



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, May 06, 2024 at 7:00 PM

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

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.

1. **Pledge of Allegiance**
2. **Approval of Minutes - April 1, 2024**
3. **New Petitions**

3A. May 6th Staff Reports

3B. 2024-14 Steven R. Costa - Dimensional Variances: to construct a 24ft. x 36ft. accessory garage structure as a size and height greater than permitted for accessory structures in the R-10 zoning district. Located at **41 Butterworth Avenue;** Assessor's Plat 121, Lot 2; Zone: R-10.

3C. 2024-15 Michael W. Mackniak - Dimensional Variances: to construct an approximate 34ft. x 34ft. second-story living area addition and a 6ft. x 33ft. front porch addition to an existing single-family dwelling with less than the required left side yard. Located at **10 King Phillip Avenue;** Assessor's Plat 151, Lot 25; Zone: R-10.

3D. 2024-16 Adrian Summers - Dimensional Variance: to construct a six foot high fence, portions of which would be located within the front yard from Addy Drive at a height greater than permitted in a front yard on a corner lot. Located at **16 Jessica Drive;** Assessor's Plat 150, Lot 137; Zone: R-15.

3E. **2024-17 Joshua Haskell - Dimensional Variances:** to remove an existing 10ft. x 12ft. accessory shed structure and construct a new 12ft. x 24ft. accessory shed/garage structure with less than the required rear yard and less than the required left side yard. Located at **770 Metacom Avenue**; Assessor's Plat 123, Lot 322; Zone: R-8.

3F. **2024-18 Kevin Moran - Dimensional Variances:** to construct a 14ft. x 29ft. two-story addition to an existing 25ft. x 30ft. accessory structure at a size and height greater than permitted for accessory structures in the R-10 zone; and to create an accessory dwelling unit (ADU) within the proposed structure that is not located within a principal single-family dwelling. Located at **7 Ansonia Avenue**; Assessor's Plat 44, Lot 62; Zone: R-10.

3G. **2024-19 Hilary M. Rosenfeld - Dimensional Variances:** to construct two 3ft. x 6ft. accessory garden shed structures with less than the required rear yard. Located at **9 Pearse Avenue**; Assessor's Plat 19, Lot 40; Zone: R-6.

3H. **2024-20 Danial Ferreira / Fair Wind Properties, LLC - Dimensional Variances:** to construct approximately 100 feet of eight foot high fence along a portion of the easterly property line at a height greater than permitted for fences in a residential zoning district; and to install approximately 30 feet of six foot high fence between two existing residential structures portions of which would be located within the front yard from Coggeshall Avenue at a height greater than permitted in a front yard. Located at **1 Coggeshall Avenue**; Assessor's Plat 147, Lot 50; Zone: R-10.

4. Correspondence

4A. Request for extension of variance approval for John M. Lannan / Fairpoint Realty LLC, **Roseland Avenue**, File 2020-41

5. Adjourn

Date Posted: April 18, 2024

Posted By: emt



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-14**

APPLICANT: Steven R. Costa
 LOCATION: 41 Butterworth Avenue
 PLAT: 121 LOT: 2 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 36ft. accessory garage structure as a size and height greater than permitted for accessory structures in the R-10 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 an accessory garage structure at this property located on the northerly side of Butterworth Avenue. This property is a rather narrow but deep lot contains approximately 39,000 square feet of lot area; and it is improved with a single-family dwelling that was reportedly constructed in 1960. The existing dwelling is located approximately 250 feet from the front property line at Butterworth Avenue. The applicant proposes construction of a detached accessory garage to be located towards the front of the lot. The proposed structure would measure 24' x 36' in size with a total height of 23 feet. The zoning ordinance limits the size of accessory structures in the R-10 zone to 22' x 24' with a maximum height of 20 feet above existing grade. The proposed garage would conform to all minimum yard setbacks for accessory structures in the R-10 zone

The proposed garage would contain three vehicle stalls on the first floor with unfinished, potential future living space on the second floor. The applicant notes that the space on the second floor may potentially be used as a future accessory dwelling unit (ADU). Currently, Bristol's zoning ordinance does not permit the use of a detached accessory structure as an ADU in the R-10 zone without first obtaining a dimensional variance; and then only if the unit is to be occupied by family members of the property owner residing on the premises or if the unit is deed restricted as an affordable housing unit.

 4/23/2024
 Edward M. Tanner, Zoning Officer



41 Butterworth Avenue

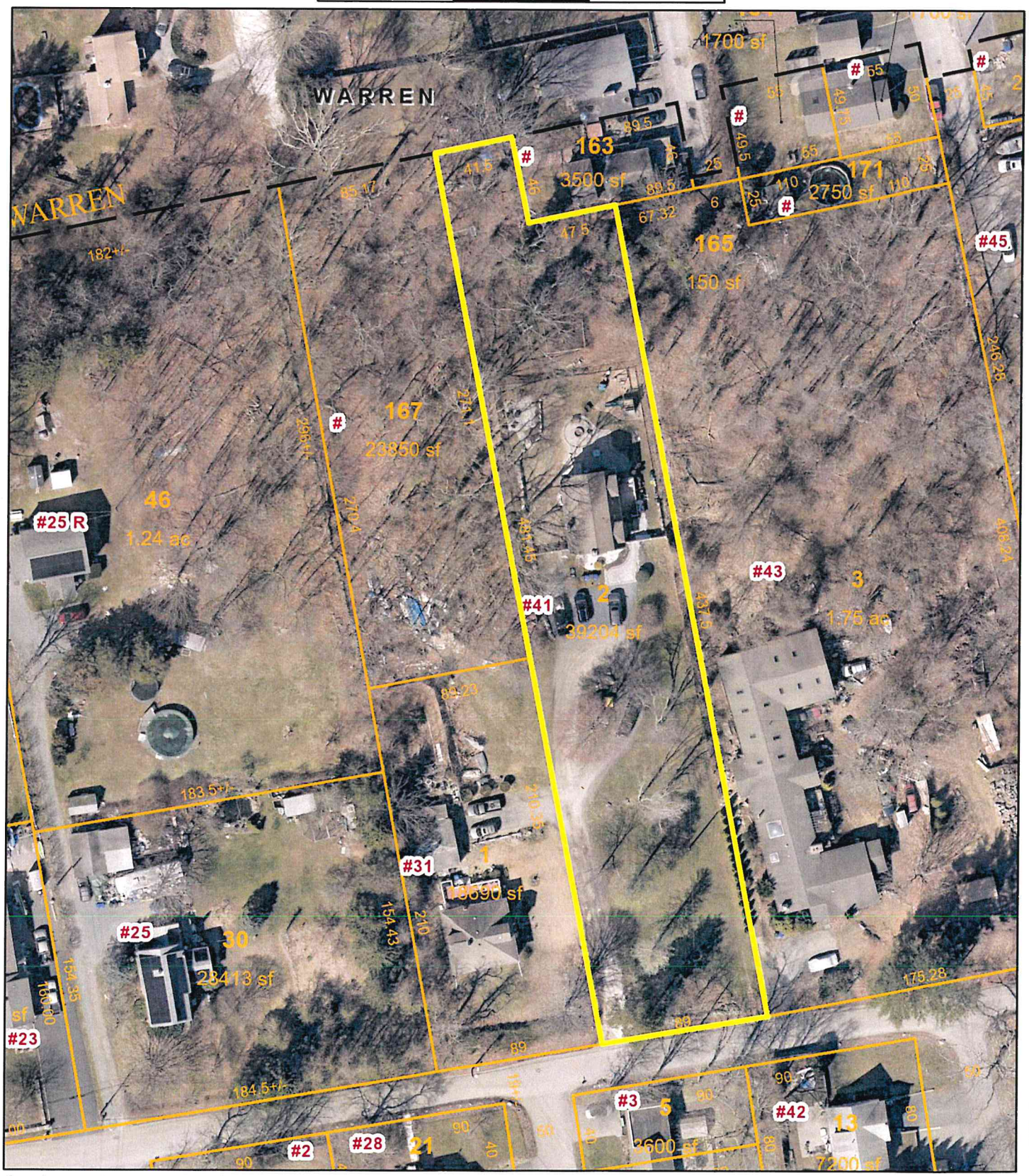
Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

April 23, 2024



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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-15**.

APPLICANT: Michael W. Mackniak
 LOCATION: 10 King Phillip Avenue
 PLAT: 151 LOT: 25 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 34ft. x 34ft. second-story living area addition and a 6ft. x 33ft. front porch addition to an existing single-family dwelling with less than the required left side yard.

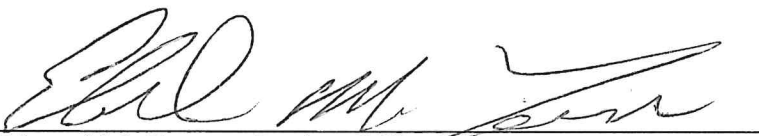
COMPREHENSIVE PLAN REVIEW:

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 second story and front porch additions to an existing single-family dwelling located on the easterly side of King Phillip Avenue. This property is a nonconforming waterfront lot containing approximately 6,390 square feet of lot area. The existing single-story cottage dwelling was reportedly constructed in 1952 and it is located within approximately 4 feet of the northerly left side property line. The applicant proposes construction of a second-story living area addition containing two bedrooms, a bathroom, and a rear deck. The second story addition would be located within the footprint of the existing structure. Thus, a portion of the addition would also be located within approximately 4 feet of the left side property line. The applicant is also proposing construction of a 6 foot wide covered porch along the length of the front of the dwelling. This porch would extend to within approximately 18 feet of the front property line at King Phillip Avenue. A portion of this porch would also be located within the left side yard, extending to within approximately 4 feet of the left side property line.

As this lot is a nonconforming single lot of record, it is subject to reduced yard setbacks per Section 28-221(b) of the zoning ordinance. Revisions to this section of the ordinance adopted January 1, 2024 require that yard setbacks be reduced by the proportion of the lot area to the minimum lot area requirement for the zoning district in which the lot is located. Thus, I have determined that all property line setbacks on this lot are reduced to 64% of the R-10 requirements. As such, the minimum (rounded off) front and rear yard setbacks on this property are 19 feet, and the minimum side yard setbacks are 10 feet. Note that front porches may extend up to one-third into a required front yard. Thus, the minimum front yard setback requirement for the proposed front porch is 13 feet.


 Edward M. Tanner, Zoning Officer

4/23/24



10 King Phillip Avenue

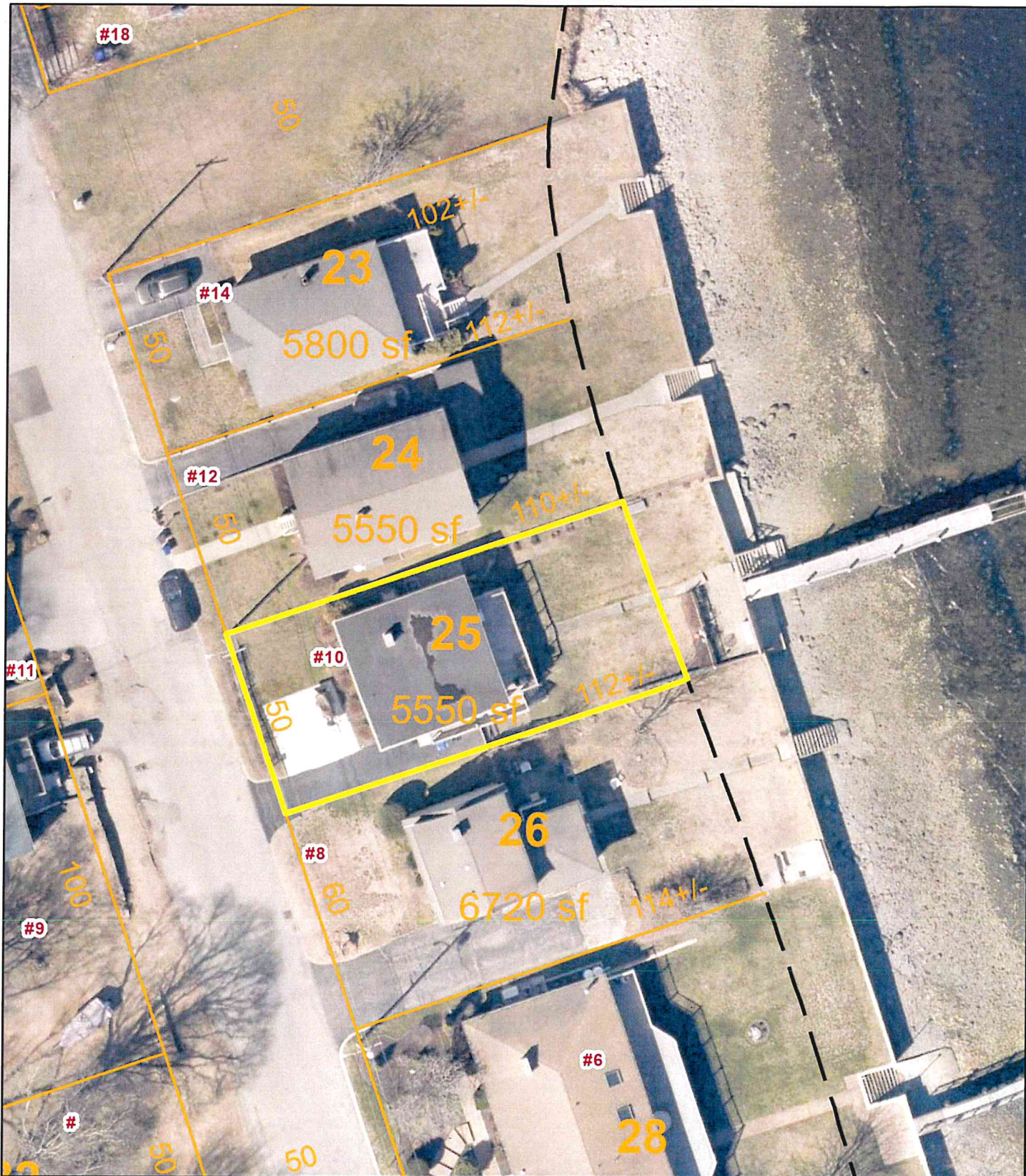
Bristol, RI

1 inch = 36 Feet



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April 23, 2024



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Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-16**

APPLICANT: Adrian Summers

LOCATION: 16 Jessica Drive

PLAT: 150 LOT: 137 ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a six foot high fence, portions of which would be located within the front yard from Addy Drive at a height greater than permitted in a front yard on a corner lot.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a 6 foot high fence on this residential lot located on the westerly side of Jessica Drive and the northerly side of Addy Drive. The existing dwelling on this property faces Jessica Drive. The property owners have recently installed an in-ground swimming pool to the rear of the dwelling, and they now wish to enclose the rear portion of the property with a 6 foot high fence. As a corner lot, this property has two front yards for purposes of determining zoning setbacks and dimensional requirements. The rear of this property had previously been enclosed with a 4 foot high fence. The applicants have recently replaced portions of this fence with a 6 foot high fence and they now wish to extend that fence to the southerly portion of the backyard adjacent to Addy Drive. The zoning ordinance permits fences within a front yard setback to a maximum height of 4 feet. As this property is located within the Residential R-15 zoning district, the front yard setback extends 35 feet from the street property line. Thus, any portion of the fence located within the front setback has a maximum height requirement of 4 feet.

 4/23/24
Edward M. Tanner, Zoning Officer



16 Jessica Drive

Bristol, RI

1 inch = 36 Feet



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April 23, 2024



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Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-17**

APPLICANT: Joshua Haskell

LOCATION: 770 Metacom Avenue

PLAT: 123 LOT: 322 ZONE: R-8

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Remove an existing 10ft. x 12ft. accessory shed structure and construct a new 12ft. x 24ft. accessory shed/garage structure with less than the required rear yard and less than the required left side 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 a 12' x 24' accessory shed/garage structure on this residential property located on the easterly side of Metacom Avenue. This property is improved with a single-family dwelling and also an existing 10' x 12' accessory shed structure. The existing shed is located in the northeast corner of the property and is located approximately 3.5 feet from the easterly rear property line and approximately 1.5 feet from the northerly left side property line. The applicant proposes to remove the existing shed and to replace it with the larger proposed shed/garage while keeping similar property line setbacks as existing.

The applicant proposes to utilize the existing shed's concrete slab foundation and to enlarge it to accommodate the proposed structure. Thus, as proposed, the shed/garage would be located the same distance as the existing shed from the rear property line at approximately 3.5 feet. The proposed structure would have its 24 foot length running parallel to the left side property line at the same 1.5 foot setback as the existing shed. The zoning ordinance permits accessory structures in the R-8 zone with a minimum setback of 6 feet from side and rear property lines.

 4/24/2024
Edward M. Tanner, Zoning Officer



770 Metacom Avenue

Bristol, RI

1 inch = 36 Feet



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April 24, 2024



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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-18**

APPLICANT: Kevin Moran

LOCATION: 7 Ansonia Avenue

PLAT: 44 LOT: 62 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 14ft. x 29ft. two-story addition to an existing 25ft. x 30ft. accessory structure at a size and height greater than permitted for accessory structures in the R-10 zone; and to create an accessory dwelling unit (ADU) within the proposed structure that is not located within a principal single-family dwelling.

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.

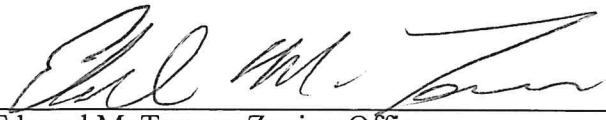
FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct an addition to an existing accessory garage structure and to create a residential dwelling unit within the second floor of the enlarged structure at this property located on the westerly side of Ansonia Avenue. This property contains approximately 10,300 square feet of lot area (lots 62 and 68 were recently merged together into one lot) and it is improved with a two-family residence that was reportedly constructed in the 1940's. This property is considered nonconforming by dimension, as it is utilized as a two-family residential use but it lacks the required 20,000 feet of lot area for the R-10 zone. The zoning ordinance permits two-family structure in the R-10 zone with 10,000 square feet of lot area per dwelling unit.

The existing accessory garage structure measures approximately 25' x 30' and reportedly contains garage space on the first floor and a recreation room on the second floor. The applicant proposes to add a 14' x 19' two-story addition to the front (easterly) side of the existing structure to provide enlarged garage space on the first level and additional living space above. As proposed, the overall size of the accessory structure would be approximately 30' x 39'. According to plans submitted with this application, the height of the proposed addition would be approximately 5 feet higher than the existing garage structure, extending to a height of approximately 24 feet 10 inches above grade. The zoning ordinance permits accessory structures in the R-10 zone to a maximum size of 22' x 24' and to a maximum height of 20 feet. It is also noted that the existing two-story residential dwelling on this property measures approximately 26' x 32' in size. Thus, the proposed addition to the accessory garage would make that structure larger than the principal residential structure. By definition (see Section 28-1), an accessory structure is subordinate, incidental, and accessory to that of the principal structure.

The applicant proposes to convert the existing recreation room on the second floor of the garage structure to an accessory dwelling unit (ADU). Section 28-151(a) of Bristol's zoning ordinance permits ADU's only in (within or attached to) a single-family dwelling. In the R-10 zoning district, this requirement has

not been impacted by any recent legislative changes. Thus, the solicitor's office has advised that detached ADU's may only be permitted with a dimensional variance from the zoning board, as the location of the unit on the lot is considered dimensional. In addition to the requirement for ADU's to be attached to the primary dwelling unit, the zoning ordinance also requires that ADU's be accessory to owner-occupied single-family dwellings. It is my understanding that the existing dwelling on the property is a two-family structure and it is not occupied by the property owner. Although the applicant is related to the property owner, the owner does not reside on the lot.

 4/24/2024
Edward M. Tanner, Zoning Officer



7 Ansonia Avenue

Bristol, RI

1 inch = 36 Feet



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April 24, 2024



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Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-19**

APPLICANT: Hilary M. Rosenfeld

LOCATION: 9 Pearse Avenue

PLAT: 19 LOT: 40 ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:


Construct two 3ft. x 6ft. accessory garden shed structures with less than the required rear yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct two garden shed accessory structures on this residential property located on the westerly side of Pearse Avenue and on the northerly side of Constitution Street. This property is an "L" shaped lot which is improved with a single-family dwelling fronting on Pearse Avenue. The southern portion of the lot contains landscaping and garden areas extending to Constitution Street. The applicant proposes construction of two 3' x 6' garden sheds to be located adjacent to the westerly rear property line. The sheds would be connected by an outdoor "planting shelf" and would be located between two existing mature trees approximately 2 feet from the rear property line. The zoning ordinance permits accessory structures within residential properties at a minimum distance of 6 feet from rear property lines.


Edward M. Tanner, Zoning Officer



9 Pearse Avenue

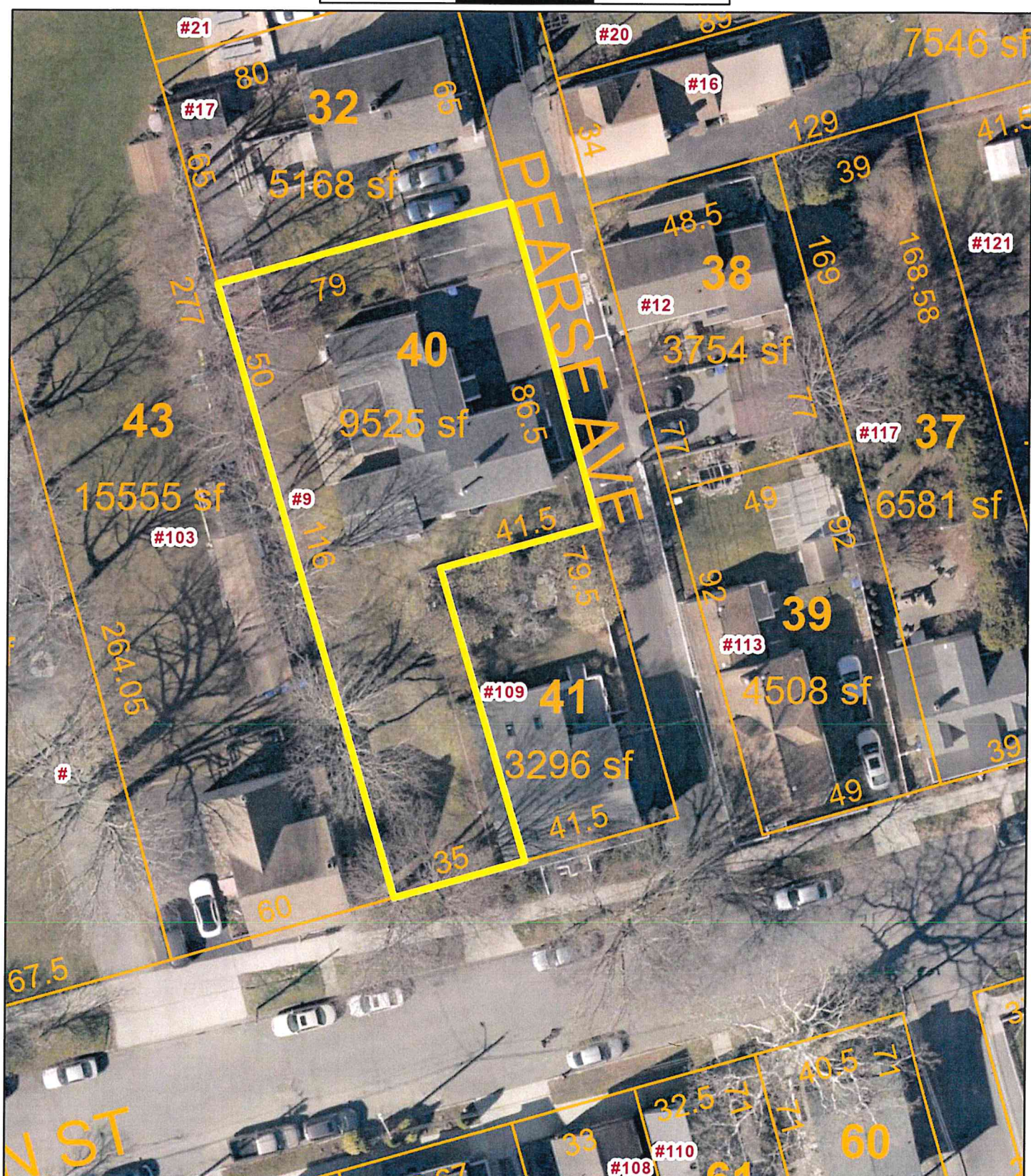
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April 24, 2024



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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2024-20**

APPLICANT: Danial Ferreira / Fair Wind Properties, LLC

LOCATION: 1 Coggeshall Avenue

PLAT: 147 LOT: 50 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct approximately 100 feet of eight foot high fence along a portion of the easterly property line at a height greater than permitted for fences in a residential zoning district; and to install approximately 30 feet of six foot high fence between two existing residential structures portions of which would be located within the front yard from Coggeshall Avenue at a height greater than permitted in a 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.

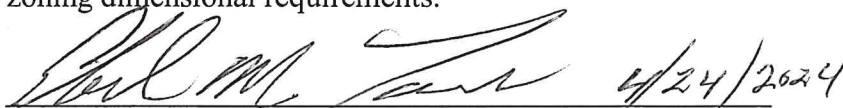
FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct privacy fencing on this residential lot located on the easterly side of Coggeshall Avenue and the southerly side of Narrows Road. Recall that the applicant appeared before the zoning board in May 2023 (File #2023-18) and received a use variance and several dimensional variances to demolish and reconstruct two residential structures on this property. The construction of these dwellings is nearly complete, and the applicant is now proposing the installation of fencing along a portion of the easterly property line as well as within a courtyard area between the two residential structures.

The applicant proposes the installation of an 8 foot high stockade fence ("Fence A" on site plan) along the easterly property line extending from the Narrows Road right of way southerly approximately 100 linear feet. This fence has reportedly been requested by the neighbor to the east at 134 Narrows Road to provide privacy to their home and yard from the applicant's property. Section 28-146 of the zoning ordinance permits fences on residential properties to a maximum height of 6 feet. In addition, the zoning ordinance limits the height of fencing located within the front yard setback to a height of 4 feet. The northern 30 feet of this proposed fence would be located within the front yard from Narrows Road.

The applicant also proposes the installation of 6 foot high fencing ("Fence B" on the site plan) to bisect a patio area located between the two residential buildings on this property. This fencing would split the patio area in two and provide privacy for the residents of each dwelling. This fencing would be located partially within the 30 foot front yard from Coggeshall Avenue. As noted above, the zoning ordinance limits the height of fencing located within the front yard setback to a height of 4 feet.

Additional fencing as depicted on the site plan submitted with this application appears to comply with zoning dimensional requirements.


Edward M. Tanner, Zoning Officer



1 Coggeshall Avenue

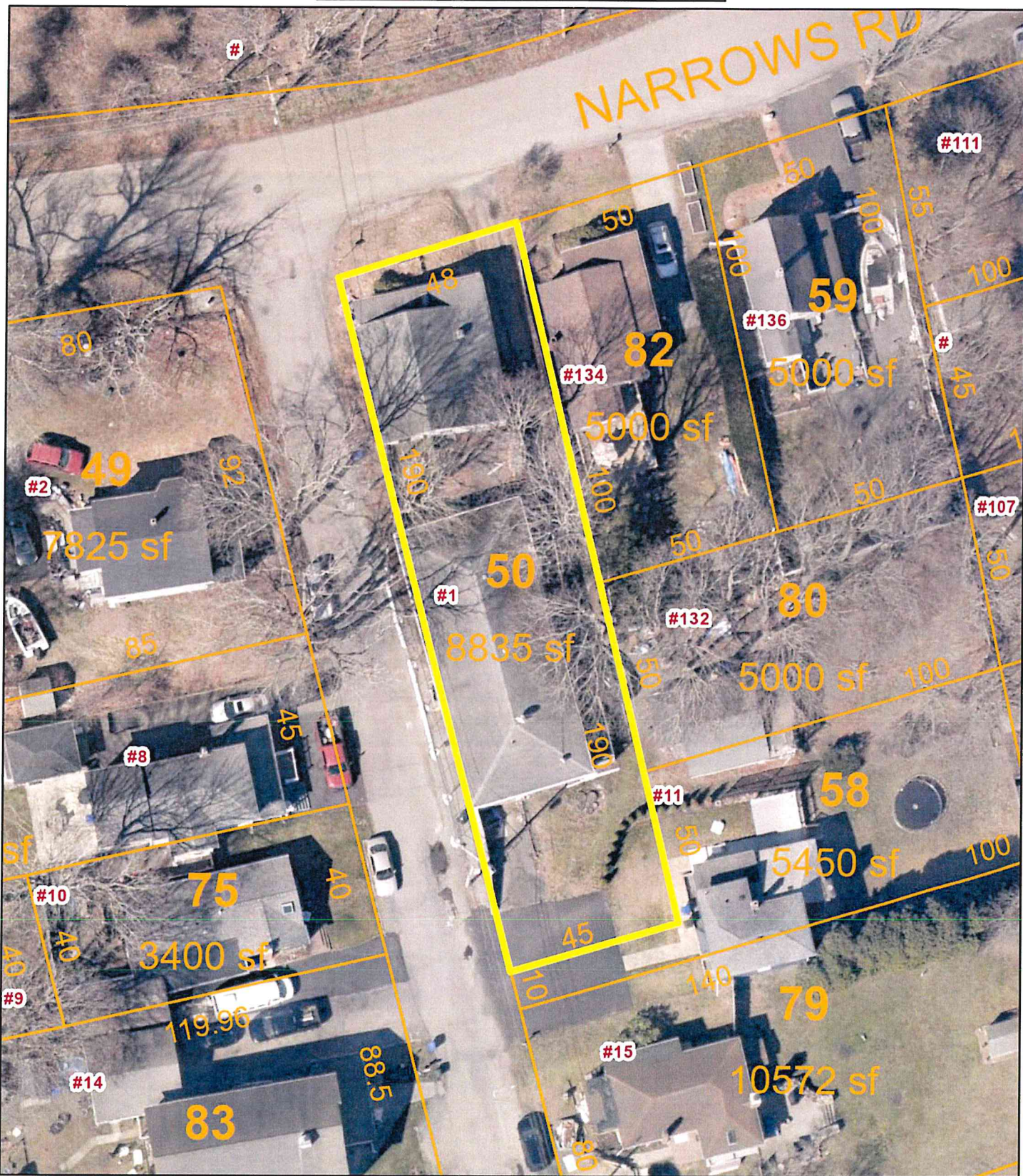
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April 24, 2024



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Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-14

PUBLIC HEARING

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

Monday, May 6, 2024

at 7:00 P.M.

Bristol Town Hall
10 Court Street

APPLICANT: **Steven R. Costa**
PROPERTY OWNER: **Steven R., Tanya P., and Colby J. Costa**
LOCATION: **41 Butterworth Avenue**
PLAT: **121** LOT: **2**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 24ft. x 36ft. accessory garage structure as a size and height greater than permitted for accessory structures in the R-10 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://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2024 MAR 21 AM 8:17

APPLICATION

File No: 2024-14
 Accepted by ZEO: SMT 3/20/2024

APPLICANT:	Name: STEVEN COSTA		
	Address: 20 RIVER VIEW AVENUE		
	City: BRISTOL	State: RI	Zip: 02809
	Phone #: (401) 434- 0278	Email:	
PROPERTY OWNER:	Name: STEVEN COSTA, TANTA COSTA & COLBY COSTA		
	Address: 41 BUTTERWORTH AVENUE		
	City: BRISTOL	State: RI	Zip: 02809
	Phone #:	Email:	

1. Location of subject property: 41 BUTTERWORTH AVENUE

Assessor's Plat(s) #: 121 Lot(s) #: 2

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

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

Dimensional Variance(s) Special Use Permit Use Variance

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

Dimensional Variance Section(s): 28-111 HEIGHT AND ACCESSORY SIZE

Special Use Permit Section(s): _____

Use Variance Section(s): _____

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

6. How long have you owned the property? FOUR YEARS

7. Present use of property: SINGLE FAMILY RESIDENTIAL

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

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

10. Proposed use of property: SINGLE FAMILY RESIDENTIAL WITH DETACHED ACCESSORY STRUCTURE

11. Give extent of proposed alterations: NEW DETACHED GARAGE

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
36' LONG 24' WIDE 23' TALL

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: <u>20</u>	Proposed: <u>23</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: <u>22x24</u>	Proposed: <u>36x24</u>	

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? _____

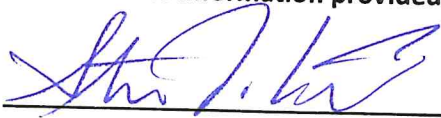
15. Are there any easements on your property? YES (If yes, their location must be shown on site plan)

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

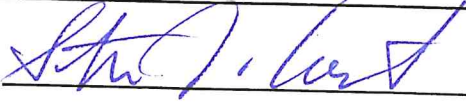
17. Is the property located in the Bristol Historic District or is it an individually listed property? NO

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

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

Applicant's Signature:  Date: 3/20/24

Print Name: STEVE COSTA

Property Owner's Signature:  Date: 3/20/24

Print Name: TANYA COSTA and COLBY COSTA

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

Name: BRUCE H. COX Phone #: 401-437-1100

Address: 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915

STEVE COSTA
41 BUTTERWORTH AVENUE

Section 28-409 Standards:

This unique lot is nearly 36,000 sq. feet of land in an R-10 Zone. It meets the frontage requirement of an R-10 Zone of 80 feet by only 2 feet being 82 feet wide. Its depth is 426.81 feet on its eastern boundary and 418.87 on its western boundary. Its configuration and the developments on the abutting lots prevent any kind of subdivision development. Deducting the requisite side yard set backs of 15 feet each leaves only 50 feet in the center of the property as a building envelope.

Currently there is a house toward the back of the lot situated 249 feet from Butterworth Avenue. Because of the narrowness of the lot and the positioning of their house there is insufficient space on the east side of the house for any garage. On the west side of the house an artificially detached garages of 20 x 24 garage could be squeezed in by using a detached accessory structure set back. If it were attached to the house it would require substantial side yard relief. Additionally, constructing such a garage would impede the ability to get to the back portion of the house as there would only be 6 feet remaining in the side yard to get past.

The objective of the applicant is to build a detached three car garage for the storage of three unique vehicles that he owns. While there is no specific plan to create an accessory family dwelling unit over the garage, to fail to provide a roof line that could in the future accommodate an ADU would be foolish and wasteful. The applicant fully understands that any ADU may require additional zoning relief or permission.

The house was purchased and built in its current position and the lot was configured as it exists. The Applicants had nothing to do with these conditions.

Granting of this variance will not alter the general characteristic of the surrounding area or impair the intent and purpose of this chapter or the comprehensive plan of the Town in as much as is a lot with more than three times as much space as required. By the positioning of the garage with the removal of some limited trees still facilitates the retention of trees to the front of the garage on the street side and between the garage and the house on the interior portion of the property. Denial of this would be a great inconvenience to the applicant.

No. 10393 Date: 01-31-2024

Store: Ellington | 1-800-628-2276 | barnyard.com

Mailing Address: 9 Village St, Ellington, CT 06029

CUSTOMER

Steve Costa
Source: Internet Search

POS LOCATION

41 Buttenworth Ave
Bristol, CT 02809



OWNER

20 Riverview Ave
Bristol, CT 02809

PHONE NUMBER

(401) 434-0278

PHONE NUMBER

(401) 451-0798

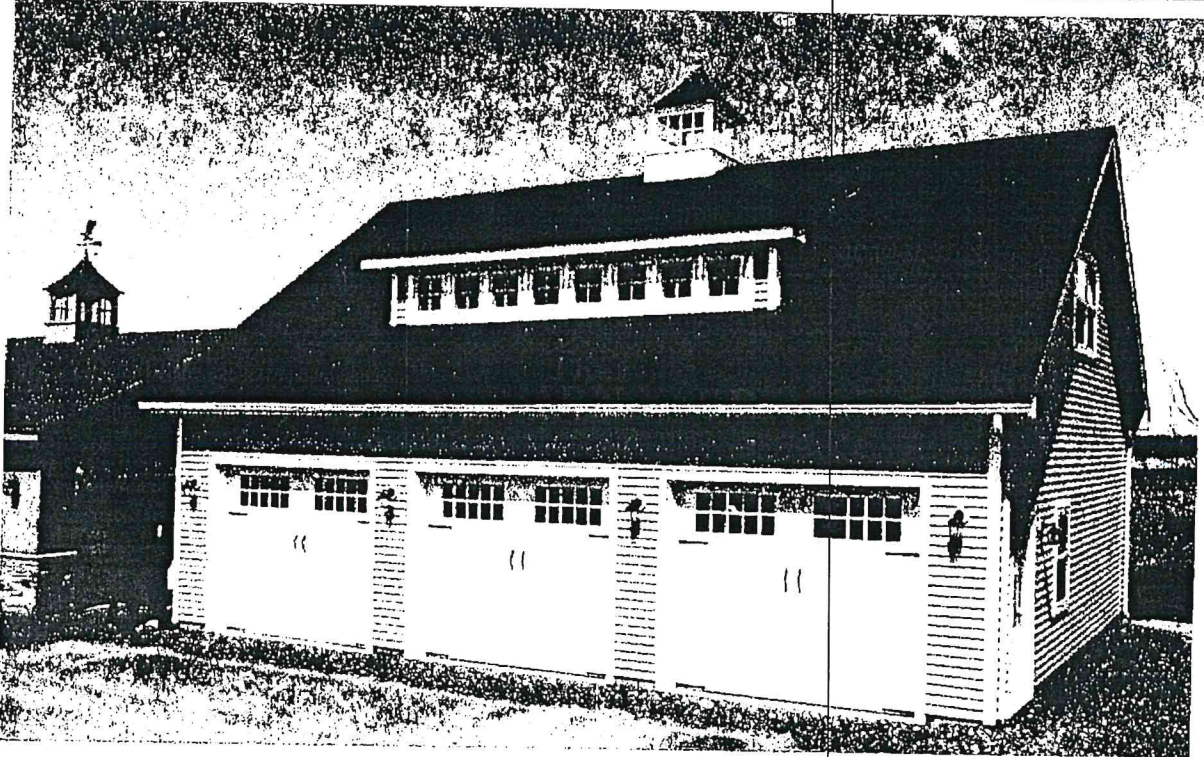
CT HIC License # 0558916

Type: Quote

Salesperson: Chris Vincelette

EMAIL ADDRESS

jamesautocompany@gmail.com



No. 10393 Date: 01-31-2024

Store: Ellington | 1-800-628-2276 | barnyard.com

Mailing Address: 9 Village St, Ellington, CT 06029

CUSTOMER:
Steve Costa
Source: Internet Search

JOB LOCATION:
41 Bullenworth Ave
Bristol, CT 02809



OFFICE:
20 Riverview Ave
Bristol, CT 02809

PHONE - BRISTOL:
(401) 434-0278
PHONE - ELLINGTON:
(401) 451-0798

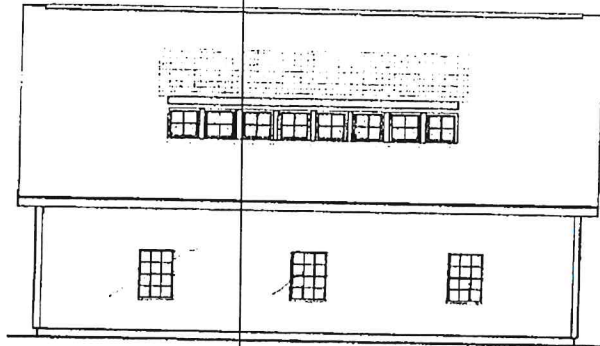
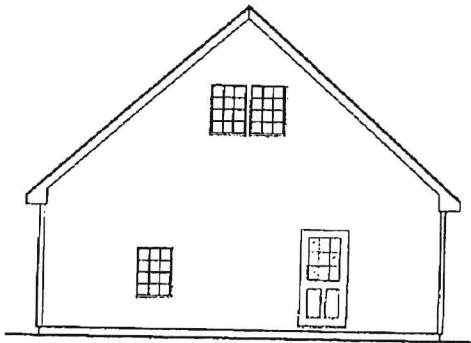
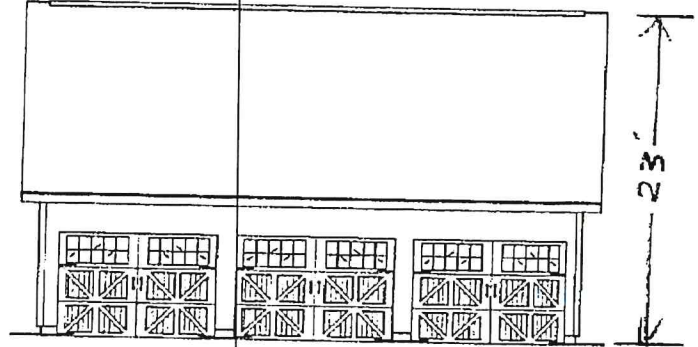
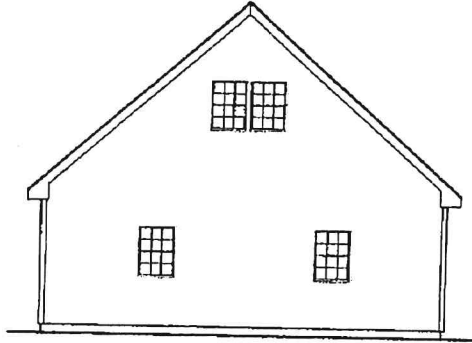
CT HIC License # 0558916

Type: Quote

Salesperson: Chris Vincolette

EMAIL ADDRESS:
jamesautocompany@gmail.com

Elevations



← 24' →

← 36' →

433-5066

No. 10393 Date: 01-31-2024

Store: Ellington | 1-800-628-2276 | barnyard.com

Mailing Address: 9 Village St, Ellington, CT 06029



CT HIC License # 0558916

Type: Quote

Salesperson: Chris Vincelette

CUSTOMER

Steve Costa

Source: Internet Search

JOB LOCATION

41 Butlerworth Ave.

Bristol, CT 02809

OFFICE

20 Riverview Ave.

Bristol, CT 02809

PHONE NUMBER

(401) 434-0276

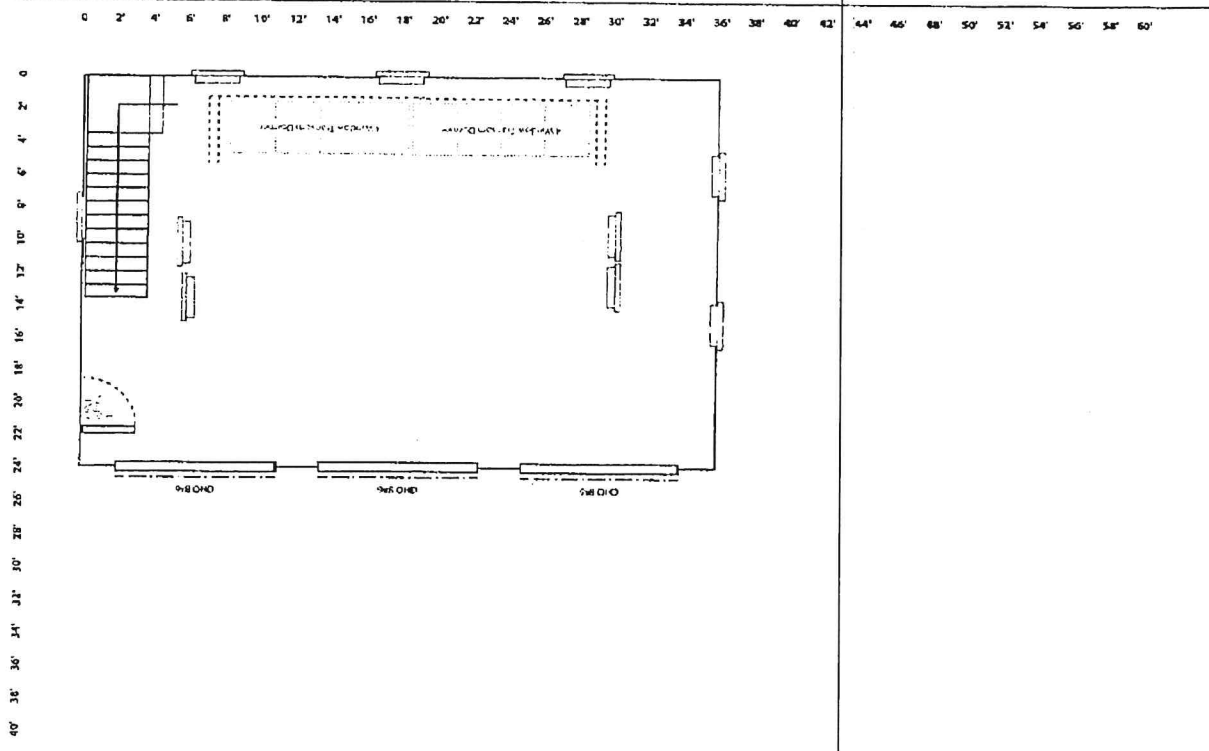
PHONE NUMBER

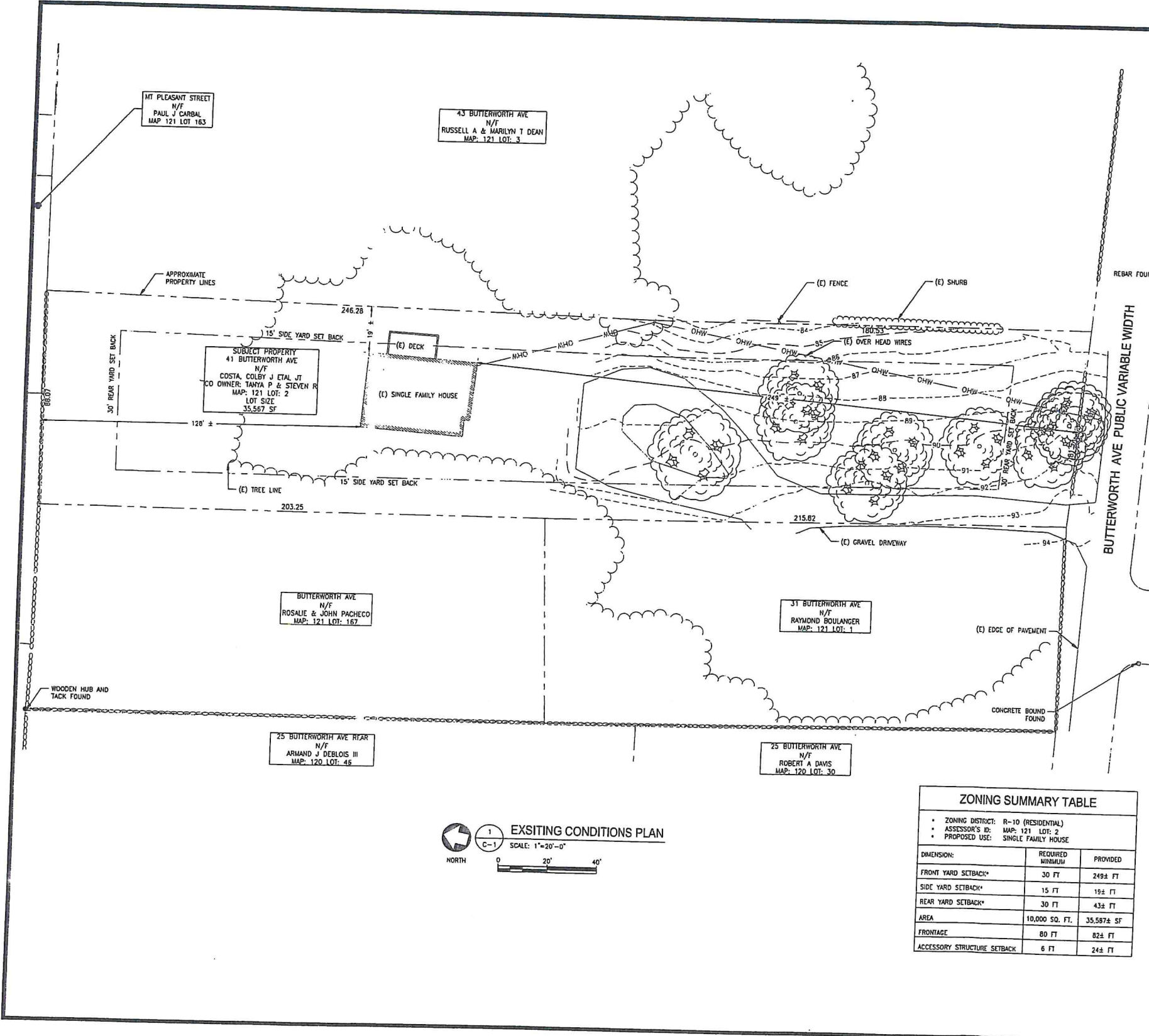
(401) 451-0798

EMAIL ADDRESS

jamesautocompany@gmail.com

Floor Plan





SURVEY NOTES

1. FIELD SURVEY DATE: 01/12/2024
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
4. PROPERTY OWNER: COSTA COLBY J ETAL JT
41 BUTTERWORTH AVE
BRISTOL, MA 02809
5. SITE ADDRESS: 41 BUTTERWORTH AVENUE
BRISTOL, RI 02807
6. APPLICANT: COSTA COLBY J ETAL JT
41 BUTTERWORTH AVE
BRISTOL, MA 02809
7. JURISDICTION: TOWN OF BRISTOL
8. TAX ID: MAP: 121 LOT: 2
9. DEED REFERENCE: BOOK: 2043 PAGE: 17
10. PLAN REFERENCES: 1) HARRIS PLAT #2 DATED OCTOBER 1924
2) MAP INSTRUMENT 567 DATED JUNE 24 2008 BY STEPHEN M. MURGO
3) THE MARY BUTTERWORTH PLAT DATED 1921BY C. E. PERRY
4) HIGHWAY PLAT WIDENING OF BUTTERWORTH BY ADAM BAHNDON
11. ZONING JURISDICTION: R-10 (RESIDENTIAL)
12. TOTAL LAND AREA: 35,567 ± SF
13. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY:
DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
CALL BEFORE YOU DIG (CT): 1-800-922-4455
14. PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES INFORMATION HAS BEEN COMPILED FROM EXISTING PROPERTY PLANS AND TOWN OF BRISTOL GIS SYSTEMS. A METES AND BOUNDS SURVEY WAS NOT CONDUCTED BY ADVANCED ENGINEERING GROUP, PC.
15. BEARING SYSTEM OF THIS PLAN IS BASED ON TRUE NORTH. TRUE NORTH WAS ESTABLISHED FROM GPS READINGS ON 5/4/2023.
16. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
17. LIMIT OF WORK IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP
COUNTY: BRISTOL TOWN: BRISTOL
COMMUNITY PANEL NUMBER: 44001C001H
EFFECTIVE DATE: JULY 7, 2014

LEGEND

- PROPERTY LINE
- - - ABUTTING PROPERTY LINE
- - - EXIST. R.O.W. LAYOUT
- x - x - x - EXIST. CHAIN LINK FENCE
- - - EXIST. EDGE OF TREE CANOPY
- - - (E) MAJOR CONTOUR
- - - (E) MINOR CONTOUR
- - - (E) U/G GAS MAIN (APPROX.)
- - - (E) OVERHEAD UTILITY WIRES
- DRILL HOLE
- IRON PIN/REBAR
- CONCRETE/GRANITE MONUMENT

ZONING SUMMARY TABLE

- ZONING DISTRICT: R-10 (RESIDENTIAL)
- ASSESSOR'S ID: MAP: 121 LOT: 2
- PROPOSED USE: SINGLE FAMILY HOUSE

DIMENSION:	REQUIRED MINIMUM	PROVIDED
FRONT YARD SETBACK*	30 FT	248± FT
SIDE YARD SETBACK*	15 FT	15± FT
REAR YARD SETBACK*	30 FT	43± FT
AREA	10,000 SQ. FT.	35,587± SF
FRONTAGE	80 FT	82± FT
ACCESSORY STRUCTURE SETBACK	6 FT	24± FT

EXISTING CONDITIONS PLAN
SCALE: 1"=20'-0"
NORTH

ADVANCED ENGINEERING GROUP, P.C.
Civil Engineering - Site Development
Surveying - Telecommunications
500 North Broadway
East Providence, RI 02914
Tel: (401) 884-2800
Fax: (401) 884-2334

AEG PROJECT #: 2019-1203
DRAWN BY: JWH
CHECKED BY: SNA

SUBMITTALS

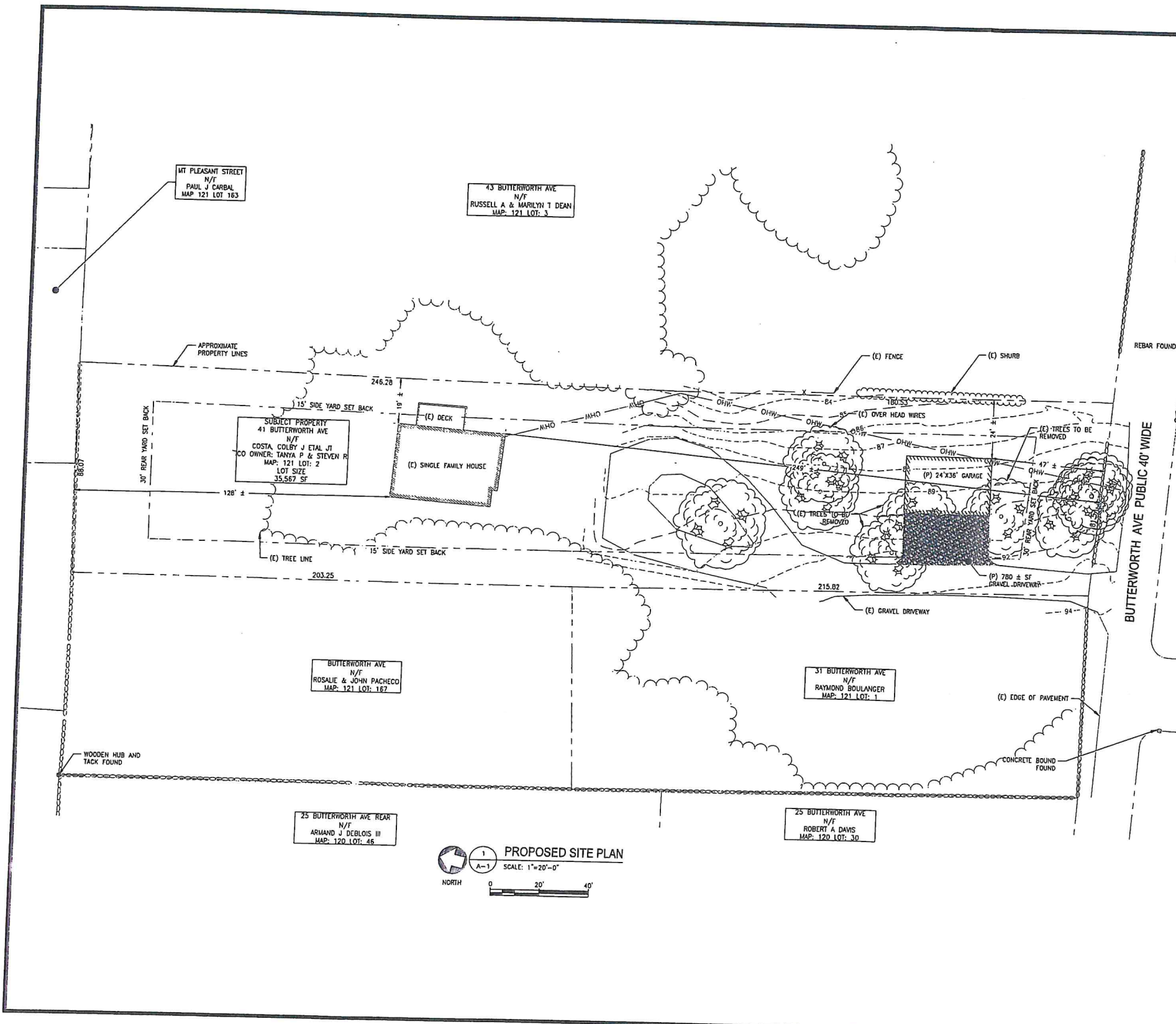
REV#	DATE	DESCRIPTION
0	01/09/20	ISSUED FOR REVIEW

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41 BUTTERWORTH GARAGE PLAN
41 BUTTERWORTH AVENUE
BRISTOL, RI 02807
BRISTOL COUNTY

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C-1



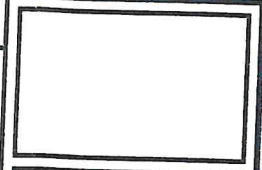
LEGEND

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXIST. R.O.W. LAYOUT
- x-x-x- EXIST. CHAIN LINK FENCE
- EXIST. EDGE OF TREE CANOPY
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (E) U/G GAS MAIN (APPROX.)
- (E) OVERHEAD UTILITY WIRES
- DRILL HOLE
- IRON PIN/REBAR
- CONCRETE/GRANITE MONUMENT

ZONING SUMMARY TABLE

- ZONING DISTRICT: R-10 (RESIDENTIAL)
- ASSESSOR'S ID: MAP: 121 LOT: 2
- PROPOSED USE: SINGLE FAMILY HOUSE

DIMENSION:	REQUIRED MINIMUM	PROVIDED
FRONT YARD SETBACK*	30 FT	249± FT
SIDE YARD SETBACK*	15 FT	19± FT
REAR YARD SETBACK*	30 FT	43± FT
AREA	10,000 SQ. FT.	35,567± SF
FRONTAGE	80 FT	82± FT
ACCESSORY STRUCTURE SETBACK	6 FT	24± FT



LEGEND

ZONING SUMMARY TABLE

AEG PROJECT #: 2019-1203

DRAWN BY: JWH

CHECKED BY: SNA

SUBMITTALS

REV#	DATE	DESCRIPTION
0	01/09/20	ISSUED FOR REVIEW

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41 BUTTERWORTH GARAGE PLAN
 41 BUTTERWORTH AVENUE
 BRISTOL, RI 02087
 BRISTOL COUNTY

SHEET TITLE
 PROPOSED SITE PLAN

SHEET NUMBER
A-1

Bristol

41 BUTTERWORTH AVE

Card 1 of 1



Plat/Lot 121 2

Account: 6214

Zone R-10

Assessment

\$408,600

Owner > Owner Account #: 60-0071-28

Owner 1 COSTA, COLBY J ETAL JT % Owned
Owner 2 TANYA P & STEVEN R
Owner 3
Address 41 BUTTERWORTH AVE, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	Deed Type
CALOURO, MOSES J.	07/10/2020	389,000	2043-17	W
IRONS, STEPHEN L. ET UX	12/01/2003	334,000	1078-87	W

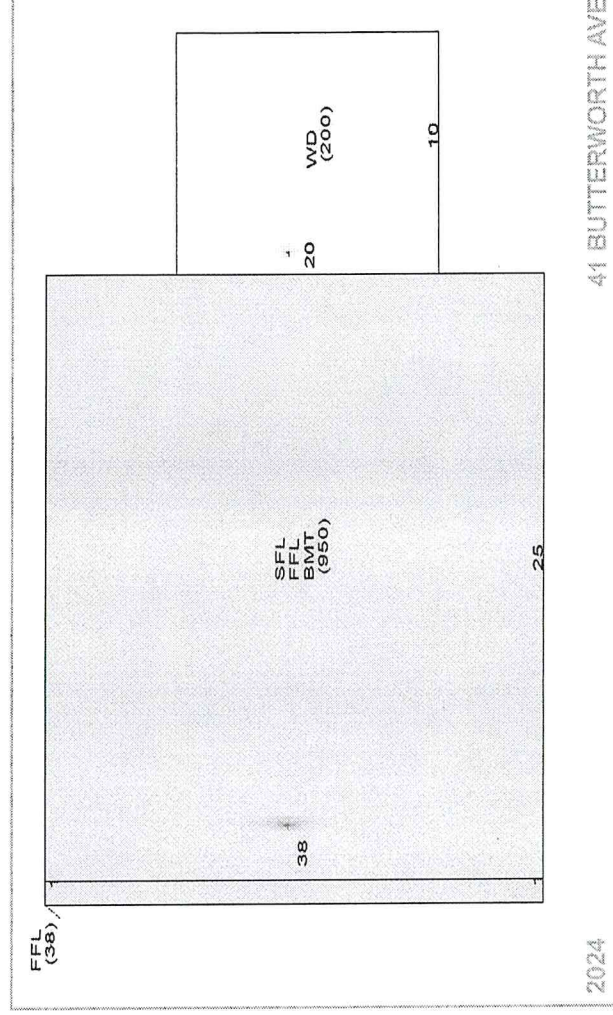
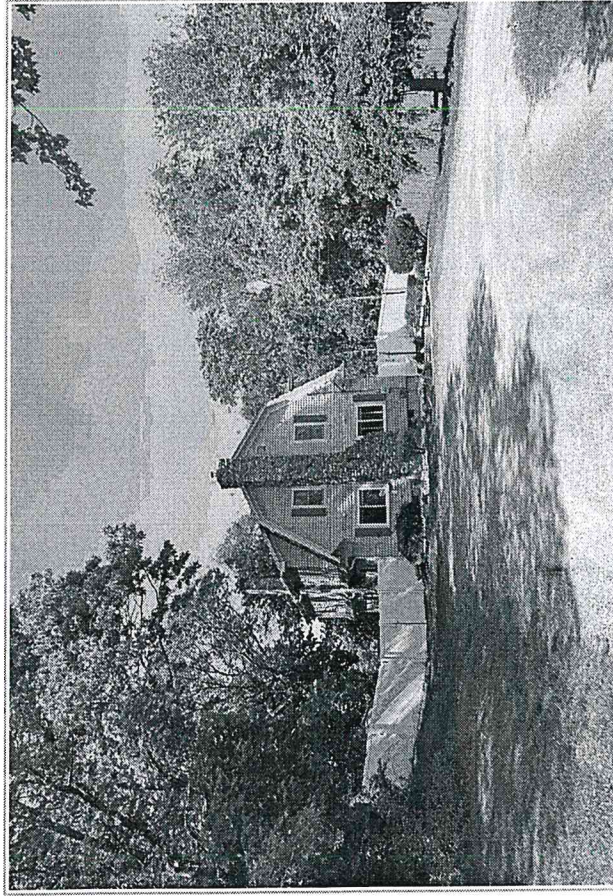
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	214,600	1,800	0.90	192,200	0	408,600
TOTAL	214,600	1,800	0.90	192,200	0	408,600

Source > Mkt Adj Cost VAL_per SQ Unit/Card > 132.32 VAL_per SQ Unit/Parcel > 132.32

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	214,600	0	1	192,200	0	406,800	406,800
2022	01	214,600	0	1	192,200	0	406,800	406,800
2021	01	180,300	0	1	171,300	0	351,600	351,600
2020	01	180,300	0	1	171,300	0	351,600	351,600
2019	01	180,300	0	1	171,300	0	351,600	351,600
2018	01	145,500	0	1	164,400	0	309,900	309,900



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.22957	AC	P	1.00	645,000	645,990	B							148,300			1.00	0
2 01 Single Fam	0.67043	AC	EX	0.20	645,000	65,480	B							43,900			1.00	0
3																		
4																		



Building Information

Description	Story Height	Description
BLDG Type Colonial	2 Story	
RES Units 1	COM Units 0	
Foundation Concrete	BMT Floor Concrete	
Frame 1 Wood	Frame 2	%
EXT Wall 1 Wood Shndl	EXT Wall 2	%
Roof Type 1 Gambrel	Roof Type 2	%
Roof Cover 1 Wood Shing	Roof Cover 2	%
INT Wall 1 Drywall	INT Wall 2	%
Floors 1 Hardwood	Floors 2 Ceramic Til	20
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel Oil	Heat Type BB Hot Water	
# Heat Sys 1	% Heated 100	
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceiling Type Drywall	Ceiling Type Drywall	
Parking Type	% Sprinkled	
EXT View	Quality	Typical

Grade

Grade	Q4	Q4	Flood Hazard	Topography	Street	Traffic
Year Built 1960	EFF Year	PAVED				
Alt LUC	Alt %	0.00				

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
AG	AG - Avg-Goo	30.8	126.00	1.05	1.01	133.06	30,000	1.00	1.00	1.00	310,072	95,502	214,570
Functional		0.0											
Economic		0.0											
Special		0.0											
OV													
Total Depreciation % >												30.8	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	988	988	133.06	131,463
SFL	2nd FLOOR	950	950	133.06	126,407
BMT	BASEMENT	950	0	19.96	18,962
WD	WOOD DECK	200	0	16.20	3,240
Total		3,088	1,938		280,072

Visit History

Date	Result	By
7/20/2021	REVIEW	MM
5/20/2021	MEASURED	MM
4/13/2018	REVIEW	JH
4/13/2018	LISTED	HS
3/19/2018	MEASURED	BT
3/3/2007	LISTED	
2/19/2007	MEASURE	

Notes

LAND AREA CORRECTED 403 MODERN WINDOWS SET GOOD CONDITION HOUSE VACANT - 10/10 - INTERIOR KITCHEN & BATHROOM GUTTED- RENOVATIONS COMPLETE 12/11 EAS ||05/20/2021 Per exterior inspection only and measurements by the Data Collector add a 10 x 8 wood framed shed to the outbuilding section, remove 8 x 8 SFL/OPP/BMT section and add that area to the overall size of the house.

