

TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW



**Zoning Board of Review Meeting Agenda
Monday, November 14, 2022
at 7:00 PM
10 Court Street, Bristol, RI 02809**

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, November 10, 2022.

1. Pledge of Allegiance

2. Approval of Minutes: October 3, 2022

3. Continued Petitions

3A. #2022-31 Frederick T. & Patti A. Nenna, 12 Greg Drive

Dimensional Variance: to install approximately 24 linear feet of six-foot-high privacy fencing at a height greater than permitted in the front yard on a corner lot

4. New Petitions

4A. 2022-33 Dianne D. Baird, 40 Everett Avenue

Dimensional Variance: to construct a 15ft. x 20.5ft. single-story living area addition to an existing single-family dwelling with less than the required front yard.

4B. 2022-34 Wendy Kalif, 12 Everett Avenue

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

4C. 2022-35 Edward N. & Donna M. Cabral, 67 Mulberry Road

Dimensional Variances: to construct an approximate 350 square foot single-story garage addition; and approximately 135 square feet of covered patio addition with less than the required front yards on a corner lot.

5. Adjourn

Date Posted: October 27, 2022

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 #2022-31

PUBLIC HEARING

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

Monday, October 3, 2022

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: Frederick T. and Patti A. Nenna

PROPERTY OWNER: Frederick T. and Patti A. Nenna

LOCATION: 12 Greg Drive

PLAT: 86 LOT: 42

ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to install approximately 24 linear feet of six foot high privacy fencing at a height greater than permitted in the front yard on a corner lot.

A handwritten signature in black ink, reading "Edward M. Tanner", is written over a horizontal line.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 29, 2022.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development Zoning Board of Review

2022 AUG 31 PM 3: 56

APPLICATION

File No: 2022-31

Accepted by ZEO: ENT d/31/2022

APPLICANT	Name: FRED NEMNA
	Address: 12 GREG DRIVE
	City: BRISTOL State: RI Zip: 02809
	Telephone #: 401-808-9866 Home: Work/Cell:
PROPERTY OWNER	Name: SAME AS ABOVE
	Address: SAME AS ABOVE
	City: State: ZIP:
	Telephone #: Home: Work/Cell:

- Location of subject property: 12 GREG DRIVE
Assessor's Plat(s) #: 86, (ENT) Lot(s) #: 42, (ENT)
- Zoning district in which property is located: R-15
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): 28-146 (B)
Special Use Permit Section(s):
Use Variance Section(s):
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 33 years
- Present use of property: Residential
- Is there a building on the property at present?: YES
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 34 x 26 - 28 FT TO PEAK
- Proposed use of property: single family and will stay

11. Give extent of proposed alterations: Replace TREES w/ fence
Refer to # 5

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

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

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

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

13. Number of families before/after proposed alterations: _____ 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?: 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: Fred Nenna

Date: 8/31/22

Print Name: FRED NENNA

Property Owner's Signature: Fred Nenna

Date: 8/31/22

Print Name: FRED NENNA

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

Name: _____ Telephone #: _____

Address: _____

#5 4 #11

We are asking for a height variance of 6 feet to install a fence along Jameson Dr. which is our side/back part of our property. We have a corner lot at Jameson & Greg Dr and have lived here for 33 years

We had to have 3 fully grown trees removed due to disease, and this took away our privacy to our backyard. The fence will be constructed of pressure treated wood and will have a louvered design.

We will be installing 3, 6 ft by 8ft fence panels all secured together.

2 panels along Jameson Dr at 15 ft from the road

1 panel at a 90 degree angle along our back property line 6 ft from that property line.

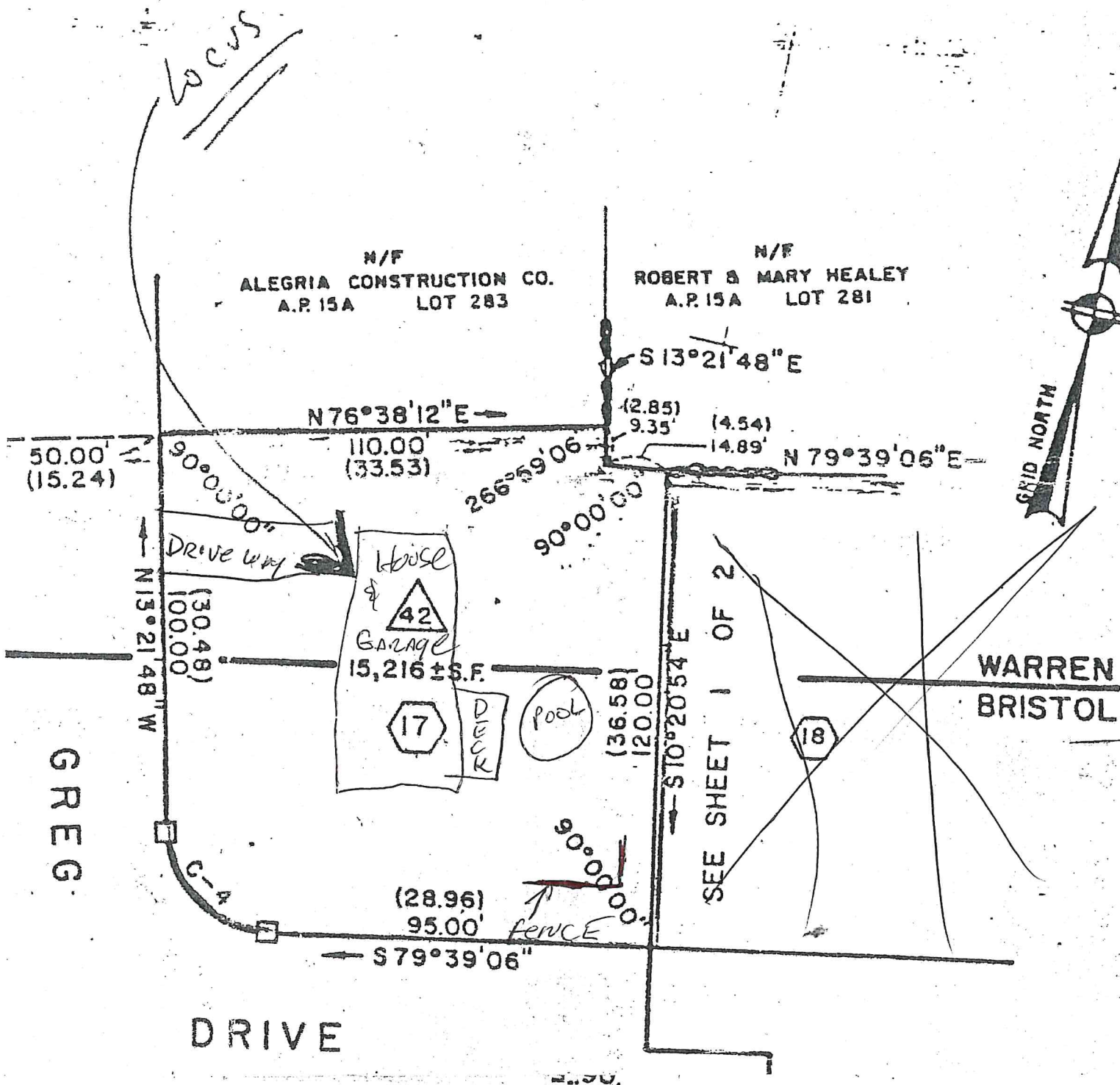
The property is single family and will remain a single family.

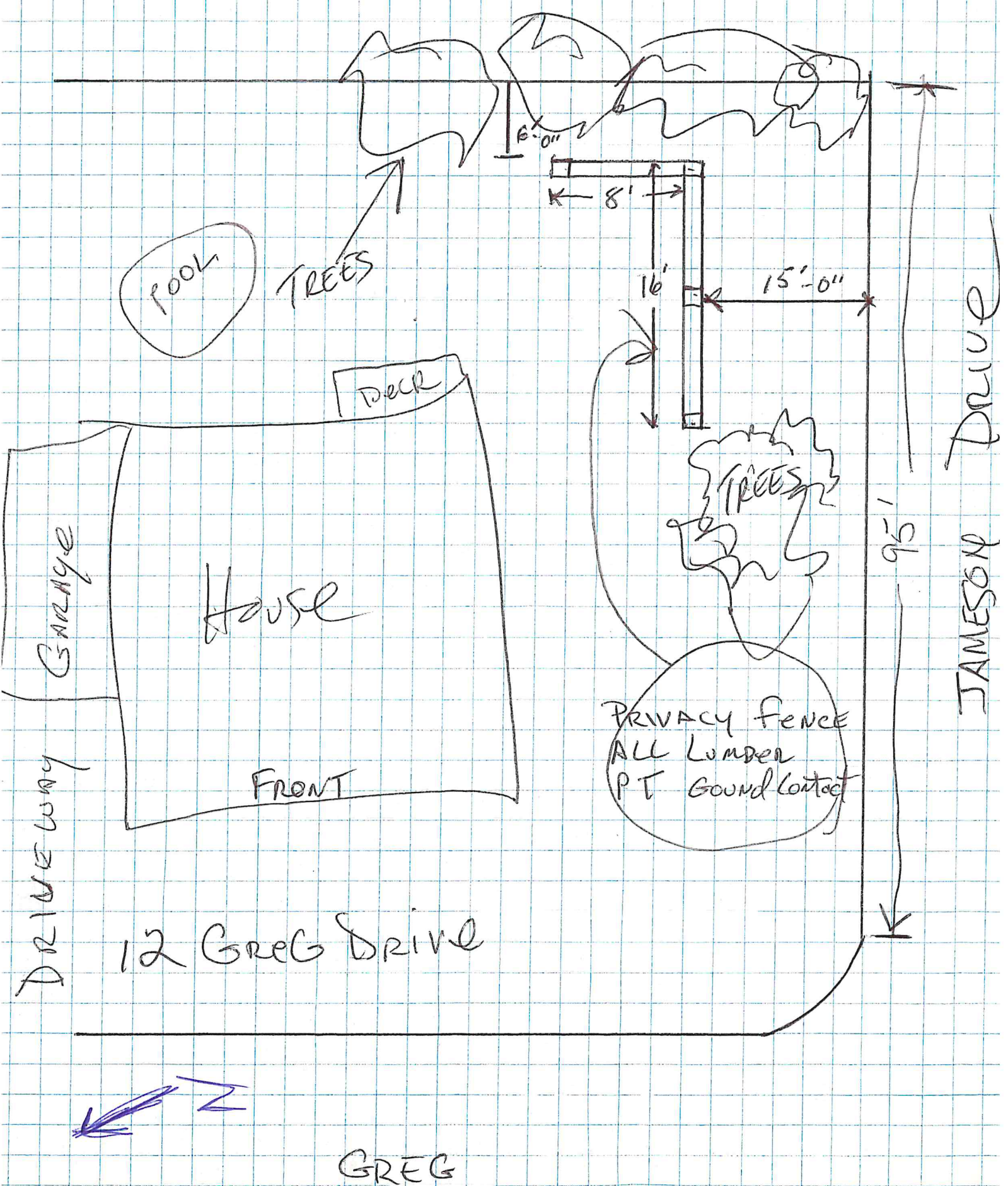
Thank you for time.

Fred & Patti Nenna

12 Greg Dr

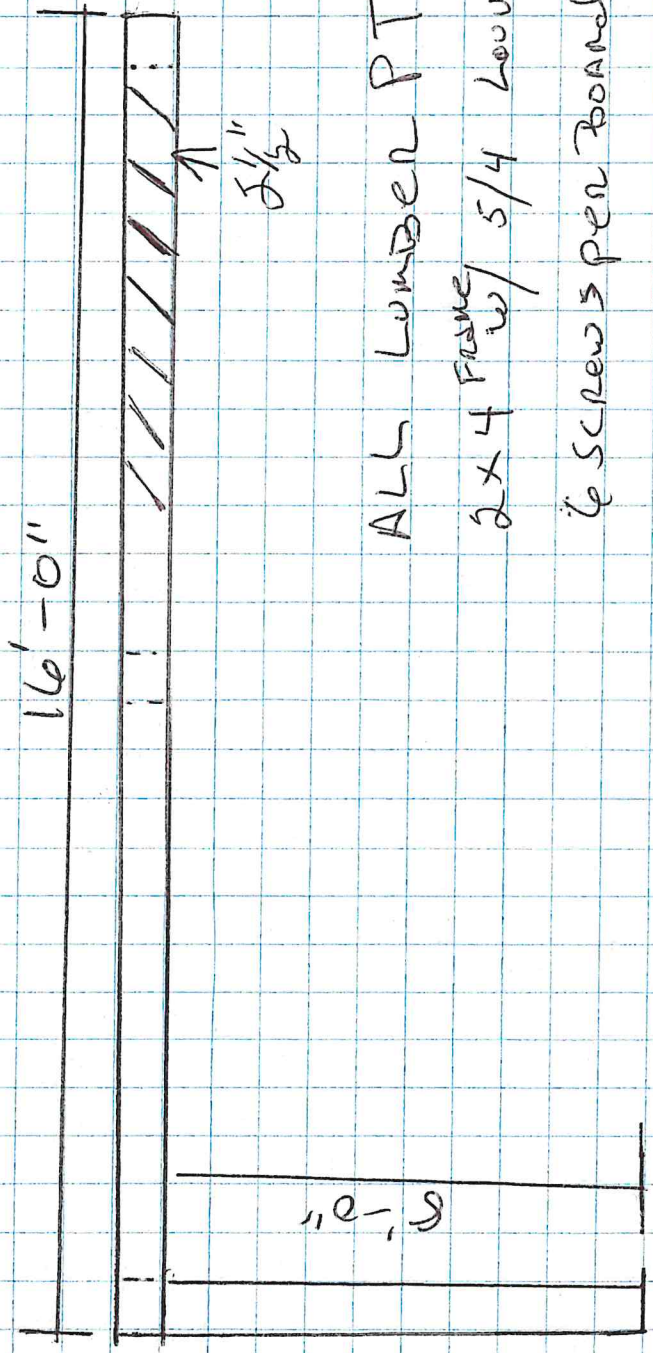
Bristol, RI





12 GREG DRIVE

TOP VIEW

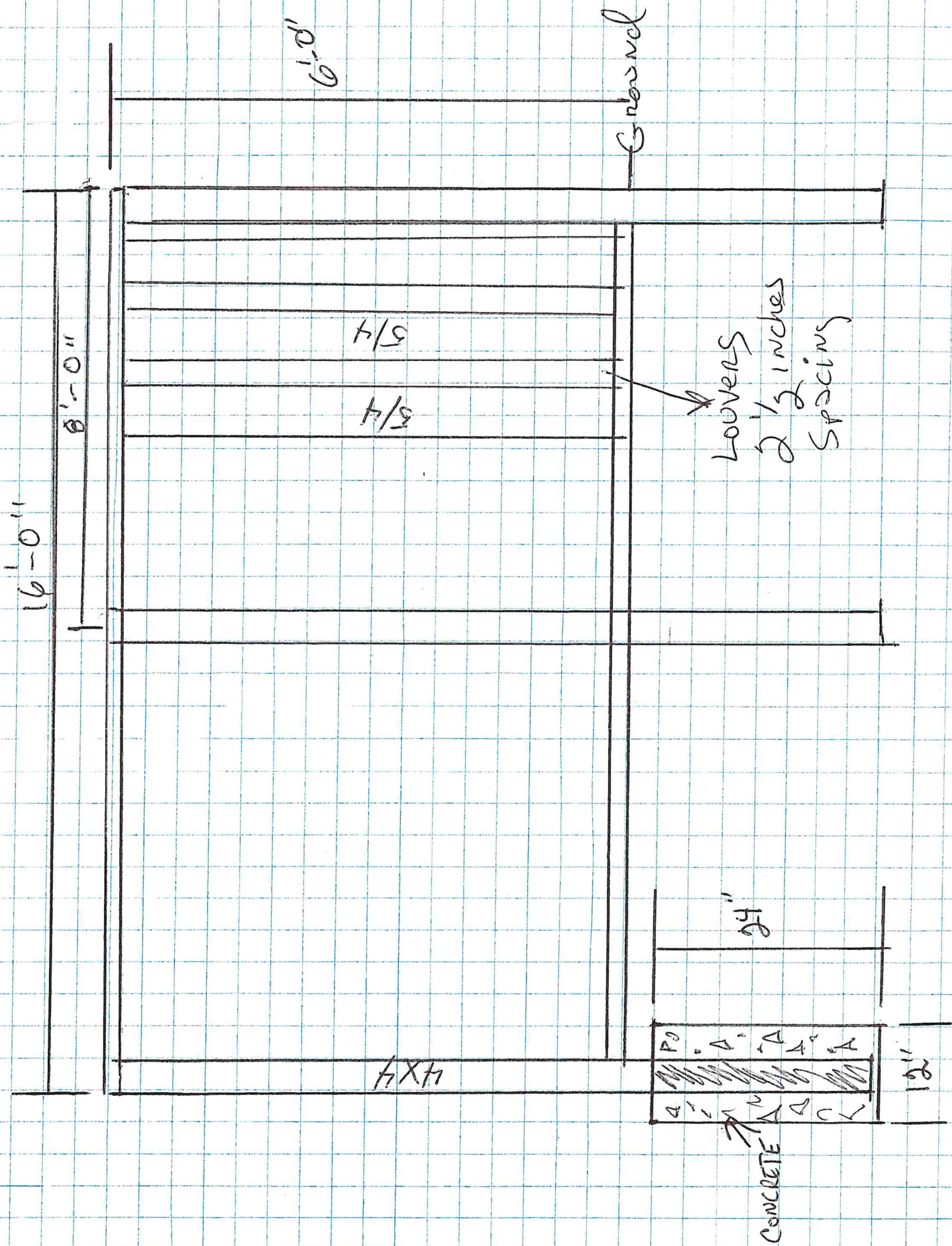


ALL LUMBER PT

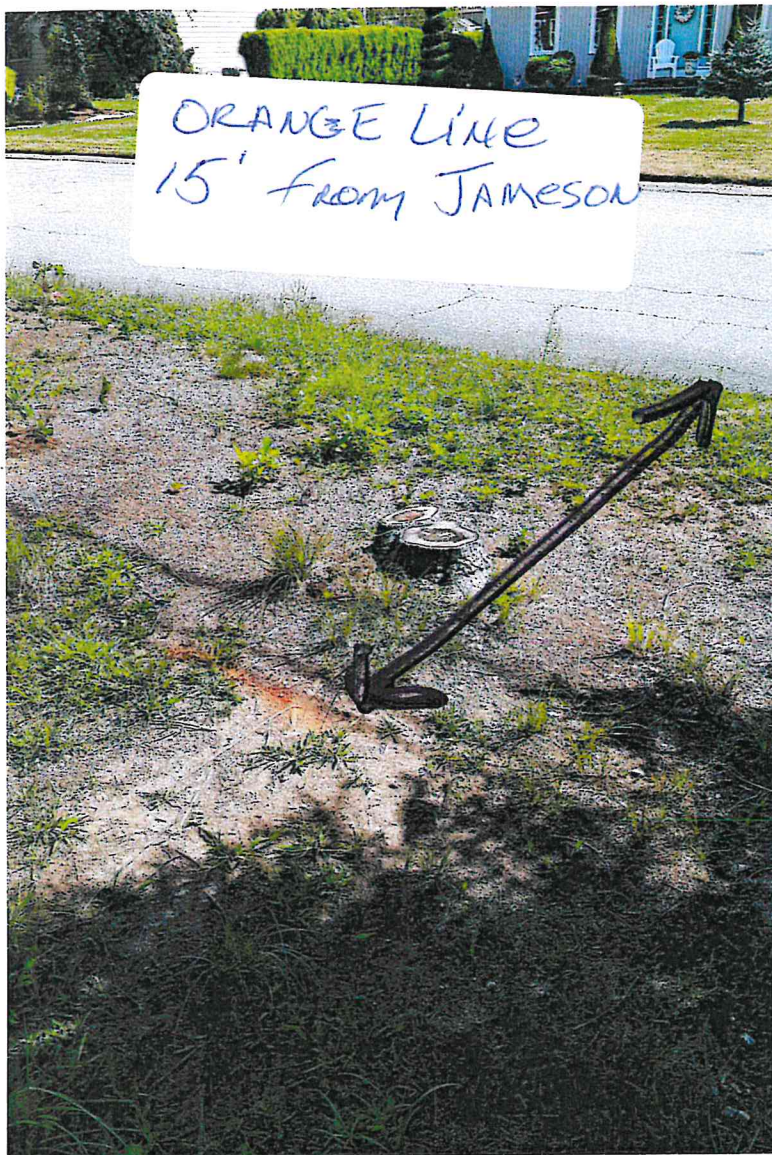
2x4 FRAME w/ 5/4 LOUVERS

6 SCREWS PER BOARD (vertical) 3 1/2"

12 GREG Drive



ORANGE LINE
15' from JAMESON



DECK TO FRONT
CORNER FROM
BACKYARD



8' Panel

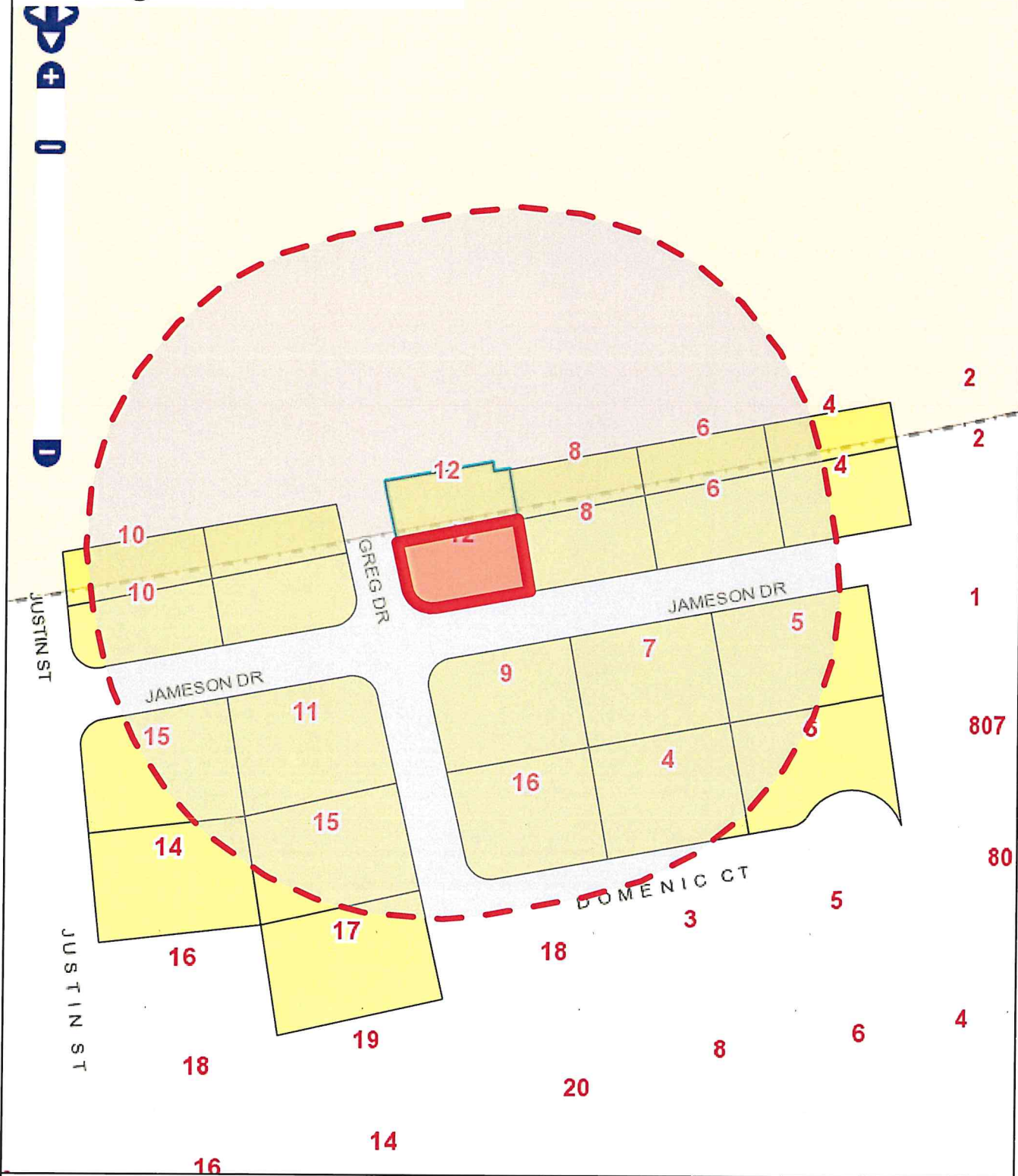


From our Deck To
JAMESON DR

FENCE
HERE



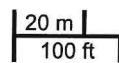
12 Greg Drive - 300 Radius



Town of Bristol, Rhode Island

Selected Parcel: 12 GREG DRIVE ID: 86-42

Printed on 9/1/2022



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Bristol, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Parcel ID: 86-30
ABBRUZZI, KEVIN B.
RACHELLE L. TE
PO BOX 952
BRISTOL RI 02809

Parcel ID: 86-31
RAPOSA, JOHN N.
DONNA M.
7 JAMESON DR
BRISTOL RI 02809

Parcel ID: 86-32
FERREIRA, MARIO J. ET UX
MARIA C. TE
9 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-33
ABRAIN, TODD
KERRI TE
16 GREG DR
BRISTOL RI 02809

