



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW MEETING**

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

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

**1. Pledge of Allegiance**

**2. Approval of Minutes:** February 6, 2023

**3. Continued Petitions**

**3A.** 2023-03 Larissa Laver, 103 Kickemuit Avenue (continued from January meeting): Special Use Permit: to keep up to 10 chicken hens on a residential property. *Applicant has requested to withdraw petition.*

**3B.** 2023-02 Christopher & Karen Ferreira, 1 Colonial Road (continued from February meeting): Dimensional Variances: to modify a previous decision to construct a 16ft. x 24ft. accessory garage with attached 10ft. x 16ft. carport by enlarging the proposed carport to 12ft 3in. x 21ft and connecting the structure to an existing single-family dwelling with less than the required right side yard and less than the required rear yard.

**3C.** 2023-08 Louis and Joan Cabral, 14 Union Street (continued from February meeting): Dimensional Variances: to construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure with less than the required rear yard

and at a size and height greater than permitted for accessory structures in the R-6 zoning district.

#### **4. New Petitions**

##### **4A.**

**4B.** 2023-09 Daniel L. and Lillian C. Leaser, 12 Brookwood Road: Dimensional Variances: to construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district. Located at 12 Brookwood Road; Assessor's Plat 79, Lot 452; Zone: R-10.

**4C.** 2023-10 George and Lisa Voutes, 17 Shore Road: Dimensional Variances: to remove an existing carport structure and construct a 22ft. x 27ft. single-story garage and mudroom addition and a 12.5ft. wide rear deck addition to an existing single-family dwelling with less than the required front yard and less than the required left side yard. Located at 17 Shore Road; Assessor's Plat 74, Lot 18; Zone: R-20.

**4D.** 2023-11 Joan C. Prescott, 167 State Street: Dimensional Variance: to construct an 8ft. x 13ft. rear deck addition to an existing single-family dwelling with less than the required left side yard. Located at 167 State Street; Assessor's Plat 18, Lot 41; Zone: LB.

**4E.** 2023-12 Alfred L. and Karen M. Collins, 980 Hope Street: Dimensional Variances: to construct an approximate 12ft. x 26ft. single-story addition and 12ft. x 18ft. deck addition to the rear of an existing single-family dwelling; and to construct an approximate 12ft. x 24ft. second-story addition above a portion of the existing dwelling with less than the required left side yard. Located at 980 Hope Street; Assessor's Plat 3, Lot 1; Zone: R-10.

**4F.** 2023-13 The Malverne Trust c/o Bart Kavanaugh and Betty Saks, Low Lane, Assessor's Plat 166, Lot 16: Special Use Permit: to modify a previous approval decision to temporarily maintain four (4) prefabricated relocatable shipping / storage containers on a residential property with screening to



be provided by a combination of a solid wood gate and evergreen tree plantings.

**5. Adjourned**

Date Posted: February 16, 2023

By: emt

TOWN OF BRISTOL  
COMMUNITY DEV.

Esteban and Larissa Laver  
103 Kickemuit Ave  
Bristol, RI 02809

2023 FEB 13 PM 2:10


To Whom It May Concern:

We are withdrawing the special use permit application for keeping chickens which was continued to the hearing scheduled for Monday 03/06/2023.

As per discussion with Ed Tanner, the chickens and coop will be removed from the property by April 5<sup>th</sup>.



Larissa Laver



Esteban Laver

Date: 02/13/2023



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

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

File #2023-02


**PUBLIC HEARING**

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

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

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

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

  
Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

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



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

**APPLICATION**

File No: 2023-02

Accepted by ZEO: GMT 11/29/2022

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

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

2022 NOV 29 AM 11:51

TOWN OF BRISTOL  
COMMUNITY DEV.

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

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

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

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

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

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

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

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

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

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

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

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

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

Print Name: Christopher Ferreira

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

Print Name: Christopher Ferreira

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

Name: N/A Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_

Note: See Exhibit A Explanation For Variance



### Addendum to Zoning Application

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

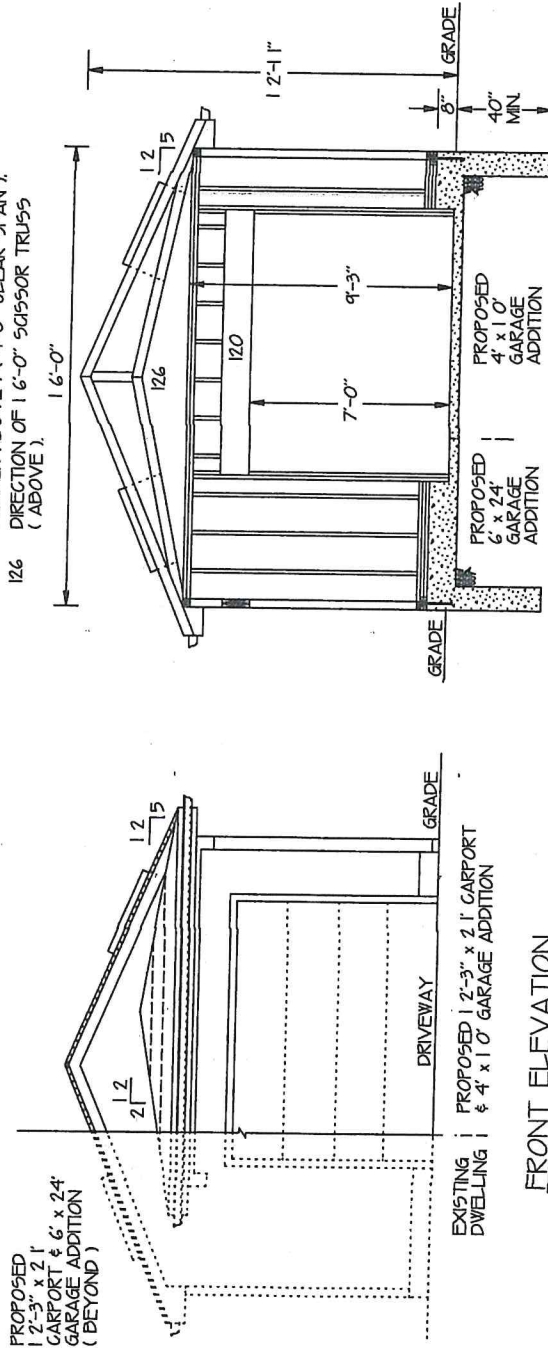
After demolishing the old structure and starting construction on the new foundation, I ran into a few challenges that required a modification to the existing plans originally submitted. The building inspector notified me when I applied for my permit that the building code requires a minimum of 2' from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

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

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

# STRUCTURAL - TO BE SIZED BY OTHERS

120 (2) - 1-3/4" x 11 7/8" "LVL" (GARAGE HEADER ABOVE) (9'-0" CLEAR SPAN).  
126 DIRECTION OF 16'-0" SCISSOR TRUSS (ABOVE).



## FRONT ELEVATION

## CROSS-SECTION PLAN

### TYPICAL GARAGE CONSTRUCTION

TYPICAL ROOF SCISSOR TRUSS CONSTRUCTION TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURE & INSTALLED @ 2'-0" O.C. SIMPSON H25A HURRICANE TIE (EACH TRUSS), 5/8" TIG ADVANTAGE 099 ROOF SHEATHING, FELT PAPER, (APPLY ICE / WATER SHIELD BARRIER ALONG THE EAVES), ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, 1" x 4" FRIEZE O.C. FLOORING (UNFINISHED CEILING) (SEE APPENDIX "AA" FOR CODE DETAILS)

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

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

### TYPICAL VINYL WINDOW

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

### TYPICAL SKYLIGHT WINDOWS

W/ FLASHING KIT & SCREEN UNFINISHED

### TYPICAL FOUNDATION CONSTRUCTION

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

### TYPICAL GARAGE FLOOR CONSTRUCTION

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

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

### TYPICAL EXTERIOR SPECIFICATIONS

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

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

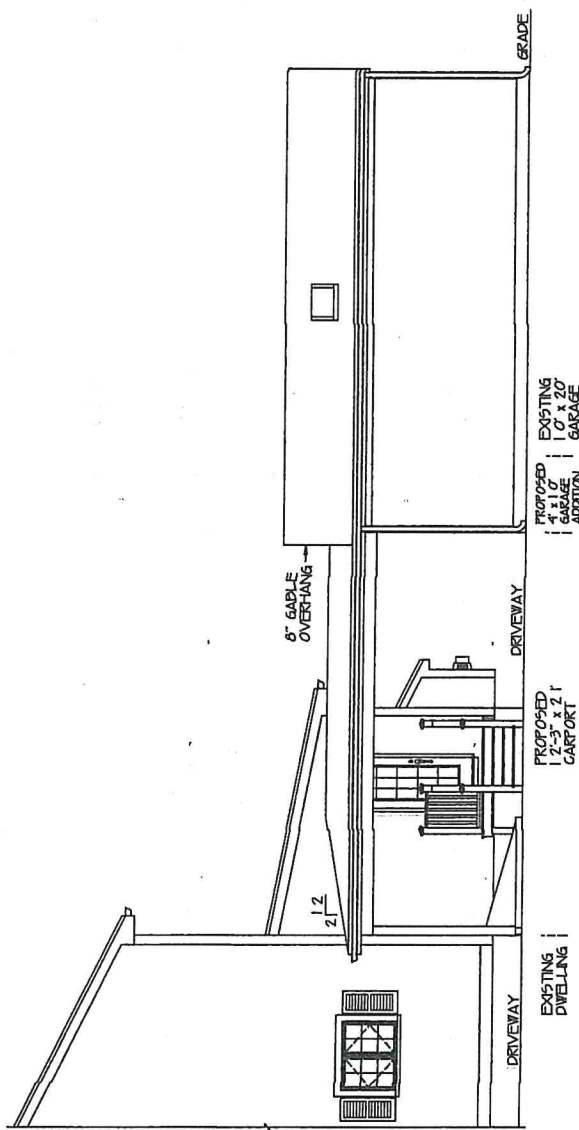
MR. & MRS. FERREIRA

FRONT ELEVATION &

GARAGE CROSS-SECTION PLAN

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

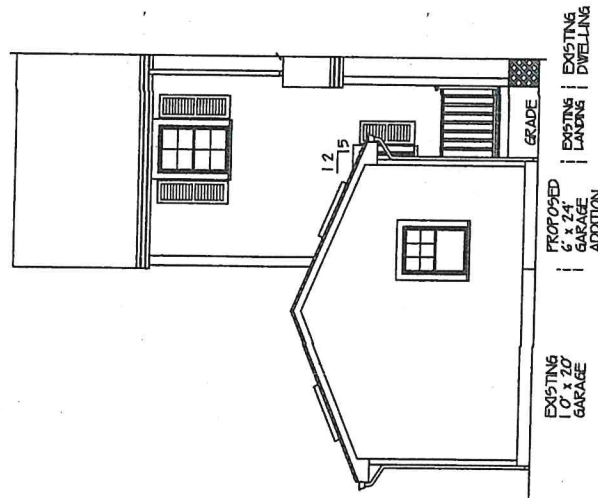




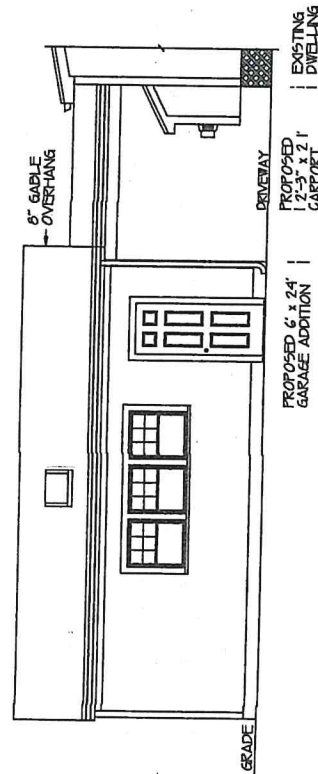
PROPOSED RENOVATIONS,  
4' x 10' + 6' x 24' GARAGE  
ADDITIONS & 12'-3" x 21'  
CARPORT

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

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



REAR ELEVATION



LEFT ELEVATION

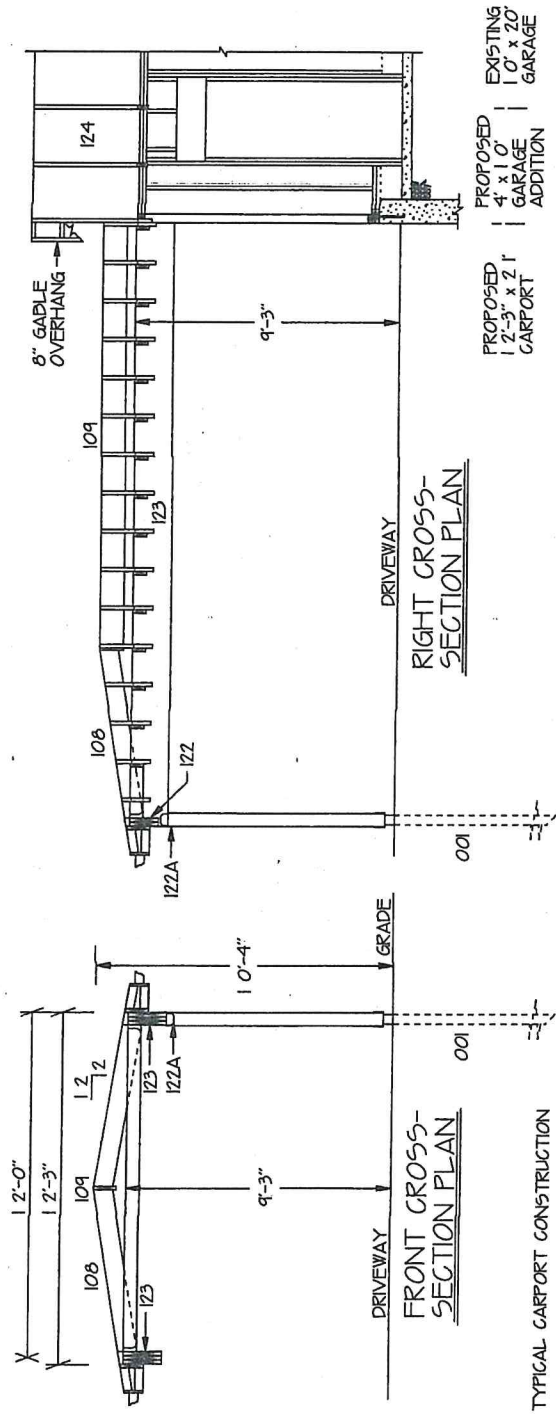
PROPOSED RENOVATIONS,  
4' x 10' + 6' x 24' GARAGE  
ADDITIONS & 12'-3" x 2'  
CARPORT

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

MR. & MRS. FERREIRA

REAR & LEFT ELEVATIONS

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



### STRUCTURAL - TO BE SIZED BY OTHERS

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

### KEY NOTES:

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

### TYPICAL CARPORT CONSTRUCTION

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

### TYPICAL SOFFIT CONSTRUCTION

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

### TYPICAL CEILING CONSTRUCTION

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

### TYP. POST / TECHNO METAL POST CONSTRUCTION

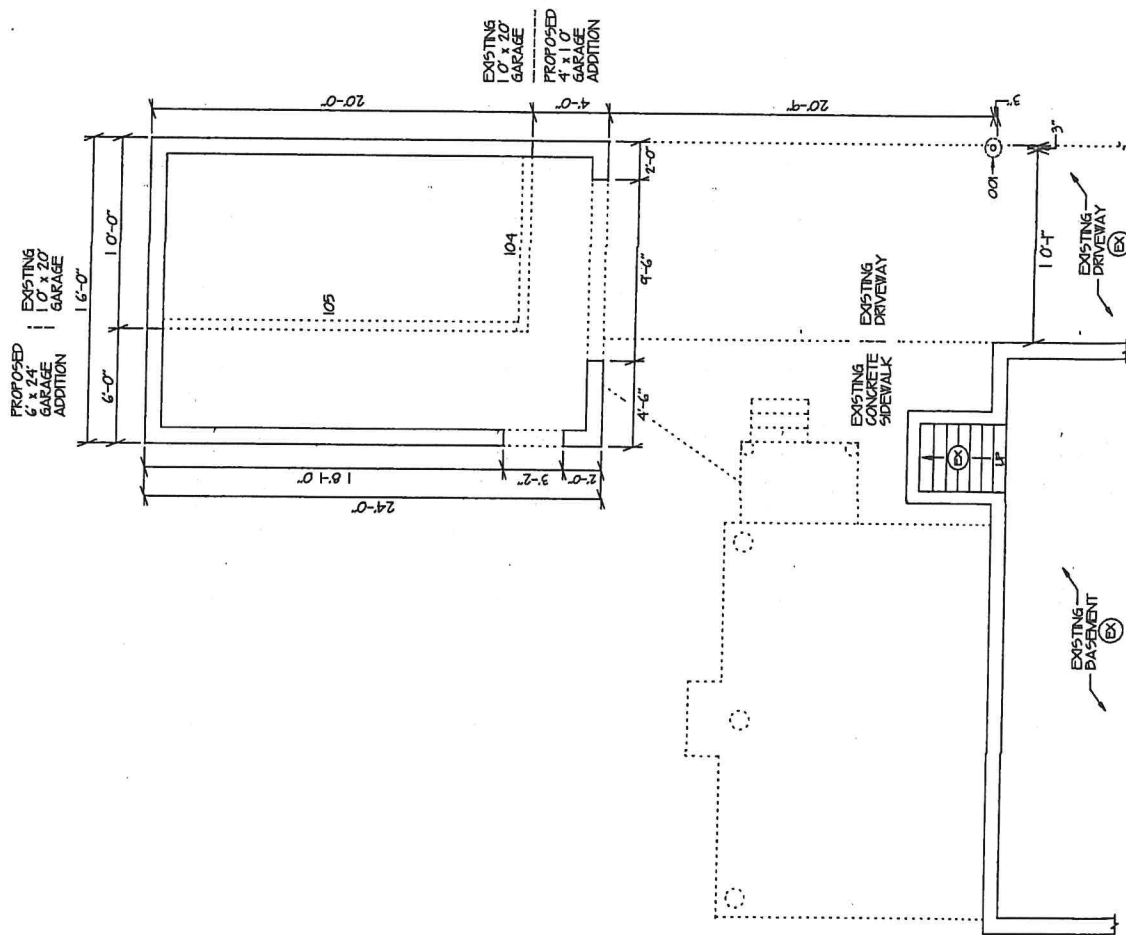
6" x 6" P.T. POST, SIMPSON DCG POST CAPS ( TO BEAM ), FASTENED TO TECHNO ENGINEERED HELICAL PIER FOUNDATION SYSTEM ( SIZE & DEPTH TO BE DETERMINED AS PER MANUFACTURER SPECS ( TEL: 203 723-9904 )

### TYPICAL DRIVEWAY CONSTRUCTION

EXISTING ASPHALT DRIVEWAY ( TO REMAIN ) PATCH AS NEEDED

TYPICAL MEASUREMENTS FOR CONSTRUCTION FIELD VERIFY ALL MEASUREMENTS

MR. & MRS. FERREIRA			
CARPORT CROSS-SECTION PLAN			
DATE	11-8-22	SCALE	3/16" = 1'-0"
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KEY NOTES:

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

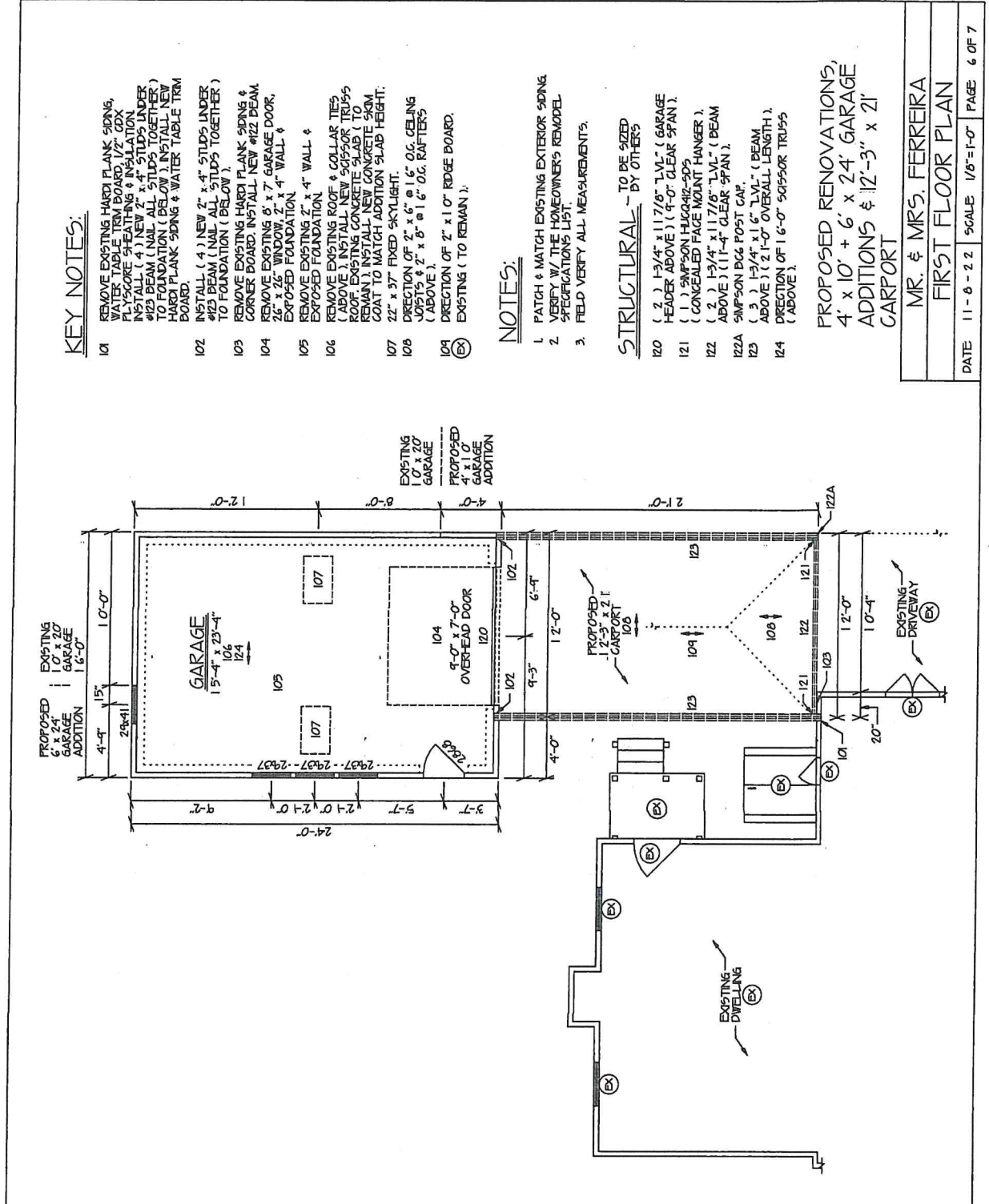
NOTES:

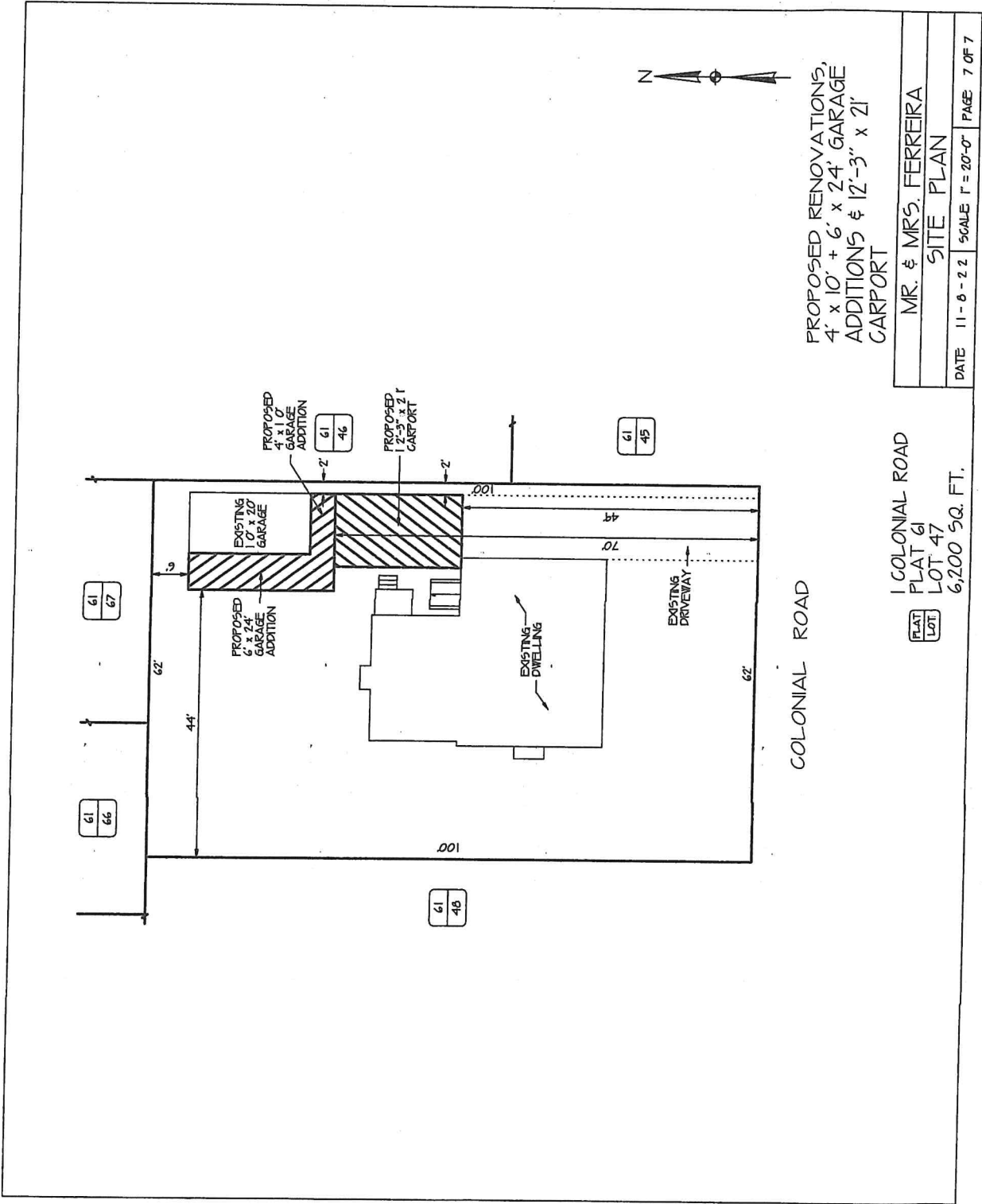
1. GARAGE CONCRETE WALLS TO BE 10".
2. GARAGE CONCRETE SLAB TO BE 4".
3. PIN FOUNDATION WALLS W/ #4 REBAR.

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

MR. & MRS. FERREIRA  
FOUNDATION PLAN

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

► 1 COLONIAL RD

► Plat/Lot 61 47

► Account: 3920

LUC 01

Zone R-10

► Assessment

\$377,700

Card 1 of 1



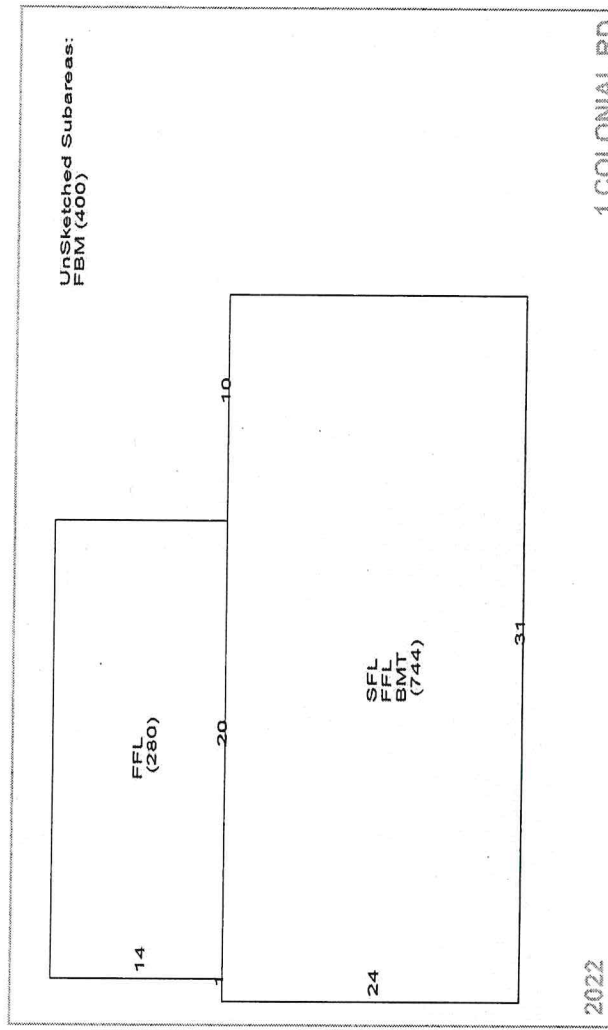
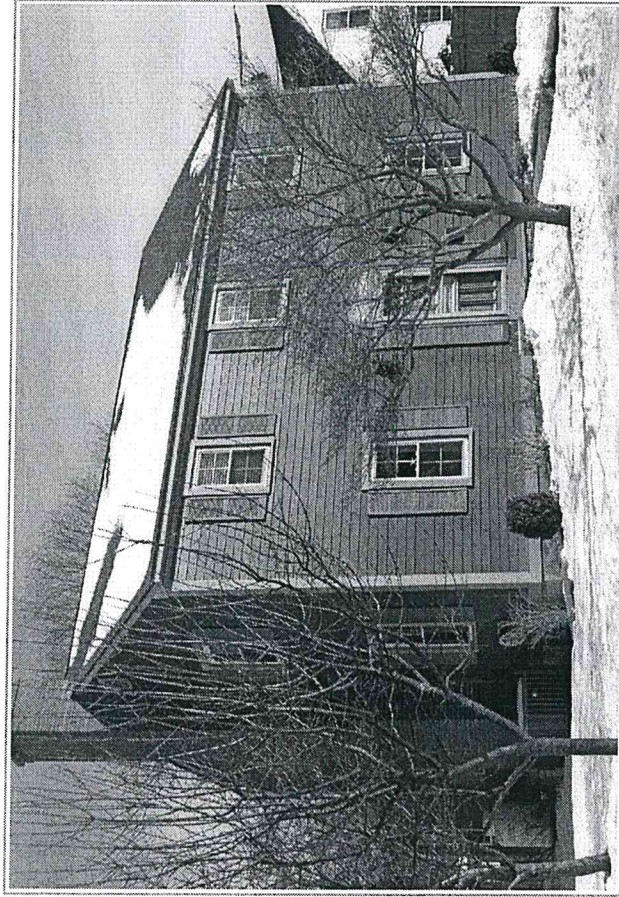
NORTHEAST  
REVALUATION GROUP LLC

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

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

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

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



► Land Information					
Use	Description	Units	Unit Type	Land Type	LT Fact
1	01 Single Fam	0.14233	AC	P	1.00
2					
3					
4					

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



## Plat/Lot 61 47

Account: 3920

LUC 01

Zone R-10

Assessment

\$377,700

## Building Information

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

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

## Room Counts by Floor

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

## Grade

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

## Depreciation

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

## Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Baths				

## Condo Data

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

## Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
04/05/2010	B33304		BLDG	0		Closed	REPLACE SIDING
04/03/2009	B32004		BLDG	0		Closed	CONSTRUCT A NEW THREE SEASON ROOM TO REAR OF HOME
03/27/2009	D64		DEMO	0		Closed	REMOVE SCREENED IN PORCH FROM REAR OF HOME
04/23/2008	E10596		ELEC	0		Closed	REVAMP SERVICE FROM 100 AMP TO 200 AMP

## Special Features &amp; Yard Items

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

## Other Info.

AFDU	
PriorD1b	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

## Sub-Area Detail

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

## Notes

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

## Visit History

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





# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

## Subject Property:

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

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

## Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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12/13/2022

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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

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



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12/13/2022

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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

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



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# 300 foot Abutters List Report

Bristol, RI  
December 13, 2022

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

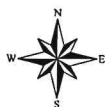


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# 1 Colonial Road - 300' Radius

Bristol, RI

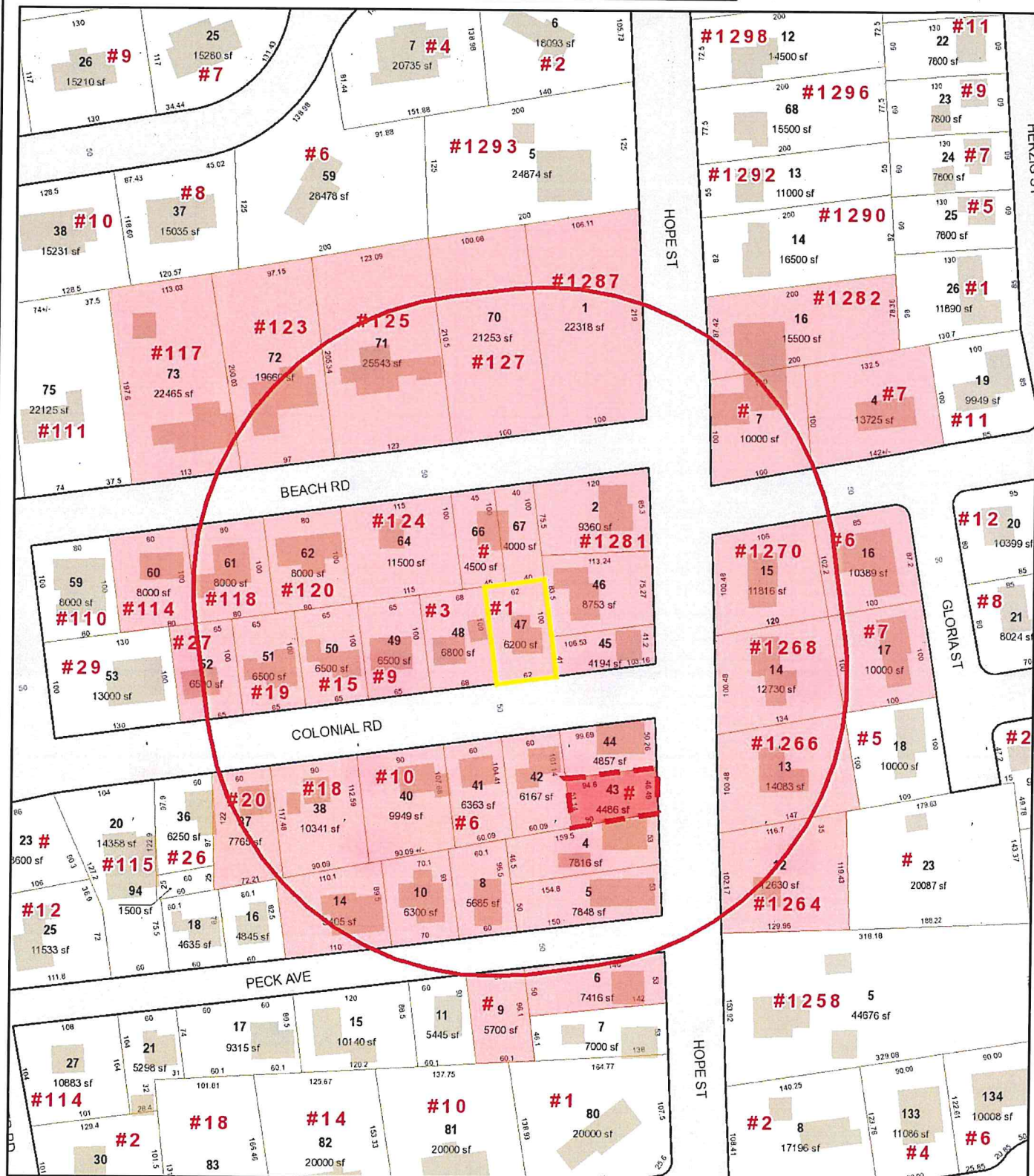


December 13, 2022

1 inch = 140 Feet

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0 140 281 421



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1282 REALTY LLC  
690 WARREN AVE  
EAST PROVIDENCE, RI 02914

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

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

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

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

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

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

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

MCPOLAND, JOHN  
7 GLORIA ST  
BRISTOL, RI 02809

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

GHARIB, SHARAREH  
114 BEACH RD  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

HAYES, MARY ANN  
95 KICKEMUIT AVE  
BRISTOL, RI 02809

OWEN, STACY L  
127 BEACH RD  
BRISTOL, RI 02809

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

HETFIELD MARGARET L TRUST  
18 COLONIAL RD  
BRISTOL, RI 02809

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

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

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

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

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

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

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



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

ZEXTER, MELISSA R  
124 BEACH RD  
BRISTOL, RI 02809

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

SIENKIEWICZ, JOHN JR  
2 COLONIAL RD  
BRISTOL, RI 02809

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

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

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

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

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

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

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

**Ed Tanner**

---

**From:** Lou Cabral [REDACTED]  
**Sent:** Friday, February 24, 2023 11:48 AM  
**To:** Ed Tanner  
**Cc:** Melanie Wolfe; [REDACTED]  
**Subject:** 14 Union Street

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

Good Morning Mr. Tanner;

At the Zoning Board of Review meeting held on **February 6, 2023** my application requesting dimensional relief at 14 Union Street, consistent with Section 28-409 of the Zoning Ordinance, was continued to the **March 6, 2023** meeting of the Zoning Board of Review.

Because of scheduling and other conflicts, my consultants (Architecture and Engineering) have not been able to complete the additional work requested in the timeframe required and therefore, I respectfully ask that the 14 Union Street application be continued to the **April 3, 2023** meeting of the Zoning Board of Review.

My wife and I very much appreciate the Board's consideration of this request. Please let me know if there is anything else I need to do in order to achieve the requested extension.

Best Regards;

Lou Cabral



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

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

File #2023-08

**CORRECTED PUBLIC HEARING\***

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

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

**at 7:00 P.M.**

**Bristol Town Hall  
10 Court Street**

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

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

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, February 2, 2023.



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

TOWN OF BRISTOL  
COMMUNITY DEV.

2023 JAN 12 AM 11:15

## APPLICATION

File No: **2023-08**

Accepted by ZEO: ERT 1/12/2023

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

1. Location of subject property: 14 UNION STREET

Assessor's Plat(s) #: 15

Lot(s) #: 52

2. Zoning district in which property is located: R-6

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

☒ X Dimensional Variance(s)

☐ Special Use Permit

☐ Use Variance

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

☒ Dimensional Variance Section(s):

☐ Special Use Permit Section(s):

☐ Use Variance Section(s):

1. FRONT YARD SET-BACK FOR PORCH

2. ACCESSORY GARAGE

3. OVERALL SIZE AND REAR YARD SETBACK

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

ATTACHED

6. How long have you owned the property?: 2.5 YEARS

7. Present use of property: SINGLE FAMILY RESIDENCE VACANT

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

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

PLEASE SEE ATTACHED SITE PLAN

10. Proposed use of property: SINGLE FAMILY RESIDENCE



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

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

PLEASE SEE ATTACHED SITE PLAN

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

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

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

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

If yes, has he refused a permit? \_\_\_\_\_

If refused, on what grounds? \_\_\_\_\_

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

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

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

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

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

Applicant's Signature: Louis A. Cabral Joan Cabral

Date: 1/12/2023

Print Name: LOUIS A. CABRAL JOAN CABRAL

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

Date: 1/12/2023

Print Name: LOUIS A. CABRAL JOAN CABRAL

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

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_

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

**Applicant:**

Louis Cabral  
304 Church Pond Drive  
Tiverton RI 02878

Re: 14 Union Street

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

**Porch:**

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

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

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

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

**Garage:**

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

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

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

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



*Refer to page 10 re: concept review*

## BRISTOL HISTORIC DISTRICT COMMISSION

AUGUST 4, 2022 MINUTES

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

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

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

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

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

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

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

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

### Applications

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

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

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



## Bristol Historic District Commission Minutes, August 4, 2022

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

### 22-084: 14 Union Street

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

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

### Monitor Reports & Project Updates

None to be had.

### HDC Coordinator Approvals

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

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



► Bristol

► 14 UNION ST

Card 1 of 1



► Plat/Lot 15 52

► Account: 961

LUC 01

Zone R-6

► Assessment

\$676,900

► Owner

► Owner Account #:

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

► Previous Owners & Sales Information

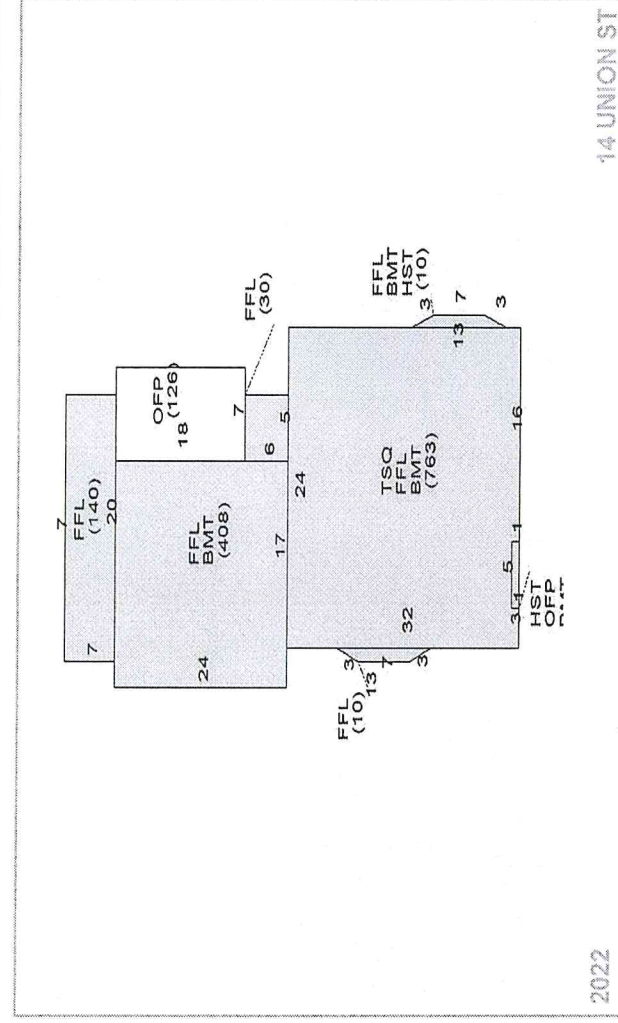
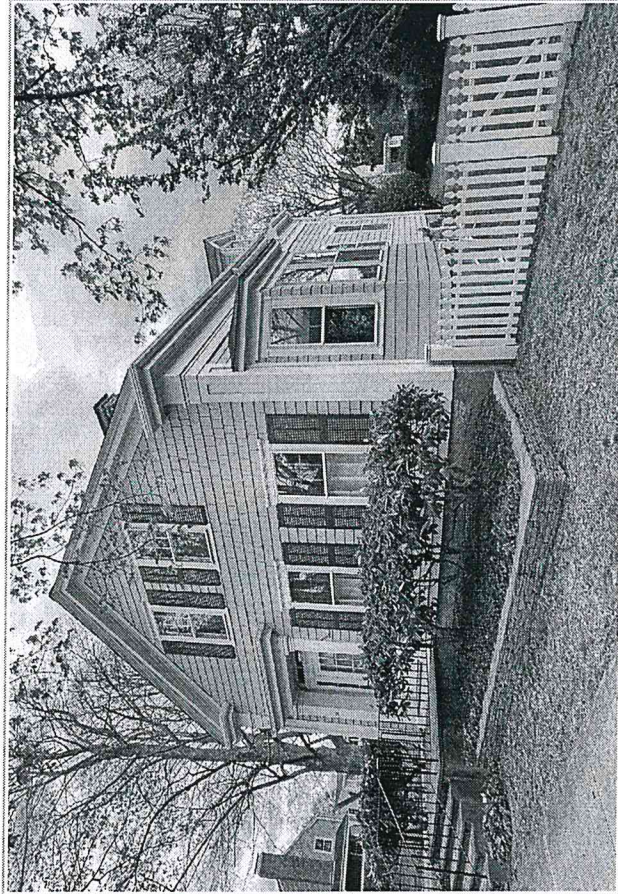
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
WESTON, EDWIN J & BETTY A LE	04/17/2020	705,000	2030-21		W
WESTON, EDWIN J	03/27/2015	1	1795-178	A	C
WESTON, EDWIN J ET UX	05/15/2012	0	1649-242	A	T
MEMORANDUM OF TRUST	05/15/2012	0	1649-240		
MEMORANDUM OF TRUST	05/15/2012	0	1649-238		

► Assessment

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

► Previous Assessments

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



► Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,553,652	I							214,000			1.00	0
2 01 Single Fam	0.16024	AC	EX	0.20	1,535,000	277,708	I							44,500			1.00	0
3																		
4																		





## Building Information

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

## Grade

Grade	Q3	Q3
Year Built	1846	EFF Year
Alt LUC		Alt %

## Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street Traffic	

## Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unde V
FFL	1st FLOOR	1,361	1,361	206.08	280,462
TSQ	3/4 STORY	572	572	206.07	117,924
HST	HALF STORY	8	8	206.10	1,546
OPF	OPEN PORCH	131	0	18.92	1,854
BMT	BASEMENT	1,186	0	30.90	36,658
Total		3,258	1,941		438,444

## Visit History

Date	Result	By
8/16/2021	REVIEW	JH
4/30/2021	MEASURED	MM
4/24/2019	ADJ-HEARIN	JH
10/5/2018	REVIEW	JH
10/4/2018	MEASURED	JN
1/11/2008	LISTED	
1/10/2008	MEASURE	

## Notes

EXTERIOR RENOVATIONS 12/05 EAS, GUTTER REPAIR MEMORANDUMS OF TRUST BK 164 PGS 238 & 240 5/15/2012 remove and repair section of roof close in skylight add roof vent. R & R roof on garage 11-5-13 mcb approve by BHDC 11/05/11/2021 Very minor changes made to the building based on an exterior-only inspection (interior inspections not allowed during Covid-19 issues) and measurements. 7 x 4 rear patio added.

