

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

BAER, BANKARD F.
RAYNE G.
40 CONSTITUTION STREET
BRISTOL, RI 02809

GARDNER, MATTHEW R (1/3);
TRUSTEES-GARDNER TRUST (2
12 BYFIELD ST
BRISTOL, RI 02809

PYLE, BARBARA L, TRUSTEE-
12 CHURCH ST
BRISTOL, RI 02809

BARNES, DANIEL L
82 THAMES ST
BRISTOL, RI 02809

HARTLEY, JOHN P. ET UX
PAULA ARSENAULT HARTLEY
9 CONSTITUTION STREET
BRISTOL, RI 02809

RAMOS, MICHAEL A
PAULA
289 HOPE ST #1
BRISTOL, RI 02809-2016

BOOTH, PATRICIA J
316 HOPE ST
BRISTOL, RI 02809

HOLMSTROM, GARRY
CATHARINE C. TRST & GARY
341 HOPE ST
BRISTOL, RI 02809

REMIERES, MARY LIFE ESTA
DONOVAN, SUSAN A. & DEGAL
353 HOPE ST
BRISTOL, RI 02809

CABRAL, VICTOR G JR
MA
122 MT. HOPE AVE
BRISTOL, RI 02809

JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
328 HOPE ST
BRISTOL, RI 02809

CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809

SAFE WAY REALTY, LLC
C/O STEPHEN COELHO
PO BOX 210
BRISTOL, RI 02809

CHACE, RICHMOND N.
NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

MCQUILKIN, JOHN S.
GWENDA J. TE
126 THAMES ST
BRISTOL, RI 02809

SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

DEMOPULOS, HAROLD W.
TRUST AGREEMENT
3601 WISCONSIN AVE NW, Unit 704
WASHINGTON, DC 20016

MONAHAN-BELL LIVING TRUST
11 BYFIELD ST
BRISTOL, RI 02809

STEWART, GORDON &
BENITZ, MAIJA TE
281 HOPE ST
BRISTOL, RI 02809

DEVEAU, DEBRA A & BRAMWEL
8 CHURCH ST
BRISTOL, RI 02809

MUHLBACH, LAURIE A. TRUST
275 HOPE ST
BRISTOL, RI 02809

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE
303
MANCHESTER, NH 03101

ENGELL, BETH A.
TOREY JT
18 CHURCH ST
BRISTOL, RI 02809

OUELLETTE, DAVID ALAN &
BURGIO, JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, STE
303
MANCHESTER, NH 03101

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST,
SUITE 303
MANCHESTER, NH 03101

WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915



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

TOWN OF BRISTOL
COMMUNITY DEV.
2024 FEB 16 AM 11:22

APPLICATION

File No: 2024-09
Accepted by ZEO: [Signature] 2/16/2024

APPLICANT: Name: Joseph Zowfrill: Jozow Enterprises Inc
Address: 1 Austin Ave PO Box 577
City: Greenville State: R.I Zip: 02928
Phone #: 401-480-4238 Email: JozowEnt@AOL.com
PROPERTY OWNER: Name: R.E.C Properties LLC Zach Rivers
Address: PO Box 964
City: Bristol RI 02809 State: RI Zip: 02809
Phone #: 401-595-9709 Email: zrivers1@gmail.com

1. Location of subject property: 655 Metacom Ave
Assessor's Plat(s) #: 94 Lot(s) #: 7
2. Zoning district in which property is located: GB
3. Zoning Approval(s) required (check all that apply):
[checked] 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): (General Business Zoning / ARTICLE 5, TABLE 2
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? I do not own property Leasing
7. Present use of property: Redeveloped Plaza
8. Is there a building on the property at present? yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
10. Proposed use of property: Operate a Dominos Pizza location

11. Give extent of proposed alterations: Signage of 86.47 square feet as opposed to the 29 square foot size currently allowed

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

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>29 Square Feet</u>	Proposed: <u>86.47</u>

13. Number of families before/after proposed alterations: N/A 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: 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: 2-16-24

Print Name: Joseph Zonfrilli

Property Owner's Signature: [Signature] Date: 2-16-24

Print Name: Red Rivers

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

Name: _____ Phone #: _____

Address: _____

JoZon Enterprises, Inc.

dba Domino's Pizza, Inc.

February 15, 2024

Edward M. Tanner
Zoning Officer
Town of Bristol, Rhode Island
Department of Community Development
235 High Street (10 Court Street)
Bristol, R.I. 02809

Dear Edward M. Tanner and Zoning Committee Members,

I have been the owner of the Domino's Pizza in Bristol for the past twenty nine years. I am now in the process of relocating my store to the old Benny's Plaza on Metacom Avenue.

Due to a zoning ordinance concerning wall signs within the General Business zoning district I am reaching out to the town council in hopes of being granted a dimensional variance. My sign vendor applied for permits for the street sign, which was approved, and a sign on the face of the building above our door. Unfortunately, the proposed size of the sign does not meet current zoning ordinances. A dimensional variance would be suitable in this situation as other size options would not offer my business the visibility needed for such a large building. A building that is also quite a distance from the street, especially since the space we are speaking of is directly in the center of the building, under the old Benny's tower. I am confident the original signage proposal would best suit the building and best suit the new, updated look of the redevelopment of the old Benny's plaza. I truly believe a smaller sign on such a large building would look quite unprofessional and somewhat lost against the size of the building from the street view.

I sincerely hope the Zoning Committee will give my variance serious thought and consideration and ultimately grant one. I believe it will enhance the redevelopment of this particular property and ensure it is something all Bristol residents will be proud of when completed.

Sincerely,

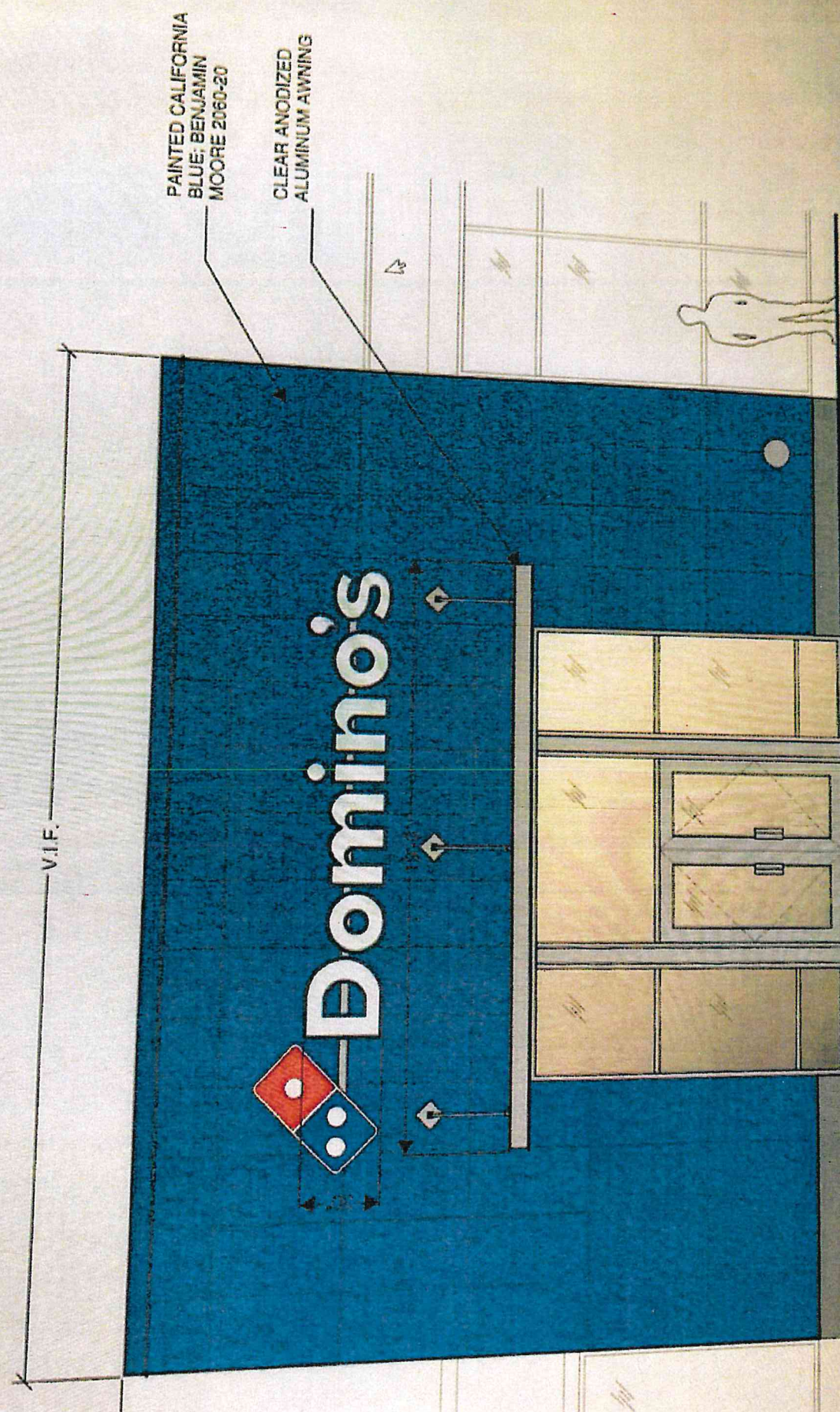


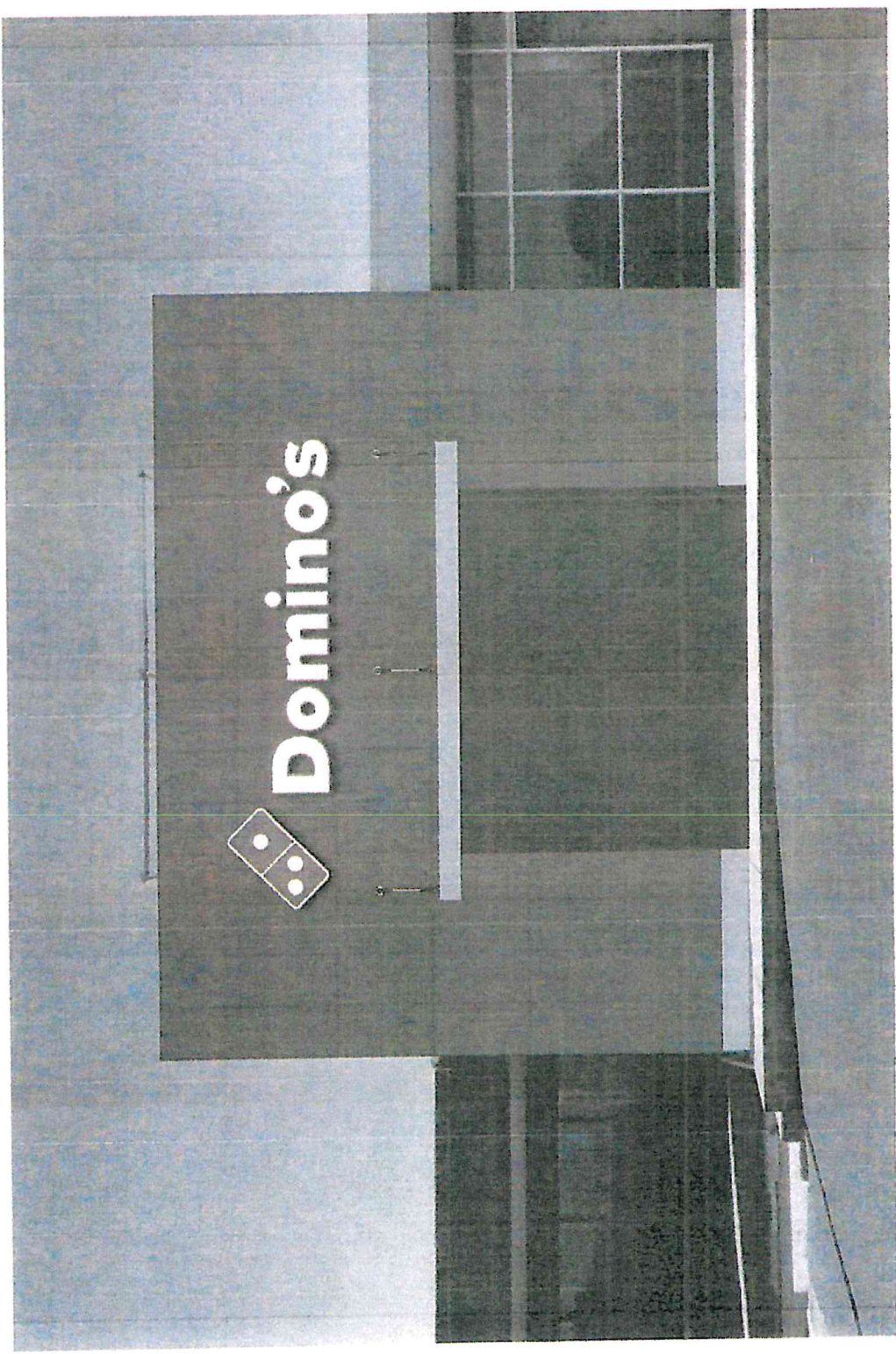
Joseph W. Zonfrilli, President
Jozon Enterprises, Inc.
P.O. Box 577
1 Austin Avenue
Greenville, R.I. 02828

Web Reportin... AOL Mail (10) AOL News Weather... IQ - Payment Proces... Coca-Cola Beverage... Principal Login New Tab

1 / 3 98%

Paused





Scale: None

JOB: 2023
Domino's

LOCATION: - MULTIPLE
(2) 555 Hilscom Ave. Bristol, RI

FILE: C-Visitehans-A
DATE: 12/23

REVISED:
1/23/24

PROJECT MANAGER:
Brian S.
DESIGNED BY:
USR

CLIENT APPROVAL
NOTICE TO CLIENT
The design and construction of any sign will require the client to obtain all necessary permits and approvals from the appropriate authorities. It is the client's responsibility to obtain all necessary permits and approvals. The client is responsible for the final appearance of the sign.

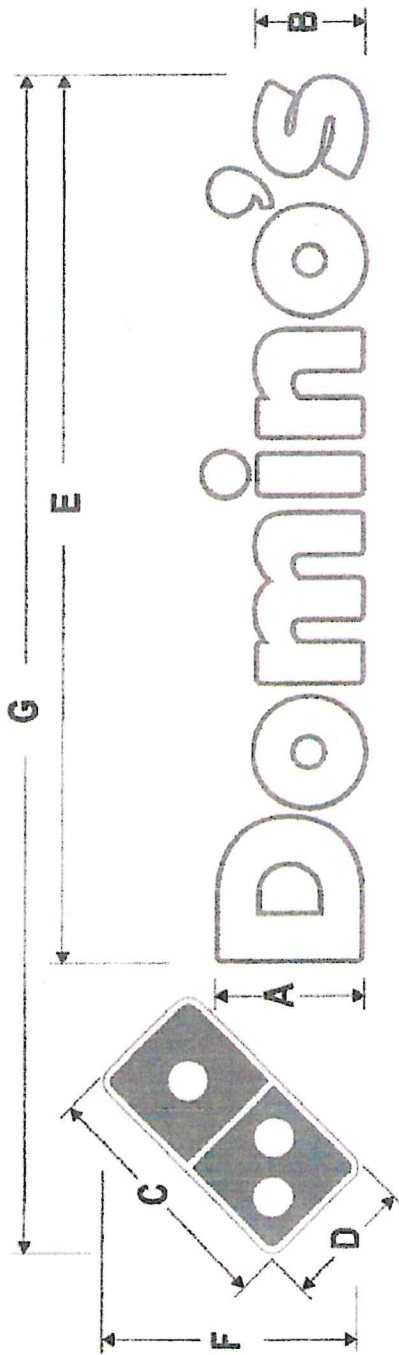
[Signature]

Date 1-26-24

AA Thirty sign & awning

2018-2023
AA Thirty Sign & Awning
1-417-262-2222

This design proposal is the property of AA Thirty Sign & Awning. It is furnished with the express understanding that it will not be copied in any manner without written permission.



A	B	C	D	E	F	G	Boxed area logo & letters	Total Sq. Ft.
30"	22"	50"	25 3/4"	14'-10"	4'-3"	19'-7 1/2"	60.1	86.47

Specifications:

1. New or Existing 3/16" White translucent acrylic panels
2. First surface applied vinyl:
 - 3M 3630-33 Red
 - 3M 3632-127 Intense Blue
 - Tile Border, Wordmark and ® is routed out from blue vinyl to show as white

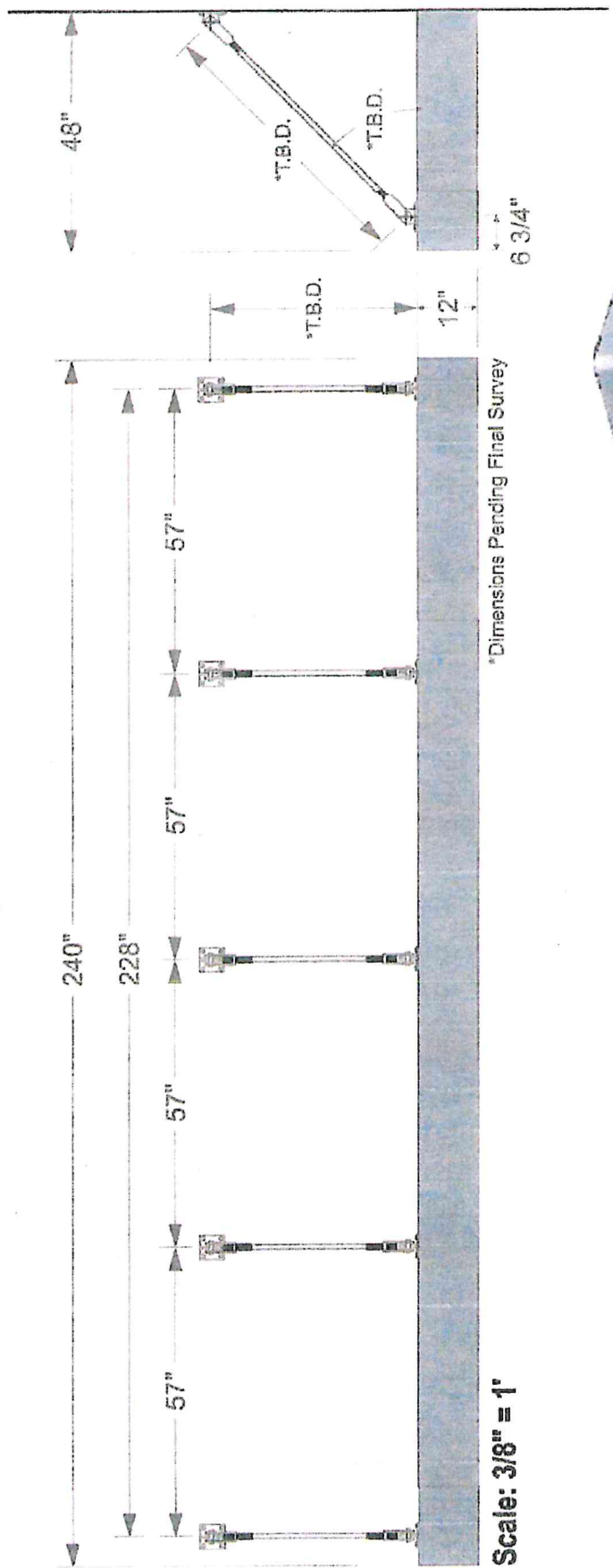
- MOA to be determined pending field survey

Scale: None

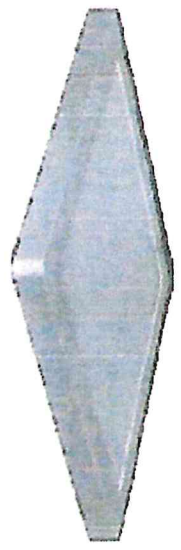
JOB: 2023 Domino's
 LOCATION: MULTIPLE (2) 655 Macarom Ave., Bristol, RI
 FILE: C:\ristofelians-B
 DATE: 12/1/23
 PROJECT MANAGER: Brian S.
 DESIGNED BY: JSR
 CLIENT APPROVAL: *[Signature]* Date: 1-26-24
 NOTICES TO CLIENT: *[Signature]* Date: 1-26-24
 No design or installation is to be made without the expressed and written permission of AA Thrifty Sign & Awning.



This design proposal is the property of AA Thrifty Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.



Scale: 3/8" = 1'



SLIMLINE SQUARE LED LIGHT FIXTURE



Scale: 1/4" = 1'

CLEAR ANODIZED ALUMINUM AWNING
 FABRICATED ALUMINUM CANOPY WITH STEEL ROD SUPPORTS
 TIED TO BACK OF BUILDING
 FOUR (4) SMALL SLIMLINE RECESSED LED LIGHT FIXTURES ARE TO BE
 INSTALLED IN BOTTOM OF CANOPY

JOB: 2023 Dentini's LOCATION - MULTIPLE (2) 655 Massachusetts Ave., Bristol, RI	FILE: C-canopy DATE: 12/27/23	PROJECT MANAGER: Brian S. DESIGNED BY: JSR	CLIENT APPROVAL: [Signature] DATE: 1-24-26	AA Thirty sign & awning 200 HUNTS LANE, SUITE 100 WEST BURLINGTON, VT 05405 TEL: 802-249-7774
--	--	---	--	--

NOTICE TO CLIENT
 This drawing is for informational purposes only and is not to be used for construction without the express written permission of AA Thirty sign & awning.

The design proposal is the property of AA Thirty Sign & Awning. It will not be copied in any manner without written permission.



Scale: None

JOB: 2023
Domino's

LOCATION - MULTIPLE
(2) 655 Maracom Ave. Eatonsville, RI

FILE:
C-brieteclayton-A

DATE:
12/4/23

PROJECT MANAGER:
Brian S.

DESIGNED BY:
JSR

CLIENT APPROVAL:

NOTICE TO CLIENT:
This design proposal is the property of AA Thirty Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.

[Signature]

Date: 1-26-24

AA Thirty
sign & awning

Professional Seal & Stamp
RI 02882021 P-45138-024



Joint Tenant Pylon Faces for Existing Double Face Sign

OPTION 2: Linear Logo and Letters
 Scale and format square pylon lens designs to fit specific panel dimension

Specifications:

- 1. New or Existing 3/16" White translucent acrylic panels
- 2. First surface applied vinyl:
 - 3M 3630-33 Red
 - 3M 3632-127 Intense Blue
 - Tile Border, Wordmark and © is routed out from blue vinyl to show as white

Scale: 1/2" = 1'

JOB: 2023 Domino's LOCATION - MULTIPLE 71 655 Milcom Ave., Bristol, RI	FILE: C-JointTenant-5 DATE: 12/1/23	PROJECT MANAGER: Brian S. DESIGNED BY: JSR	CLIENT APPROVAL DATE: 1-26-24 OFFICE:	 AA Thirtyby sign & awning
---	--	---	---	----------------------------------

This design proposal is the property of AA Thirtyby Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.

Plat/Lot 94 7

Account: 5346

LUC_06

Zone GB

Assessment \$1,282,600

Building Information

Table with columns: BLDG Type, Disc-Str, Story Height, Description, etc. Includes rows for RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View.

Grade

Table with columns: Grade, Q5+, Q5+, Year Built, 1960, EFF Year, Alt LUC, Alt %, etc. Includes rows for Depreciation, Condition, Functional, Economic, Special, OV, Total Depreciation %.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep V, etc. Includes rows for FFL, CPY, EFF, GAR, Total.

Visit History

Table with columns: Date, Result, By, etc. Includes rows for 10/20/2021, 8/3/2018, 7/19/2018, 11/6/2007, 11/6/2007.

Notes

ALUM & GLASS ENTRANCE (700 S.F.) CANOPY (350 S.F.) NEW HVAC 12/11 EAS. || FORMER BENNY'S-VACANT 2021

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Kitchen, Baths, etc.

Condo Data

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

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions, etc. Includes rows for MECH, ELEC, BLDG, PLMB.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value, etc. Includes rows for Single Light, Sign, Kiosk-Servst, Paving-Aspt, Security Sys, Loading Doct.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level, etc. Includes rows for 1, 2, 3, 4, Totals.



655 Metacom Avenue - 300' Radius

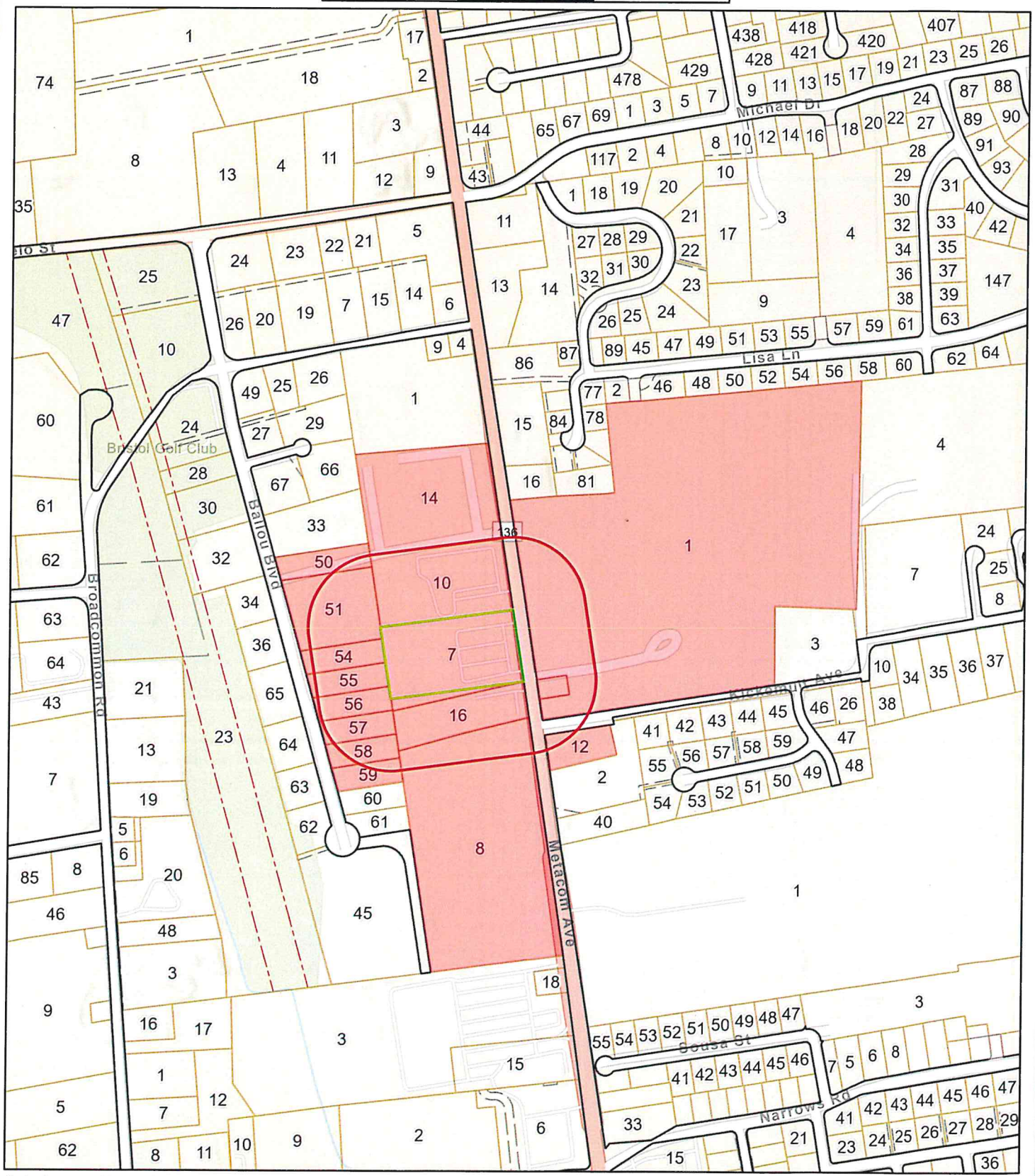
Bristol, RI



1 inch = 563 Feet

www.cai-tech.com

February 23, 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
February 23, 2024

Subject Property:

Parcel Number: 94-7
CAMA Number: 94-7
Property Address: 655 METACOM AVE

Mailing Address: REC PROPERTIES LLC
PO BOX 964
BRISTOL, RI 02809

Abutters:

Parcel Number: 134-1
CAMA Number: 134-1
Property Address: 648 METACOM AVE

Mailing Address: FALES, FRANK M. JR. DONALD G. TRST
& THE FALES FA
648 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 134-12
CAMA Number: 134-12
Property Address: 640 METACOM AVE

Mailing Address: FRANCIS, JOHN, IV TRUSTEE
636 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 134-14
CAMA Number: 134-14
Property Address: 646 METACOM AVE

Mailing Address: FALES, DONALD G. & TINKHAM, MARION
E. TRUSTEES OF THE CLAUDINE M.
FALES SPECIAL TRUST ESTATE
646 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-001
Property Address: 661 METACOM AVE

Mailing Address: CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-002
Property Address: 661 METACOM AVE

Mailing Address: CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-003
Property Address: 661 METACOM AVE

Mailing Address: LINK, KRISTINA K
4B JUPITER LANE
RICHMOND, RI 02898

Parcel Number: 94-10
CAMA Number: 94-10-004
Property Address: 661 METACOM AVE

Mailing Address: FOISY, SHARON A
661 METACOM AVE UNIT 4
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-005
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-006
Property Address: 661 METACOM AVE

Mailing Address: HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-007
Property Address: 661 METACOM AVE

Mailing Address: FATINI, WALTER A & LEAH J TE
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 94-10
CAMA Number: 94-10-008
Property Address: 661 METACOM AVE

Mailing Address: DEANGELIS, DEBORAH
661 METACOM AVE UNIT 8
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-009
Property Address: 661 METACOM AVE

Mailing Address: FARIAS, CHERYL
661 METACOM AVE UNIT 9
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-010
Property Address: 661 METACOM AVE

Mailing Address: ANDRADE, KATHIE J., TRUSTEE DONNA
P JANARIO IRREVOCABLE TRUST
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-011
Property Address: 661 METACOM AVE

Mailing Address: HATTUB, EDWARD C.
661 METACOM AVE UNIT 11
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-012
Property Address: 661 METACOM AVE

Mailing Address: PELOQUIN, JEANNE UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-013
Property Address: 661 METACOM AVE

Mailing Address: LEAL, DORA & JOHN TE
510 CHILD ST APT. 402A
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-014
Property Address: 661 METACOM AVE

Mailing Address: FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-015
Property Address: 661 METACOM AVE

Mailing Address: GOODWIN, LYDIA
661 METACOM AVE UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-016
Property Address: 661 METACOM AVE

Mailing Address: PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-017
Property Address: 661 METACOM AVE

Mailing Address: SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-018
Property Address: 661 METACOM AVE

Mailing Address: MCGREGOR, DENISE A.
24 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-019
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809



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2/23/2024

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300 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 94-10 CAMA Number: 94-10-020 Property Address: 661 METACOM AVE	Mailing Address: ZORBAN, LLC 411 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-021 Property Address: 661 METACOM AVE	Mailing Address: GAGNE, KAREN A. 661 METACOM AVENUE # 21 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-022 Property Address: 661 METACOM AVE	Mailing Address: ORBAN CONSTANTINO REALTY LLC 337 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-023 Property Address: 661 METACOM AVE	Mailing Address: DEFREITAS, MARIA J & ERNESTO TE DEFREITAS, ZACKERY JT 661 METACOM AVE UNIT 23 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-001 Property Address: 663 METACOM AVE	Mailing Address: FUSCO, JAMIE & SUNHE TE 663 METACOM AVE, UNIT 1 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-002 Property Address: 663 METACOM AVE 2	Mailing Address: SWIFT, ROBERT F 30 DOLLY DR BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-003 Property Address: 663 METACOM AVE	Mailing Address: PEREIRA, SANDRA 663 METACOM AVE UNIT 3 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-004 Property Address: 663 METACOM AVE	Mailing Address: NOLETTE, MICHAEL JOSEPH & ANNA LANORA TE 663 METACOM AVE, UNIT 4 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-005 Property Address: 665 METACOM AVE	Mailing Address: OESTING, SARAH K TRUSTEE SARAH K OESTING IRR TRUST 665 METACOM AVE UNIT 5 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-006 Property Address: 665 METACOM AVE	Mailing Address: ROCCHIO, ANTHONY 665 METACOM AVE UNIT 6 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-007 Property Address: 665 METACOM AVE	Mailing Address: CRUZ, BENJAMIN JR. ADELINE ETUX 665 METACOM AVE UNIT 7 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-008 Property Address: 665 METACOM AVE	Mailing Address: BOUCHARD, MARIANNE L 665 METACOM AVE UNIT 8 BRISTOL, RI 02809



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2/23/2024

Page 3 of 11



300 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 94-14 CAMA Number: 94-14-009 Property Address: 665 METACOM AVE	Mailing Address: BERWICK, JULIA 425 EAST 82ND ST APT 3-B NEW YORK, NY 10028
Parcel Number: 94-14 CAMA Number: 94-14-010 Property Address: 665 METACOM AVE	Mailing Address: DANSEREAU, JASON C 665 METACOM AVE UNIT 10 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-011 Property Address: 667 METACOM AVE	Mailing Address: MEDEIROS, SHAUNI-LEE 667 METACOM AVE UNIT 11 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-012 Property Address: 667 METACOM AVE	Mailing Address: BORGES, GEORGE E & ROSE TE 667 METACOM AVE UNIT 12 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-013 Property Address: 667 METACOM AVE	Mailing Address: SWIFT, ROBERT F 667 METACOM AVE UNIT 13 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-014 Property Address: 667 METACOM AVE	Mailing Address: KURKOSKI, HAYLEE 667 METACOM AVE, UNIT 14 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-015 Property Address: 667 METACOM AVE	Mailing Address: LAGARTO, DANIEL L 667 METACOM AVE, UNIT 15 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-016 Property Address: 667 METACOM AVE	Mailing Address: FEIJO, JORDAN JOSEPH & GEREMIA, KASEY MARIE TE 667 METACOM AVE UNIT 16 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-017 Property Address: 669 METACOM AVE	Mailing Address: STORTI, ANNE L. UNIT 17 669 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-018 Property Address: 669 METACOM AVE	Mailing Address: LEONARD, LOUISE A. 669 METACOM AVE UNIT 18 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-019 Property Address: 669 METACOM AVE	Mailing Address: OLIVEIRA, MARIA BEATRIZ UNIT 19 669 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-020 Property Address: 669 METACOM AVE	Mailing Address: RAMOS, RYAN M 669 METACOM AVE, UNIT 20 BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 94-14 CAMA Number: 94-14-021 Property Address: 669 METACOM AVE	Mailing Address: CHABOT, DONNA M. UNIT 21 669 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-022 Property Address: 669 METACOM AVE	Mailing Address: BRITO ENTERPRISES, INC. 101 TUPELO ST BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-023 Property Address: 669 METACOM AVE	Mailing Address: FARRELL, ANN 669 METACOM AVE # 23 BRISTOL, RI 02809-5138
Parcel Number: 94-14 CAMA Number: 94-14-024 Property Address: 669 METACOM AVE	Mailing Address: BREWER, JAMES 669 METACOM AVE UNIT 24 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-025 Property Address: 669 METACOM AVE	Mailing Address: SHEPARD, KATHLEEN F. 669 METACOM AVE, UNIT 25 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-026 Property Address: 669 METACOM AVE	Mailing Address: BELL, MICHAEL T TRUSTEE REVOCABLE LIVING TRUST OF MICHAEL T BELL 669 METACOM AVE UNIT 26 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-027 Property Address: 669 METACOM AVE	Mailing Address: BRITO ENTERPRISES, INC. 101 TUPELO ST BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-028 Property Address: 669 METACOM AVE # 28	Mailing Address: TROIA, DANIEL B 669 METACOM AVE # 28 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-029 Property Address: 671 METACOM AVE	Mailing Address: MCKENNA, JARED D 671 METACOM AVE UNIT 29 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-030 Property Address: 671 METACOM AVE	Mailing Address: PEREIRA, DANNY 1 LANDMARK RD WALLINGFORD, CT 06494
Parcel Number: 94-14 CAMA Number: 94-14-031 Property Address: 671 METACOM AVE	Mailing Address: DUARTE, ANN MARIE 671 METACOM AVE, UNIT 31 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-032 Property Address: 671 METACOM AVE	Mailing Address: LIMA, TYLER G 671 METACOM AVE, Unit 32 BRISTOL, RI 02809



