

TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW



**Zoning Board of Review Meeting Agenda
Monday, February 06, 2023
at 7:00 PM
10 Court Street, Bristol, RI 02809**

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: **Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809** or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, February 2, 2023.

1. Pledge of Allegiance

2. Approval of Minutes: January 3, 2023

3. Continued Petitions

**3A. 2023-02 Christopher & Karen Ferreira, 1 Colonial Road
(continued petition from January meeting)**

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

4. New Petitions

4A. February 2023 Staff Reports

4B. 2023-06 Michael & Alexis Santoni, 9 Sunset Road

Dimensional Variances: to construct a 22ft. x 34ft. two-story accessory garage structure at an overall

size and height greater than permitted for accessory structures in the R-20 zoning district.

4C. 2023-07 Kyle Mello, 7 Mt. Pleasant Avenue

Dimensional Variances: to construct a 13ft. x 15ft. 8in. single-story mudroom addition and a 28ft. x 30ft. two-story living area addition with an attached 6ft. x 28ft. front deck to an existing single-family dwelling with less than the required front yard.

4D. 2023-08 Louis and Joan Cabral, 14 Union Street

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

5. Adjourned

Date posted: January 19, 2023

By: emt



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

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

File #2023-02


PUBLIC HEARING

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

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

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

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



Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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



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

APPLICATION

File No: 2023-02

Accepted by ZEO: Govt 11/29/2022

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

1. Location of subject property: 1 Colonial Rd Bristol, RI
 Assessor's Plat(s) #: 61 Lot(s) #: 47
2. Zoning district in which property is located: R-10
3. Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): Minimum side yard setback on Rt
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: 7 yrs 6 months
7. Present use of property: Primary Residence
8. Is there a building on the property at present?: Yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____
10. Proposed use of property: Primary Residence

2022 NOV 29 AM 11:51

TOWN OF BRISTOL
COMMUNITY DEV.

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

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

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

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

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

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

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

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

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

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

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

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

Applicant's Signature: Christopher Ferreira Date: 11/23/2022

Print Name: Christopher Ferreira

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

Print Name: Christopher Ferreira

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

Name: N/A Telephone #: _____

Address: _____

Note: See Exhibit A Explanation For Variance

Addendum to Zoning Application

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

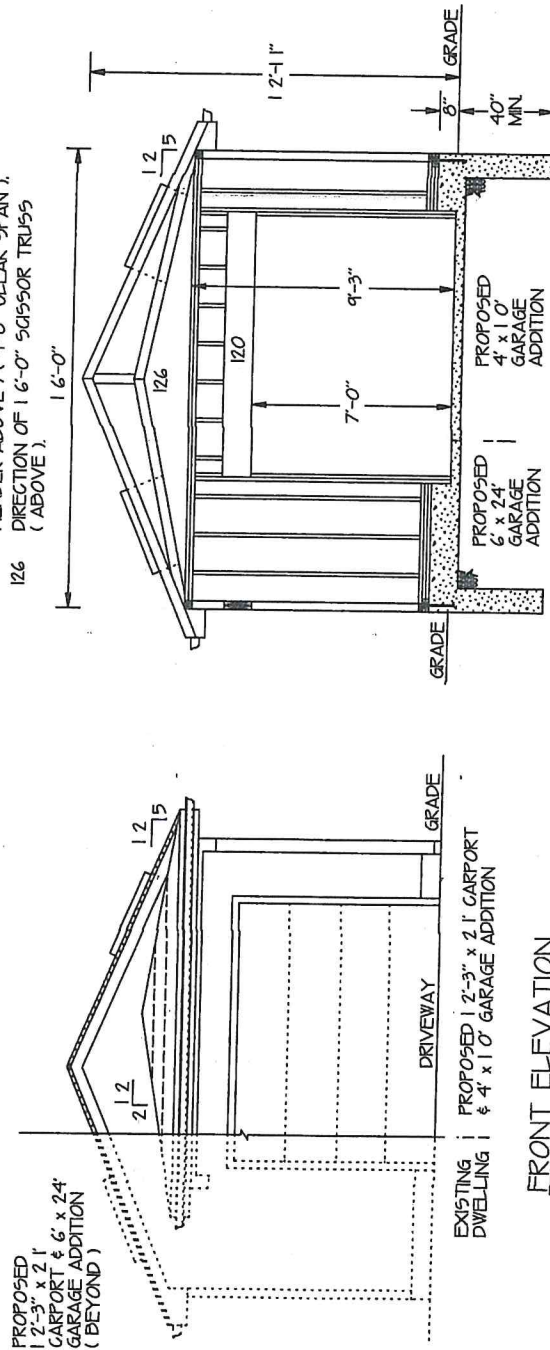
After demolishing the old structure and starting construction on the new foundation, I ran into a few challenges that required a modification to the existing plans originally submitted. The building inspector notified me when I applied for my permit that the building code requires a minimum of 2' from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

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

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

STRUCTURAL - TO BE SIZED BY OTHERS

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



CROSS-SECTION PLAN

TYPICAL GARAGE CONSTRUCTION

TYPICAL ROOF SCISSOR TRUSS CONSTRUCTION TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURE & INSTALLED @ 2'-0" O.C. SIMPSON H25A HURRICANE TIE (EACH TRUSS), 5/8" TIG ADVANTAGE 099 ROOF SHEATHING, FELT PAPER, (APPLY ICE / WATER SHIELD BARRIER ALONG THE EAVES), ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, 1" x 3" @ 16" O.C. FLOORING (UNFINISHED CEILING) (SEE APPENDIX "AA" FOR CODE DETAILS)

TYPICAL SOFFIT CONSTRUCTION 2" x 8" SUB-FASCIA BOARD, 1" x 8" FASCIA BOARD, 1" x 12" SOFFIT BOARD, SOFFIT VENTS @ 4" x 5" ALUMINUM GUTTERS & DOWNSPOUTS (ALL TRIM TO BE COMPOSITE)

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

TYPICAL VINYL WINDOW

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

TYPICAL SKYLIGHT WINDOWS

W/ FLASHING KIT & SCREEN UNFINISHED

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

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

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

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

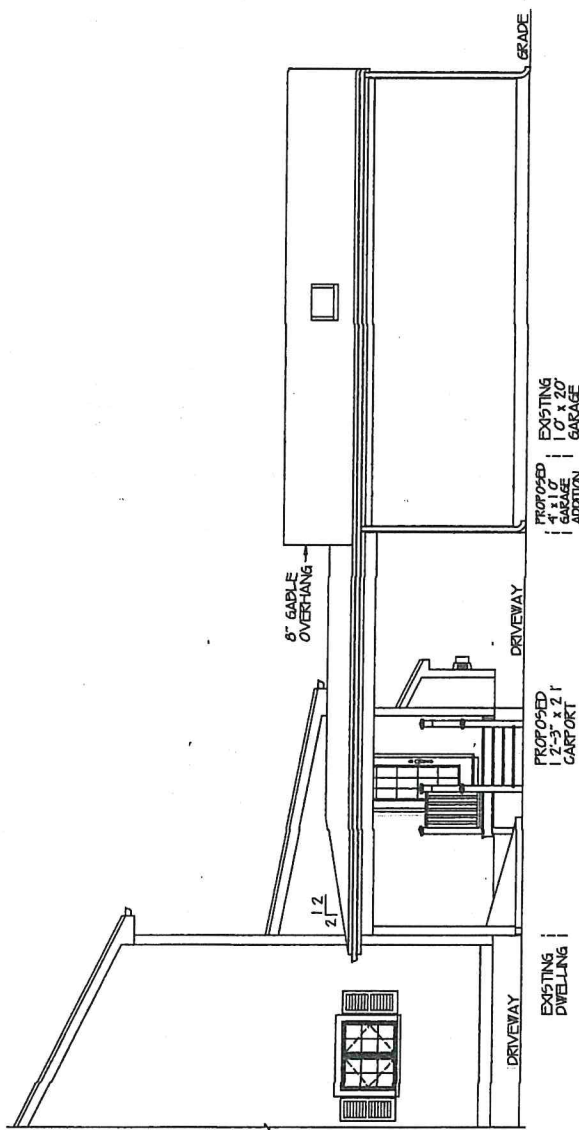
PROPOSED RENOVATIONS, 4' x 10' + 6' x 24' GARAGE ADDITIONS & 12'-3" x 21' GARAGE CARPORT

MR. & MRS. FERREIRA

FRONT ELEVATION &

GARAGE CROSS-SECTION PLAN

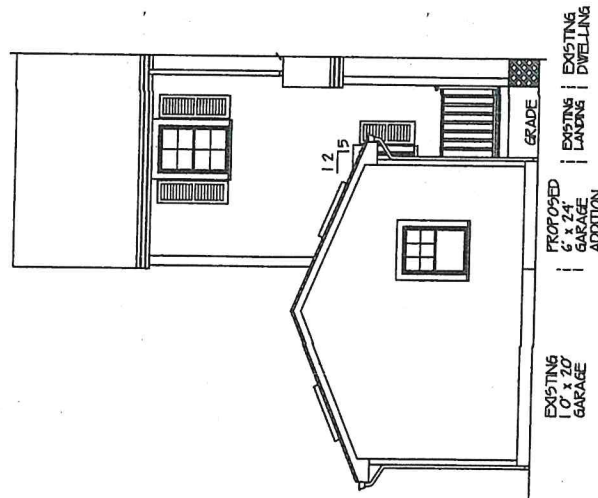
DATE 11-8-22 SCALE 3/16"=1'-0" PAGE 1 OF 7



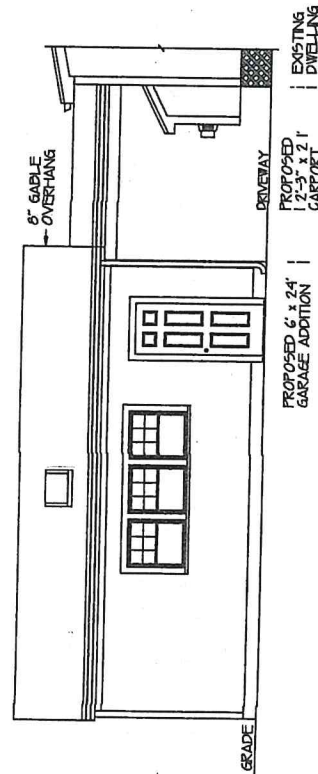
PROPOSED RENOVATIONS,
4' x 10' + 6' x 24' GARAGE
ADDITIONS & 12'-3" x 21'
CARPORT

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

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



REAR ELEVATION



LEFT ELEVATION

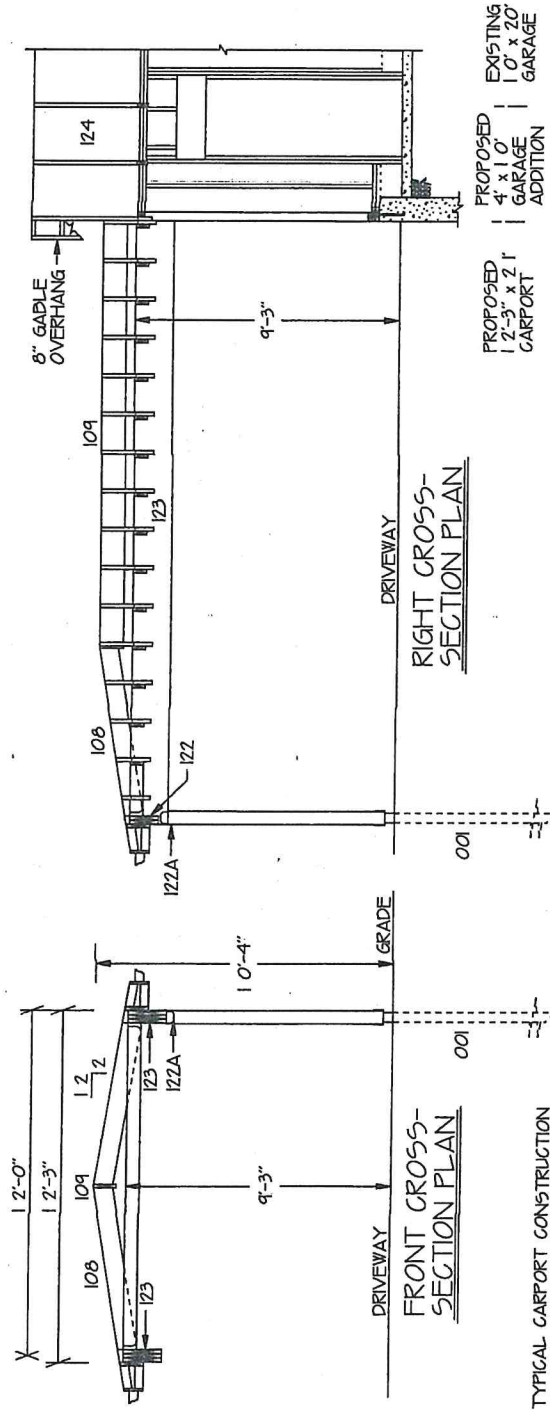
PROPOSED RENOVATIONS,
4' x 10' + 6' x 24' GARAGE
ADDITIONS & 12'-3" x 2'
CARPORT

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

MR. & MRS. FERREIRA

REAR & LEFT ELEVATIONS

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



KEY NOTES:

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

STRUCTURAL - TO BE SIZED BY OTHERS

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

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

MR. & MRS. FERREIRA

CARPOT CROSS-SECTION PLAN

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

TYPICAL CARPORT CONSTRUCTION

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

TYPICAL SOFFIT CONSTRUCTION

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

TYPICAL CEILING CONSTRUCTION

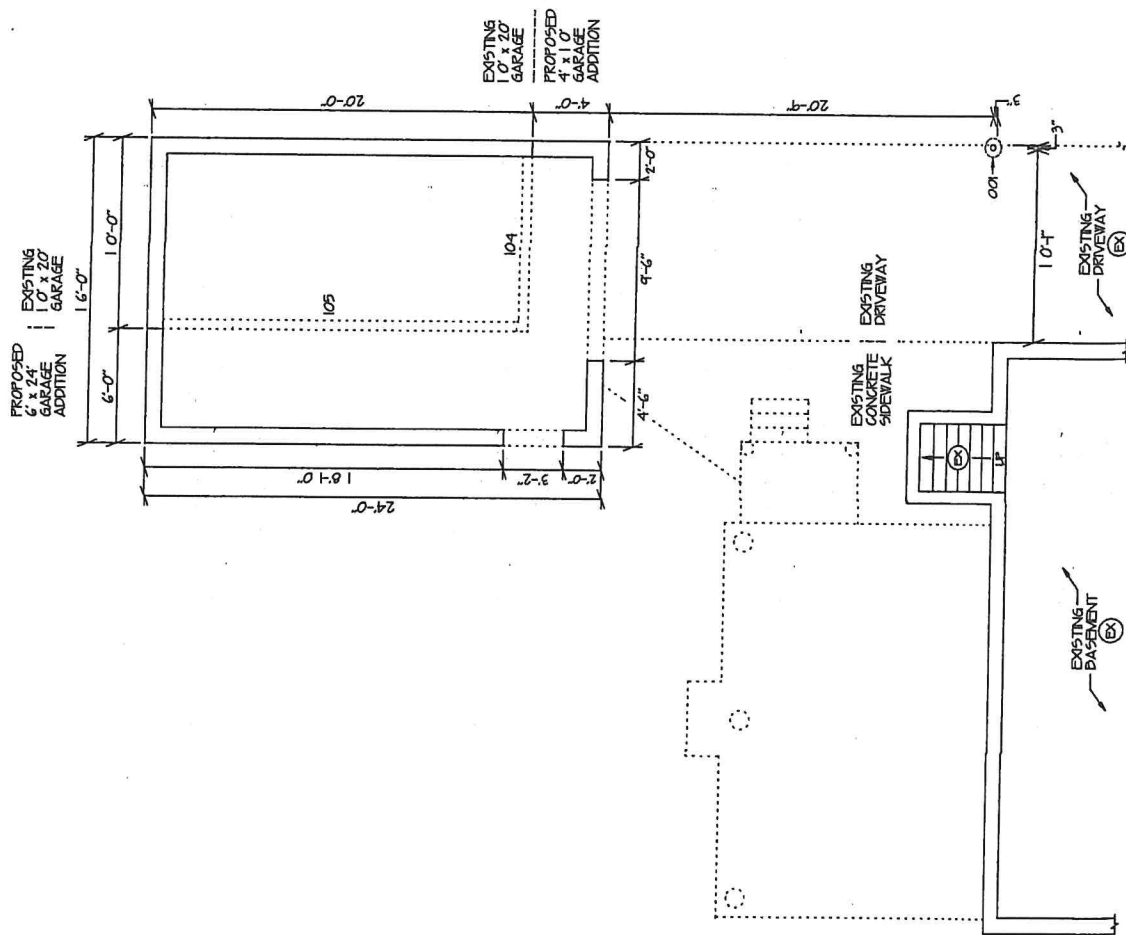
2" x 6" CEILING JOISTS @ 16" O.C. W/ JOIST HANGERS, 1" x 3" @ 16" O.C. FLOORING & CEILING TO BE DETERMINED

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

TYPICAL DRIVEWAY CONSTRUCTION

EXISTING ASPHALT DRIVEWAY (TO REMAIN) PATCH AS NEEDED

TYPICAL MEASUREMENTS FOR CONSTRUCTION FIELD VERIFY ALL MEASUREMENTS



KEY NOTES:

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

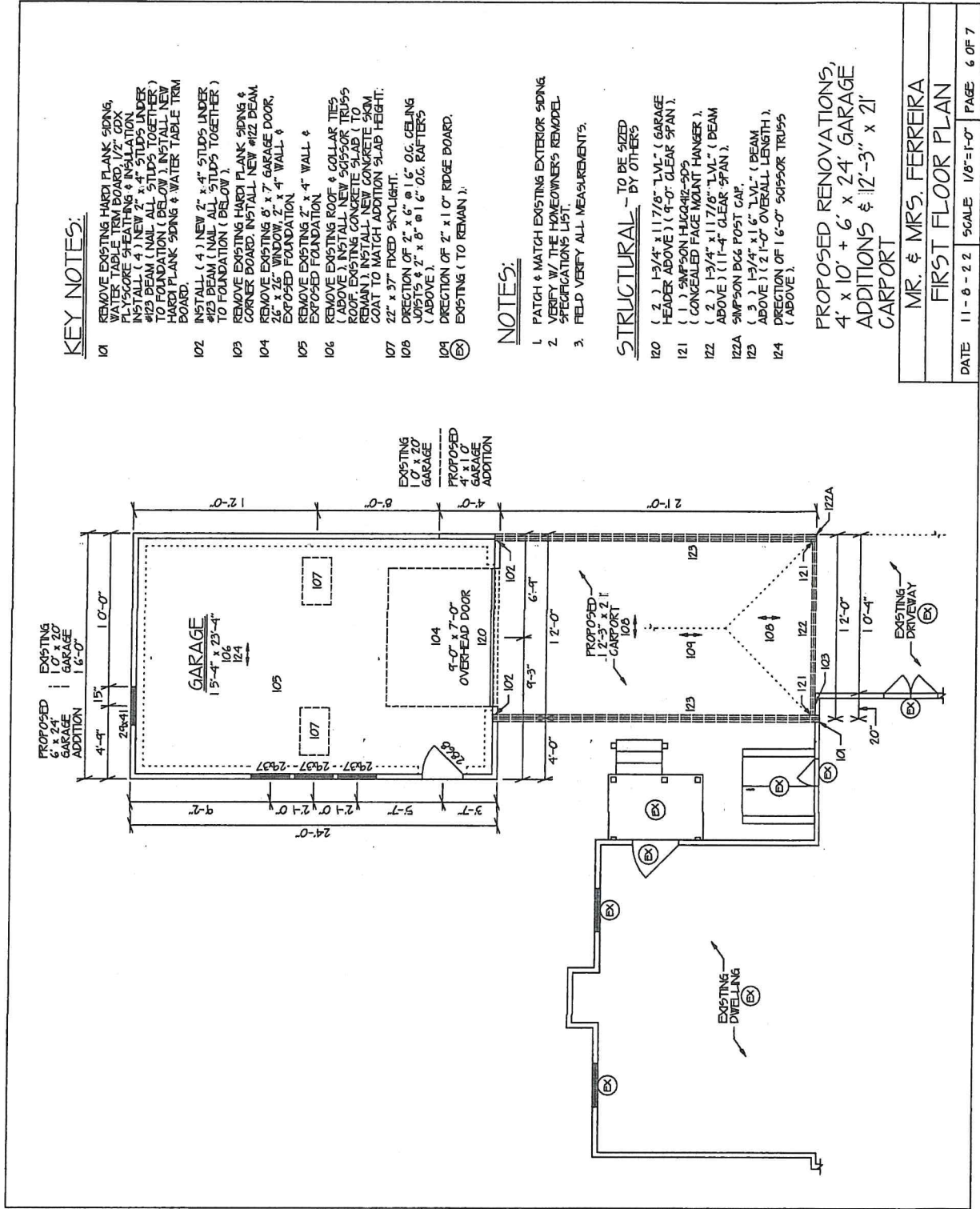
NOTES:

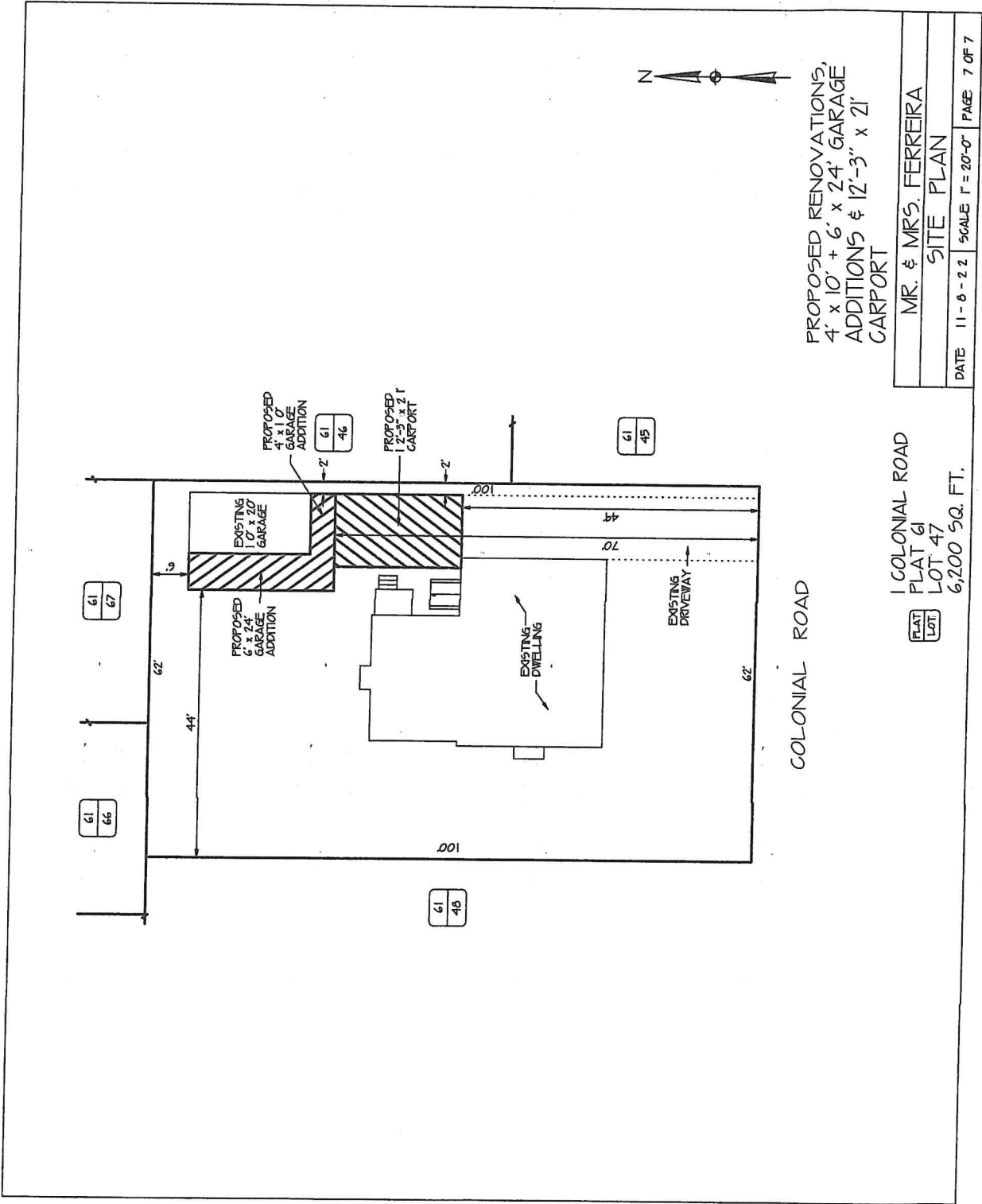
1. GARAGE CONCRETE WALLS TO BE 10".
2. GARAGE CONCRETE SLAB TO BE 4".
3. PIN FOUNDATION WALLS W/ #4 REBAR.

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

MR. & MRS. FERREIRA
FOUNDATION PLAN

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

► 1 COLONIAL RD

► Plat/Lot 61 47

► Account: 3920

LUC 01

Zone R-10

► Assessment

\$377,700

Card 1 of 1



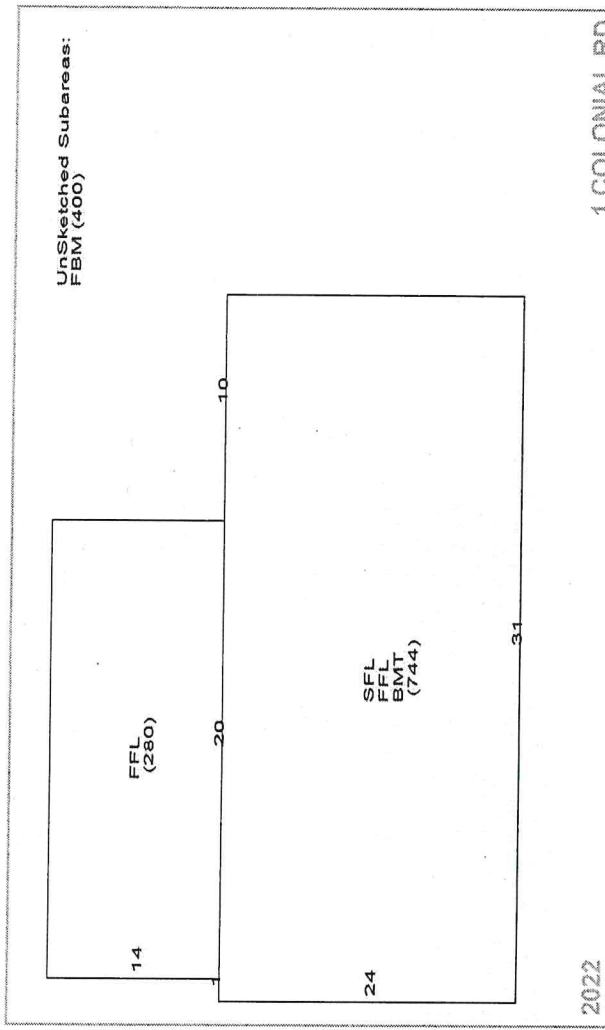
REVALUATION GROUP LLC
NORTHEAST

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

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

► Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit
01	221,300	6,500	0.14	149,900	0
TOTAL	221,300	6,500	0.14	149,900	0
Source > Mkt Adj Cost			VAL per SQ Unit/Card >	129.70	VAL per SQ Unit/Parcel > 129.70

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



► Land Information									
Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	
1	01 Single Fam	0.14233	AC	P	1.00	649,000	1,053,186	F	
2									
3									
4									

Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
						149,900			1.00	0

Plat/Lot 61 47

Account: 3920

LUC 01

Zone R-10

Assessment

\$377,700

Building Information

Description	Story Height	2 Story	Description
BLDG Type	Colonial	0	
RES Units	1	0	
Foundation	Concrete	Concrete	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Clapboard	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shn	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceiling Type		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

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

Depreciation

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

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Baths(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
04/05/2010	B33304		BLDG	0		Closed	REPLACE SIDING
04/03/2009	B32004		BLDG	0		Closed	CONSTRUCT A NEW THREE SEASON ROOM TO REAR OF HOME
03/27/2009	D64		DEMO	0		Closed	REMOVE SCREENED IN PORCH FROM REAR OF HOME
04/23/2008	E10596		ELEC	0		Closed	REVAMP SERVICE FROM 100 AMP TO 200 AMP

Special Features & Yard Items

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

Other Info.