## Remodeling History

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

## Condo Data

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

## Building Permits

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

## Special Features &amp; Yard Items

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

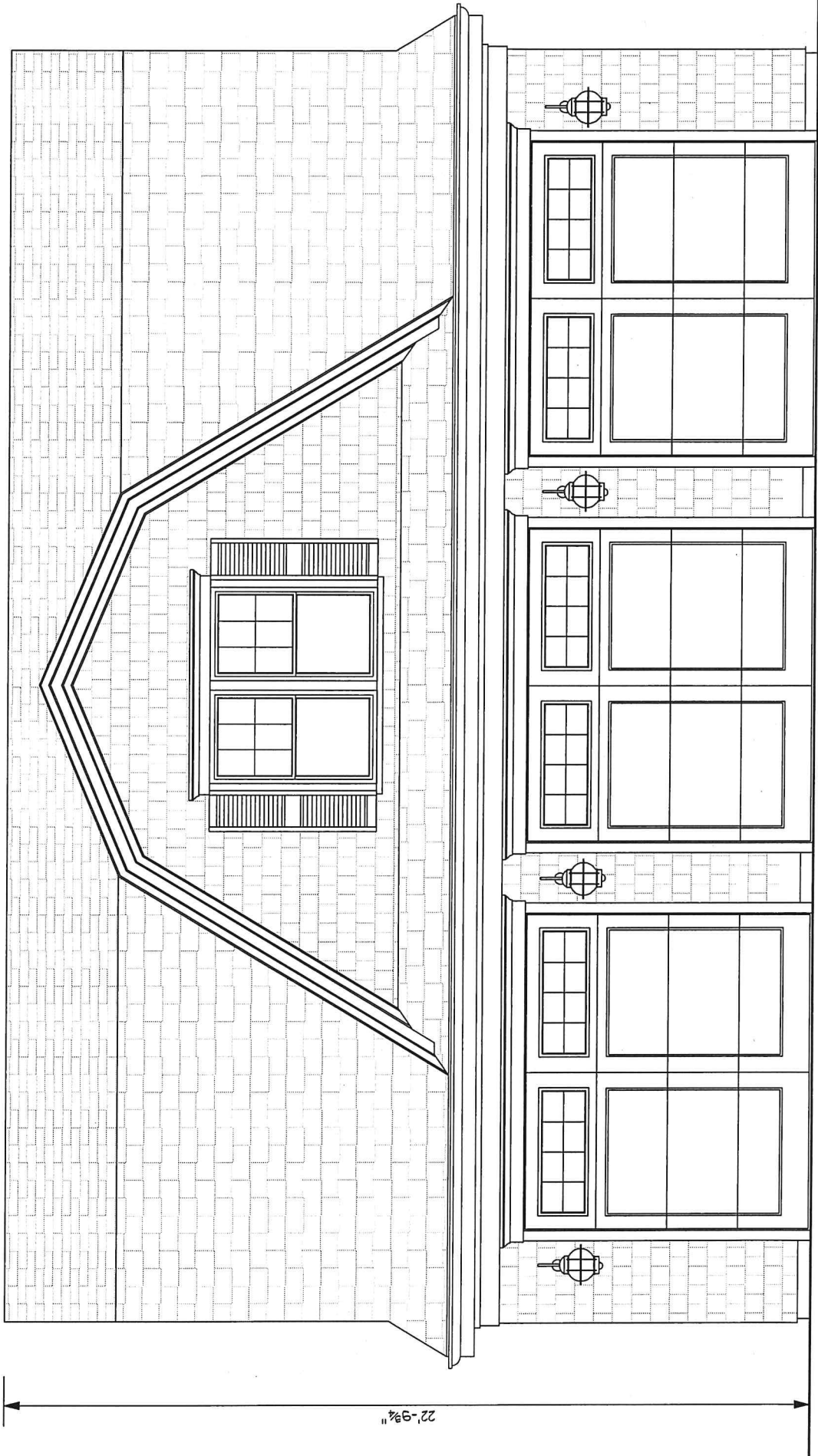
## Other Info.

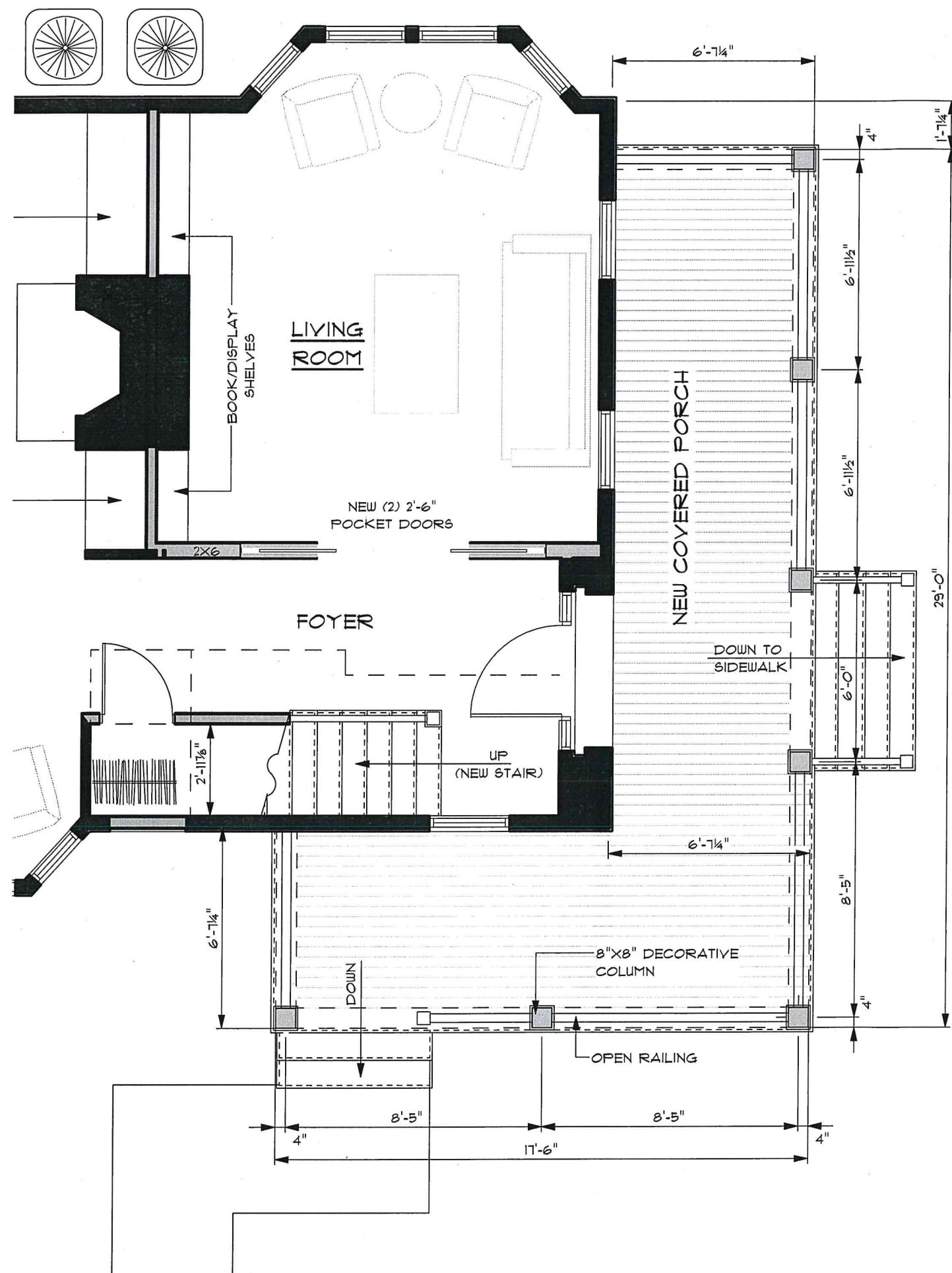
AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

## Room Counts by Floor

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









ZONING VARIANCE NOTE:

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

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



SITE LOCUS  
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

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

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

SURVEY NOTE:

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

\*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOT COVERAGE:

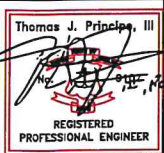
EX. DWELLING (TO BE REMOVED) - ±1,440 SF  
EX. COVERED PORCH (TO BE REMOVED) - ±120 SF  
EX. GARAGE (TO BE REMOVED) - ±606 SF

TOTAL EXISTING LOT COVERAGE - 2,166 SF

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

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

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

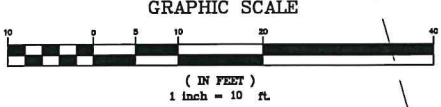
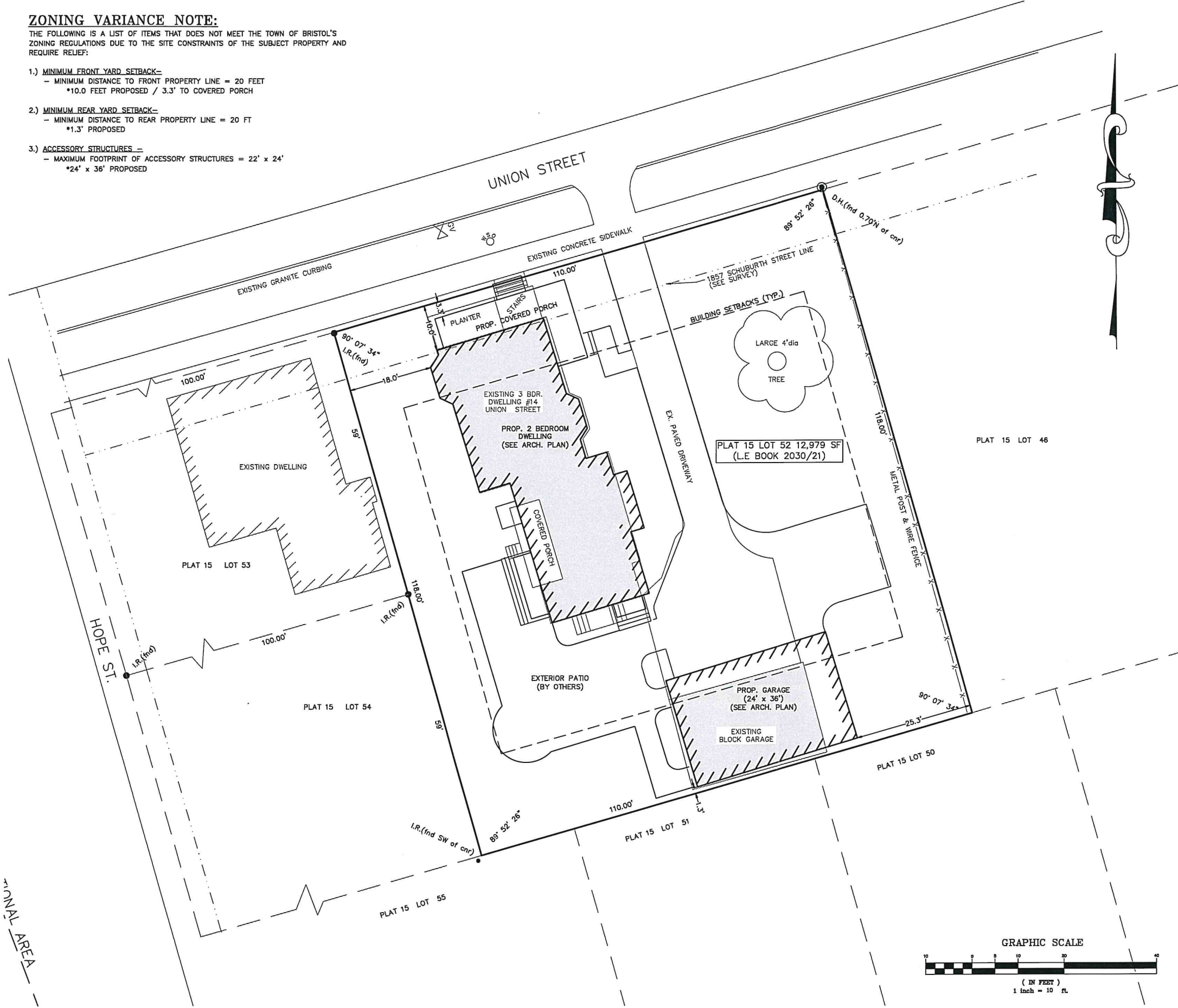


PRINCIPE COMPANY, INC.  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DR.  
TIVERTON, RI 02878  
401-816-6386  
www.PrincipeCompany.com

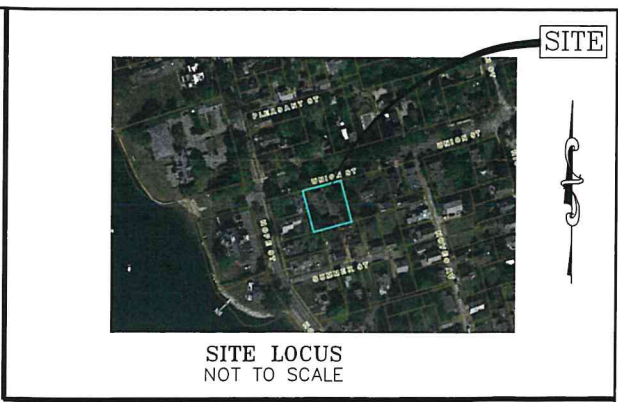
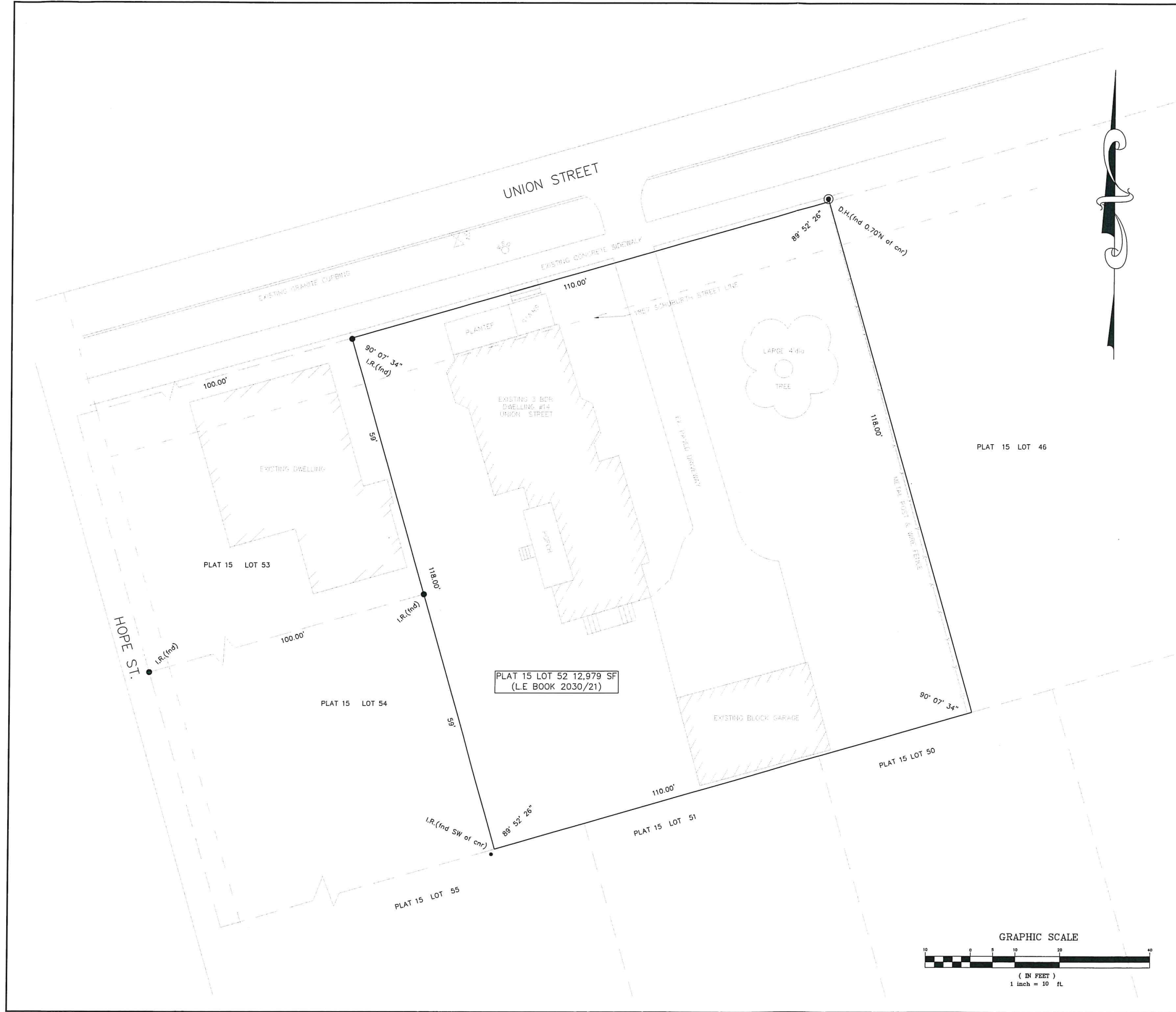
REVISIONS			
No.	DATE	BY	CHKD

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

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







**LEGEND AND ABBREVIATIONS:**

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

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(401) 254-0824

\*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

**ZONING:**

R-6 ZONE  
MINIMUM LOT AREA = 6,000 SF  
MINIMUM LOT FRONTAGE = 60 FT  
MINIMUM FRONT SETBACK = 20 FT (OR AVG. OF BLOCK, WHICHEVER IS LESSER)  
MINIMUM SIDE SETBACK = 10 FT  
MINIMUM REAR SETBACK = 20 FT  
MAXIMUM LOT BUILDING COVERAGE = 30%  
MAXIMUM BUILDING HEIGHT = 35 FT  
MAXIMUM ACCESSORY BUILDING HEIGHT = 20 FT (22' x 24' MAX FOOTPRINT)

 Thomas J. Principe, III No. 9107 REGISTERED PROFESSIONAL ENGINEER	<b>PRINCIPLE COMPANY, INC.</b> ENGINEERING DIVISION PO BOX 298 TIVERTON, RI 02878 401-816-5385	
	<b>EXISTING CONDITION SITE PLAN</b> for 14 UNION STREET AP 15 LOT 52 in BRISTOL, RHODE ISLAND	
SCALE: 1" = 10'		SHEET NO: 1 of 1
DRAWN BY: JRM		DESIGN BY: JRM
DATE: 7/27/21		CHECKED BY: TJP
		PROJECT NO.: 14 UNION ST.



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



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



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



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

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

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

REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



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

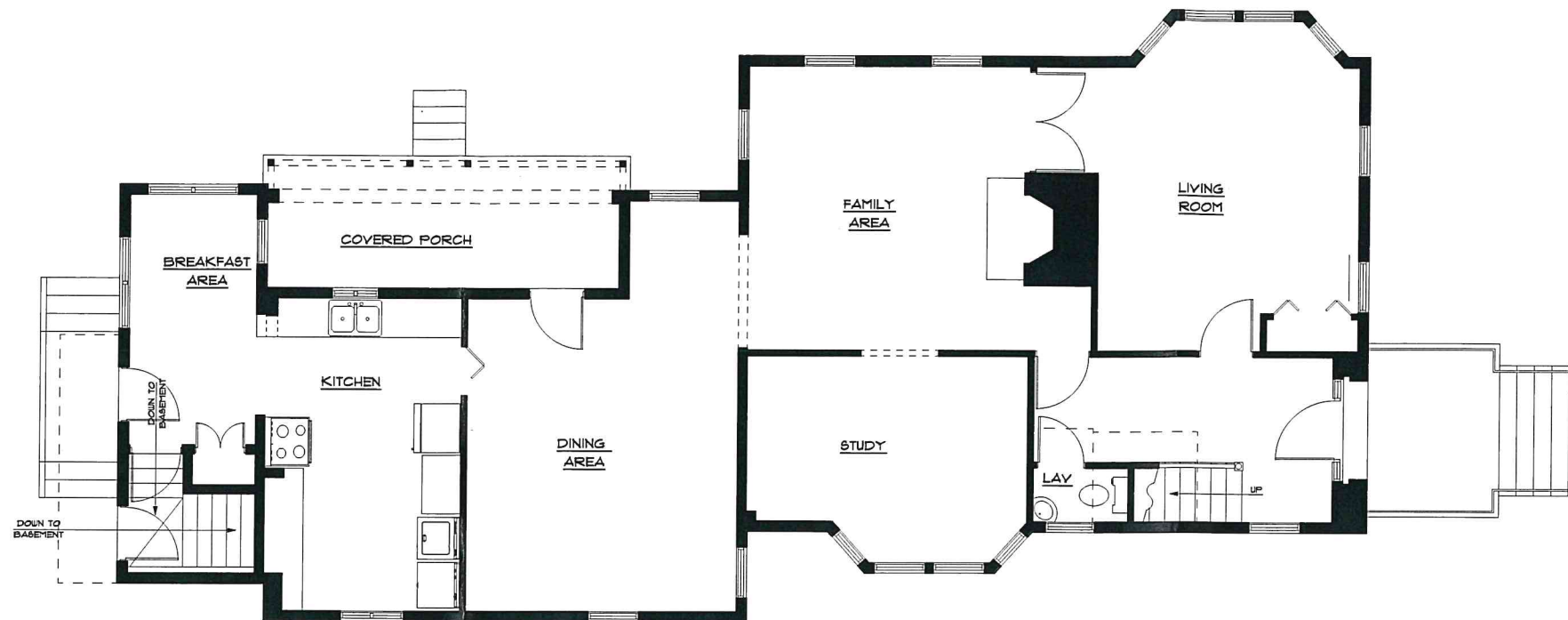
**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

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

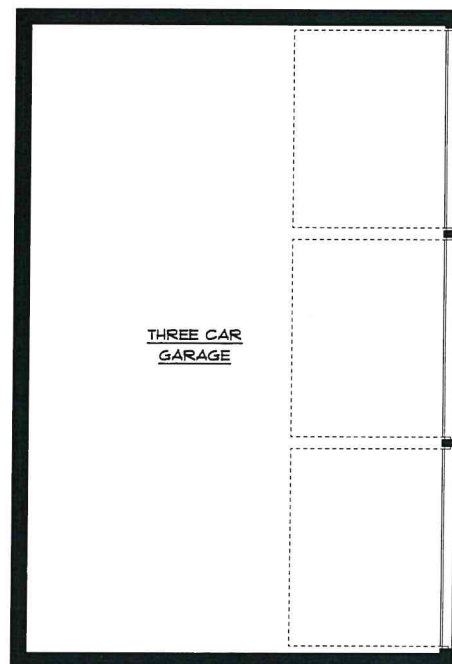
SHEET TITLE:  
**EXISTING  
EXTERIOR  
ELEVATIONS**

**EX-1**

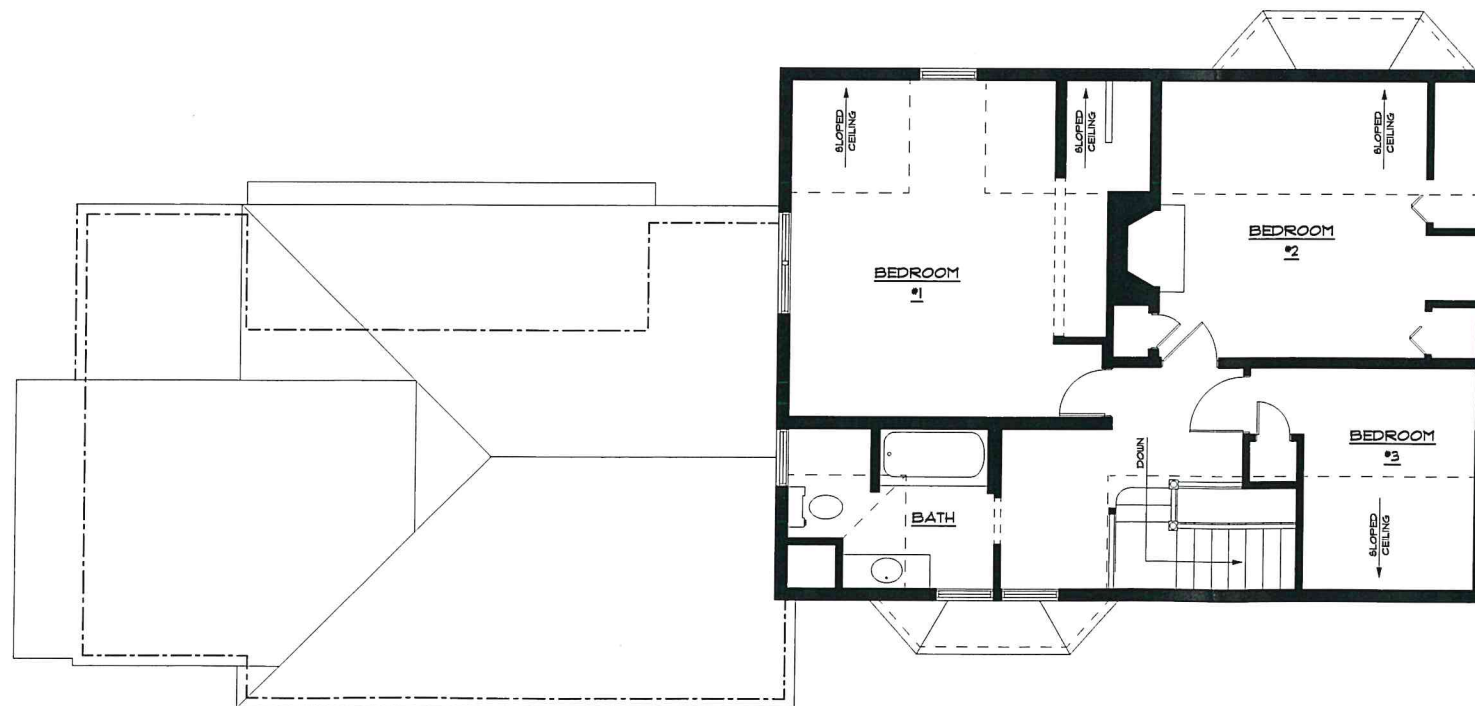




FIRST FLOOR PLAN  
EXISTING 1/4" = 1'-0"



THREE CAR  
GARAGE



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


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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



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

**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

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

SHEET TITLE:  
**EXISTING  
FLOOR PLANS**

**EX-2**  
SHEET 2 OF 2





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



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



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

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

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

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

SHEET TITLE:

**EXTERIOR  
ELEVATIONS**

**A-1**



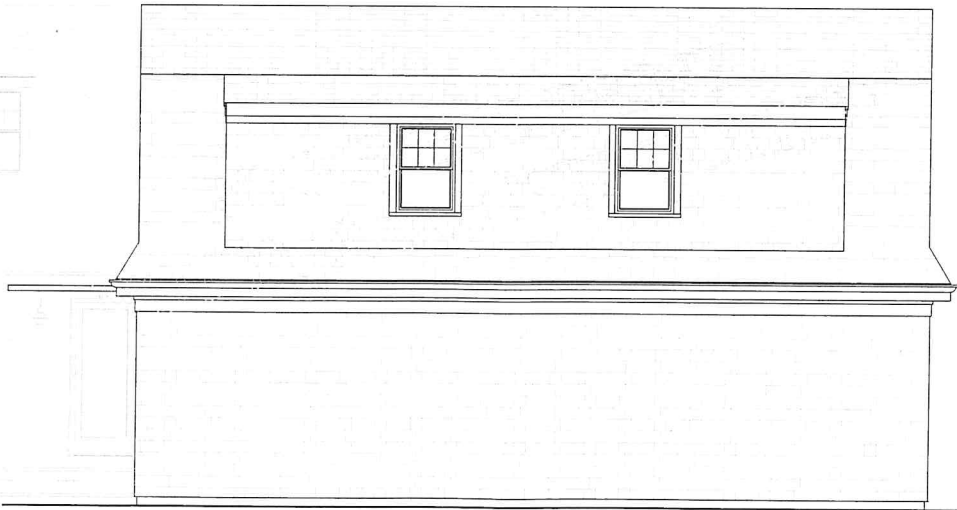
WEST ELEVATION

1/4" = 1'-0"



GARAGE NORTH ELEVATION

1/4" = 1'-0"



GARAGE SOUTH ELEVATION

1/4" = 1'-0"

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

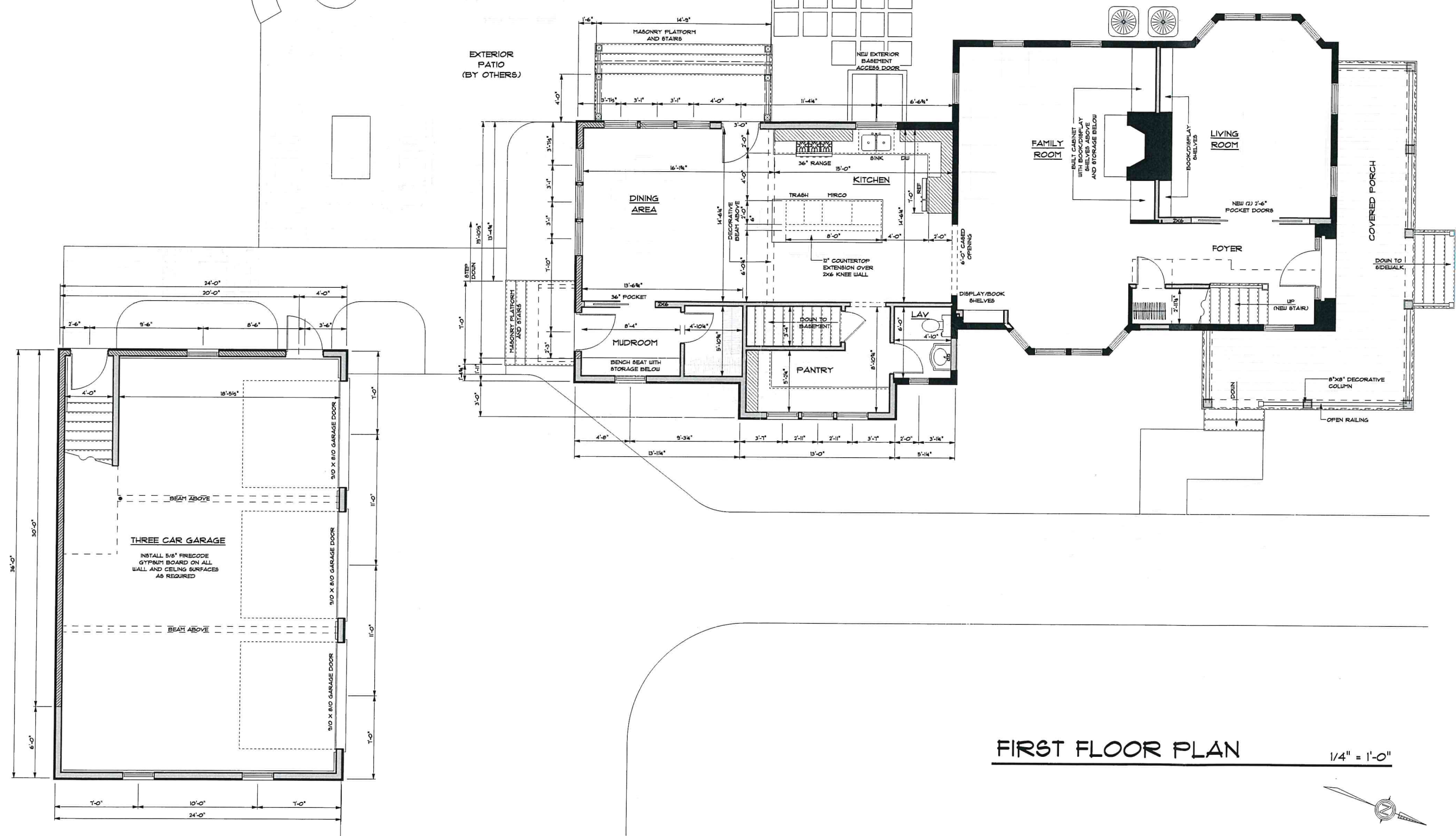
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TEL - (508)-675-2500  
FAX - (508)-675-2600

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

SHEET TITLE:  
**EXTERIOR  
ELEVATIONS**

**A-2**





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

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

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

REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

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



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

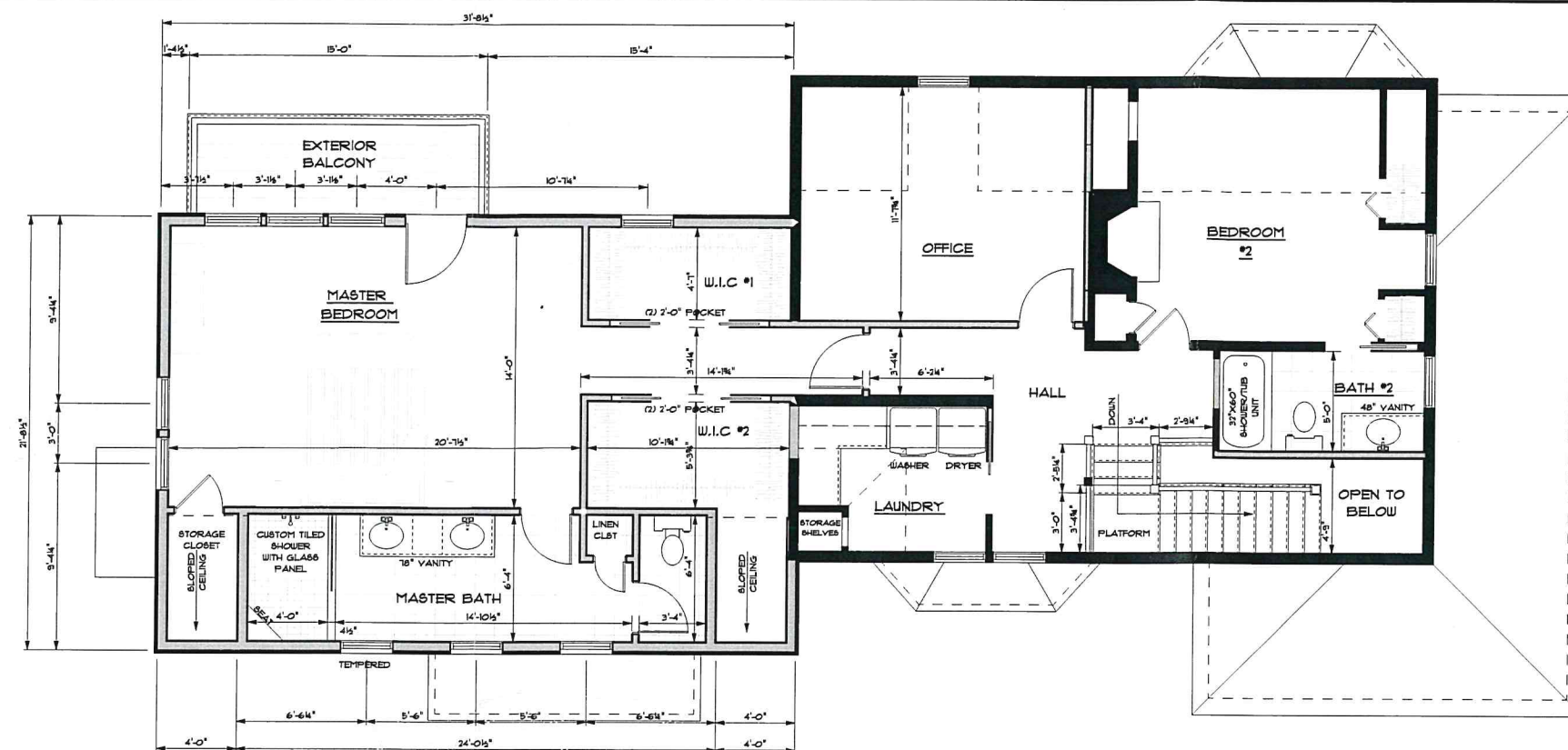
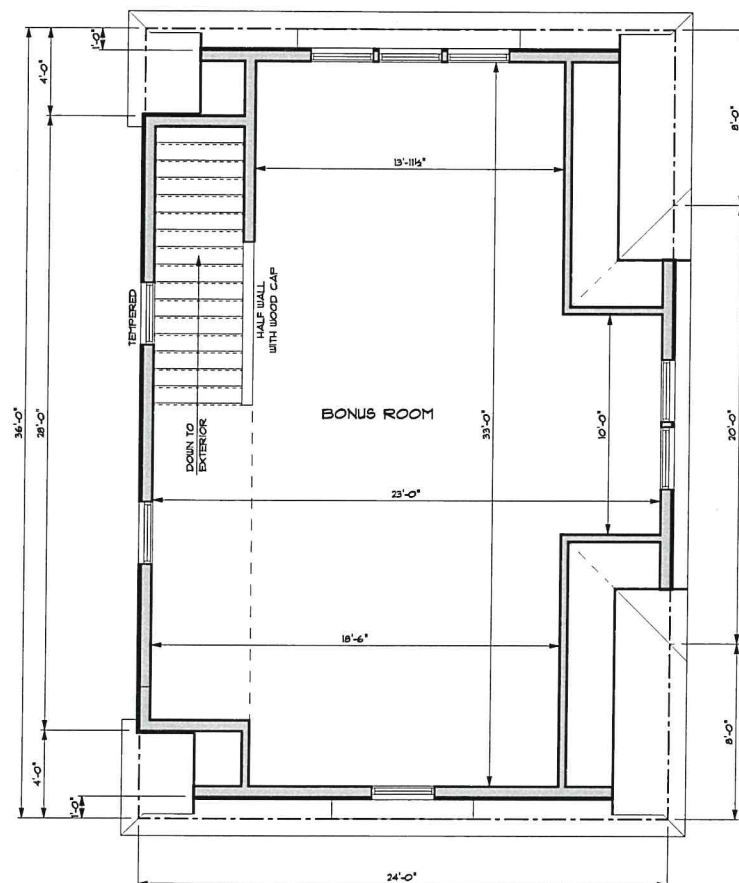
**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

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

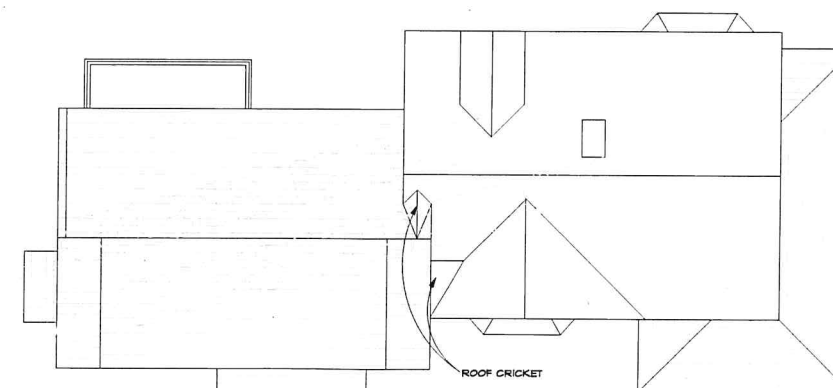
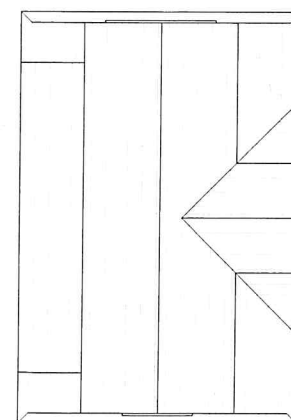
SHEET TITLE:  
**FIRST FLOOR PLAN**

**A-3**  
SHEET 5 OF 5





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



ROOF PLAN  $\frac{1}{8}'' = 1'-0''$

(M.E.) = MATCH EXISTING

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE CONSTRUCTION, INC. THE CONTRACTOR SHALL BE CAREFUL TO ENTER INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO MAKE ANY CHANGES OR MODIFICATIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS, ELEVATIONS, AND DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. MINOR DISCREPANCIES SHALL BE CORRECTED BY THE CONTRACTOR. ALL DIMENSIONS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM OR HER.

[illegible]

PROJECT	
---------	--

A NEW DETACHED GARAGE FOR:

## CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET

BRISTOL, RHODE ISLAND



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

**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI

REVIEWED BY: M. POTOCKI

CSTONE PROJECT #: 21503

DATE: 10 JAN 22

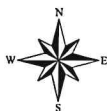
SCALE: AS NOTED

	SHEET TITLE:
--	--------------

## SECOND FLOOR AND ROOF PLAN

A-4

SHEET 6 OF -



# 14 Union St. - 200' Radius

Bristol, RI

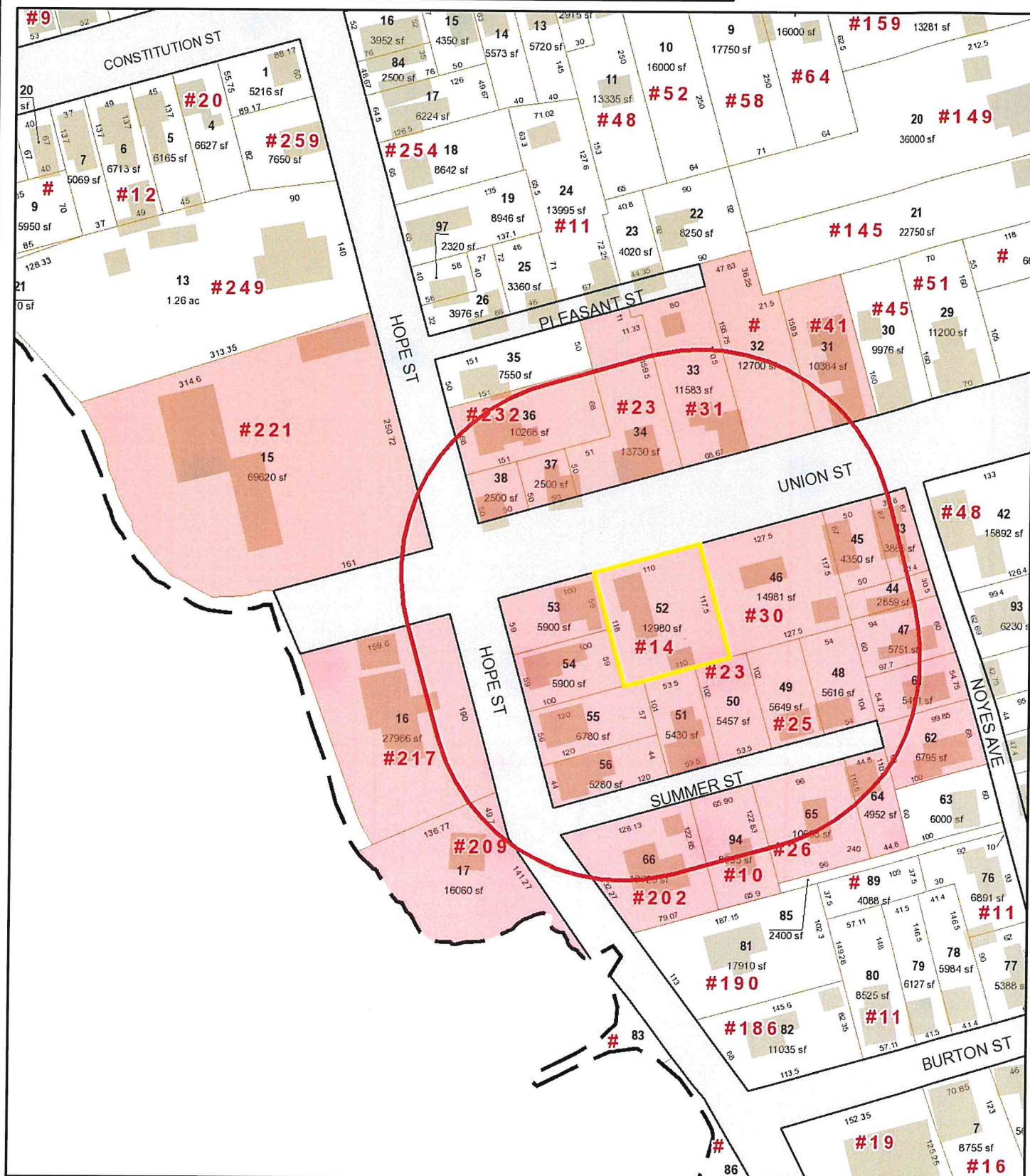


January 17, 2023

1 inch = 140 Feet

0 140 281 422

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# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3C.

## Subject Property:

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

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

## Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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1/17/2023

Page 1 of 5





# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3C.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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1/17/2023

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Page 2 of 5

Abutters List Report - Bristol, RI



# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3C.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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1/17/2023

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Abutters List Report - Bristol, RI





# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3C.

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



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# 200 foot Abutters List Report

Bristol, RI  
January 17, 2023

Item 3C.

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



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1/17/2023

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221 HOPE LLC  
48 CONSTITUTION ST  
BRISTOL, RI 02809

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

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

AGUIAR, ALMERINDA  
218 HOPE ST  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

BAKER, JOHN  
LINDA  
25 SUMMER ST  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

CHRISTINA, MARTHA  
17 UNION ST  
BRISTOL, RI 02809

HANSON, WADE R  
29 SUMMER ST  
BRISTOL, RI 02809

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

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

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

HURLEY, JAMES T  
7 DONALD RD  
PLYMOUTH, MA 02360

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

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

JOHNSON, SUSAN E  
221 HOPE ST  
BRISTOL, RI 02809

PACHECO, JASON D  
27 NOYES AVE  
BRISTOL, RI 02809

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

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

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

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

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

RODRIGUES, JOYCE C  
209 HOPE STREET  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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





## Town of Bristol, Rhode Island

### Zoning Board of Review

#### STAFF REPORT FOR:

FILE NO. 2023-09

APPLICANT: Daniel L. and Lillian C. Leaser  
 LOCATION: 12 Brookwood Road  
 PLAT: 79 LOTS: 452 ZONE: R-10

#### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size 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.

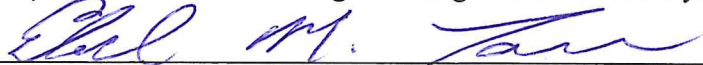
#### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 24' x 26' accessory garage structure on this corner lot located on the easterly side of Brookwood Road and the southerly side of Fenmore Road. This property is a nonconforming single lot of record containing approximately 5,596 square feet of lot area. The proposed garage would be located in the southeasterly corner of the property and would conform to the required six foot minimum setback from the side and rear (east and south) property lines. The proposed structure would, however, be located partially within the front yard setback from Fenmore Road. As proposed, the structure would be located approximately 18 feet from the northerly Fenmore Road property line. As a corner lot, this property has two front yards for purposes of determining zoning setbacks. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zoning district. The proposed garage would also be larger than the maximum 22' x 24' size that the zoning ordinance permits for accessory structures in the R-10 zone.