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Bristol, RI
February 23, 2024

Parcel Number: 94-14 CAMA Number: 94-14-033 Property Address: 671 METACOM AVE	Mailing Address: ORBAN CONSTANTINO REALTY LLC 337 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-034 Property Address: 671 METACOM AVE	Mailing Address: BRITO ENTERPRISES, INC. 101 TUPELO ST BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-035 Property Address: 671 METACOM AVE	Mailing Address: SMITH, LINDA BIRD 671 METACOM AVE UNIT 35 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-036 Property Address: 671 METACOM AVE	Mailing Address: DEMELO, HUMBERTO S. & MARIA & BOTELHO, SANDRA JT 671 METACOM AVE # 36 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-037 Property Address: 671 METACOM AVE	Mailing Address: CHILD, MARIA F 671 METACOM AVE UNIT 37 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-038 Property Address: 671 METACOM AVE	Mailing Address: RIBEIRO DANIEL T 671 METACOM AVE #38 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-039 Property Address: 671 METACOM AVE	Mailing Address: BRITO ENTERPRISES, INC. 101 TUPELO ST BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-040 Property Address: 671 METACOM AVE	Mailing Address: COUTO HORACIO L 1265 NW 22ND AVE DELRAY BEACH, FL 33445
Parcel Number: 94-14 CAMA Number: 94-14-041 Property Address: 673 METACOM AVE	Mailing Address: TAVARES, KATIE L 673 METACOM AVE, UNIT 41 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-042 Property Address: 673 METACOM AVE	Mailing Address: HERNANDEZ, JUSTIN A 673 METACOM AVE, UNIT 42 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-043 Property Address: 673 METACOM AVE	Mailing Address: ANGELONE JILIAN M 1 CHRISTINE CT BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-044 Property Address: 673 METACOM AVE	Mailing Address: MEDEIROS, ROBERT M. & LARUE, ISADORA JT 673 METACOM AVE UNIT 44 BRISTOL, RI 02809



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Bristol, RI
February 23, 2024

Parcel Number: 94-14 CAMA Number: 94-14-045 Property Address: 673 METACOM AVE	Mailing Address: SALVAGGIO, JAMES J 673 METACOM AVE # 45 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-046 Property Address: 673 METACOM AVE	Mailing Address: SACCHETTI, CAROL L. 673 METACOM AVENUE UNIT 46 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-047 Property Address: 673 METACOM AVE	Mailing Address: KOTUBY, PAUL M JR 673 METACOM AVE UNIT 47 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-048 Property Address: 673 METACOM AVE	Mailing Address: TRIPALDI, BARBARA ANTHONY TE 673 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-049 Property Address: 673 METACOM AVE	Mailing Address: NORMANDIN, PHILIP TRUSTEE PHILIP NORMANDIN REV LIVING TRUST 673 METACOM AVE UNIT 49 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-050 Property Address: 673 METACOM AVE	Mailing Address: KELLEY, CHERYL 673 METACOM AVE, Unit 50 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-051 Property Address: 673 METACOM AVE	Mailing Address: GONSALVES, ANDREW J. 673 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-052 Property Address: 673 METACOM AVE	Mailing Address: BRITO ENTERPRISES, INC. 101 TUPELO ST BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-053 Property Address: 675 METACOM AVE	Mailing Address: WELLS, RICHARD 675 METACOM AVE UNIT 53 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-054 Property Address: 675 METACOM AVE	Mailing Address: ROGERS, ROSE M. 675 METACOM AVE UNIT 54 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-055 Property Address: 675 METACOM AVE	Mailing Address: CCB ENETERPRISES LLC 18 WHEELER AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-056 Property Address: 675 METACOM AVE	Mailing Address: MEDEIROS, GAILELYN & EUGENE TE 675 METACOM AVE BRISTOL, RI 02809



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Bristol, RI
February 23, 2024

Parcel Number: 94-14 CAMA Number: 94-14-057 Property Address: 675 METACOM AVE	Mailing Address: GREY, SALLY M.P. LE CROKE, ALISON L. & 675 METACOM AVE, UNIT 57 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-058 Property Address: 675 METACOM AVE	Mailing Address: SHATTUCK, ALAN DOUGLAS JR TRUSTEE 261 LINCOLN AVE BARRINGTON, RI 02806
Parcel Number: 94-14 CAMA Number: 94-14-059 Property Address: 677 METACOM AVE	Mailing Address: SPAULDING, LUCAS 677 METACOM AVE, UNIT 59 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-060 Property Address: 677 METACOM AVE	Mailing Address: UNIT 60 COURTYARD LLC 677 METACOM AVE #60 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-061 Property Address: 677 METACOM AVE	Mailing Address: SWIFT, ROBERT 30 DOLLY DR BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-062 Property Address: 677 METACOM AVE	Mailing Address: EIKENBERG, SHERI 677 METACOM AVE, UNIT 62 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-063 Property Address: 677 METACOM AVE	Mailing Address: LOPES, NELSY 677 METACOM AVE UNIT 63 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-064 Property Address: 677 METACOM AVE	Mailing Address: FARINA-ROSENDALE, HOLLIS M 677 METACOM AVE UNIT 64 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-065 Property Address: 679 METACOM AVE	Mailing Address: SOUSA, MARGUERITE Q 679 METACOM AVE UNIT 65 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-066 Property Address: 679 METACOM AVE	Mailing Address: DONAHUE, COLIN M. 7 EVERETT ST BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-067 Property Address: 679 METACOM AVE	Mailing Address: VIEIRA, CARMELA LIFE ESTATE BYRNES, VIVIAN & ANGELA M TC 44 THAYER STREET BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-068 Property Address: 679 METACOM AVE	Mailing Address: VIEIRA, CARMELA LIFE ESTATE BYRNES, VIVIAN & ANGELA M TC 44 THAYER STREET BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 94-14 CAMA Number: 94-14-069 Property Address: 679 METACOM AVE.	Mailing Address: 17 WESTMINSTER STREET, LLC c/o 32 LORRAINE STREET BARRINGTON, RI 02806
Parcel Number: 94-14 CAMA Number: 94-14-070 Property Address: 679 METACOM AVE	Mailing Address: BHANDARI, HUM NATH & SARITA POUDYAL TE 679 METACOM AVE UNIT 70 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-071 Property Address: 679 METACOM AVE	Mailing Address: SMITH, ROBERT B & SUNDERLAND, CATHERINE T JT 679 METACOM AVE UNIT 71 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-072 Property Address: 681 METACOM AVE	Mailing Address: GORMAN, DAVID UNIT 72 681 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-073 Property Address: 681 METACOM AVE	Mailing Address: HOSHUE, HEIDI 17101 SW 204TH STREET MIAMI, FL 33187-3518
Parcel Number: 94-14 CAMA Number: 94-14-074 Property Address: 681 METACOM AVE	Mailing Address: RUGGIERO, CHERYL A. 681 METACOM AVE UNIT 74 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-075 Property Address: 681 METACOM AVE	Mailing Address: CRATTY, LAUREN & JASON TE 681 METACOM AVE, Unit 75 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-076 Property Address: 681 METACOM AVE	Mailing Address: NOVY, PRESTON 681 METACOM AVE, UNIT 76 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-077 Property Address: 681 METACOM AVE	Mailing Address: MELT PROPERTIES LLC 32 HICKORY LN WATERFORD, CT 06385
Parcel Number: 94-14 CAMA Number: 94-14-078 Property Address: 681 METACOM AVE	Mailing Address: SWIFT, ROBERT F 30 DOLLY DR BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-079 Property Address: 683 METACOM AVE UNIT 79	Mailing Address: PELENDO, ISAAC 683 METACOM AVE UNIT 79 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-080 Property Address: 683 METACOM AVE UNIT80	Mailing Address: MORAN, CHARLES J & MARY BETH TE 683 METACOM AVE., #80 BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 94-14 CAMA Number: 94-14-081 Property Address: 683 METACOM AVE	Mailing Address: SCOTT, KIARA 683 METACOM AVE, UNIT 81 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-082 Property Address: 683 METACOM AVE	Mailing Address: FOX, KEITH M. UNIT 82 683 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-16 CAMA Number: 94-16 Property Address: 645 METACOM AVE	Mailing Address: OLIVER, ALBERT ALAN 1145 HOPE ST BRISTOL, RI 02809
Parcel Number: 94-18 CAMA Number: 94-18 Property Address: METACOM AVE	Mailing Address: MARSHALL, JOHN J. C/O 700 NARRAGANSETT PARK DR PAWUTCKET, RI 02861
Parcel Number: 94-50 CAMA Number: 94-50 Property Address: BALLOU BLVD	Mailing Address: THE COURTYARD AT METACOM CONDO ASSOC 151 BROADWAY PROVIDENCE, RI 02903-3042
Parcel Number: 94-51 CAMA Number: 94-51 Property Address: 52 BALLOU BLVD	Mailing Address: BLUE HOPE, LLC 52 BALLOU BLVD BRISTOL, RI 02809
Parcel Number: 94-54 CAMA Number: 94-54 Property Address: 58 BALLOU BLVD	Mailing Address: YOUNCE, LLC 132 BLISS ROAD NEWPORT, RI 02840
Parcel Number: 94-55 CAMA Number: 94-55 Property Address: 60 BALLOU BLVD	Mailing Address: A & F REALTY, LLC P. O. BOX 462 BRISTOL, RI 02809
Parcel Number: 94-56 CAMA Number: 94-56 Property Address: 62 BALLOU BLVD	Mailing Address: SUFFOLK BALLOU, LLC 62 BALLOU BLVD BRISTOL, RI 02809
Parcel Number: 94-57 CAMA Number: 94-57 Property Address: 64 BALLOU BLVD	Mailing Address: 5CS REALTY CO LLC 11 MASTERSON LN BRISTOL, RI 02809
Parcel Number: 94-58 CAMA Number: 94-58 Property Address: BALLOU BLVD	Mailing Address: N.C.D. DEVELOPERS, INC. 370 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-59 CAMA Number: 94-59 Property Address: BALLOU BLVD	Mailing Address: BALLOU BOULEVARD, LLC 67 BALLOU BOULEVARD BRISTOL, RI 02809



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Parcel Number: 94-7
CAMA Number: 94-7
Property Address: 655 METACOM AVE

Mailing Address: REC PROPERTIES LLC
PO BOX 964
BRISTOL, RI 02809

Parcel Number: 94-8
CAMA Number: 94-8
Property Address: 625 METACOM AVE

Mailing Address: JACKS SALVAGE AUTO PARTS,INC
607 METACOM AVENUE
BRISTOL, RI 02809



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17 WESTMINSTER STREET, LL
c/o 32 LORRAINE STREET
BARRINGTON, RI 02806

BORGES, GEORGE E &
ROSE TE
667 METACOM AVE UNIT 12
BRISTOL, RI 02809

CRATTY, LAUREN & JASON TE
681 METACOM AVE, Unit 75
BRISTOL, RI 02809

5CS REALTY CO LLC
11 MASTERSON LN
BRISTOL, RI 02809

BOUCHARD, MARIANNE L
665 METACOM AVE UNIT 8
BRISTOL, RI 02809

CRUZ, BENJAMIN JR.
ADELINE ETUX
665 METACOM AVE UNIT 7
BRISTOL, RI 02809

A & F REALTY, LLC
P. O. BOX 462
BRISTOL, RI 02809

BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

DANSEREAU, JASON C
665 METACOM AVE
UNIT 10
BRISTOL, RI 02809

ANDRADE, KATHIE J., TRUST
DONNA P JANARIO IRREVOCAB
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

BRITO ENTERPRISES, INC.
101 TUPELO ST
BRISTOL, RI 02809

DEANGELIS, DEBORAH
661 METACOM AVE
UNIT 8
BRISTOL, RI 02809

ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DEFREITAS, MARIA J &ERNES
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809

BALLOU BOULEVARD, LLC
67 BALLOU BOULEVARD
BRISTOL, RI 02809

CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DEMELO, HUMBERTO S. & MAR
BOTELHO, SANDRA JT
671 METACOM AVE # 36
BRISTOL, RI 02809

BELL, MICHAEL T TRUSTEE
REVOCABLE LIVING TRUST OF
669 METACOM AVE UNIT 26
BRISTOL, RI 02809

CHABOT, DONNA M.
UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

BERWICK, JULIA
425 EAST 82ND ST APT 3-B
NEW YORK, NY 10028

CHILD, MARIA F
671 METACOM AVE UNIT 37
BRISTOL, RI 02809

DUARTE, ANN MARIE
671 METACOM AVE, UNIT 31
BRISTOL, RI 02809

BHANDARI, HUM NATH &
SARITA POUDYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809

CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

BLUE HOPE, LLC
52 BALLOU BLVD
BRISTOL, RI 02809

COUTO HORACIO L
1265 NW 22ND AVE
DELRAY BEACH, FL 33445

FALES, DONALD G. & TINKHA
OF THE CLAUDINE M. FALES
646 METACOM AVE
BRISTOL, RI 02809

FALES, FRANK M. JR.
DONALD G. TRST & THE FALE
648 METACOM AVE
BRISTOL, RI 02809

FUSCO, JAMIE & SUNHE TE
663 METACOM AVE, UNIT 1
BRISTOL, RI 02809

JACKS SALVAGE
AUTO PARTS, INC
607 METACOM AVENUE
BRISTOL, RI 02809

FARIAS, CHERYL
661 METACOM AVE
UNIT 9
BRISTOL, RI 02809

GAGNE, KAREN A.
661 METACOM AVENUE # 21
BRISTOL, RI 02809

KELLEY, CHERYL
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

FARINA-ROSENDALE, HOLLIS
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

KOTUBY, PAUL M JR
673 METACOM AVE UNIT 47
BRISTOL, RI 02809

FARRELL, ANN
669 METACOM AVE # 23
BRISTOL, RI 02809-5138

GOODWIN, LYDIA
661 METACOM AVE
UNIT 15
BRISTOL, RI 02809

KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

FATINI, WALTER A & LEAH J
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809

GORMAN, DAVID
UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

FEIJO, JORDAN JOSEPH &
GEREMIA, KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

GREY, SALLY M.P. LE
CROKE, ALISON L. &
675 METACOM AVE, UNIT 57
BRISTOL, RI 02809

LEAL, DORA &
JOHN TE
510 CHILD ST APT. 402A
WARREN, RI 02885

FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

HATTUB, EDWARD C.
661 METACOM AVE UNIT 11
BRISTOL, RI 02809

LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

FOISY, SHARON A
661 METACOM AVE
UNIT 4
BRISTOL, RI 02809

HERNANDEZ, JUSTIN A
673 METACOM AVE, UNIT 42
BRISTOL, RI 02809

LIMA, TYLER G
671 METACOM AVE, Unit 32
BRISTOL, RI 02809

FOX, KEITH M.
UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518

LINK, KRISTINA K
4B JUPITER LANE
RICHMOND, RI 02898

FRANCIS, JOHN, IV TRUSTEE
636 METACOM AVE
BRISTOL, RI 02809

HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

LOPES, NELSY
677 METACOM AVE UNIT 63
BRISTOL, RI 02809

MARSHALL, JOHN J.
C/O 700 NARRAGANSETT PARK DR
PAWUTCKET, RI 02861

NORMANDIN, PHILIP TRUSTEE
PHILIP NORMANDIN REV LIVI
673 METACOM AVE UNIT 49
BRISTOL, RI 02809

PEREIRA, SANDRA
663 METACOM AVE UNIT 3
BRISTOL, RI 02809

MCGREGOR, DENISE A.
24 KICKEMUIT AVE
BRISTOL, RI 02809

NOVY, PRESTON
681 METACOM AVE, UNIT 76
BRISTOL, RI 02809

RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

MCKENNA, JARED D
671 METACOM AVE
UNIT 29
BRISTOL, RI 02809

OESTING, SARAH K TRUSTEE
SARAH K OESTING IRR TRUST
665 METACOM AVE
UNIT 5
BRISTOL, RI 02809

REC PROPERTIES LLC
PO BOX 964
BRISTOL, RI 02809

MEDEIROS, GAILELYN &
EUGENE TE
675 METACOM AVE
BRISTOL, RI 02809

OLIVEIRA, MARIA BEATRIZ
UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

RIBEIRO DANIEL T
671 METACOM AVE #38
BRISTOL, RI 02809

MEDEIROS, ROBERT M. &
LARUE, ISADORA JT
673 METACOM AVE
UNIT 44
BRISTOL, RI 02809

OLIVER, ALBERT ALAN
1145 HOPE ST
BRISTOL, RI 02809

ROCCHIO, ANTHONY
665 METACOM AVE UNIT 6
BRISTOL, RI 02809

MEDEIROS, SHAUNI-LEE
667 METACOM AVE UNIT 11
BRISTOL, RI 02809

ORBAN
CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

ROGERS, ROSE M.
675 METACOM AVE UNIT 54
BRISTOL, RI 02809

MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

MORAN, CHARLES J & MARY B
683 METACOM AVE., #80
BRISTOL, RI 02809

PELENDO, ISAAC
683 METACOM AVE UNIT 79
BRISTOL, RI 02809

SACCHETTI, CAROL L.
673 METACOM AVENUE UNIT 46
BRISTOL, RI 02809

N.C.D. DEVELOPERS, INC.
370 METACOM AVE
BRISTOL, RI 02809

PELOQUIN, JEANNE
UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

SALVAGGIO, JAMES J
673 METACOM AVE # 45
BRISTOL, RI 02809

NOLETTE, MICHAEL JOSEPH &
663 METACOM AVE, UNIT 4
BRISTOL, RI 02809

PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

SHATTUCK, ALAN DOUGLAS JR
261 LINCOLN AVE
BARRINGTON, RI 02806

SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809

SWIFT, ROBERT F
667 METACOM AVE
UNIT 13
BRISTOL, RI 02809

SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

TAVARES, KATIE L
673 METACOM AVE, UNIT 41
BRISTOL, RI 02809

SMITH, LINDA BIRD
671 METACOM AVE UNIT 35
BRISTOL, RI 02809

THE COURTYARD AT METACOM
151 BROADWAY
PROVIDENCE, RI 02903-3042

SMITH, ROBERT B &
SUNDERLAND, CATHERINE T J
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

TRIPALDI, BARBARA
ANTHONY TE
673 METACOM AVE
BRISTOL, RI 02809

SOUSA, MARGUERITE Q
679 METACOM AVE
UNIT 65
BRISTOL, RI 02809

TROIA, DANIEL B
669 METACOM AVE # 28
BRISTOL, RI 02809

SPAULDING, LUCAS
677 METACOM AVE, UNIT 59
BRISTOL, RI 02809

UNIT 60 COURTYARD LLC
677 METACOM AVE #60
BRISTOL, RI 02809

STORTI, ANNE L.
UNIT 17
669 METACOM AVE
BRISTOL, RI 02809

VIEIRA, CARMELA LIFE ESTA
BYRNES, VIVIAN & ANGELA M
44 THAYER STREET
BRISTOL, RI 02809

SUFFOLK BALLOU, LLC
62 BALLOU BLVD
BRISTOL, RI 02809

WELLS, RICHARD
675 METACOM AVE
UNIT 53
BRISTOL, RI 02809

SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

YOUNCE, LLC
132 BLISS ROAD
NEWPORT, RI 02840



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 FEB 23 PM 1:10

APPLICATION

File No: 2024-10
 Accepted by ZEO: MT 2/23/24

APPLICANT:	Name: <u>Peggy Fredenck</u>		
	Address: <u>195 High Street</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>508-308-3069</u>	Email: <u>pegfred4@gmail.com</u>	
PROPERTY OWNER:	Name: <u>Peggy Fredenck</u>		
	Address: <u>31 Bradford Street</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>508-308-3069</u>	Email: <u>pegfred4@gmail.com</u>	

1. Location of subject property: 195 High Street
 Assessor's Plat(s) #: 14 Lot(s) #: 73
2. Zoning district in which property is located: R-6
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): Article IV) Section 28-11
 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? Purchased December 2023
7. Present use of property: 2 family dwelling
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):
22x38' house, 1800 square feet, 28' feet height
10. Proposed use of property: single family residence with screened porch and carriage house

11. Give extent of proposed alterations: Add detached carriage house (20'x26'), add East covered front porch (6'x22') add west screen porch (12'x18'), relocate chimney (convert from wood burning to gas), new foundation with full basement moved 4'-0" west (away from street) Windows returned to 6-over 6
 12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Covered porch = 132 sf. Screen Porch = 216 sf, Carriage house = 520 sf
Total additions = 868 sf

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>8'</u>	Proposed Setback: <u>10'</u>
Left side lot line:	Required Setback: <u>10'</u>	Proposed Setback: <u>28'-2"</u>
Right side lot line:	Required Setback: <u>10'</u>	Proposed Setback: <u>3'-4'</u>
Rear lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>44'6"</u>
Building height:	Required: <u>35'</u>	Proposed: <u>28'</u>

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

Required: 30% Proposed: 27%

13. Number of families before/after proposed alterations: 2 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? Not yet
 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: BCWA Sewer: BCWA

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: Peggy Frederick Date: 2/20/24

Print Name: Peggy Frederick

Property Owner's Signature: Peggy Frederick Date: 2/20/24

Print Name: Peggy Frederick

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

Name: _____ Phone #: _____

Address: _____

Re: 195 High Street

I'm removing the request to get a variance on the carriage house as I am trying to work within the regulations as much as possible.

I met with HDC in March and obtained approval to move the house back 4 feet. The approval letter is attached. They also discussed the front porch and those notes are below from the draft of the minutes that will be approved at the next meeting.

Hutchins: There is no vapor barrier and it rotted everything. We need to raise the house and we thought of moving it back a little to add a covered porch. We would come back with details for that part. The way the house sits now is there is only 6ft between the front of house and the sidewalk.

Lima: Is this whole application an application and a concept review?

Toth: Part real application and part concept review.

Lima: Can we deal with the real part first then do concept after.

Fredrick: We need to dig out the old foundation and lay a new one. Since we have to move the house off of the foundation to do so, I would like to move the foundation back 4ft and add a covered porch to the front. The foundation needs a lot of proper drainage. We would like the approval to move it back 4ft and we are planning to meet with the Zoning Board on April 1st.

Lima: If this is going to Zoning for the moving of the house, then where are we in that?

Teitz: You are first. The key thing for Zoning is for the moving of the house. You are still keeping the 3-4ft side yard, correct.

Hutchins: It is already recognized as non-conforming by Zoning.

Teitz: Why are they moving it back? Is it for the possibility of adding a front porch?

2021 MAR 26 AM 9:41

COMMUNITY DEVELOPMENT

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Bristol Historic District Commission
Decision Letter

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

March 21, 2024

Peggy Frederick/

31 Bradford Street, Bristol, RI 02809

RE: BHDC Review

195 High Street

Plat #14, Lot #72

Application 24-025

Dear Applicant:

At its March 7, 2024 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve application 24-025 as noted:

1. Replace foundation and move house 4 feet from street. Finding of Fact: poor foundation in need of replacement,
2. Remove center chimney. Finding of Fact applicant will be replacing with a faux chimney.
3. Replace windows with new Marvin ultimate double hung 6 over 6 windows.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member John M. Allen will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,



Nicholas Toth

Planner/HDC Clerk

Town of Bristol Department of Community Development



CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL

Bristol Historic District Commission

"Green Sheet"

Issued to: Peggy Frederick

Location: 195 High Street 14-72

Project: 24-025

THIS DOCUMENT EXPIRES ONE YEAR FROM ISSUANCE. WORK MUST COMMENCE BY March 21, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BEFORE WORK CAN BEGIN.

Owner Contact (if different than above):

Mailing Address (if different than above): 31 Bradford Street, Bristol, RI 02809

Owner/s Tel. #: 508-308-3069

Architect/Draftsman: Melissa Hutchinson

Contractor: tbd

Work Category (Check ALL that apply to the project): Remodeling of Structure(s)

Description of Work: Review the high level project plan with the committee and obtain approval to remove the center chimney and replace the foundation and purchase new windows.

Historic District Commission Decision:

Approved as Noted (Conditions and reasons below)

MOTIONS:

To approve application 24-025 as noted:

1. Replace foundation and move house 4 feet from street. Finding of Fact: poor foundation in need of replacement,
2. Remove center chimney. Finding of Fact applicant will be replacing with a faux chimney.
3. Replace windows with new Marvin ultimate double hung 6 over 6 windows.

Chair/Vice Chair, Historic District Commission:

Date: March 21, 2024

For reasons regarding the above noted motion(s), refer to the meeting minutes dated March 7, 2024.

Date completed application received by Historic District Commission: February 16, 2024

HDC-24-25



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 195 High Street

2. Plat # 14 Lot # 72

3. a. Applicant: Peggy Frederick

b. Owner (if different from applicant written authorization of owner required):

Mailing Address: 31 Bradford Street, Bristol, RI 02809

Phone: 508-308-3069

Email: pegfred4@gmail.com

4. a. Architect/Draftsman: Melissa Hutchinson

Phone: 401.559.1957

Email: mhutchinson@g.rwu.edu

b. Contractor: tbd

Phone:

Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Review the high level project plan with the committee and obtain approval to remove the center chimney and replace the foundation and purchase new windows.

7. Property History

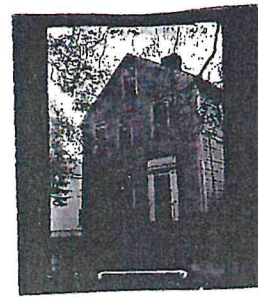
Peggy Frederick

Peggy Frederick

Applicant's Name – Printed

Applicant's Signature

HISTORIC BUILDING DATA SHEET
RHODE ISLAND STATEWIDE SURVEY
PHASE 1



PLAT 24 LOT 73

VILLAGE Bristol

OWNER Richard E. Ronschausen and Harriet
Harbert

PRESENT USE residence

LAND USE residential

STYLE 18th. cen. C.

CONDITION poor

REMODELING shed all on SW corner

DESCRIPTION: STORIES 2 1/2

ROOF gable

CHIMNEYS 2: 1-central, old brick;
1-at rear

FOUNDATION 1 1/2 ft. stone
3/4 ft. stone

WALL COVER wood clapboard, shingle

ENTRANCE Flat head, entablature cut down 3 pane
glass transom, paneled wood

pillasters.

WINDOWS D.W. 2/2, 6/6, 3/1

OTHER: ? Has door been changed. Pres-
ent arched Victorian Door C. 1860.

OUTBUILDINGS none

SITE/LANDSCAPE Well fenced play
yard.

ARCHITECTURAL VALUE 2A

SURVEYOR R.S.M.

KNOWN AS _____

PHOTO NO. B-R-15-12

ORIGINAL USE farmhouse

ARCHITECT _____

CONSTRUCTION DATE c. 1800

SOURCE OF DATE _____

HISTORY: MAPS 1684 - Lot belonging to
Lewis Langdon (1704)

1851 - W. Lindsay

1862 -

1870 - House on lot

1903 - House on lot

OLD PHOTOS _____

SOURCE _____

OTHER: 1874 - Rachel Edson from
Albert M. Sparks.

REFERENCES/BIBLIOGRAPHY _____

HISTORIC VALUE 1

DATE OF INSPECTION 7/71

COUNTY Bristol

CITY/TOWN _____

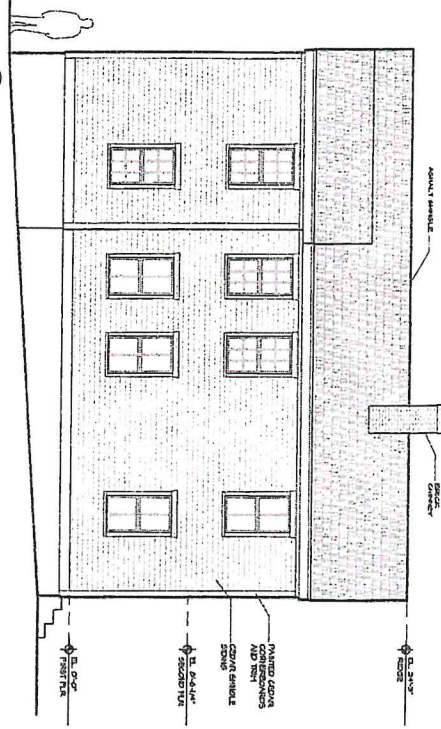
Bristol

ROAD _____

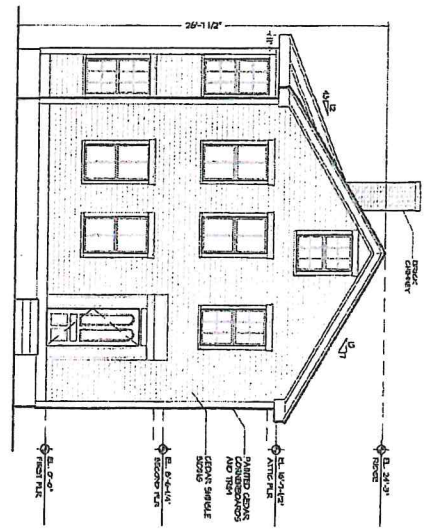
195 High Street

MAP NO. _____

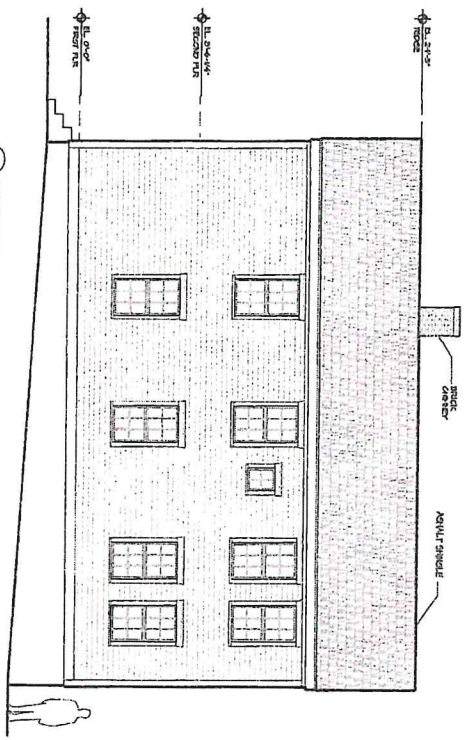
PRIORITY _____



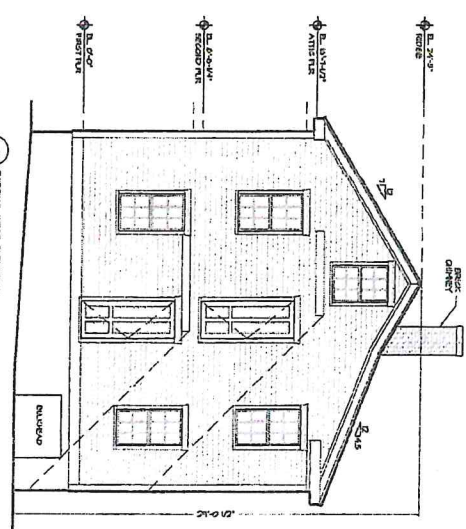
2 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

MH Architect, LLC
203 Hooper Street
Providence, RI 02878
401.589.1957
mharchitect.com

FREDERICK RESIDENCE
195 HIGH STREET
BRISTOL, RI 02809

DATE: 08/20/2013
DRAWING NUMBER: X2.0
DRAWING TITLE: EXISTING ELEVATIONS
DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 08/20/2013

X2.0

Proposed New Windows

MARVIN ULTIMATE DOUBLE HUNG G2 HISTORIC CASING OPTION WITH 6 OVER 6 PATTERN

The historic casing for the Ultimate Double Hung G2 window is made of extruded aluminum, which is about the thickness of a quarter. Aluminum that's extruded allows for more detail and is far more durable than roll-form aluminum. In fact, it can be used in different climates and regions throughout the country.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING

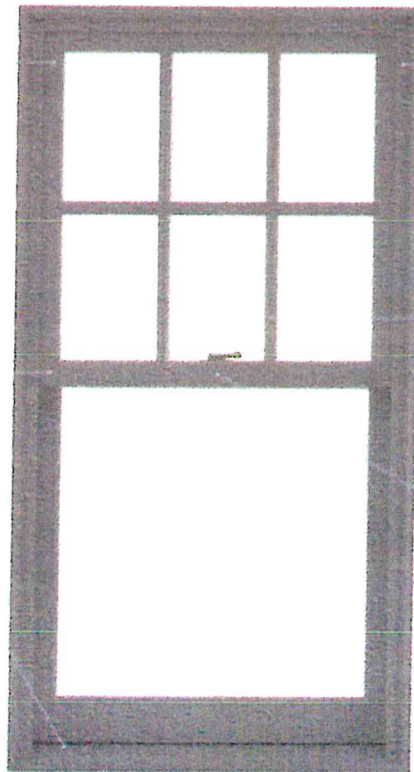
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20 year warranty against chalking and fading.

EXPANSIVE SIZES

Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL

The 14 degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE

LC PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK

Eliminates drafts and improves the window's overall structural integrity.

Question #5.

Moving the house back 4 feet will decrease the non-conformity in the front of the house while leaving the right side just about where it is today. The addition of the front porch is in keeping with the character of the neighborhood.