AFDU	
PriorD1b	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

Sub-Area Detail

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

Notes

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

Visit History

Date	Result	By
6/24/2021	REVIEW	MM
8/10/2018	REVIEW	JH
8/6/2018	MEASURED	BT
3/24/2007	LISTED	
3/24/2007	CALL BACK	MP
3/8/2007	CALL BACK	
3/7/2007	MEASURE	



300 foot Abutters List Report

Bristol, RI
December 13, 2022

Subject Property:

Parcel Number: 61-47
CAMA Number: 61-47
Property Address: 1 COLONIAL RD

Mailing Address: FERREIRA, CHRISTOPHER & KAREN A
TE
1 COLONIAL RD
BRISTOL, RI 02809

Abutters:

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

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

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

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

Parcel Number: 100-14
CAMA Number: 100-14
Property Address: 1268 HOPE ST

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

Parcel Number: 100-15
CAMA Number: 100-15
Property Address: 1270 HOPE ST

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

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

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

Parcel Number: 100-17
CAMA Number: 100-17
Property Address: 7 GLORIA ST

Mailing Address: MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-4
CAMA Number: 100-4
Property Address: 7 BROOKS FARM DR

Mailing Address: HAYES, MARY ANN
95 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 100-7
CAMA Number: 100-7
Property Address: HOPE ST

Mailing Address: 1282 REALTY, LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

Parcel Number: 61-1
CAMA Number: 61-1
Property Address: 1287 HOPE ST

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

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

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



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Page 1 of 4



300 foot Abutters List Report

Bristol, RI
December 13, 2022

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



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300 foot Abutters List Report

Bristol, RI
December 13, 2022

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



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12/13/2022

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300 foot Abutters List Report

Bristol, RI
December 13, 2022

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

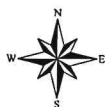


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1 Colonial Road - 300' Radius

Bristol, RI

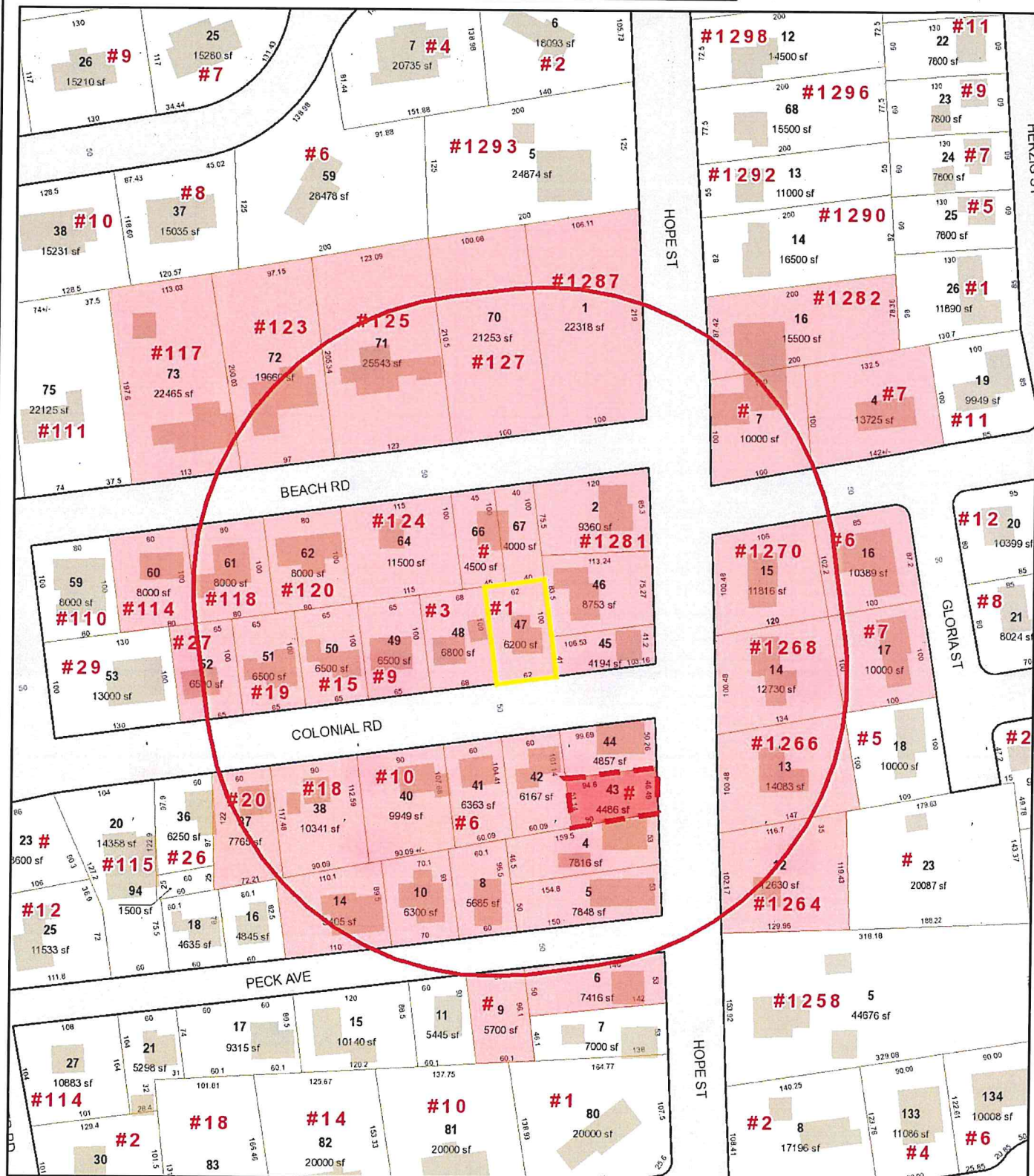


December 13, 2022

1 inch = 140 Feet

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0 140 281 421



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1282 REALTY LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

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

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

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

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

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

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

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

MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

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

GHARIB, SHARAREH
114 BEACH RD
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

HAYES, MARY ANN
95 KICKEMUIT AVE
BRISTOL, RI 02809

OWEN, STACY L
127 BEACH RD
BRISTOL, RI 02809

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

HETFIELD MARGARET L TRUST
18 COLONIAL RD
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

ZEXTER, MELISSA R
124 BEACH RD
BRISTOL, RI 02809

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

SIENKIEWICZ, JOHN JR
2 COLONIAL RD
BRISTOL, RI 02809

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

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

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

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

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

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

WOLLSCHLAGER, WARREN J &
SHARON A JT
123 BEACH ROAD
BRISTOL, RI 02809

Ed Tanner

From: [REDACTED]
Sent: Sunday, January 22, 2023 6:52 PM
To: Ed Tanner
Cc: chrisferreira6359@gmail.com
Subject: Proposed Construction on Colonial Ave

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

Good evening,

I wanted to write this email to state my support of the proposed car port by Chris Ferreira. He explained his plans to my wife and I, the homeowners of 1271 Hope Street, and we do not have any objections.

Thank you,
Jerry Haas

Ed Tanner

From: [REDACTED]
Sent: Monday, January 23, 2023 5:33 PM
To: Ed Tanner
Subject: 1 Colonial Road, Bristol RI

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

Hello Ed,

I was given your information by Chris Ferreira regarding his garage project at 1 Colonial Rd. I reside at 128 Beach Road which is the property directly behind 1 Colonial Rd.

I will not be present at the community hearing, so I'm writing to inform you that I reviewed the modifications to 1 Colonial which does not appear to have an effect on my line of site nor changes the distance to my property line.

If this is the case, then I have no objection to the current plan as it was last sent in the mail. If you have any questions or need to contact me, my cell phone number is 401-265-6573.

Thank you -

Jason Conley
Owner at 128 Beach Rd.

This email message and any attachments is for use only by the named addressee(s) and may contain confidential, privileged and/or proprietary information. If you have received this message in error, please immediately notify the sender and delete and destroy the message and all copies. All unauthorized direct or indirect use or disclosure of this message is strictly prohibited. No right to confidentiality or privilege is waived or lost by any error in transmission.

Ed Tanner

From: Chris Ferreira [REDACTED]
Sent: Tuesday, January 31, 2023 8:32 PM
To: Ed Tanner
Subject: letter for the file
Attachments: Addendum to Zoning Application 001172023.pdf

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

Hi Ed,

Attached is a letter of explanation for my zoning continuance application. I tried to add this to the portal but I was unable to figure this out. My two abutting neighbors wrote letters to voice their concerns about my project. Were those articles added to the portal for the zoning boards review. Please let me know. Thanks. If I need to do something else to include this in my package for review, please let me know. Feel free to call me at 401 742-5278 with any questions or concerns.

TOWN OF BRISTOL
COMMUNITY DEV.Addendum to Zoning Application 2023 FEB -1 AM 8:47

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

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

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

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

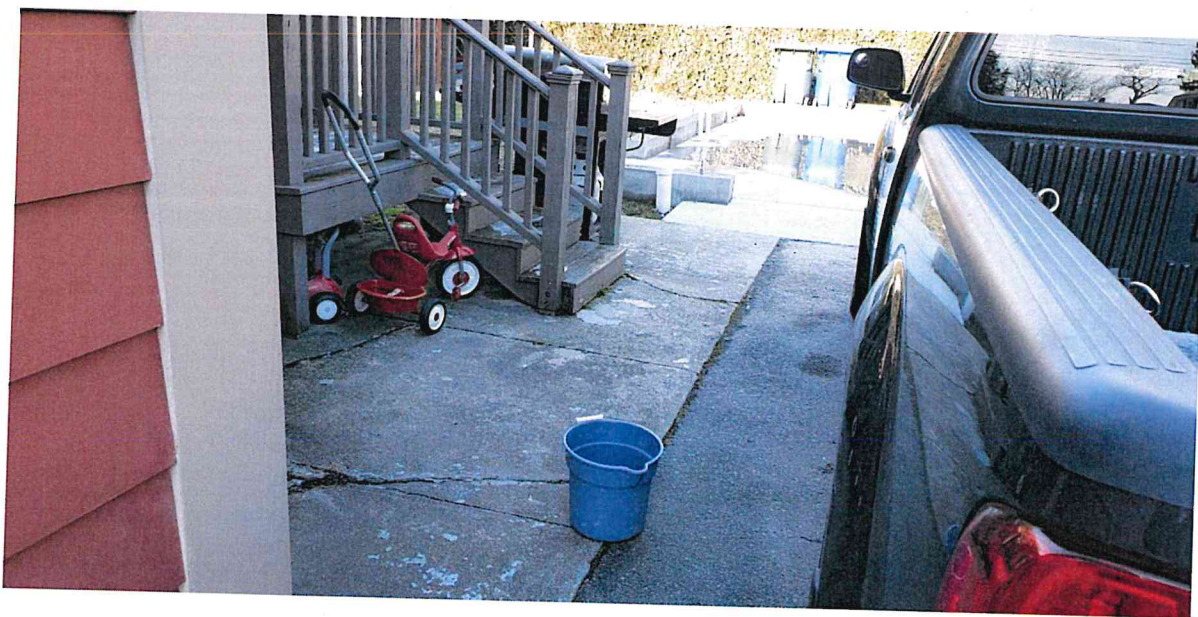
It is necessary to have sufficient space for elderly relatives to maneuver after parking in the driveway to gain access to the back yard and back door of the home.

Attached are pictures showing the layout as originally submitted so you can see the left post is in the travel of a vehicle parked in the garage, and

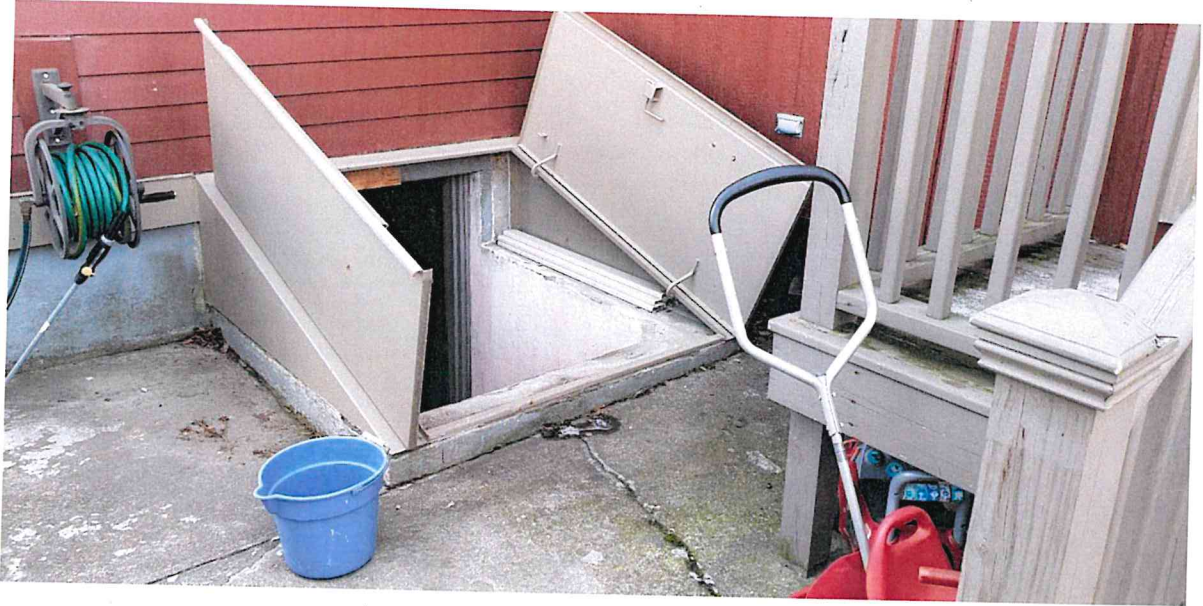
how little space there is between the vehicle parked in the driveway and the house. Putting a support pole greatly reduces the space to maneuver into the back of the property. The bucket represents the pole and location at 10' and 12' from the right side of the proposed car port.



Original Proposed posts Buckets are 10' apart per original plans, you can see the bucket on the left is in the line of travel when you back out of the garage.



This picture shows with a vehicle parked in the driveway the pole is in the path of the vehicle when backing out of the garage and limits the space to maneuver the vehicle



If I increase the width of the carport to 12' the support pole is in close proximity to the bulkhead for access to and from the cellar and it still reduces the amount of walkway around the vehicle.

Not granting this variance will not allow me to further improve my property for my own enjoyment and convenience.

The hardship by not granting this variance will limit access to my backyard and back entrance, along with creating a safety issue.



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

STAFF REPORT FOR:

FILE NO. 2023-06

APPLICANT: Michael and Alexis Santoni
LOCATION: 9 Sunset Road
PLAT: 74 LOT: 5 ZONE: R-20

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

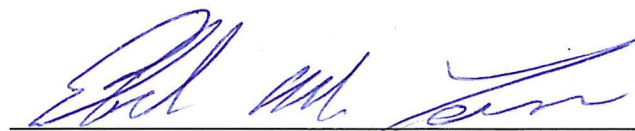
Construct a 22ft. x 32.5ft. two-story accessory garage structure at an overall size and height greater than permitted for accessory structures in the R-20 zoning district.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 22' x 32.5' freestanding accessory garage structure at this property located on the westerly side of Sunset Road. The proposed garage structure would be located in the southeasterly portion of the property and would comply with all applicable property line setbacks. The structure would, however, be larger in size and height than what the zoning ordinance permits for accessory structures in the R-20 zoning district. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-20 zone. The proposed garage structure would extend approximately 8.5 feet beyond the maximum size permitted in order to accommodate an entrance and stairway to the proposed second floor. The second floor of the structure would reportedly be utilized for office space. The height of the proposed structure would be 23 feet above grade. The zoning ordinance permits accessory structures to a maximum height of 20 feet in the R-20 zone.

 2/3/2023
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-07**

APPLICANT: Kyle Mello
 LOCATION: 7 Mount Pleasant Avenue
 PLAT: 121 LOTS: 43, 44 & 45 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 13ft. x 15ft. 8in. single-story mudroom addition and a 28ft. x 30ft. two-story living area addition with an attached 6ft. x 28ft. front deck to an existing single-family dwelling with less than the required front yard.

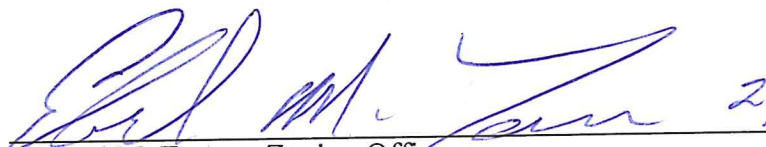
COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct an addition to the existing single-family dwelling at this property located on the westerly side of Mount Pleasant Avenue. This parcel consists of three assessor's lot (merged by zoning ordinance) containing nearly 11,000 square feet of land area. An existing one and one-half story single-family dwelling is located at the southern end of the property partially within the front yard setback from Mount Pleasant Avenue. The proposed building addition would consist of a 13' x 15'8" single-story mudroom off the northerly side of the dwelling along with a 28' x 30' two-story living area addition with a two car garage beneath. The applicant also proposes a 6' x 28' front deck off the first floor of the proposed addition along with a smaller 4' x 8' front deck off the second floor. As proposed, the two-story addition would extend to within approximately 25 feet of the front property line, and the first floor deck would then extend to within approximately 19 feet of the front property line. The zoning ordinance requires a 30 foot front yard setback in the R-10 zoning district.

As depicted on the site plan submitted with this application, the proposed two-story addition would extend to a height of 34ft. 4in. This building height will be reviewed at the time of a building permit when a more detailed grading plan will be required. The zoning ordinance permits principal structures to a maximum height of 35 feet above existing grade.


 Edward M. Tanner, Zoning Officer 2/3/2023



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-08**

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

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

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

COMPREHENSIVE PLAN REVIEW:


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

FINDINGS AND RECOMMENDATIONS BY STAFF:

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

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

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

 2/3/2023
 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-06

CORRECTED PUBLIC HEARING*

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

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

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **Michael and Alexis Santoni**

PROPERTY OWNER: **Michael and Alexis Santoni**

LOCATION: **9 Sunset Road**

PLAT: **74** LOT: **5**

ZONE: **R-20**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 22ft. x 34ft. two-story accessory garage structure at an overall size and height greater than permitted for accessory structures in the R-20 zoning district.

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, February 2, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 JAN -3 PM 1:28

APPLICATION

File No: 2023-06

Accepted by ZEO: EMT. 1/3/2023

APPLICANT	Name: Michael & Alexis Santoni		
	Address: 9 Sunset Road		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: 973-609-2660	Home:	Work/Cell:
PROPERTY OWNER	Name: Michael & Alexis Santoni		
	Address: 9 Sunset Road		
	City: Bristol	State: RI	ZIP: 02809
	Telephone #: 973-609-2660	Home:	Work/Cell:

1. Location of subject property: 9 Sunset Road, Bristol, RI, 02809
 Assessor's Plat(s) #: 74 Lot(s) #: 5
2. Zoning district in which property is located: R-20
3. Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): Maximum size and height of an accessory structure (Article IV, Sec 28.11)
 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.

*See Supporting Document
6. How long have you owned the property?: Since 2016
7. Present use of property: Existing single family home
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): (existing house)
 Length: 74'-6" (including deck) Width: 46'-2" (including deck) Height: 29'-10" +/-
10. Proposed use of property: No work to the existing single family house - add a new accessory building that includes a detached garage structure with a lofted area on the upper floor.

11. Give extent of proposed alterations: _____

New accessory carriage house located in the front yard that includes first floor parking for two cars and a lobby with stairs to the second floor and an open plan studio on the second floor

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

New garage to be 34'-0" x 22'-0" & 24'-0" high

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 (for an accessory structure)

Front lot line(s):	Required Setback: 35'	Proposed Setback: 36'-0"
Left side lot line:	Required Setback: 6'	Proposed Setback: 15'-0"
Right side lot line:	Required Setback: 6'	Proposed Setback: 161'-2"
Rear lot line:	Required Setback: 6'	Proposed Setback: 284'-2"
Building height:	Required: 20'	Proposed: 23' - 0"
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: 25%	Proposed: 5%	

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)
(previous easement for the tennis court on the east side of the property has been dissolved)

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

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?: N/A

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: Michael Sarton / Alexis Pappas

Date: 12/29/22

Print Name: Michael Sarton / Alexis Pappas

Property Owner's Signature: Michael Sarton / Alexis Pappas

Date: 12/29/22

Print Name: Michael Sarton / Alexis Pappas

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

Name: JPS Construction & Design

Telephone #: 401-619-1260

Address: 88 Valley Road, Middletown, RI, 02840

2023 JAN-3 PM 1:29
COMMUNITY DEV.

JPS

CONSTRUCTION and DESIGN

» **Contact Us:** 401-619-1260
 JPS@JPSConstructionDesign.com

88 Valley Rd.
 Middletown, RI 02842

Rhode Island & Massachusetts
 Licensed and Insured
 Lead-Safe Certified

5. This application meets the "Standards for Relief" as described in the Bristol Zoning Code:

Town of Bristol Zoning Board of Review

Michael and Alexis Santoni
 9 Sunset Road
 Bristol, RI 02809

The applicant is seeking zoning relief to add a detached accessory structure in the south west corner of the lot. The accessory structure will include a two car garage, a first floor lobby with stair access to the second floor and a second floor home office and bathroom. The office is to be used by the applicant who is a medical doctor. Due to telemedicine privacy requirements, an area separate from the main living area of the the house is required for appointments and the storage of files. The bathroom will allow the applicant to shower without disturbing the rest of the family when he returns home after working nights at the hospital.

The applicant is seeking the following dimensional relief for the new accessory structure. The areas of relief are as follows:

Article IV - Dimensional Regulations
Section 28-111-Residential Zones:

1. The applicant is proposing to build the accessory structure larger than permitted by the zoning code. The allowable size for an accessory structure in an R20 zone is 24'-0" x 22'-0". The proposed size for the new building is 34'-0" x 22'-0". The garage has been kept at 24'-0" x 22'-0". The additional area is to allow the stair access to the second floor to be enclosed, creating a safer means of access and egress during inclement weather. It also helps to maintain a better aesthetic appearance. The size of the lot is 1,697 acres which is larger than most of the neighboring properties. The existing lot coverage is 4.1% and the new lot coverage will be 5%. This is an increase of only 0.9% lot coverage and is still well below the permissible lot coverage of 25%. Due to the size of the lot, the larger

2023 JAN -3 PM 1:29
 TOWN OF BRISTOL
 COMMUNITY DEV.

JPS Construction and Design**9 Sunset Road, Bristol, RI 02809**

footprint will not effect the overall character of the property and the neighborhood.

2. The maximum permissible height for an accessory structure is 20'-0". The applicant is requesting a variance to increase the height to 23'-0". It is important to the applicant that the aesthetic appearance of the new structure relates to the historical character of the existing house which was built in 1926. The same roof pitch has been used as on the main house which has contributed to the height increase.
3. Due to the steep slope of the site, locating the garage in the rear of the property is not feasible. Therefore the new building has been located 36'-0" from the front property line

Article V - Supplementary Regulations**Sec. 28-409. - Variances and special use permits**

1. Because of the size and characteristics of the lot, the applicant is seeking relief to increase the size and height of the accessory building. The closest neighboring home at 1 Sunset Avenue is 31'- 0" from the shared property line (taken from Bristol' s WEBGIS) with the 3 car garage and driveway facing the shared property line. The applicant shall extend the landscaping along this property line to help screen the new building.
2. The existing garage is located at the lower level of the existing house. It is inaccessible due to the steep slope and is not feasible to use as a garage. This hardship is not the result of any prior action of the applicant as it was in this location when the applicant purchased the home and therefore the new accessory building is not an unreasonable request.
3. The requested variances will not alter the general characteristic of the surrounding area - if you refer to the attached documentation you will see that some of the neighboring homes have less than the 35'-0" front yard setback which has a larger impact on the characteristics of the neighborhood and there are other accessory buildings in the neighborhood that have a second story.
4. The requested relief is the least relief necessary to park two cars and have a home office for use by the applicant.

Thank you

2023 JAN -3 PM 1:29
 TOWN OF BRISTOL
 COMMUNITY DEV.

JPS

CONSTRUCTION and DESIGN

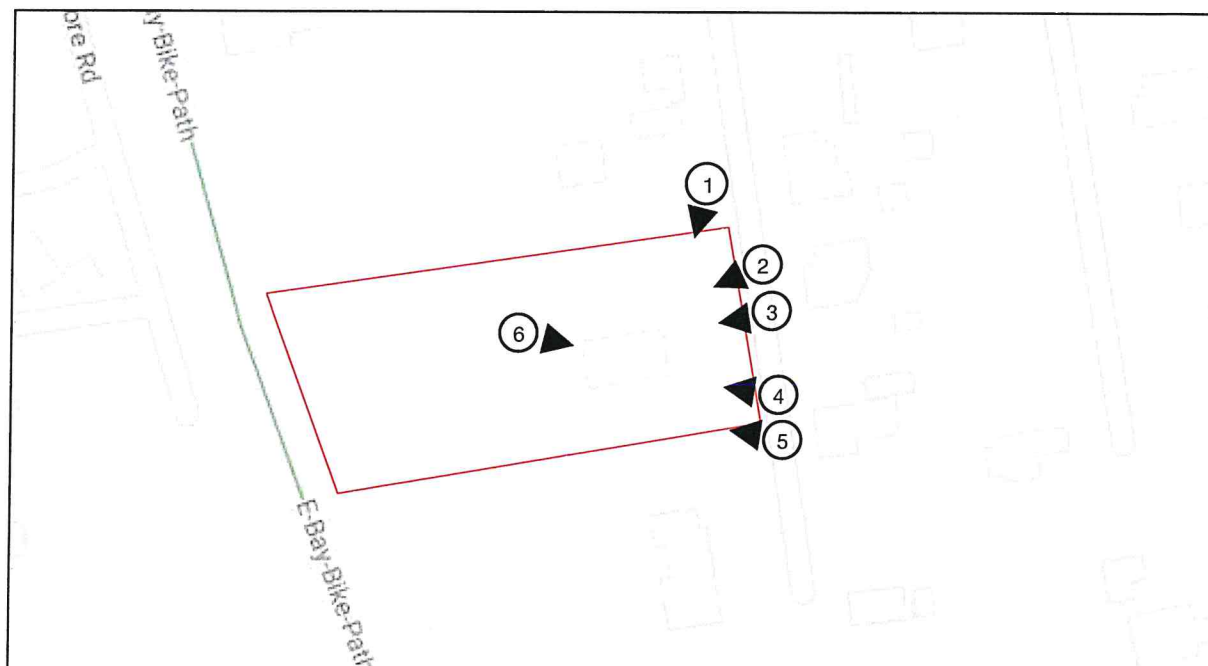
» **Contact Us:** 401-619-1260
JPS@JPSCONSTRUCTIONDESIGN.COM

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Zoning Application:

9 Sunset Road, Bristol, RI 02809



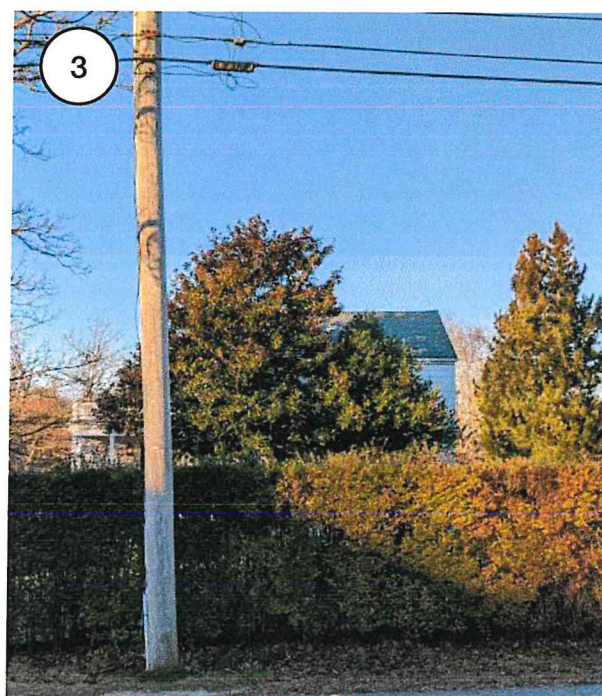
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9 Sunset Road, Bristol, RI 02809

Existing Conditions: North Elevation (from street)



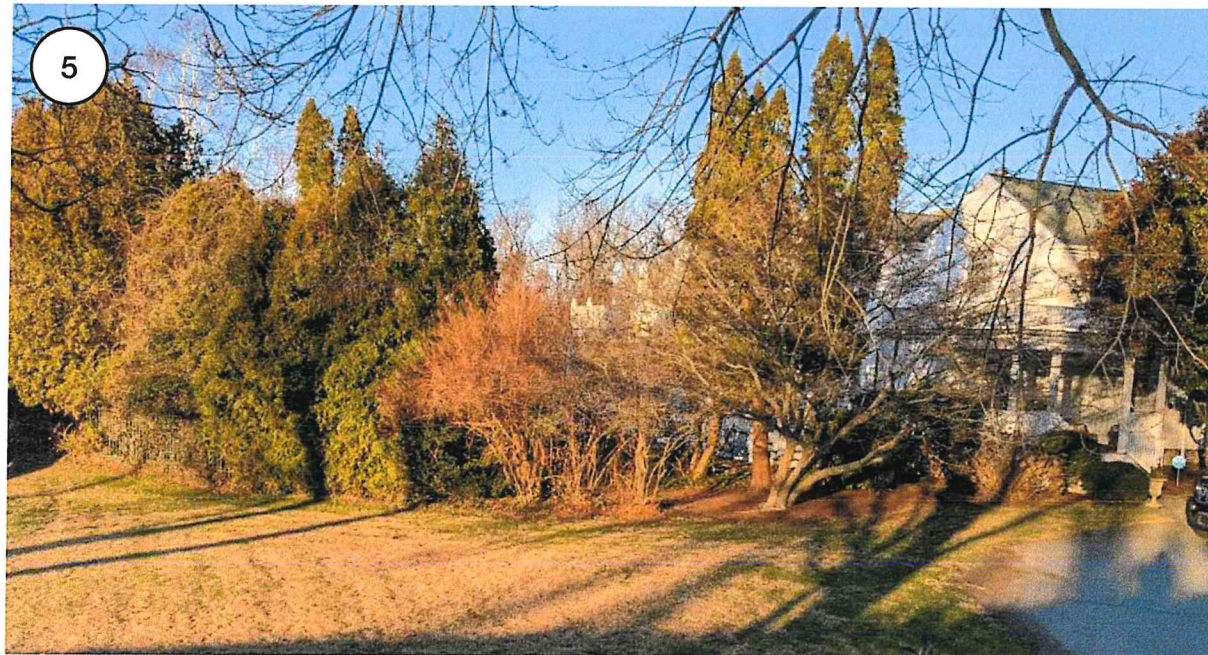
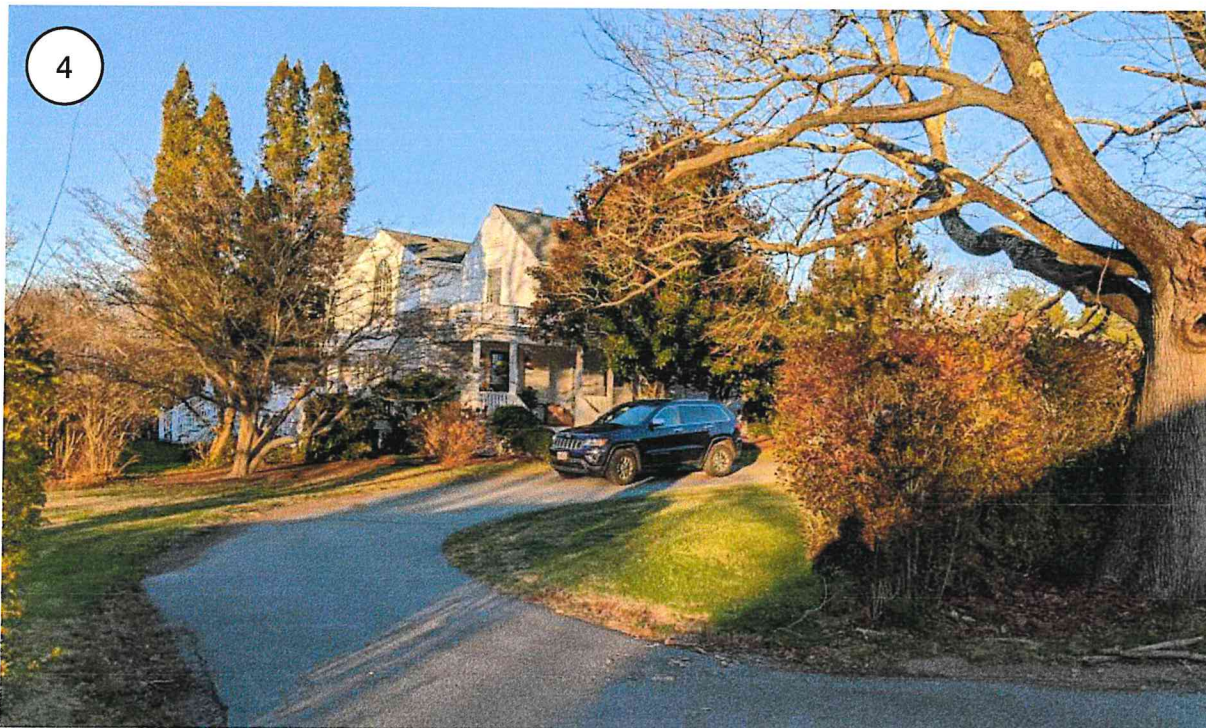
Existing Conditions: East Elevation (from street)