The applicants also propose construction of a "decorative pergola" structure to be located between the existing dwelling and the proposed garage. This structure would measure approximately 10' in width and 35' in length, and it would be located within the front yard setback from Fenmore Road at approximately 10 feet from the northerly property line. The applicants would be required to obtain a building permit to install this structure, and I believe that it is subject to zoning regulation as an accessory structure.

The portion of Fenmore Road that abuts this property is an unimproved "paper" street. The paved portion of Fenmore Road extends from the east ending at approximately the easterly property line of the applicants' lot (see attached GIS aerial photo map). Remaining portions of the right of way are maintained as grass or gravel parking, and vehicular travel is prohibited. The applicant's design plans for the proposed garage depict two vehicular doors on the north elevation of the structure, and their project narrative states that the structure would be used for vehicle storage. However, plans do not show any extension of the existing gravel driveway (part of the Fenmore Road paper street) to access the garage. Should the applicant's propose to bring vehicular access to the garage, the Board should consider requiring improvements to Fenmore Road and the possibility of improving the remaining unimproved portion of the right of way, to fully connect Fenmore Road with Brookwood Road.

Recall that May 2020 (File No. 2020-16), the applicants received dimensional relief to construct a two-story addition to the existing dwelling within the front yard setback from Fenmore Road.

 2/24/2023  
 Edward M. Tanner, Zoning Officer





# 12 Brookwood Road

Bristol, RI



February 24, 2023

1 inch = 35 Feet

www.cai-tech.com



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.





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

**STAFF REPORT FOR:**

FILE NO. 2023-11

APPLICANT: Joan C. Prescott  
LOCATION: 167 State Street  
PLAT: 18 LOT: 41 ZONE: LB

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**

Construct an 8ft. x 14ft. rear deck 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 a dimensional variance to construct an 8ft. x 14ft. rear deck addition to the existing single-family dwelling at this property located on the northerly side of State Street. Recall that in September 2022, the Board approved a dimensional variance (File No. 2022-29) for the construction of a rear sunporch addition to this dwelling. The applicant now proposes to add a deck to the rear of the previously approved sunporch. This property is a rather narrow nonconforming lot containing only 35 feet of lot width and approximately 3,000 square feet of lot area. The proposed rear deck would measure approximately 8 feet in width and 14 feet in length across the rear of the sunroom addition. The deck would then have a landing and stairs providing access to/from the easterly driveway side of the property. As proposed, the deck would be located approximately 6.7 feet from the westerly left side property line. The zoning ordinance requires a 10 foot side yard setback in the LB zone.

 2/24/2023  
Edward M. Tanner, Zoning Officer





## Town of Bristol, Rhode Island

### Zoning Board of Review

#### STAFF REPORT FOR:

FILE NO. 2023-12

APPLICANT: Alfred L. Collins  
 LOCATION: 980 Hope Street  
 PLAT: 3 LOT: 1 ZONE: R-10

#### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 12ft. x 26ft. single-story addition and 12ft. x 18ft. deck addition to the rear of an existing single-family dwelling; and to construct an approximate 12ft. x 24ft. second-story addition above a portion of the existing 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 variance to construct several additions to the existing single-family dwelling at this property located on the easterly side of Hope Street. This property is a rather narrow lot with 54 feet of lot frontage. The existing dwelling is located at the northerly left side property line and at a slight angle to the south. The applicant proposes to add a 12' x 26' single-story rear addition which will consist of additional first floor kitchen and dining room living space. Due to the slope of this property, this addition would also include a lower level slab on grade "walk out" basement. The applicant also proposes an approximate 12' x 18' rear deck addition to be added off the proposed first floor addition. This deck would include stairs extending down to the rear yard. The final proposed addition would consist of an approximate 12' x 24' bedroom and bathroom addition above a portion of the existing dwelling footprint.

As proposed, the rear addition and deck would extend beyond the footprint of the existing dwelling at or within a foot or two of the left side property line. Given the angle of the existing structure relative to the north property line, the proposed additions would be further away from the property line than the existing dwelling. The proposed second story addition would be above the existing dwelling footprint, and would thus extend to (or very close to) the north side property line. The zoning ordinance typically requires a 15 foot side yard setback in the R-10 zone. However, as this property lacks the required minimum lot frontage and lot width for the R-10 zone, it is considered a nonconforming substandard lot of record. Thus, the minimum side yard setbacks are reduced to 11 feet (20% of 55 feet of lot width) per Section 28-221(a)(2)b. of the zoning ordinance.

 2/24/2023  
 Edward M. Tanner, Zoning Officer



## Town of Bristol, Rhode Island

### Zoning Board of Review

#### STAFF REPORT FOR:

FILE NO. **2023-13**

APPLICANT: The Malverne Trust c/o Bart Kavanaugh and Betty Saks

LOCATION: Low Lane

PLAT: 166                      LOT: 16                      ZONE: R-40

#### APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Modify a previous approval decision to temporarily maintain four (4) prefabricated relocatable shipping / storage containers on a residential property with screening to be provided by a combination of a solid wood gate and evergreen tree plantings.

#### COMPREHENSIVE PLAN REVIEW:


As this application is for a special use permit, it requires review by the Planning Board or the Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application at a meeting on November 28, 2022 prior to the Board's previous review of application No. 2022-37. The TRC recommended approval of the request for a special use permit subject to conditions regarding the submittal of detailed design details for any proposed fencing or screening.

#### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting that the Board modify its previous approval of a special use permit to temporarily maintain four (4) metal storage / shipping containers on this property located on the northerly side of Low Lane. Recall that the Board approved a special use permit for this property in December 2022 (File No. 2022-37) subject to a condition that the containers be screened from view from neighboring properties and from Low Lane by an eight-foot high chain link fence with opaque green colored slats as depicted on the image provided from the "Wood and Wire" website and agreed to by the applicant's representatives during this public hearing. The applicant is now requesting that the Board modify the previous approval and issue a new special use permit approving the temporary maintenance of the four storage containers without a fence screening. The applicant instead proposes to screen the containers from neighboring properties and Low Lane with evergreen trees planted along the westerly and portions of the northerly property lines; and with a solid wood gate to be installed at the entrance driveway at Low Lane.

As noted in my previous staff report, lot 16 is a primarily undeveloped parcel that is currently being utilized as a staging area for construction of a new residential dwelling at the nearby 13 Low Lane property to the west. The applicant's proposal is to maintain four 40-foot long containers for use in storing building supplies during house construction. These containers are currently located on the property. Lot 16 is separated from the 13 Low Lane parcel (lot 5) by an approximate 20 foot wide strip of land that provides driveway access to the property at 15 Low Lane.

The Zoning Ordinance permits the keeping of "prefabricated relocatable steel buildings, box trailers, or shipping or cargo containers" as an accessory in the R-40 zone only with a special use permit. In addition to the standards for relief for a special use permit found in Section 28-409(c)(2) of the Zoning Ordinance, the proposed use is also subject to the four specific standards found in Section 28-150(i).

 2/24/2023  
 Edward M. Tanner, Zoning Officer





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

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

File #2023-09

**PUBLIC HEARING**

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

**Monday, March 6, 2023**

**at 7:00 P.M.**

**Bristol Town Hall**

**10 Court Street**

**APPLICANT: Daniel L. and Lillian C. Leeser**

**PROPERTY OWNER: Daniel L. and Lillian C. Leeser**

**LOCATION: 12 Brookwood Road**

**PLAT: 79 LOT: 452**

**ZONE: R-10**

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district.**

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

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, March 2, 2023.



# Town of Bristol, Rhode Island

Department of Community Development

Zoning Board of Review

TOWN OF BRISTOL  
COMMUNITY DEV.  
2023 FEB -3 AM 10:01

## APPLICATION

File No: 2023-09

Accepted by ZEO: *[Signature]* 2/3/2023

<b>APPLICANT</b>	Name: Daniel & Lillian Leeser		
	Address: 12 Brookwood Road		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: (508) 782-9333	Home:	Work/Cell:
<b>PROPERTY OWNER</b>	Name: Same As		
	Address: Above		
	City:	State:	ZIP:
	Telephone #:	Home:	Work/Cell:

1. Location of subject property: 12 Brookwood Road, Bristol, RI 02809

Assessor's Plat(s)#: 79

Lot(s) #: 452

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 Residential Zones, Table B &

Special Use Permit Section(s):

28-142 d1 Yard Requirements and Exceptions

Use Variance Section(s):

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

6. How long have you owned the property?: 09/21/2016

7. Present use of property: Single Family Residence

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

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

Main House: +/-32' x 34', 1023 SF, +/-19'-2"

(No Existing Garage)

10. Proposed use of property: Single Family Residence



11. Give extent of proposed alterations: Construct a detached garage with an extra 4' of depth (to be 24'x 26')
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
24'x 26' , 624 SF , 20' tall (see attached)
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- |                      |                              |                              |
|----------------------|------------------------------|------------------------------|
| Front lot line(s):   | Required Setback: <u>30'</u> | Proposed Setback: <u>18'</u> |
| Left side lot line:  | Required Setback: _____      | Proposed Setback: _____      |
| Right side lot line: | Required Setback: _____      | Proposed Setback: _____      |
| Rear lot line:       | Required Setback: _____      | Proposed Setback: _____      |
| Building height:     | Required: _____              | Proposed: _____              |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
 Required: 25% per R-10 Zone Proposed: 36%  
40% per Sect. 28-221 1b
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? No  
 If yes, has he refused a permit? \_\_\_\_\_ If refused, on what grounds? \_\_\_\_\_
15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: Yes Sewer: Yes
17. Is the property located in the Bristol Historic District or is it an individually listed property?: No
18. Is the property located in a flood zone? No If yes, which one?: No

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: Feb 2 2023

Print Name: Daniel Leeser

Property Owner's Signature: 

Date: Feb 2 2023

Print Name: Lillian Leeser

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

Name: Patrick Connors, AIA

Telephone #: 1 (401) 861-1600

Address: 317 Iron Horse Way, Providence RI 02908

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

**5. Written Statement:**

The Owners of the subject property purchased it with the intention of adding a detached garage for daily use to complement their retirement house. A Class-1 survey of the property was done in September 2019, and revealed that the subject property (on a corner lot) is an existing non-conforming lot (5,596 SF; 4,404 SF less than the 10,000 SF minimum required for an R-10 zone), and that the existing house was constructed over the front (west) zoning setback along Brookwood Road and the front (north) setback on Fenmore Road.

The owners are planning a 1-3/4 story 24'x 26' detached accessory garage to the east side of their lot. The garage will be for automobile storage, a workshop space and second level loft for storage. As a detached structure, the garage has an "accessory" classification and therefore exceeds the maximum size limit of 24' x 22'. The additional 4' depth is requested to construct a stair to access the storage level. They desire to add a small roof cover at the side access door for protection from weather and a decorative pergola to accent the path to the house. The northern footprint portion of the garage is over the north front yard setback along Fenmore Road because of the lot configuration and thus requires a dimensional variance.

The hardship we are seeking relief from is due to the unique characteristics of the subject land, particularly its shallow depth. It is not due to a physical or economic disability of the applicant.

The hardship is not due to any prior action of the Owners, as they purchased the property in its present configuration. They are living in the structure themselves and do not seek the relief for their own economic gain.

In elevation and building form, the design intention for the garage is to complement the existing elevation character of the ranch style home. The garage sizes in the existing neighborhood are similar in characteristics in terms of size and scale. We believe the granting of the requested variance will not alter the general characteristic of the surrounding area and will help improve values in the neighborhood. The house will continue as a single-family residence.

This relief to be granted is the least relief necessary, as we are building with the garage south face pushed all the way back to the south setback. The hardship that will be suffered by the Owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The expanded footprint will allow the owners safe access to the second-floor storage.

In every other respect we are maintaining the lot in conformance with existing Bristol Zoning regulations. The remainder of the proposed design for the garage stays within the allowable lot coverage and allowable building height.



C.I.I

1 OF 2

SCALE: AS NOTED

SCHEMATIC SITE PLAN- ACCESSORY GARAGE

DATE: 02/01/23

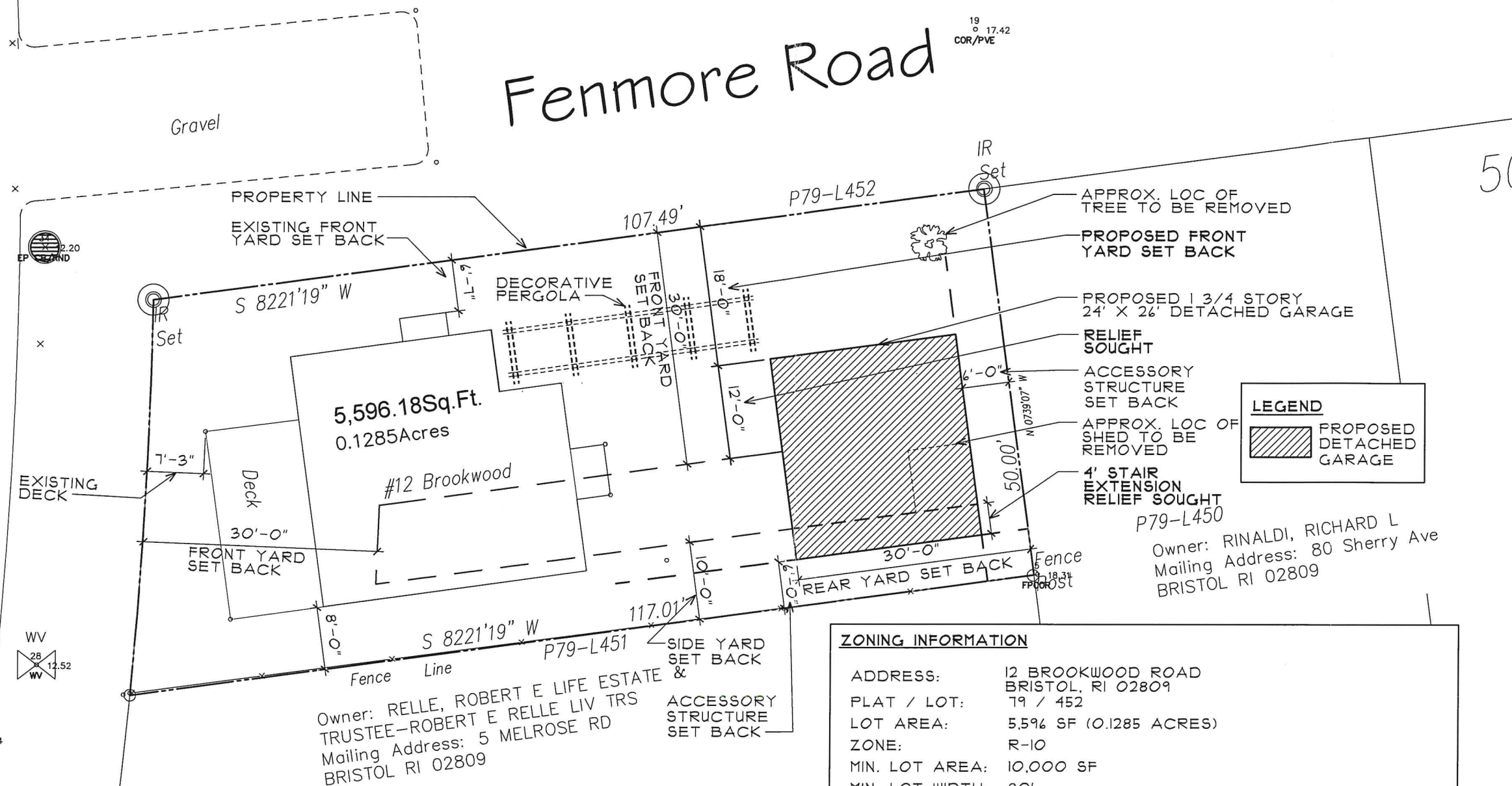
ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE

12 BROOKWOOD ROAD, BRISTOL, RI 02809

BREWSTER  
THORNTON  
GROUP  
ARCHITECTS  
311 IRON HORSE WAY,  
SUITE 202  
PROVIDENCE, RI 02908  
TEL: 401.841.1600  
breausthornton.com

Brookwood Road

Fenmore Road



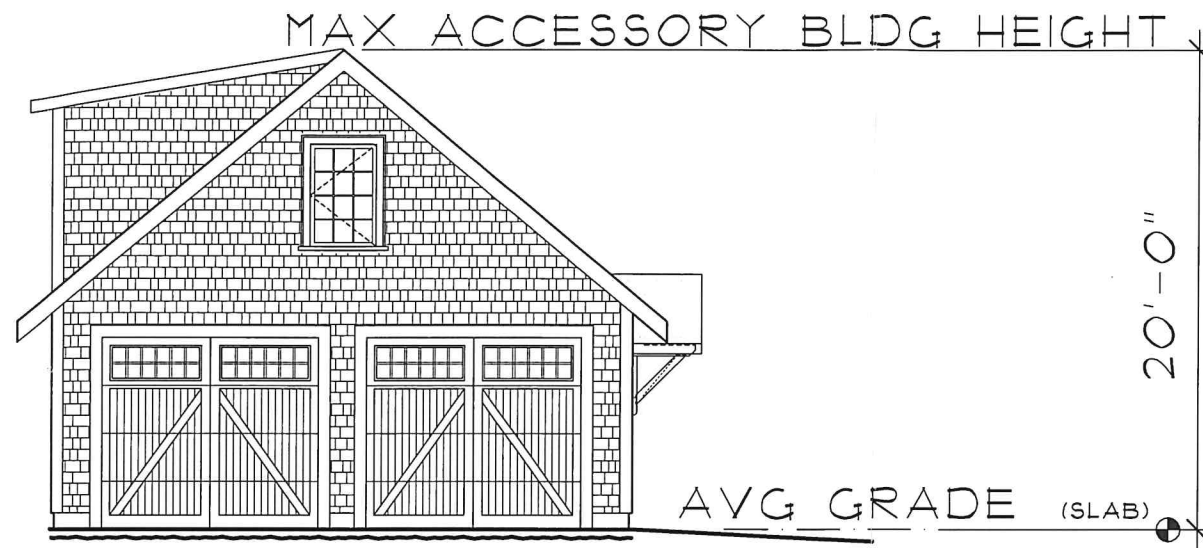
ZONING INFORMATION

ADDRESS: 12 BROOKWOOD ROAD  
BRISTOL, RI 02809  
PLAT / LOT: 19 / 452  
LOT AREA: 5,596 SF (0.1285 ACRES)  
ZONE: R-10  
MIN. LOT AREA: 10,000 SF  
MIN. LOT WIDTH: 80'  
MIN. FRONTAGE: 80'

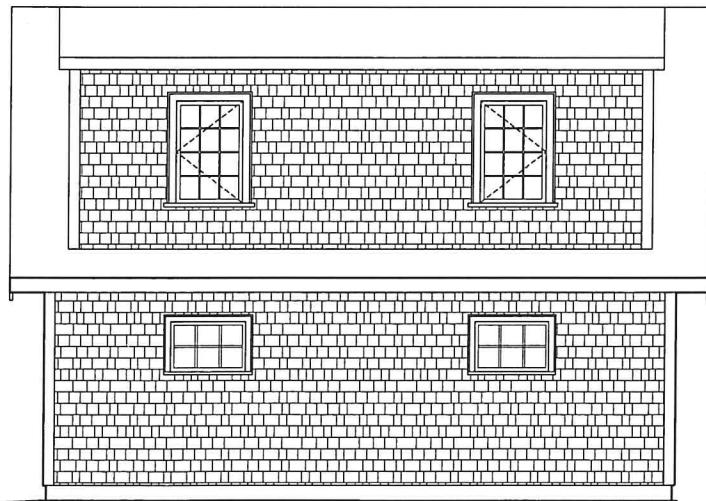
	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE:	40% MAX (2,238 SF) PER SECT. 28-221 1b	1,374 SF 25%	1,998 SF 36%
<b>DETACHED GARAGE</b>			
NORTH FRONT YARD SETBACK: (FENMORE RD.)	30'	-	18'-0"
ACCESSORY SIDE YARD:	6'	-	6'-0"
ACCESSORY REAR YARD YARD SETBACK:	6'	-	6'-0"
MAX. HEIGHT OF ACCESSORY STRUCTURES	20' MAX.	-	20'-0"
MAX. SIZE OF ACCESSORY STRUCTURES	22' X 24'	-	26' X 24'



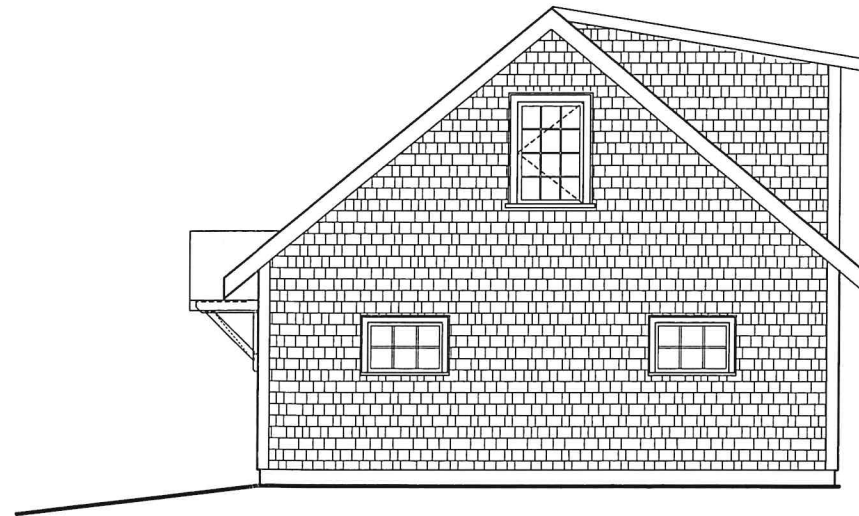
3  
A2  
PROPOSED WEST ELEVATION  
1/8" = 1'-0" -



1  
A2  
PROPOSED NORTH ELEVATION  
1/8" = 1'-0" -



4  
A2  
PROPOSED EAST ELEVATION  
1/8" = 1'-0" -



2  
A2  
PROPOSED SOUTH ELEVATION  
1/8" = 1'-0" -

SCHEMATIC GARAGE ELEVATIONS

DATE: 02/03/23

ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE  
12 BROOKWOOD ROAD, BRISTOL, RI 02809

BREWSTER  
THORNTON  
GROUP  
ARCHITECTS  
LLP  
311 IRON HORSE WAY,  
SUITE 202  
PROVIDENCE, RI 02908  
TEL: 401.841.1000  
brest Thornton.com

A2

2 OF 2

SCALE: AS NOTED



► Bristol

► 12 BROOKWOOD RD

Card 1 of 1

► Plat/Lot 79 452

► Account: 4720

Zone R-10

► Assessment

\$370,200



NORTHEAST  
REVALUATION GROUP LLC

► Owner

► Owner Account #:

Owner 1 LEESER, DANIEL L & LILLIAN C TRUSTEES

Owner 2 LILLIAN C LEESER FAMILY TRUST

Owner 3

Address 11 CRESTWOOD DR, FRAMINGHAM, MA 01701

% Owned

► Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	186,600	700	0.13	182,900	0	370,200
TOTAL	186,600	700	0.13	182,900	0	370,200

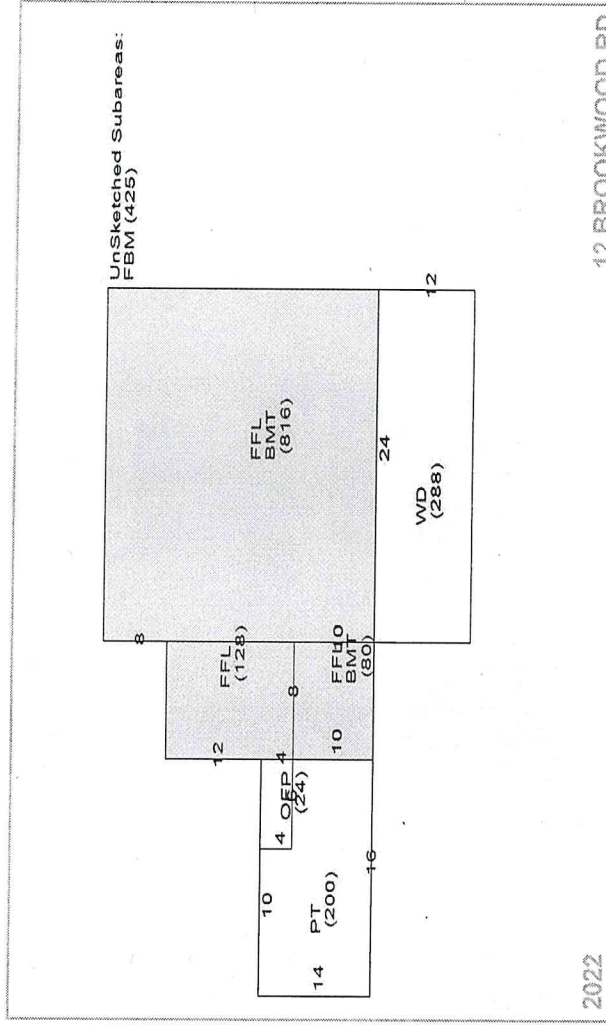
Source > Mkt Adj Cost VAL per SQ Unit/Card > 129.58 VAL per SQ Unit/Parcel > 129.58

► Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	186,600	700	0	182,900	0	370,200	370,200
2021	01	143,000	0	0	181,700	0	324,700	324,700
2020	01	137,400	0	0	181,700	0	319,100	319,100
2019	01	137,400	0	0	181,700	0	319,100	319,100
2018	01	113,400	0	0	125,600	0	239,000	239,000
2017	01	113,400	0	0	125,600	0	239,000	239,000

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
LEESER, LILLIAN & COSTA, JOSETTE LIFE ESTATE	06/12/2020	0	2037-333		Q
COSTA, JOSETTE & GRANDE, MC NAMARA, RAYMOND	09/21/2016	345,000	1863-107		W
	12/05/2006	0	1341-42		Q
	04/06/2001	135,000	784-90	A	W



► 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	0.12849	AC	P	1.00	649,000	1,423,457	F	Winter View	25					182,900			1.00	0
2																		
3																		
4																		









# 12 Brookwood Road - 300' Radius

Bristol, RI

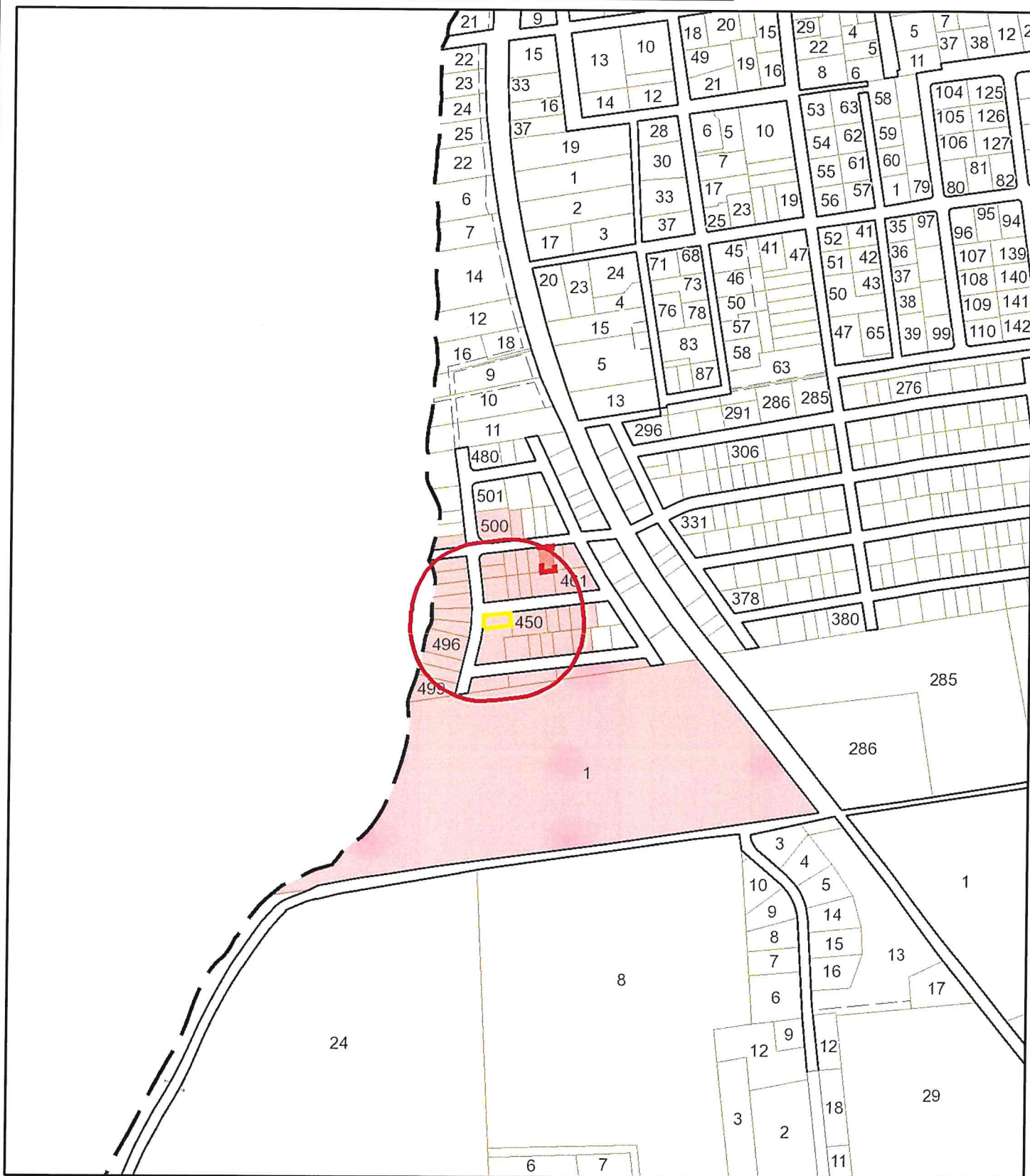


February 14, 2023

1 inch = 562 Feet

[www.cai-tech.com](http://www.cai-tech.com)

0 562 1124 1686



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 foot Abutters List Report

Bristol, RI  
February 14, 2023

## Subject Property:

Parcel Number: 79-452  
CAMA Number: 79-452  
Property Address: 12 BROOKWOOD RD

Mailing Address: LEESER, DANIEL L & LILLIAN C  
TRUSTEES LILLIAN C LEESER FAMILY  
TRUST  
11 CRESTWOOD DR  
FRAMINGHAM, MA 01701

## Abutters:

Parcel Number: 79-427  
CAMA Number: 79-427  
Property Address: LORING RD

Mailing Address: TREMBLAY, MICHAEL P.  
6 MELROSE ROAD  
BRISTOL, RI 02809

Parcel Number: 79-429  
CAMA Number: 79-429  
Property Address: 6 MELROSE RD

Mailing Address: TREMBLAY, MICHAEL P.  
6 MELROSE ROAD  
BRISTOL, RI 02809

Parcel Number: 79-430  
CAMA Number: 79-430  
Property Address: 2 MELROSE RD

Mailing Address: SPIRITO, JOSEPH A JR & JILL M  
TRUSTEES  
363 GREENVILLE ROAD  
WEST YARMOUTH, MA 02673

Parcel Number: 79-433  
CAMA Number: 79-433  
Property Address: 7 MELROSE RD

Mailing Address: KENNEY, CHRISTOPHER P & KENNEY,  
AWATIF TE  
305 WAPPING RD  
PORTSMOUTH, RI 02871

Parcel Number: 79-435  
CAMA Number: 79-435  
Property Address: 9 MELROSE RD

Mailing Address: MELROSE COTTAGE, LLC  
21 HAWTHORNE DR  
SEEKONK, MA 02774

Parcel Number: 79-436  
CAMA Number: 79-436  
Property Address: 11 MELROSE RD

Mailing Address: SAVASTANO, SALVATORE L.  
11 MELROSE RD  
BRISTOL, RI 02809

Parcel Number: 79-437  
CAMA Number: 79-437  
Property Address: 15 MELROSE RD

Mailing Address: TAYLOR, ASHLEY M.  
15 MELROSE RD  
BRISTOL, RI 02809

Parcel Number: 79-438  
CAMA Number: 79-438  
Property Address: 17 MELROSE RD

Mailing Address: PACHECO, SUSAN A  
17 MELROSE RD  
BRISTOL, RI 02809

Parcel Number: 79-444  
CAMA Number: 79-444  
Property Address: 14 FENMORE RD

Mailing Address: LACON, AMY & VINCENT TE  
14 FENMORE RD  
BRISTOL, RI 02809



www.cai-tech.com

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2/14/2023

Page 1 of 4





# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

Parcel Number: 79-446  
CAMA Number: 79-446  
Property Address: 12 FENMORE RD

Mailing Address: KRAPF, JOSEPH T & JULIE B, CO-  
TRUSTEES JOSEPH T & JULIE B KRAPF  
TRUST  
12 FENMORE RD  
BRISTOL, RI 02809

Parcel Number: 79-447  
CAMA Number: 79-447  
Property Address: FENMORE RD

Mailing Address: KRAPF, JOSEPH T & JULIE B, CO-  
TRUSTEES JOSEPH T & JULIE B KRAPF  
TRUST  
12 FENMORE RD  
BRISTOL, RI 02809

Parcel Number: 79-450  
CAMA Number: 79-450  
Property Address: FENMORE RD

Mailing Address: RINALDI, RICHARD L  
80 Sherry Ave  
BRISTOL, RI 02809

Parcel Number: 79-451  
CAMA Number: 79-451  
Property Address: 5 MELROSE RD

Mailing Address: RELLE, ROBERT E LIFE ESTATE &  
TRUSTEE-ROBERT E RELLE LIV TRS  
5 MELROSE RD  
BRISTOL, RI 02809

Parcel Number: 79-452  
CAMA Number: 79-452  
Property Address: 12 BROOKWOOD RD

Mailing Address: LEESER, DANIEL L & LILLIAN C  
TRUSTEES LILLIAN C LEESER FAMILY  
TRUST  
11 CRESTWOOD DR  
FRAMINGHAM, MA 01701

Parcel Number: 79-453  
CAMA Number: 79-453  
Property Address: 16 BROOKWOOD RD

Mailing Address: POLULAK, MYRON & JOANN TE  
16 BROOKWOOD RD  
BRISTOL, RI 02809

Parcel Number: 79-455  
CAMA Number: 79-455  
Property Address: FENMORE RD

Mailing Address: MCCABE, MARION L.  
10 FALES RD  
BRISTOL, RI 02809

Parcel Number: 79-456  
CAMA Number: 79-456  
Property Address: FENMORE RD

Mailing Address: KRUSHNOWSKI, ERIC JOHN & CAROL  
LEE TRUSTEES  
9 FENMORE RD  
BRISTOL, RI 02809

Parcel Number: 79-457  
CAMA Number: 79-457  
Property Address: 9 FENMORE RD

Mailing Address: KRUSHNOWSKI, ERIC JOHN & CAROL  
LEE TRUSTEES  
9 FENMORE RD  
BRISTOL, RI 02809

Parcel Number: 79-461  
CAMA Number: 79-461  
Property Address: 17 LORING RD

Mailing Address: SIMMONS, VIRGINIA TRUST  
17 LORING RD  
BRISTOL, RI 02809

Parcel Number: 79-462  
CAMA Number: 79-462  
Property Address: LORING RD

Mailing Address: GORDON SACCHETTI, DIANE  
15 LORING RD  
BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

Parcel Number: 79-463 CAMA Number: 79-463 Property Address: 15 LORING RD	Mailing Address: GORDON SACCHETTI, DIANE 15 LORING RD BRISTOL, RI 02809
Parcel Number: 79-465 CAMA Number: 79-465 Property Address: 14 FALES RD	Mailing Address: BRAZ, GEORGE M. HILDA M. TE 14 FALES RD BRISTOL, RI 02809
Parcel Number: 79-466 CAMA Number: 79-466 Property Address: 12 FALES RD	Mailing Address: MARTIN, CARLA A TRUSTEE HEATHER A MARTIN IRREVOCABLE TRUST 270 NEWLAND AVE WOONSOCKET, RI 02895
Parcel Number: 79-467 CAMA Number: 79-467 Property Address: 10 FALES RD	Mailing Address: MCCABE, MARION L. 10 FALES RD BRISTOL, RI 02809
Parcel Number: 79-468 CAMA Number: 79-468 Property Address: 18 BROOKWOOD RD	Mailing Address: TO, KING 26 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-469 CAMA Number: 79-469 Property Address: 20 BROOKWOOD RD	Mailing Address: FERREIRA, PAULA E. 52 JENNYS LANE BARRINGTON, RI 02806
Parcel Number: 79-470 CAMA Number: 79-470 Property Address: 11 FALES RD	Mailing Address: CONNELL, BYRON J & ROBIN D - TRUSTEES CONNELL FAMILY TRUST 60 OGDEM ST PROVIDENCE, RI 02906
Parcel Number: 79-488 CAMA Number: 79-488 Property Address: 3 FALES RD	Mailing Address: GRABOWSKI, PETER C & ELLEN M T TRUSTEES 4607 BENITO CT BRADENTON, FL 34211
Parcel Number: 79-489 CAMA Number: 79-489 Property Address: 4 FALES RD	Mailing Address: MELLOR, MICHAEL MELLOR, MARY C TE 403 W 1ST ST #202 S BOSTON, MA 02127
Parcel Number: 79-490 CAMA Number: 79-490 Property Address: 19 BROOKWOOD RD	Mailing Address: DECRESCENZO, ROBERT & KIMBERLY TRUSTTEES OF REVOC TRUST 34 HIGH RIDGE CL FRANKLIN, MA 02038
Parcel Number: 79-491 CAMA Number: 79-491 Property Address: 17 BROOKWOOD RD	Mailing Address: CRYAN, JOHN J & CRYAN, KAREN L TE 17 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-492 CAMA Number: 79-492 Property Address: 15 BROOKWOOD RD	Mailing Address: TROMP, THOMAS A & ZAMPARELLI, TIJA TE 13600 MARINA POINTE DR # 312 MARINA DEL RAY, CA 90292



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# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

Parcel Number: 79-493 CAMA Number: 79-493 Property Address: 13 BROOKWOOD RD	Mailing Address: SCHULZE, ROBERT M. ET UX MICHELLE TREMBLY SCHULZE 18795 POLVERA DRIVE SAN DIEGO, CA 92128
Parcel Number: 79-494 CAMA Number: 79-494 Property Address: 11 BROOKWOOD RD	Mailing Address: COHN, PETER S & JUDITH C TE 11 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-496 CAMA Number: 79-496 Property Address: 9 BROOKWOOD RD	Mailing Address: CRISAFULLI, SALVATORE A & DEBORAH G. GREENLEAF TRUSTEES 9 BROOKWOOD ROAD BRISTOL, RI 02809
Parcel Number: 79-497 CAMA Number: 79-497 Property Address: 5 BROOKWOOD RD	Mailing Address: RIBEIRO, EDWARD R. HELENA TRUSTEES & EDWARD R & 5 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-498 CAMA Number: 79-498 Property Address: 3 BROOKWOOD RD	Mailing Address: CONNELL, BYRON J III & ROBIN D TRUSTEES 60 OGDEM ST PROVIDENCE, RI 02906
Parcel Number: 79-499 CAMA Number: 79-499 Property Address: 1 BROOKWOOD RD	Mailing Address: AGUIAR, JOSEPH G JR ETUX MARY P. HENRY AGUIAR JT 1 BROOKWOOD ROAD BRISTOL, RI 02809
Parcel Number: 79-500 CAMA Number: 79-500 Property Address: 26 BROOKWOOD RD	Mailing Address: TO, KING W. 26 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 81-1 CAMA Number: 81-1 Property Address: ASYLUM RD	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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2/14/2023

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AGUIAR, JOSEPH G JR ETUX  
MARY P. HENRY AGUIAR JT  
1 BROOKWOOD ROAD  
BRISTOL, RI 02809

GRABOWSKI, PETER C & ELLE  
4607 BENITO CT  
BRADENTON, FL 34211

PACHECO, SUSAN A  
17 MELROSE RD  
BRISTOL, RI 02809

BRAZ, GEORGE M.  
HILDA M. TE  
14 FALES RD  
BRISTOL, RI 02809

KENNEY, CHRISTOPHER P &  
KENNEY, AWATIF TE  
305 WAPPING RD  
PORTSMOUTH, RI 02871

POLULAK, MYRON & JOANN TE  
16 BROOKWOOD RD  
BRISTOL, RI 02809

COHN, PETER S &  
JUDITH C TE  
11 BROOKWOOD RD  
BRISTOL, RI 02809

KRAPF, JOSEPH T & JULIE B  
JOSEPH T & JULIE B KRAPF  
12 FENMORE RD  
BRISTOL, RI 02809

RELLE, ROBERT E LIFE ESTA  
TRUSTEE-ROBERT E RELLE LI  
5 MELROSE RD  
BRISTOL, RI 02809

CONNELL, BYRON J & ROBIN  
CONNELL FAMILY TRUST  
60 OGDEM ST  
PROVIDENCE, RI 02906

KRUSHNOWSKI, ERIC JOHN &  
9 FENMORE RD  
BRISTOL, RI 02809

RIBEIRO, EDWARD R.  
HELENA TRUSTEES & EDWARD  
5 BROOKWOOD RD  
BRISTOL, RI 02809

CONNELL, BYRON J III &  
ROBIN D TRUSTEES  
60 OGDEM ST  
PROVIDENCE, RI 02906

LACON, AMY & VINCENT TE  
14 FENMORE RD  
BRISTOL, RI 02809

RINALDI, RICHARD L  
80 Sherry Ave  
BRISTOL, RI 02809

CRISAFULLI, SALVATORE A &  
DEBORAH G. GREENLEAF TRUS  
9 BROOKWOOD ROAD  
BRISTOL, RI 02809

LEESER, DANIEL L & LILLIA  
LILLIAN C LEESER FAMILY T  
11 CRESTWOOD DR  
FRAMINGHAM, MA 01701

SAVASTANO, SALVATORE L.  
11 MELROSE RD  
BRISTOL, RI 02809

CRYAN, JOHN J &  
CRYAN, KAREN L TE  
17 BROOKWOOD RD  
BRISTOL, RI 02809

MARTIN, CARLA A TRUSTEE  
HEATHER A MARTIN IRREVOCA  
270 NEWLAND AVE  
WOONSOCKET, RI 02895

SCHULZE, ROBERT M. ET UX  
MICHELLE TREMBLY SCHULZE  
18795 POLVERA DRIVE  
SAN DIEGO, CA 92128

DECRESCENZO, ROBERT & KIM  
TRUSTTEES OF REVOC TRUST  
34 HIGH RIDGE CL  
FRANKLIN, MA 02038

MCCABE, MARION L.  
10 FALES RD  
BRISTOL, RI 02809

SIMMONS, VIRGINIA TRUST  
17 LORING RD  
BRISTOL, RI 02809

FERREIRA, PAULA E.  
52 JENNYS LANE  
BARRINGTON, RI 02806

MELLOR, MICHAEL  
MELLOR, MARY C TE  
403 W 1ST ST #202  
S BOSTON, MA 02127

SPIRITO, JOSEPH A JR &  
JILL M TRUSTEES  
363 GREENVILLE ROAD  
WEST YARMOUTH, MA 02673

GORDON SACCHETTI, DIANE  
15 LORING RD  
BRISTOL, RI 02809

MELROSE COTTAGE, LLC  
21 HAWTHORNE DR  
SEEKONK, MA 02774

TAYLOR, ASHLEY M.  
15 MELROSE RD  
BRISTOL, RI 02809



TO, KING  
26 BROOKWOOD RD  
BRISTOL, RI 02809

TO, KING W.  
26 BROOKWOOD RD  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

TREMBLAY, MICHAEL P.  
6 MELROSE ROAD  
BRISTOL, RI 02809

TROMP, THOMAS A &  
ZAMPARELLI, TIJA TE  
13600 MARINA POINTE DR # 312  
MARINA DEL RAY, CA 90292

WILLIAM P. DENNIS

LAW OFFICES

576 METACOM AVENUE UNIT 2 BELLTOWER PLAZA BRISTOL, RI 02809

TEL: 401-254-2992

FAX: 401-254-2994

February 24, 2023

Mr. Edward M. Tanner  
Zoning Enforcement Officer  
Town of Bristol  
10 Court Street  
Bristol, RI 02809

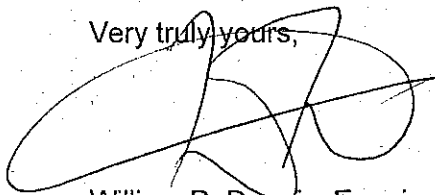
Re: Zoning Board of Review Application  
George Voutes and Lisa Voutes

Dear Mr. Tanner:

On behalf of my clients, George and Lisa Voutes, I hereby request that the Zoning Application for dimensional relief for 17 Shore Road be withdrawn. My clients are reconsidering the renovation of this property. Please advise as to any additional notice or information you may require to accomplish this withdrawal.

As always, I thank you for your kind cooperation with regard to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'W. P. Dennis', written over a horizontal line.

William P. Dennis, Esquire

WPD/jbd





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

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

File #2023-10

**PUBLIC HEARING**

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

**Monday, March 6, 2023**

**at 7:00 P.M.**

**Bristol Town Hall**

**10 Court Street**

**APPLICANT: George and Lisa Voutes**

**PROPERTY OWNER: George and Lisa Voutes**

**LOCATION: 17 Shore Road**

**PLAT: 74 LOT: 18**

**ZONE: R-20**

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to remove an existing carport structure and construct a 22ft. x 27ft. single-story garage and mudroom addition and a 12.5ft. wide rear deck addition to an existing single-family dwelling with less than the required front 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://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, March 2, 2023.



# Town of Bristol, Rhode Island

## Department of Community Development Zoning Board of Review

TOWN OF BRISTOL  
COMMUNITY DEV.