Figure 1 Before



Figure 2 After

Extent of proposed alterations:

Add detached Carriage House (20' x 26'), add East covered front porch (6' x 22'), add West screened porch (12' x 18'), relocate chimney (convert from wood-burning to gas), new foundation with full basement moved 4'-0" West (away from street), all windows to be returned to 6-over-6 configuration

Both front porch and screen porch are 1-story additions (screen porch 14' tall, front porch 13' tall)

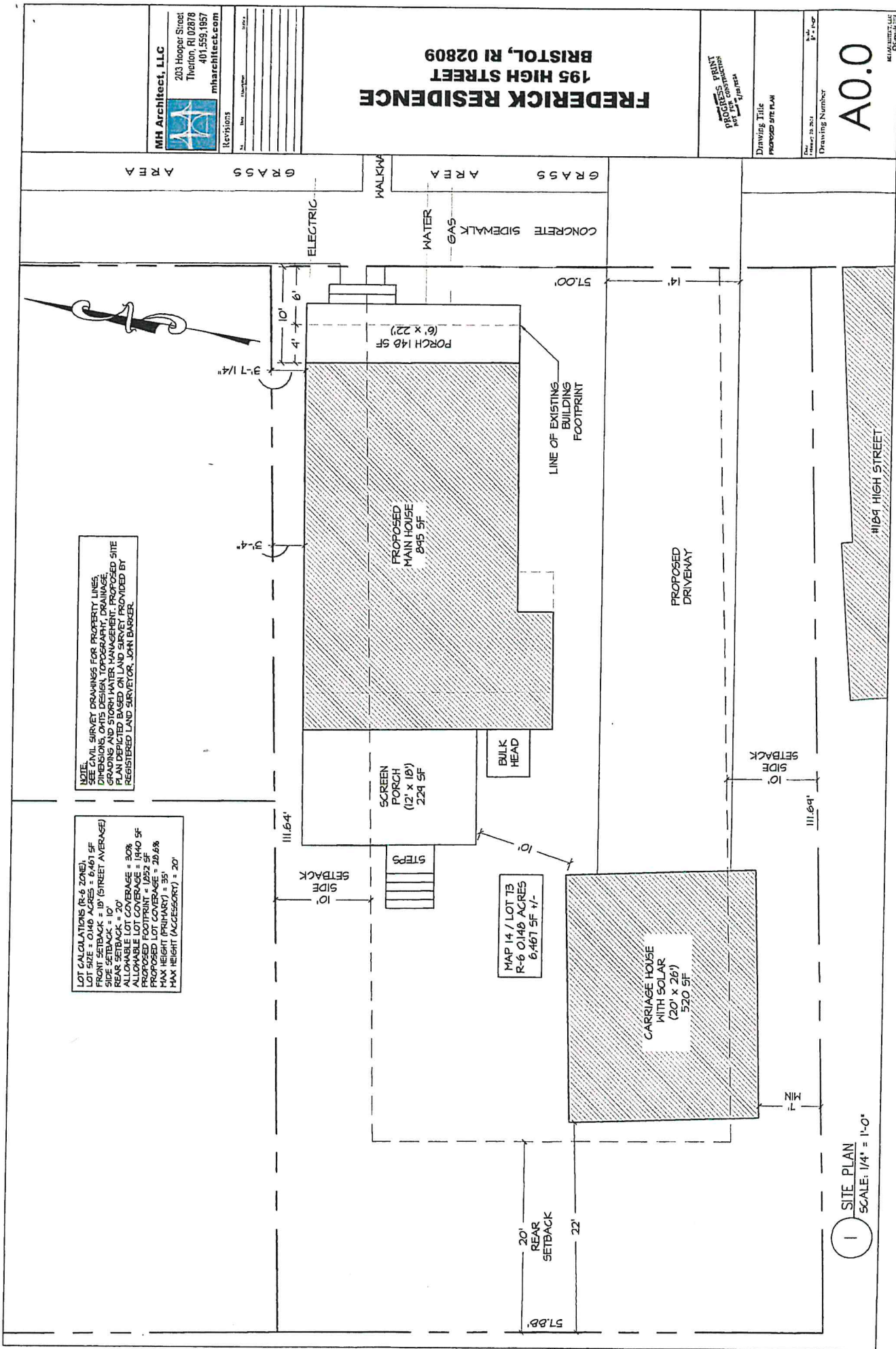
Covered porch = 132 sf, Screen Porch = 216 sf, Carriage House = 520 sf, TOTAL ADDITIONS = 868 sf

Primary Structure

<u>Setbacks</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front	8' avg	6'-0"	10'-0"
Right	10'	3'-4"	3'-4"
Left	10'	28'-2"	28'-2"
Rear	20'	67'-2"	44'-6"
Height	35'	28'-0"	28'-0"

Accessory Structure

<u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>
Front	8' avg	63'-1"
Right	6'	32'-7"
Left	6'	7'
Rear	6'	22'
Height	20'	20'
Area	22' x 24'	20' x 26'



NOTE:
 SEE CIVIL SURVEY DRAWINGS FOR PROPERTY LINES,
 DIMENSIONS, ONTS DESIGN, TOPOGRAPHIC DRAINAGE,
 GRADING AND STORM WATER MANAGEMENT. PROPOSED SITE
 PLAN DEPICTED BASED ON LAND SURVEY PROVIDED BY
 REGISTERED LAND SURVEYOR, JOHN BARKER.

LOT CALCULATIONS (R-6 ZONE):
 LOT SIZE = 0.148 ACRES = 6,461 SF
 FRONT SETBACK = 10' (STREET AVERAGE)
 SIDE SETBACK = 20'
 REAR SETBACK = 20'
 ALLOWABLE LOT COVERAGE = 30%
 ALLOWABLE LOT COVERAGE = 40%
 PROPOSED FOOTPRINT = 1,422 SF
 PROPOSED LOT COVERAGE = 21.8%
 MAX HEIGHT (PRIMARY) = 35'
 MAX HEIGHT (ACCESSORY) = 20'

MAP 14 / LOT 13
 R-6 0.148 ACRES
 6,461 SF 1/4"

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

MH Architect, LLC
 203 Hooper Street
 Tiverton, RI 02878
 401.559.1957
 mharchitect.com

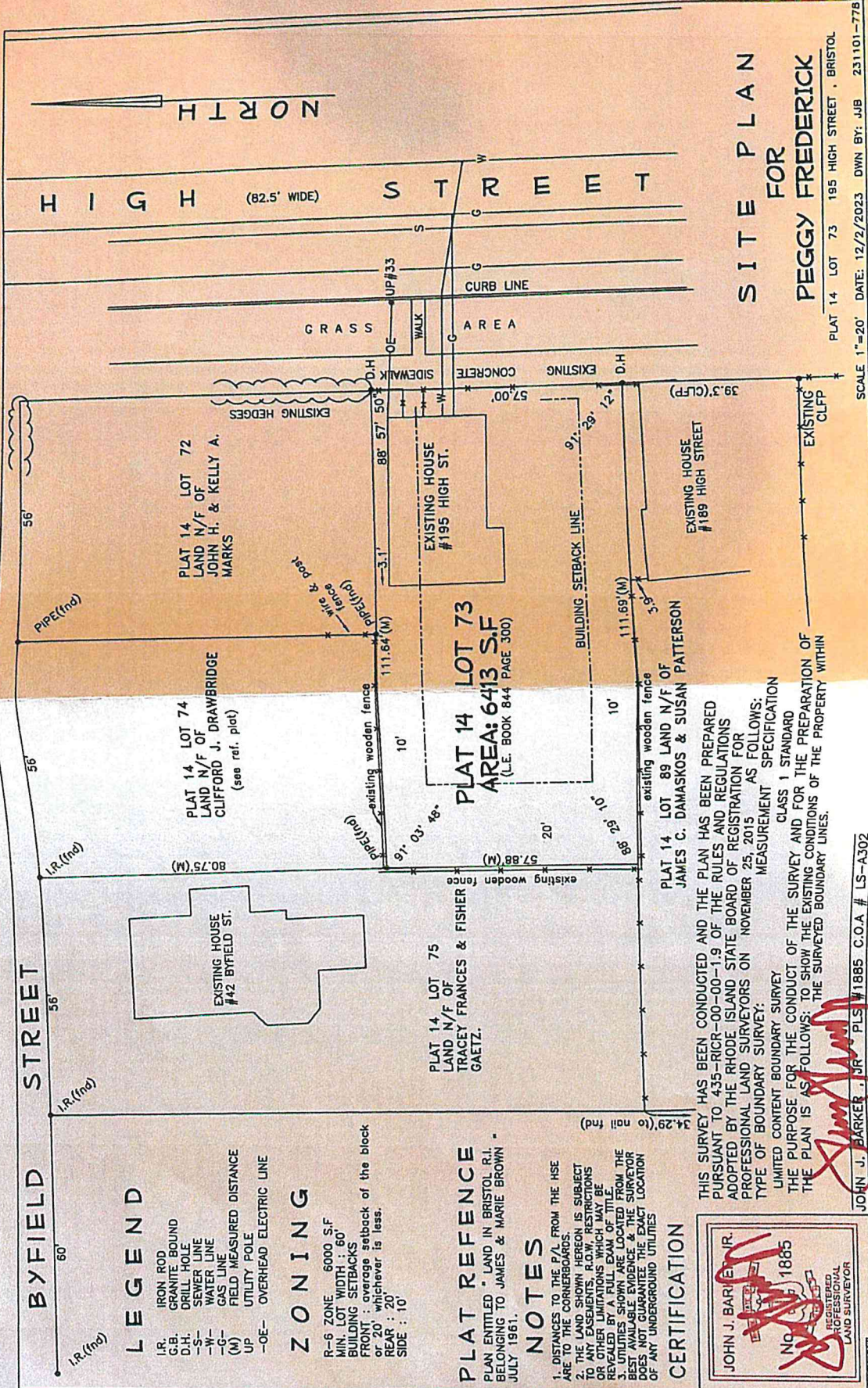
FREDERICK RESIDENCE
 195 HIGH STREET
 BRISTOL, RI 02809

PROGRESS PRINT
 NOT FOR CONSTRUCTION
 4/18/2024

Drawing Title
 PROPOSED SITE PLAN
 Date: 04/18/2024
 Drawing Number: 1-0

A0.0

DATE PLOTTED: 04/18/2024 10:05:31 AM



S I T E P L A N
FOR
PEGGY FREDERICK

PLAT 14 LOT 73 195 HIGH STREET · BRISTOL
 SCALE 1"=20' DATE: 12/2/2023 DWN BY: JJB 231101-778

BYFIELD STREET
 56'

H I G H S T R E E T
 (82.5' WIDE)

LEGEND

- I.R. IRON ROD
- G.B. GRANITE BOUND
- D.H. DRILL HOLE
- S- WATER LINE
- G- GAS LINE
- (M) FIELD MEASURED DISTANCE
- UP UTILITY POLE
- OE- OVERHEAD ELECTRIC LINE

ZONING

R-6 ZONE 6000 S.F.
 MIN. LOT WIDTH : 60'
 BUILDING SETBACKS
 FRONT : average setback of the block
 or 20' whichever is less.
 REAR : 20'
 SIDE : 10'

PLAT REFERENCE

PLAN ENTITLED "LAND IN BRISTOL R.I. BELONGING TO JAMES & MARIE BROWN" JULY 1961.

NOTES

1. DISTANCES TO THE P/L FROM THE HSE ARE TO THE CORNERBOARDS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W. RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE RECORDED IN THE PUBLIC RECORDS.
3. UTILITIES SHOWN ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE & THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES.

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
 LIMITED CONTENT BOUNDARY SURVEY
 CLASS 1 STANDARD
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 11885
 1885

PLAT 14 LOT 73
AREA: 6413 S.F.
 (L.E. BOOK 844 PAGE 300)

PLAT 14 LOT 72
 LAND N/F OF
 JOHN H. & KELLY A.
 MARKS

PLAT 14 LOT 74
 LAND N/F OF
 CLIFFORD J. DRAWBRIDGE
 (see ref. plat)

EXISTING HOUSE
 #42 BYFIELD ST.

PLAT 14 LOT 75
 LAND N/F OF
 TRACEY FRANCES & FISHER
 GAETZ.

EXISTING HOUSE
 #195 HIGH ST.

PLAT 14 LOT 89 LAND N/F OF
 JAMES C. DAMASKOS & SUSAN PATTERSON

EXISTING HOUSE
 #189 HIGH STREET

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

Owner ▶ Owner Account #: **BLACK VULTURE LLC** % Owned

Owner	Grantor	Date	Sale Price	Legl Ref	NAL	Deed Type
Owner 1	RENSEHAUSEN, BERTHA T (ESTATE)	12/11/2023	400,000	2231-70		Dee
Owner 2	RENSEHAUSEN, BERTHA (ESTATE)	02/11/1982	0	238-482		Dee
Owner 3	RESNEHAUSEN, RICHARD	01/01/1979	0	UNK-		Q
Address	RENSEHAUSEN, RICHARD	01/01/1968	0	169-1006		
	RENSEHAUSEN, RICHARD	01/01/1955	0	127-474		

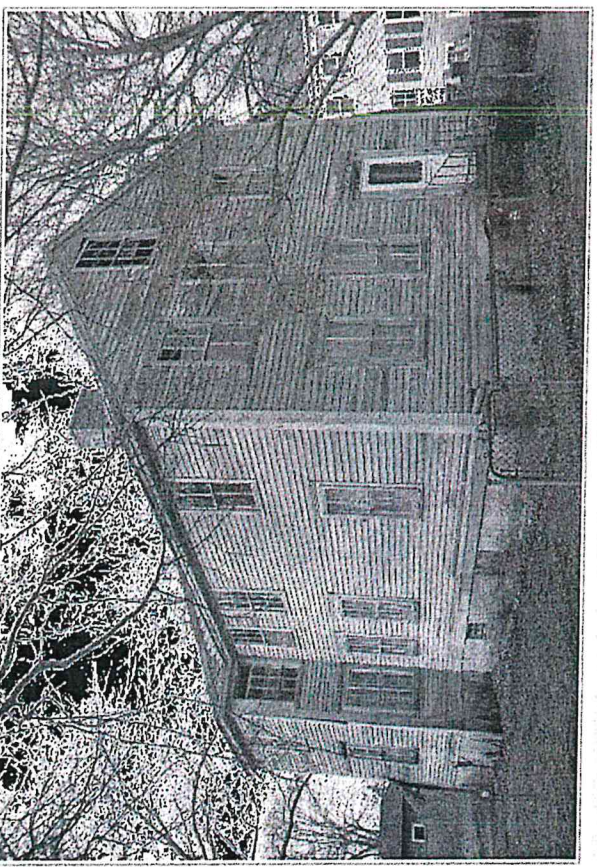
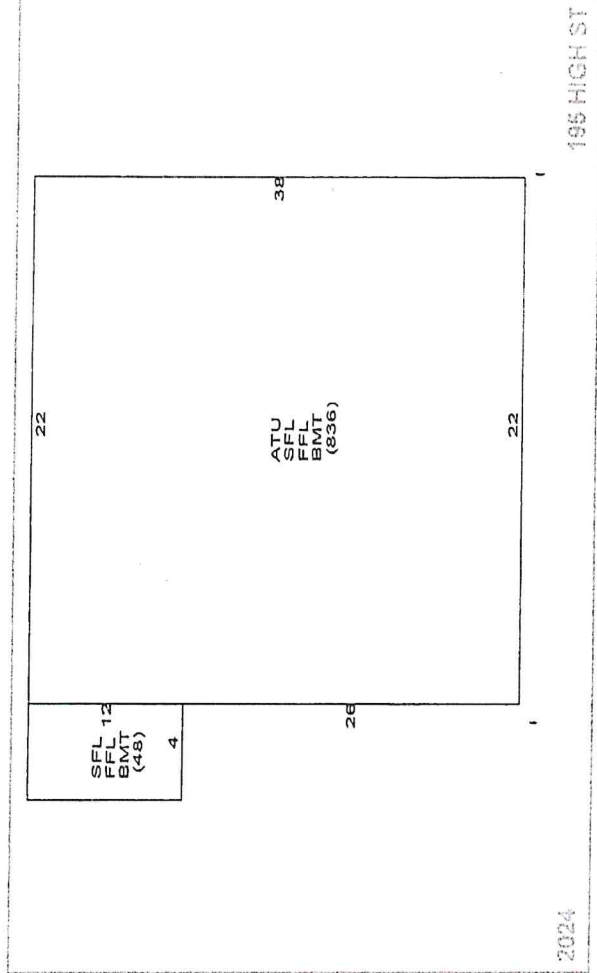
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
02	93,600	0	0.15	220,600	0	314,200
TOTAL	93,600	0	0.15	220,600	0	314,200

Source > MktAdj Cost VAL per SQ Unit/Card > 105.21 VAL per SQ Unit/Parcel > 105.21

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	02	93,600	0	0	220,600	0	314,200	314,200
2022	01	137,400	0	0	220,600	0	358,000	358,000
2021	01	107,600	0	0	212,000	0	319,600	319,600
2020	01	107,600	0	0	212,000	0	319,600	319,600
2019	01	107,600	0	0	212,000	0	319,600	319,600
2018	01	97,900	0	0	170,000	0	267,900	267,900

Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Inf 3	Appr Value	Spec Land	Juris	Fact	Use Value
1 02 2-5 Family	0.13774	AC	P	1.00	1,535,000	1,553,652	I					214,000			1.00	0
2 02 2-5 Family	0.01072	AC	EX	0.20	1,535,000	615,672	I					6,600			1.00	0
3																
4																

Bristol

195 HIGH ST

Card 1 of 1

Plat/Lot 14 73

Account: 869

LUC 02 Zone R-6

Assessment \$314,200



Building Information

Description	Description
BLDG Type	2 Family
RES Units	2
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Clapboard
Roof Type 1	Gable
Roof Cover 1	Asphalt Shirn
INT Wall 1	Drywall
Floors 1	Hardwood
BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	Heat Type Radiant Hot Water
% Solar HW	% Heated 50
% COM Wall	% A/C
Cell HIGHT	% Vacuum
Parking Type	Ceiling Type
EXT View	% Sprinkled

Other Factors

Grade	Q4+	Flood Hazard	Topography	Street Traffic	LEVEL
Grade	Q4+	1830	EFF Year	0.00	PAVED
Year Built	1830	Bas \$/SQ	123.00	Size Adj	1.03
Alt LUC	0.00	Constr Adj	1.01	Adj \$/SQ	127.75
		0.0	Other Featrs	39,086	
		0.0	Grade Fac	1.09	
		0.0	Neigh Infl	1.00	
		0.0	Land Factor	1.00	
			Adj Total	311,909	
			Depreciation	218,336	
			Depr Total	93,573	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	884	884	127.75	112,931
SFL	2nd FLOOR	884	884	127.75	112,931
BMT	BASEMENT	884	0	19.16	16,937
ATU	UNF ATTIC	334	0	12.77	4,270
Total		2,986	1,768		247,069

Assessment

Date	Result	By
8/16/2021	REVIEW	JH
10/5/2018	REVIEW	JH
9/27/2018	MEASURED	BT
2/4/2008	LISTED	
2/4/2008	CALL BACK	MP
1/26/2008	CALL BACK	MP
11/29/2007	MEASURE	MP

Visit History

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	884	884	127.75	112,931
SFL	2nd FLOOR	884	884	127.75	112,931
BMT	BASEMENT	884	0	19.16	16,937
ATU	UNF ATTIC	334	0	12.77	4,270
Total		2,986	1,768		247,069

Notes

NO HEAT SECOND FLOOR

Condo Data

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

Remodeling History

Additions	Plumbing	Electric	Heating	General	Bath(s)

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/29/2023	B57932		BLDG	12,000	0	Open	Remove and Dispose of Interior plaster down to the studs

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value

Room Counts by Floor

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



195 High Street - 200' Radius

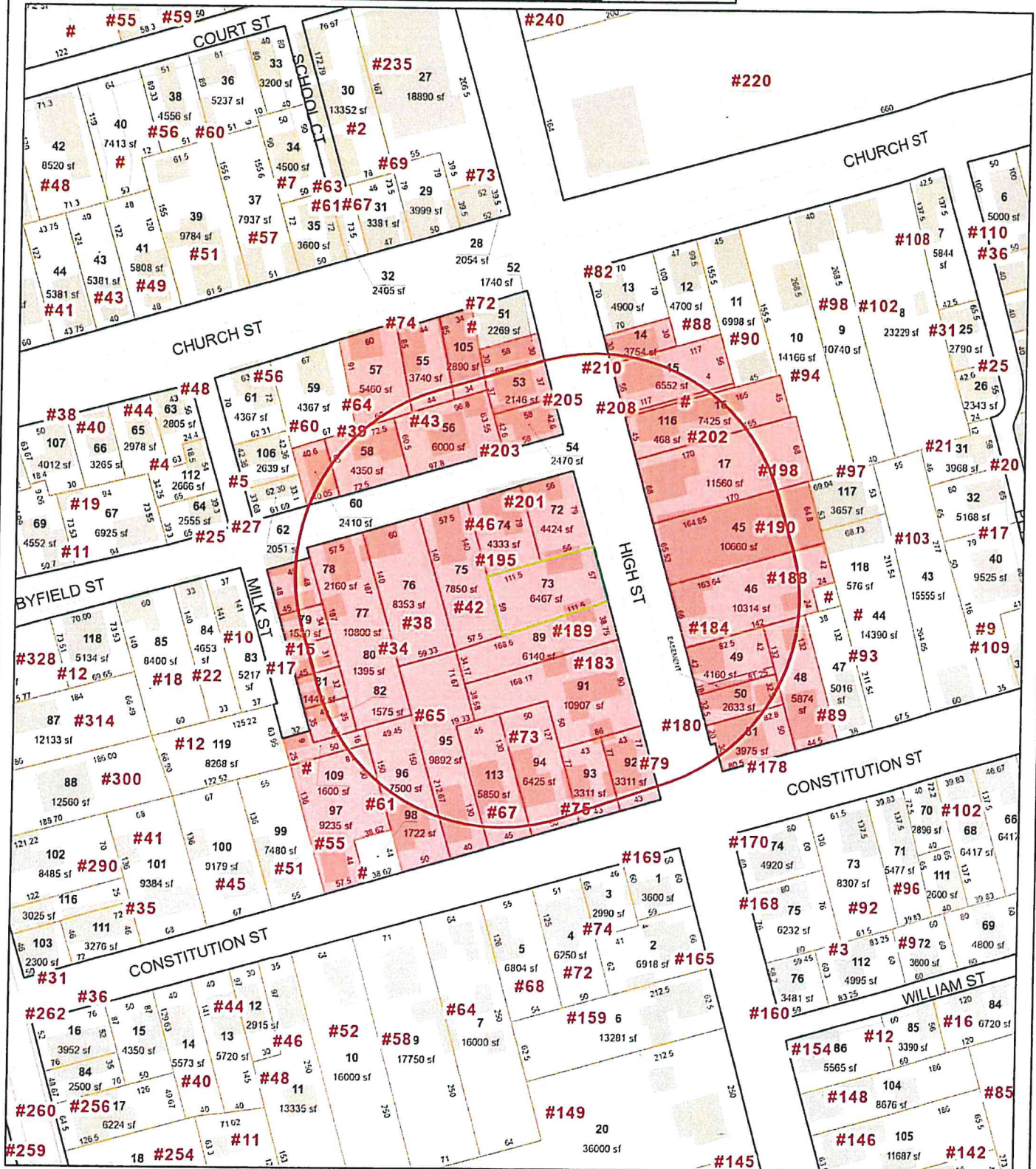
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

February 23, 2024



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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Subject Property:

Parcel Number: 14-73	Mailing Address: BLACK VULTURE LLC
CAMA Number: 14-73	195 HIGH ST
Property Address: 195 HIGH ST	BRISTOL, RI 02809

Abutters:

Parcel Number: 14-105	Mailing Address: TOWN OF BRISTOL
CAMA Number: 14-105	10 COURT ST
Property Address: CHURCH ST	BRISTOL, RI 02809
Parcel Number: 14-109	Mailing Address: BARNEY, TAMARA ANN & HARRALL,
CAMA Number: 14-109	TIMOTHY ROBERT TE
Property Address: MILK ST	23 MILK ST
	BRISTOL, RI 02809
Parcel Number: 14-113	Mailing Address: LOVETT, BRIAN
CAMA Number: 14-113	48 CONSTITUTION ST
Property Address: 67 CONSTITUTION ST	BRISTOL, RI 02809
Parcel Number: 14-52	Mailing Address: TORTORICE, ANN MARIE, TRUSTEE
CAMA Number: 14-52	TORTORICE LIV TRST 11
Property Address: 213 HIGH ST	43 BYFIELD ST
	BRISTOL, RI 02809
Parcel Number: 14-53	Mailing Address: CHEVRA AGUDAS ACHIM AKA
CAMA Number: 14-53	CONGREGATIONAL CHEVRA
Property Address: 205 HIGH ST	205 HIGH STREET
	BRISTOL, RI 02809
Parcel Number: 14-54	Mailing Address: ORPHANIDES, CAROL ANN TRUSTEE
CAMA Number: 14-54	REVOC LIVING TRUST 12-9-2014
Property Address: 203 HIGH ST	203 HGH ST
	BRISTOL, RI 02809
Parcel Number: 14-55	Mailing Address: NUNES INVESTMENTS, LLC
CAMA Number: 14-55	81 CHESTNUT ST
Property Address: 74 CHURCH ST	BRISTOL, RI 02809
Parcel Number: 14-56	Mailing Address: TORTORICE, ANN MARIE, TRUSTEE
CAMA Number: 14-56	TORTORICE LIV TRST 11
Property Address: 43 BYFIELD ST	43 BYFIELD ST
	BRISTOL, RI 02809
Parcel Number: 14-57	Mailing Address: DEL NERO, PAUL A. ETUX TE DEL
CAMA Number: 14-57	NERO, CATHY ROBERTSON
Property Address: 64 CHURCH ST	PO BOX 742
	BRISTOL, RI 02809
Parcel Number: 14-58	Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A
CAMA Number: 14-58	JT
Property Address: 39 BYFIELD ST	39 BYFIELD ST
	BRISTOL, RI 02809



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2/23/2024

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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 14-60 CAMA Number: 14-60 Property Address: 33 BYFIELD ST	Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID JT 33 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-72 CAMA Number: 14-72 Property Address: 201 HIGH ST	Mailing Address: MARKS, JOHN H & KELLY A TE 24 HIGHLAND RD TIVERTON, RI 02878
Parcel Number: 14-73 CAMA Number: 14-73 Property Address: 195 HIGH ST	Mailing Address: BLACK VULTURE LLC 195 HIGH ST BRISTOL, RI 02809
Parcel Number: 14-74 CAMA Number: 14-74 Property Address: 46 BYFIELD ST	Mailing Address: DRAWBRIDGE, CLIFFORD J. ET UX FLOYD, TERESA L TE 46 BYFIELD STREET BRISTOL, RI 02809
Parcel Number: 14-75 CAMA Number: 14-75 Property Address: 42 BYFIELD ST	Mailing Address: GAETZ, TRACEY FRANCES & FISCHER, STEPHEN C. JR TE 42 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-76 CAMA Number: 14-76 Property Address: 38 BYFIELD ST	Mailing Address: SILVA, MICHAEL 141 HILLSIDE AVE SOMERSET, MA 02726
Parcel Number: 14-77 CAMA Number: 14-77 Property Address: 34 BYFIELD ST	Mailing Address: SIROIS, ROSEMARIE G. 34 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-78 CAMA Number: 14-78 Property Address: 11 MILK ST	Mailing Address: CARREIRO, MARY M TRUSTEE MARY M CARREIRO FAMILY TRUST 4 OVERLOOK DR BRISTOL, RI 02809
Parcel Number: 14-79 CAMA Number: 14-79 Property Address: 15 MILK ST	Mailing Address: ROUNDS, ANDREA L. TRUSTEE OF 15 MILK ST BRISTOL, RI 02809
Parcel Number: 14-80 CAMA Number: 14-80 Property Address: 17 MILK ST	Mailing Address: SOUSA, BRIAN 43 CLIPPER WAY BRISTOL, RI 02809
Parcel Number: 14-81 CAMA Number: 14-81 Property Address: 21 MILK ST	Mailing Address: ENOS, RICHARD & PATRICIA TE PO BOX 605 BRISTOL, RI 02809
Parcel Number: 14-82 CAMA Number: 14-82 Property Address: 23 MILK ST	Mailing Address: BARNEY, TAMARA ANN & HARRALL, TIMOTHY ROBERT TE 23 MILK ST BRISTOL, RI 02809



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2/23/2024

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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 14-89 CAMA Number: 14-89 Property Address: 189 HIGH ST	Mailing Address: DAMASKOS, JAMES C & PATTERSON, SUSAN P TE 189 HIGH ST BRISTOL, RI 02809
Parcel Number: 14-91 CAMA Number: 14-91 Property Address: 183 HIGH ST	Mailing Address: JAMES, JOSEPH & JAREST, JESSALYN TE 183 HIGH STREET BRISTOL, RI 02809
Parcel Number: 14-92 CAMA Number: 14-92 Property Address: 79 CONSTITUTION ST	Mailing Address: DEFELICE, RALPH M. TRUSTEE THE RALPH G. DEFELICE IRREV 79 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-93 CAMA Number: 14-93 Property Address: 75 CONSTITUTION ST	Mailing Address: DEFELICE, REV. JONATHAN P 75 CONSTITUTION BRISTOL, RI 02809
Parcel Number: 14-94 CAMA Number: 14-94 Property Address: 73 CONSTITUTION ST	Mailing Address: SEVENTY-THREE CONSTITUTION ST REALTY, INC. 35 SUNSET VIEW DR TIVERTON, RI 02878
Parcel Number: 14-95 CAMA Number: 14-95 Property Address: 65 CONSTITUTION ST	Mailing Address: 65 CONSTITUTION, LLC AGOSTINI, JOSHUA & BELL, JOSHUA C/O 65 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-96 CAMA Number: 14-96 Property Address: 61 CONSTITUTION ST	Mailing Address: CARROLL, MARY T. 61 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-97 CAMA Number: 14-97 Property Address: 55 CONSTITUTION ST	Mailing Address: 221 HOPE LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-116 CAMA Number: 19-116 Property Address: HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806
Parcel Number: 19-14 CAMA Number: 19-14 Property Address: 210 HIGH ST	Mailing Address: PARE, DAVID G. 14 BOWEN ST BOSTON, MA 01583
Parcel Number: 19-15 CAMA Number: 19-15 Property Address: 208 HIGH ST	Mailing Address: GARCIA, CHARLES F. SHELLEY E. 208 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-16 CAMA Number: 19-16 Property Address: 202 HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806



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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 19-17 CAMA Number: 19-17 Property Address: 198 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-45 CAMA Number: 19-45 Property Address: 190 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-46 CAMA Number: 19-46 Property Address: 188 HIGH ST	Mailing Address: GLADUE, MARY PAULA DUPONT 188 HIGH ST. BRISTOL, RI 02809
Parcel Number: 19-48 CAMA Number: 19-48 Property Address: 89 CONSTITUTION ST	Mailing Address: OBYRNE, FRANCIS X. JR VICKI A. TE 89 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-49 CAMA Number: 19-49 Property Address: 184 HIGH ST	Mailing Address: ALTMAN, BERN J & JULIE C TE 184 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-50 CAMA Number: 19-50 Property Address: 180 HIGH ST	Mailing Address: OLLERHEAD, JASON & OLLERHEAD, ANUPAMA TRUSTEES 24 SHAWMUT AVE SWANSEA, MA 02777
Parcel Number: 19-51 CAMA Number: 19-51 Property Address: 178 HIGH ST	Mailing Address: UNITED BROTHERS LODGE 13 C/O STELLA MOITZO 64, Unit SALISBURY STREET REHOBOTH, MA 02769-1326



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2/23/2024

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221 HOPE LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

DEFELICE, RALPH M. TRUSTE
THE RALPH G. DEFELICE IRR
79 CONSTITUTION ST
BRISTOL, RI 02809

MARKS, JOHN H & KELLY A T
24 HIGHLAND RD
TIVERTON, RI 02878

65 CONSTITUTION, LLC
AGOSTINI, JOSHUA & BELL, JOSHUA
C/O 65 CONSTITUTION ST
BRISTOL, RI 02809

DEFELICE, REV. JONATHAN P
75 CONSTITUTION
BRISTOL, RI 02809

NUNES INVESTMENTS, LLC
81 CHESTNUT ST
BRISTOL, RI 02809

ALTMAN, BERN J & JULIE C
184 HIGH ST
BRISTOL, RI 02809

DEL NERO, PAUL A. ETUX
DEL NERO, CATHY ROBERTSON
PO BOX 742
BRISTOL, RI 02809

OBYRNE, FRANCIS X. JR
VICKI A. TE
89 CONSTITUTION ST
BRISTOL, RI 02809

BARNEY, TAMARA ANN & HARR
23 MILK ST
BRISTOL, RI 02809

DRAWBRIDGE, CLIFFORD J. E
FLOYD, TERESA L TE
46 BYFIELD STREET
BRISTOL, RI 02809

OLLERHEAD, JASON &
OLLERHEAD, ANUPAMA TRUSTE
24 SHAWMUT AVE
SWANSEA, MA 02777

BLACK VULTURE LLC
195 HIGH ST
BRISTOL, RI 02809

ENOS, RICHARD &
PATRICIA TE
PO BOX 605
BRISTOL, RI 02809

ORPHANIDES, CAROL ANN TRU
REVOC LIVING TRUST 12-9-2
203 HGH ST
BRISTOL, RI 02809

BLAIR, DEBORAH M &
BUTLER, SARA A JT
39 BYFIELD ST
BRISTOL, RI 02809

GAETZ, TRACEY FRANCES &
FISCHER, STEPHEN C. JR TE
42 BYFIELD ST
BRISTOL, RI 02809

PARE, DAVID G.
14 BOWEN ST
BOSTON, MA 01583

CARREIRO, MARY M TRUSTEE
MARY M CARREIRO FAMILY TR
4 OVERLOOK DR
BRISTOL, RI 02809

GARCIA, CHARLES F.
SHELLEY E.
208 HIGH ST
BRISTOL, RI 02809

ROUNDS, ANDREA L. TRUSTEE
15 MILK ST
BRISTOL, RI 02809

CARROLL, MARY T.
61 CONSTITUTION ST
BRISTOL, RI 02809

GLADUE, MARY PAULA DUPONT
188 HIGH ST.
BRISTOL, RI 02809

SEVENTY-THREE CONSTITUTIO
REALTY, INC.
35 SUNSET VIEW DR
TIVERTON, RI 02878

CHEVRA AGUDAS ACHIM AKA
CONGREGATIONAL CHEVRA
205 HIGH STREET
BRISTOL, RI 02809

JAMES, JOSEPH & JAREST, J
183 HIGH STREET
BRISTOL, RI 02809

SILVA, MICHAEL
141 HILLSIDE AVE
SOMERSET, MA 02726

DAMASKOS, JAMES C &
PATTERSON, SUSAN P TE
189 HIGH ST
BRISTOL, RI 02809

LOVETT, BRIAN
48 CONSTITUTION ST
BRISTOL, RI 02809

SIROIS, ROSEMARIE G.
34 BYFIELD ST
BRISTOL, RI 02809

SMITH, DORAN C & SQUILLAN
33 BYFIELD ST
BRISTOL, RI 02809

SOUSA, BRIAN
43 CLIPPER WAY
BRISTOL, RI 02809

TORTORICE, ANN MARIE, TRU
TORTORICE LIV TRST 11
43 BYFIELD ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

UNITED BROTHERS LODGE 13
C/O STELLA MOITZO
64, Unit SALISBURY STREET
REHOBOTH, MA 02769-1326

WEAVER, BARRY M. ET UX
NANCY M. TE
40 SOUTH MEADOW LANE
BARRINGTON, RI 02806



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

TOWN OF BRISTOL
 COMMUNITY DEV.
 2024 MAR -7 AM 9:56

APPLICATION

File No: 2024-11

Accepted by ZEO: EMT
 3/7/2024

APPLICANT:	Name: <u>Carole A. Benn</u>		
	Address: <u>32 Harrison Street</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>(401) 487-0926</u>	Email: <u>CBENN55@gmail.com</u>	
PROPERTY OWNER:	Name: <u>Carole A. Benn (Trustee)</u>		
	Address: <u>32 Harrison Street</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>(401) 487-0926</u>	Email: <u>CBENN55@gmail.com</u>	

- Location of subject property: 34 Harrison Street
 Assessor's Plat(s) #: Map 146 Lot(s) #: 32
- Zoning district in which property is located: R-15
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application? (EMT)
 Dimensional Variance Section(s): ✓ 28-111 TABLE B.
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
- In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property? Family owned since 1939.
- Present use of property: Family use
- 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): 42.1 x 24.4 x 15'
1,024 sq. Feet
- Proposed use of property: Residential use for elderly mother and family vacation home.