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
03/23/2023	B56120		BLDG	10,000	0	Closed	12 x 18 Shed

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y		12	18	216	3	AV	2023	1,800

Room Counts by Floor

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

Other Info.

AFDU
rtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c



41 Butterworth Avenue - 300' Radius

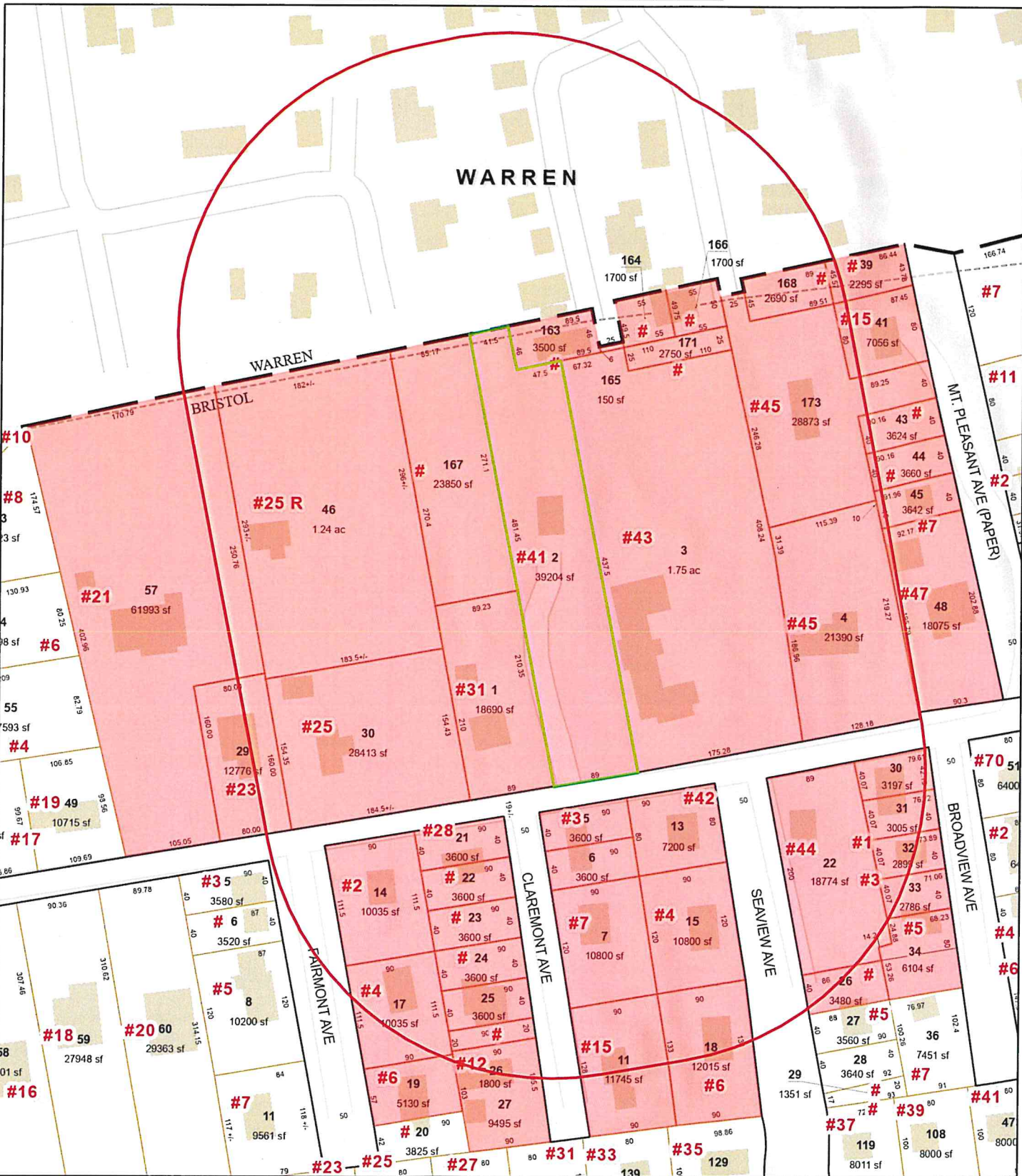
Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

March 21, 2024



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300 feet Abutters List Report

Bristol, RI
March 21, 2024

Subject Property:

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

Abutters:

Parcel Number: 120-14
CAMA Number: 120-14
Property Address: 2 FAIRMOUNT AVE

Mailing Address: SANTERRE, CORY J & KERRY L TE
2 FAIRMOUNT AVE
BRISTOL, RI 02809

Parcel Number: 120-17
CAMA Number: 120-17
Property Address: 4 FAIRMOUNT AVE

Mailing Address: ELLIN, MARISA A. TRUSTEE OF MARISA
A. ELLIN LIVING TRUST
4 FAIRMOUNT AVE
BRISTOL, RI 02809

Parcel Number: 120-19
CAMA Number: 120-19
Property Address: 6 FAIRMOUNT AVE

Mailing Address: FOX, NELSON J & CEIRY A TE
6 FAIRMOUNT AVE
BRISTOL, RI 02809

Parcel Number: 120-21
CAMA Number: 120-21
Property Address: 28 BUTTERWORTH AVE

Mailing Address: WARDWELL, ROBERT S.
28 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 120-22
CAMA Number: 120-22
Property Address: CLAREMONT AVE

Mailing Address: WARDWELL, ROBERT S.
28 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 120-23
CAMA Number: 120-23
Property Address: CLAREMONT AVE

Mailing Address: WARDWELL, ROBERT S.
28 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 120-24
CAMA Number: 120-24
Property Address: CLAREMONT AVE

Mailing Address: MATOS, MARIA
10 CLAREMONT AVE
BRISTOL, RI 02809

Parcel Number: 120-25
CAMA Number: 120-25
Property Address: 10 CLAREMONT AVE

Mailing Address: MATOS, MARIA
10 CLAREMONT AVE
BRISTOL, RI 02809

Parcel Number: 120-26
CAMA Number: 120-26
Property Address: CLAREMONT AVE

Mailing Address: MATOS, MARIA
10 CLAREMONT AVE
BRISTOL, RI 02809

Parcel Number: 120-27
CAMA Number: 120-27
Property Address: 12 CLAREMONT AVE

Mailing Address: PATTIE, CHERYL A
12 CLAREMONT AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 21, 2024

Parcel Number: 120-29 CAMA Number: 120-29 Property Address: 23 BUTTERWORTH AVE	Mailing Address: KISELKA, COLLEEN L & KEVIN C TE 23 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 120-30 CAMA Number: 120-30 Property Address: 25 BUTTERWORTH AVE	Mailing Address: DAVIS, ROBERT A., N.DIANE TE 25 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 120-46 CAMA Number: 120-46 Property Address: 25 R BUTTERWORTH AVE	Mailing Address: DEBLOIS ARMAND J III 25R BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 120-57 CAMA Number: 120-57 Property Address: 21 BUTTERWORTH AVE	Mailing Address: LORAS, ANTONIO & ROSA TE 21 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-1 CAMA Number: 121-1 Property Address: 31 BUTTERWORTH AVE	Mailing Address: BOULANGER, RAYMOND NANCY L TE 31 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-11 CAMA Number: 121-11 Property Address: 15 CLAREMONT AVE	Mailing Address: VILLALOBOS, RICARDO A 15 CLAREMONT AVE BRISTOL, RI 02809
Parcel Number: 121-13 CAMA Number: 121-13 Property Address: 42 BUTTERWORTH AVE	Mailing Address: BALZANO, JOHN II 42 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-15 CAMA Number: 121-15 Property Address: 4 SEAVIEW AVE	Mailing Address: THE BUCK FAMILY TRUST 4 SEA VIEW 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
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



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3/21/2024

Page 2 of 4



300 feet Abutters List Report

Bristol, RI
March 21, 2024

Parcel Number: 121-167 CAMA Number: 121-167 Property Address: BUTTERWORTH AVE	Mailing Address: PACHECO, JOHN M & ROSALIE LE PACHECO, NICOLE S etal TC 53 ST ELIZABETH ST BRISTOL, RI 02809
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: 121-18 CAMA Number: 121-18 Property Address: 6 SEAVIEW AVE	Mailing Address: FRANCIS, FRANK JR. 6 SEAVIEW 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: 121-26 CAMA Number: 121-26 Property Address: SEAVIEW AVE	Mailing Address: GODET, LINDSAY A & MICHAEL J 5 SEAVIEW 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: 121-32 CAMA Number: 121-32 Property Address: 3 BROADVIEW AVE	Mailing Address: BARONE, TIMOTHY J 3 BROADVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-34 CAMA Number: 121-34 Property Address: 5 BROADVIEW AVE	Mailing Address: WARD, ANNE PAULINE 5 BROADVIEW AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 21, 2024

Parcel Number: 121-39	Mailing Address: DESHAIES, RAYMOND R JANET L TE
CAMA Number: 121-39	4 FRANCES STREET
Property Address: MT PLEASANT AVE	WARREN, RI 02885

Parcel Number: 121-4	Mailing Address: OLNEY, DAVID R. TE ANNETTE M.
CAMA Number: 121-4	OLNEY
Property Address: 45 BUTTERWORTH AVE	45 BUTTERWORTH AVENUE
	BRISTOL, RI 02809

Parcel Number: 121-41	Mailing Address: BUTTERWORTH, COREY T
CAMA Number: 121-41	15 MT. PLEASANT AVE
Property Address: 15 MT PLEASANT AVE	BRISTOL, RI 02809

Parcel Number: 121-43	Mailing Address: MELLO, KYLE
CAMA Number: 121-43	7 MT PLEASANT AVE
Property Address: MT PLEASANT AVE	BRISTOL, RI 02809

Parcel Number: 121-44	Mailing Address: MELLO, KYLE
CAMA Number: 121-44	7 MT PLEASANT AVE
Property Address: MT PLEASANT AVE	BRISTOL, RI 02809

Parcel Number: 121-45	Mailing Address: MELLO, KYLE
CAMA Number: 121-45	7 MT PLEASANT AVE
Property Address: 7 MT PLEASANT AVE	BRISTOL, RI 02809

Parcel Number: 121-48	Mailing Address: CORDEIRO, JUSTIN
CAMA Number: 121-48	47 BUTTERWORTH AVE
Property Address: 47 BUTTERWORTH AVE	BRISTOL, RI 02809

Parcel Number: 121-5	Mailing Address: AGUIAR, ARTHUR D ALDEBERTA LIFE
CAMA Number: 121-5	ESTATE
Property Address: 3 CLAREMONT AVE	7 CLAREMONT AVE
	BRISTOL, RI 02809

Parcel Number: 121-7	Mailing Address: AGUIAR, ARTHUR D ALDEBERTA LIFE
CAMA Number: 121-7	ESTATE
Property Address: 7 CLAREMONT AVE	7 CLAREMONT AVE
	BRISTOL, RI 02809



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AGUIAR, ARTHUR D
ALDEBERTA LIFE ESTATE
7 CLAREMONT AVE
BRISTOL, RI 02809

DEBLOIS ARMAND J III
25R BUTTERWORTH AVE
BRISTOL, RI 02809

MATOS, MARIA
10 CLAREMONT AVE
BRISTOL, RI 02809

BALZANO, JOHN II
42 BUTTERWORTH AVE
BRISTOL, RI 02809

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

MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

BARONE, TIMOTHY J
3 BROADVIEW AVE
BRISTOL, RI 02809

ELLIN, MARISA A. TRUSTEE
MARISA A. ELLIN LIVING TR
4 FAIRMOUNT AVE
BRISTOL, RI 02809

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

BOULANGER, RAYMOND
NANCY L TE
31 BUTTERWORTH AVE
BRISTOL, RI 02809

FOX, NELSON J & CEIRY A T
6 FAIRMOUNT AVE
BRISTOL, RI 02809

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

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

FRANCIS, FRANK JR.
6 SEAVIEW AVE
BRISTOL, RI 02809

PACHECO, JOHN M & ROSALIE
PACHECO, NICOLE S etal TC
53 ST ELIZABETH ST
BRISTOL, RI 02809

CABRAL, PAUL J
8 VIRGINIA STREET
WARREN, RI 02885

GODET, LINDSAY A & MICHAEL
5 SEAVIEW AVE
BRISTOL, RI 02809

PATTIE, CHERYL A
12 CLAREMONT AVE
BRISTOL, RI 02809

CORDEIRO, JUSTIN
47 BUTTERWORTH AVE
BRISTOL, RI 02809

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

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

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

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

SANTERRE, CORY J & KERRY
2 FAIRMOUNT AVE
BRISTOL, RI 02809

DAVIS, ROBERT A.,
N. DIANE TE
25 BUTTERWORTH AVE
BRISTOL, RI 02809

KISELKA, COLLEEN L & KEVIN
23 BUTTERWORTH AVE
BRISTOL, RI 02809

THE BUCK FAMILY TRUST
4 SEA VIEW AVE
BRISTOL, RI 02809

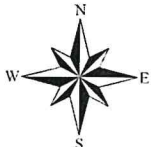
DEAN, RUSSELL A. ET UX
MARILYN L. TE
43 BUTTERWORTH AVE
BRISTOL, RI 02809

LORAS, ANTONIO & ROSA TE
21 BUTTERWORTH AVE
BRISTOL, RI 02809

VILLALOBOS, RICARDO A
15 CLAREMONT AVE
BRISTOL, RI 02809

WARD, ANNE PAULINE
5 BROADVIEW AVE
BRISTOL, RI 02809

WARDWELL, ROBERT S.
28 BUTTERWORTH AVE
BRISTOL, RI 02809



41 Butterworth Avenue - Bristol

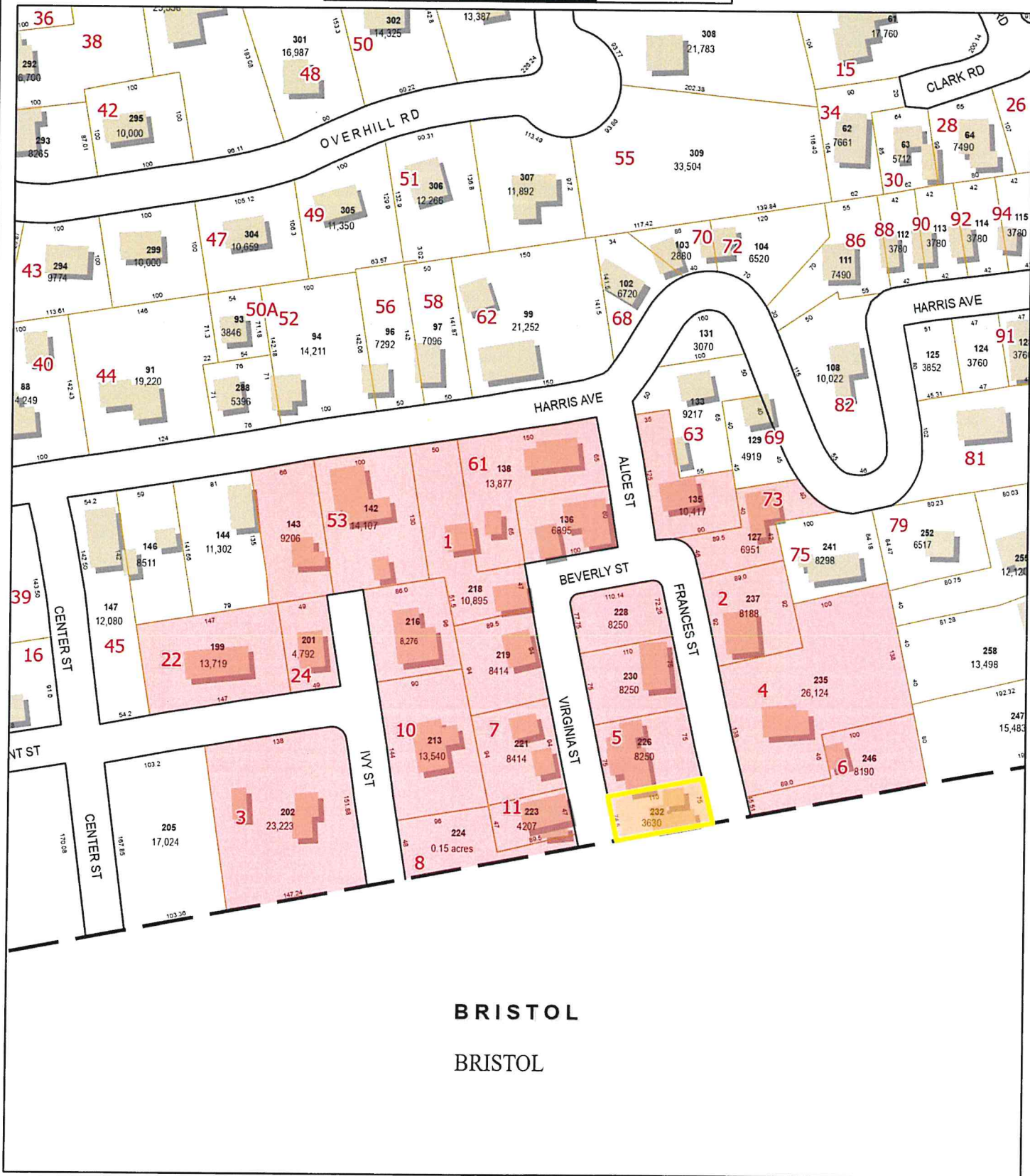
Radius Map

1 inch = 140 Feet



www.cai-tech.com

March 21, 2024



BRISTOL
BRISTOL

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.



Abutters List Report

Warren, RI
March 21, 2024

Subject Property:

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

Abutters:

Parcel Number: 13E-127
CAMA Number: 13E-127
Property Address: 73 HARRIS AVE

Mailing Address: COOPER CHERYL M
73 HARRIS AVE
WARREN, RI 02885

Parcel Number: 13E-135
CAMA Number: 13E-135
Property Address: 4 ALICE ST

Mailing Address: VECOLI JOHN JOSEPH VECOLI
JENNIFER
4 ALICE ST
WARREN, RI 02885

Parcel Number: 13E-136
CAMA Number: 13E-136
Property Address: 7 ALICE ST

Mailing Address: VOLLARO CAMILLE TR
7 ALICE ST
WARREN, RI 02885-2301

Parcel Number: 13E-138
CAMA Number: 13E-138
Property Address: 61 HARRIS AVE

Mailing Address: BUTTERWORTH DONNA
61 HARRIS AVE
WARREN, RI 02885-2304

Parcel Number: 13E-142
CAMA Number: 13E-142
Property Address: 53 HARRIS AVE

Mailing Address: SULLIVAN PATRICIA A
53 HARRIS AVE
WARREN, RI 02885

Parcel Number: 13E-143
CAMA Number: 13E-143
Property Address: 51 HARRIS AVE

Mailing Address: LANGELLO JOHN M TRUSTEE
51 HARRIS AVE
WARREN, RI 02885

Parcel Number: 13E-199
CAMA Number: 13E-199
Property Address: 22 GRANT ST

Mailing Address: LONGO JONATHAN M BRIANNA L
22 GRANT ST
WARREN, RI 02885

Parcel Number: 13E-201
CAMA Number: 13E-201
Property Address: 24 GRANT ST

Mailing Address: DALUZ STACEY F & SHAWN M
24 GRANT ST
WARREN, RI 02885

Parcel Number: 13E-202
CAMA Number: 13E-202
Property Address: 3 IVY ST

Mailing Address: HANON JILLIAN S DELONG TRAVIS
3 IVY ST
WARREN, RI 02885

Parcel Number: 13E-213
CAMA Number: 13E-213
Property Address: 10 IVY ST

Mailing Address: MELO CLOTILDE SILVA BOTELHO
DESHAIES DONALD
10 IVY ST
WARREN, RI 02885



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Abutters List Report

Warren, RI
March 21, 2024

Parcel Number: 13E-216 CAMA Number: 13E-216 Property Address: 6 IVY ST	Mailing Address: FULTON AMBER R & JAMES L JR 6 IVY ST WARREN, RI 02885
Parcel Number: 13E-218 CAMA Number: 13E-218 Property Address: 1 VIRGINIA ST	Mailing Address: SEQUEIRA JULIO JR 411 COTTAGE ST PAWTUCKET, RI 02861
Parcel Number: 13E-219 CAMA Number: 13E-219 Property Address: 3 VIRGINIA ST	Mailing Address: DAYALKUMAR BERNIE DAYALKUMAR NHA VI 3 VIRGINIA STREET WARREN, RI 02885
Parcel Number: 13E-221 CAMA Number: 13E-221 Property Address: 7 VIRGINIA ST	Mailing Address: SALEEBA LINDSEY SALEEBA MATTHEW P 7 VIRGINIA ST WARREN, RI 02885
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-224 CAMA Number: 13E-224 Property Address: 8 VIRGINIA ST	Mailing Address: CABRAL PAUL J 8 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-228 CAMA Number: 13E-228 Property Address: VIRGINIA ST	Mailing Address: VECOLI CHARLES A JUNE V 112 FIREFLY WAY INLET BEACH, FL 32461
Parcel Number: 13E-230 CAMA Number: 13E-230 Property Address: 3 FRANCIS ST	Mailing Address: BAGWELL SARA 3 FRANCIS STREET 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-237 CAMA Number: 13E-237 Property Address: 2 FRANCIS ST	Mailing Address: PATTIE MICHAEL P & RIBIERO-PATTIE TONI M 2 FRANCIS ST WARREN, RI 02885



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3/21/2024

Page 2 of 3



Abutters List Report

Warren, RI
March 21, 2024

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



www.cai-tech.com

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3/21/2024

Page 3 of 3

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

Parcel Number: 13E-202
HANON JILLIAN S
DELONG TRAVIS
3 IVY ST
WARREN, RI 02885

Parcel Number: 13E-228
VECOLI CHARLES A
JUNE V
112 FIREFLY WAY
INLET BEACH, FL 32461

Parcel Number: 13E-230
BAGWELL SARA
3 FRANCIS STREET
WARREN, RI 02885

Parcel Number: 13E-143
LANGELLO JOHN M TRUSTEE
51 HARRIS AVE
WARREN, RI 02885

Parcel Number: 13E-135
VECOLI JOHN JOSEPH
VECOLI JENNIFER
4 ALICE ST
WARREN, RI 02885

Parcel Number: 13E-138
BUTTERWORTH DONNA
61 HARRIS AVE
WARREN, RI 02885-2304

Parcel Number: 13E-199
LONGO JONATHAN M
BRIANNA L
22 GRANT ST
WARREN, RI 02885

Parcel Number: 13E-136
VOLLARO CAMILLE TR
7 ALICE ST
WARREN, RI 02885-2301

Parcel Number: 13E-224
CABRAL PAUL J
8 VIRGINIA ST
WARREN, RI 02885

Parcel Number: 13E-213
MELO CLOTILDE SILVA BOTEL
DESHAIES DONALD
10 IVY ST
WARREN, RI 02885

Parcel Number: 13E-127
COOPER CHERYL M
73 HARRIS AVE
WARREN, RI 02885

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

Parcel Number: 13E-201
DALUZ STACEY F & SHAWN M
24 GRANT ST
WARREN, RI 02885

Parcel Number: 13E-237
PATTIE MICHAEL P &
RIBIERO-PATTIE TONI M
2 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-219
DAYALKUMAR BERNIE
DAYALKUMAR NHA VI
3 VIRGINIA STREET
WARREN, RI 02885

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

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

Parcel Number: 13E-221
SALEEBA LINDSEY
SALEEBA MATTHEW P
7 VIRGINIA ST
WARREN, RI 02885

Parcel Number: 13E-246
DESHAIES RAYMOND R
JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-218
SEQUEIRA JULIO JR
411 COTTAGE ST
PAWTUCKET, RI 02861

Parcel Number: 13E-216
FULTON AMBER R & JAMES L
6 IVY ST
WARREN, RI 02885

Parcel Number: 13E-142
SULLIVAN PATRICIA A
53 HARRIS AVE
WARREN, RI 02885



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-15

PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Michael W. Mackniak
PROPERTY OWNER: Michael W. Mackniak
LOCATION: 10 King Phillip Avenue
PLAT: 151 LOT: 25
ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 34ft. x 34ft. second-story living area addition and a 6ft. x 33ft. front porch addition to an existing single-family dwelling with less than the required left side yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 APR -4 AM 9:41

APPLICATION

File No: 2024-15
 Accepted by ZEO: *6mT* 4/4/24

APPLICANT:	Name:	Michael Mackniak		
	Address:	10 King Philip Ave		
	City:	Bristol	State:	RI Zip: 02809
	Phone #:	203 915 6099	Email:	mwmackniak@gmail.com
PROPERTY OWNER:	Name:	Same as above		
	Address:			
	City:		State:	Zip:
	Phone #:		Email:	

1. Location of subject property: 10 King Philip Ave Bristol RI 02809
 Assessor's Plat(s) #: 151 Lot(s) #: 25

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): X 28-219 (4) left side yard var
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____

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

6. How long have you owned the property? 13.5 years

7. Present use of property: Residential

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 33 x 33

10. Proposed use of property: Residential

11. Give extent of proposed alterations: Addition of Second Floor with 2 bedrooms, finish basement, covered front porch

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

34x34 Second Floor 6'x33' Porch

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>17</u>	Proposed Setback: <u>18' 7"</u>
Left side lot line:	Required Setback: <u>4</u>	Proposed Setback: <u>4.2</u>
Right side lot line:	Required Setback: <u>8</u>	Proposed Setback: <u>11.6</u>
Rear lot line:	Required Setback: <u>30</u>	Proposed Setback: <u>60</u>
Building height:	Required: <u>35</u>	Proposed: <u>26.9</u>

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

Required: _____ Proposed: _____

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

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

If yes, has he refused a permit? _____

If refused, on what grounds? _____

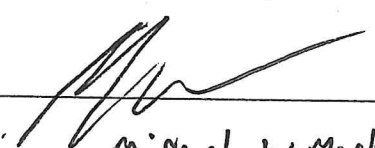
15. Are there any easements on your property? no (If yes, their location must be shown on site plan)

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

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

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

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

Applicant's Signature:  Date: 4/3/24

Print Name: Michael W. Muckler, Jr.

Property Owner's Signature: _____ Date: _____

Print Name: _____

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

Name: _____ Phone #: _____

Address: _____

We seek a variance allowing us to make improvements to the property located at 10 King Philip Ave, Bristol. Improvements would include adding a second floor and additional bedrooms to the existing structure as well as a 6'x33' covered porch across the front of the dwelling.

The home currently is approximately 1100 square feet and consists of two bedrooms. Our intent it to get married later this year and combine our families including four children. There is no possible way to accommodate 5-6 people in the home in its current layout. The two bedrooms are only approximately 120 square feet each.

The unique characteristics of the land and structure require the addition of rooms to accommodate our family.

We have attempted to seek alternative accommodation. However, to find a residence with similar characteristics to 10 King Philip with 4+ bedrooms is prohibitive. (Homes are currently listed at an asking price of \$1.2 Million). As the project is estimated to cost almost \$300 thousand dollars and will likely result in a significant increase in property taxes assessed to the property, there is no greater financial gain being sought in this instance.

Many homes up and down King Philip Ave are making or have made significant alterations and improvements. The surrounding area is increasing being "improved" as homeowners wish to remain in their homes and significantly improve the overall aesthetics of the neighborhood given its unique, waterfront location. Many homes on King Philip Ave are quite close to the road and, in fact, are currently closer than the proposed alterations to the subject property would result in. (SEE exhibit attached hereto).

The requested dimensional variance being sought is necessary to avoid the hardship posed by the small size of the current dwelling and its inability to accommodate our family needs.

The addition of the covered porch is necessary to maintain the aesthetic beauty of the home and the surrounding community in conformity with all of the homes on the street. Further the porch will offer a protected and safe means of entrance and egress from the building and the overall integrity of the building.

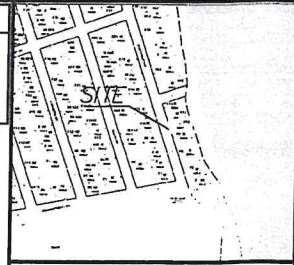
THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED AND CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION



ZONING CRITERIA

ZONING DISTRICT	R-10
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

REFER TO ZONING ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY



LOCUS MAP
not to scale



MT. HOPE BAY
(CRMC TYPE 2)

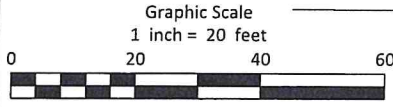
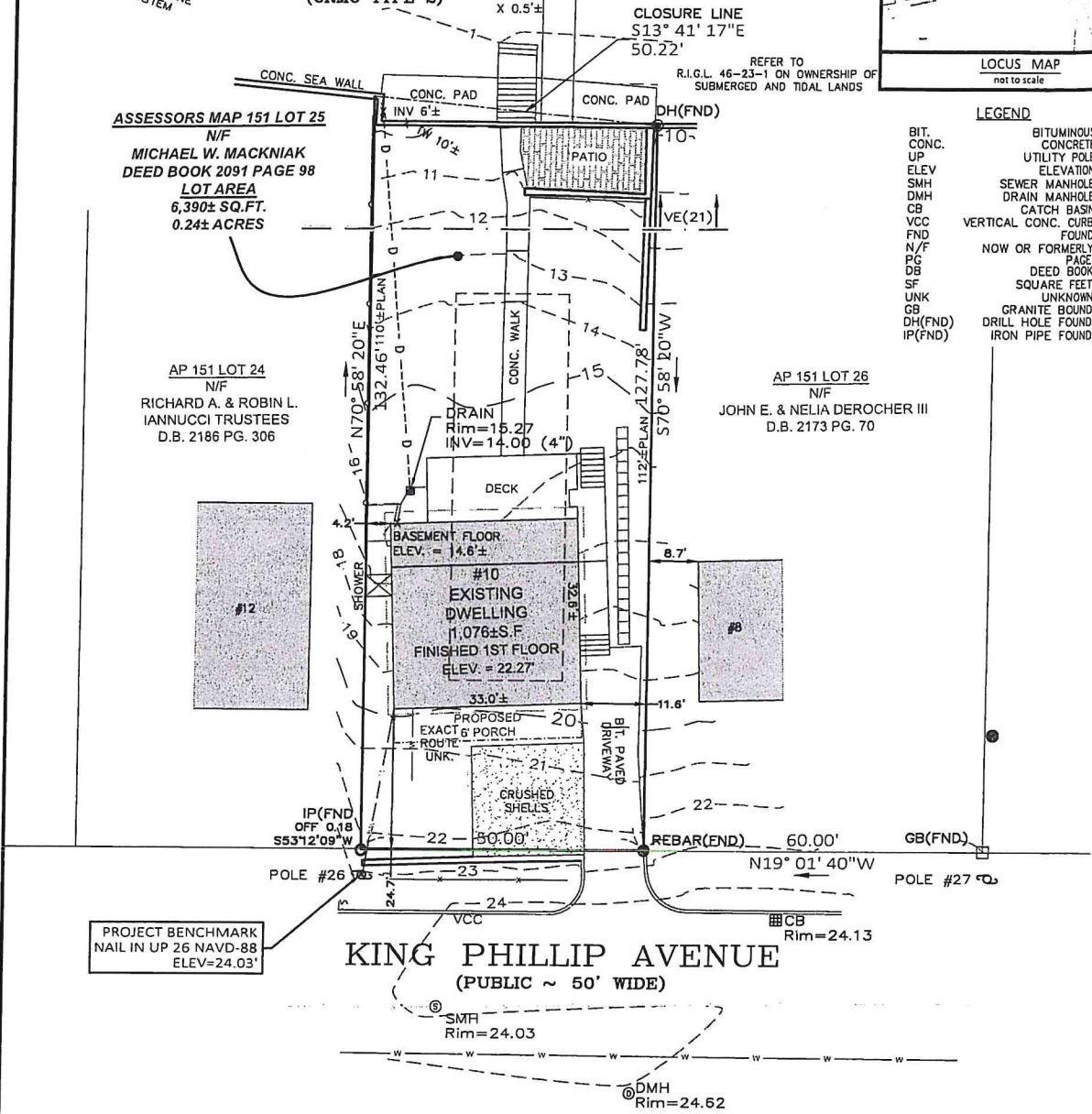
ASSESSORS MAP 151 LOT 25
N/F
MICHAEL W. MACKNIAK
DEED BOOK 2091 PAGE 98
LOT AREA
6,390± SQ.FT.
0.24± ACRES

AP 151 LOT 24
N/F
RICHARD A. & ROBIN L. IANNUCCI TRUSTEES
D.B. 2186 PG. 306

AP 151 LOT 26
N/F
JOHN E. & NELIA DEROCHE III
D.B. 2173 PG. 70

LEGEND

BIT.	BITUMINOUS
CONC.	CONCRETE
UP	UTILITY POLE
ELEV	ELEVATION
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
CB	CATCH BASIN
VCC	VERTICAL CONC. CURB
FND	FOUND
N/F	NOW OR FORMERLY
PG	PAGE
DB	DEED BOOK
SF	SQUARE FEET
UNK	UNKNOWN
GB	GRANITE BOUND
DH(FND)	DRILL HOLE FOUND
IP(FND)	IRON PIPE FOUND



REFERENCES:
1. PLAT BOOK 3 PAGE 51

SURVEY PLOT PLAN
MICHAEL W. MACKNIAK
10 KING PHILLIP AVE BRISTOL RI 02809
TAX ASSESSORS PLAT 151 LOT 25

- PLAN NOTES**
1. A PORTION OF THIS PROPERTY IS LOCATED IN VE ZONE(ELEV 21) AS DEPICTED IN FIMA MAP FOR BRISTOL COUNTY #44001C0012H (7-7-14)
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, RIGHTS OF WAYS, UNWRITTEN OR OTHER UNKNOWN RIGHTS THAT MAY EXIST.
 3. THE BUILDING SQUARE FOOTAGE AND DIMENSION OFFSETS SHOWN WERE MEASURED AT GROUND LEVEL AND DO NOT ACCOUNT FOR ANY OVERHANGS, GUTTERS, CONCRETE PADS, DECKS, COVERED PORCHES, ETC. THAT MAY BE OVER THE PROPERTY LINES OR SETBACKS.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICER-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: (CLASS I)

PURPOSE OF SURVEY: BOUNDARY SURVEY FOR ADDITION

BY: *Jason E. Smith* DATE: MARCH 18, 2024
JASON E. SMITH, RI PLS #2535 LS COA #779

JASON E. SMITH
No. *2535*
3-24
PROFESSIONAL LAND SURVEYOR



PO BOX 1104, Slatersville, R.I.
(401) 766-6317
www.statelinesurvey.com

SP-1
DRETT OF RI

SCALE: AS SHOWN
BRISTOL, RI

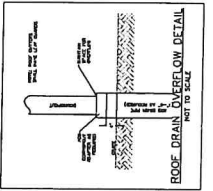
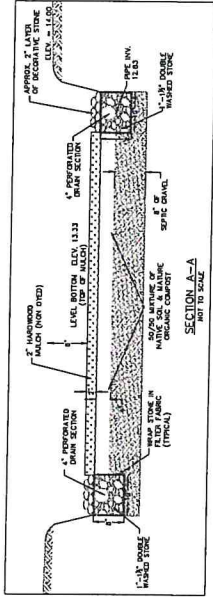
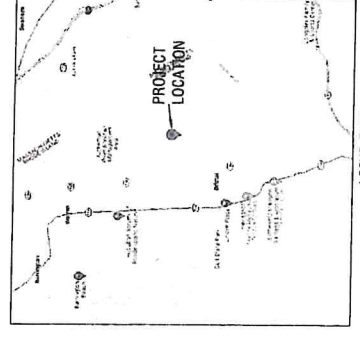
CRMIC SITE PLAN
PLAT 151, LOT 25
10 KING PHILLIP AVENUE
RHODE ISLAND

SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL
BRISTOL, RI 02809
PHONE: (401) 253-2231
75 WOOD STREET
BRISTOL, RI 02809

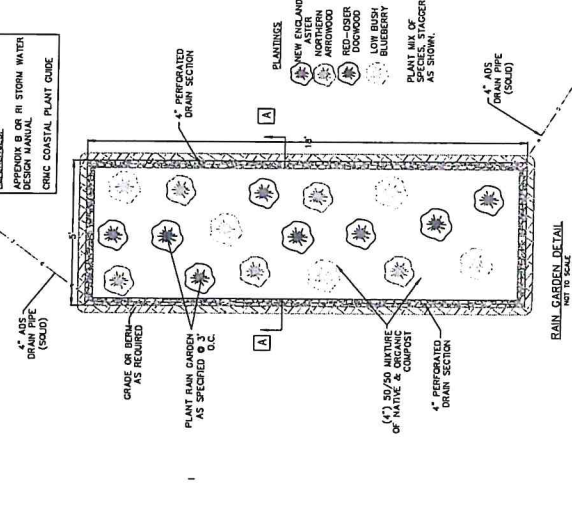
SEI

DATE: 1/8/24
CHK: RB
DR: PC
DSGN: RB

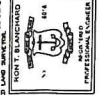
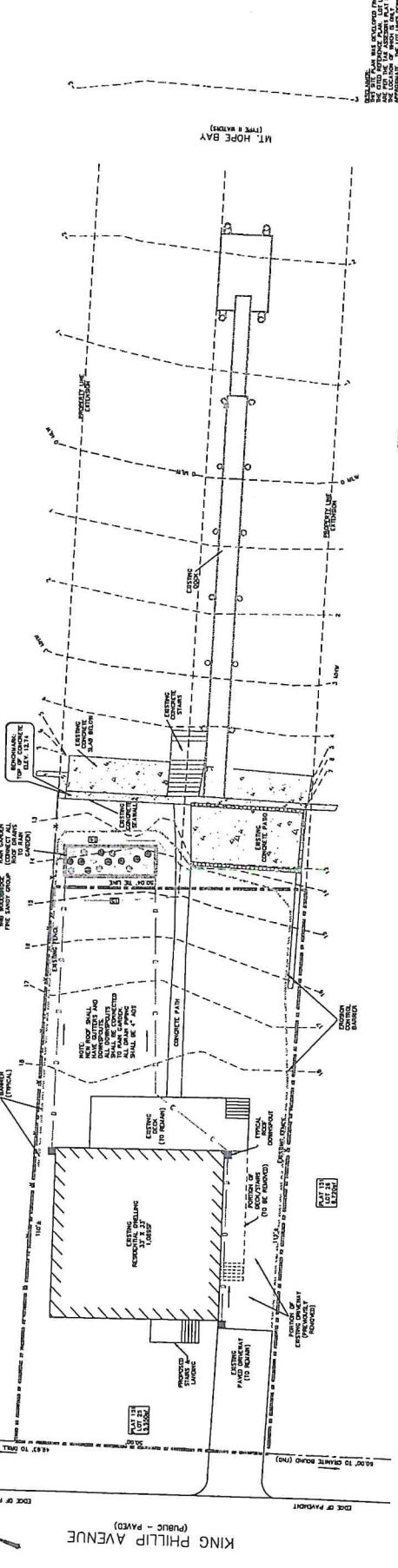
REVISIONS	DATE	DESCRIPTION



ESPECIAL ORDERS:
TOTAL IMPROVED ROOF AREA = 10,891
CONCRETE ROOF AREA = 1,064 SF
REQUIRED AREA FOR 1/2\"/>

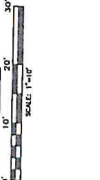


SCOPE OF WORK:
ADD SECOND STORY AND NEW ROOF TO EXISTING SINGLE STORY DWELLING.
WORK SHALL ALSO INCLUDE ASSOCIATED WINDOWS AND SIDING, PARTIAL REMOVAL OF SIDE DECK/STAIRS & ADDITION OF FRONT LANDING/STAIRS ARE ALSO PROPOSED.
OTHER THAN INSTALLATION OF RAIN GARDEN, NO SITE DISTURBANCE IS PROPOSED OR ANTICIPATED.



OWNER: 10 KING PHILLIP AVE.
BRISTOL, RI 02809

REFERENCE PLAN:
SITE PLAN & SPECIFICATIONS
RESIDENTIAL BOATING FACILITY
PLAT 151, LOT 25
SITE ENGINEERING INC.
LAST REVISION DATE: 4/5/16



DATUM: MEAN SEA LEVEL
LOW WATER

No.	REVISION	DATE

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 2. THESE PLANS SHALL BE USED IN ACCORDANCE WITH THE PERMITS AND REGULATIONS OF THE TOWN OF BRISTOL, MASSACHUSETTS.
 3. DESIGNER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 4. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

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 NOT FOR CONSTRUCTION

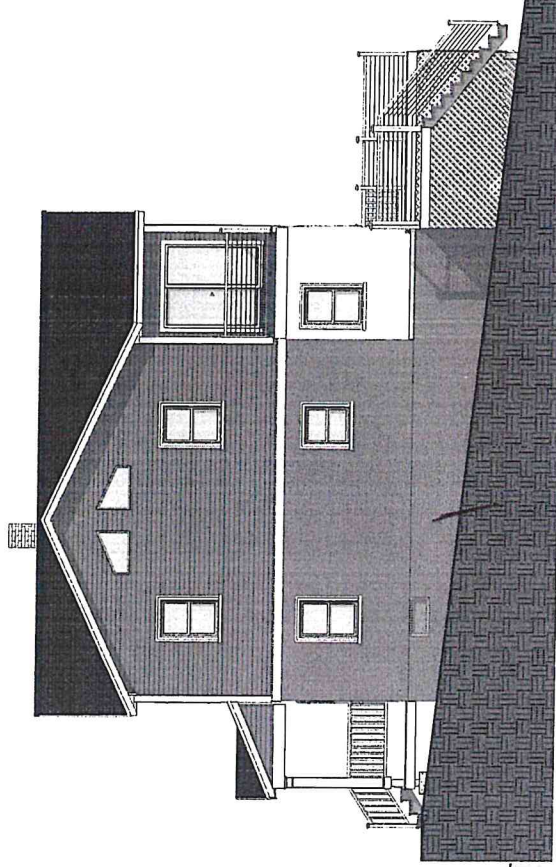
DATE: 2023-37
 DRAWN BY: JC
 SCALE: AS NOTED
 CHECKED BY: JC
 PROJECT:

PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI

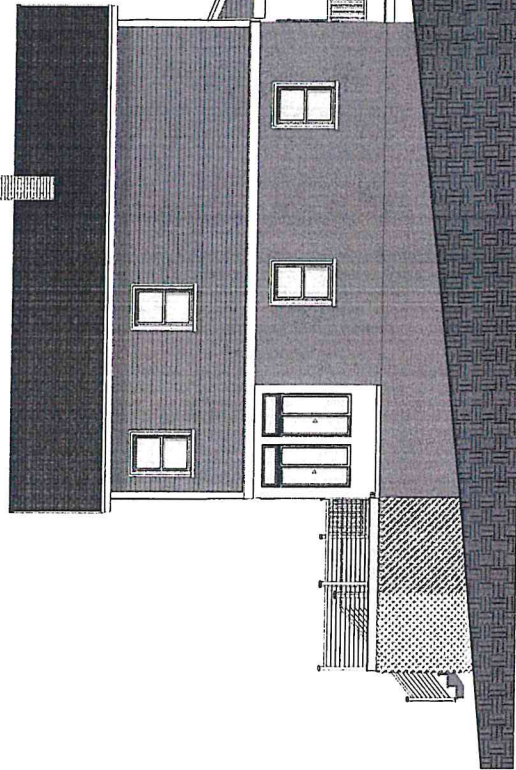
JCAD
 DESIGN SERVICE
 100 WATLOWERS DRIVE
 BRISTOL, RI 02809
 (401) 462-1417
 jcad@jcadri.com

TITLE
 EXTERIOR ELEVATIONS
 SHEET NO. A-201

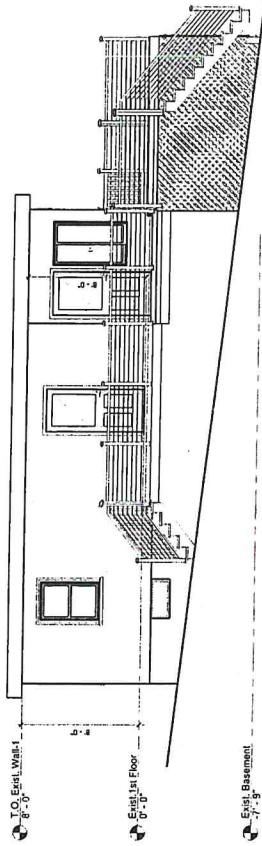
Item 3C.



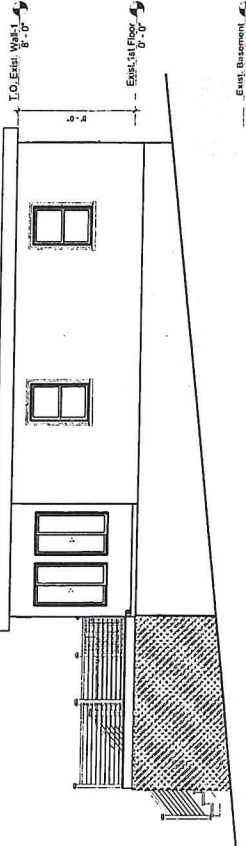
3B PROPOSED SOUTH ELEVATION (RIGHT)
 SCALE: 1/4" = 1'-0"



4B PROPOSED NORTH ELEVATION (LEFT)
 SCALE: 1/4" = 1'-0"



3A EXISTING SOUTH ELEVATION (RIGHT)
 SCALE: 1/4" = 1'-0"



4A EXISTING NORTH ELEVATION (LEFT)
 SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE

GENERAL NOTES
 1. ALL WORK SHALL CONFORM TO ALL CODES AND REGULATIONS OF THE PROJECT INCLUDING BUT NOT LIMITED TO MASSACHUSETTS RESIDENTIAL.
 2. DESIGNER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND SUBCONTRACTORS.

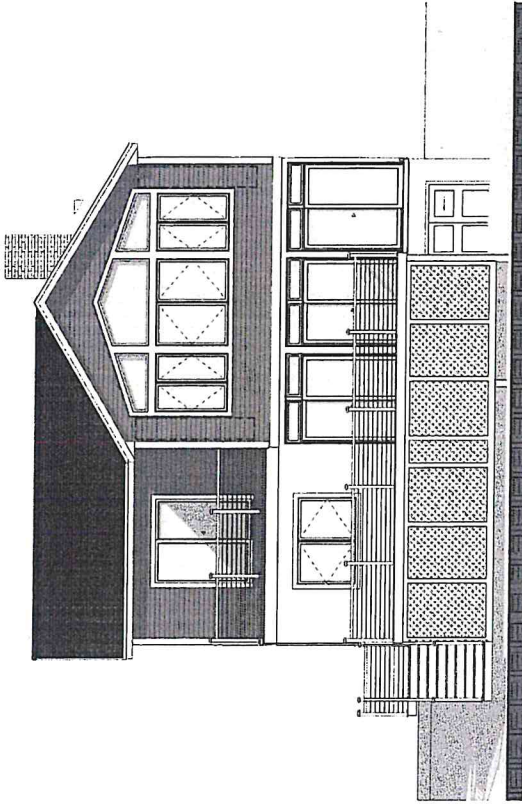
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 NOT FOR CONSTRUCTION

PROJECT NO.: 2023-37
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 SCALE: AS NOTED
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 PROJECT:

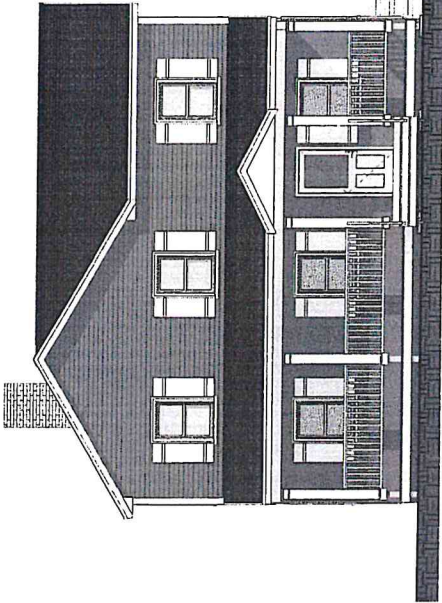
PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI



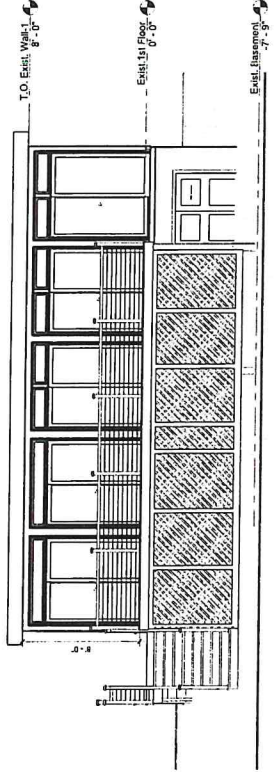
TITLE
 EXTERIOR ELEVATIONS
 SHEET NO. A-200



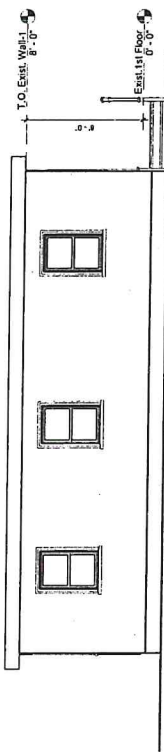
1B PROPOSED EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"



2B PROPOSED WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



1A EXISTING WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



2A EXISTING EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

No.	Revisions	Date

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS OF THE TOWN OF NORTON, MASSACHUSETTS.
 2. DESIGNER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NORTON, MASSACHUSETTS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NORTON, MASSACHUSETTS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NORTON, MASSACHUSETTS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NORTON, MASSACHUSETTS.

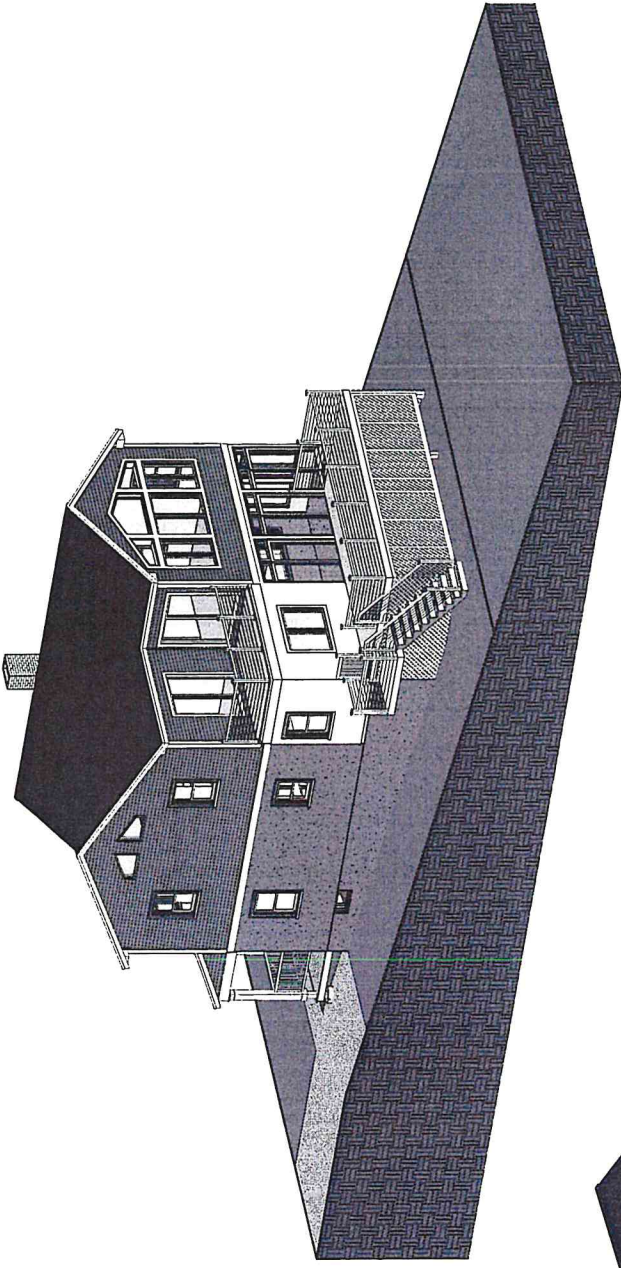
PRELIMINARY DESIGN
 3/19/2024 7:57:40 AM
 NOT FOR CONSTRUCTION

DATE:
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 CHECKED BY: JC
 PROJECT:

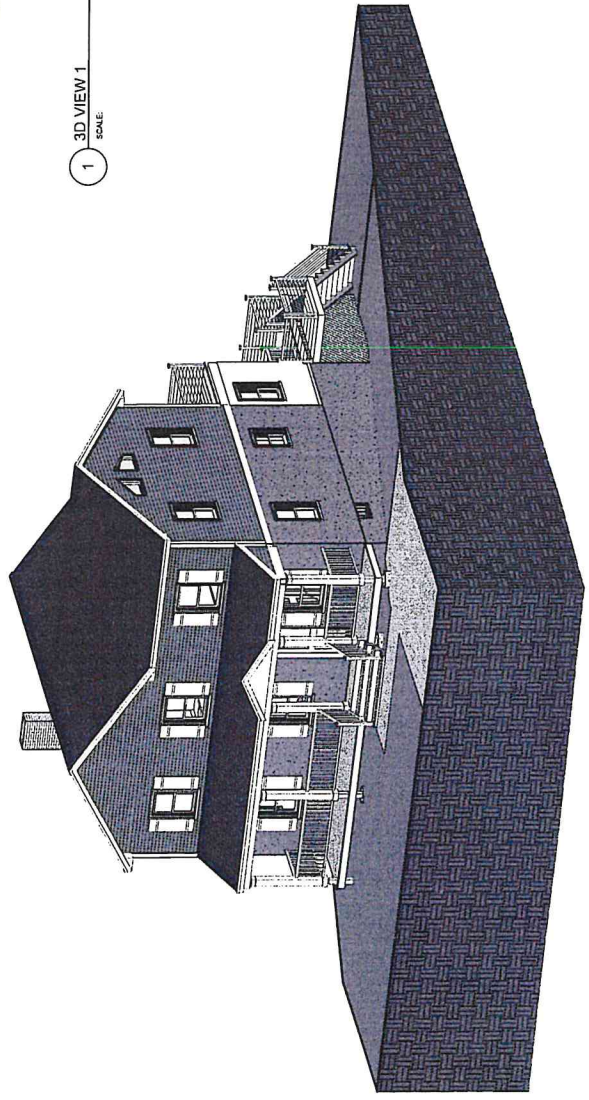
PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO
 10 KING PHILLIP RD
 BRISTOL, RI

JC CAD
 100 WASHINGTON AVENUE
 BRISTOL, MA 01521
 508-320-7447
 jccad@jccad.com

TITLE: 3D VIEWS
 SHEET NO.: A-001



1 3D VIEW 1
 SCALE



2 3D VIEW 2
 SCALE

No.	Revisions	Date

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGULATIONS HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO MASSACHUSETTS RESIDENTIAL CODE.
 2. THE OWNER OF THESE PLANS SHALL NOT BE RELIABLE FOR ANY CONSTRUCTION OR FOR THE WORKING TO DRAWINGS BY THE OWNER OR SUB-CONTRACTORS.