2023 FEB -7 AM 11:30

### APPLICATION

File No: 2023-10

Accepted by ZEO: EMT 2/7/2023

<b>APPLICANT</b>	Name:	GEORGE VOUTES and LISA VOUTES		
	Address:	24 FAIRWAY DRIVE		
	City:	BARRINGTON	State:	RI Zip: 02806
	Phone #:	Email:		
<b>PROPERTY OWNER</b>	Name:	(SAME)		
	Address:			
	City:		State:	Zip:
	Phone #:	Email:		

- Location of subject property: 17 SHORE ROAD  
Assessor's Plat(s)#: 74 Lot(s) #: 18
- Zoning district in which property is located: R-20
- Zoning Approval(s) required (check all that apply):  
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:  
Dimensional Variance Section(s): Sec. 28-111; Sec. 28-409  
Special Use Permit Section(s):  
Use Variance Section(s):
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 7 months
- Present use of property: Single family home
- Is there a building on the property at present?: yes
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):  
46 x 35 (irregular); 1,630 SF Area; Height - less than 25'
- Proposed use of property: Single family home





## APPLICATION 5.

### WRITTEN STATEMENT

The subject property is located in an R-20 zone which permits single family residential and is described in the 2016 Comprehensive Community Plan:

#### **R-20 RESIDENTIAL ZONE**

Intended for medium density residential areas previously lacking infrastructure and already developed to this density or currently undeveloped and lacking infrastructure, comprised of single household detached structures.

The current and proposed use is as a single family home. The lot of land is comprised of 14,741 square feet of area, a legal non-conforming area in this zone. The lot currently supports a single family home built in the early 1970's, according to the Bristol tax records.

The subject lot fronts on a 30 foot wide right-of-way known as "Shore Road" which runs north and south and abutting along the westerly line of the State of Rhode Island railroad right-of-way ("the bike path"). The southerly boundary of the subject lot borders on a 20 foot right-of-way enjoyed by the subject property and also neighboring properties. The Town of Bristol enjoys a sewer easement in this 20 foot right-of-way.

The Applicants propose a renovation of the existing single family home, which would include the removal of an existing carport, construction of an attached mudroom/garage, and a small addition to an existing deck. This application is for Dimensional Variance relief, specifically with regard to the front yard setback and the left side setbacks.

The Applicants' survey plan (Exhibit B) as well as the architect's plans (Exhibit D) depict the proposed attached mudroom/garage as well as the renovated deck on the southwesterly side of the dwelling house. The southeast corner of the mudroom/garage is 27.6 feet from the front property line. The southwest corner is 9.4 feet from the left side yard property line. The southwest corner of the renovated deck is 7.7 feet from the left side yard property line. The Applicants provide as follows:



	<u>CODE</u> <u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
Area	20,000 sf	14,741 sf	14,741 sf	0
Width	120'	92.11'	92.11'	0
Frontage	120'	92.11'	92.11'	0
Coverage	25%	18.4%	20.7%	0
Front Setback	35'	22.1'	27'	7.4'
Right Side Setback	20'	27.2'	27.2'	0
Left Side Setback	20'	4.2' + 8.6'	9.4' + 7.7'	10.6' + 12.3'
Rear Setback	35'	42'	42'	0
Height	35'	<25'	<25'	0

### DIMENSIONAL VARIANCE RELIEF

As depicted above, your Applicants are requesting variances in the renovation of their home to construct an attached mudroom/garage and to remove the existing, non-conforming carport. The location of the mudroom/garage would require front and side yard setback variance relief of 7.4 feet in the front and 10.6 feet on the left side. The small deck addition would bring the deck to 7.7 feet from the side yard line requiring a 12.3 foot variance. The existing deck is 8.6 feet from the side yard line.

The Zoning Board has the authority to grant the dimensional variances requested so long as the Applicant satisfies the requirements of the Zoning Ordinance Section 28-409(c) (RIGL Section 45-24-41). Literal compliance with the Code dimensions is not possible in this case.

Standards for Dimensional Variances are as follows:

- a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant.***

The homesite before the Board is land with unique characteristics. It is a legal non-conforming lot of record in a residential zone. It is non-conforming by area and has its frontage on "Shore Road" not a public street, but a private right-of-way. The lot is bounded on the south by a 20' right-of-way which also accommodates a Town of Bristol sewer easement. Although your Applicants do not technically own either right-of-way, the Town of Bristol assesses your Applicants for a portion of "Shore Road" as well as half (ten feet) of the right-of-way along the southern boundary. In other

words, your Applicants and all previous owners have paid the property taxes on those areas that they legally do not own, so they may not be considered for zoning setbacks in this proposed renovation.

***b. That such hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.***

Your Applicants purchased the property 7 months ago. It included the existing single family home, built around 1975. The left side yard setbacks and front yard setback are, historically, non-conforming and would retain non-conforming status under the proposed renovation plan. The front yard setback non-conformity would actually be REDUCED by 5.5 feet and one of the two side yard setback non-conformities would be REDUCED by 5.2 feet. The remaining side yard setback, now 8.6 feet would be slightly increased .9 feet. The net result of all requested variance relief would be a reduction of 9.8 feet of the non-conformity presently existing.

The proposed home renovation by the Applicants does not result from a desire to realize any financial gain, but rather to renovate and reside in their own home. Their intent is to enjoy their substantial improvement of and investment in this property.

***c. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town;***

The general characteristic of the surrounding homes is that of well-maintained single family homes, most of which have existed for decades with significant improvements and maintenance over the years. The proposed renovation is designed to respect and complement the surrounding area. The intent of the Bristol Zoning Ordinance and the Comprehensive Plan would not be impaired. Both the Ordinance and the Plan recognize the area as one of residential in nature with medium density. This is an area of single family home use, with homes constructed decades ago, both before and after zoning control.

MAP 4 of the Comprehensive Plan (2016) identifies the subject area as "Highlands" with an objective to protect the residential character. MAP 5A and 5B support this use as existing and



expected in the future. Our Zoning Code recognizes the need for Dimensional Variance relief where applicable standards are met.

***d. That the relief to be granted is the least relief necessary;***

Your Applicant submits that the requested relief is the least necessary. The front yard setback is being increased from the existing of 22.1 feet to a proposed setback of 27.6 feet. Thus the non-conforming front yard setback would be improved a distance of 5.5 feet. The mudroom/garage side yard setback is being increased from the existing of 4.2 feet to a proposed setback of 9.4 feet. This side yard setback would be improved a distance of 5.2 feet. The remaining deck side yard setback would be reduced .9 feet, slightly increasing the non-conformity to add a minimal width to the existing deck area.

The Board should consider that, although both proposed side yard setbacks are 7.7 feet and 9.4 feet from the technical property line, they are actually 17.7 feet and 19.4 feet from the easement line, the easement area that is used by and taxed to your Applicants. Because of this area's status as a private right-of-way and a Town of Bristol sewer easement, it will always remain "open space", which is the goal of established side yard setbacks under the Zoning Ordinance.

\*Please see 300' radius map (Exhibit E) for a clear illustration of the actual area considered to be the Applicants' property and taxed as so by the Town of Bristol.

Should the Board be curious as to the legal owner of the easement area, it should be made clear that this area does not belong to the Town of Bristol or any abutting property owners. This area was inadvertently omitted from any deeds into current neighborhood property owners. The Town of Bristol "Plan of Survey for Sewer Easements" (1983) attached to this Application as Exhibit C provides an illustration of this strip of land titled to heirs of an ancient owner.

- e. ***That the Board shall in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:***

***In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.***

If Dimensional relief is not granted, your Applicants will suffer more than a mere inconvenience. The use of a single family home on the subject lot is the permitted use established by the Bristol Zoning Ordinance. Both the existing structure and the proposed renovation include non-conforming front and left side yard setbacks. The removal of the carport, construction of the attached mudroom/garage and small enlargement of the rear deck provide a net REDUCTION in setback non-conformities a total of 9.8 feet from the existing structure.







► Bristol

► 17 SHORE RD

Card 1 of 1

► Plat/Lot 74 18

► Account: 4603

LUC.01

Zone R-20

► Assessment

\$590,400



NORTHEAST

REVALUATION GROUP LLC

► Building Information

BLDG Type	Description	Story Height	Description
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Clapboard	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	Forced Warm Air
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceiling Type		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

► Grade

Grade	Q3	Q3	EFF Year	Alt %
Year Built	1975			0.00
Alt LUC				

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeo V
FFL	1st FLOOR	1,630	1,630	133.77	218,029
FBM	FIN BMT	835	835	24.08	20,107
OFF	OPEN PORCH	96	0	15.25	1,464
WD	WOOD DECK	272	0	21.19	5,293
BMT	BASEMENT	1,578	0	20.06	31,655
Total		4,411	2,465		276,548

► Visit History

Date	Result	By
7/8/2021	REVIEW	MM
9/7/2018	REVIEW	JH
8/28/2018	MEASURED	BT
5/26/2007	LISTED	
5/26/2007	CALL BACK	MP
5/11/2007	CALL BACK	MP
5/10/2007	MEASURE	MP

► Notes

► 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
11/29/2004	M12073		MECH	0		Closed	REPLACE OLD WARM AIR FURNACE WITH NEW CONCORD WARM AIR FUR
04/03/1990	B42076		BLDG	0		Closed	ADDITION

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	27	Carport	1	Y	1	24	23	552	4	AV	1975	5,000
2												
3												
4												
5												
6												
7												
8												
9												
10												

► Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

► Room Counts by Floor

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





# 17 Shore Road - 300' Radius

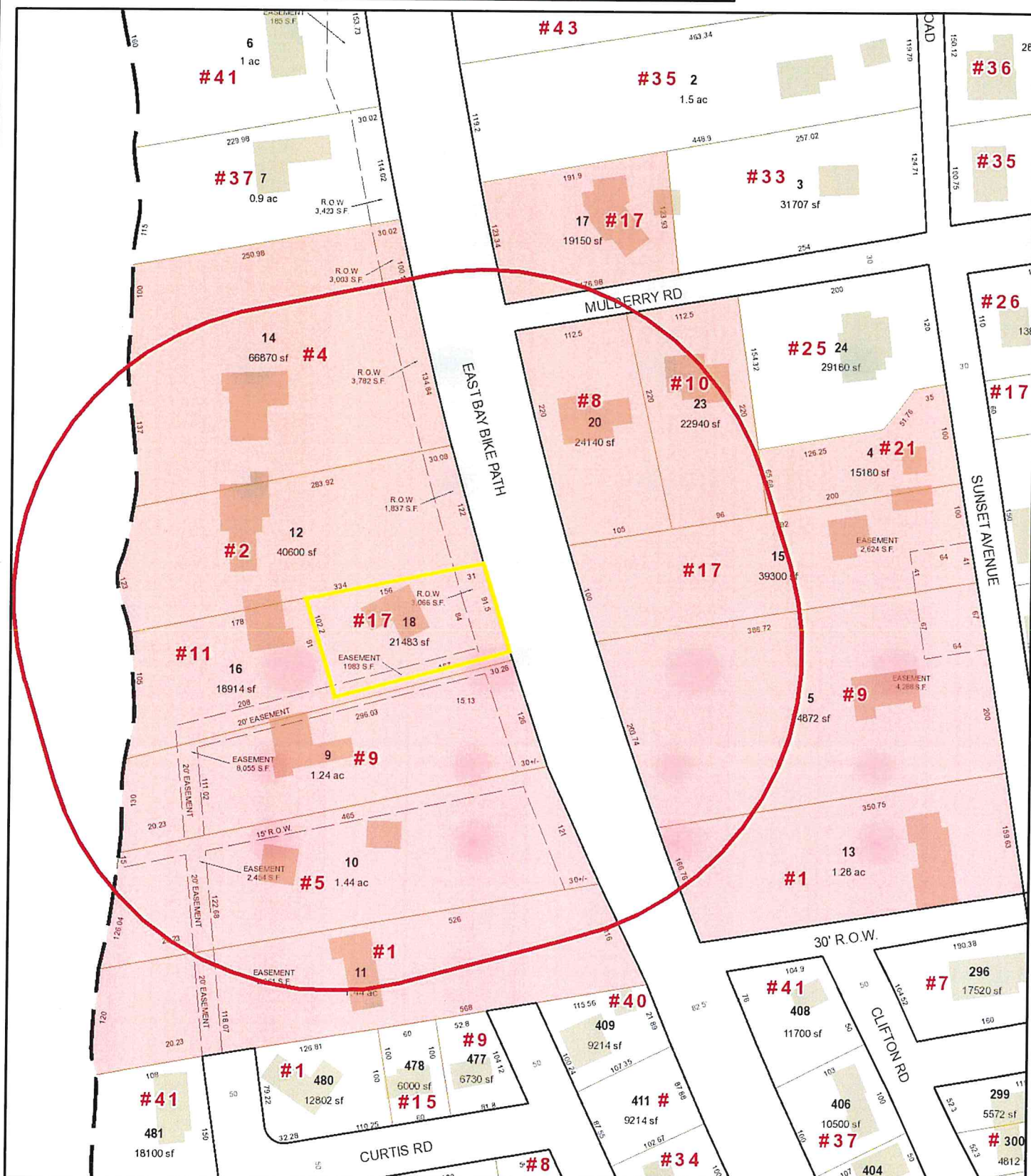
Bristol, RI



February 14, 2023

1 inch = 140 Feet

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# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

## Subject Property:

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

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

## Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parcel Number: 74-17  
CAMA Number: 74-17  
Property Address: 17 MULBERRY RD

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

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

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



www.cai-tech.com

2/14/2023

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Page 1 of 2





# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

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

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

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

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

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

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

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

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

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

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



www.cai-tech.com

2/14/2023

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Page 2 of 2

CAMPBELL SANDRA L  
1 SHORE RD  
BRISTOL, RI 02809

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

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

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

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

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

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

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

LOURIA, AGNES  
8 MULBERRY RD  
BRISTOL, RI 02809

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

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

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

SALTZMAN, ADAM J  
11 SHORE RD  
BRISTOL, RI 02809

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







EXHIBIT B

NORTH

## NOTES

1. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
3. THIS PROPERTY IS IN FLOOD ZONE "X".
4. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
5. SOIL TYPE =Pmd

## LEGEND

- OH OVERHANG  
I.R. IRON ROD  
G.B. GRANITE BOUND  
D.H. DRILL HOLE  
-S- SEWER LINE  
-W- WATER LINE  
R.R. RAIL ROAD  
S.M.H. SEWER MANHOLE  
30" M 30" MAPLE TREE  
12" P 12" PINE TREE  
30" C 30" CHERRY TREE  
(M) FIELD MEASURED  
(D) DEED REFERENCE  
MN MAGNETIC SURVEY NAIL  
PINE TREES  
W/S WATER STOP  
WGV WATER GATE VALVE  
29+60 SPOT GRADES  
o/s off/set  
E.O.P. EDGE OF PAVEMENT

## LOCATION MAP

## ZONING

R-20 ZONE MIN. LOT AREA : 20,000 S.F.  
MIN. LOT WIDTH : 120.00'  
MINIMUM LOT FRONTAGE : 120'  
MAX. LOT COVERAGE : 25%  
BUILDING SETBACKS  
FRONT : 35'  
REAR : 35'  
SIDE : 20'

EXISTING BUILDING COVERAGE/LOT AREA : 18.4%  
(includes : decks, carport, stairs & bulkhead)

PROPOSED BUILDING COVERAGE/LOT AREA : 20.7%  
(includes : decks, carport, stairs, bulkhead & shed)

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4.35-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS :  
TYPE OF BOUNDARY SURVEY : MEASUREMENT SPECIFICATION  
LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED BUILDING IMPROVEMENTS WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.

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

PLAT 74 LOT 18 area: 14,741 s.f L.E. BOOK 2183 PAGE 328

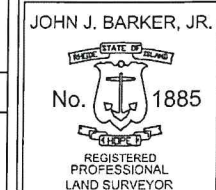
BARKER LAND SURVEYING, INC.  
168 HIGH ST BRISTOL R.I. 02809 (401) 254-0824

PROPOSED ADDITION  
SITE PLAN  
for  
George & Lisa Voutes

17 SHORE ROAD PLAT 74 LOT 18 BRISTOL RHODE ISLAND 02809

DWG NO.	SCALE	DATE	DWN BY	SHEET
220903-935	1"=20'	2/03/2023	JJB	1 OF 1

REVISIONS 2/03/2023



THIS PLAN & SURVEY SUPERSEDES SURVEY PLAN ENTITLED "SURVEY PLAN FOR MARVIN GLICKMAN" BY BARKER LAND SURVEYING INC. DATED 10/19/07

SURVEY BASED ON SURVEY PLANS ENTITLED "PLAN OF SURVEY FOR SEWER EASEMENTS" IN AND FOR THE TOWN OF BRISTOL THROUGH PROPERTY OF PHILIP C & LUCY T. LENZ, JANE H. HANKINS AND DORIS F. HOLMES BY: STANLEY ENGINEERING INC. DATED MAY 1983 AND DEED RECORDED IN LAND EVIDENCE BK 2183 PAGE 328

PLAT 74 LOT 9  
LAND N/F OF  
HERBERT & KATHARINE  
WILLIAMS

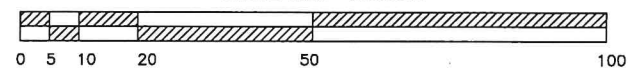
EXISTING DECKS, STAIRS & CAR/PORT  
(to be removed)

EXISTING BUILDING LOCATION OFFSETS TO THE P/L ARE FROM THE CORNER BOARDS OR SHINGLE LINE AND NOT FROM THE FOUNDATION CORNERS AND THE PROPOSED ADDITION OFFSETS TO THE P/L ARE RELATIVE TO THE FOUNDATION.

## PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR JANE H. DEFOREST" BY: STANLEY ENG. INC. SCALE 1"=40' DATED APRIL 1997.  
PLAN ENTITLED "PLAN OF SURVEY FOR SEWER EASEMENTS THROUGH PROPERTY OF JANE & LUCY LENZ, JANE H. HANKINS, DORIS F. HOLMES & HEIRS OF MARGARET C. LITTLE BY: STANLEY ENG. INC. MAY 1983.  
PLAN ENTITLED "RAILROAD PLAT STATE OF RHODE ISLAND BIKE PATH."

## GRAPHIC SCALE



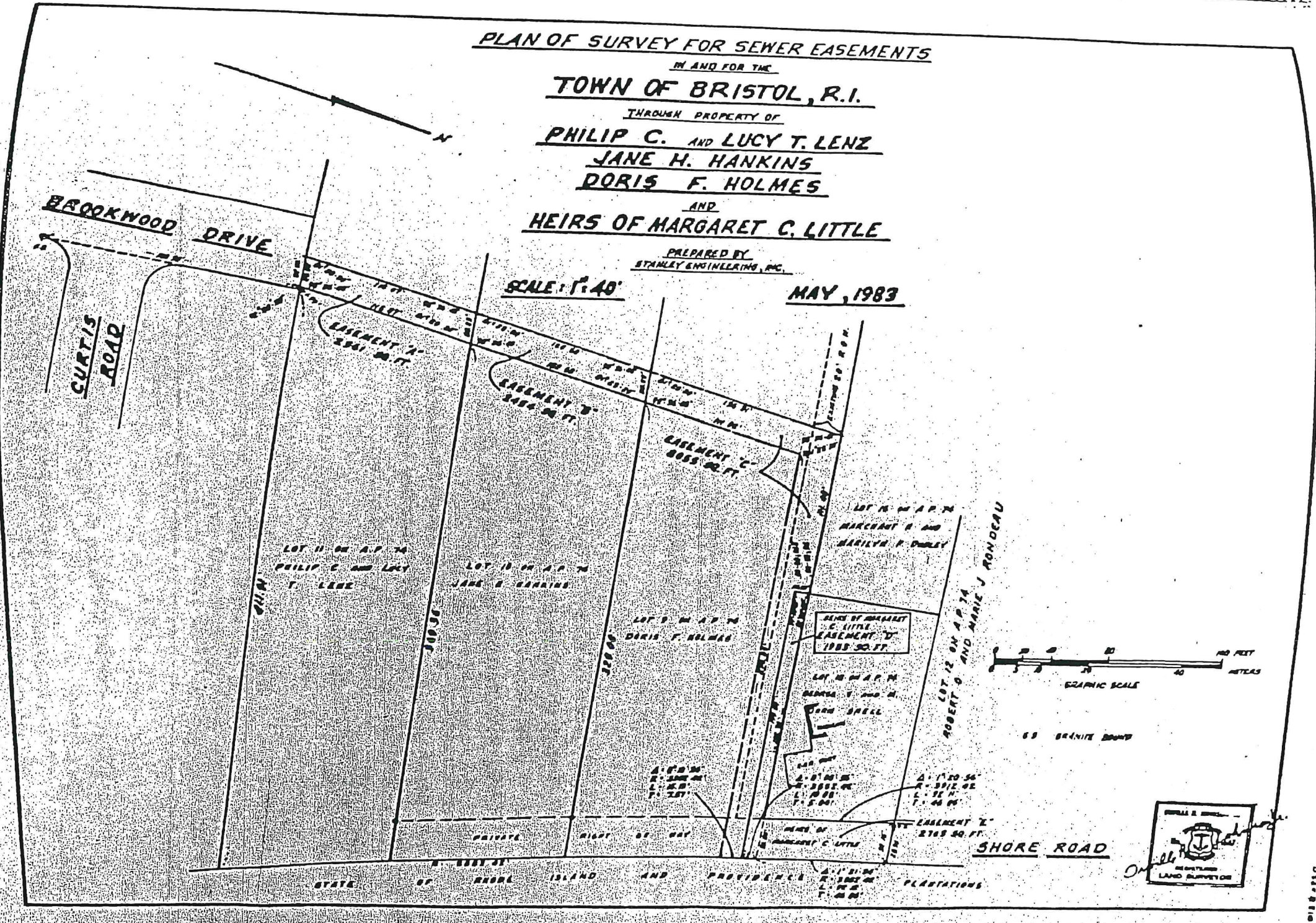
PLAT 74 LOT 16  
LAND N/F OF  
ADAM J. SALTZMAN

° UP#2

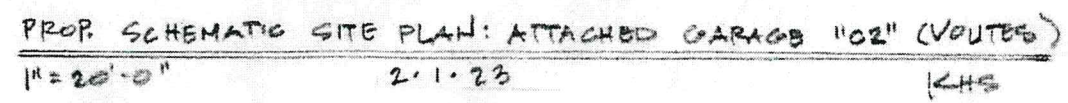
° UP#68



NOT - A 1984 - 11/15 A.M.

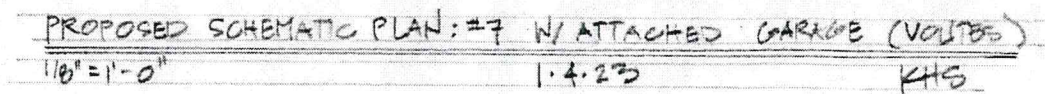




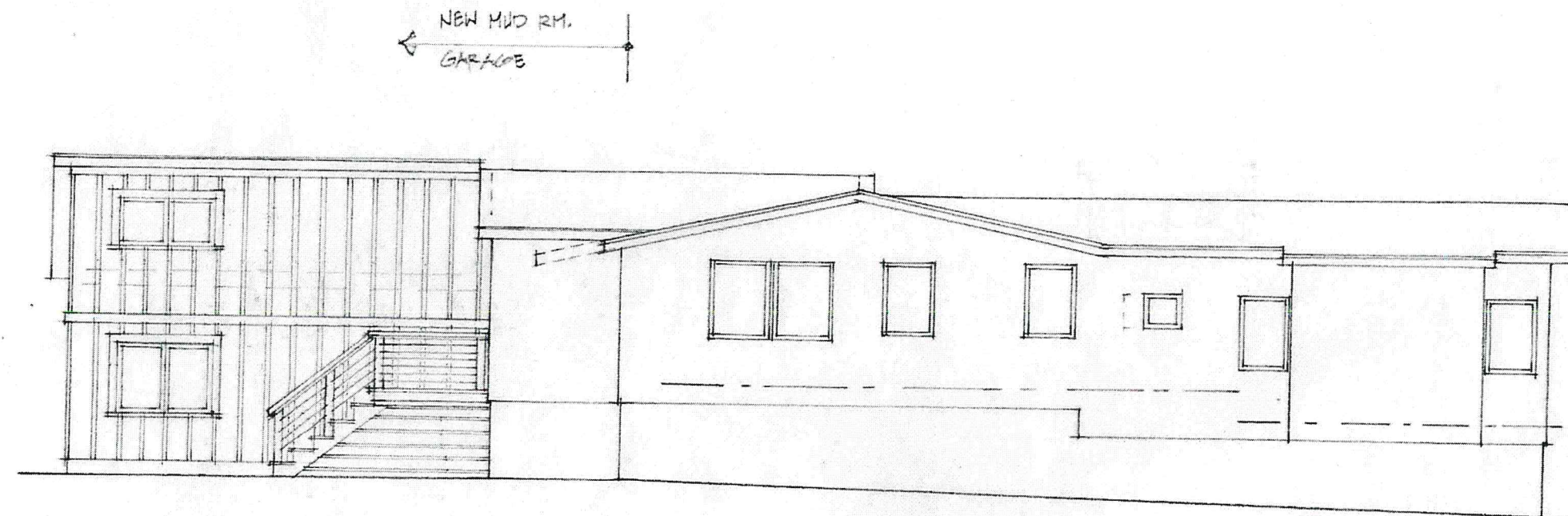


PROP. SCHEMATIC SITE PLAN: ATTACHED GARAGE "02" (VOUTES)  
1" = 20'-0" 2.1.23 KHS



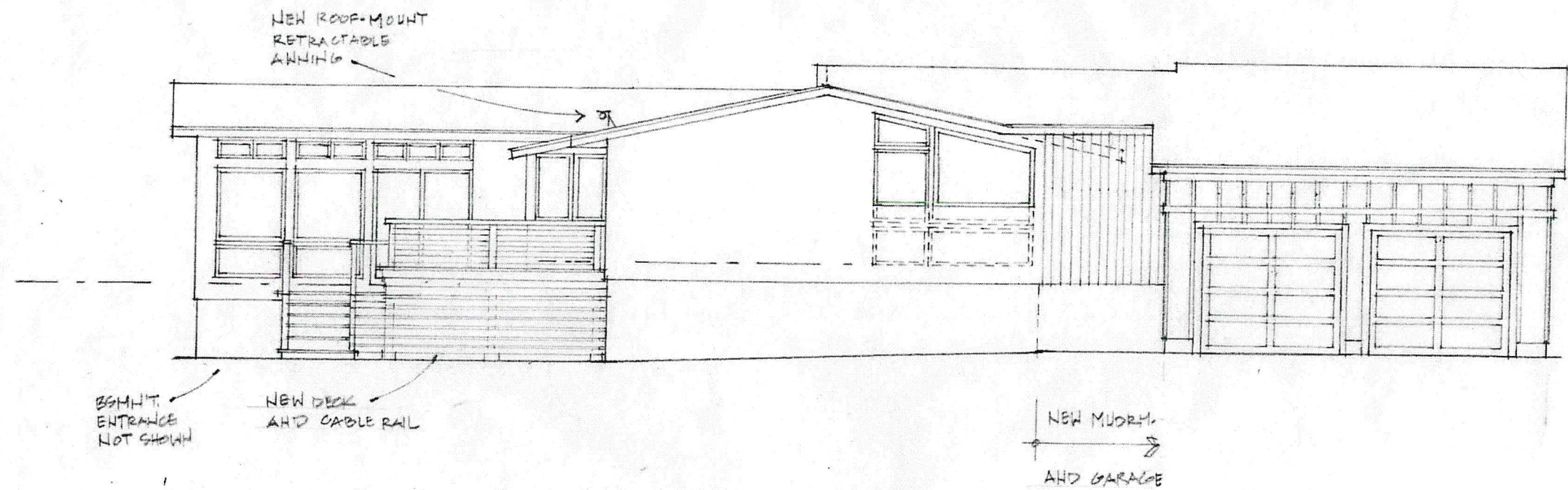




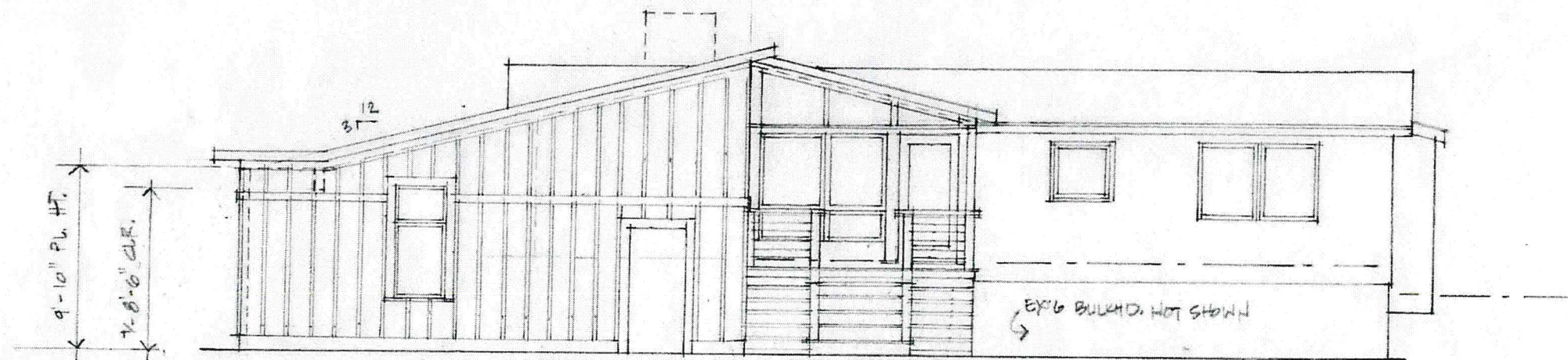


PROPOSED SCHEMATIC NORTH ELEV. W/ ATTACHED GARAGE (#7) - VOUTES  
1/8" = 1'-0" 1.4.23 KHS



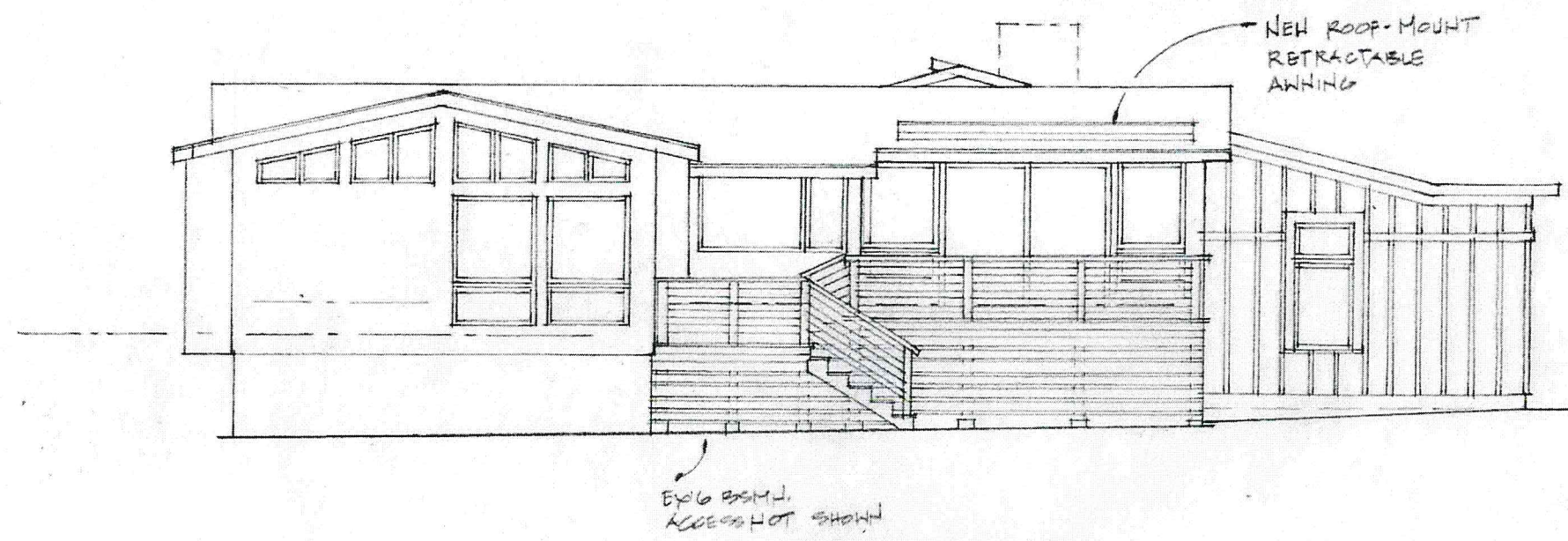


PROPOSED SCHEMATIC SOUTH ELEV. W/ ATTACHED GARAGE (#7) - VOUTES  
1/8" = 1'-0" 1.4.23 KHS



PROPOSED SCHEMATIC EAST ELEV. W/ ATTACHED GARAGE (#7) - VOUTES  
1/8" = 1'-0" 1.4.23 KHS





PROPOSED SCHEMATIC WEST ELEV. W/ ATTACHED GARAGE (#7) - VOUTES  
1/8" = 1'-0" 1.4.23 KHS



EXHIBIT E







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

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

File #2023-11

**PUBLIC HEARING**

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

**Monday, March 6, 2023**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: **Joan C. Prescott**  
PROPERTY OWNER: **Joan C. Prescott / JCP Irrevocable Trust**  
LOCATION: **167 State Street**  
PLAT: **18** LOT: **41**  
ZONE: **Limited Business (LB)**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct an 8ft. x 13ft. rear deck addition to an existing single-family dwelling with less than the required left side yard.

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

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, March 2, 2023.



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

TOWN OF BRISTOL  
COMMUNITY DEV.

2023 FEB -8 PM 3: 20

**APPLICATION**

File No: 2023-11

Accepted by ZEO: EMT 2/8/2023

<b>APPLICANT</b>	Name: <u>Mt. Hope Construction, Inc.</u>		
	Address: <u>235 Chase Street</u>		
	City: <u>N. Dighton</u>	State: <u>MA</u>	Zip: <u>02764</u>
	Telephone #: <u>508-971-4414</u>	Home:	Work/Cell:
<b>PROPERTY OWNER</b>	Name: <u>Joan C. Prescott, Trustee</u>		
	Address: <u>167 State Street</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	ZIP: <u>02809</u>
	Telephone #: <u>401-253-0065</u>	Home:	Work/Cell:

1. Location of subject property: 167 State Street, Bristol RI 02809  
 Assessor's Plat(s) #: 18 Lot(s) #: 41
2. Zoning district in which property is located: LB
3. Zoning Approval(s) required (check all that apply):  
☒ Dimensional Variance(s)      ☐ Special Use Permit      ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:  
 Dimensional Variance Section(s): addition was approved by zoning board  
 Special Use Permit Section(s): on 9/19/22 and we'd now like  
 Use Variance Section(s): consideration for increased deck size
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: 29 years
7. Present use of property: single family residence
8. Is there a building on the property at present?: yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 23' x 26' / 598 sq ft
10. Proposed use of property: property is, and will continue to be, a single-family residence



11. Give extent of proposed alterations: increased deck size from original proposal

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 13' x 8'

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: <u>10'</u>	Proposed Setback: <u>6'</u>
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
 Required: total property land area 88.9' x 32.99' / .069 acres Proposed: \_\_\_\_\_

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

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

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

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

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

18. Is the property located in a flood zone? no - Zone X 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: February 8, 2023

Print Name: Cory Furtado & Mt. Hope Construction Inc.

Property Owner's Signature: 

Date: February 8, 2023

Print Name: Joan C. Prescott

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

Name: Cory Furtado

Telephone #: (508) 971-4414

Address: 235 Chase Street, North Dighton, MA 02764

The property located at 167 State Street in Bristol is a single-family residence on a non-conforming lot.

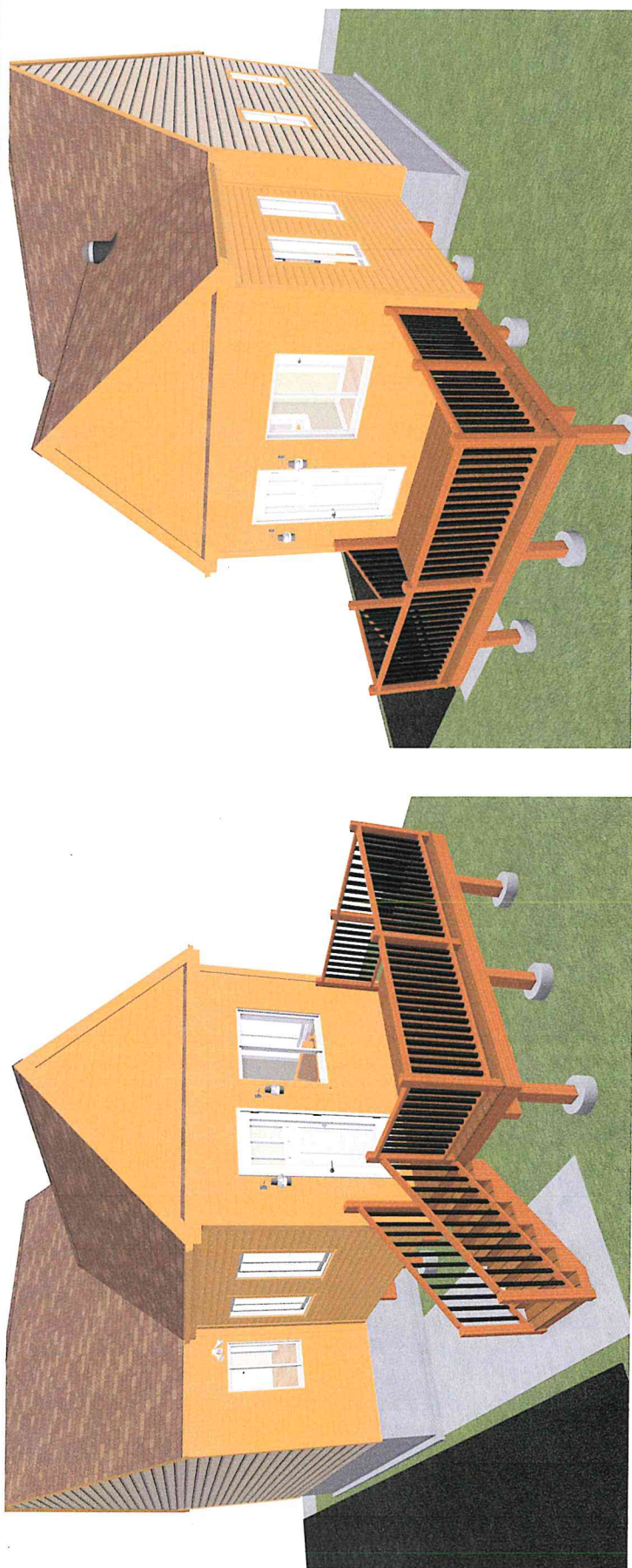
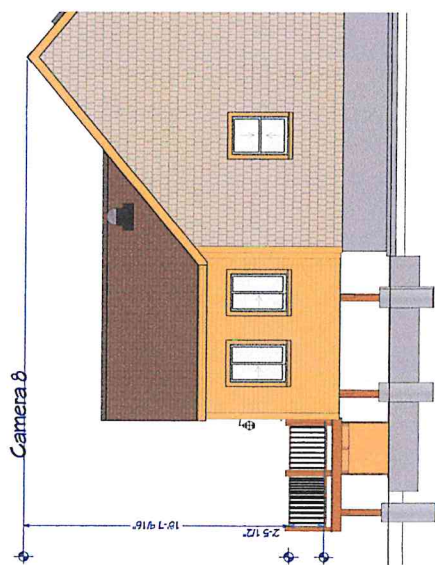
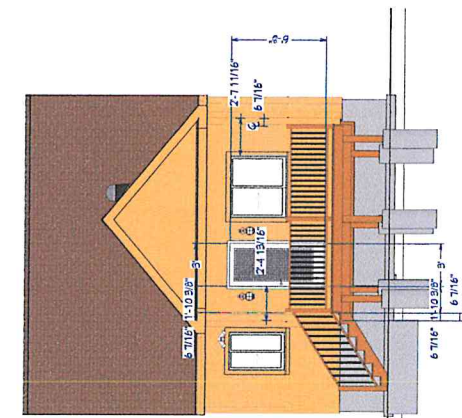
It is occupied by a single resident who is advanced in age and is looking forward to enjoying the additional space of a four-season enclosed sunporch with deck.

The original proposed addition was previously approved by the zoning board on 9/19/2022.

We now kindly ask that you approve an extension of the deck size.

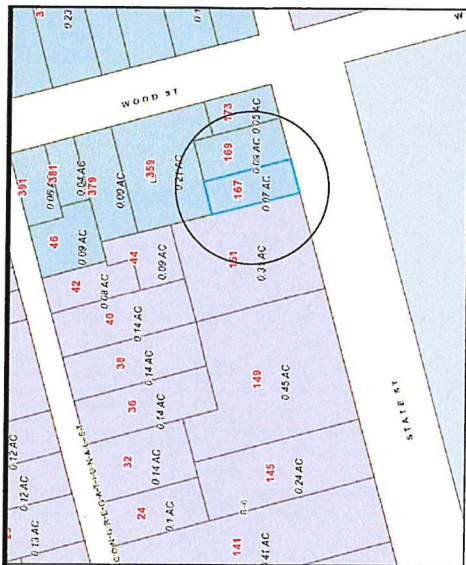


NUMBER	DATE	REVISION	DATE	DESCRIPTION



## Foundation





State Street

LEGEND  
(SYMBOLS MAY BE FOUND ON PLAN)

- IRON ROD FOUND
- IRON ROD SET
- MONUMENT TO BE SET
- PK NAIL FOUND
- FENCE POST
- MONUMENT FOUND
- FENCE LINE
- DRILL HOLE FOUND
- SPOT GRADE
- SURVEY POINT
- RHIB
- O.I.P. IRON PIPE FOUND
- WATER
- GAS
- MANHOLE
- EXISTING FIRE HYDRANT
- CATCH BASIN DOUBLE
- SEWER
- UTILITY POLE
- TAX ASSESSOR
- DRILL HOLE SET
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN

Joan C. Prescott Trustee  
ASSESSOR'S PLAT 18, LOT 41

SITUATED AT  
167 State Street  
IN  
BRISTOL, RHODE ISLAND

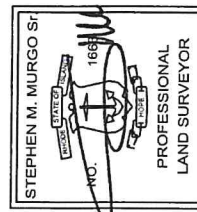
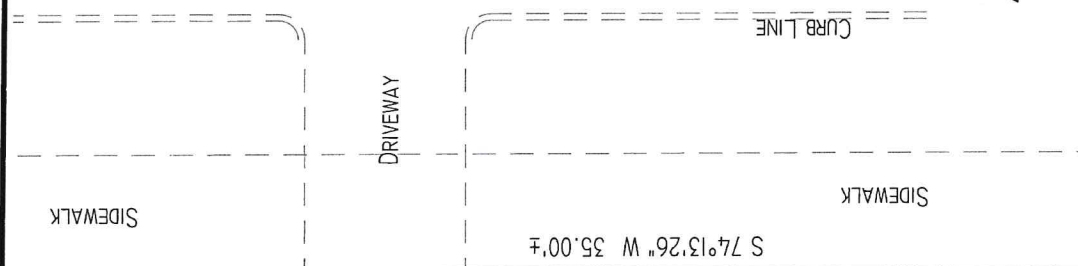
PREPARED BY

STEPHEN M. MURGO SR.

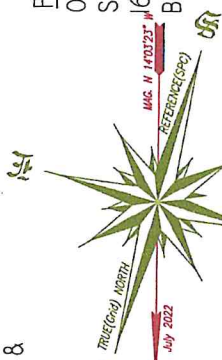
401-253-0092

PROFESSIONAL LAND SURVEYOR  
MASSACHUSETTS  
19 KINNICUTT AVENUE  
WARREN, RHODE ISLAND  
02885

SMMSURVEY@COX.NET



OWNER  
PLAT 18-LOT 40  
SILVEIRA, NOELIA M  
169 STATE STREET  
BRISTOL RI 02809



OWNER  
PLAT 18-LOT 52  
VAN VOAST, WILLIAM R &  
PAULA ANN TRUSTEES  
72 FALES RD  
BRISTOL RI 02809

S 16°30'57" E 88.68'±

EXISTING  
167 STATE  
633 Sq. Ft.

PROPOSED  
ADDITION  
164±sf

Deck is stepped in 6 inch  
each side of the addition

PLAT 18-LOT 41  
3,018.26 Sq. Ft.  
0.0693 ACRES

N 15°13'08" W 88.90'± SPC GRID)

PLAT 18-LOT 42

OWNER

TOWN OF BRISTOL

10 COURT ST

BRISTOL RI 02809

151 STATE

OLIVER SCHOOL



CERTIFICATION:

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

BY: Stephen M. Murgo PLS # 1668 July 22, 2022

Signature of Stephen M. Murgo Sr.