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9 Sunset Road, Bristol, RI 02809

Existing Conditions: Southeast Corner (from street)

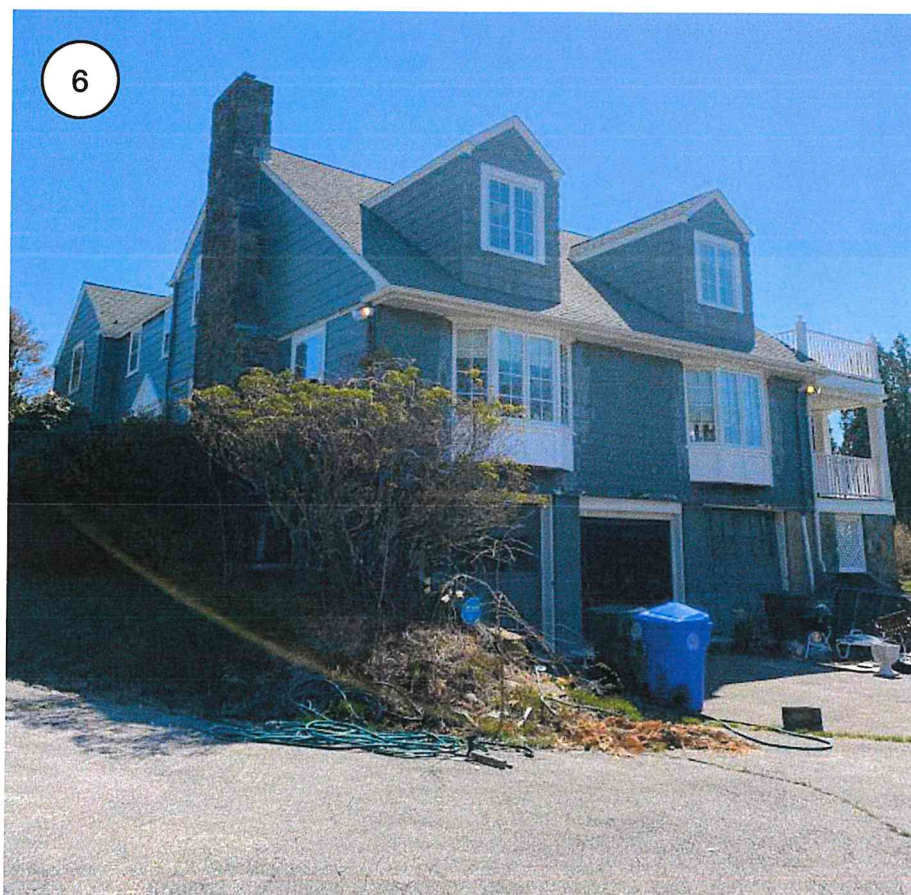


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9 Sunset Road, Bristol, RI 02809

Existing Conditions: West elevation (prior to paint)

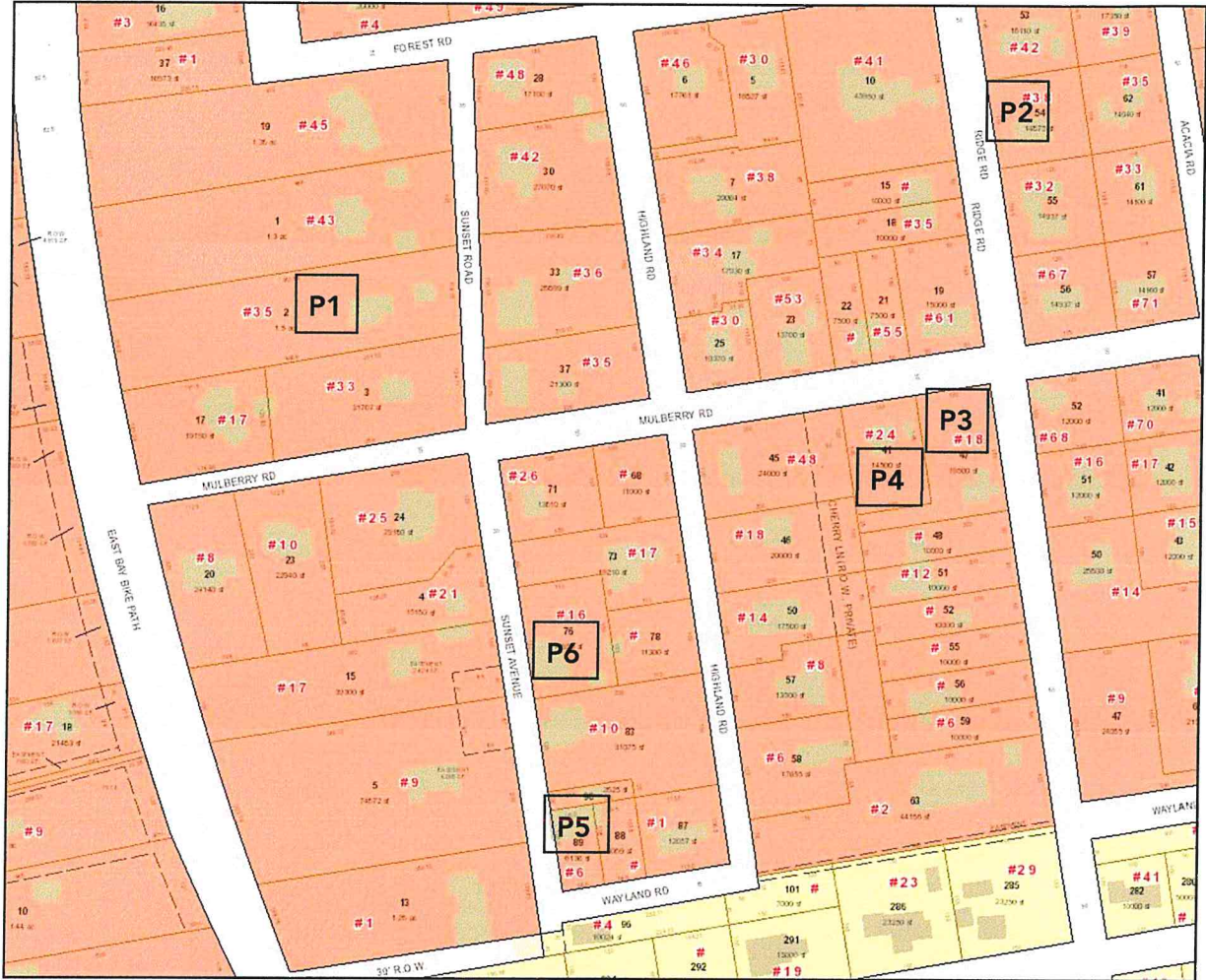
Showing extreme slope to existing garage entrance



JPS Construction and Design

9 Sunset Road, Bristol, RI 02809

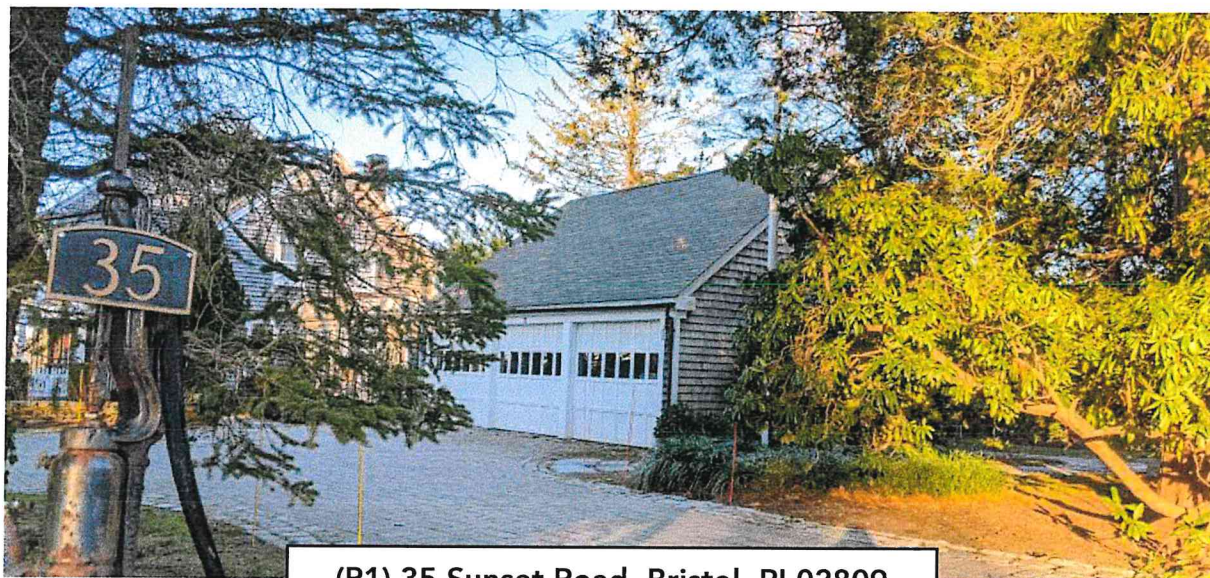
Map Key



JPS Construction and Design

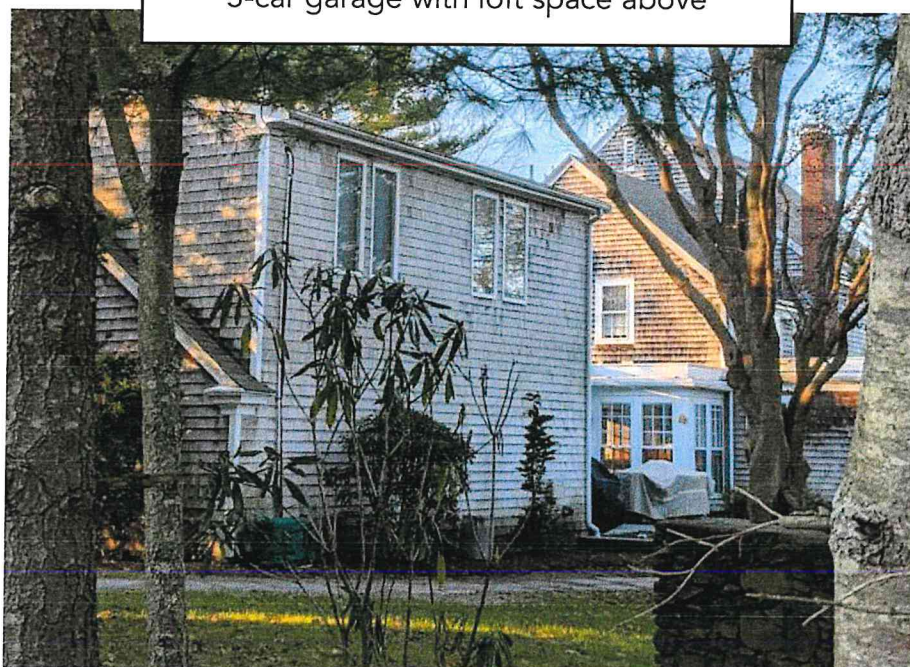
9 Sunset Road, Bristol, RI 02809

Neighboring Homes



(P1) 35 Sunset Road, Bristol, RI 02809

3-car garage with loft space above



JPS Construction and Design

9 Sunset Road, Bristol, RI 02809



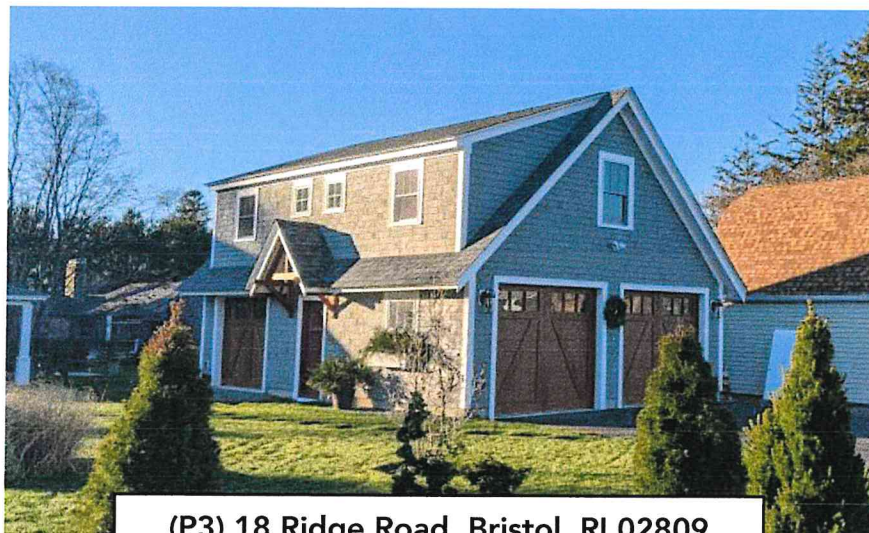
(P2) 38 Ridge Road, Bristol, RI 02809

Free-standing 2-car garage with
loft space above



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9 Sunset Road, Bristol, RI 02809



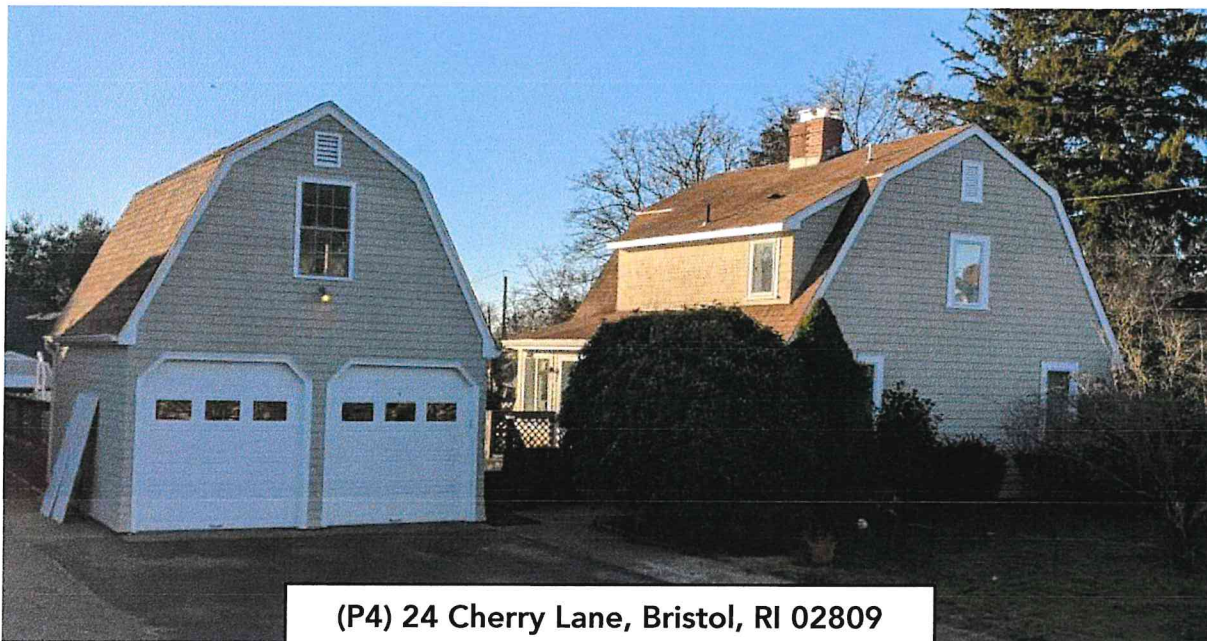
(P3) 18 Ridge Road, Bristol, RI 02809

Free-standing 3-car garage with
loft space above



JPS Construction and Design

9 Sunset Road, Bristol, RI 02809



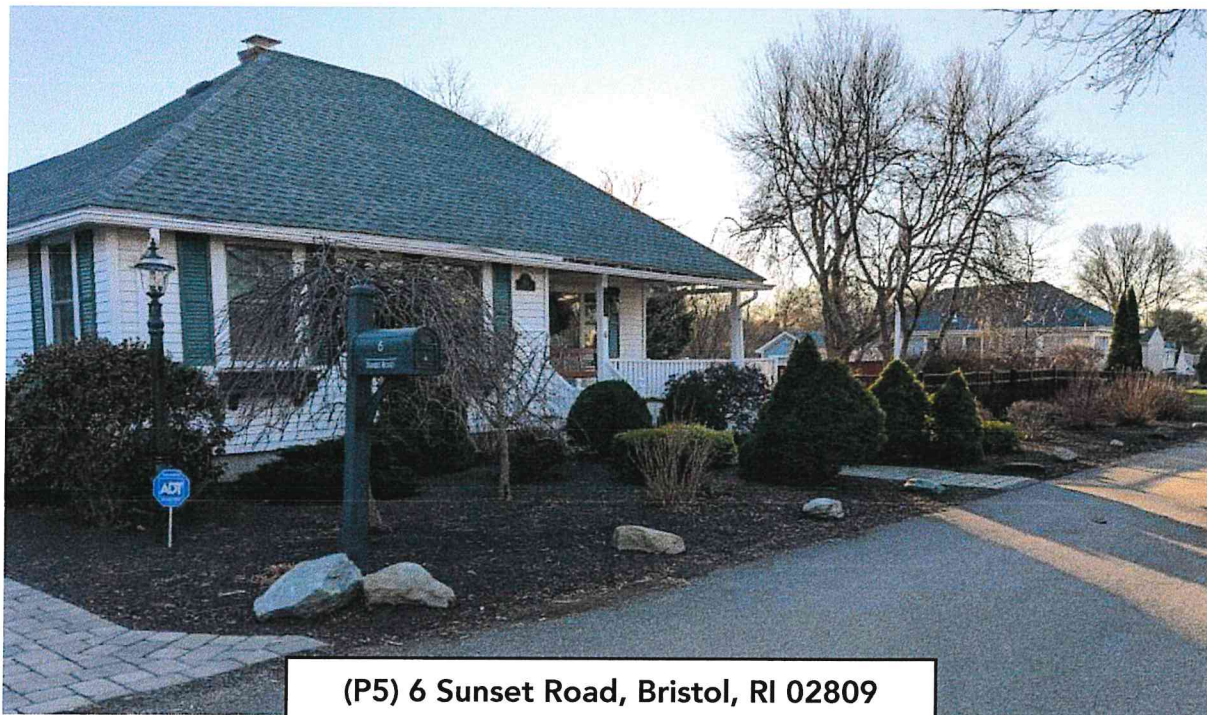
(P4) 24 Cherry Lane, Bristol, RI 02809

Free-standing 2-car garage with
loft space above



JPS Construction and Design

9 Sunset Road, Bristol, RI 02809



(P5) 6 Sunset Road, Bristol, RI 02809

Within the 35' front yard setback



(P6) 16 Sunset Road, Bristol, RI 02809

Within the 35' front yard setback



Bristol, RI


[Home](#)
[Search](#)
[Print](#)
[Previous](#)
[Next](#)

Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 74 5
 Account 4591
 State Code 01 - Single Fam
 Card 1/1
 User Account

Assessment

Land \$369,200
 Building \$538,900
 Card Total \$908,100
 Parcel Total \$908,100

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$485,400	\$409,400	\$39,900	\$934,700
2020	\$485,400	\$403,400	\$39,900	\$928,700
2019	\$485,400	\$403,400	\$39,900	\$928,700
2018	\$441,300	\$351,400	\$38,800	\$831,500

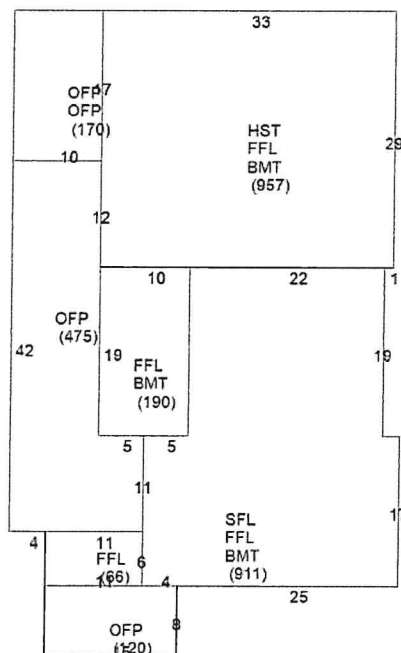


Location and Owner

Location 9 SUNSET RD
 Owner SANTONI, MICHAEL &
 Owner2 PAPPAS, ALEXIS I. TE
 Owner3
 Address 9 SUNSET ROAD
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design Colonial
 Year Built 1926
 Heat Reg A/C
 Fireplaces 3
 Rooms 9
 Bedrooms 4
 Bathrooms 4 Full Bath\ 1 Half Bath
 Above Grade Living Area 3,513.5 SF
 Below Grade Finished Area 600 SF



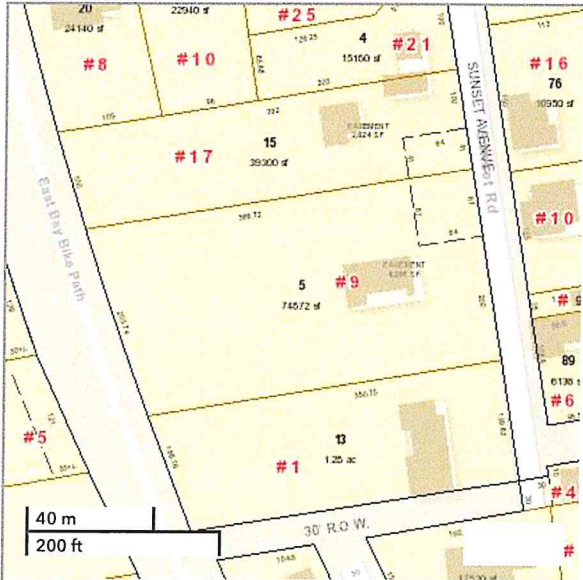
Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
04/15/2016	\$922,500	1841-115	Warranty
09/07/2007	\$937,500	1394-98	Warranty

Building Sub Areas

Sub Area	Net Area
1st FLOOR	2,124 SF
2nd FLOOR	911 SF
BASEMENT	2,058 SF
FINISHED BASEMENT	600 SF
HALF STORY	478.5 SF
OPEN PORCH	935 SF

Land Information

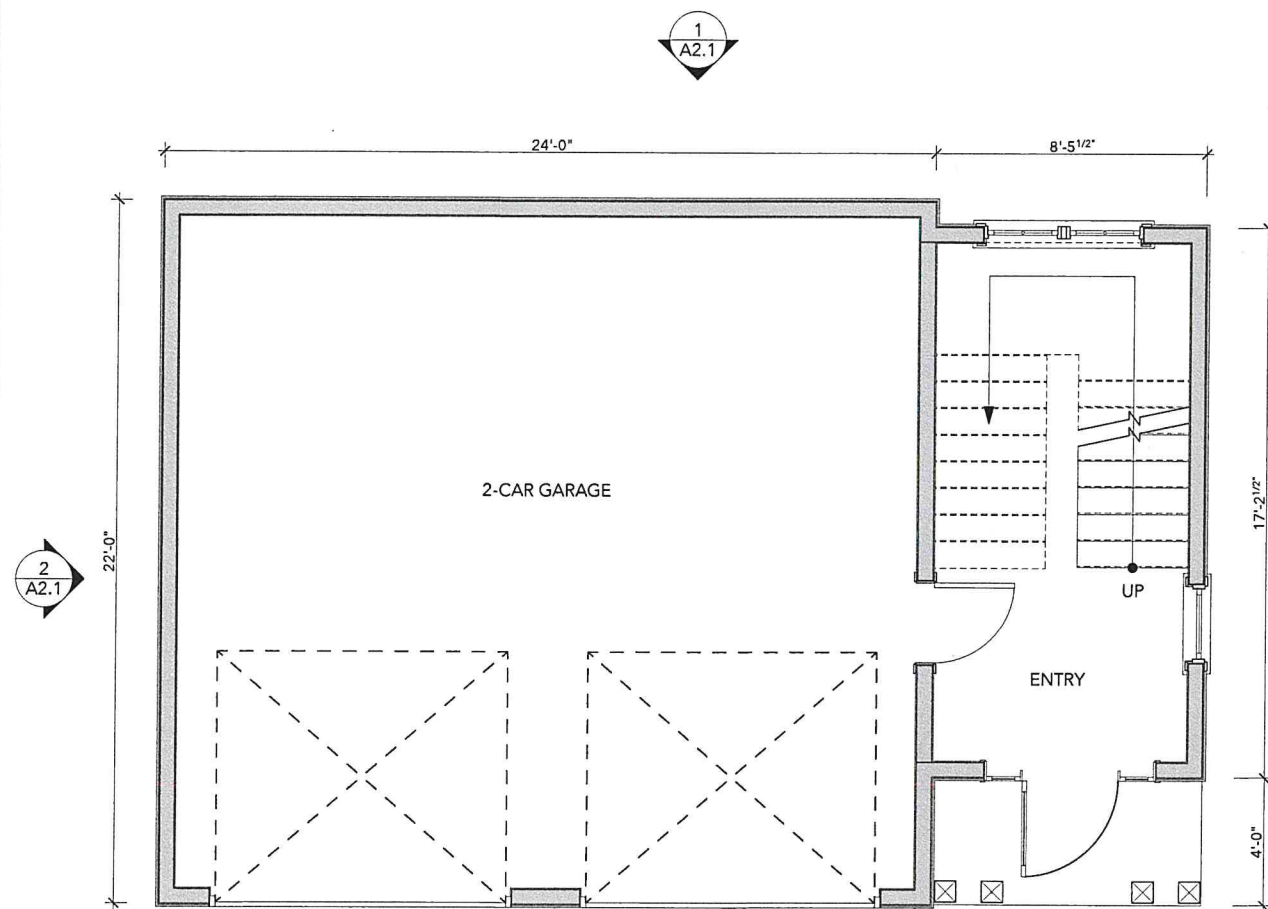


[Click To Open AxisGIS Maps](#)

Land Area	1.719 AC
Zoning	R-20
View	-
Neighborhood	F

Yard Item(s)			
Description	Quantity	Size	Year
Tennis Court	4	3600	1970
Patio	1	240	1926
InGround Pool	4	800	1990