11. Give extent of proposed alterations: Existing 1st Floor remodeled in current footprint.
Small 2nd floor to be added with decks on north and south sides

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
1st Floor: 42.1 x 24.3' - 1,023 sq. feet (existing footprint), 10' side decks
2nd Floor: 26.5' x 24.3' - 644 sq. feet, 25' height, 8' x 24' decks, north (south)

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>20' north</u>	Proposed Setback: <u>4.0' - 2.8'</u>
Left side lot line:	Required Setback: <u>20' west</u>	Proposed Setback: <u>15.3'</u>
Right side lot line:	Required Setback: <u>20' east</u>	Proposed Setback: <u>More than 20'</u>
Rear lot line:	Required Setback: <u>20' south</u>	Proposed Setback: <u>17.9'</u>
Building height:	Required: <u>35'</u>	Proposed: <u>Approx 25'</u>

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

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

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

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

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

17. Is the property located in the Bristol Historic District or is it an individually listed property? Individually

18. Is the property located in a flood zone? Partial (lower driveway) 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: Carole A. Benn Date: 3-7-2024

Print Name: Carole A. Benn

Property Owner's Signature: Carole A. Benn Date: 3-7-2024

Print Name: CAROLE A. BENN

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

Name: _____ Phone #: _____

Address: _____

Statement for Zoning Board (Dimensional) Variance

By member of the Benn Family Trust (34 Harrison Street, Bristol, RI 02809)

All members of the Benn Family Trust, Carole A. Benn, Patti Kwon (Herb Kwon her power of attorney), R. Andrew Benn, and Cheryl A. Benn are requesting a dimensional zoning board variance from the Town of Bristol for their property located at 34 Harrison Street, Bristol, RI.

The house has been in the Benn family for approximately 80 years when my grandfather, Albert Benn, purchased lots 23 and 24 from Earle Swift and sub-divided the two lots into six lots for his six of his 12 children in 1945. It was used as a residence by Albert Benn until his death in the mid 1980's. The house was then inherited by Herbert P. Benn was left to siblings Ronald W. Benn and Patti Know upon his death in 2015. The house has been used as a family vacation home for in-state and out-of-state family since Albert's death in the 1980's. The house has not been renovated since it was built, though has been maintained as needed. Renovation is overdue.

The purpose of the renovation is two-fold:

- 1) Potentially to be used as a residence by Carole A. Benn. She will be 81 in July and has difficulty with stairs. Her home at 32 Harrison Street has steps to get into the residence, as well as stairs to get to the second floor bedroom and stairs to get to the laundry in the basement. The renovation to 34 Harrison would allow one step access to the house with bedroom, bath, and laundry all on the first floor.
- 2) To be continued to be used as a family vacation home for both in-state and out-of-state family. Vacationing family would use the second floor bedrooms and bathrooms.

The footprint of the existing house will remain the same, as will most of the interior design of the first floor, as well as existing deck on the east and south sides. The one floor house currently has two small bedrooms and a full bath with a kitchen and living area with no laundry. The remodeled first floor will have a small bed, full bath, laundry and half bath, and small sitting room, kitchen and living area.

The remodeled house plans include a small second floor addition with two beds, a full bath, storage room, with small decks on the north and south sides.

The variance request is due to the fact that when my grandfather, Albert Benn, sub-divided lots 23-24 in 1945 into six smaller lots, the house on 34 Harrison Street (lot 32) was built within a foot or two of the northern property line with 23 Harrison Street (lot 23). My cousin, George Webster, who owns 23 Harrison Street, does not have a problem with the renovation plans.

The eastern side of the property abuts the channel between the Kickimuit River and Mt. Hope Bay. The western side of the property abuts 32 Harrison Street, owned by Carole A. Benn, co-owner of 34 Harrison Street (trust).

The southern side of the property abuts 22 Harrison Street, owned by Zack and Laura Rivers. Although the house at 34 Harrison is has always been approximately 20 feet of the property line, the new house built by Zack and Laura is set back far back to the west near Harrison Street, well over 50 feet away from 34 Harrison.

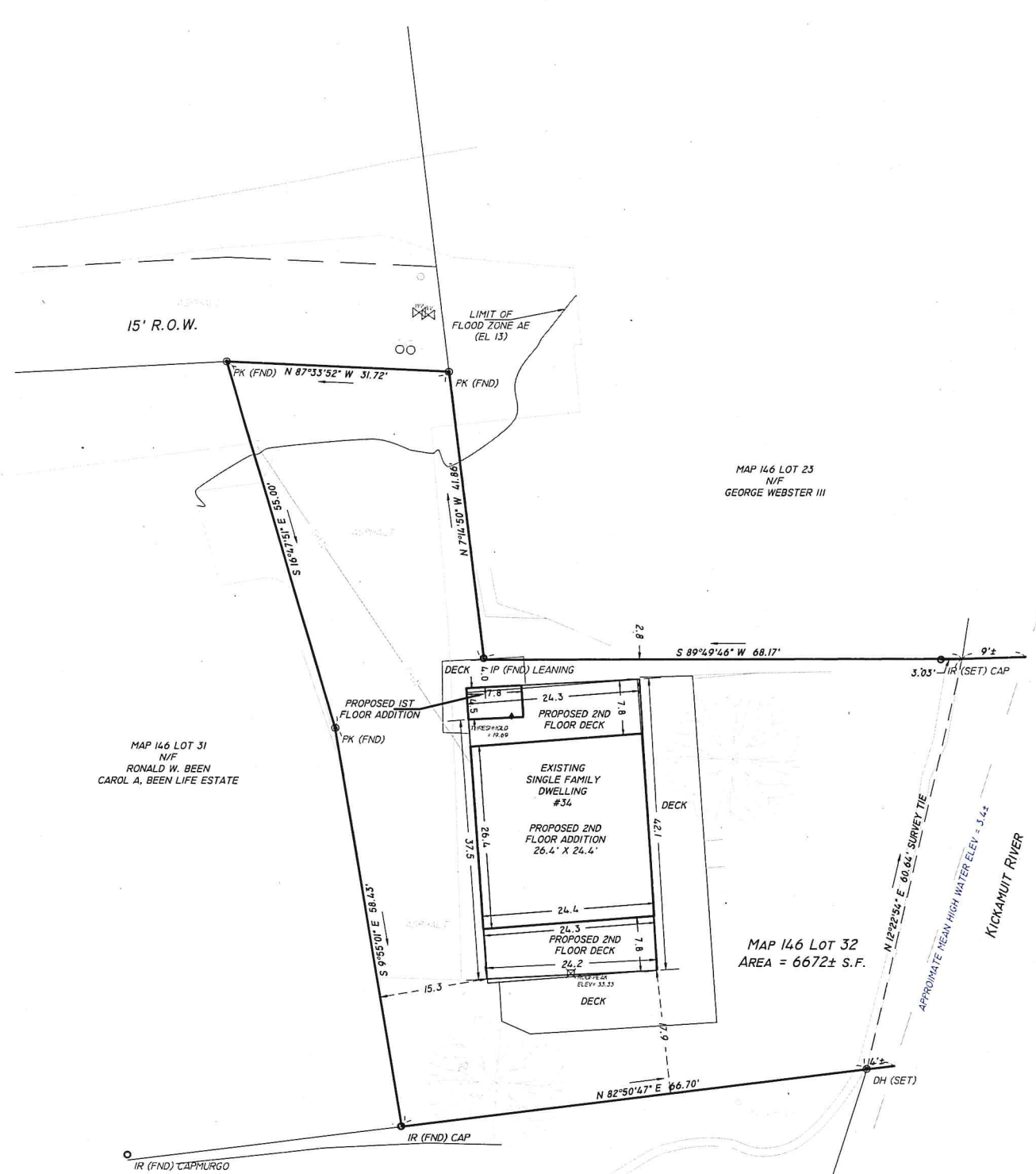
There is no street frontage, so there is no front yard or back yard (north and south).

Thank you very much for your consideration.

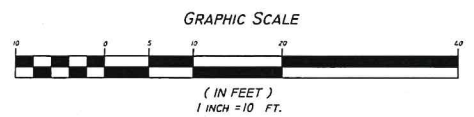
Respectfully submitted,

A handwritten signature in cursive script that reads "R. Andrew Benn".

R. Andrew Benn (on behalf of the Benn Family Trust)

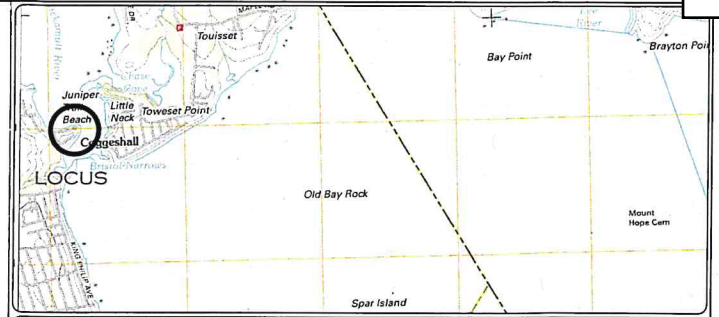


NOTE: OWNER DISPUTES SOUTH AND SOUTHEAST BOUNDARIES.



LEGEND

BOUND	■	EXISTING CONTOURS	———
IRON ROD	○	WATER LINE	———
DRILL HOLE	⊙	GAS LINE	———
RR SPIKE	⊙	OVERHEAD WIRES	———
DRAIN MANHOLE	⊙	UNDERGROUND UTILITIES	———
CATCH BASIN	⊙	SEWER MAIN	———
SEWER MANHOLE	⊙	STONE WALL	———
GAS VALVE	⊙	WETLANDS	———
UTILITY POLE	⊙		
HYDRANT	⊙		
WATER VALVE	⊙		
WATER SHUTOFF	⊙		
BOLLARD	⊙		
MONITORING WELL	⊙		
LIGHT POLE	⊙		



LOCATION (NOT TO SCALE) MAP

GENERAL NOTES:

- OWNER OF RECORD: - CAROLE A. BEEN AND R. ANDREW BENN TRUSTEES
DEED BOOK 2195 PAGE 264.
- SITE IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 445393 0012 H DATED JULY 7, 2014.
- SITE IS LOCATED IN ZONING DISTRICT "R-15"
AREA = 15,000 S.F.
WIDTH = 100' SINGLE FAMILY
FRONTAGE = 100'
SETBACKS:
FRONT = 35'
SIDE = 20'
REAR = 35'
COVERAGE = 25%
HEIGHT = 35'
- PLAN REFERENCES:
RECORDED PLAN BOOK A PAGE 142
"SWIFTS POINT" BY FRANK E. WATERMAN APRIL 1920
UNRECORDED PLAN BY WATERMAN ENGINEERING "SURVEY OF LAND SWIFTS POINT BRISTOL R.I. FOR HERBERT P. BEEN A.P. 146 LOT 32 HARRISON STREET BRISTOL R.I." DATED NOV. 1993.
UNRECORDED PLAN BY WATERMAN ENGINEERING "MAP OF LAND AT SWIFTS POINT BRISTOL R.I. FOR ALBERT BEEN DATED JUNE 1951 AND REVISED JUNE 1961.

CERTIFICATIONS:

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

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION: CLASS I
 TYPE OF SURVEY: DATA ACCUMULATION SURVEY MEASUREMENT SPECIFICATION: CLASS III
 VERTICAL MEASUREMENT SPECIFICATION: V-3 TOPOGRAPHIC ACCURACY CLASS: T-2

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

- TO REPORT A PROFESSIONAL OPINION REGARDING THE LOCATION OF PROPERTY BOUNDARIES.
- TO DEPICT AND REPORT THE RELATIVE POSITIONS OF EXISTING PHYSICAL OBJECTS AND EXISTING SITE CONDITIONS.
- TO CREATE AN EXISTING CONDITIONS BASE PLAN FOR CONTEMPLATION OF DESIGNED CONSTRUCTION OR OTHER IMPROVEMENTS TO THE SITE.

Marc Nyberg
 MARC N. NYBERG, PLS REGISTERED PROFESSIONAL LAND SURVEYOR 03-01-2024 DATE
 RHODE ISLAND PLS NO: 1797 RHODE ISLAND C.O.A. NO.: LS.000468.COA



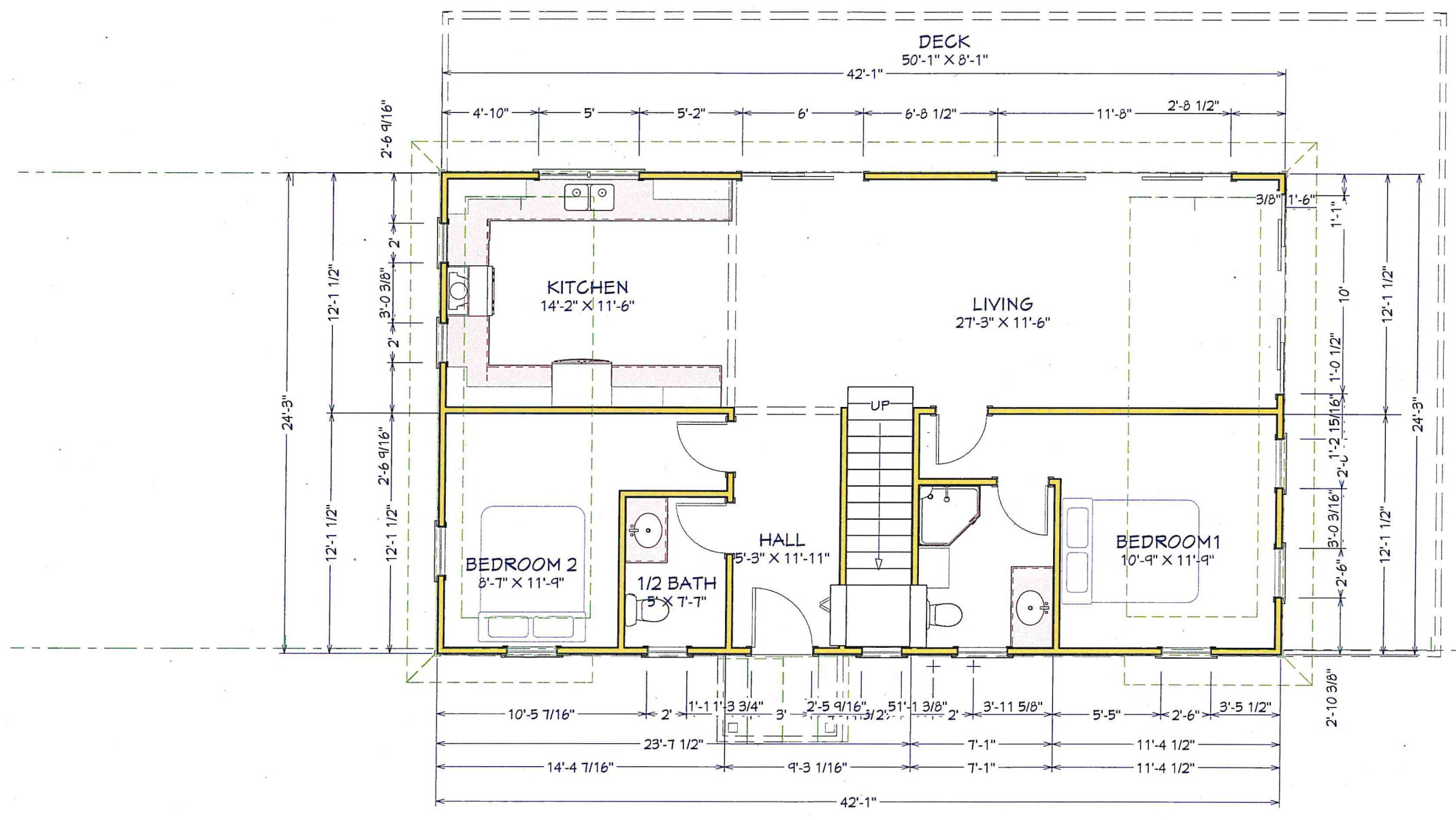
DIG SAFE NOTE:
 UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 ((888)DIG-SAFE).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

PROPOSED ADDITION PLAN

	"BENN PROPERTY" 34 HARRISON STREET, BRISTOL R.I. ASSESSORS MAP 146 LOT 32		
	PREPARED FOR: CAROL ANN BENN AND R. ANDREW BENN 34 HARRISON STREET, BRISTOL R.I.		
JOB # 23-060	SCALE: 1" = 10'	DRAWN BY: SCA	DATE: 02/27/2024
REVISED:			

	InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InSiteEngineers.com	SHEET 1 OF 1
	PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	



1st Floor

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FIRST FLOOR PLAN

PROJECT DESCRIPTION:
**BENN COTTAGE
SECOND STORY ADDITION**

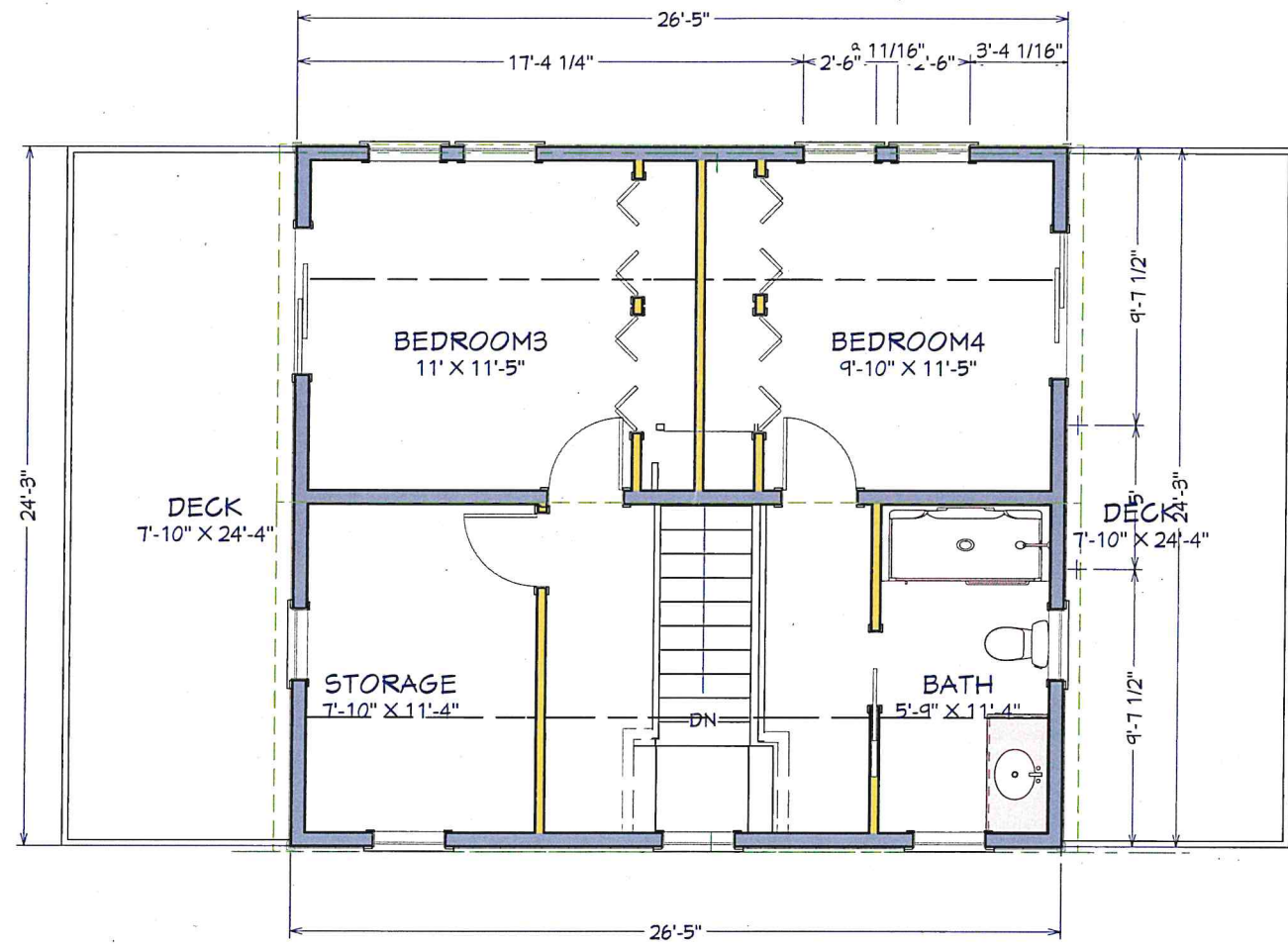
DRAWINGS PROVIDED BY:
ERIK EKWALL

DATE:

SCALE:
1/4" = 1'

SHEET:

A-1



2nd Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SECOND FLOOR PLAN

PROJECT DESCRIPTION:
**BENN COTTAGE
SECOND STORY ADDITION**

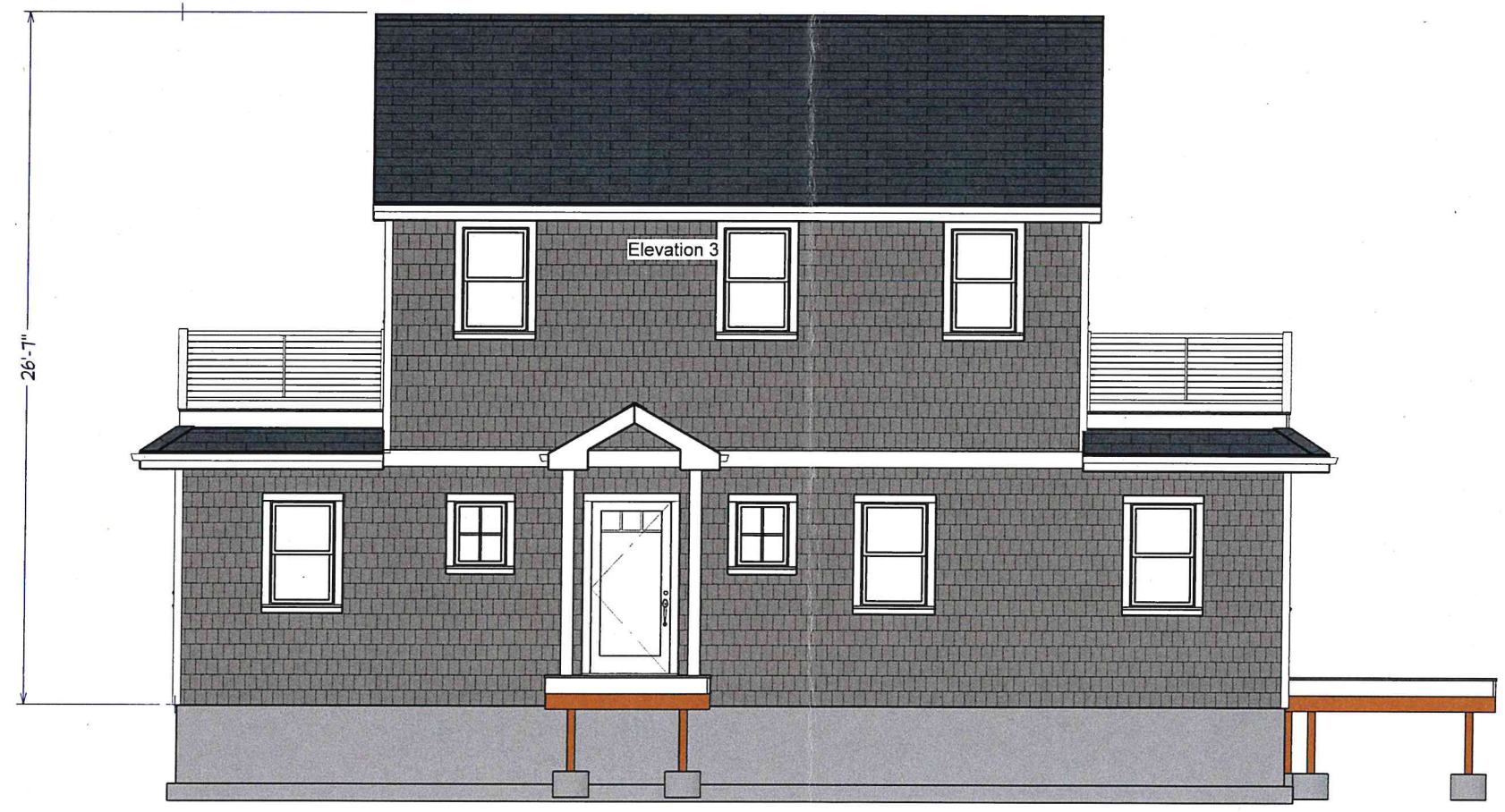
DRAWINGS PROVIDED BY:
ERIK EKWALL

DATE:

SCALE:
1/4" = 1'

SHEET:

A-2



Elevation 3

26'-7"

Elevation 1

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
EAST / WEST ELEVATION

PROJECT DESCRIPTION:
**BENN COTTAGE
 SECOND STORY ADDITION**

DRAWINGS PROVIDED BY:
ERIK EKWALL

DATE:

SCALE:
 1/4" = 1'

SHEET:

A-3



Elevation 4



Elevation 5

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**NORTH / SOUTH
 ELEVATION**

PROJECT DESCRIPTION:
**BENN COTTAGE
 SECOND STORY ADDITION**

DRAWINGS PROVIDED BY:
ERIK EKWALL

DATE:

SCALE:
 1/4" = 1'

SHEET:

A-4



Camera 1



Camera 1



Camera 1



Camera 1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PERSPECTIVE VIEWS

PROJECT DESCRIPTION:
**BENN COTTAGE
SECOND STORY ADDITION**

DRAWINGS PROVIDED BY:
ERIK EKWALL

DATE:

SCALE:
NTS

SHEET:
A-5


Owner ▶ **Owner Account #:**

Owner	Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
Owner 1 KWON, PATTIE ANN &	KWON, PATTIE ANNE & BENN, CAROLE ANN TC	11/23/2022	0	2195-264		Q
Owner 2 CAROLE A. BENN IRREVOCABLE TRUST	KWON, PATTIE ANNE & BENN, CAROLE ANN TC	11/23/2022	0	2195-264		Q
Owner 3	KWON, PATTIE ANNE & BENN, RONALD W TC	05/17/2022	0	2172-319		Q
Address 34 HARRISON ST, BRISTOL, RI 02809	TINSON, RODNEY D TRUSTEE	05/04/2015	0	1800-49	A	T
	BENN, HERBERT P. ET AL	05/04/2015	0	1800-47	A	T

Assessment

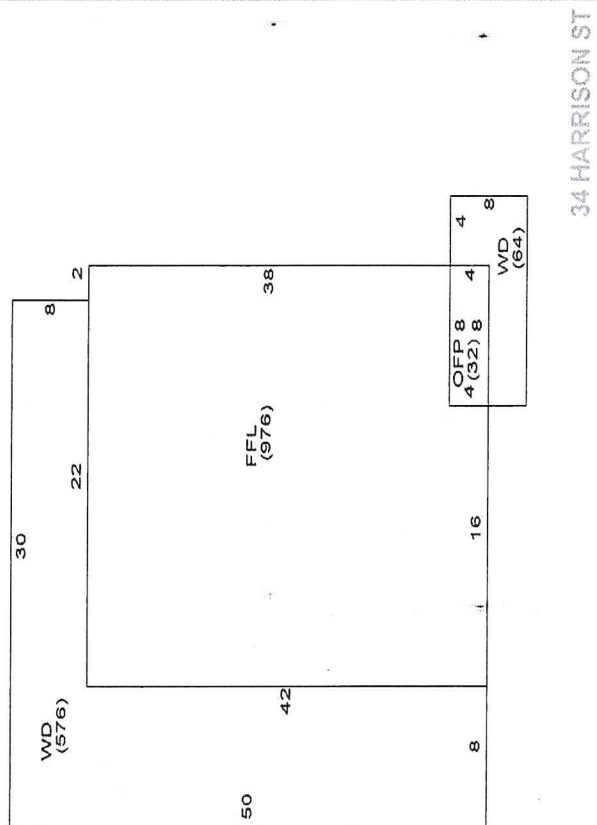
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
11	122,400	0	0.16	353,500	0	475,900	
TOTAL	122,400	0	0.16	353,500	0	475,900	

Source > Mkt Adj Cost VAL per SQ Unit/Card > 288.77 VAL per SQ Unit/Parcel > 288.77



Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	11	122,400	0	0	353,500	0	475,900	475,900
2022	11	122,400	0	0	353,500	0	475,900	475,900
2021	11	90,500	0	0	315,100	0	405,600	405,600
2020	11	90,500	0	0	315,100	0	405,600	405,600
2019	11	90,500	0	0	315,100	0	405,600	405,600
2018	11	79,900	0	0	302,500	0	382,400	382,400



2024

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 11 Seas & Be	0.15886	AC	P	1.00	645,000	2,225,230	B	WF	200		353,500			1.00	0
2															
3															
4															



Building Information

Description	Quantity	Quality
BLDG Type Ranch	1	Typical
RES Units	0	
Foundation Concrete		
Frame 1 Wood		
EXT Wall 1 Wood Shnql		
Roof Type 1 Gable		
Roof Cover 1 Asphalt Shir		
INT Wall 1 Panel		
Floors 1 Hardwood		
BMT Garages		
Plumbing		
Insulation		
Heat Fuel Oil		
# Heat Sys		
% Solar HW		
% COM Wall		
Ceil HGHT		
Parking Type		
EXT View		

Other Factors

Code	Description	%
FFL	1st FLOOR	154,081
OPF	OPEN PORCH	768
WD	WOOD DECK	9,721
Total		164,570

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	976	976	157.87	154,081
OPF	OPEN PORCH	32	0	24.00	768
WD	WOOD DECK	640	0	18.19	9,721
Total		1,648	976		164,570

Notes

Code	Description	Est. Cost	% Done	Status	Description/Directions
1	11/12/2018	B47885		Closed	Install 1 replacement window - no structural work
2	07/16/2014	E2088		Closed	100 AMP SERVICE REVAMP
3	07/16/2014	0194-14-E		Closed	100 AMP SERVICE REVAMP

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
11/12/2018	B47885		BLDG	1,900	0	Closed	Install 1 replacement window - no structural work
07/16/2014	E2088		ELEC	0		Closed	100 AMP SERVICE REVAMP
07/16/2014	0194-14-E	12/29/2014	ELEC	1,500		Closed	100 AMP SERVICE REVAMP

Condo Data

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

Depreciation

Code	Description	AV	AV - Average	35.0
Functional				157.87
Economic				23,800
Special				1.00
OV				1.00
Adj Total				188,370
Depreciation				65,930
Depr Total				122,441

Grade

Grade	Q4	Q4
Year Built	1955	EFF Year
Alt LUC		Alt %
		0.00

Depreciation

Code	Description	%
Bas \$/SQ		121.00
Size Adj		1.29
Constr Adj		1.01
Adj \$/SQ		157.87
Othr Featrs		23,800
Grade Fac		1.00
Neigh Infi		1.00
Land Factor		1.00
Adj Total		188,370
Depreciation		65,930
Depr Total		122,441

Visit History

Date	Result	By
8/3/2021	REVIEW	MM
10/13/2018	LISTED	BT
5/4/2018	REVIEW	JH
4/24/2018	MEASURED	JN
7/28/2007	LISTED	
7/28/2007	CALL BACK	MP
7/27/2007	CALL BACK	MP
6/7/2007	MEASURE	MP

Room Counts by Floor

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

Special Features & Yard Items

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
11/12/2018	B47885		BLDG	1,900	0	Closed	Install 1 replacement window - no structural work
07/16/2014	E2088		ELEC	0		Closed	100 AMP SERVICE REVAMP
07/16/2014	0194-14-E	12/29/2014	ELEC	1,500		Closed	100 AMP SERVICE REVAMP

Other Info.