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000 sf	3,018 sf	3,018 sf
MIN. LOT WIDTH	60'	35'	35'
MIN. LOT FRONTAGE	60'	35'	35'
MAX. LOT COVERAGE	30%	20.9%	36.4%
MIN. FRONT YARD	10'	3.7'	3.7'
MIN. SIDE YARD	10'	5.4'	5.4'
MIN. REAR YARD	20'	53.2'	41.6'

\*\*Existing Non-Conforming Use

\*\*Existing Sub Standard Lot of Record



Previous Owners & Sales Information			
Grantor	Date	Sale Price	Leq Ref
PRESCOTT, JOAN C.	05/24/2016	0	1846-183
MCGARTY, DAVID R. & HOPE P.	08/25/1993	0	486-73
MCGARTY, DAVID	03/18/1992	0	428-324
SURETTE, MARC W.	03/16/1989	0	344-233
KRUSHNOWSKI, KARL D.	06/23/1987	0	294-609

Owner	Owner Account #:	% Owned
Owner 1 PRESCOTT, JOAN C. TRUSTEE		0.00
Owner 2		0.00
Owner 3		0.00
Address 167 STATE ST., BRISTOL, RI 02809-0000		

Assessment						
Use Code	Bldg Value	SF/M Value	Land Size	Land Value	AG Credit	Assessed Value
01	155,600	0	0.07	78,300	0	233,900
TOTAL	155,600	0	0.07	78,300	0	233,900

Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	142.78	VAL per SQ Unit/Parcel >	142.78
----------	--------------	------------------------	--------	--------------------------	--------

Previous Assessments						
Year	LUC	Building	SF/M	Land Size	Land	Appraised Value
2022	01	155,600	0	0	78,300	233,900
2021	01	135,600	0	0	69,900	205,500
2020	01	135,600	0	0	69,900	205,500
2019	01	135,600	0	0	69,900	205,500
2018	01	112,400	0	0	65,500	177,900
2017	01	112,400	0	0	65,500	177,900

2022

167 STATE ST

WD (168)

ATF FFL BMT (598)

EFF (35)

Land Information									
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %
01 Single Fam	0.06887	AC	P	1.00	910,000	1,136,925	J		
1									
2									
3									
4									

Spec Land	Juris	Fact	Use Value
		1.00	0



## Plat/Lot 18 41

Account: 1247

LUC01

Zone R-6

## Assessment

\$233,900



NORTHEAST

## Building Information

BLDG Type	Description	Story Height	1 Story Attic Finish	Description
RES Units	Convention	1	COM Units	0
Foundation	Concrete		BMT Floor	Concrete
Frame 1	Wood		Frame 2	%
EXT Wall 1	Wood Shnal		EXT Wall 2	Clapboard %
Roof Type 1	Gable		Roof Type 2	%
Roof Cover 1	Asphalt Shir		Roof Cover 2	%
INT Wall 1	Drywall		INT Wall 2	%
Floors 1	Laminate		Floors 2	Hardwood %
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	
% COM Wall			% Vacuum	
Ceiling Type			Ceiling Type	
Parking Type			% Sprinkled	
EXT View				

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

## Room Counts by Floor

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

## Grade

Q4+

Q4+

Year Built 1850

EFF Year

Alt LUC

Alt %

0.00

0.00

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## Sub-Area Detail

Code

Description

Area

Fin. Area

Rate

Undep V

FFL

1st FLOOR

ATF

FIN ATTIC

WD

WOOD DECK

BMT

BASEMENT

EFP

ENCL PORCH

Total

1,638

837

185,279

117/2007

MEASURE

117/2007

LISTED

117/2007

LISTED

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

117/2007

## Assessment

\$233,900

Date

Result

By

JH

8/13/2021

REVIEW

JH

10/3/2018

LISTED

HS

9/28/2018

REVIEW

JH

9/24/2018

MEASURED

HS

11/7/2007

MEASURE

11/7/2007

LISTED

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## Other Factors

Flood Hazard

Topography

Street

Traffic

Bas \$/SQ

Size Adj

Constr Adj

Adj \$/SQ

Other Feats

Grade Fac

Neigh Infl

Land Factor

Adj Total

Depreciation

Depr Total

224,299

68,748

155,551

30.7

30.7

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## Remodeling History

Additions

Plumbing

Electric

Heating

General

Bath(s)

Complex

Location

Tot Units

FL Level

# Floors

Bldg Seq

0

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

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1

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1

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1

1

## Building Permits

Issue Date

Permit #

Closed Date

BP Type

Est. Cost

% Done

Status

Description/Directions

1

11/15/2021

B53151

BLDG

0

Closed

9877.15, install 8 replacement windows and 1 skylight

2

08/06/2007

B27768

BLDG

0

Closed

RESHINGLE ROOF 6 NAILS/SHINGLES AND WATER MEMBRANE REQUIRE

3

## Special Features &amp; Yard Items

Use

Description

A

Y/S

Qty

Length

Width

SF Size

Quality

Condition

Year

Assessed Value

1

## Other Info.

AFDU

PriorID1b

PriorID1c

PriorID2a

PriorID2b





# 167 State Street - 200' Radius

Bristol, RI

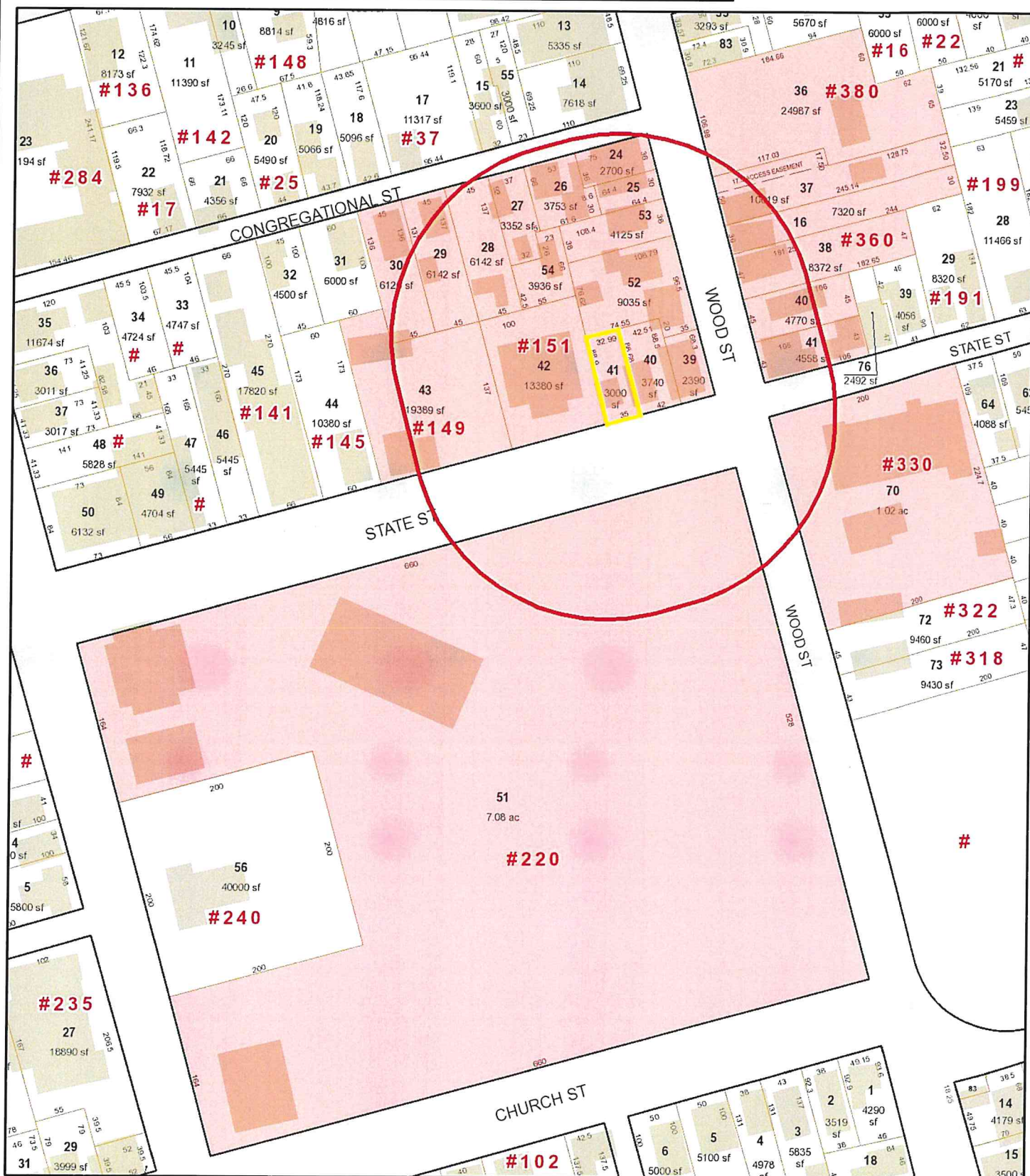


February 14, 2023

1 inch = 140 Feet

www.cai-tech.com

0 140 280 420



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# 200 foot Abutters List Report

Bristol, RI  
February 14, 2023

Item 4D.

## Subject Property:

Parcel Number: 18-41  
CAMA Number: 18-41  
Property Address: 167 STATE ST

Mailing Address: PRESCOTT, JOAN C. TRUSTEE  
167 STATE ST.  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 18-24  
CAMA Number: 18-24  
Property Address: 391 WOOD ST

Mailing Address: GILBERT AND SARAH ALMEIDA FAMILY  
LTD FAMILY LIMITED PARTNERSHIP  
P O BOX 507  
BRISTOL, RI 02809

Parcel Number: 18-25  
CAMA Number: 18-25  
Property Address: 381 WOOD ST

Mailing Address: JONES, ALAN R & STEELE, CAROLE J  
TRUSTEES- JONES/STEELE TRUST  
10025 COLONIAL COUNTRY CLUB BLVD  
FORT MEYERS, FL 33913

Parcel Number: 18-26  
CAMA Number: 18-26  
Property Address: 46 CONGREGATIONAL ST

Mailing Address: GILBERT & SARAH ALMEIDA FAMILY  
P O BOX 507  
BRISTOL, RI 02809

Parcel Number: 18-27  
CAMA Number: 18-27  
Property Address: 42 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC  
1 TINA CT  
BRISTOL, RI 02809

Parcel Number: 18-28  
CAMA Number: 18-28  
Property Address: 40 CONGREGATIONAL ST

Mailing Address: MEDEIROS, VERONICA A.  
14 LINCOLN AVE  
BRISTOL, RI 02809

Parcel Number: 18-29  
CAMA Number: 18-29  
Property Address: 38 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA  
J VITORINO LE  
38 CONGREGATIONAL ST.  
BRISTOL, RI 02809

Parcel Number: 18-30  
CAMA Number: 18-30  
Property Address: 36 CONGREGATIONAL ST

Mailing Address: KING, EDWARD KAREN  
36 CONGREGATIONAL ST  
BRISTOL, RI 02809

Parcel Number: 18-39  
CAMA Number: 18-39  
Property Address: 173 STATE ST

Mailing Address: CAMPAGNA FAMILY LP C/O  
CVS/HEALTH #15003  
15 LOW DR  
BRISTOL, RI 02809

Parcel Number: 18-40  
CAMA Number: 18-40  
Property Address: 169 STATE ST

Mailing Address: SILVEIRA, NOELIA M  
169 STATE STREET  
BRISTOL, RI 02809

Parcel Number: 18-41  
CAMA Number: 18-41  
Property Address: 167 STATE ST

Mailing Address: PRESCOTT, JOAN C. TRUSTEE  
167 STATE ST.  
BRISTOL, RI 02809



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2/14/2023

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Page 1 of 3



# 200 foot Abutters List Report

Bristol, RI  
February 14, 2023

Item 4D.

Parcel Number: 18-42  
CAMA Number: 18-42  
Property Address: 151 STATE ST

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

Parcel Number: 18-43  
CAMA Number: 18-43  
Property Address: 149 STATE ST

Mailing Address: BUTLER, WILLIAM J  
149 STATE ST  
BRISTOL, RI 02809

Parcel Number: 18-51  
CAMA Number: 18-51  
Property Address: 220 HIGH ST

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

Parcel Number: 18-52  
CAMA Number: 18-52  
Property Address: 359 WOOD ST

Mailing Address: VAN VOAST, WILLIAM R & PAULA ANN  
TRUSTEES  
72 FALES RD  
BRISTOL, RI 02809

Parcel Number: 18-53  
CAMA Number: 18-53  
Property Address: 379 WOOD ST

Mailing Address: LOPEZ, VINICIO O & MIRNA C. TE  
4 ROBBINS DR  
BARRINGTON, RI 02806

Parcel Number: 18-54  
CAMA Number: 18-54  
Property Address: 44 CONGREGATIONAL ST

Mailing Address: AGUIAR, SUSAN & DAVID JT  
44 CONGRAGATIONAL ST  
BRISTOL, RI 02809

Parcel Number: 24-16  
CAMA Number: 24-16  
Property Address: 366 WOOD ST

Mailing Address: CAVALIERI, ANTHONY  
366 WOOD ST  
BRISTOL, RI 02809

Parcel Number: 24-36  
CAMA Number: 24-36  
Property Address: 380 WOOD ST

Mailing Address: GOGLIA, VICTOR P. & ANN MARIE TE  
380 WOOD ST  
BRISTOL, RI 02809

Parcel Number: 24-37  
CAMA Number: 24-37  
Property Address: 374 WOOD ST

Mailing Address: GOGLIA, VICTOR P. & ANN MARIE TE  
380 WOOD ST  
BRISTOL, RI 02809

Parcel Number: 24-38  
CAMA Number: 24-38  
Property Address: 360 WOOD ST

Mailing Address: FERREIRA, JESSE  
2920 Comer Drive  
Murfreesboro, TN 37130

Parcel Number: 24-40  
CAMA Number: 24-40  
Property Address: 356 WOOD ST

Mailing Address: PACHECO, PAUL C ET UX ALCIDA  
PACHECO TE  
17 ORCHARD ST  
BRISTOL, RI 02809

Parcel Number: 24-41  
CAMA Number: 24-41  
Property Address: 346 WOOD ST

Mailing Address: TORRES, ROBERT J & DEBRA D  
TRUSTEES  
1194 ANTHONY RD  
PORTSMOUTH, RI 02871-6001



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2/14/2023

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Page 2 of 3





# 200 foot Abutters List Report

Bristol, RI  
February 14, 2023

Item 4D.

Parcel Number: 24-70  
CAMA Number: 24-70  
Property Address: 330 WOOD ST

Mailing Address: ST MARYS CHURCH CORPORATION  
330 WOOD ST  
BRISTOL, RI 02809



[www.cai-tech.com](http://www.cai-tech.com)

2/14/2023

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Page 3 of 3

Abutters List Report - Bristol, RI

AGUIAR, SUSAN &  
DAVID JT  
44 CONGRAGATIONAL ST  
BRISTOL, RI 02809

KING, EDWARD  
KAREN  
36 CONGREGATIONAL ST  
BRISTOL, RI 02809

VAN VOAST, WILLIAM R &  
PAULA ANN TRUSTEES  
72 FALES RD  
BRISTOL, RI 02809

BUTLER, WILLIAM J  
149 STATE ST  
BRISTOL, RI 02809

LOPEZ, VINICIO O &  
MIRNA C. TE  
4 ROBBINS DR  
BARRINGTON, RI 02806

VITORINO, ALBERTO ET UX  
ALBERTINA J VITORINO LE  
38 CONGREGATIONAL ST.  
BRISTOL, RI 02809

CAMPAGNA FAMILY LP  
C/O CVS/HEALTH #15003  
15 LOW DR  
BRISTOL, RI 02809

MEDEIROS, VERONICA A.  
14 LINCOLN AVE  
BRISTOL, RI 02809

CAVALIERI, ANTHONY  
366 WOOD ST  
BRISTOL, RI 02809

PACHECO, PAUL C ET UX  
ALCIDA PACHECO TE  
17 ORCHARD ST  
BRISTOL, RI 02809

FERREIRA, JESSE  
2920 Comer Drive  
Murfreesboro, TN 37130

PRESCOTT, JOAN C. TRUSTEE  
167 STATE ST.  
BRISTOL, RI 02809

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

SILVEIRA, NOELIA M  
169 STATE STREET  
BRISTOL, RI 02809

GILBERT AND SARAH ALMEIDA  
FAMILY LIMITED PARTNERSHI  
P O BOX 507  
BRISTOL, RI 02809

ST MARYS CHURCH CORPORATI  
330 WOOD ST  
BRISTOL, RI 02809

GOGLIA, VICTOR P. &  
ANN MARIE TE  
380 WOOD ST  
BRISTOL, RI 02809

STARLIGHT, LLC  
1 TINA CT  
BRISTOL, RI 02809

GOGLIA, VICTOR P. &  
ANN MARIE TE  
380 WOOD ST  
BRISTOL, RI 02809

TORRES, ROBERT J &  
DEBRA D TRUSTEES  
1194 ANTHONY RD  
PORTSMOUTH, RI 02871-6001

JONES, ALAN R & STEELE, C  
TRUSTEES- JONES/STEELE TR  
10025 COLONIAL COUNTRY CLUB  
BLVD  
FORT MEYERS, FL 33913

TOWN OF BRISTOL  
10 COURT 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 #2023-12

**PUBLIC HEARING**

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

**Monday, March 6, 2023**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: Alfred L. Collins  
PROPERTY OWNER: Alfred L. and Karen M. Collins  
LOCATION: 980 Hope Street  
PLAT: 3 LOT: 1  
ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 12ft. x 26ft. single-story addition and 12ft. x 18ft. deck addition to the rear of an existing single-family dwelling; and to construct an approximate 12ft. x 24ft. second-story addition above a portion of the existing 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://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, March 2, 2023.



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

TOWN OF BRISTOL  
COMMUNITY DEV.

2023 FEB 10 AM 8:17

## APPLICATION

File No: 2023-12  
 Accepted by ZEO: EMT 2/10/2023

<b>APPLICANT</b>	Name: Al Collins		
	Address: 980 Hope St		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 508-667-9501	Email:	al_collins@hotmail.com
<b>PROPERTY OWNER</b>	Name: Alfred & Karen Collins		
	Address: 980 Hope St		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 508-667-9501	Email:	al_collins@hotmail.com

1. Location of subject property: 980 Hope St

Assessor's Plat(s)#: 3

Lot(s) #: 1

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

Special Use Permit Section(s): \_\_\_\_\_

Use Variance Section(s): \_\_\_\_\_

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

6. How long have you owned the property?: 1.5 yrs

7. Present use of property: Single family home

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 931 sf - 21ft height

10. Proposed use of property: Single family home



11. Give extent of proposed alterations: Addition, new kitchen, master bed & bath

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 12 x 26  
300 sf - 19' height

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: <u>15 ft</u>	Proposed Setback: <u>4 ft</u>
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

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

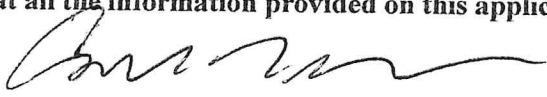
15. Are there any easements on your property?: Yes (If yes, their location must be shown on site plan)

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: 02-08-23

Print Name: Alfred Collins

Property Owner's Signature: 

Date: 02-08-23

Print Name: Alfred Collins

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

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_

#5

Town of Bristol, Rhode Island  
Department of Community Development  
Zoning Board of Review  
February 10, 2023

Thank you in advance for considering this request for a dimensional variance for our recently purchased property located at 980 Hope St.

The property is currently a single-family home totaling 931sf of living space with one full bath. Because the current layout is extremely cramped and outdated, we would like to build a one-story addition on the rear of the house. The addition would consist of a new kitchen, dining area and living room. Additionally, we are proposing to raise the roof in the former attic area to accommodate a master bedroom and bath.

#### Hardship

Due to the location of the house on the lot I can only add to the rear of the house. The left and front of the house are already below setback requirements. The left sits on the property line so that is not an option. The front of the house is used for parking and would be too close to the street. If I expanded to the right, it would block access to the rest of the lot.

Thank you.

Al Collins  
980 Hope St  
Bristol RI 02809





## Bristol

(Summary Data - may not be Complete Representation of Property)



Parcel: 3 1	Location: 980 HOPE ST	Owner: COLLINS, ALFRED L & KAREN M TE	
Account: 32	User Acct:	LUC: 01 - Single Fam	Zoning: R-10

## Parcel Values

Total: \$325,600	Land: \$176,500	Land Area: 0.772 AC	Building: \$149,100	Assessed: \$325,600
------------------	-----------------	---------------------	---------------------	---------------------

## Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
2121-172	Warranty	07/02/2021	\$383,000	LAPARLE EUGENE
271-481	Warranty	03/03/1986	\$0	LAPARLE EUGENE &

Building Type: Conventional	Year Built: 1900	Grade: Q4	Condition: AG
Heat Fuel: Gas	Heat Type: Radiant Hot Water	Year Sited: 0.00	Fireplaces: 0
Exterior Wall: Vinyl Siding	Bsmnt Garage: 0	Roof Cover: Asphalt Shingle	# of Units: 1
# of Rooms: 6	# of Bedrooms: 3	Full Bath: 2	1/2 Baths: 0

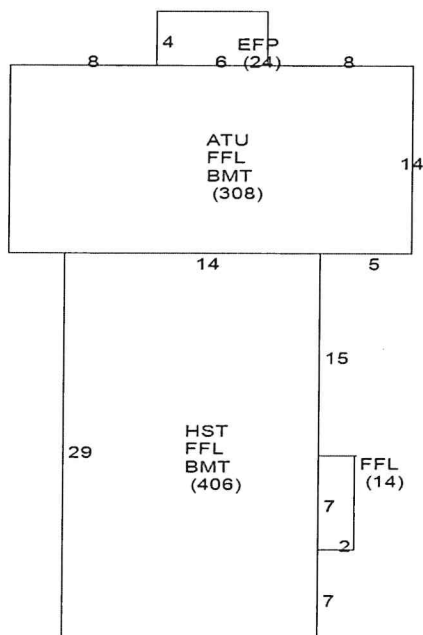
## Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Shed	1	96	2017	GV	No Value	\$0.00

## Building Areas

Area	Net Area	Finished Area
1st FLOOR	728 SF	728 SF
BASEMENT	714 SF	0 SF
ENCLOSED PORCH	24 SF	0 SF
HALF STORY	203 SF	203 SF
UNFINISHED ATTIC	123.2 SF	0 SF

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





► Bristol

► 980 HOPE ST

Card 1 of 1



► Plat/Lot 3 1

► Account: 32

LUC01

Zone R-10

► Assessment

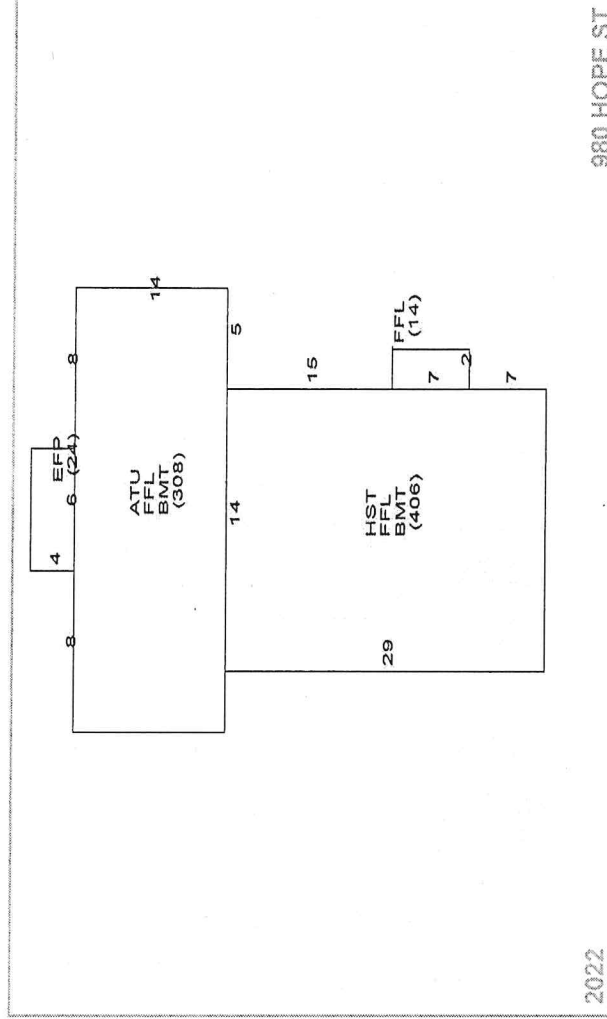
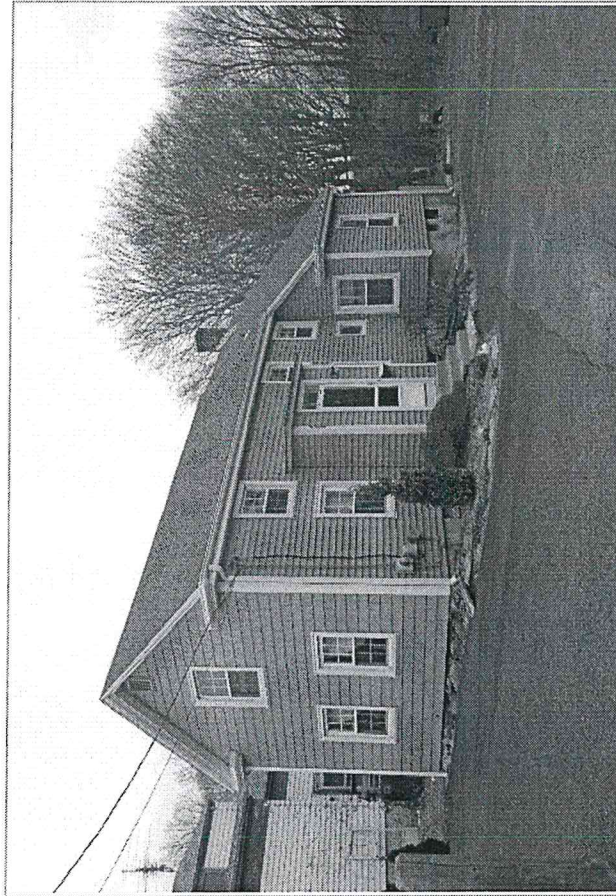
\$325,600

► Owner		► Owner Account #:		% Owned
Owner 1	Owner 2	Owner 3	Address	
COLLINS, ALFRED L & KAREN M TE			176 TREMONT ST, REHOBOTH, MA 02769	

► Previous Owners & Sales Information							Dead Type
Grantor	Date	Sale Price	Leg Ref	NAL			
LAPARLE EUGENE	07/02/2021	383,000	2121-172				W
LAPARLE EUGENE & WARWELL, HARRIET	03/03/1986	0	271-481	A			W
WARDWELL, ROYDON	01/01/1966	0	UNK-				
WARDWELL, ROYDON	01/01/1961	0	UNK-				
WARDWELL, ROYDON	01/01/1960	0	139-242				

► Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	Assessed Value
01	149,100	0	0.77	176,500	325,600
TOTAL	149,100	0	0.77	176,500	325,600
Source > Mkt Adj Cost					VAL per SQ Unit/Parcel > 181.68

► Previous Assessments							Assessed Value
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	
2022	01	149,100	0	1	176,500	0	325,600
2021	01	108,200	0	1	160,600	0	268,800
2020	01	108,200	0	1	160,600	0	268,800
2019	01	108,200	0	1	160,600	0	268,800
2018	01	91,100	0	1	148,700	0	239,800
2017	01	91,100	0	1	148,700	0	239,800



► Land Information						
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted
01 Single Fam	0.22957	AC	P	1.00	555,000	598,075
01 Single Fam	0.5427	AC	EX	0.20	555,000	72,231

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	149,100	0	1	176,500	0	325,600	325,600
2021	01	108,200	0	1	160,600	0	268,800	268,800
2020	01	108,200	0	1	160,600	0	268,800	268,800
2019	01	108,200	0	1	160,600	0	268,800	268,800
2018	01	91,100	0	1	148,700	0	239,800	239,800
2017	01	91,100	0	1	148,700	0	239,800	239,800



## Plat/Lot 3 1

Account:32

LUC.01 Zone R-10

## Assessment

\$325,600

NORTHEAST  
REVALUATION GROUP LLC

## Building Information

Description	BLDG Type	Convention	Story Height	1 1/2 Story	Finishes
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 Shins	Roof Cover 2	%		
INT Wall 1	Plaster	INT Wall 2	%		
Floors 1	Hardwood	Floors 2	%		
BMT Garages		Color			
Plumbing		Electrical			
Insulation		INT vs EXT			
Heat Fuel	Gas	Heat Type	Radiant Hot Water		
# Heat Sys		% Heated	100		
% Solar HW		% A/C			
% COM Wall		% Vacuum			
Ceil HGHT		Ceiling Type			
Parking Type		% Sprinkled			
EXT View					

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

## Room Counts by Floor

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

Print Date = 2/13/2023 Printed By = Counter

Year ID: 2022

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted

Item 4E.

## Other Factors

Grade	Q4	Q4	EFF Year	Alt %	0.00
Year Built	1900				
Alt LUC					
Flood Hazard					
Topography					
Street					
Traffic					
Bas \$/SQ	142.00				
Size Adj	1.26				
Constr Adj	1.01				
Adj \$/SQ	180.04				
Other Feats	25,500				
Grade Fac	1.00				
Neigh Infl	1.00				
Land Factor	1.00				
Adj Total	215,484				
Depreciation	66,369				
Depr Total	149,115				
Total Depreciation %	> 30.8				

## Remodeling History

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

## Condo Data

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

## Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
10/19/2021	M53026		MECH	10,000		Closed	Install gas boiler and gas service
10/19/2021	P53027		PLMB	0		Closed	6000.00, install bathroom on second floor - shower, lav, wc
10/06/2021	B52947		BLDG	0		Closed	4000.00, Replacing existing replacement windows with new ones (15)
07/28/2017	270-17-E	10/03/2017	ELEC	1,500		Closed	ADD CKTS FOR OUTLETS AND APPLIANCES IN THE KITCHEN
07/28/2017	E1606		ELEC	0		Closed	ADD CIRCUITS FOR OUTLETS AND APPLIANCES IN THE KITCHEN
06/19/2017	342-17-B	09/19/2017	BLDG	1,450		Closed	INSTALL SHED 8 X 12
06/19/2017	B37078		BLDG	0		Closed	INSTALL 8' X 12' PRE FAB SHED
09/17/2014	B36302		BLDG	0		Closed	INSTALL FENCE ALONG FRONT OF PROPERTY (HOPE STREET) STARTING 3'
09/17/2014	0603-14-B	12/12/2014	OTHR	2,500		Closed	FENCE

## Special Features &amp; Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Shed	1	Y	1			96	0	GV	2017	0
2											
3											
4											
5											
6											
7											
8											
9											
10											

## Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	728	728	180.05	131,069
HST	HALF STORY	203	203	180.04	36,548
ATU	UNF ATTIC	123	0	18.00	2,218
BMT	BASEMENT	714	0	27.01	19,285
EFP	ENCL PORCH	24	0	36.00	864
Total		1,792	931		189,984

Date	Result	By
1/13/2022	BP	JL
1/12/2022	SALES VERI	JL
1/10/2022	Data Verifica	DVL
8/5/2021	REVIEW	JH
9/21/2018	REVIEW	JH
9/13/2018	MEASURED	BT
10/10/2007	LISTED	MP
10/2/2007	CALL BACK	
9/25/2007	MEASURE	MP

## Notes

NEW ROOF 12/11 EAS vinyl siding 3 sides 2013





# 980 Hope Street - 300' Radius

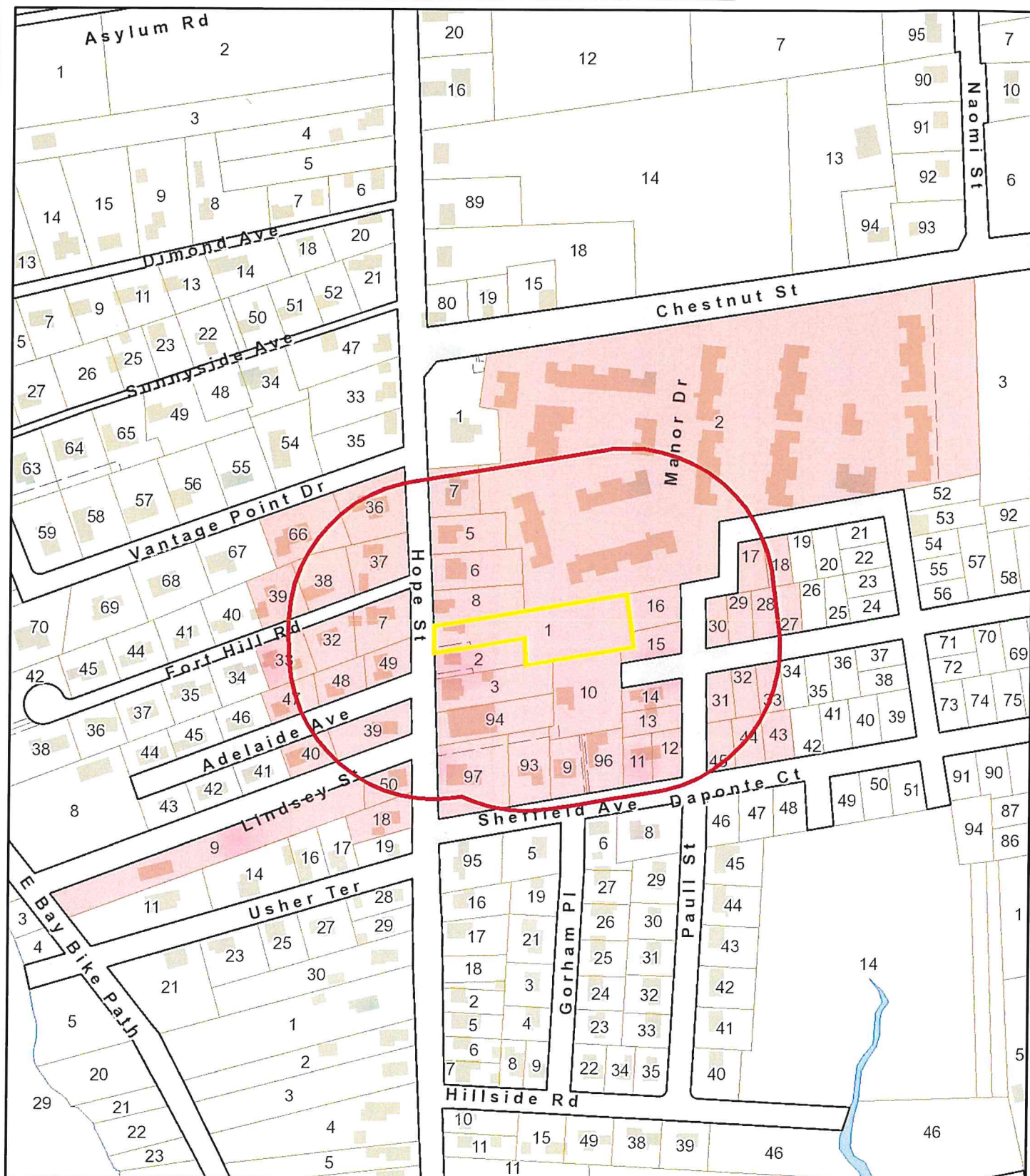
Bristol, RI



February 14, 2023

1 inch = 281 Feet

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# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

## Subject Property:

Parcel Number: 3-1  
CAMA Number: 3-1  
Property Address: 980 HOPE ST

Mailing Address: COLLINS, ALFRED L & KAREN M TE  
176 TREMONT ST  
REHOBOTH, MA 02769

## Abutters:

Parcel Number: 2-2  
CAMA Number: 2-2  
Property Address: 1014 HOPE ST

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

Parcel Number: 2-5  
CAMA Number: 2-5  
Property Address: 996 HOPE ST

Mailing Address: PERRY, MATTHEW C & GEORGIA J  
TRUSTEES  
996 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 2-6  
CAMA Number: 2-6  
Property Address: 990 HOPE ST

Mailing Address: SOUSA, KEVIN  
8138 SANTA ROSA CT  
SARASOTA, FL 34243

Parcel Number: 2-7  
CAMA Number: 2-7  
Property Address: 1000 HOPE ST

Mailing Address: PERRY, MATTHEW C & GEORGIA J TE  
1209 CHURCH ST  
MITCHELLVILLE, MD 20721

Parcel Number: 2-8  
CAMA Number: 2-8  
Property Address: 984 HOPE ST

Mailing Address: ALMEIDA, GILBERT L & CLAUDETTE TE  
984 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 3-1  
CAMA Number: 3-1  
Property Address: 980 HOPE ST

Mailing Address: COLLINS, ALFRED L & KAREN M TE  
176 TREMONT ST  
REHOBOTH, MA 02769

Parcel Number: 3-10  
CAMA Number: 3-10  
Property Address: 970 HOPE ST

Mailing Address: IERVOLINO, MARGARET L. LIFE EST  
TROY, LORI J. ETAL TC  
970 REAR HOPE STREET  
BRISTOL, RI 02809

Parcel Number: 3-11  
CAMA Number: 3-11  
Property Address: SHEFFIELD AVE

Mailing Address: FIELD, AUDREY B.  
5 SHEFFIELD AVE  
BRISTOL, RI 02809

Parcel Number: 3-12  
CAMA Number: 3-12  
Property Address: 5 SHEFFIELD AVE

Mailing Address: FIELD, AUDREY B.  
5 SHEFFIELD AVE  
BRISTOL, RI 02809

Parcel Number: 3-13  
CAMA Number: 3-13  
Property Address: PAULL ST

Mailing Address: CAMERA, JOSEPH P, SUSAN & PAUL,  
KATHRYN JT  
25 PAULL ST  
BRISTOL, RI 02809



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2/14/2023

Page 1 of 5



# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

Parcel Number: 3-14 CAMA Number: 3-14 Property Address: 25 PAULL ST	Mailing Address: CAMERA, JOSEPH P, SUSAN & PAUL, KATHRYN JT 25 PAULL ST BRISTOL, RI 02809
Parcel Number: 3-15 CAMA Number: 3-15 Property Address: HOPE ST	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-16 CAMA Number: 3-16 Property Address: HOPE ST	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-17 CAMA Number: 3-17 Property Address: LOIS AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-18 CAMA Number: 3-18 Property Address: LOIS AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-2 CAMA Number: 3-2 Property Address: 974 HOPE ST	Mailing Address: CARREIRO, RONALD J. 974 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-27 CAMA Number: 3-27 Property Address: DITTEMORE AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-28 CAMA Number: 3-28 Property Address: DITTEMORE AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-29 CAMA Number: 3-29 Property Address: DITTEMORE AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-3 CAMA Number: 3-3 Property Address: 972 HOPE ST	Mailing Address: WHITHAM, BEVERLY A LE; JACOBSON, KIMBERLY ANN & HALE, CYNTHIA JEAN-TRUSTEES, WHITHAM TRUST 972 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-30 CAMA Number: 3-30 Property Address: DITTEMORE AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-31 CAMA Number: 3-31 Property Address: DITTEMORE AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

Parcel Number: 3-32 CAMA Number: 3-32 Property Address: DITTEMORE AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-33 CAMA Number: 3-33 Property Address: DITTEMORE AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-43 CAMA Number: 3-43 Property Address: SHEFFIELD AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-44 CAMA Number: 3-44 Property Address: SHEFFIELD AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-45 CAMA Number: 3-45 Property Address: SHEFFIELD AVE	Mailing Address: TOWN OF BRISTOL HOUSING AUTHORITY OF BENJ.CHURCH 1014 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-9 CAMA Number: 3-9 Property Address: 2 SHEFFIELD AVE	Mailing Address: BARNEY, JOHN M & GORDON, GERRI L TE 2 SHEFFIELD AVE BRISTOL, RI 02809
Parcel Number: 3-93 CAMA Number: 3-93 Property Address: 1 SHEFFIELD AVE	Mailing Address: DEROBIO, JASON LISA MARIE TE 1 SHEFFIELD AVE BRISTOL, RI 02809
Parcel Number: 3-94 CAMA Number: 3-94 Property Address: 970 HOPE ST	Mailing Address: ROUSSEL, MARTIN LEWIS 970 HOPE ST BRISTOL, RI 02809
Parcel Number: 3-96 CAMA Number: 3-96 Property Address: 3 SHEFFIELD AVE	Mailing Address: CASSICK, MEREDITH H. (SUR) 3 SHEFFIELD AVE BRISTOL, RI 02809
Parcel Number: 3-97 CAMA Number: 3-97 Property Address: 956 HOPE ST	Mailing Address: MADDEN, HUGH A JR KRISTEN E TE 956 HOPE ST BRISTOL, RI 02809
Parcel Number: 83-36 CAMA Number: 83-36 Property Address: 999 HOPE ST	Mailing Address: OCONNELL, THOMAS & MUNIAK- OCONNELL, CHRISTINE TE 999 HOPE ST BRISTOL, RI 02809
Parcel Number: 83-37 CAMA Number: 83-37 Property Address: 997 HOPE ST	Mailing Address: FURTADO, PAUL J. LUCY TE 997 HOPE STREET BRISTOL, RI 02809



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# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

Parcel Number: 83-38 CAMA Number: 83-38 Property Address: 5 FORT HILL RD	Mailing Address: TANNER, EDWARD M. 5 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 83-39 CAMA Number: 83-39 Property Address: 7 FORT HILL RD	Mailing Address: TAMUL, JOHN W & DARLING, SANDRA C TRUSTEES 7 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 83-66 CAMA Number: 83-66 Property Address: 3 VANTAGE POINT DR	Mailing Address: KOPSACK, DANIEL G. MELISSA A. 3 VANTAGE POINT DR BRISTOL, RI 02809
Parcel Number: 84-18 CAMA Number: 84-18 Property Address: 949 HOPE ST	Mailing Address: PRINCIPE, PAMELA A 949 HOPE ST BRISTOL, RI 02809
Parcel Number: 84-32 CAMA Number: 84-32 Property Address: 4 FORT HILL RD	Mailing Address: RUTKOWSKI, MICHAEL W & MARY ANNE  4 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 84-33 CAMA Number: 84-33 Property Address: 6 FORT HILL RD	Mailing Address: ALTICE, KENNETH M & ALTICE-LEITE, JANE ANN JT 6 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 84-39 CAMA Number: 84-39 Property Address: 963 HOPE ST	Mailing Address: PIRRI, ANGELO M. 1 COMMERCIAL WAY WARREN, RI 02885
Parcel Number: 84-40 CAMA Number: 84-40 Property Address: 4 ADELAIDE AVE	Mailing Address: VOLPICELLI, EMILIO F. ET UX PAULA J. VOLPICELLI TE 4 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-47 CAMA Number: 84-47 Property Address: 5 ADELAIDE AVE	Mailing Address: RAAD, WENDY J & GALE, ANDREJS V TE 5 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-48 CAMA Number: 84-48 Property Address: 1 ADELAIDE AVE	Mailing Address: MCGRAW, JOHN F & ELAINE E TE 1 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-49 CAMA Number: 84-49 Property Address: 971 HOPE ST	Mailing Address: SQUATRITO, TONELLA & JEROME M. LE SQUATRITO, J. JR. & S.P., CASEY, M. Trustees 19 GORHAM PLACE BRISTOL, RI 02809
Parcel Number: 84-50 CAMA Number: 84-50 Property Address: 951 HOPE ST	Mailing Address: SYLVARIA, DAVID M & CHELSEA TE 1 ADELAIDE CT BRISTOL, RI 02809



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## 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

Parcel Number: 84-7  
CAMA Number: 84-7  
Property Address: 985 HOPE ST

Mailing Address: TOMPKINS, ROBERT M. ELLEN  
CATHERINE  
985 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 84-9  
CAMA Number: 84-9  
Property Address: 1 LINDSEY AVE

Mailing Address: SHERMAN, JOHN A  
1 LINDSEY AVE  
BRISTOL, RI 02809



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2/14/2023

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ALMEIDA, GILBERT L & CLAU  
984 HOPE ST  
BRISTOL, RI 02809

IERVOLINO, MARGARET L. LI  
TROY, LORI J. ETAL TC  
970 REAR HOPE STREET  
BRISTOL, RI 02809

ROUSSEL, MARTIN LEWIS  
970 HOPE ST  
BRISTOL, RI 02809

ALTICE, KENNETH M &  
ALTICE-LEITE, JANE ANN J  
6 FORT HILL RD  
BRISTOL, RI 02809

KOPSACK, DANIEL G.  
MELISSA A.  
3 VANTAGE POINT DR  
BRISTOL, RI 02809

RUTKOWSKI, MICHAEL W & MA  
4 FORT HILL RD  
BRISTOL, RI 02809

BARNEY, JOHN M & GORDON,  
2 SHEFFIELD AVE  
BRISTOL, RI 02809

MADDEN, HUGH A JR  
KRISTEN E TE  
956 HOPE ST  
BRISTOL, RI 02809

SHERMAN, JOHN A  
1 LINDSEY AVE  
BRISTOL, RI 02809

CAMERA, JOSEPH P, SUSAN &  
PAUL, KATHRYN JT  
25 PAULL ST  
BRISTOL, RI 02809

MCGRRAW, JOHN F &  
ELAINE E TE  
1 ADELAIDE AVE  
BRISTOL, RI 02809

SOUSA, KEVIN  
8138 SANTA ROSA CT  
SARASOTA, FL 34243

CARREIRO, RONALD J.  
974 HOPE ST  
BRISTOL, RI 02809

OCONNELL, THOMAS &  
MUNIAK-OCONNELL, CHRISTIN  
999 HOPE ST  
BRISTOL, RI 02809

SQUATRITO, TONELLA & JERO  
SQUATRITO, J. JR. & S.P.,  
19 GORHAM PLACE  
BRISTOL, RI 02809

CASSICK, MEREDITH H. (SUR  
3 SHEFFIELD AVE  
BRISTOL, RI 02809

PERRY, MATTHEW C & GEORGI  
1209 CHURCH ST  
MITCHELLVILLE, MD 20721

SYLVARIA, DAVID M &  
CHELSEA TE  
1 ADELAIDE CT  
BRISTOL, RI 02809

COLLINS, ALFRED L & KAREN  
176 TREMONT ST  
REHOBOTH, MA 02769

PERRY, MATTHEW C & GEORGI  
996 HOPE ST  
BRISTOL, RI 02809

TAMUL, JOHN W &  
DARLING, SANDRA C TRUSTEE  
7 FORT HILL RD  
BRISTOL, RI 02809

DEROBBIO, JASON  
LISA MARIE TE  
1 SHEFFIELD AVE  
BRISTOL, RI 02809

PIRRI, ANGELO M.  
1 COMMERCIAL WAY  
WARREN, RI 02885

TANNER, EDWARD M.  
5 FORT HILL RD  
BRISTOL, RI 02809

FIELD, AUDREY B.  
5 SHEFFIELD AVE  
BRISTOL, RI 02809

PRINCIPE, PAMELA A  
949 HOPE ST  
BRISTOL, RI 02809

TOMPKINS, ROBERT M.  
ELLEN CATHERINE  
985 HOPE ST  
BRISTOL, RI 02809

FURTADO, PAUL J.  
LUCY TE  
997 HOPE STREET  
BRISTOL, RI 02809

RAAD, WENDY J &  
GALE, ANDREJS V TE  
5 ADELAIDE AVE  
BRISTOL, RI 02809

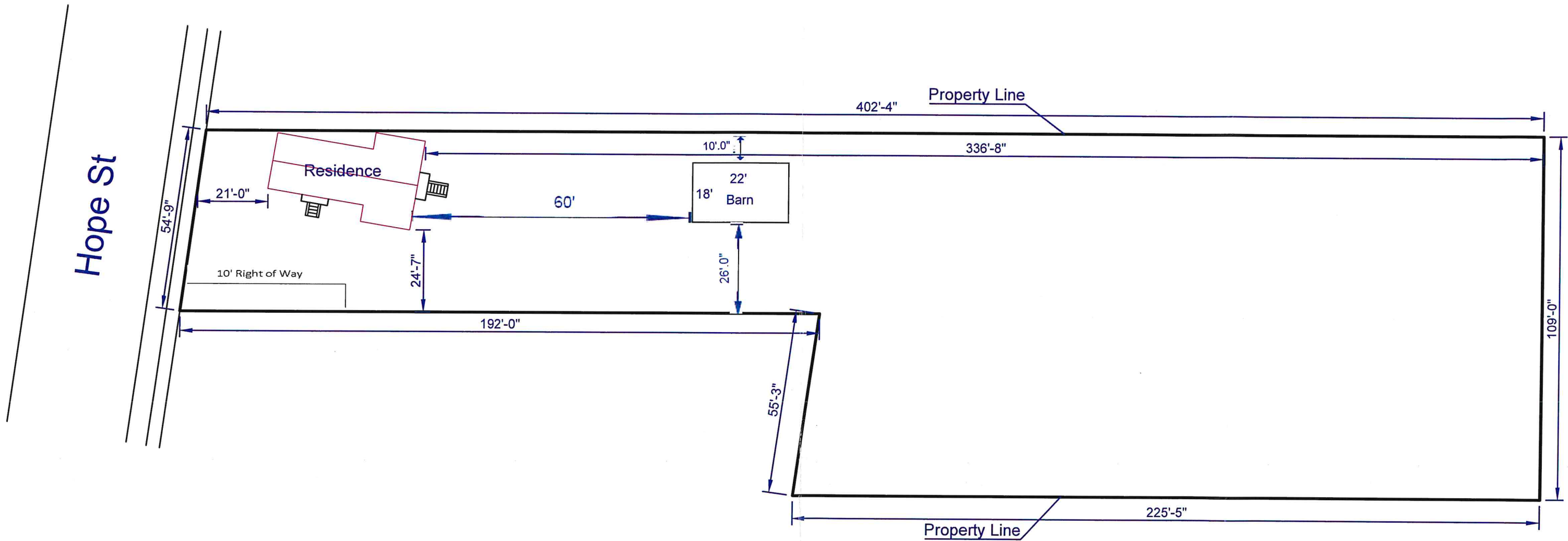
TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809



TOWN OF BRISTOL HOUSING  
AUTHORITY OF BENJ.CHURCH  
1014 HOPE ST  
BRISTOL, RI 02809

VOLPICELLI, EMILIO F. ET  
PAULA J. VOLPICELLI TE  
4 ADELAIDE AVE  
BRISTOL, RI 02809

WHITHAM, BEVERLY A LE; J  
HALE, CYNTHIA JEAN-TRUSTE  
972 HOPE ST  
BRISTOL, RI 02809





AL COLLINS | RESIDENTIAL ADDITION

980 HOPE ST, BRISTOL, RI

02/08/2023  
PERMIT SET



FTCY #PI#NRJ	
SHEET NUMBER	DRAWING NAME
001	GENERAL NOTES
002	ARCHITECTURAL SITE PLAN
003	FIRST & SECOND FLOOR DEMOLITION PLANS
004	BASEMENT FOUNDATION PLAN
005	FIRST FLOOR FRAMING PLAN
006	FIRST FLOOR PLAN
007	FIRST FLOOR REFLECTED CEILING PLAN
008	SECOND FLOOR FRAMING
009	SECOND FLOOR PLAN
010	SECOND FLOOR REFLECTED CEILING PLAN
011	LOWER AND UPPER ROOF PLAN
012	EXTERIOR ELEVATIONS
013	ENLARGED KITCHEN PLANS AND ELEVATIONS
014	ENLARGED BATHROOM PLANS, ELEVATION, DETAILS
015	BUILDING SECTIONS, DETAILS, DOOR & WINDOW SCHEDULES

PROJECT DESCRIPTION

OWNER:  
AL COLLINS

DESIGNER:  
TRAZA DESIGN, LLC

CONTRACTOR:  
TO BE DETERMINED

PROJECT:  
EXISTING SINGLE FAMILY STRUCTURE TO UNDERGO RENOVATIONS THAT EXTEND THE OVERALL FOOTPRINT TO THE REAR OF THE PROPERTY BY 10'. THE PROPOSED ADDITION INCLUDES 2ND OF 3' LIABLE SPACE 3RD OF 4' REAR AND FRONT DECK, AND 1ST OF 2' RENOVATED SPACE.

