TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

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

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://www.bristolri.gov/government/boards/zoning-board-of-review/. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, July 6, 2023.

1. **Pledge of Allegiance**

2. **Approval of Minutes** - May 1 & June 8, 2023

3. **Continued Petitions**

3A. SITTING AS THE BOARD OF APPEALS

2023-20 Barbara J. Beer and Robert A. Beer, II, 825 Hope Street (continued from June meeting): Appeal of a decision of the Bristol Historic District Commission (HDC) denying the use of PVC trim materials on the exterior of the existing residential structure. Assessor's Plat 5, Lot 17; Zone: Waterfront (W) and Historic District Overlay.

3B. SITTING AS THE BOARD OF REVIEW

2023-09 Daniel L. and Lillian C. Leeser, 12 Brookwood Road (continued from June meeting): Dimensional Variances: to construct a 24 ft. x 26 ft. 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. Assessor's Plat 79, Lot 452; Zone: R-10

4. New Petitions

4A. 2023-24 LuAnn Pezzullo, 471 Metacom Avenue: Special Use Permit - to keep non-domesticated animals (10 chickens and 4 goats) on a residentially zoned property. Assessor's Plat 51, Lot 8; Zone: Residential R-15.

4B. 2023-25 Marc J. Medeiros, 15 Annawamscutt Drive: Dimensional Variance - to construct a 6ft. privacy fence adjacent to Rosedale Drive at a height greater than permitted within the front yard on a corner lot. Assessor's Plat 159, Lot 920; Zone: Residential R-10.

4C. 2023-26 Richard J. and Molly M. Vacura, 117 Peck Avenue: Dimensional Variances - to modify an existing single-story attached garage and mudroom into living space and to construct a 10ft. x 38ft. single-story living area addition to the rear of an existing single-family dwelling with less than required left and right side yards. Assessor's Plat 61, Lots 18 & 94; Zone: Residential R-10.

5. Adjourn

Date Posted: June 22, 2023

By: emt

Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-20

PUBLIC HEARING

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

Monday, June 5, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Barbara J. Beer and Robert A. Beer, II**

LOCATION: **825 Hope Street**

PLAT: **5** LOT: **17**

ZONE: **Waterfront (W) and Historic District Overlay**

APPLICANT HAS FILED AN **APPEAL** OF: **a decision of the Bristol Historic District Commission (HDC) denying the use of PVC trim materials on the exterior of the existing residential structure.**

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at https://www.bristolri.gov/government/boards/zoning-board-of-review/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, June 1, 2023.

Town of Bristol, Rhode Island

Department of Community Development
Zoning Board of Review

2023 APR -7 AM 11:

APPLICATION FOR APPEAL

File No.: 2023-20

Certified Complete: EMT 4/7/2023

APPELLANT	Name: Barbara J Beer / Robert A Beer II		
	Address: c/o 825 Hope Street, Bristol, RI 02809		
	City:	State:	Zip:
	Telephone #: 401 952-4546	Home:	Work/Cell:
PROPERTY OWNER	Name: Barbara J Beer / Robert A beer II		
	Address: c/o 825 Hope Street, Bristol, RI 02809		
	City:	State:	ZIP:

1. **Location of subject property:** 825 Hope Street, Bristol, RI 02809

   Assessor's Plat(s)#: 5 **Lot(s) #:** 17

2. **Zoning district in which property is located:** Waterfront / HPC

4. **Upon which agency or officer is this appeal being taken?:** Bristol Historic District Commission

5. **In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for the appeal.**

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: Barbara J Beer Robert Beer II *Date:* April 6, 2023

Print Name: Barbara J Beer Robert A Beer II

Name of attorney or agent, if any, who is authorized to represent the applicant:

Name: **Telephone #:** April 6, 2023

Address: Alfred R Rego Jr Esq
443 Hope Street, Bristol, RI 02809 401-253-2500 al@rego-law.com
Fax 254-0235

No 5. This appeal is taken under Section 28-410 and Section 14-8, filed within 20 days of the time when the aggrieved party knew… of the action or decision of such officer or agency.

On March 30, 2023, the Bristol Historic District Commission entertained an Application for Review of Proposed Work submitted by Applicant on March 6, 2023. In part, the "replacement of trim due to rot, fire damage, incongruent structure with composite material, along with other trim to match."

Testimony of the Contracort/Builder Gary Balletto explained the necessity of using PVC material. Fire, water damage and rot continued to be discovered as exhibited photos depicted… The entire structure is basically "out of plumb." As to removal of materials… damaged materials were removed… damaged trim was discarded. Samples of the discarded materials remain on site. Trim examples are on site and remain at/on the rear of the building. Attached is a photo of facia trim boards removed. Exhibit 1 facia boards and Exhibit 2 existing trim yet attached to the building.

The Applicant also sought direction regarding window trim in that "a majority of the windows were replacement windows."

The HDC on a 4 to 3 decision, denied use of PVC material. A discussion among board members dealt with whether the board had approved the use of such material in the past…

On information and belief, the HDC has approved the use of "Kleer Trimboards,"[PVC] at 162 Thames Street, Bristol, Rhode Island on or about October 8, 2009. See copy of HDC decision recorded at Book 1508 Page 268, Exhibit 3. Exhibit 4 generic "Kleer Trimboard" specs.

A stop order appears to be in effect and enforced by the building official pertaining to installation of "approved cedar clapboards" on the premises indicating that installation of clapboards cannot take place "until HDC approves the 'width of the trim' boards." Exhibit 5 April 6, 2023 building official email.

The April 6, 2023 email from the building official, also indicates that the "siding and trim craftsmanship/procedures" needs to be approved by the HDC. The applicable craftsmanship/procedures has been used in another project approved by HDC. Said application of this staggered construction technique is evident and in use at 227 Thames Street, Bristol, Rhode Island. Plat 10 Lot 12. Application 02-112. Exhibit 6 box joint photo.

The Applicant requests that the Bristol Zoning Board of Review reverse the decision of the HDC and building official and allow use of PVD material and allow installation of the "approved cedar clapboards in that the HDC's decision and building official's decision(s) …

1. said decision is clearly erroneous in view of the reliable, probative and substantial evidence set forth in the record;
2. said decision is arbitrary, capricious and characterized by an abuse of discretion;
3. said decision is in violation of constitution, statutory and ordinance provision;
4. affected by other errors of law;
5. said decision is clearly unwarranted exercise of discretion.

Document Number 00004870
BOOK 2211 PAGE 39

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

BRISTOL HISTORIC DISTRICT COMMISSION

DECISION LETTER

Wednesday, May 17, 2023

Barbara and Robert Beer
825 Hope Street
Bristol, RI 02809

RE: BHDC Review
825 Hope Street
Plat #5, Lot #17
Application 23-031

Dear Applicant:

At its 3/30/2023 meeting, the Bristol Historic District Commission held a public hearing and reviewed your proposed work on the property noted above. The house dates from approximately 1900 and has a large tower on its southeast corner which is a very prominent character defining feature. There was a major fire in the house, significantly damaging all of it with water and smoke, and damaging the exterior, in particular at the top story of the tower.

Previous hearings and actions were as follows:

- October 27, 2022. A site visit hearing was held to examine the condition of the windows remaining in the house, and to determine appropriate replacement windows and appropriate new windows in the upper part of the tower where the old windows had been completely destroyed by flames. The HDC found that the first-floor tower windows were not original to the house, likely having been replaced prior to the house being incorporated into the Historic District. Therefore, the HDC approved the application to install the requested windows in the empty openings on the upper floor of the tower and replace the existing windows on the lower floor. All window trim necessary for the new windows was to be "in-kind" being of the same material and size and style as the existing trim, which was wood.

- November 3, 2022. A hearing was held, and after finding that the back (west side) sunroom was not part of the original fabric of the building, approval was given to modify and rebuild the sunroom "using exterior materials identical to main structure." It was noted in the Certificate of Appropriateness that "This decision does not touch upon the materials and scope of the back deck, railing, and privacy screen."

- February 2, 2023. A hearing was held, and the following elements of the structure were approved.

Document Number 00004870
BOOK 2211 PAGE 40

- The third-floor windows which had previously been approved in October were now approved to be modified to use a window with a larger opening.
- Approval had previously been received by HDC staff to replace up to 25% of the siding in-kind as per HDC regulations. Approval was now given to replace 100% of the siding in-kind. Attorney Alfred Rego confirmed that any damaged trim would be replaced in-kind and that the trim that was not damaged will be replaced in kind.
- The addition in the rear (west side) that had previously been approved for modification and rebuilding was now approved for total replacement, provided that it was offset 6 inches from the original house in order to show that it is a new element.
- The floor on the second-floor deck on top of the sunroom was approved with Trex or similar artificial material, and the railings of the second-floor deck were approved for either pressure treated wood or pressure treated wood posts with wire horizontal elements, subject to final approval of the project monitor. Alfred Rego indicated that there would be no privacy screen on the deck.[1]

- March 2, 2023. A hearing was held, and discussion was held on several issues. However, upon it being clear that neither owner of the property was present, and no one present, including their attorney, Alfred Rego, had been delegated authority by the owners, the meeting was continued to March 30, 2023.

Hearing of March 30, 2023:

Present on behalf of the Applicant were Barbara J. Beer (Owner), who gave permission to her husband, Robert A Beer, and her contractor, Gary Balletto, and her attorney, Alfred Rego, to represent her.

The Secretary of the Interior's Standards for Rehabilitation Standards which apply to this application are #5, #6 and #9:

> 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
>
> 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
>
> 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The following motions on application #23-031 were made:

- **Motion to give permission to place and accept the skylights that were previously installed without permission in the newly constructed roof.**
  Member Cabral noted that he has to force himself to see the skylights because there're so small. The HDC has approved skylights many times in the past, including earlier in the same meeting.

[1] None of the decisions incorporating these approvals were appealed.

Document Number 00004870
BOOK 2211 PAGE 41

They are reversible in that they can be removed from the roof at a later date and the roofing reinstalled.

Motion made by Cabral, seconded by Allen. Passed unanimously.

- **Motion to allow the replacement of the metal door on the south side of the house with the door that was previously installed without permission.**
  The discussion was that the door was not a primary entry to the house and was not easily visible from either the street or bike path and harbor. The previous door did not have any historic value.

  The motion was made by Allen, seconded by Cabral. Passed unanimously.

- **Motion to confirm the prior approval of the trex decking on the second-floor deck floor only; and confirm that that approval doesn't extend to either the design or the materials of any first-floor rear (west) egress.**

  Motion made by Lima, seconded by Allen. Passed unanimously.

- **Motion to deny the use of any artificial/azek trim on this house and that the artificial/azek that is there currently be removed and replaced with wood in kind, with the same profile that was there originally.**
  The discussion was that no approval had ever been given for any exterior materials to be other than in-kind, meaning wood for wood for this house. The HDC finds that the wood trim has been replaced with plastic and artificial materials and does not remotely match the construction of the original. By way of example, mitered wood joints have been replaced with plastic joints butted together. Much of this work has been done on the tower, which is a key character defining feature of the house. It would significantly damage the historic character of the house to allow the replacement of wood trim with artificial materials, such as azek.

  Motion was made by Allen, seconded by Bergenholtz. Passed on 4-3 vote.
  In favor: Lima, Allen, Butler, Bergenholtz. Opposed: Cabral, Ponder, Millard

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

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", must be signed at your earliest convenience. Work cannot begin, nor a building permit be obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you, authorizing you to begin your work.

Sincerely,

Nicholas Toth
Planner/HDC Clerk
Town of Bristol

Recorded May 17,2023 at 03:27PM
Melissa Cordeiro Town Clerk

EX 1 facia boards

Item 3A.

EX 2 trim boards

EX 3 162 Thames St PVC

Item 3A.

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401.253.7000 x244

BRISTOL HISTORIC DISTRICT COMMISSION
LETTER OF DECISION

October 8, 2009

Document Number 00003809
BOOK 1508 PAGE 269

162 Thames St. LLC (Brito)
101 Tupelo St.
Bristol, RI 02809

RE: BHDC Review
162 Thames St.
Plat 10, Lot 31
Application # 09-062
Proposed work: amend App. 07-093 building materials

To Whom It May Concern:

At its Thursday, October 1, 2009, meeting the Bristol Historic District Commission reviewed the proposed work on the property noted above, the motion on your application was as follows:

> A motion was made to approve Application 09-062C for substitutions as presented for the
>
> 1. Anderson windows
> 2. Bell-Vue doors
> 3. Kleer Trimboards
>
> The porch post vinyl wrap is to be removed and posts encased in wood wrappers in accordance with Secretary of the Interior Standard #9 (Brigidi/Margiotta 5-0).

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for Rehabilitation Standard 9 which states:

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

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, vinyl windows and doors were allowed because the replaced windows were vinyl, and the replacements are compatible in massing, size and scale. The exterior alterations did not destroy any historical materials or features as they had been removed many years previously.

Commission member Ory Lima will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 253-7000 x244, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", must be signed at your earliest convenience. Work cannot begin nor a building permit obtained without your signing this document.

Sincerely,

Susan Church
BHDC Staff Assistant

Recorded Oct 08,2009 at 09:19:52P.
Louis F. Cirillo Town Clerk

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KLEER®

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(800) 552-4877

Business Office: (248) 669-2323

Fax: (248) 669-5750

E-mail: info@hansenmarketing.com

EX 4 Kleer Trim PVC

Item 3A.

Product Details

Product Brand: KLEER
Type: PVC Trimboard
Material: PVC

NOMINAL SIZE

Choose an Option...

LENGTH

Choose an Option...

Quantity 1

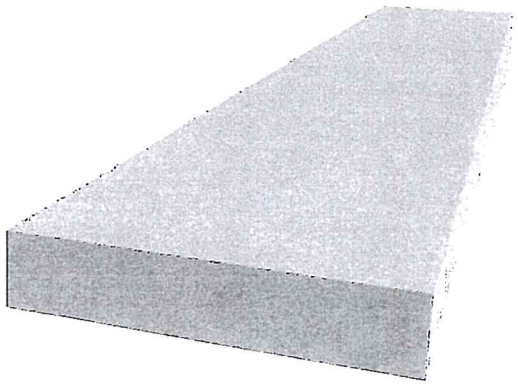
ADD TO CART

Additional Information

- No Splitting, warping, cracking, checking
- Resists extreme weather including freeze/thaws and humidity
- Can be milled without worry
- Every piece is straight, free of defects
- TruEDGE technology resists dirt and makes boards easier to clean, so your trim will look it's best from day one
- 25-Year Limited Lifetime Warranty
- Kleer Trimboards do not require paint for protection or to retain their brilliant white color, but they can be painted with 100% acrylic latex paint

Application

Kleer Trimboards are great for use in a wide range of applications with standard tools, as well as techniques such as pneumatic nailing, stapling, gluing and heat bending. Uniform product design eliminates core voids, grain or knot instabilities and material waste. Kleer provides affordable, sustainable, low maintenance



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KLEER PVC Trim Boards

by KLEER

Expanded cellular PVC delivers all the advantages of natural wood without the high maintenance. Kleer trim boards are engineered for corners, fascia, soffits, rakes, casings, cornices and other applications. With its smoother edges, TruEDGE technology resists dirt and makes boards easier to clean, so you're trim will look it's best from day one. Plus, UV inhibitors prevent yellowing, so painting isn't required. As tough as they are beautiful. Developed with microstructure density, similar to white pine, KLEER trim boards come in a range of dimensions to easily fit multiple applications. Since they don't splinter, rot, delaminate or swell, they can be installed in direct contact with the ground,

Read more

SKU:
KLEERPVCBDS

Share Print

As low as $21.60

NOMINAL SIZE

Item 3A.