Parcel ID: 86-34
VALES, JOSEPH M. ET UX
JOANNE
11 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-35
AGUIAR, LYNDSEY & DUTRA, BRIAN TE
17 JUSTIN ST
BRISTOL RI 02809

Parcel ID: 86-36
CORREIA, GEORGE S.
ADELINE LIFE ESTATE
15 JAMESON DR
BRISTOL RI 02809

Parcel ID: 86-37
CAMERON, ROBERT J
14 JUSTIN STREET
BRISTOL RI 02809

Parcel ID: 86-40
CARPENTER, BRIAN E & SUSAN M TE
10 JUSTIN ST
BRISTOL RI 02809

Parcel ID: 86-41
FIGUERIDO, EDMUNDO ET UX
LEONILDE L.
9 GREG DRIVE
BRISTOL RI 02809

Parcel ID: 86-42
NENNA, FREDERICK T.
PATTI A. ETUX
12 GREG DR
BRISTOL RI 02809

Parcel ID: 86-43
WIERCINSKI, BRIAN P.
8 JAMESON DRIVE
BRISTOL RI 02809

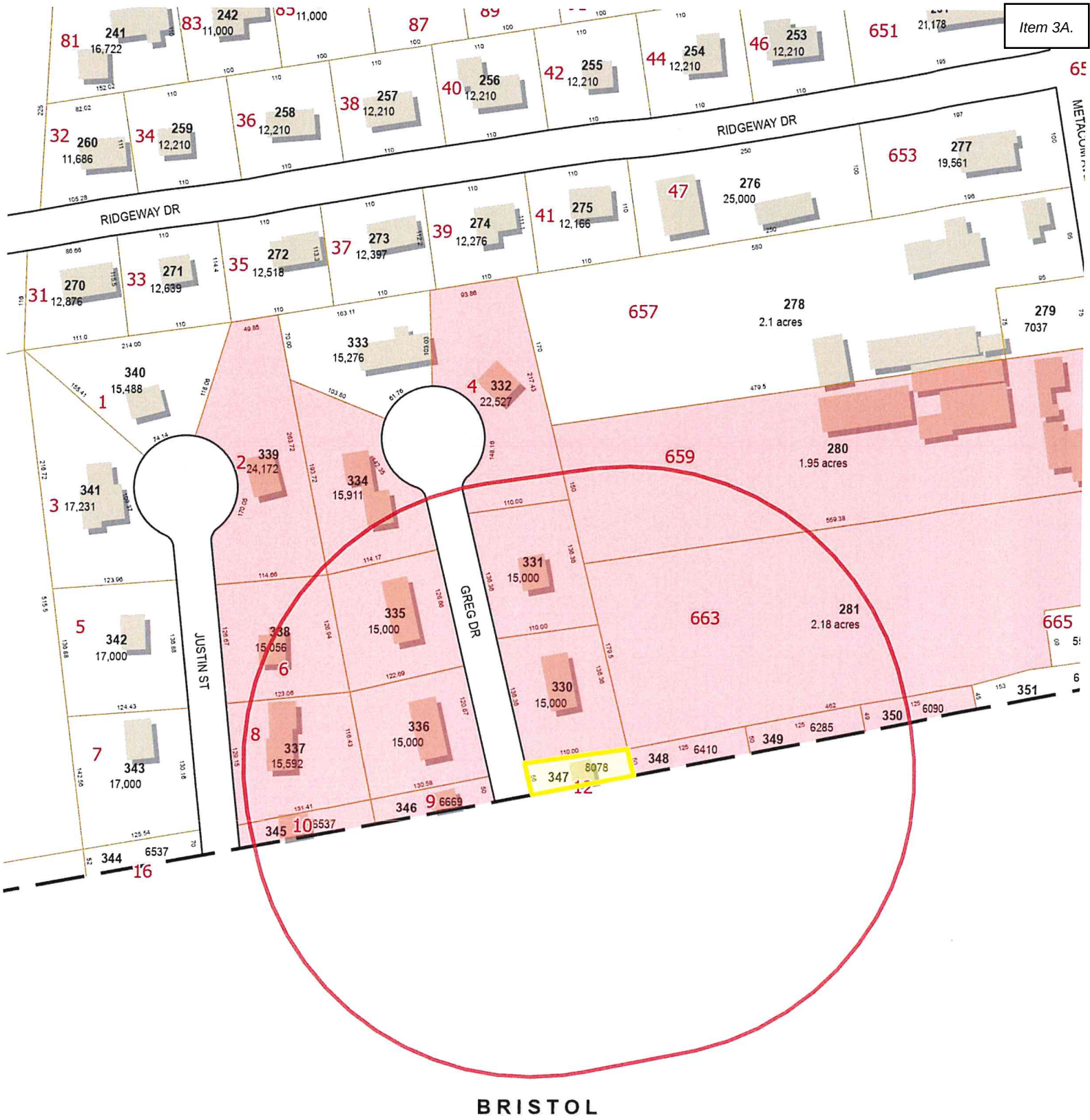
Parcel ID: 86-44
LEWIS, RICHARD A.
ET UX JANET H.
6 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-45
ARAUJO, EVARISTO ET UX
4 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-46
BELMORE, ARTHUR ET UX
LISA A.
4 DOMENIC COURT
BRISTOL RI 02809

Parcel ID: 86-47
LAROCHE, ANN MARIE
6 DOMENIC COURT
BRISTOL RI 02809

Parcel ID: 86-66
GOMES, ILDA LE
GOMES, CARLOS M & GEORGE H JT
17 GREG DR
BRISTOL RI 02809



BRISTOL

ISTOL

also: Warren Town Council
c/o Town Clerk Sandra Spironi
514 Main St. Warren

+ Mr. Bob Rulli Dir of Planning + Comm Dev.
514 Main St. Warren

Warren abutters
list - 300 radius
mailed 9-12-22



300 foot Abutters List Report

Warren, RI

September 12, 2022

Subject Property:

Parcel Number: 15A-347
CAMA Number: 15A-347
Property Address: 12 GREG DR

Mailing Address: NENNA FREDERICK T PATTI A
12 GREG DR
BRISTOL, RI 02809-2831

Abutters:

Parcel Number: 15A-280
CAMA Number: 15A-280
Property Address: 659 METACOM AVE

Mailing Address: PASQUA MARIO
657A METACOM AVE
WARREN, RI 02885-2346

Parcel Number: 15A-281
CAMA Number: 15A-281
Property Address: 663 METACOM AVE

Mailing Address: OBRIEN DENISE
345 THAMES ST, Unit APT 206
BRISTOL, RI 02809

Parcel Number: 15A-330
CAMA Number: 15A-330
Property Address: 8 GREG DR

Mailing Address: CAHILL DANIEL JAMES ENRIQUEZ
VANESSA C
8 GREG DR
WARREN, RI 02885

Parcel Number: 15A-331
CAMA Number: 15A-331
Property Address: 6 GREG DR

Mailing Address: CUMMINS MICHAEL A MICHELE A
6 GREG DRIVE
WARREN, RI 02885

Parcel Number: 15A-332
CAMA Number: 15A-332
Property Address: 4 GREG DR

Mailing Address: LUSIGNAN ANNE MARIE
4 GREG DR
WARREN, RI 02885-3804

Parcel Number: 15A-334
CAMA Number: 15A-334
Property Address: 3 GREG DR

Mailing Address: BONVEGNA ELIZABETH C TORRY JAY
3 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-335
CAMA Number: 15A-335
Property Address: 5 GREG DR

Mailing Address: KENNA STEPHEN L TRUSTEE
5 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-336
CAMA Number: 15A-336
Property Address: 7 GREG DR

Mailing Address: HOWLAND WILLIAM H & BONNIE
7 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-337
CAMA Number: 15A-337
Property Address: 8 JUSTIN ST

Mailing Address: SILVIA JOSEPH J HELENA M
8 JUSTIN ST
WARREN, RI 02885-3810

Parcel Number: 15A-338
CAMA Number: 15A-338
Property Address: 6 JUSTIN ST

Mailing Address: COFFEY BERNARD W BRENDA M
6 JUSTIN ST
WARREN, RI 02885



www.cai-tech.com

9/12/2022

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

Page 1 of 2



300 foot Abutters List Report

Warren, RI
September 12, 2022

Parcel Number: 15A-339
CAMA Number: 15A-339
Property Address: 2 JUSTIN ST

Mailing Address: ROCHA DANIEL ROCHA DAWN
2 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-345
CAMA Number: 15A-345
Property Address: 10 JUSTIN ST

Mailing Address: CARPENTER BRIAN E CAER SUSAN M
10 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-346
CAMA Number: 15A-346
Property Address: 9 GREG DR

Mailing Address: FIGUEIREDO EDMUNDO LEONILDE
9 GREG DR
BRISTOL, RI 02809-2820

Parcel Number: 15A-348
CAMA Number: 15A-348
Property Address: 8 JAMESON DR

Mailing Address: WIERCINSKI BRIAN P EDWARDS J
8 JAMESON DR
BRISTOL, RI 02809

Parcel Number: 15A-349
CAMA Number: 15A-349
Property Address: 6 JAMESON DR

Mailing Address: LEWIS RICHARD A JANET
6 JAMESON DR
BRISTOL, RI 02809-2800

Parcel Number: 15A-350
CAMA Number: 15A-350
Property Address: 4 JAMESON DR

Mailing Address: ARAUJO EVARISTO MARIA R
4 JAMESON DR
BRISTOL, RI 02809



www.cai-tech.com

9/12/2022

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Page 2 of 2

Parcel Number: 15A-350
ARAUJO EVARISTO
MARIA R
4 JAMESON DR
BRISTOL, RI 02809

Parcel Number: 15A-332
LUSIGNAN ANNE MARIE
4 GREG DR
WARREN, RI 02885-3804

Parcel Number: 15A-334
BONVEGNA ELIZABETH C
TERRY JAY
3 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-281
OBRIEN DENISE
345 THAMES ST, Unit APT 206
BRISTOL, RI 02809

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8 GREG DR
WARREN, RI 02885

Parcel Number: 15A-280
PASQUA MARIO
657A METACOM AVE
WARREN, RI 02885-2346

Parcel Number: 15A-345
CARPENTER BRIAN E
CAER SUSAN M
10 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-339
ROCHA DANIEL
ROCHA DAWN
2 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-338
COFFEY BERNARD W
BRENDA M
6 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-337
SILVIA JOSEPH J
HELENA M
8 JUSTIN ST
WARREN, RI 02885-3810

Parcel Number: 15A-331
CUMMINS MICHAEL A
MICHELE A
6 GREG DRIVE
WARREN, RI 02885

Parcel Number: 15A-348
WIERCINSKI BRIAN P
EDWARDS J
8 JAMESON DR
BRISTOL, RI 02809

Parcel Number: 15A-346
FIGUEIREDO EDMUNDO
LEONILDE
9 GREG DR
BRISTOL, RI 02809-2820

Parcel Number: 15A-336
HOWLAND WILLIAM H & BONNI
7 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-335
KENNA STEPHEN L TRUSTEE
5 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-349
LEWIS RICHARD A
JANET
6 JAMESON DR
BRISTOL, RI 02809-2800



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2022-33

PUBLIC HEARING

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

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

APPLICANT: **Dianne Baird**
PROPERTY OWNER: **Dianne Baird**
LOCATION: **40 Everett Avenue**
PLAT: **122** LOTS: **63**
ZONE: **R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct a 15ft. x 20.5ft. single-story living area addition to an existing single-family dwelling with less than the required front yard.

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

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, November 10, 2022.



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

BRISTOL
COMMUNITY DEV.

SEP 27 PM 2:23

APPLICATION

File No: 2022-33

Accepted by ZEO: 6/27/22

APPLICANT	Name: <u>Dianne Baird (Niles Gregory Blair.)</u>		
	Address: <u>40 Everett Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Telephone #: <u>401-440-5944</u>	Home:	Work/Cell: <u>(Circled)</u>
PROPERTY OWNER	Name: <u>Dianne Baird</u>		
	Address: <u>40 Everett Ave.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	ZIP: <u>02809</u>
	Telephone #: <u>401-440-5944</u>	Home:	Work/Cell: <u>(Circled)</u>

1. Location of subject property: 40 Everett Ave

Assessor's Plat(s) #: 122

Lot(s) #: 63 lot 62 was added to this

2. Zoning district in which property is located: R-10

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

☒ Dimensional Variance(s)

☐ Special Use Permit

☐ Use Variance

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

Dimensional Variance Section(s): frontline variance

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?: 2

7. Present use of property: Residence (Primary)

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):

30' x 949 sq ft - see attached

10. Proposed use of property: primary residence

11. Give extent of proposed alterations: 15' x 20' 6" addition to add a bedroom/closets/bath
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 15' x 20' 6" x 15' 7" h
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- | | | |
|----------------------|------------------------------|---------------------------------|
| Front lot line(s): | Required Setback: <u>30'</u> | Proposed Setback: <u>22' 2"</u> |
| Left side lot line: | Required Setback: <u>15</u> | Proposed Setback: <u>—</u> |
| Right side lot line: | Required Setback: <u>15</u> | Proposed Setback: <u>—</u> |
| Rear lot line: | Required Setback: <u>30</u> | Proposed Setback: <u>—</u> |
| Building height: | Required: <u>?</u> | Proposed: <u>15' 7"</u> |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: _____ Proposed: _____
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? NO
 If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: X Sewer: X
17. Is the property located in the Bristol Historic District or is it an individually listed property?: NO
18. Is the property located in a flood zone? yes 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: Dianne Baird

Date: 9/26/2022

Print Name: Dianne Baird

Property Owner's Signature: Dianne Baird

Date: 9/26/2022

Print Name: Dianne Baird

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

Name: _____ Telephone #: _____

Address: _____

Dianne Baird
40 Everett Avenue
Bristol, RI 02809
401-440-5944

September 26, 2022

Town of Bristol

Zoning Board

RE: Permit # 54708

Dear Zoning Board,

I am asking for a variance on the Front Setback dimension to accommodate the proposed addition to my home.

This property has been in my late husband's family since 1924 with his grandfather, Fred Barney building it. The purpose at the time was a summer cottage and it had the basic comforts of a home. The house has since gone through two major hurricanes in '36 and '54 with thankfully only minimal damage.

In the early 50s my in-laws, Thomas and Norma Baird, purchased the home and put a bathroom in in the 60s. Since this time only general maintenance ^{was} ~~has been~~ done, new roofs, windows.

My husband and I purchased the property, from the family in 2009, planning to make this our retirement home. We had since made a kitchen and updated the bathroom. Unfortunately, my husband passed away in 2020. I am now trying to make this cottage into a home. Currently there is only one very small bedroom and it does not have a closet or any room to make one. Because this is now my primary residence, I need to have room for my family stay in when they visit. Plus, I just

want some creature comforts liked a room big enough to have a bed larger than a double, a bathroom with a tub, and most importantly a closet and some space to move around.

I hope you take this into consideration when you make your decision.

Thank you,


Dianne Baird



Town of Bristol, Rhode Island

Property Record Card

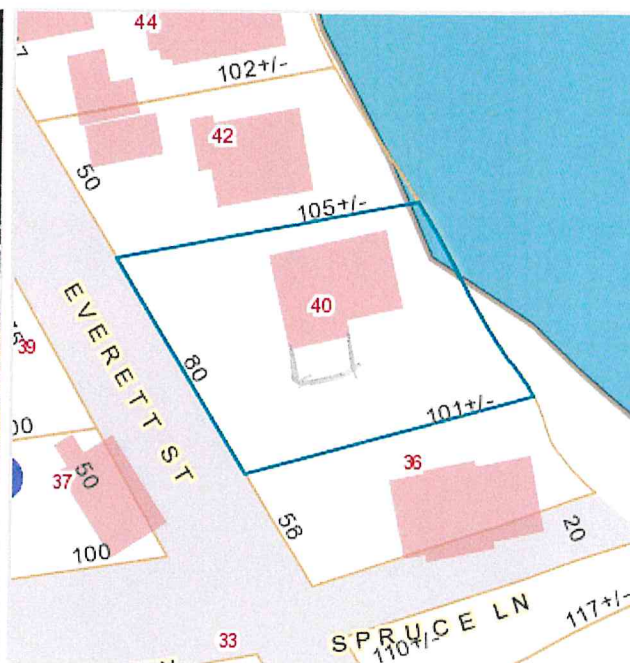
40 EVERETT AVE

ID: 122-63 Book / Page: 1483-90



Owner: BAIRD, THOMAS L.
 Co-Owner: DIANNE JT
 Mailing Address: 170 EUREKA RD
 SPRINGFIELD VT 05156

Assessment: Total: 519200
 Building: 97300, Land: 421900, Yard: 0



Sales History

Grantor	Legal Reference	Sale Date	Sale Price
BAIRD, THOMAS L	1483-90	4/29/2009	0
BAIRD, THOMAS L & COOKE, LINDA B.TRS	1483-77	4/29/2009	0



MainStreetGIS, LLC
www.mainstreetgis.com

Land Information

Land Area: 0.19 AC / 8323 SQ FT Zoning: R-10
 Land Use: 1 - Single Fam
 Neighborhood: B - B

Building Information

Units: 1
 Year Built: 1950
 Style: Cottage
 Rooms: 5
 Bedrooms: 2
 Baths: 1
 Half Baths: 0

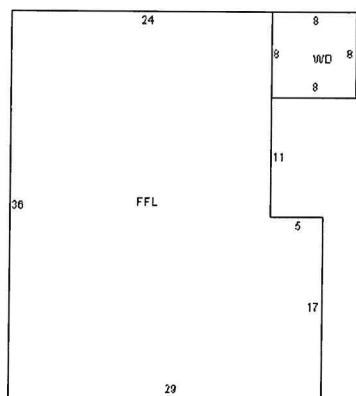
Stories: 1 story
 Heat Fuel: Oil
 Heat Type: No Heat
 Roof Structure: Gable
 Roof Covering: Asphalt
 Kitchens: 1
 Fireplaces: 1

Extra Feat. / Yard Items

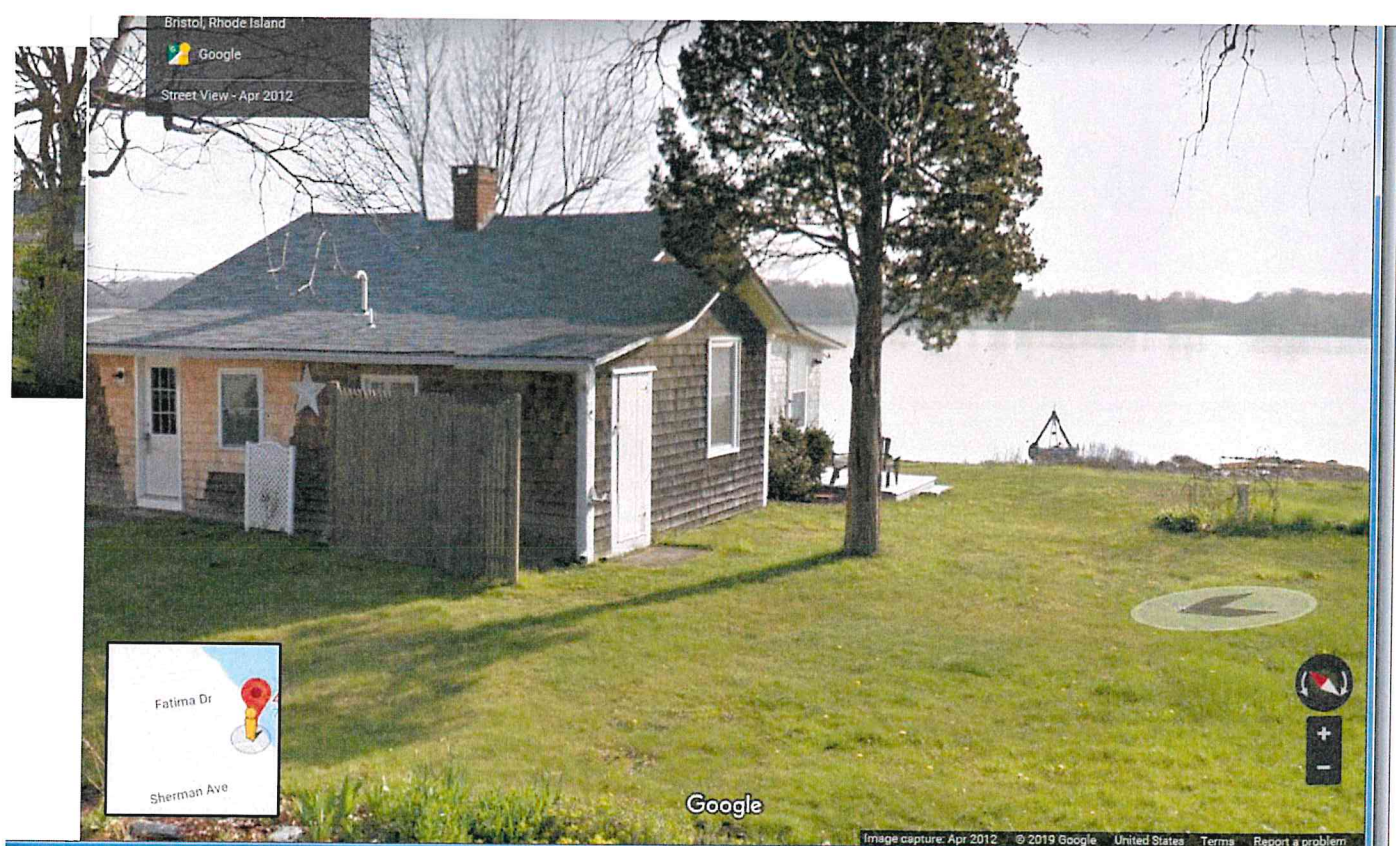
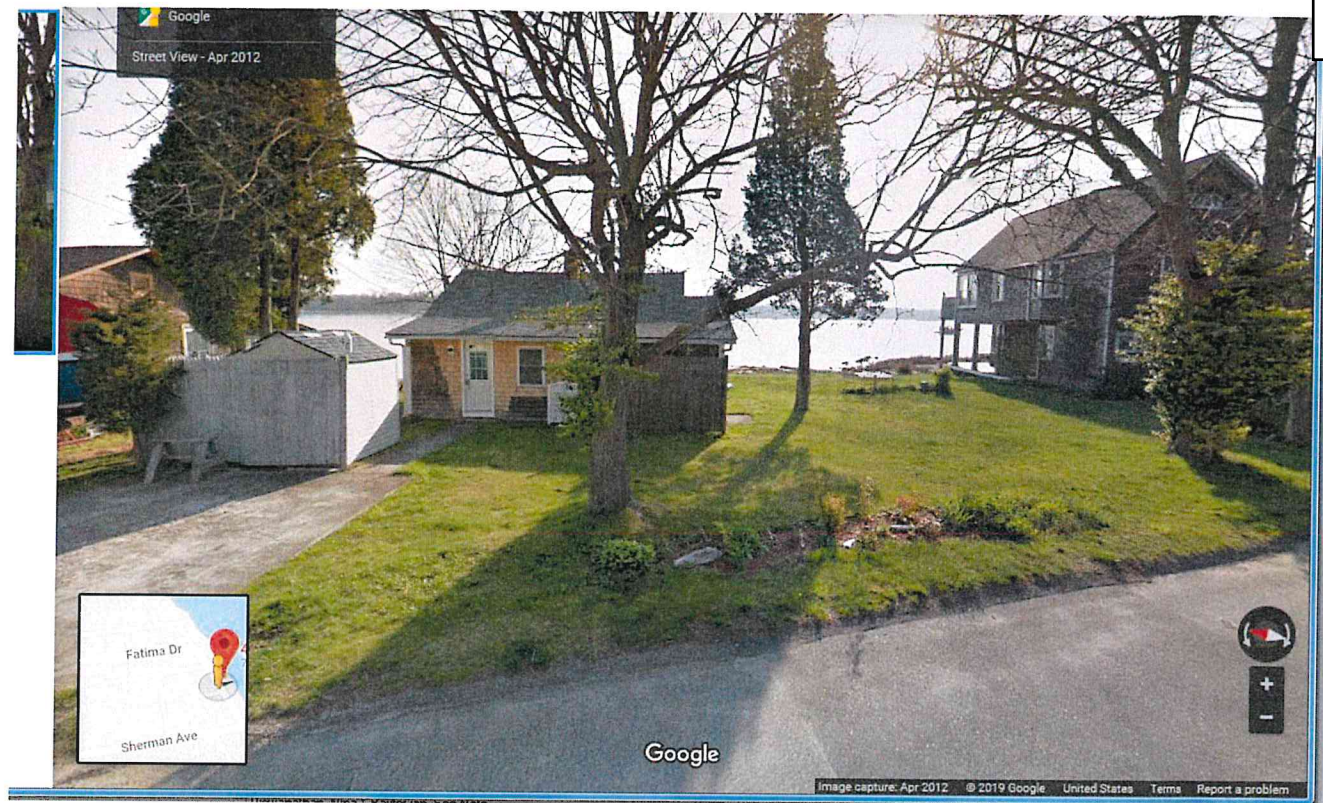
Type	Area	Assessment
------	------	------------