THE EXTENDED PORTION OF THE PROPERTY WILL CONTAIN A NEW KITCHEN, DINING ROOM AND REAR DECK. THERE WILL ALSO BE A RENOVATED PORTION OF THE SECOND FLOOR THAT CONTAINS A MASTER BEDROOM AND BATHROOM. A NEW PORCH AND ENTRY WILL BE INSTALLED. THE PORCH WILL HAVE A PERGOLA STYLE ROOF THAT IS OPEN TO THE ELEMENTS. PRESURE TREATED WOOD TO BE USED IN EXPOSED AREAS. ALL CONSTRUCTION SHALL CONFORM TO THE RHODE ISLAND BUILDING CODE.

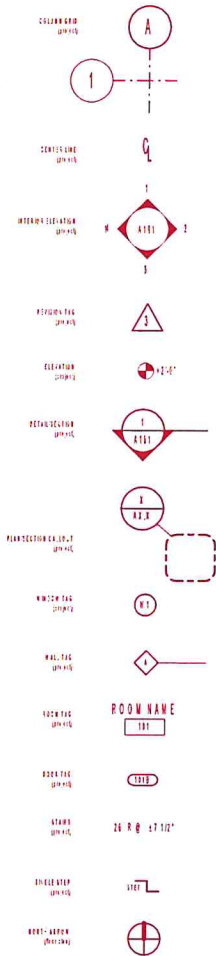
APPLICABLE CODE:  
RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE (VERSION 2018)



www.traza.design | Providence, RI | (401) 580-8107



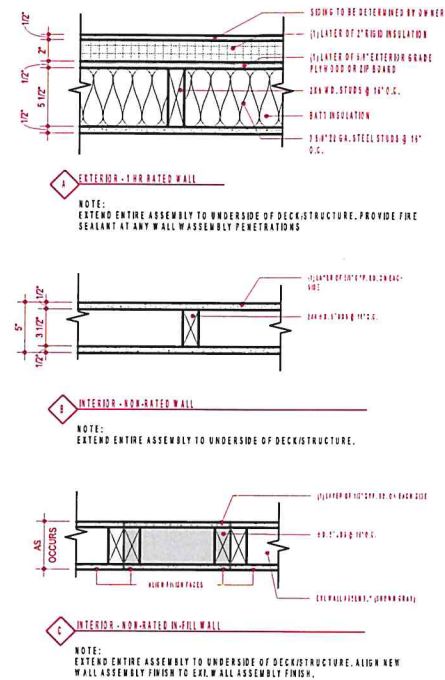
ANNOTATION LEGEND



ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	N.P.	NOT NOTED
B.O.	BOTTOM OF	N.Y.C.	NEW YORK CITY
C.J.	CONTROL JOINT	N.S.	NORTH SIDE
C.L.	CLEAR	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
C.O.	CLEAR	O.D.	OUTSIDE DIAMETER
C.O.L.	CONCRETE	O.P.H.	OPPOSITE HAND
C.O.N.C.	CONCRETE	O.P.P.	OPPOSITE
C.O.N.T.	CONTINUOUS	P.L.W.D.	PERMANENTLY WELDED
C.T.	CERAMIC TILE	P.T.	PRESSURE TREATED
D.W.G.	DOOR	P.T.D.	PAINTED
D.R.	DOOR	R.O.	RAISED
E.A.	EACH	R.F.	REINFORCING
E.L.V.	ELEVATION	R.O.D.	REINFORCING
ENCL.	ENCLOSURE	R.Q.	REQUIRED
E.O.	EQUAL	R.O.P.	ROUGH OPENING
E.L.L. EXH.T.	EXISTING	R.O.S.	ROUGH OPENING
F.B.C.	FURNISHED BY CONTRACTOR	R.O.S.	ROUGH OPENING
F.B.D.	FURNISHED BY OWNER	R.O.S.	ROUGH OPENING
F.O.S.	FACE OF FOUNDATION	R.O.S.	ROUGH OPENING
F.O.W.	FACE OF WALL	R.O.S.	ROUGH OPENING
G.A.	GALVANEZ	R.O.S.	ROUGH OPENING
G.A.L.Y.	GALVANEZ	R.O.S.	ROUGH OPENING
G.C.	GENERAL CONTRACTOR	R.O.S.	ROUGH OPENING
G.L.	GLASS	R.O.S.	ROUGH OPENING
G.W.B.	GYPSON WALL BOARD	R.O.S.	ROUGH OPENING
G.T.P. ID.	GYPSON WALL BOARD	R.O.S.	ROUGH OPENING
H.W.B.	HARDWARE	R.O.S.	ROUGH OPENING

WALL TYPES



GENERAL NOTES

1. ALL DIMENSIONS ARE BASED ON EXISTING CONDITIONS, DRAWINGS, AND/OR FIELD MEASUREMENTS. FIELD VERIFY EXISTING CONDITIONS, DIMENSIONS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND SHALL INFORM THE OWNER OF ANY DISCREPANCIES AFFECTING PROPER COMPLETION OF CONTRACT WORK.
2. DISCREPANCIES BETWEEN PORTIONS OF THE DRAWINGS ARE NOT INTENDED. CLARIFY ANY SUCH DISCREPANCIES WITH THE OWNER PRIOR TO COMMENCING WORK IN QUESTION.
3. ALL DIMENSIONS INVOLVING EXISTING WALLS ARE TO FACE OF WALL FINISH (F.O.W.). UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS FOR NEW WORK ARE TO FACE OF STUD (F.O.S.). UNLESS NOTED OTHERWISE.
5. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS AND LAYOUT OF THE WORK.
6. UNLESS OTHERWISE AGREED TO IN WRITING WITH THE OWNER, SECURE ALL PERMITS AND PAY FEES FOR SAME, AS REQUIRED BY STATE AND LOCAL RULES AND REGULATIONS.
7. MAINTAIN IN GOOD CONDITION ONE COMPLETE APPROVED SET OF PLANS WITH ALL REVISIONS. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION.
8. MAINTAIN CLEAN AND ORDERLY WORK AREAS. DO NOT ALLOW TRASH AND DEBRIS TO ACCUMULATE. CONSTRUCTION DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE WITHIN BUILDING. IN GENERAL, ALL BUILDING SURFACES WITHIN CONSTRUCTION LIMITS SHALL BE KEPT CLEAN AT PROJECT COMPLETION. USE CLEANING MATERIALS AS RECOMMENDED BY PRODUCT MANUFACTURERS. ALL NECESSARY CLEANING WITHIN AREA OF WORK INCLUDE THE FOLLOWING:
  - a. REMOVE GREASE, OIL, STAINS, FINGERPRINTS, ETC. FROM EXPOSED TO VIEW FINISHED SURFACES, TOUCH UP MARKED SURFACES AS REQUIRED.
  - b. REMOVE PROTECTIVE COVERS FROM, CLEAN AND POLISH EXPOSED TO VIEW FITTINGS, WINDOWS, HARDWARE, ETC.
9. COMPLY WITH ALL PUBLISHED FEDERAL, STATE AND LOCAL RECOMMENDATIONS AND REQUIREMENTS FOR SAFETY AND ACCIDENT PREVENTION.
10. BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE WORK PREMISES WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED. ACCESS TO THE BUILDING DURING NON-OPERATING HOURS SHALL NOT JEOPARDIZE SECURITY.
11. THE OWNER RESERVES THE RIGHT TO PERFORM ADDITIONAL WORK THAT IS NOT PART OF THIS CONTRACT WITH HIS OWN FORCES, UNDER SEPARATE CONTRACTS AND/OR WITH OTHER CONTRACTORS OR VENDORS. COOPERATE WITH THE OWNER AND OTHER CONTRACTORS AND COORDINATE WORK WITH THE OWNER SO THAT WORK BY OTHERS CAN BE INCORPORATED IN A TIMELY MANNER.
12. ALL DAMAGES TO THE PROPERTY DUE TO CONTRACT OPERATIONS MUST BE REPORTED IMMEDIATELY TO THE OWNER.
13. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP AND IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE TO ALL PUBLISHED MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO APPROPRIATE NATIONAL TRADE HANDBOOKS.
14. SUBSTITUTIONS: WHEN PROVIDING A PRODUCT OR MATERIAL WHICH IS A SUBSTITUTE FROM WHAT THE DRAWINGS SHOW AS THE "BASE SPECIFICATION", THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ANY VARIATIONS FROM THE ORIGINALLY SPECIFIED PRODUCT, INCLUDING BUT NOT LIMITED TO DIMENSIONAL VARIATIONS, UTILITY REQUIREMENTS, OR STRUCTURAL SUPPORT. ANY SUBSTITUTIONS FOR MATERIALS SPECIFIED MUST BE APPROVED BY THE OWNER.
15. REPLACE OR REWEED ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER COMPLETION AND ACCEPTANCE OF THE WORK.
16. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND PROTECT THEM FROM DAMAGE.
17. LOCATIONS FOR CONSTRUCTION DUMPSTERS OR OTHER TEMPORARY FACILITIES AND STAGING AREAS OUTSIDE OF THE WORK AREA MUST BE REVIEWED WITH, AND APPROVED BY, THE OWNER, AND/OR LOCAL AUTHORITIES AS APPROPRIATE.
18. NEW GYPSON WALLBOARD SUBSTRATES APPLIED OVER EXISTING BASES TO BE REWAIN, AND NEW WOOD STUDS, SHALL BE SECURED WITH APPROPRIATE SCREW FASTENERS. ALL JOINTS SHALL BE TAPED AND FINISHED AND APPROPRIATE METAL TRIM PROVIDED WHERE REQUIRED.
19. PROVIDE A HEAD OF SANITARY, WILDFIRE RESISTANT SILICONE SEALANT AT THE FOLLOWING LOCATIONS:
  - a.1. CONDUNIT AND PIPE PENETRATIONS AT WALLS AND CEILINGS.
  - a.2. BASEBOARD TO WALL
  - a.3. WINDOW FRAMES AND WDC. TRIM JOINTS WITH WALL.
  - a.4. INTERSECTION OF DISJUNCT WATERS.
  - a.5. ELSEWHERE AS SHOWN ON DRAWINGS OR WHERE REQUIRED BY THE DESIGNER, OR LOCAL AUTHORITIES. PROVIDE PAINTABLE SEALANTS AT LOCATIONS SCHEDULED TO RECEIVE PAINTED OR STAINED FINISHES.
20. A PORTION OF THE WORK OF THIS CONTRACT INVOLVES THE UNCOVERING OF ORIGINAL SURFACES BY THE REMOVAL OF EXISTING TURNED OUT WALLS, FINISHES, FLOOR COVERINGS, ETC. THE ORIGINAL SURFACES SHALL BE PATCHED, REPAIRED, CLEANED, PREPARED FOR FINISHING AND RETIRED AS SCHEDULED. REFER TO GENERAL DEMOLITION NOTES.
21. IF NOT SPECIFIED OTHERWISE, COLORS AND FINISHES OF SPECIFIED PRODUCTS WILL BE SELECTED FROM MANUFACTURER'S STANDARD RANGE.
22. PRODUCTS SHALL BE PROPERLY ENCLOSED IN CONTAINERS, BOXES, PACKAGES, ETC. TO PREVENT DAMAGE DURING TRANSPORTATION AND HANDLING. DELIVER IN MANUFACTURER'S ORIGINAL UNOPENED CONTAINERS WITH LABELS INDICATING BRAND NAMES, MODEL NUMBERS, QUALITY DESIGNATIONS, ETC.
23. DESIGNATE DELIVERY DATES OF OWNER FURNISHED ITEMS IN THE CONSTRUCTION SCHEDULE. RECEIVE, UNLOAD AND HANDLE WHEN FURNISHED ITEMS TO BE INSTALLED BY THE CONTRACTOR AT THE SITE. STORE MATERIALS DELIVERED TO THE OFF GROUND, UNDER COVER, IN DRY WELL VENTILATED LOCATIONS SECURE FROM VANDALISM AND THEFT. IN FULL CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS, CAREFULLY PROTECT STORED MATERIALS FROM DAMAGE, DAMPNESS, AND EXTREMES OF TEMPERATURE. PROVIDE SEPARATORS BETWEEN FINISHED MATERIALS WHICH ARE STORED IN STACKED OR LEANING POSITIONS.
24. PLAN AND SCHEDULE WORK AND PURCHASING IN ORDER TO MINIMIZE ON-SITE CONSTRUCTION TIME AND DISRUPTION OF EXISTING BUILDING OCCUPANTS AND OPERATIONS.
25. THE OWNER RESERVES THE RIGHT TO INSTALL EQUIPMENT IN COMPLETED AREAS OF THE BUILDING, PRIOR TO SUBSTANTIAL COMPLETION PROVIDED THAT SUCH OCCUPANCY DOES NOT INTERFERE WITH COMPLETION OF THE WORK.
26. MAINTAIN MEANS OF EGRESS DURING CONSTRUCTION.
27. WORKMEN SHALL CONDUCT THEMSELVES IN A REASONABLE MANNER (I.E. SHALL NOT USE PROFANITY, CREATE A NUISANCE TO SURROUNDING BUILDING OCCUPANTS, LOITER IN SURROUNDING BUILDINGS, ETC.).
28. IN THE EVENT THAT ANY PORTION OF THE WORK WILL BE TOO DISTURBING, MAKE ARRANGEMENTS WITH THE OWNER TO CONDUCT THE WORK AT A TIME AGREED UPON.
29. ALL JOINTS OF GYPSON BOARD/CEMENT BACKER BOARD SHALL BE TAPED AND FINISHED PER MANUFACTURER'S WRITTEN SPECIFICATIONS. PROVIDE ALL APPROPRIATE TRIM AND ACCESSORIES FOR A COMPLETE INSTALLATION.
30. PRIME PAINT AND OTHERWISE PREPARE WALL SUBSTRATES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, AND AS REQUIRED TO RECEIVE FINISHES SPECIFIED.
31. REVIEW ALL DRAWINGS FOR FINISHES, WILDFIRE, FIXTURES AND EQUIPMENT ITEMS THAT WILL REQUIRE BACK-BLOCKING IN WALLS TO PROPERLY ATTACH SAME. COORDINATE WORK SO THAT ALL BACK-BLOCKING IS PROVIDED PRIOR TO INSTALLATION OF SUBSTRATES OR PARTITIONS.
32. ISOLATE FRAMING SYSTEM FROM STRUCTURAL LOADING BOTH HORIZONTALLY AND VERTICALLY.
33. PROVIDE SLP OR CUSHIONED JOINTS AT TOP OF WALLS WHERE THEY MEET STRUCTURAL BEAMS OR DECK ABOVE. MAINTAIN LATERAL STABILITY.
34. PATCH AND REPAIR ALL EXISTING WALLS TO REMAIN TO RECEIVE NEW FINISH.
35. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL CODES, ZONING REGULATIONS, AND OTHER APPLICABLE LAWS.
36. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WORK INDICATED OR REASONABLY IMPLIED ON THESE DRAWINGS, INCLUDING PHOTOGRAPHS OF COMPLETE OPERATIONAL ELECTRICAL SYSTEMS.
37. CONTRACTOR SHALL PROVIDE INSURANCE REQUIRED BY STATE LAW (I.E. GENERAL LIABILITY AND WORKMAN'S COMPENSATION). INSURER'S RISK INSURANCE SHALL BE PROVIDED BY EITHER THE OWNER OR THE CONTRACTOR.
38. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ANY AND ALL TEMPORARY UTILITIES REQUIRED TO PERFORM THE WORK.
39. ALL ELECTRICAL WORK WILL BE PERFORMED ON A DESIGN BUILD BASIS. EXACT LOCATION OF OUTLETS, LIGHT FIXTURES, ETC. TO BE DETERMINED BY OWNER AND CONTRACTOR.
40. ALL INTERIOR DOORS ARE TO BE LOCATED 1" OFF THE HINGE SIDE TO THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
41. THIS DRAWING SET HAS APPROXIMATELY 12 MONTHS FROM THE DATE IT WAS ISSUED LISTED ON THESE DRAWINGS TO OBTAIN A BUILDING PERMIT. IF PERMIT IS SORT AFTER THE 12 MONTHS, CONSULT TRAZA DESIGN, LLC TO VERIFY DRAWINGS STILL MEET APPLICABLE CODES.

ADDITIONAL NOTES

- CONCRETE**
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. CONCRETE TESTING, IF REQUIRED BY LOCAL OFFICIALS SHALL BE PAID FOR BY THE CONTRACTOR.
  2. EXPOSED CONCRETE SHALL BE FREE OF HONEYCOMBS OR VISUAL DEFECTS. SUCH DEFECTS SHALL BE SURFACE TREATED (PATCHING, RUBBING, ETC.) ALL EXPOSED EXTERIOR CONCRETE RETAINING WALLS, STEPS, FOUNDATIONS, ETC. SHALL BE 5-7% AIR ENTRAINED.
  3. FOUNDATION WALLS SHALL BE CARRIED TO ELEVATIONS SHOWN ON DRAWINGS AND DEEPER IF NECESSARY TO OBTAIN SAFE BEARING OF 2 TONS PER SQUARE FOOT.
  4. ALL EXCAVATIONS AND FOUNDATION CONSTRUCTION IS TO BE IN THE DRY AND NO CONCRETE SHALL BE PLACED IN THE WATER.
  5. NO FOUNDATION WALL SHALL BE PLACED ON FROZEN SOIL.
  6. WHERE IT IS NECESSARY TO RAISE THE GRADE BELOW SLAB, FOUNDATIONS, OR FOOTINGS, FILL SHALL BE PLACED IN 12" LAYERS COMPACTED TO 95% ASTM D1557, METHOD D, PROCTOR TEST.
  7. PROVIDE OPENINGS AND SLEEVES FOR WATER, ELECTRIC AND OTHER SERVICES AS REQUIRED.
  8. POUR CONCRETE IN LEVEL COURSES FULL HEIGHT, OR FLOOR TO FLOOR WITH CONSTRUCTION JOINTS VERTICAL.
  9. WIRE MESH IN SLABS ON GROUND SHALL BE LAPPED 8" ON ENDS AND EDGES.
  10. PROVIDE A MINIMUM OF 8" WELL COMPACTED, CLEAN, COARSE SAND AND GRAVEL UNDER ALL SLABS AFTER TOP SOIL HAS BEEN REMOVED.
  11. FOOTINGS TO BEAR ON UNDISTURBED LEVEL SOIL AND STEPPED AS REQUIRED TO MAINTAIN REQUIRED DEPTH (1'-2" MIN.) BELOW FINAL GRADE.
- CARPENTRY**
- FRAMING DESIGN IS BASED UPON THE FOLLOWING LIVE LOADS AND FOR DEAD LOADS REFLECTING CONSTRUCTION SHOWN.
- ROOF 34 P.S.F. / JSOW  
FIRST FLOOR 40 P.S.F. (CONSIDER FLOOR FINISH DEAD LOADS)
- PROVIDE UNIFORM LIVE LOAD DEFLECTION ON ALL ENGINEERED FLOOR BEAMS.
1. LOWER (RAFTERS) SHALL BE NEW-FIR NO. 2 OR BETTER, (WH. FR SINGLE - 1500 PSI, FR REPEAT, + 1150 PSI MIN., EA 1.25X10 FT MIN)
  2. LIGHT FRAMING AND STUDS SHALL BE NEW-FIR NO. 2 OR BETTER, (WH. FR SINGLE - 1500 PSI, FR REPEAT, + 1150 PSI MIN., 1.25X10 FT MIN) ALL STUDS SHALL BE 1X4 UNLESS NOTED OTHERWISE.
  3. ALL LIGHT FRAMING, STUDS, AND LUMBER SHALL BE IN S-DRY CONDITION OR KILN DRIED AT TIME OF DRESSING.
  4. PROVIDE STANDARD METAL BRACKETS WHERE MEMBERS ARE FLASH FRAMED.
  5. WHEN CORNER LAMINATED VENEER LUMBER (L.V.L.) (MICRO-LAM OR EQUIVALENT), NAIL WITH TWO ROWS ON 160 NAILS AT 12" ON CENTER.
  6. PROVIDE 3-10" MINIMUM BEARING UNDER LAMINATED VENEER LUMBER.
  7. PROVIDE BACK-BLOCKING AS REQUIRED TO ACHIEVE FIRM ATTACHMENT OF WALL/CEILING MOUNTED EQUIPMENT, FIXTURES, ETC.
  8. INTERIOR DOOR, WINDOW CASINGS AND WOOD BASE SHALL BE SELECTED BY THE OWNER.
  9. ALL CLOSETS TO BE PROVIDED WITH ONE SHELF AND POLE UNLESS NOTED OTHERWISE. SHELVES SHALL BE "AB" PLYWOOD WITH HARDWARE EDGE BANDING. ADDS SHALL BE 1-3/4" DIA. WOOD POLES WITH DISTANCE BETWEEN SUPPORTS NOT TO EXCEED 36".
  10. OWNER TO HAVE FINAL SELECTION OF ALL INTERIOR AND EXTERIOR TRIM PROFILES AND MATERIALS. PROFILES AND MATERIALS IDENTIFIED IN THESE DRAWINGS ARE TO BE THE BASIS OF DESIGN.
  11. ALL EXTERIOR TRIM IS TO BE AZEK, PLYWOOD PREPARED AND PAINTED (2 COATS), OWNER TO CONFIRM TRIM MATERIAL.
- THERMAL AND MOISTURE PROTECTION**
1. IF APPLICABLE, ROOF SHINGLES SHALL BE ARCHITECTURAL ASPHALT SHINGLES, 30 YEAR MIN. WARRANTY, OWNER TO SELECT SHINGLE COLOR.
  2. CONCEALED FLASHING AT ROOF RIDGES AND VALLEYS TO BE ALUMINUM. FLASHING AT PLUMBING VENTS SHALL BE BY PLUMBING CONTRACTOR. PROVIDE ALUMINUM SILL FLASHING UNDER EXTERIOR DOOR SILL AND AT THE HEADS OF DOORS AND WINDOWS NOT OTHERWISE NOTED.
  3. CAULK ALL EXTERIOR JOINTS ACCORDING TO INDUSTRY STANDARDS WITH POLYURETHANE SEALANT OF STANDARD MANUFACTURER.
  4. THE FOLLOWING ARE MIN. INSULATION REQUIREMENTS:

a. CEILING/ROOF	R-30
b. EXTERIOR WALLS	R-21
c. FLOORS	R-30
  5. REFER TO BUILDING SECTIONS FOR ADDITIONAL INFORMATION.
- FINISH NOTES**
1. NEW GYPSON WALLBOARD SUBSTRATES SHALL BE SECURE WITH APPROPRIATE SCREW FASTENERS. INSTALLATION SHALL BE IN ACCORDANCE WITH "GYPSON CONSTRUCTION HANDBOOK" BY U.S.G. PROVIDE APPROPRIATE METAL TRIM WHERE REQUIRED. ALL GYP. BD. IN BATHROOM AREAS SHALL BE MOISTURE RESISTANCE. TYP. ALL JOINTS SHALL BE TAPED AND FINISHED.
  2. UNLESS NOTED OTHERWISE OR SPECIFIED BY OWNER, ALL INTERIOR WALL AND CEILING SURFACES ARE TO BE PAINTED WITH ONE COAT WALLBOARD PRIMER AND TWO FINISH COATS (COLORS SELECTED BY OWNER).
  3. UNLESS NOTED OTHERWISE OR SPECIFIED BY OWNER, ALL INTERIOR WOODWORK IS TO BE PAINTED WITH ONE COAT PRIMER AND ONE COAT SEMI-GLOSS FINISH (COLORS SELECTED BY OWNER).
  4. HARDWOOD FLOORING PURCHASE ALLOWANCE SHALL BE COORDINATED WITH CONTRACTOR.
  5. ALL TILE (FLOOR AND WALLS) PURCHASE ALLOWANCE SHALL BE COORDINATED WITH CONTRACTOR.
- MISCELLANEOUS**
1. PURCHASE ALLOWANCE FOR CABINETS, COUNTERTOPS, AND BATHROOM VANITY SHALL BE COORDINATED WITH CONTRACTOR.
  2. PURCHASE ALLOWANCE FOR TOILET FIXTURES ACCESSORIES SHALL BE COORDINATED WITH THE CONTRACTOR.
  3. ALL WINDOWS WITHIN 18" OF THE FLOOR, AND/OR WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE TEMPERED GLAZING.
  4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING.
  5. PROVIDE ONE COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR (MIN.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT TO EXCEED 15'-0" MAX. AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS.
  6. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING MIN. OF 5 AIR CHANGES PER HOUR.
  7. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, AND EXTERIOR APPLICATIONS SHALL BE GFCI PER NATIONAL ELECTRICAL CODE REQUIREMENTS. VERIFY WITH OWNER FOR EXTERIOR LOCATIONS.
  8. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
  9. PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
  10. PROVIDE FIRE-BLOCKING, DRAFT STOPS AS PER THE CURRENT BUILDING CODE.

AL COLLINS  
RESIDENTIAL ADDITION

TRAZA  
DESIGN

Project: 240000

Date: 02/08/2023

Project: 240000

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Project: 240000

Date: 02/08/2023

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Date: 02/08/2023

Project: 240000

GENERAL NOTES

001



SITE PLAN NOTES

THIS MAP IS FOR PLANNING AND ASSESSMENT PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR AUTHORITY OF DESCRIPTION, BOUNDARY LINE DEFINITION OF PROPERTY CONVEYANCE. IT IS NOT THE PRODUCT OF A LAND SURVEY. INFORMATION WAS RETRIEVED FROM THE TOWN OF BRISTOL. THERE WILL BE NO CHANGES TO THE FOOTPRINT.

AL COLLINS  
RESIDENTIAL ADDITION

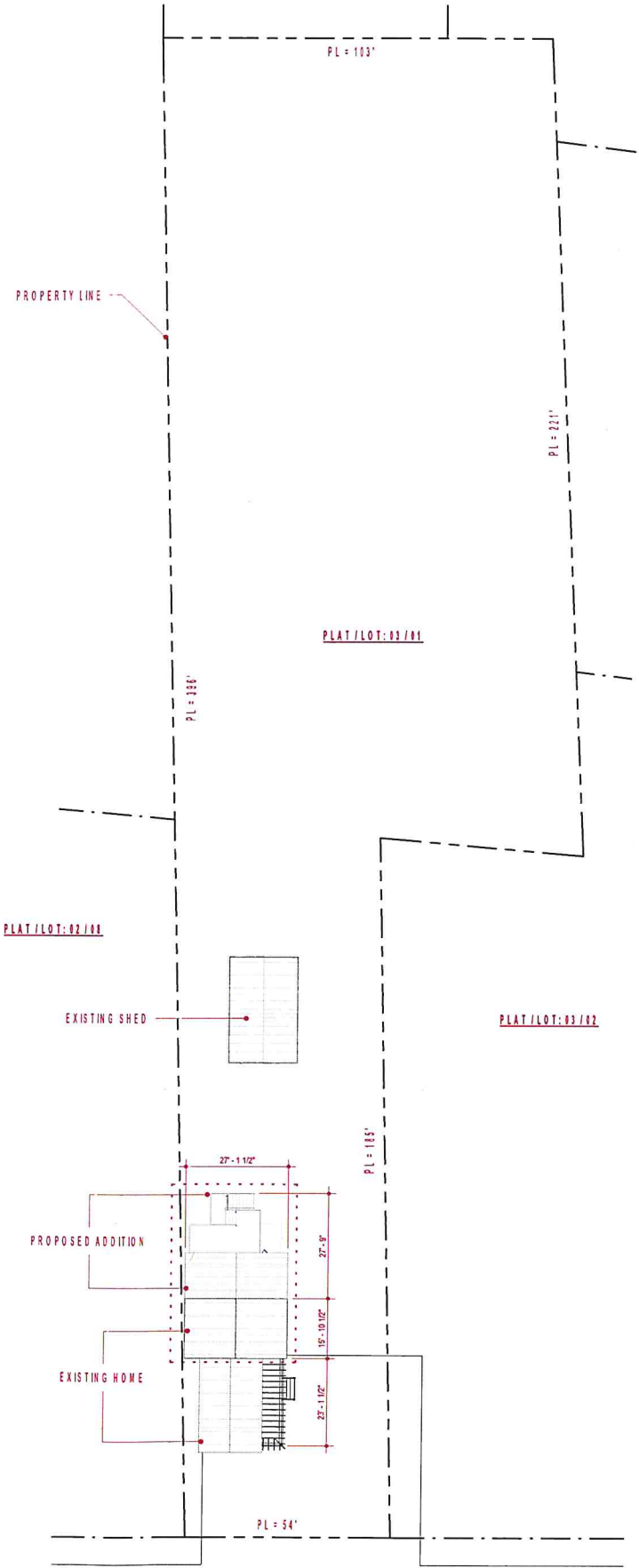


Project: 21010101  
Client: AL COLLINS  
Location: 100 HOPE STREET, BRISTOL, MA 01520  
Date: 02/08/2023  
Scale: 1" = 20'-0"

Notes:  
1. The property is located in the City of Bristol, Massachusetts.  
2. The property is zoned R-1 (Residential Single-Family).  
3. The property is currently occupied by an existing home and a shed.  
4. The proposed addition is a two-story residential structure.

Project: 21010101  
Date: 02/08/2023  
Permit Set

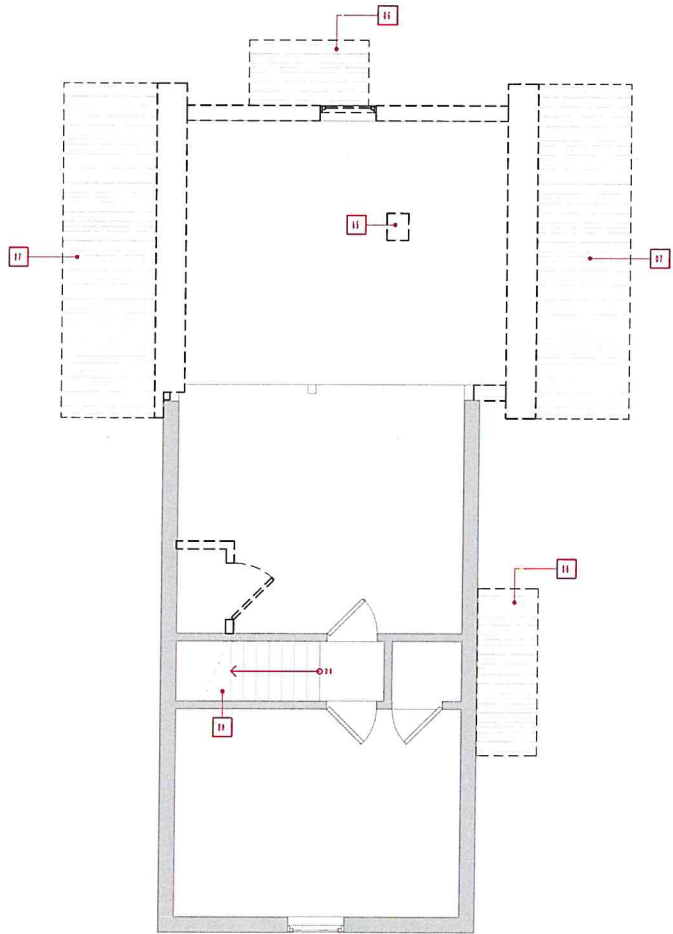
ARCHITECTURAL SITE PLAN



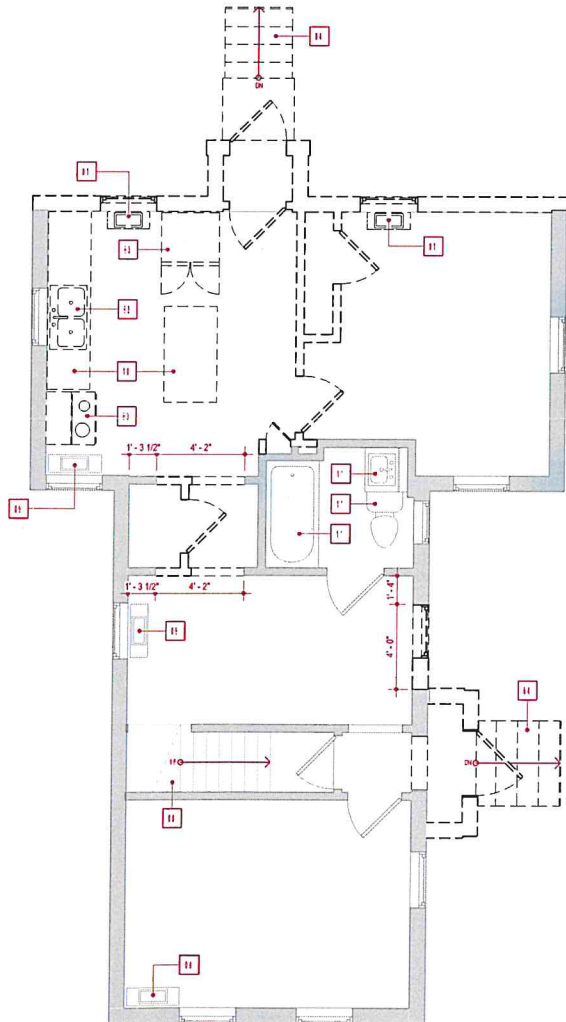
1 SITE PLAN  
SCALE 1" = 20'-0"

HOPE STREET

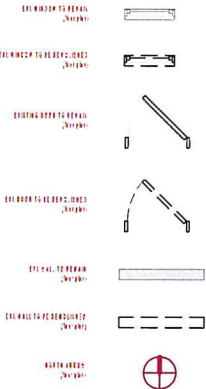
⊕ 2 SECOND FLOOR DEMOLITION PLAN  
SCALE 1/4" = 1'-0"



⊕ 1 FIRST FLOOR DEMOLITION PLAN  
SCALE 1/4" = 1'-0"



DEMOLITION PLAN LEGEND



KEYNOTES - DEMOLITION PLAN

- 01 REMOVE AND REUSE HEATING UNIT IF POSSIBLE. COORDINATE WITH OWNER REMOVAL AND STORAGE.
- 02 REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURE, TYP.
- 03 REMOVE AND RETURN APPLIANCE TO OWNER. COORDINATE WITH OWNER REMOVAL AND STORAGE OPTIONS, TYP.
- 04 REMOVE AND DISPOSE OF EXISTING EXTERIOR STAIR ASSEMBLY IN ITS ENTIRETY.
- 05 REMOVE AND DISPOSE OF EXISTING CHIMNEY IN ITS ENTIRETY.
- 06 REMOVE AND DISPOSE PORTION OF ROOF IN ITS ENTIRETY.
- 07 REMOVE AND DISPOSE LOWER ROOF. COORDINATE WITH NEW WORK PLANS.
- 08 EXISTING STAIRWAY TO REMAIN.
- 09 EXISTING HEATING UNIT TO REMAIN.
- 10 REMOVE AND DISPOSE OF EXISTING MILLWORK IN KITCHEN.
- 11 EXISTING PLUMBING FIXTURE TO REMAIN

ALCOLLINS  
RESIDENTIAL ADDITION

TRAZA  
DESIGN

Project: 2023-003

Location: 1234567890

Client: 1234567890

Architect: 1234567890

Engineer: 1234567890

Contractor: 1234567890

Permit: 1234567890

Notes: 1234567890

Revisions: 1234567890

Drawings: 1234567890

Project: 2023-003

Location: 1234567890

Client: 1234567890

Architect: 1234567890

Engineer: 1234567890

Contractor: 1234567890

Permit: 1234567890

Notes: 1234567890

Revisions: 1234567890

Drawings: 1234567890

Project: 2023-003

Location: 1234567890

Client: 1234567890

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Engineer: 1234567890

Contractor: 1234567890

Permit: 1234567890

Notes: 1234567890

Revisions: 1234567890

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Project: 2023-003

Location: 1234567890

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Client: 1234567890

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Engineer: 1234567890

Contractor: 1234567890

Permit: 1234567890

Notes: 1234567890

Revisions: 1234567890

Drawings: 1234567890

Project: 2023-003

Location: 1234567890

Client: 1234567890

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Engineer: 1234567890

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Project: 2023-003

Location: 1234567890

Client: 1234567890

Architect: 1234567890

Engineer: 1234567890

Contractor: 1234567890

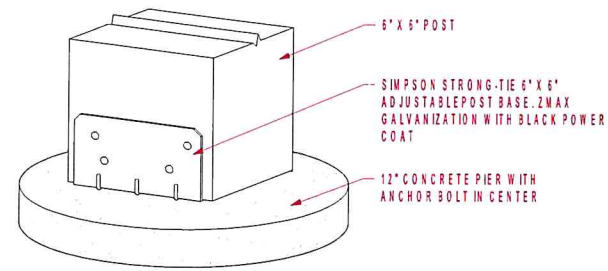
Permit: 1234567890

</

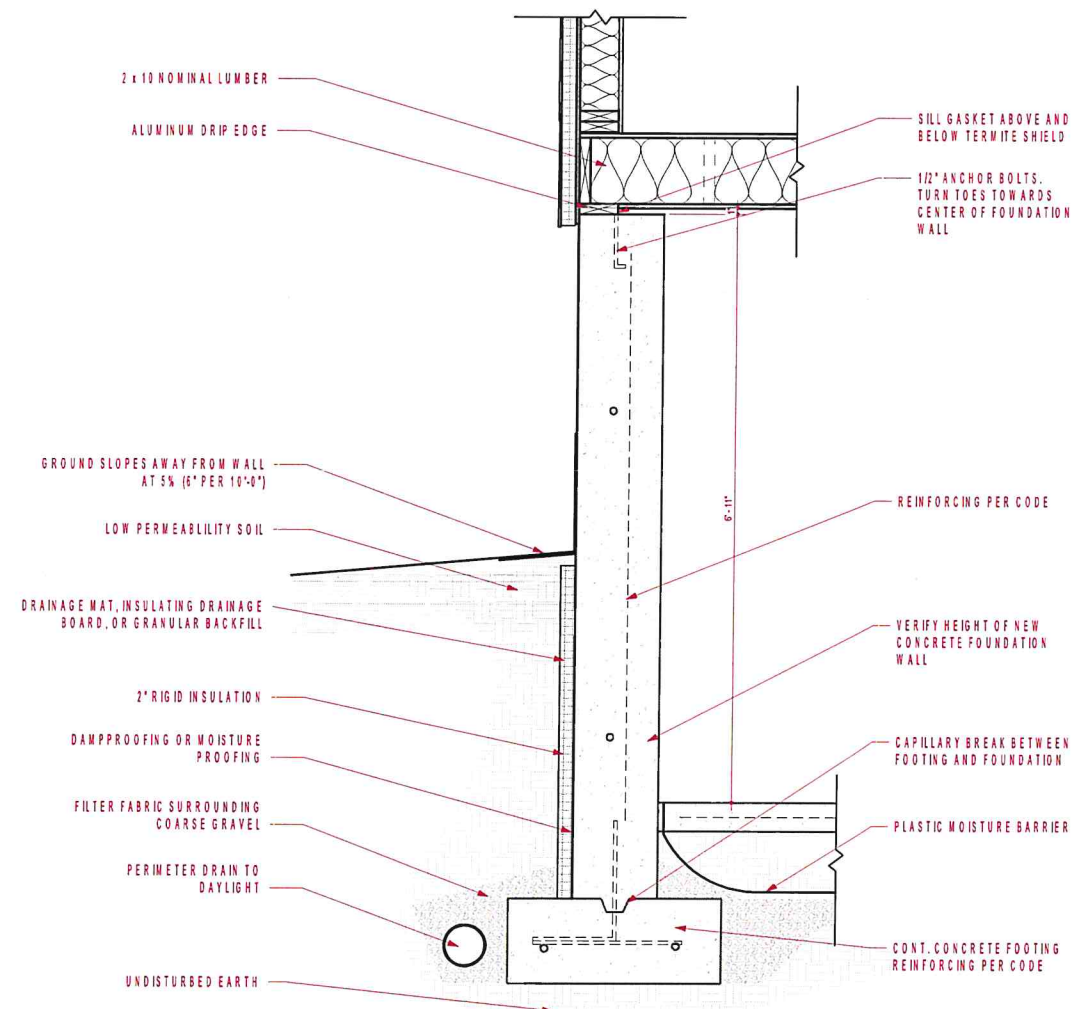


KEYNOTES - FOUNDATION PLAN

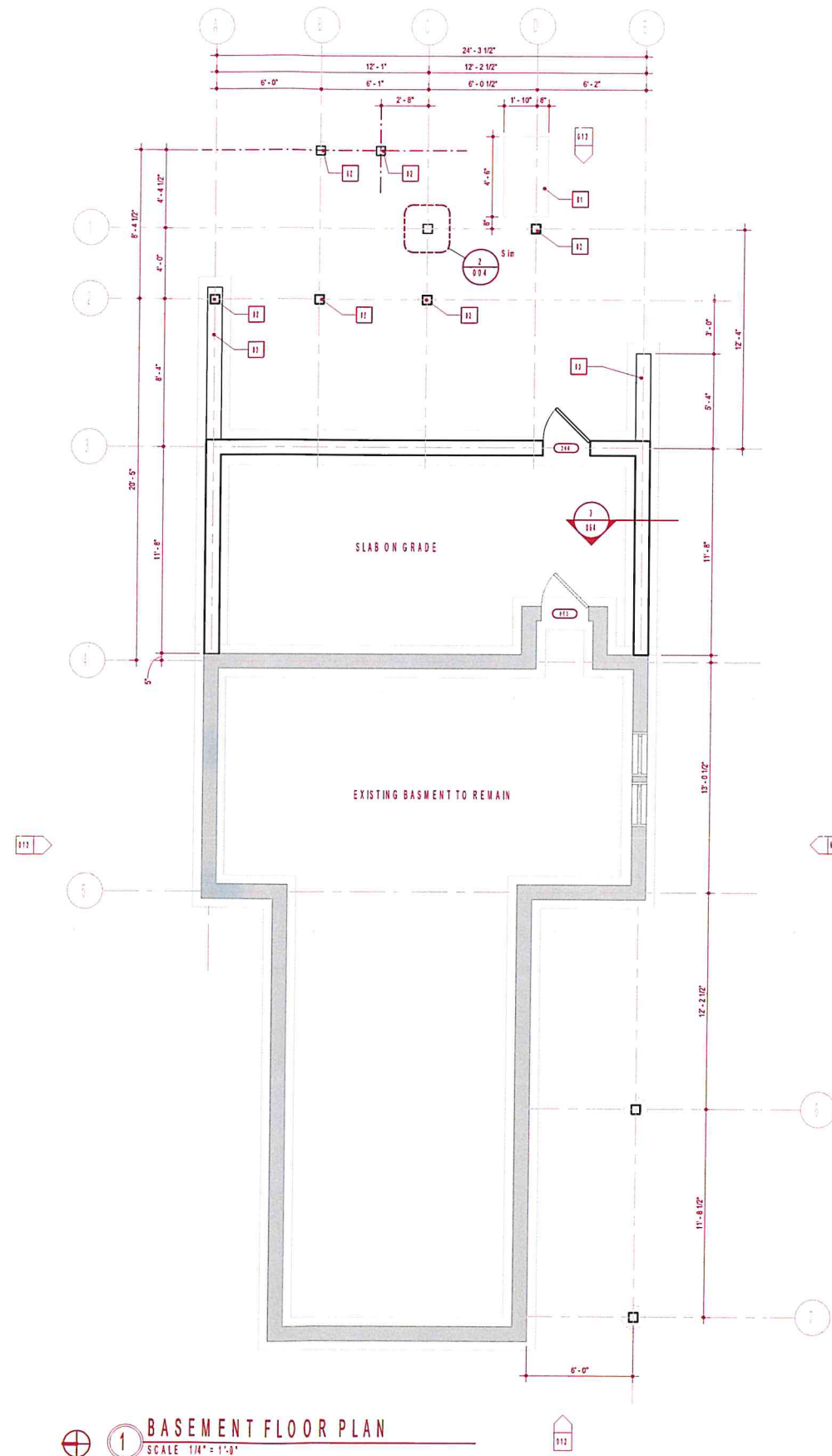
- 01 54" X 30" CONCRETE PAD FOR STAIR LANDING
- 02 6X6 P.T. WOOD POST. SEE 005/2 FOR POST BASE DETAILS.
- 03 2' X 12" CONCRETE RETAINING WALL. USE 2' X 1' FOOTING BELOW FROST LINE.