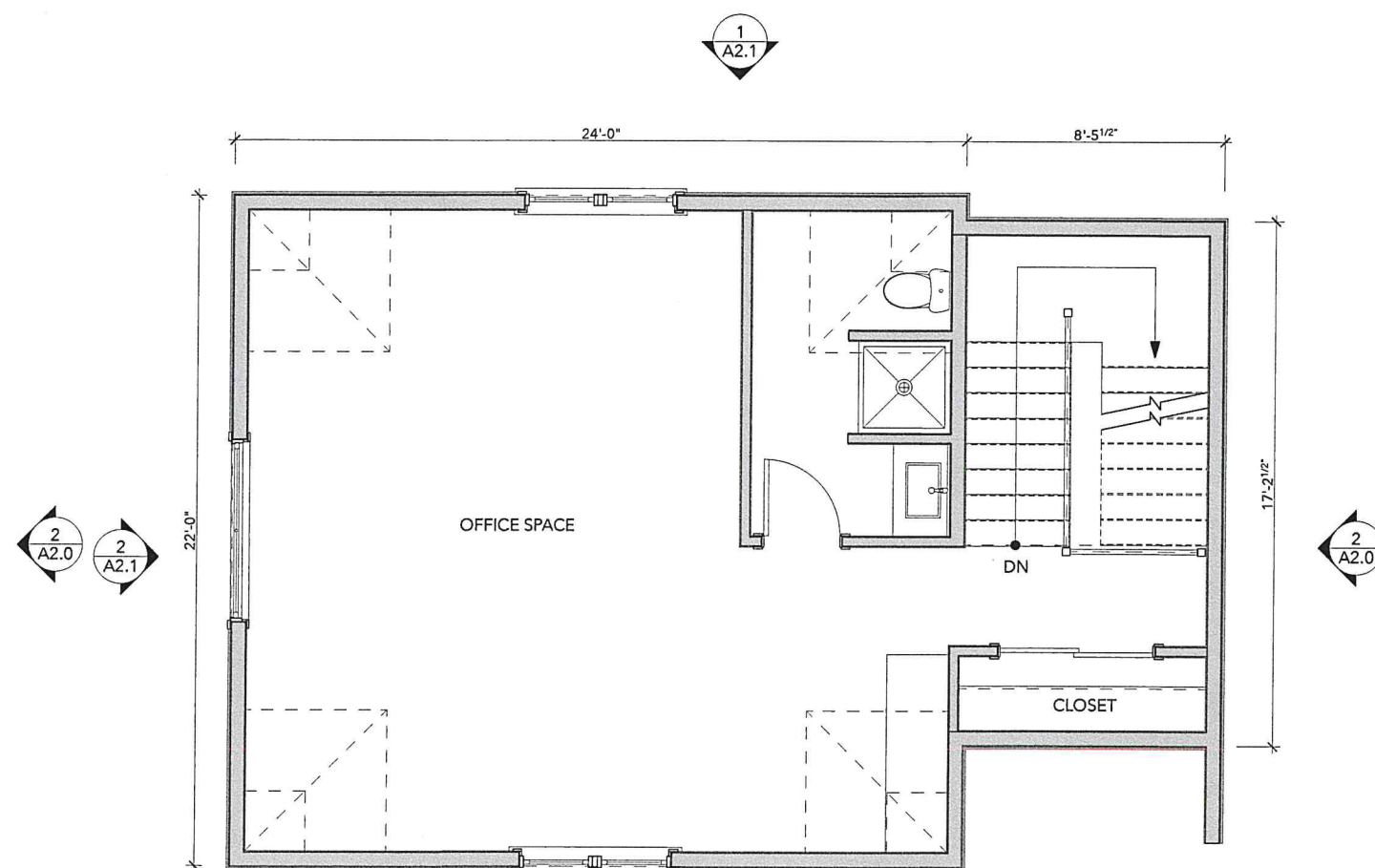
TOWN OF HISTORIC
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2023 JAN -3 PM 1:29



1
A1.0

FIRST FLOOR PLAN

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



2 SECOND FLOOR PLAN
A1.0 SCALE: 3/8" = 1'-0"

DESIGN BY:

JPS
Construction and Design

88 Valley Road
Middletown, RI 02842

jps@jpsconstructiondesign.com
www.jpsconstdesign.com

PROJECT:
SANTONI GARAGE

9 SUNSET ROAD, BRISTOL, RI
02809

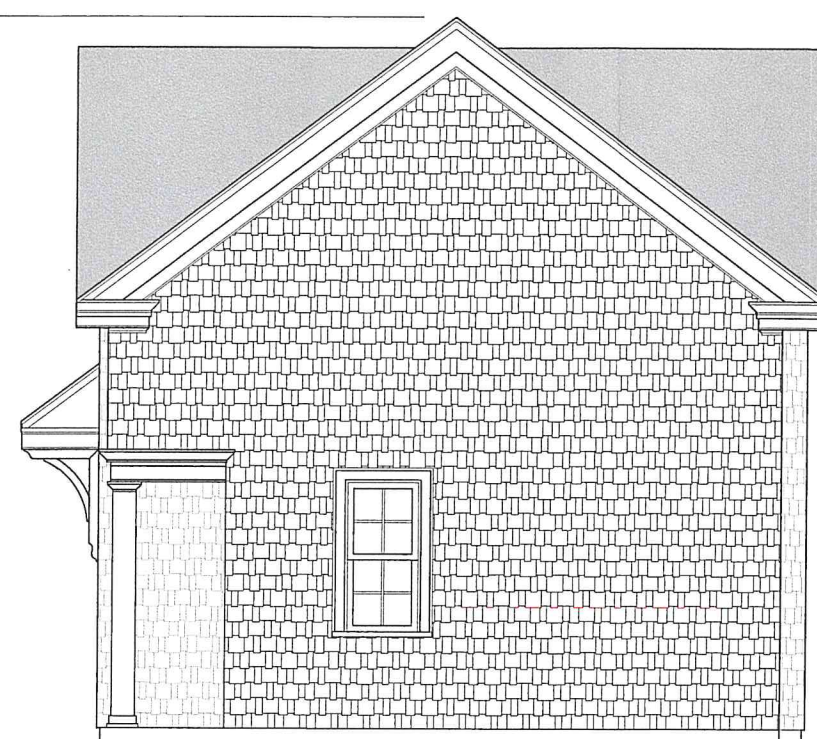
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NOTES:

ISSUE: 01.03.2023 FOR ZONING	
PROJECT PHASE: ZONING APPLICATION	
SHEET TITLE: FLOOR PLANS	
DESIGNED BY: LMV	SHEET NUMBER: A1.0
DRAWN BY: LMV	
CHECKED BY: SH	
PROJECT NUMBER 20062.06	SHEET 4 OF 7



1 NORTH ELEVATION
A2.0 SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
A2.0 SCALE: 3/8" = 1'-0"

DESIGN BY:	
------------	--

JPS
Construction and Design

88 Valley Road
Middletown, RI 02842
jps@jpsconstructiondesign.com
www.jpsconstdesign.com

PROJECT:

SANTONI GARAGE

9 SUNSET ROAD, BRISTOL, RI
02809

REVISIONS:

[illegible]

NOTES:

ISSUE:
01.03.2023
FOR ZONING

PROJECT PHASE:
ZONING APPLICATION

SHEET TITLE:
ELEVATIONS

DESIGNED BY:

LMV

DRAWN BY: LMD

CHECKED BY:

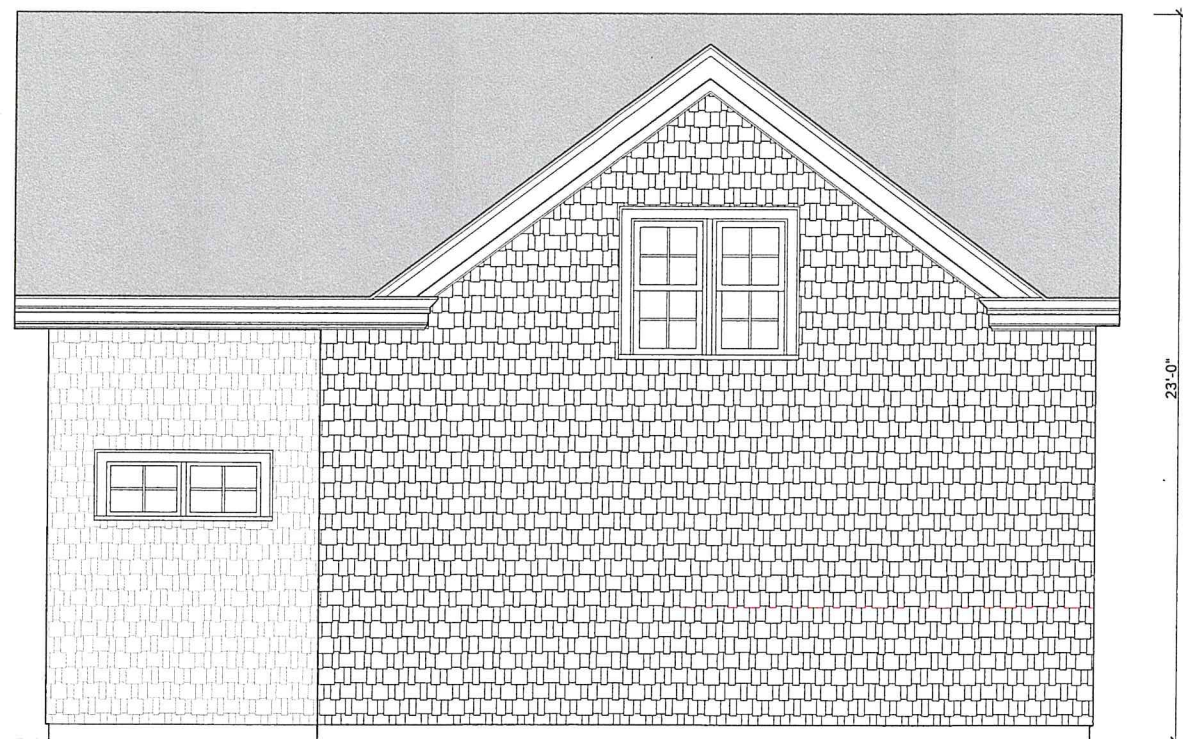
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SHEET NUMBER:

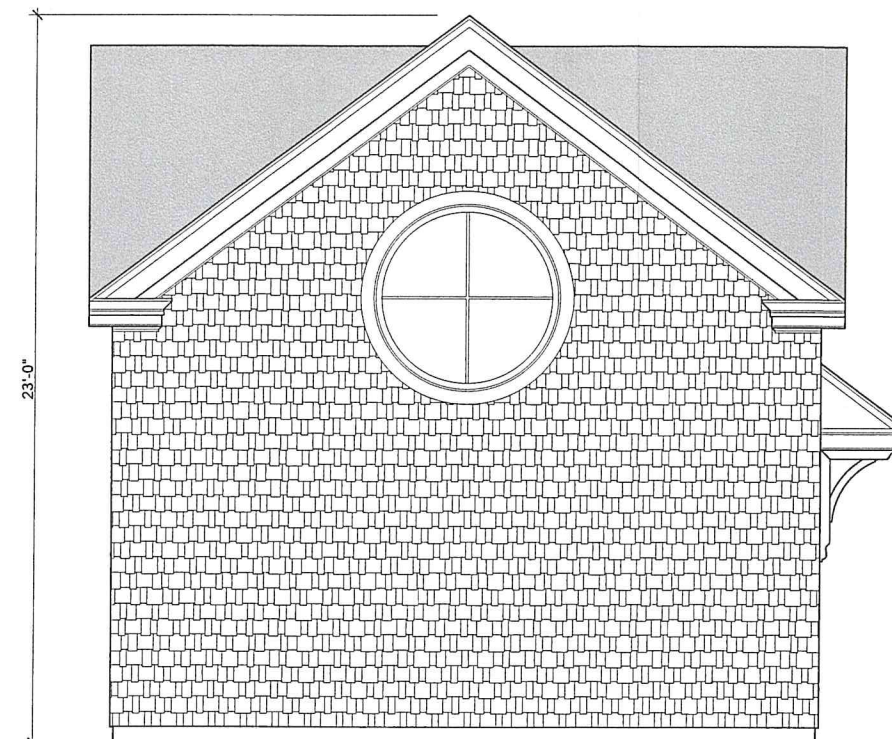
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A2.0

7. **RESULTS**



1 SOUTH ELEVATION
A2.1 SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
A2.1 SCALE: 3/8" = 1'-0"

DESIGN BY

JPS
Construction and Design

88 Valley Road
Middletown, RI 02842

jps@jpsconstructiondesign.com
www.jpsconstdesign.com

PROJECT:
SANTONI GARAGE

9 SUNSET ROAD, BRISTOL, RI
02809

REVISIONS:

[illegible]

NOTES:

ISSUE:
01.03.2023
FOR ZONING

PROJECT PHASE:
ZONING APPLICATION

SHEET TITLE:
ELEVATIONS

DESIGNED BY:

LM

DRAWN BY: LM

CHECKED BY:

St

SHEET NUMBER:	
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A2.1

1

7	
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**NORTHEAST
REVALUATION GROUP**

REVALUATION GROUP LLC

► **Owner**

► Owner Account #:

Owner 1 SANTONI, MICHAEL &

Owner 2 PAPPAS, ALEXIS I. TE

Owner 3

Address
9 SUNSET ROAD, BRISTOL, RI 02809-0000

% Owned

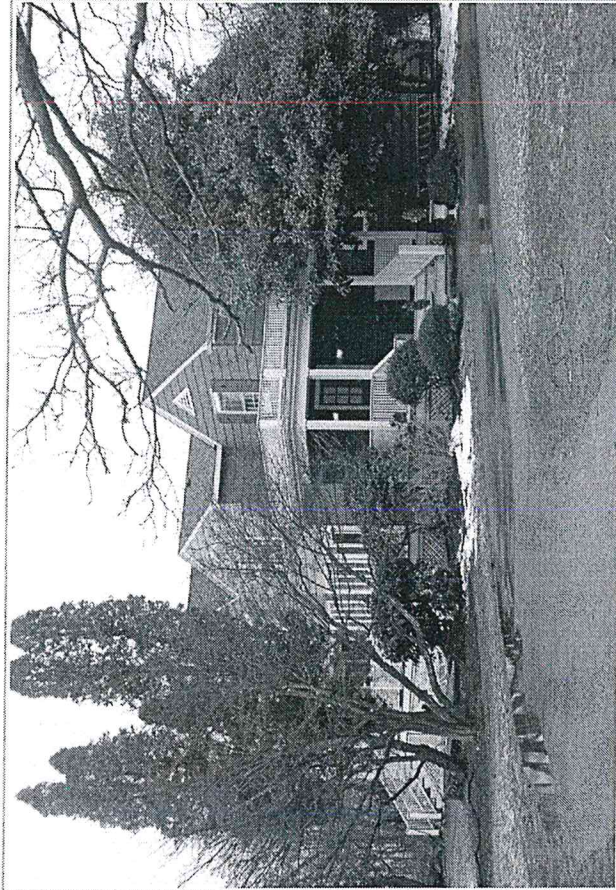
0.00

0.00

► Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	499,000	39,900	1.72	369,200	0	908,100
TOTAL	499,000	39,900	1.72	369,200	0	908,100

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	127.78	VAL per SQ Unit/Parcel >	127.78
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► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	499,000	39,900	2	369,200	0	908,100	908,100
2021	01	409,400	39,900	2	485,400	0	934,700	934,700
2020	01	403,400	39,900	2	485,400	0	928,700	928,700
2019	01	403,400	39,900	2	485,400	0	928,700	928,700
2018	01	351,400	38,800	2	441,300	0	831,500	831,500
2017	01	310,400	38,800	2	441,300	0	790,500	790,500

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
BISTLINE, MARK	04/15/2016	922,500	1841-115		W
KARPOWICZ, PAUL & LISA T	09/07/2007	937,500	1394-98		W

► Land Information

[illegible]

Print Date = 1/16/2023 Printed By = Counter

Year ID: 2022

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrantee

Item 4B.

Description		Description	
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Brick/Stone	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnkl	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shirn	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages	3	Color	
Plumbing		Electrical	200
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	Reg A/C
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Typical
Ext Full Bath	2	Very Good
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures	2	Very Good
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	3	Typical
W.S. Flues		

Room Counts by Floor			
	Units	# Rooms	# Bedrooms
1	1	9	4
2			
3			
4			
Totals	1	9	4

► Grade				► Other Factors			
Grade	Q3	Q3		Flood Hazard	Topography	Rolling Paved	
Year Built	1926	EFF Year			Street		
Alt LUC		Alt %	0.00		Traffic		
► Depreciation							
	Code	Description	%	Bas \$/SQ	Size Adj		126.00
Condition	GD	GD - Good	27.0	Constr Adj	Adj \$/SQ		0.94
Functional		-	0.0	Other Feats			1.01
Economic		-	0.0	Grade Fac			119.19
Special		-	0.0	Neigh Infl			99,997
OV		-		Land Factor			1.18
				Adj Total			1.00
				Depreciation			683,519
				Depr Total			184,550
							498,969
Total Depreciation % >			27.0				

► Remodeling History		► Condo Data	
Additions	Plumbing	Complex	
Interior	Electric	Location	
Exterior	Heating	Tot Units	
Kitchen	General	FL Level	0
Bath(s)	2017	# Floors	1
		Bldg Seq	

Building Permits				Est. Cost
	Issue Date	Permit #	Closed Date	BP Type
1	12/08/2020	E51441		ELEC
2	08/26/2020	E50915		ELEC
3	08/06/2020	B50812		BLDG
4	04/09/2019	B48434		BLDG
5	03/19/2019	E48353		ELEC
6	02/19/2019	B48295		BLDG
7	09/01/2017	627-17-B		BLDG
8	09/01/2017	B30633		BLDG
9	08/23/2017	E7708		ELEC

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

Code	Description	Area	Fin. Area	Rate	Under V
FFL	1st FLOOR	2,124	2,124	119.19	253,161
SFL	2nd FLOOR	911	911	119.19	108,582
FBM	FIN BMT	600	600	21.45	12,875
HST	HALF STORY	479	479	119.19	57,033
OPF	OPEN PORCH	935	0	12.33	10,811
BMT	BASEMENT	2,058	0	17.88	36,799
Total		7,107	4,114		479,253

► **Notes**

OWNS HALF OF TENNIS COURT-ASSESSMENT CORRECTED

12/13/18

Task	% Done	Status	Description/Directions
		Closed	Wiring for new HVAC split system 220v 20 amp
		Closed	Electrical wiring for split unit H.V.A.C, disconnect
		Closed	Remodel existing deck.
		Closed	Replace sliding door with new 10' French sliding door
		Closed	Due to Fire, wire two 2nd floor bedrooms and bathroom
		Closed	Interior renovations due to fire damage. Replace carpet
		Closed	ADDING BATHROOM TO 2ND FL
		Closed	ADD A BATHROOM WHERE AN EXISTING DECK WAS
		Closed	REWIRE SECOND FLOOR BEDROOMS, LAUNDRY ROOM

SF Size	Quality	Condition	Year	Assessed Value
800	3	AV	1990	21,800
3,600	3	AV	1970	17,600
240	3	AV	1926	500

	Date	Result	By
7/8/2021	REVIEW	MM	
9/7/2018	REVIEW	JH	
8/28/2018	MEASURED	BT	
4/2/2018	MEASURED	MP	
5/11/2007	LISTED	MP	
4/10/2007	MEASURE	MP	

2006 EAS || House fire

ct

Install new LVL header above 1
two first floor rooms, wire lights
to burnt floor joists on 2nd floor

WORKS ON THE SECOND FLOOR - S
RY & BATHROOM TO CODE

Other Info.
AFDU
PriorID1b
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c



9 Sunset Rd. - 300' Radius

Bristol, RI

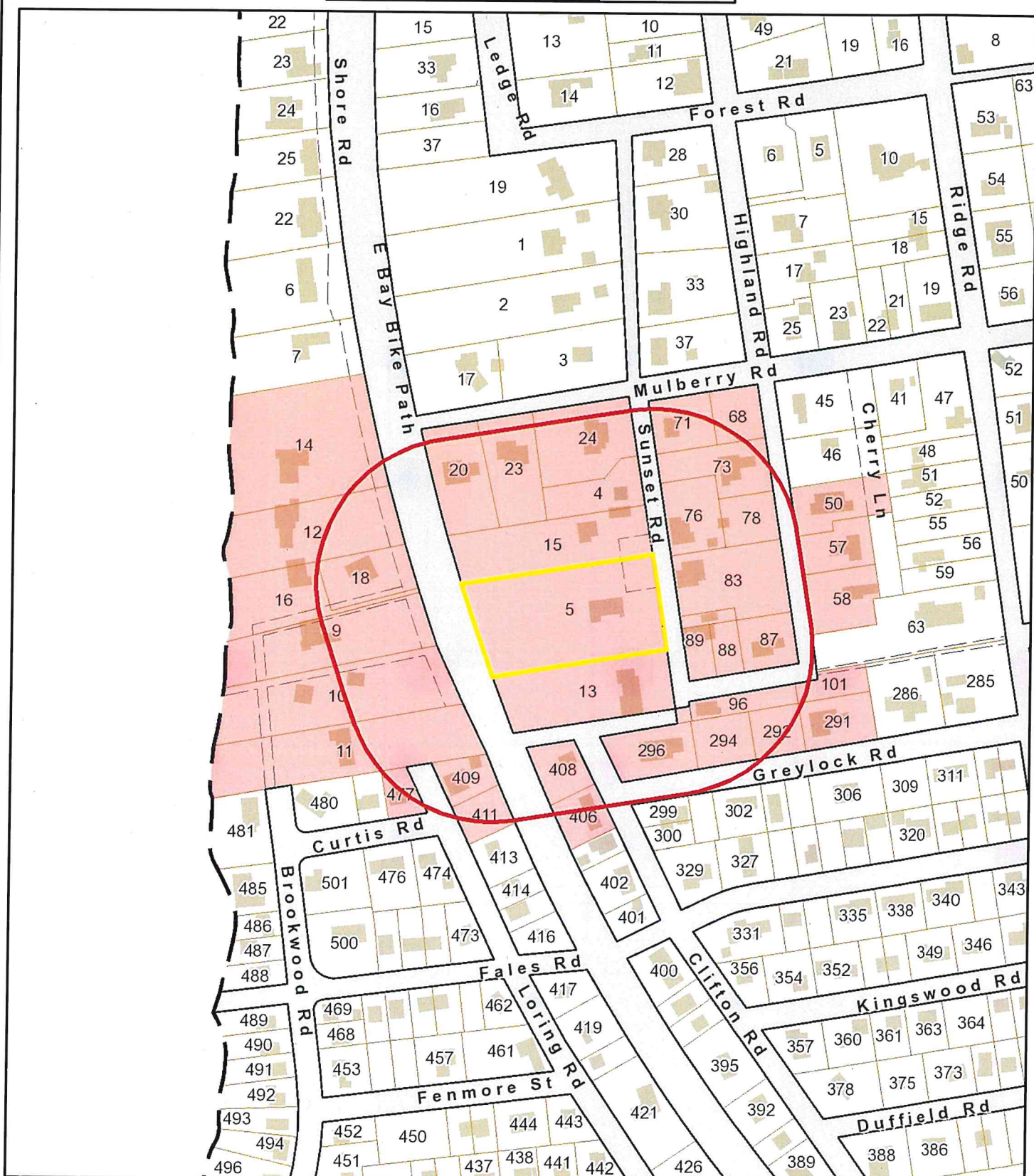


January 17, 2023

1 inch = 281 Feet

www.cai-tech.com

0 281 562 843



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300 foot Abutters List Report

Bristol, RI
January 17, 2023

Item 4B.

Subject Property:

Parcel Number: 74-5
CAMA Number: 74-5
Property Address: 9 SUNSET RD

Mailing Address: SANTONI, MICHAEL & PAPPAS, ALEXIS I.
TE
9 SUNSET ROAD
BRISTOL, RI 02809

Abutters:

Parcel Number: 73-50
CAMA Number: 73-50
Property Address: 14 HIGHLAND RD

Mailing Address: HUSE, MEREDITH M
14 HIGHLAND RD
BRISTOL, RI 02809

Parcel Number: 73-57
CAMA Number: 73-57
Property Address: 8 HIGHLAND RD

Mailing Address: BROWN, PETER & MARILYN CO-
TRUSTEES
8 HIGHLAND RD
BRISTOL, RI 02809

Parcel Number: 73-58
CAMA Number: 73-58
Property Address: 6 HIGHLAND RD

Mailing Address: GUERTIN, STEPHEN & AMY E TE
6 HIGHLAND RD
BRISTOL, RI 02809

Parcel Number: 73-71
CAMA Number: 73-71
Property Address: 26 SUNSET RD

Mailing Address: DWYER, THOMAS E & MARY ELLEN
TRUSTEES
26 SUNSET RD
BRISTOL, RI 02809

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

Mailing Address: ABERG, LENNART H. MARY A. ETUX TE
17 HIGHLAND RD
BRISTOL, RI 02809

Parcel Number: 73-76
CAMA Number: 73-76
Property Address: 16 SUNSET RD

Mailing Address: GWIZDOWSKI, DAVID M
16 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 73-83
CAMA Number: 73-83
Property Address: 10 SUNSET RD

Mailing Address: GOULD, DAVID & RHEAULT, CHELSEA
TE
10 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 73-87
CAMA Number: 73-87
Property Address: 1 HIGHLAND RD

Mailing Address: TERRA, ROBERT G PATRICIA A
1 HIGHLAND ROAD
BRISTOL, RI 02809

Parcel Number: 73-88
CAMA Number: 73-88
Property Address: WAYLAND RD

Mailing Address: FRENCH GARY & ENG, PATRICIA J
977 SOUTH ST
ROSLINDALE, MA 02131

Parcel Number: 73-89
CAMA Number: 73-89
Property Address: 6 SUNSET RD

Mailing Address: FRENCH, GARY ENG, PATRICIA J
6 SUNSET RD
BRISTOL, RI 02809



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1/17/2023

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300 foot Abutters List Report

Bristol, RI
January 17, 2023

Item 4B.

Parcel Number: 73-90
CAMA Number: 73-90
Property Address: SUNSET RD

Mailing Address: FRENCH GARY & ENG, PATRICIA J
977 SOUTH ST
ROSLINDALE, MA 02131

Parcel Number: 73-96
CAMA Number: 73-96
Property Address: 4 SUNSET RD

Mailing Address: PIRRI PROPERTIES LLC
1 COMMERCIAL WAY
WARREN, RI 02885

Parcel Number: 74-10
CAMA Number: 74-10
Property Address: 5 SHORE RD

Mailing Address: DEFOREST, ROBERT E ELIZA H TRSTS
& JANE H. HOLME
5506 9TH AVE DR WEST
BRADENTON, FL 34209

Parcel Number: 74-11
CAMA Number: 74-11
Property Address: 1 SHORE RD

Mailing Address: CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

Parcel Number: 74-12
CAMA Number: 74-12
Property Address: 2 MULBERRY RD

Mailing Address: PIRRI, JEANNE M TRUSTEE JEANNE M
PIRRI LIV TRUST AGMT
2 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-13
CAMA Number: 74-13
Property Address: 1 SUNSET AVE

Mailing Address: ONEIL, MICHAEL T LOUISE M. ETUX JT
1 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-14
CAMA Number: 74-14
Property Address: 4 MULBERRY RD

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

Parcel Number: 74-15
CAMA Number: 74-15
Property Address: 17 SUNSET RD

Mailing Address: VITALE, CHRISTOPHER P & AMY C TE
17 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-16
CAMA Number: 74-16
Property Address: 11 SHORE RD

Mailing Address: SALTZMAN, ADAM J
11 SHORE RD
BRISTOL, RI 02809

Parcel Number: 74-18
CAMA Number: 74-18
Property Address: 17 SHORE RD

Mailing Address: VOUTES, GEORGE & LISA
24 FAIRWAY DR
BARRINGTON, RI 02806

Parcel Number: 74-20
CAMA Number: 74-20
Property Address: 8 MULBERRY RD

Mailing Address: LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-23
CAMA Number: 74-23
Property Address: 10 MULBERRY RD

Mailing Address: WHEELER, JESSICA A., TRUSTEE THE
JESSICA A WHEELER TRUST 1
10 MULBERRY ROAD
BRISTOL, RI 02809



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1/17/2023

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300 foot Abutters List Report

Bristol, RI
January 17, 2023

Item 4B.

Parcel Number: 74-24
CAMA Number: 74-24
Property Address: 25 SUNSET RD

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

Parcel Number: 74-4
CAMA Number: 74-4
Property Address: 21 SUNSET RD

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

Parcel Number: 74-5
CAMA Number: 74-5
Property Address: 9 SUNSET RD

Mailing Address: SANTONI, MICHAEL & PAPPAS, ALEXIS
I. TE
9 SUNSET ROAD
BRISTOL, RI 02809

Parcel Number: 74-9
CAMA Number: 74-9
Property Address: 9 SHORE RD

Mailing Address: WILLIAMS, HERBERT R & KATHARINE B-
TRUSTEES HERBERT R WILLIAMS
TRUST (50%); KATHARINE B WILLIA
9 SHORE RD
BRISTOL, RI 02809

Parcel Number: 79-291
CAMA Number: 79-291
Property Address: 19 GREYLOCK RD

Mailing Address: KNEATH, THOMAS W. JR ET UX
KNEATH, AMY
19 GREYLOCK ROAD
BRISTOL, RI 02809

Parcel Number: 79-292
CAMA Number: 79-292
Property Address: GREYLOCK RD

Mailing Address: PIRRI PROPERTIES LLC
1 COMMERCIAL WAY
WARREN, RI 02885

Parcel Number: 79-294
CAMA Number: 79-294
Property Address: GREYLOCK RD

Mailing Address: PIRRI PROPERTIES LLC
1 COMMERCIAL WAY
WARREN, RI 02885

Parcel Number: 79-296
CAMA Number: 79-296
Property Address: 7 GREYLOCK RD

Mailing Address: BINGHAM, NIKKI-ANN TRUSTEE
7 GREYLOCK RD
BRISTOL, RI 02809

Parcel Number: 79-406
CAMA Number: 79-406
Property Address: 37 CLIFTON RD

Mailing Address: TURENNE, MARCIA E & QUIGLEY, ANNE
D TRUSTEES
37 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 79-408
CAMA Number: 79-408
Property Address: 41 CLIFTON RD

Mailing Address: QUIGLEY, MARK R. ANNE D. ETUX TE
41 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 79-409
CAMA Number: 79-409
Property Address: 40 LORING RD

Mailing Address: ZAYDON, PAUL TRUSTEE & BISSETT,
AMELIA TRST TC
40 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-411
CAMA Number: 79-411
Property Address: LORING RD

Mailing Address: MELLO, ROBERT W JR. ETUX MELLO,
DONNA A.
16 HILLSIDE RD
BRISTOL, RI 02809



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1/17/2023

Page 3 of 4



300 foot Abutters List Report

Bristol, RI
January 17, 2023

Item 4B.