PRELIMINARY DESIGN
 1/17/2024 1:37:18 PM
 NOT FOR CONSTRUCTION

DATE: 2023.37
 PROJECT NO.: JC
 DRAWN BY: AS NOTED
 CHECKED BY: JC
 PROJECT:

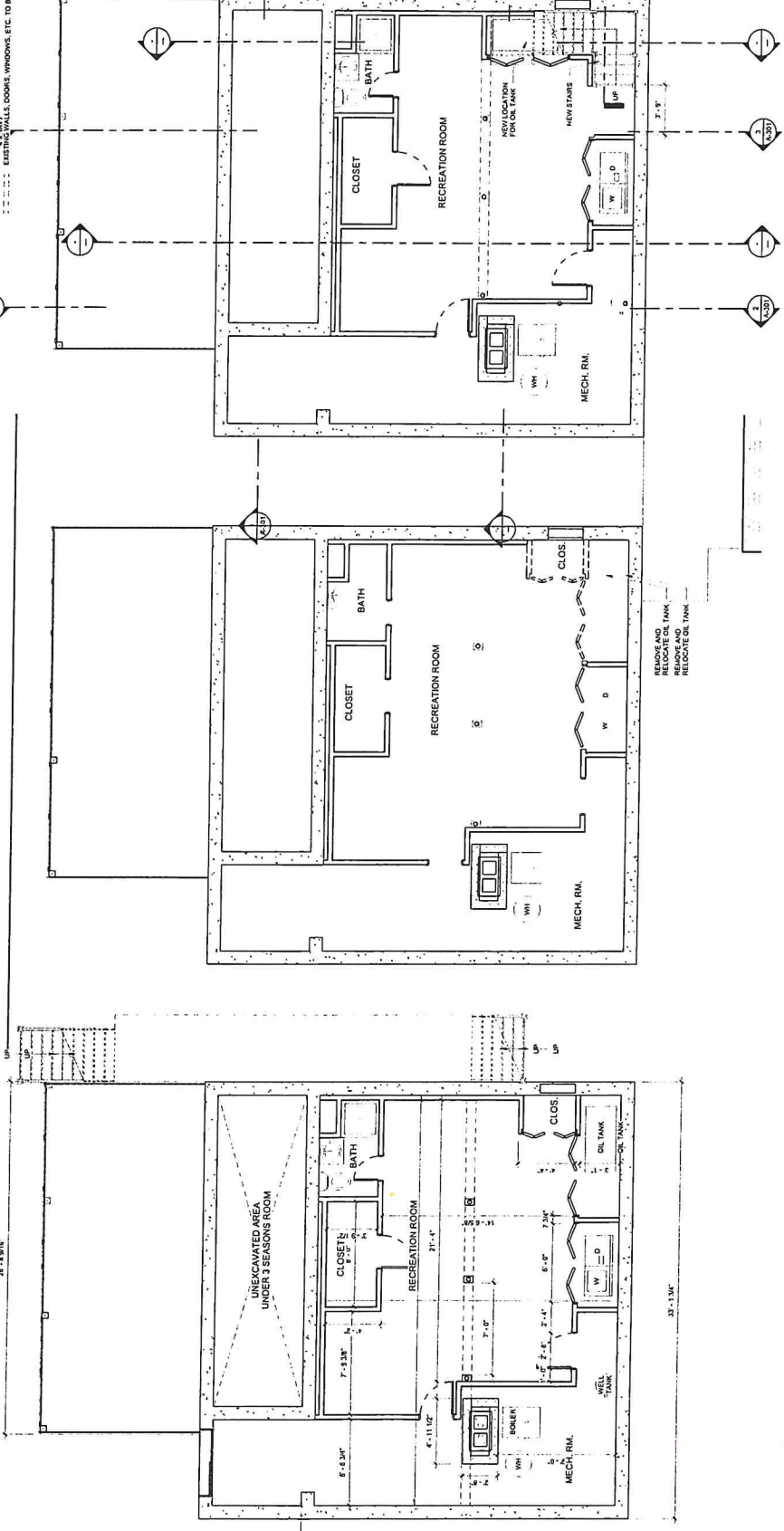
PROPOSED
 SECOND FLOOR
 ADDITION AND
 ALTERATIONS
 TO
 10 KING PHILIP RD
 BRISTOL, RI

JCAD Drafting Service
 100 HAVETOWER DRIVE
 SEASIDE, MA 02771
 phone: 617.261.1100
 jcad@jcadma.com

TITLE: BASEMENT PLAN
 SHEET NO.: A-100

WALL LEGEND

- NEW WALLS TO REMAIN
- EXISTING WALLS TO REMAIN
- EXISTING WALLS, DOORS, WINDOWS, ETC. TO BE REMOVED



1 BASEMENT PLAN - EXISTING
 SCALE: 1/4" = 1'-0"

2 EXISTING BASEMENT PLAN - DEMOLITION
 SCALE: 1/4" = 1'-0"

3 BASEMENT PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"

A-100

NO.	REVISION	DATE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE REGULATIONS, ORDINANCES AND REGULATIONS IN FORCE AT THE TIME OF THE PROJECT.

2. THE 8th EDITION OF THE INTERNATIONAL BUILDING CODE SHALL BE REFERRED TO FOR ALL CODE REQUIREMENTS.

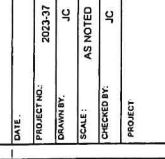
3. ALL DIMENSIONS SHALL BE FIELD DIMENSIONS UNLESS OTHERWISE NOTED TO DRAWINGS BY THE OWNER OR ARCHITECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PRELIMINARY DESIGN
10/16/2024 1:37:23 PM
NOT FOR CONSTRUCTION

DATE: _____
PROJECT NO.: 2023-37
DRAWN BY: JC
SCALE: AS NOTED
CHECKED BY: JC
PROJECT:

PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI

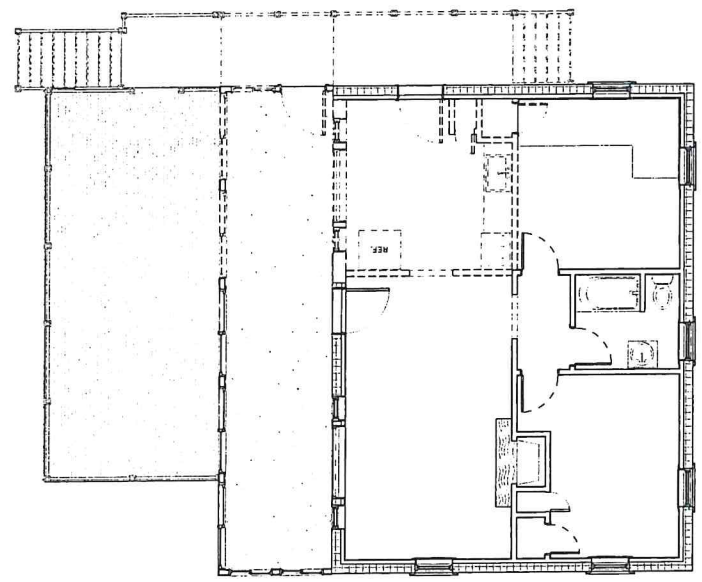


TITLE
EXISTING FIRST FLOOR PLAN

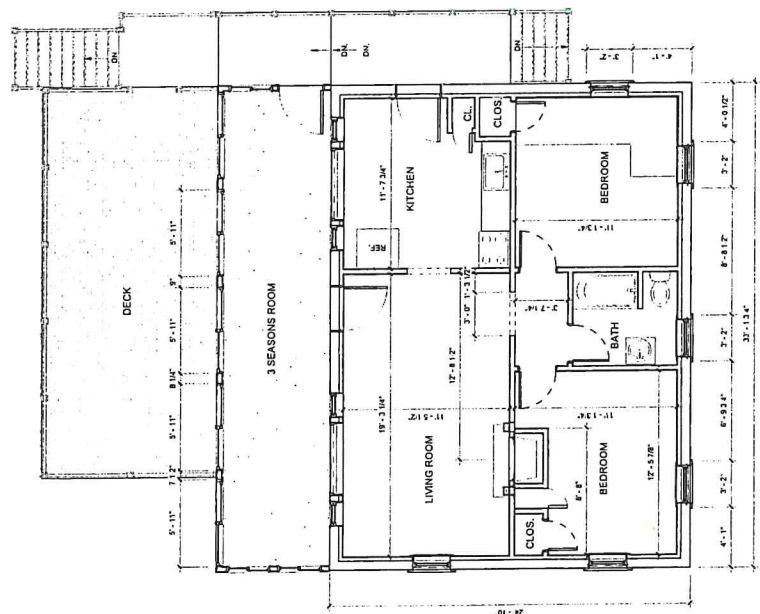
A-101

WALL LEGEND

- NEW WALLS
- EXISTING WALLS TO REMAIN
- - - - EXISTING WALLS, DOORS, WINDOWS, ETC. TO BE REMOVED



2 EXISTING FIRST FLOOR PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"



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

No.	Revision	Date

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF CONSTRUCTION REGULATIONS AND THE MASSACHUSETTS BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND ARCHITECTS REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PRELIMINARY DESIGN
1/31/2024 1:38:05 PM
NOT FOR CONSTRUCTION

DATE: 2024-07
DRAWN BY: JC
SCALE: AS NOTED
CHECKED BY: JC
PROJECT: JC

PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI



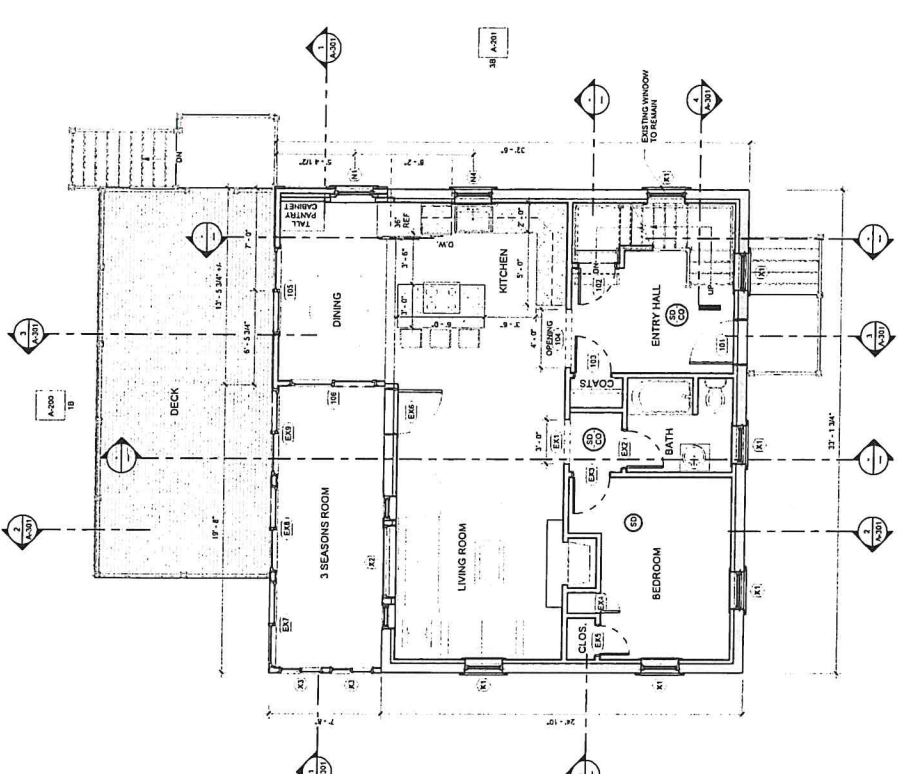
100 WASHINGTON DRIVE
BRISTOL, RI 02809
PHONE: (401) 883-3311
WWW.JCAD.COM

TITLE: PROPOSED FIRST & SECOND FLOOR PLAN

SHEET NO. A-102

SMOKE ALARM SYMBOLS LEGEND

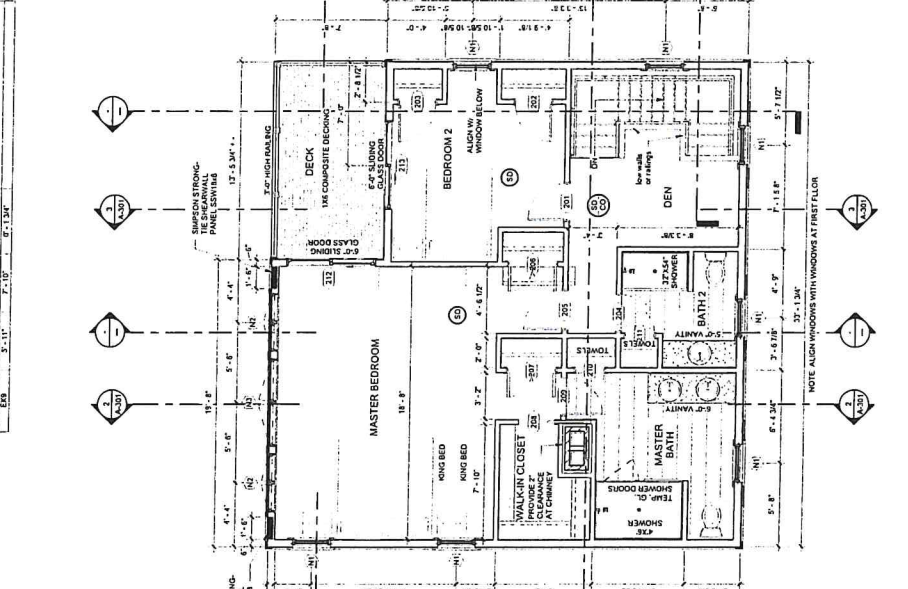
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- 2. PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED
- 3. PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED
- 4. PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED
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- 19. PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED
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- 28. PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED
- 29. PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED
- 30. PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED



2 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

MARK	WIDTH	HEIGHT	THICKNESS	COMMENTS
102	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
103	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
104	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
105	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
106	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
107	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
108	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
109	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
110	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
111	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
112	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
113	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
114	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
115	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
116	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
117	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
118	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
119	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
120	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR

MARK	WIDTH	HEIGHT	THICKNESS	COMMENTS
121	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
122	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
123	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
124	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
125	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
126	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
127	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
128	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
129	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
130	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
131	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
132	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
133	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
134	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
135	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
136	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
137	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
138	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
139	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR
140	2'-6"	6'-8"	0'-1'-3/8"	INSULATED ENTRY DOOR



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

No.	Revisions	Date

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE FOR THE PROJECT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE FOR THE PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE FOR THE PROJECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE FOR THE PROJECT.

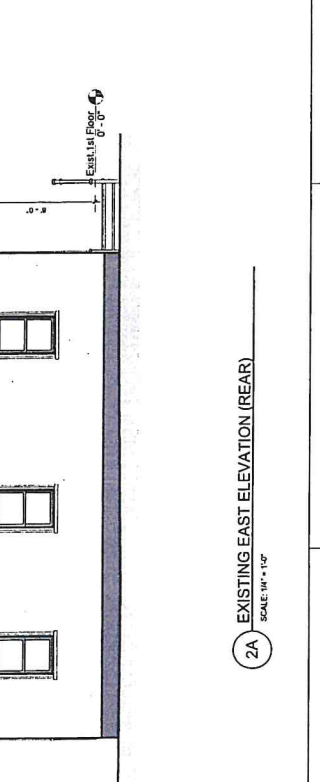
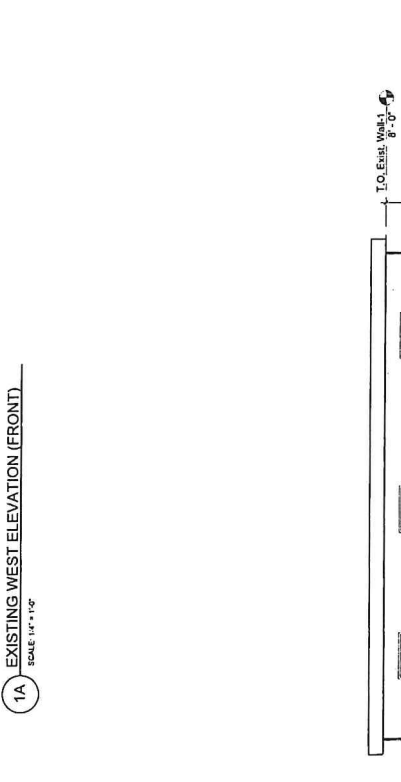
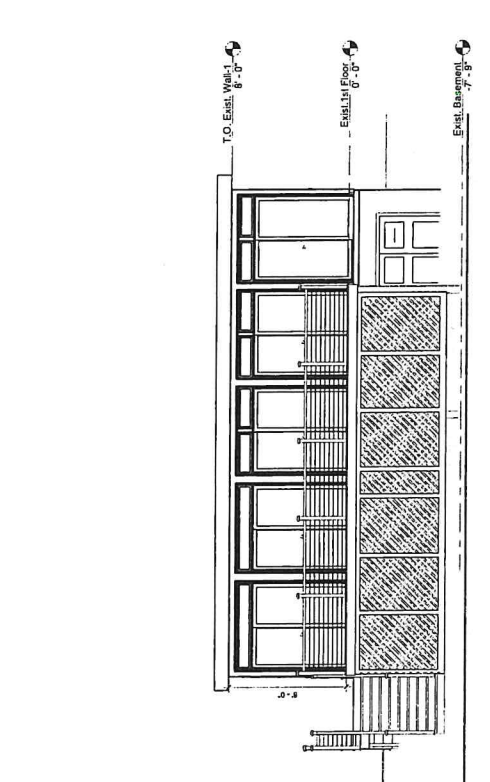
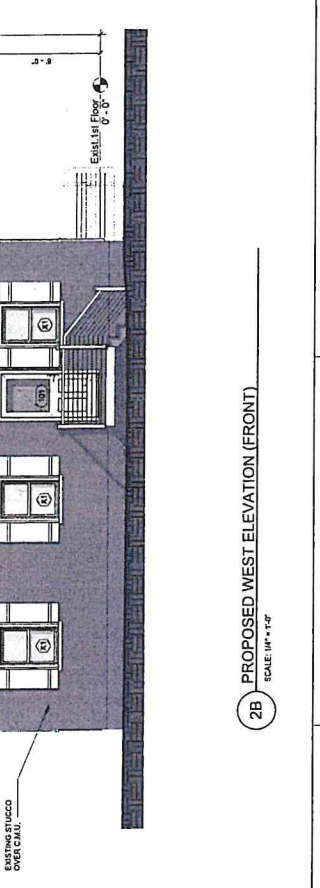
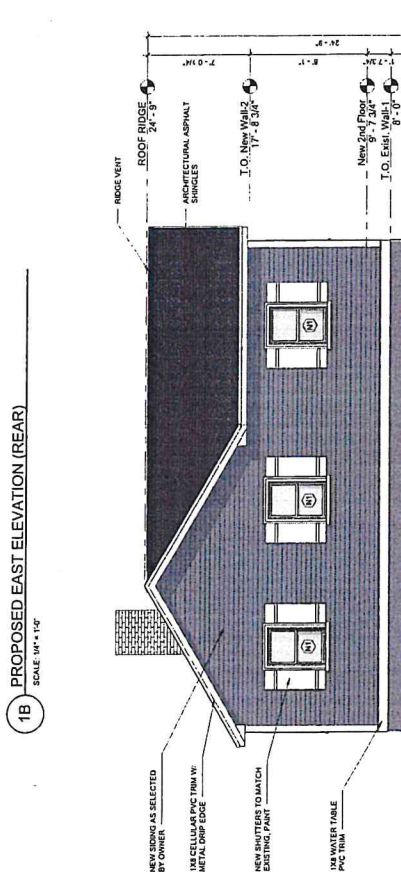
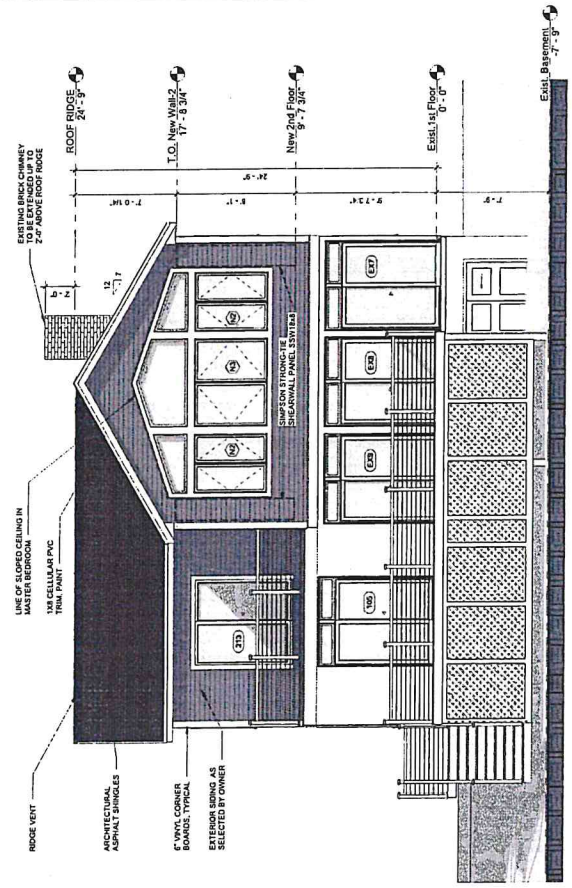
PROPOSED EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

EXISTING WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"

EXISTING EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
 SHEET NO. **A-200**



PROPOSED EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

EXISTING WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"

EXISTING EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
 SHEET NO. **A-200**

No.	Revisions	Date

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS HAVING JURISDICTION OVER THIS PROJECT INCLUDING BUT NOT LIMITED TO MASSACHUSETTS RESIDENTIAL CODES.

2. DESIGNER OF THESE PLANS SHALL BE RESPONSIBLE FOR ANY PERMITS AND APPROVALS REQUIRED FOR THIS PROJECT.

3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

PRELIMINARY DESIGN
10/19/2024 1:38:32 PM
NOT FOR CONSTRUCTION

DATE: _____
PROJECT NO.: 2023-37
DRAWN BY: JC
CHECKED BY: JC
PROJECT: _____

PROPOSED
SECOND FLOOR
ADDITION AND
ALTERATIONS
TO
10 KING PHILLIP RD
BRISTOL, RI

JCAD
DIGITAL ARCHITECTURAL SERVICE
100 MAYFLOWER DRIVE
SUITE 200
BOSTON, MA 02111
617-633-8888
jcad@jcadarchitect.com

TITLE
EXTERIOR ELEVATIONS

DATE: _____
PROJECT NO.: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT: _____

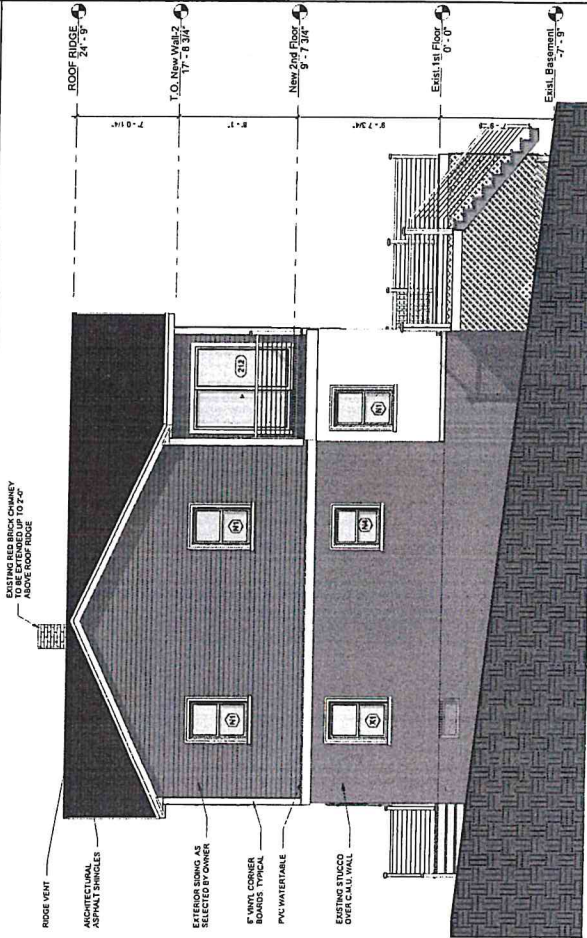
10 KING PHILLIP RD
BRISTOL, RI

DATE: _____
PROJECT NO.: _____
DRAWN BY: _____
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PROJECT: _____

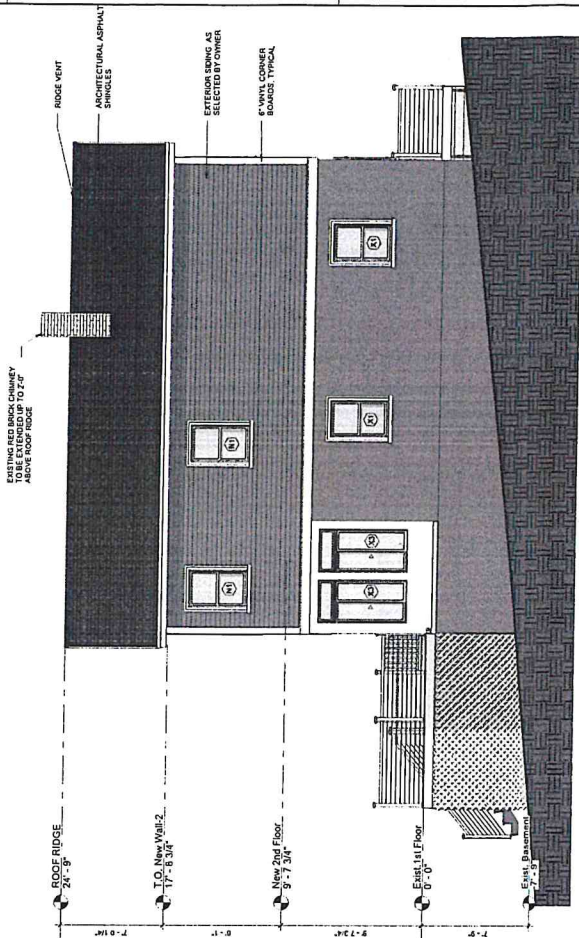
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PROJECT NO.: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT: _____

DATE: _____
PROJECT NO.: _____
DRAWN BY: _____
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PROJECT: _____

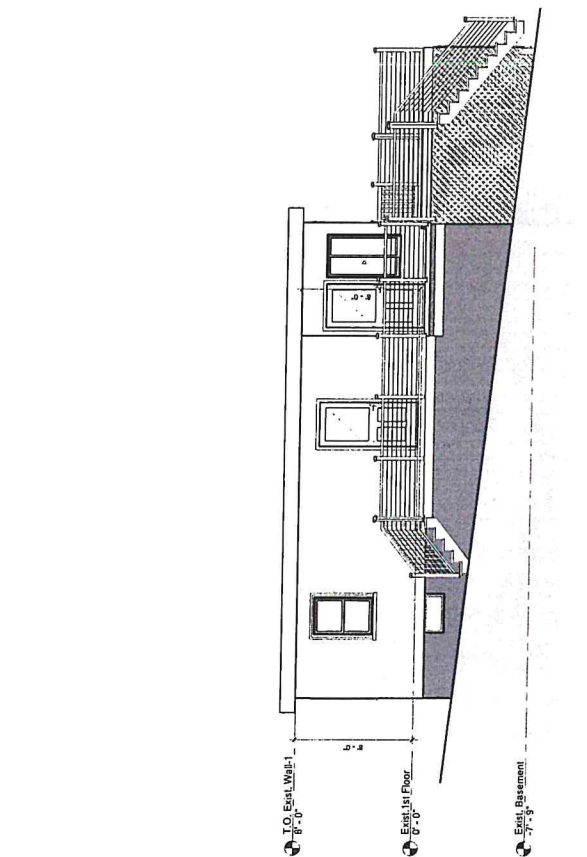
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DRAWN BY: _____
CHECKED BY: _____
PROJECT: _____



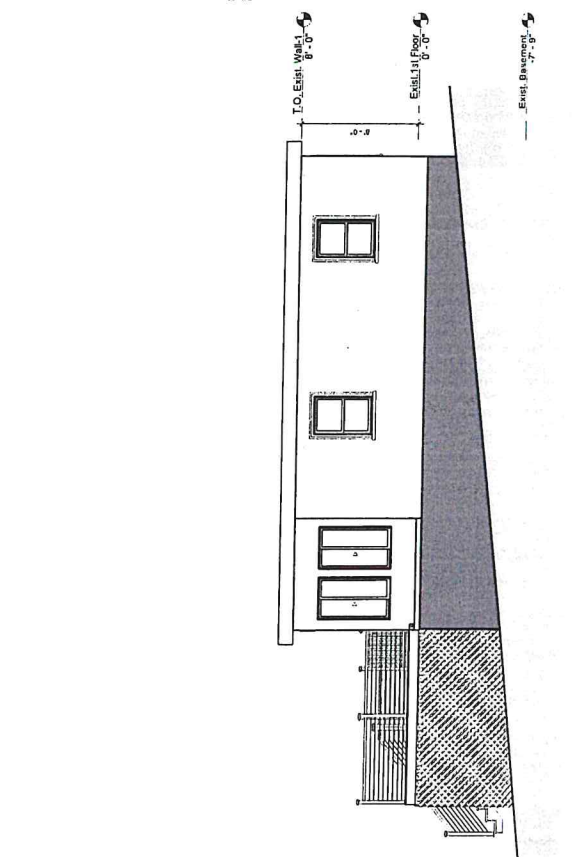
3B PROPOSED SOUTH ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"



4B PROPOSED NORTH ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"



3A EXISTING SOUTH ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"



4A EXISTING NORTH ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"

No.	REVISION	DATE

GENERAL NOTES

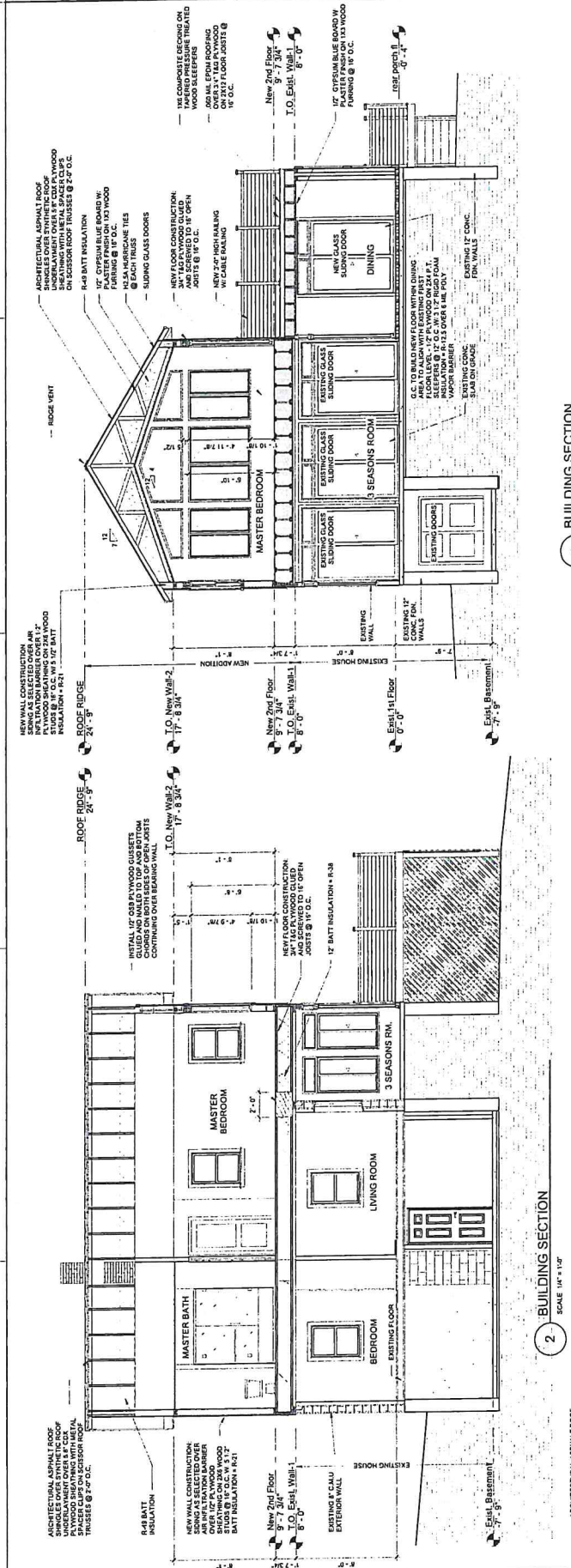
- REVISIONS OF THESE PLANS SHALL BE INDICATED BY A CIRCLED NUMBER AND A LETTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PROJECT.
- EXISTING CONDITIONS SHALL BE SHOWN AS DASHED LINES AND NEW CONDITIONS AS SOLID LINES.
- ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- ALL WORK SHALL BE ACCORDING TO THE MASSACHUSETTS RESIDENTIAL CODES.
- REVISIONS OF THESE PLANS SHALL BE INDICATED BY A CIRCLED NUMBER AND A LETTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PROJECT.
- EXISTING CONDITIONS SHALL BE SHOWN AS DASHED LINES AND NEW CONDITIONS AS SOLID LINES.
- ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- ALL WORK SHALL BE ACCORDING TO THE MASSACHUSETTS RESIDENTIAL CODES.

PRELIMINARY DESIGN
1/17/2024 1:39:02 PM
NOT FOR CONSTRUCTION

DATE:
PROJECT NO.: 2023-37
DRAWN BY: JC
SCALE: AS NOTED
CHECKED BY: JC
PROJECT

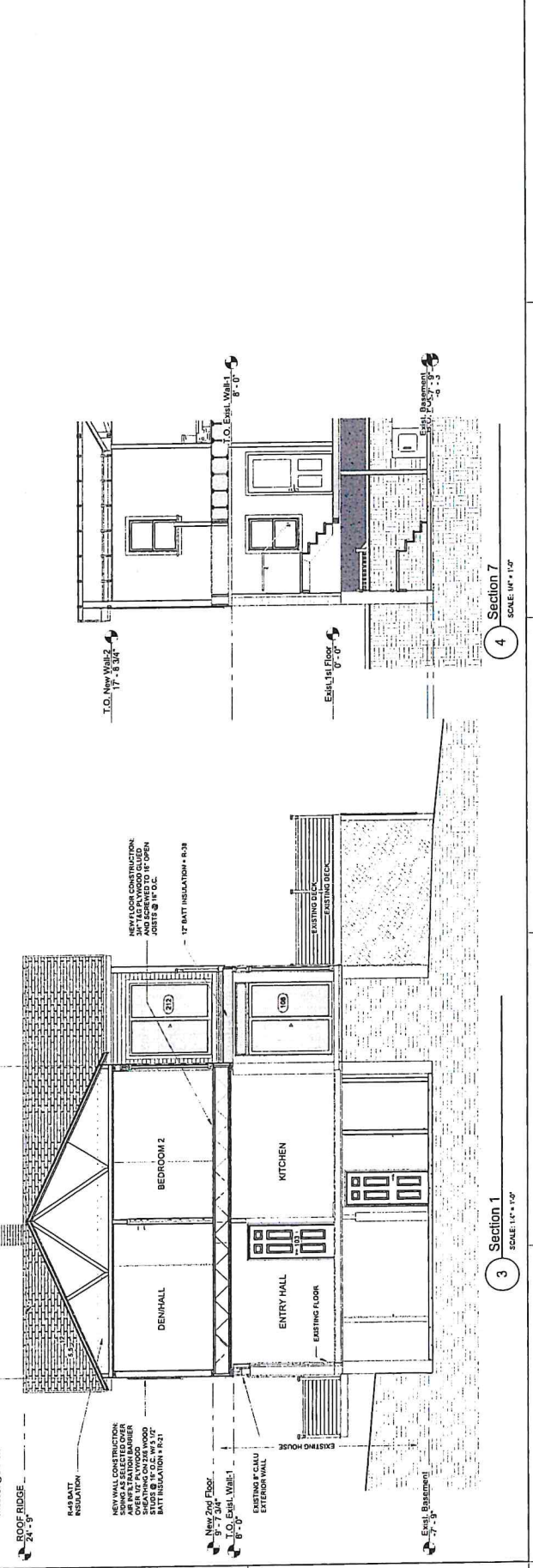
PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI

JCAD DESIGN SERVICE
200-330-1417
SERVING THE STATE OF RHODE ISLAND
Professional Seal
JCAD DESIGN SERVICE
BUILDING SECTIONS
SHEET NO. A-301



1 BUILDING SECTION SCALE: 1/4" = 1'-0"

2 BUILDING SECTION SCALE: 1/4" = 1'-0"

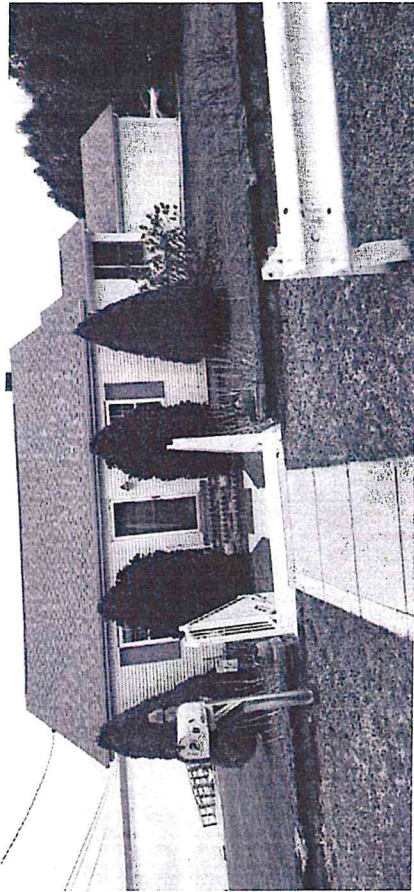


3 Section 1 SCALE: 1/4" = 1'-0"

4 Section 7 SCALE: 1/4" = 1'-0"



Substet



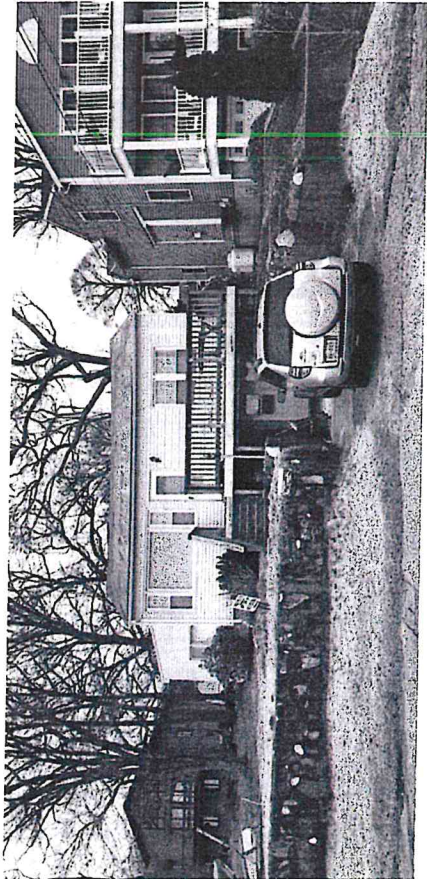
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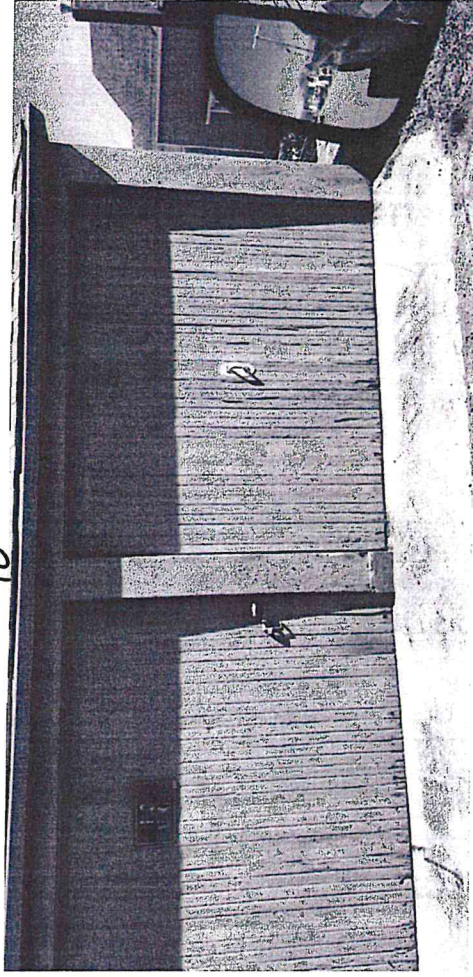
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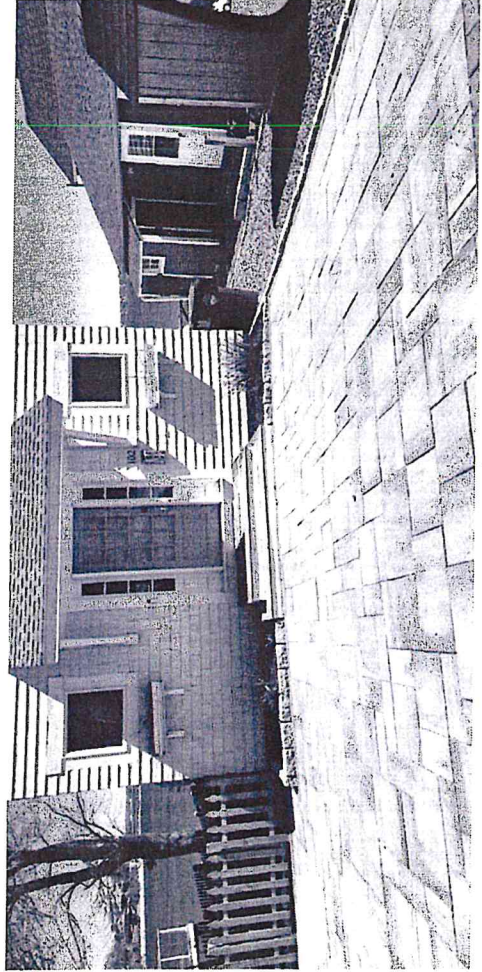
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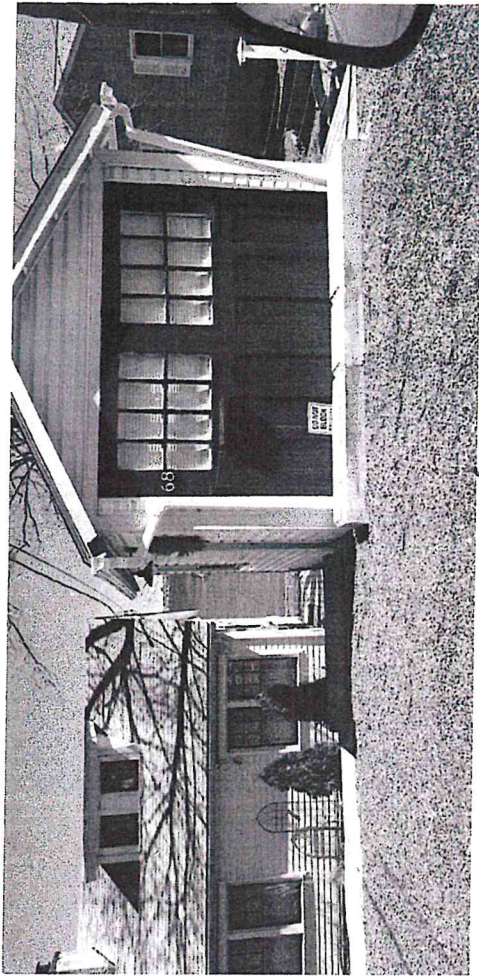
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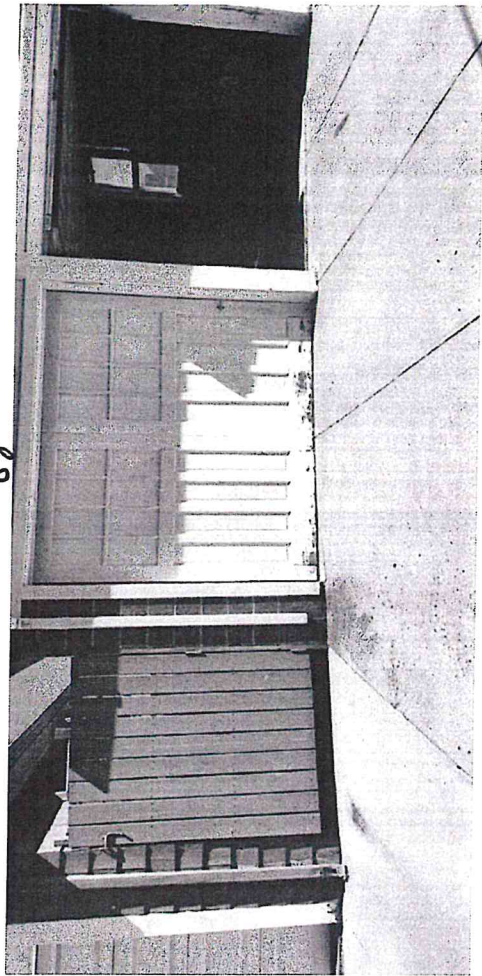
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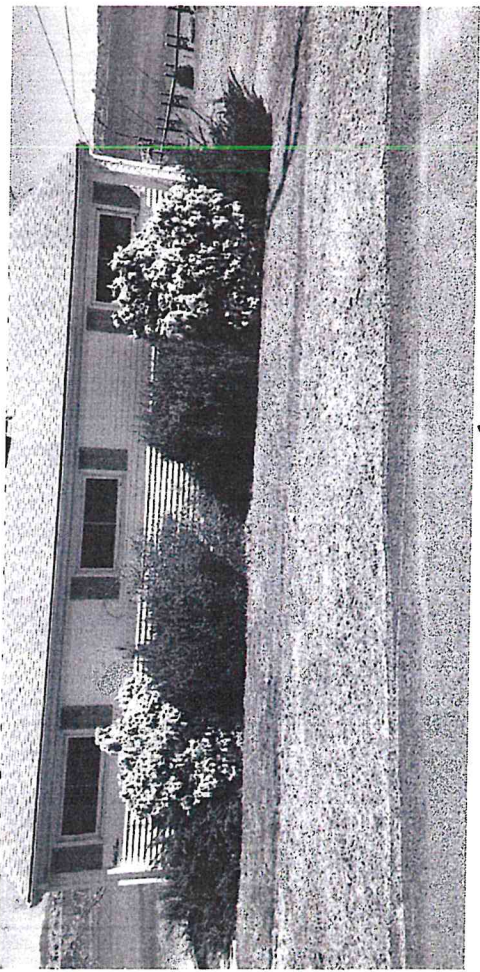
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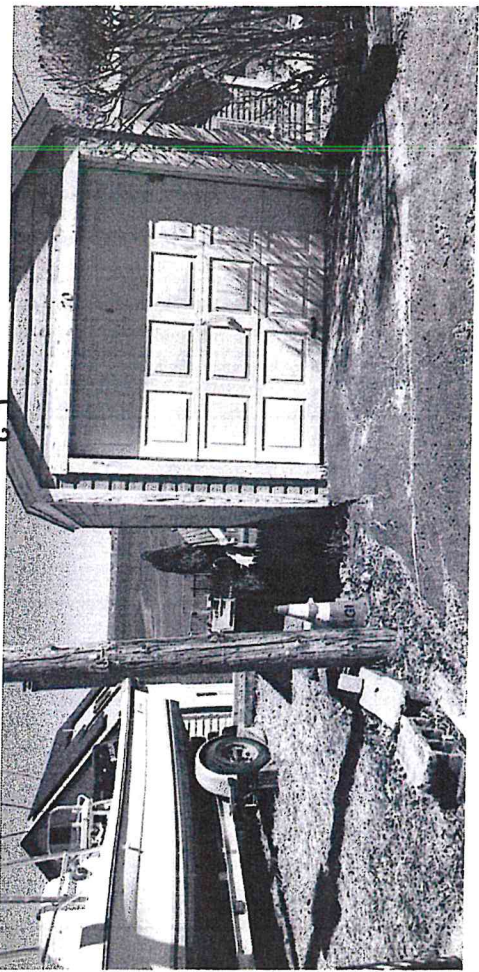
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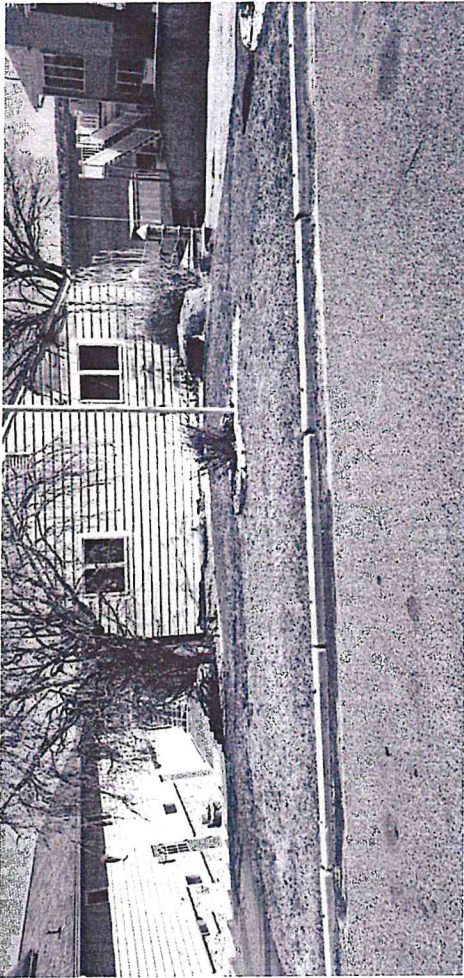
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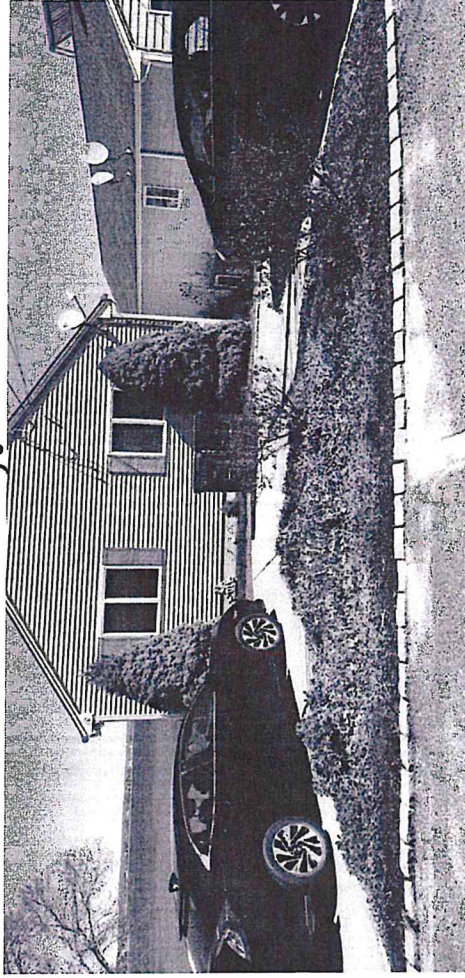
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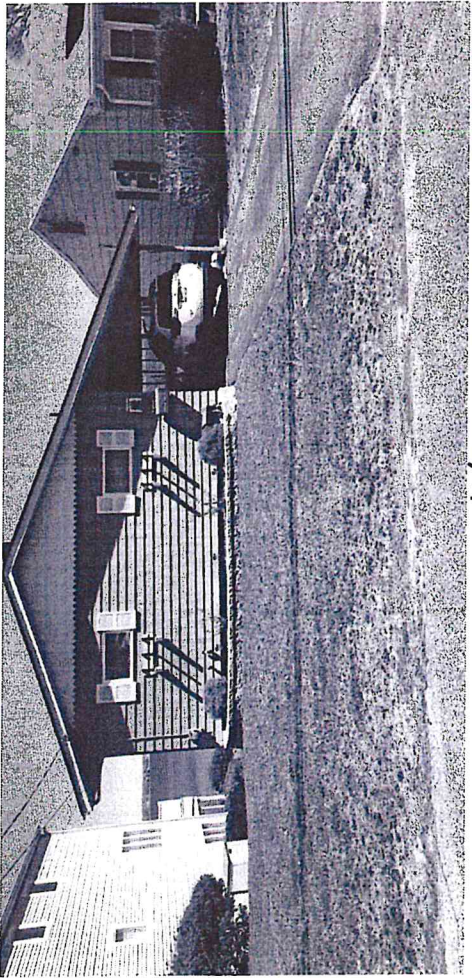
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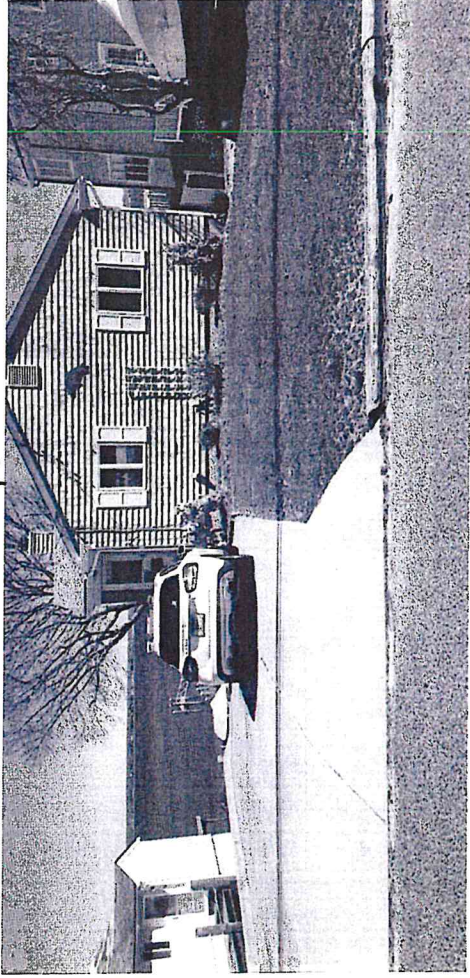
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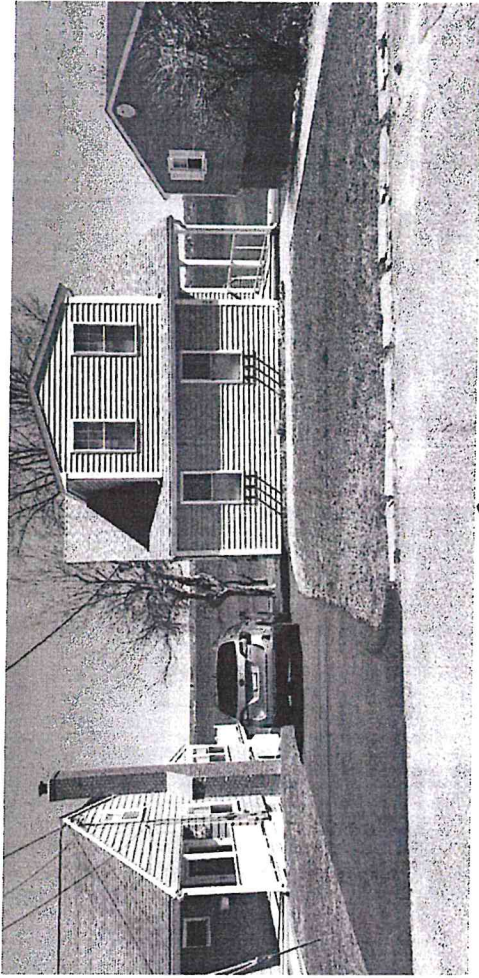
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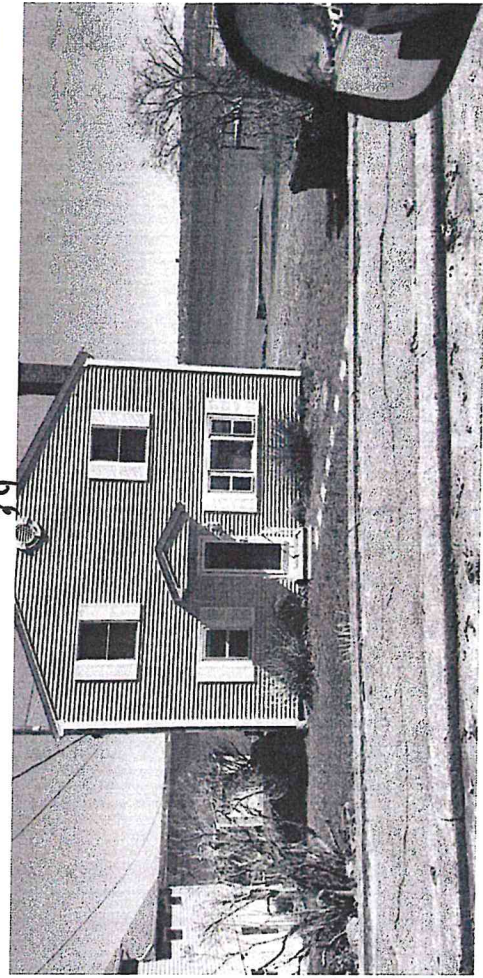
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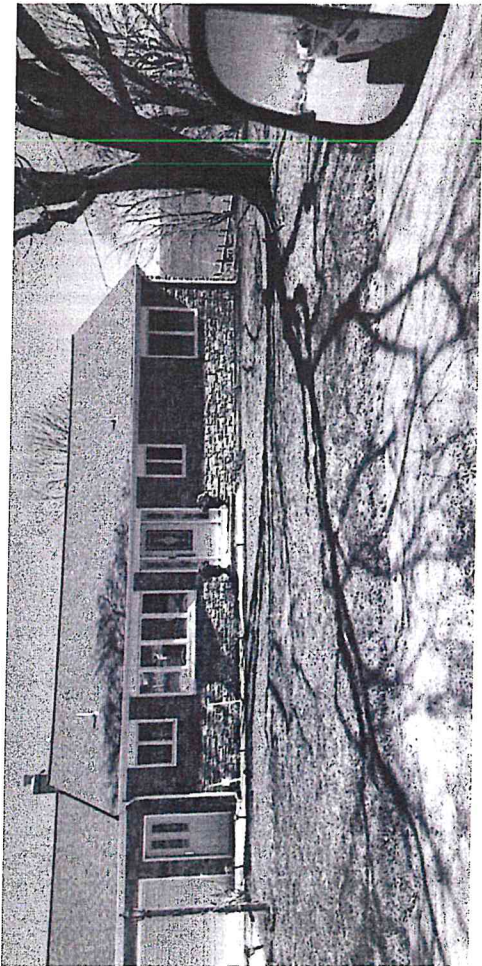
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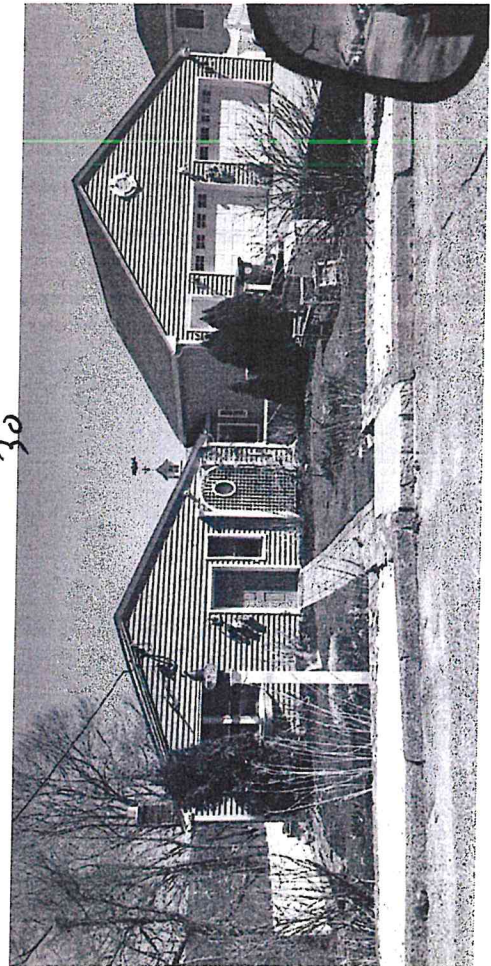
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18



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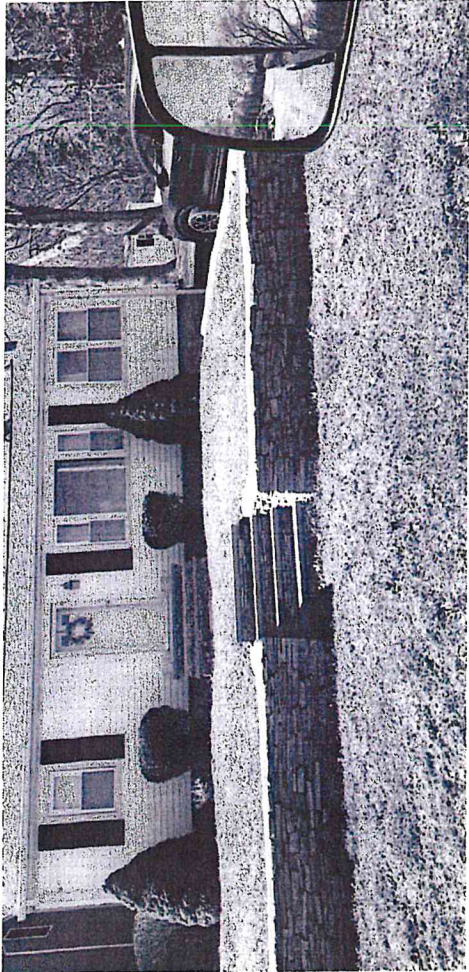