Sub Areas

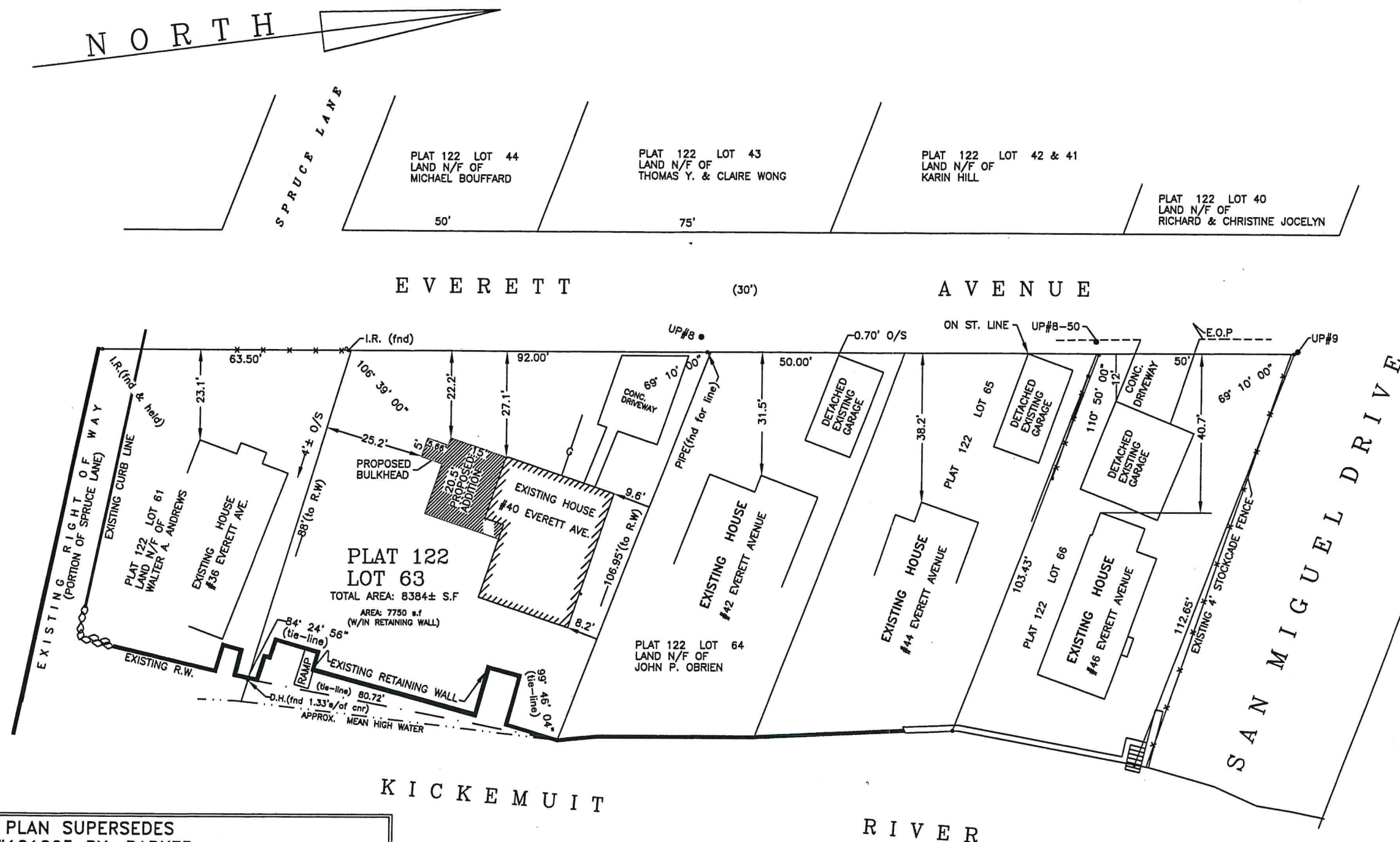
Type	Area	Assessment
1st FLOOR	949	123920
WOOD DECK	64	1404



Printed from: <http://www.mainstreetmaps.com/ri/bristol/>



reet	Viswanathan, Nina & Baxter, Jan- See Note	11			
reet	Costa, John & Maia	6			
reet	Lel Corporation	4			
reet	Buckley, Mary	1			
reet	Costa, Michael & Lauren	16			



LEGEND

S.P. STEEL PIN
I.R. IRON ROD
R.W. RETAINING WALL
-G- GAS LINE
L.E. LAND EVIDENCE
UP UTILITY POLE
D.H. DRILL HOLE

Z O N I N G

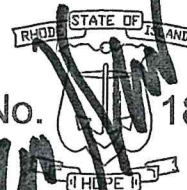
R-10 MIN. LOT AREA: 10,000 S.F.
MINIMUM LOT FRONTAGE : 80'
BUILDING SETBACKS
FRONT : 30'
REAR : 30'
SIDE : 15'

PLAT REFERENCE

BEING LOT 36 & A PORTION OF
LOT 37 ON PLAN ENTITLED " PORTION OF
WILLIAM HENRY CHURCH ESTATE METACOM
AVENUE BRISTOL R.I. 1906-1922 BY: W.W.
PERRY IN PLAN BOOK B PAGE 5.

THIS PLAN SUPERSEDES
DWG#121205 BY: BARKER
LAND SURVEYING FOR THOMAS & DIANE BAIRD
DATED 1/19/13

JOHN J. BARKER, JR.



No. 1885

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 NOV. 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 AND PROPOSED CONDITIONS OF THE
 PROPERTY WITH NEIGHBORHOOD BUILDING OFFSETS TO P/L.

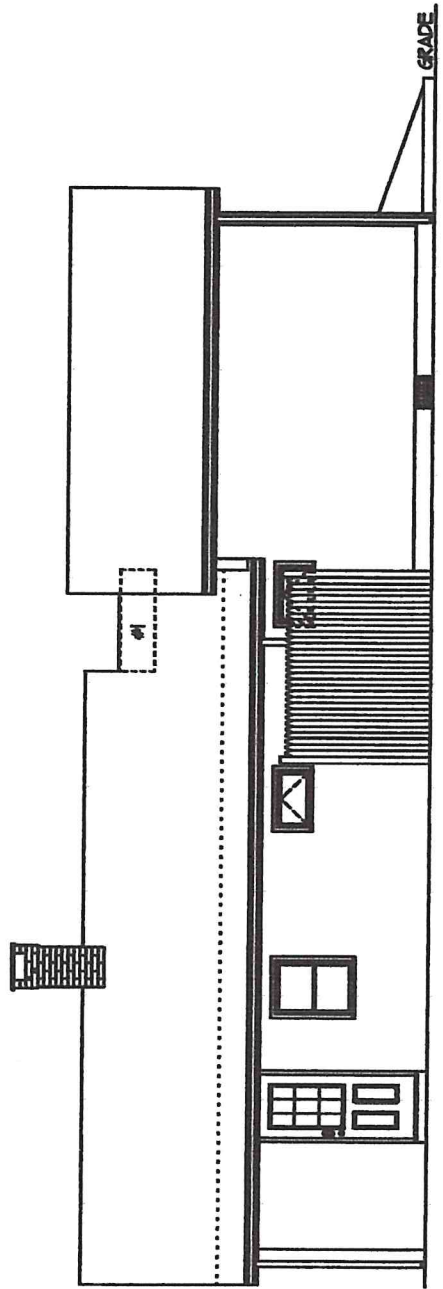
JOHN J. BARKER, JR PLS #1885 C.O.A # LS-A302

S I T E P L A N

for

Thomas L. & Dianne Baird

PLAT 122 LOT 63 #40 EVERETT AVENUE BRISTOL R.I. 02809
SCALE 1"=30' DATE: 9/13/2022 DWN BY: JJB DWG # 121205



EXISTING DWELLING | PROPOSED 15' x 20'-6" ADDITION

TYPICAL EXTERIOR SPECIFICATIONS
ARCHITECTURAL ROOF SHINGLES, EDGE VENT,
WHITE CEDAR SHINGLES, 1" x 6" CORNER BOARDS,
1" x 6" FASCIA BOARDS, 1" x 2" SOFTT BOARD,
SOFTT VENTS, ROUTED 1" x 2" TRIM ON 1" x 4"
FREEZE BOARDS, 1 1/2" GABLE OVERHANGS, 4" x 6"
ALUMINUM GUTTERS + DOWNSPOUTS, 1" x 2" TRIM
ON 1" x 6" RAKE BOARDS, #406 WINDOW MOLDING
W/ 1" WINDOW SILL (FRONT) & ROUTED 1" x 2"
TRIM ON 1" x 3" WINDOW + DOOR CASING W/ 2"
WINDOW SILL'S (RIGHT + REAR ELEVATIONS)

NOTE:

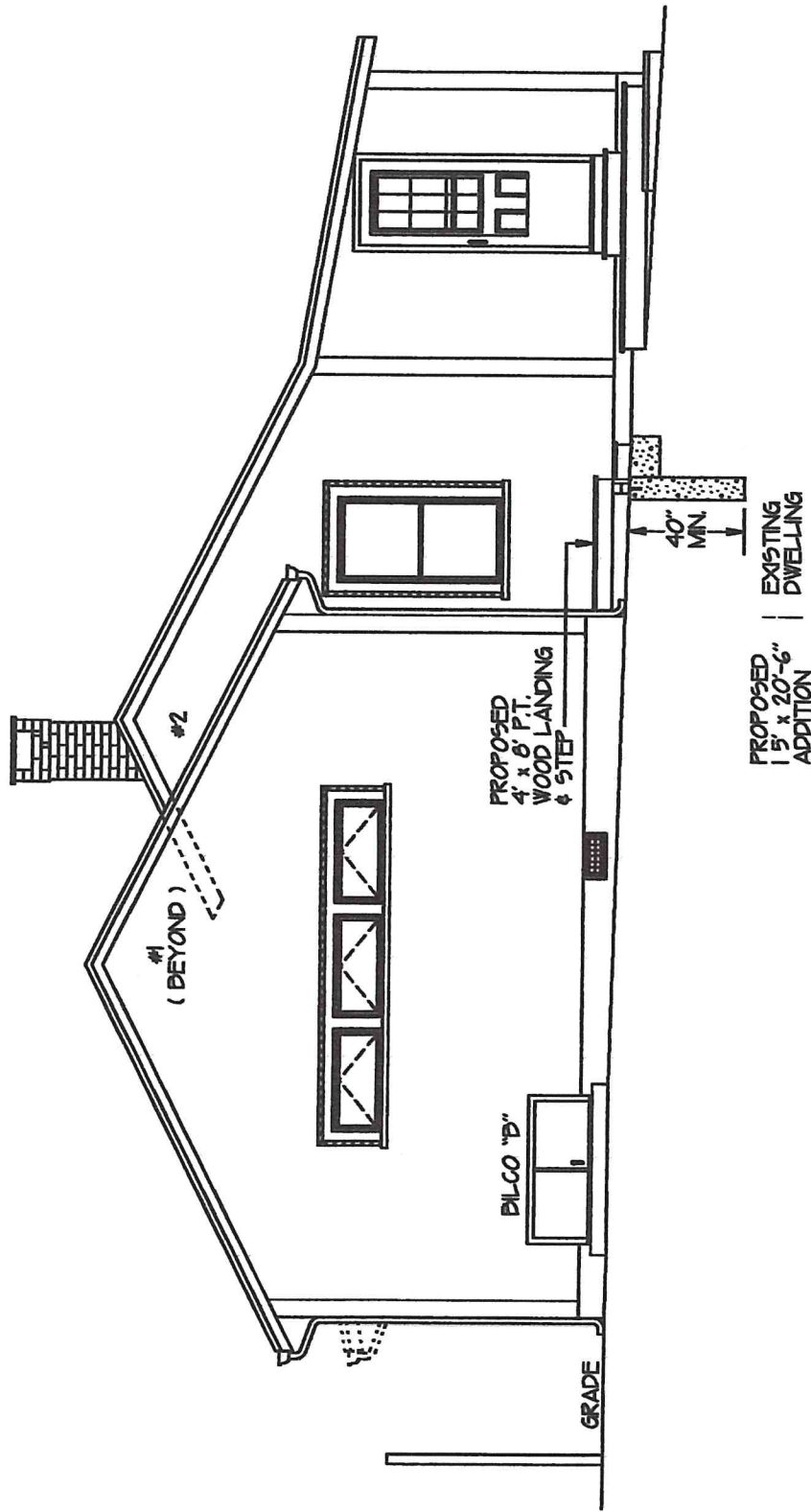
- 1. INSTALL NEW PITCHED ROOF. MATCH EXISTING ROOF PITCH

PROPOSED 15' x 20'-6" ADDITION

MR. & MRS. BAIRD

FRONT ELEVATION

DATE 8-9-22 SCALE 1/8"=1'-0" PAGE 1 OF 8



NOTES:

1. INSTALL NEW PITCHED ROOF. MATCH EXISTING ROOF PITCH.
2. REMOVE EXISTING GABLE WINDOW. INSTALL NEW 2' x 4' WALL.

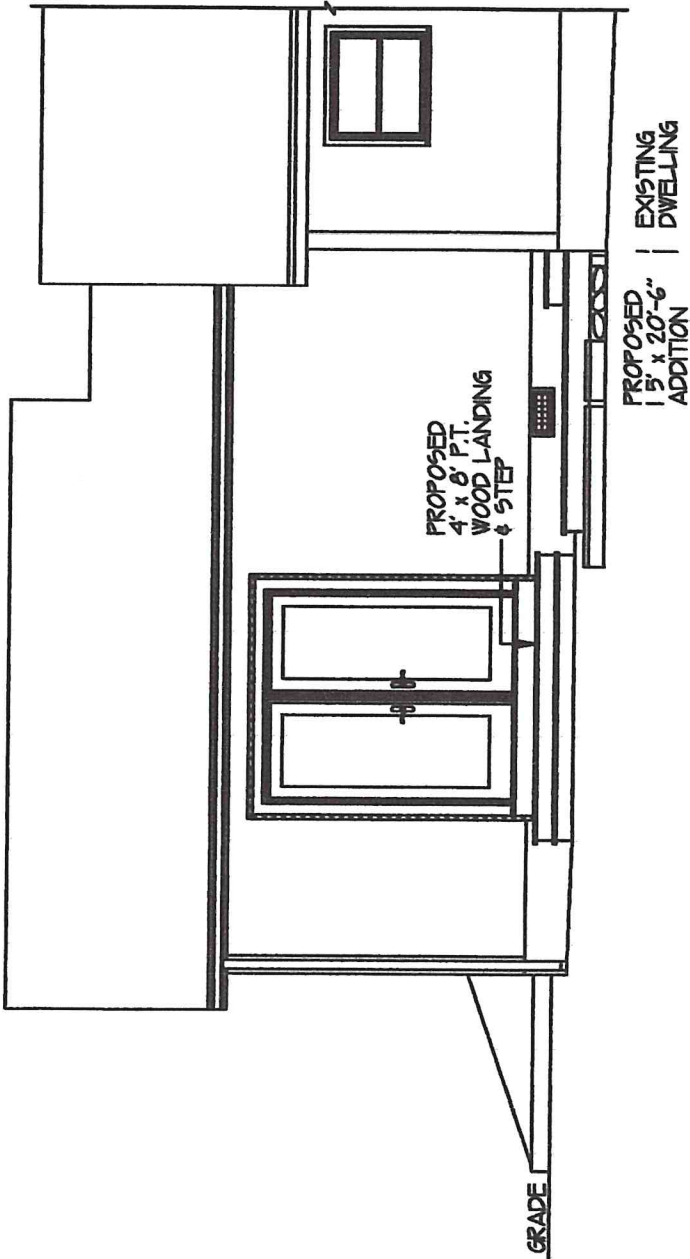
TYPICAL EXTERIOR SPECIFICATIONS
ARCHITECTURAL ROOF SHINGLES, RIDGE VENT,
WHITE CEDAR SHINGLES, 1" x 6" CORNER BOARDS,
1" x 6" FASCIA BOARDS, 1" x 2" SOFFIT BOARDS,
SOFFIT VENTS, ROUTERED 1" x 2" TRIM ON 1" x 4"
FRIEZE BOARDS, 1 2" GABLE OVERHANGS, 4" x 5"
ALUMINUM GUTTERS + DOWNSPOUTS, 1" x 2" TRIM
ON 1" x 6" RAKE BOARDS, #908 WINDOW MOLDING
W/ 1" WINDOW SILL (FRONT) & ROUTERED 1" x 2"
TRIM ON 1" x 5" WINDOW + DOOR CASING W/ 2"
WINDOW SILLS (RIGHT + REAR ELEVATIONS)

PROPOSED 15' x 20'-6" ADDITION

MR. & MRS. DAIRD

RIGHT ELEVATION

DATE 8-9-22 SCALE 3/16"=1'-0" PAGE 2 OF 8



TYPICAL EXTERIOR SPECIFICATIONS
ARCHITECTURAL ROOF SHINGLES, RIDGE VENT,
WHITE CEDAR SHINGLES, 1" x 6" CORNER BOARDS,
1" x 6" FASCIA BOARDS, 1" x 1 2" SOFFIT BOARDS,
SOFFIT VENTS, ROUTERED 1" x 2" TRIM ON 1" x 4"
FRIEZE BOARDS, 1 2" GABLE OVERHANGS, 4" x 5"
ALUMINUM GUTTERS + DOWNSPOUTS, 1" x 2" TRIM
ON 1" x 6" RAKE BOARDS, #908 WINDOW Moulding
w/ 1" WINDOW SILL (FRONT) & ROUTERED 1" x 2"
TRIM ON 1" x 5" WINDOW + DOOR CASING w/ 2"
WINDOW SILL'S (RIGHT + REAR ELEVATIONS)

PROPOSED 15' x 20'-6" ADDITION

MR. & MRS. DAIRD

REAR ELEVATION

DATE 0-9-22 SCALE 3/16"=1'-0" PAGE 3 OF 6

TYP. NEW PITCHED ROOF CROSS-SECTION CONSTRUCTION
ALL ADDITION CROSS-SECTION NOTES APPLY EXCEPT:

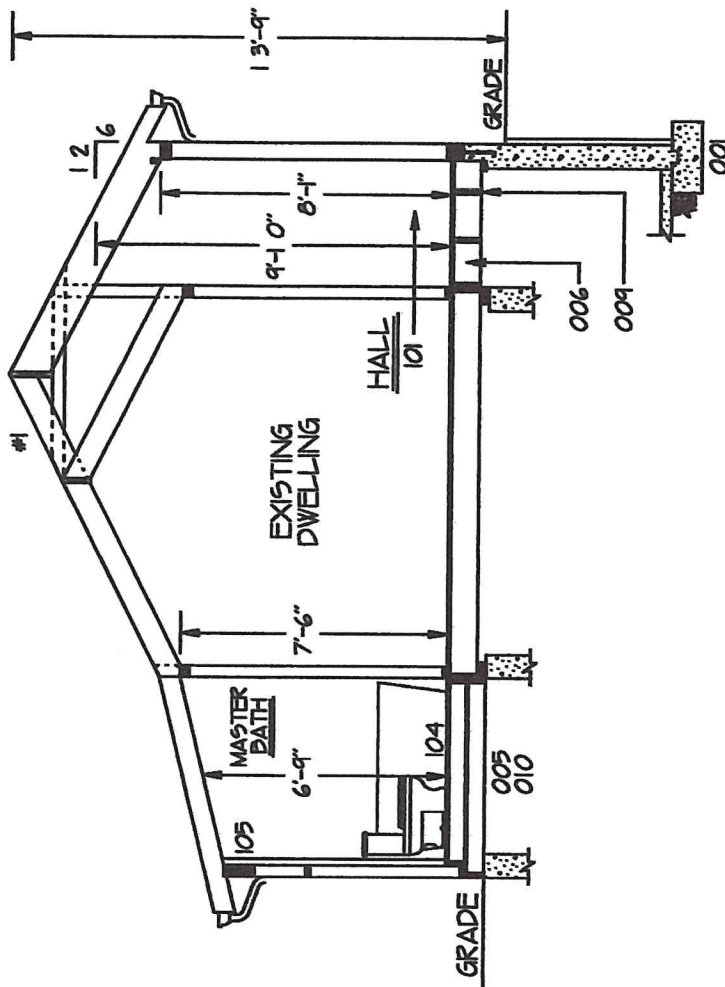
TYPICAL ROOF RAFTER CONSTRUCTION
1-3/4" x 1 1/4" "LVL" RIDGE BOARD, RIDGE VENT,
2" x 8" x 2" x 12" @ 16" O.C. RAFTERS W/
SIMPSON H25 HURRICANE TIE (EACH RAFTER),
2" x 4" x 6'-0" @ 16" O.C. COLLAR TIES, 5/8"
T-6 "ADVANTECH" OSB ROOF SHEATHING,
ICE / WATER SHIELD BARRIER ALONG THE
EAVES, ARCHITECTURAL ROOF SHINGLES,
RAFTER VENTS, R-38C "EGGTOUGH" INSUL-
ATION, 1" x 3" @ 16" O.C. FLOORING @ 1/2"
IMPERIAL BOARD + PLASTER (SEE
APPENDIX "AA" FOR CODE DETAILS)

TYP. EXIST. MASTER BATH CATHEDRAL CEILING CONST.
2" x 6" @ 16" O.C. RAFTERS, UNKNOWN SHEATHING,
ARCHITECTURAL ROOF SHINGLES, INSTALL NEW
ICYNENE SPRAY FORM R-38 INSULATION, 1" x 3" @
16" O.C. FLOORING @ IMPERIAL BOARD + PLASTER

TYPICAL MASTER BATH FLOOR CONSTRUCTION
INSTALL NEW 2" x 6" @ 16" O.C. FLOOR JOISTS
(ON EXISTING FLOOR - MATCH EXISTING
HOUSE SUB-FLOORING), 3/4" T-6 "ADVANTECH"
OSB SHEATHING SUB-FLOORING (GLUED + NAILLED)
+ R-30 INSULATION BENEATH FLOOR JOISTS

KEY NOTES:

- 001 8" CONCRETE FOUNDATION WALL WITH
1 1/2" x 24" CONTINUOUS CONCRETE FOOTING,
5 1/2" WIDE TOP OF FOUNDATION W/ 2 1/2"
WIDE x 8" HIGH (FOUNDATION / FLOOR
JOIST SHELF) + 2" x 4" P.T. PLATE (TYP).
- 005 REMOVE EXISTING FOUNDATION
- 006 2" x 10 LEDGER, 1/2" @ 4" x 4" @ 16" O.C.
LAG BOLTS INTO EXISTING RM BOARD +
SIMPSON JOIST HANGERS (ABOVE).
- 009 DIRECTION OF 2" x 10" @ 16" O.C. FLOOR
JOISTS (ABOVE).
- 010 EXISTING FLOOR JOISTS (ABOVE - TO
REMAIN).
- 101 REMOVE EXISTING 2" x 4" WALL. INSTALL
NEW (2) - 2" x 12" HEADER (ABOVE),
FINISH 3'-6" OPENING W/ 1/2" IMPERIAL
BOARD + PLASTER. INSTALL NEW 3'-6" x
5'-3" HALL.
- 104 REMOVE EXISTING 2062 DOOR + 2" x 4"
WALL. INSTALL NEW 2" x 6" @ 16" O.C.
FLOOR JOISTS (ON EXISTING FLOOR -
MATCH EXISTING HOUSE SUB-FLOORING)
+ 3/4" T-6 "ADVANTECH" OSB SHEATHING
SUB-FLOORING (GLUED + NAILLED).
INSTALL NEW 3'-6" x 8'-6" MASTER BATH
EXISTING 2" x 4" x 6'-2" WALL TO REMAIN.
PAD WALL 2" FOR R-21 INSULATION.