ADU	Term/Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c



34 Harrison Street - 300' Radius

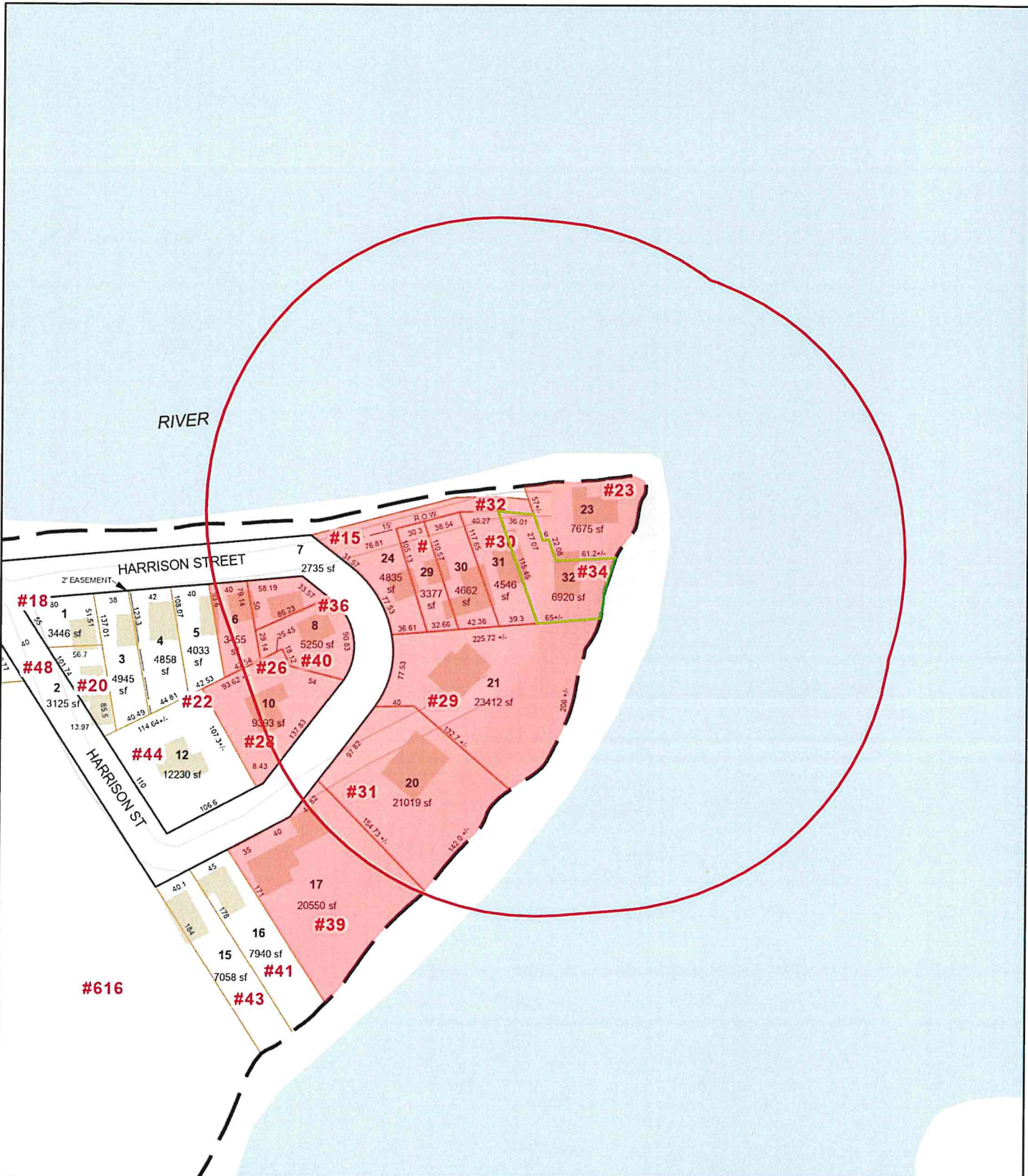
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

March 7, 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
March 07, 2024

Subject Property:

Parcel Number: 146-32
CAMA Number: 146-32
Property Address: 34 HARRISON ST

Mailing Address: KWON, PATTIE ANN & CAROLE A. BENN
IRREVOCABLE TRUST
34 HARRISON ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 146-10
CAMA Number: 146-10
Property Address: 28 HARRISON ST

Mailing Address: DUPUIS, FRANK X. JR
67 GREENLAKE DR
GREENVILLE, RI 02828-3112

Parcel Number: 146-17
CAMA Number: 146-17
Property Address: 39 HARRISON ST

Mailing Address: KIDWELL, RHANNA & SILVER, DANIEL F
TE
56 KENWOOD AVE
NEWTON, MA 02459

Parcel Number: 146-20
CAMA Number: 146-20
Property Address: 31 HARRISON ST

Mailing Address: FLOWERS, ELINOR LE PINARDI,
DOMINICK J
31 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-21
CAMA Number: 146-21
Property Address: 29 HARRISON ST

Mailing Address: RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809

Parcel Number: 146-23
CAMA Number: 146-23
Property Address: 23 HARRISON ST

Mailing Address: WEBSTER, GEORGE III TRUSTEE
23 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-24
CAMA Number: 146-24
Property Address: 15 HARRISON ST

Mailing Address: NERRONE, SUSAN V.
66 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 146-29
CAMA Number: 146-29
Property Address: HARRISON ST

Mailing Address: LALLY, BRENDA LEE
30 HARRISON AVE
BRISTOL, RI 02809

Parcel Number: 146-30
CAMA Number: 146-30
Property Address: 30 HARRISON ST

Mailing Address: LALLY, BRENDA LEE
30 HARRISON AVE
BRISTOL, RI 02809

Parcel Number: 146-31
CAMA Number: 146-31
Property Address: 32 HARRISON ST

Mailing Address: BENN, RONALD W CAROLE A. LIFE
ESTATE & BENN,
32 HARRISON ST
BRISTOL, RI 02809

Parcel Number: 146-32
CAMA Number: 146-32
Property Address: 34 HARRISON ST

Mailing Address: KWON, PATTIE ANN & CAROLE A. BENN
IRREVOCABLE TRUST
34 HARRISON ST
BRISTOL, RI 02809



www.cai-tech.com

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300 feet Abutters List Report

Bristol, RI
March 07, 2024

Parcel Number: 146-6
CAMA Number: 146-6
Property Address: 26 HARRISON ST

Mailing Address: RUSSO, ANITA C.
8 TERRYBROOKE RD
REHOBOTH, MA 02769

Parcel Number: 146-7
CAMA Number: 146-7
Property Address: 36 HARRISON ST

Mailing Address: BOUDREAU, LYNN
36 HARRISON ST.
BRISTOL, RI 02809

Parcel Number: 146-8
CAMA Number: 146-8
Property Address: 40 HARRISON ST

Mailing Address: ZBYSZEWSKI, STEPHEN J. ETAL
KATHLEEN M. BRIGGS JT
40 HARRISON ST
BRISTOL, RI 02809



www.cai-tech.com

3/7/2024

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Page 2 of 2

BENN, RONALD W
CAROLE A. LIFE ESTATE & B
32 HARRISON ST
BRISTOL, RI 02809

WEBSTER, GEORGE III TRUST
23 HARRISON ST
BRISTOL, RI 02809

BOUDREAU, LYNN
36 HARRISON ST.
BRISTOL, RI 02809

ZBYSZEWSKI, STEPHEN J. ET
KATHLEEN M. BRIGGS JT
40 HARRISON ST
BRISTOL, RI 02809

DUPUIS, FRANK X. JR
67 GREENLAKE DR
GREENVILLE, RI 02828-3112

FLOWERS, ELINOR LE
PINARDI, DOMINICK J
31 HARRISON ST
BRISTOL, RI 02809

KIDWELL, RHANNA &
SILVER, DANIEL F TE
56 KENWOOD AVE
NEWTON, MA 02459

KWON, PATTIE ANN &
CAROLE A. BENN IRREVOCABL
34 HARRISON ST
BRISTOL, RI 02809

LALLY, BRENDA LEE
30 HARRISON AVE
BRISTOL, RI 02809

NERRONE, SUSAN V.
66 KING PHILLIP AVE
BRISTOL, RI 02809

RIVERS, ZACHARY
PO BOX 964
BRISTOL, RI 02809

RUSSO, ANITA C.
8 TERRYBROOKE RD
REHOBOTH, MA 02769



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-12

PUBLIC HEARING

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

Monday, April 1, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Alex A. and Emily E. Romano**
PROPERTY OWNER: **Alex A. and Emily E. Romano**
LOCATION: **17 Mulberry Road**
PLAT: 74 LOTS: 17
ZONE: **Residential R-20**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 26ft. x 54ft. (1,280 square foot) single-story accessory dwelling unit addition with connection to an existing accessory garage structure with less than the required right side yard and less than the required rear yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://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, March 28, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.
 2024 MAR -8 PH 1:47

APPLICATION

File No: 2024-12
 Accepted by ZEO: EMT 3/8/2024

APPLICANT	Name: Alex Romano, Emily Romano		
	Address: 17 Mulberry Road		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-487-3727	Email: aromano@studentally.com	
PROPERTY OWNER	Name: Alex Romano, Emily Romano		
	Address: 17 Mulberry Road		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-487-3727	Email: aromano@studentally.com	

1. Location of subject property: 17 Mulberry Road, Bristol

Assessor's Plat(s)#: 74 Lot(s) #: 17

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): Sec. 28-111 Residential Zones

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?: Since September 2016

7. Present use of property: Single family residence

8. Is there a building on the property at present?: Yes.

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____

The building is an irregular shape (as shown in attached drawings, totaling 2,732 above ground sq. ft.

The rough exterior dimensions are 70' x 30'. The tallest portion (south side) of the building is 30' high.

10. Proposed use of property: Single family residence with integrated accessory dwelling unit for use by the applicants' elderly parents.

11. Give extent of proposed alterations: Extend the northly portion of the home eastward by 54' to connect the existing house with the existing garage and create a 1130 sq. ft. 1st floor accessory dwelling unit for the homeowners' elderly parents. (See drawings.) Alternations include basement and replacing the garage's existing 78-year-old roof with a gable roof. All alterations will be within the property's current dimensional setbacks, which have existed since 1946 (See plan).

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 54' long by approx. 21-26' wide, totaling 1280 above ground sq. feet. Total height is of the addition will be consistent with the home's existing northly gable roof at <20'. The proposed addition will be below the home's existing southern height of 30'.

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: 20'	Proposed Setback: 1.3' (existing since 1946)
Rear lot line:	Required Setback: 35'	Proposed Setback: 20' (existing since 1946)
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

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



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

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



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

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

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

Applicant's Signature:   Date: 3/5/2024

Print Name: Alex A. Romano, Emily Romano

Property Owner's Signature:   Date: 3/5/2024

Print Name: Alex A. Romano, Emily Romano

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

Name: _____ Telephone #: _____

Address: _____

Application Section 5 – Grounds for Variance

Applicants are requesting a dimensional variance for the right side and rear setback requirements in order to connect the existing home with the existing garage, and to construct an accessory dwelling unit (ADU) for the applicants' elderly parents in the area between the existing house and garage.

Property Conditions Existing Since 1946:

The subject property is a pre-existing non-conforming lot in zone R-20. The previous owner of the property owned both the applicant's property at 17 Mulberry and the immediately adjacent lot to the east at 33 Sunset. In 1946, the previous owners divided the property and built a home with detached garage on the applicant's parcel for their son. The properties were divided and the structures were built prior to the establishment of the current zoning regulations in 1961.

Because zoning regulations did not exist at the time the applicants' home and garage were built, the house was sited "sideways" (for lack of a better term) on the lot. As a result, the "rear" of the home was built 20 ft from the north (rear) property line.

Also because zoning did not exist at the time, the home and garage were sited on the easternmost side of the lot - tucked into the area at the bottom of a steep hill that separates 17 Mulberry from its eastern neighbor at 33 Sunset. As a result, the garage was built 1.3' from the east (right side) property line, and the home's westernmost portion is more than 89' from the west (left side) property line.

Proposed Alterations Conform to the Existing Nature of the Property

Applicants are not asking for any changes to the existing setback amounts (20' rear, 1.3' side) which have been in place for nearly 80 years. Under the proposed plan, the ADU would extend the existing northern portion of the house to the east, maintaining the same 20' distance from the north (rear) property line. The ADU would extend east in order to incorporate the existing garage into the structure, but would not extend any further than the garage's existing east wall – maintaining the existing 1.3' east/side setback. Applicants wish to preserve the property's low-slung cottage-style appearance in order to avoid impinging on any neighbor's view of Narragansett Bay. As such, the ADU's roofline would be substantially similar/consistent with the existing home's northerly 1-story portion from which it extends – less than 20' in height. The ADU and principal dwelling would share the same entrance at the rear of the house.

Proposed Alterations Maintain Substantial Distances From Nearby Residences

Because the applicants' property and surrounding homes were all built pre-zoning, the nature of the area is such that the proposed ADU would not encroach on any nearby residences. Although the ADU would maintain a 20' setback the north/rear property line, it would still be over 140' from the nearest residence to the north/rear. And although the ADU would maintain the garage's 1.3' setback from the east/right property line, it would still be over 150' from the nearest residence to the east/right. (See attached site condition maps). These distances are equal to or substantially more than those of other properties in the surrounding area and are not inconsistent with the nature of the area.

Corner Lot

Applicant believes that the subject property qualifies as a "corner lot." The south side abuts Mulberry Rd. The west side abuts the East Bay Bike Path and the adjacent Shore Rd. There is no separation shown between Shore Rd. and the bike path on the Bristol Zoning Map. East Bay Bike Path is believed recognized under R.I. law as a vehicular roadway, because a "bicycle is considered a vehicle with equal rights and responsibilities as other vehicles on the road." State of R.I., Div. of Motor Vehicles website (<https://dmv.ri.gov/node/1361>). If the property qualifies as a "corner lot" only a single dimensional relief would be required, as the north property line would conform with the "side yard" setback of 20 ft.

Application Section 5 – Grounds for Variance

Applicants' Hardship

The hardship from which the applicants seek relief is land-based and is due to the division of lots and the siting of properties that previous owners made prior to the enactment of the zoning regulations.

The existing house was built in 1946 and sited 20' from the north property line. The existing garage was built in 1946 and was sited 1.3' from the eastern property line. At the time of their siting and construction, neither the house nor the garage was not in violation of any regulations in force at that time. A previous owner owned both the subject lot and the immediately adjacent lot to the east, at 33 Sunset Rd. The improvements on 17 Mulberry Rd. were sited to the easternmost portion of the property – tucking them into the base of the hill that separates 17 Mulberry from its eastern neighbor at 33 Sunset. The house on 17 Mulberry Rd. was also constructed “sideways” (north to south) on the lot. Although this construction was done over 70 years before applicants purchased the property, it's likely that the parcel's substantial change in grade – descending downhill from east to west – impacted the original owner's decision to build the home from north to south.

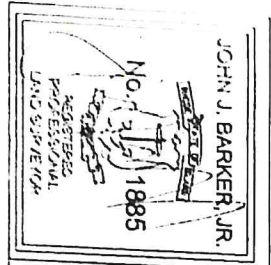
The proposed ADU – joining the existing house with the existing garage – would be in character with the area where numerous homes (including all of the applicants' abutters) are joined to the garage. There are also numerous homes and garages in the neighborhood that are non-conforming with respect to side and rear yard setbacks. The size of the home with the proposed ADU would also be similar to the sizes of surrounding homes. It would not take away from the characteristics of the neighborhood and would continue to be in line with those same characteristics.

The construction of the proposed ADU in the back yard between the house and garage also minimizes, and essentially eliminates, the visual impact to neighbors. The proposed ADU is tucked in at the base of a hill, behind existing tall bushes and hedges (which will be maintained) and will be essentially invisible to neighbors above and next to the subject property.

On the other hand, if the ADU were built to the west (left side) of the existing house to avoid setback infringement, it's height (due to the property being located on a hill that descends from east to west) and its dimensions would negatively visually impact and partially block the view of Narragansett Bay to neighbors. An ADU on the west side would also partially block motorists' ability to see bicycles and pedestrians traveling on the East Bay Bike Path, and cyclists/pedestrians' ability to see motorists traveling westbound on Mulberry Rd. An ADU on the west side would also have no vehicular or garage access, because the garage and driveway are located on the east side of the property, and would also require substantial demolition of multiple areas of the existing home.

For all of these reasons, denial of applicants' request for a dimensional variance would be more than a mere inconvenience. The ADU is for the applicants' elderly parents to permit them to live on a single first-floor area adjacent to the garage and driveway, and adjacent to children who might assist them. ADUs are now encouraged by the State of Rhode Island and are a permitted use. R.I. Gen. Laws §45-24-74(b).

Existing Survey



CERTIFICATION

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

TYPE OF BOUNDARY SURVEY: **MEASUREMENT SPECIFICATION CLASS 1 STANDARD**

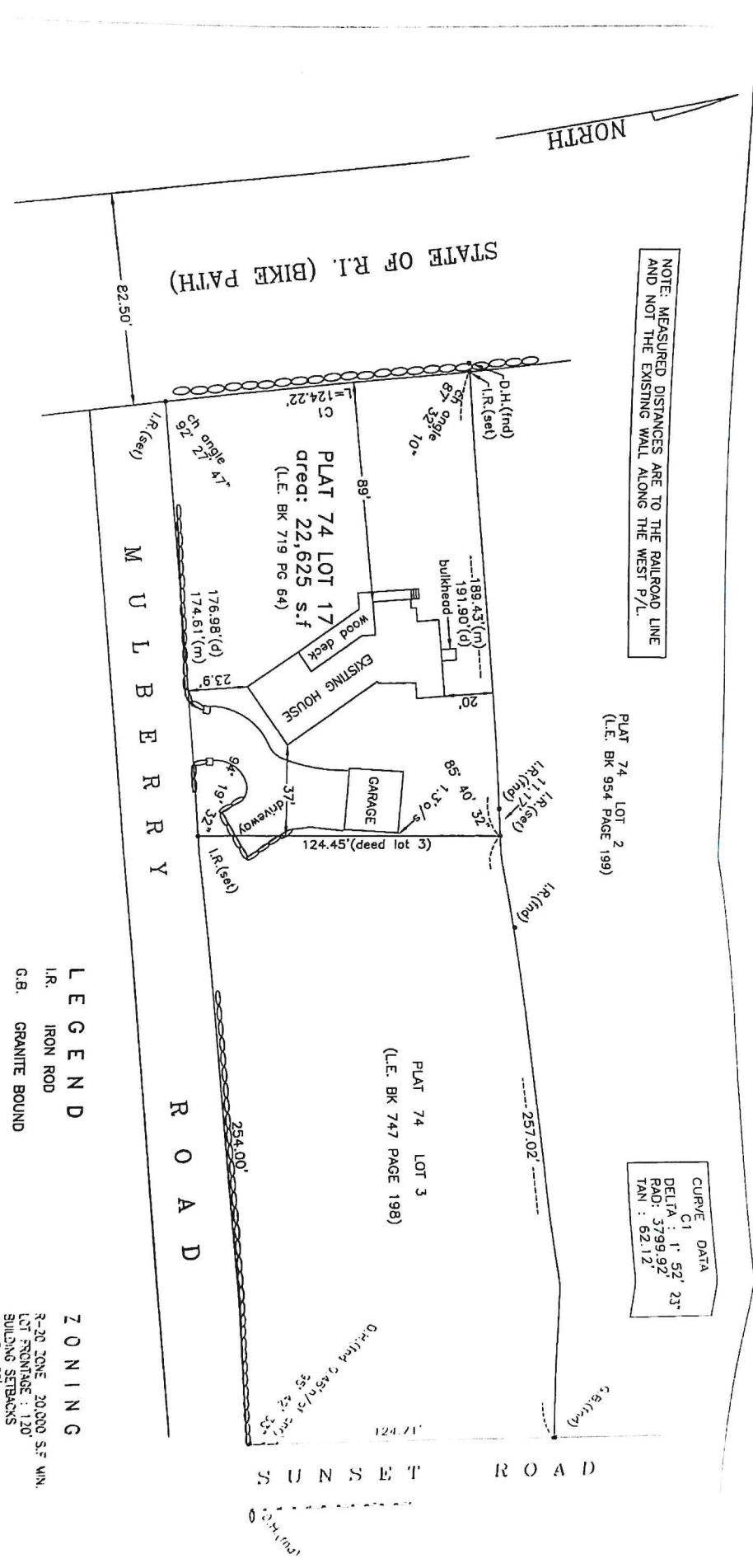
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS IN RELATION TO THE SURVEYED BOUNDARY LINES.

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

Alex & Emily Romano
 for

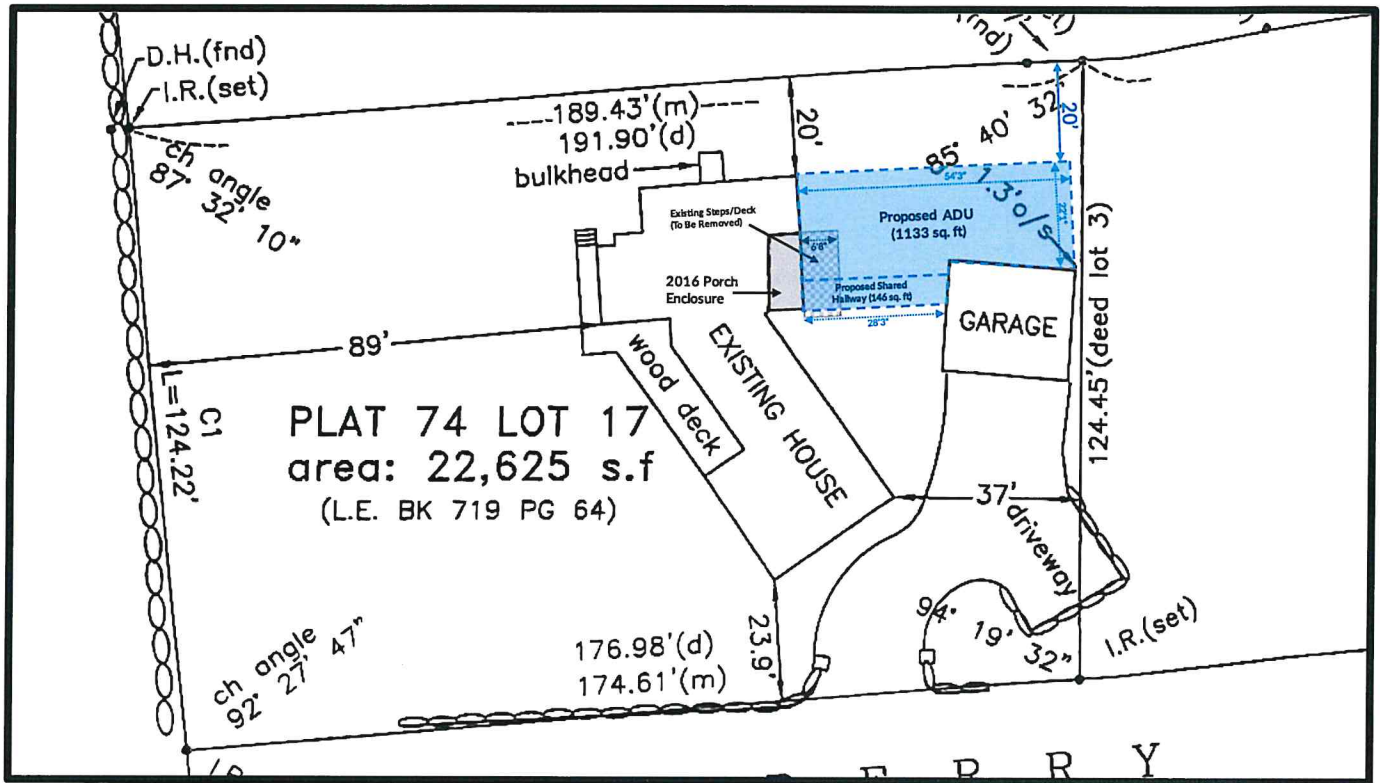
SITE PLAN

17 MULBERRY ROAD PLAT 74 LOT 17
 SCALE 1"=40'
 DATE 10/7/16

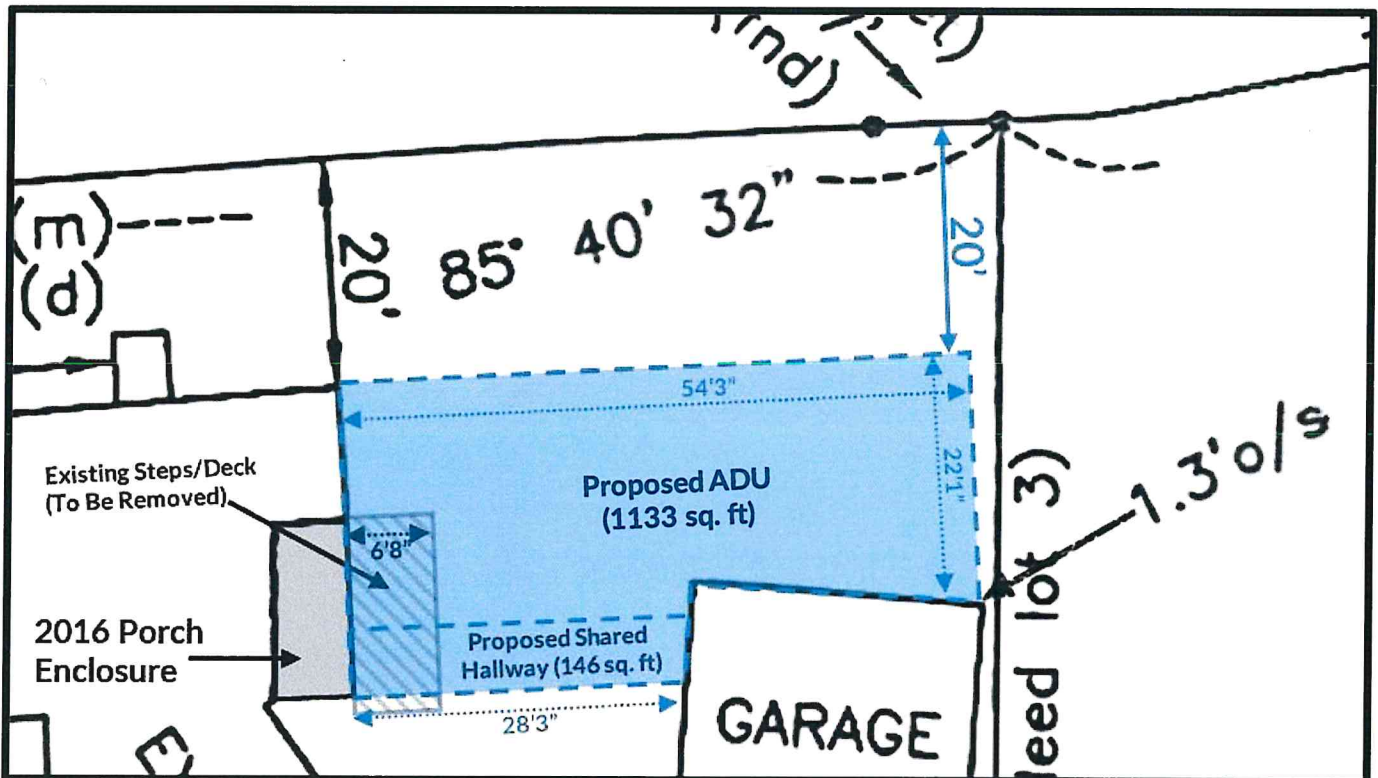


Existing Survey With Proposed Alterations

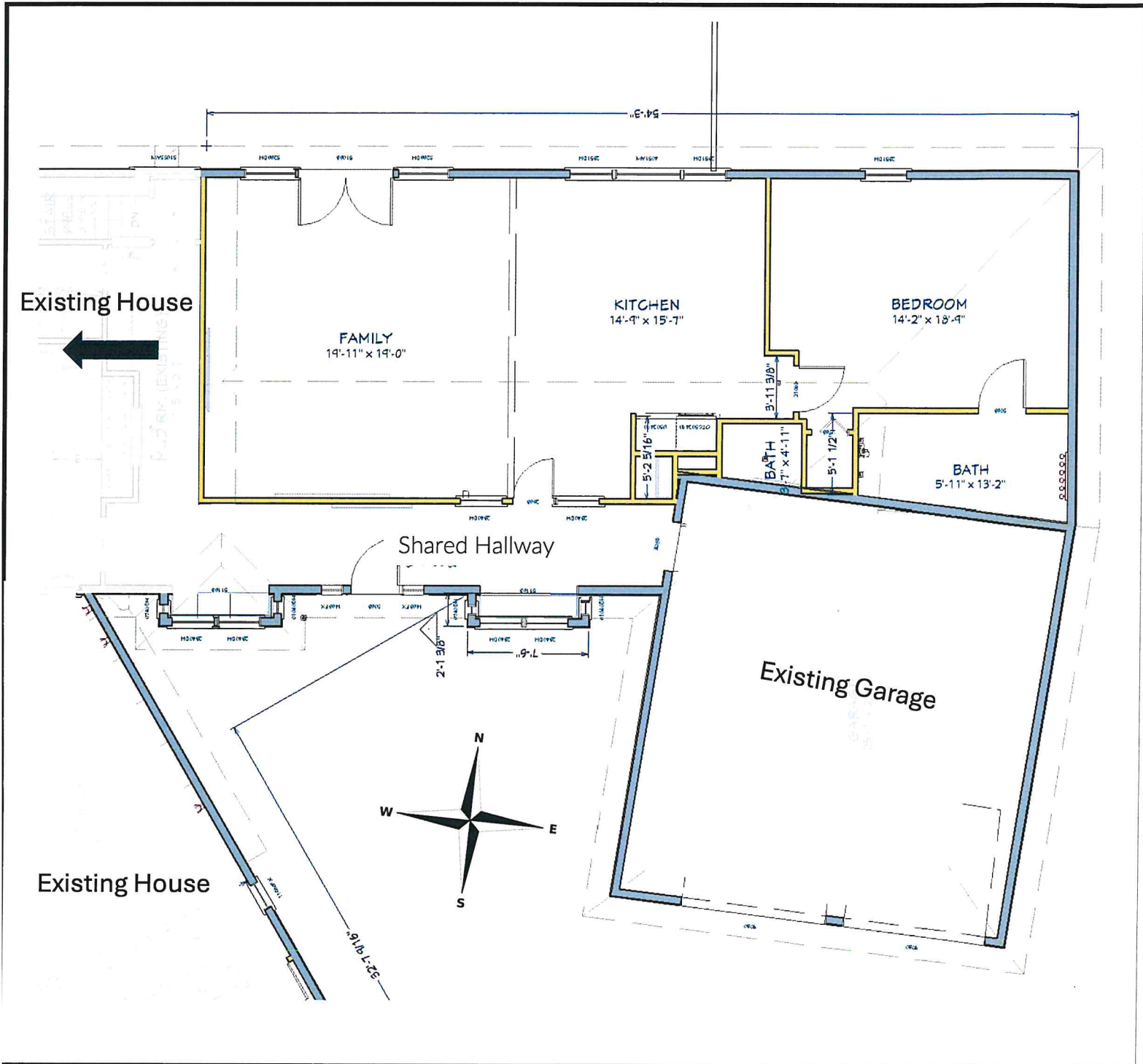
Full Lot



Addition Details



Proposed Addition Plans



Proposed Addition (Approximate Visual Renderings)

The proposed addition would continue the low-slung cedar shingle cottage style of the existing structure and garage. The completed structure would be consistent with and enhance the character of the neighborhood and surrounding properties.



South-facing dormer to allow light into the 1 story addition.



Existing Site Conditions



Surrounding hill and trees make addition nearly invisible to surrounding properties, drivers, and pedestrians.

Heading westerly on Mulberry Road, the addition would be fully hidden behind trees and at the base of the hill, making it invisible to neighbors, drivers and pedestrians.



Heading easterly on Mulberry Road, the addition would be hidden behind the existing structure and would be minimally visible to neighbors and pedestrians.

Existing Site Conditions



Location of ADU at the rear (north side) of the property tucks it into the existing structure and allows us to keep overall height low to avoid impact on neighbors.



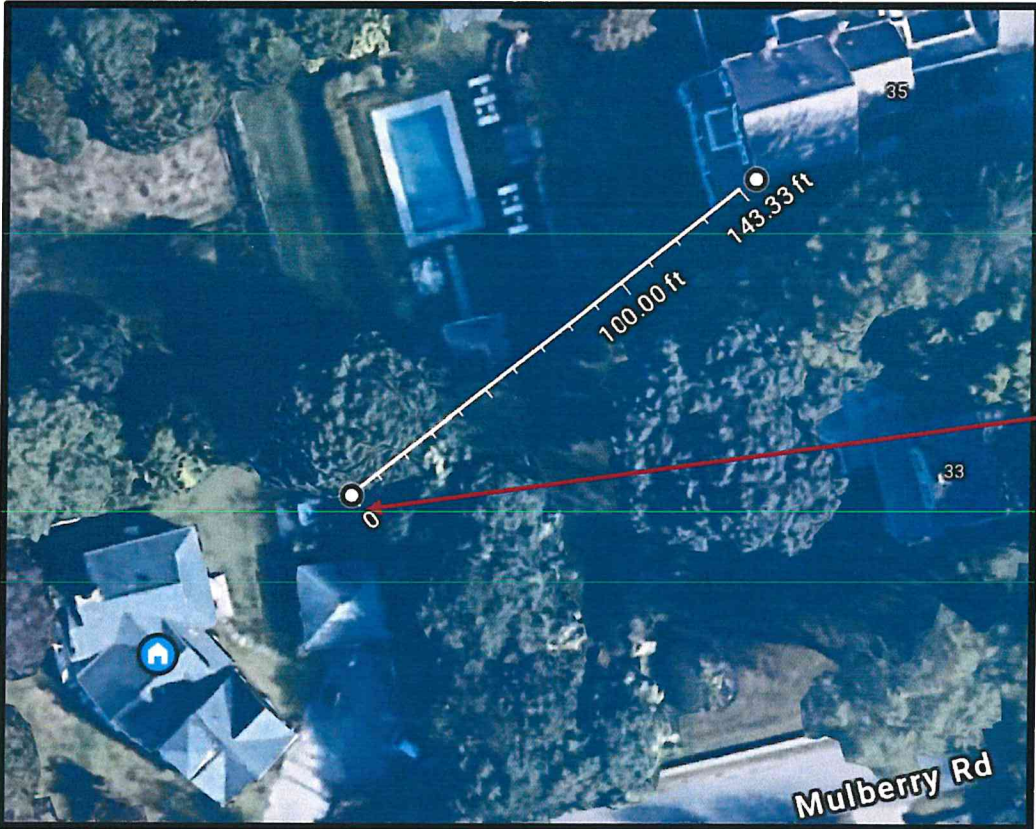
Location of ADU on the east side of the property tucks it into the existing garage at the base of the hill and keep it hidden behind tall trees and shrubs to avoid impact on neighbors.

Existing Site Conditions

The proposed addition is substantially distant from any of the surrounding homes.



Proposed addition would be approximately 150' from the nearest residence to the East.



Proposed addition would be approximately 143' from the nearest residence to the North.