EX 5 Building Official Email

From: **Stephen Greenleaf** sgreenleaf@bristolri.gov
Subject: Inspections at 825 Hope
Date: April 6, 2023 at 1:54 PM
To: Robert Beer II beerii.robert@gmail.com
Cc: Andy Teitz zoning@utrlaw.com, Alfred R Rego Jr al@rego-law.com, Nick Toth ntoth@bristolri.gov, John Allen jallen02809@gmail.com

Robert,

Thanks for your follow up email.

As discussed, we agree to perform a rough inspection of all the windows except for the double window on the east side right, first floor. Access to the interior of the house is needed to perform this inspection. This is a tricky issue because although I have the legal right to enter construction sites, at present, Gary Balletto is both the Registered General Contractor and the Applicant and needs to be in the loop for any activities at the site that he is responsible for. I have copied the Town Solicitor for guidance on this issue and, in addition, copied your attorney.

Regarding what you are calling siding and trim craftsmanship/procedures, the following numbered points indicate my opinion. The HDC Board has the ultimate say and I have copied John Allen on this email;

1. The HDC Board has not been provided with information on the trim that existed at the start of this project and because the great majority of the trim was removed, there is nothing at present for them to approve as to trim size and configuration. Their approval is required for all work in the Historic District.
2. The size of the trim needs to be approved by the HDC Board at their regular meeting prior to clapboard installation. The trim size and configuration is required to determine clapboard coursing.
3. At the most recent HDC Board meeting, it was determined that the 'Azek' trim was unacceptable and needed to be removed. Even if 'Azek' trim were to be accepted on appeal to the Zoning Board, the size and configuration needs to be determined and approved.
4. It is also my opinion that the following items are unacceptable; the wide tide trim boards and the alternating clapboard cuts at the tower and the boxed fascia/soffit. Mock ups or detailed drawings will be required for Board approval.

In addition, it appears that, especially at the top of the exterior walls, trim has been installed without house wrap. Sheathing boards and plywood are exposed in numerous locations. Also, new siding has been installed on the front façade, north side despite being advised on numerous occasions that the trim needs to be approved prior to clapboard installation.

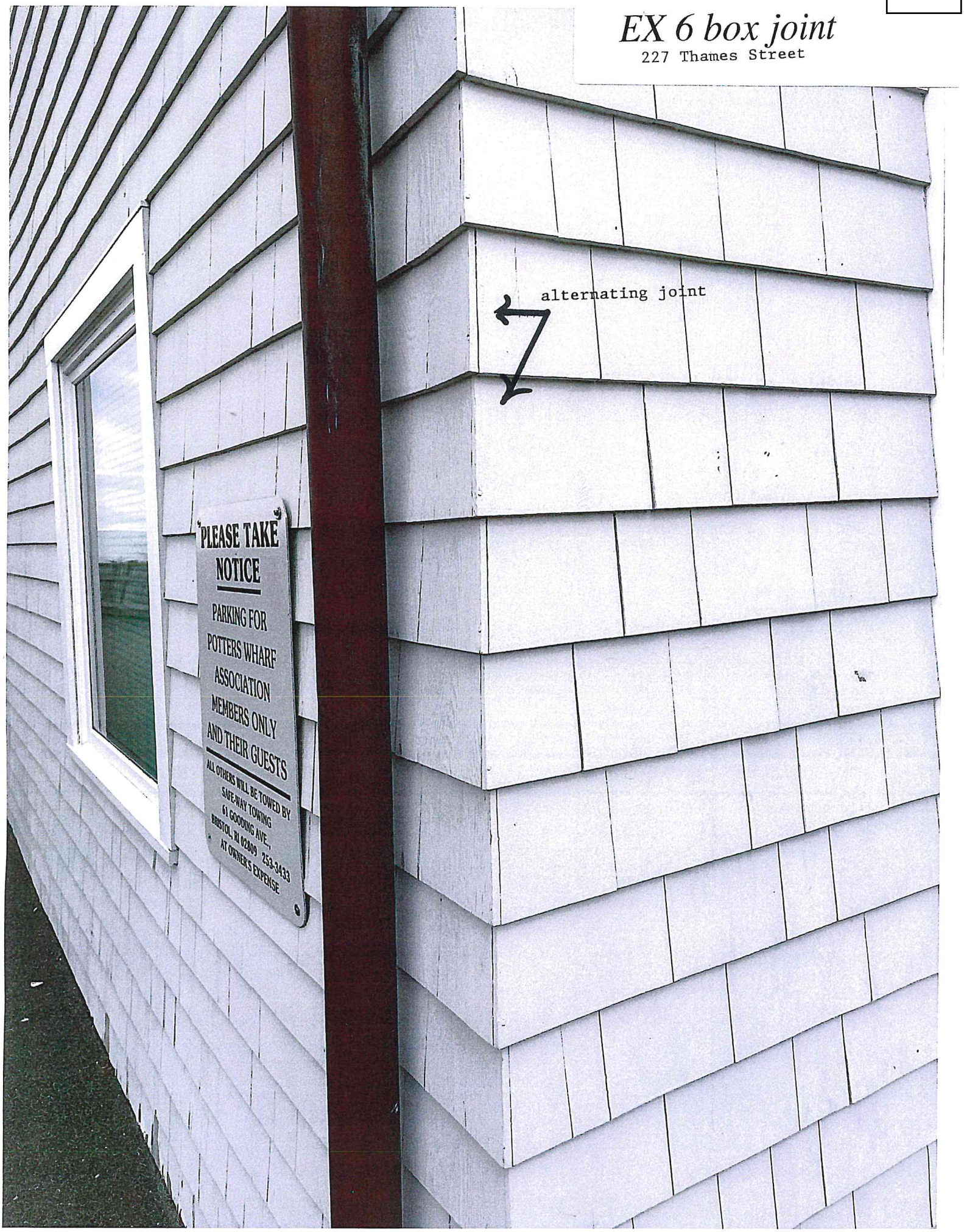
Finally, FYI, I have requested through the online Permit portal that Gary provide an Engineer's framing layout plan and schedule an inspection of the interior rough framing work. This is a routine progress inspection.

Best regards,

Stephen Greenleaf, RA, CBO | Building Official
Town of Bristol, Rhode Island
9 Court Street, Bristol, RI 02809

EX 6 box joint

227 Thames Street



Bristol, RI

Home | Search | Print | Previous | Next

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

Parcel Identification

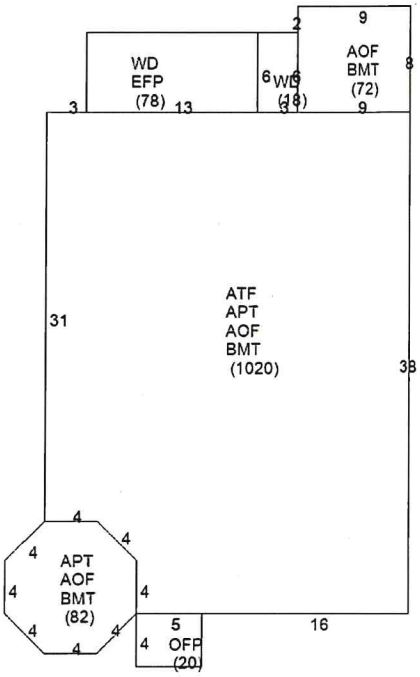
Map/Lot	5 17
Account	186
State Code	04 - Combo
Card	1/1
User Account	

Assessment

Land	$239,500
Building	$114,500
Card Total	$354,000
Parcel Total	$354,000

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	$246,900	$168,300	$0	$415,200
2020	$246,900	$168,300	$0	$415,200
2019	$423,300	$168,300	$0	$591,600
2018	$383,300	$101,100	$0	$484,400



Location and Owner

Location	825 HOPE ST
Owner	BEER, BARBARA J & ROBERT A II TC
Owner2	
Owner3	
Address	825 HOPE ST
Address2	
Address3	BRISTOL RI 02809

Building Information

Design	Multi-Use
Year Built	1900
Heat	BB Hot Water
Fireplaces	0
Rooms	8
Bedrooms	2
Bathrooms	2 Full Bath\ 1 Half Bath
Above Grade Living Area	2,684 SF

Sale Information

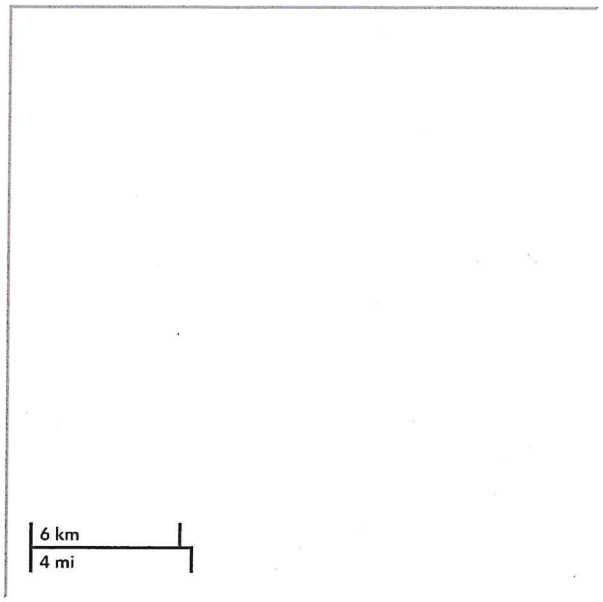
Sale Date	Sale Price	Legal Reference	Instrument
07/08/2022	$400,000	2179-221	Warranty
06/22/2018	$0	1945-130	Warranty
05/28/1984	$0	146-534	Warranty
01/01/1962	$0	146-534	
01/01/1950	$0	118-500	
01/01/1949	$0	118-462	
01/01/1944	$0	105-505	
01/01/1913	$0	73-132	
01/01/1900	$0	55-485	

Building Sub Areas

Sub Area	Net Area
APARTMENT	1,102 SF
BASEMENT	1,174 SF
ENCLOSED PORCH	78 SF
FINISHED ATTIC	408 SF
OFFICE	1,174 SF
OPEN PORCH	20 SF
WOOD DECK	96 SF

Land Information

Land Area	0.152 AC



Click To Open AxisGIS Maps

Zoning	W
View	-
Neighborhood	CI3

Yard Item(s)

825 Hope Street - 200' Radius

Bristol, RI

1 inch = 281 Feet

May 16, 2023

0 281 562 843

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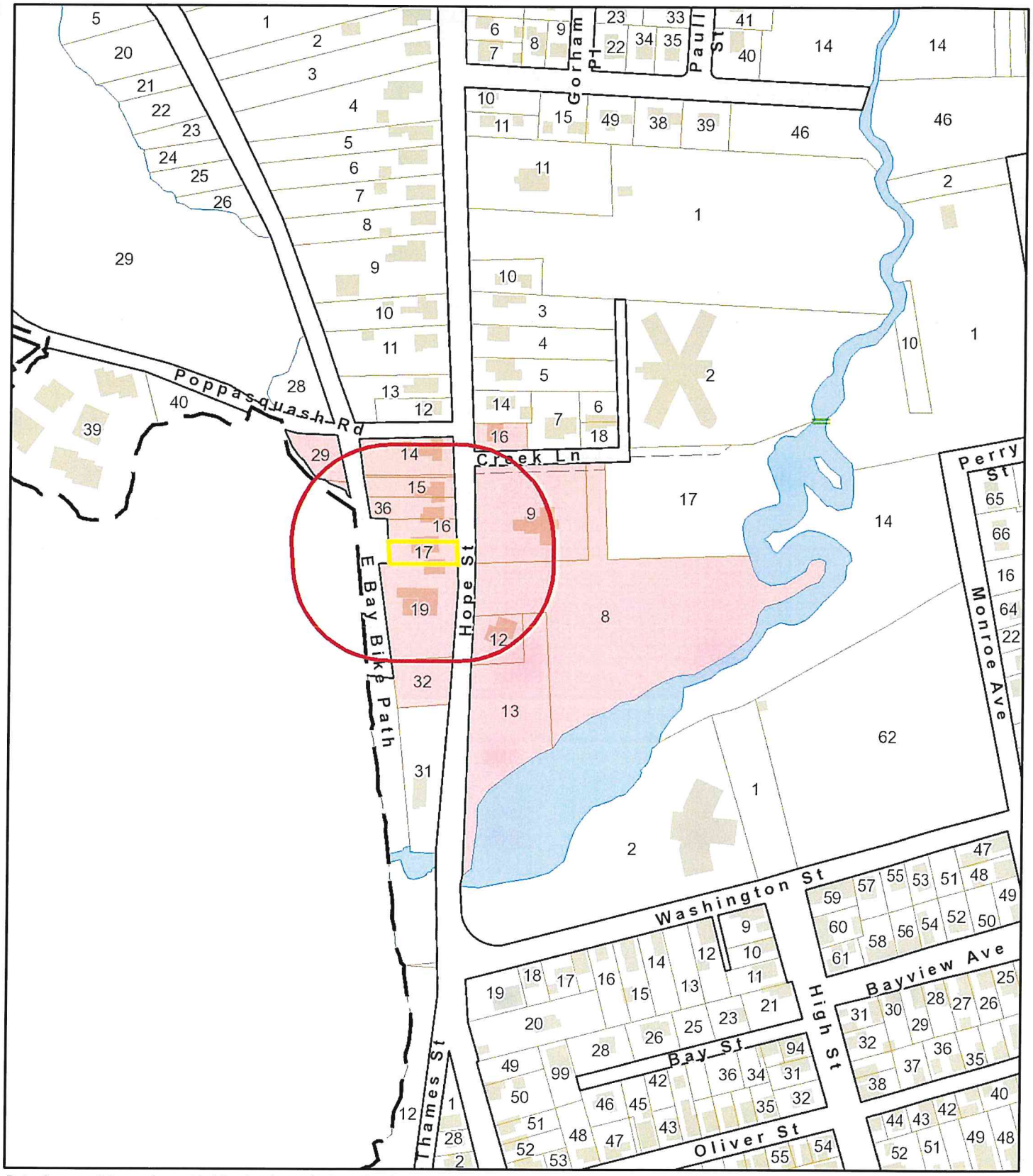

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

200 foot Abutters List Report

Bristol, RI
May 16, 2023

Subject Property:

Parcel Number: 5-17
CAMA Number: 5-17
Property Address: 825 HOPE ST

Mailing Address: BEER, BARBARA J & ROBERT A II TC
825 HOPE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 5-14
CAMA Number: 5-14
Property Address: 843 HOPE ST

Mailing Address: WHEELER, ELIZABETH L.
843 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 5-15
CAMA Number: 5-15
Property Address: 837 HOPE ST