NOTES:

1. INSTALL NEW PITCHED ROOF. MATCH
EXISTING ROOF PITCH.

PROPOSED 15' x 20'-6" ADDITION

MR. & MRS. BAIRD

"B" CROSS-SECTION PLAN

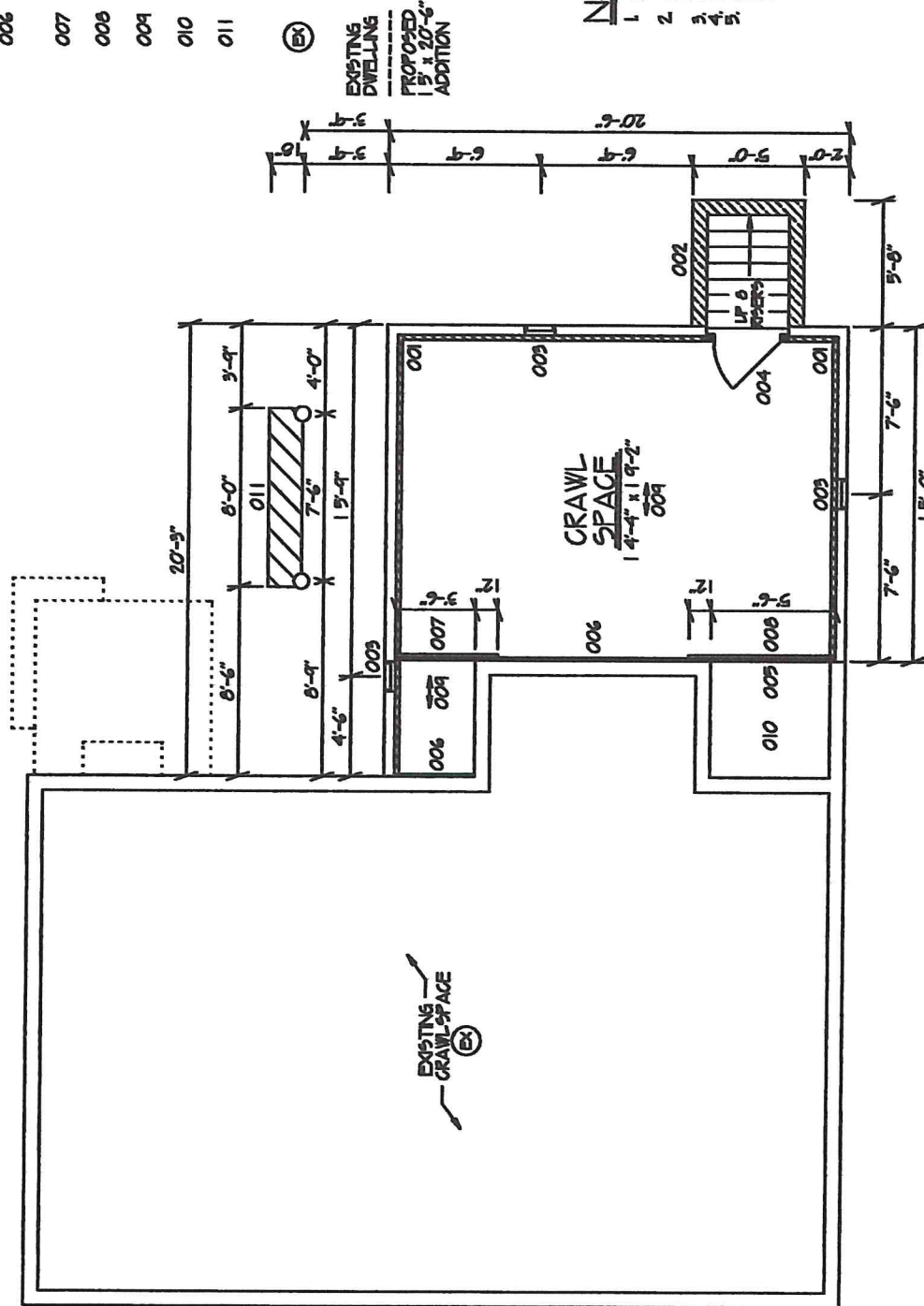
DATE 8-9-22 SCALE 3/16"=1'-0" PAGE 5 OF 8

KEY NOTES:

- 001 8" CONCRETE FOUNDATION WALL WITH 10" x 24" CONTINUOUS CONCRETE FOOTING, 5 1/2" WIDE TOP OF FOUNDATION / FLOOR JOIST SHELF 1 @ 2" x 4" P.T. PLATE (TYP.),
- 002 8" CONCRETE FOUNDATION WALL @ 10" x 24" CONTINUOUS CONCRETE FOOTING
- 003 FOUNDATION VENT.
- 004 INSTALL MODIFIED 3050 INSULATED FIBER-GLASS DOOR W/ 2" x 4" P.T. STUDS,
- 005 REMOVE EXISTING FOUNDATION
- 006 2" x 10 LEDGER, 1/2" @ 4" x 4" @ 16" O.C. LAG BOLTS INTO EXISTING RM BOARD & SIMPSON JOIST HANGERS (ABOVE),
- 007 FASTEN 2" x 10" x 4-6" LEDGER TO #006 LEDGER & SIMPSON JOIST HANGERS (ABOVE),
- 008 FASTEN 2" x 10" x 6-6" LEDGER TO #006 LEDGER & SIMPSON JOIST HANGERS (ABOVE),
- 009 DIRECTION OF 2" x 10" @ 16" O.C. FLOOR JOISTS (ABOVE),
- 010 EXISTING FLOOR JOISTS (ABOVE - TO REMAIN),
- 011 INSTALL 10'0" x 16" W x 8'-0" L CONCRETE FOOTING AT BASE OF STRINGERS, ENVELOPE 3/4" LEVEL LANDING AREA AT BASE OF STEP.
- (EX) EXISTING (TO REMAIN),

NOTES:

1. ADDITION CONCRETE FOUNDATION WALLS TO BE 8" (SEE KEY NOTES #001 & #002),
2. ADDITION CONCRETE FOOTINGS TO BE 10" x 24" CONTINUOUS,
3. ADDITION CONCRETE SLAB TO BE 4",
4. FIN FOUNDATION WALLS W/ #4 REBAR,
5. ALL SOND TUBES TO BE 8" x 40" & FILLED W/ CONCRETE (40" MINIMUM BELOW GRADE),

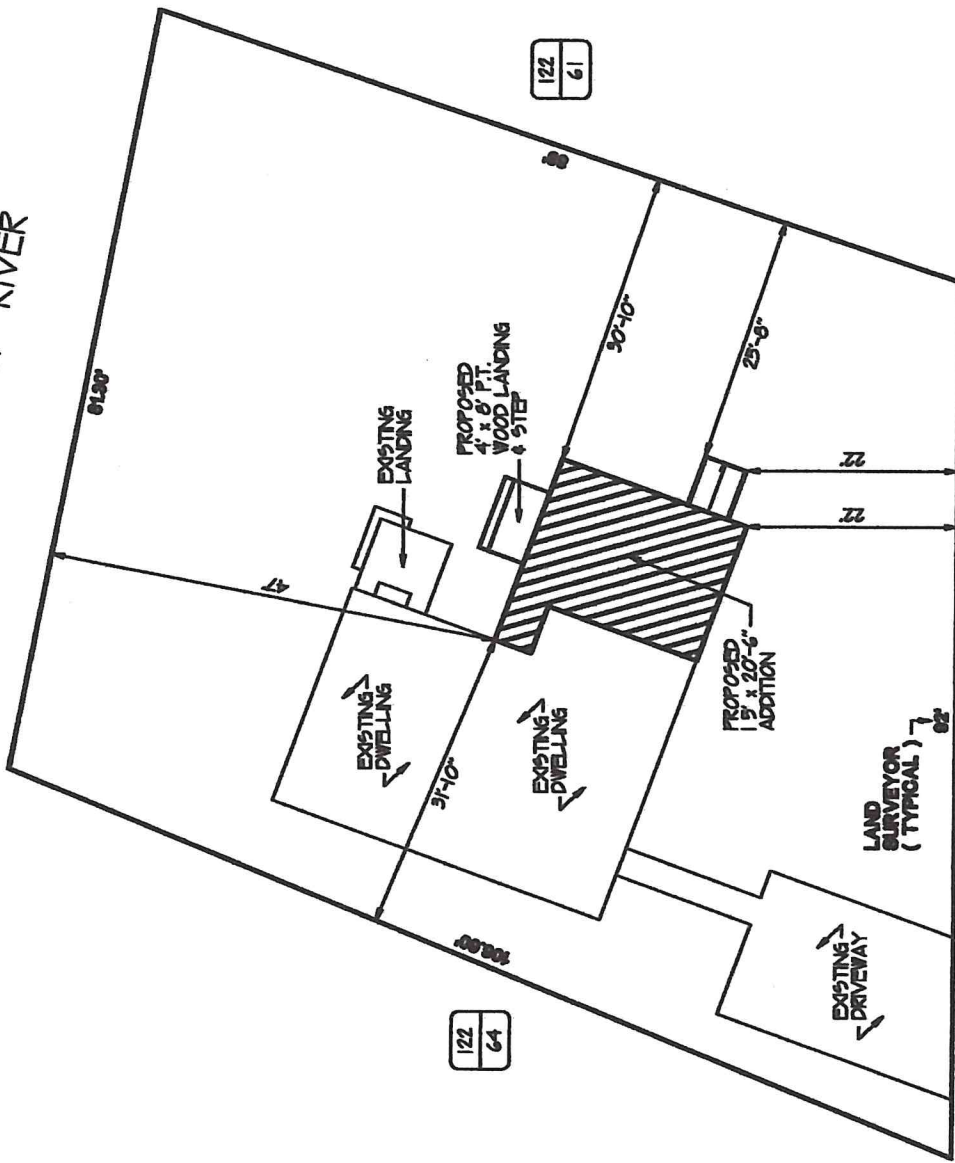


EXISTING DWELLING

PROPOSED 15' x 20'-6\"



KICKEMUIT RIVER



40 EVERETT AVENUE



PROPOSED 15' x 20'-6" ADDITION

MR. & MRS. BAIRD

SITE PLAN

DATE 8-9-22 SCALE 1" = 20'-0" PAGE 6 OF 6

40 EVERETT AVENUE

FLAT 122
LOT 63

8,384 SQ. FT.

► Bristol

► 40 EVERETT AVE

Card 1 of 1

► Plat/Lot 122 63

► Account: 6384

LUC 01

Zone R-10

► Assessment

\$571,400



NORTHEAST
REVALUATION GROUP LLC

► Owner

► Owner Account #:		% Owned
Owner 1	BAIRD, THOMAS L.	0.00
Owner 2	DIANNE JT	0.00
Owner 3		0.00
Address 40 EVERETT AVE, BRISTOL, RI 02809-0000		

► Previous Owners & Sales Information

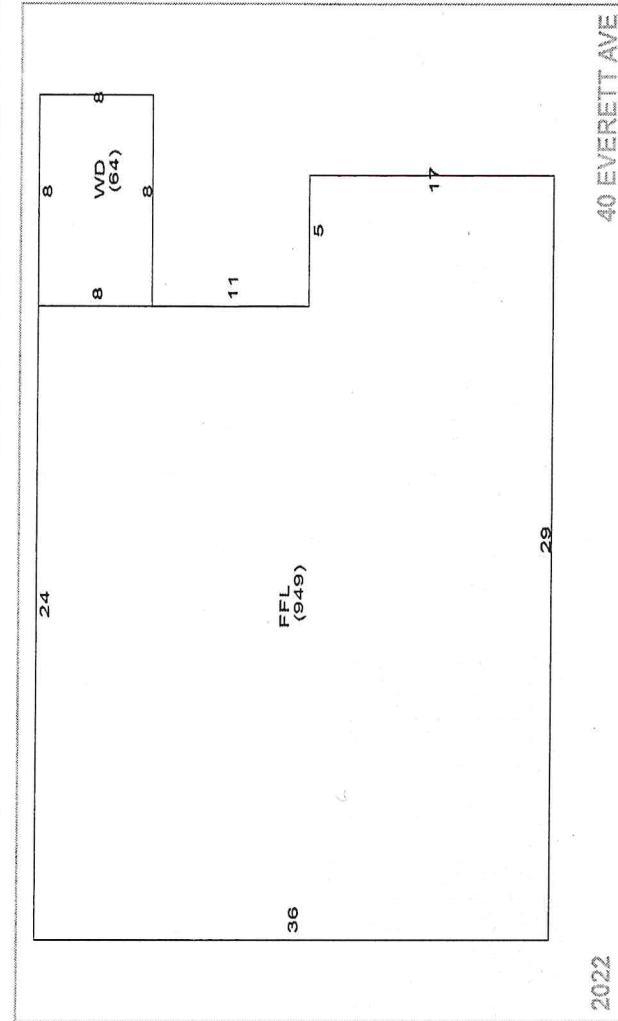
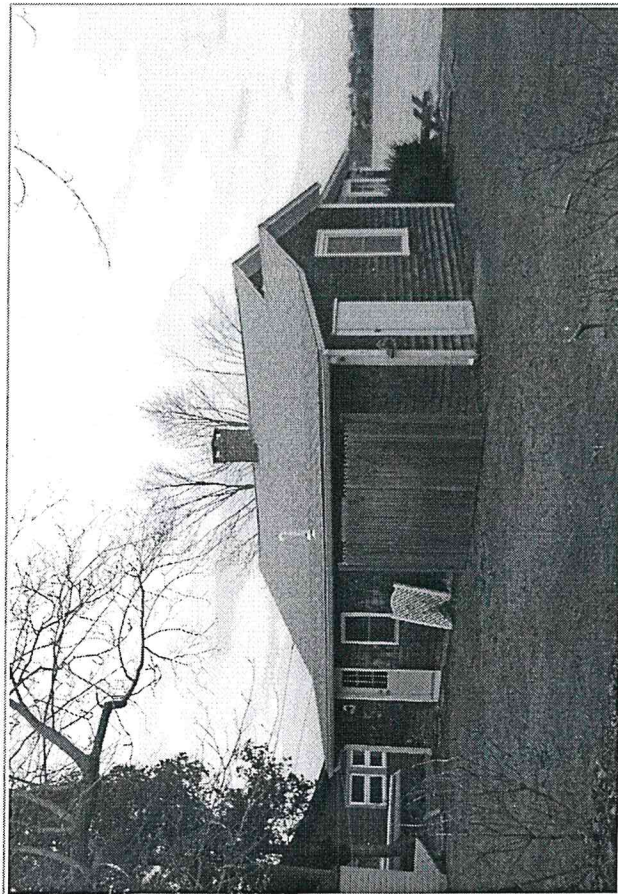
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BAIRD, THOMAS L	04/29/2009	0	1483-90	A	Q
BAIRD, THOMAS L & COOKE, LINDA B.TRS	04/29/2009	0	1483-77	A	T

► Assessment

Use Code	Bldg Value	SF/YI	Land Value	AG Credit	Assessed Value
01	146,200	0	425,200	0	571,400
TOTAL	146,200	0	425,200	0	571,400
Source > Mkt Adj Cost VAL per SQ Unit/Card > 564.07 VAL per SQ Unit/Parcel > 564.07					564.07

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	146,200	0	0	425,200	0	571,400	571,400
2021	01	93,400	0	0	379,000	0	472,400	472,400
2020	01	93,400	0	0	379,000	0	472,400	472,400
2019	01	93,400	0	0	379,000	0	472,400	472,400
2018	01	58,000	0	0	353,800	0	421,800	421,800
2017	01	58,000	0	0	353,800	0	421,800	421,800



► Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 Single Fam	0.19107	AC	P	1.00	645,000	2,225,362	B	WF	200					425,200			1.00	0
2																		
3																		
4																		



Building Information

Description	Story Height	Description
BLDG Type	1 Story	
RES Units	0	
Foundation	Concrete	
Frame 1	Wood	
EXT Wall 1	Wood Shnal	
Roof Type 1	Gable	
Roof Cover 1	Asphalt Shnr	
INT Wall 1	Drywall	
Floors 1	Hardwood	
BMT Garages		
Plumbing		
Insulation		
Heat Fuel	Oil	
# Heat Sys		
% Solar HW		
% COM Wall		
Ceill HGT		
Parking Type		
EXT View		

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

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	5	2
2			
3			
4			
Totals	1	5	2

Grade

Grade	Q4	Q4
Year Built	1950	EFF Year
Alt LUC		Alt %

Depreciation

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

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
06/27/2016	393-16-B	10/31/2016	BLDG	4,600		Closed	STRIP AND SHINGLE MAIN HOUSE REAR
06/27/2016	B30746		BLDG	0		Closed	RESHINGLE ROOF TO CODE APPROVED BY CRMC
04/29/2009	B33445		BLDG	0		Closed	REPLACE FRONT AND BACK DOORS, REPLACE FOUR (4) CRANK-OUT WIND
06/27/2008	E6373		ELEC	0		Closed	REPLACE DAMAGED ENTRANCE CABLE AND METER SOCKET

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1	8	8	64	0	AV	2020	0
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Sub-Area Detail

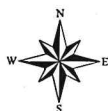
Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	949	949	209.70	199,005
WD	WOOD DECK	64	0	21.94	1,404
Total		1,013	949		200,409

Notes

LOT 0062 DROPPED INTO THIS LOT 05/08 BK 1439 PG 306 - EXTERIOR RENOVATIONS 12/09 EAS

Other Info.

AFDU	
PriorD1b	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	



40 Everett Ave - 300' Radius

Bristol, RI



October 20, 2022

1 inch = 140 Feet

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300 foot Abutters List Report

Bristol, RI
October 20, 2022

Subject Property:

Parcel Number: 122-63
CAMA Number: 122-63
Property Address: 40 EVERETT AVE

Mailing Address: BAIRD, THOMAS L. DIANNE JT
40 EVERETT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 122-30
CAMA Number: 122-30
Property Address: 16 ANAWAN AVE

Mailing Address: WALTON, GEORGE E. ET UX MARILYN
P. (TRUSTEES)
16 ANAWAN AVE
BRISTOL, RI 02809

Parcel Number: 122-31
CAMA Number: 122-31
Property Address: 14 ANAWAN AVE

Mailing Address: CASTRO, MICHAEL
14 ANAWAN AVE
BRISTOL, RI 02809

Parcel Number: 122-32
CAMA Number: 122-32
Property Address: 25 SPRUCE LN

Mailing Address: VICENZO, MARIA I
25 SPRUCE LANE
BRISTOL, RI 02809

Parcel Number: 122-33
CAMA Number: 122-33
Property Address: 33 SPRUCE LN

Mailing Address: CLARKE, RAYMOND TAYLOR & DAWN
TE
47 MIKAYLA ANN DR
REHOBOTH, MA 02769

Parcel Number: 122-34
CAMA Number: 122-34
Property Address: 24 SPRUCE LN

Mailing Address: HAZARD, SAMANTHA J & JACK K TE
24 SPRUCE LN
BRISTOL, RI 02809

Parcel Number: 122-36
CAMA Number: 122-36
Property Address: 20 SPRUCE LN

Mailing Address: HAZARD, JACK K & SAMANTHA TE
24 SPRUCE LN
BRISTOL, RI 02809

Parcel Number: 122-37
CAMA Number: 122-37
Property Address: 20 ANAWAN AVE

Mailing Address: MACNEIL, PHILIP W. ETUX TE &
MACNEIL, CHRISTINE S.
20 ANAWAN AVENUE
BRISTOL, RI 02809

Parcel Number: 122-39
CAMA Number: 122-39
Property Address: 22 ANAWAN AVE

Mailing Address: HUGHES, GREGORY A. & DEBORAH L
TE
19 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 122-40
CAMA Number: 122-40
Property Address: 45 EVERETT AVE

Mailing Address: JOCELYN, CHRISTINE - TRUSTEE
CHRISTINE JOCELYN REV TRUST
45 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-41
CAMA Number: 122-41
Property Address: 43 EVERETT AVE

Mailing Address: HILL, KARIN A & RULLI, ROBERT TE
43 EVERETT AVE
BRISTOL, RI 02809



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10/20/2022

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Page 1 of 4



300 foot Abutters List Report

Bristol, RI
October 20, 2022

Parcel Number: 122-42
CAMA Number: 122-42
Property Address: EVERETT AVE

Mailing Address: HILL, KARIN A & RULLI, ROBERT TE
43 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-43
CAMA Number: 122-43
Property Address: 39 EVERETT AVE

Mailing Address: WONG, THOMAS Y. CLAIRE ETUX TE
988 GREENDALE AVE
NEEDHAM, MA 02492

Parcel Number: 122-44
CAMA Number: 122-44
Property Address: 37 EVERETT AVE

Mailing Address: BOUFFARD, MICHAEL & THAYER,
FREYJA TE
37 EVERETT ST
BRISTOL, RI 02809

Parcel Number: 122-46
CAMA Number: 122-46
Property Address: 4 SPRUCE LN

Mailing Address: NICHOLSON, HEATHER JOY
4 SPRUCE LN
BRISTOL, RI 02809

Parcel Number: 122-47
CAMA Number: 122-47
Property Address: 31 EVERETT AVE

Mailing Address: CORREIA, STEPHEN C
31 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-48
CAMA Number: 122-48
Property Address: 29 EVERETT AVE

Mailing Address: HARRISON, DOROTHY J, TRUSTEE
JANET R. HARRISON TRUST 8/17/
PO BOX 2285
PAWTUCKET, RI 02861

Parcel Number: 122-49
CAMA Number: 122-49
Property Address: 27 EVERETT AVE

Mailing Address: VICKERY, RALPH E. III
27 EVERETT AVE
BRISTOL, RI 02809

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

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

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

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

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

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

Parcel Number: 122-57
CAMA Number: 122-57
Property Address: 28 EVERETT AVE

Mailing Address: HARRISON, DAVID R. JANE F. TRUSTEE
PO BOX 2285
PAWTUCKET, RI 02861-0285

Parcel Number: 122-58
CAMA Number: 122-58
Property Address: 30 EVERETT AVE

Mailing Address: PRAY, CHARLES E JR
30 EVERETT AVE
BRISTOL, RI 02809



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10/20/2022

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Page 2 of 4



300 foot Abutters List Report

Bristol, RI
October 20, 2022

Parcel Number: 122-59 CAMA Number: 122-59 Property Address: EVERETT AVE	Mailing Address: PRAY, CHARLES E JR 30 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-60 CAMA Number: 122-60 Property Address: EVERETT AVE	Mailing Address: PRAY, CHARLES E JR 30 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-61 CAMA Number: 122-61 Property Address: 36 EVERETT AVE	Mailing Address: ANDREWS, WATER A, TRUSTEE- WALTER A ANDREWS TRUST 36 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-64 CAMA Number: 122-64 Property Address: 42 EVERETT AVE	Mailing Address: O BRIEN JOHN P & MICHELE A TE 42 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-65 CAMA Number: 122-65 Property Address: 44 EVERETT AVE	Mailing Address: GARDNER, RUSSELL H. JR ETAL TC GARDNER-BATEMAN, LAURIE A. 6345 DAWSON ST HOLLYWOOD, FL 33023
Parcel Number: 122-66 CAMA Number: 122-66 Property Address: 46 EVERETT AVE	Mailing Address: BRAY, JAMES A & DOROTHY LE KANOSH, DEBORAH 46 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-67 CAMA Number: 122-67 Property Address: SPRUCE LN	Mailing Address: CLARKE, RAYMOND TAYLOR & DAWN TE 47 MIKAYLA ANN DR REHOBOTH, MA 02769
Parcel Number: 122-68 CAMA Number: 122-68 Property Address: SPRUCE LN	Mailing Address: HAZARD, JACK K & SAMANTHA TE 24 SPRUCE LN BRISTOL, RI 02809
Parcel Number: 122-70 CAMA Number: 122-70 Property Address: 33 EVERETT AVE	Mailing Address: CLEMENS, KATHY 33 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-2 CAMA Number: 123-2 Property Address: 50 EVERETT AVE	Mailing Address: MILLER KENNETH M & LEE D TE 50 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-366 CAMA Number: 123-366 Property Address: 6 THAYER ST	Mailing Address: NICKERSON, AMANDA 6 THAYER ST BRISTOL, RI 02809
Parcel Number: 123-370 CAMA Number: 123-370 Property Address: 3 SPRUCE LN	Mailing Address: MCCAULEY, DOROTHY J 3 SPRUCE LN BRISTOL, RI 02809



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Page 3 of 4



300 foot Abutters List Report

Bristol, RI
October 20, 2022

Parcel Number: 123-4
CAMA Number: 123-4
Property Address: EVERETT AVE

Mailing Address: WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-56
CAMA Number: 123-56
Property Address: 51 EVERETT AVE

Mailing Address: TAMULAITES, MICHAEL ZAGORSKI,
KAREN L TE
51 EVERETT ST
BRISTOL, RI 02809



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10/20/2022

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Page 4 of 4

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

HARRISON, DAVID R.
JANE F. TRUSTEE
PO BOX 2285
PAWTUCKET, RI 02861-0285

NICHOLSON, HEATHER JOY
4 SPRUCE LN
BRISTOL, RI 02809

ANDREWS, WATER A, TRUSTEE
36 EVERETT AVE
BRISTOL, RI 02809

HARRISON, DOROTHY J, TRUS
JANET R. HARRISON TRUST 8
PO BOX 2285
PAWTUCKET, RI 02861

NICKERSON, AMANDA
6 THAYER ST
BRISTOL, RI 02809

BOUFFARD, MICHAEL & THAYE
37 EVERETT ST
BRISTOL, RI 02809

HAZARD, JACK K & SAMANTHA
24 SPRUCE LN
BRISTOL, RI 02809

O BRIEN JOHN P &
MICHELE A TE
42 EVERETT AVE
BRISTOL, RI 02809

BRAY, JAMES A & DOROTHY
KANOSH, DEBORAH
46 EVERETT AVE
BRISTOL, RI 02809

HAZARD, SAMANTHA J &
JACK K TE
24 SPRUCE LN
BRISTOL, RI 02809

OHANA COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02771

CASTRO, MICHAEL
14 ANAWAN AVE
BRISTOL, RI 02809

HILL, KARIN A & RULLI, RO
43 EVERETT AVE
BRISTOL, RI 02809

PRAY, CHARLES E JR
30 EVERETT AVE
BRISTOL, RI 02809

CLARKE, RAYMOND TAYLOR &
47 MIKAYLA ANN DR
REHOBOTH, MA 02769

HUGHES, GREGORY A. &
DEBORAH L TE
19 CLIFTON RD
BRISTOL, RI 02809

TAMULAITES, MICHAEL
ZAGORSKI, KAREN L TE
51 EVERETT ST
BRISTOL, RI 02809

CLEMENS, KATHY
33 EVERETT AVE
BRISTOL, RI 02809

JOCELYN, CHRISTINE - TRUS
CHRISTINE JOCELYN REV TRU
45 EVERETT AVE
BRISTOL, RI 02809

VICENZO, MARIA I
25 SPRUCE LANE
BRISTOL, RI 02809

CORREIA, STEPHEN C
31 EVERETT AVE
BRISTOL, RI 02809

MACNEIL, PHILIP W. ETUX
& MACNEIL, CHRISTINE S.
20 ANAWAN AVENUE
BRISTOL, RI 02809

VICKERY, RALPH E. III
27 EVERETT AVE
BRISTOL, RI 02809

FRANCIS, EVERETT
THERESA
115 TUPELO ST
BRISTOL, RI 02809

MCCAULEY, DOROTHY J
3 SPRUCE LN
BRISTOL, RI 02809

WALTON, GEORGE E. ET UX
MARILYN P. (TRUSTEES)
16 ANAWAN AVE
BRISTOL, RI 02809

GARDNER, RUSSELL H. JR ET
GARDNER-BATEMAN, LAURIE A
6345 DAWSON ST
HOLLYWOOD, FL 33023

MILLER KENNETH M &
LEE D TE
50 EVERETT AVE
BRISTOL, RI 02809

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

WONG, THOMAS Y.
CLAIRE ETUX TE
988 GREENDALE AVE
NEEDHAM, MA 02492



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2022-34

PUBLIC HEARING

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

Monday, November 14, 2022

at 7:00 P.M.