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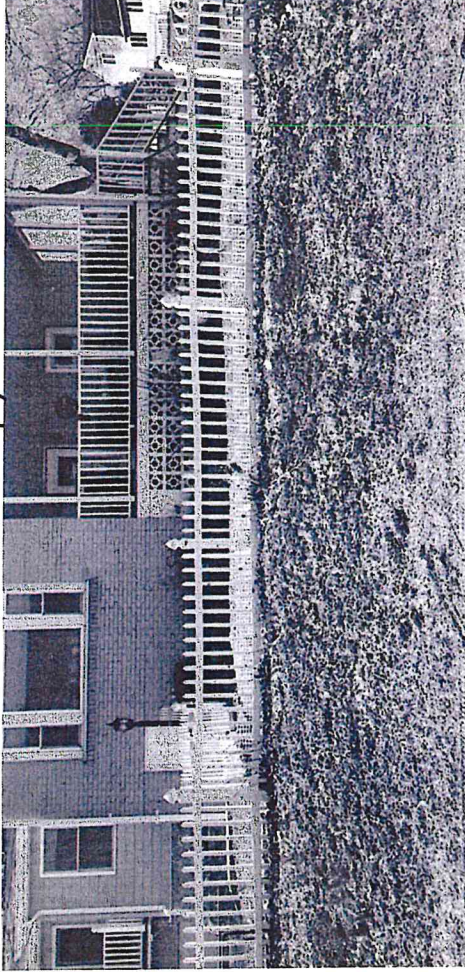
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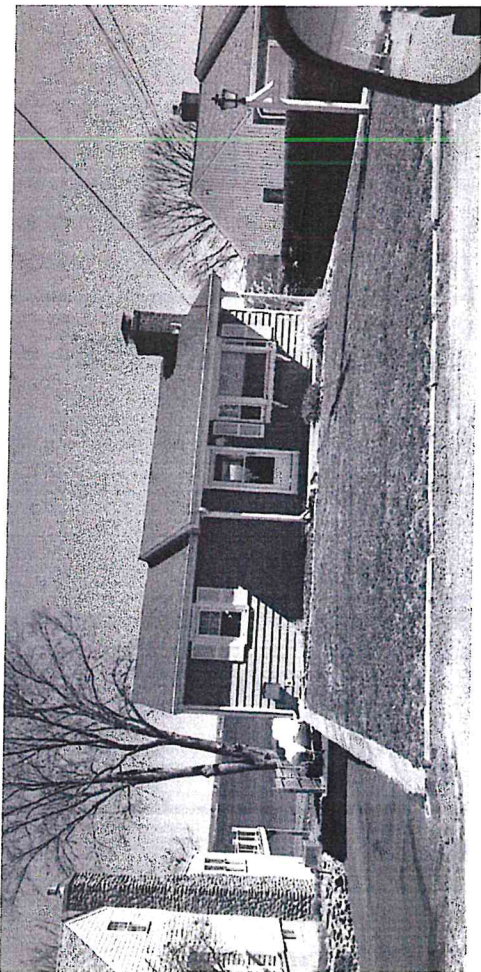
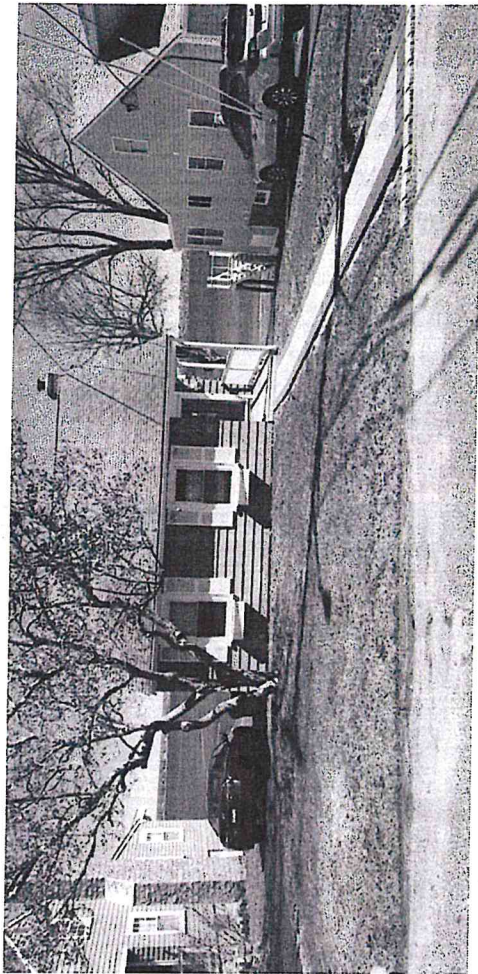
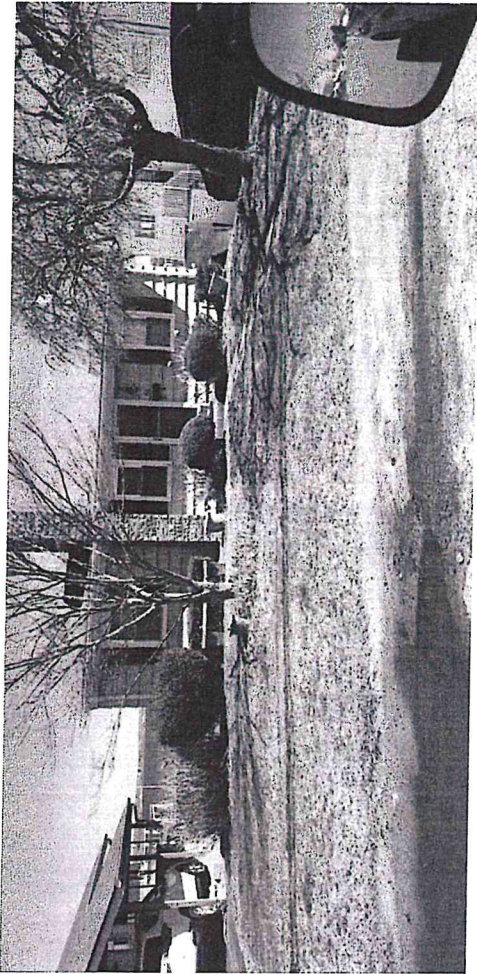
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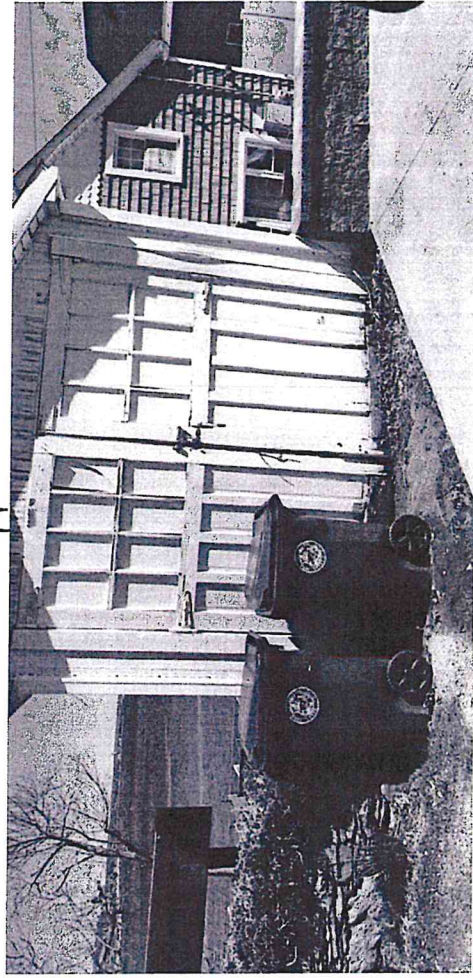
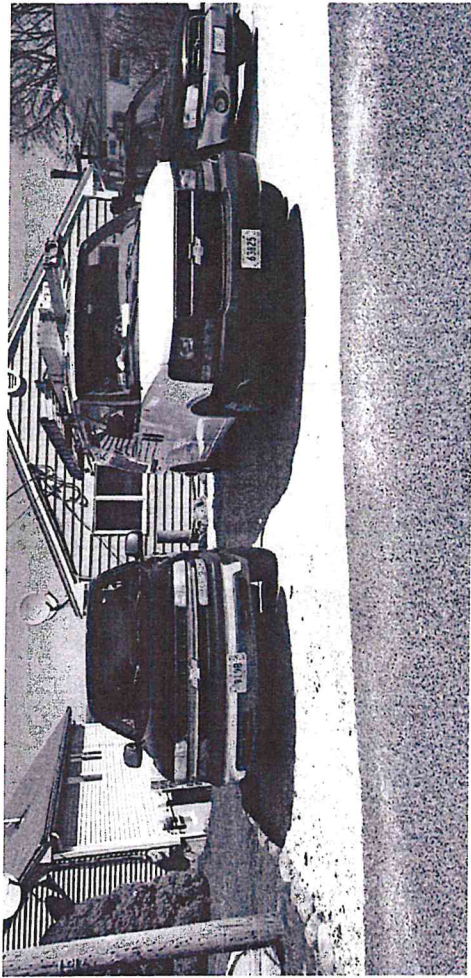


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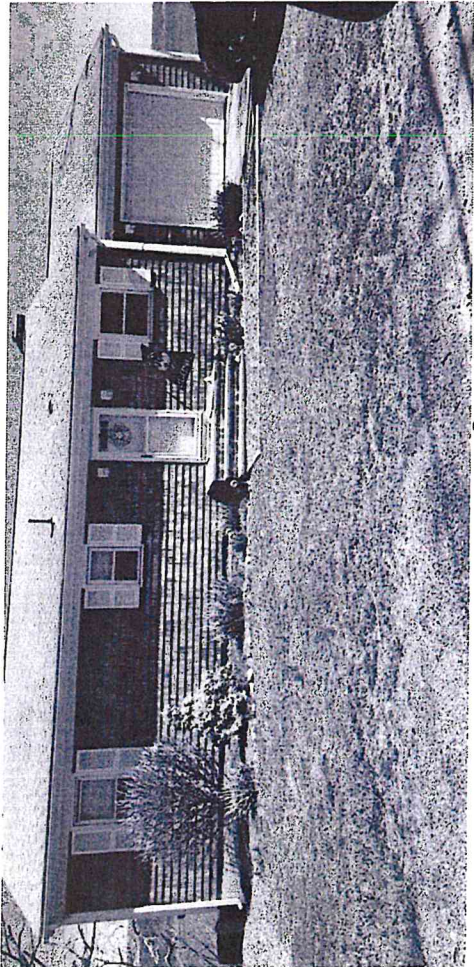
29







36



38

35

32

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name: Michael W. Mackniak

Policy Number: _____

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
10 King Phillip Ave

Company NAIC Number: _____

City: Bristol

State: RI

ZIP Code: 02809

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
Tax map 151 lot 25

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): residential

A5. Latitude/Longitude: Lat. 41°41'23.8N Long. -071°14'38.2"W Horiz. Datum: NAD 1927 NAD 1983 WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 7

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1080 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? Yes No N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: n/a Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: n/a sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? Yes No N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Bristol B1.b. NFIP Community Identification Number: 445393

B2. County Name: Bristol B3. State: RI B4. Map/Panel No.: 44001C0012 B5. Suffix: H

B6. FIRM Index Date: 07/07/2014 B7. FIRM Panel Effective/Revised Date: 07/07/2024

B8. Flood Zone(s): X & VE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 21

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:

FIS FIRM Community Determined Other: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date: _____ CBRS OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? Yes No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

10 King Phillip Ave

City: Bristol

State: RI

ZIP Code: 02809

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: OPUS-RS Vertical Datum: NAVD-88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 14.6 feet meters

b) Top of the next higher floor (see Instructions): 22.3 feet meters

c) Bottom of the lowest horizontal structural member (see Instructions): n/a feet meters

d) Attached garage (top of slab): n/a feet meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 14.8 feet meters

f) Lowest Adjacent Grade (LAG) next to building: Natural Finished 16.2 feet meters

g) Highest Adjacent Grade (HAG) next to building: Natural Finished 19.8 feet meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 15.5 feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Jason E. Smith License Number: 2535

Title: Professional Land Surveyor

Company Name: State Line Land Surveying

Address: PO Box 1104

City: Slatersville State: RI ZIP Code: 02876

Telephone: (401) 766-6317 Ext.: _____ Email: Jsmith@statelinesurvey.com



Place Seal Here

Signature: [Signature] Date: 3/25/2024

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10 King Phillip Ave	FOR INSURANCE COMPANY USE
City: Bristol State: RI ZIP Code: 02809	Policy Number: _____
	Company NAIC Number: _____

**SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)**

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

10 King Phillip Ave

City: Bristol State: RI ZIP Code: 02809

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

10 King Phillip Ave

FOR INSURANCE COMPANY USE

Policy Number: _____

City: Bristol State: RI ZIP Code: 02809

Company NAIC Number: _____

**SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES
(SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)**

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

 Yes No**SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

 Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.Property Owner or Owner's Authorized Representative Name: Jason E. SmithAddress: PO Box 1104City: Slatersville State: RI ZIP Code: 02876Telephone: (401) 766-6317 Ext.: _____ Email: Jsmith@statelinesurvey.comSignature:  Date: 3/25/2024

Comments:

photo 1 taken in the street looking easterly at the western side of the house

Photo 2 taken from the ocean side looking westerly at eastern side of the house

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
10 King Phillip Ave

City: Bristol State: RI ZIP Code: 02809

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: front view

Clear Photo One

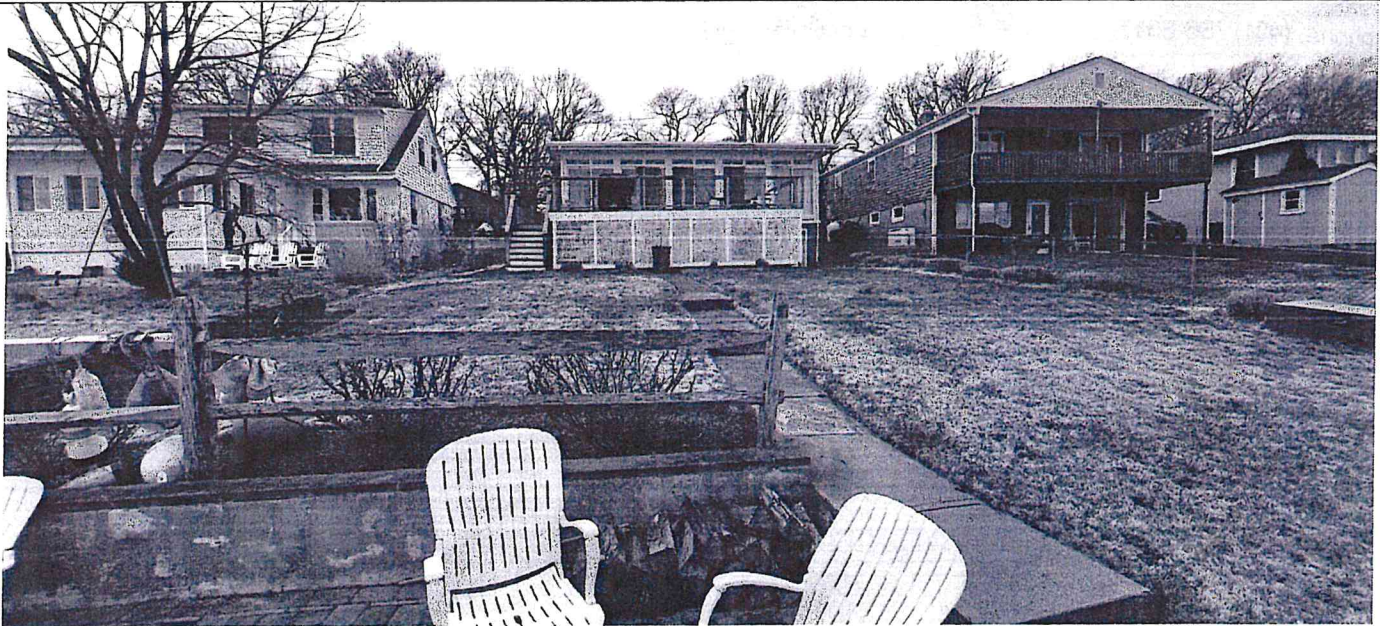


Photo Two

Photo Two Caption: rear view

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

10 King Phillip Ave

FOR INSURANCE COMPANY USE

Policy Number: _____

City: Bristol State: RI ZIP Code: 02809

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four



Owner

Owner 1 MACKNIAK, MICHAEL W
Owner 2
Owner 3
Address 10 KING PHILLIP AVE, BRISTOL, RI 02809

Previous Owners & Sales Information

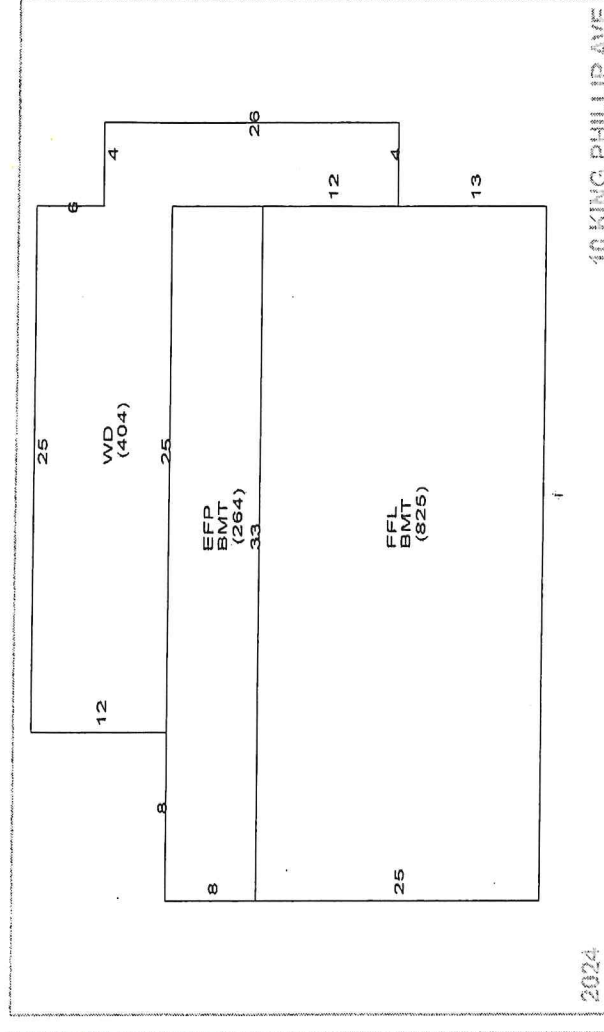
Table with columns: Grantor, Date, Sale Price, Leg Ref, NAL, Deed Type. Rows include BROWN, KELLIE M & MACKNIAK, MONTE, NANCY TRUSTEE, MONTE, VINCENT F. & NANCY.

Assessment

Table with columns: Use Code, Bldg Value, SF/YI Value, Land Size, Land Value, AG Credit, Assessed Value. Includes a total row and source information.

Previous Assessments

Table with columns: Year, LUC, Building, Land Size, Land, AGR Credit, Appraised Value, Assessed Value. Shows historical assessment data from 2018 to 2023.



Land Information

Table with columns: Use Description, Units, Unit Type, Land Type, LT Fact, Unit Price, Adjusted, Neigh, Inf 1%, Inf 2%, Inf 3%, Appr Value, Spec Land, Juris, Fact, Use Value. Contains detailed land use and valuation data.



Building Information

Description	Story Height	1 Story	Description
BLDG Type	Ranch	1	Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Stucco	EXT Wall 2	%
Roof Type 1	Flat	Roof Type 2	%
Roof Cover 1	Other	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 HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Other Factors

Grade	Q5+	Q5+	Flood Hazard
Year Built	1952	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic
			Bas \$/SQ
			Size Adj
			Constr Adj
			Adj \$/SQ
			Other Feats
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Depreciation
			Depr Total
			Total Depreciation % >

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	825	825	168.87	139,318
BMT	BASEMENT	1,089	0	25.33	27,584
EFP	ENCL PORCH	264	0	16.91	4,464
WD	WOOD DECK	404	0	14.84	5,995
Total		2,582	825		177,361

Visit History

Date	Result	By
8/18/2021	REVIEW	MM
5/25/2018	REVIEW	JH
5/9/2018	MEASURED	BT
5/29/2015	N/C HEARIN'	RN
7/10/2007	MEASURE	
7/10/2007	LISTED	

Notes

Remodeling History

Additions	Plumbing	Electric	Heating	General	Baths(s)

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seg

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Description/Directions
06/30/2021	M52440		MECH	7,800		Install Ductless Mini-split System.
06/30/2021	E52441		ELEC	400		Wire Ductless Mini-split System.
06/08/2019	B48827		BLDG	10,000		Install 6 Replacement Windows No Structural Work
03/21/2014	0086-14-B	08/08/2014	BLDG	7,000		12 X 25 WDK DECK
03/21/2014	B32322		BLDG	0		CONSTRUCT 12' X 25' DECK TO REAR OF HOME FACING EAST

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Patio	1	Y	1			214	3		AV 2015	600
2	Deep Wtr Dk	1	Y	1	4	90	360	3		AV 2010	16,700
3	Floating Dk	1	Y	1	12	20	240	3		AV 2010	5,500

Room Counts by Floor

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



10 King Philip Avenue - 300' Radius

Bristol, RI

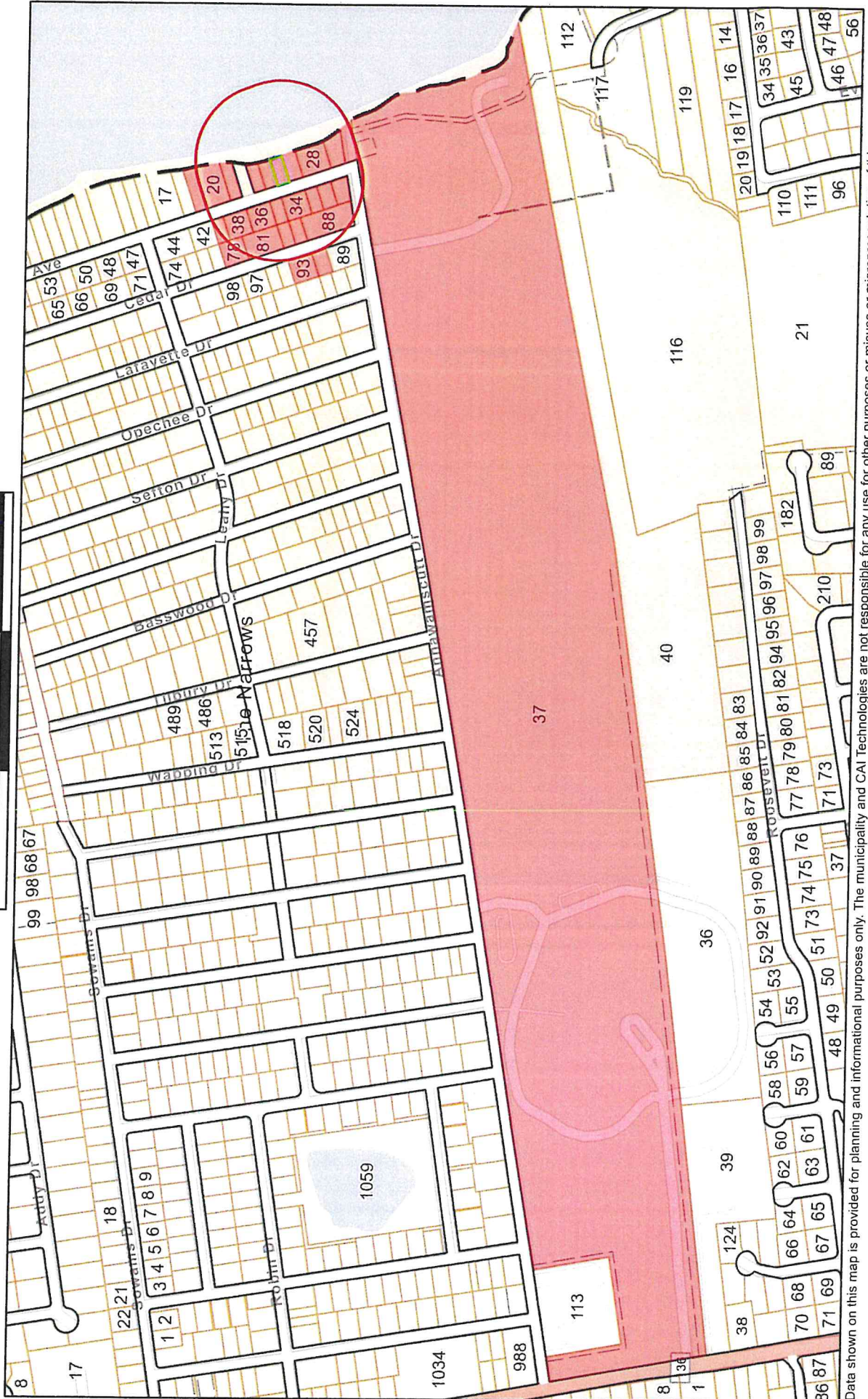


April 4, 2024

1 inch = 563 Feet



www.cai-tech.com



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300 feet Abutters List Report

Bristol, RI
April 04, 2024

Subject Property:

Parcel Number: 151-25
CAMA Number: 151-25
Property Address: 10 KING PHILLIP AVE

Mailing Address: MACKNIAK, MICHAEL W
10 KING PHILLIP AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 151-19
CAMA Number: 151-19
Property Address: KING PHILLIP AVE

Mailing Address: MASCENA, MARIE H ETAL JT
MOUKHTARIAN, CANDACE
122 CHURCH ST
BARRINGTON, RI 02806

Parcel Number: 151-20
CAMA Number: 151-20
Property Address: 22 KING PHILLIP AVE

Mailing Address: DENUCCI, THOMAS D. & MARIE A.
TRUSTEES
22 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-22
CAMA Number: 151-22
Property Address: 18 KING PHILLIP AVE

Mailing Address: MASCENA, SUSAN
18 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-23
CAMA Number: 151-23
Property Address: 14 KING PHILLIP AVE

Mailing Address: CANARIO, MANUEL A
14 KING PHILIP AVE
BRISTOL, RI 02809

Parcel Number: 151-24
CAMA Number: 151-24
Property Address: 12 KING PHILLIP AVE

Mailing Address: IANNUCCI, RICHARD A & ROBIN L
TRUSTEES
12 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-248
CAMA Number: 151-248
Property Address: ANNAWAMSCUTT DR

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

Parcel Number: 151-25
CAMA Number: 151-25
Property Address: 10 KING PHILLIP AVE

Mailing Address: MACKNIAK, MICHAEL W
10 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-26
CAMA Number: 151-26
Property Address: 8 KING PHILLIP AVE

Mailing Address: DEROCHER, NELIA & JOHN E III TE
2 OSPREY DR
BERKLEY, MA 02779

Parcel Number: 151-28
CAMA Number: 151-28
Property Address: 6 KING PHILLIP AVE

Mailing Address: CARON, DENISE P TRUSTEE
6 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-29
CAMA Number: 151-29
Property Address: 2 KING PHILLIP AVE

Mailing Address: COLETTA, NATALIE CRUSO, ROBERT
TRST
2 KING PHILLIP AVE
BRISTOL, RI 02809



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4/4/2024

Page 1 of 3



300 feet Abutters List Report

Bristol, RI
April 04, 2024

Parcel Number: 151-30 CAMA Number: 151-30 Property Address: 1 KING PHILLIP AVE	Mailing Address: GILBERT & SARAH ALMEIDA FAMILY LTD P O BOX 507 BRISTOL, RI 02809
Parcel Number: 151-31 CAMA Number: 151-31 Property Address: KING PHILLIP AVE	Mailing Address: GILBERT & SARAH ALMEIDA FAMILY LTD P O BOX 507 BRISTOL, RI 02809
Parcel Number: 151-32 CAMA Number: 151-32 Property Address: KING PHILLIP AVE	Mailing Address: SIENKIEWICZ, LISA M. PO BOX 507 BRISTOL, RI 02809
Parcel Number: 151-34 CAMA Number: 151-34 Property Address: 9 KING PHILLIP AVE	Mailing Address: LANDEN, HAL M. 9 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 151-35 CAMA Number: 151-35 Property Address: 11 KING PHILLIP AVE	Mailing Address: JOHNSON, OLEND E 11 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 151-36 CAMA Number: 151-36 Property Address: 15 KING PHILLIP AVE	Mailing Address: WALDRON, KARIN A. 15 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 151-38 CAMA Number: 151-38 Property Address: 19 KING PHILLIP AVE	Mailing Address: MCSHANE, LEAH E. 19 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 151-40 CAMA Number: 151-40 Property Address: 23 KING PHILLIP AVE	Mailing Address: PUNIELLO, JOHN A. KERRY A. TE 23 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 151-78 CAMA Number: 151-78 Property Address: 22 CEDAR DR	Mailing Address: DIERKES, CHRIS 22 CEDAR DRIVE BRISTOL, RI 02809
Parcel Number: 151-81 CAMA Number: 151-81 Property Address: 14 CEDAR DR	Mailing Address: SMITH, GRAHAM & ELIZABETH TE 14 CEDAR DR BRISTOL, RI 02809
Parcel Number: 151-83 CAMA Number: 151-83 Property Address: 12 CEDAR DR	Mailing Address: SEDERBACK, BRYAN J & JOANNE M TE 12 CEDAR DR BRISTOL, RI 02809
Parcel Number: 151-84 CAMA Number: 151-84 Property Address: CEDAR DR	Mailing Address: SIENKIEWICZ, LISA M PARELLA, GAIL A TC PO BOX 507 BRISTOL, RI 02809



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4/4/2024

Page 2 of 3



300 feet Abutters List Report

Bristol, RI
April 04, 2024

Parcel Number: 151-88 CAMA Number: 151-88 Property Address: 2 CEDAR DR	Mailing Address: ALMEIDA, SARAH TRUSTEE GILBERT & SARAH ALMEIDA TRUSTS 2 CEDAR DR BRISTOL, RI 02809
Parcel Number: 151-91 CAMA Number: 151-91 Property Address: 5 CEDAR DR	Mailing Address: FITZGERALD, RICHELLE A. PO BOX 816 BRISTOL, RI 02809
Parcel Number: 151-93 CAMA Number: 151-93 Property Address: 11 CEDAR DR	Mailing Address: LOYOLA, YOLANDA G 11 CEDAR DR BRISTOL, RI 02809
Parcel Number: 156-37 CAMA Number: 156-37 Property Address: 480 METACOM AVE	Mailing Address: STATE OF RHODE ISLAND VETERANS HOME 480 METACOM AVE BRISTOL, RI 02809



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4/4/2024

Page 3 of 3

ALMEIDA, SARAH TRUSTEE
GILBERT & SARAH ALMEIDA T
2 CEDAR DR
BRISTOL, RI 02809

JOHNSON, OLEND E
11 KING PHILLIP AVE
BRISTOL, RI 02809

SIENKIEWICZ, LISA M.
PO BOX 507
BRISTOL, RI 02809

CANARIO, MANUEL A
14 KING PHILIP AVE
BRISTOL, RI 02809

LANDEN, HAL M.
9 KING PHILLIP AVE
BRISTOL, RI 02809

SMITH, GRAHAM & ELIZABETH
14 CEDAR DR
BRISTOL, RI 02809

CARON, DENISE P TRUSTEE
6 KING PHILLIP AVE
BRISTOL, RI 02809

LOYOLA, YOLANDA G
11 CEDAR DR
BRISTOL, RI 02809

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

COLETTA, NATALIE
CRUSO, ROBERT TRST
2 KING PHILLIP AVE
BRISTOL, RI 02809

MACKNIAK, MICHAEL W
10 KING PHILLIP AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

DENUCCI, THOMAS D. &
MARIE A. TRUSTEES
22 KING PHILLIP AVE
BRISTOL, RI 02809

MASCENA, MARIE H ETAL J
MOUKHTARIAN, CANDACE
122 CHURCH ST
BARRINGTON, RI 02806

WALDRON, KARIN A.
15 KING PHILLIP AVE
BRISTOL, RI 02809

DEROCHER, NELIA & JOHN E
2 OSPREY DR
BERKLEY, MA 02779

MASCENA, SUSAN
18 KING PHILLIP AVE
BRISTOL, RI 02809

DIERKES, CHRIS
22 CEDAR DRIVE
BRISTOL, RI 02809

MCSHANE, LEAH E.
19 KING PHILIP AVE
BRISTOL, RI 02809

FITZGERALD, RICHELLE A.
PO BOX 816
BRISTOL, RI 02809

PUNIELLO, JOHN A.
KERRY A. TE
23 KING PHILLIP AVE
BRISTOL, RI 02809

GILBERT & SARAH ALMEIDA F
P O BOX 507
BRISTOL, RI 02809

SEDERBACK, BRYAN J &
JOANNE M TE
12 CEDAR DR
BRISTOL, RI 02809

IANNUCCI, RICHARD A & ROB
12 KING PHILLIP AVE
BRISTOL, RI 02809

SIENKIEWICZ, LISA M
PARELLA, GAIL A TC
PO BOX 507
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-16

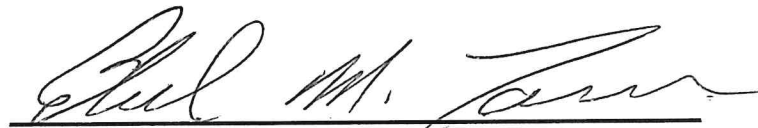
PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Adrian Summers**
PROPERTY OWNER: **Adrian Summers and David Loxley**
LOCATION: **16 Jessica Drive**
PLAT: **150** LOT: **137**
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a six foot high fence, portions of which would be located within the front yard from Addy Drive at a height greater than permitted in a front yard on a corner lot.



Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 APR -5 PM 12:16

APPLICATION

File No: 2024-16
 Accepted by ZEO: EAT 4/8/24

APPLICANT: <i>AGENT</i> <i>EAT</i>	Name: <u>Dan Lawlor GC-49993</u>
	Address: <u>42 Wood Avenue</u>
	City: <u>Barrington</u> State: <u>RI</u> Zip: <u>02806</u>
	Phone #: <u>508-245-4620</u> Email: <u>Dan@providencefence.com</u>
PROPERTY OWNER: <i>APPLICANT</i> <i>EAT</i>	Name: <u>Adrian Summers</u>
	Address: <u>16 Jessica Drive</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: _____
	Phone #: <u>401-640-9964</u> Email: <u>AdrianInRI@cox.net</u>

1. Location of subject property: 16 Jessica Drive

Assessor's Plat(s) #: 150137 150 Lot(s) #: 137

2. Zoning district in which property is located: R15

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): B28-146

Special Use Permit Section(s): _____

Use Variance Section(s): _____

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

6. How long have you owned the property? _____

7. Present use of property: Residential

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

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

10. Proposed use of property: Residential

11. Give extent of proposed alterations: Corner of Addy and Jessica - increase fence height to 6' high.5' privacy with a 1' semi privacy top

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 23' parallel to Jessica Drive and 55' parallel to Addy Dr.

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

Front lot line(s):	Required Setback: <u>35</u>	Proposed Setback: _____
Left side lot line:	Required Setback: <u>20</u>	Proposed Setback: _____
Right side lot line:	Required Setback: <u>20</u>	Proposed Setback: _____
Rear lot line:	Required Setback: <u>35</u>	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: FENCE HEIGHT 4' Proposed: 6'

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

14. Have you submitted plans for the above alterations to the Building Official? Yes
If yes, has he refused a permit? Permit requires zoning approval to due height of fence
If refused, on what grounds? _____

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

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

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: Daniel J. Lawlor Jr. Date: 04/03/2024 4/5

Print Name: Daniel Lawlor

Property Owner's Signature: Adrian Summers Date: 04/03/2024

Print Name: Adrian Summers

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

Name: _____ Phone #: _____

Address: _____

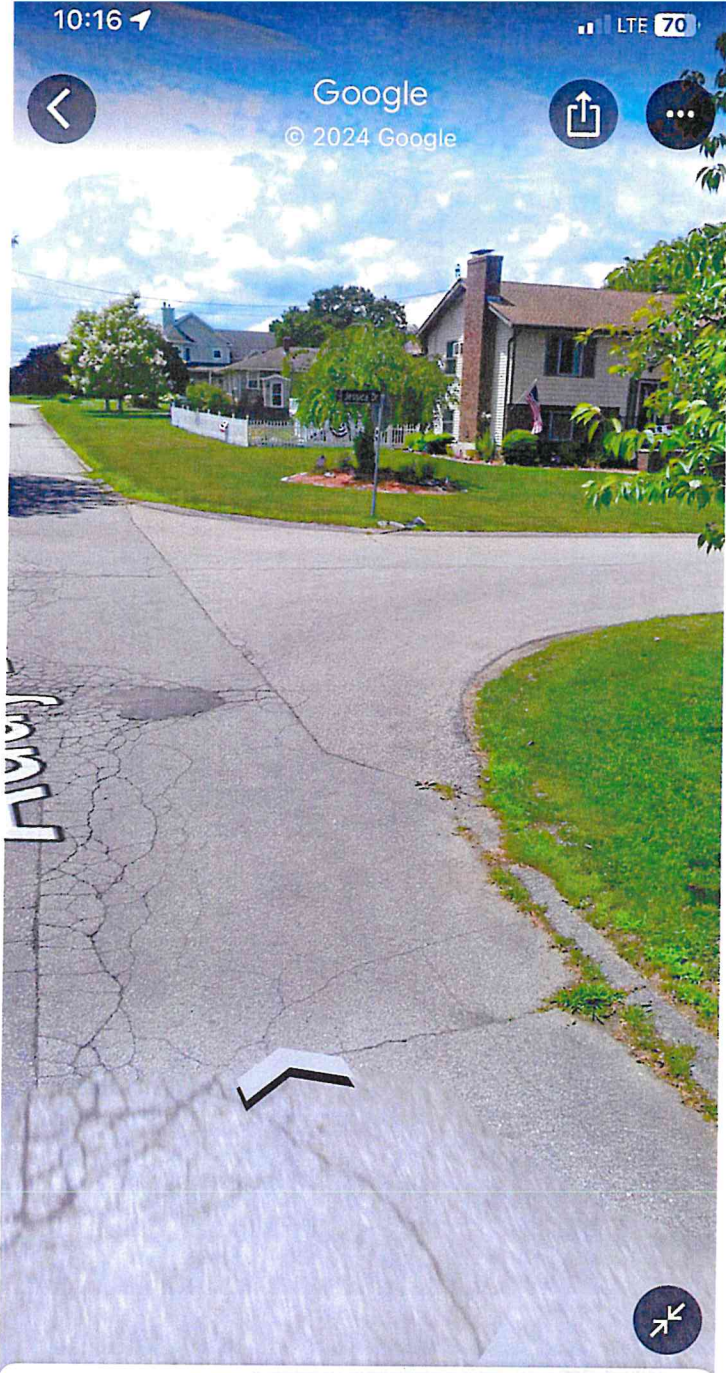
David and I purchased our home on 16 Jessica drive in January of 2022. Over the last year we have had cascading water issues related to a rusted leaking 20-year-old above ground pool, the land was graded towards the house, and a deck that wasn't up to code and could have fallen down. When you drove down addy drive the pool and deck was not aesthetically pleasing.

David and I put a lot of time and effort into choosing the fence that matches our home and taste, but also the neighborhood. We want something that can withstand the winds from Mt Hope Bay. As we are near the top of the hill wind is a constant problem. We also wanted something to offer privacy, but also we didn't want it to look like a fort. The top of the fence has a straight pickets which allows you to see thru the top of the fence and it also reduces the mass of fence. It has more of a open feel while still offering privacy and security. We are investing into a fence that is permitted, professionally installed by one of the top fences companies in the state that will withstand mother nature and time.

The original development was called 'Metacom Acers'; the lots in this neighborhood are significantly larger than other areas of Bristol; if you drive further down the 'narrows' our lot size would have 2-3 houses on it. For example the corner of Narrows and Coggeshall multifamily development that is under construction has three residences on a lot that looks smaller than ours. I would never expect to see a 6FT fence on the corner of this lot as you have two full size structures with very little space to the road.

When your approaching the corner of Addy and Jessica from any of the three directions you can see all the way around property, both sides of the street. The Addy Drive part of the fence is 20FT from the from the road. I have seen many other corner lot houses in town that have 6FT privacy fences much closer to the road.

Our neighborhood has a mix of senior and younger families (babies thru teenagers). The addy side is a long fence and we would like to have a 6FT fence to help keep children from jumping over the fence to access the pool; Security is a major concern of ours having an inground pool. The privacy will make it harder for people outside the yard to know when the pool area is empty. When we use the pool we are worried about noise getting to our neighbors yard as music and sounds can easily travel between the yards. This has been a very long and stressful process and we want to put our backyard back together. Privacy is important but we also want to be respectful of our neighbors, which the fence will help with that.



10:16

LTE 70



Google
© 2024 Google



8 Addy Dr

Share Street View?

Share

9 months ago · [See more dates](#) >

10:12

LTE 70

Item 3D.



11 Addy Dr

Share Street View?

[Share](#)

9 months ago · [See more dates](#) >

10:15

LTE 70

Item 3D.



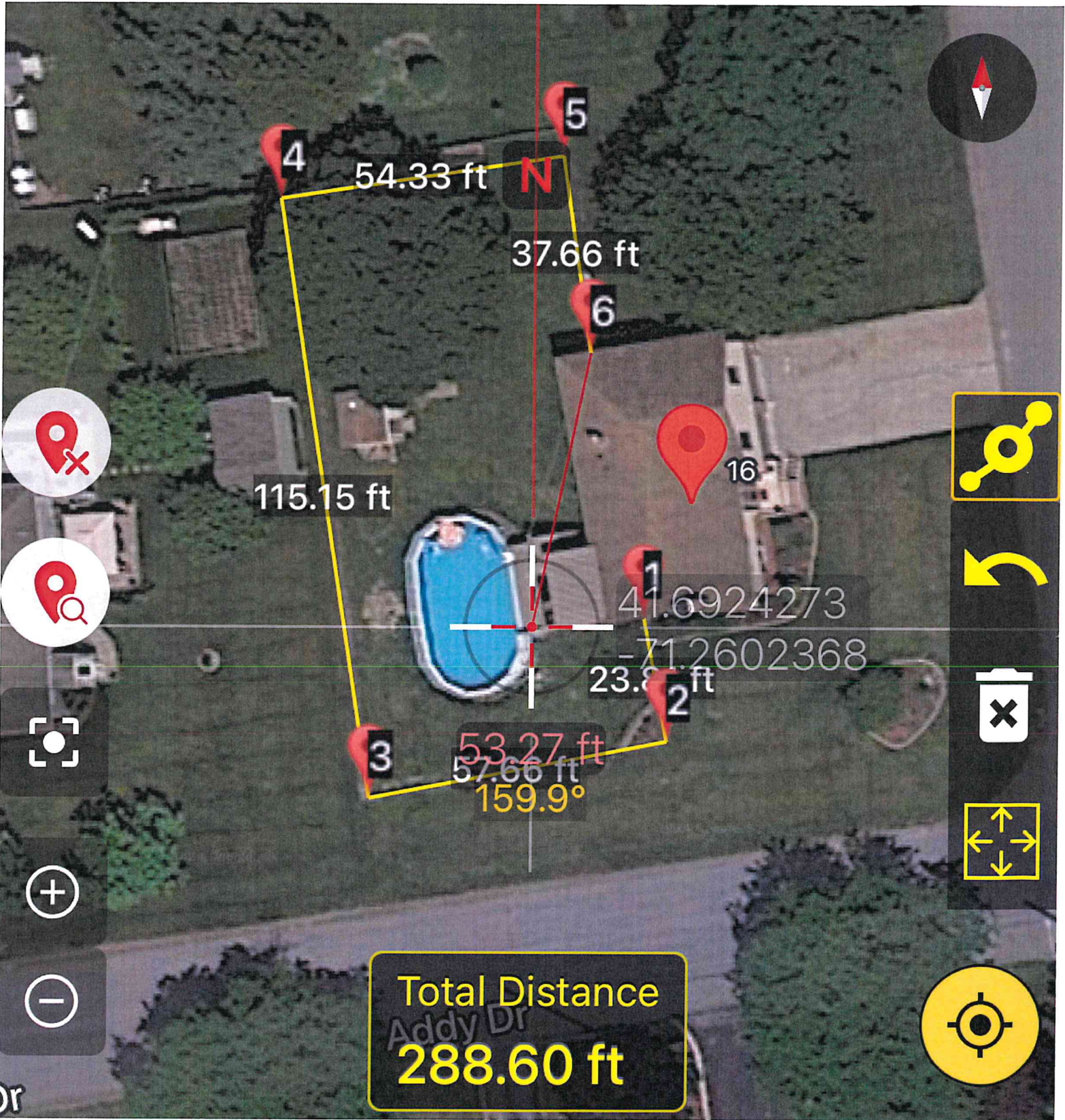
Google
© 2024 Google



Share Street View? [Share](#)

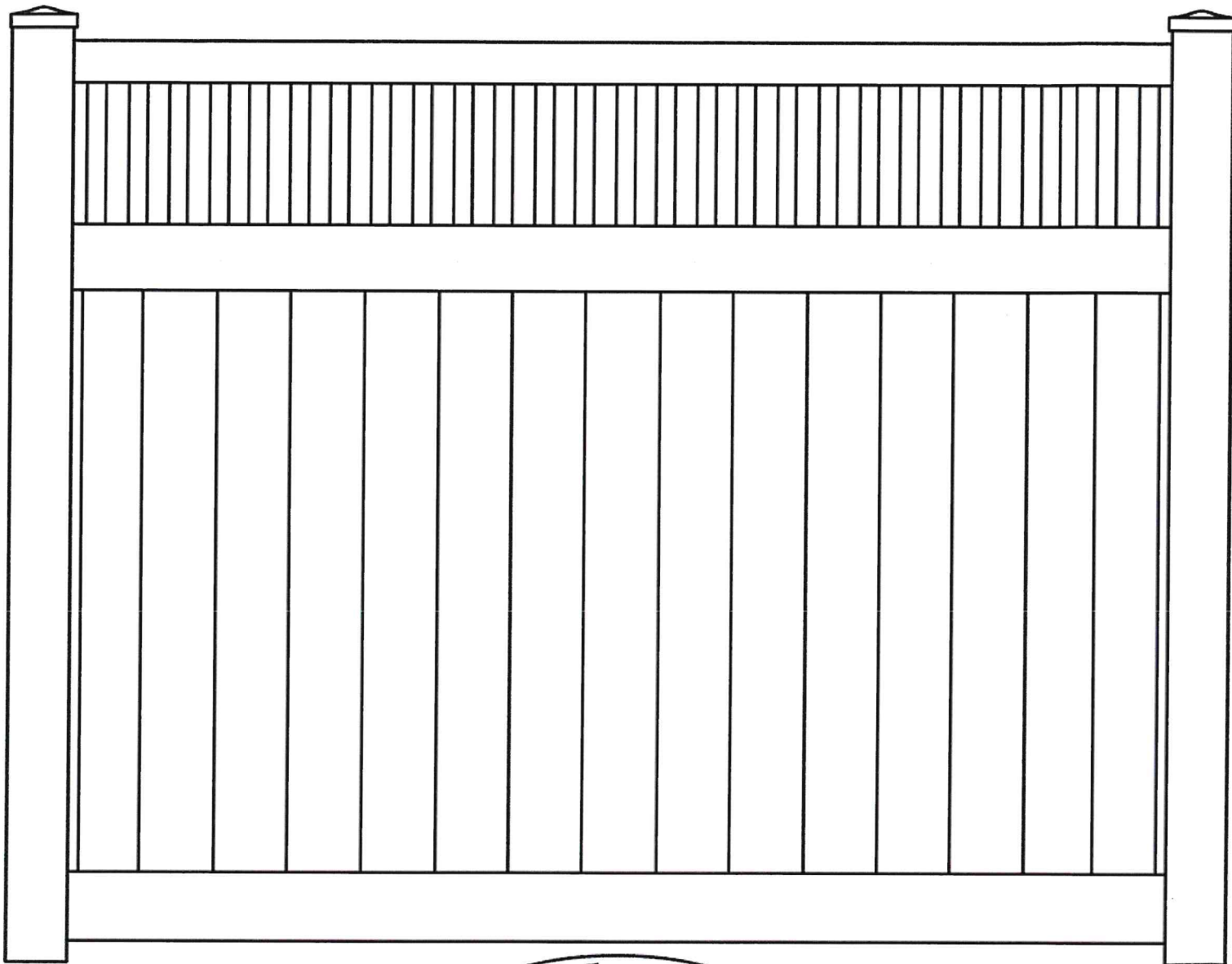
9 months ago · [See more dates](#) >

Fence Permit
58432



Fence Perimeter

58432



Owner > ▶ Owner Account #: 50-0088-10

Owner	Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
Owner 1 LOXLEY, DAVID & SUMMERS, ADRIAN TE	01	188,400	1,000	0.36	165,300	0	354,700	
Owner 2								
Owner 3								
Address 16 JESSICA DR, BRISTOL, RI 02809								

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	Deed Type
RAPOSA, STEVEN	01/12/2022	500,000	2153-137	W
SA, MANUEL DEJESUS	10/31/2000	190,000	760-131	W

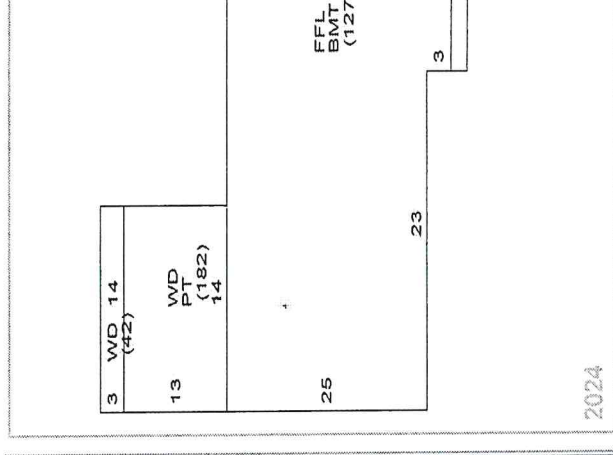
Assessment

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	188,400	1,000	0	165,300	0	354,700	354,700
2022	01	188,400	1,000	0	165,300	0	354,700	354,700
2021	01	155,700	1,200	0	152,200	0	309,100	309,100
2020	01	155,700	1,200	0	152,200	0	309,100	309,100
2019	01	155,700	1,200	0	152,200	0	309,100	309,100
2018	01	132,300	0	0	125,800	0	258,100	258,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 96.67 VAL per SQ Unit/Parcel > 96.67

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	188,400	1,000	0	165,300	0	354,700	354,700
2022	01	188,400	1,000	0	165,300	0	354,700	354,700
2021	01	155,700	1,200	0	152,200	0	309,100	309,100
2020	01	155,700	1,200	0	152,200	0	309,100	309,100
2019	01	155,700	1,200	0	152,200	0	309,100	309,100
2018	01	132,300	0	0	125,800	0	258,100	258,100



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.34435	AC	P	1.00	630,000	475,065	N				162,900			1.00	0
2 01 Single Fam	0.01265	AC	EX	0.20	630,000	189,723	N				2,400			1.00	0
3															
4															



Building Information

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

Other Factors

Code	Description	Rate	Undepr V
FLL	1st FLOOR	152.24	201,705
FBM	FIN BMT	27.40	18,166
PT	PATIO	3.07	559
WD	WOOD DECK	21.42	4,105
BMT	BASEMENT	22.83	29,108
Total			253,643

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undepr V
FLL	1st FLOOR	1,325	1,325	152.24	201,705
FBM	FIN BMT	663	663	27.40	18,166
PT	PATIO	182	0	3.07	559
WD	WOOD DECK	224	0	21.42	4,105
BMT	BASEMENT	1,275	0	22.83	29,108
Total		3,669	1,988		253,643

Visit History

Date	Result	By
8/6/2021	REVIEW	MM
12/20/2018	BP	BT
10/17/2018	LISTED	HS
5/11/2018	REVIEW	JH
5/4/2018	MEASURED	HS
6/27/2007	MEASURE	
6/27/2007	LISTED	

Notes

Condo Data

Code	Description	AV	AV - Average	%
Condition	AV	130.00	1.16	1.01
Functional	Constr Adj	152.23		
Economic	Adj \$/SQ	36,200		
Special	Other Featrs	1.00		
OV	Grade Fac	1.00		
	Neigh Infi	1.00		
	Land Factor	1.00		
	Adj Total	289,843		
	Depreciation	101,445		
	Depr Total	188,398		

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
03/23/2022	M53726		MECH	9,600	0	Closed	replace gas boiler
05/15/2018	B46209		BLDG	3,300	0	Closed	Strip old vertical wood siding and replace with vinyl siding front only, north sit

Building Permits

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
5	A/G Pool	1	Y	1	8	10	80	0	0	2010	0
2	Shed	1	Y	1	8	10	80	3	0	2000	1,000
2	Shed	1	Y	1	8	10	80	0	0	2000	0

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
5	A/G Pool	1	Y	1	8	10	80	0	0	2010	0
2	Shed	1	Y	1	8	10	80	3	0	2000	1,000
2	Shed	1	Y	1	8	10	80	0	0	2000	0

Room Counts by Floor

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



16 Jessica Drive - 300' Radius

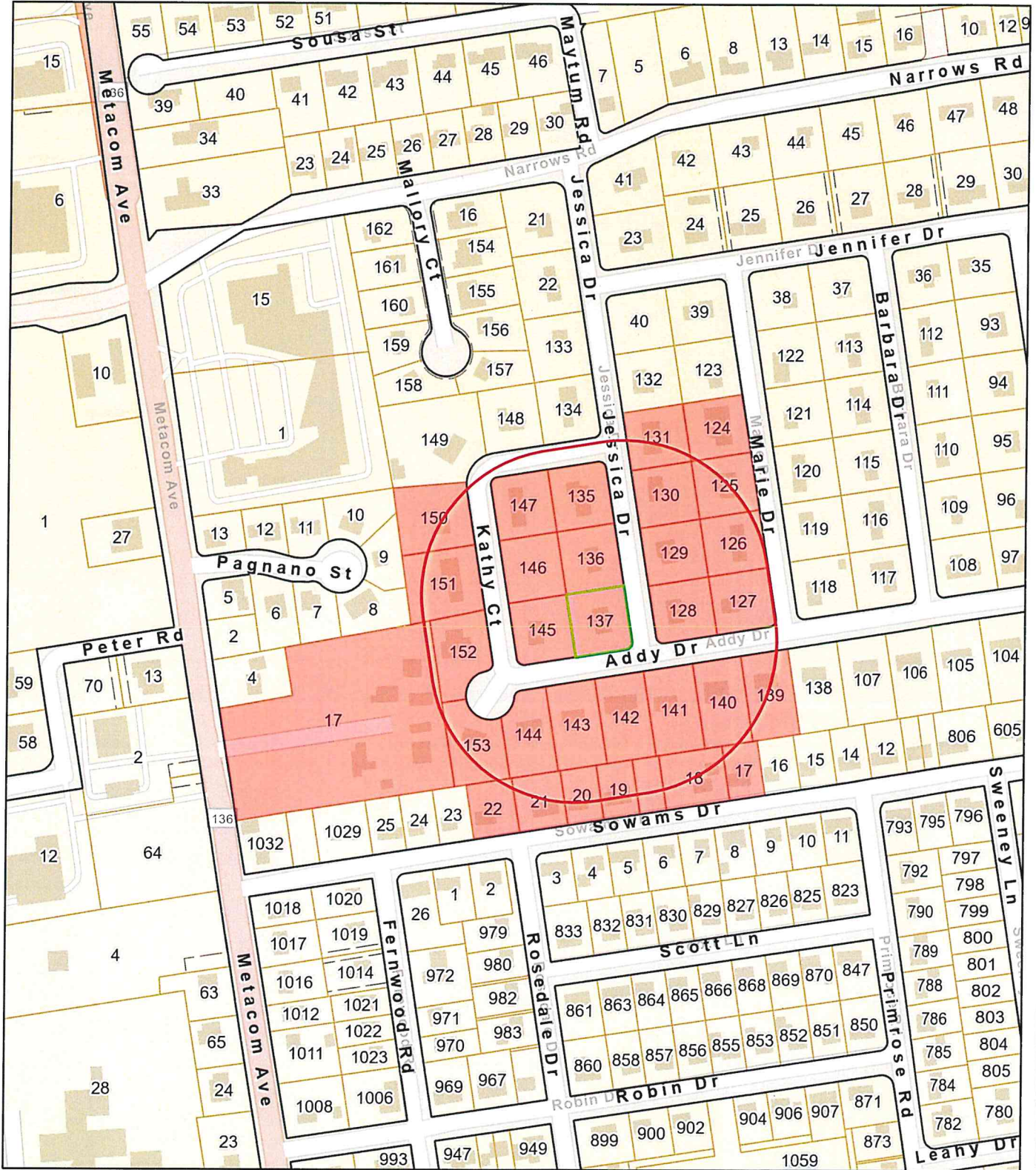
Bristol, RI



1 inch = 282 Feet

www.cai-tech.com

April 8, 2024



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



300 feet Abutters List Report

Bristol, RI
April 08, 2024

Subject Property:

Parcel Number: 150-137
CAMA Number: 150-137
Property Address: 16 JESSICA DR

Mailing Address: LOXLEY, DAVID & SUMMERS, ADRIAN
TE
16 JESSICA DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 150-124
CAMA Number: 150-124
Property Address: 6 MARIE DR

Mailing Address: VALLEE, MICHAEL J CECILIA C TE
6 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-125
CAMA Number: 150-125
Property Address: 8 MARIE DR

Mailing Address: MANCIERI, JENNIFER L TRUSTEE
EDGARDO & ROSEMARY OLIVEIRA
INCOME-ONLY IRREVOCABL
8 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-126
CAMA Number: 150-126
Property Address: 10 MARIE DR

Mailing Address: DASILVA, JULIO A
10 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-127
CAMA Number: 150-127
Property Address: 11 ADDY DR

Mailing Address: TAVARES, JAMES JR.
11 ADDY DRIVE
BRISTOL, RI 02809

Parcel Number: 150-128
CAMA Number: 150-128
Property Address: 17 JESSICA DR

Mailing Address: TAVARES, MANUEL ALBERTO & MARY
JO FIDALGO CO-TRUSTEES, TAVARES
FAMILY TRUST
17 JESSICA DR
BRISTOL, RI 02809

Parcel Number: 150-129
CAMA Number: 150-129
Property Address: 15 JESSICA DR

Mailing Address: GERMANO, JOHN M MARIA F, LIFE EST
& OLSON, LI
15 JESSICA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-130
CAMA Number: 150-130
Property Address: 11 JESSICA DR

Mailing Address: MOLL, JEFFREY M & TARA E TE
11 JESSICA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-131
CAMA Number: 150-131
Property Address: 9 JESSICA DR

Mailing Address: ROCHA, RICHARD D DIANE M TE
9 JESSICA DR
BRISTOL, RI 02809

Parcel Number: 150-135
CAMA Number: 150-135
Property Address: 10 JESSICA DR

Mailing Address: JANUARIO, STEVEN M. KIMBERLY A. TE
10 JESSICA DR
BRISTOL, RI 02809



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4/8/2024

Page 1 of 3



300 feet Abutters List Report

Bristol, RI
April 08, 2024

Parcel Number: 150-136 CAMA Number: 150-136 Property Address: 14 JESSICA DR	Mailing Address: RESENDES, JOSE N. ROLANDA R. LIFE ESTATE & BELA 14 JESSICA DR BRISTOL, RI 02809
Parcel Number: 150-137 CAMA Number: 150-137 Property Address: 16 JESSICA DR	Mailing Address: LOXLEY, DAVID & SUMMERS, ADRIAN TE 16 JESSICA DR BRISTOL, RI 02809
Parcel Number: 150-139 CAMA Number: 150-139 Property Address: 12 ADDY DR	Mailing Address: ALMEIDA, NORBERTO M. MARIA A TRUSTEES & NORBERT M 12 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-140 CAMA Number: 150-140 Property Address: 10 ADDY DR	Mailing Address: CORDEIRO, EMANUEL COSTA 10 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-141 CAMA Number: 150-141 Property Address: 8 ADDY DR	Mailing Address: ANDRADE, JOAO F 8 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-142 CAMA Number: 150-142 Property Address: 6 ADDY DR	Mailing Address: VIANA, MATTHEW J 6 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-143 CAMA Number: 150-143 Property Address: 4 ADDY DR	Mailing Address: GALLAGHER, JASON T & ERIN E TE 4 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-144 CAMA Number: 150-144 Property Address: 2 ADDY DR	Mailing Address: CALOURO, CESAR P & PAMELA C TC c/o 2 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-145 CAMA Number: 150-145 Property Address: 11 KATHY CT	Mailing Address: TAVARES, DEOLINDA M. JOSEPH A. TE 11 KATHY COURT BRISTOL, RI 02809
Parcel Number: 150-146 CAMA Number: 150-146 Property Address: 9 KATHY CT	Mailing Address: DION, LOUISE A TRUSTEE 9 KATHY CT BRISTOL, RI 02809
Parcel Number: 150-147 CAMA Number: 150-147 Property Address: 5 KATHY CT	Mailing Address: CAMELO, JONATHAN D & MARCY J TE 5 KATHY CT BRISTOL, RI 02809
Parcel Number: 150-150 CAMA Number: 150-150 Property Address: 8 KATHY CT	Mailing Address: MALAFRONTA, FRANK L & PAMELA TRUSTEES 8 KATHY CT BRISTOL, RI 02809