Mailing Address: CALABRESE JOHN & HILLARY TE
837 HOPE ST
BRISTOL, RI 02809

Parcel Number: 5-16
CAMA Number: 5-16
Property Address: 829 HOPE ST

Mailing Address: HOUSLEY, MARILYN
829 Hope Street
BRISTOL, RI 02809

Parcel Number: 5-17
CAMA Number: 5-17
Property Address: 825 HOPE ST

Mailing Address: BEER, BARBARA J & ROBERT A II TC
825 HOPE ST
BRISTOL, RI 02809

Parcel Number: 5-19
CAMA Number: 5-19
Property Address: 805 HOPE ST

Mailing Address: HOLDING 805 HOPE ST LLC
805 HOPE ST
BRISTOL, RI 02809

Parcel Number: 5-29
CAMA Number: 5-29
Property Address: POPPASQUASH RD

Mailing Address: WHEELER, ELIZABETH L.
843 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 5-32
CAMA Number: 5-32
Property Address: HOPE ST

Mailing Address: HOLDING 805 HOPE ST LLC
805 HOPE ST
BRISTOL, RI 02809

Parcel Number: 5-35
CAMA Number: 5-35
Property Address: HOPE ST

Mailing Address: WHEELER, ELIZABETH L.
843 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 5-36
CAMA Number: 5-36
Property Address: 833 HOPE ST

Mailing Address: ROBINSON, STEPHEN W. ET UX
ELIZABETH C. ROBINSON TE
833 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 7-12
CAMA Number: 7-12
Property Address: 814 HOPE ST

Mailing Address: REGO, DAVID E. ETAL JT FERNANDA P.
REGO IRREV LIV FA
652 HOPE ST
BRISTOL, RI 02809

200 foot Abutters List Report

Bristol, RI
May 16, 2023

Parcel Number:	7-13	Mailing Address:	TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
CAMA Number:	7-13		
Property Address:	HOPE ST		
Parcel Number:	7-16	Mailing Address:	BALZANO, DEIRDRE B. 854 HOPE ST BRISTOL, RI 02809
CAMA Number:	7-16		
Property Address:	854 HOPE ST		
Parcel Number:	7-8	Mailing Address:	TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
CAMA Number:	7-8		
Property Address:	HOPE ST		
Parcel Number:	7-9	Mailing Address:	VETERANS OF FOREIGN WAR POST 237 850 HOPE ST BRISTOL, RI 02809
CAMA Number:	7-9		
Property Address:	850 HOPE ST		

BALZANO, DEIRDRE B.
854 HOPE ST
BRISTOL, RI 02809

BEER, BARBARA J & ROBERT
825 HOPE ST
BRISTOL, RI 02809

CALABRESE JOHN & HILLARY
837 HOPE ST
BRISTOL, RI 02809

HOLDING 805 HOPE ST LLC
805 HOPE ST
BRISTOL, RI 02809

HOUSLEY, MARILYN
829 Hope Street
BRISTOL, RI 02809

REGO, DAVID E. ETAL JT
FERNANDA P. REGO IRREV LI
652 HOPE ST
BRISTOL, RI 02809

ROBINSON, STEPHEN W. ET U
ELIZABETH C. ROBINSON TE
833 HOPE ST.
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

VETERANS OF FOREIGN WAR
POST 237
850 HOPE ST
BRISTOL, RI 02809

WHEELER, ELIZABETH L.
843 HOPE ST.
BRISTOL, RI 02809

BALZANO, DEIRDRE B.
854 HOPE ST
BRISTOL, RI 02809

BEER, BARBARA J & ROBERT
825 HOPE ST
BRISTOL, RI 02809

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10 COURT ST
BRISTOL, RI 02809

VETERANS OF FOREIGN WAR
POST 237
850 HOPE ST
BRISTOL, RI 02809

WHEELER, ELIZABETH L.
843 HOPE ST.
BRISTOL, RI 02809

June 23, 2023

Edward Tanner
Principal Planner/Zoning Officer
235 High Street
Bristol, Rhode Island 02809

Dear Mr. Tanner,

We have an application in front of the Zoning Board for a variance for our garage. During the initial Zoning Board meeting in March the matter got postponed until May. I would like to formally request that we further delay the conversation in front of the Zoning Board until August so we have a chance to meet with the Planning Board.

Thank you very much for your consideration.

Sincerely,

Lillian and Daniel Leeser
12 Brookwood Rd
Bristol, Rhode Island 02809

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.**

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at https://www.bristolri.gov/government/boards/zoning-board-of-review/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, 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: 2/3/2023

APPLICANT	Name: Daniel & Lillian Leeser		
	Address: 12 Brookwood Road		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: (508) 782-9333	Home:	Work/Cell:
PROPERTY OWNER	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):**

   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): 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 detatched 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:** 30'	**Proposed Setback:** 18'
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
40% per Sect. 28-221 1b
Proposed: 36%

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.

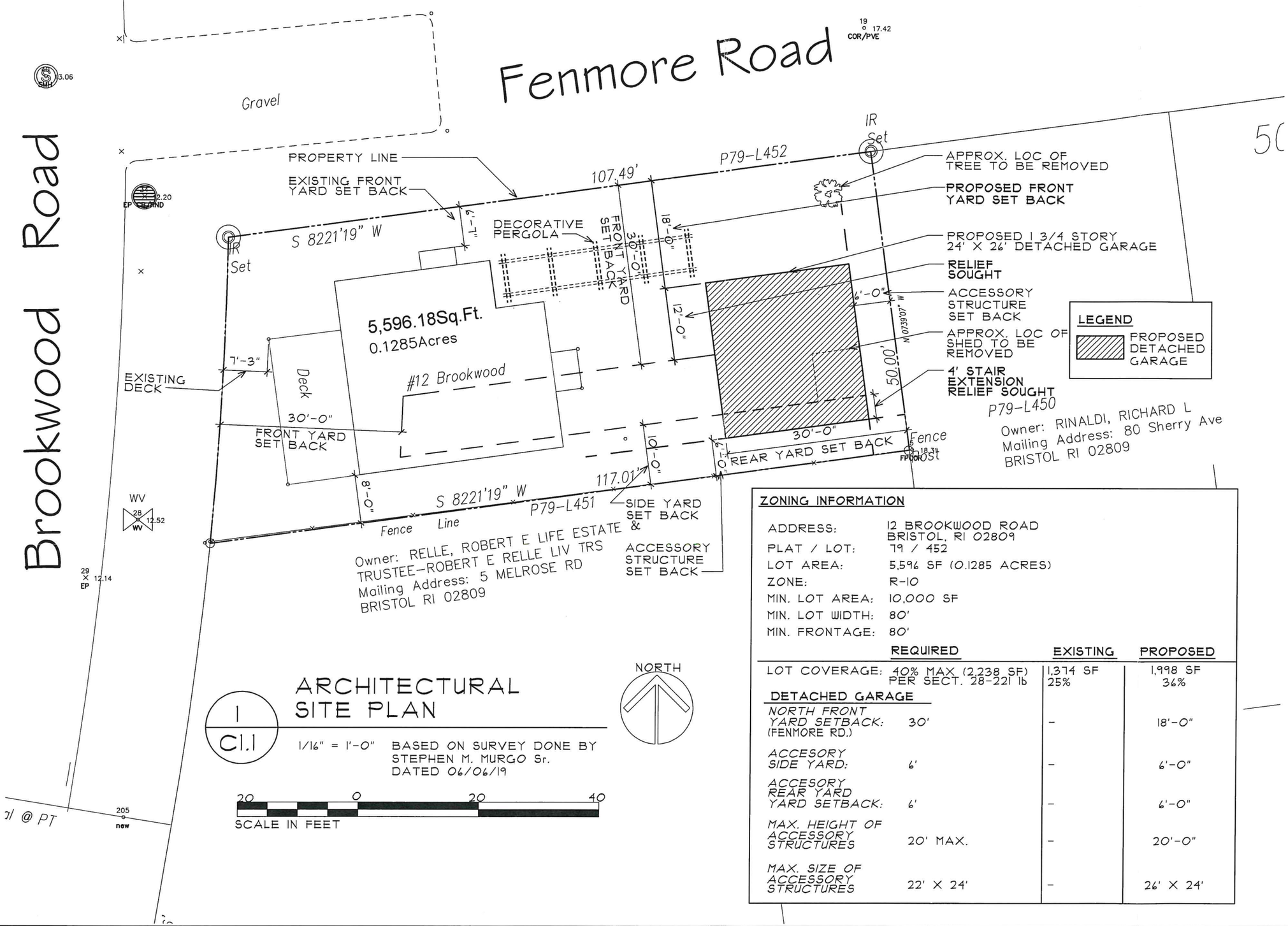
The hardship we are seeking relief from is due to the unique characteristics of the subject land, particularly its shallow depth. It is not due to a physical or economic disability of the applicant.

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.



ARCHITECTURAL SITE PLAN

1 / C1.1

1/16" = 1'-0" BASED ON SURVEY DONE BY STEPHEN M. MURGO Sr. DATED 06/06/19

ZONING INFORMATION

ADDRESS:	12 BROOKWOOD ROAD BRISTOL, RI 02809
PLAT / LOT:	79 / 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 lb	1,374 SF 25%	1,998 SF 36%
DETACHED GARAGE			
NORTH FRONT YARD SETBACK: (FENMORE RD.)	30'	-	18'-0"
ACCESORY SIDE YARD:	6'	-	6'-0"
ACCESORY 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'

C1.1

1 OF 2

SCALE: AS NOTED

SCHEMATIC SITE PLAN- ACCESSORY GARAGE

DATE: 02/01/23

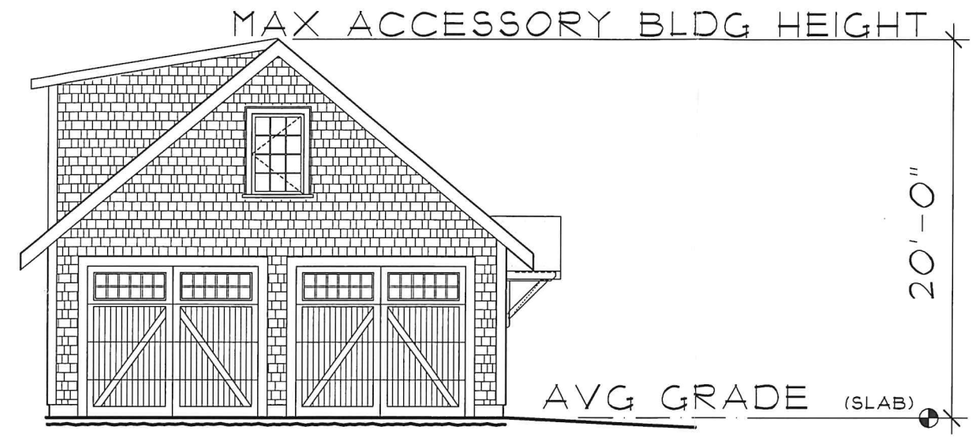
ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE

12 BROOKWOOD ROAD, BRISTOL, RI 02809

BREWSTER THORNTON GROUP ARCHITECTS LLP
311 IRON HORSE WAY, SUITE 202
PROVIDENCE, RI 02908
TEL: 401.861.1600
brewsterthornton.com

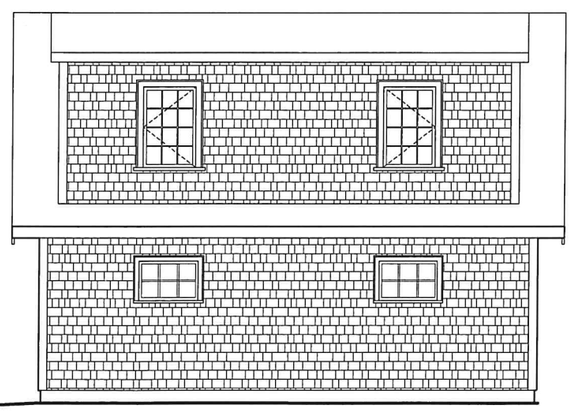
3 / A2 PROPOSED WEST ELEVATION

1/8" = 1'-0"



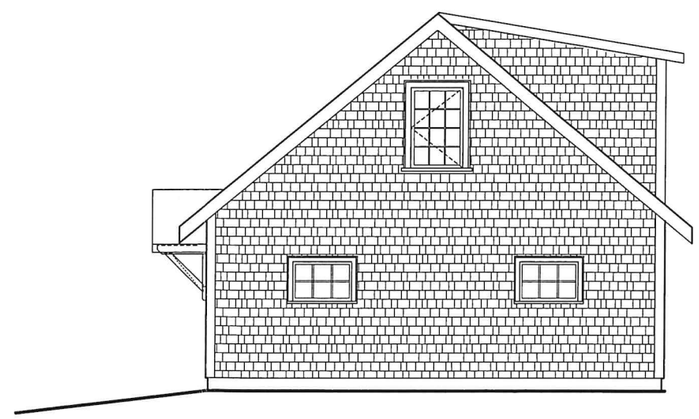
1 / A2 PROPOSED NORTH ELEVATION

1/8" = 1'-0"



4 / A2 PROPOSED EAST ELEVATION

1/8" = 1'-0"



2 / A2 PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

A2

2 OF 2

SCALE: AS NOTED

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 . 861 . 1600
brewsterthornton.com

Bristol | **12 BROOKWOOD RD** | Card 1 of 1

Plat/Lot 79 452 | **Account: 4720** | LUC 01 | Zone R-10 | **Assessment** $370,200

NORTHEAST REVALUATION GROUP LLC

▶ Owner

▶ Owner Account #:

		% Owned
Owner 1	LEESER, DANIEL L & LILLIAN C TRUSTEES	
Owner 2	LILLIAN C LEESER FAMILY TRUST	
Owner 3		
Address	11 CRESTWOOD DR, FRAMINGHAM, MA 01701	

▶ Previous Owners & Sales Information

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

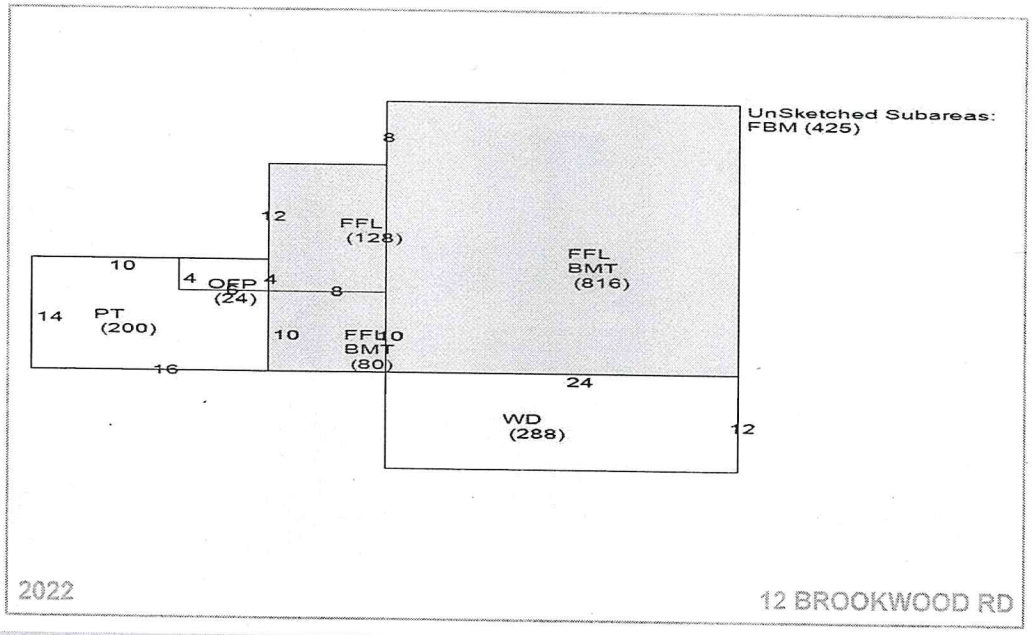
▶ Assessment

Use Code	Bldg Value	SF/YI 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/YI	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



▶ 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																				

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 warrantee

Item 3B.