Bristol Town Hall

10 Court Street

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

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 10ft. x 12ft. accessory shed structure with less than the required front yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, November 10, 2022.



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2022 OCT -7 PM 1:58

APPLICATION

File No: 2022-34

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

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

1. Location of subject property: 12 EVERETT AVENUE

Assessor's Plat(s)#: 122

Lot(s) #: 24

2. Zoning district in which property is located: R-10

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

☒ Dimensional Variance(s)

☐ Special Use Permit

☐ Use Variance

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

Dimensional Variance Section(s): 28-409

Special Use Permit Section(s):

Use Variance Section(s):

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

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

7. Present use of property: Residential dwelling, private 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):

(36x14)+(14x39)+(7x10) = 1120 sq ft H: 18 ft

10. Proposed use of property: Maintain existing use

11. Give extent of proposed alterations: build detached storage shed on south west side of property less than required setback from front of property line.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 10 W x 12 L x 11 H
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- | | | |
|----------------------|-----------------------------|--------------------------------|
| Front lot line(s): | Required Setback: <u>30</u> | Proposed Setback: <u>19-22</u> |
| Left side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Right side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Rear lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Building height: | Required: _____ | Proposed: _____ |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: _____ Proposed: _____
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? _____
If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)
16. Which public utilities service the property? Water: ✓ Sewer: ✓
17. Is the property located in the Bristol Historic District or is it an individually listed property?: NO
18. Is the property located in a flood zone? YES If yes, which one?: AE ZONE, BFE 13

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

Applicant's Signature: [Signature]

Date: 10-2-22

Print Name: Wendy KALIF

Property Owner's Signature: [Signature]

Date: 10-2-22

Print Name: Wendy KALIF

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

Name: _____ Telephone #: _____

Address: _____

Dear Zoning Board Members,

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

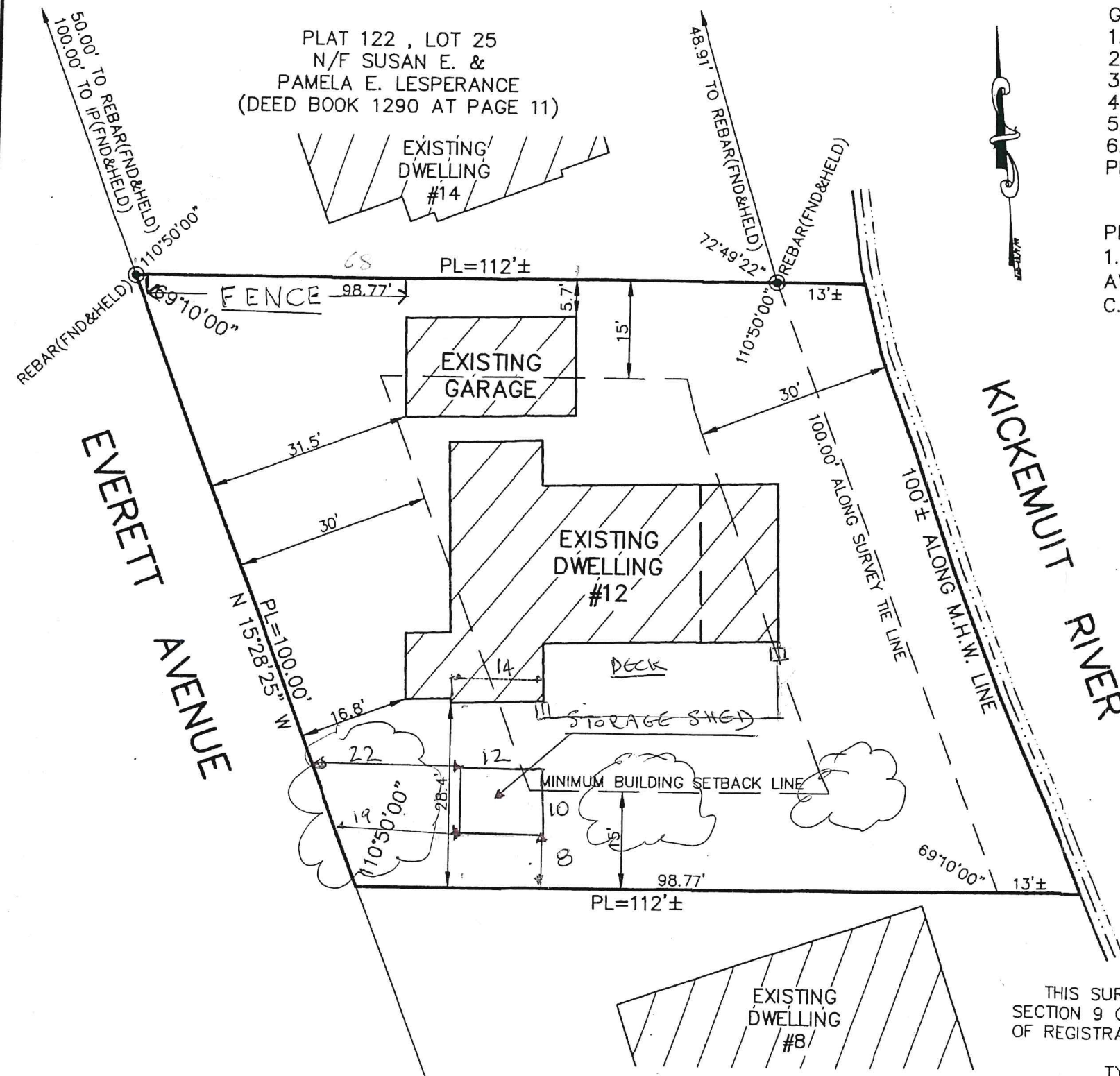
I am requesting front town property line setback of 19 to 22 feet (angled property line) versus the 30 feet required and seeking the variance in order to build a 10x12x11 detached storage shed needed to clear the property grounds of various gardening tools and machinery currently exposed to the elements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

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

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

Wendy Kalif

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



GENERAL NOTES:

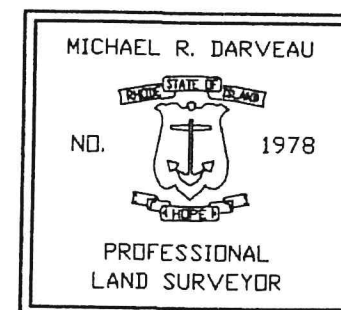
1. THE PARCEL IS PLAT 122, LOT 24.
2. THE TOTAL PARCEL AREA IS 10,350± S.F. OR 0.24± ACRES.
3. THE EXISTING DWELLING ADDRESS IS 12 EVERETT AVENUE.
4. THE PARCEL IS ZONED: R-10.
5. SEE DEED BOOK 1541 AT PAGE 198 FOR TITLE REFERENCE.
6. THE BASIS OF BEARING SHOWN WAS TAKEN FROM A MAGNETIC READING PERFORMED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

PLAN REFERENCE:

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

LEGEND

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



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

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

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

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

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

DATE
COA #LS-A497

PLAT 122, LOT 25
N/F SUSAN E. &
PAMELA E. LESPERANCE
(DEED BOOK 1290 AT PAGE 11)

EXISTING
DWELLING
#14

PL=112'±

EXISTING
GARAGE

EXISTING
DWELLING
#12

DECK

STORAGE SHED

MINIMUM BUILDING SETBACK LINE

EXISTING
DWELLING
#8

PLAT 122, LOT 22
N/F ROBERT R. &
MARY G. DENNIS
(DEED BOOK 1849 AT PAGE 38)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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

SITE PLAN OF LAND
FOR

ROLAND J. DESAUTELS, III

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

SCALE:
1" = 20'

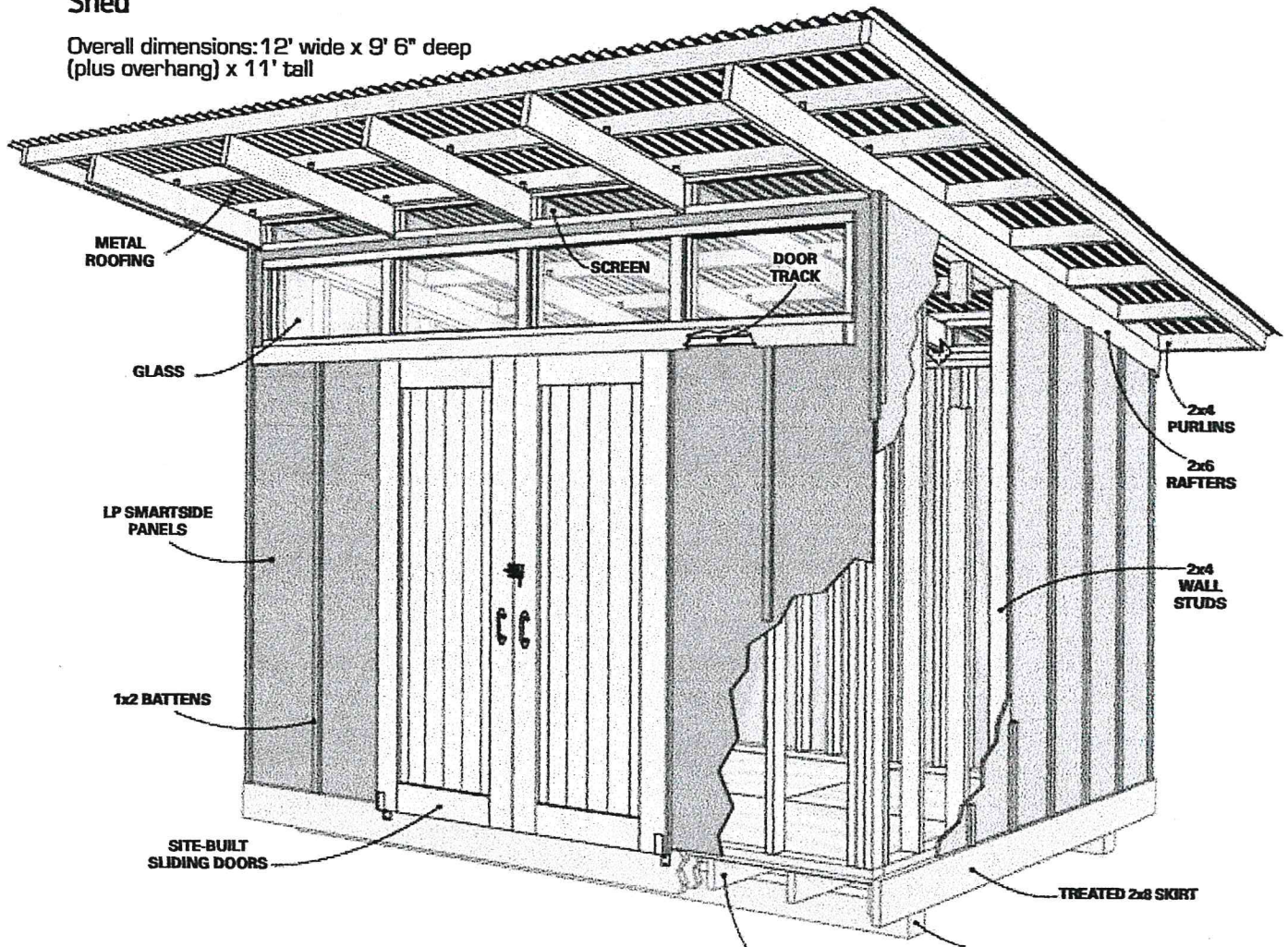
DATE:
12-8-2017

DRAWN BY:
S.A.K.

PROJECT:
2017_044

Figure A Shed

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



▶ Bristol

▶ 12 EVERETT AVE

Card 1 of 1

▶ Plat/Lot 122 24

▶ Account: 6349

LUC 01

Zone R-10

▶ Assessment

\$671,200



NORTHEAST
REVALUATION GROUP LLC

▶ Owner ▶ Owner Account #:

Owner 1	KALIF, WENDY	% Owned
Owner 2		0.00
Owner 3		0.00
Address	12 EVERETT AVE, BRISTOL, RI 02805-0000	

▶ Previous Owners & Sales Information

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

▶ Assessment

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

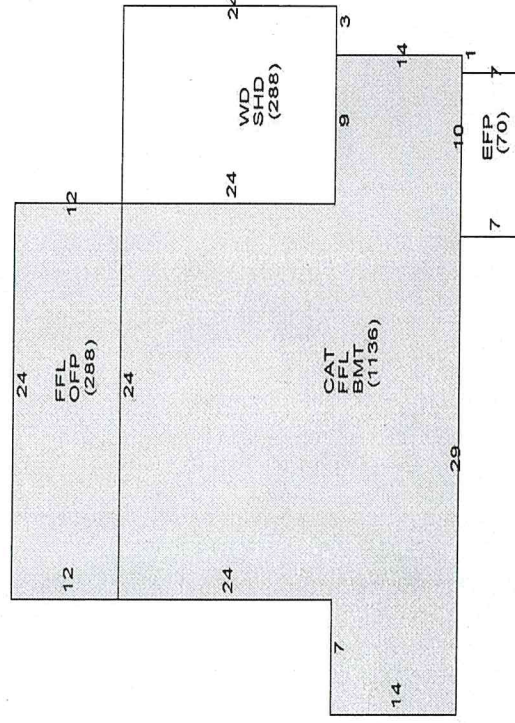
Source > Mkt Adj Cost VAL per SQ Unit/Card > 129.58 VAL per SQ Unit/Parcel > 129.58

▶ Previous Assessments

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



Unsketched Subareas:
FBM (SSO)



2022

12 EVERETT AVE

▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.22957	AC	P	1.00	645,000	1,937,535	B	WF	200					444,800			1.00	0
2 01 Single Fam	0.00422	AC	EX	0.20	645,000	142,180	B							600			1.00	0
3																		
4																		

► Bristol

► 12 EVERETT AVE

Card 1 of 1



► Plat/Lot 122 24

► Account: 6349

LUC 01

Zone R-10

► Assessment

\$671,200

► Sub-Area Detail

Building Information		Description		Story Height		COM Units		1 Story	
BLDG Type	Ranch	1	Concrete	1	0				
RES Units									
Foundation	Concrete								
Frame 1	Wood								
EXT Wall 1	Vinyl Siding								
Roof Type 1	Gable								
Roof Cover 1	Asphalt Shirs								
INT Wall 1	Drywall								
Floors 1	Hardwood								
BMT Garages									
Plumbing									
Insulation									
Heat Fuel	Electric								
# Heat Sys	% Heated								
% Solar HW	% A/C								
% COM Wall	% Vacuum								
Ceiling Type	Ceiling Type								
Parking Type	% Sprinkled								
EXT View									

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

► Notes

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

► Remodeling History

Year	Permit #	Description
2018	P49802	Plumbing
2017	E49491	Electric
	M49489	Heating
	B49427	General
	E46650	
	P46452	
	B45157	
	308-17-E	

► Condo Data

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

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/07/2021	F52633		FNC	0		Closed	900.00, 50 ft of 6' fence on north property line from the garage in direction of th
12/23/2019	P49802		PLMB	7,000		Closed	Set finish only
10/16/2019	E49491		ELEC	3,500		Closed	Install fixtures, finish existing wiring, connect HVAC,
10/15/2019	M49489		MECH	5,000		Closed	Finish AC Mechanical work
10/02/2019	B49427		BLDG	10		Closed	***CHANGE OF CONTRACTOR - Takeover finish from other contractor
06/22/2018	E46650		ELEC	12,000	0	Closed	relocate service and wire for remodeling
06/05/2018	P46452		PLMB	7,500		Closed	Install 3 new bathrooms 1 laundry 1kitchen sink 1 bar sink
01/29/2018	B45157		BLDG	100,000	100	Closed	Raising ceiling to cathedral. Gutting down to studs. New windows, doors kilci
08/23/2017	308-17-E	12/19/2017	ELEC	1,800		Closed	REVAMP SERVICE TO 200 AMPS

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	16	26	416	3	AV	2000	13,500
2											
3											
4											
5											
6											
7											
8											
9											
10											

► Other Info.

AFDU	
PriorD1b	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

► Room Counts by Floor

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



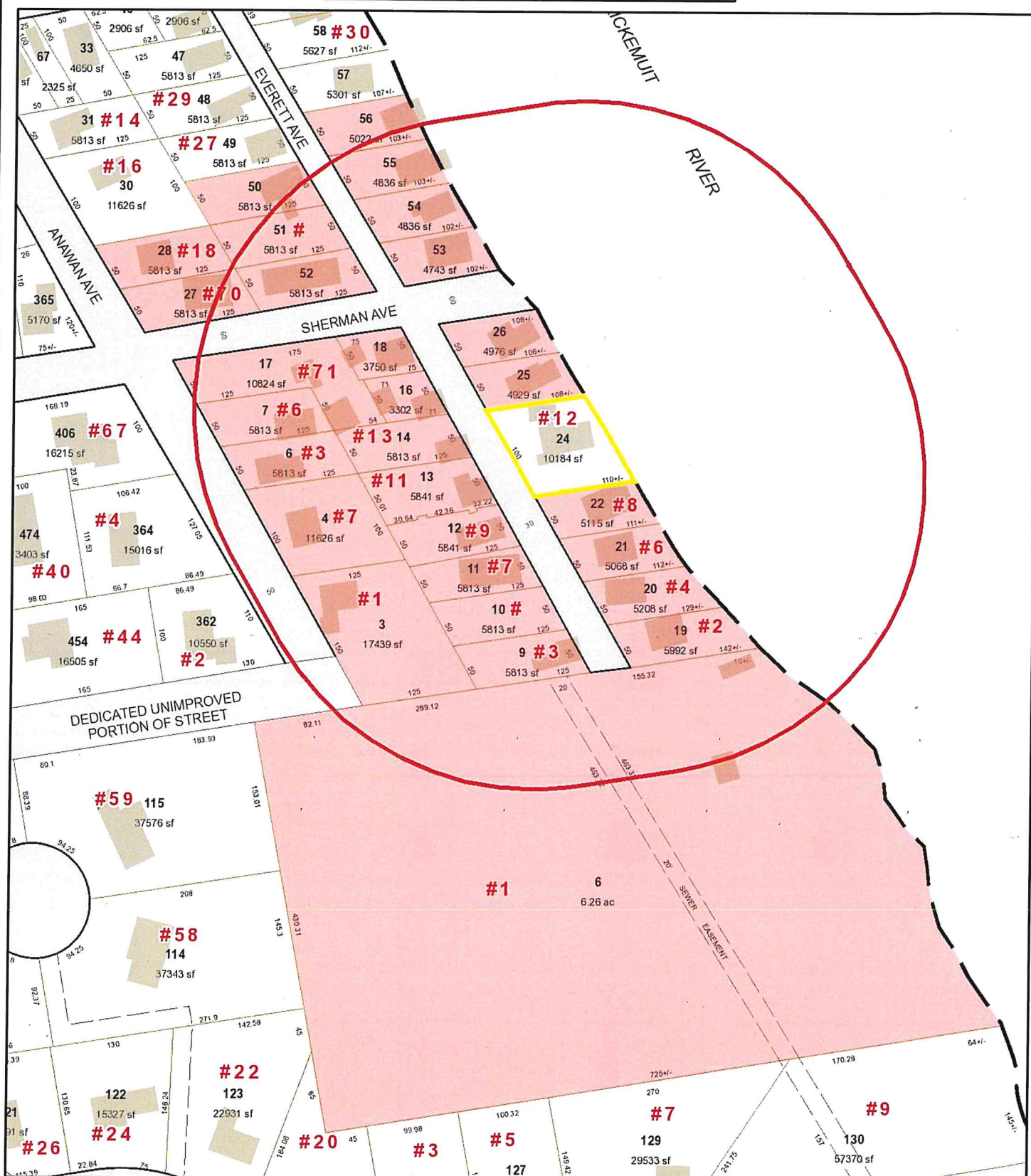
Bristol, RI

1 inch = 140 Feet



October 20, 2022

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300 foot Abutters List Report

Bristol, RI
October 20, 2022

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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10/20/2022

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Page 1 of 3



300 foot Abutters List Report

Bristol, RI
October 20, 2022

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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300 foot Abutters List Report

Bristol, RI
October 20, 2022

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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10/20/2022

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

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

REALL, THERESA L
11 EVERETT AVE
BRISTOL, RI 02809

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

GELSOMINO, JAKE H
18 ANAWAN AVE
BRISTOL, RI 02809

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

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

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

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

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

HAUSER, MERCY
15 EVERETT STREET
BRISTOL, RI 02809

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

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

LANGLEY, STEVEN
71 SHERMAN AVE
BRISTOL, RI 02809

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

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

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

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

DONAHUE, MARY ELLEN
7 EVERETT AVE
BRISTOL, RI 02809

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

TOLLEFSON, MICHAEL & CYNT
CYNTHIA HANEY TOLLEFSON T
C/O 23 SPINNAKER CT
MIDDLETOWN, RI 02842

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

MCCARTHY, LISA A
41 THAYER ST
BRISTOL, RI 02809

FRANCIS, EVERETT
THERESA
115 TUPELO ST
BRISTOL, RI 02809

OHANA COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02771

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

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



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

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

File #2022-35

PUBLIC HEARING

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

Monday, November 14, 2022

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **Edward N. and Donna M. Cabral**
PROPERTY OWNER: **Edward N. and Donna M. Cabral**
LOCATION: **67 Mulberry Road**
PLAT: **70** LOT: **56**
ZONE: **R-20**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 350 square foot single-story garage addition; and approximately 135 square feet of covered patio addition with less than the required front yards on a corner lot.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, November 10, 2022.



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2022 OCT 19 AM 9:40

APPLICATION

File No: 2022-35

Accepted by ZEO: EMT
10/19/22

APPLICANT	Name: Edward N Cabral and Donna M Cabral
	Address: 104 Ferry Road
	City: Bristol State: RI Zip: 02809
	Telephone #: 401-226-1222 Home: 401-254-0462 Work/Cell:
PROPERTY OWNER	Name: Edward N Cabral and Donna M Cabral
	Address: 104 Ferry Road
	City: Bristol State: RI ZIP: 02809
	Telephone #: 401-226-1222 Home: 401-254-0462 Work/Cell:

- Location of subject property: 67 Mulberry Road
Assessor's Plat(s) #: 70 Lot(s) #: 56
- Zoning district in which property is located: R-20
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): X
Special Use Permit Section(s):
Use Variance Section(s):
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 4 months
- Present use of property: Vacant Home
- 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):
Approximately 37' x 33" with an attached 22' x 16' garage. Height to Ridge = 18' 6.5"
House SF = 1,101 Garage SF = 352
- Proposed use of property: Single Family, one level primary residence

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): Adding
176 SF to garage. Plans attached in packet.

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

Front lot line(s):	Required Setback:	<u>30'</u>	Proposed Setback:	<u>30'</u>
Left side lot line:	Required Setback:	<u>35'</u>	Proposed Setback:	<u>28' 8"</u>
Right side lot line:	Required Setback:	<u>20'</u>	Proposed Setback:	<u>20'</u>
Rear lot line:	Required Setback:	<u>35'</u>	Proposed Setback:	<u>35'</u>
Building height:	Required:	<u>18' 6.5"</u>	Proposed:	<u>19' 6.5"</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):				
Required: _____			Proposed: _____	

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

14. Have you submitted plans for the above alterations to the Building Official? No - waiting on Variance first
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: Edward Cabral Date: 10/18/22

Print Name: Edward N Cabral

Property Owner's Signature: Donna Cabral Date: 10/18/22

Print Name: Donna M Cabral

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

Name: Steve Ricci sricci@rsquaredplans.com Telephone #: 401-258-2532

Address: 5 Talon CT, Hope RI 02831 - for any questions related to the house design plans

Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review
October 18, 2022

Thank you in advance for considering our request for a zoning variance for our recently purchased property located at 67 Mulberry Road, Plat 70 / Lot 56. We have been life-long Bristol residents and purchased this home to be our final home for our upcoming retirement years.

The property is currently a single-family ranch, totaling 1,100 SQ of living space. The home and property are in very poor condition requiring a full rehab in order to fit appropriately in the neighborhood. Our intent is to refurbish the property to fit proudly in the neighborhood.

Our plan consists of some small enhancements to the footprint in order to create a small but efficient and pleasing home in the neighborhood. We currently plan to add a bump out to the foundation in the rear (North side) which does not impact the setback of 35'. We are also bumping out the front of the garage to match the South facing gable foundation offset that exists today which currently has a 30' offset from the boundary line – we are simply matching that offset to bring balance to the house from the south facing view.