2 POST BASE DETAIL - 6X6 - 12"  
SCALE 1" = 1'-0"



3 FOUNDATION WALL DETAIL  
SCALE 1" = 1'-0"



1 BASEMENT FLOOR PLAN  
SCALE 1/4" = 1'-0"

AL COLLINS  
RESIDENTIAL ADDITION

TRAZA  
DESIGN

Project: 2024-001  
Client: AL COLLINS  
Address: 12345 Main St, Anytown, CA 90210  
Architect: TRAZA DESIGN  
Engineer: [Redacted]  
Permit: [Redacted]  
Date: 02/08/2023

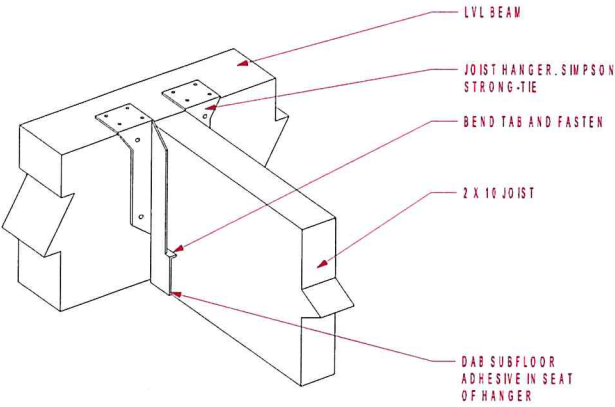
Notes:  
1. Foundation walls to be constructed of 12" concrete with 1/2" rebar.  
2. Slab on grade to be 4" concrete with 1/2" rebar.  
3. All walls and slabs to be finished with 2" rigid insulation.  
4. Foundation walls to be finished with 1/2" dampproofing.  
5. Foundation walls to be finished with 1/2" filter fabric and 6" coarse gravel.  
6. Foundation walls to be finished with 1/2" perimeter drain to daylight.

02/08/2023  
PERMIT SET

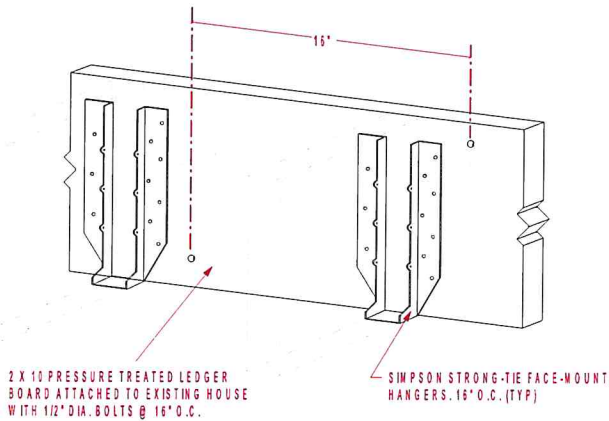
BASEMENT FOUNDATION  
PLAN

KEYNOTES - 1ST FLOOR FRAMING PLAN

- 01 (4) 2 X12 LVL BEAM
- 02 2X10 @ 16" O.C. FRAMING FOR TYPICAL FLOOR JOISTS
- 03 USE WATER PROOFING TO SEPARATE DECK FROM LIVABLE AREA
- 04 DOUBLE UP JOISTS UNDER HIGH TRAFFIC KITCHEN AREA
- 05 EXISTING STRUCTURE TO REMAIN. NOT IN PROJECT SCOPE

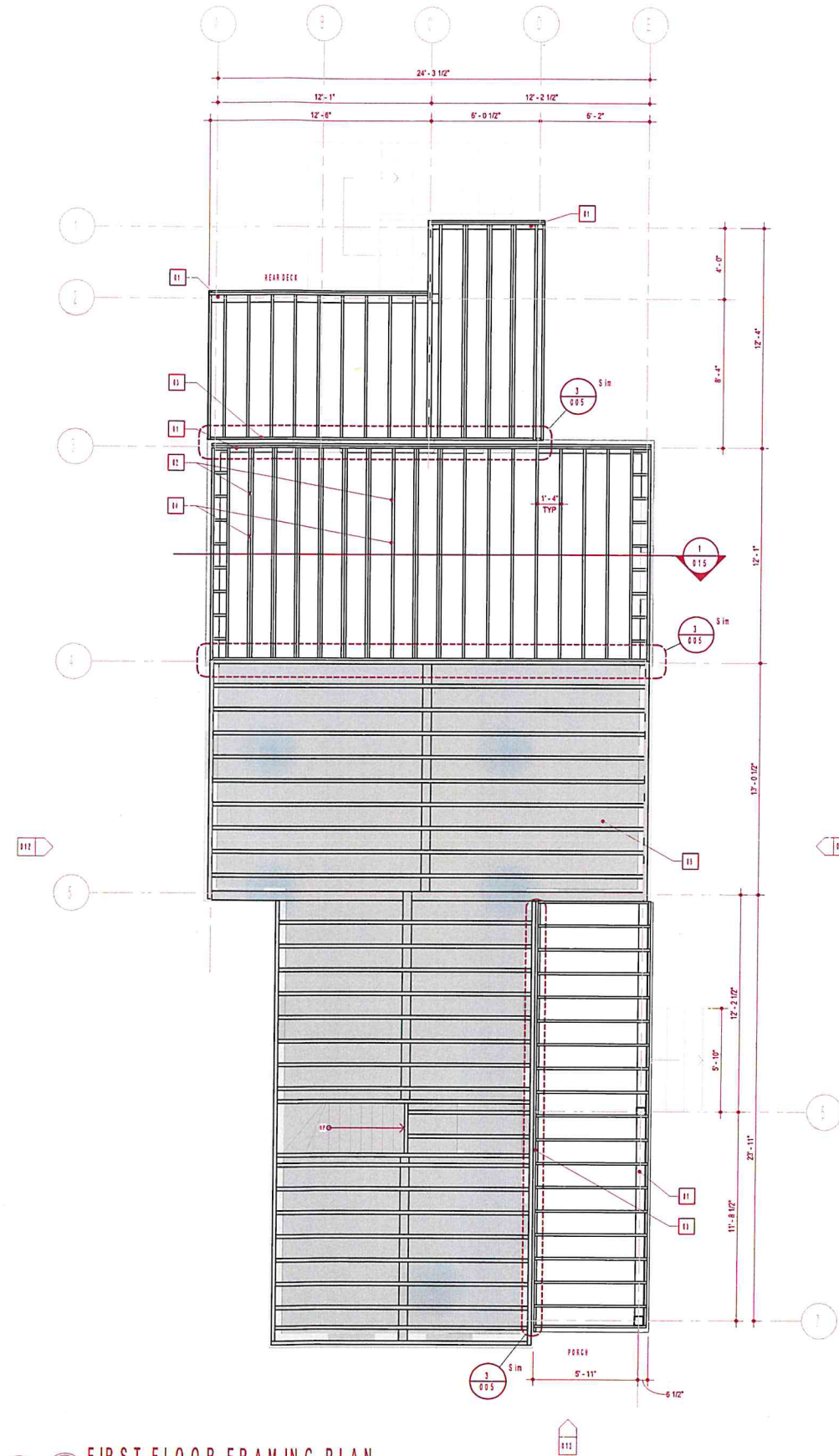


2 JOIST - BEAM CONNECTION  
SCALE 1" = 1'-0"



3 LEDGER BOARD DETAIL  
SCALE 1" = 1'-0"

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



AL COLLINS  
RESIDENTIAL ADDITION

TRAZA  
DESIGN

Project: 2018-001

Client: Mr. & Mrs. Smith

Location: 123 Main St, Anytown, CA

Architect: TRAZA DESIGN

Engineer: J. Doe

Contractor: ABC Construction

Date: 02/08/2023

Scale: 1/4\"/>

Notes: See all notes on drawings.

Revisions: 1. Initial design.

2. Client changes.

3. Final design.

4. Construction notes.

5. Final approval.

6. Final approval.

7. Final approval.

8. Final approval.

9. Final approval.

10. Final approval.

11. Final approval.

12. Final approval.

13. Final approval.

14. Final approval.

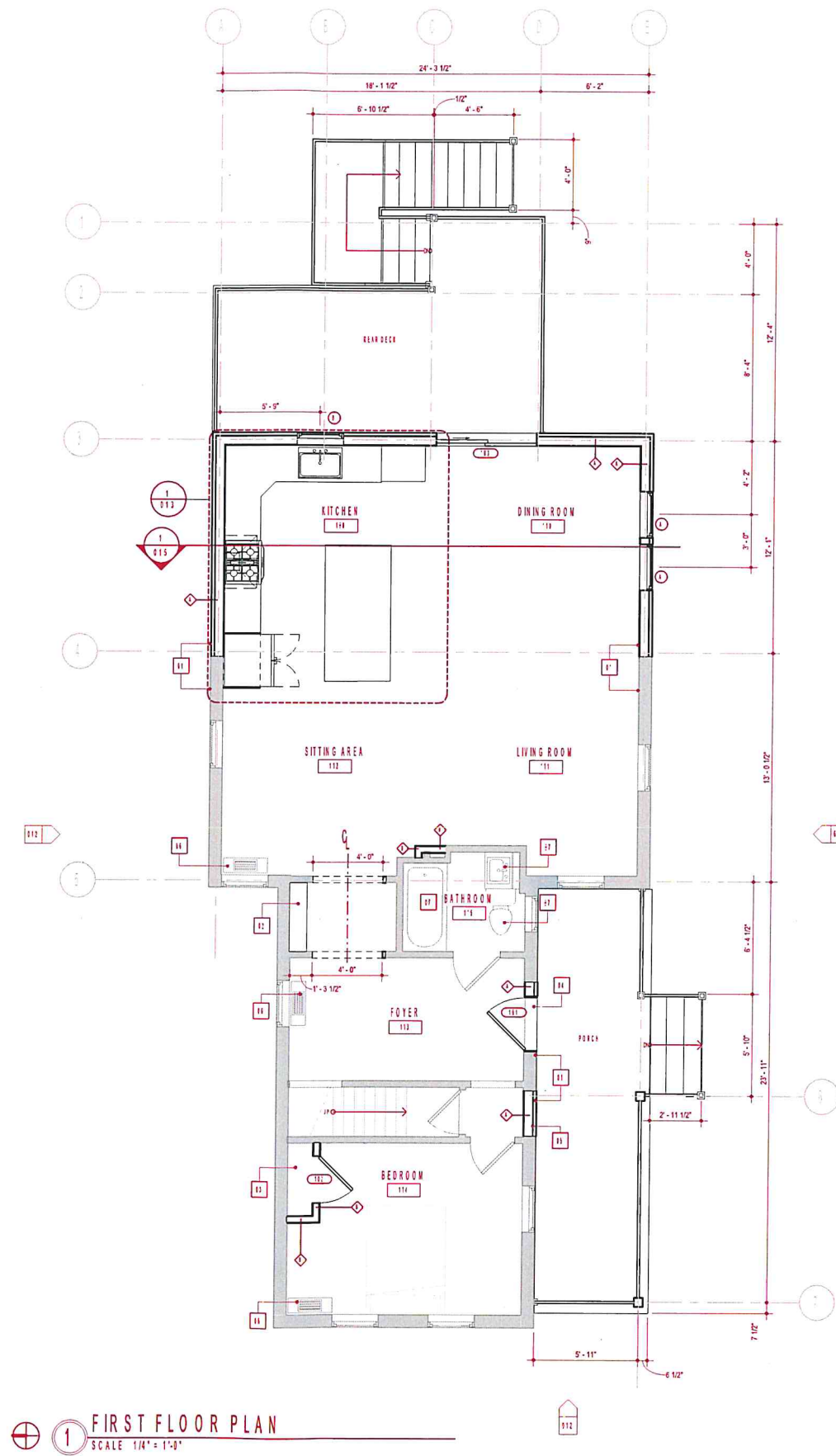
15. Final approval.

16. Final approval.

17. Final approval.

18. Final approval.





1 FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WOOD TO REMAIN (Surf. 001)
- NEW WOOD (Surf. 002)
- EXISTING WOOD TO REMAIN (Surf. 003)
- NEW WOOD (Surf. 004)
- EXIST. WALL TO REMAIN (Surf. 005)
- NEW WALL (Surf. 006)
- SCAFFOLD WOOD (Surf. 007)
- ROOF WOOD (Surf. 008)

KEYNOTES - 1ST FLOOR PLAN

- 01 ALIGN
- 02 OPEN SHELVING
- 03 PROPOSED BEDROOM CLOSET
- 04 PROPOSED NEW ENTRANCE
- 05 INFILL WALL
- 06 EXISTING HEATING UNIT TO REMAIN
- 07 EXISTING PLUMBING FIXTURE TO REMAIN

AL COLLINS  
RESIDENTIAL ADDITION  
PROJECT NO. 2023-006



Project: 2023-006  
Client: AL COLLINS  
Address: 12345 Main St, Anytown, CA 90210  
Phone: (555) 123-4567  
Email: info@traza.com  
Website: www.traza.com  
Architect: TRAZA DESIGN  
Architect License: 12345  
Project Manager: John Doe  
Project Start: 02/08/2023  
Project End: 06/01/2023

02/08/2023  
PERMIT SET

FIRST FLOOR PLAN



## REFLECTED CEILING PLAN LEGEND

- 
- RECESSED LIGHT FIXTURE  
(collected ceiling plan)
- NEW GYP. DC. CEILING  
(collected ceiling plan)
- EXL GYP. DC. CEILING TO REMAIN  
(collected ceiling plan)

## KEYNOTES - 1ST FLOOR REFLECTED CEILING PLAN

- 01 RANGE HOOD DUCTED TO EXTERIOR  
02 PENDANT LIGHT  
03 VAULTED CEILING  
04 LVL BEAM, PROVIDED BY NATIONAL LUMBER OR SIMILAR  
05 2X6 P.T. PERGOLA FRAMING, PAINTED WHITE TO MATCH TRIM  
06 (3) 2X8 P.T. LVL BEAM, PAINTED WHITE TO MATCH TRIM  
07 EXISTING STRUCTURE TO REMAIN, NOT IN PROJECT SCOPE

AL COLLINS  
RESIDENTIAL ADDITION

**TRAZA**  
DESIGN

2008年12月15日

0.74

21704

0 0 1 0 0 1 0 0 0

## PERMITS

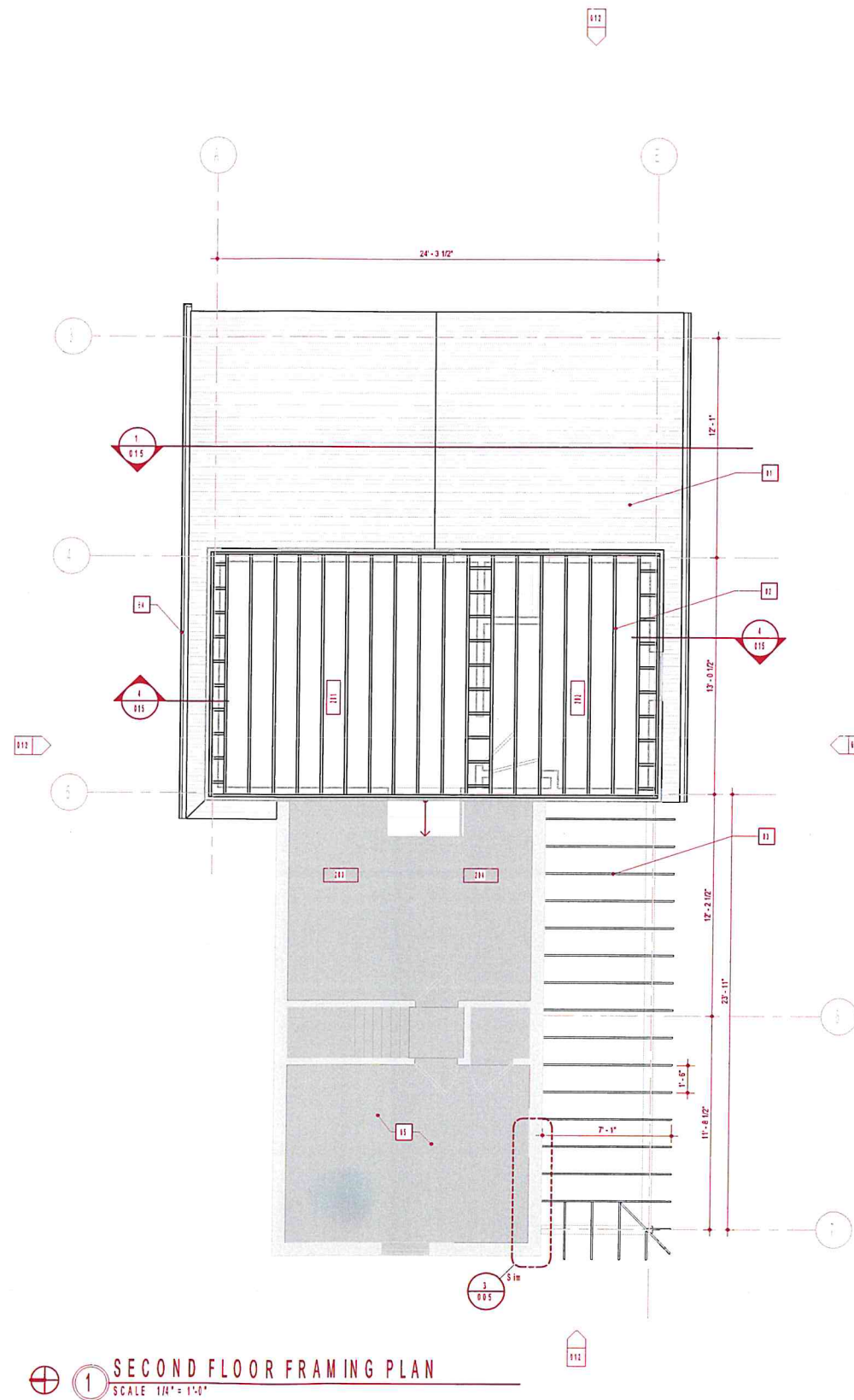
FIRST FLOOR REFLECTED  
CEILING PLAN

007



KEYNOTES - 2ND FLOOR FRAMING PLAN

- 01 LOWER ROOF, 3/12 PITCH, TYPICAL FRAMING
- 02 2X10 @ 16" O.C. FRAMING FOR TYPICAL FLOOR JOISTS
- 03 2X6 P.T. PERGOLA FRAMING, PAINTED WHITE TO MATCH TRIM
- 04 GUTTERS TO MATCH EXISTING HOUSE
- 05 EXISTING STRUCTURE TO REMAIN, NOT IN PROJECT SCOPE



AL COLLINS  
RESIDENTIAL ADDITION  
1001 WEST 10TH STREET, SUITE 100  
DENVER, CO 80202



Project: 210104

02/08/2023  
PERMIT SET

02/08/2023  
PERMIT SET

02/08/2023  
PERMIT SET

02/08/2023  
PERMIT SET

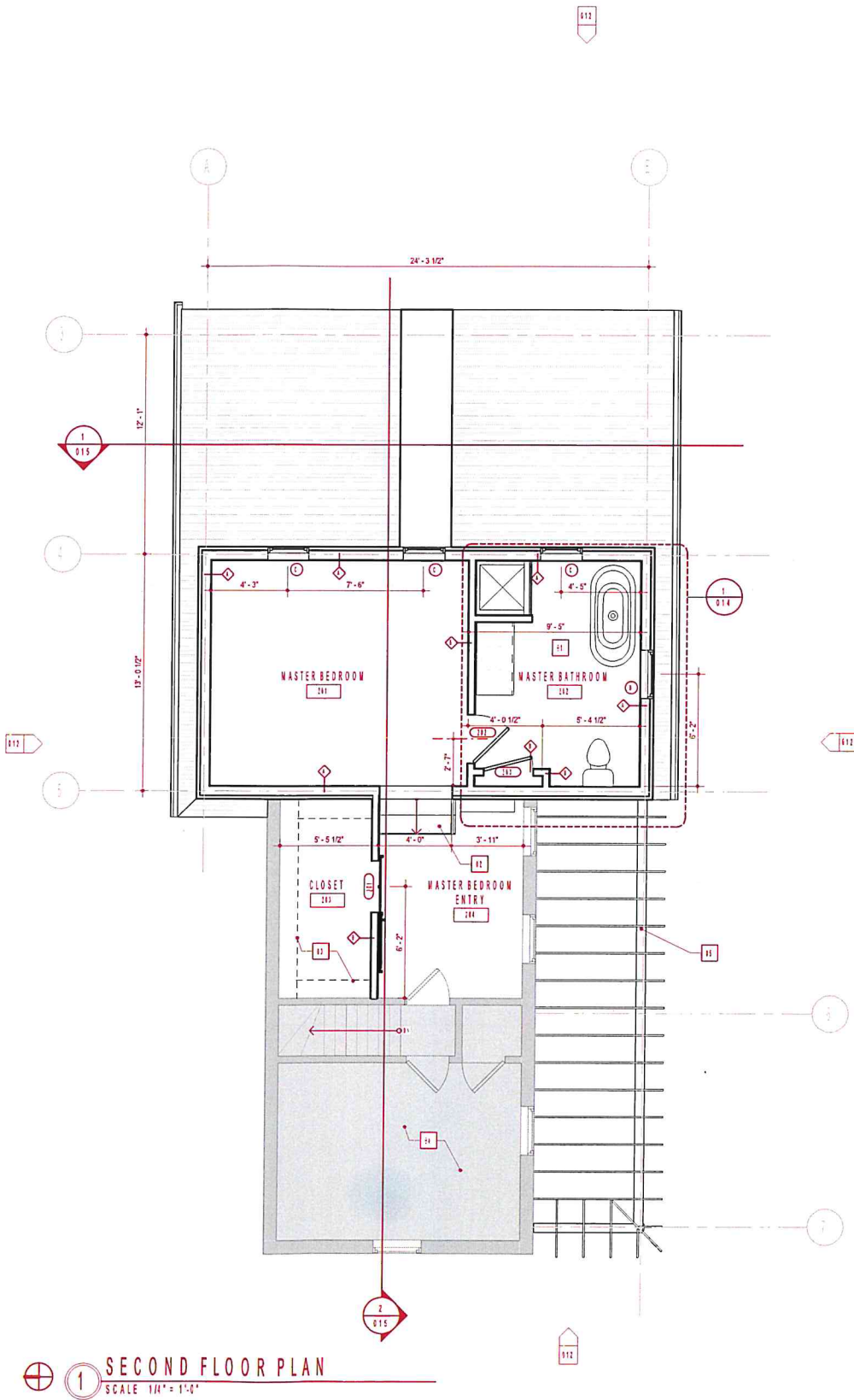
02/08/2023  
PERMIT SET

02/08/2023  
PERMIT SET

008

KEYNOTES - 2ND FLOOR PLAN

- 01 PLUMBER TO RUN HOT, COLD AND SEWER LINES TO BATHROOM
- 02 FRAME STAIRS TO UPPER LEVEL, +1'-7"
- 03 CLOSET POLE AND SHELF
- 04 EXISTING STRUCTURE TO REMAIN, NOT IN PROJECT SCOPE
- 05 2X6 P.T. PERGOLA FRAMING, PAINTED WHITE TO MATCH TRIM



ALCOLLINS  
RESIDENTIAL ADDITION  
PROJECT ENTRY 31

TRAZA  
DESIGN

Project: 22004

02/08/2023  
PERMITS SET

02/08/2023  
PERMITS SET

02/08/2023  
PERMITS SET

02/08/2023  
PERMITS SET

02/08/2023  
PERMITS SET

009



REFLECTED CEILING PLAN LEGEND

- RECESSED LIGHT FIXTURE  
(reflected ceiling plan)

NEW GYP. DG. CEILING  
(reflected ceiling plan)

EXIST. GYP. DG. CEILING TO REMAIN  
(reflected ceiling plan)
- 

KEYNOTES - 2ND FLOOR REFLECTED CEILING PLAN

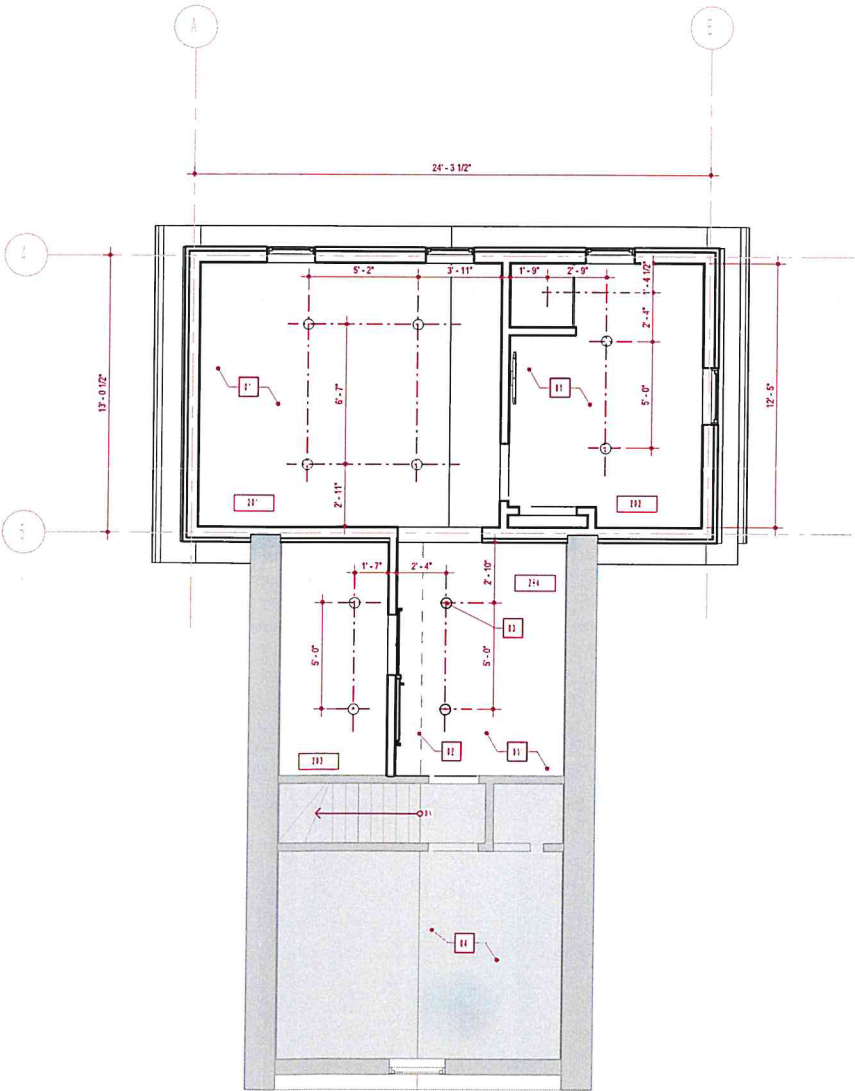
- 01

VAULTED CEILING
- 02

RIDGE BEAM
- 03

USE ADJUSTABLE RECESSED LIGHTING FOR VAULTED CEILINGS
- 04

EXISTING STRUCTURE TO REMAIN, NOT IN PROJECT SCOPE



1 SECOND FLOOR REFLECTED CEILING PLAN  
SCALE 1/4" = 1'-0"

AL COLLINS  
RESIDENTIAL ADDITION  
PROJECT ENTRY 01

TRAZA  
DESIGN

Project: 22000  
Location: 22000  
Date: 02/08/2023  
Scale: 1/4" = 1'-0"

02/08/2023  
PERIOD SET

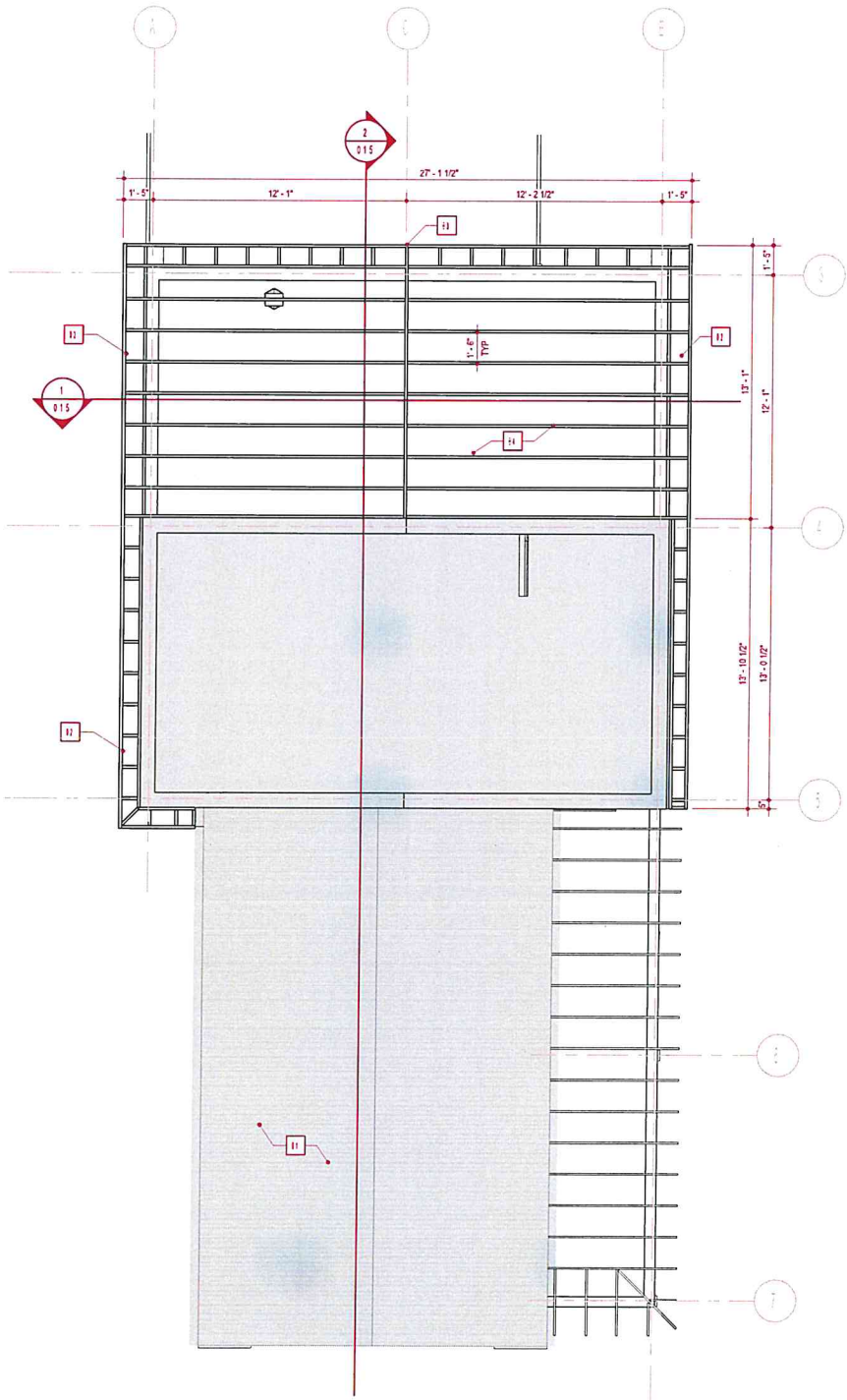
02/08/2023

02/08/2023

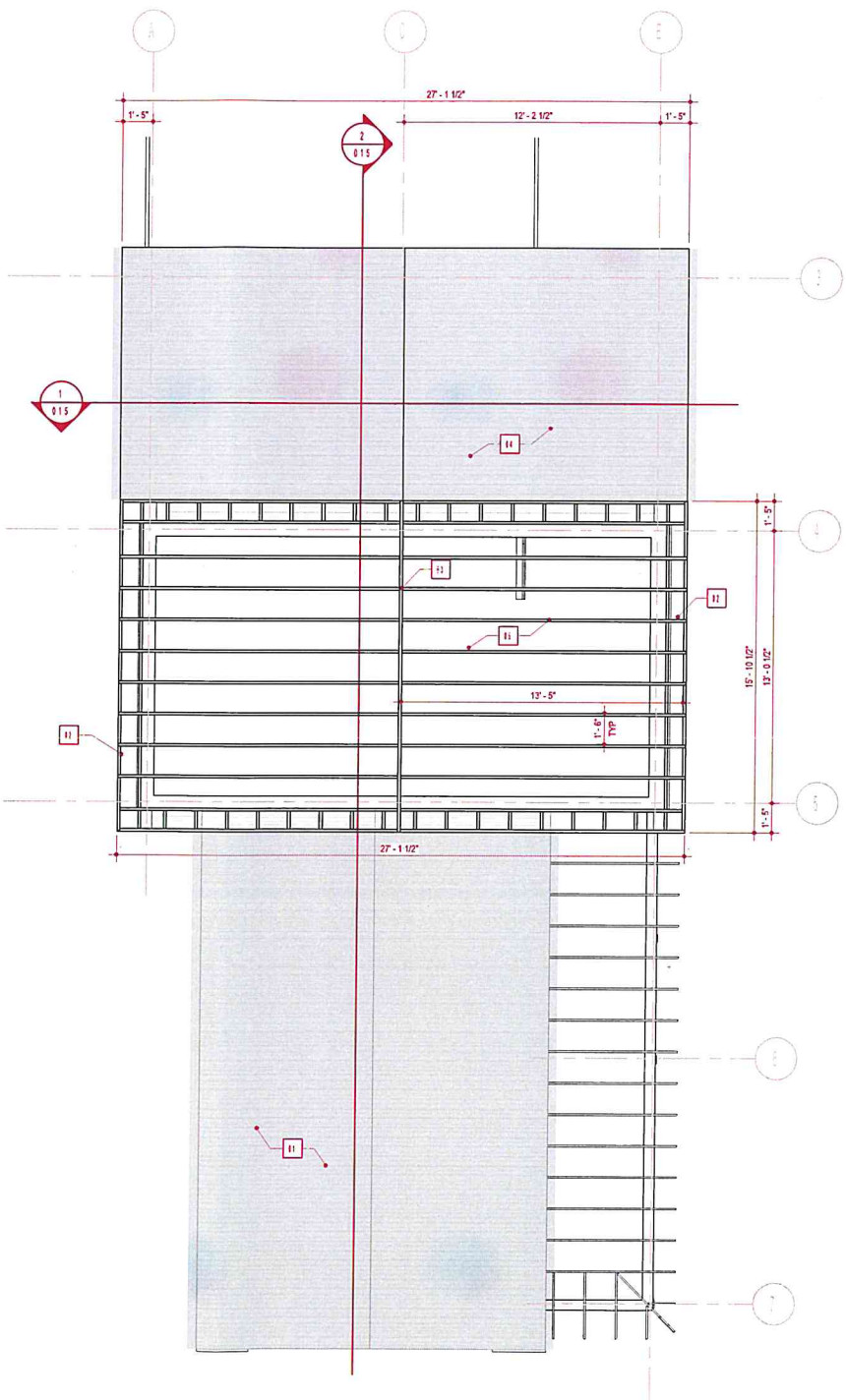
SECOND FLOOR  
REFLECTED CEILING PLAN

KEYNOTES - ROOFING PLAN

- 01 EXISTING STRUCTURE TO REMAIN. NOT IN PROJECT SCOPE
- 02 1'-0" OVERHANG
- 03 14" RIDGE BEAM
- 04 2 X 10 NOMINAL LUMBER @ 3' / 12" SLOPE
- 05 2 X 10 NOMINAL LUMBER @ 6' / 12" SLOPE



2 LOWER ROOF FRAMING  
SCALE 1/4" = 1'-0"



1 UPPER ROOF FRAMING  
SCALE 1/4" = 1'-0"

AL COLLINS  
RESIDENTIAL ADDITION

TRAZA  
DESIGN

Project: Residential Addition  
Location: [Redacted]  
Owner: [Redacted]  
Architect: TRAZA DESIGN  
Date: 02/08/2023  
Scale: 1/4" = 1'-0"

Notes:  
1. This drawing is for informational purposes only and is not to be used for construction without the approval of the architect.  
2. The owner is responsible for obtaining all necessary permits and approvals for this project.  
3. The architect is not responsible for any errors or omissions in this drawing.

Project: Residential Addition

02/08/2023

PERMIT SET

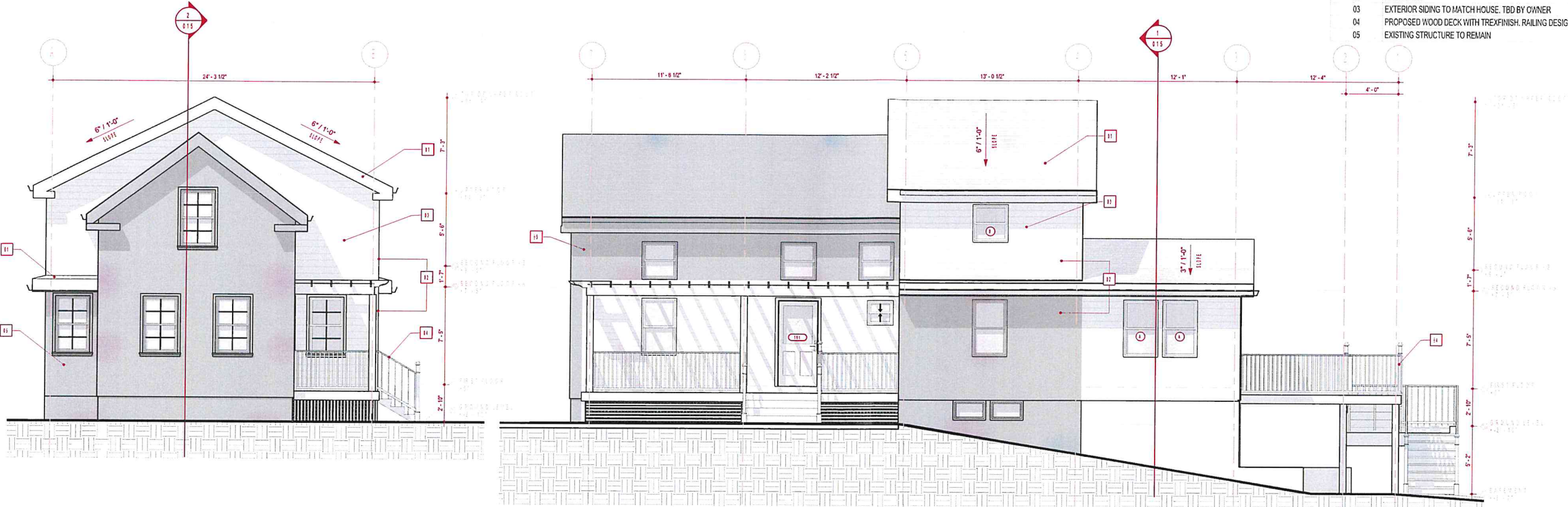
Scale: 1/4" = 1'-0"

LOWER AND UPPER ROOF  
PLAN



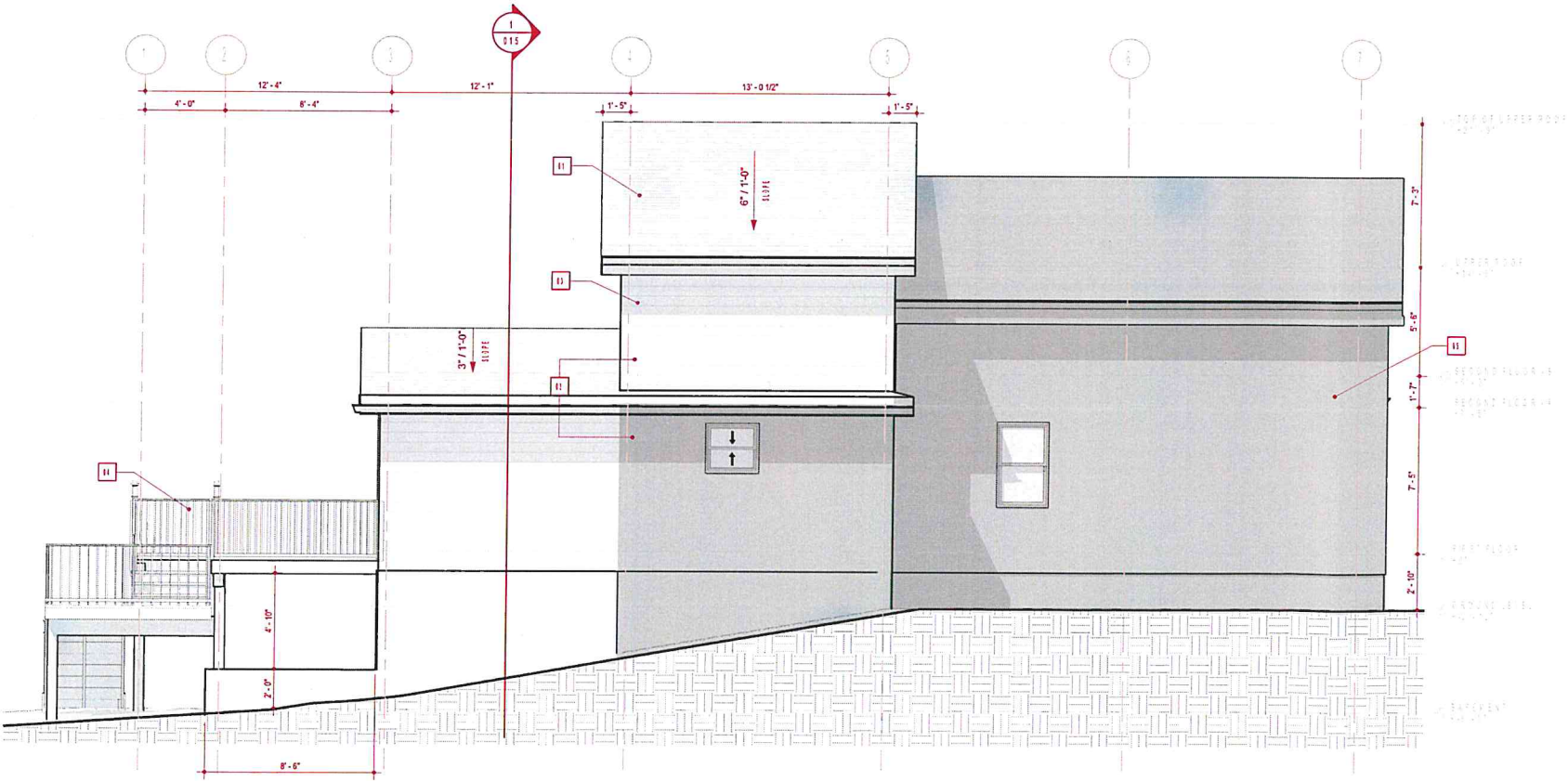
MG [PQVGU#GZVGTQT#NGXCVIQP

- 01 ASPHALT SHINGLE ROOF. TYPICAL WOOD FRAMING. ALUMINUM TRIM FASCIA
- 02 ALIGN WALL
- 03 EXTERIOR SIDING TO MATCH HOUSE. TBD BY OWNER
- 04 PROPOSED WOOD DECK WITH TREXFINISH. RAILING DESIGN TBD BY OWNER
- 05 EXISTING STRUCTURE TO REMAIN

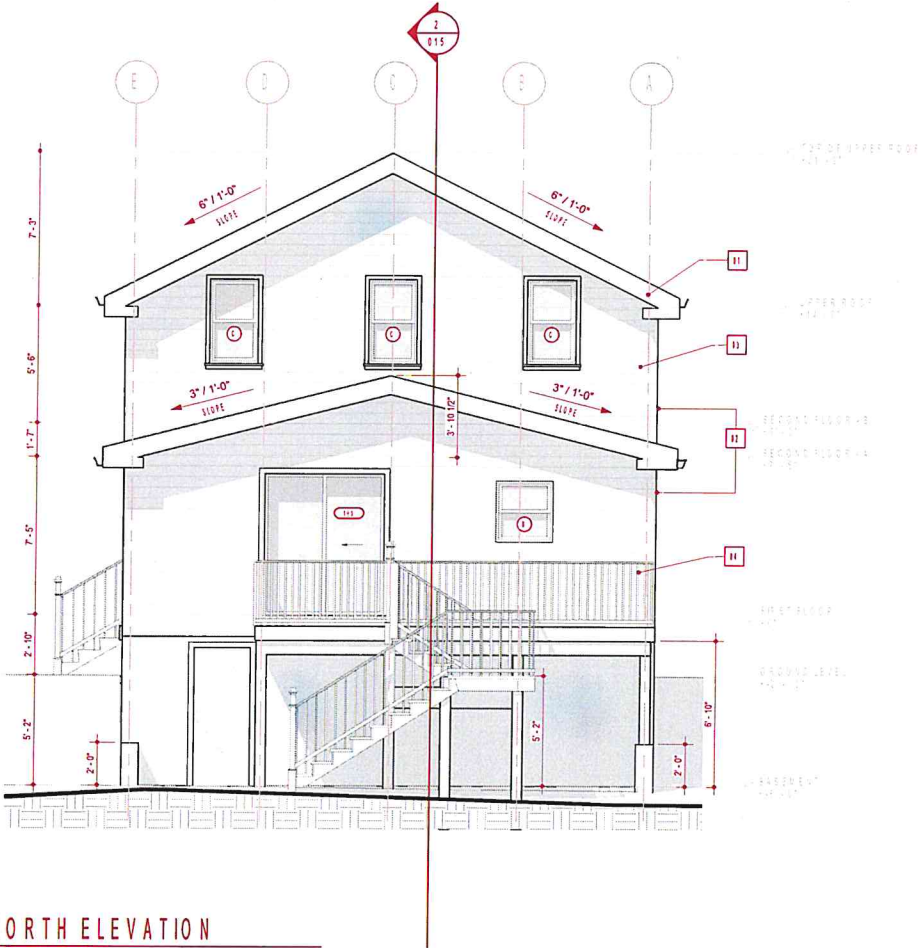


1 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

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



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



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

AL COLLINS  
RESIDENTIAL ADDITION

TRAZA  
DESIGN

Project: 012  
Location: 10000 N. 10th Ave., Suite 100, Denver, CO 80231  
Client: Al Collins  
Architect: Traza Design  
Date: 02/08/2023  
Permit Set

Notes:  
1. Existing structure to remain.  
2. New structure to be added.  
3. All dimensions are in feet and inches.  
4. All materials to be approved by the city.