Bristol — 12 BROOKWOOD RD — Card 1 of 1

Plat/Lot 79 452 | **Account:** 4720 | LUC 01 | Zone R-10 | **Assessment** $370,200

NORTHEAST REVALUATION GROUP LLC

Building Information

	Description		Description
BLDG Type	Ranch	Story Height	1 Story
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 Shin	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	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4	
Year Built	1971	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	VG	VG - Very Goc	22.8
Functional		-	0.0
Economic		-	0.0
Special		-	
OV		-	
Total Depreciation % >			22.8

Bas $/SQ	121.00
Size Adj	1.27
Constr Adj	1.01
Adj $/SQ	155.05
Othr Featrs	44,572
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	241,651
Depreciation	55,096
Depr Total	186,555

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,024	1,024	155.05	158,771
FBM	FIN BMT	425	425	27.91	11,862
OFP	OPEN PORCH	24	0	24.00	576
PT	PATIO	200	0	3.00	600
WD	WOOD DECK	288	0	15.38	4,429
BMT	BASEMENT	896	0	23.26	20,841
Total		2,857	1,449		197,079

Visit History

Date	Result	By
10/27/2021	BP	JH
7/12/2021	REVIEW	MM
9/21/2018	REVIEW	JH
9/12/2018	MEASURED	JN
3/12/2013	MEASURE	
3/12/2013	LISTED	

Notes

PORCH CONVERTED TO LIVING 12/09 EAS. SHED NV. LIMITED VIEW. ASSESSMENT CORRECTED BY ARC 12/11 EAS replaced conrete steps 2012 mcb WATER VIEW

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	03/11/2021	M51830		MECH	500		Closed	Install 119 gallon propane tank and gas piping to cook top and grill.
2	12/03/2020	M51415		MECH	500		Closed	install 50 gallon propane tank and gas line to cook top
3	11/23/2020	M51378		MECH	10,000		Closed	Replace existing hvac equipment with heat pumps
4	10/29/2020	E51459		ELEC	16,500		Closed	electrical demo/makesafe, electrical rough and finish to renovation and additic
5	10/06/2020	B51136		BLDG	105,000		Closed	one story addition and interior renovations
6	10/03/2012	B29209		BLDG	0		Closed	REPLACE EXISTING CONCRETE STAIRS
7	11/29/2011	M17647		MECH	0		Closed	REPLACE OIL TANK
8	09/10/2009	B31174		BLDG	0		Closed	TAKE DOWN SCREEN AND INSTALL WINDOWS
9								

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	2	Shed	1	Y	1	10	12	120	3	AV	1971	700
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

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 warrante

Item 3B.

12 Brookwood Road - 300' Radius

Bristol, RI

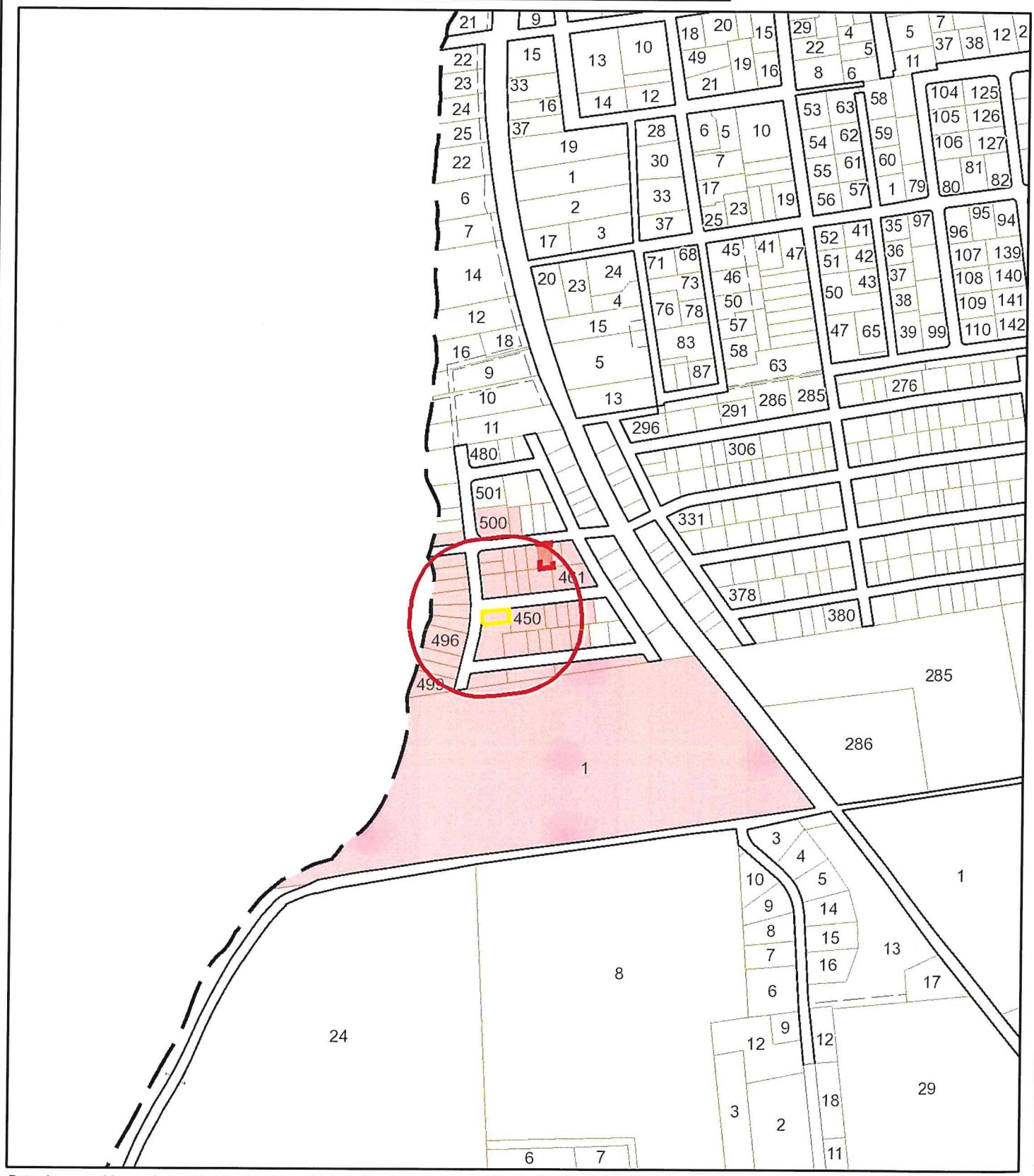
1 inch = 562 Feet

February 14, 2023

0 562 1124 1686

CAI Technologies
Precision Mapping. Geospatial Solutions.

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.

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

300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number:	79-446	Mailing Address:	KRAPF, JOSEPH T & JULIE B, CO-TRUSTEES JOSEPH T & JULIE B KRAPF TRUST 12 FENMORE RD BRISTOL, RI 02809
CAMA Number:	79-446		
Property Address:	12 FENMORE RD		
Parcel Number:	79-447	Mailing Address:	KRAPF, JOSEPH T & JULIE B, CO-TRUSTEES JOSEPH T & JULIE B KRAPF TRUST 12 FENMORE RD BRISTOL, RI 02809
CAMA Number:	79-447		
Property Address:	FENMORE RD		
Parcel Number:	79-450	Mailing Address:	RINALDI, RICHARD L 80 Sherry Ave BRISTOL, RI 02809
CAMA Number:	79-450		
Property Address:	FENMORE RD		
Parcel Number:	79-451	Mailing Address:	RELLE, ROBERT E LIFE ESTATE & TRUSTEE-ROBERT E RELLE LIV TRS 5 MELROSE RD BRISTOL, RI 02809
CAMA Number:	79-451		
Property Address:	5 MELROSE RD		
Parcel Number:	79-452	Mailing Address:	LEESER, DANIEL L & LILLIAN C TRUSTEES LILLIAN C LEESER FAMILY TRUST 11 CRESTWOOD DR FRAMINGHAM, MA 01701
CAMA Number:	79-452		
Property Address:	12 BROOKWOOD RD		
Parcel Number:	79-453	Mailing Address:	POLULAK, MYRON & JOANN TE 16 BROOKWOOD RD BRISTOL, RI 02809
CAMA Number:	79-453		
Property Address:	16 BROOKWOOD RD		
Parcel Number:	79-455	Mailing Address:	MCCABE, MARION L. 10 FALES RD BRISTOL, RI 02809
CAMA Number:	79-455		
Property Address:	FENMORE RD		
Parcel Number:	79-456	Mailing Address:	KRUSHNOWSKI, ERIC JOHN & CAROL LEE TRUSTEES 9 FENMORE RD BRISTOL, RI 02809
CAMA Number:	79-456		
Property Address:	FENMORE RD		
Parcel Number:	79-457	Mailing Address:	KRUSHNOWSKI, ERIC JOHN & CAROL LEE TRUSTEES 9 FENMORE RD BRISTOL, RI 02809
CAMA Number:	79-457		
Property Address:	9 FENMORE RD		
Parcel Number:	79-461	Mailing Address:	SIMMONS, VIRGINIA TRUST 17 LORING RD BRISTOL, RI 02809
CAMA Number:	79-461		
Property Address:	17 LORING RD		
Parcel Number:	79-462	Mailing Address:	GORDON SACCHETTI, DIANE 15 LORING RD BRISTOL, RI 02809
CAMA Number:	79-462		
Property Address:	LORING RD		

300 foot Abutters List Report

Bristol, RI
February 14, 2023

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

300 foot Abutters List Report

Bristol, RI
February 14, 2023

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

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

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

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

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

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

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

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

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

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

GORDON SACCHETTI, DIANE
15 LORING RD
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

MELROSE COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02774

PACHECO, SUSAN A
17 MELROSE RD
BRISTOL, RI 02809

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

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

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

RINALDI, RICHARD L
80 Sherry Ave
BRISTOL, RI 02809

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

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

SIMMONS, VIRGINIA TRUST
17 LORING RD
BRISTOL, RI 02809

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

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

2023 APR 27 AM 8:

April 26 2023

Edward Tanner
Principal Planner/Zoning Officer
235 High Street
Bristol, Rhode Island 02809

Dear Mr. Tanner,

We have an application in front of the Zoning Board for a variance for our garage. During the initial Zoning Board meeting in March the matter got postponed until May. I would like to formally request that we further delay the conversation in front of the Zoning Board until June so we have a chance to meet with the Planning Board.

Thank you very much for your consideration.

Sincerely,

Lillian and Daniel Leeser
12 Brookwood Rd
Bristol, Rhode Island 02809

May 15 2023

Edward Tanner
Principal Planner/Zoning Officer
235 High Street
Bristol, Rhode Island 02809

Dear Mr. Tanner,

We have an application in front of the Zoning Board for a variance for our garage. During the initial Zoning Board meeting in March the matter got postponed until May. I would like to formally request that we further delay the conversation in front of the Zoning Board until July so we have a chance to meet with the Planning Board.

Thank you very much for your consideration.

Sincerely,

Lillian and Daniel Leeser
12 Brookwood Rd
Bristol, Rhode Island 02809

Ed Tanner

From: Dan Leeser <dleeser@yahoo.com>
Sent: Monday, May 15, 2023 1:49 PM
To: Ed Tanner
Cc: Lillian Leeser
Subject: Re: 12 Brookwood Rd
Attachments: Leeser Request for Zoning Board Meeting Postponement to July.pdf

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

Hello Ed,

Attached please find a letter requesting a delay in meeting with the Zoning Board until July. We have some new ideas we would like to present to the Planning Board.

Two questions:

1. Do you need anything else from me for the Zoning Board Postponement?
2. Where are the Planning Board TRC meetings posted so I can see upcoming meetings and their agendas?

Thank you very much,

Dan Leeser

To Diane Williamson, Planning Board

Edward Tanner, Zoning Board

Nathan Calouro, Town Council

Chris Parella, Department of Public Works

May 1, 2023

2023 MAY -2 AM 8:5

This letter is being sent because of a Zoning board request by Daniel and Lillian Leeser of 12 Brookwood Road. Their request has been forwarded to the Planning board. The initial request was for 2 setback variances (12 ft. and 4 FT.) for a stand-alone (24' by 26') 2 car garage, with storage on a second floor with a shed dormer and an indoor staircase in a 20 ft high structure, on a 50 by 100-foot lot. The plan did not include any access to the garage which abuts town property.

This letter is being sent to the Zoning board, Planning board, Town Council and Department of Public Works since they all may potentially play a role in assessing this situation.

At this point the zoning board has not approved or rejected this application. This letter is not being written to facilitate the approval of the application, but to share our knowledge of the complex situation that exists on Fenmore Road. We can share the experience of over 40 years of communication with town officials on this topic but realize it still may not encompass every detail that needs to be considered. Some information provided has recently been obtained from town officials.

HISTORY

Starting in 1976, Richard Rinaldi began to acquire some lots on the undeveloped Fenmore Road. At that time, he was advised that Fenmore Road would eventually be developed to join Brookwood.

He continued to purchase additional lots through 1984. In subsequent years, when he asked about the road, he was told by the town administrators and other town officials that the road would end at his property line and remain a dead end. The town position was that it was not cost effective to pave the rest of the paper road, since no new tax revenue would be generated. He was assured that the road would remain open at Brookwood and clear in order for emergency vehicles to have access to Fenmore, especially because of the proximity to the Brookwood fire hydrants. The communication was the same from various town

officials in different departments over subsequent years, as recently as when Fenmore road was paved (2020). Over the years, the residents on Fenmore lived with that decision, even when it meant the inconvenience of no mail delivery to their home address.

During these years, residents in the area became accustomed to the unpaved land being used by children playing, as a public walking right of way, as a local shortcut to access the water for recreation etc. No motor vehicles were supposed to be able to be driven through the unfinished portion of Fenmore road, which needed to remain open.

In 2001, the then resident of 12 Brookwood Road asked for a license to maintain the unpaved part of Fenmore road near her property, in order to park 2 vehicles next to her home one behind the other. She had chosen to remove her existing paved off-street parking from the front of her home, in order to plant grass. When the license was approved, she proceeded to add 2 -3 feet of fill/gravel to the public land raising its height. She also moved the existing swale to the northern side of the road but didn't maintain its depth. This move resulted in a backflow of water up onto the middle of Fenmore road, resulting in freezing ice on the road in front of a home. and raising concerns over wells being compromised. The unpaved road needed to be lowered, and the swale needed to be deepened. Neighbors who observed the corrections, said that town vehicles would repeatedly visit the site in order to correct the problem. However, the 12 Brookwood resident should have been responsible for the solution and cost of the remediation. Our understanding that a license to maintain includes financial responsibility for any consequences that arise from the actions of the applicant.

She also parked 2 cars side by side in the middle of the road blocking easy access. She was only given permission for a 10-foot-wide gravel area for parking her cars and needed to be told by town officials to reduce the width to the approved size. There is a long history of problems and misunderstandings about the unpaved portion of Fenmore Road. There also is a history of abusing license to maintain privileges in this area.