The variance need we are bringing before the board is specific to increasing a small one-car garage to a two-car garage, so as not to have vehicles parked on the street or driveway unnecessarily. Additionally we are adding a basement stairwell in the garage, as we are eliminating the basement bulkhead entry in the rear of the house. We need to bump out the garage to accommodate that basement entrance as well as an additional vehicle. The current side setback from the West facing Ridge Road is 37' we have designed the smallest possible addition for the creation of a two-car garage which would impact the West side setback by 8'. Our planner designed a ten-foot addition for the garage, however after reviewing the plan with the Bristol planning Team (Ed and Diane), we modified the plan to reflect 8' instead. This leaves the West-facing setback at 28' 8". Our overall footprint change

will serve to fit nicely into the neighborhood. The build out is only adding 900 SF of additional space to the property.

Item 4C.

We appreciate the Board's time and effort in evaluating our variance need. Thank you.

Kind Regards,

Edward N Cabral

Donna M Cabral

Handwritten signatures of Edward N Cabral and Donna M Cabral in cursive script.

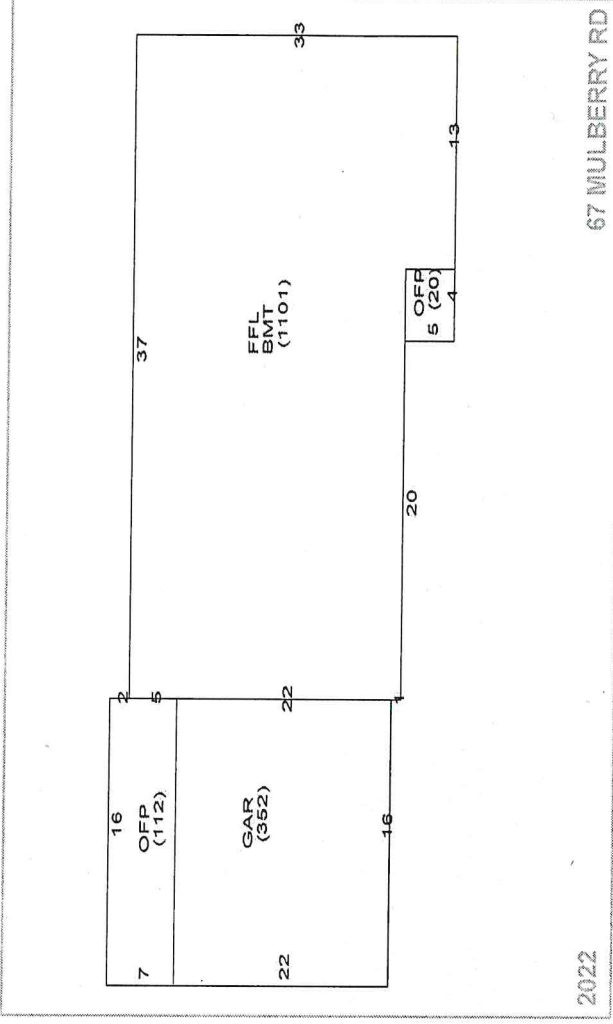
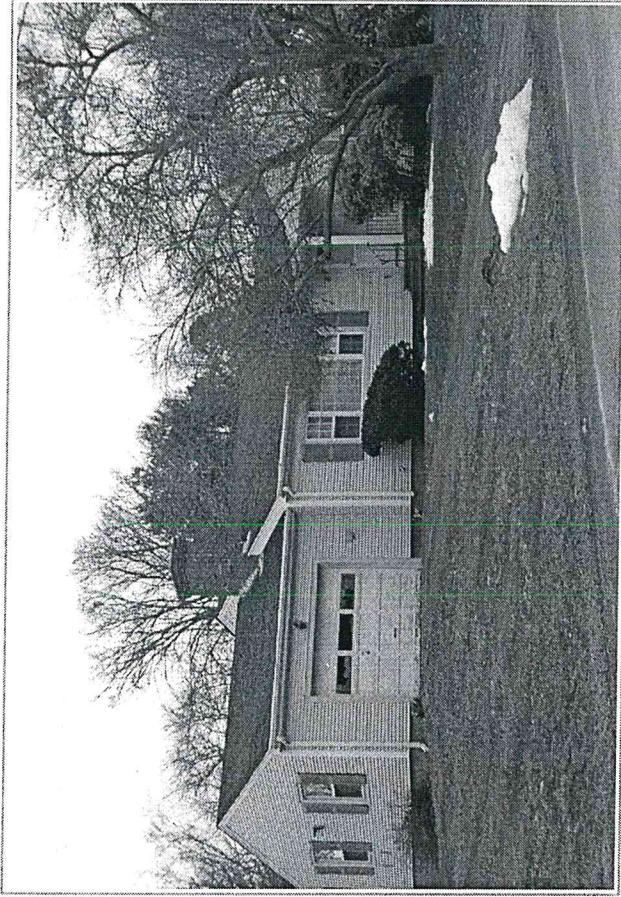
104 Ferry Road
Bristol, RI 02809

Owner	Owner Account #:	% Owned
Owner 1	MCCAFFREY, JAMES	
Owner 2		
Owner 3		
Address	129 GILLAN AVE, WARWICK, RI 02886	

► Previous Owners & Sales Information						REVALUATION GROUP LLC	
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type		
HASTE, ELAINE	03/17/2022	250,000	2163-293		W		
HASTE, ELAINE	02/28/2022	0	2160-132	T	R		

Assessment						
Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	153,200	0	0.34	201,900	0	355,100
TOTAL	153,200	0	0.34	201,900	0	355,100
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >		132.20	VAL per SQ Unit/Parcel > 132.20	

► Previous Assessments						
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit
2022	01	153,200	0	0	201,900	0
2021	01	120,400	0	0	200,700	0
2020	01	120,400	0	0	200,700	0
2019	01	120,400	0	0	200,700	0
2018	01	99,100	0	0	182,500	0
2017	01	99,100	0	0	182,500	0
						Assessed Value
						355,100
						321,100
						321,100
						321,100
						281,600
						281,600

[illegible]



67 Mulberry Rd. - 300' Radius

Bristol, RI

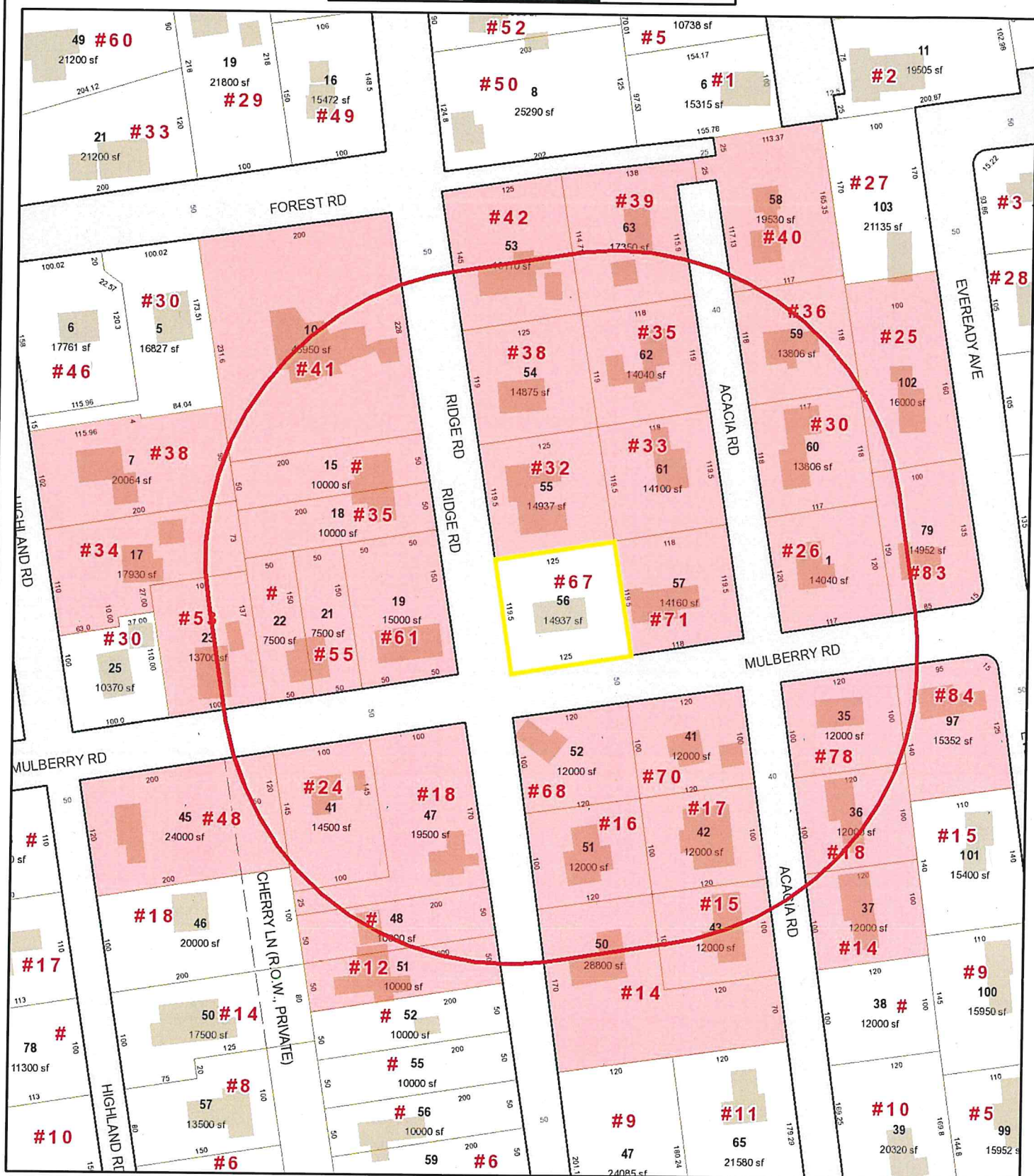


October 24, 2022

1 inch = 140 Feet

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0 140 281 421



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300 foot Abutters List Report

Bristol, RI
October 24, 2022

Item 4C.

Subject Property:

Parcel Number: 70-56
CAMA Number: 70-56
Property Address: 67 MULBERRY RD

Mailing Address: CABRAL, DONNA M & EDWARD N TE
PO BOX 959
BRISTOL, RI 02809

Abutters:

Parcel Number: 70-1
CAMA Number: 70-1
Property Address: 26 ACACIA RD

Mailing Address: TIRRELL, PETER C & EVANS, HEATHER
H TE
26 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-102
CAMA Number: 70-102
Property Address: 25 EVEREADY AVE

Mailing Address: TOSTE DIODATI, SARAH M. LE TOSTE,
PAUL J.
C/O 25 EVEREADY AVENUE
BRISTOL, RI 02809

Parcel Number: 70-35
CAMA Number: 70-35
Property Address: 78 MULBERRY RD

Mailing Address: MANCUSO, JOHN V & NANCY J -
TRUSTEES THE MANCUSO FAMILY
TRUST
78 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 70-36
CAMA Number: 70-36
Property Address: 18 ACACIA RD

Mailing Address: SALERA-VIEIRA, JEAN & VIEIRA, MARK
P TE
18 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-37
CAMA Number: 70-37
Property Address: 14 ACACIA RD

Mailing Address: KING EDWARD L JR
14 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-41
CAMA Number: 70-41
Property Address: 70 MULBERRY RD

Mailing Address: BAEDER, PAIGE E & BADEAU, ALEC JT
70 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 70-42
CAMA Number: 70-42
Property Address: 17 ACACIA RD

Mailing Address: GARDNER, STEVEN D & ANN S CO-
TRUSTEES
17 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-43
CAMA Number: 70-43
Property Address: 15 ACACIA RD

Mailing Address: CASALEGNO, JAMES W. ETUX
MICHELLE F.
15 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-50
CAMA Number: 70-50
Property Address: 14 RIDGE RD

Mailing Address: PALM, WILLIAM J IV CATES, SONYA J
TE
14 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 70-51
CAMA Number: 70-51
Property Address: 16 RIDGE RD

Mailing Address: DEWOLF, JAMES L. ET UX SHARI L.
DEWOLF TE
16 RIDGE RD
BRISTOL, RI 02809



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Page 1 of 4



300 foot Abutters List Report

Bristol, RI
October 24, 2022

Item 4C.

Parcel Number: 70-52
CAMA Number: 70-52
Property Address: 68 MULBERRY RD

Mailing Address: BRISTOL HIGHLANDS IMPROVEMENT
ASSN INC
68 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 70-53
CAMA Number: 70-53
Property Address: 42 RIDGE RD

Mailing Address: MILLER, MARK R & CARPENTER,
SHELBY E TE
42 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 70-54
CAMA Number: 70-54
Property Address: 38 RIDGE RD

Mailing Address: WILSON, LISA J. J. EDWARD HANLEY
38 RIDGE ROAD
BRISTOL, RI 02809

Parcel Number: 70-55
CAMA Number: 70-55
Property Address: 32 RIDGE RD

Mailing Address: SKUBA, STEVEN E CHERYL
32 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 70-57
CAMA Number: 70-57
Property Address: 71 MULBERRY RD

Mailing Address: TAPPERO, EDWARD J.
71 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 70-58
CAMA Number: 70-58
Property Address: 40 ACACIA RD

Mailing Address: DYER, MICHAEL FRANCIS
40 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-59
CAMA Number: 70-59
Property Address: 36 ACACIA RD

Mailing Address: PATTON, JOHN W. ET UX LYNN A.
PATTON TE
36 ACACIA ROAD
BRISTOL, RI 02809

Parcel Number: 70-60
CAMA Number: 70-60
Property Address: 30 ACACIA RD

Mailing Address: DEWOLF, BRADFORD DEWOLF, WENDY
A & MARC T TC
30 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-61
CAMA Number: 70-61
Property Address: 33 ACACIA RD

Mailing Address: SEBRING, B. PETER ET UX SANDRA J.
SEBRING TE
33 ACACIA ROAD
BRISTOL, RI 02809

Parcel Number: 70-62
CAMA Number: 70-62
Property Address: 35 ACACIA RD

Mailing Address: HAYES, JONATHAN NORTON, T.
BLAYNEY TE
35 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-63
CAMA Number: 70-63
Property Address: 39 ACACIA RD

Mailing Address: REMINGTON, GRACE
39 ACACIA RD
BRISTOL, RI 02809

Parcel Number: 70-79
CAMA Number: 70-79
Property Address: 83 MULBERRY RD

Mailing Address: MARSHALL, KENNETH A ETUX
CHRISTINE A. MARSHALL TE
36 HARBORVIEW AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
October 24, 2022

Item 4C.

Parcel Number: 70-97
CAMA Number: 70-97
Property Address: 84 MULBERRY RD

Mailing Address: JENSEN, BRUCE M. PAMELA A. ETUX
84 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 73-10
CAMA Number: 73-10
Property Address: 41 RIDGE RD

Mailing Address: WEAVER, MARGARET L & WOODRUFF,
EILEEN A TE
41 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 73-15
CAMA Number: 73-15
Property Address: RIDGE RD

Mailing Address: MALLOY, PAUL F & EILEEN H
TRUSTEES-MALLOY FAMILY TRUST
35 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 73-17
CAMA Number: 73-17
Property Address: 34 HIGHLAND RD

Mailing Address: COLLINS, LAURA L ZACHARY C CO-
TRUSTEES
34 HIGHLAND RD
BRISTOL, RI 02809

Parcel Number: 73-18
CAMA Number: 73-18
Property Address: 35 RIDGE RD

Mailing Address: MALLOY, PAUL F & EILEEN H
TRUSTEES-MALLOY FAMILY TRUST
35 RIDGE RD
BRISTOL, RI 02809

Parcel Number: 73-19
CAMA Number: 73-19
Property Address: 61 MULBERRY RD

Mailing Address: RING, ADAM M. ALISON B TE
61 MULBERRY ROAD
BRISTOL, RI 02809

Parcel Number: 73-21
CAMA Number: 73-21
Property Address: 55 MULBERRY RD

Mailing Address: WAITE, WILLIAM MATTHEW ETAL TC
WAITE, CHRISTOPHER R
PO BOX 99
HARTLAND FOUR CORS, VT 05049

Parcel Number: 73-22
CAMA Number: 73-22
Property Address: MULBERRY RD

Mailing Address: WAITE, WILLIAM MATTHEW ETAL TC
WAITE, CHRISTOPHER R
PO BOX 99
HARTLAND FOUR CORS, VT 05049

Parcel Number: 73-23
CAMA Number: 73-23
Property Address: 53 MULBERRY RD

Mailing Address: ALLIGOOD, PAUL B. JR ETUX TE
MAGLIONE-ALLIGOOD, ROSALIE N.
1908 YOUNGBLOOD ST
MC LEAN, VA 22101

Parcel Number: 73-41
CAMA Number: 73-41
Property Address: 24 CHERRY LN

Mailing Address: LOFTUS, JESSICA L
1 CEDAR DR
BRISTOL, RI 02809

Parcel Number: 73-45
CAMA Number: 73-45
Property Address: 48 MULBERRY RD

Mailing Address: LEAND, JUDITH D
48 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 73-47
CAMA Number: 73-47
Property Address: 18 RIDGE RD

Mailing Address: MIGLIACCIO, ROBERT A & BRENDA J
HUNTER TRUSTEES
18 RIDGE RD
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
October 24, 2022

Item 4C.

Parcel Number: 73-51
CAMA Number: 73-51
Property Address: 12 CHERRY LN

Mailing Address: CABRAL, JOHN P. ET UX SHARON T.
CABRAL TE
12 CHERRY LANE
BRISTOL, RI 02809

Parcel Number: 73-7
CAMA Number: 73-7
Property Address: 38 HIGHLAND RD

Mailing Address: ANDREOZZI, DAVID S.R. ET UX CHERYL
38 HIGHLAND ROAD
BRISTOL, RI 02809



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Abutters List Report - Bristol, RI

ALLIGOOD, PAUL B. JR ETU
MAGLIONE-ALLIGOOD, ROSALI
1908 YOUNGBLOOD ST
MC LEAN, VA 22101

GARDNER, STEVEN D &
ANN S CO-TRUSTEES
17 ACACIA RD
BRISTOL, RI 02809

MILLER, MARK R &
CARPENTER, SHELBY E TE
42 RIDGE RD
BRISTOL, RI 02809

ANDREOZZI, DAVID S.R.
ET UX CHERYL
38 HIGHLAND ROAD
BRISTOL, RI 02809

HAYES, JONATHAN
NORTON, T. BLAYNEY TE
35 ACACIA RD
BRISTOL, RI 02809

PALM, WILLIAM J IV
CATES, SONYA J TE
14 RIDGE RD
BRISTOL, RI 02809

BAEDER, PAIGE E & BADEAU,
70 MULBERRY RD
BRISTOL, RI 02809

JENSEN, BRUCE M.
PAMELA A. ETUX
84 MULBERRY RD
BRISTOL, RI 02809

PATTON, JOHN W. ET UX
LYNN A. PATTON TE
36 ACACIA ROAD
BRISTOL, RI 02809

BRISTOL HIGHLANDS
IMPROVEMENT ASSN INC
68 MULBERRY RD
BRISTOL, RI 02809

KING EDWARD L JR
14 ACACIA RD
BRISTOL, RI 02809

REMINGTON, GRACE
39 ACACIA RD
BRISTOL, RI 02809

CABRAL, JOHN P. ET UX
SHARON T. CABRAL TE
12 CHERRY LANE
BRISTOL, RI 02809

LEAND, JUDITH D
48 MULBERRY RD
BRISTOL, RI 02809

RING, ADAM M.
ALISON B TE
61 MULBERRY ROAD
BRISTOL, RI 02809

CASALEGNO, JAMES W. ETUX
MICHELLE F.
15 ACACIA RD
BRISTOL, RI 02809

LOFTUS, JESSICA L
1 CEDAR DR
BRISTOL, RI 02809

SALERA-VIEIRA, JEAN &
VIEIRA, MARK P TE
18 ACACIA RD
BRISTOL, RI 02809

COLLINS, LAURA L
ZACHARY C CO-TRUSTEES
34 HIGHLAND RD
BRISTOL, RI 02809

MALLOY, PAUL F & EILEEN H
TRUSTEES-MALLOY FAMILY TR
35 RIDGE RD
BRISTOL, RI 02809

SEBRING, B. PETER ET UX
SANDRA J. SEBRING TE
33 ACACIA ROAD
BRISTOL, RI 02809

DEWOLF, BRADFORD
DEWOLF, WENDY A & MARC T
30 ACACIA RD
BRISTOL, RI 02809

MANCUSO, JOHN V & NANCY J
THE MANCUSO FAMILY TRUST
78 MULBERRY RD
BRISTOL, RI 02809

SKUBA, STEVEN E
CHERYL
32 RIDGE RD
BRISTOL, RI 02809

DEWOLF, JAMES L. ET UX
SHARI L. DEWOLF TE
16 RIDGE RD
BRISTOL, RI 02809

MARSHALL, KENNETH A ETUX
CHRISTINE A. MARSHALL TE
36 HARBORVIEW AVE
BRISTOL, RI 02809

TAPPERO, EDWARD J.
71 MULBERRY RD
BRISTOL, RI 02809

DYER, MICHAEL FRANCIS
40 ACACIA RD
BRISTOL, RI 02809

MIGLIACCIO, ROBERT A & BR
18 RIDGE RD
BRISTOL, RI 02809

TIRRELL, PETER C & EVANS,
26 ACACIA RD
BRISTOL, RI 02809

TOSTE DIODATI, SARAH M. L
TOSTE, PAUL J.
C/O 25 EVEREADY AVENUE
BRISTOL, RI 02809

WAITE, WILLIAM MATTHEW ET
WAITE, CHRISTOPHER R
PO BOX 99
HARTLAND FOUR CORNS, VT
05049

WEAVER, MARGARET L & WOOD
41 RIDGE RD
BRISTOL, RI 02809

WILSON, LISA J.
J. EDWARD HANLEY
38 RIDGE ROAD
BRISTOL, RI 02809

HOUSE RECONSTRUCTION
67 MULBERRY ROAD
BRISTOL R.I.



Notes:			
REV:	DESCRIPTION:	BY:	DATE:
STATUS: DRAFT NOT FOR CONSTRUCTION			
 R-Squared LLC R-SQUARED LLC 5 TALON CT HOPE, RI 02831 401-258-2532 E-MAIL: SR@R2SQUAREDPLANS.COM			
CLIENT: MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.			
ARCHITECT:			
SITE: 67 MULBERRY ROAD BRISTOL R.I.			
TITLE: HOUSE RECONSTRUCTION			
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
NONE	06/29/2022	SR	SR, JR
PROJECT NO:	DRAWING NO:	REVISION:	
2022-23	001	0	

DESIGN CRITERIA

1. DESIGN CODE: 2018 International Residential Code (IRC)

Design Dead Load 10 p.s.f.
Design Live Load 40 p.s.f.
Design Ground Snow Load 30 p.s.f.
Wind Speed 140 m.p.h.
Exposure Category B
Height and Exposure adjustment 1.0

2. Manual of Steel Construction Eight Edition

Max. Allowable Deflection $L/360$

STRUCTURAL STEEL

1. All work shall conform to the American Institute of Steel Construction (AISC) Specifications and its code of standard practice.
2. Permanent framing and final connection details are shown on the drawings. The contractor shall be responsible for the erection sequences, means, and methods.
3. Structural drawings shall be used in conjunction with existing conditions, the general contractor is responsible to check and coordinate dimensions, clearances, etc. with the work of other trades.

Square and Rectangular HSS	ASTM A500, GRADE B (50 k.s.i.)
L Shapes, MISC, Plates & Bars	ASTM A36
Bolts.....	ASTM A325
Anchor Rods.....	ASTM F 1554, Grade 36
Rolled Shapes.....	ASTM A572 Gr.50 Fy=50k.s.i. Ft=65k.s.i.

DESIGN PROCEDURE

1. The Contractor will contract with the truss fabricator, who will supply a truss layout and a structural design of each significant element of the roof system. The truss plate manufacture's engineer reviews and seals the individual truss designs on behalf of the truss fabricator.

ROOF TRUSS

1. The roof truss manufactures engineering design drawings bearing the seal of the Registered Professional Engineer preparing the design shall be provided to the Engineer of Record for his approval.
2. Species grade or better: No.1 KD Southern Yellow Pine No.1 and better Douglas Fir 2100 Fb=1.8E Machine Stress Rated (MSR) lumber.
3. The roof truss spans represent truss overall lengths, assuming 3 1/2" bearing at each end.
4. The minimum truss span-to-live load deflection is L/360.
5. Truss designs shall be in accordance with the latest version of ANSI/TPI1 National Design Standards for Metal Plates Converted Wood Construction, a publication of Truss Plate Institute and generally accepted engineering practice.
6. Delivery, handling, and erection of the roof truss shall be in accordance with the "TPI Quality Standard for Metal Plates Connected Wood Trusses" published by the Truss Plate Institute.
7. Roof Truss connector plates to be manufactured under rigid quality control using structural Grade C hot-dipped, galvanized steel meeting ASTM Specification A653.

CONNECTOR PLATES

Connector plates shall be approved by the following recognizes national and regional model building code groups, based on extensive structural testing.

1. BOCA National Building Code Building Officials and Code Administrators, (BOCA) Research Report No. 96-31, 96-67.
2. Uniform Building Code (UBC) International Conference of Building Officials (ICBO) Report No. 3907 and 4922.
3. Standard Building Code (SBC) Southern Building Code Congress International (SBCCI) Report N0. 9667 and 9432A.
4. Federal Housing Administration (FHA/HUD) U.S. Department of Housing and Urban Development (HUD) Truss Connector Bulletin No. TCB 17.08.

TEMPORARY BRACING

Temporary or installation bracing is the responsibility of the installer. Temporary bracing shall remain in place as long as necessary for the safe and acceptable completion of the roof or floor and may remain in place after permanent bracing is installed.