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4/8/2024

Page 2 of 3



300 feet Abutters List Report

Bristol, RI
April 08, 2024

Parcel Number: 150-151 CAMA Number: 150-151 Property Address: 10 KATHY CT	Mailing Address: MANCIERI, SHIRLEY L & SAVERIO LE REM: JOSEPH S MANCIERI TRUSTEE 5- 15-2015 IRREV TRS 10 KATHY CT BRISTOL, RI 02809
Parcel Number: 150-152 CAMA Number: 150-152 Property Address: 12 KATHY CT	Mailing Address: RAPOSO, FERNANDO JR. AURA M. 12 KATHY COURT BRISTOL, RI 02809
Parcel Number: 150-153 CAMA Number: 150-153 Property Address: 14 KATHY CT	Mailing Address: COSTA, JOSE M 14 KATHY COURT BRISTOL, RI 02809
Parcel Number: 150-17 CAMA Number: 150-17 Property Address: 546 METACOM AVE	Mailing Address: RAPOSO, BERTHA M 546 METACOM AVE BRISTOL, RI 02809
Parcel Number: 159-17 CAMA Number: 159-17 Property Address: 31 SOWAMS DR	Mailing Address: ANGELL, BETTY ROSE & CARLEY JT 31 SOWAMS DR BRISTOL, RI 02809
Parcel Number: 159-18 CAMA Number: 159-18 Property Address: 29 SOWAMS DR	Mailing Address: FLOWERS, DOUGLAS E DEBORAH J TE 29 SOWAMS DRIVE BRISTOL, RI 02809
Parcel Number: 159-19 CAMA Number: 159-19 Property Address: 25 SOWAMS DR	Mailing Address: RAYMOND C. SARTINI LE HILGENBERG, JOYCE & SARTINI, DONNA M. & 25 SOAWMS DR BRISTOL, RI 02809
Parcel Number: 159-20 CAMA Number: 159-20 Property Address: 23 SOWAMS DR	Mailing Address: OLIVEIRA, KENNY JOYCE C. TE 23 SOWAMS DR BRISTOL, RI 02809
Parcel Number: 159-21 CAMA Number: 159-21 Property Address: 21 SOWAMS DR	Mailing Address: GUADALUPE, HERIBERTO C E GUADALUPE, MARY A TE 21 SOWAMS DR BRISTOL, RI 02809
Parcel Number: 159-22 CAMA Number: 159-22 Property Address: 17 SOWAMS DR	Mailing Address: GUADALUPE, HERBERT III 17 SOWAMS DRIVE BRISTOL, RI 02809
Parcel Number: 159-818 CAMA Number: 159-818 Property Address: SOWAMS DR	Mailing Address: HILGENBERG, JOYCE & SARTINI, DONNA M. & 25 SOWAMS DR BRISTOL, RI 02809



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4/8/2024

Page 3 of 3

ALMEIDA, NORBERTO M.
MARIA A TRUSTEES & NORBER
12 ADDY DR
BRISTOL, RI 02809

GALLAGHER, JASON T &
ERIN E TE
4 ADDY DR
BRISTOL, RI 02809

MOLL, JEFFREY M &
TARA E TE
11 JESSICA DRIVE
BRISTOL, RI 02809

ANDRADE, JOAO F
8 ADDY DR
BRISTOL, RI 02809

GERMANO, JOHN M
MARIA F, LIFE EST & OLSON
15 JESSICA DRIVE
BRISTOL, RI 02809

OLIVEIRA, KENNY
JOYCE C. TE
23 SOWAMS DR
BRISTOL, RI 02809

ANGELL, BETTY ROSE & CARL
31 SOWAMS DR
BRISTOL, RI 02809

GUADALUPE, HERBERT III
17 SOWAMS DRIVE
BRISTOL, RI 02809

RAPOSO, BERTHA M
546 METACOM AVE
BRISTOL, RI 02809

CALOURO, CESAR P & PAMELA
c/o 2 ADDY DR
BRISTOL, RI 02809

GUADALUPE, HERIBERTO C E
GUADALUPE, MARY A TE
21 SOWAMS DR
BRISTOL, RI 02809

RAPOSO, FERNANDO JR.
AURA M.
12 KATHY COURT
BRISTOL, RI 02809

CAMELO, JONATHAN D & MARC
5 KATHY CT
BRISTOL, RI 02809

HILGENBERG, JOYCE &
SARTINI, DONNA M. &
25 SOWAMS DR
BRISTOL, RI 02809

RAYMOND C. SARTINI LE
HILGENBERG, JOYCE & SARTI
25 SOAWMS DR
BRISTOL, RI 02809

CORDEIRO, EMANUEL COSTA
10 ADDY DR
BRISTOL, RI 02809

JANUARIO, STEVEN M.
KIMBERLY A. TE
10 JESSICA DR
BRISTOL, RI 02809

RESENDES, JOSE N.
ROLANDA R. LIFE ESTATE &
14 JESSICA DR
BRISTOL, RI 02809

COSTA, JOSE M
14 KATHY COURT
BRISTOL, RI 02809

LOXLEY, DAVID & SUMMERS,
16 JESSICA DR
BRISTOL, RI 02809

ROCHA, RICHARD D
DIANE M TE
9 JESSICA DR
BRISTOL, RI 02809

DASILVA, JULIO A
10 MARIE DR
BRISTOL, RI 02809

MALAFRONTA, FRANK L &
PAMELA TRUSTEES
8 KATHY CT
BRISTOL, RI 02809

TAVARES, DEOLINDA M.
JOSEPH A. TE
11 KATHY COURT
BRISTOL, RI 02809

DION, LOUISE A TRUSTEE
9 KATHY CT
BRISTOL, RI 02809

MANCIERI, JENNIFER L TRUS
EDGARDO & ROSEMARY OLIVEI
8 MARIE DR
BRISTOL, RI 02809

TAVARES, JAMES JR.
11 ADDY DRIVE
BRISTOL, RI 02809

FLOWERS, DOUGLAS E
DEBORAH J TE
29 SOWAMS DRIVE
BRISTOL, RI 02809

MANCIERI, SHIRLEY L & SAV
REM: JOSEPH S MANCIERI TR
10 KATHY CT
BRISTOL, RI 02809

TAVARES, MANUEL ALBERTO &
CO-TRUSTEES, TAVARES FAMI
17 JESSICA DR
BRISTOL, RI 02809

VALLEE, MICHAEL J
CECILIA C TE
6 MARIE DR
BRISTOL, RI 02809

VIANA, MATTHEW J
6 ADDY DR
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-17

PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Joshua Haskell**
PROPERTY OWNER: **Joshua Haskell**
LOCATION: **770 Metacom Avenue**
PLAT: **123** LOT: **322**
ZONE: **Residential R-8**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to remove an existing 10ft. x 12ft. accessory shed structure and construct a new 12ft. x 24ft. accessory shed/garage structure with less than the required rear yard and less than the required left side yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2024 APR -8 PM 12:35

APPLICATION

File No: 2024-17

Accepted by ZEO: EAT 4/8/24

APPLICANT:	Name: <u>Joshua Haskell</u>		
	Address: <u>770 Metacom Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>207-570-9775</u>	Email: <u>forumeddie2@yahoo.com</u>	
PROPERTY OWNER:	Name: <u>Joshua Haskell</u>		
	Address: <u>770 Metacom Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>207-570-9775</u>	Email: <u>forumeddie2@yahoo.com</u>	

1. Location of subject property: 770 Metacom Ave
 Assessor's Plat(s) #: 123 Lot(s) #: 322
2. Zoning district in which property is located: R-8
3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): Sec 28-142d
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property? Since July 2023
7. Present use of property: Primary Home
8. Is there a building on the property at present? Yes, existing single family dwelling plus shed
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____
 Shed: 12' x 10', 120 sq ft,
10. Proposed use of property: Garage/Storage

11. Give extent of proposed alterations: Removing existing shed and build larger shed/garage

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

12' x 24' x 8'-10' 288 sq ft

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: _____
Left side lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>19" - 41"</u>
Right side lot line:	Required Setback: <u>6'</u>	Proposed Setback: _____
Rear lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>42"</u>
Building height:	Required: _____	Proposed: <u>9' +/- 1'</u>

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

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

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

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

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

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: 08 APR 24

Print Name: JOSHUA HASICKU

Property Owner's Signature: [Signature] Date: 08 APR 24

Print Name: JOSHUA HASICKU

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

Name: _____ Phone #: _____

Address: _____

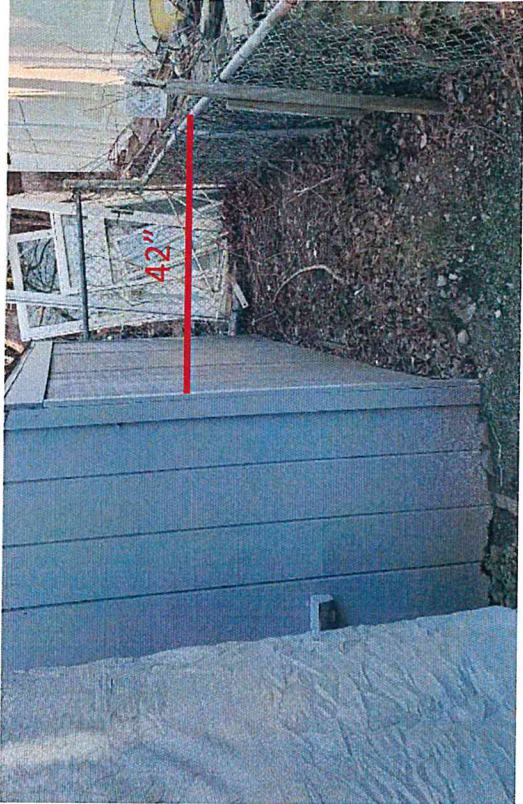
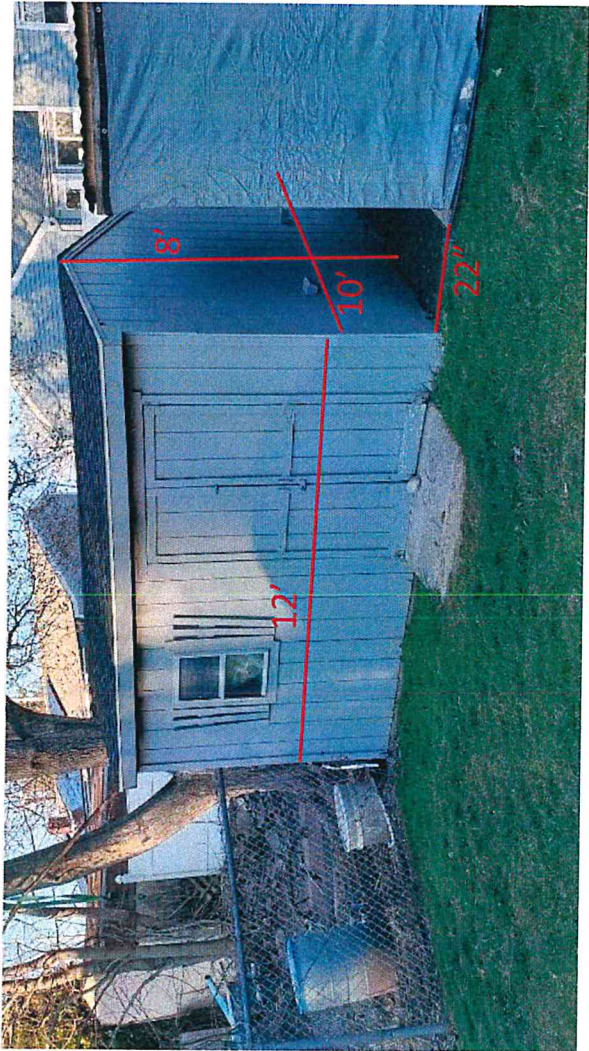
I purchased 770 Metacom Ave in July 2023 and have occupied it as our primary home. My zoning request is due to the fact that our house has extremely limited storage. The basement is fully finished and open, leaving the only inside storage area to a closet under the stairs and against the walls in the single car garage.

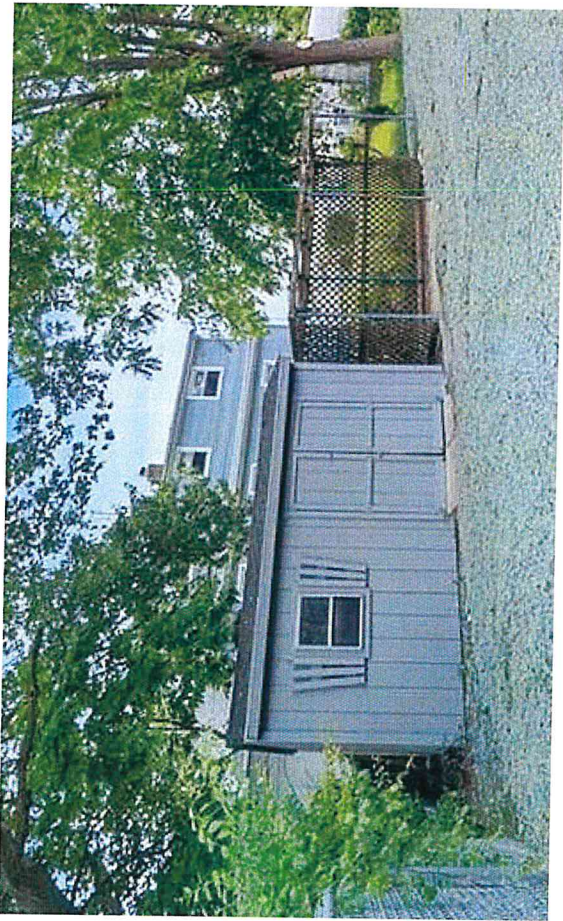
Outside in the back yard is an existing 12' x 10' shed on a slab, which is full at the moment and requires pulling items out in order to gain access to other items further in. The shed currently sits 19" from our fence line to the left and 42" to the fence line in the rear.

My request is to remove the current shed, pour an additional 14' foundation (possibly remove foundation if not thick enough or reinforced) to make a 12' x 24' foundation and build a shed/garage on top of it. I would have the ability to pour the foundation directly next to the existing slab on the right.

The issues I have meeting the current required zoning dimensions of 6' minimum from the property line are due to the location of the septic/leach field and the other existing structure located to the right of the shed. This structure is a 13' x 9' concrete pad with 6 metal poles and a roof and is currently $\frac{3}{4}$ wrapped with a fabric cover.









STATE OF RHODE ISLAND
 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES PERMITTING SECTION
 235 PROMENADE STREET
 PROVIDENCE, RI 02908

April 21, 2023

TO: Joseph Lacroix
 61 Woodcove Drive
 Coventry, RI 02816

SITE INFORMATION: Application No: 2302-0128
 Street: 770 Metacom Avenue
 Town: Bristol
 Plat: 123
 Lot: 322
 Subdivision:
 Subdivision Lot No:

CERTIFICATE OF CONFORMANCE

This Certificate of Conformance means that the Onsite Wastewater Treatment System (OWTS), which has been installed under the above application number, appears to substantially conform with the design requirements and other requirements as indicated on the application, and associated plans and specifications. **PERMISSION IS THEREFORE GRANTED FOR UTILIZATION OF THE SEWAGE DISPOSAL SYSTEM.** A copy of this certificate has been forwarded to the building official of the municipality having jurisdiction over the subject site; he/she may issue a Certificate of Occupancy for the building provided all other local requirements have been met. The building official must receive a copy of the Certificate of Conformance prior to his or her issuing any required certificate of occupancy for the building or facility to be served by the OWTS.

This Certificate is based upon the representations of the Owner and his/her agents, who are responsible for the proper installation of this system. This Department has approved the OWTS installation in reliance upon those representations and is not responsible for any of the construction, design details, specifications, distances or elevations indicated on the application, plan or specifications. This approval is subject to future suspension and revocation in the event that: subsequent examination reveals that any of the data indicated on the application, plan or specifications is incorrect or not in compliance with applicable regulations; or the OWTS system discharges sewage to the surface of the ground or to any watercourse, fails to otherwise operate satisfactorily or is altered in a manner which deviates from the terms of the approved application.

Authorized Agent: Mohamed J. Freij, P.E., PLS, Supervising Sanitary Engineer

ONSITE WASTEWATER TREATMENT SYSTEM PROGRAM

SEE REVERSE SIDE FOR IMPORTANT INFORMATION ON CARE AND MAINTENANCE

RECOMMENDATIONS FOR MAINTAINING YOUR ONSITE WASTEWATER TREATMENT SYSTEM (OWTS)

The following is a list of recommendations for maintaining your OWTS. Proper care and maintenance will prolong the service life of your OWTS.

- (1) No OWTS will operate efficiently without proper care and maintenance. Maintenance requirements vary according to the type and complexity of the OWTS installed. Contact your designer or installer for additional guidance as you feel necessary.
- (2) Learn the location of your septic tank and keep it accessible. The tank should be routinely inspected and pumped as necessary.
- (3) Minimize the amount of water going into the system. Use flow reducers in showers; repair leaky toilets and sinks.
- (4) Do not flush disposable diapers, sanitary napkins, or other similar items down the toilet.
- (5) Do not disturb the soil in the area of the leaching system, and do not allow vehicles to park or drive over this area.
- (6) Do not locate sheds, swimming pools, gym sets, shrubs or trees over the area of the leaching field.
- (7) Be sure the area of the leaching field is graded to prevent surface water from rainfalls or roof drains from collecting over or near the system.
- (8) Use extreme care in disposing of household chemicals. Many household chemicals can upset the operation of septic systems and some may pollute drinking water supplies, particularly if wells are nearby.
- (9) Do not use acids or organic solvents to attempt to unclog septic systems: use of such chemicals is prohibited by OWTS regulations.
- (10) Beware of claims made by manufacturers of so-called "septic system cleaners, additives or enhancers". Studies show that these products generally do not improve the effectiveness or service life of OWTS systems and may, in fact, do the opposite.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF WATER RESOURCES

PERMITTING SECTION

APR 20 2023



ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) PROGRAM

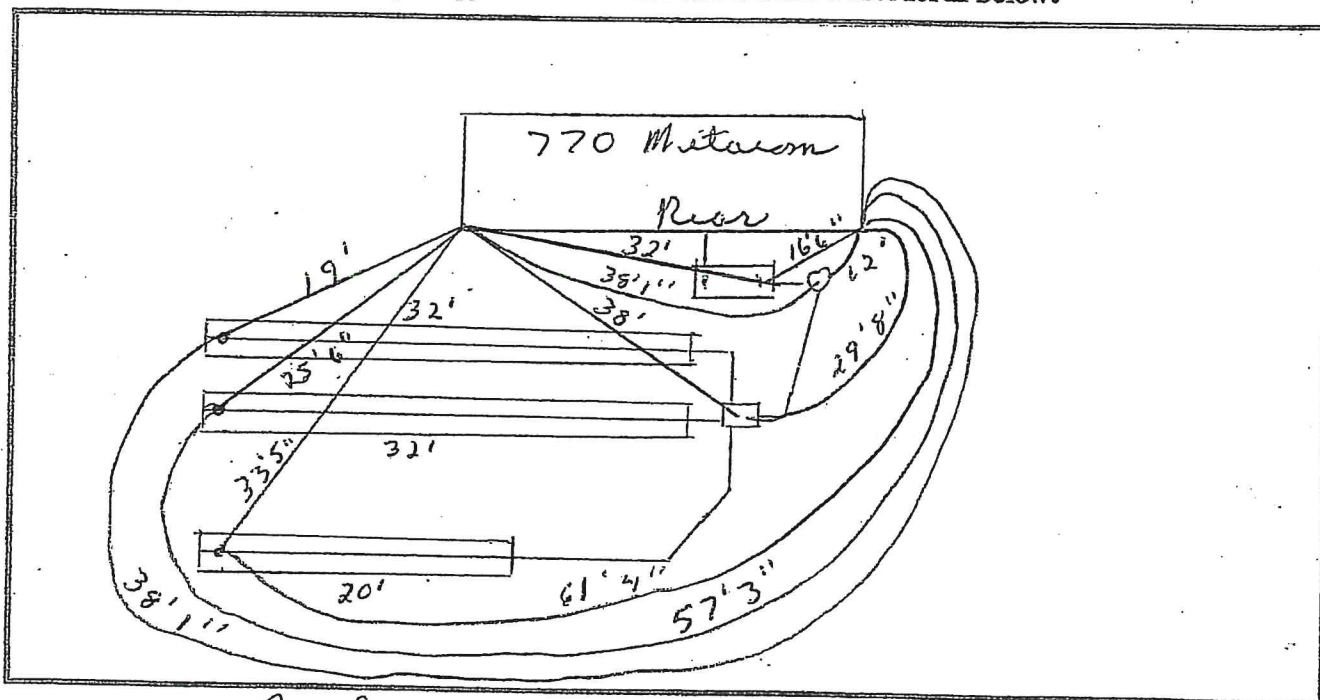
DESIGNER'S CERTIFICATE OF CONSTRUCTION FOR OWTS

I, Rich Nunes, as the designer of record for the OWTS installation located at
(Street) 770 Metacom Ave in the City or Town of Bristol

Permit No. 2302-01-28

hereby certify that the installation of the OWTS was performed by the installer named below, and to the best of my information, knowledge and belief, was witnessed and inspected in accordance with RIDEM/OWTS Rules, and that, in my professional opinion, the installation of the OWTS conforms with the plans, specifications, applicable statutes, regulations, and construction tolerances as approved by the Director of the Rhode Island Department of Environmental Management. I further certify that I have documented the installation in accordance with RIDEM/OWTS Rules. This certification is effective as of (date): 4-20-23

The septic tank, D-Box (if any) and leach field are located as set forth below:



Installer's Name Rich Nunes

License No. 682

Designer's Name Rich Nunes

License No. 1128

Designer's Signature [Signature]

Date Signed 4-20-23

Designer Request of Change (DROC) Approval Date(s) _____



Rhode Island Department of Environmental Management
Onsite Wastewater Treatment System Program

Item 3E.

Phone: 401-222-3961
Fax: 401-222-6177

INSPECTION REPORT

APPLICATION NUMBER: 2302-0128		STREET: 770 Metacom Avenue		INSPECTOR: DeRiso	
CITY/TOWN: Bristol		INSPECTION DATE: 04/18/2023			
PLAT/LOT: 123 322		POLE NO:		ARRIVAL TIME:	
OWTS INSTALLER: Nunes L0682		Designer: D1128		WEATHER CONDITIONS:	
PHONE NO: 401-821-4038		INSPECTION NUMBER: 2			
TYPE OF INSPECTION: Cover Inspection					

FINDINGS/COMMENTS

OK TO COVER -

SUBMIT AS BUILT / NO FEE, REPAIR -

RESULTS OF INSPECTION/ACTION REQUIRED

CONSTRUCTION - DESIGNER MUST INSPECT/APPROVE PRIOR TO DEM INSPECTION

- Bottom inspected
- Cover inspected
- Correct items listed
- (REI) Address items listed and call for re-inspection.
- (ASB) Designer must submit As-Built
- (RPREQ) Redesign required. Submit new application.
- (RFAD) Stop Construction. Contact OWTS office. DO NOT CONTINUE.
- (COC) Designer submit COC
- (O&M) O&M agreement and permit must be recorded in Land Evidence Records.
- (Fee) A \$100.00 fee is required before re-inspection.
- Inspection waived

SITE TESTING

- Soil Evaluation - Concur
- Soil Evaluation - Do not concur
- Soil Evaluation - Inconclusive
- Alteration Test Hole - Verified
- Alteration Test Hole - Unacceptable
- Ledge Test
- Fill Tests
- Repair Test Hole

Signature of Inspector 

DEM COPY

INSPECT FRM REV. 9/22



Rhode Island Department of Environmental Management
Onsite Wastewater Treatment System Program

Phone: 401-222-3961
Fax: 401-222-6177

INSPECTION REPORT

APPLICATION NUMBER: 2302-0128		INSPECTOR: DeRiso	
STREET: 770 Metacom Avenue		INSPECTION DATE: 04/06/2023	
CITY/TOWN: Bristol	PLAT/LOT: 123-322	POLE NO:	
OWTS INSTALLER: Nunes L0682 Designer: D1128		ARRIVAL TIME:	
PHONE NO: 401-821-4038 INSPECTION NUMBER: 1		WEATHER CONDITIONS:	
TYPE OF INSPECTION: Bottom Inspection			

FINDINGS/COMMENTS

REMOVE ANY CONTAMINATED SOIL
THAT MIGHT BE ASSOCIATED WITH
OLD SYSTEM -
BOTTOM OK -

RESULTS OF INSPECTION/ACTION REQUIRED

CONSTRUCTION - DESIGNER MUST INSPECT/APPROVE PRIOR TO DEM INSPECTION

- Bottom inspected
- Cover Inspected
- Correct items listed
- (REI) Address items listed and call for re-inspection.
- (ASB) Designer must submit As-Built
- (RPREQ) Redesign required. Submit new application.
- (RFAD) Stop Construction. Contact OWTS office. DO NOT CONTINUE.
- (COC) Designer submit COC
- (O&M) O&M agreement and permit must be recorded in Land Evidence Records.
- (Fee) A \$100.00 fee is required before re-inspection.
- Inspection waived

SITE TESTING

- Soil Evaluation - Concur
- Soil Evaluation - Do not concur
- Soil Evaluation - Inconclusive
- Alteration Test Hole - Verified
- Alteration Test Hole - Unacceptable
- Ledge Test
- Fill Tests
- Repair Test Hole

Signature of Inspector



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT

www.dem.ri.gov/septic

FEB 6 2023

APPLICATION No. 2302-0128 DATE RECEIVED 02/06/23 AMOUNT RECEIVED \$200.00(1) CHECK # 25150 NOTE 014

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER
- A/E TECHNOLOGY TYPE CSO
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

SITE INFORMATION

NO. STREET 770 MATHOM AVE CITY/TOWN BRISTOL POLE # _____
 PLAT NUMBER 123 LOT NUMBER 322 SUBDIVISION LOT NUMBER _____
 LOT SIZE 770 SF/ACRES _____
 SUBDIVISION NAME _____
 SUBDIVISION SITE SUITABILITY CERTIFICATION # _____

OWNER INFORMATION

LAST NAME LACROIX FIRST NAME JOSEPH M.I. _____
 NO. STREET 61 Wood Ave Dr CITY/TOWN Coxenoy ZIP CODE 02816

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # _____
 DEPTH TO APPROVED WATER TABLE 3.5 HOW DETERMINED TEST HOLE
 TEST HOLE # 1 DATE EXCAVATED 1/1 WETLANDS within 200' OF OWTS YES NO
 WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE 1/1
 LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial Other _____
 WATER SUPPLY: public water public well private well
 # OF DESIGN UNITS 3
 UNIT DESIGN FLOW 115 gallons per _____ (unit) TOTAL DAILY FLOW 345 gallons
 TANK SIZE 1000 gallons DESIGN LOADING RATE 46 gpd/sf
 MINIMUM REQUIRED LEACHFIELD AREA 750.00 square feet
 LEACHFIELD TYPE CSO 6206 x 84
 TOTAL AREA OF LEACHFIELD PROVIDED 865.20 square feet

CERTIFICATION

I, RICK NUWES (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature [Signature] License # D-1128
 Designer's Email [Redacted] Phone # 821-4038
 Business/Company Name Rich Nuwes Const
 I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.
 Owner's Phone Number 401-473-0588
 Owner's Email LACROIXPROPERTIES@YAHOO.COM
 Owner(s) Signature [Signature]

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's, representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

- A. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of variance(s) approved on
- D. Joint Permit: Designer of record must contact RIDEM prior to start of any site construction.
- E. A/E Technology: additional installation, operation or maintenance requirements may apply (see A/E Technology Certification.)
- F. Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to conformance.
- G. Proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council.
- H. Erosion and sedimentation controls must be installed prior to start of construction.
- I. Transfer: See original permit for all applicable conditions.
- J. Other _____

Signature of RIDEM Official [Signature] Date of Approval 2-13-23 Date of Expiration 2-13-24

DEM SEE INSTRUCTIONS ON REVERSE SIDE

PROPOSED SEPTIC DESIGN @ 770 Metacom Ave, Bristol:

Joseph Lacroix
 61 Woodcove Dr
 Coventry, RI 02818
DESIGNED BY:
 Roderick Nunes
 1 Country Lane
 Hope, RI 02831
 401-821-4038
 D-1128

DESIGN CRITERIA:

3 bed x 115gal/ea / .46 bedroom = 750.00 sf Required
 Geomatrix GST 6206 = 10.30sf/lf x 84' = 865.20 sf Provided

CONSTRUCTION NOTES:

1. FAILURE - Pump and fill or R&D and component and refill with clean gravel, legally dispose of offsite
2. Stop unsuitable around field 3' min around proposed system down to "C" horizon and replace with clean course gravel as required.
3. Furnish and install 1000 gal. Infiltrator IM-1060 Poly Septic Tank, 2 compartments, watertight, install outlet filter with covers to grade on both ends.
4. Install Geomatrix GST 6206, 84' L (3 - 28' rows) with ASTM 33 sand/washed and clean 3/4" stone, field installed level
5. Install D-Box, H-20 Concrete Precast, 3 sf min. bottom
6. There are no known drains within 25' of leachfield. Abandon and or relocate as required if found during construction
7. Maintain 15' to fill foundation and 10' to property line
8. Maintain 10' min. from trees, bushes and stumps, remove as necessary
9. Maintain 25' from water service and main
10. All gravity piping to be 4" sdr35 PVC, 1% slope min./5% max
11. Install 24" dia. Fiberglass Pump Chamber 7' high with Gould EP0511 Effluent Pump, mount control Panel on 4"x4" PT off house.

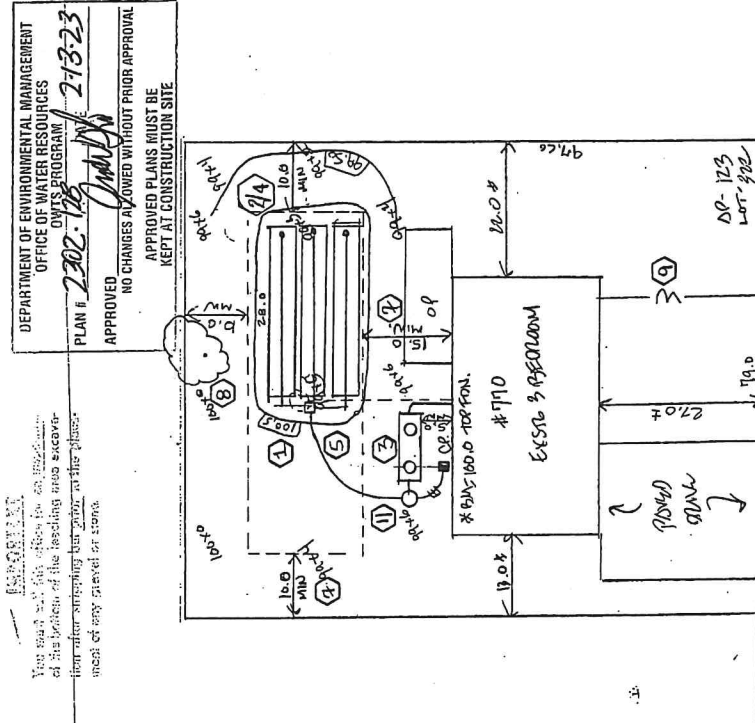
ELEVATION SCHEDULE:

- 100.00 Benchmark ~ Top of Foundation
- 96.50 Dwelling Outlet (EXISTING +/-)
- 96.40 Tank Inlet
- 96.15 Tank Outlet
- 99.84 D-Box Inlet
- 99.67 D-Box Outlet
- 99.50 Invert @ GST (100.50 min./102.00 max. cover / maintain 10' min. perimeter)
- 99.00 Bottom of GST (36" separation provided)
- 96.00 Approx. Water Table utilized 3.5' and .46 loading rate by Test Hole #1

PUMP DOSING:

Chamber Floor 92.60 / Pump off 95.60 / Pump on 96.10 / Alarm 96.20 / Cover 99.60
 22 gal/w.f. x 2.5' = 55.00 gal. dosing PROVIDED
 2.31 g/lf x 84' dosing = 194.04 x 50% = 97.02 gal/MAX. DOSE

- INSTALLER TO VERIFY INVERTS AND GRADES PRIOR TO CONST-
- Any discrepancies are to be reported to designer prior to construction
- Contractor to contact Dig Safe according to local law prior to any excavation
- Maintain proper Erosion Control before, during and after construction until stabilized





Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 fax: (401) 253-2910

TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

Jose' J. Da Silva, Superintendent

1/12/2023

To: Rhode Island Department of Environmental Management

Re: Availability of Sanitary Sewer
770 Metacom Ave.
Bristol, RI 02809

There is no readily or easily accessible sanitary sewer for the above address to connect. Please see attached schematic of sewer lines in the area.

Respectfully,

A handwritten signature in black ink, appearing to read "Jose' Da Silva", is written over a horizontal line.

Jose' Da Silva
Superintendent
Bristol WPCF



Sewer Structure

- Sewer Manhole
- ⊠ Town Pump Station
- ⊡ Private Pump Station
- Gravity Sewer Pipe
- Force Main Sewer Pipe
- Low Pressure Sewer Pipe

Planimetric Data

- Road
- Driveway
- Building
- Parcel
- Stream
- Open Water
- Bay

This map is intended to support the inventory of real property in the Town of Bristol. Map data should not be interpreted as the actual field survey data. This data should not be used for legal description or conveyance purposes.

Plot Date:
August 2012

Grid ID: 4

			1		
2	3	4	5	6	
7	8	9	10	11	
12	13	14	15	16	
17	18	19	20	21	
22	23	24	25	26	27
28	29	30	31	32	33
34	35	36	37	38	39
40	41	42	43	44	45
46	47	48	49	50	51
52	53	54	55	56	57
58	59	60	61	62	63
64	65	66	67	68	69
70	71	72	73	74	75

1,000 Feet



**Sewer Collection System
Bristol, Rhode Island**

Owner Account #: 50-0101-93

Owner 1 HASKELL, JOSHUA

% Owned

Owner 2

Owner 3

Address 770 METACOM AVE, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
LACROIX, JOSEPH & WHITE, T.A. &	07/19/2023	460,000	2218-19		W
	12/30/2022	190,000	2199-233		E

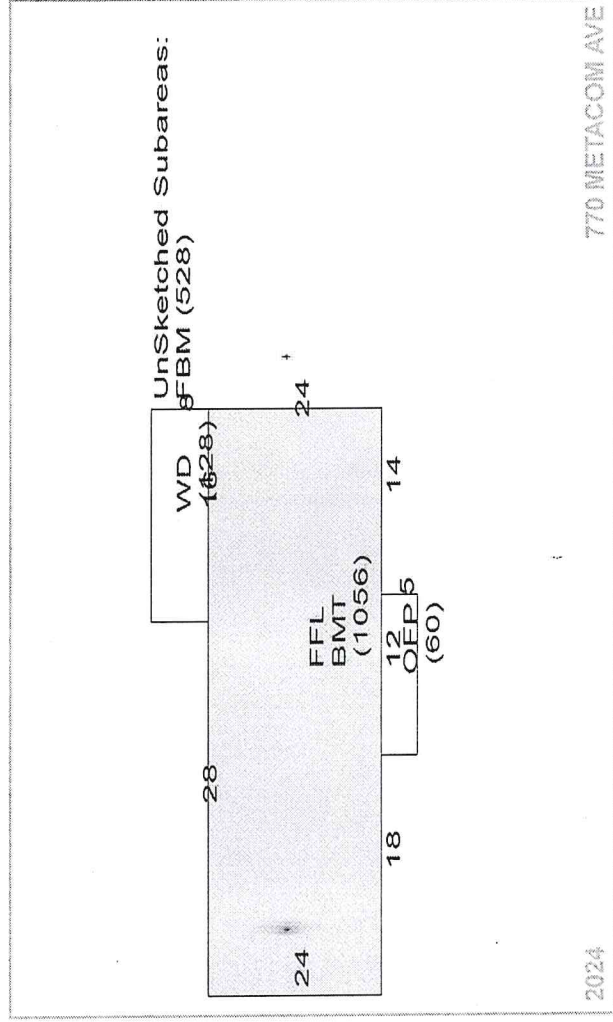
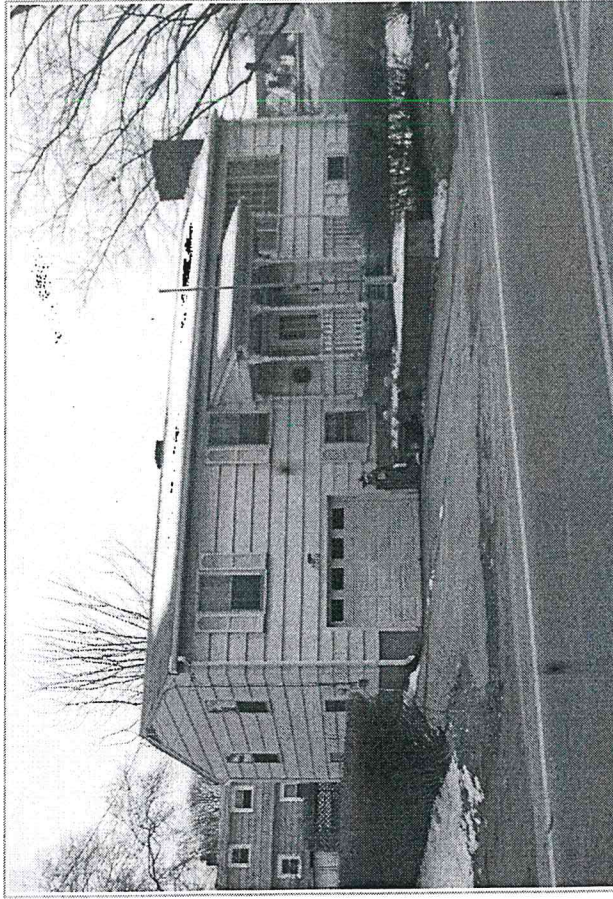
Assessment

Use Code	Bldg Value	SFY1 Value	Land Size	Land Value	AG Credit	Assessed Value
01	184,700	0	0.18	116,900	0	301,600
TOTAL	184,700	0	0.18	116,900	0	301,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 106.65 VAL per SQ Unit/Parcel > 106.65

Previous Assessments

Year	LUC	Building	SFY1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	142,400	0	0	116,900	0	259,300	259,300
2022	01	142,400	0	0	116,900	0	259,300	259,300
2021	01	113,500	0	0	104,300	0	217,800	217,800
2020	01	113,500	0	0	104,300	0	217,800	217,800
2019	01	113,500	0	0	104,300	0	217,800	217,800
2018	01	97,900	0	0	100,100	0	198,000	198,000



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.17518	AC	P	1.00	645,000	667,314	B	-10			116,900			1.00	0
2															
3															
4															

Plat/Lot 123 322

Account: 6618

LUC 01

Zone R-8

Assessment

\$301,600

Building Information

Description	Quantity	Quality
BLDG Type	1	Typical
RES Units	0	
Foundation	Concrete	
Frame 1	Wood	
EXT Wall 1	Wood Shingl	
Roof Type 1	Gable	
Roof Cover 1	Asphalt Shir	
INT Wall 1	Drywall	
Floors 1	Hardwood	
BMT Garages	1	Color blue
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Oil	Forced Warm Air
# Heat Sys	% Heated	100
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceiling Hght	Ceiling Type	
Parking Type	% Sprinkled	
EXT View		

Room Counts by Floor

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

Grade

Grade	Q4	Q4
Year Built	1962	EFF Year
Alt LUC		Alt %
0.00		

Depreciation

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

Other Factors

Flood Hazard	Topography	LEVEL
Street	PAVED	
Traffic		
Bas \$/SQ	130.00	
Size Adj	1.25	
Constr Adj	1.01	
Adj \$/SQ	164.72	
Other Featrs	33,900	
Grade Fac	1.00	
Neigh Infl	1.00	
Land Factor	1.00	
Adj Total	253,001	
Depreciation	68,310	
Depr Total	184,691	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,056	1,056	164.72	173,944
FBM	FIN BMT	528	528	29.65	15,655
OFF	OPEN PORCH	60	0	19.00	1,140
WD	WOOD DECK	128	0	17.72	2,268
BMT	BASEMENT	1,056	0	24.71	26,094
Total		2,828	1,584		219,101

Visit History

Date	Result	By
7/22/2021	REVIEW	MM
4/27/2018	REVIEW	JH
4/6/2018	MEASURED	BT
6/3/2015	LISTED	
5/26/2015	N/C HEARIN'	DL
6/8/2007	LISTED	
6/8/2007	CALL BACK	
5/24/2007	CALL BACK	
4/19/2007	MEASURE	

Notes

NEW FURNACE 12/05 EAS ,SOME NEEDS WORK. HAS BEEN LEFT VACANT FOR 2 YEARS. POOR VENTILATION IN THE BATH ROOM, WATER IN BSMT, ROOF NEEDS TO BE REPAIRE AND HAS AN OUTSIDE OIL TANK..PORCH AND DECK NEED STRUCTURAL HELP.

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost
03/03/2023	B55886		BLDG	11,000
02/26/2023	P55848		PLMB	2,200
02/13/2023	E55773		ELEC	7,800
01/31/2023	B55884		BLDG	30,000
05/06/2005	M15090		MECH	0

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	Description/Directions
03/03/2023	B55886		BLDG	11,000	Strip and shingle roof and shed
02/26/2023	P55848		PLMB	2,200	Bath remodel install new tub and shower valve, vanity, and toilet.
02/13/2023	E55773		ELEC	7,800	Update kitchen electrical,update bath electrical, new light fixtures
01/31/2023	B55884		BLDG	30,000	Remove cover to back porch keep decking and stairs, remodel kitchen and ba
05/06/2005	M15090		MECH	0	INSTALL NEW ARMSTRONG WARM AIR OIL FIRED FURNACE AND TRIM

Condo Data

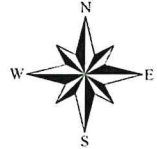
Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	2	Shed	1	1	8	12	96	0	AV	2010	0

Other Info.

AFDU
Priority1c
Priority2a
Priority2b
Priority2c
Priority3a
Priority3b
Priority3c



770 Metacom Avenue - 300' Radius

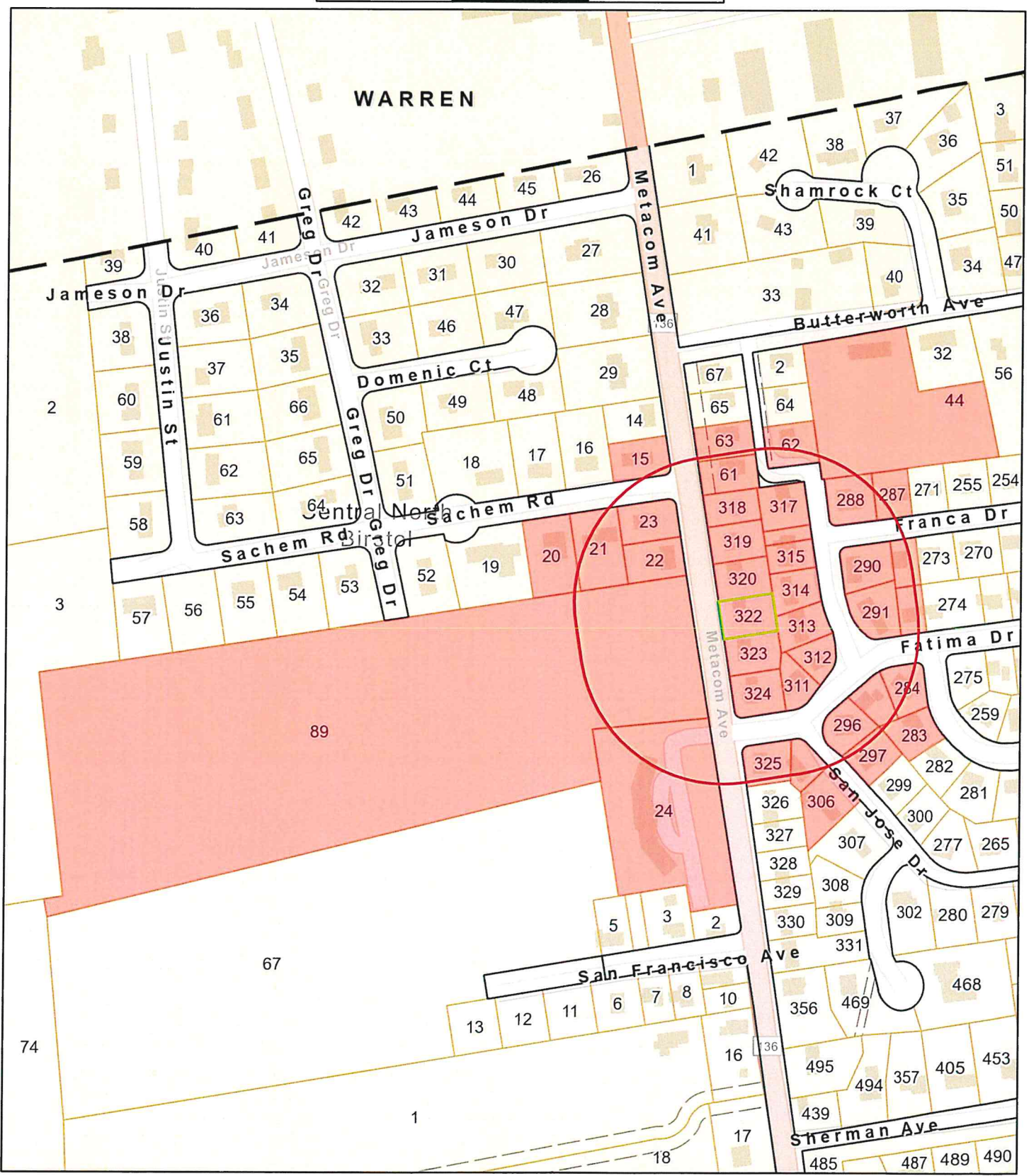
Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

April 9, 2024



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



300 feet Abutters List Report

Bristol, RI
April 09, 2024

Subject Property:

Parcel Number: 123-322
CAMA Number: 123-322
Property Address: 770 METACOM AVE

Mailing Address: HASKELL, JOSHUA
770 METACOM AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 120-44
CAMA Number: 120-44
Property Address: 6 BUTTERWORTH AVE

Mailing Address: AUGUST, THEODORE J. III
6 BUTTERWORTH AVE.
BRISTOL, RI 02809

Parcel Number: 120-61
CAMA Number: 120-61
Property Address: 11 ST THERESA AVE

Mailing Address: TAVARES, JENNIFER
11 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 120-62
CAMA Number: 120-62-001
Property Address: 10 ST THERESA AVE

Mailing Address: RAINEY, DEBORAH M.
10 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 120-62
CAMA Number: 120-62-002
Property Address: 12 ST THERESA AVE

Mailing Address: BROWNER, EVAN C
12 ST THERESA AVE UNIT 2
BRISTOL, RI 02809

Parcel Number: 120-63
CAMA Number: 120-63
Property Address: 15 ST THERESA AVE

Mailing Address: FERREIRA, CHRISTIAN & ALYSSA TE
15 ST. THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-283
CAMA Number: 123-283
Property Address: 2 SAN JUAN DR

Mailing Address: LESTE, JOSE C ANA J
2 SAN JUAN DR
BRISTOL, RI 02809

Parcel Number: 123-284
CAMA Number: 123-284
Property Address: 16 FATIMA DR

Mailing Address: LIMA, SULWA & MESSENGER, JEREMY
JT
16 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-285
CAMA Number: 123-285
Property Address: 15 FATIMA DR

Mailing Address: DIAS, JESSICA A
15 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-286
CAMA Number: 123-286
Property Address: 2 FRANCA DR

Mailing Address: TAVARES, MARY ROSE TRUSTEE
2 FRANCA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-287
CAMA Number: 123-287
Property Address: 3 FRANCA DR

Mailing Address: MEDINA, JOHN F. RUTH ANN LIFE
ESTATE & MEEHA
3 FRANCA DR
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 09, 2024

Parcel Number: 123-288 CAMA Number: 123-288 Property Address: 8 ST THERESA AVE	Mailing Address: CARREIRO, HUMBERTO D ET CARREIRO, LILLIAN JT 8 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-290 CAMA Number: 123-290 Property Address: 4 ST THERESA AVE	Mailing Address: AUTHELET, MINDY L 4 SAINT THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-291 CAMA Number: 123-291 Property Address: 13 FATIMA DR	Mailing Address: KARNES, JAMES E 13 FATIMA DRIVE BRISTOL, RI 02809
Parcel Number: 123-295 CAMA Number: 123-295 Property Address: 12 FATIMA DR	Mailing Address: COSTA, CORY A & EMILY R TE 23 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 123-296 CAMA Number: 123-296 Property Address: 8 FATIMA DR	Mailing Address: CARDOSO, ANTONIO J & PIEDADE LE CARDOSO, RAQUEL & MICHAEL A JT 8 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-297 CAMA Number: 123-297 Property Address: 3 SAN JOSE DR	Mailing Address: YOUNG, JONATHAN R & ASHLEY K TE 3 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-304 CAMA Number: 123-304 Property Address: 2 SAN JOSE DR	Mailing Address: REUSS, JONATHAN D. REUSS, DAWN S. TE 2 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-306 CAMA Number: 123-306 Property Address: 4 SAN JOSE DR	Mailing Address: SANTOS, ANTONIO P & LUCIA M LE SANTOS, PAUL S & KATHRINA S 4 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-311 CAMA Number: 123-311 Property Address: 9 FATIMA DR	Mailing Address: BARBOZA, JOSEPH M. DONNA M. ETUX 9 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-312 CAMA Number: 123-312 Property Address: 1 ST THERESA AVE	Mailing Address: SLUSARSKI, SHIRLEY A. LE SLUSARSKI, PAUL E. 1 ST. THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-313 CAMA Number: 123-313 Property Address: 3 ST THERESA AVE	Mailing Address: ACCRINO, STEPHEN P. 3 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-314 CAMA Number: 123-314 Property Address: 5 ST THERESA AVE	Mailing Address: CHURCH, KIMBERLY ANN 5 ST. THERESA AVE BRISTOL, RI 02809



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4/9/2024

Page 2 of 5



300 feet Abutters List Report

Bristol, RI
April 09, 2024

Parcel Number: 123-315 CAMA Number: 123-315 Property Address: 7 ST THERESA AVE	Mailing Address: MELLO, TIMOTHY A 7 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-316 CAMA Number: 123-316 Property Address: ST THERESA AVE	Mailing Address: MELLO, TIMOTHY A 7 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-317 CAMA Number: 123-317 Property Address: 9 ST THERESA AVE	Mailing Address: SOARES, DINIS P IDALINA 9 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-318 CAMA Number: 123-318 Property Address: 776 METACOM AVE	Mailing Address: LOPEZ, LYNETTE 776 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-319 CAMA Number: 123-319 Property Address: 774 METACOM AVE	Mailing Address: OLIVEIRA, MICHAEL LE MICHAEL OLIVEIRA TRUST 774 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-320 CAMA Number: 123-320 Property Address: 772 METACOM AVE	Mailing Address: ELJ INC 703 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-322 CAMA Number: 123-322 Property Address: 770 METACOM AVE	Mailing Address: HASKELL, JOSHUA 770 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-323 CAMA Number: 123-323 Property Address: 766 METACOM AVE	Mailing Address: MEDEIROS, MARIA C. TRUSTEE MANUEL & MARIA MEDEIROS REV TRU 766 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-324 CAMA Number: 123-324 Property Address: 762 METACOM AVE	Mailing Address: DEANGELIS, CAROL A. (SOLE OWNER) 762 METACOM AVE. BRISTOL, RI 02809
Parcel Number: 123-325 CAMA Number: 123-325 Property Address: 756 METACOM AVE	Mailing Address: FREDERICKSEN, CHARLES M & LISA M TE 756 METACOM AVE BRISTOL, RI 02809
Parcel Number: 86-15 CAMA Number: 86-15 Property Address: 2 SACHEM RD	Mailing Address: MOORE, DOUGLAS L. TAMMY M. ETUX TE 2 SACHEM RD BRISTOL, RI 02809
Parcel Number: 86-20 CAMA Number: 86-20 Property Address: 5 SACHEM RD	Mailing Address: CATALANO-HEALEY, VICTORIA A. TRUSTEE 5 SACHEN RD BRISTOL, RI 02809



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4/9/2024

Page 3 of 5



300 feet Abutters List Report

Bristol, RI
April 09, 2024

Parcel Number: 86-21 CAMA Number: 86-21 Property Address: 3 SACHEM RD	Mailing Address: JENNINGS, STEVEN H & JOY M TE 3 SACHEM RD BRISTOL, RI 02809
Parcel Number: 86-22 CAMA Number: 86-22 Property Address: 783 METACOM AVE	Mailing Address: MURPHY, MICHELLE A & SEAN P TE 783 METACOM AVE BRISTOL, RI 02809
Parcel Number: 86-23 CAMA Number: 86-23 Property Address: 1 SACHEM RD	Mailing Address: PEREIRA, MICHAEL C. 1 SACHEM RD BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-001 Property Address: 751 METACOM AVE	Mailing Address: CAIRRAO, ROBERT I & NANCY A TE 751 METACOM AVE UNIT 1 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-002 Property Address: 751 METACOM AVE	Mailing Address: CALISTO, FRED L. 751 METACOM AVE, UNIT 2 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-003 Property Address: 751 METACOM AVE	Mailing Address: POISANT, MICHAEL III & KELLY B TE 751 METACOM AVE UNIT 3 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-004 Property Address: 751 METACOM AVE	Mailing Address: WOLK TRUST, THE C/O KENNETH ROUNDS C/O Kenneth Rounds 92 Beach Road Bristol, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-005 Property Address: 751 METACOM AVE	Mailing Address: MENARD, LYNNE M 751 METACOM AVE UNIT 5 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-006 Property Address: 751 METACOM AVE	Mailing Address: COSTA, RICHARDJ. & COSTA, JANICE C. TE 751 METACOM AVE, UNIT 6 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-007 Property Address: 751 METACOM AVE	Mailing Address: BARTOLOTTA, KAREN 751 METACOM AVE., UNIT 7 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-008 Property Address: 751 METACOM AVE	Mailing Address: HARRIS, STACY L 751 METACOM AVE UNIT 8 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-009 Property Address: 751 METACOM AVE	Mailing Address: GOMES, RYAN J 751 METACOM AVE, UNIT 9 BRISTOL, RI 02809



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4/9/2024

Page 4 of 5



300 feet Abutters List Report

Bristol, RI
April 09, 2024

Parcel Number: 90-24 CAMA Number: 90-24-010 Property Address: 751 METACOM AVE # 10	Mailing Address: SOUSA, JASON 751 METACOM AVE, UNIT 10 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-011 Property Address: 751 METACOM AVE	Mailing Address: MORRIS, NICOLE E & CRAIG A TE 751 METACOM AVE # 11 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-012 Property Address: 751 METACOM AVE	Mailing Address: DERISO, JOE 751 METACOM AVE UNIT 12 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-013 Property Address: 751 METACOM AVE	Mailing Address: CABRAL, KRISTIE L 751 METACOM AVE BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-014 Property Address: 751 METACOM AVE	Mailing Address: FARIAS, LORI A 751 METACOM AVE, UNIT 14 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-015 Property Address: 751 METACOM AVE	Mailing Address: GARCIA-TABOADA, VANESSA 751 METACOM AVE, UNIT 15 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-016 Property Address: 751 METACOM AVE	Mailing Address: HOPKINS CHRISTOPHER G ET AL 751 METACOM AVE # 16 BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-017 Property Address: 751 METACOM AVE	Mailing Address: OLIVEIRA, ANGIE UNIT 17 751 METACOM AVE BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-018 Property Address: 751 METACOM AVE	Mailing Address: BISBANO, JOANNA T. UNIT 18 751 METACOM AVE BRISTOL, RI 02809
Parcel Number: 90-24 CAMA Number: 90-24-019 Property Address: 751 METACOM AVE	Mailing Address: AMARAL ANN R 751 METACOM AVE # 19 BRISTOL, RI 02809
Parcel Number: 92-89 CAMA Number: 92-89 Property Address: METACOM AVE	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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ACCRINO, STEPHEN P.
3 ST THERESA AVE
BRISTOL, RI 02809

CALISTO, FRED L.
751 METACOM AVE, UNIT 2
BRISTOL, RI 02809

ELJ INC
703 METACOM AVE
BRISTOL, RI 02809

AMARAL ANN R
751 METACOM AVE # 19
BRISTOL, RI 02809

CARDOSO, ANTONIO J & PIED
CARDOSO, RAQUEL & MICHAEL
8 FATIMA DR
BRISTOL, RI 02809

FARIAS, LORI A
751 METACOM AVE, UNIT 14
BRISTOL, RI 02809

AUGUST, THEODORE J. III
6 BUTTERWORTH AVE.
BRISTOL, RI 02809

CARREIRO, HUMBERTO D ET
CARREIRO, LILLIAN JT
8 ST THERESA AVE
BRISTOL, RI 02809

FERREIRA, CHRISTIAN & ALY
15 ST. THERESA AVE
BRISTOL, RI 02809

AUTHELET, MINDY L
4 SAINT THERESA AVE
BRISTOL, RI 02809

CATALANO-HEALEY, VICTORIA
5 SACHEN RD
BRISTOL, RI 02809

FREDERICKSEN, CHARLES M &
LISA M TE
756 METACOM AVE
BRISTOL, RI 02809

BARBOZA, JOSEPH M.
DONNA M. ETUX
9 FATIMA DR
BRISTOL, RI 02809

CHURCH, KIMBERLY ANN
5 ST. THERESA AVE
BRISTOL, RI 02809

GARCIA-TABOADA, VANESSA
751 METACOM AVE, UNIT 15
BRISTOL, RI 02809

BARTOLOTTA, KAREN
751 METACOM AVE., UNIT 7
BRISTOL, RI 02809

COSTA, CORY A & EMILY R
23 ROOSEVELT DR
BRISTOL, RI 02809

GOMES, RYAN J
751 METACOM AVE, UNIT 9
BRISTOL, RI 02809

BISBANO, JOANNA T.
UNIT 18
751 METACOM AVE
BRISTOL, RI 02809

COSTA, RICHARDJ. & COSTA,
751 METACOM AVE, UNIT 6
BRISTOL, RI 02809

HARRIS, STACY L
751 METACOM AVE UNIT 8
BRISTOL, RI 02809

BROWNER, EVAN C
12 ST THERESA AVE UNIT 2
BRISTOL, RI 02809

DEANGELIS, CAROL A.
(SOLE OWNER)
762 METACOM AVE.
BRISTOL, RI 02809

HASKELL, JOSHUA
770 METACOM AVE
BRISTOL, RI 02809

CABRAL, KRISTIE L
751 METACOM AVE
BRISTOL, RI 02809

DERISO, JOE
751 METACOM AVE UNIT 12
BRISTOL, RI 02809

HOPKINS CHRISTOPHER G ET
751 METACOM AVE # 16
BRISTOL, RI 02809

CAIRRAO, ROBERT I &
NANCY A TE
751 METACOM AVE
UNIT 1
BRISTOL, RI 02809

DIAS, JESSICA A
15 FATIMA DR
BRISTOL, RI 02809

JENNINGS, STEVEN H & JOY
3 SACHEM RD
BRISTOL, RI 02809

KARNES, JAMES E
13 FATIMA DRIVE
BRISTOL, RI 02809

MURPHY, MICHELLE A & SEAN
783 METACOM AVE
BRISTOL, RI 02809

SOUSA, JASON
751 METACOM AVE, UNIT 10
BRISTOL, RI 02809

LESTE, JOSE C
ANA J
2 SAN JUAN DR
BRISTOL, RI 02809

OLIVEIRA, ANGIE
UNIT 17
751 METACOM AVE
BRISTOL, RI 02809

TAVARES, JENNIFER
11 ST THERESA AVE
BRISTOL, RI 02809

LIMA, SULWA & MESSENGER,
16 FATIMA DR
BRISTOL, RI 02809

OLIVEIRA, MICHAEL LE
MICHAEL OLIVEIRA TRUST
774 METACOM AVE
BRISTOL, RI 02809

TAVARES, MARY ROSE TRUSTE
2 FRANCA DRIVE
BRISTOL, RI 02809

LOPEZ, LYNETTE
776 METACOM AVE
BRISTOL, RI 02809

PEREIRA, MICHAEL C.
1 SACHEM RD
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

MEDEIROS, MARIA C. TRUSTE
MANUEL & MARIA MEDEIROS R
766 METACOM AVE
BRISTOL, RI 02809

POISANT, MICHAEL III &
KELLY B TE
751 METACOM AVE UNIT 3
BRISTOL, RI 02809

WOLK TRUST, THE
C/O KENNETH ROUNDS
C/O Kenneth Rounds
92 Beach Road
Bristol, RI 02809

MEDINA, JOHN F.
RUTH ANN LIFE ESTATE & M
3 FRANCA DR
BRISTOL, RI 02809

RAINEY, DEBORAH M.
10 ST THERESA AVE
BRISTOL, RI 02809

YOUNG, JONATHAN R & ASHLE
3 SAN JOSE DR
BRISTOL, RI 02809

MELLO, TIMOTHY A
7 ST THERESA AVE
BRISTOL, RI 02809

REUSS, JONATHAN D.
REUSS, DAWN S. TE
2 SAN JOSE DR
BRISTOL, RI 02809

MENARD, LYNNE M
751 METACOM AVE UNIT 5
BRISTOL, RI 02809

SANTOS, ANTONIO P & LUCIA
SANTOS, PAUL S & KATHRINA
4 SAN JOSE DR
BRISTOL, RI 02809

MOORE, DOUGLAS L.
TAMMY M. ETUX TE
2 SACHEM RD
BRISTOL, RI 02809

SLUSARSKI, SHIRLEY A. LE
SLUSARSKI, PAUL E.
1 ST. THERESA AVE
BRISTOL, RI 02809

MORRIS, NICOLE E & CRAIG
751 METACOM AVE # 11
BRISTOL, RI 02809

SOARES, DINIS P
IDALINA
9 ST THERESA AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-18

PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Kevin Moran**
 PROPERTY OWNER: **Antonetta Moran**
 LOCATION: **7 Ansonia Avenue**
 PLAT: **44** LOT: **62**
 ZONE: **Residential R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 14ft. x 29ft. two-story addition to an existing 25ft. x 30ft. accessory structure at a size and height greater than permitted for accessory structures in the R-10 zone; and to create an accessory dwelling unit (ADU) within the proposed structure that is not located within a principal single-family dwelling.