Parcel Number: 79-477
CAMA Number: 79-477
Property Address: 9 CURTIS RD

Mailing Address: DAUBENEY, KEITH A
9 CURTIS ST
BRISTOL, RI 02809



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1/17/2023

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Page 4 of 4

Abutters List Report - Bristol, RI

ABERG, LENNART H.
MARY A. ETUX TE
17 HIGHLAND RD
BRISTOL, RI 02809

FRENCH, GARY
ENG, PATRICIA J
6 SUNSET RD
BRISTOL, RI 02809

PIRRI PROPERTIES LLC
1 COMMERCIAL WAY
WARREN, RI 02885

BINGHAM, NIKKI-ANN TRUSTE
7 GREYLOCK RD
BRISTOL, RI 02809

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

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

BROWN, PETER &
MARILYN CO-TRUSTEES
8 HIGHLAND RD
BRISTOL, RI 02809

GOULD, DAVID &
RHEAULT, CHELSEA TE
10 SUNSET RD
BRISTOL, RI 02809

QUIGLEY, MARK R.
ANNE D. ETUX TE
41 CLIFTON RD
BRISTOL, RI 02809

CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

GUERTIN, STEPHEN &
AMY E TE
6 HIGHLAND RD
BRISTOL, RI 02809

SALTZMAN, ADAM J
11 SHORE RD
BRISTOL, RI 02809

DAUBENEY, KEITH A
9 CURTIS ST
BRISTOL, RI 02809

GWIZDOWSKI, DAVID M
16 SUNSET RD
BRISTOL, RI 02809

SANTONI, MICHAEL &
PAPPAS, ALEXIS I. TE
9 SUNSET ROAD
BRISTOL, RI 02809

DEFOREST, ROBERT E
ELIZA H TRSTS & JANE H. H
5506 9TH AVE DR WEST
BRADENTON, FL 34209

HUSE, MEREDITH M
14 HIGHLAND RD
BRISTOL, RI 02809

TERRA, ROBERT G
PATRICIA A
1 HIGHLAND ROAD
BRISTOL, RI 02809

DWYER, THOMAS E & MARY EL
26 SUNSET RD
BRISTOL, RI 02809

KNEATH, THOMAS W. JR ET U
KNEATH, AMY
19 GREYLOCK ROAD
BRISTOL, RI 02809

TURENNE, MARCIA E & QUIGL
37 CLIFTON RD
BRISTOL, RI 02809

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

LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

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

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

MELLO, ROBERT W JR. ETUX
MELLO, DONNA A.
16 HILLSIDE RD
BRISTOL, RI 02809

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

FRENCH GARY & ENG, PATRI
977 SOUTH ST
ROSLINDALE, MA 02131

ONEIL, MICHAEL T
LOUISE M. ETUX JT
1 SUNSET RD
BRISTOL, RI 02809

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

WILLIAMS, HERBERT R & KAT
HERBERT R WILLIAMS TRUST
9 SHORE RD
BRISTOL, RI 02809

ZAYDON, PAUL TRUSTEE &
BISSETT, AMELIA TRST TC
40 LORING RD
BRISTOL, RI 02809

JPS

CONSTRUCTION and DESIGN

>> Contact Us: 401-619-1260
JPS@JPSCONSTRUCTIONDESIGN.COM**88 Valley Rd.**
Middletown, RI 02842Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

New Petition 4A. 2023-06 Memorandum:

Dimensional Variance

Michael and Alexis Santoni
9 Sunset Road
Bristol, RI 02809

The original application for the detached 2-story garage included minor discrepancies for overall foot print and overall height. These dimensions were listed in the application and description both correctly and incorrectly.

The discrepancies were as follows:

- The overall footprint was listed as *both* 22'X34' and 22'X32'6". The correct footprint is 22'X32'6"
- The overall height was listed as *both* 24' and 23'. The correct height is 23'

These dimensional discrepancies have been corrected and are smaller than the advertised dimensions. The architectural drawings and site plan submitted initially were/ still are accurate and with the appropriate dimensions.

Thank you for your understanding and hopefully this memorandum can help clear up any confusion.

TOWN OF BRISTOL
COMMUNITY DEV.

2023 FEB -3 PM 2: 27



COUNSELLORS AT LAW

Scott I. Wolf *
Michael T. O'Neil **
Brett A. Kaufman
Lauren D. Elco
Tiffany L. Stichel

Lisa Treiber
Gregory P. Hillier
Shatilla Shera B. Cairns
Benjamin M. Shwartz
Kathryn E. Martin **
James G. Gromann ‡
Jordan A. Walsh

OF COUNSEL

Jeffrey M. Schlossberg

IN MEMORIAM

George W. Skogstrom, Jr.
(1963-2022)
Hon. Lewis L. Whitman
(1934-2021)

*also admitted in Florida

**also admitted in Rhode Island

‡also admitted in New York

February 3, 2023

Sent via Email

Ed Tanner

Town of Bristol (RI)

Zoning Board of Review

Re: **Applicant:** **Michael and Alexis Santoni**
 Property Owners: **Michael and Alexis Santoni**
 Property: **9 Sunset Road**
 Hearing Date: **February 6, 2023**

Dear Mr. Tanner:

My wife Louise and I own and reside at **1 Sunset Road** which abuts 9 Sunset Road immediately to the south (*i.e.*, the left side lot line).

We are writing to provide notice to the Board that we have no objection to the variances being applied for in the application referenced above and support the project as represented by the proposed plans and designs submitted in the application package (*i.e.*, accessory structure with a height of 23-feet and width of 32.5-feet with proposed landscape screening as set forth in plan labeled "2 L1.0 -- Partial Landscape Plan").

Sincerely,
Schlossberg, LLC

/s/ Michael T. O'Neilcc: Michael and Alexis Santoni (*via email*)

35 Braintree Hill Park
Suite 401
Braintree, MA 02184
Tel: 781.848.5028
Fax: 781.848.5096

OM003001.69794

189 Wells Avenue
Suite 303
Newton MA, 02459

schlossbergllc.com
email@schlossbergllc.com



Town of Bristol, Rhode Island Zoning Board of Review

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

File #2023-07

CORRECTED PUBLIC HEARING*

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

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

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **Kyle Mello**
PROPERTY OWNER: **Kyle Mello**
LOCATION: **7 Mt. Pleasant Avenue**
PLAT: **121** LOTS: **43, 44 & 45**
ZONE: **R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 13ft. x 15ft. 8in. single-story mudroom addition and a 28ft. x 30ft. two-story living area addition with an attached 6ft. x 28ft. front deck to an existing single-family dwelling with less than the required front yard.

A handwritten signature in cursive script, reading "Edward M. Tanner".

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, February 2, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 JAN -6 PM 1:07

APPLICATION

File No: 2023-07

Accepted by ZEO: 1/6/2023 ^{EXT}

APPLICANT	Name: <u>Kyle Mello</u>		
	Address: <u>7 Mt. Pleasant Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Telephone #: <u>508 243 6969</u> Home:		Work/Cell:
PROPERTY OWNER	Name: <u>Kyle Mello</u>		
	Address: <u>7 Mt. Pleasant Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	ZIP: <u>02809</u>
	Telephone #: <u>508 243 6969</u> Home:		Work/Cell:

1. Location of subject property: 7 Mt Pleasant Ave Bristol RI 02809
 Assessor's Plat(s) #: 121 Lot(s) #: 121-45,44,43
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): Front Offset
 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?: 16 years
7. Present use of property: Home
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): Size: 20' X 38-8'
Area: 698.3 S.F. Height: 18'
10. Proposed use of property: Home

11. Give extent of proposed alterations: Addition of Mvd Room and 2 story Addition

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

Mvd Room: 13' X 15'-8" Area: 204 SF Height: 14'

2 story Addition: size: 28' X 30' Area: 840 SF Height: 34'4"

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>18'8" Deck</u> **
Left side lot line:	Required Setback: _____	Proposed Setback: <u>24'8" Building</u>
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? NO

If yes, has he refused a permit? _____ If refused, on what grounds? _____

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

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

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

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

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

Applicant's Signature: [Signature]

Date: 1/6/2023

Print Name: Kyle Mello

Property Owner's Signature: [Signature]

Date: 1/6/2023

Print Name: Kyle Mello

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

Name: _____ Telephone #: _____

Address: _____

** Professional site plan is underway to confirm both dimensions.

Dear Zoning Board,

After 16 years of property ownership an addition has been proposed for this property that is located at 7 Mt Pleasant Ave. The proposed addition meets all dimensional setbacks and coverage requirements except the front setback. Due to the unique topology slope of the property we needed to move the structure forward to accommodate addition and the garage below.

Relief Requested

We are requesting relief on the front setback due to the nature of the property topology and the road. We are requesting a setback relief variance for 19' 5" to the front of the overhanging deck and setback on the actual building is 25' 2". The existing is 25'-2" and setback requires 30' and so we are requesting relief of about 5'.

V/R

Kyle Mello

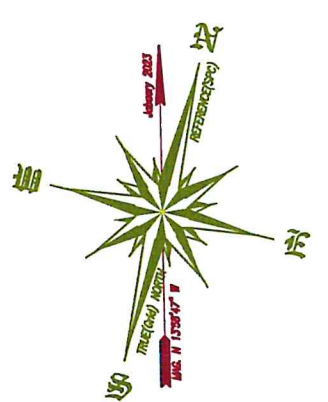
7 Mt Pleasant Ave

Bristol RI, 02809



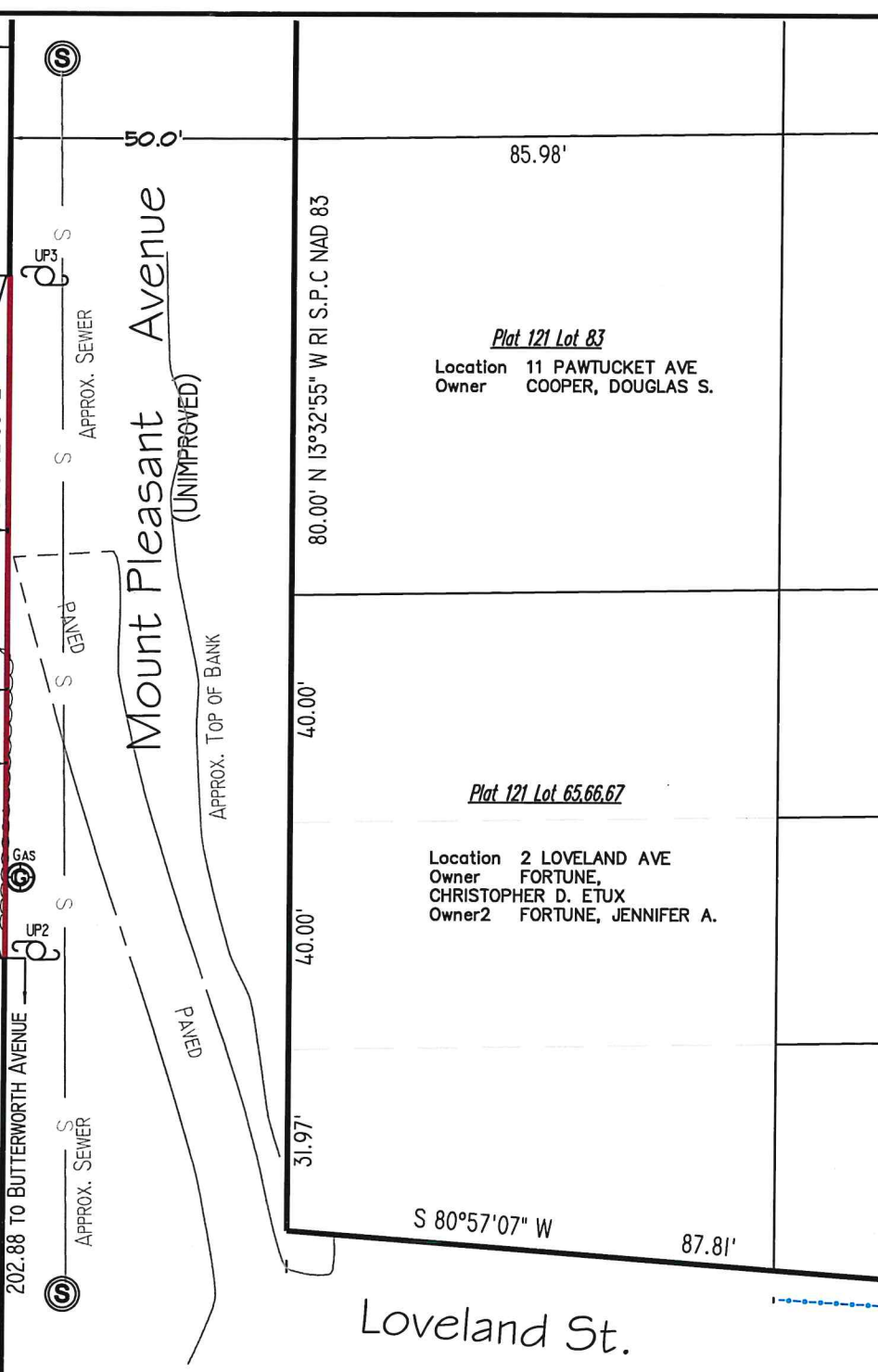
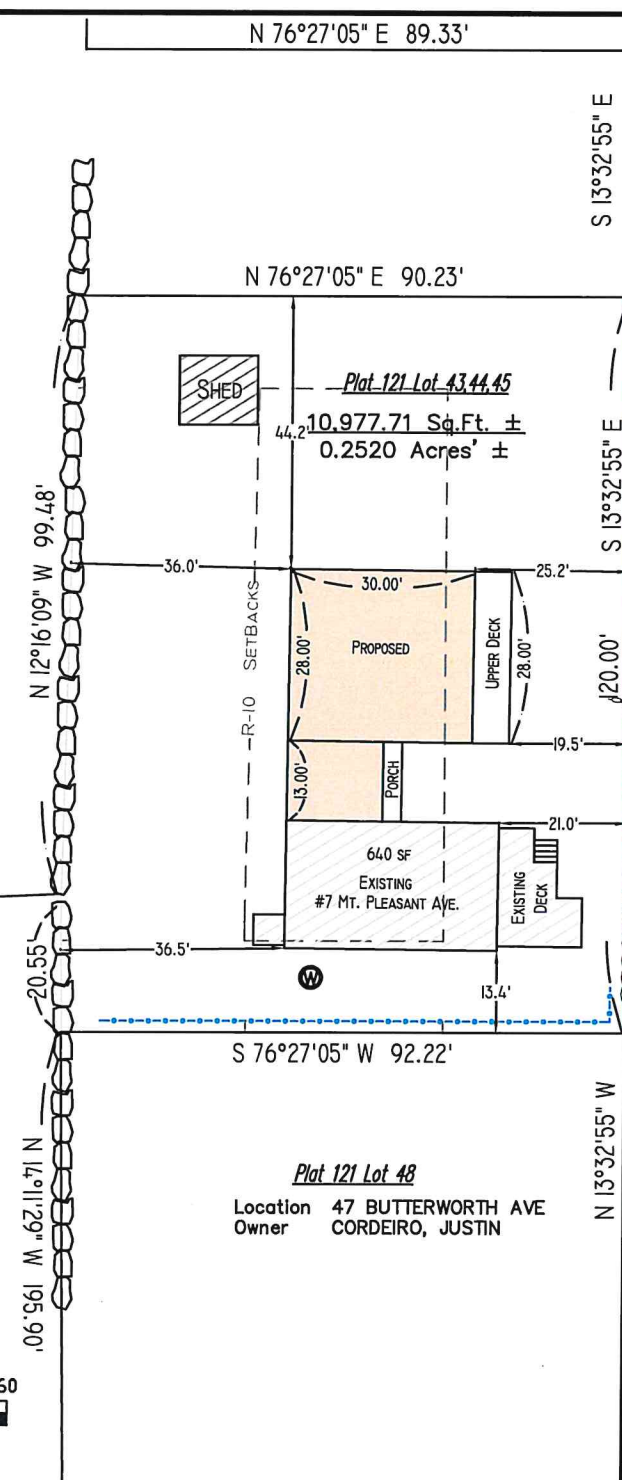
- LEGEND**
(SYMBOLS MAY BE FOUND ON PLAN)
- | | | | |
|-----------------|--------------------|-----------------|-----------------------|
| ○ ^{IR} | IRON ROD FOUND | ⊕ | WATER |
| ○ ^{RS} | IRON ROD SET | ⊙ | GAS |
| MON TO BE SET | MONUMENT TO BE SET | ⊕ | MANHOLE |
| △ ^{PK} | PK NAIL FOUND | ⊕ | EXISTING FIRE HYDRANT |
| ● ^{FP} | FENCE POST | ■ | CATCH BASIN DOUBLE |
| ■ ^{GF} | MONUMENT FOUND | ⊙ | SEWER |
| --- | FENCE LINE | ⊕ | UTILITY POLE |
| ⊙ ^{DH} | DRILL HOLE FOUND | T/A | TAX ASSESSOR |
| X | SPOT GRADE | ● ^{DS} | DRILL HOLE SET |
| △ | SURVEY POINT | ⊕ | EXISTING WATER VALVE |
| □ | RIHB | ⊕ | EXISTING GAS VALVE |
| ○ ^{IP} | IRON PIPE FOUND | ■ | EXISTING CATCH BASIN |

Plat 121 Lot 173
45 R BUTTERWORTH AVE
Owner HUGHES, DONALD &
GREER-FRANCIS, WENDY JT



S 73°49'56" W 115.72'

Plat 121 Lot 4
Location 45 BUTTERWORTH AVE
Owner OLNEY, DAVID R. TE
Owner2 ANNETTE M. OLNEY



Plat 121 Lot 83
Location 11 PAWTUCKET AVE
Owner COOPER, DOUGLAS S.

Plat 121 Lot 65.66.67
Location 2 LOVELAND AVE
Owner FORTUNE, CHRISTOPHER D. ETUX
Owner2 FORTUNE, JENNIFER A.

Plat 121 Lot 48
Location 47 BUTTERWORTH AVE
Owner CORDEIRO, JUSTIN

REFERENCE:
Fairview Park Plat No.5
George S, Bullock
June 1926
Plat Book B Page 24

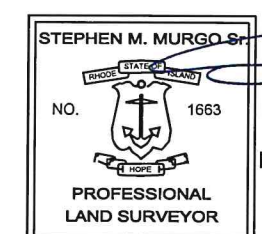
Zoning Residential 10

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	10,998 sf	10,998 sf
MIN. LOT WIDTH	80'	120'	120'
MIN LOT FRONTAGE	80'	120'	120'
MAX. LOT COVERAGE	25%	6.2%	17.6%
MIN. FRONT YARD	30'	21.3'	19.5'
MIN. SIDE YARD	15'	13.4'	13.4'
MIN. REAR YARD	30'	36.5'	36.0'

Existing Non-Conforming Use
Existing Substandard Lots of Record

CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the The Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016 as follows:
(a) Type of Boundary Survey Comprehensive Boundary Survey Measurement Specification
(b) The purpose of the Survey and Plan is to show properly line information and the location on structures and other features deemed important.

Stephen M. Murgó Sr. PLS
BY: Stephen M. Murgó PLS # 1663
COA LS A33
JAN.12,2023



Kyle Mello
ASSESSOR'S PLAT 121, LOTs 43/44/45
SITUATED AT
7 Mt. Pleasant Avenue
IN
BRISTOL RHODE ISLAND
PREPARED BY
STEPHEN M. MURGO SR.
PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS RHODE ISLAND
162 BAY VIEW AVENUE
BRISTOL, RHODE ISLAND
02809
401-253-0092
SMMSURVEY@COX.NET

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Transaction.

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NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

FINISH SCHEDULE	
1	NEW FINISH FLOORING SYSTEM: FINISH FLOORING AS SELECTED BY OWNER FLOORING UNDERLAYMENT OVER 3/4" TIG SUBFLOOR AND NAILED
2	1ST FLOOR EXTERIOR WALL SYSTEM: EXTERIOR SIDING ON UNDERLAYMENT SIDEWALL SHEATHING IN-FILL 2x4 STUDS TO MATCH EXISTING
3	2ND FLOOR EXTERIOR WALL SYSTEM: EXTERIOR SIDING ON UNDERLAYMENT SIDEWALL SHEATHING SISTER 2x4 @ 16" O.C. TO EXISTING STUDS ALL STUDS MUST BE CONTINUOUS BOTTOM-TO-TOP 1/2" BLUEBOARD W/ SKIMCOAT FINISH
4	NEW FINISHED CEILING SYSTEM: 1 x 3 AT 16" O.C. STRAPPING 1/2" BLUEBOARD W/ SKIMCOAT FINISH
5	NEW INTERIOR WALL SYSTEM: 2 x 4 @ 16" O.C. WALL 1/2" BLUEBOARD W/ SKIMCOAT FINISH EACH SIDE (TYPICAL)
6	ROOFING SYSTEM (LOW-PITCH): 30-YEARS ASPHALT SHINGLES 1/2" FELT UNDERLAYMENT FULL COVERAGE ICE & WATER (1" SEAMS) 5/8" TIG CDX PLYWOOD

GENERAL NOTES:

- ALL WORK TO COMPLY WITH SBC2 - RI ONE (TWO
FAMILY DWELLING CODE, 1ST EDITION, AUGUST 2014
BASED ON IRC 2015 STANDARDS.

PROPOSED PROJECT IS LOCATED IN RI HIGH-WIND AREA.
APPENDIX AA - HIGH WIND PRESCRIPTIVE DESIGN APPLIES.
SEE BUILDING CODE FOR UPDATED MINIMUM STANDARDS
AND ADDITIONAL REQUIREMENTS FOR ALL CONSTRUCTION.

INDICATES OUTSIDE CORNER THAT REQUIRES
4'-0" SHEAR WALL EACH SIDE OR TOTAL LENGTH
WITH NO WALLS UNDER 2'-0" SEE AA 203.2
INSTALL WALL SHEATHING VERTICALLY AT
ALL CORNERS LESS THAN 24".

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL
INSPECTIONS, APPROVALS, PERMITS, ETC.

- CONTRACTOR TO COORDINATE WITH
OWNER SELECTION PURCHASE, INSTALLATION, AND
SWITCHING OF LIGHT FIXTURES.

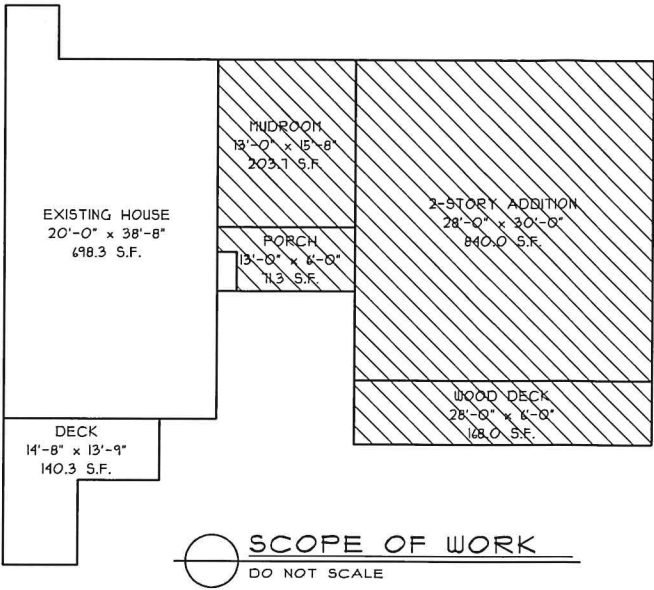
- COORDINATE WITH OWNER PLACEMENT AND
INSTALLATION OF ELECTRICAL OUTLETS AND
CONCEALED TELEPHONE WIRING.

- ALL DIMENSIONS TO BE VERIFIED IN FIELD BY
CONTRACTOR AND HOMEOWNER NOTIFIED IMMEDIATELY
OF ANY DISCREPANCIES AND DISCUSS OPTIONS
BEFORE ANY ACTION REGARDING CHANGES.

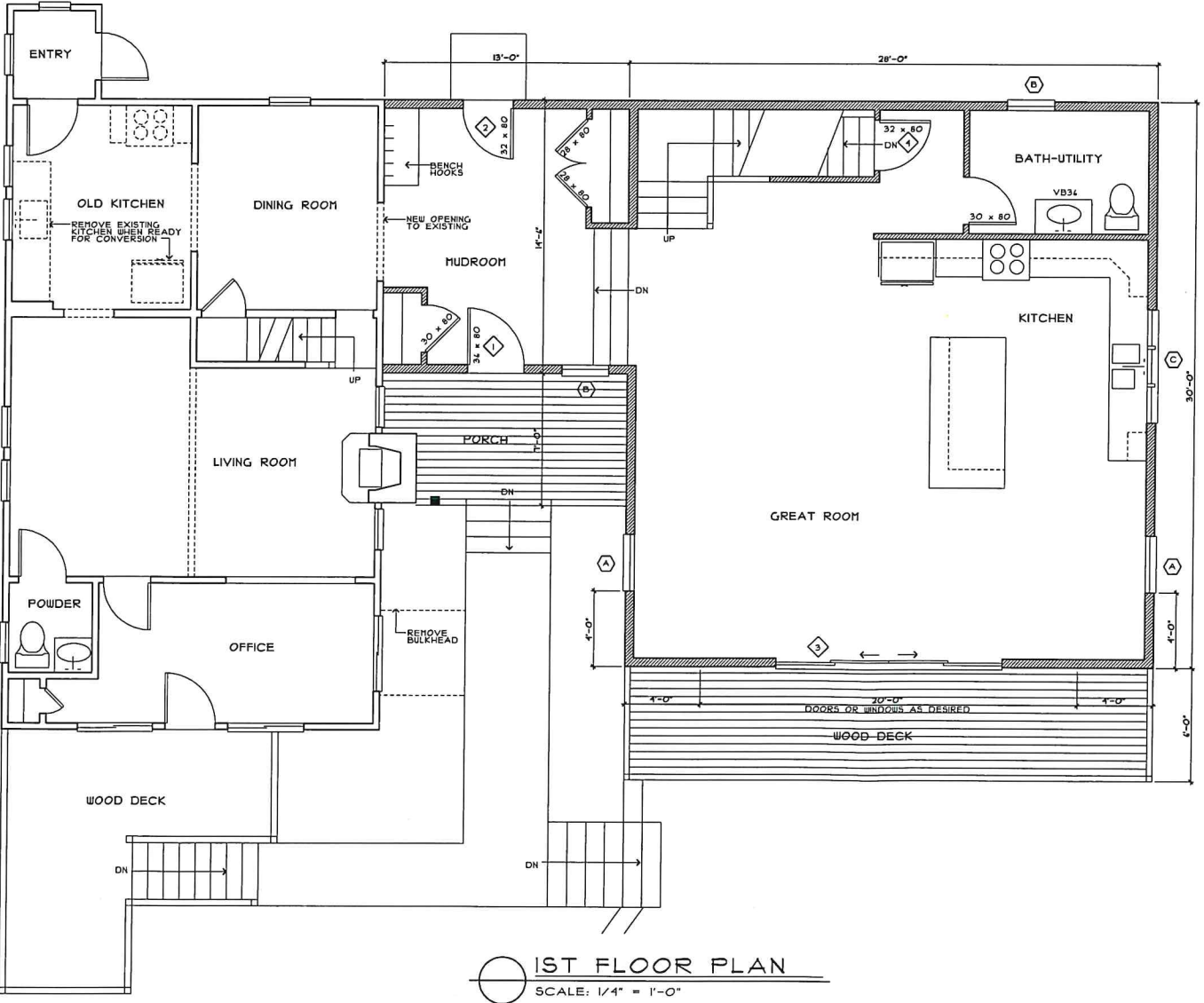
- CONTRACTOR TO LOCATE SMOKE DETECTORS AND
HAVE LOCAL FIRE CHIEF APPROVAL OF LOCATIONS.
- GRASPABLE HANDRAILS AND RETURNS ARE REQUIRED
ON ALL STAIR RAILING - INSIDE AND OUTSIDE.