Owner

Owner 1 ROMANO, EMILY E &
Owner 2 & ALEX A TE
Owner 3
Address PO BOX 1205, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Table with columns: Grantor, Date, Sale Price, Leg Ref, NAL, Deed Type. Row 1: BRAY, SYLVIA E TRUSTEE, 09/30/2016, 340,000, 1865-24, L, T

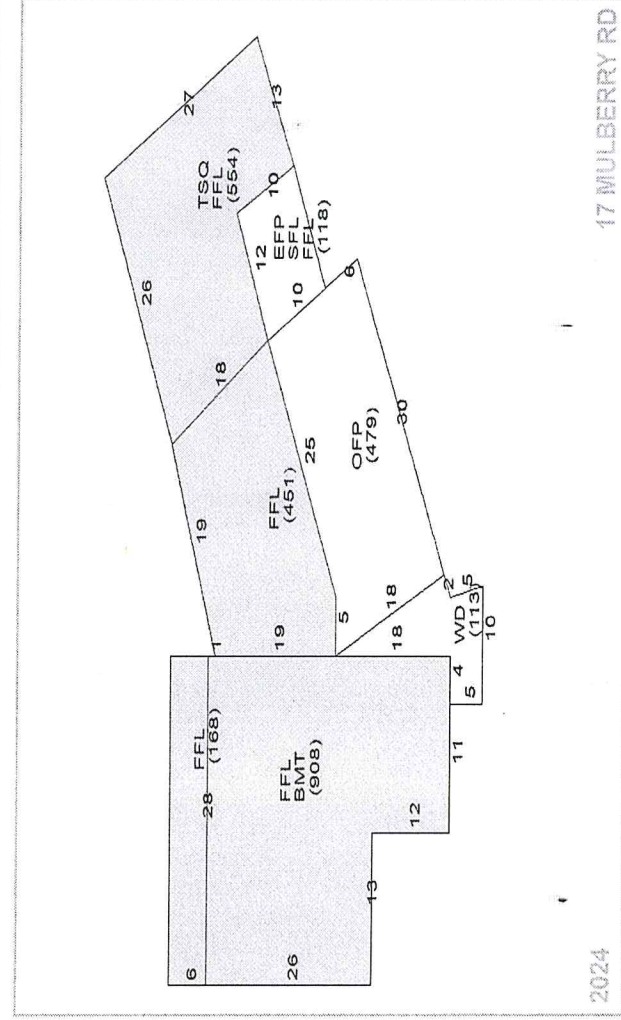
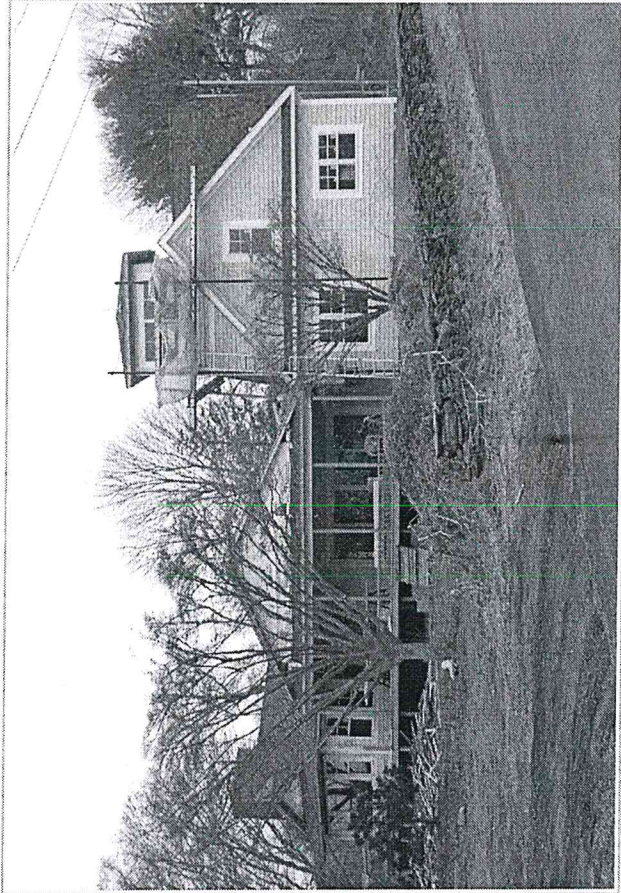
Assessment

Table with columns: Use Code, Bldg Value, SF/YI Value, Land Value, Land Size, Land Type, AG Credit, Assessed Value. Row 1: 01, 379,900, 13,800, 285,300, 0.44, P, 0, 679,000

Previous Assessments

Table with columns: Year, LUC, Building, SF/YI, Land Size, Land, AGR Credit, Appraised Value, Assessed Value. Rows for years 2023, 2022, 2021, 2020, 2019, 2018

Source > Mkt Adj Cost VAL per SQ Unit/Card > 156.07 VAL per SQ Unit/Parcel > 156.07



Land Information

Table with columns: Use Description, Units, Unit Type, Land Type, LT Fact, Unit Price, Adjusted, Neigh, Inf 1, Inf 2, Inf 3, Inf 1%, Inf 2%, Inf 3%, Appr Value, Spec Land, Juris, Fact, Use Value. Row 1: 01 Single Fam, 0.43962, AC, P, 1.00, 649,000, 648,970, F, Partial View 25, 285,300, 1.00, 0



Building Information

Description	Story Height	1/2 Story	Finishes
BLDG Type	Custom	0	
RES Units	COM Units	Concrete	
Foundation	BMT Floor	%	
Frame 1	Frame 2	%	
EXT Wall 1	EXT Wall 2	%	
Roof Type 1	Roof Type 2	%	
Roof Cover 1	Roof Cover 2	%	
INT Wall 1	INT Wall 2	%	
Floors 1	Floors 2	%	
BMT Garages	Color		
Plumbing	Electrical		
Insulation	INT vs EXT		
Heat Fuel	Heat Type	FWA w/AC	
# Heat Sys	% Heated	100	
% Solar HW	% A/C	100	
% COM Wall	% Vacuum		
Ceiling HIGHT	Ceiling Type		
Parking Type	% Sprinkled		
EXT View			

Grade

Year Built	Q3	Q3
1945 <td>EFF Year <td>0.00</td> </td>	EFF Year <td>0.00</td>	0.00
Alt LUC <td>Air % <td>0.00</td> </td>	Air % <td>0.00</td>	0.00

Other Factors

Flood Hazard	Topography	ROLLING	Street	TRAFFIC
Bas \$/SQ	101.00			
Size Adj	1.31			
Constr Adj	1.01			
Adj \$/SQ	133.87			
Othr Featrs	73,064			
Grade Fac	1.18			
Neigh Infl	1.00			
Land Factor	1.00			
Adj Total	550,546			
Depreciation	170,669			
Depr Total	379,877			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unde V
FFL	1st FLOOR	2,199	2,199	133.87	294,380
TSQ	3/4 STORY	416	416	133.87	55,623
SFL	2nd FLOOR	118	118	133.87	15,797
BMT	BASEMENT	908	0	20.08	18,233
EPF	ENCL PORCH	118	0	21.13	2,493
OFF	OPEN PORCH	479	0	10.25	4,910
WD	WOOD DECK	113	0	18.28	2,066
Total		4,351	2,733		393,502

Visit History

Date	Result	By
7/8/2021	REVIEW	MM
12/19/2018	BP	BT
9/7/2018	REVIEW	JH
4/5/2018	MEASURED	MP
4/10/2007	MEASURE	MP
4/10/2007	LISTED	MP

Notes

ASSESSMENT REDUCED BY BOARD #2008-183 05/09 EAS

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
01/28/2018	E45147		ELEC	5,000	0	Closed	New 200 amp and rewire house
01/18/2018	P45098		PLMB	12,000	0	Closed	ROUGH AND FINISH PLUMBING
11/02/2017	M44489		MECH	20,000	0	Closed	Install 2 warm air furnaces with A/C and all ductwork
05/18/2017	B30512		BLDG	0		Closed	CONSTRUCT 25' X 29' SECOND STORY ADDITION TO EXISTING SINGLE FAMI
05/04/2017	255-17-B		BLDG	200,000		Closed	2ND STY ADDITION 25 X 29 PORCH ADDITION INTERIOR EXTERIOR REHAB N
10/25/2016	D360		DEMO	0		Closed	INTERIOR DEMO TO INCLUDE FLOORING, SHEETROCK, MECHANICAL SYST
03/07/2016	D347		DEMO	0		Closed	REMOVE UNDERGROUND TANK

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
13	Patio	1	Y	1			288	3	AV	1945	500
1	Garage	1	Y	1	25	22	550	3	AV	1945	13,300

Other Info.

AFDU	Priority	Priority	Priority	Priority	Priority	Priority
	PriorD1c	PriorD2a	PriorD2b	PriorD2c	PriorD3a	PriorD3b
	PriorD3c					

Room Counts by Floor

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



17 Mulberry Road - 300' Radius

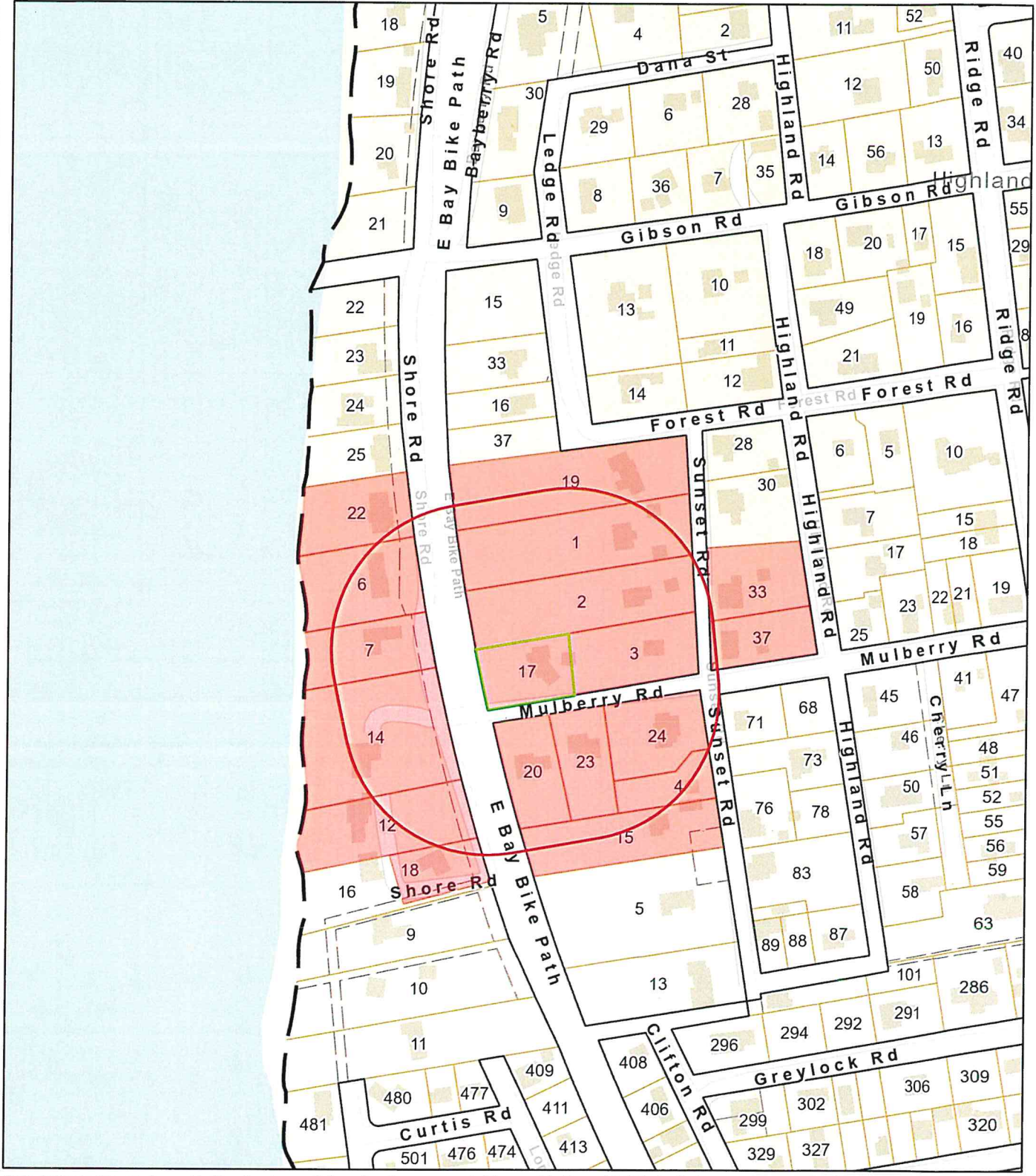
Bristol, RI



1 inch = 282 Feet

www.cai-tech.com

March 6, 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
March 06, 2024

Subject Property:

Parcel Number: 74-17	Mailing Address: ROMANO, EMILY E & & ALEX A TE
CAMA Number: 74-17	PO BOX 1205
Property Address: 17 MULBERRY RD	BRISTOL, RI 02809

Abutters:

Parcel Number: 73-33	Mailing Address: DOW, STEPHEN & JULIANNA TE
CAMA Number: 73-33	36 SUNSET RD
Property Address: 36 SUNSET RD	BRISTOL, RI 02809

Parcel Number: 73-37	Mailing Address: DOW, PAUL R & MARY JANE
CAMA Number: 73-37	35 MULBERRY RD
Property Address: 35 MULBERRY RD	BRISTOL, RI 02809

Parcel Number: 74-1	Mailing Address: LANDEKIC, NICHOLAS & LABEL, ROBYN TE
CAMA Number: 74-1	43 SUNSET RD
Property Address: 43 SUNSET RD	BRISTOL, RI 02809

Parcel Number: 74-12	Mailing Address: PIRRI, JEANNE M TRUSTEE JEANNE M PIRRI LIV TRUST AGMT
CAMA Number: 74-12	2 MULBERRY RD
Property Address: 2 MULBERRY RD	BRISTOL, RI 02809

Parcel Number: 74-14	Mailing Address: GEREMIA, BRENDA A, VINCENT F JR & TIMOTHY V-TRUSTE GEREMIA, VINCENT F JR & TIMOTHY V - TRUSTEES (50%)
CAMA Number: 74-14	4 MULBERRY RD
Property Address: 4 MULBERRY RD	BRISTOL, RI 02809

Parcel Number: 74-15	Mailing Address: VITALE, CHRISTOPHER P & AMY C TE
CAMA Number: 74-15	17 SUNSET RD
Property Address: 17 SUNSET RD	BRISTOL, RI 02809

Parcel Number: 74-17	Mailing Address: ROMANO, EMILY E & & ALEX A TE
CAMA Number: 74-17	PO BOX 1205
Property Address: 17 MULBERRY RD	BRISTOL, RI 02809

Parcel Number: 74-18	Mailing Address: VOUTES, GEORGE & LISA
CAMA Number: 74-18	24 FAIRWAY DR
Property Address: 17 SHORE RD	BARRINGTON, RI 02806

Parcel Number: 74-19	Mailing Address: COE, MARK W & KRISTEN Q TE
CAMA Number: 74-19	611 EDGEWOOD PL
Property Address: 45 SUNSET RD	RIVER FOREST, IL 60305



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300 feet Abutters List Report

Bristol, RI
March 06, 2024

Parcel Number: 74-2 CAMA Number: 74-2 Property Address: 35 SUNSET RD	Mailing Address: HARDING FIRST, LLC 35 SUNSET RD BRISTOL, RI 02809
Parcel Number: 74-20 CAMA Number: 74-20 Property Address: 8 MULBERRY RD	Mailing Address: LOURIA, AGNES 8 MULBERRY RD BRISTOL, RI 02809
Parcel Number: 74-22 CAMA Number: 74-22 Property Address: 45 SHORE RD	Mailing Address: PARISEAULT, THOMAS A & LISA M TE 45 SHORE RD BRISTOL, RI 02809
Parcel Number: 74-23 CAMA Number: 74-23 Property Address: 10 MULBERRY RD	Mailing Address: WHEELER, JESSICA A., TRUSTEE THE JESSICA A WHEELER TRUST 1 10 MULBERRY ROAD BRISTOL, RI 02809
Parcel Number: 74-24 CAMA Number: 74-24 Property Address: 25 SUNSET RD	Mailing Address: FISHER, CRAIG M. KATHRYN M TE 25 SUNSET RD BRISTOL, RI 02809
Parcel Number: 74-3 CAMA Number: 74-3 Property Address: 33 SUNSET RD	Mailing Address: HERDRICH, STEPHEN S. FAYTHE J.TRST & STEPHEN & FAYT 33 SUNSET RD BRISTOL, RI 02809
Parcel Number: 74-4 CAMA Number: 74-4 Property Address: 21 SUNSET RD	Mailing Address: FISHER, CRAIG M KATHRYN M ETUX TE 25 SUNSET ROAD BRISTOL, RI 02809
Parcel Number: 74-6 CAMA Number: 74-6 Property Address: 41 SHORE RD	Mailing Address: 41 SHORE ROAD, LLC 30 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 74-7 CAMA Number: 74-7 Property Address: 37 SHORE RD	Mailing Address: FOURNIER, RICHARD E JR & KAREN K TE 37 SHORE RD BRISTOL, RI 02809



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3/6/2024

Page 2 of 2

41 SHORE ROAD, LLC
30 KING PHILIP AVE
BRISTOL, RI 02809

LANDEKIC, NICHOLAS &
LABEL, ROBYN TE
43 SUNSET RD
BRISTOL, RI 02809

COE, MARK W & KRISTEN Q T
611 EDGEWOOD PL
RIVER FOREST, IL 60305

LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

DOW, PAUL R & MARY JANE
35 MULBERRY RD
BRISTOL, RI 02809

PARISEAULT, THOMAS A & LI
45 SHORE RD
BRISTOL, RI 02809

DOW, STEPHEN & JULIANNA T
36 SUNSET RD
BRISTOL, RI 02809

PIRRI, JEANNE M TRUSTEE
JEANNE M PIRRI LIV TRUST
2 MULBERRY RD
BRISTOL, RI 02809

FISHER, CRAIG M
KATHRYN M ETUX TE
25 SUNSET ROAD
BRISTOL, RI 02809

ROMANO, EMILY E &
& ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

FISHER, CRAIG M.
KATHRYN M TE
25 SUNSET RD
BRISTOL, RI 02809

VITALE, CHRISTOPHER P & A
17 SUNSET RD
BRISTOL, RI 02809

FOURNIER, RICHARD E JR &
KAREN K TE
37 SHORE RD
BRISTOL, RI 02809

VOUTES, GEORGE & LISA
24 FAIRWAY DR
BARRINGTON, RI 02806

GEREMIA, BRENDA A, VINCEN
GEREMIA, VINCENT F JR & T
4 MULBERRY RD
BRISTOL, RI 02809

WHEELER, JESSICA A., TRUS
THE JESSICA A WHEELER TRU
10 MULBERRY ROAD
BRISTOL, RI 02809

HARDING FIRST, LLC
35 SUNSET RD
BRISTOL, RI 02809

HERDRICH, STEPHEN S.
FAYTHE J. TRST & STEPHEN &
33 SUNSET RD
BRISTOL, RI 02809



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development Zoning Board of Review

JULY 11 AM 8 PM 1:55

APPLICATION

File No: 2024-13
Accepted by ZEO: EMT 3/8/24

APPLICANT:	Name: FRAN GAYNOR
	Address: 8 STEPHEN DRIVE
	City: BRISTOL State: RI Zip: 02809
	Phone #: 401-573-7315 Email: FRANSWA007@AOL.COM
PROPERTY OWNER:	Name: FRANJELICA PROPERTIES, INC.
	Address: 8 STEPHEN DRIVE
	City: BRISTOL State: RI Zip: 02809
	Phone #: 401-573-7315 Email: FRANSWA007@AOL.COM

1. Location of subject property: 259 WOOD STREET
 Assessor's Plat(s) #: 19 Lot(s) #: 33 & 19

2. Zoning district in which property is located: LB

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): 28-409
 Special Use Permit Section(s): 28-150 (dd)
 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? 6 YEARS

7. Present use of property: MIXED USE, RETAIL & APARTMENTS

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):
+/- 53' X 81' - 3160 SF - 26' TALL

10. Proposed use of property: CONVERT EXISTING FIRST FLOOR RETAIL SPACE INTO A WINE BAR/ RESTAURANT WITH NEW ADDITION FOR KITCHEN, DRSP & FOOD STORAGE.

11. Give extent of proposed alterations: 594 SF ADDITION TO FIRST FLOOR RETAIL SPACE TO CREATE A KITCHEN AREA TO SERVICE NEW RESTAURANT AND WINE BAR.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 25' x 33' x 24' (SEE PLAN, IRREGULAR SHAPE), 594 SF, 16'-TALL

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: <u>30'-0"</u>	Proposed Setback: <u>18'-0"</u>
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: LOT COVERAGE & PARKING Proposed: SEE ATTACHED SITE PLAN

13. Number of families before/after proposed alterations: 2 Before 2 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: Frances Gaynor Franjelica Properties Date: March 14, 2024

Print Name: Frances Gaynor Franjelica Properties Inc

Property Owner's Signature: Frances A. Gaynor Date: 3/14/2024

Print Name: Frances A. Gaynor Franjelica Properties Inc.

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

Name: SPENCER McCOMBE Phone #: 401-619-4689

Address: 42 WEST MAIN ROAD, MIDDLETOWN, RI. 02842



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

Grounds for Requested Variance for 259 Wood St.

1. **Special Use:** We are requesting a special use permit for a new restaurant and wine bar with alcohol sales and take out food. We will be turning the existing vacant first floor retail space into a restaurant with a dining room and wine bar. We will be following all the guidelines presented in Section 28-150(dd). There is an existing 6' tall wood fence on the West property line. We will continue this fence along the North property line and replace the existing chain linked fence as a buffer to the adjacent property. Signage will not face any adjacent residential property and will only face the street side. Operating hours will be compliant within the 7:00am-10:00pm window provided, mostly likely 11:00 am-8:00pm. All proposed exterior lighting will be dark sky compliant and follow all specified guidelines.
2. **Dimensional:** We will need to build an addition to accommodate the kitchen, storage, bathrooms and other required programmatic elements required for a restaurant. We are proposing a 594 SF one story addition in the rear courtyard that sits at 16'-0" tall. The design will have similar architectural features as the existing structure, and will not be very visible from the street side. We will be requesting relief from building lot coverage, parking lot coverage and a revised rear setback to accomplish this.



REVISIONS:

DESCRIPTION:	ARCHITECTURAL SITE PLAN
SCALE:	1/4"=1'-0"
DATE:	March 7th, 2024

SLATE
 Charcuterie & Wine Bar
 259 Wood Street
 Bristol, RI, 02809

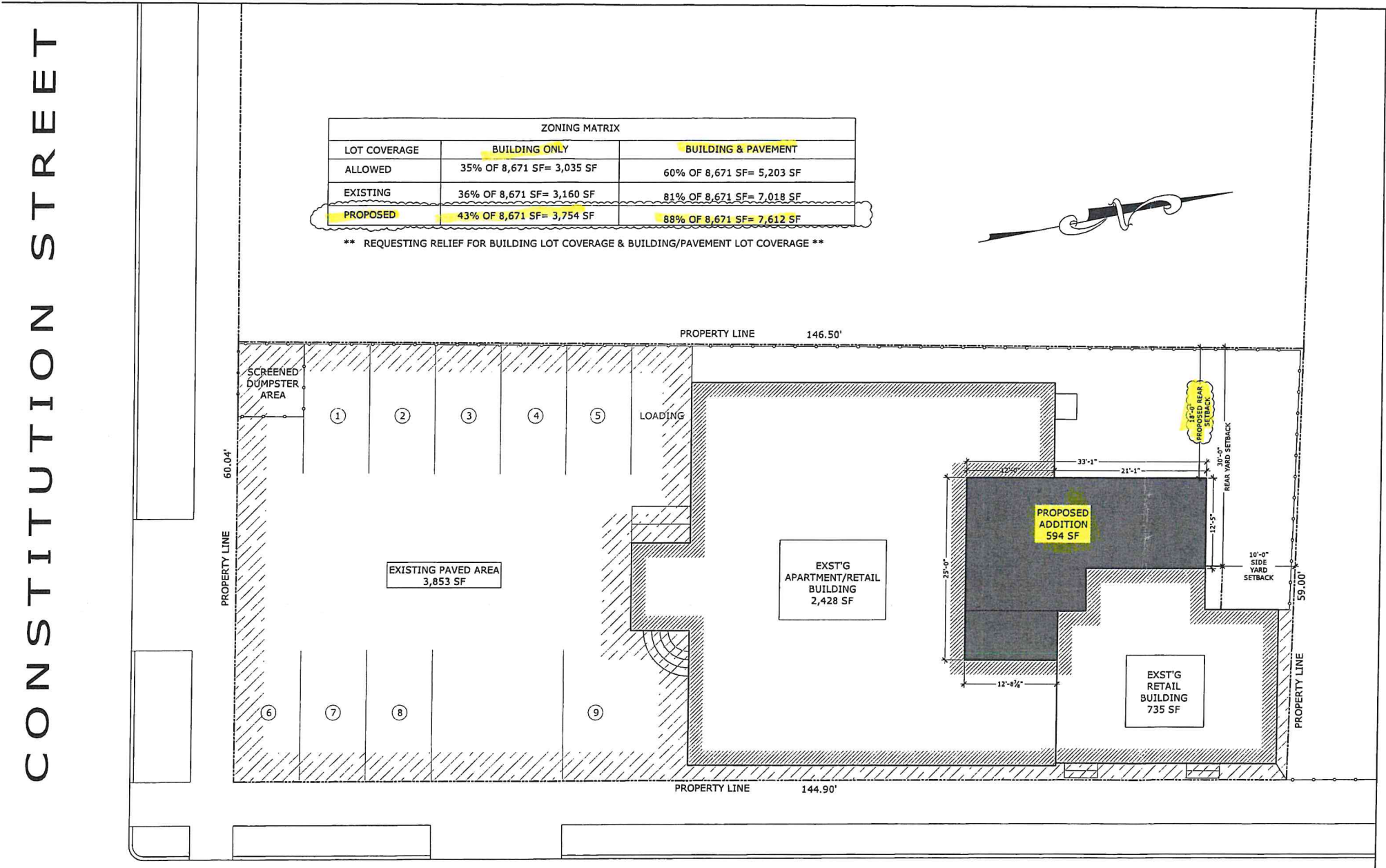
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THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION FROM CORDTSEN ARCHITECTURE, INC.

BRISTOL ZONING:
 ZONING DISTRICT: LB
 ZONING USE: LIMITED BUSINESS
 YARD SETBACKS, MINIMUM REQUIRED:
 25'-0" FRONT
 10'-0" SIDE
 30'-0" REAR
 YARD SETBACKS, PROPOSED:
 NO CHANGE FRONT
 NO CHANGE SIDE
 18'-0" REAR
 BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0" FROM AVERAGE NATURAL GRADE (X'-0")= X'-0"
 BUILDING HEIGHT, PROPOSED: X'-0" ABOVE X'-0"= X'-0"
 LOT COVERAGE (BUILDING) ALLOWED: 35% OF 8,671 SF= 3,035 SF
 LOT COVERAGE (BUILDING), EXISTING: 36% OF 8,671 SF= 3,160 SF
 LOT COVERAGE (BUILDING), PROPOSED: 43% OF 8,671 SF= 3,754 SF
 LOT COVERAGE, PROPOSED:
 REFERENCE DRAWING:
 X

ZONING MATRIX		
LOT COVERAGE	BUILDING ONLY	BUILDING & PAVEMENT
ALLOWED	35% OF 8,671 SF= 3,035 SF	60% OF 8,671 SF= 5,203 SF
EXISTING	36% OF 8,671 SF= 3,160 SF	81% OF 8,671 SF= 7,018 SF
PROPOSED	43% OF 8,671 SF= 3,754 SF	88% OF 8,671 SF= 7,612 SF

** REQUESTING RELIEF FOR BUILDING LOT COVERAGE & BUILDING/PAVEMENT LOT COVERAGE **



1 ARCHITECTURAL SITE PLAN
 Scale: 1/8"= 1'-0"

WOOD STREET

CONSTITUTION STREET

BRISTOL ZONING:

ZONING DISTRICT: LB
 ZONING USE: LIMITED BUSINESS

YARD SETBACKS, MINIMUM REQUIRED:

25'-0" FRONT
 10'-0" SIDE
 30'-0" REAR

YARD SETBACKS, PROPOSED:

NO CHANGE FRONT
 NO CHANGE SIDE
 18'-0" REAR

BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0" FROM

AVERAGE NATURAL GRADE (X'-0")= X'-0"
 BUILDING HEIGHT, PROPOSED: X'-0" ABOVE X'-0"= X'-0"

LOT COVERAGE (BUILDING) ALLOWED: 35% OF 8,671 SF= 3,035 SF

LOT COVERAGE (BUILDING), EXISTING: 36% OF 8,671 SF= 3,160 SF

LOT COVERAGE (BUILDING), PROPOSED: 43% OF 8,671 SF= 3,754 SF

LOT COVERAGE, PROPOSED:

REFERENCE DRAWING:
 X

CONSTITUTION STREET



WOOD STREET

1 ARCHITECTURAL SITE PLAN
 Scale: 1/8"= 1'-0"

EXISTING PARKING CALCULATIONS (NON CONFORMING)		
AREA	CALCULATION	REQ'D SPOTS
1ST FLR CONVENIENCE STORE	1250SF @ 1 PER 200SF=	7
1ST FLR RETAIL	735SF @ 1 PER 300SF=	3
1ST & 2ND FLR APARTMENTS	2 PER UNIT @ 2 UNITS =	4
TOTAL REQ'D SPOTS	14 TOTAL REQ'D SPOTS	
TOTAL EXST'G SPOTS	9 PROVIDED SPOTS	

PROPOSED PARKING CALCULATIONS (NON CONFORMING)		
AREA	CALCULATION	REQ'D SPOTS
1ST FLR CONVENIENCE STORE	1250SF @ 1 PER 200SF=	7
1ST FLR RETAIL	735SF @ 1 PER 300SF=	3
1ST & 2ND FLR APARTMENTS	2 PER UNIT @ 4 UNITS =	4
1ST FLR RESTAURANT ADDITION	594SF @ 1 PER 300 SF=	2
TOTAL REQ'D SPOTS	16 TOTAL REQ'D SPOTS	
TOTAL EXST'G SPOTS	9 PROVIDED SPOTS	
** NEED RELIEF FOR ADDITIONAL 2 SPOTS REQUIRED **		



REVISIONS:

DESCRIPTION: ARCHITECTURAL SITE PLAN
 SCALE: 1/4"=1'-0"
 DATE: March 7th, 2024

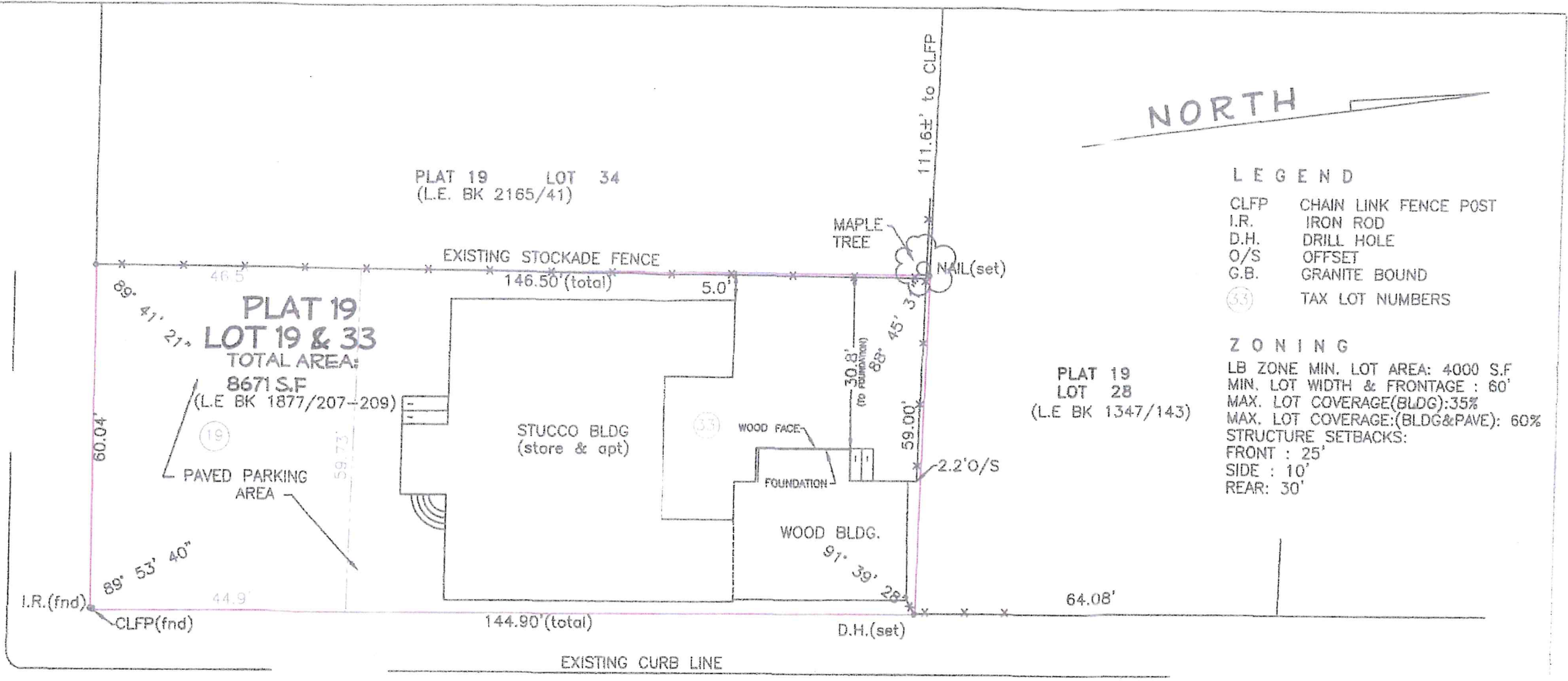
SLATE
 Charcuterie & Wine Bar
 259 Wood Street
 Bristol, RI, 02809

A0.3

THIS DRAWING IS NOT TO BE USED FOR ALTERNATE PROJECTS OR FOR CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM CORDTSEN DESIGN ARCHITECTURE, INC.

CONSTITUTION STREET

NORTH



- LEGEND**
- CLFP CHAIN LINK FENCE POST
 - I.R. IRON ROD
 - D.H. DRILL HOLE
 - O/S OFFSET
 - G.B. GRANITE BOUND
 - (33) TAX LOT NUMBERS

- ZONING**
- LB ZONE MIN. LOT AREA: 4000 S.F.
 - MIN. LOT WIDTH & FRONTAGE : 60'
 - MAX. LOT COVERAGE(BLDG):35%
 - MAX. LOT COVERAGE:(BLDG&PAVE): 60%
 - STRUCTURE SETBACKS:
 - FRONT : 25'
 - SIDE : 10'
 - REAR: 30'

PLAT 19
LOT 28
(L.E BK 1347/143)

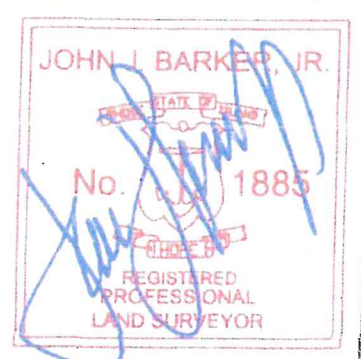
PLAT REFERENCE
PLAN ENTITLED "SARAH H. HOARD ESTATE"
BY: W.W. PERRY C.E OCT. 1902 PLAN BOOK A
PAGE 79

W O O D S T R E E T

SURVEY IS BASED ON THE SARAH H. HOARD ESTATE PLAN.
BY: W.W. PERRY C.E. OCT. 1902 PLAN BOOK A PAGE 79

- NOTES;
1. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAY, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
 2. THIS PROPERTY IS NOT IN COASTAL FLOOD ZONE.
 3. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
 4. DIMENSIONS SHOWN TO THE P/L FROM THE BLDG. ARE TO THE FOUNDATION WALL.