STORAGE

1. Trusses shall be stored in a stable position to prevent toppling and / or shifting. If trusses are stored horizontally, the blocking should be eight foot centers to prevent lateral bending. If truss bundle is to be stored for more than one week, the solid blocking, should be of sufficient height to lessen moisture gain from the ground. During long term storage, trusses should be protected from the elements in a manner that provides for adequate ventilation of the truss. If tarpaulins are used, the ends should be left open for ventilation. If trusses are made with interior rated fire retardant limber, care should be taken to limit outside exposure.

GENERAL NOTES

1. All work is to be performed to the requirements of the Rhode Island State Building Code and it's applicable referenced standards.
2. The contractor shall coordinate all dimensions and elevations with existing conditions prior to construction. Any discrepancies shall be brought to the immediate attention of the Engineer of Record.
3. Structural members shall not be modified in the field without written approval of the Engineer of Record.
4. In case of conflict between notes, details and specifications, the most stringent requirements shall govern. The contractor shall not make deviations from the contract documents without written approval from the Engineer of Record.
5. Job safety and construction procedures are the responsibility of the contractor.
6. All cost of investigation and/or redesign. due to the contractors incorrect location of structural elements or other lack of conformance with the project documents shall be at the contractors expense.
7. These drawings represent the completed project which has been designed for the weights of the materials indicated on the drawings and for the superimposed loads indicated in the Design Criteria. It is the responsibility of the contractor to determine allowable construction loads and to provide proper design and construction of falsework, falsework staging, bracing, sheeting and shoring, ECT.
8. Typical details apply repetitively on the project, the contractor shall coordinate the general requirements of the typical details with the project conditions, plans, specifications and sections.

STRUCTURAL LUMBER/ROUGH CARPENTRY

1. All work shall be in conformance with the American Forest and Paper Association Standards.
2. Unless otherwise noted all dimensional lumber shall be Douglas Fir-Larch North No.2 or better (19% moisture content or less. All lumber exposed to the weather shall be southern yellow pine NO.2 or better with ACQ pressure treatment preservative and a moisture content of 19% or lower.
3. Provide Simpson metal hangers at all flush connections.
4. All fasteners shall be in conformance with the fastener schedule in the 2018 International building code, unless otherwise noted. Fasteners exposed to the weather shall be hot-dip galvanized or stainless steel.
5. Provide 1"x4" cross-bridging for all solid sawn wood joist and 2x solid blocking between joists at all supports and partitions.

ROOF TRUSS

Notes:

REV:	DESCRIPTION:	Bf:	DA
STATUS:		DRAFT NOT FOR CONSTRUCTION	
 R-Squared LLC		R-SQUARED LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: SR@R2SQUAREDPLANS.COM	
CLIENT:		MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.	
ARCHITECT:			
SITE:		67 MULBERRY ROAD BRISTOL R.I.	
TITLE:		HOUSE RECONSTRUCTION	
SCALE AT A1: NONE	DATE: 06/29/2022	DRAWN: SR	CHECKED: SR, JR
PROJECT NO: 2022-23	DRAWING NO: 002	REVISION: 0	

SURVEY CLASSIFICATION:

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

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 9/20/22

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA #A 348

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

REFERENCE:

- 1. DEED BK. 2179 / PG. 278
- 2. "RE-PLAT OF THE WILLIAM HENRY CHURCH FARM, BRISTOL, R.I. NOVEMBER 1909, W.W. PERRY, C.E." PLAT BK. A / PG. 113

DIMENSIONAL CONFORMANCE SURVEY

A.P. 70 / LOT 56
67 MULBERRY ROAD
BRISTOL, R.I.

SCALE: 1"=20' DATE: SEPTEMBER 15, 2022

PREPARED FOR:

EDWARD N. & DONNA M. CABRAL

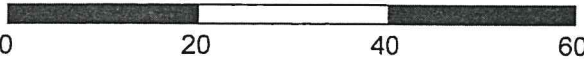
67 MULBERRY ROAD
BRISTOL, R.I. 02809

PREPARED BY:

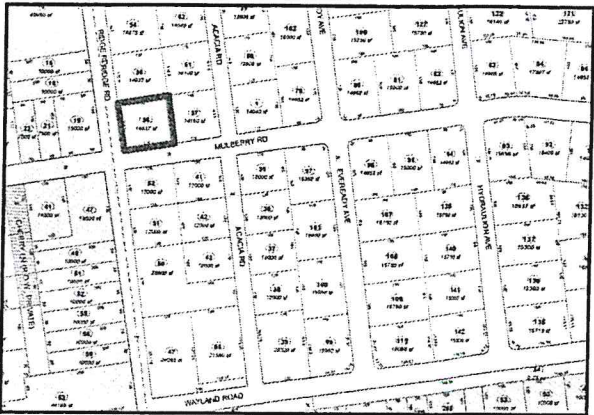
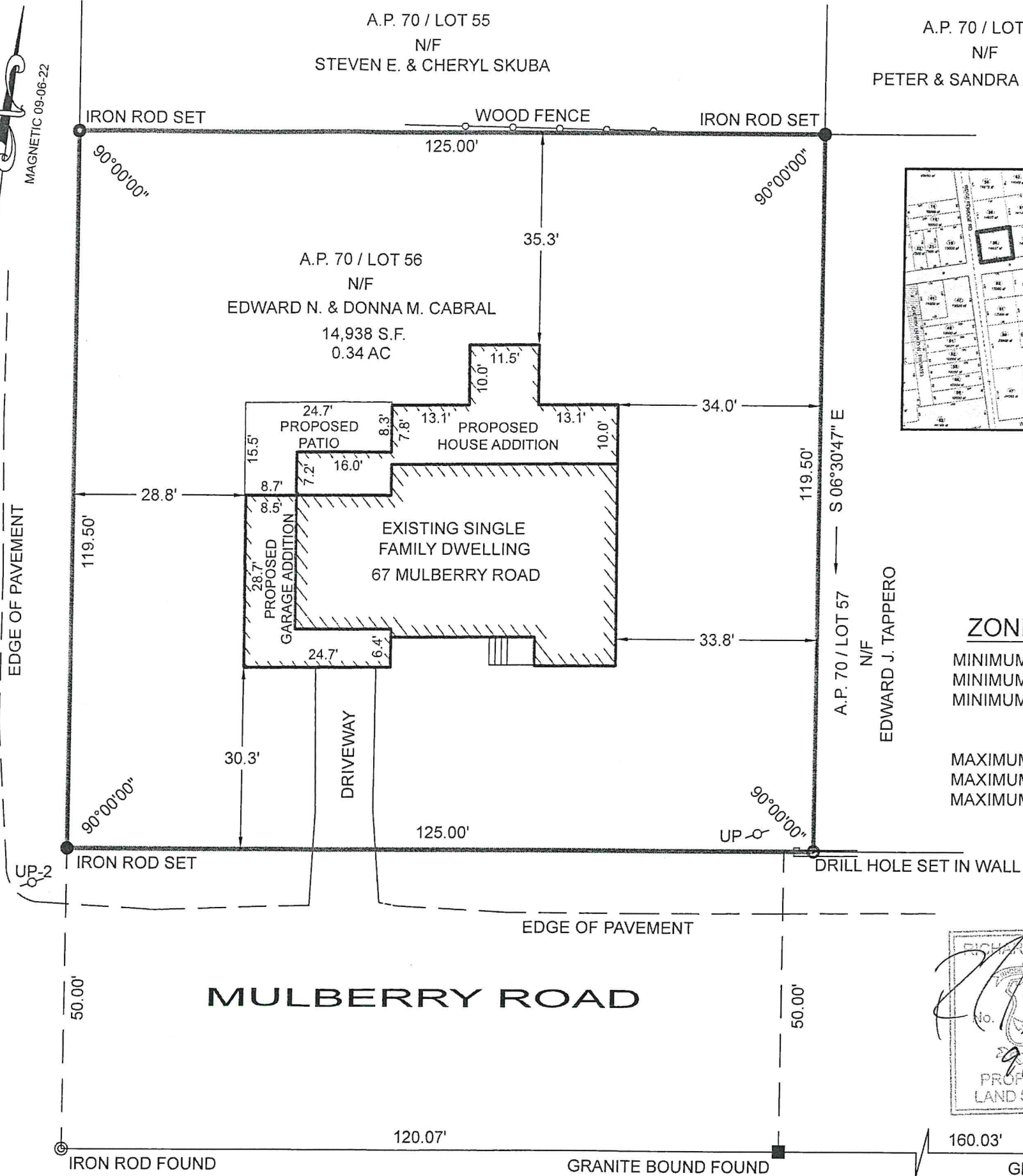
LAND PLANNERS
9 BENJAMIN STREET, WARWICK RI 02818
PHONE: (401) 884-2220

JOB NO. 2236 / DWG. NO. 2236 - (JNP)

GRAPHIC SCALE / 1" = 20'



RIDGE ROAD



LOCUS MAP

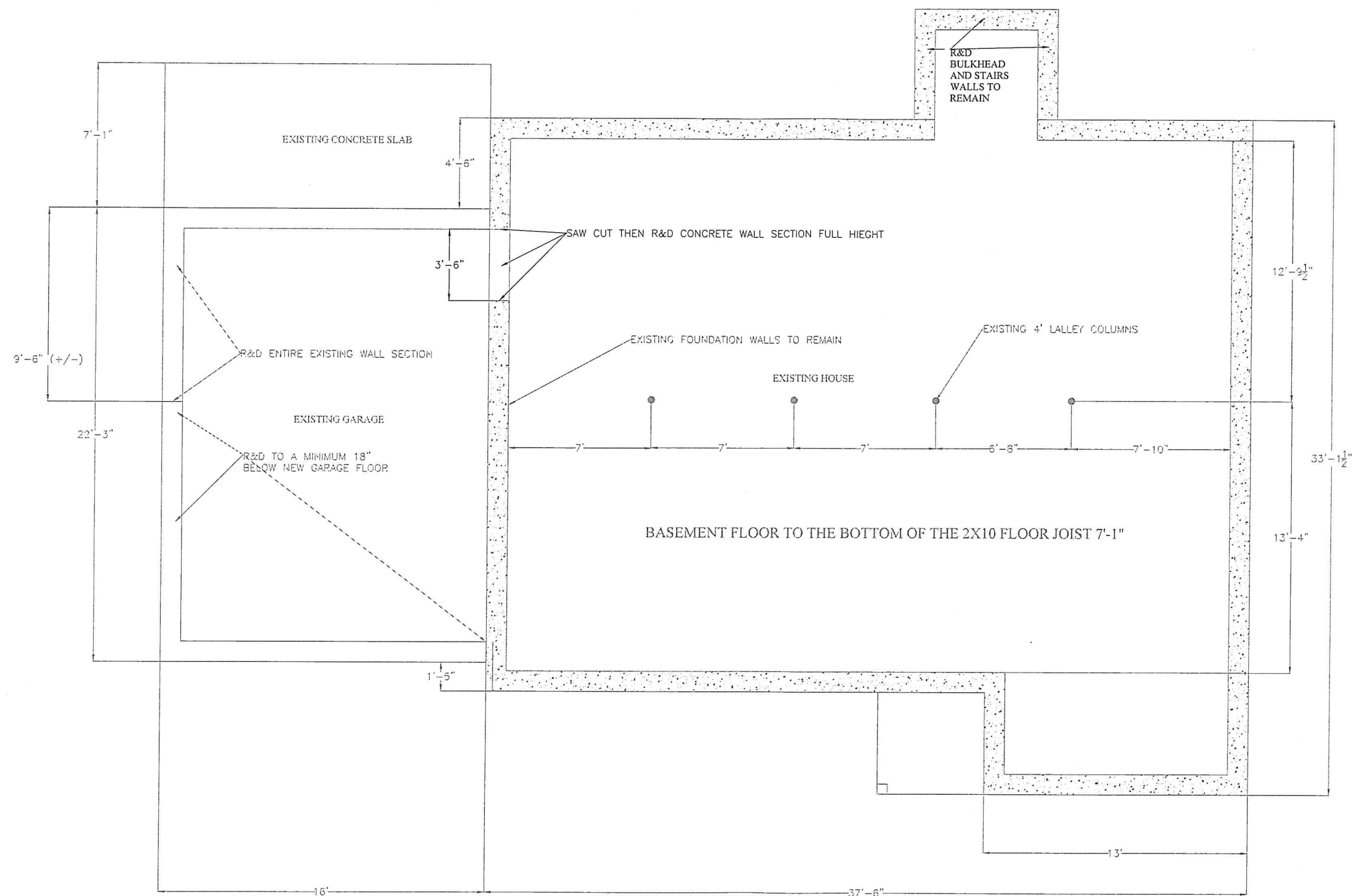
ZONING DISTRICT R-20

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FT.
MINIMUM SETBACKS: FRONT: 35 FT.
SIDE: 20 FT.
REAR: 35 FT.
MAXIMUM LOT COVERAGE: 25%
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM ACCESSORY HEIGHT: 35 FT.



ACACIA ROAD

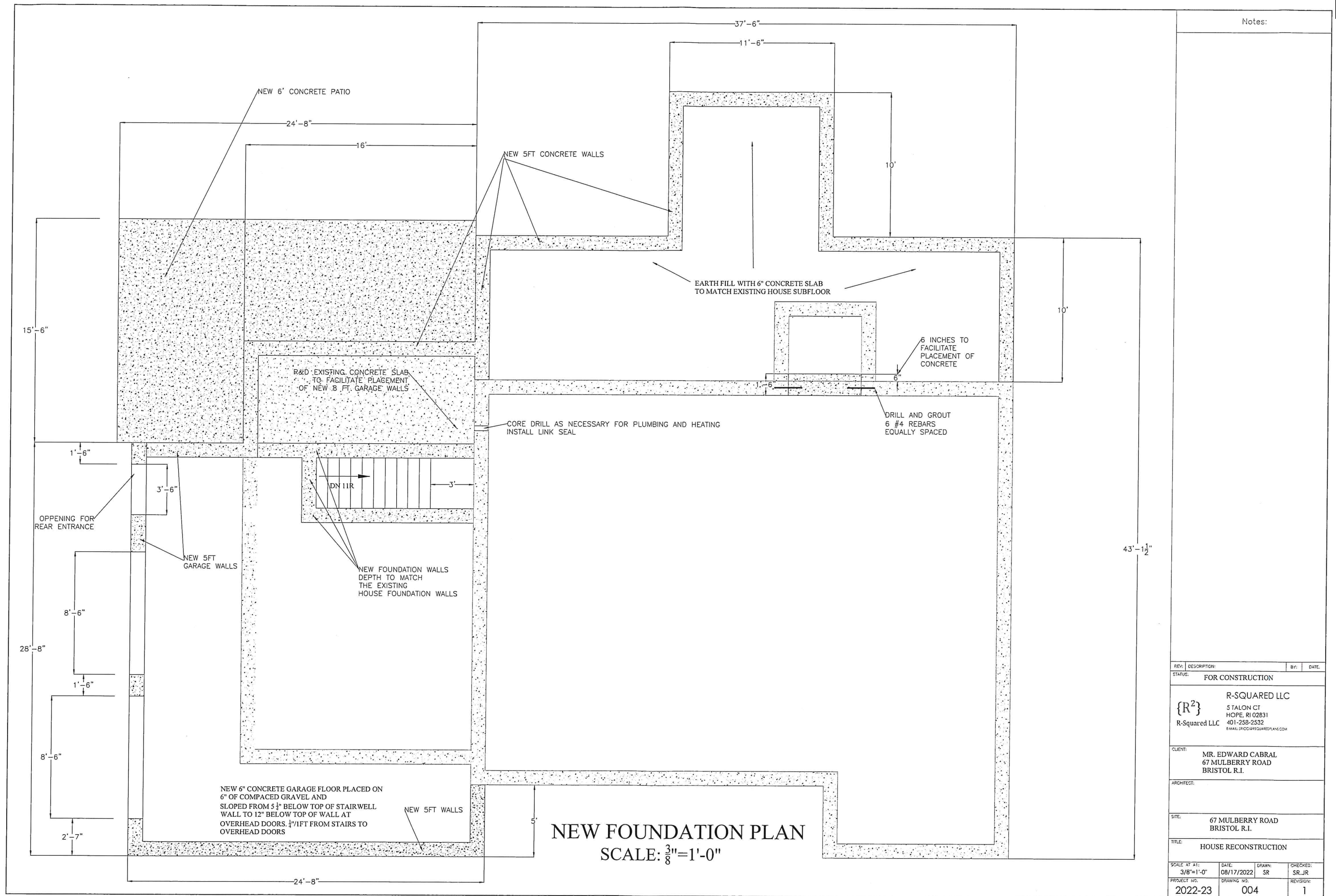
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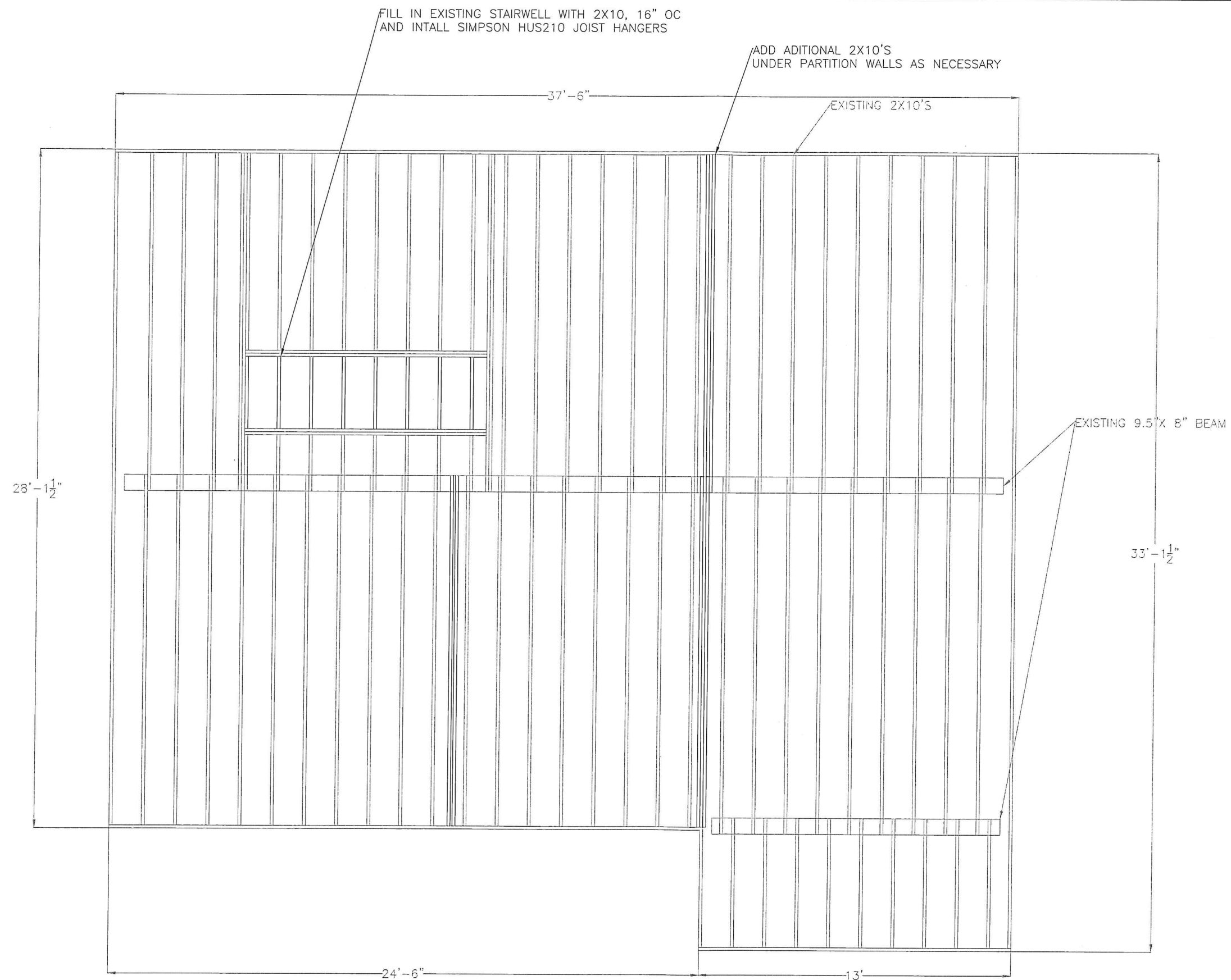


EXISTING FOUNDATION

SCALE: $\frac{3}{8}" = 1'-0"$

REV:	DESCRIPTION:	B/F:		DATE:
STATUS:		DRAFT NOT FOR CONSTRUCTION		
 R-Squared LLC		R-SQUARED LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: INFO@R2SQUAREDPLANS.COM		
CLIENT:		MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.		
ARCHITECT:				
SITE:		67 MULBERRY ROAD BRISTOL R.I.		
TITLE:		HOUSE RECONSTRUCTION		
SCALE AT A1: 3/8"=1'-0"	DATE: 06/29/2022	GRABIN: SR	CHECKED: SR, JR	
PROJECT NO: 2022-23	DRAWING NO: 003	REVISION: 0		



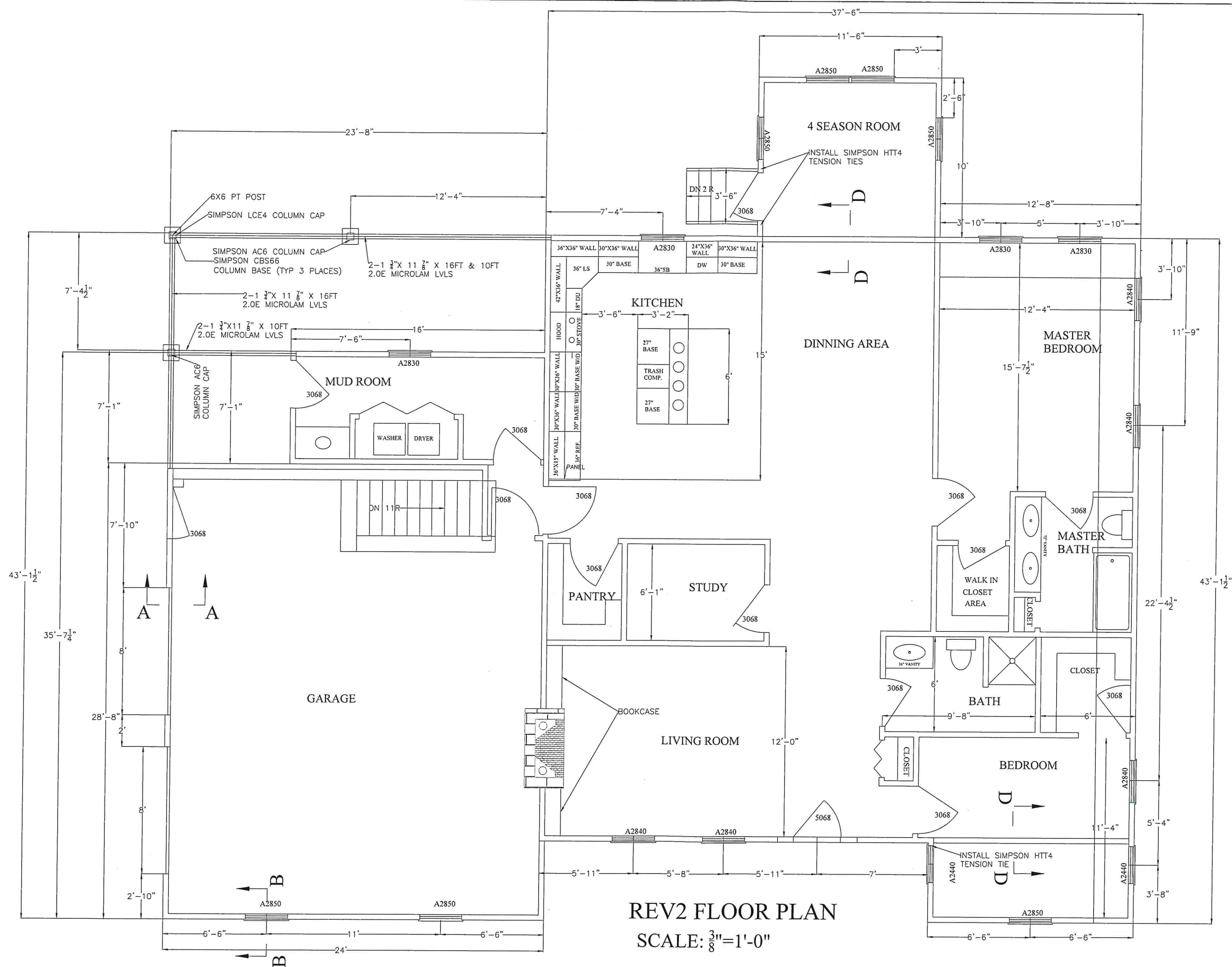


FLOOR FRAMING PLAN

SCALE: $\frac{1}{2}''=1'-0''$

Notes:

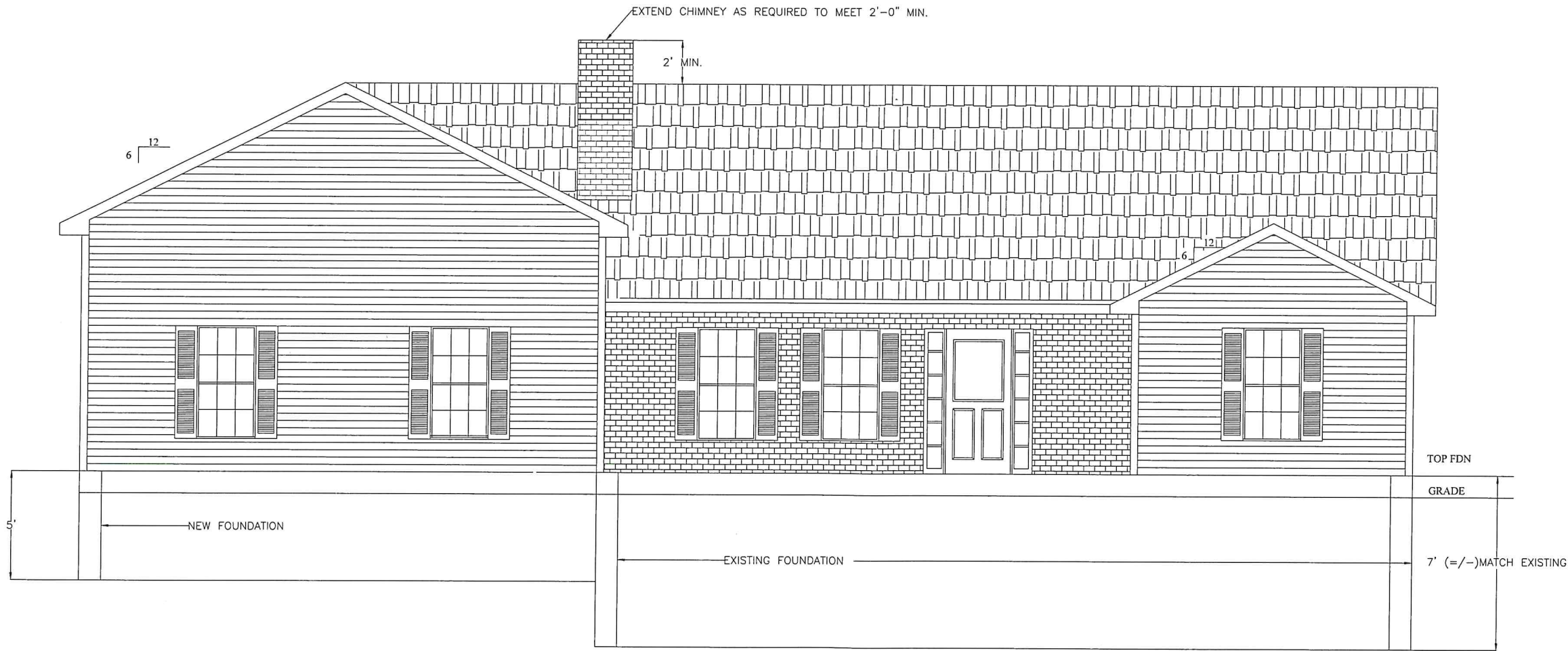
REV:	DESCRIPTION:	Br:	DATE:
STATUS: DRAFT NOT FOR CONSTRUCTION			
$\{R^2\}$ R-Squared LLC R-SQUARED LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: SR@R2SQUAREDPLANE.COM			
CLIENT: MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.			
ARCHITECT:			
SITE: 67 MULBERRY ROAD BRISTOL R.I.			
TITLE: HOUSE RECONSTRUCTION			
SCALE AT A1: 1/2"=1'-0"	DATE: 06/29/2022	GRANN: SR	CHECKED: SR,JR
PRIORIT NO. 2022-23	DRAWING NO. 005	REVISION: 0	



Notes:

REV:	DESCRIPTION:	B.F.	DATE.
STATUS:		NOT FOR CONSTRUCTION	
 R-Squared LLC		R-SQUARED LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: INFO@RSQUAREDPLANS.COM	
CLIENT:		MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.	
ARCHITECT:			
SITE:		67 MULBERRY ROAD BRISTOL R.I.	
TITLE:			
HOUSE RECONSTRUCTION			
SCALE AT A1: 3/8"=1'-0"	DATE: 8/30/2022	DRAWN: SR	CHECKED: SR, JR
PROJECT NO: 2022-23	DRAWING NO: 006	REVISION: 3	

Notes:

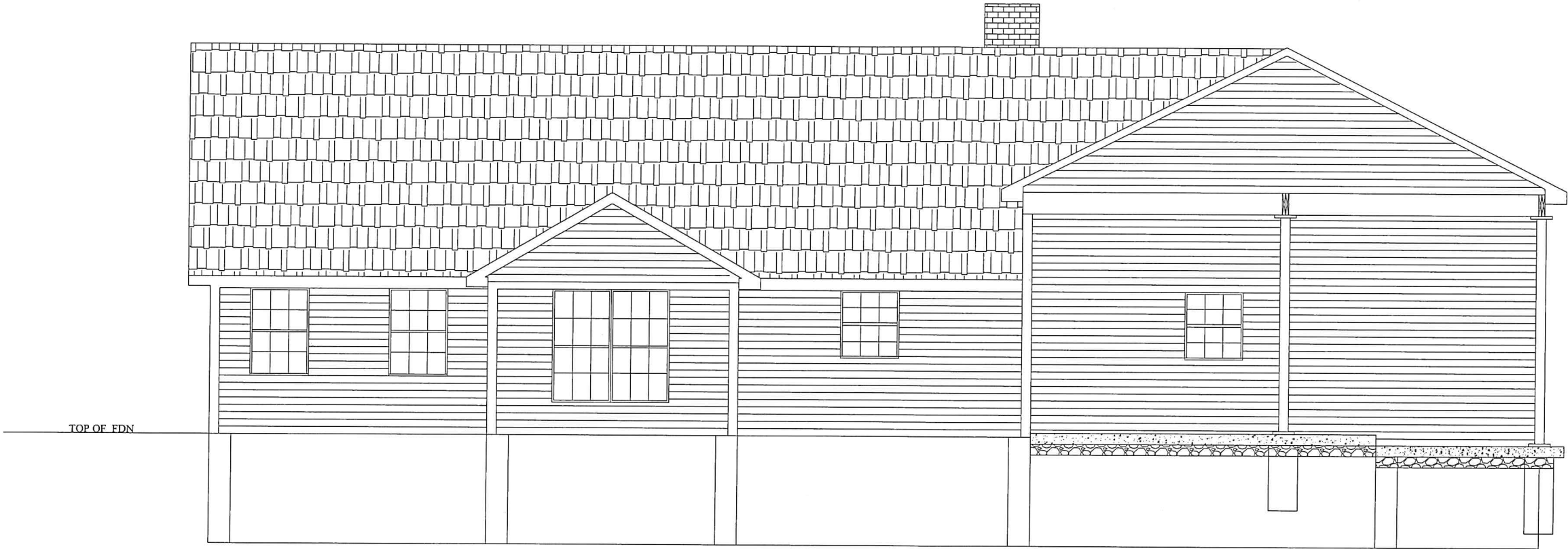


FRONT ELEVATION

SCALE: 3/8"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS: DRAFT NOT FOR CONSTRUCTION			
{R²} R-Squared LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: INFO@RSQUAREDPLANS.COM			
CLIENT: MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.			
ARCHITECT:			
SITE: 67 MULBERRY ROAD BRISTOL R.I.			
TITLE: HOUSE RECONSTRUCTION			
SCALE AT A1: 3/8"=1'-0"	DATE: 08/17/2022	DRAWN: SR	CHECKED: SR_JR
PROJECT NO: 2022-23	DRAWING NO: 007	REVISION: 1	

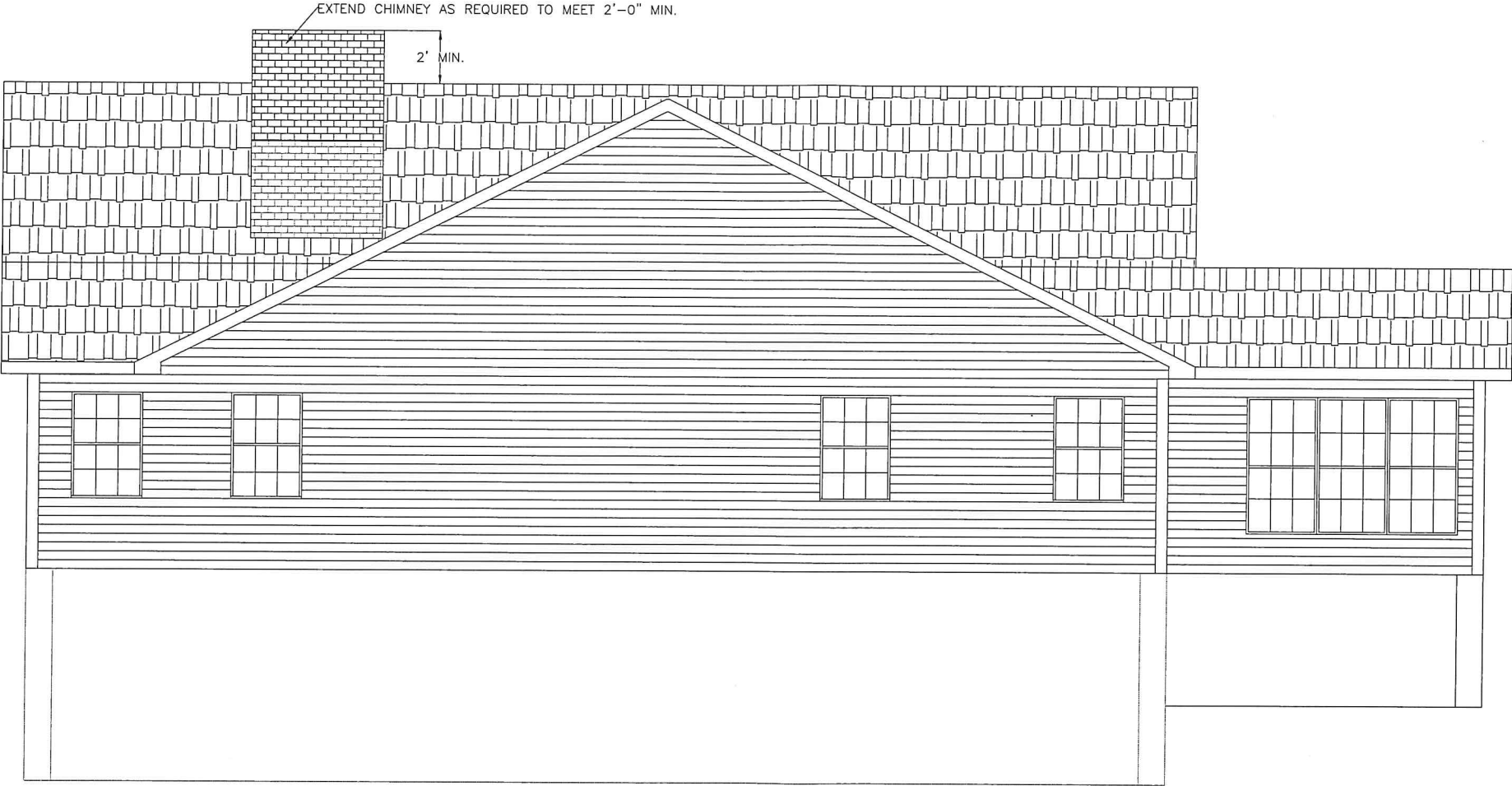
Notes:



REAR ELEVATION

SCALE: $\frac{3}{8}$ "=1'-0"

REV:	DESCRIPTION:	B/C:	DATE:
STATUS: NOT FOR CONSTRUCTION			
{R²} R-Squared LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: R-SQUARED@R-SQUAREDPLANS.COM			
CLIENT: MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.			
ARCHITECT:			
SITE: 67 MULBERRY ROAD BRISTOL R.I.			
TITLE: HOUSE RECONSTRUCTION			
SCALE AT A1: 3/8"=1'-0"	DATE: 08/30/2022	DRAWN: SR	CHECKED: SR, JR
PROJECT NO: 2022-23	DRAWING NO: 008	REVISION: 2	

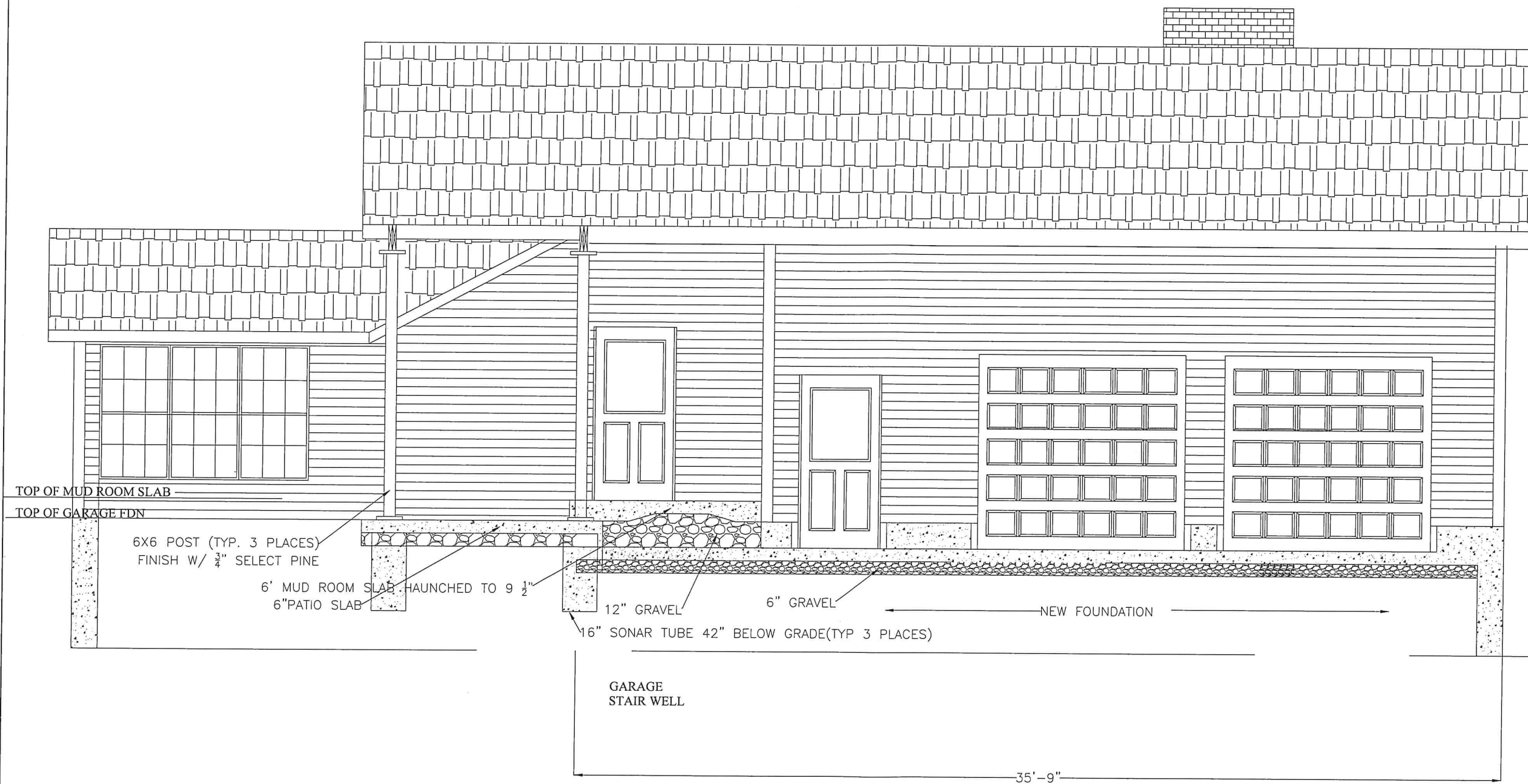


EAST ELEVATION

SCALE: $\frac{3}{8}$ "=1'-0"

Notes:			
REV:	DESCRIPTION:	B.F:	DATE:
STATUS: NOT FOR CONSTRUCTION			
{R²} R-Squared LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: SRCC@RSQUAREDPLANS.COM			
CLIENT: MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.			
ARCHITECT:			
SITE: 67 MULBERRY ROAD BRISTOL R.I.			
TITLE: HOUSE RECONSTRUCTION			
SCALE AT A1:	DATE:	SPAWN:	CHECKED:
3/8"=1'-0"	08/30/2022	SR	SR.JR
PROJECT NO.	DRAWING NO.	REVISION:	
2022-23	009	2	

Notes:



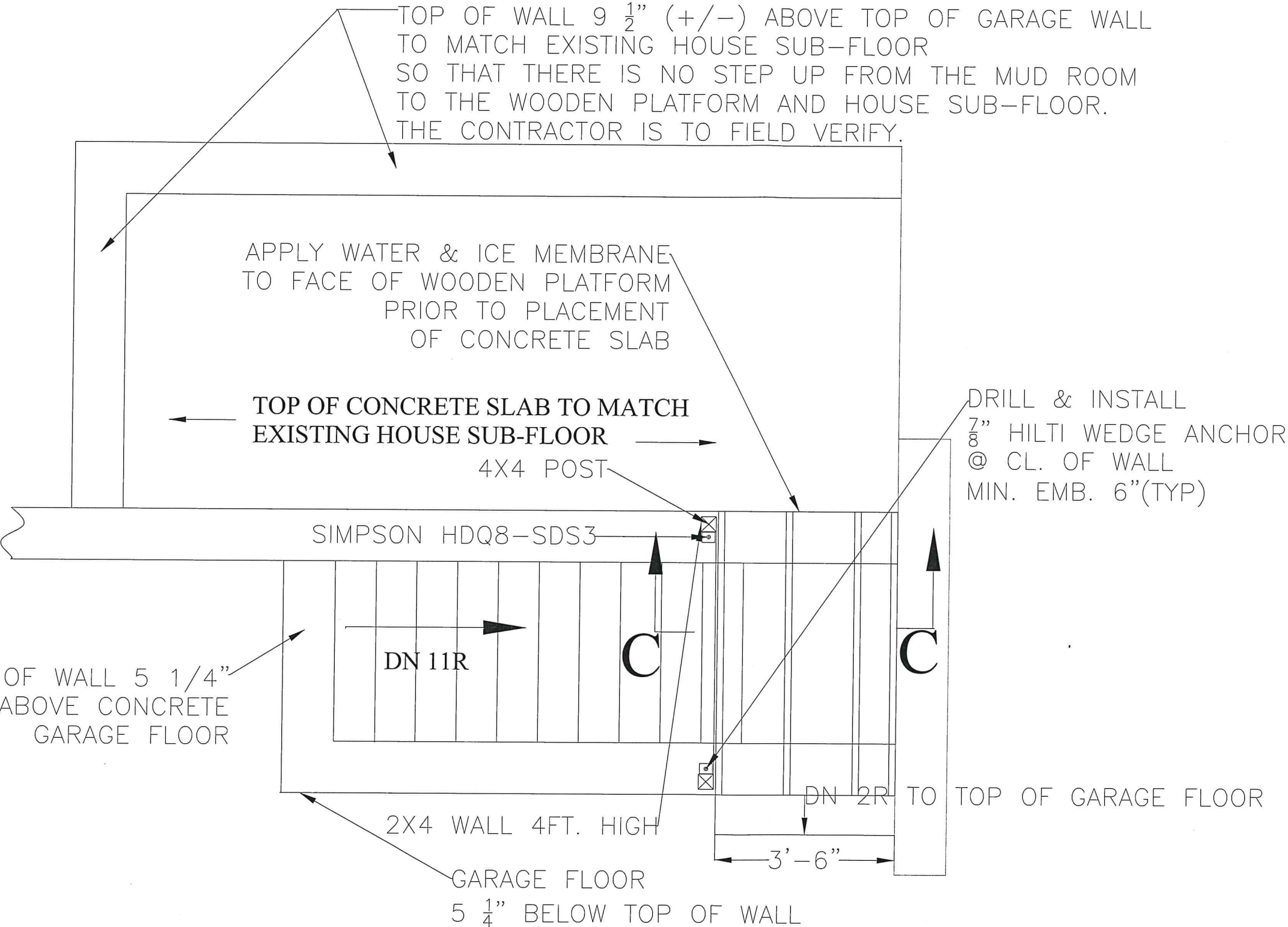
WEST ELEVATION

SCALE: 1/2"=1'-0"

REV:	DESCRIPTION:	Gr:	DATE:
STATUS: DRAFT NOT FOR CONSTRUCTION			
$\{R^2\}$ R-Squared LLC R-SQUARED LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: SFCIC@R2SQUAREDPLANING.COM			
CLIENT: MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.			
ARCHITECT:			
SITE: 67 MULBERRY ROAD BRISTOL R.I.			
TITLE: HOUSE RECONSTRUCTION			
SCALE AT A1: 1/2"=1'-0"	DATE: 06/29/2022	DRAWN: SR	CHECKED: SR, JR
PROJECT NO: 2022-23	DRAWING NO: 010	REVISION: 0	

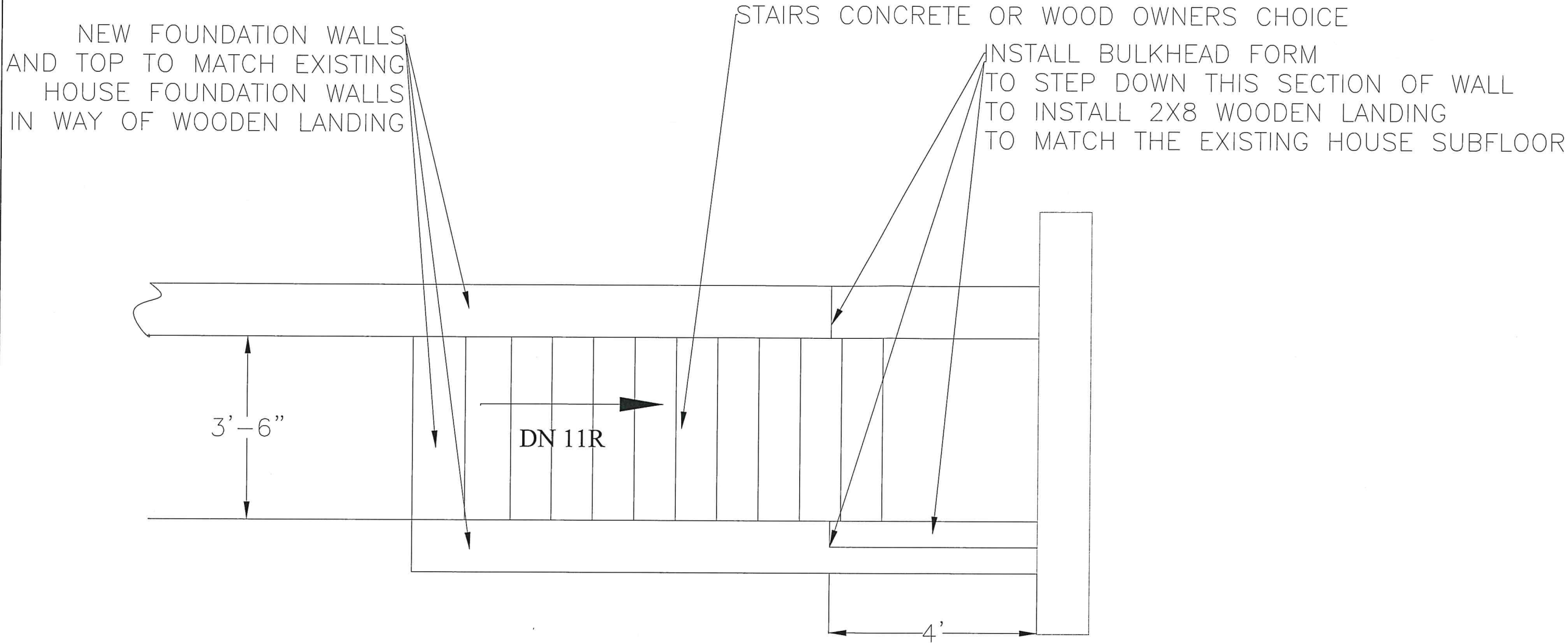
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REV.	DESCRIPTION:	BY:	DATE:
STATUS: DRAFT NOT FOR CONSTRUCTION			
R² R-Squared LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: PROCS@RSQUAREDPLANE.COM			
CLIENT: MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.			
ARCHITECT:			
SITE: 67 MULBERRY ROAD BRISTOL R.I.			
TITLE: HOUSE RECONSTRUCTION			
SCALE AT A1: 1"=1'-0"	DATE: 06/29/2022	DRAWN: SR	CHECKED: SR, JR
PROJECT NO. 2022-23	DRAWING NO. 011	REVISION: 0	



DETAIL 1 GARAGE STAIRS

SCALE: 1'=1'-0"



DETAIL 2 GARAGE STAIRS

SCALE: 1'=1'-0"

Notes:			
REV.	DESCRIPTION:	BY:	DATE:
STATUS: DRAFT NOT FOR CONSTRUCTION			
{R²} R-Squared LLC 5 TALON CT HOPE, RI 02831 401-258-2532 EMAIL: SPOC@RSQUAREDPLANS.COM			
CLIENT: MR. EDWARD CABRAL 67 MULBERRY ROAD BRISTOL R.I.			
ARCHITECT:			
SITE: 67 MULBERRY ROAD BRISTOL R.I.			
TITLE: HOUSE RECONSTRUCTION			
SCALE AT A1: 1'=1'-0"	DATE: 06/29/2022	DRAWN: SR	CHECKED: SR, JR
PROJECT NO: 2022-23	DRAWING NO: 012	REVISION: 0	