The unfinished portion of Fenmore road has recently had some motor vehicles driving through it. Of late, various town officials have given different answers about whether this is allowed, resulting in some heated discussion among residents. This issue needs to be resolved, if only for the safety of walkers.

The following information are issues to consider.

DISCUSSION POINTS/ISSUES

1. **PAVE THE ROAD TO BROOKWOOD**

a. The road should be a legal size with legal land setbacks for sidewalks (developed or undeveloped)
b. For over 40 years, residents have been told there would be no thru road because it was not cost effective.
c. Concerns about increased water run off need to be evaluated, consistent with new EPA regulations.
d. The water would flow more quickly down Fenmore, with less pooling on the upper part of the road.
e. Road should be passable by emergency vehicles as promised over the past 40 years, especially to access closest fire hydrants on Brookwood.
f. Consideration for parking on one side of the street to allow for large emergency vehicles to pass.
g. A thru road would allow for mail delivery directly to Fenmore Road addresses.
h. The road would change the present use of the land by residents and visitors.
i. Would clarify vehicular passage issue.

2. **UNFINISHED PORTION OF ROAD TO REMAIN AS IS**

a. Will need clarification by all town officials about what activities are allowed on this land……passage of vehicle's, parking on the property, blockage of open passage for emergency vehicles.
b. Enforcement of the license to maintain as necessary when the use of town property is involved.
c. Clarify the liability of the town if vehicles are damaged by driving over the swale.
d. The establishment of signage indicating what is allowed and planning that such signage does not block emergency access.
e. The town would maintain a consistent position of not finishing the road.

3. POTENTIAL SUGGESTION BY LEESER'S ARCHITECT AT ZONING MEETING
Extend the paved portion of Fenmore Road for driveway access to Leeser's garage.

a. This activity will need a license to maintain since it is on town property.
b. It is our understanding that this option would be at the expense of the applicant, inclusive of necessary maintenance or consequences resulting from its installation.
c. This extension should meet town standards for road development.
d. Road would need signage saying no parking at end of new pavement to avoid emergency access route being blocked.
e. All signs should not block center of road.
f. Road would need to be developed with appropriate pitch relative to land in front of it to avoid water backing up on Fenmore Road as it has in the past.
g. If water will drain more quickly down Fenmore Road to Brookwood, a plan will need to be developed for additional run off.
h. Would still need to address parking issues on the remainder of the unfinished road.
i. Need to clarify responsibility and process for snow removal beyond the official dead end of Fenmore road.
j. Resolution of vehicular and /or foot traffic access

We feel in all fairness to residents that any decision regarding this property should be open to a public meeting with notice. Thank you for considering our input.

Richard Rinaldi
Eileen Rinaldi
Richard and Eileen Rinaldi
10 Fenmore Road
Bristol, RI 02809

Carol Krushnowski
Eric and Carol Krushnowski
9 Fenmore Road
Bristol, R.I. 02809

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-24**

APPLICANT: LuAnn Pezzullo

LOCATION: 471 Metacom Avenue

PLAT: 51 LOT: 8 ZONE: R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT:
Keep non-household domesticated animals (10 chickens and 4 goats) on a residentially zoned property.

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. As of this writing, the Planning Board has not yet had an opportunity to review this application, but a TRC meeting is scheduled for July 6th.

FINDINGS AND RECOMMENDATIONS BY STAFF:
The applicant is requesting a special use permit to keep non-household domesticated animals at this property located on the westerly side of Metacom Avenue. The applicant proposes to keep up to 10 chickens and 4 goats on the property. This property contains approximately 34,500 square feet of land area, and the lot backs up to residential properties on Jane Lane to the west. The applicant proposes to keep the animals within a shed and fenced enclosure in the backyard of the property.

The animals in question are currently residing at the property. On May 18, 2023 the applicant was issued a Notice of Zoning Violation (copy attached) in which she was directed to remove the animals from the property or to apply for a special use permit to keep them.

The Zoning Ordinance permits the "keeping of nonhousehold domesticated animals" and "keeping of chicken hens" in the R-15 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 uses are also subject to the four specific standards found in Section 28-150(e). The specific standards for the keeping of non-household domesticated animals include requirements that the animals and their shelters be located at least 40 feet from all lot lines; that not more than three non-household domesticated animals (defined as livestock animals including goats) be kept on any one property; and that not more than six chicken hens be kept on any one property. The standards do allow the zoning board to permit the keeping of additional animals on the property "if neighborhood conditions are appropriate".

Edward M. Tanner 6/22/2023

Edward M. Tanner, Zoning Officer

TOWN OF BRISTOL

Document Number 00004871
BOOK 2211 PAGE 42

DEPARTMENT OF COMMUNITY DEVELOPMENT
10 Court Street • Bristol, Rhode Island 02809

NOTICE OF ZONING VIOLATION

DATED: May 18, 2023

VIA ELECTRONIC, CERTIFIED & REGULAR US MAIL

Lu Ann Pezzullo
471 Metacom Avenue
Bristol, RI 02809

Re: ***Violation of Zoning Ordinance of the Town of Bristol at***
471 Metacom Avenue, Assessor's Plat 51, Lot 8
Bristol, Rhode Island
Zoning District: Residential R-15

Dear Ms. Pezzullo,

Please be advised that your property located at 471 Metacom Avenue, Tax Assessor's plat 51, lot 8 in Bristol, Rhode Island is in violation of the following sections of the Bristol Zoning Ordinance:

- Article III Permitted Uses, Section 28-82 Use Regulations, Table A Permitted Use Table. This section of the ordinance lists various uses that are permitted in each zoning district. The table identifies "keeping of nonhousehold domesticated animals" and "keeping of chicken hens" as uses that are permitted in the Residential R-15 zoning district only upon approval of the zoning board via a special use permit.

It has come to my attention that you are keeping numerous goats and numerous chicken hens on your property; and a special use permit has not been applied for or issued permitting the keeping of these animals. Upon receiving complaints from neighbors to your property in early April 2023, the Code Compliance Coordinator and Animal Control Officer inspected your property and found goats, roosters and chicken hens being housed in pens and cages in the rear yard. It is my understanding that the roosters were removed from the property, but that the numerous goats (six to eight) and chicken hens (approximately ten) remain. In follow up conversations between Town officials and your family member, Ariana Pezzullo, she was informed that the animals could not remain on the property and that they needed to be removed. Alternatively, you may apply for a special use permit from the zoning board and request to keep some of the animals. Please note that Section 28-150(e) of the zoning ordinance regulates the location and limits the number of non-household domesticated animals and chicken hens that may be kept on a residential property. These standards would be reviewed by the zoning board should you proceed to apply for a special use permit.

Document Number 00004871
BOOK 2211 PAGE 43

The violations noted above must be corrected by removing the offending animals from your property or by applying for and receiving a special use permit from the Zoning Board of Review to maintain the animals on the property. Accordingly, you are hereby directed to bring your property into compliance by removing the animals from your property or by applying for a special use permit from the zoning board on or before June 6, 2023 (hereafter the 'compliance date').

You may appeal this Notice of Violation to the Zoning Board by filing the appropriate application on or before June 6, 2023, as provided in Sec. 28-410 of the Zoning Ordinance. In the event that this violation is not corrected by the compliance date or a timely appeal has not been filed, I will have no choice but to assess a fine in accordance with R.I. Gen. Laws § 45-24-60(a) and Sec. 28-407 of the Zoning Ordinance. The Town may then choose to pursue this matter in the Municipal Court, at which time we will seek an order compelling you to comply with the Zoning Ordinance, in addition to fines for failure to comply.

Your cooperation in correcting the violation noticed herein is expected. Please feel free to contact me to discuss the resolution of this matter.

Edward M. Tanner
Zoning Enforcement Officer

cc: Code Compliance Coordinator
Town Administrator
Town Solicitor

Recorded May 18,2023 at 09:19AM
Melissa Cordeiro Town Clerk

***NOTICE*: A copy of this letter has been recorded in the Land Evidence Records of the Town of Bristol as of the date and time stamped above.**

Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-24

PUBLIC HEARING

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

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

APPLICANT: **LuAnn Pezzullo**

PROPERTY OWNER: **LuAnn Pezzullo**

LOCATION: **471 Metacom Avenue**

PLAT: **51** LOT: **8**

ZONE: **Residential R-15**

APPLICANT IS REQUESTING A **SPECIAL USE PERMIT: to keep non-household domesticated animals (10 chickens and 4 goats) on a residentially zoned property.**

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at https://www.bristolri.gov/government/boards/zoning-board-of-review/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, July 6, 2023.

Town of Bristol, Rhode Island

Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.
2023 JUN -6 PM 3: 17

APPLICATION

File No: 2023-24
Accepted by ZEO: EMT

APPLICANT	Name: LuAnn Pezzullo		
	Address: 471 Metacom Ave		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401 253 7095	Email: Pez0849@yahoo.com	
PROPERTY OWNER	Name: LuAnn Pezzullo		
	Address: 471 Metacom Ave		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401 253 7095	Email: Pez0849@yahoo.com	

1. **Location of subject property:** 471 Metacom Ave Bristol RI 02809

   Assessor's Plat(s)#: 51 **Lot(s) #:** 8

2. **Zoning district in which property is located:** R15

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

   _____**Dimensional Variance(s)** ✓ **Special Use Permit** _____**Use Variance**

4. **Which particular provisions of the Zoning Ordinance is applicable to this application?:**
   Dimensional Variance Section(s):
   Special Use Permit Section(s): 28-150(e) / 28-82 use regulations
   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?:** Purchased 7/13/1966

7. **Present use of property:** Residence

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

9. **Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):** 24x50, 1871.5 sqft

10. **Proposed use of property:** permit to keep goats + chickens

11. Give extent of proposed alterations: n/a

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

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

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

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

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

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

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

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

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

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

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

Applicant's Signature: _____ *Date:* _____

Print Name: _____

Property Owner's Signature: Su Ann Pezzullo *Date:* 6/6/23

Print Name: Lu Ann Pezzullo

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

Name: John Lannan Telephone #: 4018080111

Address: 3 Doris Ave Bristol RI

FROM THE DESK OF
JOHN M. LANNAN

LuAnn Pezzullo 471 Metacom Ave. Special Use Permit Application

Honorable Members of the Bristol Zoning Board,

As a result of a Court Order related to a lengthy and contentious divorce which as of this writing is still not yet resolved, LuAnn Pezzulo's Grand Daughter, Ariana Pezzullo and her 2 Children Norah age 4 and Cole age 5 were forced to vacate their Family Farm on short notice. Luann took in Ariana, the children and all their belongings on March 31st. I made a call that day to a Town Official prior to the 31st explaining the extenuating circumstances. Luann and Ariana would like it to be clear to the Members of the Board that there was no intent to deceive and at that moment in time it appeared to be the only option. Subsequent attempts to mitigate what happened have not yielded a better accommodation.

Moving Forward, The request before you is for a Special Use Permit. There are currently 10 Chickens and 4 Small Goats on the Property. These animals are not raised for commercial use and are well cared for By Ariana and the Children and are part of their Family which is why the animals moved with them. The Shelters and Yard areas are clean. The animals are quiet and well behaved.

In reading through the Zoning Regulations, I am now aware of some set back requirements. The Pezzullo Property is very large @ 34,584 Sq. ft. in an R-15 Zone so they could certainly comply with all the setbacks and even go further away from any given property line if needed. Screening is already in place in several directions and there are only a couple of homes on Jane Ln. that might actually have a Line of Sight from a window. Additional screening could also be added.

In speaking with Ed Tanner, I was informed that there was a letter of complaint and 2 emails. I did request copies to better understand and address any particular issues.

In closing, The Pezzullo family has lived at 471 Metacom since 1966 and they have by all accounts been Good Neighbors and Citizens of Bristol. While that does not entitle them to any special consideration, They look forward to working with the Town and Neighbors to hopefully find a path forward.

34 BROAD COMMON ROAD,BRISTOL,RI 02809
401 254-2500 office / 401-254-2501 fax / 401-808-0111 cell
office@jmlexcavation.com

Bristol, RI

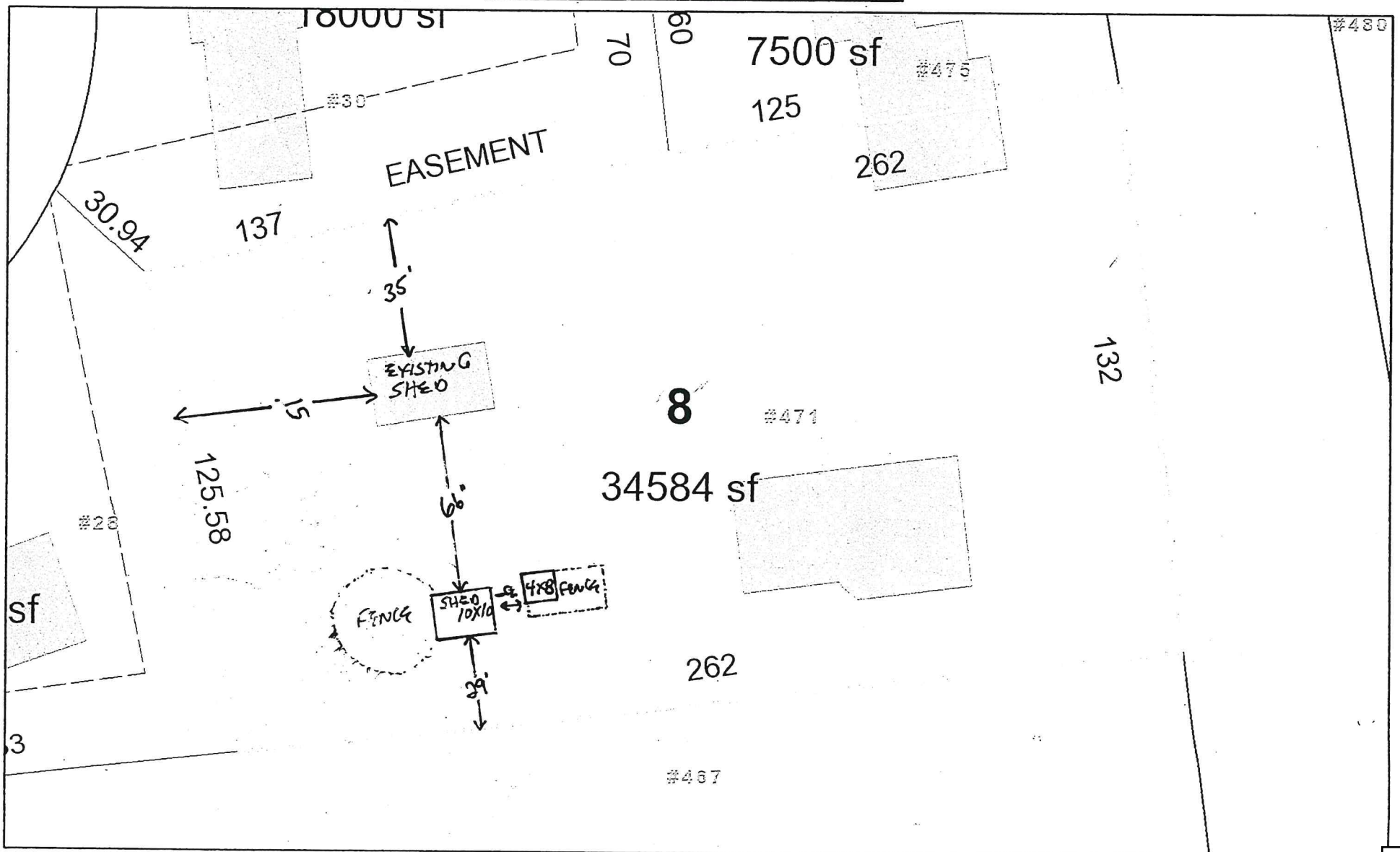
May 25, 2023

1 inch = 35 Feet

0 35 70 105

CAI Technologies
Precision Mapping Geospatial Solutions

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

Item 4A.