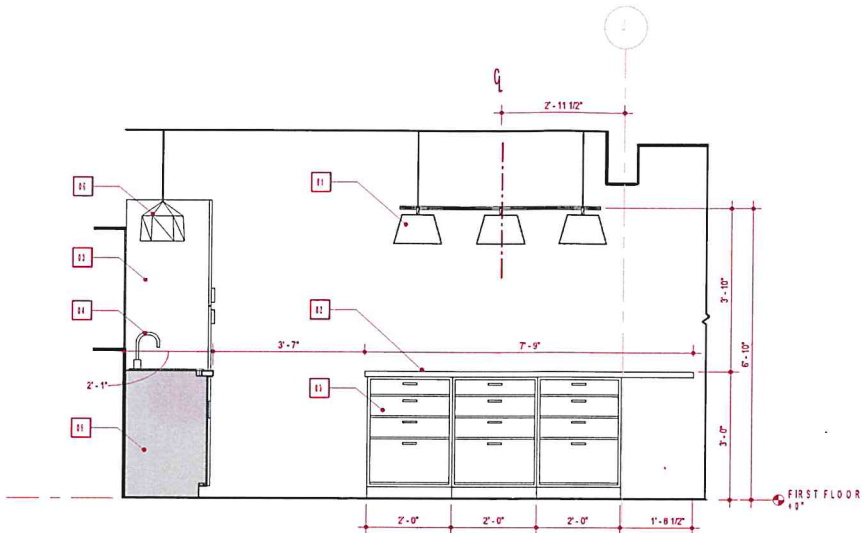
02/08/2023  
PERMIT SET

EXTERIOR ELEVATIONS

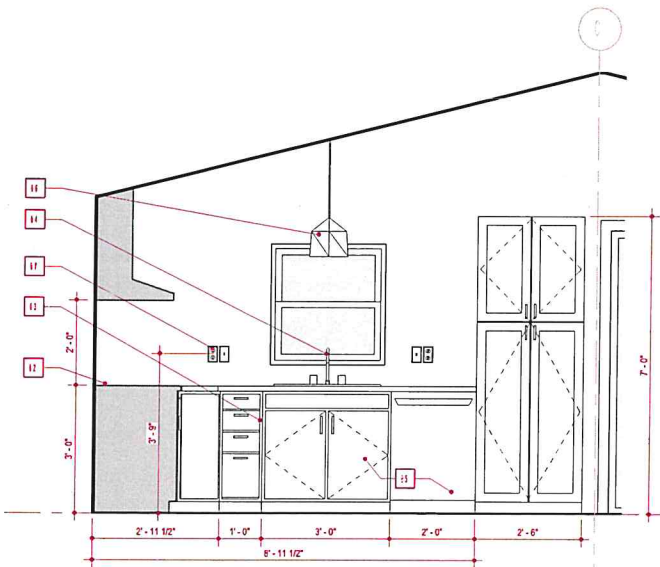


KEYNOTES - KITCHEN PLAN

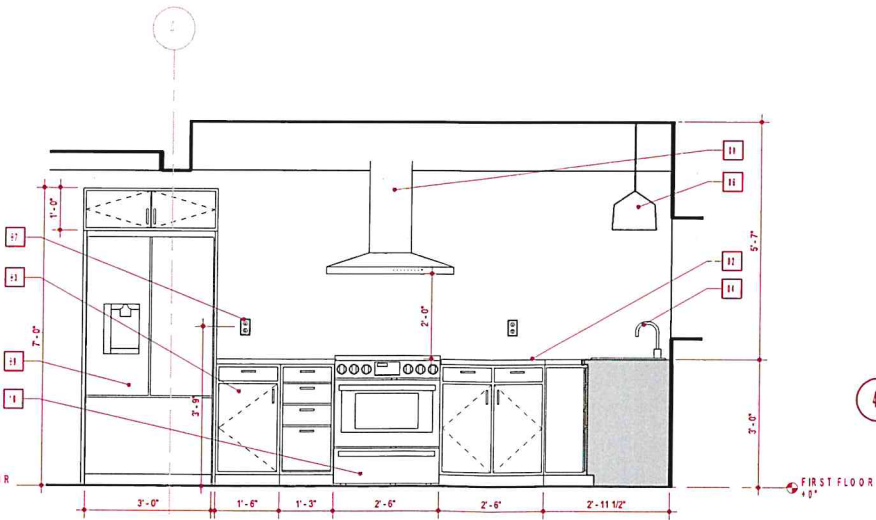
- 01 PENDANT LIGHTING CENTERED OVER ISLAND TO BE SELECTED BY OWNER
- 02 SOLID SURFACE COUNTER-TOP TO BE SELECTED BY OWNER
- 03 CABINET FINISH AND STYLE TO BE SELECTED BY OWNER
- 04 PLUMBING HARDWARE TO BE DETERMINED BY OWNER
- 05 PLUMBER TO RUN HOT, COLD AND SEWER LINES
- 06 PENDANT LIGHT CENTERED OVER SINK, TO BE SELECTED BY OWNER
- 07 ELECTRICAL OUTLET + SWITCH
- 08 RANGE HOOD DUCTED TO EXTERIOR
- 09 36" REFRIDGERATOR PROVIDED BY OWNER. G.C. TO PLUMB WATER AND ELECTRICAL LINE
- 10 RANGE OVEN PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL AND GAS LINE



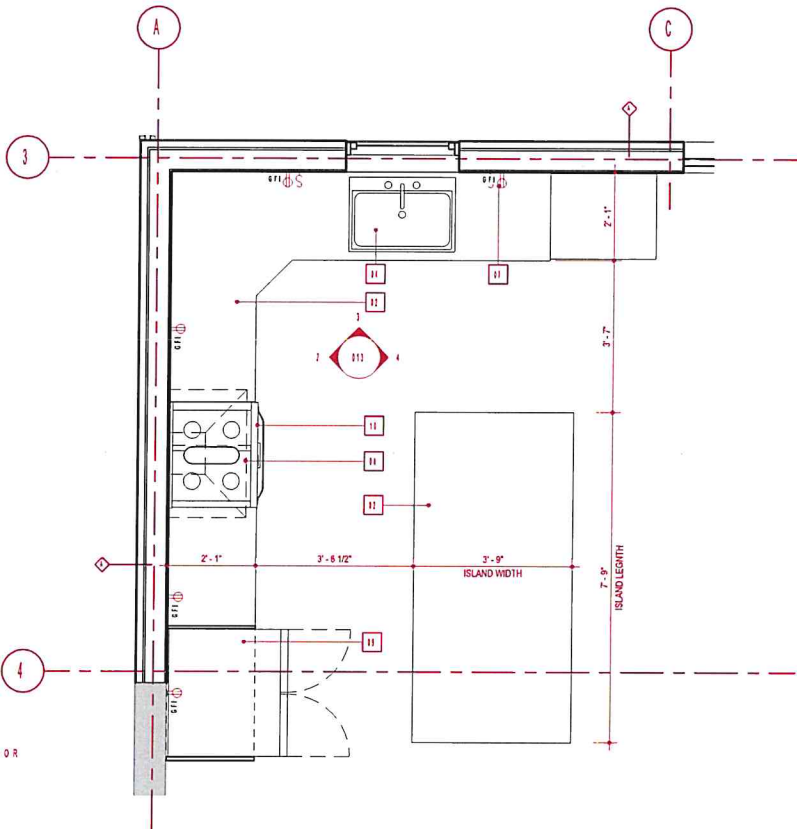
4 KITCHEN ISLAND  
SCALE 1/2" = 1'-0"



3 KITCHEN SINK ELEVATION  
SCALE 1/2" = 1'-0"



2 KITCHEN STOVE ELEVATION  
SCALE 1/2" = 1'-0"



1 KITCHEN ENLARGEMENT PLAN  
SCALE 1/2" = 1'-0"

AL COLLINS  
RESIDENTIAL ADDITION

TRAZA  
DESIGN

Notes:  
1. All dimensions are in feet and inches.  
2. All dimensions are to the center of the wall or partition unless otherwise noted.  
3. All dimensions are to the finished surface unless otherwise noted.  
4. All dimensions are to the center of the door or window unless otherwise noted.  
5. All dimensions are to the center of the cabinet or appliance unless otherwise noted.  
6. All dimensions are to the center of the island unless otherwise noted.  
7. All dimensions are to the center of the sink unless otherwise noted.  
8. All dimensions are to the center of the stove unless otherwise noted.  
9. All dimensions are to the center of the range hood unless otherwise noted.  
10. All dimensions are to the center of the lighting fixture unless otherwise noted.

02/08/2023  
PERMIT SET

ENLARGED KITCHEN PLANS,  
AND ELEVATIONS



KEYNOTES - RESTROOM

- 01 PLUMBER TO RUN HOT, COLD AND SEWER LINES TO BATHROOM
- 02 STAND UP SHOWER PAN AND SHOWER HEAD TO BE PROVIDED BY G.C. TILE WALL STYLE TO BE SELECTED BY OWNER
- 03 SOAK TUB TO BE SELECTED BY OWNER. FAUCET TO BE DETERMINED BY TYPE
- 04 TOILET TO BE SELECTED BY OWNER. GC TO RUN WATER AND SEWER
- 05 USE MOLD RESISTANT UNDERLAYMENT FOR WALLS, FLOORS AND CEILING. TILES COLOR AND STYLE TO BE SELECTED BY OWNER.

AL COLLINS  
RESIDENTIAL ADDITION



Project: 230104

Client: AL COLLINS  
Address: 11111 1ST AVE, SEATTLE, WA 98148  
Date: 02/08/2023  
Permit: 230104

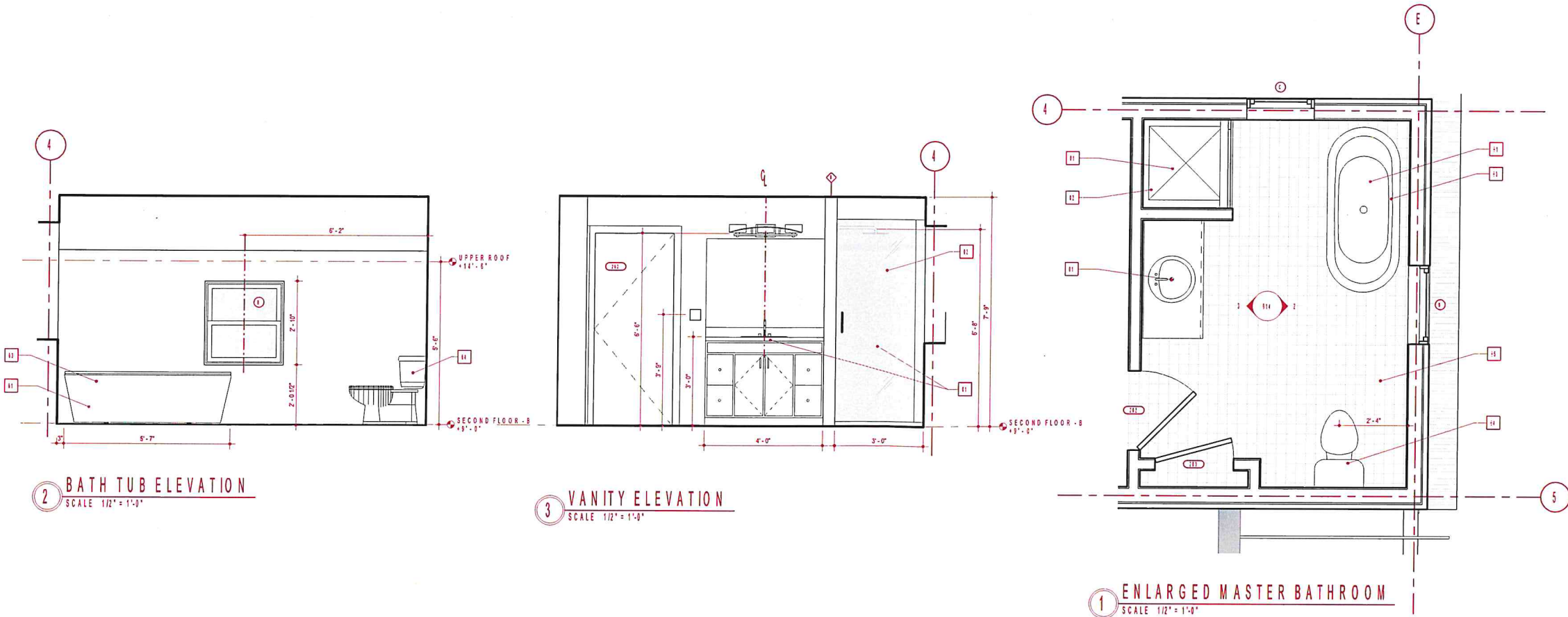
NOTES:  
1. THE ENLARGED BATHROOM SHALL BE FINISHED WITH MOLD RESISTANT UNDERLAYMENT FOR WALLS, FLOORS AND CEILING. TILES COLOR AND STYLE TO BE SELECTED BY OWNER.  
2. THE ENLARGED BATHROOM SHALL BE FINISHED WITH MOLD RESISTANT UNDERLAYMENT FOR WALLS, FLOORS AND CEILING. TILES COLOR AND STYLE TO BE SELECTED BY OWNER.

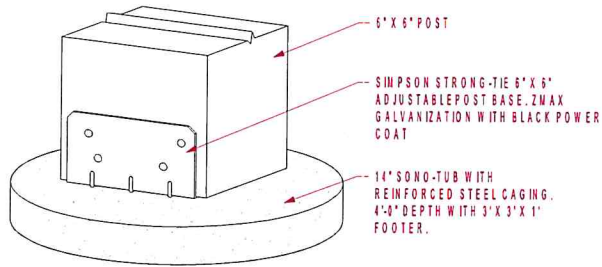
Project: 230104

02/08/2023  
PERMIT SET

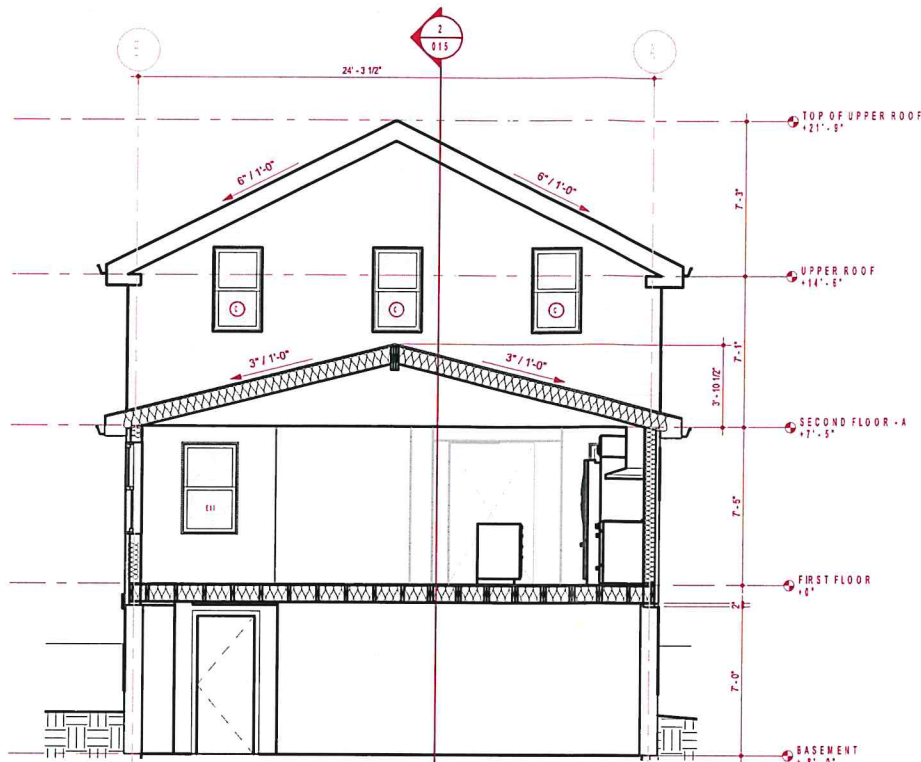
Project: 230104

ENLARGED BATHROOM  
PLANS, ELEVATION,  
DETAILS





3 POST BASE DETAIL - 6X6 - 14"  
SCALE 1" = 1'-0"



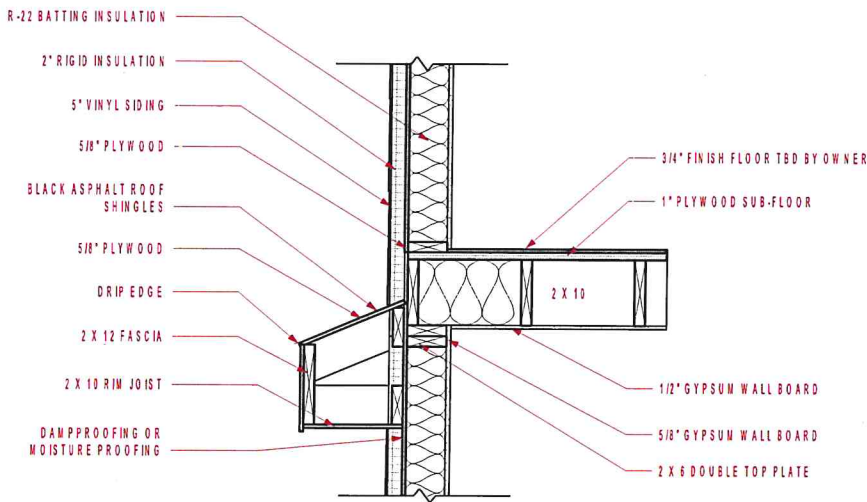
1 EAST/WEST SECTION  
SCALE 1/4" = 1'-0"

WINDOW SCHEDULE					
Type Mark	Type	MARK	WIDTH	HEIGHT	COMMENTS
A	2'-6" x 4'-4"	100	2'-7 1/2"	4'-3 1/2"	MATCH EXISTING WINDOW SIZE. DOUBLE HUNG LOW-E PVC FRAME
A	2'-6" x 4'-4"	101	2'-7 1/2"	4'-3 1/2"	MATCH EXISTING WINDOW SIZE. DOUBLE HUNG LOW-E PVC FRAME
B	2'-6" x 2'-10"	103	2'-8"	2'-10"	DOUBLE HUNG. LOW-E. PVC FRAME
B	2'-6" x 2'-10"	104	2'-8"	2'-10"	DOUBLE HUNG. LOW-E. PVC FRAME
C	2'-4" x 4'-0"	105	2'-3 1/2"	3'-11 1/2"	DOUBLE HUNG. LOW-E. PVC FRAME
C	2'-4" x 4'-0"	106	2'-3 1/2"	3'-11 1/2"	DOUBLE HUNG. LOW-E. PVC FRAME
C	2'-4" x 4'-0"	107	2'-3 1/2"	3'-11 1/2"	DOUBLE HUNG. LOW-E. PVC FRAME

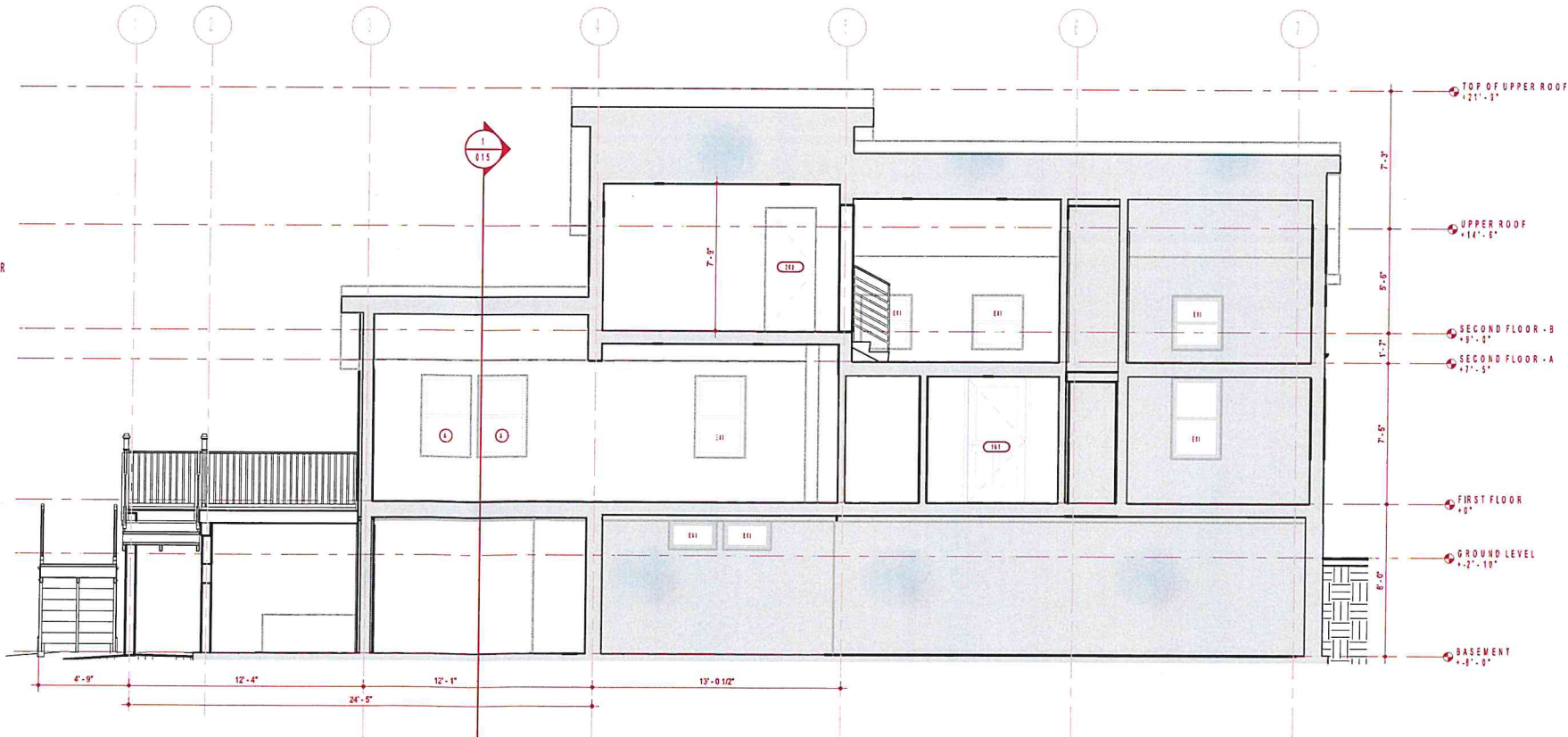
TOTAL NUMBER OF WINDOWS: 7

DOOR SCHEDULE			
MARK	PANEL WIDTH	PANEL HEIGHT	COMMENTS
101	3'-0"	6'-6"	EXTERIOR - SOLID CORE
102	2'-8"	6'-6"	INTERIOR - HALLOW-CORE
103	5'-8"	6'-8"	EXTERIOR - SLIDING DOOR
201	3'-0"	7'-0"	INTERIOR - SLIDING BARN DOOR
202	2'-8"	6'-6"	INTERIOR - HALLOW-CORE
203	2'-8"	6'-6"	INTERIOR - HALLOW-CORE
204	2'-8"	6'-6"	INTERIOR - HALLOW-CORE

TOTAL NUMBER OF DOORS: 7



4 ROOF TO WALL CONNECTION  
SCALE 1" = 1'-0"



2 NORTH/SOUTH SECTION  
SCALE 1/4" = 1'-0"

AL COLLINS  
RESIDENTIAL ADDITION

TRAZA  
DESIGN

Project: 202001

Date: 02/08/2023

Notes:

1. All work shall be in accordance with the latest edition of the International Residential Code (IRC) and the latest edition of the International Building Code (IBC).

2. The owner is responsible for obtaining all necessary permits.

02/08/2023  
PERMIT SET

BUILDING SECTIONS,  
DETAILS, DOOR & WINDOW  
SCHEDULES





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

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

File #2023-13

**PUBLIC HEARING**

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

**Monday, March 6, 2023**

**at 7:00 P.M.**

**Bristol Town Hall  
10 Court Street**

**APPLICANT: The Malverne Trust c/o Bart Kavanaugh and Betty Saks**

**PROPERTY OWNER: The Malverne Trust**

**LOCATION: Low Lane**

**PLAT: 166 LOT: 16**

**ZONE: Residential R-40**

**APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to modify a previous approval decision to temporarily maintain four (4) prefabricated relocatable shipping / storage containers on a residential property with screening to be provided by a combination of a solid wood gate and evergreen tree plantings.**

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

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, March 2, 2023.



# Town of Bristol, Rhode Island

## Department of Community Development Zoning Board of Review

2023 FEB 10 PM 3:50

File No: 2023-13

Accepted by ZEO: EMT 2/10/2023

### APPLICATION

<b>APPLICANT</b>	Name: THE MALVERNE TRUST c/o BART KAVANAUGH AND BETTY SAKS		
	Address: 619 SOUTH BEACH		
	City: JUPITER ISLAND	State: FL	Zip: 33469
	Telephone #:	Home: 772-224-7964	Work/Cell:
<b>PROPERTY OWNER</b>	Name: DELEWARE TRUST COMPANY, CO TRUSTEE OF THE MALVERNE TRUST		
	Address:		
	City:	State:	ZIP:
	Telephone #:	Home:	Work/Cell:

1. Location of subject property: 0 LOW LANE

Assessor's Plat(s) #: 166

Lot(s) #: 16

2. Zoning district in which property is located: R-40

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

☐ Dimensional Variance(s)☒ Special Use Permit☐ Use Variance

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

Dimensional Variance Section(s):

Special Use Permit Section(s):

Use Variance Section(s):

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

6. How long have you owned the property?:

7. Present use of property: VACANT RESIDENTIAL LAND

8. Is there a building on the property at present?: NO

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

10. Proposed use of property: PLEASE SEE ATTACHED EXHIBIT "A".



11. Give extent of proposed alterations: \_\_\_\_\_

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

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

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

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

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

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

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

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

18. Is the property located in a flood zone? \_\_\_\_\_ 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: Bruce H. Cox, Esq.

Date: 2/10/23

Print Name: THE MALVERNE TRUST

Property Owner's Signature: Bruce H. Cox, Esq.

Date: 2/10/23

Print Name: THE DELEWARE TRUST COMPANY

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

Name: BRUCE H. COX, ESQ.

Telephone #: 401-437-1100

Address: 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915

## Assessor Plat 166 Lot 16

## EXHIBIT "A"

The lot in question is Lot 16 on Assessor's Plat 166 and is immediately adjacent to, 13 Low Lane known as Assessor's Plat 166, Lot 5, where the Applicant is constructing a 12,000 sq. ft. residence. These two parcels are bisected by the access driveway of 15 Low Lane.

Previously the Applicant proposed a simple opaque fence to shield the intermodal containers from views from the access driveway of 15 Low Lane and Low Lane itself. After demonstrating the impossibility of placing them on the construction site of 13 Low Lane the Zoning Board rendered a favorable decision but required a fence, which while intended as a temporary fence, was far more substantial than a simple opaque fence. The owner of 15 Low Lane desired shrubbery. After investigating and finding the cost of the fence that the Board required the cost of shrubbery was investigated and while it was found to be half again the cost of the fence as required by the Board but at least it would not be wasted as the fence would be. The builder approached the owner of 15 Low Lane and the other member of the public that attended and walks his dog from Money Wrench onto Low Lane with the proposal of the installation of a permeant wooden gate on the Low Lane entrance and trees as were planted on the western sided of the access driveway of 15 Low Lane all as shown on the attached Exhibit of a series of pictures. Both remonstrators were in agreement that this would be the far more reasonable and desired solution. Thus it is asked that the Board grant this new petition for a Special Use Permit.

For clarity on the record the facts of the petition are repeated below.

The intermodal containers on Assessor's Lot 16 are located there to facilitate the construction of the house on Assessor's Lot 5. The containers are located on Lot 16 because of natural existing conditions on the construction site, the extent of which created a hardship. The hardships are twofold. The first is caused by the constraints of use of this site by specimen trees the second being the fall-away a nature of the western topography of the lot which renders that area useless for the purposes intended.

Generally, the construction site has a relatively flat entry on its eastern boundary where the house is being built after which it falls away deeply to the west. The flat area on the eastern boundary contains a number of specimen trees as one enters the lot. The storage of supplies in units, containers and trucks on this land would damage the root system of the trees there and cause the potential loss of a number of specimen trees which would be detrimental to the property and the area. As one progresses further into the property on the upper areas where it is level the house is being constructed, the driveway is being constructed, the accessory building is being constructed and a number of onsite materials are already stored on the northern most end of this upper area.

The area to the west falls away steeply down to the water as can be seen on the topography plan attached as exhibit "A". The pitch of the land to the west is at such an angle it would be impossible to place functioning storage containers and materials on it and have reasonable access. If they were placed on the property in a north-south orientation or parallel to



the water, the lower edge of the containers would have to be propped up with considerable construction or regrading in order to make them level and then access would be hampered by the angle of the land relative to the floor of the container. Obviously, if they were placed in an east-west orientation, either all of the materials would slide to the back end of the container to the west or if they were faced with the door facing the west the materials could fall out and onto the work people. The two conditions would not be reasonable.

The use of the adjacent lot is the only logical answer. The containers themselves are placed well into back hedges of Assessor's Lot 16. They are (or will be) no closer than 25 feet to a lot line abutting a residential zoned property (2) are not located in the front yard of the property (3) are not reducing the amount of off-street parking required for the principal use of the property (4). It was believed that they were screened by hedge and growth shielding them from public view from the road. However, an exception has been taken that they're visible from the access drive of 15 Low Lane.

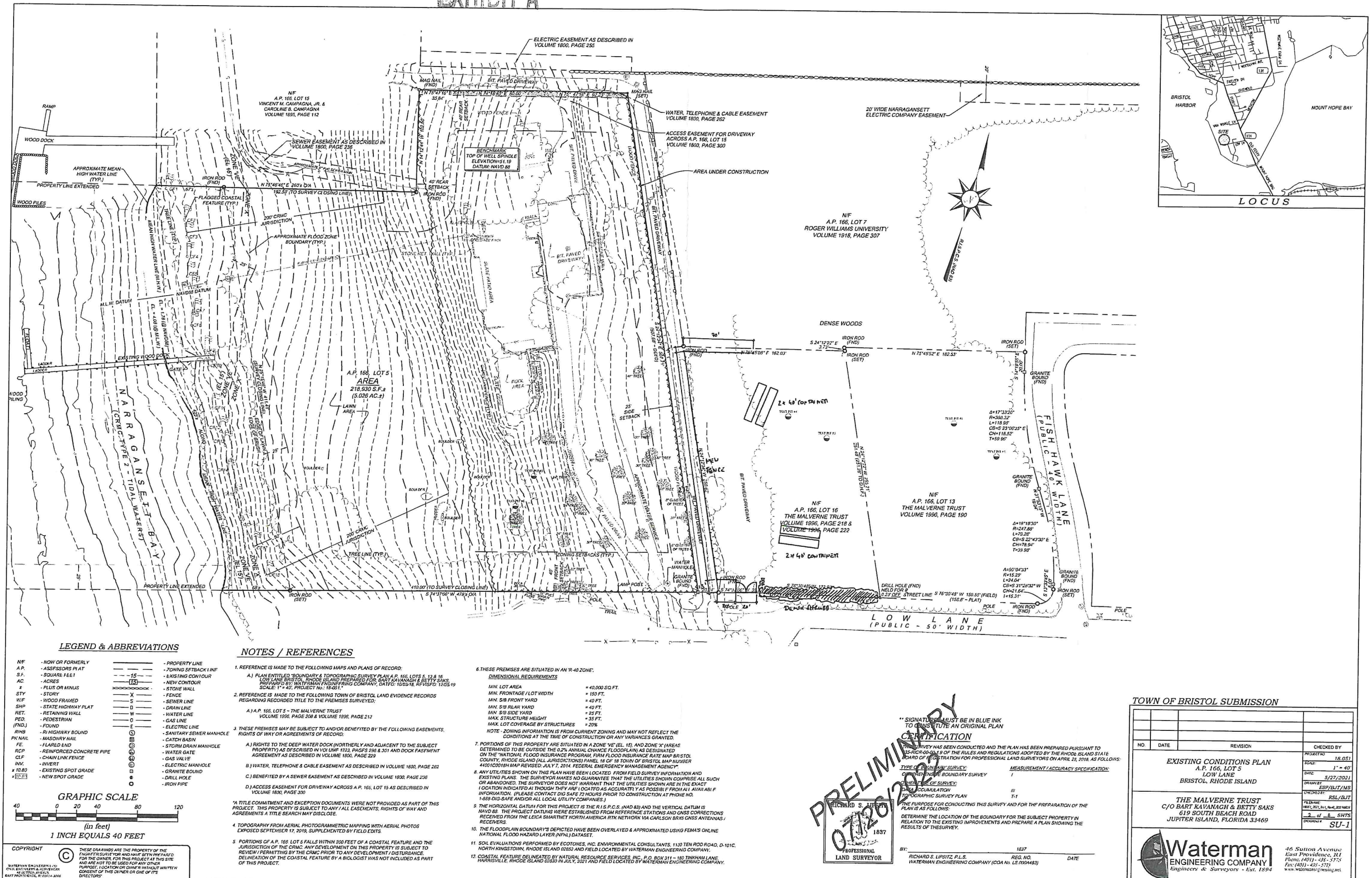
Section 28-148 allows this Board to issue a Special Use permit for storage of prefabricated, relocatable steel buildings, box trailers or shipping or cargo containers (hereinafter "storage containers") upon the showing or demonstrated hardship. Section 28-148 allows open storage within a residential zone or adjacent to a residential zone provided an opaque fence or compact evergreens of not less than 6 feet and height is created.

To satisfy these standards, we believe we demonstrated by virtue of the topography of the lot 5, where the construction is ongoing, prevents the placement of temporary storage containers there. It would either be damaging to the property or functionally impossible.

It is respectfully requested that the Zoning Board issue a Special Use Permit to the Applicant allowing the continued placement of the intermodal storage containers on lot 16 during the construction of the house on lot 5 with the placement of the proposed trees and gate. Once the construction is complete the containers will be removed, the lot graded, the trees allowed to grow and entry gate will remain.



## EXHIBIT A









▶ Bristol

▶ LOW LN

Card of

▶ Plat/Lot 166 16

▶ Account: 9254

Zone R-40

▶ Assessment

\$649,300



▶ Owner		▶ Owner Account #:	% Owned
Owner 1	MALVERNE TRUST		
Owner 2	C/O BART KAVANAUGH &		
Owner 3	BETTY SAKS		
Address		619 SOUTH BEACH RD, JUPITER, FL 33469	

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
NICHOLSON, PAUL C III & THOMAS H	09/05/2019	125,000	1996-222	B	T
NICHOLSON, PAUL III & THOMAS H	09/05/2019	125,000	1996-218	B	T
NICHOLSON, PAUL C. JR,	07/22/2005	0	1223-301		
NICHOLSON, PAUL C JR	07/22/2005	0	1223-298		Q
NICHOLSON, PAUL C JR &	07/22/2005	0	1223-296		Q

▶ Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	0.98	649,300	0	649,300
TOTAL	0	0	0.98	649,300	0	649,300
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
2022	13	0	0	1	649,300	0	649,300	649,300
2021	13	0	0	1	480,100	0	480,100	480,100
2020	13	0	0	1	480,100	0	480,100	480,100
2019	13	0	0	1	480,100	0	480,100	480,100
2018	13	0	0	1	377,900	0	377,900	377,900
2017	13	0	0	1	377,900	0	377,900	377,900

▶ 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	13	Res Vacant	0.91827	AC	P	1.00	399,000	699,032	M	Winter View	75				641,900			1.00	0
2	13	Res Vacant	0.06171	AC	EX	0.20	399,000	119,916	M						7,400			1.00	0
3																			
4																			



► Bristol

► LOW LN

Card of

► Plat/Lot 166 16

► Account: 9254

LUC 13

Zone R-40

► Assessment

\$649,300



NORTHEAST

REVALUATION GROUP LLC

► Building Information

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

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

► Room Counts by Floor

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





# Plat 166 Lot 16 - 300' Radius

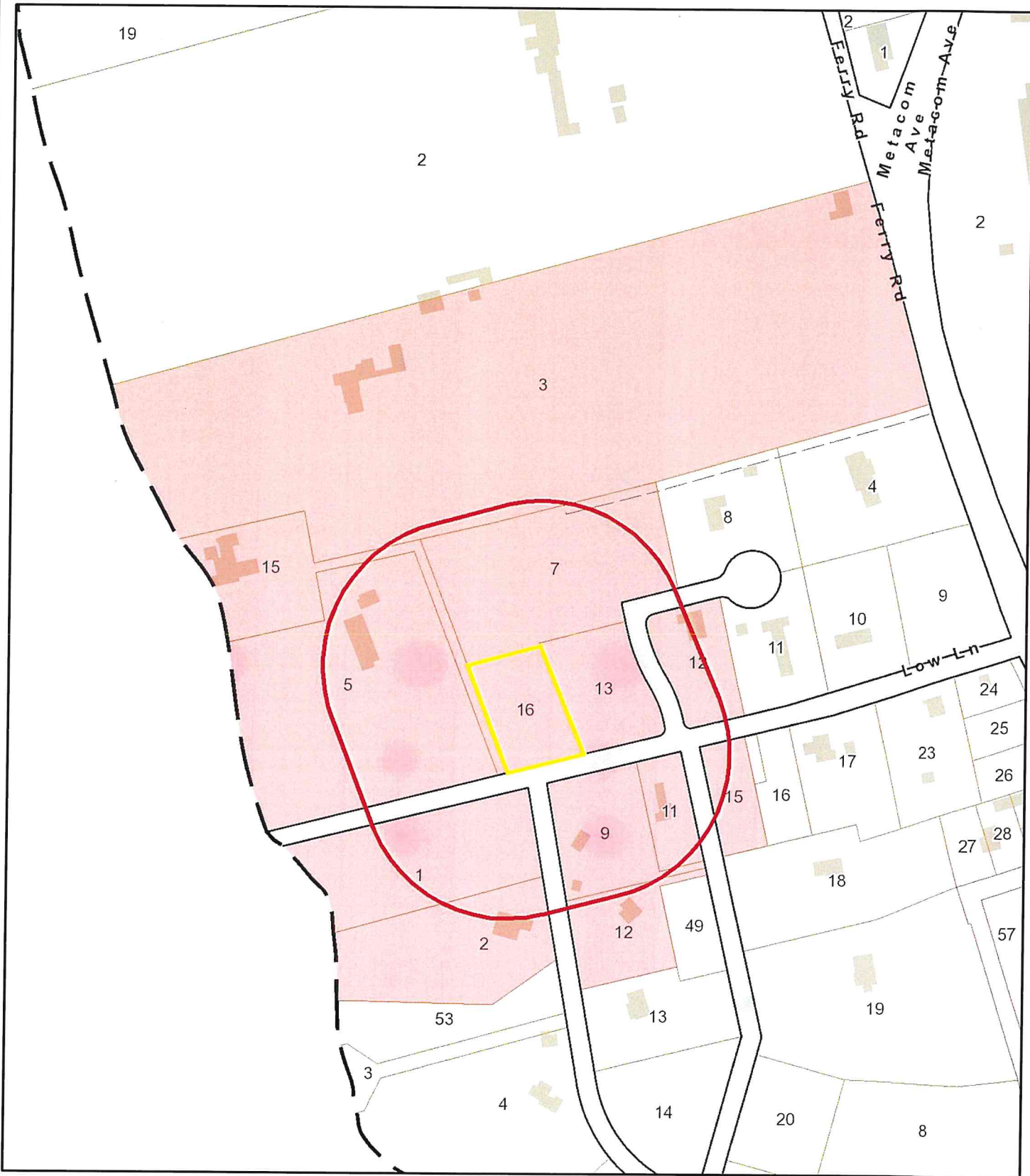
Bristol, RI



February 14, 2023

1 inch = 281 Feet

[www.cai-tech.com](http://www.cai-tech.com)



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# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

## Subject Property:

Parcel Number: 166-16  
CAMA Number: 166-16  
Property Address: LOW LN

Mailing Address: MALVERNE TRUST C/O BART  
KAVANAUGH &  
619 SOUTH BEACH RD  
JUPITER, FL 33469

## Abutters:

Parcel Number: 166-12  
CAMA Number: 166-12  
Property Address: 7 FISH HAWK LN

Mailing Address: FULTON, FRANK T. II  
7 FISH HAWK LN  
BRISTOL, RI 02809

Parcel Number: 166-13  
CAMA Number: 166-13  
Property Address: LOW LN

Mailing Address: MALVERNE TRUST  
C/O BART KAVANAUGH & BETTY SAKS  
619 SOUTH BEACH RD  
JUPITER, FL 33469

Parcel Number: 166-15  
CAMA Number: 166-15  
Property Address: 15 LOW LN

Mailing Address: CAMPAGNA, VINCENT M & CAROLINE  
TRUSTEES  
15 LOW LN  
BRISTOL, RI 02809

Parcel Number: 166-16  
CAMA Number: 166-16  
Property Address: LOW LN

Mailing Address: MALVERNE TRUST C/O BART  
KAVANAUGH &  
619 SOUTH BEACH RD  
JUPITER, FL 33469

Parcel Number: 166-3  
CAMA Number: 166-3  
Property Address: 55 FERRY RD

Mailing Address: ROGER WILLIAMS UNIVERSITY  
1 OLD FERRY RD  
BRISTOL, RI 02809

Parcel Number: 166-5  
CAMA Number: 166-5  
Property Address: 13 LOW LN

Mailing Address: MALVERNE TRUST DELAWARE TRUST  
CO -CO-TRUSTEE  
619 SOUTH BEACH RD  
JUPITER, FL 33469

Parcel Number: 166-7  
CAMA Number: 166-7  
Property Address: FERRY RD

Mailing Address: ROGER WILLIAMS UNIVERSITY  
1 OLD FERRY RD  
BRISTOL, RI 02809

Parcel Number: 167-1  
CAMA Number: 167-1  
Property Address: LOW LN

Mailing Address: LOW DOCK, LLC  
C/O KATHRYN LOW 63 HILL CREST ST  
AUBURN, ME 04210

Parcel Number: 167-11  
CAMA Number: 167-11  
Property Address: 14 LOW LN

Mailing Address: LOW, J. GILMAN TRUST (75%) LOW,  
NICHOLAS E & HARRIET P (25%)  
3758 TALKING CIR  
LANGLEY, WA 98260

Parcel Number: 167-12  
CAMA Number: 167-12  
Property Address: 3 MONKEY WRENCH LN

Mailing Address: SPARROW KATHERINE FULTON  
TRUSTEE1  
3 MONKEY WRENCH LN  
BRISTOL, RI 02809



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2/14/2023

Page 1 of 2



# 300 foot Abutters List Report

Bristol, RI  
February 14, 2023

Parcel Number: 167-15	Mailing Address: LOW, J. GILMAN TRUST (75%) LOW,
CAMA Number: 167-15	NICHOLAS E & HARRIET P (25%)
Property Address: LOW LN	3758 TALKING CIR
	LANGLEY, WA 98260
Parcel Number: 167-2	Mailing Address: MCCLAVE, WILKES
CAMA Number: 167-2	PO BOX 247
Property Address: 30 MONKEY WRENCH LN	LYME, NH 03768
Parcel Number: 167-9	Mailing Address: LOW, WILLIAM H
CAMA Number: 167-9	63 HILL CREST ST
Property Address: 20 LOW LN	AUBURN, ME 04210



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2/14/2023

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CAMPAGNA, VINCENT M &  
CAROLINE TRUSTEES  
15 LOW LN  
BRISTOL, RI 02809

SPARROW KATHERINE FULTON  
3 MONKEY WRENCH LN  
BRISTOL, RI 02809

FULTON, FRANK T. II  
7 FISH HAWK LN  
BRISTOL, RI 02809

LOW, J. GILMAN TRUST (75  
LOW, NICHOLAS E & HARRIET  
3758 TALKING CIR  
LANGLEY, WA 98260

LOW DOCK, LLC  
C/O KATHRYN LOW  
63 HILL CREST ST  
AUBURN, ME 04210

LOW, WILLIAM H  
63 HILL CREST ST  
AUBURN, ME 04210

MALVERNE TRUST  
C/O BART KAVANAUGH & BETTY  
SAKS  
619 SOUTH BEACH RD  
JUPITER, FL 33469

MALVERNE TRUST  
C/O BART KAVANAUGH &  
619 SOUTH BEACH RD  
JUPITER, FL 33469

MALVERNE TRUST  
DELAWARE TRUST CO -CO-TRU  
619 SOUTH BEACH RD  
JUPITER, FL 33469

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