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
LIMITED CONTENT BOUNDARY SURVEY	CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY FOR ZONING PURPOSES

**SITE PLAN
FOR
FRANJELICA PROPERTIES, INC.**

OWNER: FRANJELICA PROPERTIES, INC.
8 STEPHEN DRIVE
BRISTOL, R.I. 02809

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

259 WOOD STREET PLAT 19 LOTS 33 & 19 BRISTOL R.I. 02809

SCALE : 1"=20' DATED : 7/6/2023 DWN BY: JJB DWG # 230605-662



Owner Account #: **Owner 1** FRANJELICA PROPERTIES, INC. % Owned 0.00

Owner 2 0.00

Owner 3 0.00

Address 8 STEPHEN DR, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CAN CORPORATION	12/27/2016	0	1877-207	D	W
WOOD STREET ASSOCIATES	01/30/1990	0	368-322		
DAIRY MART SUNNYBROOK, INC	10/31/1986	0	282-439		
SUNNYBROOK FARMS, INC	10/30/1981	0	237-496		
ELVITO, REALTY CO.	06/07/1976	0	207-263		

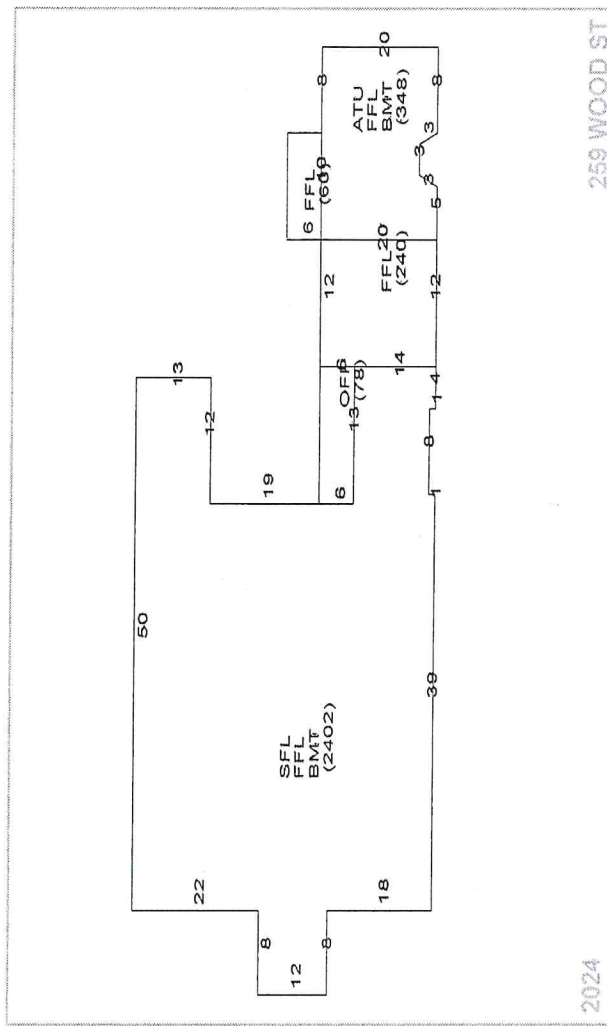
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
04	334,400	0	0.14	135,900	0	470,300
TOTAL	334,400	0	0.14	135,900	0	470,300

Source > Mkt Adj Cost VAL per SQ Unit/Card > 55.86 VAL per SQ Unit/Parcel > 55.86

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	04	334,400	0	0	135,900	0	470,300	470,300
2022	04	334,400	0	0	135,900	0	470,300	470,300
2021	04	350,200	0	0	140,100	0	490,300	490,300
2020	04	350,200	0	0	140,100	0	490,300	490,300
2019	04	350,200	0	0	140,100	0	490,300	490,300
2018	04	327,500	0	0	126,900	0	454,400	454,400



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 04 Combo	0.13659	AC	P	1.00	615,950	994,948	C13
2							
3							
4							

Appr Value	Inf 3 %	Inf 3	Inf 2 %	Inf 2	Inf 1 %	Inf 1	Spec Land	Juris	Fact	Use Value
135,900									1.00	0

Plat/Lot 19 33

Account: 1295

LUC 04 Zone LB

Assessment

\$470,300



Building Information

Description	Mixed Use	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 2	Stucco	%	50
BLDG Type	2 Story		3						
RES Units	1								
Foundation	Wood								
EXT Wall 1	Wood Shndl								
Roof Type 1	Hip								
Roof Cover 1	Asphalt Shir								
INT Wall 1	Plaster								
Floors 1	Floors 2								
BMT Garages	Color								
Plumbing	Electrical								
Insulation	INT vs EXT								
Heat Fuel	Oil								
# Heat Sys	Heat Type	Forced Warm Air							
% Solar HW	% Heated	100							
% COM Wall	% A/C	100							
Ceil HGHT	% Vacuum								
Parking Type	Ceiling Type								
EXT View	% Sprinkled								

Grade

Grade	Q4	Q4	1930 EFF Year	1986	Alt %	0.00
Year Built						
Alt LUC						

Code	Description	%
GD	GD - Good	28.0
Functional		0.0
Economic		0.0
Special		0.0
OV		

Code	Description	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
FFL	1st FLOOR	3,050	74.77		228,049
SFL	2nd FLOOR	2,402	74.77		179,598
BMT	BASEMENT	2,750	0		30,855
OFF	OPEN PORCH	78	0		1,302
ATU	UNF ATTIC	139	0		1,041
Total		8,419	5,452		440,845

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep. V
FFL	1st FLOOR	3,050	3,050	74.77	228,049
SFL	2nd FLOOR	2,402	2,402	74.77	179,598
BMT	BASEMENT	2,750	0	11.22	30,855
OFF	OPEN PORCH	78	0	16.69	1,302
ATU	UNF ATTIC	139	0	7.48	1,041
Total		8,419	5,452		440,845

Notes

FOOD MART/COASTAL DESIGNS

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	Description/Directions
09/05/2019	B49263		BLDG	2,500		Strip and Reroof
10/04/2018	E47595		ELEC	2,400	0	Replace lighting at Bristol Market, 917-780-8771 - 6 fixtures and 24 relamp reb.
04/13/2016	SG22032		SIGN	0		(1' x 2' x 14') ZENABELLEINSTALL VINYL SIGNAGE TO FRONT WINDOWS
06/01/2015	M10754		MECH	0		INSTALL CENTRAL AIR CONDITIONING, 5 TON CONDITIONING UNIT SIDE OF I
06/01/2015	0110-15-M	07/09/2015	MECH	6,500		AC 5 TON UNIT SIDE OF BLDG LINE SET
06/01/2015	0131-15-E	07/15/2015	ELEC	1,000		INSTALL 2 LINES 240 VOLTS 60 AMPS AND 20 AMPS FOR AC
06/01/2015	E7706		ELEC	0		INSTALL TWO (2) LINE 240 VOLTS, 60 AMP AND 20 AMP FOR A/C
06/24/2014	E7632		ELEC	0		RETROFIT FLORESCENT CASE LIGHTING WITH LED FIXTURES
06/24/2014	0162-14-E	12/19/2014	ELEC	2,000		RETROFIT FLORESCENT CASE LIGHTING WITH LED FIXTURES

Special Features & Yard Items

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

Other Info.

AFDU
rtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	2	3	U
2			
3			
4			
Totals	2	10	6

Owner ▶ **Owner Account #:**
Owner 1 FRANJELICA PROPERTIES, INC. % Owned
Owner 2 0.00
Owner 3 0.00
Address 8 STEPHEN DR, BRISTOL, RI 02809-0000

▶ **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CAN CORPORATION	12/27/2016	0	1877-209	D	W
WOOD STREET ASSOCIATES L.P	01/30/1990	0	368-322		
DAIRY MART SUNNYBROOK, INC.	10/31/1986	0	282-439		
SUNNYBROOK FARMS, INC.	10/30/1981	0	237-496		
ELVITO REALTY CO.	06/07/1976	0	207-263		

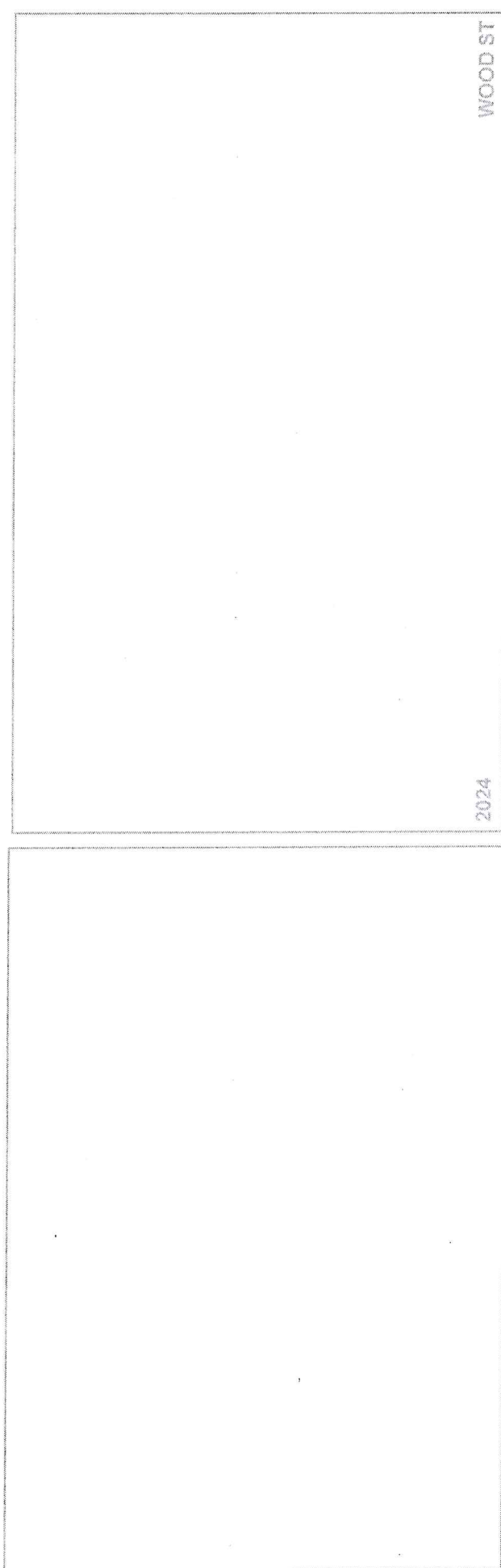
▶ **Assessment**

Use Code	Bldg Value	SF/Yl Value	Land Size	Land Value	AG Credit	Assessed Value
15	0	1,400	0.06	29,200	0	30,600
TOTAL	0	1,400	0.06	29,200	0	30,600

Source > Mkt Adj Cost VAL_per SQ Unit/Card > VAL_per SQ Unit/Parcel >

▶ **Previous Assessments**

Year	LUC	Building	SF/Yl	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	15	0	1,400	0	29,200	0	30,600	30,600
2022	15	0	1,400	0	29,200	0	30,600	30,600
2021	15	0	1,400	0	42,100	0	43,500	43,500
2020	15	0	1,400	0	42,100	0	43,500	43,500
2019	15	0	1,400	0	42,100	0	43,500	43,500
2018	15	0	2,200	0	38,100	0	40,300	40,300



▶ **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	15	Vet Lnd Im	AC	R	0.25	615,950	C13							29,200			1.00	0
2																		
3																		
4																		



Building Information		Description	
BLDG Type	Story Height		
RES Units	COM Units		
Foundation	BMT Floor		
Frame 1	Frame 2	%	
EXT Wall 1	EXT Wall 2	%	
Roof Type 1	Roof Type 2	%	
Roof Cover 1	Roof Cover 2	%	
INT Wall 1	INT Wall 2	%	
Floors 1	Floors 2	%	
BMT Garages	Color		
Plumbing	Electrical		
Insulation	INT vs EXT		
Heat Fuel	Heat Type		
# Heat Sys	% Heated		
% Solar HW	% A/C		
% COM Wall	% Vacuum		
Ceiling Hght	Ceiling Type		
Parking Type	% Sprinkled		
EXT View			
	Quantity		Quality
Full Bath			
Ext Full Bath			
Half Bath			
Ext Half Bath			
Ext Fixtures			
Kitchens			
Ext Kitchens			
Fireplaces			
W.S. Fluës			

Room Counts by Floor		
Units	# Rooms	# Bedrooms
1		
2		
3		
4		
Totals		

Grade		Other Factors	
Grade	Flood Hazard		
Year Built	Topography		
Alt LUC	Street		
EFF Year	Traffic		
Alt %			

Depreciation		Bas \$/SQ	
Code	Description	Size Adj	Constr Adj
Condition		Adj \$/SQ	Other Featrs
Functional		Grade Fac	Neigh Infi
Economic		Land Factor	Adj Total
Special		Depreciation	Depr Total
OV			
Total Depreciation % >			

Remodeling History		Condo Data	
Additions	Plumbing	Complex	
Interior	Electric	Location	
Exterior	Heating	Tot Units	
Kitchen	General	FL Level	
Bath(s)		# Floors	
		Bldg Seq	

Sub-Area Detail		Area		Fin. Area		Rate		Undeb V	
Code	Description								
Total									

Visit History		Date		Result		By	
		10/20/2021	REVIEW	AD			
		10/19/2018	REVIEW	JH			
		10/15/2018	VACANT LO	JN			
		5/26/2015	ADJ-HEARIN	DL			

Notes	
PARKING LOT	

Special Features & Yard Items						
Use	Description	A	Y/S	Qty	Width	Assessed Value
1	56 Paving-Aspt	1	Y	1		
2					2,751	2
3					AV	0
4						1,400
5						
6						
7						
8						
9						
10						

Other Info.	
AFDU	
ExtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



259 Wood Street - 200' Radius

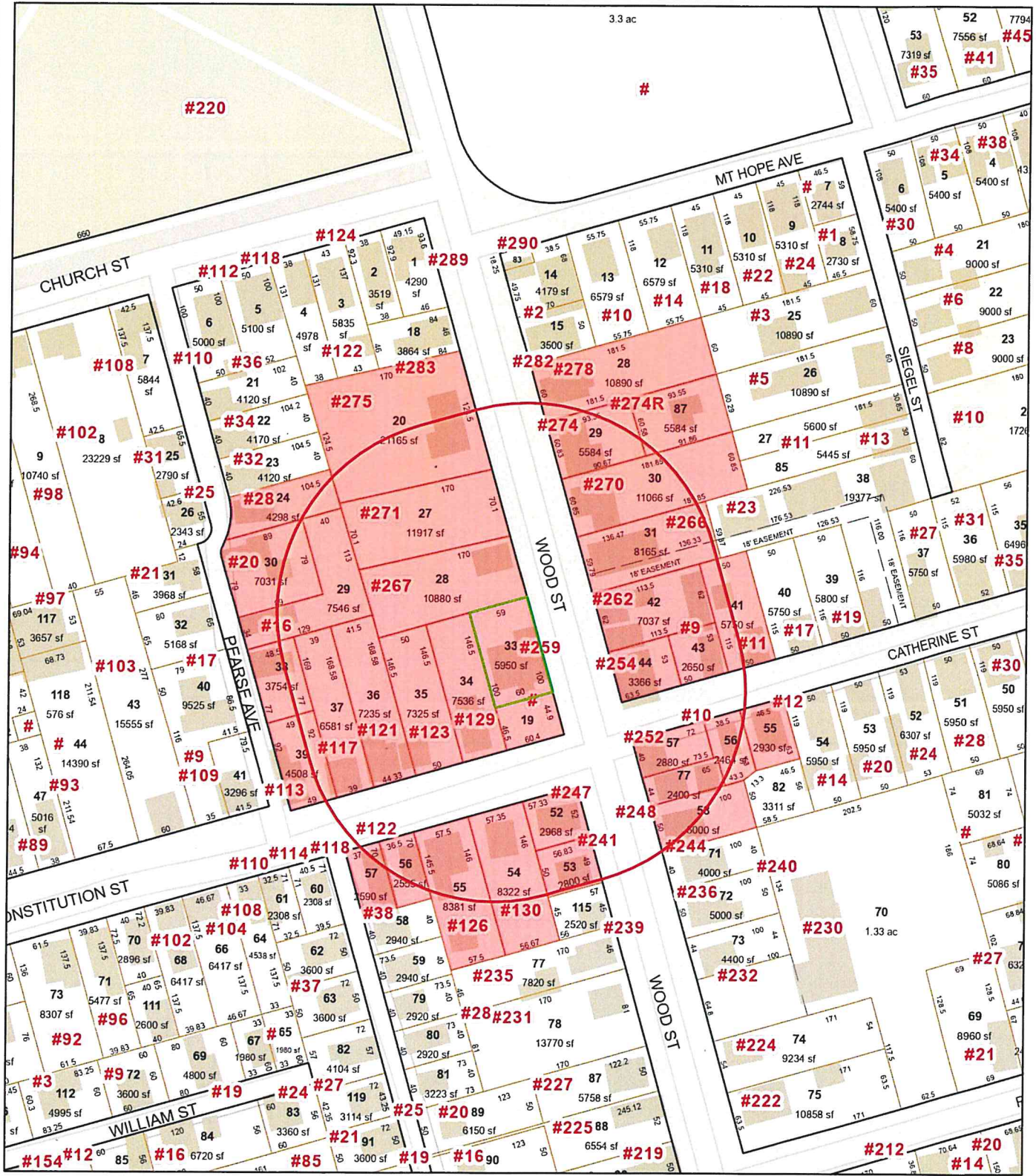
Bristol, RI

1 inch = 141 Feet



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March 8, 2024



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200 feet Abutters List Report

Bristol, RI
March 08, 2024

Subject Property:

Parcel Number: 19-33
CAMA Number: 19-33
Property Address: 259 WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 19-19
CAMA Number: 19-19
Property Address: WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-20
CAMA Number: 19-20
Property Address: 275 WOOD ST

Mailing Address: VINCENT, TAMARA & DARRELL TE
275 WOOD ST
BRISTOL, RI 02809

Parcel Number: 19-24
CAMA Number: 19-24
Property Address: 28 PEARSE AVE

Mailing Address: FLANAGAN, LINDSEY NYCOLE
28 PEARSE AVE
BRISTOL, RI 02809

Parcel Number: 19-27
CAMA Number: 19-27
Property Address: 271 WOOD ST

Mailing Address: FRANJELICA PROPERTIES INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-28
CAMA Number: 19-28
Property Address: 267 WOOD ST

Mailing Address: CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

Parcel Number: 19-29
CAMA Number: 19-29
Property Address: 16 PEARSE AVE

Mailing Address: GWOZDZ, LINDSEY KATHRYN &
GWOZDZ, RYAN NICHOLAS JT
1860C SOUTH COUNTY TRAIL
WEST KINGSTOWN, RI 02892

Parcel Number: 19-30
CAMA Number: 19-30
Property Address: 20 PEARSE AVE

Mailing Address: CAMELO, MARIANO S MARIA J. LIFE E
20 PEARSE AVE
BRISTOL, RI 02809

Parcel Number: 19-33
CAMA Number: 19-33
Property Address: 259 WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-34
CAMA Number: 19-34
Property Address: 129 CONSTITUTION ST

Mailing Address: REITSMA, JAN H & MEEKER, CAROL C-
TRUSTEES, REITSMA CHASON, ERIC H
& CATHLY L TE (1/2)
54 WASHINGTON ST
WARREN, RI 02885

Parcel Number: 19-35
CAMA Number: 19-35
Property Address: 123 CONSTITUTION ST

Mailing Address: WOLFANG, ELI
123 CONSTITUTION ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
March 08, 2024

Parcel Number: 19-36
CAMA Number: 19-36
Property Address: 121 CONSTITUTION ST

Mailing Address: SILVIA, DONALD K. ANDREA R. JT
121 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-37
CAMA Number: 19-37
Property Address: 117 CONSTITUTION ST

Mailing Address: ANDERSON, JUDITH M.
117 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-38
CAMA Number: 19-38
Property Address: 12 PEARSE AVE

Mailing Address: STAHL, ROBERT J. & GROSS-STAHL,
BRENDA TE
12 PEARSE AVE
BRISTOL, RI 02809

Parcel Number: 19-39
CAMA Number: 19-39
Property Address: 113 CONSTITUTION ST

Mailing Address: LAMONTE, JEANNE C. ETUX TE
DOUGHERTY, DANIEL D.
113 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-52
CAMA Number: 19-52
Property Address: 247 WOOD ST

Mailing Address: MANCHESTER, DANIEL T. CHRISTINE L.
125 PECK AVE
BRISTOL, RI 02809

Parcel Number: 19-53
CAMA Number: 19-53
Property Address: 241 WOOD ST

Mailing Address: EGAN ESTATES, LLC EGAN, VANESSA
A
1206 MIDDLE RD
PORTSMOUTH, RI 02871

Parcel Number: 19-54
CAMA Number: 19-54
Property Address: 130 CONSTITUTION ST

Mailing Address: RAOILA, MITCHELL
130 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-55
CAMA Number: 19-55
Property Address: 126 CONSTITUTION ST

Mailing Address: WALSH-SORENSEN, KIMBERLY A &
SORENSEN, JAMES CO-TRST
20952 MONARCH LN
HUNTINGTON BEACH, CA 92646

Parcel Number: 19-56
CAMA Number: 19-56
Property Address: 122 CONSTITUTION ST

Mailing Address: SEIBOLD, MARGARET B.
122 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-57
CAMA Number: 19-57
Property Address: 118 CONSTITUTION ST

Mailing Address: BRAUN, JOHN L & EVELYN R TE
118 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 25-28
CAMA Number: 25-28
Property Address: 278 WOOD ST

Mailing Address: OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

Parcel Number: 25-29
CAMA Number: 25-29
Property Address: 274 WOOD ST

Mailing Address: SLIPP, NAOMI TRUSTEE HOOD-SLIPP
IRR TRUST
369 FLORENCE ST
FALL RIVER, MA 02720



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200 feet Abutters List Report

Bristol, RI
March 08, 2024

Parcel Number: 25-30 CAMA Number: 25-30 Property Address: 270 WOOD ST	Mailing Address: CIFUNE, EDWARD S. NANCY K. TE 270 WOOD STREET BRISTOL, RI 02809
Parcel Number: 25-31 CAMA Number: 25-31 Property Address: 266 WOOD ST	Mailing Address: LEB REALTY LIMITED PARTNERSHIP 150 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 25-41 CAMA Number: 25-41 Property Address: 11 CATHERINE ST	Mailing Address: DAVEY, SHEALYN 11 CATHERINE ST BRISTOL, RI 02809
Parcel Number: 25-42 CAMA Number: 25-42 Property Address: 262 WOOD ST	Mailing Address: CAN CORPORATION 51 UNION ST BRISTOL, RI 02809
Parcel Number: 25-43 CAMA Number: 25-43 Property Address: 9 CATHERINE ST	Mailing Address: CAN CORPORATION 51 UNION ST BRISTOL, RI 02809
Parcel Number: 25-44 CAMA Number: 25-44 Property Address: 254 WOOD ST	Mailing Address: CAN CORPORATION 51 UNION ST BRISTOL, RI 02809
Parcel Number: 25-55 CAMA Number: 25-55 Property Address: 12 CATHERINE ST	Mailing Address: SILVA, MARIA F LUIS ETUX TE 12 CATHERINE STREET BRISTOL, RI 02809
Parcel Number: 25-56 CAMA Number: 25-56 Property Address: 10 CATHERINE ST	Mailing Address: FRANJELICA PROPERTIES INC. 8 STEVEN DR BRISTOL, RI 02809
Parcel Number: 25-57 CAMA Number: 25-57 Property Address: 252 WOOD ST	Mailing Address: GRUBER, PETER N & CANNAVO- GRUBER, ELIZABETH M TE 11 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 25-58 CAMA Number: 25-58 Property Address: 244 WOOD ST	Mailing Address: DIAS, JOAO C. BEATRIZ F. LIFE ESTATE 244 WOOD ST BRISTOL, RI 02809
Parcel Number: 25-77 CAMA Number: 25-77 Property Address: 248 WOOD ST	Mailing Address: GRUBER, PETER N & CANNAVO- GRUBER, ELIZABETH M TE 11 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 25-87 CAMA Number: 25-87 Property Address: 274R WOOD ST	Mailing Address: DESCHENES, MARY E. 274 1/2 WOOD ST. BRISTOL, RI 02809



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ANDERSON, JUDITH M.
117 CONSTITUTION ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES INC
8 STEPHEN DR
BRISTOL, RI 02809

REITSMA, JAN H & MEEKER,
CHASON, ERIC H & CATHLY L
54 WASHINGTON ST
WARREN, RI 02885

BRAUN, JOHN L &
EVELYN R TE
118 CONSTITUTION ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES INC
8 STEVEN DR
BRISTOL, RI 02809

SEIBOLD, MARGARET B.
122 CONSTITUTION ST
BRISTOL, RI 02809

CAMELO, MARIANO S
MARIA J. LIFE E
20 PEARSE AVE
BRISTOL, RI 02809

FRANJELICA PROPERTIES, IN
8 STEPHEN DR
BRISTOL, RI 02809

SILVA, MARIA F
LUIS ETUX TE
12 CATHERINE STREET
BRISTOL, RI 02809

CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

GRUBER, PETER N &
CANNAVO-GRUBER, ELIZABETH
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BRISTOL, RI 02809

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ANDREA R. JT
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BRISTOL, RI 02809

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BRISTOL, RI 02809

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GWOZDZ, RYAN NICHOLAS JT
1860C SOUTH COUNTY TRAIL
WEST KINGSTOWN, RI 02892

SLIPP, NAOMI TRUSTEE
HOOD-SLIPP IRR TRUST
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FALL RIVER, MA 02720

DAVEY, SHEALYN
11 CATHERINE ST
BRISTOL, RI 02809

LAMONTE, JEANNE C. ETUX T
DOUGHERTY, DANIEL D.
113 CONSTITUTION ST
BRISTOL, RI 02809

STAHL, ROBERT J. &
GROSS-STAHN, BRENDA TE
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BRISTOL, RI 02809

DESCHENES, MARY E.
274 1/2 WOOD ST.
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE
150 FRANKLIN ST
BRISTOL, RI 02809

VINCENT, TAMARA &
DARRELL TE
275 WOOD ST
BRISTOL, RI 02809

DIAS, JOAO C.
BEATRIZ F. LIFE ESTATE
244 WOOD ST
BRISTOL, RI 02809

MANCHESTER, DANIEL T.
CHRISTINE L.
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BRISTOL, RI 02809

WALSH-SORENSEN, KIMBERLY
SORENSEN, JAMES CO-TRST
20952 MONARCH LN
HUNTINGTON BEACH, CA 92646

EGAN ESTATES, LLC
EGAN, VANESSA A
1206 MIDDLE RD
PORTSMOUTH, RI 02871

OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

WOLFGANG, ELI
123 CONSTITUTION ST
BRISTOL, RI 02809

FLANAGAN, LINDSEY NYCOLE
28 PEARSE AVE
BRISTOL, RI 02809

RAOILA, MITCHELL
130 CONSTITUTION ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island

Department of Community Development

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

March 20, 2024

TO: Zoning Board of Review

FROM: Diane M. Williamson, Director of Community Development
Technical Review Committee

RE: **Special Use Permit Application for Mott and Chace Sotheby's International
317 Hope Street**

The Technical Review Committee held a meeting on March 19, 2024 to review the above application.

Based on the review of the application along with a review of the Formula Business Standards, the Technical Review Committee passed a motion to recommend that the Special Use Permit be granted.

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**Storefront measures 25'. Upper case letters are 7" tall, length overall measures 17'
Letters are stud mounted 1/2" thick brushed aluminum with clear coat satin finish**



GU SIGNS.com

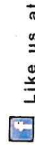
445 School Street
Putnam, Connecticut

Massachusetts • Rhode Island
860-928-1407
sales@gusigns.com

Mott & Chace Sotheby's International Realty
377 Hope Street
Bristol, RI
Andrea Crivellaro
Andrea.Crivellaro@mottandchace.com

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Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-09

APPLICANT: JoZon Enterprises, Inc. d/b/a Domino's Pizza, Inc.

LOCATION: 655 Metacom Avenue

PLAT: 94 LOT: 7 ZONE: GB

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Install an 86.47 square foot wall sign at a size larger than permitted in the General Business zone.

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 a commercial wall sign on the existing building at this property located on the westerly side of Metacom Avenue. The existing commercial building, which formerly housed a "Benny's" retail store is currently being divided into individual commercial tenant spaces. The applicant proposes to locate a Domino's Pizza restaurant in one of those spaces. The proposed wall sign for the restaurant would be located on the large red wall projection which is centrally located on the building and which formerly held a painted "Benny's" sign. The new layout for this building has an entrance door and windows within this wall projection with a proposed "Domino's" wall sign with domino logo located above the door.

The proposed wall sign would measure approximately 86.47 square feet in size. This total size is measured by the smallest rectangle which can encompass all of the sign's letters and logos per Section 28-373(d)(3) of the zoning ordinance. The actual square footage of the sign logo and letters themselves if boxed separately is approximately 60 square feet as noted on the sign design plans submitted with this application. The zoning ordinance permits wall signs in the General Business (GB) zoning district to a maximum size of 15 square feet (see Article X. Signs, Table 1 – Signs by Type and by Zoning District). However, in the GB zone, the zoning ordinance permits a wall sign to be increased in size by 25% for every 100 feet of setback from the street. The existing building is located approximately 300 feet from the Metacom Avenue street right of way. Thus, I have determined that the ordinance permits a wall sign at this location to a maximum size of 29 square feet.

Please note that the applicant is also proposing a new Domino's-sign panel on the existing freestanding sign located adjacent to Metacom Avenue. This proposed sign would replace a previous commercial sign at this location and utilize the existing sign frame. The existing freestanding sign is considered legal nonconforming by dimension, and the replacement of existing sign panels on this structure with new messages is not subject to zoning dimensional regulations.

 3/21/2024

 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-10**

APPLICANT: Peggy A. Frederick / Black Vulture, LLC

LOCATION: 195 High Street

PLAT: 14 LOT: 73 ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Relocate the existing dwelling four (4) feet towards the rear of the lot with less than the required right side yard; to construct a 6ft. x 22ft. front porch addition to the existing dwelling with less than the required front yard and less than the required right side yard; to construct a 12ft. x 18ft. rear screen porch addition to the existing dwelling with less than the required right side yard; and to construct a 20ft. x 26ft. accessory structure at a size greater than permitted for accessory structures in the R-6 zone.

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 relocate the existing dwelling and construct front porch and rear screen porch additions on the structure at this property located on the westerly side of High Street. This property contains 6,413 square feet of lot area and is improved with a residential dwelling that was reportedly constructed in the mid-1800's. The existing dwelling is located approximately six feet from the front property line at High Street; and the applicant proposes to lift the dwelling off of its existing foundation and move the structure back away from the street approximately four feet. The existing dwelling is located within approximately 3 feet of northerly right side property line. Once moved back from the street, the dwelling will continue to be located within the right side yard at approximately 3 feet 4 inches from the northerly property line. The zoning ordinance requires a minimum 10 foot side yard setback in the R-6 zone.

The applicant also proposes construction of a 6 foot wide and 22 foot long covered front porch across the front of the dwelling. The proposed front porch would also be partially located within the right side yard at a distance of approximately 3 feet 7.25 inches from the northerly property line. The proposed front porch was also advertised as needing a front yard setback variance, as it is proposed to be located approximately four feet from the front property line. This was done out of an abundance of caution as the R-6 zone requires a minimum front yard setback at the average of the block or 20 feet, whichever is less. However, upon review of the surrounding structures within the block on the same side of High Street, it appears that a front yard variance is not required as all structures within the block on the same side of the street are located at or within two to three feet of the High Street property line. Thus, the proposed front porch appears to meet the minimum front yard setback requirement.

The proposed rear screen porch addition would measure 12ft. x 18ft. and would also extend into the right side yard at a distance of approximately three feet from the northerly property line. This addition would consist of a roof covered deck with enclosed walls and is considered an extension of the principal structure.

The applicant is also proposing construction of a 20ft. x 26ft. accessory "carriage house" structure to the rear left side of the property. No plans depicting the design of this structure were submitted with this application, and the applicant has indicated that they wish to reduce the size of the structure such that no zoning relief will be required. The zoning ordinance permits accessory structures to a maximum size of 22ft. x 24ft. in the R-6 zone. I have asked the application to clarify their intent for this structure.

 3/22/2024

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-11

APPLICANT: Carol A. Benn
 LOCATION: 34 Harrison Street
 PLAT: 146 LOT: 32 ZONE: R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. 3in. x 26ft. 5in. second-story living area addition and two 7ft. 10in. x 24ft. 4in. second story exterior deck additions to an existing single-family dwelling with less than the required north, south and west side yards.

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 floor living area addition and two second floor exterior decks to the existing single-family residence at this property located on the easterly side of Harrison Street. This property contains approximately 6,672 square feet of land area and is improved with a single-story dwelling that was reportedly constructed in the 1950's. This lot is a landlocked parcel that has no frontage on a public street. Access to the property is provided by a private driveway across neighboring properties to the west. As this property has no frontage on a street, it has no front or rear yards for purposes of determining zoning setbacks. Thus, this property has 20 foot R-15 minimum side yard setbacks from all property lines (see definition of "lot line" in Section 28-1 of the zoning ordinance).

The existing dwelling is located within the side yard setbacks from the north, west and south property lines. The applicant proposes to construct a 24.4ft. x 26.4ft. second-story addition within the footprint of the existing dwelling. The proposed addition would contain living space including two bedrooms and a bathroom. Two exterior decks are also proposed on the second floor of the dwelling, one on the northerly side and one on the southerly side. Both decks would be located within the footprint of the existing structure.

As proposed, the second story living area addition would be located within approximately 10.5 feet of the northerly property line and within approximately 16 feet of the westerly property line. The proposed second story deck on the north side of the dwelling would be located between 2.8 feet and 4 feet from the north property line. The south side deck would be located approximately 18 feet from the south lot line and approximately 15.3 feet from the west property line. As noted above, the zoning ordinance requires a minimum 20 foot setback from all property lines on this lot.

It should also be noted that the site plan submitted with this application depicts a small first floor addition measuring 4.5ft. x 7.8ft. This area is currently a roofed over porch entranceway. Given that this area is in line with the existing dwelling and located beneath the existing roof, I do not believe that any zoning relief is required to further enclose this area.


 3/22/2024

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-12**

APPLICANT: Alex A. and Emily E. Romano
 LOCATION: 17 Mulberry Road
 PLAT: 74 LOT: 17 ZONE: R-20

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 26ft. x 54ft. (1,280 square foot) single-story accessory dwelling unit addition with connection to an existing accessory garage structure with less than the required right side yard and less than the required rear yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting dimensional variances to construct an addition to connect an existing single-family dwelling and existing detached garage structure at this property located on the northerly side of Mulberry Road. This property contains approximately 22,625 square feet of land area and is improved with a one to two-story dwelling that was reportedly originally constructed in the 1940's. The East Bay Bike Path abuts the property to the west. In November 2016, the applicants were granted relief (File No. 2016-27) to construct a second story addition and covered front porch on the existing dwelling partially within front and rear yard setbacks.

The proposed single-story addition would connect the northern portion of the dwelling to an existing detached garage. The proposed addition would measure approximately 26ft. x 54ft. and would include an accessory dwelling unit (ADU) to be utilized by family members. The proposed ADU is subject to the requirements of Section 28-151 of the zoning ordinance along with recent amendments to state law, and it would need to be permitted through the Department of Community Development prior to issuance of a building permit. This proposed addition would also include an interior hallway providing access from the dwelling to the garage.

The proposed addition is depicted to be in line with the northerly wall of the existing dwelling and would be located approximately 20 feet from the northerly rear property line. The zoning ordinance requires a 35 foot rear yard setback in the R-20 zone. The proposed addition would also extend to within approximately 1.3 feet of the easterly right side property line. This setback corresponds to the setback of the northeast corner of the existing detached garage. The zoning ordinance requires a 20 foot minimum side yard setback in the R-20 zone. As a detached accessory structure, the zoning ordinance requires a minimum side yard setback of six feet for the existing garage. Thus, the existing structure is nonconforming by dimension as it is located less than six feet from the easterly right side property line. Once connected to the dwelling by the proposed addition, the existing garage will be considered part of the principal structure and is subject to a side yard setback of 20 feet making the structure more nonconforming than its existing condition.

Edward M. Tanner 3/22/2024

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-13

APPLICANT: Fran Gaynor / Franjelica Properties, Inc.

LOCATION: 259 Wood Street

PLAT: 19 LOTS: 33 & 19 ZONE: Limited Business (LB)

APPLICANT IS ALSO REQUESTING A SPECIAL USE PERMIT:

To operate a restaurant use in the Limited Business zone.

APPLICANT IS ALSO REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 594 square foot single-story restaurant addition to the rear of an existing mixed-use structure with less than the required rear yard, greater than permitted lot coverage by structures, greater than permitted lot coverage by structures and pavement, and less than the required number of off-street parking spaces.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application on March 19, 2024 during which they passed a motion to recommend approval of the special use permit subject to conditions. See **attached** memorandum from Diane Williamson.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a **Special Use Permit** to operate a restaurant in the Limited Business (LB) zoning district. The proposed restaurant use would occupy an existing vacant commercial space within this mixed-use building located on the westerly side of Wood Street and the northerly side of Constitution Street. The proposal also includes expansion of this space to the rear of the property for kitchen and food preparation use. In addition to the Special Use Permit standards found in Section 28-409(c)(2), the proposed use must meet the specific standards for a restaurant use found in Section 28-150(dd) of the Zoning Ordinance. Please note that the specific standards for this use were recently adopted by the Town and became effective on January 1, 2024 and only apply to restaurants, cafes or delis in the LB zone. The standards include specific requirements for landscaping and fence buffers between neighboring properties, signage, lighting, and operating hours. The applicant has presented information to support this application; and upon review of the standards of Section 28-150(dd) with the TRC, it appears that applicable zoning standards will be met with the exception of the landscape buffer standard which will be only partially met. The

EANT

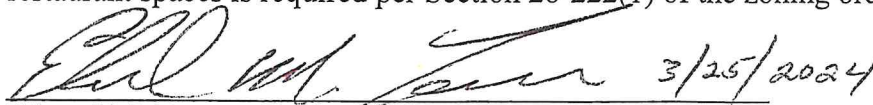
applicant proposes a planted buffer and six foot high fence along the northerly property line, but this planted buffer would not meet the full 15 foot requirement of the ordinance and would instead measure approximately 12 feet. The TRC reviewed this requirement with the applicant and noted that the location of the existing building limits the amount of buffer that can be planted on this property. The TRC also noted that the neighboring land use to the north included a paved parking area for a multi-family dwelling. The TRC recommended approval of the proposed buffer planting in conjunction with replacement of the existing chain link fence with a six foot stockade fence as this would meet the intent of the ordinance. As previously noted, the TRC recommended approval of the special use permit with several conditions. These conditions include specific requirements for a landscaping plan, fencing, dumpster screening, a detailed floor plan, and a drainage plan prepared by a professional engineer. These conditions have been addressed in the **attached** revised plans and additional supporting information submitted by the applicant's architect. Should the Board agree, approval of the final landscape and drainage plans would be administrative prior to issuance of any building permits for the restaurant.