June 6th, 2023

To whom it may concern:

I, LuAnn Pezzullo of 471 Metacom Avenue, have entrusted John Lannan with speaking/ acting on my behalf as it pertains to my application for a special use permit for animals to be located at my 471 Metacom Avenue address.

Sincerely,

LuAnn Pezzullo

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Mary C. Leahy of the Town and County of Bristol, State of Rhode Island, for consideration paid, grant to Edward J. Pezzullo and Lu Ann P. Pezzullo, husband and wife, both of the Town and County of Bristol, State of Rhode Island, and as tenants by the entirety and not tenants in common, and with Warranty Covenants:

That certain parcel of land with all buildings and improvements thereon situated on the westerly side of Metacom Avenue in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at the southeast corner of the parcel herein conveyed at a point along the westerly line of Metacom Avenue, thence NORTHERLY approximately one hundred thirty-two (132) feet bounded easterly by said Metacom Avenue; thence WESTERLY two hundred sixty-two (262) feet more or less, bounded northerly partly by land of Joseph & Brazelina Costa and partly by land of Manuel & Louise Barboza; thence SOUTHERLY approximately one hundred thirty-two (132) feet bounded westerly by land of Joseph & Brazelina Costa; thence EASTERLY approximately two hundred sixty-two (262) to the point and place of beginning bounded on the south by land of John J. & Mary Nappi; less, however, the strip of property, if any, condemned and taken by the State of Rhode Island for the widening of said Metacom Ave.

And I, the grantor aforesaid, covenant that I am not married.

WITNESS my hand and seal this 13thday of July, 1966.

Mary C Leahy

STATE OF RHODE ISLAND
COUNTY OF BRISTOL

In Bristol on the 13th day of July, 196 6 before me personally appeared Mary C. Leahy to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed to be her free act and deed.

Notary Public

Notary Public

Recorded JUL 19 1966 at 12:40 P.M.
Town Clerk

Bristol | **471 METACOM AVE** | **Card 1 of 1**

Plat/Lot 51 8 | **Account: 3374** | LUC 01 | Zone R-15 | **Assessment** $457,500

NORTHEAST REVALUATION GROUP LLC

▶ Owner

▶ Owner Account #:

		% Owned
Owner 1	PEZZULLO, LU ANN LE	
Owner 2	PEZZULLO, STEVEN P TRUSTEE	0.00
Owner 3		0.00
Address	471 METACOM AVE, BRISTOL, RI 02809-0000	

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
PEZZULLO, EDWARD J ET UX	05/13/2011	0	1597-137	A	Q

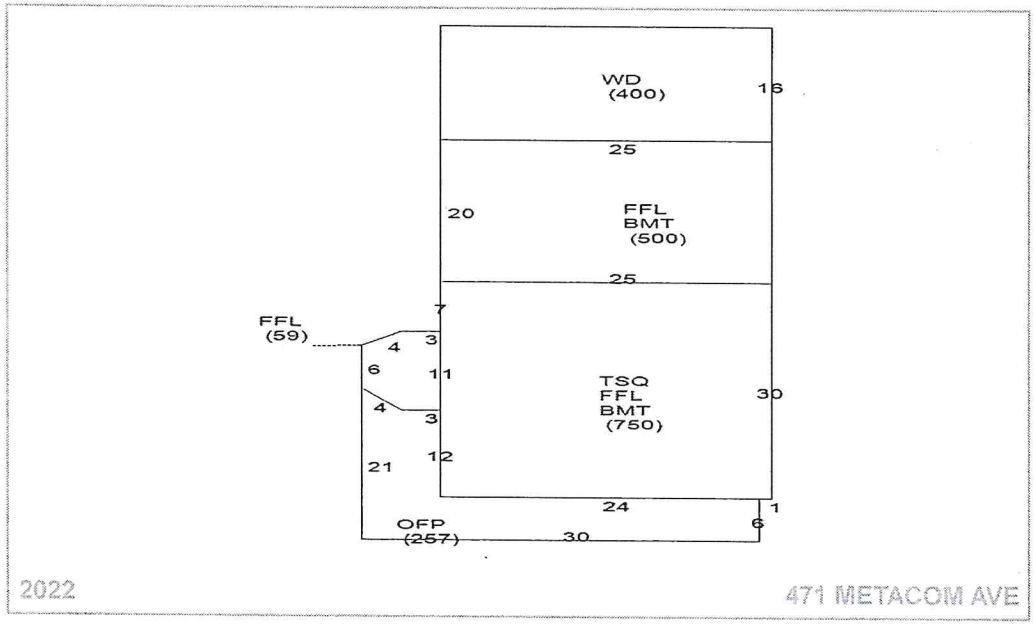
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	254,500	0	0.79	203,000	0	457,500
TOTAL	254,500	0	0.79	203,000	0	457,500

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 121.08 | VAL per SQ Unit/Parcel > 121.08

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	254,500	0	1	203,000	0	457,500	457,500
2021	01	191,900	0	1	166,800	0	358,700	358,700
2020	01	191,900	0	1	166,800	0	358,700	358,700
2019	01	191,900	0	1	166,800	0	358,700	358,700
2018	01	145,400	0	1	159,000	0	304,400	304,400
2017	01	145,400	0	1	159,000	0	304,400	304,400



▶ Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	Single Fam	0.34435	AC	P	1.00	651,000	469,290	G	Traffic	-10					161,600			1.00	0
2	01	Single Fam	0.44959	AC	EX	0.20	651,000	92,084	G							41,400			1.00	0
3																				
4																				

Bristol | 471 METACOM AVE | Card 1 of 1

Plat/Lot 51 8 | Account: 3374 | LUC 01 | Zone R-15 | Assessment $457,500

NORTHEAST REVALUATION GROUP LLC

Building Information

	Description		Description
BLDG Type	Convention	Story Height	1 3/4 Story Finishe
RES Units	1	COM Units	0
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 Shin	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	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4	
Year Built	1940	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

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

Bas $/SQ	142.00
Size Adj	1.06
Constr Adj	1.01
Adj $/SQ	151.52
Othr Featrs	27,800
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	348,635
Depreciation	94,131
Depr Total	254,504

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,309	1,309	151.52	198,340
TSQ	3/4 STORY	563	563	151.52	85,230
BMT	BASEMENT	1,250	0	22.73	28,413
OFP	OPEN PORCH	257	0	11.33	2,912
WD	WOOD DECK	400	0	14.85	5,940
Total		3,779	1,872		320,835

Visit History

Date	Result	By
8/4/2021	REVIEW	JH
7/27/2018	REVIEW	JH
7/24/2018	MEASURED	HS
9/13/2007	MEASURE	
9/13/2007	LISTED	

Notes

NEW WINDOWS 12/08 EAS.- SHED N/V.-

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
1	12/29/2008	B28240		BLDG	0		Closed	REPLACE EXISTING WINDOWS WITH NEW
2	10/14/2008	M17006		MECH	0		Closed	INSTALL A WOODBURNING INSERT INTO EXSITING FIREPLACE AND INSTALI
3	10/30/2006	B27405		BLDG	0		Closed	ROOF SHINGLE OVERLAY (ONE LAYER OF SHINGLES)
4	10/13/2005	B32136		BLDG	0		Closed	CONSTRUCT 10 X 20 SHED
5								
6								
7								
8								
9								

Special Features & Yard Items

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 6/20/2023 Printed By = Counter

Year ID: 2022

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

Item 4A.

471 Metacom Avenue - 300' Radius

Bristol, RI

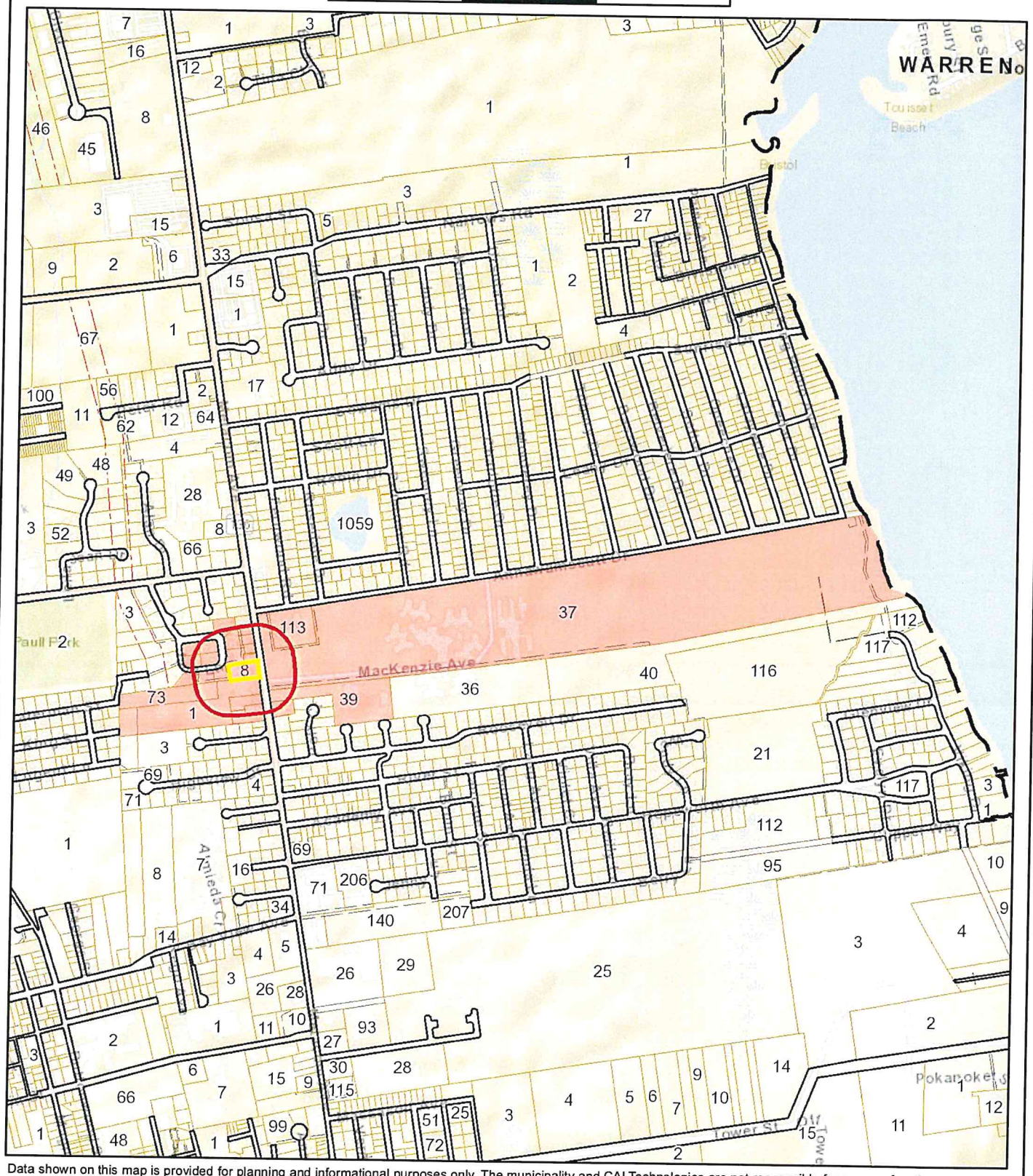
1 inch = 1125 Feet

June 20, 2023

0 1125 2250 3375

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



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300 foot Abutters List Report

Bristol, RI
June 20, 2023

Subject Property:

Parcel Number: 51-8
CAMA Number: 51-8
Property Address: 471 METACOM AVE

Mailing Address: PEZZULLO, LU ANN LE PEZZULLO, STEVEN P TRUSTEE
471 METACOM AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 156-113
CAMA Number: 156-113
Property Address: 4 ANNAWAMSCUTT DR

Mailing Address: HYDRAULION FIRE STATION
4 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 156-37
CAMA Number: 156-37
Property Address: 480 METACOM AVE

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

Parcel Number: 156-38
CAMA Number: 156-38
Property Address: 462 METACOM AVE

Mailing Address: FANNING, CYNTHIA A & MICHAEL G - TRUSTEES FANNING TRUST TC
237 FERRY LANDING RD
PORTSMOUTH, RI 02871

Parcel Number: 156-39
CAMA Number: 156-39
Property Address: 470 METACOM AVE

Mailing Address: STATE PROPERTY OFFICE FED BLDG
645 NEW LONDON AVE ATT: MARY CROCE
CRANSTON, RI 02920

Parcel Number: 48-1
CAMA Number: 48-1
Property Address: 467 METACOM AVE

Mailing Address: FRANCO, DOMENIC A. JR.
P O BOX 446
BRISTOL, RI 02809

Parcel Number: 48-2
CAMA Number: 48-2
Property Address: 461 METACOM AVE

Mailing Address: DANIELS, SANDRA J
461 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 48-43
CAMA Number: 48-43
Property Address: 457 METACOM AVE

Mailing Address: CANARIO, FRANCISCO T.
457 METACOM AVE.
BRISTOL, RI 02809

Parcel Number: 48-73
CAMA Number: 48-73
Property Address: ELBOW ST

Mailing Address: PACHECO, DAVID A. ET AL DOMENIC FRANCO JR.
P O BOX 446
BRISTOL, RI 02809

Parcel Number: 48-74
CAMA Number: 48-74
Property Address: 465 METACOM AVE

Mailing Address: FRANCO, DOMENIC A JR & LINDA J & LORI JT
467 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 51-10
CAMA Number: 51-10
Property Address: 479 METACOM AVE