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2024 APR 10 PM 2:49

APPLICATION

File No: 2024-18
Accepted by ZEO: ENT 4/10/24

APPLICANT:	Name:	KEVIN MORAN		
	Address:	7 ANSONIA AVENUE		
	City:	BRISTOL	State:	RI Zip: 02809
	Phone #:	401 261-5234	Email:	km7202@gmail.com
PROPERTY OWNER:	Name:	ANTONETTA MORAN		
	Address:	6 WOBURN ST.		
	City:	BRISTOL	State:	RI Zip: 02809
	Phone #:	401 261-5234	Email:	km7202@gmail.com

1. Location of subject property: 7 ANSONIA AVENUE, BRISTOL RI
 Assessor's Plat(s) #: 44 Lot(s) #: 62 & 68 MERGED

2. Zoning district in which property is located: R10

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): SECTION 28.111 (1) R10 ADU HEIGHT
 Special Use Permit Section(s): (2) R10 ADU AREA ALLOW.
 Use Variance Section(s): (3) R10 ADU CONNECTED

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

6. How long have you owned the property? 140 YRS

7. Present use of property: RESIDENTIAL

8. Is there a building on the property at present? YES, A 2 FAMILY DWELLING AND GARAGE WITH RECREATION ROOM ABOVE

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

10. Proposed use of property: TO CONVERT EXISTING RECREATION ROOM OVER GARAGE INTO A 2 BEDROOM ACCESSORY DWELLING UNIT

11. Give extent of proposed alterations: TO CONSTRUCT A 2-STORY ADDITION TO ADD A BEDROOM, BATHROOM AND STAIRWAY TO THE EXISTING RECREATION ROOM OVER THE GARAGE. THE GARAGE WILL BE EXTENDED TOO.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 1 FT FEET WILL BE ADDED TO EXISTING 25'-4" LENGTH SO TOTAL BUDF LENGTH = 39'-4" THE WIDTH OF ADDITION IS SAME AS EXISTING, 30'-2"; FOOT PRINT IS 1138 + 35 SF DOCK

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>N/A</u>	Proposed Setback: <u>N/A</u>
Left side lot line:	Required Setback: <u>151</u>	Proposed Setback: <u>37 FT.</u>
Right side lot line:	Required Setback: <u>151</u>	Proposed Setback: <u>38 FT.</u>
Rear lot line:	Required Setback: <u>EXIST'G 3FT</u>	Proposed Setback: <u>SAME 3FT</u>
Building height:	Required: <u>10 FT</u>	Proposed: <u>24 FT.</u>

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

Required: LOT COVERAGE 25% Proposed: LOT COVERAGE 22%
ADU BUDG AREA 24x24 = 528 SQ FT. 2 ADU BUILDING 1138 SQ FT

13. Number of families before/after proposed alterations: 2 Before 3 After

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

If yes, has he refused a permit? NO

If refused, on what grounds? N/A

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: 4/10/24

Print Name: Kevin Moran

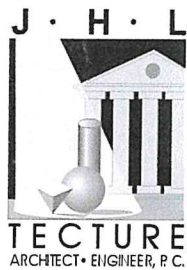
Property Owner's Signature: [Signature] Date: 4/10/24

Print Name: ANTONETTE MORAN

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

Name: GREG SPIESS AIA, ARCHITECTURE Phone #: 401 263-3887

Address: 190 HIGH STREET BRISTOL RI 02809



190 High Street, Bristol, Rhode Island 02809

Phone: (301) 396-9630 Fax: (401) 410-0079

April 09, 2024

Edward Tanner, Town Planner
Board of Zoning Review
Bristol RI 02809

Re: Request for Dimensional Variance for addition to existing Garage with Recreation Room
7 Ansonia Avenue, Bristol RI, Plat 44 Lots 62/68

Dear Ed and zoning board members:

We are writing as the architects representing Kevin Moran and his family as they seek to convert an existing recreation room over a garage into a 2-bedroom accessory dwelling unit over an enlarged garage. The conversion is an addition of 14 feet x 29 feet on both levels on the east side of the existing accessory structure.

The proposed structure requires three dimensional variances from the zoning ordinance. Article IV, DIMENSIONAL REGULATIONS Section__28.111.

1. The height of an ADU is limited to 20 ft height. The proposed height is 24 feet to match the roof pitches of the other dwellings and to allow flashing terminations of the existing building to abutting behind the proposed new roof. The hardship is also to create more habitable code -complying head room inside of the new addition.
2. The area of the resulting combined proposed dwelling unit is proposed at 1,138 square feet. In other words, the existing rec room was 670 sf and the proposed addition is 468 sf. We are aware that the ordinance limits an ADU to (22x 24 or 528 sf, but we understand this allowable area may be larger on R10 lots, which this is.
3. The ordinance also stipulates that accessory dwelling units be attached to the existing dwelling. In this case, the two existing structures are 33 feet apart and with the proposed addition, this distance would be shortened to 19'-1". To attach the two structures would present a financial hardship and create an even larger area variance.

It is the intention of this request that the proposed structure be used as additional housing on this lot. The lot at 7 Ansonia (Plat 44 Lot 62) was enlarged to a CODE COMPLYING 10,000 R10 lot in February 2024 by a lot merge with the property (Plat 44 Lot 68) at 9 Ansonia Avenue. It was understood that this lot merger would enable a better disposition of the two structures on the combined lot, and would eliminate a side yard encroachment of the existing garage /recreation room structure to the former south property line.

We request these variances and find the proposed lot coverage (22%) and density resulting from this addition is not out of character with other developments in this neighborhood and will not result in negative impacts to existing abutters, as no part of this proposed development is extended in the direction of abutters.

Architecture • Historic Preservation • Urban Planning • Space Planning • Interior Design
Hornell, New York • Bristol, Rhode Island

Thank you for your consideration,



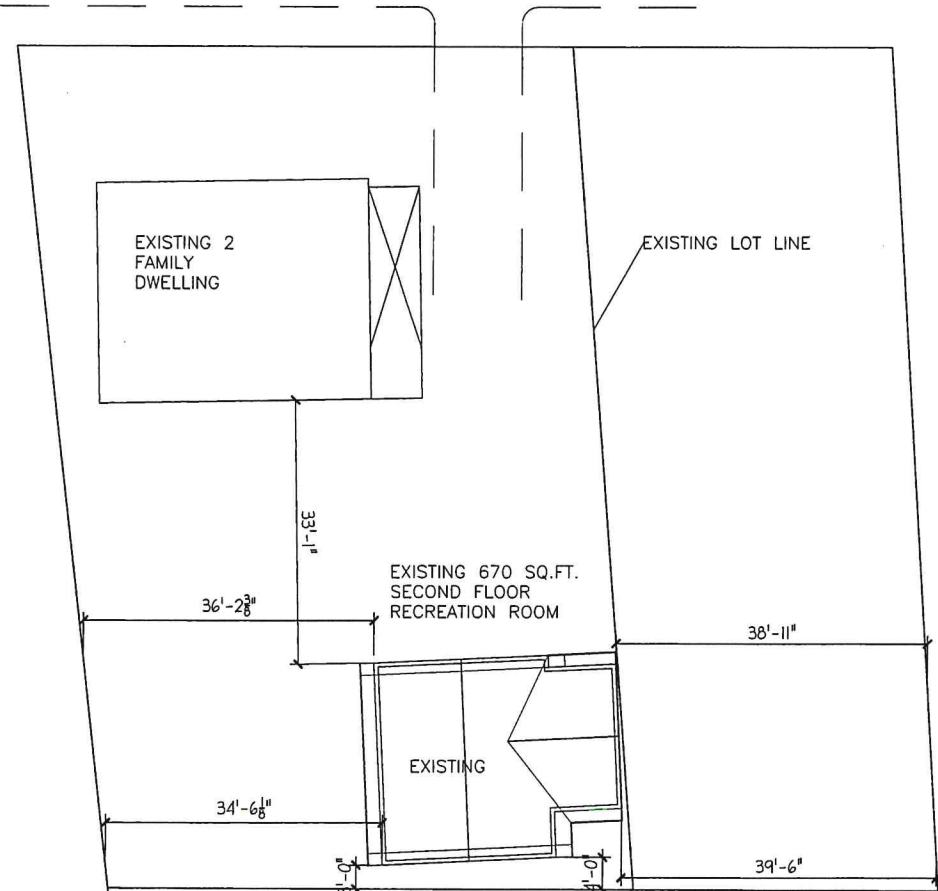
Greg Spiess AIA
JHLTexture Architects
For owner Kevin Moran and Antonetta Moran

cc. Kevin Moran

Project: Ansonia Architecture (US Imperial)
 Name: A11-DESKTOP-05

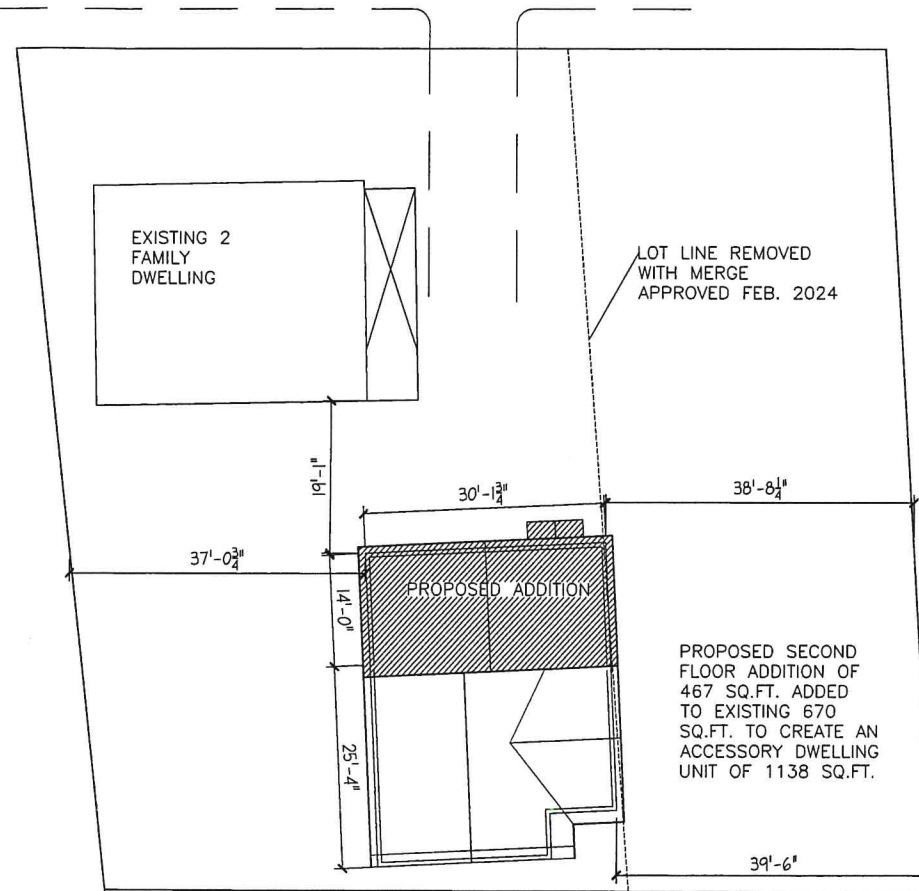
Plotting Parameters
 Plotter: Brevelli
 Plot Date: 04/01/2024
 Plot Size: 24x36

Ansonia Avenue

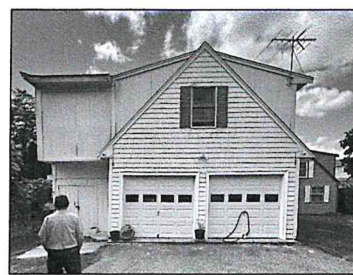


EXISTING

Ansonia Avenue



PROPOSED



EXISTING SOUTH ELEVATION



A SITE PLAN
SCALE: 3/32" = 1'-0"

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - Large scale plans of details shall take precedence over smaller scale drawings.
 - All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 - All work to be performed and inspected as required by the local governing code enforcement office.
 - All work is to be installed in accordance with manufacturer's recommendations and specifications.

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NO.	DATE	REVISION DESCRIPTION	BY

J · H · L

TECTURE
ARCHITECT • ENGINEER, P. C.

190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PERMIT: XX-XX-XXX

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS FOR PROBABLE COST OF CONSTRUCTION ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

RENOVATION &
ALTERATIONS TO:

MORAN
RESIDENCE

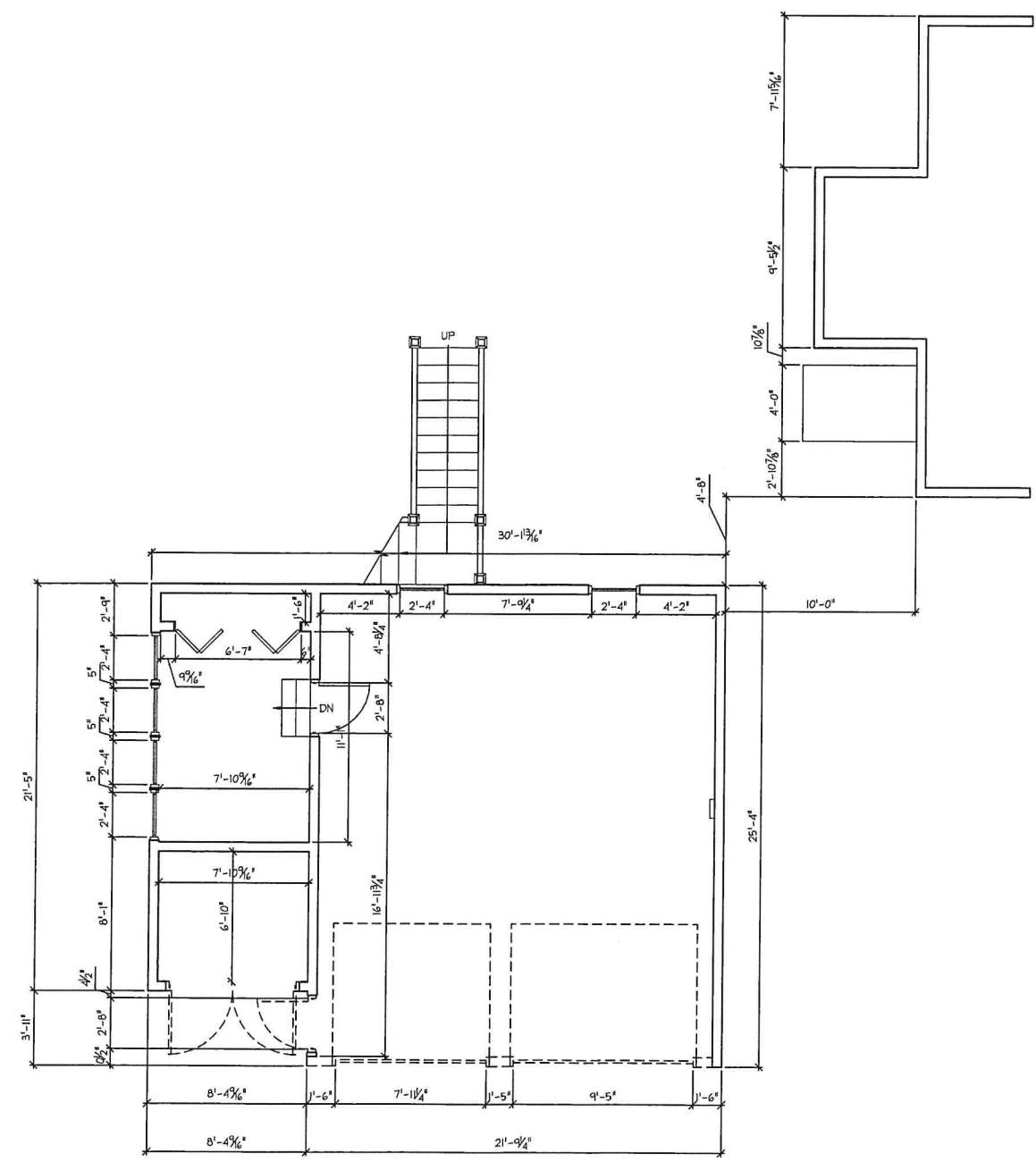
KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

ARCHITECTURAL
SITE PLAN
CONCEPTUAL

DATE: 11-30-20
SCALE: AS NOTED
DRAWN BY: JQC
PROJECT NUMBER: 7456
DRAWING NUMBER: AS0-01A

Profile:
AutoCAD Architecture (US Inverse)
Model: A01-DEMOLITION-05

Printing Parameters
Doc: Plans\1766-Moran Residence\1766-Mo-05.dwg
Plotter: Apr 01, 2024 - 5:02pm



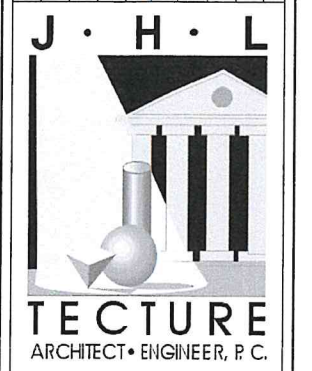
EXISTING FIRST FLOOR
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



- GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 4. Large scale plans of details shall take precedence over smaller scale drawings.
 5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 6. All work to be performed and inspected as required by the local governing code enforcement office.
 7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

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NO.	REVISION DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PERMIT: XX-XX-XXX

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RENOVATION &
ALTERATIONS TO:

MORAN
RESIDENCE

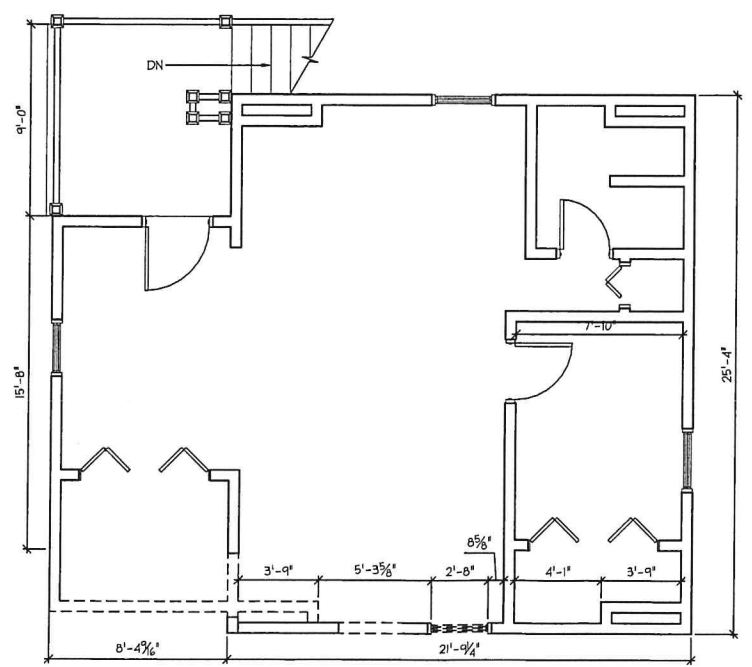
KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

FIRST FLOOR
DEMOLITION
PLAN

DATE: XX-XX-XX
SCALE: AS NOTED
DRAWN BY: SER
PROJECT NUMBER:
DRAWING NUMBER:
A0.01

7456

Plotting Parameters
 Dwg Path: \\sfs\p\proj\2024\2024-02.dwg
 Plotter: Apr 04, 2024 - 5:03pm
 Profile: AutoCAD Architecture (US Imperial)
 Note: AUL-DESKTOP-06



EXISTING SECOND FLOOR
DEMOLITION PLAN
SCALE: 1/4"



- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - Large scale plans of details shall take precedence over smaller scale drawings.
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NO.	REVISION DESCRIPTION	DATE	BY

J · H · L

TECTURE
ARCHITECT • ENGINEER, P. C.

190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
 PERMIT: XX-XX-XXXX

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**RENOVATION &
 ALTERATIONS TO:**

**MORAN
 RESIDENCE**

KEVIN MORAN
 7 ANSONIA AVE
 BRISTOL, RI, 02809

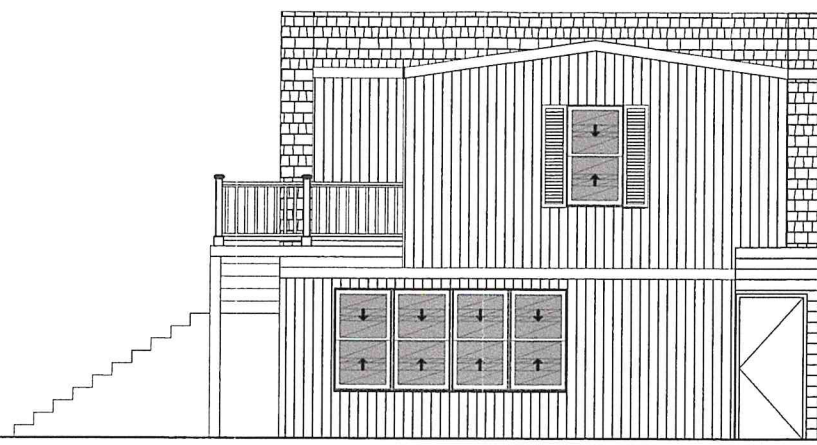
**DEMOLITION
 PLAN AND
 NOTES**

DATE: XX-XX-XX	DRAWING NUMBER:
SCALE: AS NOTED	A0.02
DRAWN BY: XXX	
PROJECT NUMBER:	

7456

Profile:
AutoCAD Architecture (US Imperial)
Mode: JLT - DESIGN-05

Project Name:
Dwg File: V:\Projects\New Residence\Plat\Plat-A0-03.dwg
Plotted For: 11/20/24 - 5:10pm



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

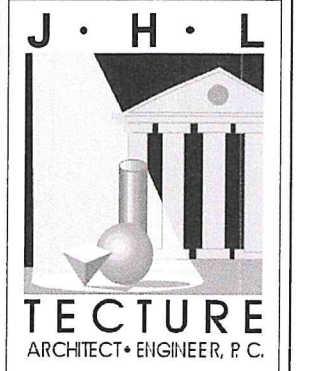


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:
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 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
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NO.	REVISION DESCRIPTION	DATE	BY



ISSUED FOR:
PERMIT: XX-XX-XXX

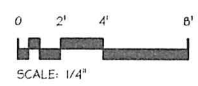
PRELIMINARY ONLY
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RENOVATION &
ALTERATIONS TO:

MORAN
RESIDENCE

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

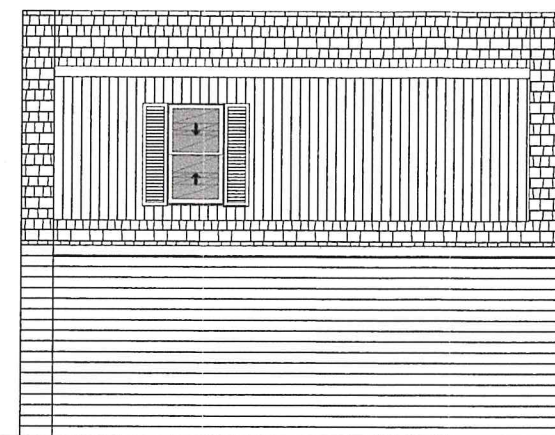
EXISTING
ELEVATIONS



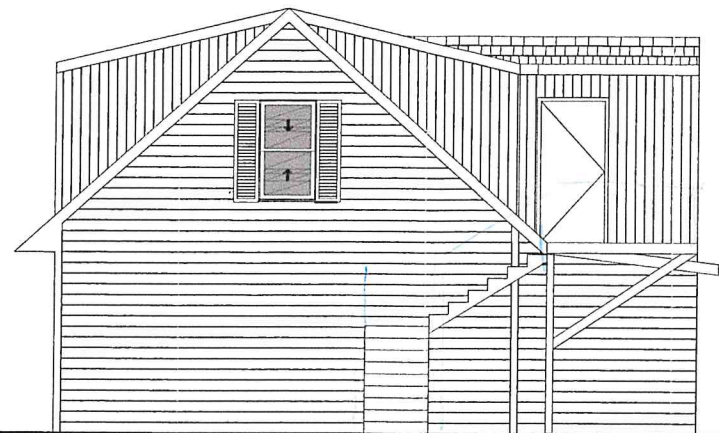
DATE: XX-XX-XX
SCALE: AS NOTED
DRAWN BY: XXX
PROJECT NUMBER:
7456
DRAWING NUMBER:
A0.03

Profile:
AutoCAD Architecture (3D Imperial)
Model: JLT - DEACTOP-05

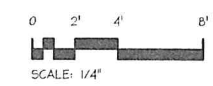
Project Parameters:
Dog Field VZ02 - Moran Residence
Plotted Per II, 2024 - 5/15/20m



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



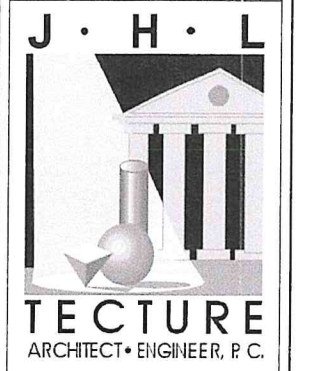
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



- GENERAL NOTES:
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#	REVISION DESCRIPTION	DATE	BY



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RENOVATION &
ALTERATIONS TO:

MORAN
RESIDENCE

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

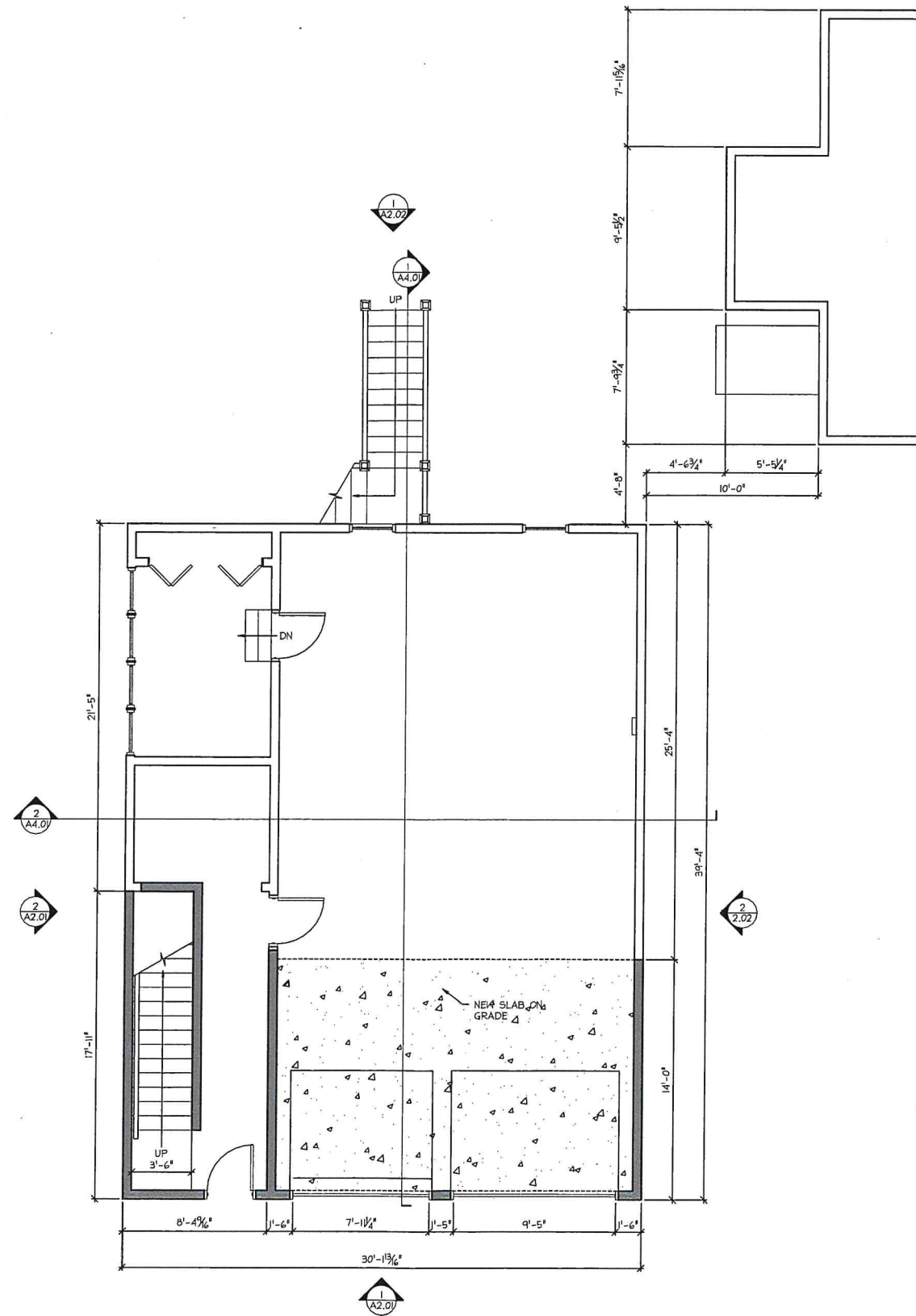
EXISTING
ELEVATIONS

DATE: XX-XX-XX
SCALE: AS NOTED
DRAWN BY: XXX
PROJECT NUMBER:
7456

DRAWING NUMBER:
A0.04

Profile:
AutoCAD Architecture (US Imperial)
Model: A1.01 - DESIGN-05

Project Name:
Dwg: 190HS1706a-190m-Residence-A1.01-Option 3.dwg
Plotted: Apr 01, 2024 - 5:09pm



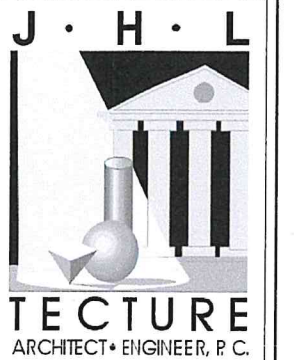
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



- GENERAL NOTES:**
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190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PERMIT: XX-XX-XXX

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**RENOVATION &
ALTERATIONS TO:**

**MORAN
RESIDENCE**

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

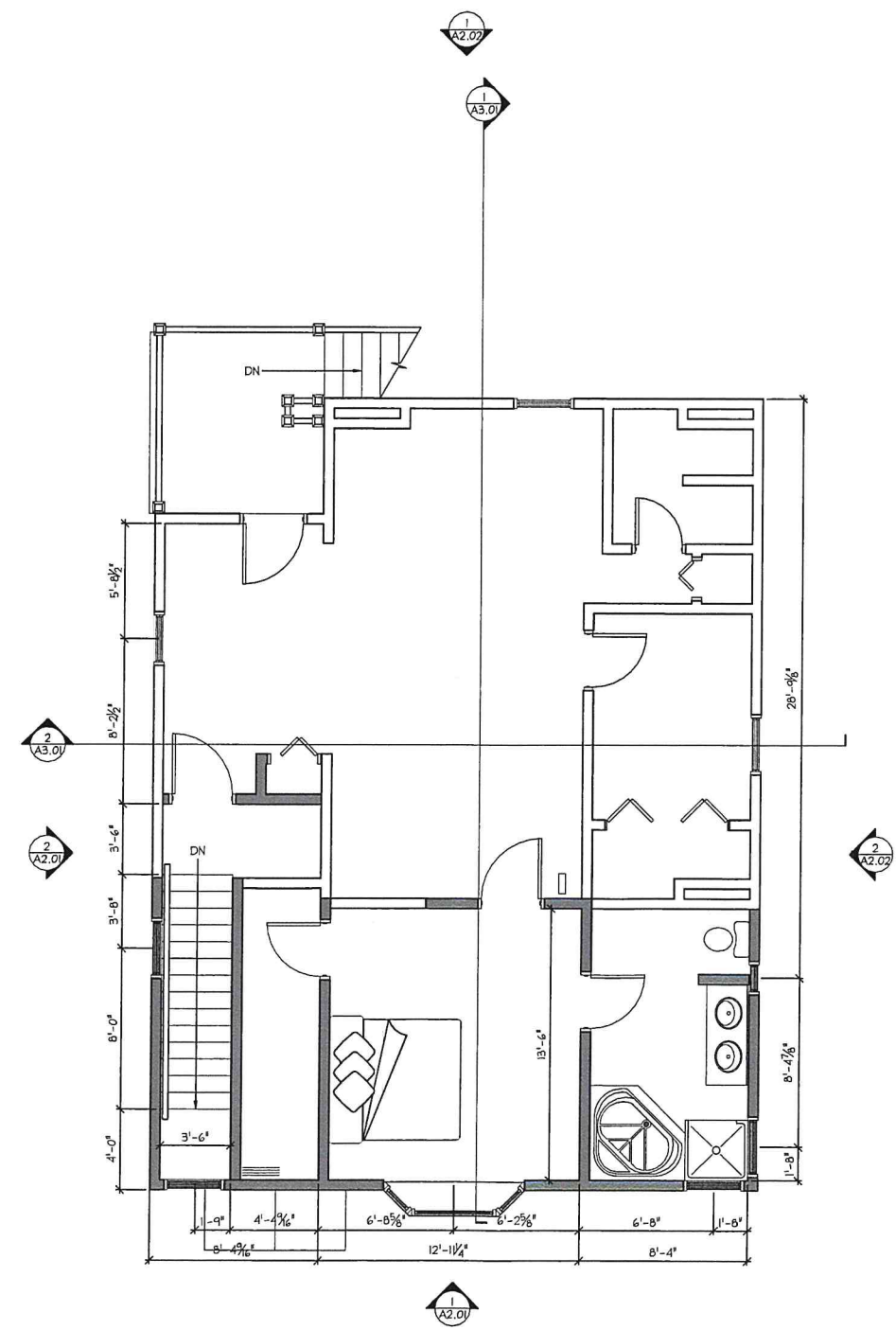
**FIRST
FLOOR PLAN
OPTION 3**

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: SER
PROJECT NUMBER: 7456
DRAWING NUMBER: **A1.01**

7456

Profile: AUCAD Architecture (US Imperial)
 Note: J.L.T.-DESIGN-05

Project: 2024-0001
 Drawing: 2024-0001-01 - Option 3.dwg
 Date: 03/05/24
 Author: J.L.T.



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



- GENERAL NOTES:**
- 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
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#	REVISION DESCRIPTION	DATE	BY

J · H · L

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**RENOVATION &
 ALTERATIONS TO:**

**MORAN
 RESIDENCE**

KEVIN MORAN
 7 ANSONIA AVE
 BRISTOL, RI, 02809

**SECOND FLOOR
 PLAN
 OPTION 3**

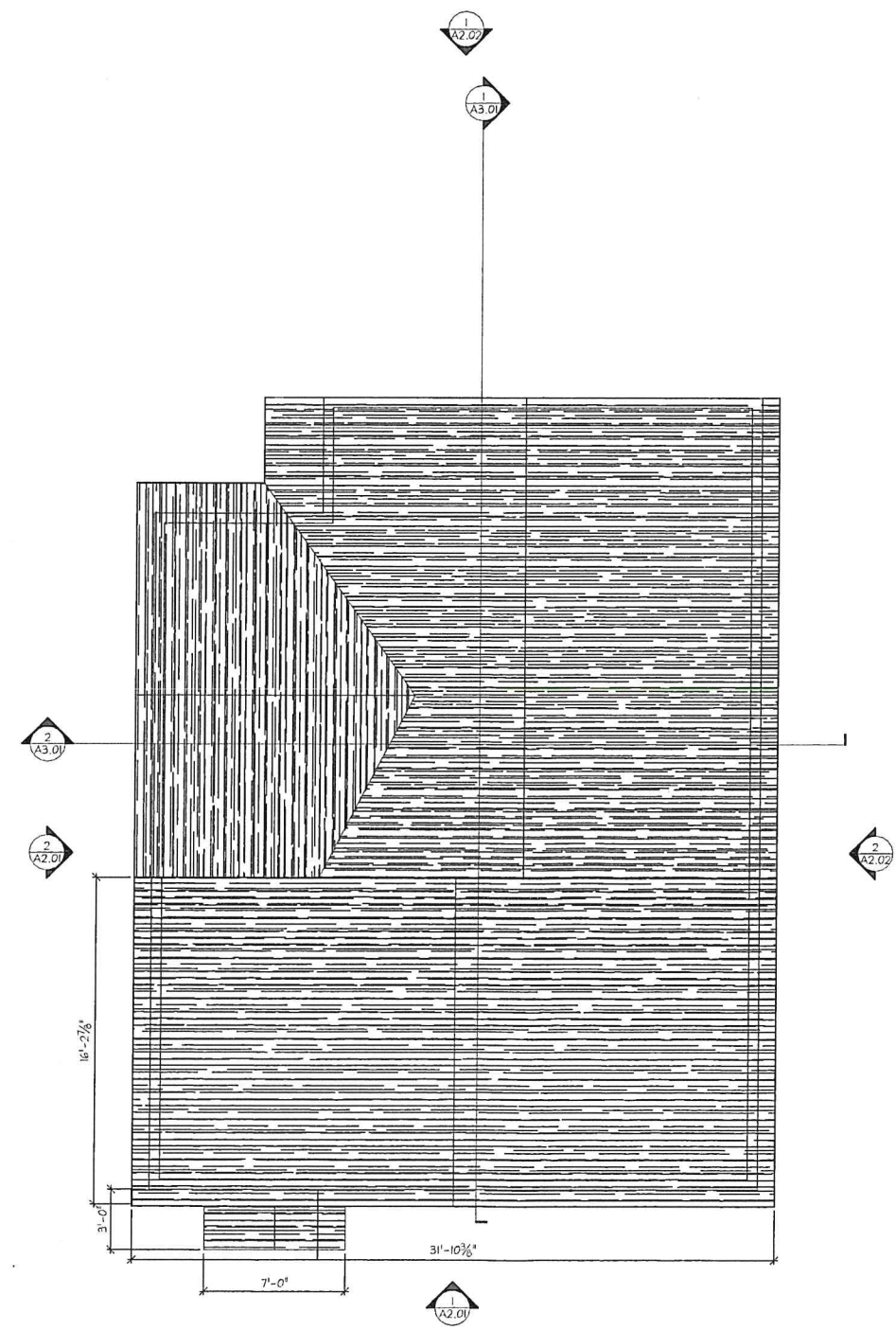
DATE: 03--5-24
 SCALE: AS NOTED
 DRAWN BY: SER

DRAWING NUMBER:
A1.02

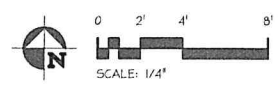
PROJECT NUMBER:
7456

Project:
ASCAD Architecture (US Imperv.)
Name: J.H.L. - RESIDENT - 05

Project: **Residential**
Dwg: **Final_Visualization_Residence_Plan_03.dwg**
Project: **Apr 2024 - 4:30pm**



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



- GENERAL NOTES:**
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**RENOVATION &
ALTERATIONS TO:**

**MORAN
RESIDENCE**

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

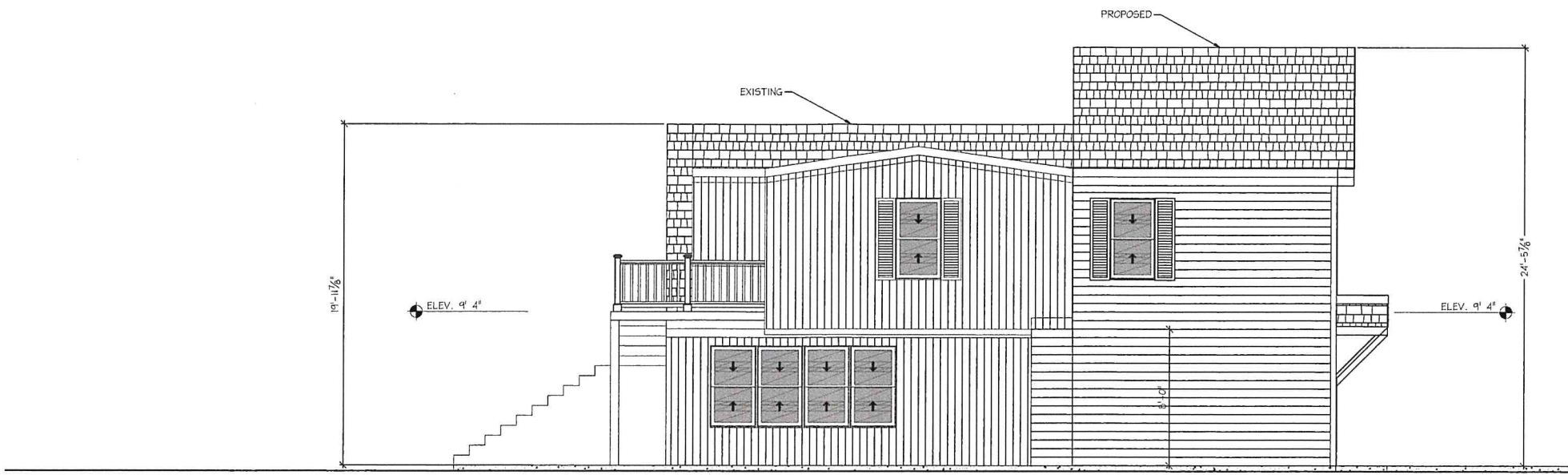
**ROOF
PLAN**

DATE: 03--8--24
SCALE: AS NOTED
DRAWN BY: SER
PROJECT NUMBER: 7456

DRAWING NUMBER: **A1.03**

Project: 2024-001
 Date: 04/15/2024
 Drawn By: J.H.L.

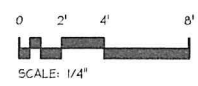
Project: 2024-001
 Date: 04/15/2024
 Drawn By: J.H.L.



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



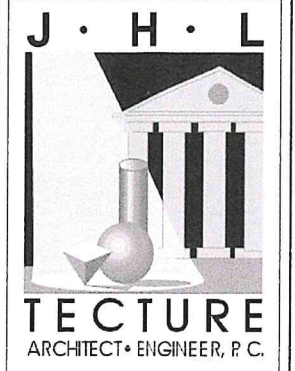
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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NO.	REVISION DESCRIPTION	DATE	BY
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RENOVATION & ALTERATIONS TO:

MORAN RESIDENCE

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

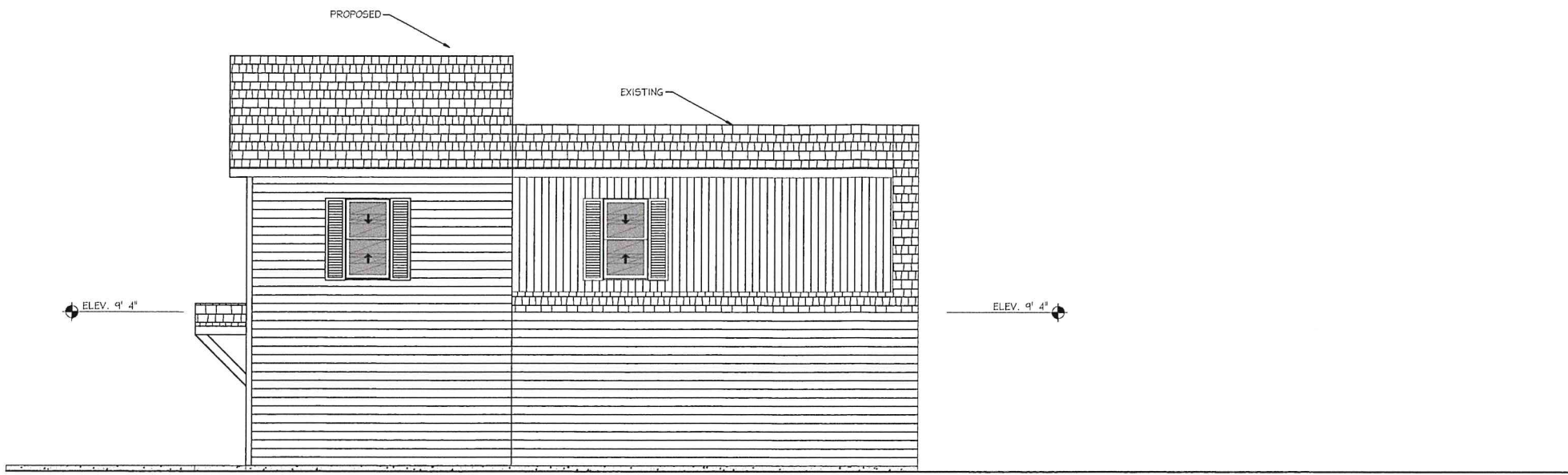
PROPOSED ELEVATIONS

DATE: XX-XX-XX
SCALE: AS NOTED
DRAWN BY: J.H.L.
PROJECT NUMBER: 7456

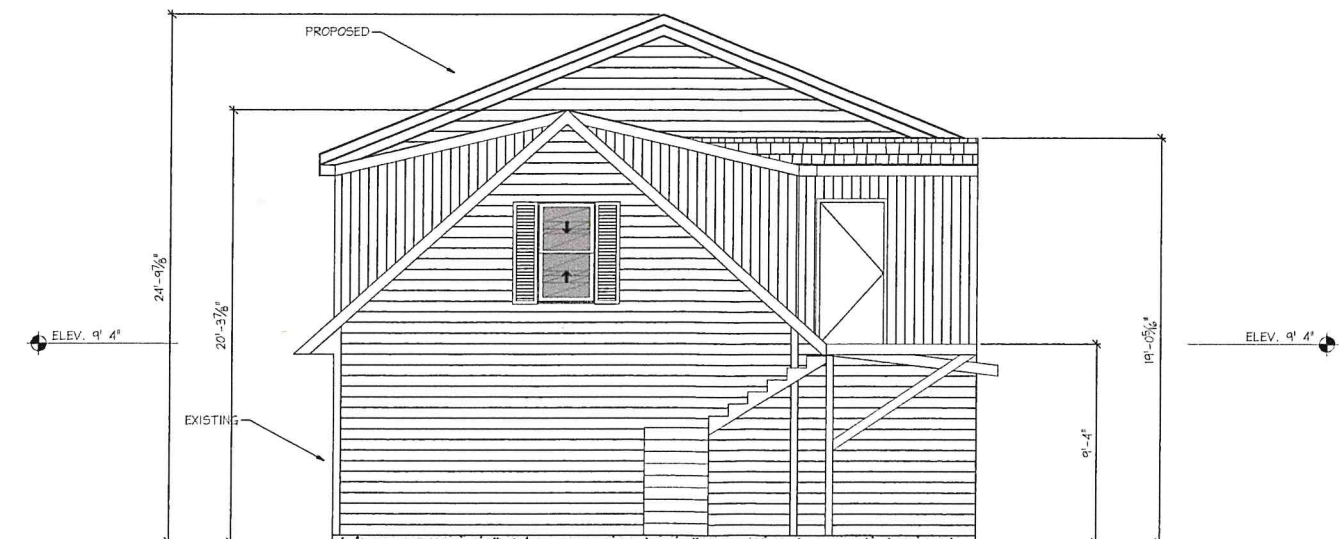
DRAWING NUMBER: A2.01

Profile
 AUGOD Architecture (US Imperial)
 Note: A117-DETECTIVE

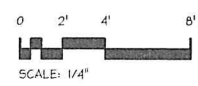
Project: 190 High Street
 Date: 11/26/2024
 Drawn: J. Moran
 Project: 190 High Street
 Date: 11/26/2024
 Drawn: J. Moran



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



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



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J · H · L

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**RENOVATION &
ALTERATIONS TO:**

**MORAN
RESIDENCE**

KEVIN MORAN
7 ANSONIA AVE
BRISTOL, RI, 02809

ELEVATIONS

DATE: XX-XX-XX
SCALE: AS NOTED
DRAWN BY: XXX
PROJECT NUMBER: 7456

DRAWING NUMBER: A2.02



Owner Account #: 13-2898-21

Owner 1 MORAN, ANTONETTA

% Owned 0.00

Owner 2

% Owned 0.00

Owner 3

Address 6 WOBURN STREET, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor CAROMILE, JOSEPH ET AL Date 10/01/2003

Sale Price 0 Leg Ref 1059-193

Deed Type Q

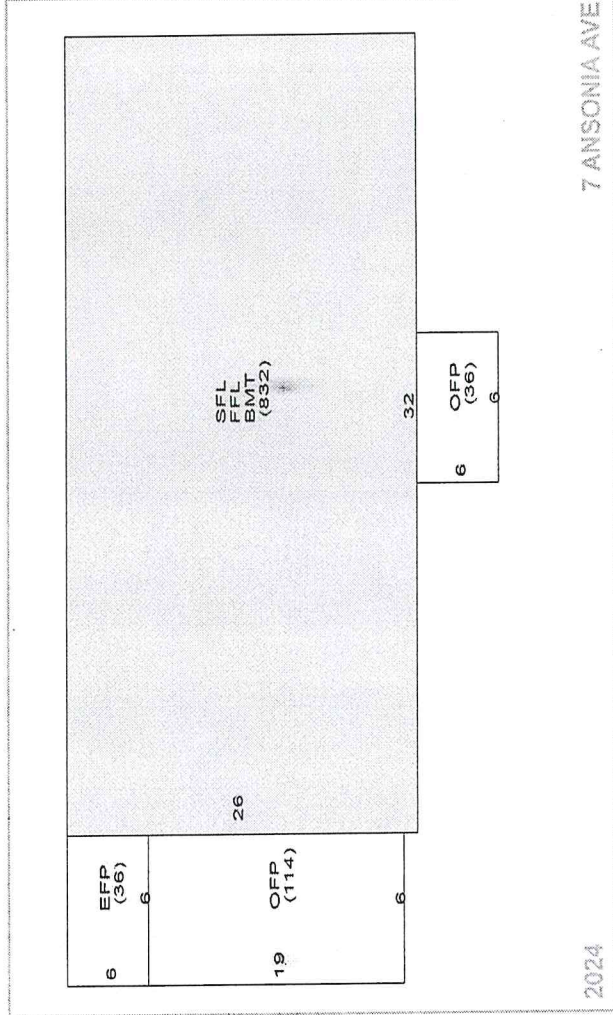
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	337,200	0	0.15	94,200	0	431,400
TOTAL	337,200	0	0.15	94,200	0	431,400

Source > Mkt-Adj Cost VAL_per SQ Unit/Card > 102.91 VAL_per SQ Unit/Parcel > 108.88

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	02	334,200	0	0	94,200	0	428,400	428,400
2022	02	334,200	0	0	94,200	0	428,400	428,400
2021	02	273,200	0	0	110,900	0	384,100	384,100
2020	02	273,200	0	0	110,900	0	384,100	384,100
2019	02	273,200	0	0	110,900	0	384,100	384,100
2018	02	245,000	0	0	70,300	0	315,300	315,300



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1 02 2-5 Family	0.14991	AC	P	1.00	628,000	628,377	K							94,200			1.00	0	
2																			
3																			
4																			



Building Information

Description	Quantity	Quality
BLDG Type 2 Family	2	Typical
RES Units	2	Typical
Foundation Concrete	0	Concrete
Frame 1 Wood	0	Concrete
EXT Wall 1 Wood Shndl	0	Concrete
Roof Type 1 Gable	0	Concrete
Roof Cover 1 Asphalt Shirr	0	Concrete
INT Wall 1 Drywall	0	Concrete
Floors 1 Linoleum	0	Concrete
BMT Garages	0	Concrete
Plumbing	0	Concrete
Insulation	0	Concrete
Heat Fuel Oil	0	Concrete
# Heat Sys	0	Concrete
% Solar HW	0	Concrete
% COM Wall	0	Concrete
Ceil HGHT	0	Concrete
Parking Type	0	Concrete
EXT View	0	Concrete

Grade

Grade	Q4	Q4
Year Built	1942	EFF Year
Alt LUC	0.00	Alt %

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street Traffic	
Bas \$/SQ	123.00
Size Adj	1.09
Constr Adj	1.00
Adj \$/SQ	133.88
Othr Featrs	36,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	279,769
Depreciation	97,919
Depr Total	181,850

Depreciation

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	832	832	133.88	111,388
SFL	2nd FLOOR	832	832	133.88	111,388
BMT	BASEMENT	832	0	20.08	16,707
EFP	ENCL PORCH	36	0	36.00	1,296
OFF	OPEN PORCH	150	0	19.13	2,490
Total		2,682	1,664		243,269

Visit History

Date	Result	By
8/9/2021	REVIEW	JH
6/29/2018	REVIEW	JH
6/27/2018	MEASURED	BT
3/14/2008	LISTED	
3/14/2008	CALL BACK	
3/14/2008	LISTED	
3/14/2008	CALL BACK	
2/9/2008	CALL BACK	HS
2/9/2008	CALL BACK	HS

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/24/2023	B57161		BLDG	30,000	0	Open	addition to garage

Condo Data

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

Notes

W/68.-, LIVING AREA OVER GARAGE 12/09 EAS || 09-20-2021 Per GIS review the ENTIRE HOUSE sits on this lot and not the additional abutting lot. Lots merged per zoning in an attempt to meet minimum lot sizes in this zoning district. Input the "Units For Size Adjustment" of the total land area for proper pricing, MRM.

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/24/2023	B57161		BLDG	30,000	0	Open	addition to garage

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1			64	0	AV	1942	0

Other Info.

AFDU
AFDU
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

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

► **Owner** ▶ Owner Account #: 13-2898-21

Owner	% Owned
Owner 1 MORAN, ANTONETTA	0.00
Owner 2	0.00
Owner 3	0.00

Address 6 WOBURN STREET, BRISTOL, RI 02809-0000

► **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CAROMILE, JOSEPH ET AL	10/01/2003	0	1059-193		Q

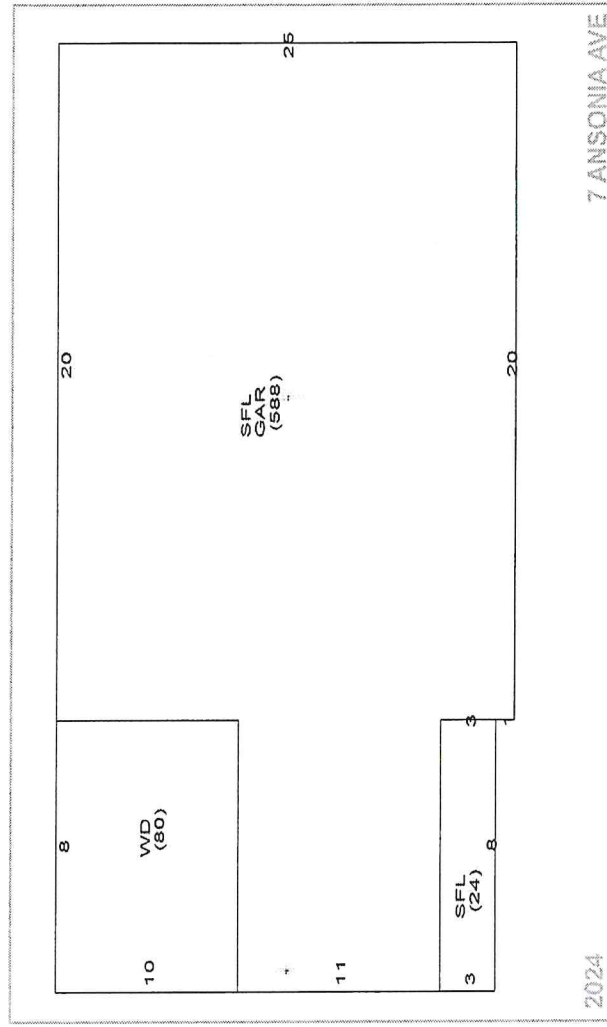
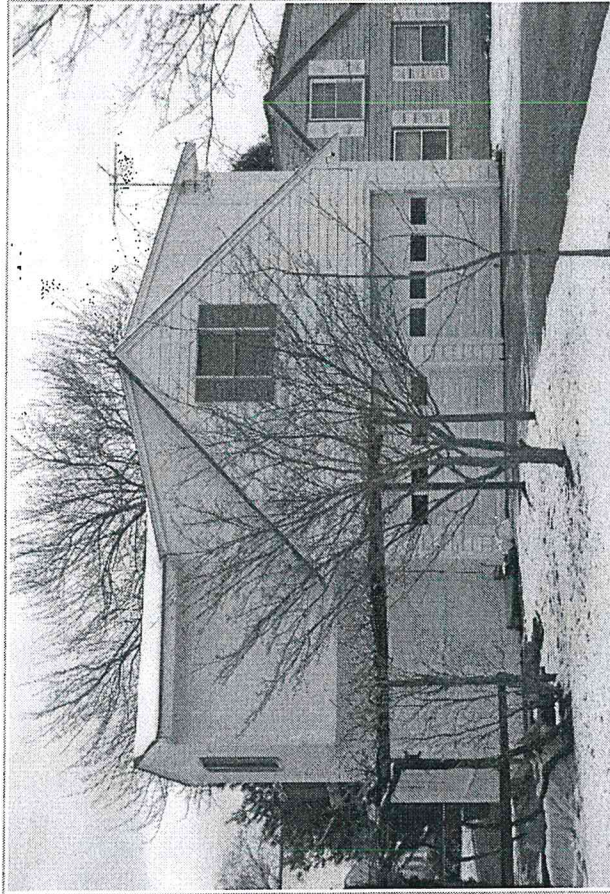
► **Assessment**

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	337,200	0	0.15	94,200	0	431,400
TOTAL	337,200	0	0.15	94,200	0	431,400

Source > Mkt Adj Cost VAL per SQ Unit/Card > 121.41 VAL per SQ Unit/Parcel > 108.88

► **Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	02	334,200	0	0	94,200	0	428,400	428,400
2022	02	334,200	0	0	94,200	0	428,400	428,400
2021	02	273,200	0	0	110,900	0	384,100	384,100
2020	02	273,200	0	0	110,900	0	384,100	384,100
2019	02	273,200	0	0	110,900	0	384,100	384,100
2018	02	245,000	0	0	70,300	0	315,300	315,300



► **Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1															
2															
3															
4															

Plat/Lot 44 62

Account: 3148

LUC 02

Zone R-10

Assessment \$431,400



Building Information

Description	Quantity	Quality
BLDG Type Convention	1	Typical
Story Height	1 Story	
RES Units	0	
Foundation Concrete		
Frame 1 Wood		
EXT Wall 1 Wood Shndl		
Roof Type 1 Gable		
Roof Cover 1 Asphalt Shnr		
INT Wall 1 Drywall		
Floors 1 Hardwood		
BMT Garages		
Plumbing Electrical		
Insulation INT vs EXT		
Heat Fuel Oil		
# Heat Sys % Heated	100	
% Solar HW % A/C	100	
% COM Wall % Vacuum		
Ceiling Type		
Parking Type % Sprinkled		
EXT View		

Other Factors

Code	Description	Area	Fin. Area	Rate	Undep V
SFL	2nd FLOOR	612	612	227.22	139,058
GAR	GARAGE	588	0	36.80	21,638
WD	WOOD DECK	80	0	20.25	1,620
Total		1,280	612		162,316

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
SFL	2nd FLOOR	612	612	227.22	139,058
GAR	GARAGE	588	0	36.80	21,638
WD	WOOD DECK	80	0	20.25	1,620
Total		1,280	612		162,316

Grade

Grade	Q4	Q4
Year Built	2005	EFF Year
Alt LUC	0.00	Alt %

Depreciation

Code	Description	%
Condition	AV - Average	16.0
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		16.0

Remodeling History

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

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	2

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	Term	Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

Room Counts by Floor

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

Notes

W/68.-, LIVING AREA OVER GARAGE 12/09 EAS || 09-20-2021 Per GIS review the ENTIRE HOUSE sits on this lot and not the additional abutting lot. Lots merged per zoning in an attempt to meet minimum lot sizes in this zoning district. Input the "Units For Size Adjustment" of the total land area for proper pricing, MIRM.