The applicant is also requesting **dimensional variances** to construct a 594 square foot addition to the existing commercial space within the first floor of this mixed-use building. The existing structure contains a first floor convenience store use with four residential dwelling units on the second floor. The vacant commercial space which is the subject of this application is located on the first floor at the northerly end of the building. The applicant proposes to convert this space along with the new addition into a restaurant and wine bar serving charcuterie and pub food for both eat in and take out. The proposed addition and conversion / expansion of this commercial space into a restaurant requires four individual dimensional variances as noted below.

The proposed addition would expand off the rear of the building and would extend to within approximately 18 feet of the rear property line. This proposed single-story addition would infill an otherwise unimproved landscaped area between the convenience store and vacant commercial space. The zoning Ordinance requires a 30 foot rear yard setback in the LB zone.

The total lot area of this property is 8,671 square feet. The proposed addition would cover approximately 594 square feet. When combined with the existing structures on the property, the total lot coverage by structures would be 3,754 square feet which represents 43 percent of the total lot area. The zoning ordinance permits a maximum lot coverage by structures of 35 percent in the LB zone. This property also has a paved parking lot which measures approximately 3,853 square feet. When the existing and proposed building footprint and the paved parking area footprint are combined, the lot would have a total lot coverage by structures and pavement of 7,612 square feet, which represents 88 percent of the total lot area. The zoning ordinance permits a maximum lot coverage by structures and pavement of 60 percent in the LB zone.

This property is considered nonconforming by parking as it does not contain the required number of off street parking spaces for the current uses. The existing parking lot on this property currently provides nine (9) off street parking spaces. The current retail and residential uses, including the vacant retail space, require 14 off street parking spaces per the requirements of Section 28-252 of the zoning ordinance. The proposed restaurant expansion and seating plan provided by the applicant confirm that an additional three parking spaces are required beyond what is required for the current uses. The zoning ordinance states that if a building or structures that is nonconforming by parking is enlarged or expanded, it must provide additional off street parking to meet the requirements of the new addition. However, there does not appear to be any space on this property to support additional off street parking. Thus, a dimensional variance for the three additional restaurant spaces is required per Section 28-222(1) of the zoning ordinance.


Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

Diane W.

March 20, 2024

TO: Zoning Board of Review

FROM: Diane M. Williamson, Director of Community Development
Technical Review Committee

RE: **Special Use Permit Application for Fran Gaynor/Franjelica Properties, Inc.**
259 Wood Street

The Technical Review Committee held a meeting on March 19, 2024 to review the above application.

Based on the review of the application along with a review Special Use Standards, the Technical Review Committee (TRC) noted that the proposal met 3 of the 4 standards and partially met the 4th standard. One of the standards addresses buffering with a requirement that there be either a 25' planted buffer against the abutting residential properties or a 15' planted buffer with a 6' fence. The TRC noted that this requirement could be met on the west side with the existing 6' stockade fence with enough room for a 15' planted buffer; however the full 15' width of the buffer could not be met on the north side due to the location of the existing building and the proposed addition. The TRC further noted that the abutting property on the north side has a car parking area adjacent to the property line. Based on this, the TRC recommended that the north side include a 6' fence (replacing the existing 4' chain link fence) and as much buffer planting as could be planted between proposed addition and the property line.

The property owner on the west side of the subject property was present at the TRC meeting and expressed concern with the location of the existing dumpster, which is adjacent to their residential property, a lack of screening around it, as well as, concern about the location and screening of any new dumpster for the new use.

Continued on Page 2

Page 2

RE: 259 Wood Street

Based on the above, the TRC passed a motion to recommend that the Special Use Permit be granted with the following conditions:

1. Installation of 15' planted buffer along the existing fence on the west side;
2. Replacement of the existing fence on the north side and planting as wide a buffer as possible along the new addition;
3. Relocation of the existing dumpster and screening of the existing dumpster with screening to be a solid wood fence;
4. Location of any new dumpster to a site near the relocated existing dumpster and also screened with a solid wood fence;
5. Floor plan to be submitted for confirmation of parking requirements;
6. Landscaping plan required to be by a Landscape Architect for the buffer plantings as a condition of any building permit;
7. Drainage Plan for mitigation drainage in the north west corner of the property by a Licensed Engineer as a condition of any building permit.

Thank you.

Ed Tanner

From: Jed Sopchak <jsopchak@cordtsendesign.com>
Sent: Thursday, March 21, 2024 12:01 PM
To: Ed Tanner
Subject: Re: 261 Wood Street
Attachments: 259 Wood Street_Design Updates_240321.pdf

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Good Afternoon Ed,

I hope all is well!

Attached is an updated set with the updates that we discussed yesterday!

Moving forward we will be coordinating with our Landscape Architect and Civil engineer to develop more in depth solutions that we notated on the plans.

Please let me know if there's anything else that you might need!

Thanks,
Jed

On Wed, Mar 20, 2024 at 10:46 AM Jed Sopchak <jsopchak@cordtsendesign.com> wrote:
Hi Ed,

I hope your day is off to a great start!

I really enjoyed meeting with you and the team yesterday, thanks again for your time and help!

I've attached an updated site plan with my notes from yesterday as a recap.

I've also updated the floor plan with a more accurate seating layout, please let me know if you have any questions!

Thanks,
Jed

On Tue, Mar 19, 2024 at 9:43 AM Ed Tanner <etanner@bristolri.gov> wrote:

Hi Jed,

I know its almost time for the TRC, but do you have an interior floor plan showing seating in the proposed restaurant?

Ed



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

259 Wood Street Narrative

We are proposing a 594 SF addition to the existing vacant first floor retail space for a new restaurant and wine bar with take out food. The addition is required to accommodate all the required programmatic elements for a restaurant. We will be requesting relief from parking lot coverage, building lot coverage and dimensional relief from the rear yard setback.

To satisfy the requirements of the special use standards, we will be providing the following:

1. Operating hours will fall within the 7am-10pm window as specified.
2. Building signage will be located on the front façade facing Wood Street and not facing any adjacent residential properties.
3. We will be providing the required 15'-0" vegetative buffer with the existing 6'-0" stockade fence on the West property line.
4. We will also be replacing the existing chain linked fence on the North property line with a 6'-0" tall stockade fence and providing +/- 12'-0" vegetative buffer.
5. We will be working with a Landscape Architect coordinating the vegetative buffer and plant selections.
6. We will be working with a civil engineer to provide a drainage plan for the entire site.
7. The dumpster location will be moved across the parking lot, and away from the adjacent residential property. This area will be screened with a stockade style fence and kept locked.
8. All exterior lighting shall be shielded and dark sky compliant.

CORDTSEN DESIGN ARCHITECTURE, inc

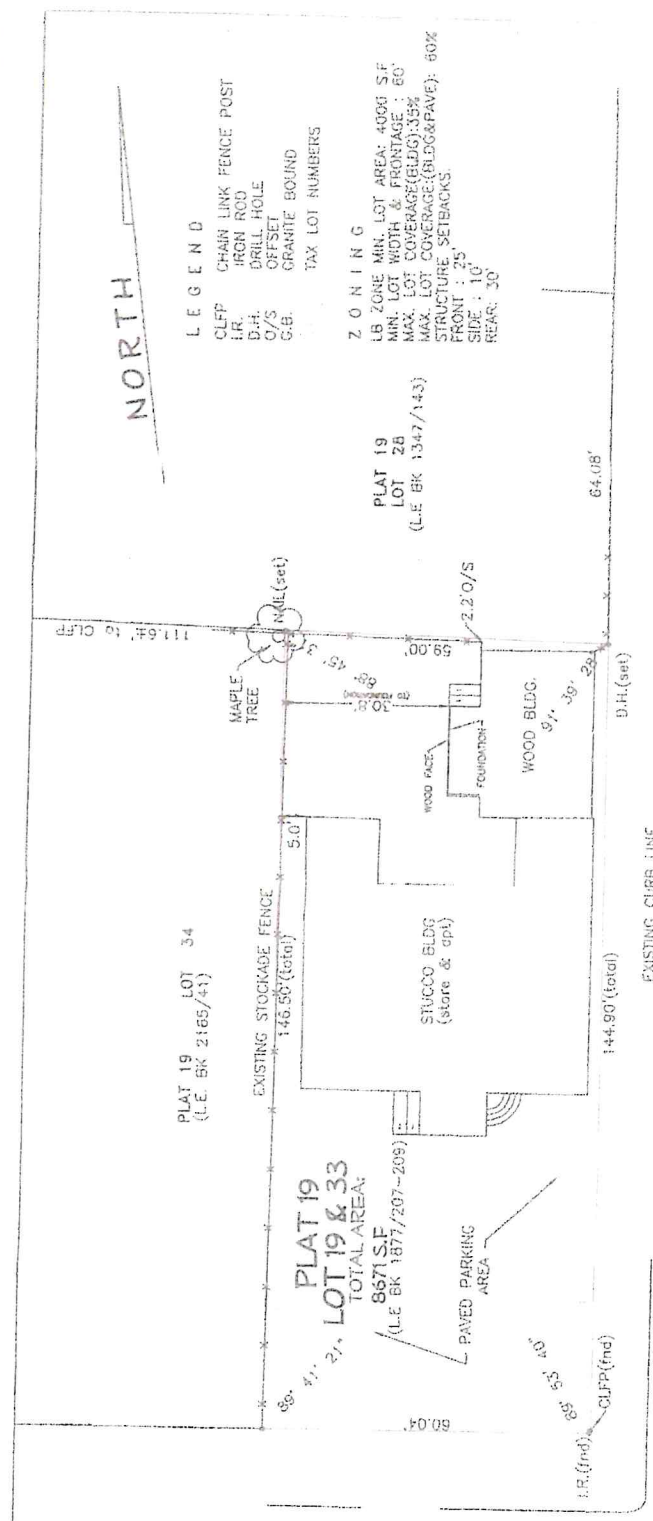
9. All new kitchen vents and mechanical units shall be located on the roof of the addition, which will be shielded from view with a railing panel system around the perimeter.



DATE	March 21st, 2024
SCALE	1/4"=1'-0"
DESCRIPTION	SITE SURVEY
REVISIONS:	

SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

A0.1



LEGEND
 CLEP CHAIN LINK FENCE POST
 I.R. IRON ROD
 D.H. DRILL HOLE
 O/S OFFSET
 G.B. GRANITE BOUND
 TAX LOT NUMBERS

ZONING
 LB ZONE MIN. LOT AREA: 4000 S.F.
 MIN. LOT WIDTH & FRONT YARD: 60'
 MAX. LOT COVERAGE (BLDG): 35%
 MAX. LOT COVERAGE (BLDG&PAVE): 60%
 STRUCTURE SETBACKS:
 FRONT: 35'
 SIDE: 10'
 REAR: 30'

PLAT 19 LOT 28
 (L.E. BK 1347/143)

WOOD STREET

CONSTITUTION STREET

PLAT REFERENCE "SARAH H. HOARD ESTATE"
 BY: W.W. PERRY C.E. OCT. 1902 PLAN BOOK A
 PAGE 79

NOTES:
 1. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAY, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
 2. THIS PROPERTY IS NOT IN COASTAL FLOOD ZONE.
 3. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
 4. DIMENSIONS SHOWN TO THE P/L FROM THE BLDG. ARE TO THE FOUNDATION WALL.

SURVEY IS BASED ON THE SARAH H. HOARD ESTATE PLAN.
 BY: W.W. PERRY C.E. OCT. 1902 PLAN BOOK A PAGE 79

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-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: LIMITED CONTENT BOUNDARY SURVEY
 CLASS I STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY FOR ZONING PURPOSES

CERTIFICATION

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

OWNER: FRANJELICA PROPERTIES, INC.
 8 STEPHEN DRIVE
 BRISTOL, R.I. 02809

FRANJELICA PROPERTIES, INC.
 259 WOOD STREET PLAT 19 LOTS 33 & 19 BRISTOL R.I. 02809
 SCALE: 1"=20' DATED: 7/6/2023 DWN BY: JAB DWG # 230605-662

SITE PLAN FOR

FRANJELICA PROPERTIES, INC.

A0.3

SLATE
 Charcuterie & Wine Bar
 259 Wood Street
 Bristol, RI, 02809

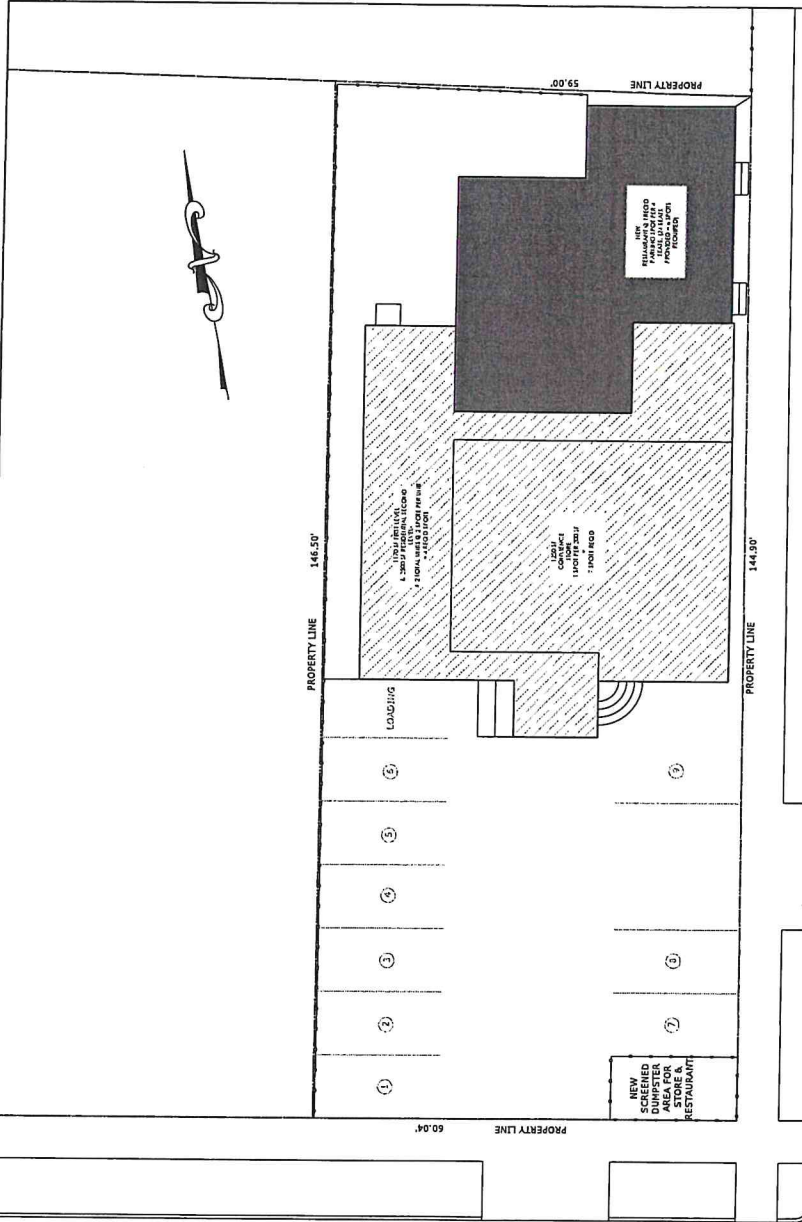
DESCRIPTION: ARCHITECTURAL SITE PLAN

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

DATE: March 21st, 2024

REVISIONS:

COASTLINE DESIGN ARCHITECTURE
 100 Middleboro, RI 02842
 401.478.4488
 01@coastlinedesign.com



CONSTITUTION STREET

WOOD STREET

BRISTOL ZONING:
 ZONING DISTRICT: LB
 ZONING USE: LIMITED BUSINESS
 YARD SETBACKS, MINIMUM REQUIRED:
 25'-0" FRONT
 10'-0" SIDE
 30'-0" REAR
 YARD SETBACKS, PROPOSED:
 NO CHANGE FRONT
 10'-0" SIDE
 19'-0" REAR
 BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0" FROM
 AVERAGE NATURAL GRADE TO FINISHED
 AVERAGE NATURAL GRADE TO FINISHED
 BUILDING HEIGHT, PROPOSED: 4'-0" ABOVE X-0"
 X-0"
 LOT COVERAGE (BUILDING) ALLOWED: 35% OF
 6,671 SF = 2,335 SF
 LOT COVERAGE (BUILDING), EXISTING: 36% OF
 6,671 SF = 2,140 SF
 LOT COVERAGE (BUILDING), PROPOSED: 43% OF
 6,671 SF = 2,754 SF
 LOT COVERAGE, PROPOSED:
 X

PROPOSED PARKING CALCULATIONS (NON CONFORMING)

AREA	CALCULATION	REQD SPOTS
1ST FLR CONVENIENCE STORE	1230SF @ 1 PER 200SF =	7
1ST & 2ND FLR APARTMENTS	2 PER UNIT @ 4 UNITS =	4
1ST FLR RESTAURANT	1 PER 4 SEATS @ 24 SEATS PROVIDED	6
TOTAL REQD SPOTS	17 TOTAL REQD SPOTS	17
TOTAL EXISTG SPOTS	9 PROVIDED SPOTS	9

** NEED RELIEF FOR ADDITIONAL 3 SPOTS REQUIRED ***

EXISTING PARKING CALCULATIONS (NON CONFORMING)

AREA	CALCULATION	REQD SPOTS
1ST FLR CONVENIENCE STORE	1230SF @ 1 PER 200SF =	7
1ST & 2ND FLR APARTMENTS	2 PER UNIT @ 2 UNITS =	4
1ST FLR RETAIL	735SF @ 1 PER 300SF =	3
TOTAL REQD SPOTS	14 TOTAL REQD SPOTS	14
TOTAL EXISTG SPOTS	9 PROVIDED SPOTS	9

1 ARCHITECTURAL SITE PLAN
 SHEET 10 OF 10

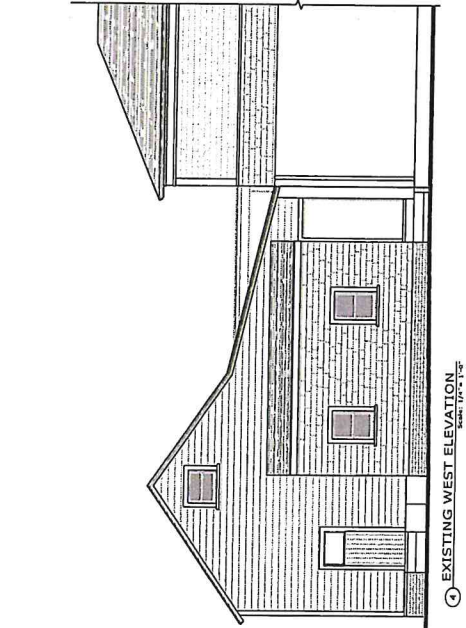
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SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

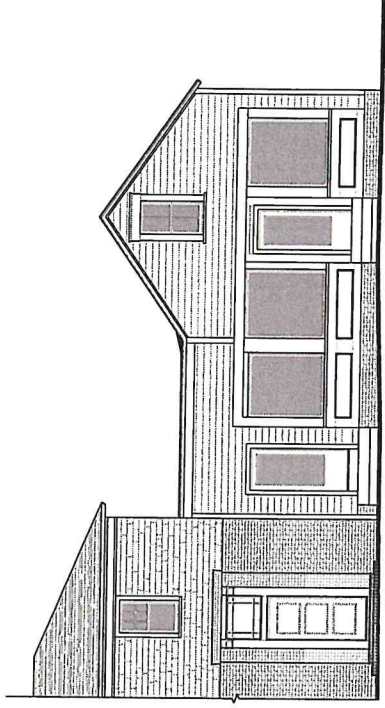
DESCRIPTION: EXISTING CONDITIONS
SCALE: 1/4"=1'-0"
DATE: March 21st, 2024

REVISIONS:

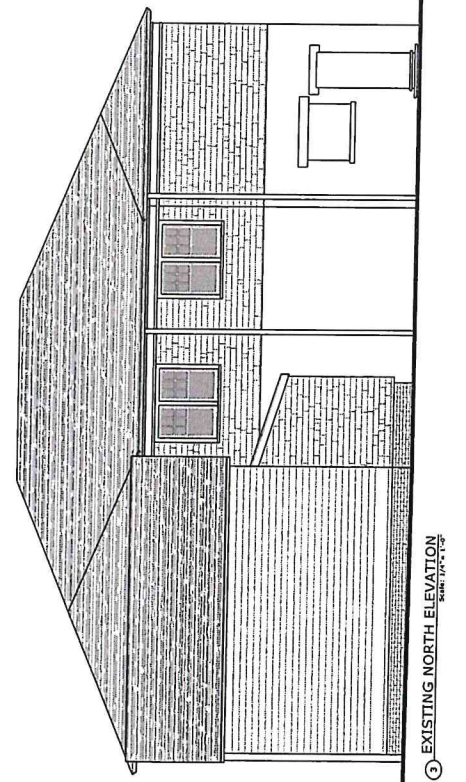
COASTLINE
DESIGN
ARCHITECTURE
123 Main Street
Providence, RI 02903
401.875.1234



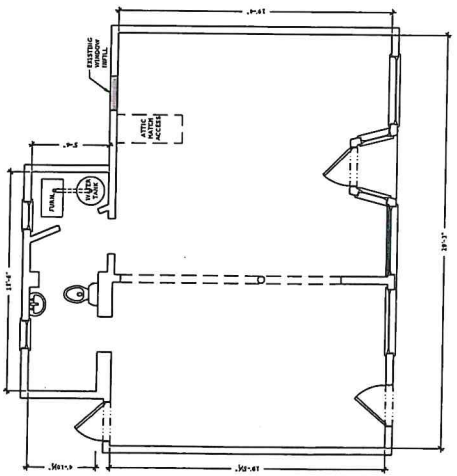
① EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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



③ EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



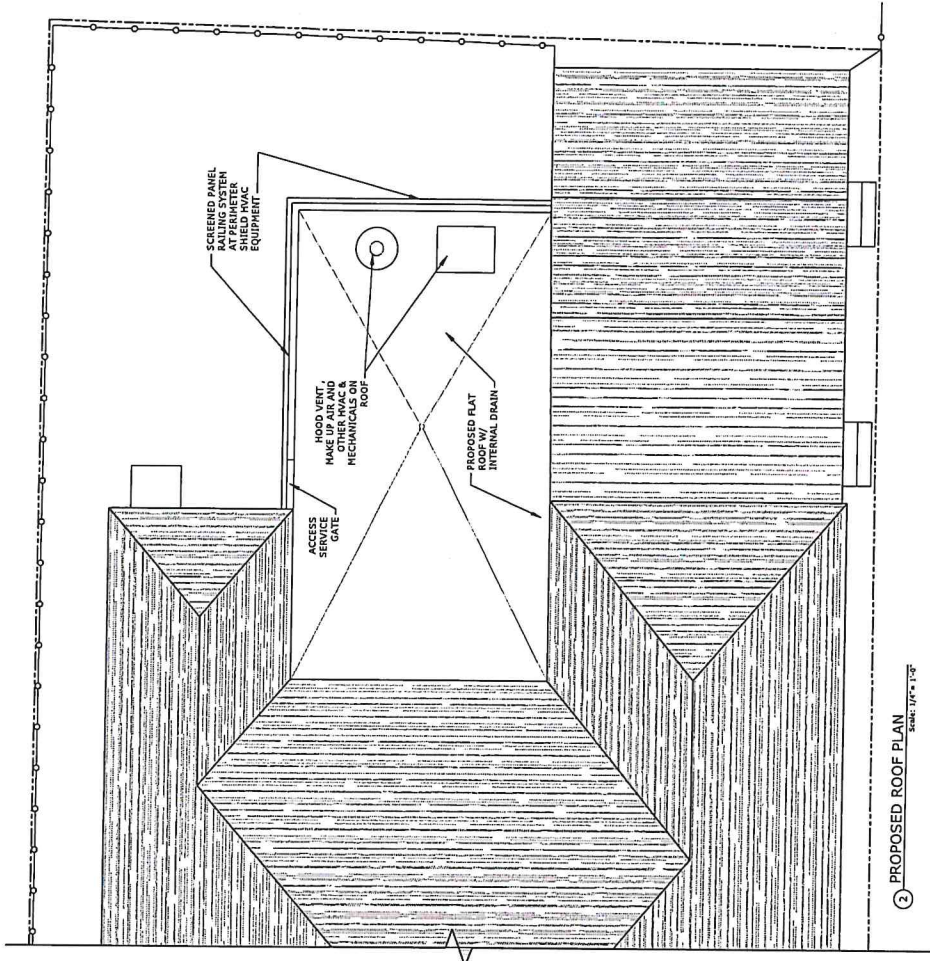
④ EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

A1.0

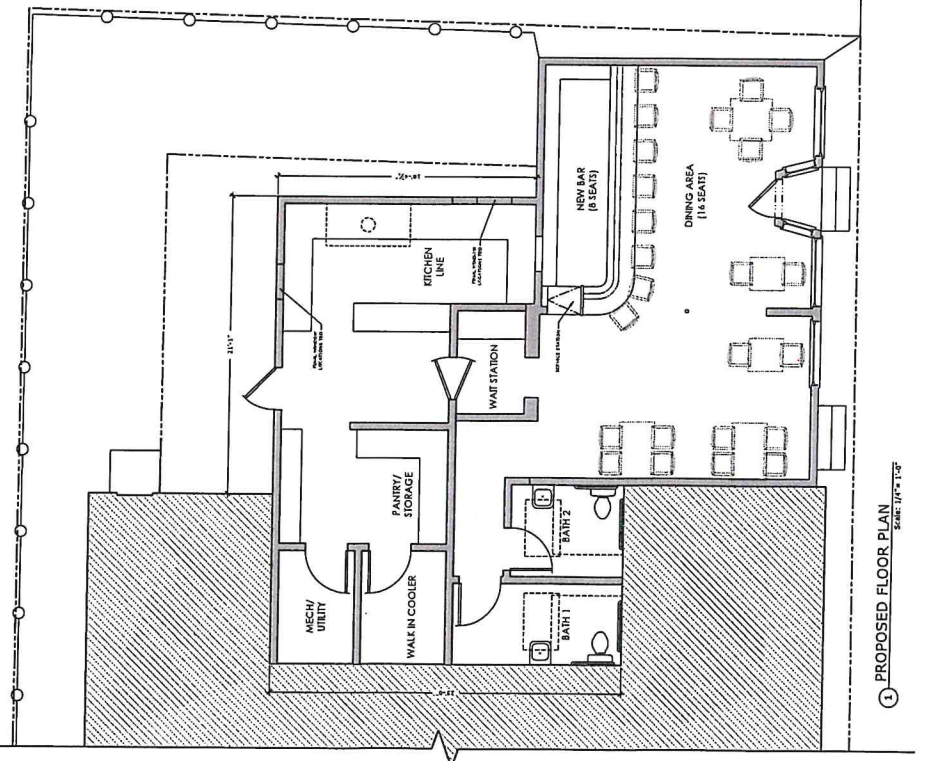
SLATE
Charterre & Wine Bar
259 Wood Street
Bristol, RI, 02809

DESCRIPTION: FLOOR PLANS
SCALE: 1/4"=1'-0"
DATE: March 21st, 2024

REVISIONS:
CORRIEN DESIGN ARCHITECTURE
27 Main Street
Providence, RI 02903
CORRIENDESIGN.COM
401.733.1188



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



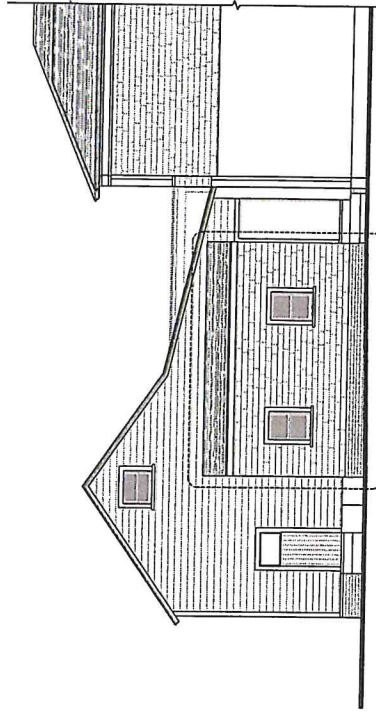
1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2.0

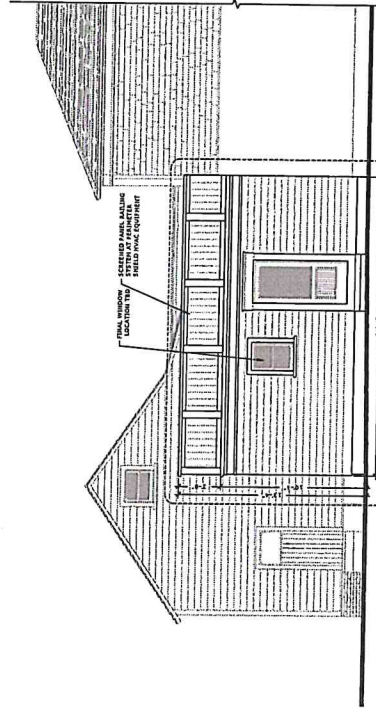
SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

DESCRIPTION: EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: March 21st, 2024

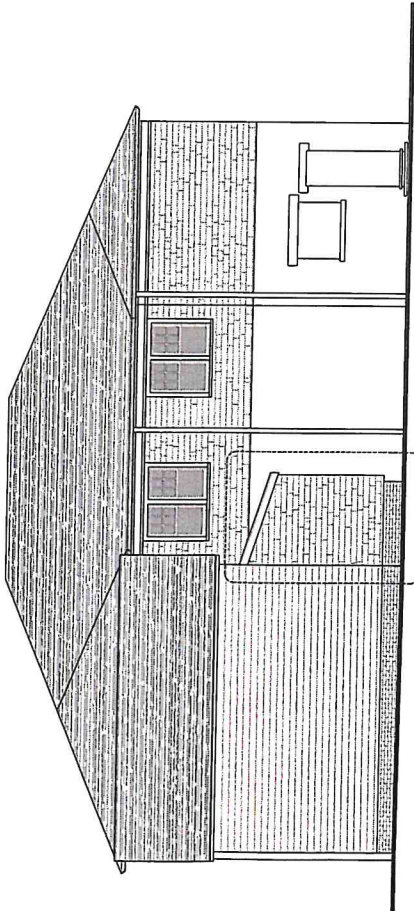
REVISIONS:



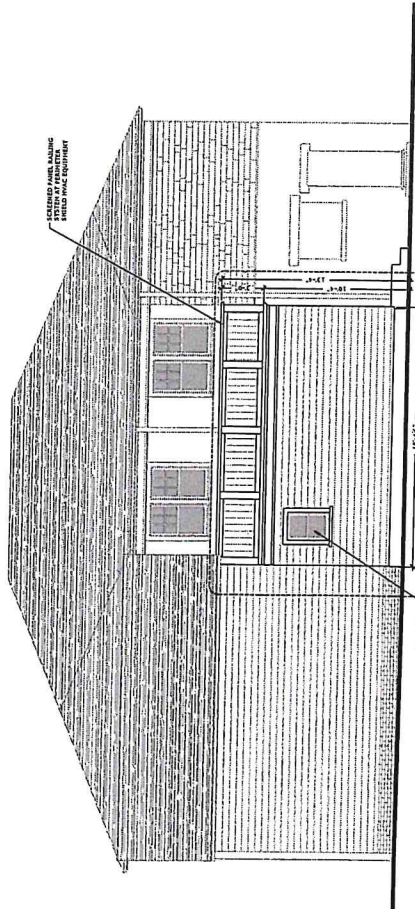
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

X2.1

SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

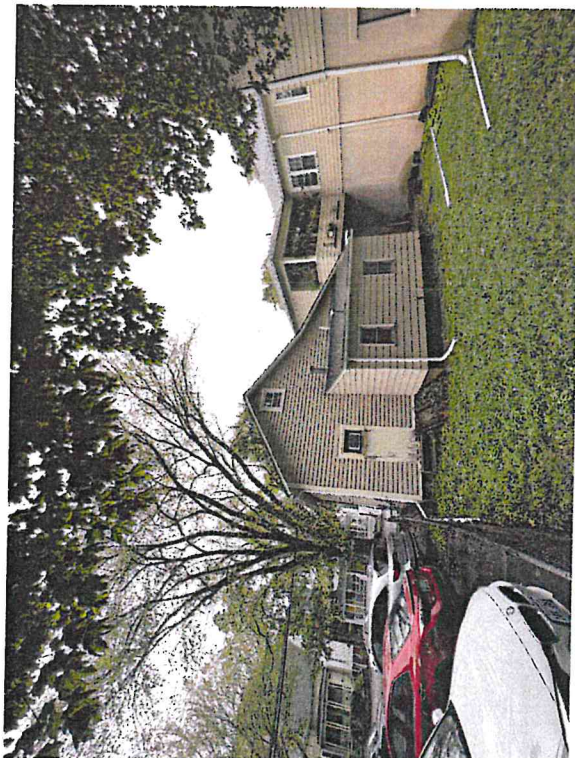
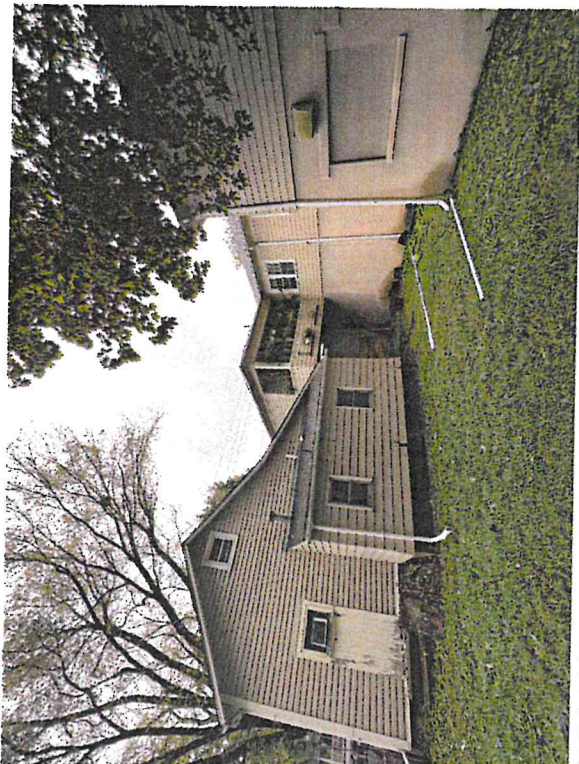
DESCRIPTION:
EXISTING CONDITIONS

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

DATE: March 21st, 2024

REVISIONS:

COLLEEN
DESIGN
ARCHITECTURE
47 WOOD STREET
BRISTOL, RI 02809
colleen@cdadpa.com
401.414.8888



1 EXISTING PHOTOGRAPHS