Mailing Address: LEVESQUE, ROLAND L. CLAIRE M
479 METACOM AVE
BRISTOL, RI 02809

300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number:	51-23	Mailing Address:	SYLVIA, JOSEPH E. 481 METACOM AVE BRISTOL, RI 02809
CAMA Number:	51-23		
Property Address:	481 METACOM AVE		
Parcel Number:	51-24	Mailing Address:	OLIVEIRA, JASON 483 METACOM AVE BRISTOL, RI 02809
CAMA Number:	51-24		
Property Address:	483 METACOM AVE		
Parcel Number:	51-25	Mailing Address:	PRENDERGAST, THOMAS D 30 JANE LANE BRISTOL, RI 02809
CAMA Number:	51-25		
Property Address:	30 JANE LN		
Parcel Number:	51-26	Mailing Address:	RICHARD, MELLISSA 32 JANE LANE BRISTOL, RI 02809
CAMA Number:	51-26		
Property Address:	32 JANE LN		
Parcel Number:	51-27	Mailing Address:	SANTOS, ANTHONY J JR 34 JANE LANE BRISTOL, RI 02809
CAMA Number:	51-27		
Property Address:	34 JANE LN		
Parcel Number:	51-34	Mailing Address:	GOVEDNIK, BRIAN T & JANE C TE 24 JANE LN BRISTOL, RI 02809
CAMA Number:	51-34		
Property Address:	24 JANE LN		
Parcel Number:	51-35	Mailing Address:	CELONE, SAMUEL R. JR. 26 JANE LANE BRISTOL, RI 02809
CAMA Number:	51-35		
Property Address:	26 JANE LN		
Parcel Number:	51-36	Mailing Address:	LEWIS, CHARLES J JR 28 JANE LANE BRISTOL, RI 02809
CAMA Number:	51-36		
Property Address:	28 JANE LN		
Parcel Number:	51-37	Mailing Address:	FUSCO, SHARON W & COREY M TE 25 JANE LN BRISTOL, RI 02809
CAMA Number:	51-37		
Property Address:	25 JANE LN		
Parcel Number:	51-38	Mailing Address:	ANDREWS, ONOFIRO J & CAROLYN P TRUSTEES 15 JANE LANE BRISTOL, RI 02809
CAMA Number:	51-38		
Property Address:	15 JANE LN		
Parcel Number:	51-39	Mailing Address:	BRUM, EDWARD L BERTHA M TRUSTEES 29 JANE LN BRISTOL, RI 02809
CAMA Number:	51-39		
Property Address:	29 JANE LN		
Parcel Number:	51-40	Mailing Address:	BARBOZA, BENJAMIN HELEN C. 23 JANE LN BRISTOL, RI 02809
CAMA Number:	51-40		
Property Address:	23 JANE LN		

300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number:	51-48	Mailing Address:	CONTENTE, PAUL 475 METACOM AVE BRISTOL, RI 02809
CAMA Number:	51-48		
Property Address:	METACOM AVE		
Parcel Number:	51-8	Mailing Address:	PEZZULLO, LU ANN LE PEZZULLO, STEVEN P TRUSTEE 471 METACOM AVE BRISTOL, RI 02809
CAMA Number:	51-8		
Property Address:	471 METACOM AVE		
Parcel Number:	51-9	Mailing Address:	CONTENTE, PAUL 475 METACOM AVE BRISTOL, RI 02809
CAMA Number:	51-9		
Property Address:	475 METACOM AVE		

ANDREWS, ONOFIRO J &
CAROLYN P TRUSTEES
15 JANE LANE
BRISTOL, RI 02809

BARBOZA, BENJAMIN
HELEN C.
23 JANE LN
BRISTOL, RI 02809

BRUM, EDWARD L
BERTHA M TRUSTEES
29 JANE LN
BRISTOL, RI 02809

CANARIO, FRANCISCO T.
457 METACOM AVE.
BRISTOL, RI 02809

CELONE, SAMUEL R. JR.
26 JANE LANE
BRISTOL, RI 02809

CONTENTE, PAUL
475 METACOM AVE
BRISTOL, RI 02809

DANIELS, SANDRA J
461 METACOM AVE
BRISTOL, RI 02809

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FANNING TRUST TC
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FRANCO, DOMENIC A. JR.
P O BOX 446
BRISTOL, RI 02809

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COREY M TE
25 JANE LN
BRISTOL, RI 02809

GOVEDNIK, BRIAN T & JANE
24 JANE LN
BRISTOL, RI 02809

HYDRAULION FIRE STATION
4 ANNAWAMSCUTT DR
BRISTOL, RI 02809

LEVESQUE, ROLAND L.
CLAIRE M
479 METACOM AVE
BRISTOL, RI 02809

LEWIS, CHARLES J JR
28 JANE LANE
BRISTOL, RI 02809

OLIVEIRA, JASON
483 METACOM AVE
BRISTOL, RI 02809

PACHECO, DAVID A. ET AL
DOMENIC FRANCO JR.
P O BOX 446
BRISTOL, RI 02809

PEZZULLO, LU ANN LE
PEZZULLO, STEVEN P TRUSTE
471 METACOM AVE
BRISTOL, RI 02809

PRENDERGAST, THOMAS D
30 JANE LANE
BRISTOL, RI 02809

RICHARD, MELLISSA
32 JANE LANE
BRISTOL, RI 02809

SANTOS, ANTHONY J JR
34 JANE LANE
BRISTOL, RI 02809

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

STATE PROPERTY OFFICE FED
645 NEW LONDON AVE
ATT: MARY CROCE
CRANSTON, RI 02920

SYLVIA, JOSEPH E.
481 METACOM AVE
BRISTOL, RI 02809

Town of Bristol, Rhode Island

Department of Community Development

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

TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Thursday, **July 6, 2023** at 9:00 am
at 235 High Street, 1st Floor Conference Room, Department of Community Development
The Technical Review Committee held a meeting for the purpose of review of the application for
Special Use Permit for Chicken Hens and Non-Domesticated Animals

Present:
Diane Williamson, Director of Community Development
Nicholas Toth, Planner/HDC Clerk
Charles Millard, Planning Board Chairman
Armand Bilotti, Planning Board Member

Also Present:
Ariana Pezzullo, Applicant
John Lannan, Applicant's Representative
Bruce Cox, Slepkow, Slepkow & Associates, Inc.

Agenda: Review and recommendation to the Zoning Board for a special use permit to keep non-domesticated animals (10 chickens and 4 goats) on a residentially zoned property at 471 Metacom Avenue. Assessor's Plat 51, Lot 8; Zone: Residential R-15.

John Lannan began with a presentation of the current setup and background of the application. The application stemmed from a zoning violation sent regarding the presence of chicken hens, a rooster, and goats based on a complaint from a neighbor. The rooster has been removed from the property and the applicant is seeking a special use permit to keep the remaining chicken hens and goats on the property.

The current configuration of the animals was done with haste due to a court order to remove the animals from the previous property as part of a divorce. Per John Lannan, the setup can be changed. The animals, according to Bruce Cox, are considered personal property, and were part of this order – something that it was conjectured the judge may not have considered. Per Diane Williamson, the current set back of the enclosures is too close to the property line – per the presented plans showed a 29 foot setback, a 40 foot setback is required by code. The lot is oversized – over 34,000 sq/ft – and was part of a farm until the 1960s, so the applicant has stated these changes will not be an issue. New drawings will be provided detailing this upon presentation to the zoning board.

It is believed by the applicant that there is one particular resident on Jane Lane that complained about the presence of the animals, which while the property does not front to Jane Lane there is an exposed corner of the lot on the back corner. Other abutting neighbors had been spoken to, and according to the applicant

did not oppose the animals other than the rooster. TRC members suggested that these abutters either appear or write written comment in favor of the special use permit.

TRC members were not opposed to the presence of the animals, which are according to the applicant Ariana Pezzullo more pets than farm animals – with several of the goats domesticated enough to ride along with their owner in the cab of a truck, spend time in the house, and be brought to preschools for the children to enjoy. The main concern of TRC members was the number animals – 10 Chicken Hens and 4 Goats – as Town Ordinance allows for 6 Chicken Hens and 3 Goats. However, TRC Member Millard pointed out that the difference between 6 chickens and 10 was negligible, and that one extra goat, especially considering they were small, was the same. TRC Members would defer to the judgement of the Zoning Board to provide special use for the increased number of animals.

Motion to recommend approval to the Zoning Board of Review for a special use permit for the keeping of animals on the lot finding the use consistent with the comprehensive plan. Motion by Armand Bilotti (1st), 2nd by Charles Millard. All in favor.

Meeting adjourned at 9:20 am.

Notes by Nicholas Toth

Town of Bristol, Rhode Island

Department of Community Development

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

July 6, 2023

TO: Zoning Board of Review

FROM: Technical Review Committee
Diane M. Williamson, Administrative Officer

RE: Special Use Permit – 471 Metacom Avenue

The Technical Review Committee (TRC) met today to review the above mentioned application.

The TRC noted that the site plan presented does not comply with the required setbacks in the ordinance. The applicant indicated that the site plan would be revised to show compliant setbacks and submitted for the Zoning Board. The TRC also noted that the number of animals exceeds the number allowed; however, the ordinance allows the Zoning Board to permit more than the maximum if neighborhood conditions are appropriate.

Based on the review, a motion was unanimously passed finding that the proposed use is consistent with the Comprehensive Plan and recommending that the Zoning Board grant the application subject to a revised site plan showing that the required setbacks can be met.

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-25**

APPLICANT: Marc J. Medeiros

LOCATION: 15 Annawamscutt Drive

PLAT: 159 LOT: 920 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:
Construct a 6ft. privacy fence adjacent to Rosedale Drive at a height greater than permitted within the front yard on a corner lot.

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

FINDINGS AND RECOMMENDATIONS BY STAFF:
The applicant is requesting a dimensional variance to construct a privacy fence within a portion of this property located on the easterly side of Rosedale Drive and the northerly side of Annawamscutt Drive. The applicant proposes to enclose the western side of the "backyard" portion of their property with a 6 foot high solid fence. The proposed fence would extend westerly off the rear corner of the existing dwelling to the property line at Rosedale Drive. The fence would then run northerly along the Rosedale Drive property line to the northwest corner of the lot. As this is a corner lot, it has two front yards for purposes of determining zoning setbacks and dimensional requirements. All of the fence proposed on the westerly side of the property would be located within the 35 foot front yard from Rosedale Drive. The zoning ordinance permits fences within the front yard to a maximum height of four (4) feet.

6/22/2023

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 #2023-25

PUBLIC HEARING

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

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

APPLICANT: **Marc J. Medeiros**

PROPERTY OWNER: **Marc J. Medeiros**

LOCATION: **15 Annawamscutt Drive**

PLAT: **159** LOT: **920**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE** TO: **construct a 6ft. privacy fence adjacent to Rosedale Drive at a height greater than permitted within the front yard on a corner lot.**

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at https://www.bristolri.gov/government/boards/zoning-board-of-review/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, July 6, 2023.

Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

2023 JUN 14 PM 3:03

APPLICATION

File No: 2023-25
Accepted by ZEO: EMT 6/14/2023

APPLICANT	Name: Marc J Medeiros		
	Address: 15 Annawamscutt DR		
	City: BRISTOL	State: RI	Zip: 02809
	Phone #: 401 639 1120	Email: marcjumpsv111@gmail.com	
PROPERTY OWNER	Name:		
	Address: same as above		
	City:	State:	Zip:
	Phone #: 401 419 6259 (Betsy)	Email:	

1. **Location of subject property:** 15 Annawamscutt Drive

   Assessor's Plat(s)#: 159 **Lot(s) #:** 920

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):
   Special Use Permit Section(s):
   Use Variance Section(s): fence 28-146(b)

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?:** 1957

7. **Present use of property:** Living on Property

8. **Is there a building on the property at present?:** House and Garage

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

10. **Proposed use of property:** Privacy need a fence for 48" pool, grandkids

11. Give extent of proposed alterations: fence for privacy, grandkids apart

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: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? yes
If yes, has he refused a permit? yes If refused, on what grounds? Because neighbor has 4 foot fence

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: Well Sewer: X

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

18. Is the property located in a flood zone? 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: Marc J. Medeiros *Date:* 5/25/23

Print Name: Marc J Medeiros

Property Owner's Signature: Marc J Medeiros *Date:* 5/25/23

Print Name: Marc J Medeiros

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

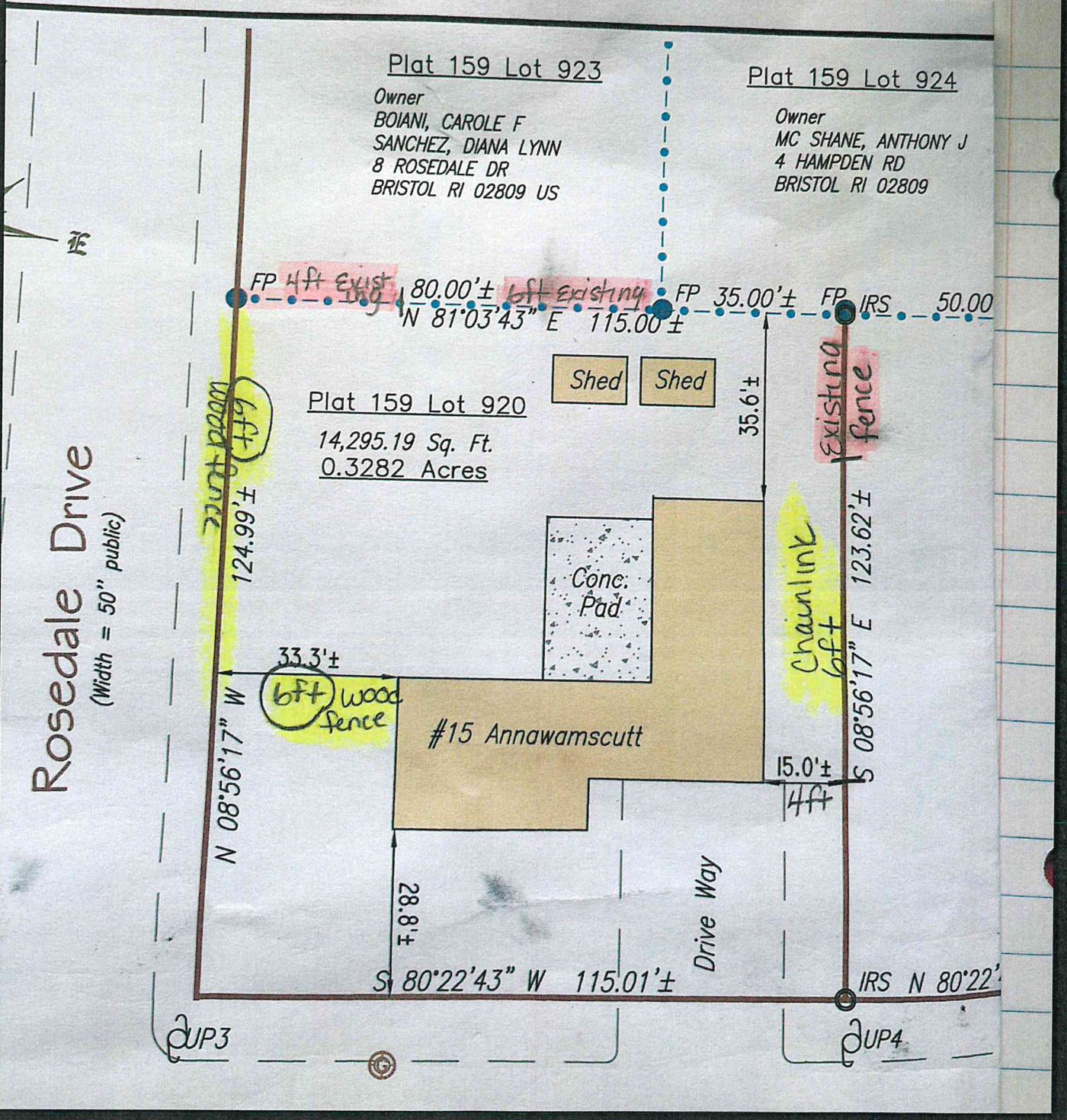
Name: _____ Telephone #: _____

Address: _____

To All on the Zoning Board:

My name is Marc Medeiros I am inquiring about my property on 15 Annawamscutt Dr. I am asking to have permission to install a six-foot wooden fence on the right-side/ backside of my house which yes, we are on a corner lot, but it has no affect with the corner by Annawamscutt dr and Rosedale. The fence will be put up on Rosedale Dr. Also need to put a chainlink fence on left side of the property only up the end of the garage as shown in drawing