Bristol

ANSONIA AVE

Card of



NORTHEAST
REVALUATION GROUP LLC

Plat/Lot 44 68

Account: 3153

LUC 12

Zone R-10

Assessment

\$51,400

Owner ▶ Owner Account #: 13-2898-21

Owner 1 MORAN, ANTONETTA

Owner 2

Owner 3

Address 6 WOBURN STREET, BRISTOL, RI 02809-0000

% Owned

0.00

0.00

Previous Owners & Sales Information

Grantor

Date

Sale Price

Leg Ref

NAL

Deed Type

Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
12	0	0	0.09	51,400	0	51,400	0.00
TOTAL	0	0	0.09	51,400	0	51,400	0.00

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

Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	12	0	0	0	51,400	0	51,400	51,400
2022	12	0	0	0	51,400	0	51,400	51,400
2021	13	0	0	0	25,400	0	25,400	25,400
2020	13	0	0	0	25,400	0	25,400	25,400
2019	13	0	0	0	25,400	0	25,400	25,400
2018	13	0	0	0	16,100	0	16,100	16,100

Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
12 Oth Imprv	0.07966	AC	P	1.00	628,000	628,923	K				50,100			1.00	0
2															
3															
4															

2024

ANSONIA AVE

Building Information

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

Grade

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

Depreciation

Table with columns: Code, Description, %

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, LEVEL, PAVED

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undeep V

Visit History

Table with columns: Date, Result, By

Notes

W/62 || 09-20-2021 Split land line in order to conform to zoning (with abutting lot(s)) 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, MRRM.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s)

Condo Data

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

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions

Special Features & Yard Items

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

Other Info.

Table with columns: AFDU, Term/Rental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c

Room Counts by Floor

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



7 Ansonia Avenue - 300' Radius

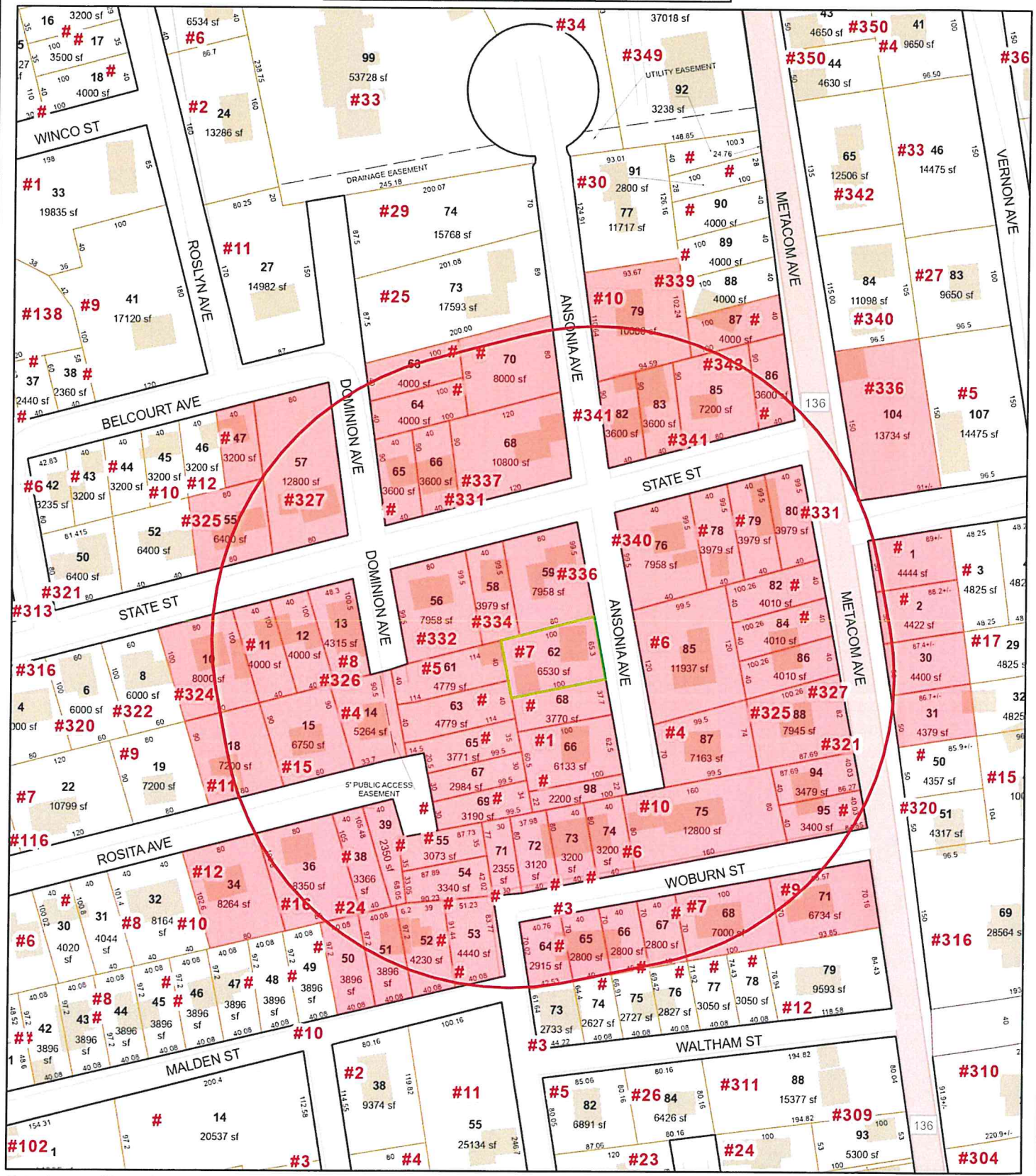
Bristol, RI



1 inch = 141 Feet

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April 10, 2024



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Subject Property:

Parcel Number: 44-62
CAMA Number: 44-62
Property Address: 7 ANSONIA AVE

Mailing Address: MORAN, ANTONETTA
6 WOBURN STREET
BRISTOL, RI 02809

Abutters:

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

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

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

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

Parcel Number: 158-104
CAMA Number: 158-104
Property Address: 336 METACOM AVE

Mailing Address: MCNALLY, BARTLEY M & CHRISTINE T
TE
336 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 43-64
CAMA Number: 43-64
Property Address: WOBURN ST

Mailing Address: BEDFORD, MARY E & NEVILLE J CO-
TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-65
CAMA Number: 43-65
Property Address: 3 WOBURN ST

Mailing Address: BEDFORD, MARY E & NEVILLE J CO-
TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-66
CAMA Number: 43-66
Property Address: WOBURN ST

Mailing Address: BEDFORD, MARY E & NEVILLE J CO-
TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-67
CAMA Number: 43-67
Property Address: WOBURN ST

Mailing Address: BEDFORD, MARY E & NEVILLE J CO-
TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-68
CAMA Number: 43-68
Property Address: 7 WOBURN ST

Mailing Address: SANTOS, LIONEL H. ANA M. ETUX TE
7 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 43-71
CAMA Number: 43-71
Property Address: 9 WOBURN ST

Mailing Address: PEIXOTO, MANUEL V., TRUSTEE
MANUEL V PEIXOTO TRUST - 2009
9 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-10
CAMA Number: 44-10
Property Address: 324 STATE ST

Mailing Address: HOME ENTERPRISES 2, LLC
124 CORYS LANE
FALL RIVER, MA 02721



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 44-11 CAMA Number: 44-11 Property Address: STATE ST	Mailing Address: HURLEY, MIKKO E. 326 STATE ST BRISTOL, RI 02809
Parcel Number: 44-12 CAMA Number: 44-12 Property Address: 326 STATE ST	Mailing Address: HURLEY, MIKKO E. 326 STATE ST BRISTOL, RI 02809
Parcel Number: 44-13 CAMA Number: 44-13 Property Address: 8 DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-14 CAMA Number: 44-14 Property Address: 4 DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-15 CAMA Number: 44-15 Property Address: 15 ROSITA AVE	Mailing Address: OLIVEIRA, JOSEPH LINDA TE 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-18 CAMA Number: 44-18 Property Address: 11 ROSITA AVE	Mailing Address: OLIVEIRA, LINDA A & JOSEPH F TE 11 ROSITA AVE BRISTOL, RI 02809
Parcel Number: 44-34 CAMA Number: 44-34 Property Address: 12 ROSITA AVE	Mailing Address: MURPHY, JAMES 1 GRAYSON ST DORCHESTER, MA 02124
Parcel Number: 44-36 CAMA Number: 44-36 Property Address: 16 ROSITA AVE	Mailing Address: RAPOSA, JAMES JR. RONALD TC 16 ROSITA AVE BRISTOL, RI 02809
Parcel Number: 44-38 CAMA Number: 44-38 Property Address: ROSITA AVE	Mailing Address: OLIVEIRA, JOSEPH F. 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-39 CAMA Number: 44-39 Property Address: ROSITA AVE	Mailing Address: OLIVEIRA, JOSEPH F. 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-50 CAMA Number: 44-50 Property Address: MALDEN ST	Mailing Address: AMARAL, JOHN M 10 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-51 CAMA Number: 44-51 Property Address: 24 MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. 24 MALDEN ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 44-52
CAMA Number: 44-52
Property Address: MALDEN ST

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

Parcel Number: 44-53
CAMA Number: 44-53
Property Address: MALDEN ST

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

Parcel Number: 44-54
CAMA Number: 44-54
Property Address: MALDEN ST

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

Parcel Number: 44-55
CAMA Number: 44-55
Property Address: MALDEN ST

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

Parcel Number: 44-56
CAMA Number: 44-56
Property Address: 332 STATE ST

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-58
CAMA Number: 44-58
Property Address: 334 STATE ST

Mailing Address: CLARK, ALBERT P
334 STATE ST
BRISTOL, RI 02809

Parcel Number: 44-59
CAMA Number: 44-59
Property Address: 336 STATE ST

Mailing Address: TAVARES, ERIC J
336 STATE ST
BRISTOL, RI 02809

Parcel Number: 44-61
CAMA Number: 44-61
Property Address: 5 DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-62
CAMA Number: 44-62
Property Address: 7 ANSONIA AVE

Mailing Address: MORAN, ANTONETTA
6 WOBURN STREET
BRISTOL, RI 02809

Parcel Number: 44-63
CAMA Number: 44-63
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-65
CAMA Number: 44-65
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-66
CAMA Number: 44-66
Property Address: 1 ANSONIA AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 44-67
CAMA Number: 44-67
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-68
CAMA Number: 44-68
Property Address: ANSONIA AVE

Mailing Address: MORAN, ANTONETTA
6 WOBURN STREET
BRISTOL, RI 02809

Parcel Number: 44-69
CAMA Number: 44-69
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-71
CAMA Number: 44-71
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-72
CAMA Number: 44-72
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-73
CAMA Number: 44-73
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-74
CAMA Number: 44-74
Property Address: 6 WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-75
CAMA Number: 44-75
Property Address: 10 WOBURN ST

Mailing Address: FITTING, DONALD A JR. ET UX HOLLY
A. FITTING TE
10 WOBURN ST.
BRISTOL, RI 02809

Parcel Number: 44-76
CAMA Number: 44-76
Property Address: 340 STATE ST

Mailing Address: ST ANGELO, CHARLES J JR TRSTE
CHARLES J. ST ANGELO REV TRST
340 STATE ST
BRISTOL, RI 02809

Parcel Number: 44-78
CAMA Number: 44-78
Property Address: STATE ST

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

Parcel Number: 44-79
CAMA Number: 44-79
Property Address: STATE ST

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

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

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



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

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

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

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

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

Parcel Number: 44-85
CAMA Number: 44-85
Property Address: 6 ANSONIA AVE

Mailing Address: MULVEY PROPERTIES, LLC
C/O MICHAEL R & TRACEY MULVEY 3
TINA CT
BRISTOL, RI 02809

Parcel Number: 44-86
CAMA Number: 44-86
Property Address: 327 METACOM AVE

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

Parcel Number: 44-87
CAMA Number: 44-87
Property Address: 4 ANSONIA AVE

Mailing Address: MAGUIRE, CHRISTINA E.
4 ANSONIA AVE
BRISTOL, RI 02809

Parcel Number: 44-88
CAMA Number: 44-88
Property Address: 325 METACOM AVE

Mailing Address: ZELOU LLC
325 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 44-94
CAMA Number: 44-94
Property Address: 321 METACOM AVE

Mailing Address: LOURENCO, CAROLOS ANDRELINA
ETUX TE
321 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 44-95
CAMA Number: 44-95
Property Address: METACOM AVE

Mailing Address: LOURENCO, CAROLOS ANDRELINA
ETUX TE
321 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 44-98
CAMA Number: 44-98
Property Address: ANSONIA AVE

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 45-47
CAMA Number: 45-47
Property Address: BELCOURT AVE

Mailing Address: MARSHALL, CATHERINE TEIXEIRA,
MARIO JT
12 BELCOURT AVE
BRISTOL, RI 02809

Parcel Number: 45-55
CAMA Number: 45-55
Property Address: 325 STATE ST

Mailing Address: JANUARIO, MICHAEL P JR
21 URSULA DR
BRISTOL, RI 02809

Parcel Number: 45-57
CAMA Number: 45-57
Property Address: 327 STATE ST

Mailing Address: SILVIA, PATRICIA A TRUSTEE
327 STATE ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 10, 2024

Parcel Number: 45-63
CAMA Number: 45-63
Property Address: DOMINION AVE

Mailing Address: CAMPO, PHILOMENA
1092 MAIN ST
WARREN, RI 02885

Parcel Number: 45-64
CAMA Number: 45-64
Property Address: DOMINION AVE

Mailing Address: CAMPO, PHILOMENA
1092 MAIN ST
WARREN, RI 02885

Parcel Number: 45-65
CAMA Number: 45-65
Property Address: STATE ST

Mailing Address: FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-66
CAMA Number: 45-66
Property Address: 331 STATE ST

Mailing Address: FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-68
CAMA Number: 45-68
Property Address: 337 STATE ST

Mailing Address: MASTRIANO, LOU ANNE TRUST
337 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-70
CAMA Number: 45-70
Property Address: ANSONIA AVE

Mailing Address: MASTRIANO, LOU ANNE TRUST
337 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-79
CAMA Number: 45-79
Property Address: 10 ANSONIA AVE

Mailing Address: BRAYTON, PATRICK J. REGINA M. ETUX
10 ANSONIA AVE
BRISTOL, RI 02809

Parcel Number: 45-82
CAMA Number: 45-82
Property Address: 341 STATE ST

Mailing Address: SILVA, MANUEL C. CIDALIA M. ETUX
341 STATE STREET
BRISTOL, RI 02809

Parcel Number: 45-83
CAMA Number: 45-83
Property Address: 341 R STATE ST

Mailing Address: SILVA, CIDALIA M.
341 STATE ST
BRISTOL, RI 02809

Parcel Number: 45-85
CAMA Number: 45-85
Property Address: 343 STATE ST

Mailing Address: BUSHELL, BETH H
343 STATE ST
BRISTOL, RI 02809

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

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

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

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



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AMARAL, JOHN M
10 MALDEN ST
BRISTOL, RI 02809

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

MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

BEDFORD, MARY E &
NEVILLE J CO-TRUSTEES
3 WOBURN ST
BRISTOL, RI 02809

JANUARIO, MICHAEL P JR
21 URSULA DR
BRISTOL, RI 02809

MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

BRAYTON, PATRICK J.
REGINA M. ETUX
10 ANSONIA AVE
BRISTOL, RI 02809

LOURENCO, CAROLOS
ANDRELINA ETUX TE
321 METACOM AVE
BRISTOL, RI 02809

MULVEY PROPERTIES, LLC
C/O MICHAEL R & TRACEY MULVEY
3 TINA CT
BRISTOL, RI 02809

BUSHELL, BETH H
343 STATE ST
BRISTOL, RI 02809

MAGUIRE, CHRISTINA E.
4 ANSONIA AVE
BRISTOL, RI 02809

MURPHY, JAMES
1 GRAYSON ST
DORCHESTER, MA 02124

CAMPO, PHILOMENA
1092 MAIN ST
WARREN, RI 02885

MARSHALL, CATHERINE
TEIXEIRA, MARIO JT
12 BELCOURT AVE
BRISTOL, RI 02809

OLIVEIRA, JOSEPH
LINDA TE
24 MALDEN ST
BRISTOL, RI 02809

CLARK, ALBERT P
334 STATE ST
BRISTOL, RI 02809

MASTRIANO, LOU ANNE TRUST
337 STATE ST
BRISTOL, RI 02809

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

FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

MCCARTHY REAL ESTATE ASSO
339 METACOM AVE
BRISTOL, RI 02809

OLIVEIRA, LINDA A &
JOSEPH F TE
11 ROSITA AVE
BRISTOL, RI 02809

FITTING, DONALD A JR. ET
HOLLY A. FITTING TE
10 WOBURN ST.
BRISTOL, RI 02809

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

PEIXOTO, MANUEL V., TRUST
MANUEL V PEIXOTO TRUST -
9 WOBURN ST
BRISTOL, RI 02809

HOME ENTERPRISES 2, LLC
124 CORYS LANE
FALL RIVER, MA 02721

MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

RAPOSA, JAMES JR.
RONALD TC
16 ROSITA AVE
BRISTOL, RI 02809

HURLEY, MIKKO E.
326 STATE ST
BRISTOL, RI 02809

MORAN, ANTONETTA
6 WOBURN STREET
BRISTOL, RI 02809

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

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

SANTOS, LIONEL H.
ANA M. ETUX TE
7 WOBURN ST
BRISTOL, RI 02809

SILVA, CIDALIA M.
341 STATE ST
BRISTOL, RI 02809

SILVA, MANUEL C.
CIDALIA M. ETUX
341 STATE STREET
BRISTOL, RI 02809

SILVIA, PATRICIA A TRUSTE
327 STATE ST
BRISTOL, RI 02809

ST ANGELO, CHARLES J JR T
CHARLES J. ST ANGELO REV
340 STATE ST
BRISTOL, RI 02809

TAVARES, ERIC J
336 STATE ST
BRISTOL, RI 02809

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

ZELOU LLC
325 METACOM AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-19

PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Hilary M. Rosenfeld**
 PROPERTY OWNER: **HM Rosenfeld Irrevocable Trust**
 LOCATION: **9 Pearse Avenue**
 PLAT: **19** LOT: **40**
 ZONE: **Residential R-6**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES**: to construct two 3ft. x 6ft. accessory garden shed structures with less than the required rear yard.

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 APR 12 AM 10:10

APPLICATION

File No: 2024-19

Accepted by ZEO: *EMT* 4/12/2024

APPLICANT:	Name: <i>Hilary M Rosenfeld</i>		
	Address: <i>9 Pearse Avenue</i>		
	City: <i>Bristol</i>	State: <i>RI</i>	Zip: <i>02809</i>
	Phone #: <i>(914) 282-3764</i>	Email: <i>hilrose@att.net</i>	
PROPERTY OWNER:	Name: <i>same as above</i>		
	Address:		
	City:	State:	Zip:
	Phone #:	Email:	

1. Location of subject property: *9 Pearse Avenue*
 Assessor's Plat(s) #: *19* Lot(s) #: *40*
2. Zoning district in which property is located: *Bristol RI State Sonote District 22*
3. Zoning Approval(s) required (check all that apply): *R-6*
 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): *Build (2) 30' sq garden sheds 2' from property*
 Special Use Permit Section(s): *none*
 Use Variance Section(s): _____
5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property? *2 1/2 years, since July 20, 2021*
7. Present use of property: *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): *1700 sq'*
10. Proposed use of property: *Residence*

11. Give extent of proposed alterations: INSTALL TWO 3' X 6' GARDEN SHEDS (ENT)

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 3' X 6' X 5' TALL (ENT)

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>2'</u> (ENT)
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

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

15. Are there any easements on your property? 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: Hilary M Rosenfeld Date: 4/10/24

Print Name: Hilary M Rosenfeld

Property Owner's Signature: Hilary M Rosenfeld Date: 4/10/24

Print Name: Hilary M Rosenfeld

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

Name: _____ Phone #: _____

Address: _____

Hilary Rosenfeld
9 Pearse Avenue
Bristol, RI 02809

I am seeking a variance to locate (2) small garden sheds in my backyard at 9 Pearse Avenue. I would like to set the sheds 2' from the property line. This would allow 24" of space between my neighbor's property and my own.

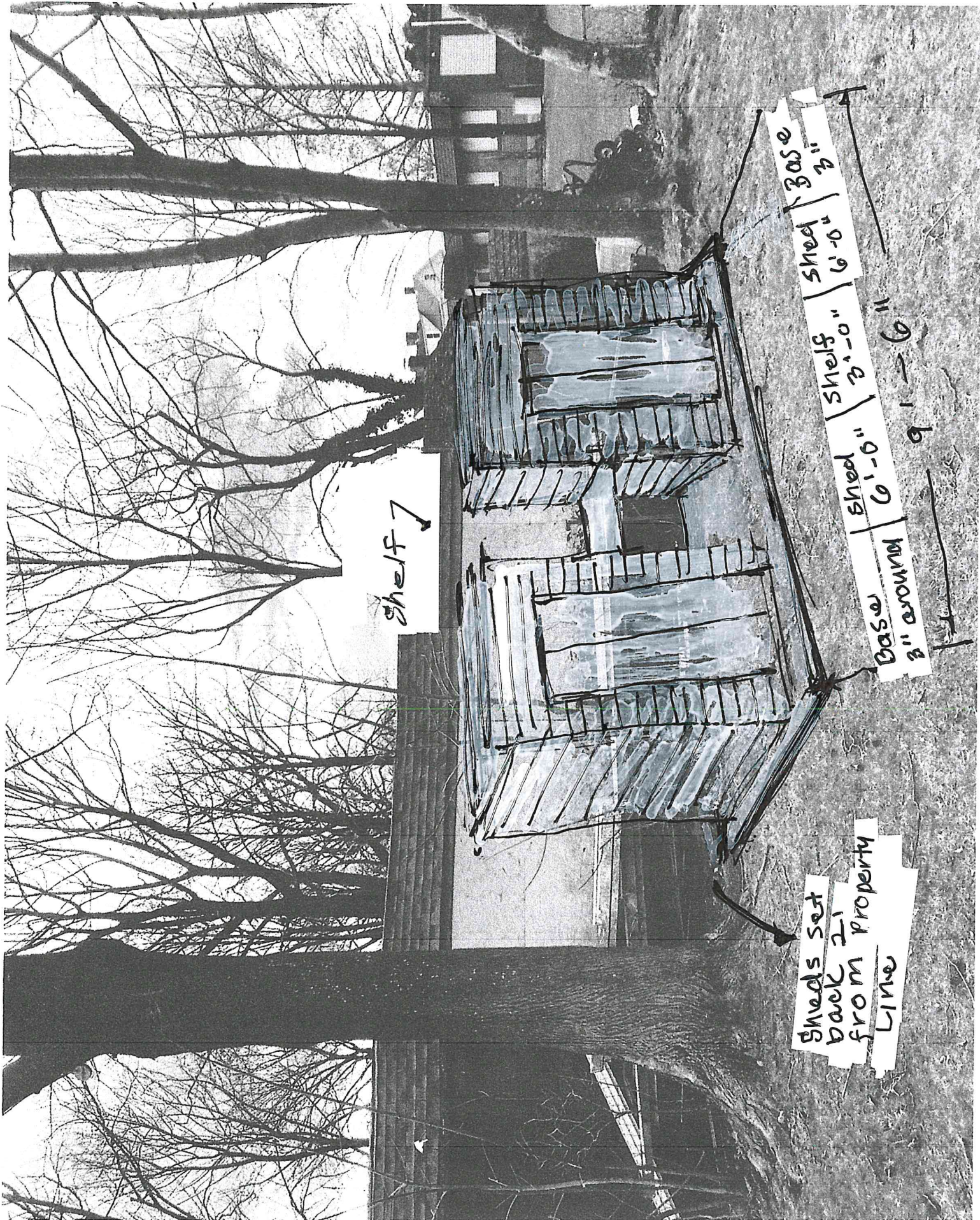
The sheds are 90 sq ft each. The measurement of each shed is 6' wide x 3' deep x 5' tall. The sheds will be built on a base of 2 rows deep x 8 wide of 24" square concrete pavers on a layer of crushed stone. Between the sheds will be a planting shelf approximately 3' wide and 2' deep.

As you will see from the hand-drawn diagram of my backyard, the property is relatively long, but very narrow. The measurement of the backyard at the location that I have chosen is only 34'-7" wide. Putting the sheds 6' from the property line will mean the sheds will be practically in the middle of the yard if you add the 6' distance from the property line to the 3' deep measurement of the shed.

Because the terrain in the yard is very uneven and covered with tree roots and stumps, the location I have chosen seemed like the best place to locate the sheds. There is a picture included of the area in this packet of information. This is the flattest spot on my property and wouldn't require the additional expense of leveling the ground or grinding the left behind tree stumps.

HOME / YARD & GARDEN / 6' X 3' PATIO GARDEN SHED



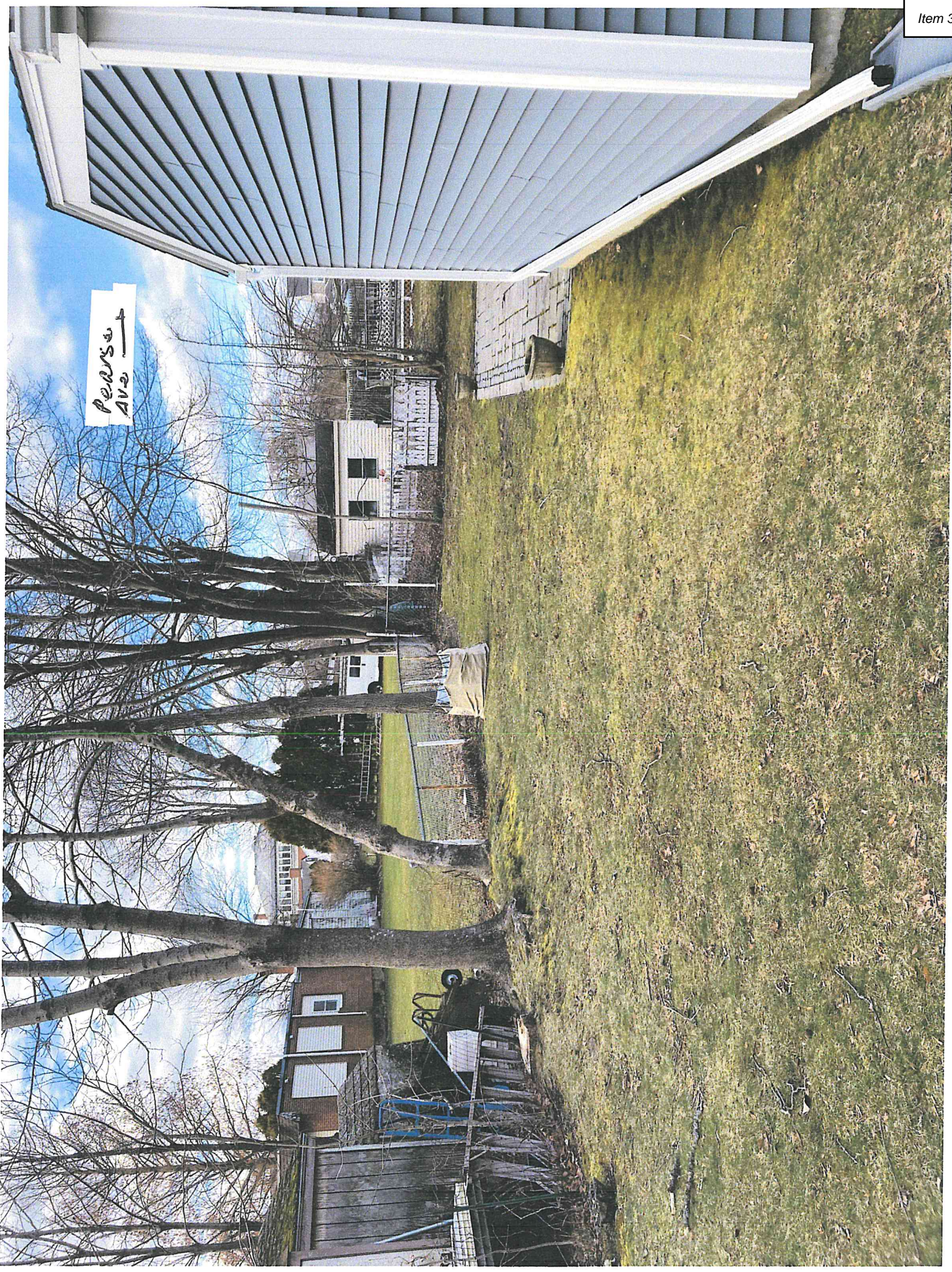


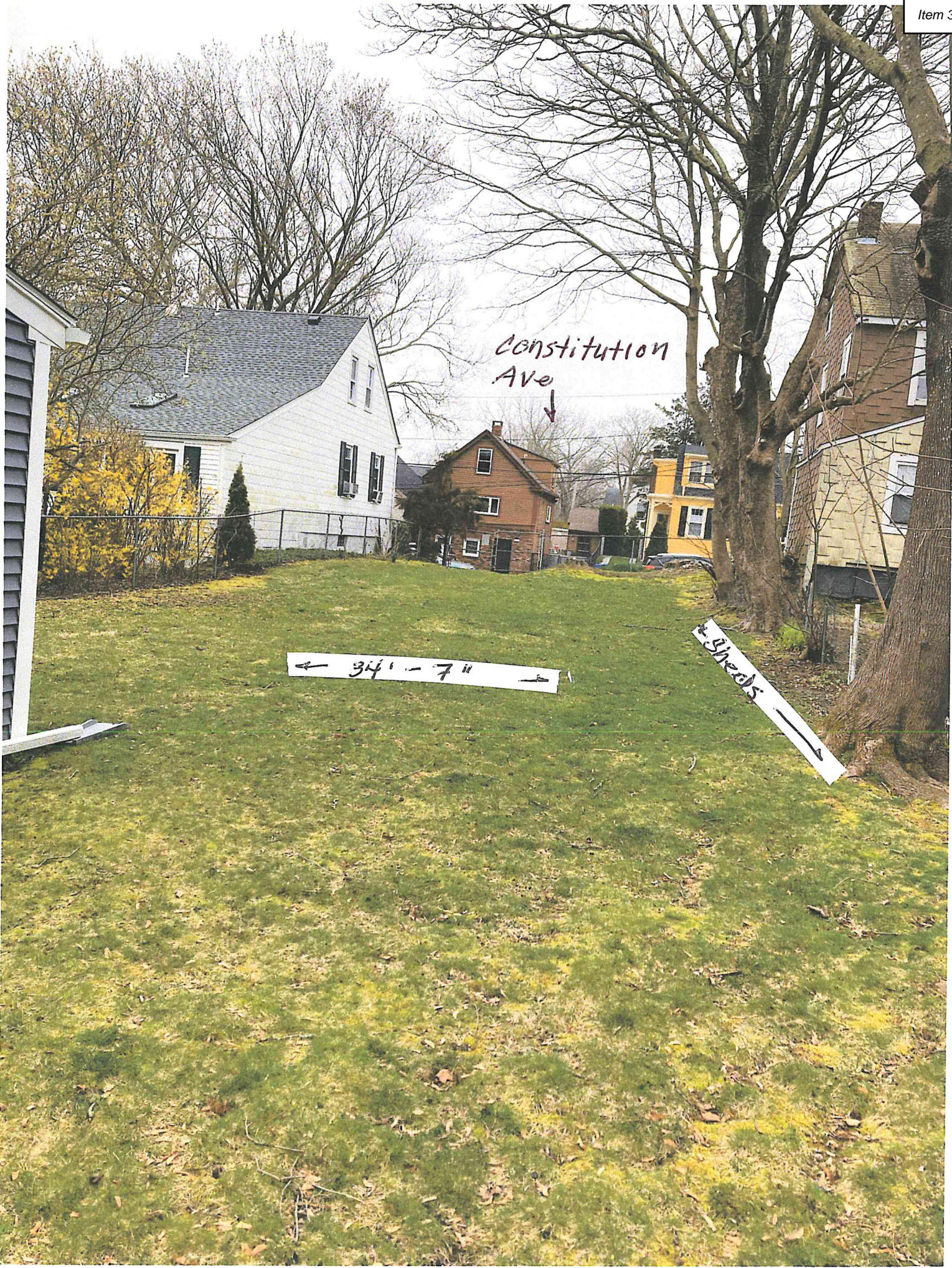
7

Sheds set
back 21'
from property
line

Base 3" around 6' 1" - 6'
Sheds 10' 0" - 11' 0" - 6'
Base 3" around 3' 0" - 6'

Pearson Ave





Constitution Ave



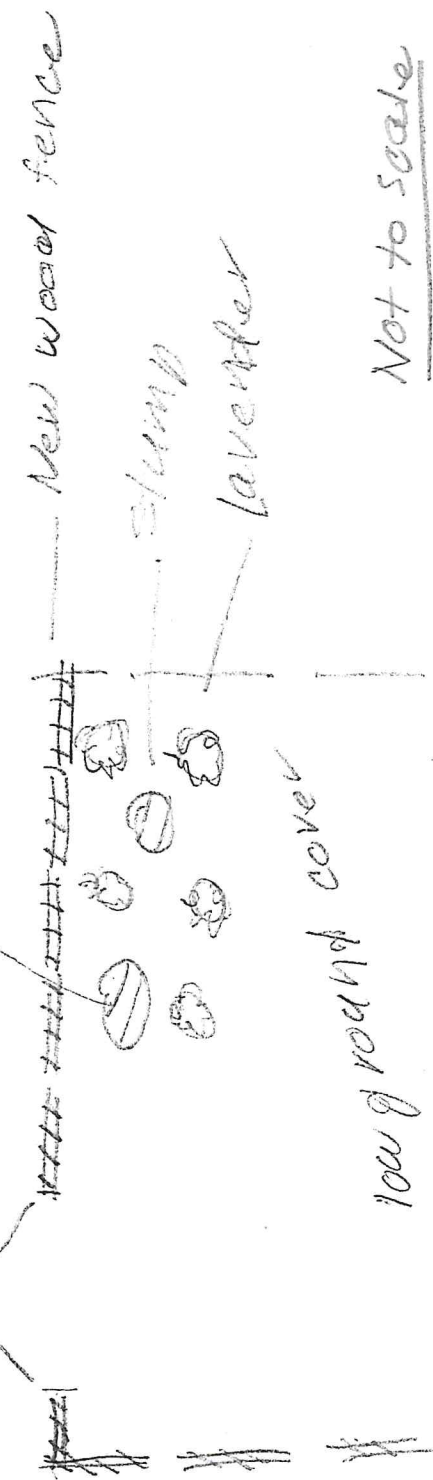
← 34' - 7" →

← Sheds →

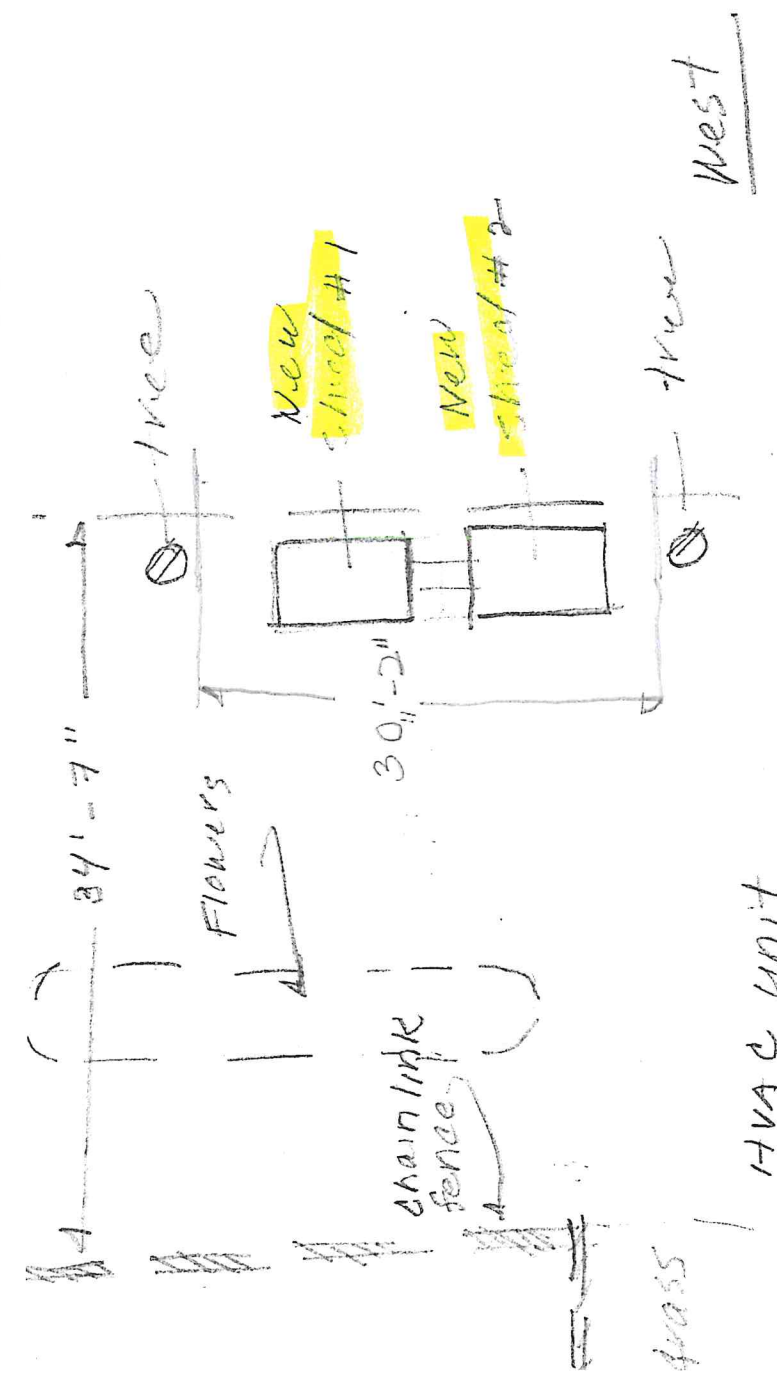


Constitution Street
Stamp

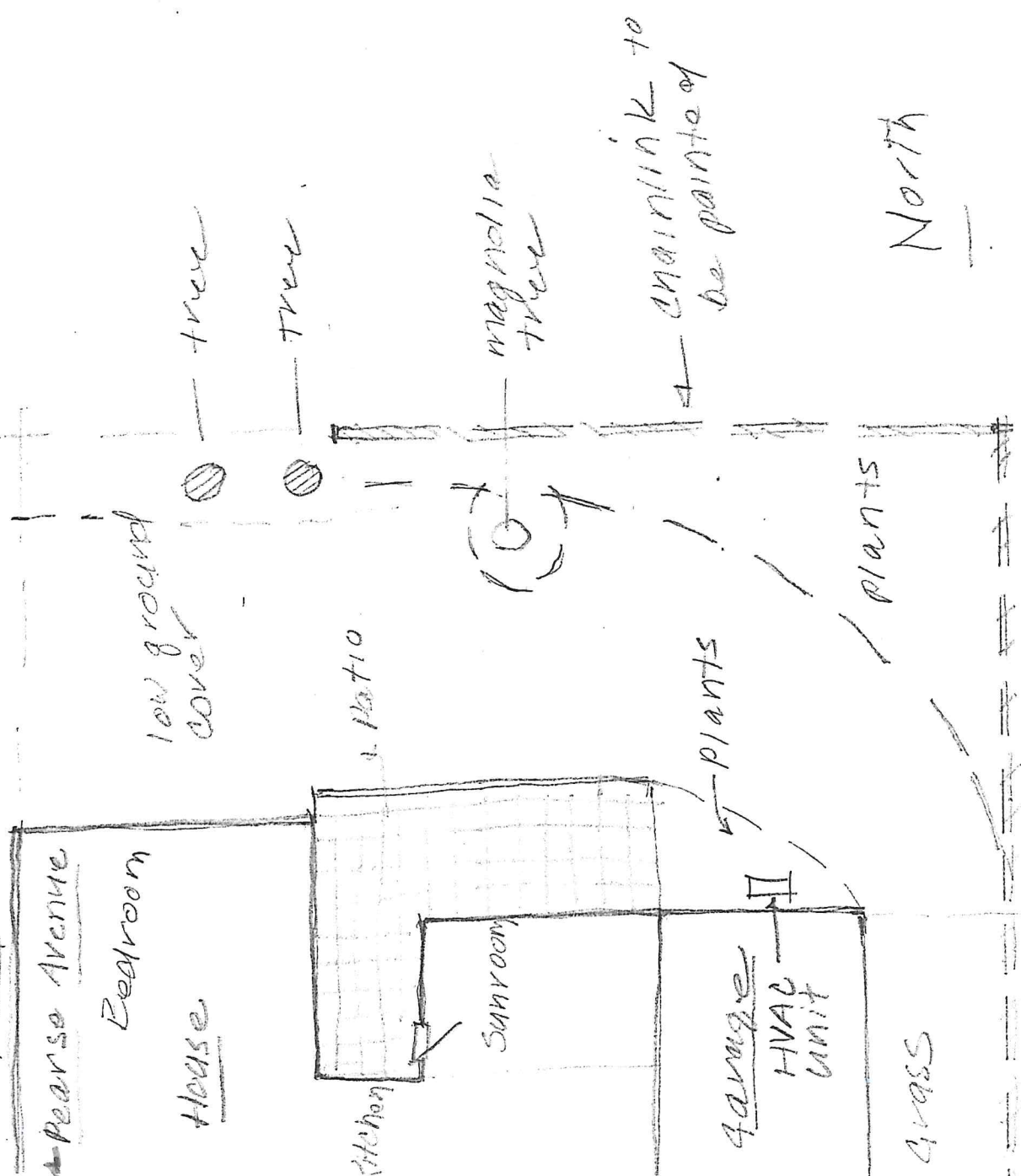
South



Not to scale



West



North

Pearse Avenue

Bedroom

Hose

Stump

Sunroom

Garage

HVAC unit

Grass

Plants

Plants

magnolia tree

chainlink to be painted

low ground cover

tree

tree

tree

New shed #1

New shed #2

tree

Flowers

34'-7"

30'-2"

chainlink fence

grass

HVAC unit

Deed for 9 Pearce Avenue
Bristol, RI 02809
AP19, AL40

QUIT CLAIM DEED



QUIT CLAIM DEED
Bk: 2240 Pg: 269
Instr: 2024-650

EXHIBIT "A"

Parcel No. 1:

That certain lot of land together with all the buildings and improvements thereon, situated in the Town and County of Bristol, State of Rhode Island, on the northerly side of Constitution Street bounded and described as follows, viz:

Southerly by said Constitution Street Thirty-five (35) feet; Westerly by land now or formerly of the Estate of William A. Darling, One Hundred Sixteen (116) feet; Northerly by land now or formerly of Domenico and Annie Parisi, Thirty-five (35) feet; Easterly partly by land now or formerly of said Domenico and Annie Parisi and partly by land now or formerly of Louisa V. Duffy, One Hundred Sixteen (116) feet, or however otherwise the same may be bounded and described, being Lot No. 42 on six Assessors Plat 19, and being the same land conveyed by Arthur McCaw and Mary E.S. McCaw, his wife, to Aniello Parisi and wife, Irene Parisi, by deed dated July 10, 1959 and recorded in the Record of Land Evidence of said Town. of Bristol in Book 134 at page 501.

Parcel No. 2

That certain lot of land together with all the buildings and improvements thereon situated on the Westerly side of Pearce Avenue (Also known as Pierce's Avenue) in said Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Easterly on Pierce's Avenue, so called, being an avenue or lane thrown out by Mason W. Pierce, Jr. for use as a public highway, thirty-six (36) feet; southerly on land formerly of Mason W. Pierce, forty-five (45) feet, five (5) inches, more or less; westerly on land formerly of James P. Pierce, thirty-six (36) feet; and northerly on land formerly of John Davis, forty-five (45) feet, five inches, more or less, or however otherwise the same may be bounded and described.

ALSO: A certain lot of land, together with all building and improvements thereon, situated in the Town of Bristol, County of Bristol in the State of Rhode Island, and being the southerly thirty-five (35) feet in width by the entire depth, of the lot of land bounded as follows; viz:

Easterly on Pierce's Avenue, so-called, being an avenue or land thrown out by Mason W. Pierce and Mason W. Pierce, Jr., for use as a public highway, fifty (50) feet, southerly, partly on land now or formerly of James P. Pierce and partly on land now or formerly of Daniel W. Coggeshall seventy-nine (79) feet; westerly on land now or formerly of William M. Darling, fifty (50) feet, and northerly on land now or formerly of James E. Chase and wife, seventy-nine (79) feet, or however otherwise the same may be bounded and described, meaning and intending to convey that certain lot of land bounding easterly on Pierce's Avenue, so called, thirty-five (35) feet, and holding that width extending back westerly seventy-nine (79) feet.

Received for record at Bristol, RI
4/4/2024 10:09:18 AM

A handwritten signature in black ink is located below the recording information.

Bristol

9 PEARSE AVE

Card 1 of 1



Plat/Lot 19 40

Account: 1302

Assessment

\$387,000

NORTHEAST REVALUATION GROUP LLC

Owner ▶ Owner Account #: 50-0086-06

Owner 1	EXEL, HANNA R. TRUSTEE	% Owned
Owner 2	OF THE HIM ROSENFELD IRREVOCABLE TRUST	
Owner 3		
Address 9 PEARSE AVE, BRISTOL, RI 02809		

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	Deed Type
ROSENFELD, HILARY & EXEL, JOHN TE	04/04/2024	0	2240-269	Q
MARINE, JOHN N	07/20/2021	465,000	2123-84	W
MARINE, JOHN N. & DAUSCHER, LAURA B. JT	04/23/2014	1	1754-22	W
PARISI, DOMENIC & PAUL	02/24/2009	0	1471-325	C
PARISI, ANIELLO ET UX	07/07/2008	220,000	1444-97	E

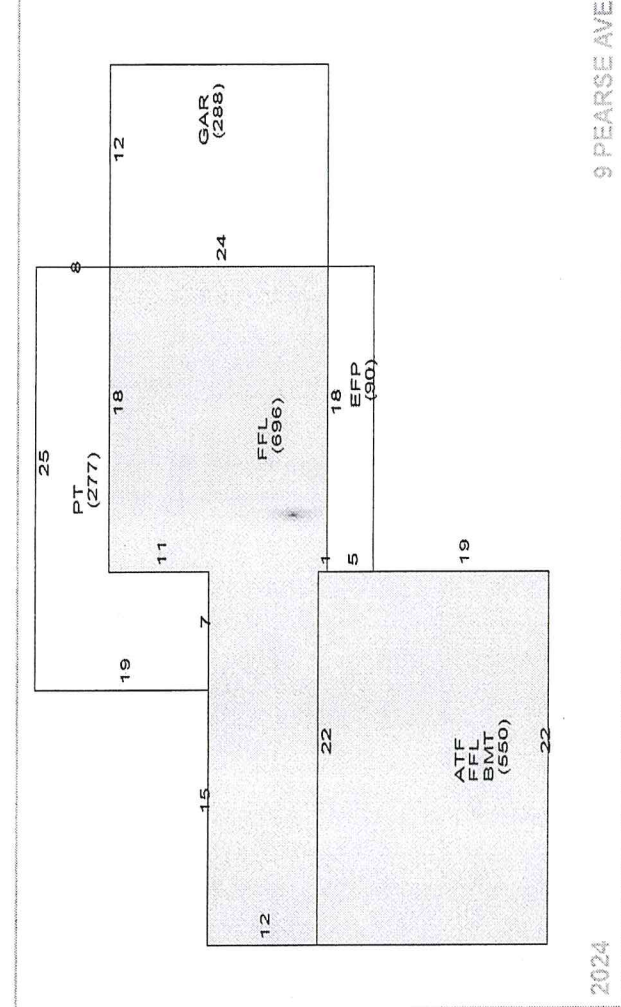
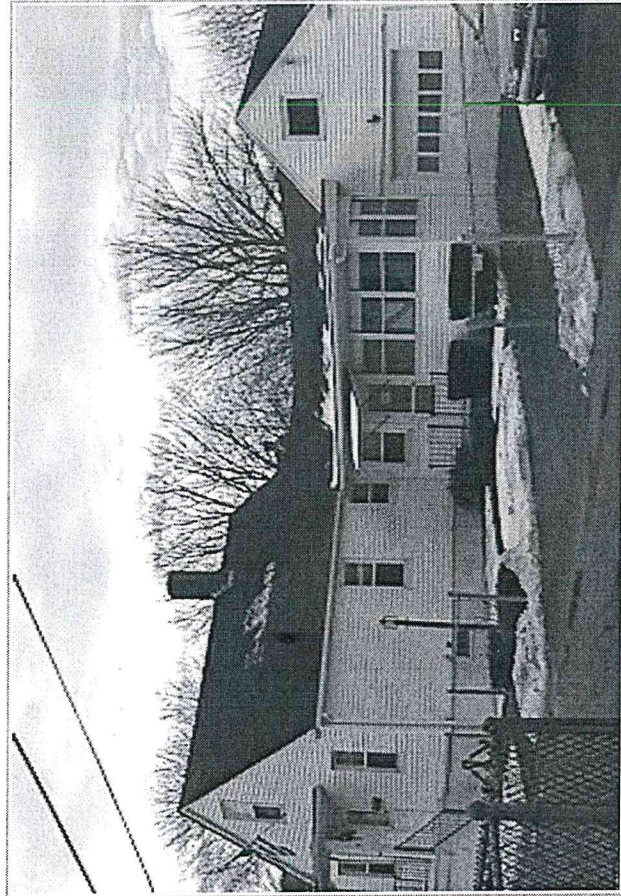
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	241,700	0	0.22	145,300	0	387,000
TOTAL	241,700	0	0.22	145,300	0	387,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 144.89 VAL per SQ Unit/Parcel > 144.89

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land Value	AGR Credit	Appraised Value	Assessed Value
2023	01	241,700	0	0	145,300	0	387,000	387,000
2022	01	241,700	0	0	145,300	0	387,000	387,000
2021	01	178,200	0	0	129,600	0	307,800	307,800
2020	01	178,200	0	0	129,600	0	307,800	307,800
2019	01	178,200	0	0	129,600	0	307,800	307,800
2018	01	164,600	0	0	126,700	0	291,300	291,300



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
01 Single Fam	0.13774	AC	P	1.00	910,000	921,301	J
01 Single Fam	0.08092	AC	EX	0.20	910,000	227,385	J

Inf 1 %	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
				126,900			1.00	0
				18,400			1.00	0

Plat/Lot 19 40

Account: 1302

LUC01

Zone R-6

Assessment

\$387,000



Building Information

Description	Quantity	Description
BLDG Type	Convention	Story Height 1 Story Attic Finist
RES Units	1	COM Units 0
Foundation	Concrete	BMT Floor Concrete
Frame 1	Wood	Frame 2 %
EXT Wall 1	Vinyl Siding	EXT Wall 2 %
Roof Type 1	Gable	Roof Type 2 %
Roof Cover 1	Asphalt Shir	Roof Cover 2 %
INT Wall 1	Drywall	INT Wall 2 %
Floors 1	Hardwood	Floors 2 Ceramic Til % 30
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Gas	Heat Type FWA w/AC
# Heat Sys		% Heated 100
% Solar HW		% A/C 50
% COM Wall		% Vacuum
Ceill HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Other Factors

Grade	Q4+	Q4+	Flood Hazard	Topography	Street	PAVED
Year Built	1860	EFF Year				
Alt LUC		Alt %	0.00			
Depreciation						
Code	Description	%	Bas \$/SQ	Size Adj	Const Adj	Adj \$/SQ
Condition	GD - Good	27.0	142.00	1.13	1.01	161.21
Functional	-	0.0	38,566	Other Feats	Grade Fac	1.09
Economic	-	0.0	1.00	Neigh Infl	Land Factor	1.00
Special	-	0.0	331,060	Adj Total	Depreciation	89,386
OV	-		241,674	Depr Total		
Total Depreciation % > 27.0						

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,246	1,246	161.21	200,868
ATF	FIN ATTIC	220	220	161.21	35,466
GAR	GARAGE	288	0	43.89	12,640
PT	PATIO	277	0	2.79	773
BMT	BASEMENT	550	0	24.18	13,299
EFP	ENCL PORCH	90	0	23.50	2,115
Total		2,671	1,466		265,161

Notes

LOT 0042 DROPPED INTO THIS LOT 12/12 EAS

Remodeling History

Additions	Plumbing	Electric	2022
Interior			
Exterior	Heating		
Kitchen	General		
Bath(s)			

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
06/29/2022	E54376		ELEC	800	0	Closed	float meter while siding is replaced and return to reattach meter once siding is
04/22/2022	B53926		BLDG	3,300	0	Closed	Remove and dispose of existing front porch, landing & stairs and replace in ki
04/18/2022	E53935		ELEC	4,000	0	Closed	Service Upgrade and install Disconnect for AC
04/13/2022	B53927		BLDG	38,900	0	Closed	Remove 1 layer of cedar and 1 layer of vinyl and install new vinyl siding on ma
03/25/2022	M53740		MECH	50,000	0	Closed	Installation of MXZ-2C20NAHZ2 Heat Pump, MUJFZ-KJ09NAHZ-U1 Heat Pump &
06/27/2018	P46719		PLMB	1,000	0	Closed	install new shower valve, re-install water closet lav., new washer box
06/15/2018	B46578		BLDG	10,000	0	Closed	Repair bathroom due to faulty plumbing. Demo shower and floor in bathroom,
10/28/2014	351-14-B	02/02/2015	COO	0	0	Closed	19 X 16 ADD TO REAR OF EXISTING HOME 1 BEDRM 1 BATH
09/03/2014	0236-14-E	12/12/2014	ELEC	500	0	Closed	WIRE ADDITION TO CODE BED AND BATH

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	Term	Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

Room Counts by Floor

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



9 Pearse Avenue - 200' Radius

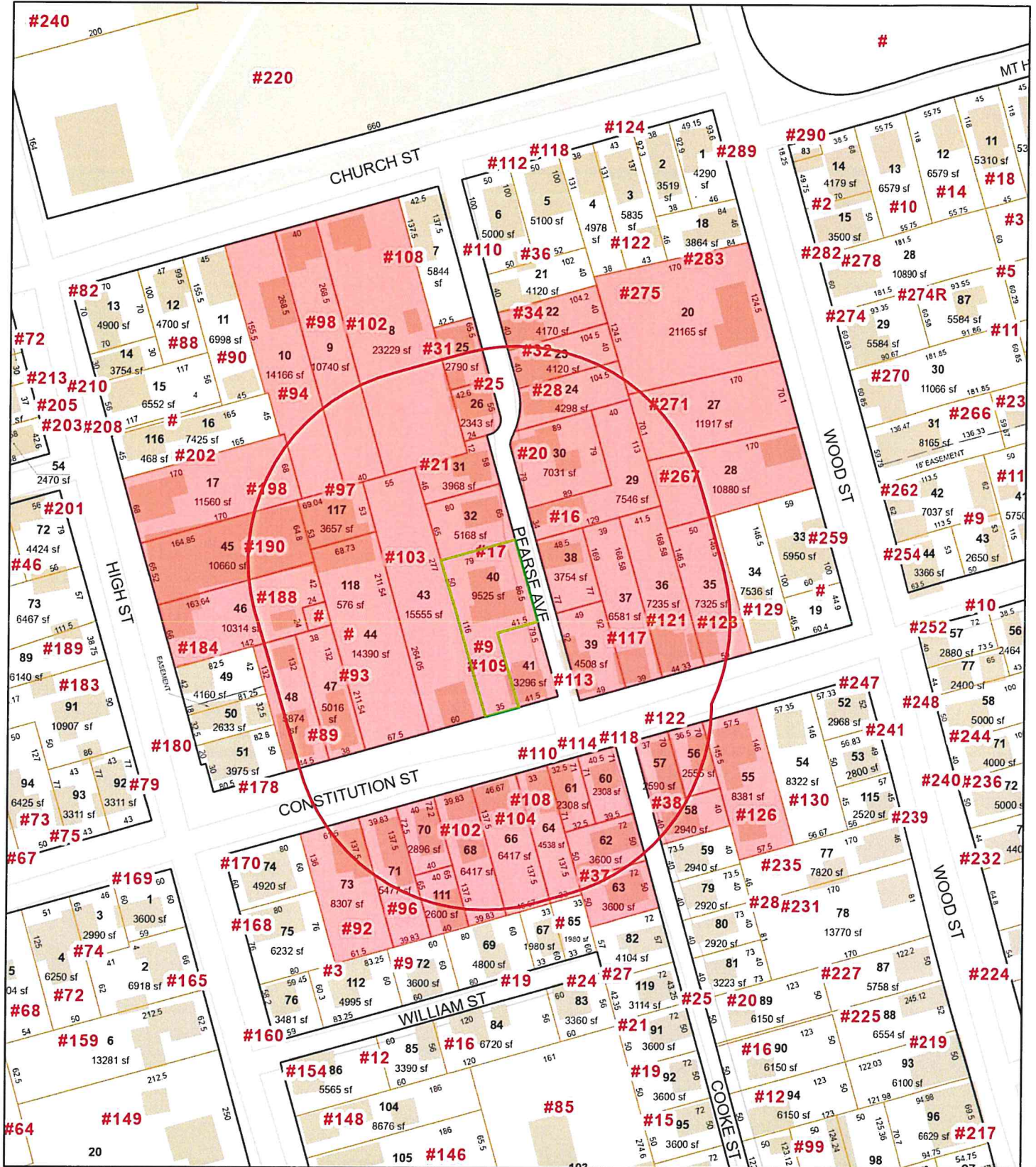
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

April 12, 2024



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



200 feet Abutters List Report

Bristol, RI
April 12, 2024

Subject Property:

Parcel Number: 19-40
CAMA Number: 19-40
Property Address: 9 PEARSE AVE

Mailing Address: EXEL, HANNA R. TRUSTEE OF THE HM
ROSENFELD IRREVOCABLE TRUST
9 PEARSE AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 19-10
CAMA Number: 19-10
Property Address: 94 CHURCH ST

Mailing Address: MELLO, JACQUELINE LIFE ESTATE
MARSHALL, BRENDA ETAL
94 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 19-111
CAMA Number: 19-111
Property Address: 98 1/2 CONSTITUTION ST

Mailing Address: GALLISON, DIANE H & RAYMOND LE
TIMOTHY P & NATHAN M TC
50 King Phillip Avenue
BRISTOL, RI 02809

Parcel Number: 19-117
CAMA Number: 19-117
Property Address: 97 CONSTITUTION ST

Mailing Address: S & S ASSOCIATES, LLC
22 PATRICIA ANN DR
BRISTOL, RI 02809

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

Mailing Address: S & S ASSOCIATES, LLC
22 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 19-17
CAMA Number: 19-17
Property Address: 198 HIGH ST