LEGEND

- DRAWING # 1
SHEET # 1
- ELEVATION (FRAMING)
SECTION MARKER
- NEW WALL
EXISTING WALL
- 3 1/2" LALLY COLUMN
SOLID WOOD POST



WINDOW & DOOR SCHEDULE					
HK	MODEL #	STYLE	FRAME SIZE	LITES	LOCATION AND NOTES
A	TW 2846	DOUBLE-HUNG	2'-10" x 4'-9"		MEETS EGRESS
B	TW 2432	DOUBLE-HUNG	2'-6" x 3'-5"		BATH-UTILITY
C	C335	CASEMENT	6'-0" x 3'-5"		KITCHEN WINDOW
1	HALF-LITE	IN-SWING	3'-0" x 4'-8"		PORCH ENTRY
2	HALF-LITE	IN-SWING	3'-0" x 4'-8"		REAR MUDROOM ENTRY
3	FWG 12048	SLIDER	12'-0" x 4'-8"		GREAT ROOM TO DECK
4	4-PANEL	IN-SWING	2'-8" x 4'-8"		1ST STAIR TO BASEMENT
5	FWG 4048	SLIDER	4'-0" x 4'-8"		MASTER BED TO DECK
6	OVERHEAD		9'-0" x 8'-0"		GARAGE DOOR
7	OVERHEAD		9'-0" x 8'-0"		GARAGE DOOR
8	4-PANEL	IN-SWING	2'-8" x 4'-8"		GARAGE STAIR - 20 MIN.
9	4-PANEL	IN-SWING	2'-8" x 4'-8"		STORAGE ROOM - 20 MIN.
X	DESIGNATES EGRESS WINDOW LOCATION IN BEDROOMS.				
T	CONTRACTOR TO VERIFY ALL SAFETY GLASS LOCATIONS BEFORE ORDERING.				
NOTES: ALL WINDOW MODEL NUMBER ARE ANDERSEN TILT-WASH SERIES OR EQUAL. 1. VERIFY ALL R.O.'S WITH MANUFACTURER PRIOR TO FRAMING 2. PROVIDE FACTOR APPLIED 2x4 JAM EXTENSIONS FOR ALL UNITS. 3. ALL WINDOWS TO INCLUDE CHARCOAL SCREENS					



MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

MELLO
RESIDENCE

□ □ □

7 MT. PLEASANT AVE.
BRISTOL, RI
02809

DATE: 1/4/2023

REVISIONS:

A1

SHEET NO:

DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

MELLO
RESIDENCE

□ □ □

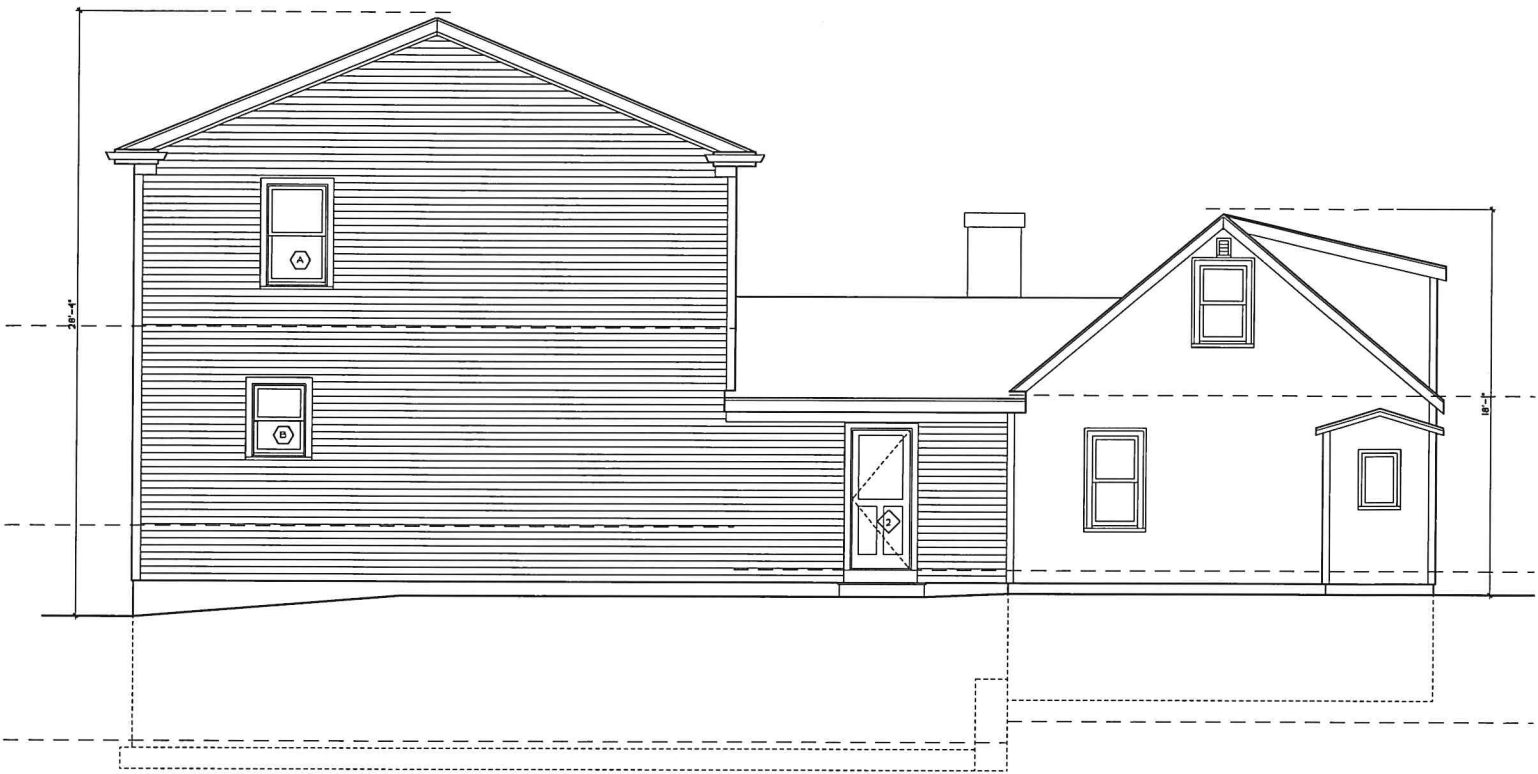
7 MT. PLEASANT AVE.
BRISTOL, RI
02809

DATE: 1/4/2023

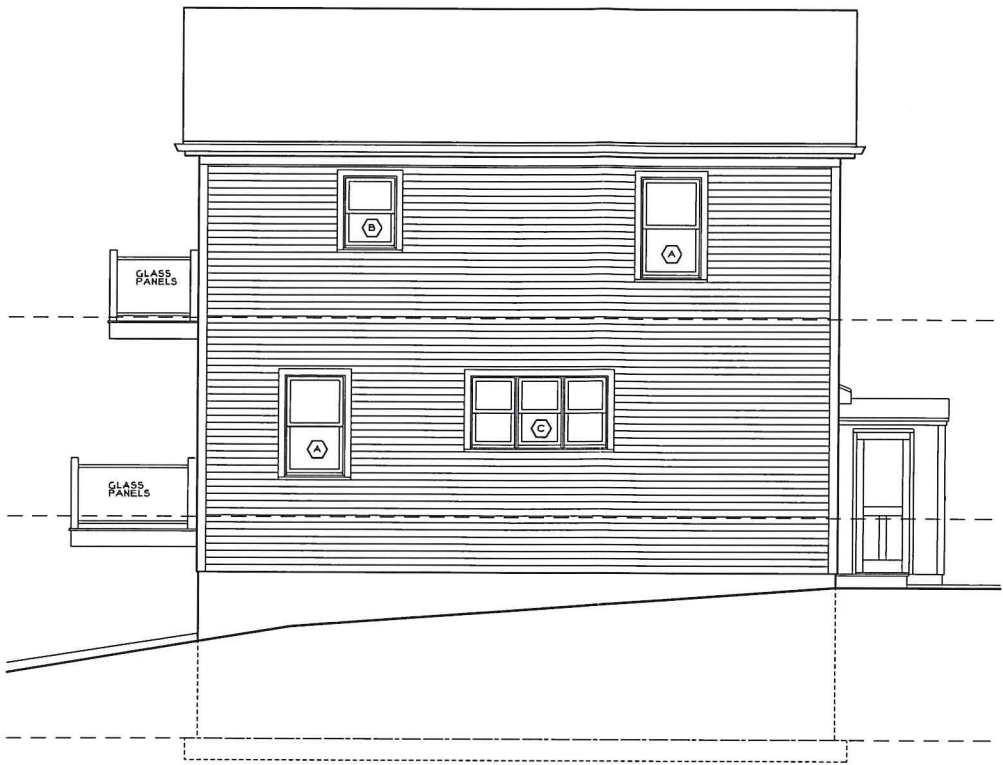
REVISIONS:

A3

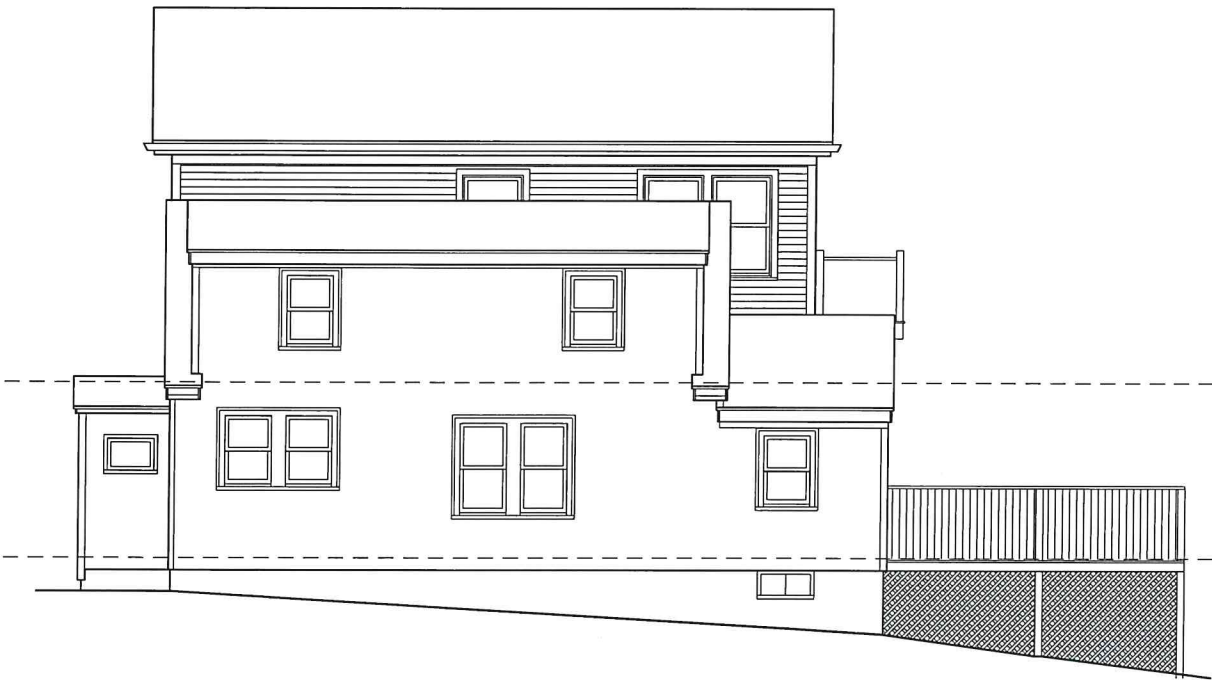
SHEET NO:



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



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

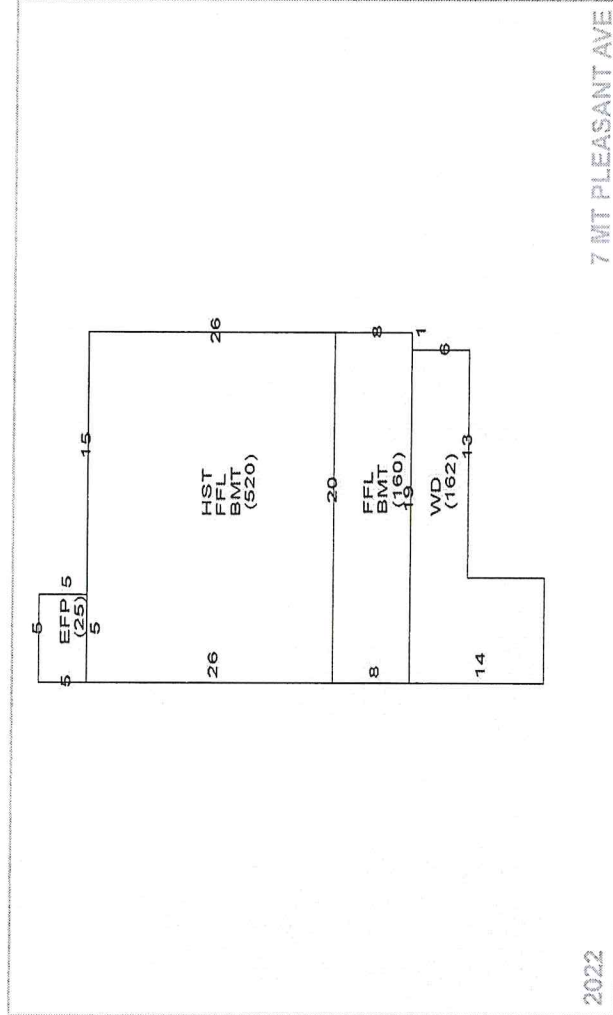


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	113.95	VAL per SQ Unit/Parcel >	113.95
----------	--------------	------------------------	--------	--------------------------	--------

[illegible]

Plat/Lot 121 45

Account: 6242

LUC 01

Zone R-10

Assessment

\$205,900

Building Information

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

Quantity	Quality
1	Typical
1	Typical
1	Typical
1	Typical
1	Typical
1	Typical

Room Counts by Floor

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

Grade

Grade	Q4	Q4
Year Built	1940	EFF Year
Alt LUC		Alt %

Depreciation

Code	GD	Description	%
Condition	GD	GD - Good	27.0
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			
27.0			

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	680	680	178.71	121,523
HST	HALF STORY	260	260	178.71	46,465
WD	WOOD DECK	162	0	16.83	2,726
BMT	BASEMENT	680	0	26.81	18,231
EFP	ENCL PORCH	25	0	36.00	900
Total		1,807	940		189,845

Notes

W/ 43 & 44-EXTERIOR RENOVATION 12/05 EAS VINYL-2005, KITCHEN RENOVATED.- II 09-01-2021 Split land line in order to conform to zoning (with abutting lot) and create second land line for land in excess of minimum lot size in R-10 zone. Change the land use code from "13" to "12" to better reflect the current common land usage, MRM.

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 07/18/2005	B24423		BLDG	0		Closed	INSTALL VINYL SIDING
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1 99	Gas Fireplac	1	S	1				1	3	AV	1,400
2 2	Shed	1	Y	1			120	3	3	AV	1,000
3 13	Patio	1	Y	1			480	3	3	AV	1,100
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Owner	Owner Account #:	% Owned
Owner 1	MELLO, KYLE	
Owner 2		0.00
Owner 3		0.00
Address	7 MT PLEASANT AVE, BRISTOL, RI 02809-0000	

Assessment						
Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
12	0	0	0.08	54,300	0	54,300
TOTAL	0	0	0.08	54,300	0	54,300
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		VAL per SQ Unit/Parcel >		

► Previous Assessments								
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	12	0	0	0	54,300	0	54,300	54,300
2021	13	0	0	0	19,400	0	19,400	19,400
2020	13	0	0	0	19,400	0	19,400	19,400
2019	13	0	0	0	19,400	0	19,400	19,400
2018	13	0	0	0	18,700	0	18,700	18,700
2017	13	0	0	0	18,700	0	18,700	18,700

[illegible]

► Bristol

► MT PLEASANT AVE

Card of

► Plat/Lot 121 44

► Account: 6241

LUC 12 Zone R-10

► Assessment

\$54,300



NORTHEAST
REVALUATION GROUP LLC

► Building Information

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

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

► Room Counts by Floor

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

► Grade

Grade	EFF Year	ROLLING
Year Built	Alt %	PAVED
Alt LUC		Traffic

► Depreciation

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

► Other Factors

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

► Remodeling History

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

► Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	

► Notes

W/43 & 45 || 09-01-2021 Per GIS review the house does not appear to straddle this lot. However, the land is in common ownership with the abutting lot and is merged per zoning in an attempt to conform with current R-10 zoning rules. Change the land use code from "13" to "12" to better reflect the current usage, MRM.

► Building Permits

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

► Special Features & Yard Items

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

► Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Owner	Owner Account #:	% Owned
Owner 1	MELLO, KYLE	
Owner 2		0.00
Owner 3		0.00
Address	7 MT PLEASANT AVE, BRISTOL, RI 02809-0000	

[illegible]

Assessment						
Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
12	0	0	0.08	53,700	0	53,700
TOTAL	0	0	0.08	53,700	0	53,700
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		VAL per SQ Unit/Parcel >		

Previous Assessments			SF
Year	LUC	Building	
2022	12	0	
2021	13	0	
2020	13	0	
2019	13	0	
2018	13	0	
2017	13	0	

Land Information								
	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	
							Adjusted	
1	12	Oth Imprv	0.0832	AC	P	1.00	645,000	645,433
2								
3								
4								

2022

THE EAST ASIAN

► Bristol

► MT PLEASANT AVE

Card of

► Plat/Lot 121 43

► Account: 6240

LUC 12 Zone R-10

► Assessment

\$53,700

► Building Information

Description	Description
BLDG Type	Story Height
RES Units	COM Units
Foundation	BMT Floor
Frame 1	Frame 2
EXT Wall 1	EXT Wall 2
Roof Type 1	Roof Type 2
Roof Cover 1	Roof Cover 2
INT Wall 1	INT Wall 2
Floors 1	Floors 2
BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Heat Type
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceil HGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	

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

► Room Counts by Floor

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

► Grade

Grade	Year Built	EFF Year	Alt %
Alt LUC			

► Other Factors

Flood Hazard	Topography	Street	ROLLING
		Traffic	PAVED

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
Total					

► Visit History

Date	Result	By
7/20/2021	REVIEW	MM
4/13/2018	REVIEW	JH
4/2/2018	VACANT LO	BT

► Notes

W/44 & 45 || 09-01-2021 Per GIS review the house does not appear to straddle this lot. However, the land is in common ownership with the abutting lot and is merged per zoning in an attempt to conform with current R-10 zoning rules. Change the land use code from "13" to "12" to better reflect the current usage, MRWL.

► Remodeling History

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

► Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	

► Building Permits

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

► Special Features & Yard Items

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

► Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



7 Mt. Pleasant Ave. - 300' Radius

Bristol, RI



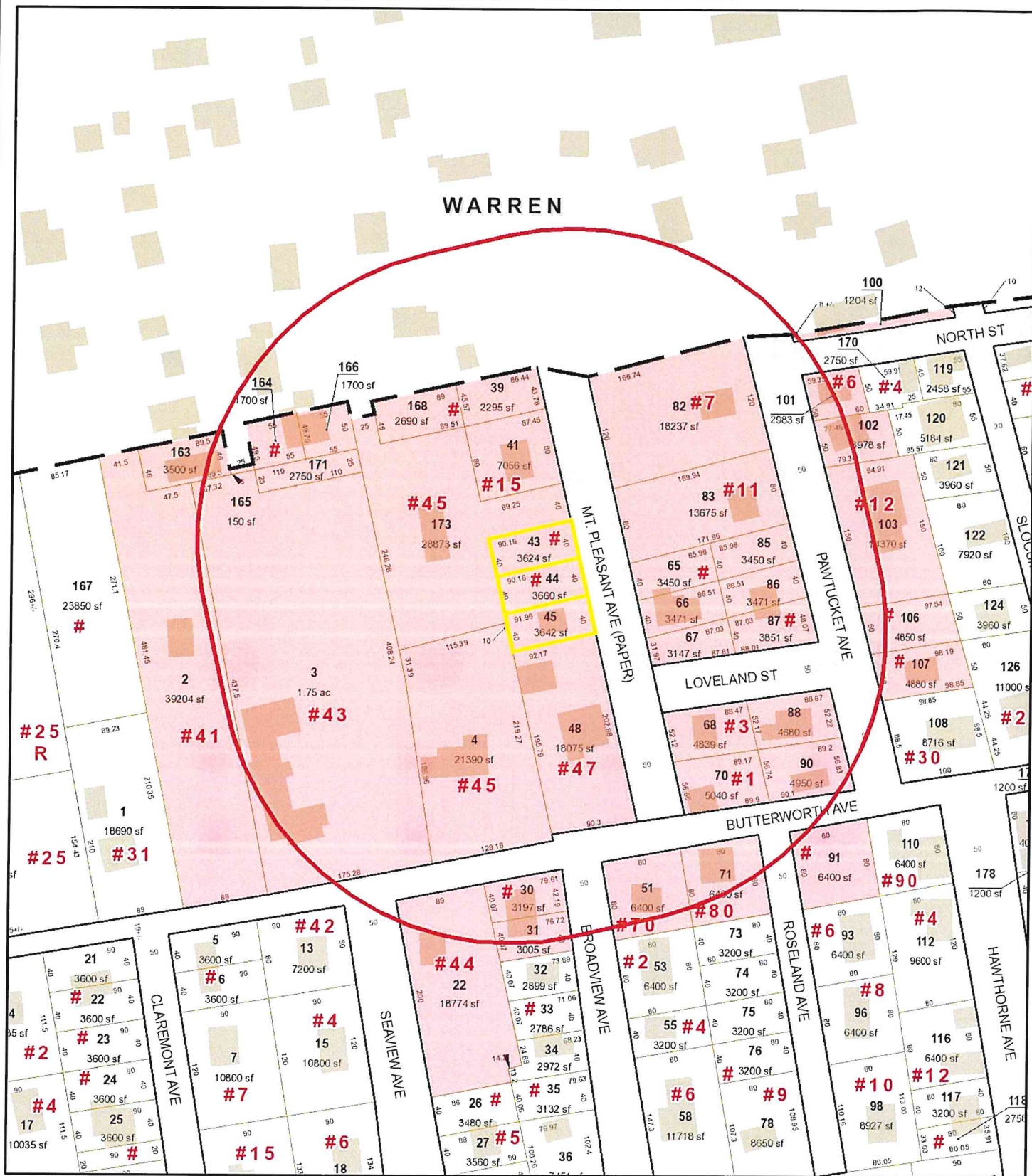
January 13, 2023

1 inch = 140 Feet

www.cai-tech.com



WARREN



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300 foot Abutters List Report

Bristol, RI
January 13, 2023

Item 4C.

Subject Properties:

Parcel Number: 121-43
CAMA Number: 121-43
Property Address: MT PLEASANT AVE

Mailing Address: MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

Parcel Number: 121-44
CAMA Number: 121-44
Property Address: MT PLEASANT AVE

Mailing Address: MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

Parcel Number: 121-45
CAMA Number: 121-45
Property Address: 7 MT PLEASANT AVE

Mailing Address: MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 121-100
CAMA Number: 121-100
Property Address: NORTH ST

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

Parcel Number: 121-101
CAMA Number: 121-101
Property Address: 6 PAWTUCKET AVE

Mailing Address: ROBINSON, DEAN W. JR.
6 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-102
CAMA Number: 121-102
Property Address: 10 PAWTUCKET AVE

Mailing Address: MITCHELL, CARL R III
4 PAWTUCKET AVE
BRISTOL, RI 02809

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

Mailing Address: LEACH, KAREN M. & ALAN D TRUSTEES
12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-163
CAMA Number: 121-163
Property Address: MT PLEASANT AVE

Mailing Address: CABRAL, PAUL J
8 VIRGINIA STREET
WARREN, RI 02885

Parcel Number: 121-164
CAMA Number: 121-164
Property Address: MT PLEASANT AVE

Mailing Address: NICHOLSON, EARL J. JR.
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 121-165
CAMA Number: 121-165
Property Address: MT PLEASANT AVE

Mailing Address: CABRAL, PAUL J
8 VIRGINIA STREET
WARREN, RI 02885



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300 foot Abutters List Report

Bristol, RI
January 13, 2023

Item 4C.

Parcel Number: 121-166
CAMA Number: 121-166
Property Address: MT PLEASANT AVE

Mailing Address: NICHOLSON, EARL J. JR.
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 121-168
CAMA Number: 121-168
Property Address: MT PLEASANT AVE

Mailing Address: DESHAIES, RAYMOND R JANET L TE
4 FRANCES STREET
WARREN, RI 02885

Parcel Number: 121-171
CAMA Number: 121-171
Property Address: BUTTERWORTH AVE

Mailing Address: NICHOLSON, EARL J. JR.
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 121-173
CAMA Number: 121-173
Property Address: 45 R BUTTERWORTH AVE

Mailing Address: HUGHES, DONALD & GREER-FRANCIS,
WENDY JT
45 R BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-2
CAMA Number: 121-2
Property Address: 41 BUTTERWORTH AVE

Mailing Address: COSTA, COLBY J ETAL JT TANYA P &
STEVEN R
41 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-22
CAMA Number: 121-22
Property Address: 44 BUTTERWORTH AVE

Mailing Address: JORDAN, JOHN ELWOOD JR. & GAIL
PATRICIA TE
44 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-3
CAMA Number: 121-3
Property Address: 43 BUTTERWORTH AVE

Mailing Address: DEAN, RUSSELL A. ET UX MARILYN L.
TE
43 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-31
CAMA Number: 121-31
Property Address: 1 BROADVIEW AVE

Mailing Address: PELLEGRINI, ALBERT R & MARY E LE
DUFFICY, DEANA P
1 BROADVIEW AVE
BRISTOL, RI 02809

Parcel Number: 121-39
CAMA Number: 121-39
Property Address: MT PLEASANT AVE

Mailing Address: DESHAIES, RAYMOND R JANET L TE
4 FRANCES STREET
WARREN, RI 02885

Parcel Number: 121-4
CAMA Number: 121-4
Property Address: 45 BUTTERWORTH AVE

Mailing Address: OLNEY, DAVID R. TE ANNETTE M.
OLNEY
45 BUTTERWORTH AVENUE
BRISTOL, RI 02809

Parcel Number: 121-41
CAMA Number: 121-41
Property Address: 15 MT PLEASANT AVE

Mailing Address: BUTTERWORTH, COREY T
15 MT. PLEASANT AVE
BRISTOL, RI 02809

Parcel Number: 121-43
CAMA Number: 121-43
Property Address: MT PLEASANT AVE

Mailing Address: MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 13, 2023

Item 4C.

Parcel Number: 121-44 CAMA Number: 121-44 Property Address: MT PLEASANT AVE	Mailing Address: MELLO, KYLE 7 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-45 CAMA Number: 121-45 Property Address: 7 MT PLEASANT AVE	Mailing Address: MELLO, KYLE 7 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-48 CAMA Number: 121-48 Property Address: 47 BUTTERWORTH AVE	Mailing Address: CORDEIRO, JUSTIN 47 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-51 CAMA Number: 121-51 Property Address: 70 BUTTERWORTH AVE	Mailing Address: CHARETTE, BRENN A & ZACHARY S TE 70 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-66 CAMA Number: 121-66 Property Address: 2 LOVELAND AVE	Mailing Address: FORTUNE, CHRISTOPHER D. ETUX FORTUNE, JENNIFER A. 2 LOVELAND AVE BRISTOL, RI 02809
Parcel Number: 121-68 CAMA Number: 121-68 Property Address: 3 MT PLEASANT AVE	Mailing Address: JOCELYN, RUTH A LE MACDONALD, JOY & ROBSON, COREY B TC 3 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-70 CAMA Number: 121-70 Property Address: 1 MT PLEASANT AVE	Mailing Address: JOCELYN, WILLARD S 100 MERCHANT ST N PROVIDENCE, RI 02911
Parcel Number: 121-71 CAMA Number: 121-71 Property Address: 80 BUTTERWORTH AVE	Mailing Address: FENSTER, ZACHARY A 80 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-82 CAMA Number: 121-82 Property Address: 7 PAWTUCKET AVE	Mailing Address: PLANTE, BRIAN 7 PAWTUCKET AVE BRISTOL, RI 02809
Parcel Number: 121-83 CAMA Number: 121-83 Property Address: 11 PAWTUCKET AVE	Mailing Address: COOPER, DOUGLAS S. 11 PAWTUCKET AVENUE BRISTOL, RI 02809
Parcel Number: 121-85 CAMA Number: 121-85 Property Address: PAWTUCKET AVE	Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE 15 PAWTUCKET AVENUE BRISTOL, RI 02809
Parcel Number: 121-86 CAMA Number: 121-86 Property Address: 15 PAWTUCKET AVE	Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE 15 PAWTUCKET AVENUE BRISTOL, RI 02809



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1/13/2023

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300 foot Abutters List Report

Bristol, RI
January 13, 2023

Item 4C.

Parcel Number: 121-87
CAMA Number: 121-87
Property Address: PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-88
CAMA Number: 121-88
Property Address: 1 LOVELAND AVE

Mailing Address: WARE, CRYSTAL F & ADAM P TE
1 LOVELAND AVE.
BRISTOL, RI 02809

Parcel Number: 121-90
CAMA Number: 121-90
Property Address: 85 BUTTERWORTH AVE

Mailing Address: GALEGO, JOSEPH J & ELIDIA M TE
85 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-91
CAMA Number: 121-91
Property Address: ROSELAND AVE

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



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1/13/2023

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

FORTUNE, CHRISTOPHER D. E
FORTUNE, JENNIFER A.
2 LOVELAND AVE
BRISTOL, RI 02809

OLIVEIRA, LIBERAL ET UX
LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

BUTTERWORTH, COREY T
15 MT. PLEASANT AVE
BRISTOL, RI 02809

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

OLNEY, DAVID R. TE
ANNETTE M. OLNEY
45 BUTTERWORTH AVENUE
BRISTOL, RI 02809

CABRAL, PAUL J
8 VIRGINIA STREET
WARREN, RI 02885

HUGHES, DONALD & GREER-FR
45 R BUTTERWORTH AVE
BRISTOL, RI 02809

PELLEGRINI, ALBERT R & MA
DUFFICY, DEANA P
1 BROADVIEW AVE
BRISTOL, RI 02809

CHARETTE, BRENNIA P & ZACH
70 BUTTERWORTH AVE
BRISTOL, RI 02809

JOCELYN, RUTH A LE
MACDONALD, JOY & ROBSON,
3 MT PLEASANT AVE
BRISTOL, RI 02809

PLANTE, BRIAN
7 PAWTUCKET AVE
BRISTOL, RI 02809

COOPER, DOUGLAS S.
11 PAWTUCKET AVENUE
BRISTOL, RI 02809

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

ROBINSON, DEAN W. JR.
6 PAWTUCKET AVE
BRISTOL, RI 02809

CORDEIRO, JUSTIN
47 BUTTERWORTH AVE
BRISTOL, RI 02809

JORDAN, JOHN ELWOOD JR. &
GAIL PATRICIA TE
44 BUTTERWORTH AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

COSTA, COLBY J ETAL JT
TANYA P & STEVEN R
41 BUTTERWORTH AVE
BRISTOL, RI 02809

LEACH, KAREN M. & ALAN D
12 PAWTUCKET AVE
BRISTOL, RI 02809

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

DEAN, RUSSELL A. ET UX
MARILYN L. TE
43 BUTTERWORTH AVE
BRISTOL, RI 02809

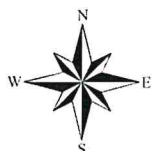
MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

DESHAIES, RAYMOND R
JANET L TE
4 FRANCES STREET
WARREN, RI 02885

MITCHELL, CARL R III
4 PAWTUCKET AVE
BRISTOL, RI 02809

FENSTER, ZACHARY A
80 BUTTERWORTH AVE
BRISTOL, RI 02809

NICHOLSON, EARL J. JR.
7 FRANCIS ST
WARREN, RI 02885



7 Mt. Pleasant Ave. - 300' Radius

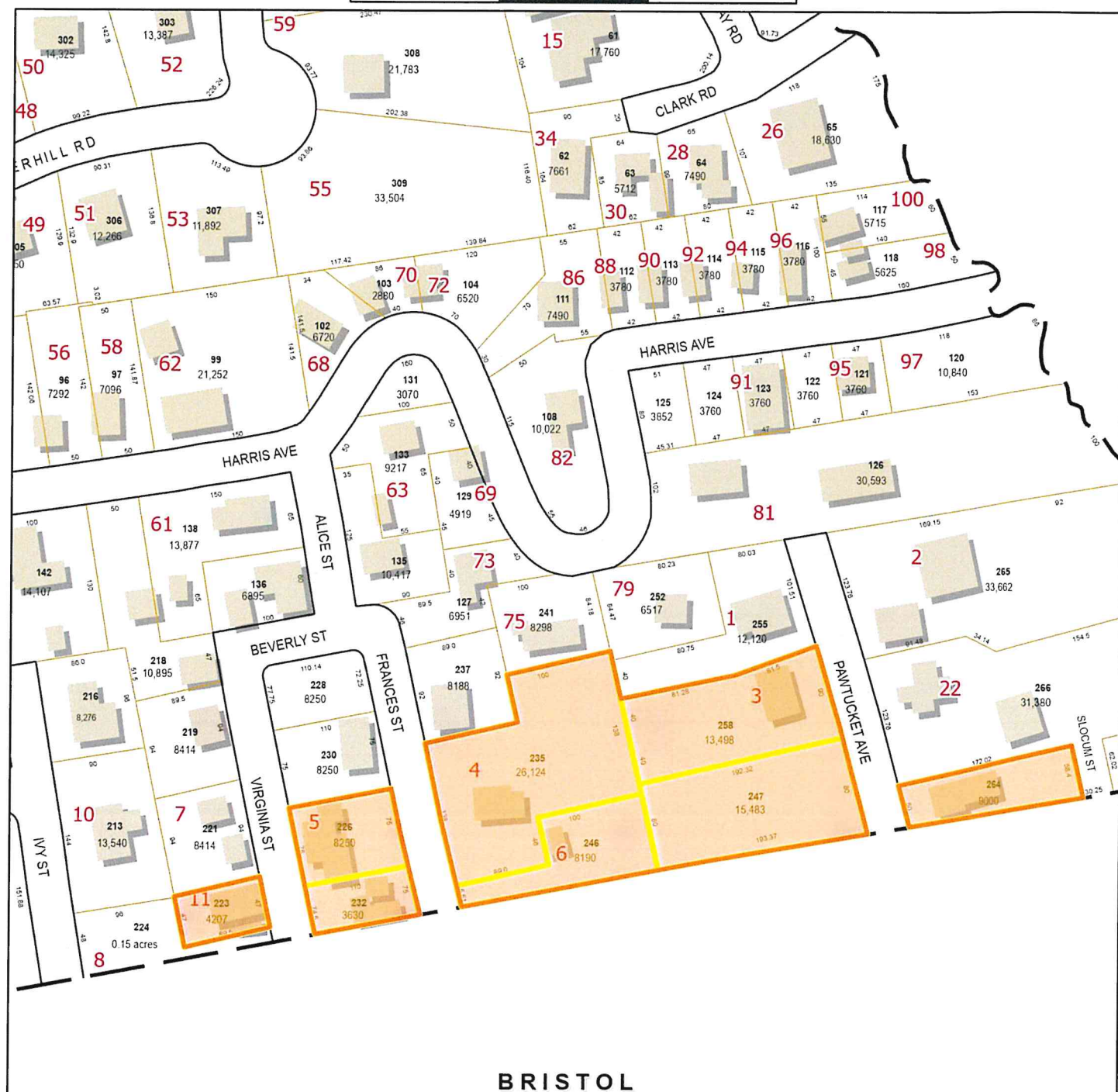
Warren, RI

1 inch = 140 Feet



www.cai-tech.com

January 13, 2023





0 foot Abutters List Report

Warren, RI
January 13, 2023

Item 4C.

Subject Properties:

Parcel Number: 13E-223
CAMA Number: 13E-223
Property Address: 11 VIRGINIA ST

Mailing Address: AFONSO KEVIN & THERESA
11 VIRGINIA ST
WARREN, RI 02885

Parcel Number: 13E-226
CAMA Number: 13E-226
Property Address: 5 FRANCIS ST

Mailing Address: PATTIE STEVEN DEE ANN
5 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-232
CAMA Number: 13E-232
Property Address: 7 FRANCIS ST

Mailing Address: NICHOLSON EARL JR KATHLEEN
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-235
CAMA Number: 13E-235
Property Address: 4 FRANCIS ST

Mailing Address: DESHAIES RAYMOND R JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-246
CAMA Number: 13E-246
Property Address: 6 FRANCIS ST

Mailing Address: DESHAIES RAYMOND R JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-247
CAMA Number: 13E-247
Property Address: PAWTUCKET AVE

Mailing Address: MITCHELL CARL MITCHELL ERIC
2500 GAR HIGHWAY
SWANSEA, MA 02777

Parcel Number: 13E-258
CAMA Number: 13E-258
Property Address: 3 PAWTUCKET AVE

Mailing Address: MITCHELL ANDREW
3 PAWTUCKET AVE
WARREN, RI 02885

Parcel Number: 13E-264
CAMA Number: 13E-264
Property Address: 6 PAWTUCKET AVE

Mailing Address: CAPRON MATTHEW CAPRON JENNIFER
6 PAWTUCKET AVE
BRISTOL, RI 02809-4711

Abutters:

Parcel Number: 13E-223
CAMA Number: 13E-223
Property Address: 11 VIRGINIA ST

Mailing Address: AFONSO KEVIN & THERESA
11 VIRGINIA ST
WARREN, RI 02885

Parcel Number: 13E-226
CAMA Number: 13E-226
Property Address: 5 FRANCIS ST

Mailing Address: PATTIE STEVEN DEE ANN
5 FRANCIS ST
WARREN, RI 02885



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1/13/2023

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0 foot Abutters List Report

Warren, RI
January 13, 2023

Item 4C.

Parcel Number: 13E-232
CAMA Number: 13E-232
Property Address: 7 FRANCIS ST

Mailing Address: NICHOLSON EARL JR KATHLEEN
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-235
CAMA Number: 13E-235
Property Address: 4 FRANCIS ST

Mailing Address: DESHAIES RAYMOND R JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-246
CAMA Number: 13E-246
Property Address: 6 FRANCIS ST

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4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-247
CAMA Number: 13E-247
Property Address: PAWTUCKET AVE

Mailing Address: MITCHELL CARL MITCHELL ERIC
2500 GAR HIGHWAY
SWANSEA, MA 02777

Parcel Number: 13E-258
CAMA Number: 13E-258
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Mailing Address: MITCHELL ANDREW
3 PAWTUCKET AVE
WARREN, RI 02885

Parcel Number: 13E-264
CAMA Number: 13E-264
Property Address: 6 PAWTUCKET AVE

Mailing Address: CAPRON MATTHEW CAPRON JENNIFER
6 PAWTUCKET AVE
BRISTOL, RI 02809-4711

Also letters: Warren Town Council
c/o Town Clerk Sandy Speroni

Town Planner of Warren



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1/13/2023

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Parcel Number: 13E-223
AFONSO KEVIN & THERESA
11 VIRGINIA ST
WARREN, RI 02885

Parcel Number: 13E-264
CAPRON MATTHEW
CAPRON JENNIFER
6 PAWTUCKET AVE
BRISTOL, RI 02809-4711

Parcel Number: 13E-235
DESHAIES RAYMOND R
JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-246
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WARREN, RI 02885

Parcel Number: 13E-247
MITCHELL CARL
MITCHELL ERIC
2500 GAR HIGHWAY
SWANSEA, MA 02777

Parcel Number: 13E-232
NICHOLSON EARL JR
KATHLEEN
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-226
PATTIE STEVEN
DEE ANN
5 FRANCIS ST
WARREN, RI 02885

Warren Town Council

c/o Town Clerk Sandy Speroni
514 Main St. Warren, RI 02885

Town Planner of Warren
514 Main St. Warren, RI 02885

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

CORRECTED PUBLIC HEARING*

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

at 7:00 P.M.

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

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

Edward M. Fourn

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, February 2, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 JAN 12 AM 11:15

APPLICATION

File No: **2023-08**

Accepted by ZEO: ERT 1/12/2023

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

1. Location of subject property: 14 UNION STREET
 Assessor's Plat(s) #: 15 Lot(s) #: 52
2. Zoning district in which property is located: R-6
3. Zoning Approval(s) required (check all that apply):
☒ X Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
☒ Dimensional Variance Section(s): 1. FRONT YARD SET-BACK FOR PORCH
☐ Special Use Permit Section(s): 2. ACCESSORY GARAGE
☐ Use Variance Section(s): 3. OVERALL SIZE AND REAR YARD SETBACK
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance. ATTACHED
6. How long have you owned the property?: 2.5 YEARS
7. Present use of property: SINGLE FAMILY RESIDENCE VACANT
8. Is there a building on the property at present?: YES
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
PLEASE SEE ATTACHED SITE PLAN
10. Proposed use of property: SINGLE FAMILY RESIDENCE

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

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

PLEASE SEE ATTACHED SITE PLAN

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

14. Have you submitted plans for the above alterations to the Building Official? No

If yes, has he refused a permit? _____

If refused, on what grounds? _____

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

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

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

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

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

Applicant's Signature: Louis A. Cabral Joan Cabral

Date: 1/12/2023

Print Name: LOUIS A. CABRAL JOAN CABRAL

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

Date: 1/12/2023

Print Name: LOUIS A. CABRAL JOAN CABRAL

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

Name: _____ Telephone #: _____

Address: _____

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

Applicant:

Louis Cabral
304 Church Pond Drive
Tiverton RI 02878

Re: 14 Union Street

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

Porch:

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

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

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

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

Garage:

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

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

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

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



Refer to page 10 re: concept review

BRISTOL HISTORIC DISTRICT COMMISSION

AUGUST 4, 2022 MINUTES

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

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

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

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

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

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

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

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

Applications

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

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

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

Bristol Historic District Commission Minutes, August 4, 2022

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

22-084: 14 Union Street

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

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

Monitor Reports & Project Updates

None to be had.

HDC Coordinator Approvals

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

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

► Bristol

Card 1 of 1



► Plat/Lot 15 52

► Assessment \$676,900

► Account: 961

► 14 UNION ST

► LUC 01

► Zone R-6

► Previous Owners & Sales Information

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

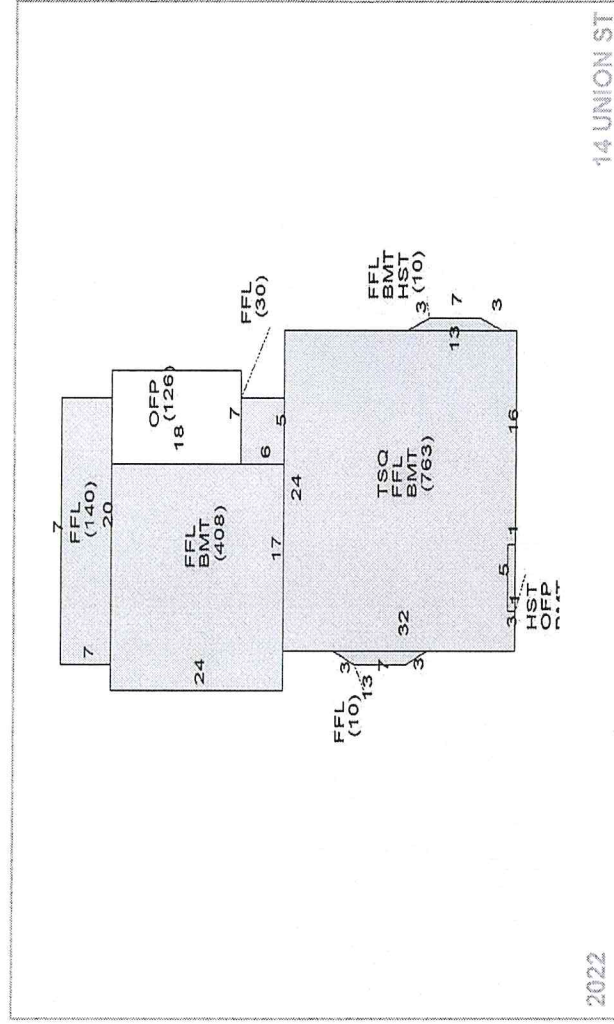
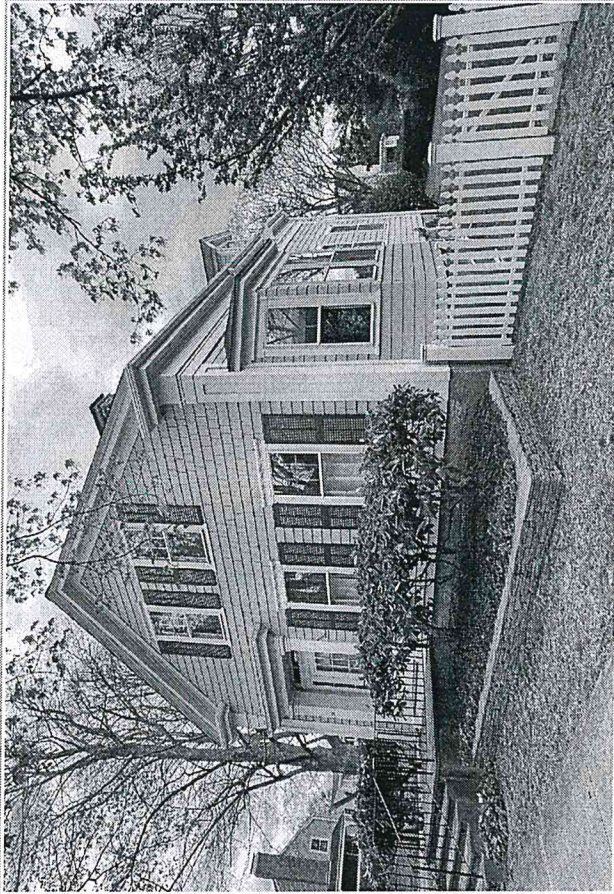
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
WESTON, EDWIN J & BETTY A LE	04/17/2020	705,000	2030-21		W
WESTON, EDWIN J	03/27/2015	1	1795-178	A	C
WESTON, EDWIN J ET UX	05/15/2012	0	1649-242	A	T
MEMORANDUM OF TRUST	05/15/2012	0	1649-240		
MEMORANDUM OF TRUST	05/15/2012	0	1649-238		

► Assessment

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

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	402,700	15,700	0	258,500	0	676,900	676,900
2021	01	247,600	15,700	0	248,500	0	511,800	511,800
2020	01	247,600	15,700	0	248,500	0	511,800	511,800
2019	01	247,600	15,700	0	248,500	0	511,800	511,800
2018	01	176,600	13,800	0	199,200	0	389,600	389,600
2017	01	176,600	13,800	0	199,200	0	389,600	389,600



► 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	0.13774	AC	P	1.00	1,535,000	1,553,652	I							214,000			1.00	0
2 01 Single Fam	0.16024	AC	EX	0.20	1,535,000	277,708	I							44,500			1.00	0
3																		
4																		



Building Information

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

Other Factors

Grade	Q3	Q3	Flood Hazard	Topography	Street	LEVEL	PAVED
Year Built	1846	EFF Year					
Alt LUC		Alt %	0.00				
Depreciation							
Condition	GD	GD - Good	27.0	Bas \$/SQ	Size Adj	195.00	
Functional		-	0.0	Constr Adj	1.05		
Economic		-	0.0	Adj \$/SQ	206.07		
Special		-	0.0	Other Featrs	29,000		
OV		-		Grade Fac	1.18		
				Neigh Infl	1.00		
				Land Factor	1.00		
				Adj Total	551,585		
				Depreciation	148,928		
				Depr Total	402,657		
				Total Depreciation %	> 27.0		

Remodeling History

Additions	Plumbing	Electric	Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
Interior								
Exterior								
Kitchen								
Bath(s)								

Condo Data

Complex								
Location								
Tot Units								
FL Level								
# Floors								
Bldg Seq								

Building Permits

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

Special Features & Yard Items

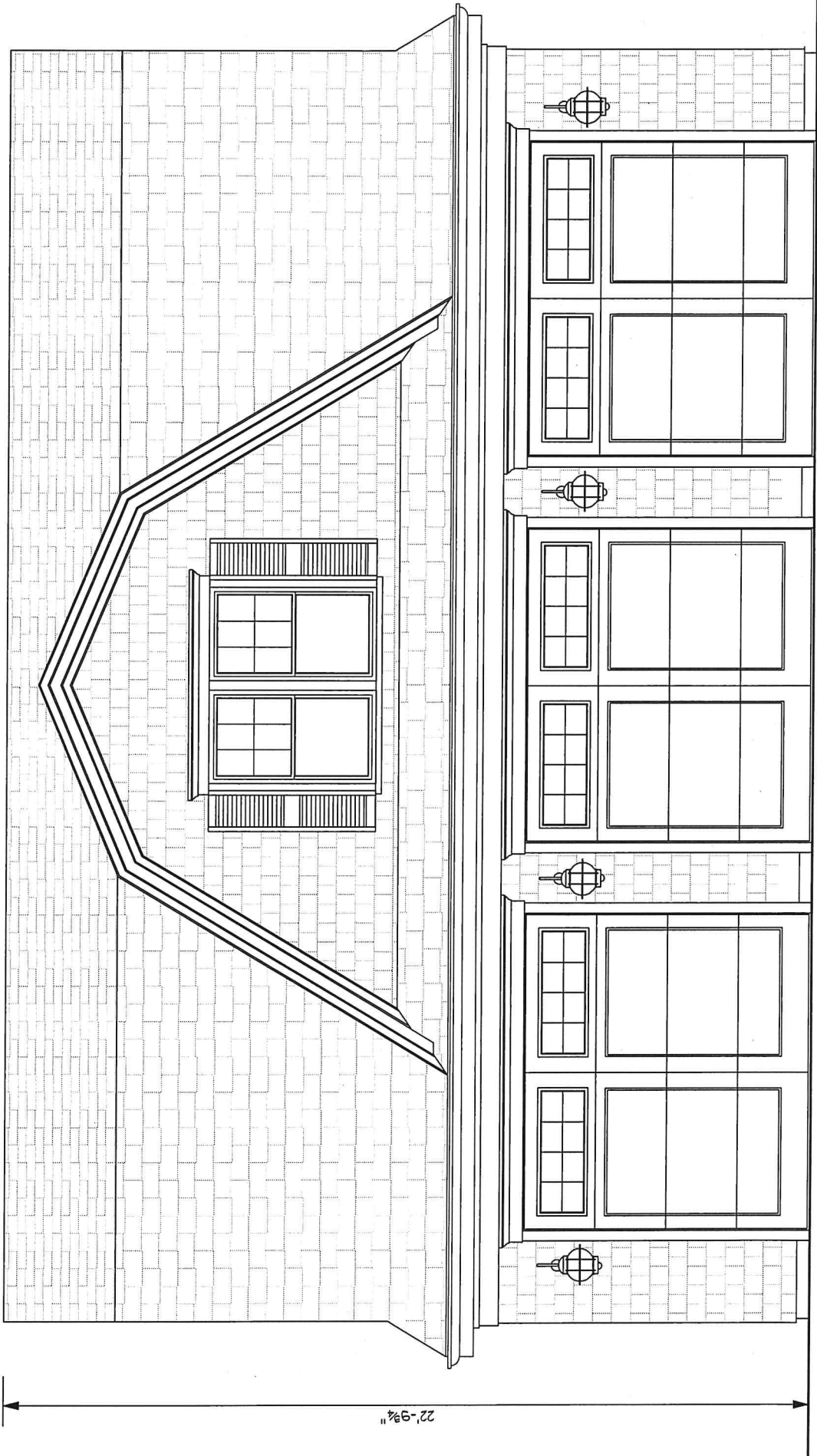
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	20	30	600	4	AV	1846	15,700
2											
3											
4											
5											
6											
7											
8											
9											
10											

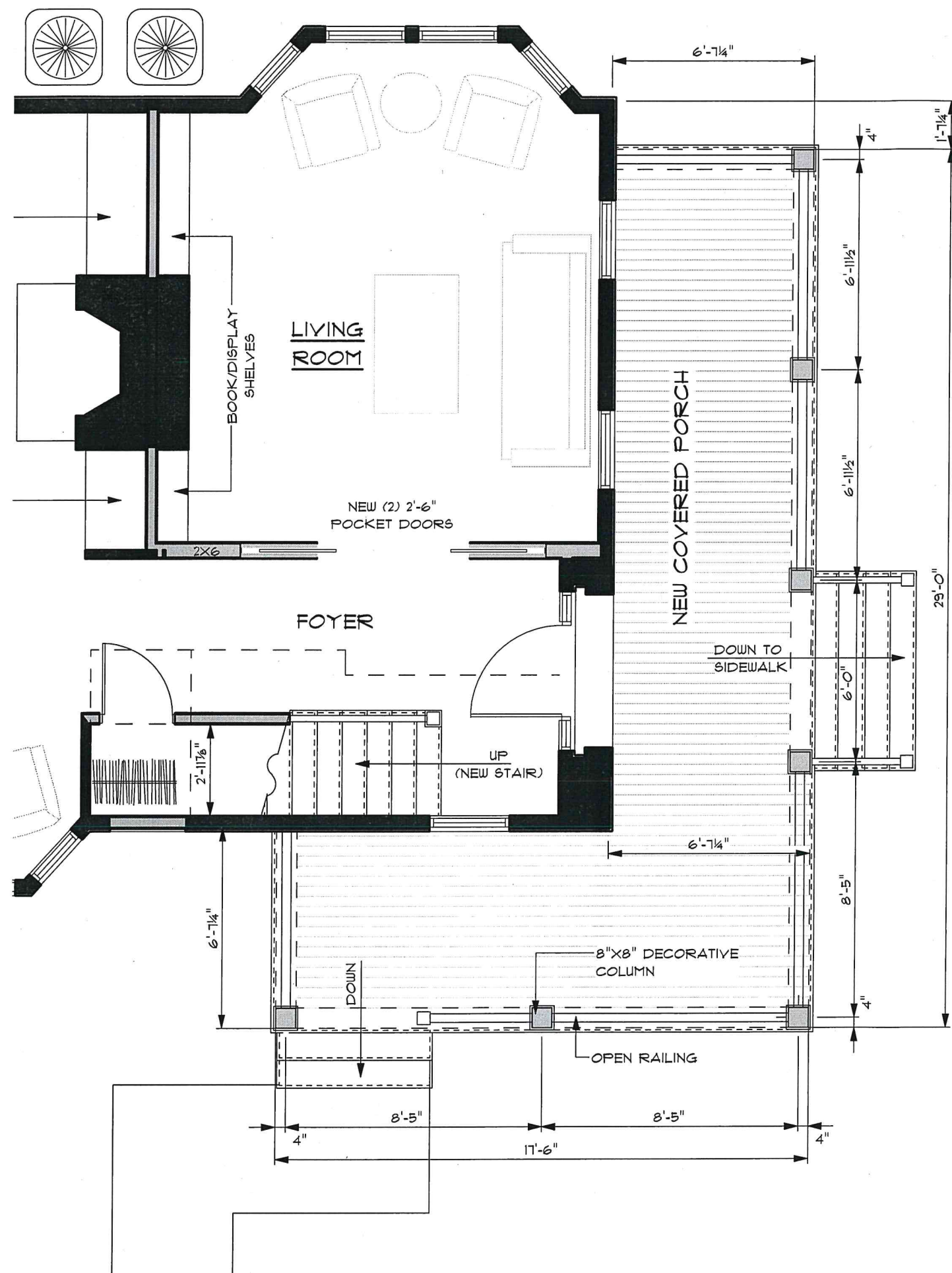
Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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





ZONING VARIANCE NOTE:

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

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



SITE LOCUS
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

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

ZONING (R-6)			
REQUIRED		EXISTING	PROPOSED
MIN. LOT SIZE:	6,000 SF	12,979 SF	12,979 SF
MIN. LOT WIDTH/FRONTAGE:	60 SF	110' J.R.	110 SF
SETBACKS:			
MIN. FRONT YARD:	20 FT	10.0 FT	10.0 FT
MIN. REAR YARD:	20 FT	0.9 FT	1.3 FT
MIN. SIDE YARD:	10 FT	18.0/32.1 FT	18.0/25.3 FT
MAX. BLD. HEIGHT	35 FT	<35 FT	<35 FT
MAX. LOT COVERAGE:	30%	16.7%	20.6%
MAX. ACC. BLD. HEIGHT	20' (22' x 24' MAX. FOOTPRINT)		

SURVEY NOTE:

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

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOT COVERAGE:

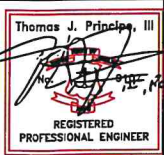
EX. DWELLING (TO BE REMOVED) - ±1,440 SF
EX. COVERED PORCH (TO BE REMOVED) - ±120 SF
EX. GARAGE (TO BE REMOVED) - ±606 SF

TOTAL EXISTING LOT COVERAGE - 2,166 SF

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

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

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

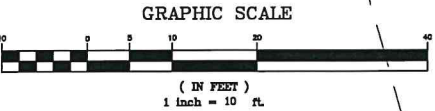
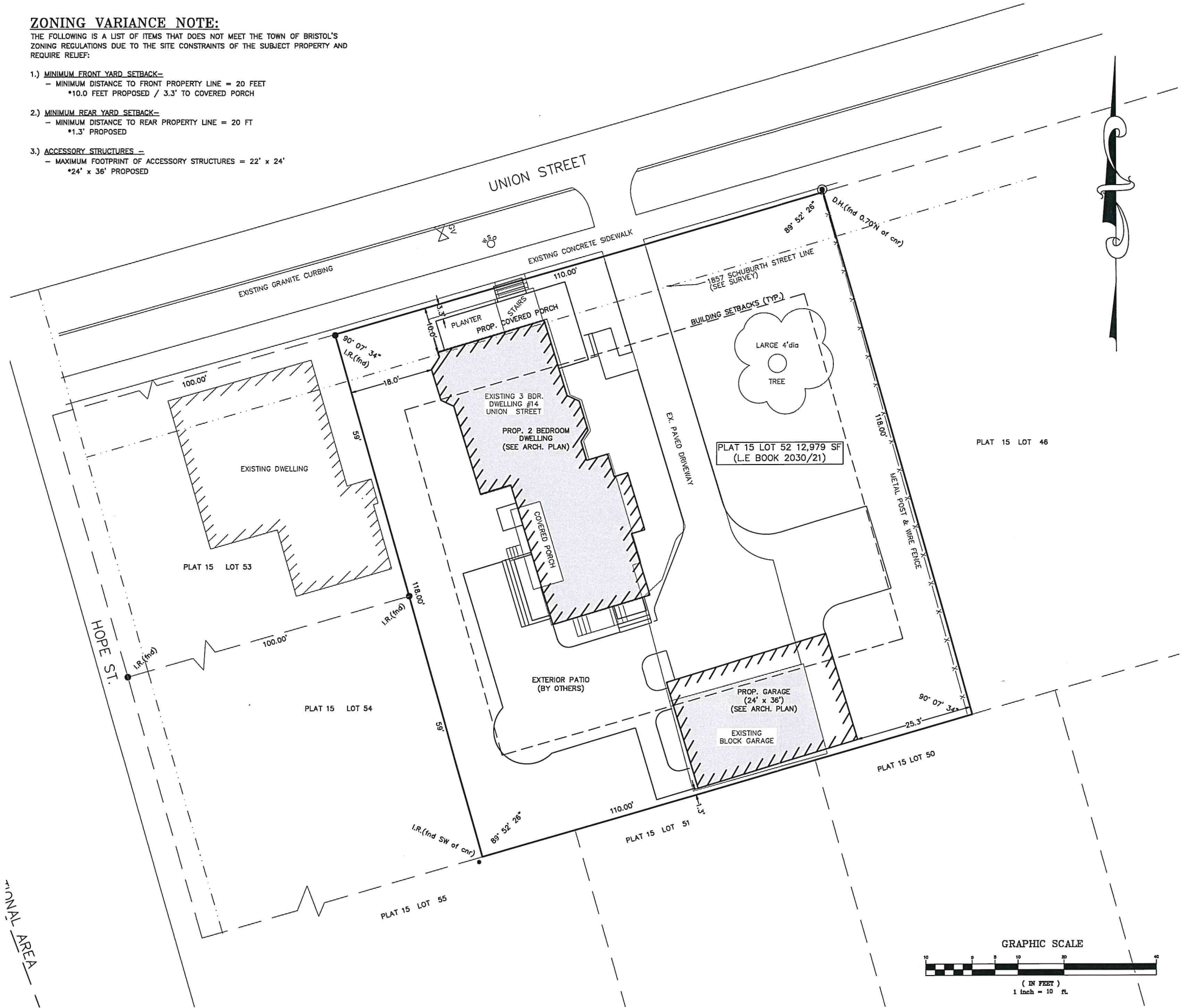


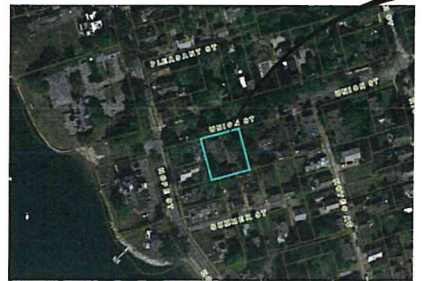
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DR.
TIVERTON, RI 02878
401-816-6386
www.PrincipeCompany.com

REVISIONS			
No.	DATE	BY	CHKD

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

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





SITE LOCUS
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

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

SURVEY NOTE:

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

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

ZONING:

R-6 ZONE

MINIMUM LOT AREA = 6,000 SF

MINIMUM LOT FRONTAGE = 60 FT

MINIMUM FRONT SETBACK = 20 FT (OR AVG. OF BLOCK, WHICHEVER IS LESSER)

MINIMUM SIDE SETBACK = 10 FT


MINIMUM REAR SETBACK = 20 FT

MAXIMUM LOT BUILDING COVERAGE = 30%

MAXIMUM BUILDING HEIGHT = 35 FT


MAXIMUM ACCESSORY BUILDING HEIGHT = 20 FT (22' x 24' MAX FOOTPRINT)

Thomas J. Principe, II

The seal is circular with a double border. The outer border contains the text "STATE OF FLORIDA" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. Inside the border is a shield with an anchor in the center. Above the shield is a banner with the text "EXCELLENCE IN SERVICE". To the left of the shield is the word "No." and to the right is the number "9107".