Mailing Address: NUNES INVESTMENTS, LLC
81 CHESTNUT ST
BRISTOL, RI 02809

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

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

Parcel Number: 19-22
CAMA Number: 19-22
Property Address: 34 PEARSE AVE

Mailing Address: PIERCE, MARIA & WHEELER, LUKE W
TE
675 BRISTOL FERRY RD
PORTSMOUTH, RI 02871

Parcel Number: 19-23
CAMA Number: 19-23
Property Address: 32 PEARSE AVE

Mailing Address: DEBRAGA, MANUEL J. & DEBRAGA,
ARTHUR JORGE TURSTEE
32 PEARSE AVE
BRISTOL, RI 02809

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

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

Parcel Number: 19-25
CAMA Number: 19-25
Property Address: 31 PEARSE AVE

Mailing Address: TAVARES, PAUL S TRUSTEE & KATHI M
TRUSTEE
77 RIDGE RD
BRISTOL, RI 02809



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4/12/2024

Page 1 of 4



200 feet Abutters List Report

Bristol, RI
April 12, 2024

Parcel Number: 19-26 CAMA Number: 19-26 Property Address: 25 PEARSE AVE	Mailing Address: JONTE, MICHAEL & JANE TE 1200 QUINLAN DR ALLEN, TX 75013
Parcel Number: 19-27 CAMA Number: 19-27 Property Address: 271 WOOD ST	Mailing Address: FRANJELICA PROPERTIES INC. 8 STEPHEN DR BRISTOL, RI 02809
Parcel Number: 19-28 CAMA Number: 19-28 Property Address: 267 WOOD ST	Mailing Address: CAN CORPORATION 51 UNION ST BRISTOL, RI 02809
Parcel Number: 19-29 CAMA Number: 19-29 Property Address: 16 PEARSE AVE	Mailing Address: GWOZDZ, LINDSEY KATHRYN & GWOZDZ, RYAN NICHOLAS JT 1860C SOUTH COUNTY TRAIL WEST KINGSTOWN, RI 02892
Parcel Number: 19-30 CAMA Number: 19-30 Property Address: 20 PEARSE AVE	Mailing Address: CAMELO, MARIANO S MARIA J. LIFE E 20 PEARSE AVE BRISTOL, RI 02809
Parcel Number: 19-31 CAMA Number: 19-31 Property Address: 21 PEARSE AVE	Mailing Address: MEDEIROS, NORBERTO J & DEODATA MEDEIROS, JASON JT 21 PEARSE AVE BRISTOL, RI 02809
Parcel Number: 19-32 CAMA Number: 19-32 Property Address: 17 PEARSE AVE	Mailing Address: MACDONALD, BENJAMIN B & LAMANNA, AMY E JT 17 PEARSE AVE BRISTOL, RI 02809
Parcel Number: 19-35 CAMA Number: 19-35 Property Address: 123 CONSTITUTION ST	Mailing Address: WOLFANG, ELI 123 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-36 CAMA Number: 19-36 Property Address: 121 CONSTITUTION ST	Mailing Address: SILVIA, DONALD K. ANDREA R. JT 121 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-37 CAMA Number: 19-37 Property Address: 117 CONSTITUTION ST	Mailing Address: ANDERSON, JUDITH M. 117 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-38 CAMA Number: 19-38 Property Address: 12 PEARSE AVE	Mailing Address: STAHL, ROBERT J. & GROSS-STAH, BRENDA TE 12 PEARSE AVE BRISTOL, RI 02809
Parcel Number: 19-39 CAMA Number: 19-39 Property Address: 113 CONSTITUTION ST	Mailing Address: LAMONTE, JEANNE C. ETUX TE DOUGHERTY, DANIEL D. 113 CONSTITUTION ST BRISTOL, RI 02809



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4/12/2024

Page 2 of 4



200 feet Abutters List Report

Bristol, RI
April 12, 2024

Parcel Number: 19-40 CAMA Number: 19-40 Property Address: 9 PEARSE AVE	Mailing Address: EXEL, HANNA R. TRUSTEE OF THE HM ROSENFELD IRREVOCABLE TRUST 9 PEARSE AVE BRISTOL, RI 02809
Parcel Number: 19-41 CAMA Number: 19-41 Property Address: 109 CONSTITUTION ST	Mailing Address: CAIN, WILLIAM B. LETA ETUX LIFE ESTATE 109 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-43 CAMA Number: 19-43 Property Address: 103 CONSTITUTION ST	Mailing Address: MEDEIROS, DEODATA M & NORBERTO J LE PACHECO, LUCIA F etal TC 103 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-44 CAMA Number: 19-44 Property Address: CONSTITUTION ST	Mailing Address: S & S ASSOCIATES, LLC 22 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 19-45 CAMA Number: 19-45 Property Address: 190 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-46 CAMA Number: 19-46 Property Address: 188 HIGH ST	Mailing Address: GLADUE, MARY PAULA DUPONT 188 HIGH ST. BRISTOL, RI 02809
Parcel Number: 19-47 CAMA Number: 19-47 Property Address: 93 CONSTITUTION ST	Mailing Address: HUGHES, CHRISTOPHER P & TERRI J TE 5 BANBURY DT WESTFORD, MA 01886
Parcel Number: 19-48 CAMA Number: 19-48 Property Address: 89 CONSTITUTION ST	Mailing Address: OBYRNE, FRANCIS X. JR VICKI A. TE 89 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-55 CAMA Number: 19-55 Property Address: 126 CONSTITUTION ST	Mailing Address: WALSH-SORENSEN, KIMBERLY A & SORENSEN, JAMES CO-TRST 20952 MONARCH LN HUNTINGTON BEACH, CA 92646
Parcel Number: 19-56 CAMA Number: 19-56 Property Address: 122 CONSTITUTION ST	Mailing Address: SEIBOLD, MARGARET B. 122 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-57 CAMA Number: 19-57 Property Address: 118 CONSTITUTION ST	Mailing Address: BRAUN, JOHN L & EVELYN R TE 118 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-58 CAMA Number: 19-58 Property Address: 38 COOKE ST	Mailing Address: MEDEIROS, JOSEPH, TRUSTEE JOSEPH MEDEIROS TRUST 38 COOKE STREET BRISTOL, RI 02809



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4/12/2024

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Page 3 of 4



200 feet Abutters List Report

Bristol, RI
April 12, 2024

Parcel Number: 19-60 CAMA Number: 19-60 Property Address: 114 CONSTITUTION ST	Mailing Address: KLEIN, MATTHEW R. & O'LOUGHLIN, MICHAEL J. TE 114 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-61 CAMA Number: 19-61 Property Address: 110 CONSTITUTION ST	Mailing Address: ZAINO, ANN-MARIE 110 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-62 CAMA Number: 19-62 Property Address: 37 COOKE ST	Mailing Address: BRITO, CHRISTOPHER 37 COOKE ST BRISTOL, RI 02809
Parcel Number: 19-63 CAMA Number: 19-63 Property Address: 33 COOKE ST	Mailing Address: MARSHALL, WAYNE D. 33 COOKE ST BRISTOL, RI 02809
Parcel Number: 19-64 CAMA Number: 19-64 Property Address: 108 CONSTITUTION ST	Mailing Address: MEDEIROS, LAURA LE AMARAL, GINETTE M. & RICHER, GORETTI M.& 108 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-66 CAMA Number: 19-66 Property Address: 104 CONSTITUTION ST	Mailing Address: SULLIVAN, JOHN W & CHRISTINE C TE 104 Constitution Street Bristol, RI 02809
Parcel Number: 19-68 CAMA Number: 19-68 Property Address: 102 CONSTITUTION ST	Mailing Address: ALMEIDA, MANUEL A. & ALMEIDA, SHIRLEY A. JT 102 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-70 CAMA Number: 19-70 Property Address: 98 CONSTITUTION ST	Mailing Address: AMES, PERCIVAL F. 98 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-71 CAMA Number: 19-71 Property Address: 96 CONSTITUTION ST	Mailing Address: ROTH, FERNANDA RODRIGUES 96 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-73 CAMA Number: 19-73 Property Address: 92 CONSTITUTION ST	Mailing Address: BARBOZA, DAVID E. 92 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-8 CAMA Number: 19-8 Property Address: 102 CHURCH ST	Mailing Address: CALISTO, MARIA C/O LOUISE CALISTO 102 CHURCH ST BRISTOL, RI 02809
Parcel Number: 19-9 CAMA Number: 19-9 Property Address: 98 CHURCH ST	Mailing Address: NUNES, LYNDA A 24396 BUCKINGHAM WAY PORT CHARLOTTE, FL 33980



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4/12/2024

Page 4 of 4

ALMEIDA, MANUEL A. &
ALMEIDA, SHIRLEY A. JT
102 CONSTITUTION ST
BRISTOL, RI 02809

DEBRAGA, MANUEL J. & DEBR
32 PEARSE AVE
BRISTOL, RI 02809

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

AMES, PERCIVAL F.
98 CONSTITUTION ST
BRISTOL, RI 02809

EXEL, HANNA R. TRUSTEE
OF THE HM ROSENFELD IRREV
9 PEARSE AVE
BRISTOL, RI 02809

MACDONALD, BENJAMIN B & L
17 PEARSE AVE
BRISTOL, RI 02809

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

FLANAGAN, LINDSEY NYCOLE
28 PEARSE AVE
BRISTOL, RI 02809

MARSHALL, WAYNE D.
33 COOKE ST
BRISTOL, RI 02809

BARBOZA, DAVID E.
92 CONSTITUTION ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES INC
8 STEPHEN DR
BRISTOL, RI 02809

MEDEIROS, DEODATA M & NOR
PACHECO, LUCIA F etal TC
103 CONSTITUTION ST
BRISTOL, RI 02809

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

GALLISON, DIANE H & RAYMO
TIMOTHY P & NATHAN M TC
50 King Phillip Avenue
BRISTOL, RI 02809

MEDEIROS, JOSEPH, TRUSTEE
JOSEPH MEDEIROS TRUST
38 COOKE STREET
BRISTOL, RI 02809

BRITO, CHRISTOPHER
37 COOKE ST
BRISTOL, RI 02809

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

MEDEIROS, LAURA LE
AMARAL, GINETTE M. & RICH
108 CONSTITUTION ST
BRISTOL, RI 02809

CAIN, WILLIAM B.
LETA ETUX LIFE ESTATE
109 CONSTITUTION ST
BRISTOL, RI 02809

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

MEDEIROS, NORBERTO J & DE
MEDEIROS, JASON JT
21 PEARSE AVE
BRISTOL, RI 02809

CALISTO, MARIA
C/O LOUISE CALISTO
102 CHURCH ST
BRISTOL, RI 02809

HUGHES, CHRISTOPHER P &
TERRI J TE
5 BANBURY DT
WESTFORD, MA 01886

MELLO, JACQUELINE LIFE ES
MARSHALL, BRENDA ETAL
94 CHURCH ST
BRISTOL, RI 02809

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

JONTE, MICHAEL & JANE TE
1200 QUINLAN DR
ALLEN, TX 75013

NUNES INVESTMENTS, LLC
81 CHESTNUT ST
BRISTOL, RI 02809

CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

KLEIN, MATTHEW R. &
O'LOUGHLIN, MICHAEL J. TE
114 CONSTITUTION ST
BRISTOL, RI 02809

NUNES, LYNDA A
24396 BUCKINGHAM WAY
PORT CHARLOTTE, FL 33980

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

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

PIERCE, MARIA &
WHEELER, LUKE W TE
675 BRISTOL FERRY RD
PORTSMOUTH, RI 02871

WOLFANG, ELI
123 CONSTITUTION ST
BRISTOL, RI 02809

ROTH, FERNANDA RODRIGUES
96 CONSTITUTION ST
BRISTOL, RI 02809

ZAINO, ANN-MARIE
110 CONSTITUTION ST
BRISTOL, RI 02809

S & S ASSOCIATES, LLC
22 PATRICIA ANN DR
BRISTOL, RI 02809

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

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

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

SULLIVAN, JOHN W &
CHRISTINE C TE
104 Constitution Street
Bristol, RI 02809

TAVARES, PAUL S TRUSTEE &
KATHI M TRUSTEE
77 RIDGE RD
BRISTOL, RI 02809

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



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-20

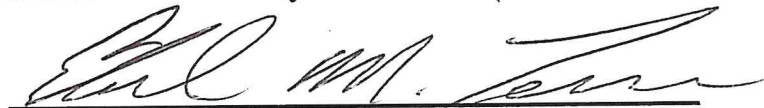
PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Danial Ferreira / Fair Wind Properties, LLC**
PROPERTY OWNER: **Fair Wind Properties, LLC**
LOCATION: **1 Coggeshall Avenue**
PLAT: **147** LOT: **50**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct approximately 100 feet of eight foot high fence along a portion of the easterly property line at a height greater than permitted for fences in a residential zoning district; and to install approximately 30 feet of six foot high fence between two existing residential structures portions of which would be located within the front yard from Coggeshall Avenue at a height greater than permitted in a front yard.



Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2024 APR 15 AM 6:10

APPLICATION

File No: 2024-20

Accepted by ZEO: 607
4/13/24

APPLICANT:	Name: <u>Daniel Ferreira</u>
	Address: <u>204 Popponasquash Road</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401-263-6372</u> Email: <u>office@FWPLLC.net</u>
PROPERTY OWNER:	Name: <u>Fair Wind Properties LLC</u>
	Address: <u>P.O. Box 333</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401-263-6372</u> Email: <u>office@FWPLLC.net</u>

- Location of subject property: 1 Coggeshall Ave Bristol, RI 02809
Assessor's Plat(s) #: 147 Lot(s) #: 50
- Zoning district in which property is located: R-10
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?
Dimensional Variance Section(s): Fence Height
Special Use Permit Section(s): _____
Use Variance Section(s): _____
- In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property? 10 Month's
- Present use of property: Multi Family
- Is there a building on the property at present? Yes (2)
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 32x34x23
and 27x72x23
- Proposed use of property: No Change to Proposed Use only
height of fencing

11. Give extent of proposed alterations: asking for height increase of fencing
see attached plan for requested heights

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Fence Height relief in two locations on property.
All other Fence locations will meet code.

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

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: 3 Before 3 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? Yes (If yes, their location must be shown on site plan)

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

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

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

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

Applicant's Signature: [Signature] Date: 4/12/24

Print Name: Daniel Ferreira

Property Owner's Signature: [Signature] Date: 4/12/24

Print Name: Daniel Ferreira

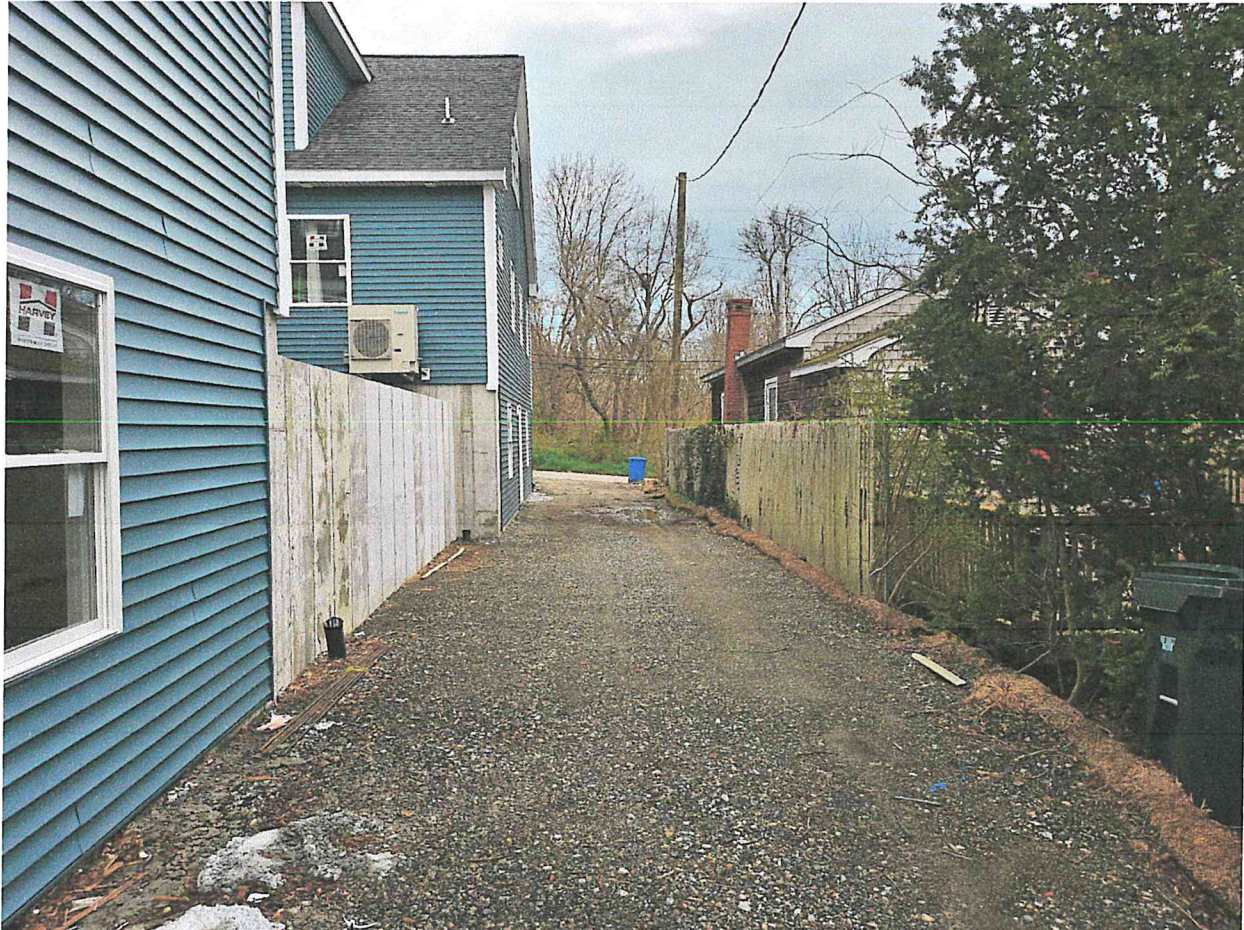
Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Phone #: _____

Address: _____

The requested variance is being requested for a fence height increase in two locations to add additional privacy for units and neighbors.

The fence along the east side of the property that abuts the Hayes property (Fence A) is currently 6 feet. We are requesting that it be increased to 8 feet to provide additional privacy. The fence height will not obscure any other neighboring property as it is set below the building and retaining wall on 1 Coggeshall ave. Please see the image below showing the buildings, current fence, and retaining wall.

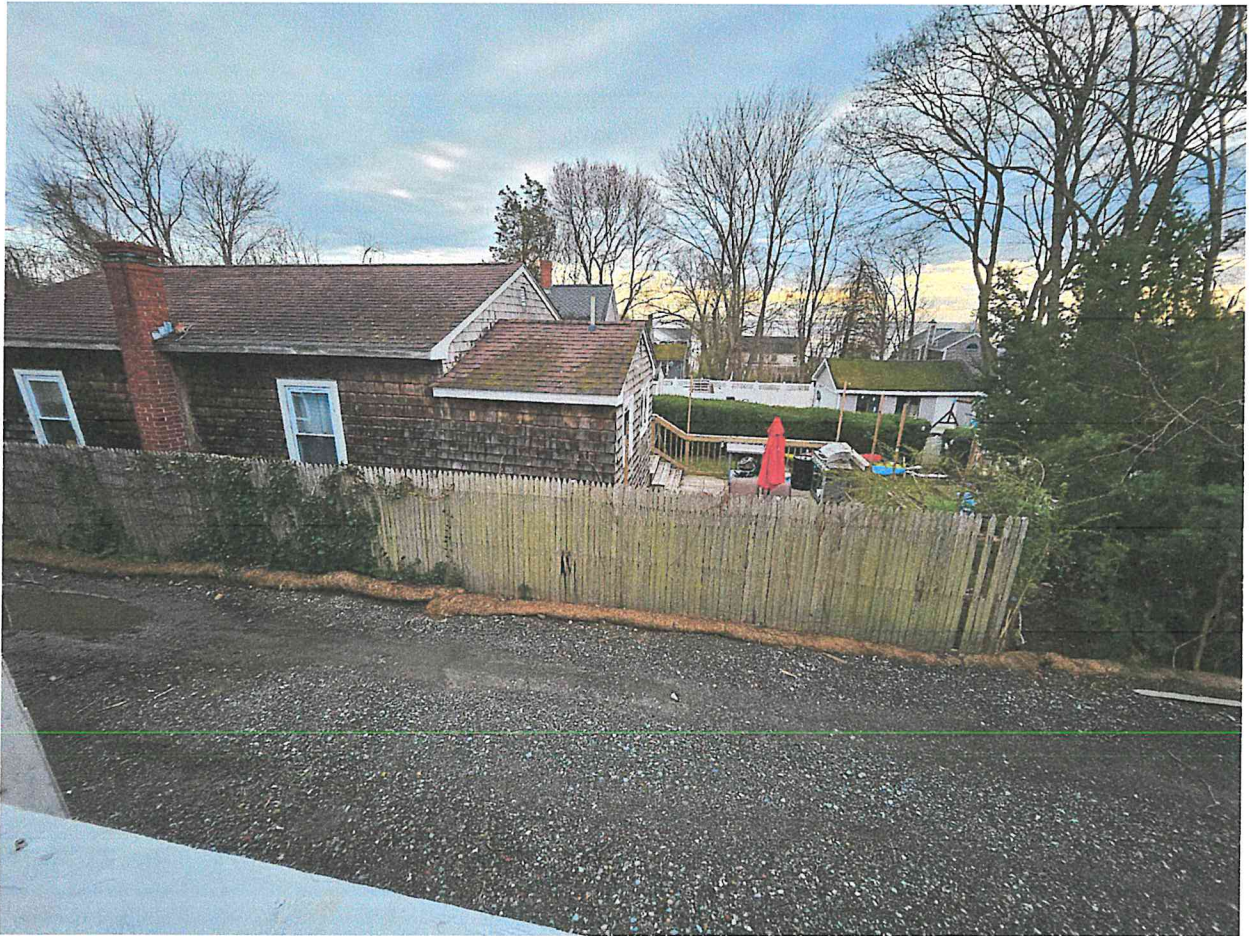




FENCE 2"



FENCE "A"



We would also like to add privacy fencing in between unit 1 Coggeshall and 5 Coggeshall. The 2 units share a patio space and we would like to increase the fence height to 6 feet. This height will not decrease any neighbor views as it will only provide privacy for the two units. Please see images below showing location and neighboring properties.

FENCE "B"



FENCE "B"

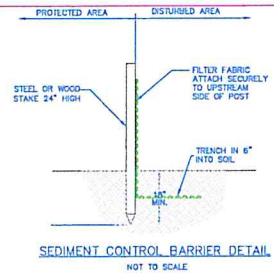
EROSION CONTROL NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING AND A DUPLEX.
2. EXCAVATION WORK WILL INVOLVE APPROX. 0 CYDS OF CUT AND APPROX. 50 CYDS OF FILL.
3. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 9-12 MONTHS.
4. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
5. PRIOR TO COMPLETION OF THE PROJECT ALL GRASS MITIGATION MEASURES SHALL BE IN PLACE.
6. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL, BUILDING OFFICIAL.
7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONFINES OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED, GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. A CONSTRUCTION ENTRANCE IS SHOWN ON THE PLAN. TRUCK TRAFFIC IS TO BE CONFINED TO THE DRIVEWAY AREA. THE EXISTING PAVED DRIVEWAY SHALL BE USED FOR THE CONSTRUCTION ENTRANCE.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.
11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THIS LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR CHOOSE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.

DRAINAGE CALCULATIONS:

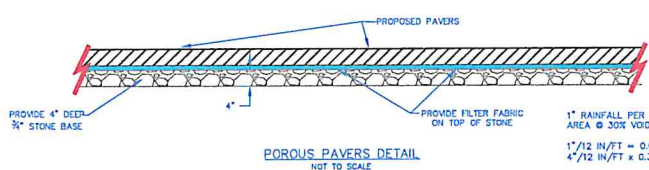
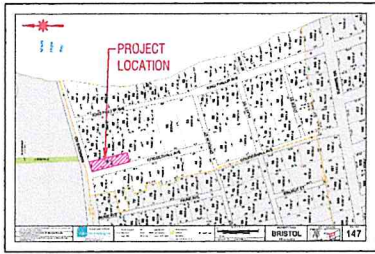
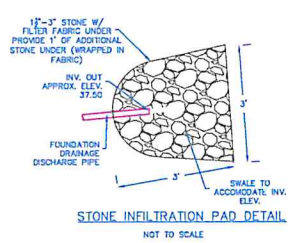
EXISTING	PROPOSED
ROOF AREA: 32'x37'=1,184sf	ROOF AREA: 32'x34'=1,088sf
PAVEMENT: 31'x72'=2,232sf	PAVEMENT: 27'x72'=1,944sf
TOTAL: 3,416sf	TOTAL: 3,032sf

NOTE THAT PROPOSED DRIVEWAY WILL BE 2" STONE SURFACE AND PROPOSED PATIO AREAS WILL BE POROUS PAVERS, HENCE THESE SURFACES ARE CONSIDERED PERVIOUS.

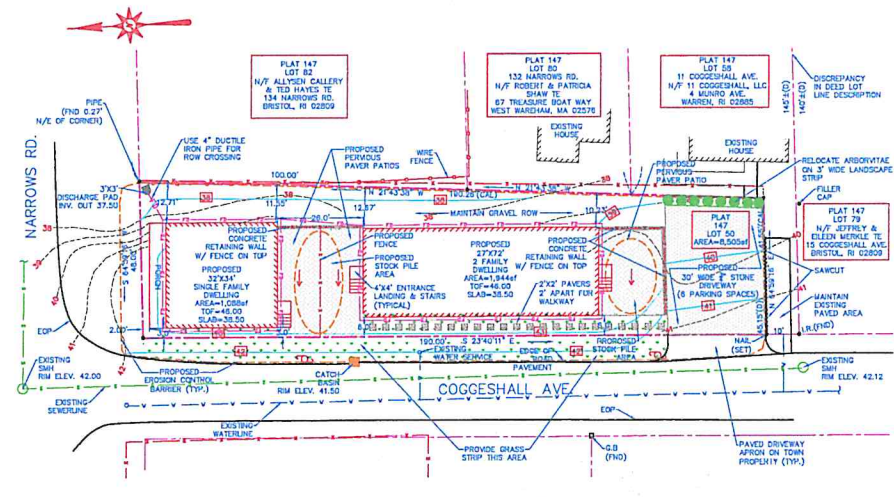
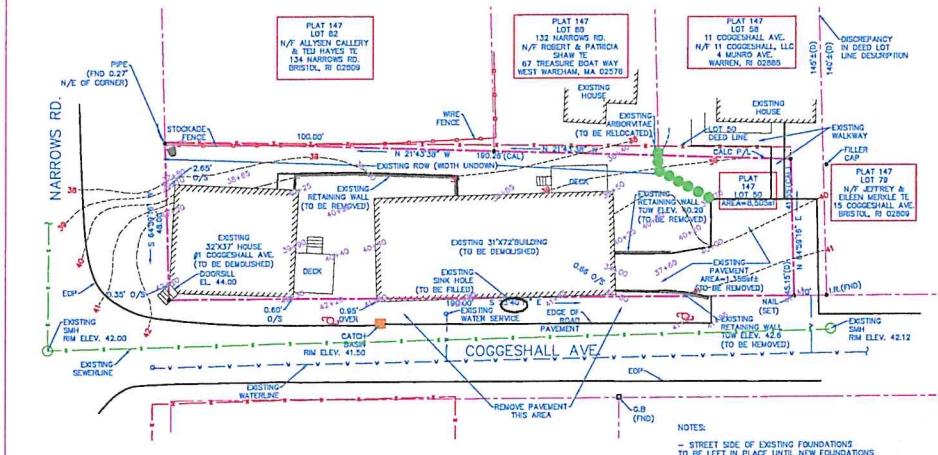
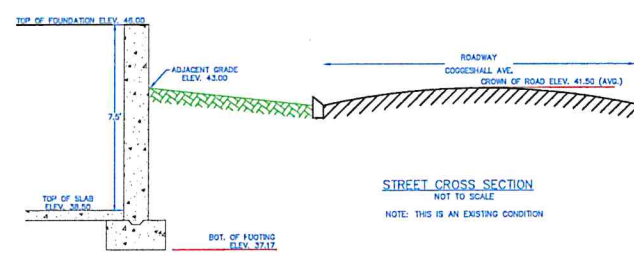
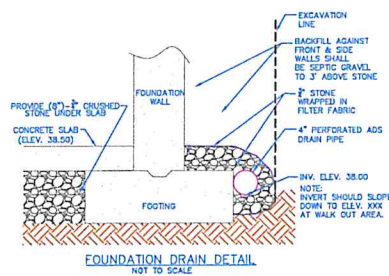


NOTE:
USE OF SILT FENCE REQUIRES TRENCHING IN OR COVERING INSIDE FLAP WITH EARTH. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE LEFT WITHOUT TRENCHING IN.

OTHER SUITABLE EROSION BARRIER MAY BE SUBSTITUTED FOR THE ABOVE, I.E. STAKED HAYBALES OR STRAW WATTLES.



PAVERS SHALL BE BLOCKS WITH PERMEABLE JOINTS, SOLID BLOCKS WITH OPEN CELL JOINTS, OR OPEN CELL GRIDS FILLED WITH PEA STONE. INSTALLATION OF PAVERS SHALL BE BY A QUALIFIED INSTALLER.



EXISTING CONDITIONS PLAN
SCALE: 1" = 20'

PROPOSED CONDITIONS PLAN
SCALE: 1" = 20'

LEGEND:

- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE
- EROSION CONTROL BARRIER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- FOUNDATION DRAIN
- DRAIN LINE
- DOWNPOUT
- IRON ROD (I.R.)
- GRANITE BOUND (GB)
- PITEN TO OPEN
- WATER TABLE TEST HOLES
- EXISTING UTILITY POLE

NOTES:

- STREET SIDE OF EXISTING FOUNDATIONS TO BE LEFT IN PLACE UNTIL NEW FOUNDATIONS ARE CONSTRUCTED.
- EXISTING WATER & UTILITY CONNECTIONS TO BE REUSED FOR NEW BUILDINGS.
- EDGE OF ROAD SHALL BE SAWCUT FOR PAVEMENT REDUCTION.

SOIL TYPE:
NP-NEWPORT URBAN LAND HYDROLOGIC GROUP C
SOILS ARE SANDY LOAM SHWT > 6'

NOTE:
SITE ELEVATION DATUM IS ASSUMED

ZONE: R-10
MIN. FRONTAGE - 80.00'
SETBACKS:
FRONT - 30.00'
REAR - 30.00'
SIDE - 15.00'
MAX. BLDG COVERAGE - 25%

E.I.R.M. # 4400000201
EFFECTIVE DATE: JULY 7, 2014
ZONE: R

UTILITY NOTE:

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING BIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

DISCLAIMER:
THIS SITE PLAN WAS DEVELOPED FROM THE CITED REFERENCE PLAN AND IS NOT A RESULT OF ANY SURVEY WORK BY SEI.

NO.	DATE	DESCRIPTION	BY	CHK.	APP.
1	7/19/23	REVISION FOR TOWN COMMENTS	VS	VS	
2	7/27/23	MINOR REVISIONS FOR TOWN COMMENTS	VS	VS	

DESIGN: RB
DRAWING: VS
CHECK: RB
DATE: 6/22/23

SEI
SITE ENGINEERING INC.
CIVIL & STRUCTURAL ENGINEERS
76 WOOD ST.
BRISTOL, RI 02809
PHONE: (401) 253-4231

EROSION CONTROL & DRAINAGE PLAN
PLAT 147, LOT 50
1 COGGESHALL AVE.
BRISTOL, RI 02809

SCALE: AS NOTED
SHEET 1 OF 1
E&D-1

SITE LOCATION:
PLAT 147, LOT 50
1 COGGESHALL AVE.
BRISTOL, RI
OWNER:
FAIRWINDS PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809





Owner Account #: 50-0015-90

Owner	% Owned
Owner 1 FAIR WIND PROPERTIES, LLC	
Owner 2	
Owner 3	
Address P.O. BOX 333, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
AMARAL, RICARDO J & ROBERT	06/30/2023	275,000	2216-104	L	W
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L	W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230	L	W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J	F

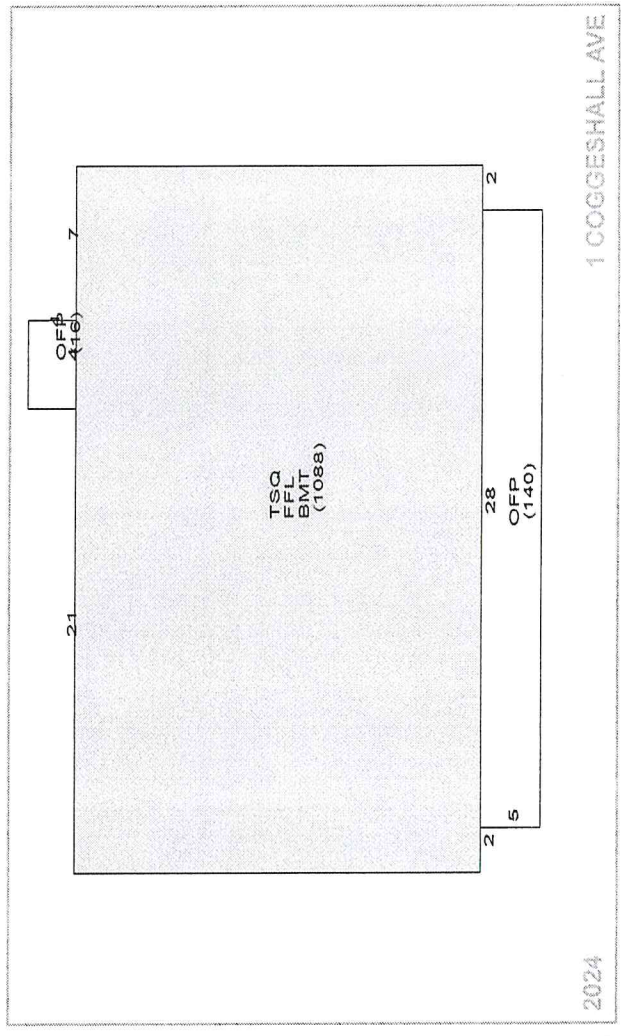
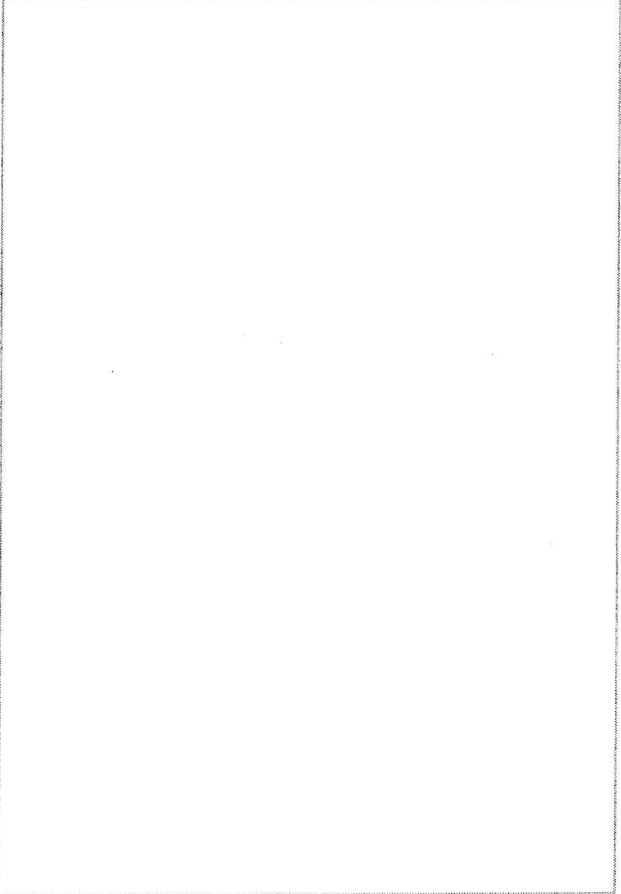
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
02	121,400	0	0.00	0	0	121,400
01	86,200	0	0.20	140,600	0	226,800
TOTAL	207,600	0	0.20	140,600	0	348,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 72.05 VAL per SQ Unit/Parcel > 40.84

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	351,300	0	0	140,600	0	491,900	491,900
2022	01	351,300	0	0	140,600	0	491,900	491,900
2021	01	264,700	0	0	129,500	0	394,200	394,200
2020	01	264,700	0	0	129,500	0	394,200	394,200
2019	01	264,700	0	0	129,500	0	394,200	394,200
2018	01	246,300	0	0	107,100	0	353,400	353,400



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	0.20282	AC	P	1.00	630,000	693,226	N							140,600			1.00	0
2																		
3																		
4																		

Plat/Lot 147 50

Account: 7415

LUC 01

Zone R-10

Assessment

\$348,200



Building Information

Description	Story Height	1 3/4 Story	Finish
BLDG Type	Convention		
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnql	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	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 HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Other Factors

Grade	Q4	Q4	Flood Hazard
Year Built	2023	EFF Year	LEVEL
Alt LUC		Alt %	0.00
Street Traffic			
Bas \$/SQ			
Code	Description	%	
Condition	AV	AV - Average	1.0
Functional		0.0	Other Feats
Economic			Grade Fac
Special	01	01 - Under C	75.0
OV			Land Factor
Adj Total			
348,324			
Depreciation			
262,114			
Depr Total			
86,210			
Total Depreciation % >			
75.3			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,088	1,088	150.89	164,168
TSQ	3/4 STORY	816	816	150.89	123,126
BMT	BASEMENT	1,088	0	22.63	24,621
OFF	OPEN PORCH	156	0	18.65	2,245
Total		3,148	1,904		314,160

Visit History

Date	Result	By
8/17/2021	REVIEW	MM
5/25/2018	REVIEW	JH
5/14/2018	MEASURED	JN
7/7/2007	LISTED	
7/7/2007	LISTED	
7/6/2007	CALL BACK	
7/6/2007	CALL BACK	
6/28/2007	MEASURE	
6/28/2007	MEASURE	

Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

Condo Data

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

Remodeling History

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/20/2023	B57342		BLDG	166,000	25	Open	Construction of single family building
09/20/2023	B57343		BLDG	333,332	25	Open	Constructio nof 5 and 7 Coggeshall duplex
08/22/2023	B57145		BLDG	35,000	0	Closed	Foundations only
04/18/2023	D566819		DEMO	25,000	0	Closed	Demo 1, 5 and 7 Coggeshall Ave
06/30/2022	E57439		ELEC	30,000	0	Closed	Rough and finish wire entire two family home to code to include a new 200 am
06/13/2022	E57437		ELEC	15,000	0	Closed	Rough and finish wire entire new single family home to code to include new 2l
06/06/2022	B54214		BLDG	25,000	0	Closed	Installing beam to stabilize structure and then removing debris
05/28/2009	B36191		BLDG	0	0	Closed	REPAIR ROOF SHINGLES AND RE-POINT CHIMNEY
07/29/2004	B35824		BLDG	0	0	Closed	REPLACE EXISTING DECK (12 X 10), REPLACING SIDE DOOR

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	Priority
AFDU	PriorID1c
	PriorID2a
	PriorID2b
	PriorID2c
	PriorID3a
	PriorID3b
	PriorID3c

Room Counts by Floor

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



Owner

Owner 1 FAIR WIND PROPERTIES, LLC
Owner 2
Owner 3
Address P.O. BOX 333, BRISTOL, RI 02809

Previous Owners & Sales Information

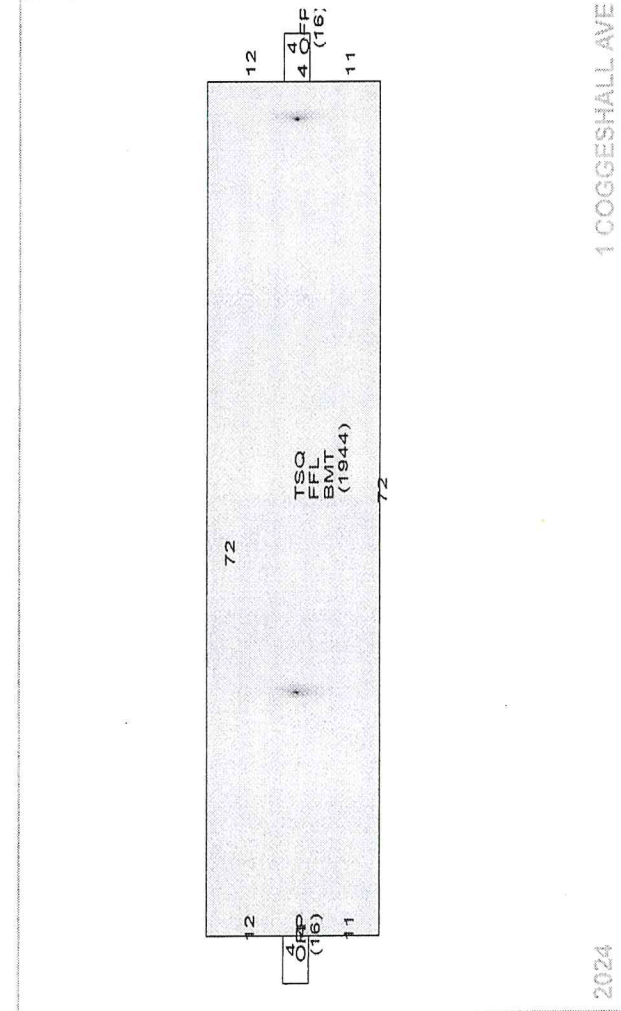
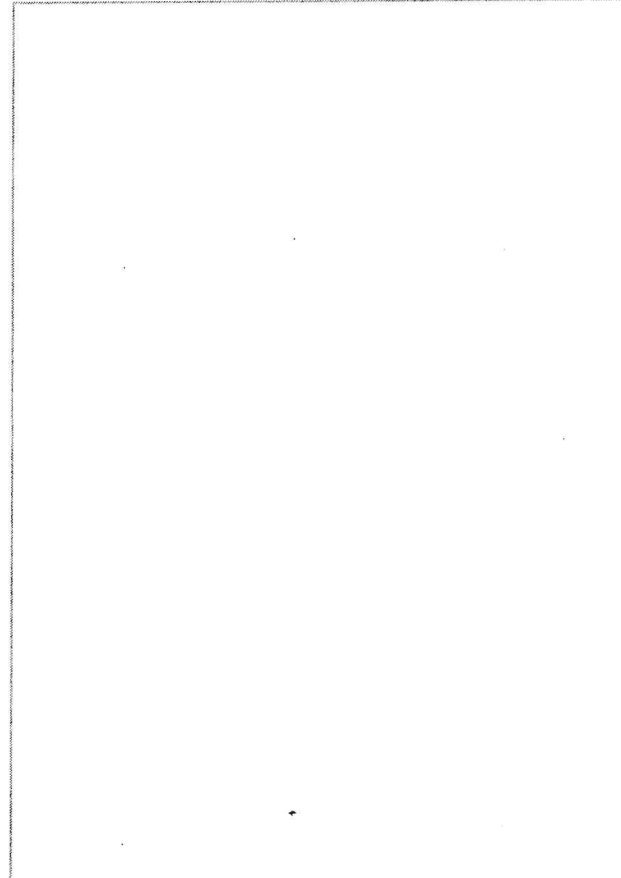
Table with columns: Grantor, Date, Sale Price, Leg Ref, NAL, Deed Type. Rows include AMARAL, RICARDO J & ROBERT; ANTONIO, MICHAEL BURGESS; WOOD & STATE REAL ESTATE, LLC; MUNRO, FRANK W III & MUNRO, BRENDA.

Assessment

Table with columns: Use Code, Bldg Value, SF/Yr Value, Land Size, Land Value, AG Credit, Assessed Value. Rows for 02, 01, TOTAL, and Source > Mkt Adj Cost.

Previous Assessments

Table with columns: Year, LUC, Building, SF/Yr, Land Size, Land, AGR Credit, Appraised Value, Assessed Value. Rows for years 2023 through 2018.



Land Information

Table with columns: Use Description, Units, AC, Land Type, LT Fact, Unit Price, Adjusted, Neigh, Inf 1-3, Appr Value, Spec Land, Juris, Fact, Use Value. Rows 1-4.

Plat/Lot 147 50

Account: 7415

LUC 01

Zone R-10

Assessment \$348,200



Building Information

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

Grade

Grade	Q4	Q4
Year Built	2023	EFF Year
Alt LUC	2-5 Fa	Alt %
100.00		

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,944	1,944	116.91	227,273
TSQ	3/4 STORY	1,458	1,458	116.91	170,455
BMT	BASEMENT	1,944	0	17.54	34,098
OFF	OPEN PORCH	32	0	24.00	768
Total		5,378	3,402		432,594

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street Traffic	
Bas \$/SQ	123.00
Size Adj	0.94
Constr Adj	1.01
Adj \$/SQ	116.91
Other Feats	57,907
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	490,501
Depreciation	369,102
Depr Total	121,399

Depreciation

Code	Description	AV	AV - Average	%
Condition				1.0
Functional				0.0
Economic				
Special	01 - Under C			75.0
OV				
Total Depreciation % >		75.3		

Remodeling History

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

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	2

Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/28/2023	M57924		MECH	17,000	0	Open	Install:Daikin 3.5 ton airhandler inverter Model#DFVE42CP1400Daikin heat pu

Special Features & Yard Items

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

Room Counts by Floor

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

Other Info.

AFDU	Priority
AFDU	PrioriD1c
	PrioriD2a
	PrioriD2b
	PrioriD2c
	PrioriD3a
	PrioriD3b
	PrioriD3c



1 Coggeshall Avenue - 300' Radius

Bristol, RI

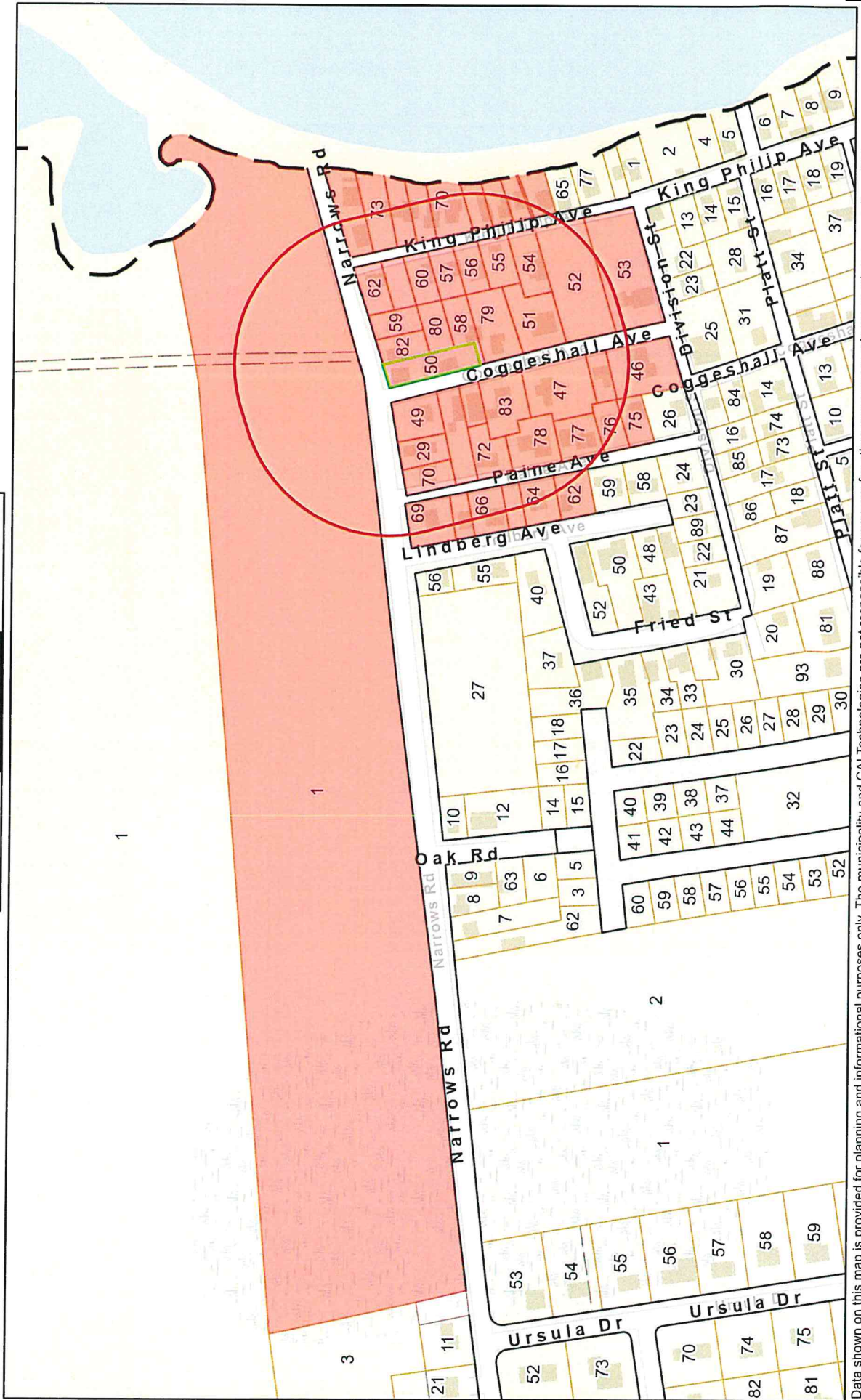
1 inch = 282 Feet



April 15, 2024



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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Subject Property:

Parcel Number: 147-50	Mailing Address: FAIR WIND PROPERTIES, LLC
CAMA Number: 147-50	P.O. BOX 333
Property Address: 1 COGGESHALL AVE	BRISTOL, RI 02809

Abutters:

Parcel Number: 142-1	Mailing Address: WAYPOYSET PRESERVE TRUST C/O
CAMA Number: 142-1	STEVEN JOHNSON
Property Address: NARROWS RD	345 CHANNEL VIEW, UNIT 101
	WARWICK, RI 02889

Parcel Number: 147-46	Mailing Address: BENEVIDES, KENNETH A. MARY LOU
CAMA Number: 147-46	ETU
Property Address: 40 COGGESHALL AVE	40 COGGESHALL AVE
	BRISTOL, RI 02809

Parcel Number: 147-47	Mailing Address: ANDERSON, ANSEL K
CAMA Number: 147-47	22 COGGESHALL AVE
Property Address: 22 COGGESHALL AVE	BRISTOL, RI 02809

Parcel Number: 147-48	Mailing Address: HEISLER, WALTER CHRISTOFF JR
CAMA Number: 147-48	8 COGGESHALL AVE
Property Address: 8 COGGESHALL AVE	BRISTOL, RI 02809

Parcel Number: 147-49	Mailing Address: MORENCY, LIONEL J LIFE ESTATE
CAMA Number: 147-49	MORENCY, RICHARD
Property Address: 2 COGGESHALL AVE	2 COGGESHALL AVE
	BRISTOL, RI 02809

Parcel Number: 147-50	Mailing Address: FAIR WIND PROPERTIES, LLC
CAMA Number: 147-50	P.O. BOX 333
Property Address: 1 COGGESHALL AVE	BRISTOL, RI 02809

Parcel Number: 147-51	Mailing Address: SLYE, ROBERT C & TRACY R TE
CAMA Number: 147-51	17 COGGESHALL AVE
Property Address: 17 COGGESHALL AVE	BRISTOL, RI 02809

Parcel Number: 147-52	Mailing Address: BRANCA-SANTOS, PAULA & SANTOS
CAMA Number: 147-52	RICHARD JR TE
Property Address: 31 COGGESHALL AVE	135 REMSEN RD
	YONKERS, NY 10710

Parcel Number: 147-53	Mailing Address: PIRES, EDMUND A JR, TRUSTEE-PIRES
CAMA Number: 147-53	TRUST ARMITAGE-BRISTOW, MARSHA;
Property Address: 41 COGGESHALL AVE	TRUSTEE, ARMITAGE-BRISTOW
	41 COGGESHALL AVE
	BRISTOL, RI 02809

Parcel Number: 147-54	Mailing Address: GIBALDI JUDITH M & ROCCO JT
CAMA Number: 147-54	20 LANGDON GROVE
Property Address: 97 KING PHILLIP AVE	CARMEL, NY 10512



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4/15/2024

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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Parcel Number: 147-55 CAMA Number: 147-55 Property Address: 101 KING PHILLIP AVE	Mailing Address: GORHAM, COURTNEY LOUISE & MONTESANO, MICHAEL JOSEF 101 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-56 CAMA Number: 147-56 Property Address: 103 KING PHILLIP AVE	Mailing Address: LOWE, DIANE VERDOLOTTI 23 CONE DR WEST WARWICK, RI 02893
Parcel Number: 147-57 CAMA Number: 147-57 Property Address: 105 KING PHILLIP AVE	Mailing Address: THURSTON, -PILLER RENA S. 105 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-58 CAMA Number: 147-58 Property Address: 11 COGGESHALL AVE	Mailing Address: BOTELHO, EDWARD 4 MUNRO AVE WARREN, RI 02885
Parcel Number: 147-59 CAMA Number: 147-59 Property Address: 136 NARROWS RD	Mailing Address: ALMEIDA, JULIE C 87 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 147-60 CAMA Number: 147-60 Property Address: 107 KING PHILLIP AVE	Mailing Address: COCHRAN, E. ROSS TRUSTEE 107 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-61 CAMA Number: 147-61 Property Address: KING PHILLIP AVE	Mailing Address: FAIRPOINT REALTY, LLC 34 BROAD COMMON RD BRISTOL, RI 02809
Parcel Number: 147-62 CAMA Number: 147-62 Property Address: 111 KING PHILLIP AVE	Mailing Address: FAIRPOINT REALTY, LLC 34 BROAD COMMON RD BRISTOL, RI 02809
Parcel Number: 147-66 CAMA Number: 147-66 Property Address: 96 KING PHILLIP AVE	Mailing Address: PEREIRA, ISAURA, LIFE ESTATE 273 PECKHAM ST FALL RIVER, MA 02724
Parcel Number: 147-67 CAMA Number: 147-67 Property Address: 98 KING PHILLIP AVE	Mailing Address: BEEBE, KEVIN J. MARY JANE TE 98 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-68 CAMA Number: 147-68 Property Address: 100 KING PHILLIP AVE	Mailing Address: CASHMAN, MURIEL A. LE ETAL YOUNG, DARLENE M. 100 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-69 CAMA Number: 147-69 Property Address: 102 KING PHILLIP AVE	Mailing Address: DAVIDOFF, SCOTT & BRANDY NICOLE TE 6409 MEADOWVIEW CT PLANO, TX 75024



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4/15/2024

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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Parcel Number: 147-70 CAMA Number: 147-70 Property Address: 104 KING PHILLIP AVE	Mailing Address: IRONS, STEPHEN L & KAREN M TE 104 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-71 CAMA Number: 147-71 Property Address: 106 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-72 CAMA Number: 147-72 Property Address: 108 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-73 CAMA Number: 147-73 Property Address: 110 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-74 CAMA Number: 147-74 Property Address: 148 NARROWS RD	Mailing Address: PACHECO, WALTER & KIMBERLY TE 148 NARROWS RD BRISTOL, RI 02809
Parcel Number: 147-75 CAMA Number: 147-75 Property Address: 10 COGGESHALL AVE	Mailing Address: MANCINI, LORI A. 10 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-79 CAMA Number: 147-79 Property Address: 15 COGGESHALL AVE	Mailing Address: MERKLE, JEFFREY C & EILEEN TE 15 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-80 CAMA Number: 147-80 Property Address: 132 NARROWS RD	Mailing Address: SHAW, ROBERT I & PATRICIA A. TE 67 TREASURE BOAT WAY WEST WAREHAM, MA 02576
Parcel Number: 147-82 CAMA Number: 147-82 Property Address: 134 NARROWS RD	Mailing Address: CALLERY, ALLYSEN W. HAYES, TED TE 134 NARROWS RD BRISTOL, RI 02809
Parcel Number: 147-83 CAMA Number: 147-83 Property Address: 14 COGGESHALL AVE	Mailing Address: CATALANO, FRANK P SUSAN ETUX TE 14 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-84 CAMA Number: 147-84 Property Address: 32 COGGESHALL AVE	Mailing Address: PICCIRILLI, MARIA E. 32 COGGESHALL AVENUE BRISTOL, RI 02809
Parcel Number: 147-87 CAMA Number: 147-87 Property Address: KING PHILLIP AVE	Mailing Address: GIBALDI JUDITH M & ROCCO JT 20 LANGDON GROVE CARMEL, NY 10512



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4/15/2024

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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Parcel Number: 148-29 CAMA Number: 148-29 Property Address: 126 NARROWS RD	Mailing Address: URSINI, JUSTIN R 126 NARROWS RD BRISTOL, RI 02809
Parcel Number: 148-62 CAMA Number: 148-62 Property Address: 21 LINDBERG AVE	Mailing Address: PINTO, MARK S. 21 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-64 CAMA Number: 148-64 Property Address: 14 PAINE AVE	Mailing Address: SPATES, RICHARD M. TRACEY M. TE 14 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-65 CAMA Number: 148-65 Property Address: 12 PAINE AVE	Mailing Address: DELL, NATHAN ALTON & SARAH HOGAN TE 10 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 148-66 CAMA Number: 148-66 Property Address: 9 LINDBERG AVE	Mailing Address: USHER, PATRICK JR. LEITE, DIANE JT 9 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-68 CAMA Number: 148-68 Property Address: 5 LINDBERG AVE	Mailing Address: DELL, JOHNATHAN EUGENE & SUSAN JEAN TE 41 HARRISON ST BRISTOL, RI 02809
Parcel Number: 148-69 CAMA Number: 148-69 Property Address: 110 NARROWS RD	Mailing Address: LAFAZIA, JOSEPH K. CATHERINE T. 110 NARROWS ROAD BRISTOL, RI 02809
Parcel Number: 148-70 CAMA Number: 148-70 Property Address: 112 NARROWS RD	Mailing Address: SERRA, JOSE ANTONIO FIGUEROA & DIAZ, SABRINA CANCEL TE 112 NARROWS RD BRISTOL, RI 02809
Parcel Number: 148-72 CAMA Number: 148-72 Property Address: 9 PAINE AVE	Mailing Address: SECURO, FRANCES E. LE DESILETS, ERIC M. 9 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-75 CAMA Number: 148-75 Property Address: 25 PAINE AVE	Mailing Address: DEBRONZO, JEAN E. 25 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-76 CAMA Number: 148-76 Property Address: 21 PAINE AVE	Mailing Address: KITTELL, LISA M. 21 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-77 CAMA Number: 148-77 Property Address: 19 PAINE AVE	Mailing Address: PIRES, DAVID A. PATRICIA A. 19 PAINE AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2024

Parcel Number: 148-78
CAMA Number: 148-78
Property Address: 15 PAINE AVE

Mailing Address: DUNCAN, WHITNEY P CHAIKIN,
CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840



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ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

DAVIDOFF, SCOTT & BRANDY
6409 MEADOWVIEW CT
PLANO, TX 75024

IRONS, STEPHEN L & KAREN
104 KING PHILLIP AVE
BRISTOL, RI 02809

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

DEBRONZO, JEAN E.
25 PAINE AVE
BRISTOL, RI 02809

KITTELL, LISA M.
21 PAINE AVE
BRISTOL, RI 02809

BEEBE, KEVIN J.
MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

DELL, JOHNATHAN EUGENE &
SUSAN JEAN TE
41 HARRISON ST
BRISTOL, RI 02809

LAFAZIA, JOSEPH K.
CATHERINE T.
110 NARROWS ROAD
BRISTOL, RI 02809

BENEVIDES, KENNETH A.
MARY LOU ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

DELL, NATHAN ALTON &
SARAH HOGAN TE
10 KINGSWOOD RD
BRISTOL, RI 02809

LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

BOTELHO, EDWARD
4 MUNRO AVE
WARREN, RI 02885

DUNCAN, WHITNEY P
CHAIKIN, CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840

LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

BRANCA-SANTOS, PAULA & SA
135 REMSEN RD
YONKERS, NY 10710

FAIR WIND PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809

MANCINI, LORI A.
10 COGGESHALL AVE
BRISTOL, RI 02809

CALLERY, ALLYSEN W.
HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

MERKLE, JEFFREY C & EILEE
15 COGGESHALL AVE
BRISTOL, RI 02809

CASHMAN, MURIEL A. LE ETA
YOUNG, DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

GIBALDI JUDITH M &
ROCCO JT
20 LANGDON GROVE
CARMEL, NY 10512

MORENCY, LIONEL J LIFE ES
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

CATALANO, FRANK P
SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

GORHAM, COURTNEY LOUISE &
101 KING PHILIP AVE
BRISTOL, RI 02809

PACHECO, WALTER & KIMBERL
148 NARROWS RD
BRISTOL, RI 02809

COCHRAN, E. ROSS TRUSTEE
107 KING PHILLIP AVE
BRISTOL, RI 02809

HEISLER, WALTER CHRISTOFF
8 COGGESHALL AVE
BRISTOL, RI 02809

PEREIRA, ISAURA, LIFE EST
273 PECKHAM ST
FALL RIVER, MA 02724

PICCIRILLI, MARIA E.
32 COGGESHALL AVENUE
BRISTOL, RI 02809

URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

PINTO, MARK S.
21 LINDBERG AVE
BRISTOL, RI 02809

USHER, PATRICK JR.
LEITE, DIANE JT
9 LINDBERG AVE
BRISTOL, RI 02809

PIRES, DAVID A.
PATRICIA A.
19 PAINE AVE
BRISTOL, RI 02809

WAYPOYSET PRESERVE TRUST
C/O STEVEN JOHNSON
345 CHANNEL VIEW, UNIT 101
WARWICK, RI 02889

PIRES, EDMUND A JR, TRUST
ARMITAGE-BRISTOW, MARSHA;
41 COGGESHALL AVE
BRISTOL, RI 02809

SECURO, FRANCES E. LE
DESILETS, ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

SERRA, JOSE ANTONIO FIGUE
DIAZ, SABRINA CANCEL T
112 NARROWS RD
BRISTOL, RI 02809

SHAW, ROBERT I & PATRICIA
67 TREASURE BOAT WAY
WEST WAREHAM, MA 02576

SLYE, ROBERT C &
TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

SPATES, RICHARD M.
TRACEY M. TE
14 PAINE AVE
BRISTOL, RI 02809

THURSTON, -PILLER RENA S.
105 KING PHILLIP AVE
BRISTOL, RI 02809