No. 9107

REGISTERED
PROFESSIONAL ENGINEER



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

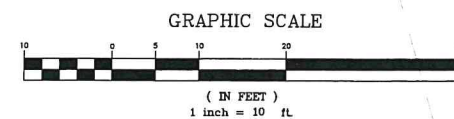
PO BOX 298
TIVERTON, RI 02878
401-816-5385

ESTABLISHED IN 1911

[illegible]

EXISTING CONDITION SITE PLAN
for
14 UNION STREET
AP 15 LOT 52
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 1 of 1	
DRAWN BY: JRM		DESIGN BY: JRM	CHECKED BY: TJP
DATE: 7/27/21		PROJECT NO.: 14 UNION ST.	





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



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



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



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

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

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

REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



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

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

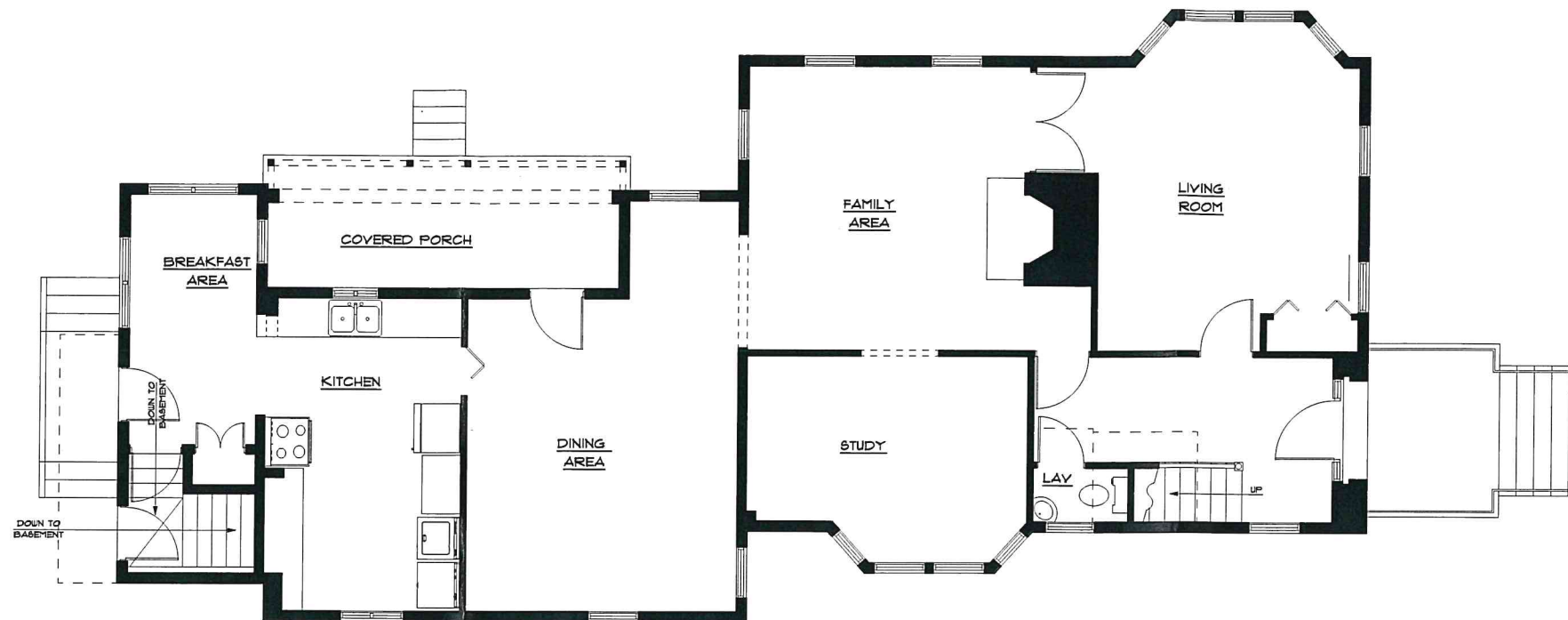
DRAWN BY: M. POTOCKI
REVIEWED BY: M. POTOCKI
CORNERSTONE PROJECT #: 21503
DATE: 10 JAN 22
SCALE: AS NOTED

SHEET TITLE:

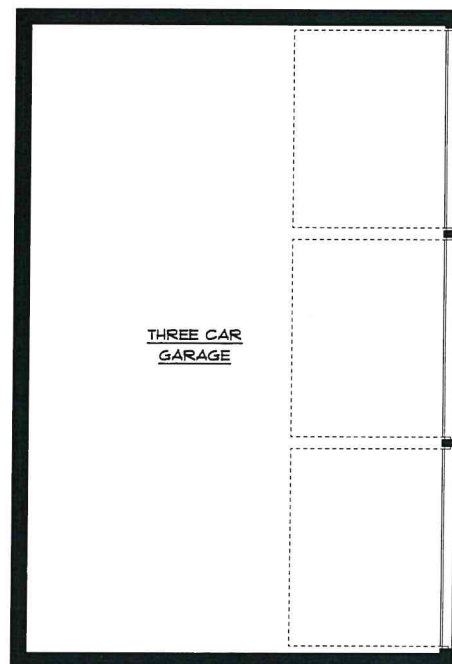
**EXISTING
EXTERIOR
ELEVATIONS**

EX-1

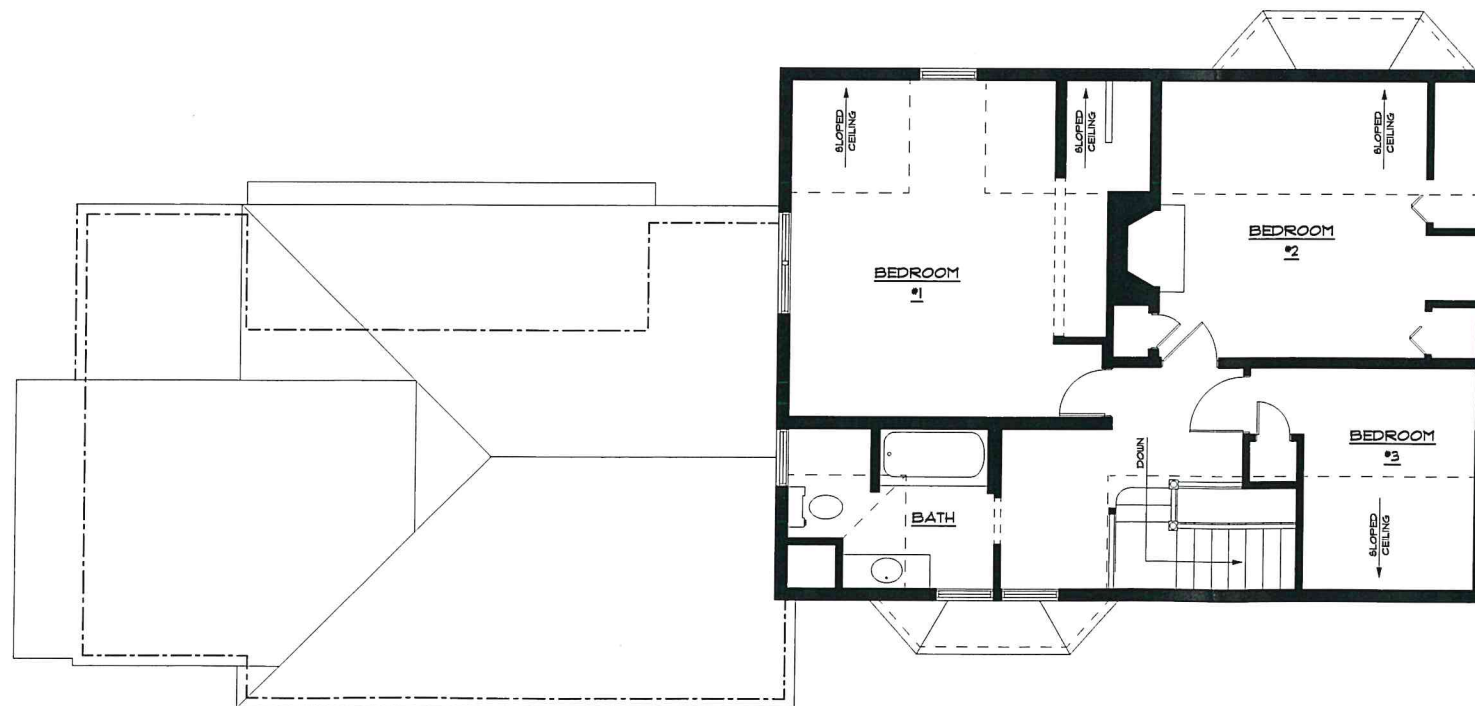
SHEET 1 OF -



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



THREE CAR
GARAGE



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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-675-2500
FAX - (508)-675-2600

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

SHEET TITLE:

**EXISTING
FLOOR PLANS**

EX-2

SHEET 2 OF -



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



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



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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE
QUANSEA, MASSACHUSETTS 02781
TEL. - (508)-679-2500
FAX - (508)-679-2600

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

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

A-1



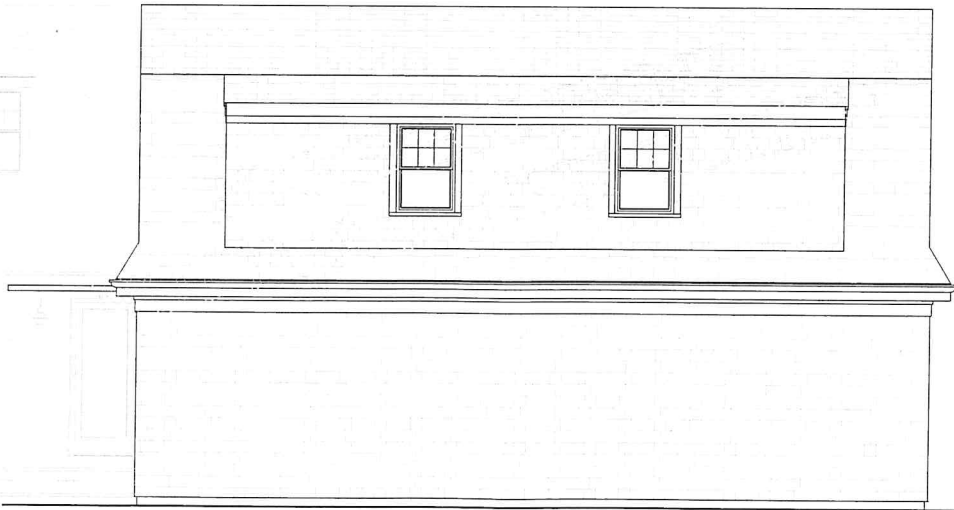
WEST ELEVATION

1/4" = 1'-0"



GARAGE NORTH ELEVATION

1/4" = 1'-0"



GARAGE SOUTH ELEVATION

1/4" = 1'-0"

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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

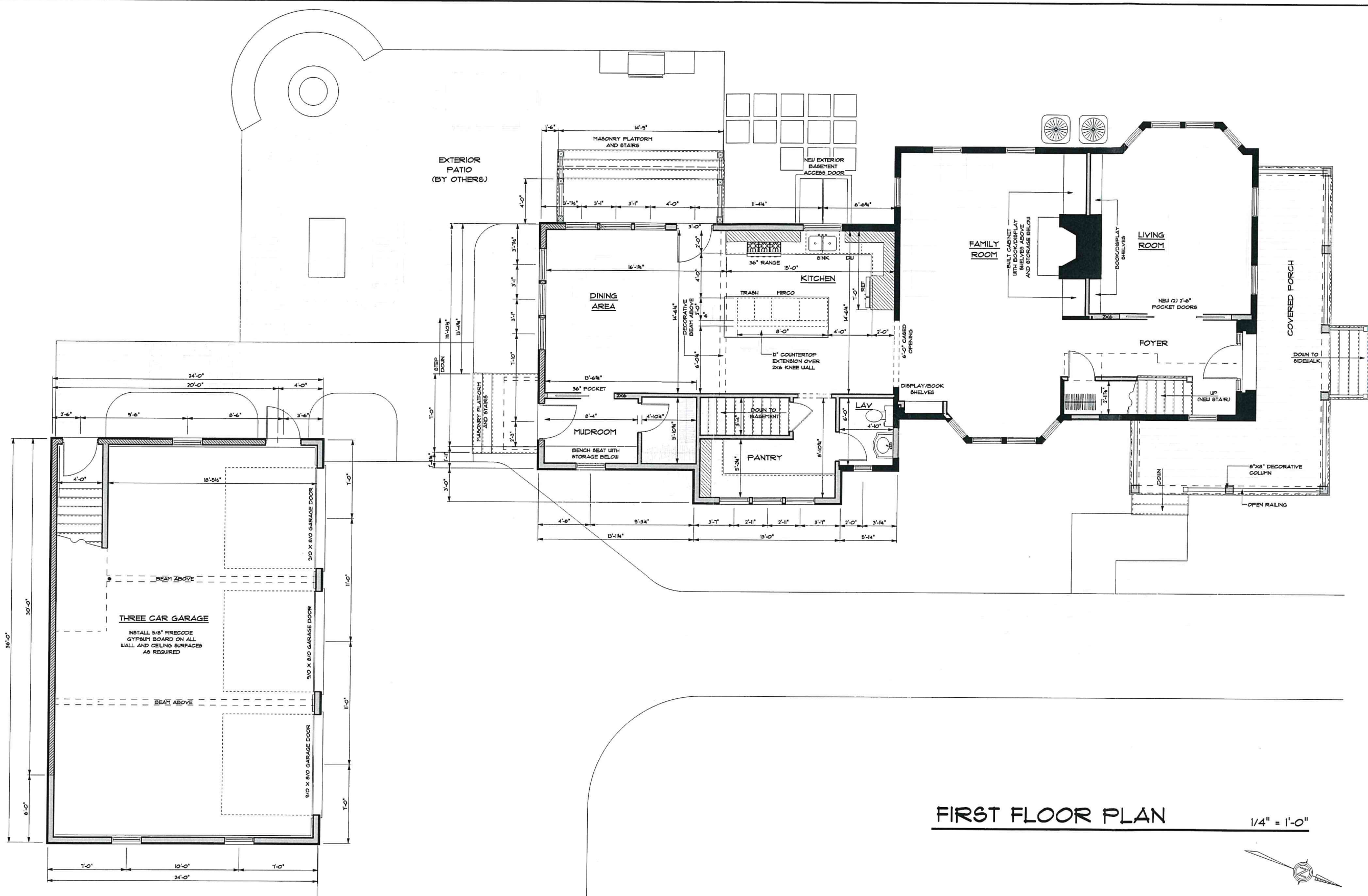
538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-675-2500
FAX - (508)-675-2600

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

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

A-2

SHEET 4 OF -



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

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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

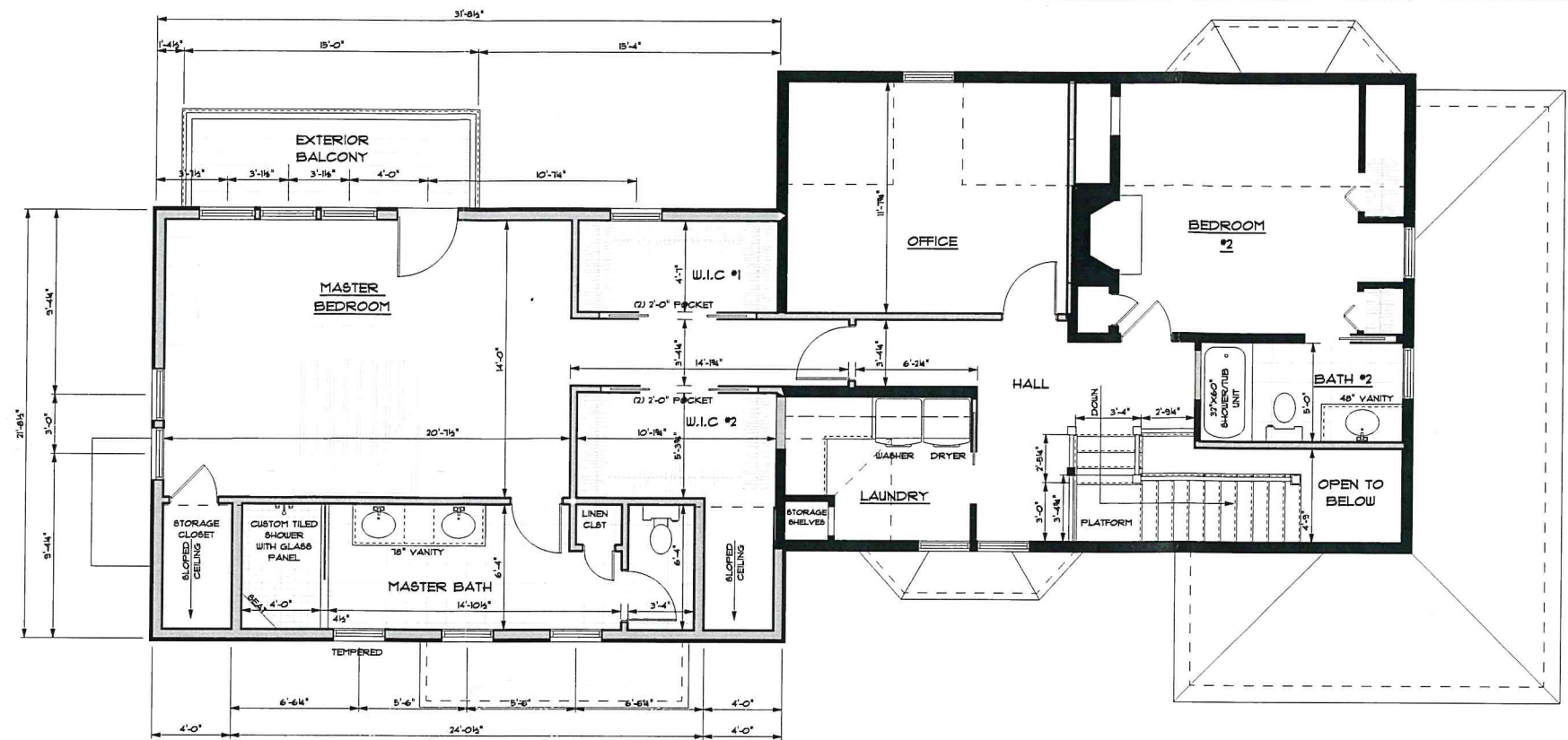
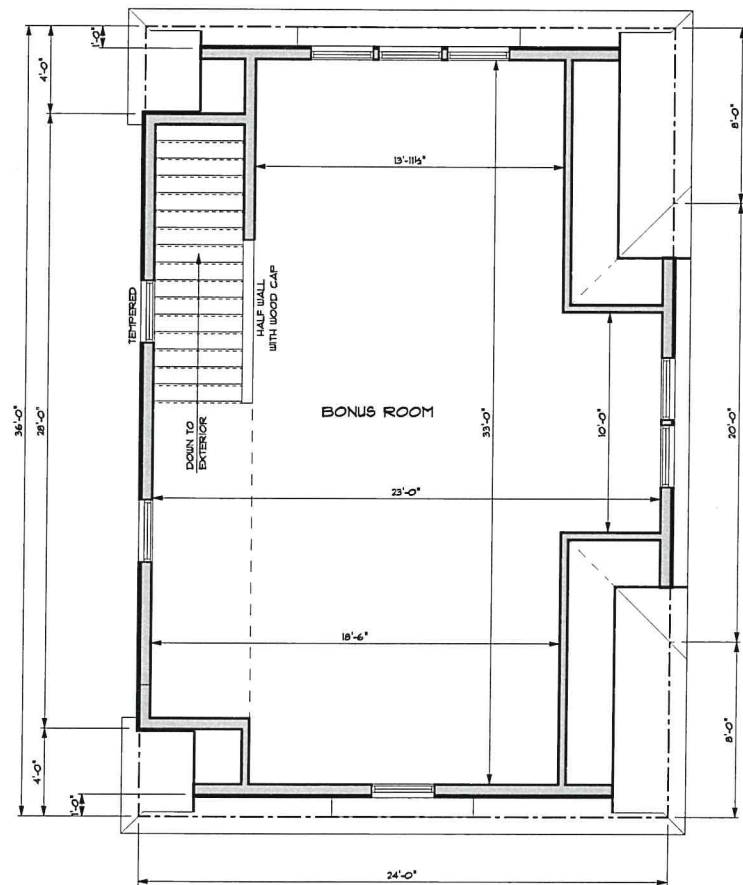
14 UNION STREET

BRISTOL, RHODE ISLAND

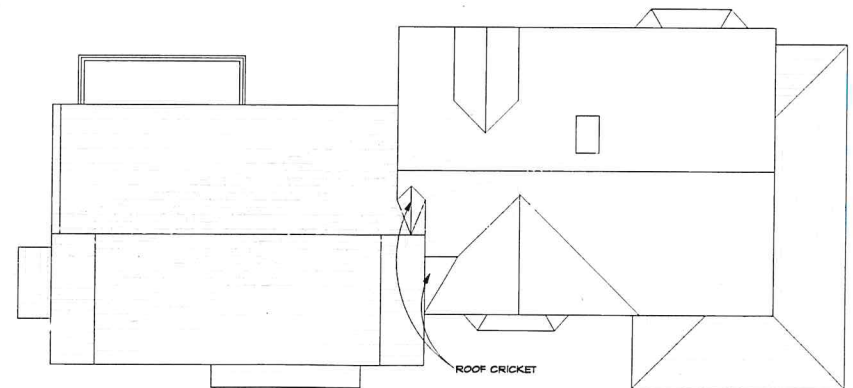
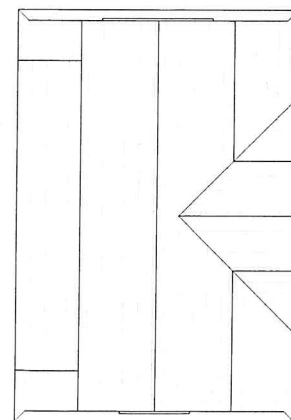
538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-673-2500
FAX - (508)-673-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

DRAWN BY: <u>M. POTOCKI</u>	SHEET TITLE: FIRST FLOOR PLAN	A-3
REVIEWED BY: <u>M. POTOCKI</u>		
CSTONE PROJECT #: <u>21503</u>		
DATE: <u>10 JAN 22</u>		
SCALE: <u>AS NOTED</u>	SHEET <u>5</u> OF <u>-</u>	



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



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

(M.E.) = MATCH EXISTING

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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

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

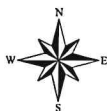
DRAWN BY: M. POTOCKI
REVIEWED BY: M. POTOCKI
CORNERSTONE PROJECT #: 21503
DATE: 10 JAN 22
SCALE: AS NOTED

SHEET TITLE:

**SECOND
FLOOR AND
ROOF PLAN**

A-4

SHEET 6 OF 6



14 Union St. - 200' Radius

Bristol, RI

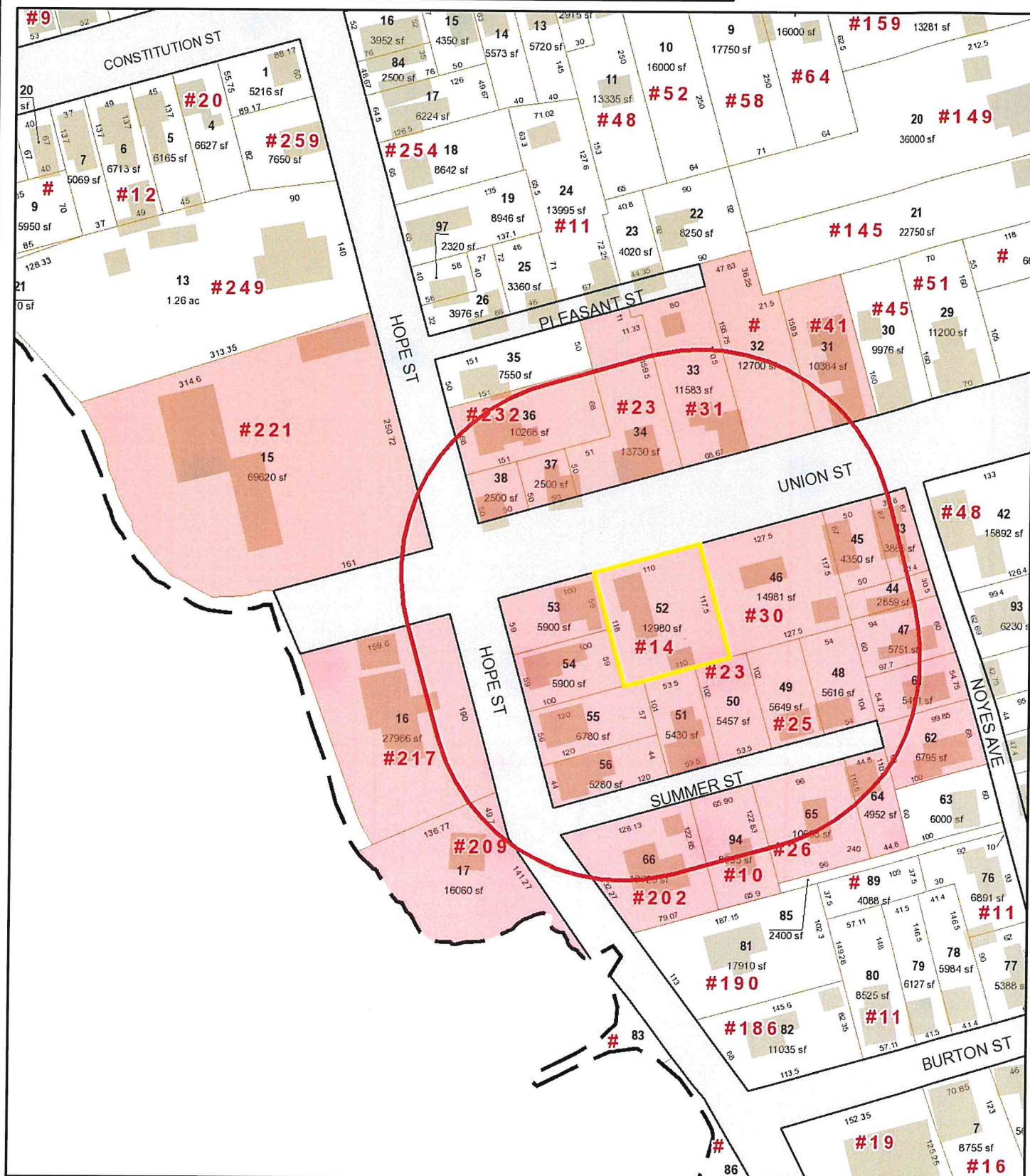


January 17, 2023

1 inch = 140 Feet

www.cai-tech.com

0 140 281 422



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



200 foot Abutters List Report

Bristol, RI
January 17, 2023

Item 4D.

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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200 foot Abutters List Report

Bristol, RI
January 17, 2023

Item 4D.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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Abutters List Report - Bristol, RI



200 foot Abutters List Report

Bristol, RI
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Item 4D.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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Abutters List Report - Bristol, RI



200 foot Abutters List Report

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Item 4D.

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



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200 foot Abutters List Report

Bristol, RI
January 17, 2023

Item 4D.

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



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221 HOPE LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

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

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

AGUIAR, ALMERINDA
218 HOPE ST
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

BAKER, JOHN
LINDA
25 SUMMER ST
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

CHRISTINA, MARTHA
17 UNION ST
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

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

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

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

HURLEY, JAMES T
7 DONALD RD
PLYMOUTH, MA 02360

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

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

JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

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

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

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

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

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

RODRIGUES, JOYCE C
209 HOPE STREET
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

TIRPAECK, SARA JANE TRUST
TIRPAECK RESIDENCE TRUST
221 HOPE ST UNIT #17
BRISTOL, RI 02809

Catherine and Gustavus Esselen

January 28, 2023

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

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

Dear Mr. Tanner and fellow committee members,

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

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

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

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

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

Thank you,

Catherine and Gustavus (Jack) Esselen

23 Summer Street, Bristol, RI 02809

Ed Tanner

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

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

Dear Mr. Tanner and fellow committee members,

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

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

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

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

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

Amy and Keith Berg
19 Summer Street
Bristol, RI