The reason for the fence is because over the last four years we have had grandchildren and for their safety because Rosedale and Annawamscutt are remarkably busy. Also, we recently put in a pool and got a labradoodle that we would love to let him run around the yard but cannot due to no fence. The biggest things are the kids, pet and PRIVACY is a big issue


Plat 159 Lot 923
Owner
BOIANI, CAROLE F
SANCHEZ, DIANA LYNN
8 ROSEDALE DR
BRISTOL RI 02809 US
Plat 159 Lot 924
Owner
MC SHANE, ANTHONY J
4 HAMPDEN RD
BRISTOL RI 02809
FP 4ft Exist
80.00'±
6ft existing
FP 35.00'±
FP
IRS
50.00
N 81°03'43" E 115.00 ±
Shed
Shed
Plat 159 Lot 920
14,295.19 Sq. Ft.
0.3282 Acres
35.6'±
Existing fence
Rosedale Drive
(Width = 50" public)
wood fence 4ft
124.99'±
Conc. Pad
Chainlink 6ft
123.62'±
S 08°56'17" E
33.3'±
6ft wood fence
N 08°56'17" W
#15 Annawamscutt
15.0'±
4ft
28.8'±
Drive Way
S 80°22'43" W 115.01'±
IRS N 80°22'
UP3
UP4

Bristol | **15 ANNAWAMSCUTT DR** | **Card 1 of 1**

Plat/Lot 159 920 | **Account: 8911** | LUC 01 | Zone R-10 | **Assessment** $367,200

NORTHEAST REVALUATION GROUP LLC

▶ Owner

▶ Owner Account #:

		% Owned
Owner 1	MEDEIROS, MARC J	
Owner 2		0.00
Owner 3		0.00
Address	15 ANNAWAMSCUTT DRIVE, BRISTOL, RI 02809-0000	

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
MEDEIROS, GILBERT	06/23/2016	218,000	1850-7	L	W

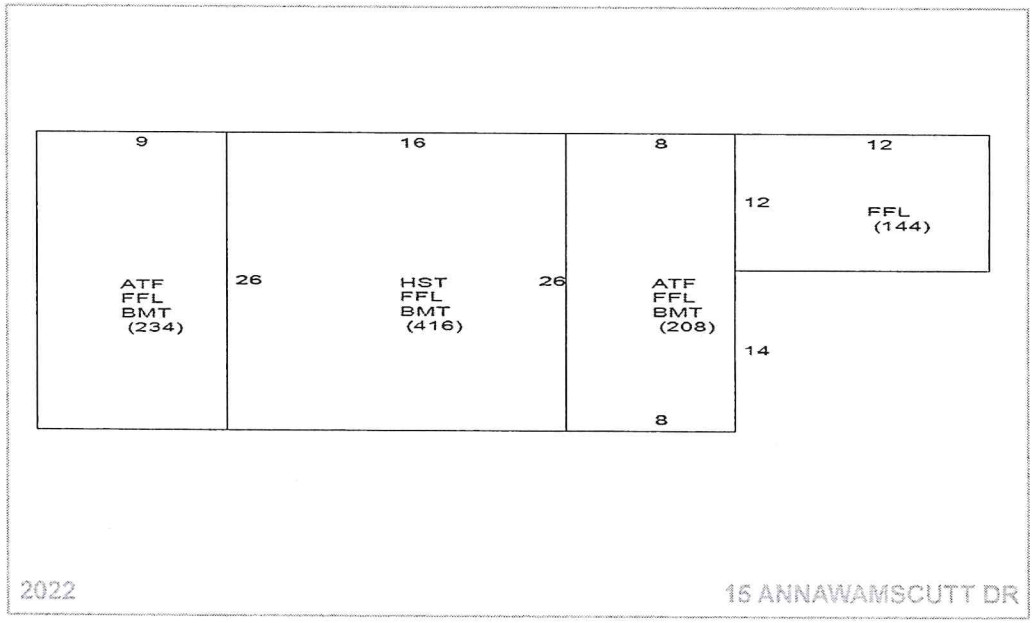
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	180,200	23,600	0.33	163,400	0	367,200
TOTAL	180,200	23,600	0.33	163,400	0	367,200

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 163.58 | VAL per SQ Unit/Parcel > 163.58

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	180,200	23,600	0	163,400	0	367,200	367,200
2021	01	132,000	23,400	0	150,400	0	305,800	305,800
2020	01	132,000	23,400	0	150,400	0	305,800	305,800
2019	01	132,000	23,400	0	150,400	0	305,800	305,800
2018	01	109,200	0	0	124,500	0	233,700	233,700
2017	01	109,200	0	0	103,100	0	212,300	212,300



▶ Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	Single Fam	0.22957	AC	P	1.00	630,000	630,744	N							144,800			1.00	0
2	01	Single Fam	0.09846	AC	EX	0.20	630,000	188,909	N							18,600			1.00	0
3																				
4																				

Print Date = 6/20/2023 Printed By = Counter

Year ID: 2022

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

Item 4B.

Bristol — 15 ANNAWAMSCUTT DR

Card 1 of 1

Plat/Lot 159 920 — Account: 8911 — LUC 01 — Zone R-10 — Assessment $367,200

NORTHEAST REVALUATION GROUP LLC

Building Information

	Description		Description
BLDG Type	Cape	Story Height	1 Story Attic Finisl
RES Units	1	COM Units	0
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 Shin	Roof Cover 2	%
INT Wall 1	Drywall	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	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4	
Year Built	1957	EFF Year	
Alt LUC		Alt %	0.00

Depreciation

	Code	Description	%
Condition	AG	AG - Avg-Goo	30.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.8

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Bas $/SQ	135.00
Size Adj	1.15
Constr Adj	1.01
Adj $/SQ	156.12
Othr Featrs	23,800
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	260,401
Depreciation	80,204
Depr Total	180,197

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,002	1,002	156.12	156,432
HST	HALF STORY	208	208	156.12	32,473
ATF	FIN ATTIC	177	177	156.12	27,602
BMT	BASEMENT	858	0	23.42	20,094
Total		2,245	1,387		236,601

Visit History

Date	Result	By
8/24/2021	REVIEW	MM
6/1/2018	REVIEW	JH
5/7/2018	MEASURED	JN
8/14/2007	MEASURE	MP
8/14/2007	LISTED	MP

Notes

W/921 SHED N/V LOT 921 MERGED INTO THIS LOT B1944 P11 6/18

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	03/12/2021	S51834		SLR	39,000		Closed	One or Two Family Dwelling
2	07/28/2017	E8632		ELEC	0		Closed	WIRING NEW GARAGE ADDITION TO CODE
3	02/08/2017	131-17-B	08/02/2017	BLDG	40,000		Closed	CONSTRUCT A 20 X 50 FGR ADDITION
4	02/08/2017	B42025		BLDG	0		Closed	CONSTRUCT A GARAGE ADDITION (20' X 50) TO EXISTING SINGLE FAMILY R
5	01/21/2009	B42641		BLDG	0		Closed	INSTALL EIGHT (8) REPLACEMENT WINDOWSNO STRUCTURAL CHANGES
6								
7								
8								
9								

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	2	Shed	1	Y	1			96	0	AV	1957	0
2	2	Shed	1	Y	1	8	14	112	3	AV	2011	1,000
3	1	Garage	1	Y	1	20	33	660	3	AV	2017	22,600
4	151	S Pump1	1	Y	1			1	3	AV	2010	0
5	150	Solar P	1	Y	1			1	0	AV	2020	0
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 6/20/2023 Printed By = Counter

Year ID: 2022

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

Item 4B.

15 Annawamscutt Drive - 300' Radius

Bristol, RI

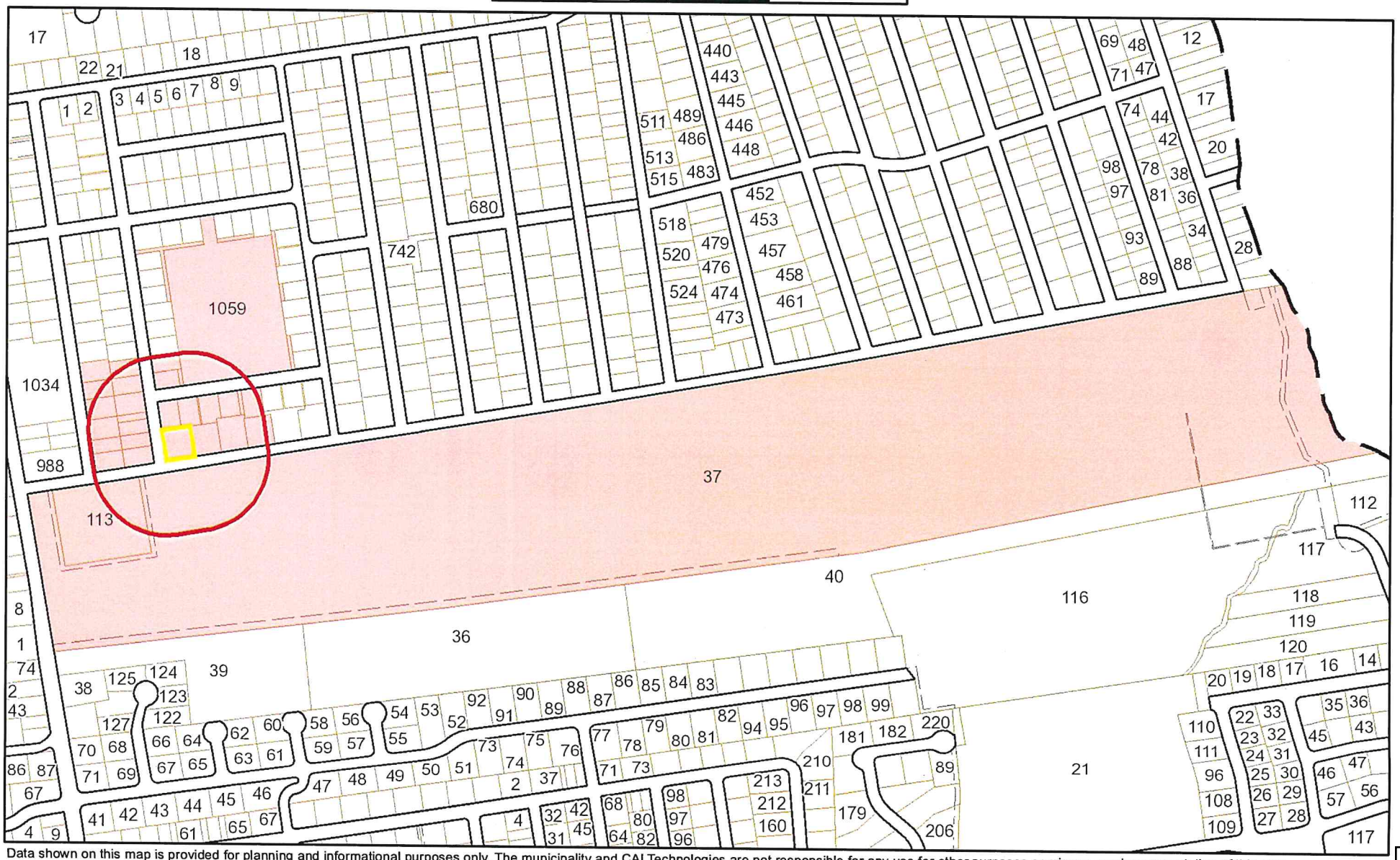
June 21, 2023

1 inch = 562 Feet

0 562 1124 1686

CAI Technologies
Precision Mapping. Geospatial Solutions

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.

Item 4B.

300 foot Abutters List Report

Bristol, RI
June 21, 2023

Subject Property:

Parcel Number: 159-920
CAMA Number: 159-920
Property Address: 15 ANNAWAMSCUTT DR

Mailing Address: MEDEIROS, MARC J
15 ANNAWAMSCUTT DRIVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 156-113
CAMA Number: 156-113
Property Address: 4 ANNAWAMSCUTT DR

Mailing Address: HYDRAULION FIRE STATION
4 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 156-37
CAMA Number: 156-37
Property Address: 480 METACOM AVE

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

Parcel Number: 159-1037
CAMA Number: 159-1037
Property Address: ROSEDALE DR

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

Parcel Number: 159-1059
CAMA Number: 159-1059
Property Address: ROBIN DR

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

Parcel Number: 159-1067
CAMA Number: 159-1067
Property Address: ROSEDALE DR

Mailing Address: MARINO, JUSTINE & WILLIAMS, JOSH TE
7 ROSEDALE DR
BRISTOL, RI 02809

Parcel Number: 159-888
CAMA Number: 159-888
Property Address: 14 ROSEDALE DR

Mailing Address: GRAY, DAVID W. SHANNON ETUX TE
14 ROSEDALE DR
BRISTOL, RI 02809

Parcel Number: 159-890
CAMA Number: 159-890
Property Address: 16 ROSEDALE DR

Mailing Address: ALMEIDA, MARIE D.
16 ROSEDALE DR
BRISTOL, RI 02809

Parcel Number: 159-915
CAMA Number: 159-915
Property Address: 29 ANNAWAMSCUTT DR

Mailing Address: MORAN, OLIVER W & SALLY ANN TRUSTEES REVOC TRUST
29 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 159-916
CAMA Number: 159-916
Property Address: 25 ANNAWAMSCUTT DR

Mailing Address: PONTES, ARTHUR ANTONET
25 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 159-918
CAMA Number: 159-918
Property Address: 19 ANNAWAMSCUTT DR

Mailing Address: LAPRE, PAUL M. LORI E. TE
19 ANNAWAMSCUTT DR
BRISTOL, RI 02809

300 foot Abutters List Report

Bristol, RI
June 21, 2023

Parcel Number:	159-920	Mailing Address:	MEDEIROS, MARC J 15 ANNAWAMSCUTT DRIVE BRISTOL, RI 02809
CAMA Number:	159-920		
Property Address:	15 ANNAWAMSCUTT DR		
Parcel Number:	159-923	Mailing Address:	BOIANI, CAROLE F SANCHEZ, DIANA LYNN 8 ROSEDALE DR BRISTOL, RI 02809
CAMA Number:	159-923		
Property Address:	8 ROSEDALE DR		
Parcel Number:	159-924	Mailing Address:	MC SHANE, ANTHONY J 4 HAMPDEN RD BRISTOL, RI 02809
CAMA Number:	159-924		
Property Address:	4 HAMPDEN RD		
Parcel Number:	159-925	Mailing Address:	JARDINEZ, FLORENTINO ETUX LE C/O CAROL KING 6 HAMPDEN ST BRISTOL, RI 02809
CAMA Number:	159-925		
Property Address:	6 HAMPDEN RD		
Parcel Number:	159-927	Mailing Address:	CAROTA, DIANNE A 8 HAMPDEN RD BRISTOL, RI 02809
CAMA Number:	159-927		
Property Address:	8 HAMPDEN RD		
Parcel Number:	159-928	Mailing Address:	CORDES, MATTHEW F & KALI B TE 10 HAMPDEN AVE BRISTOL, RI 02809
CAMA Number:	159-928		
Property Address:	10 HAMPDEN RD		
Parcel Number:	159-932	Mailing Address:	HILL, DANIELLE & DANIEL JT 7 ANNAWAMSCUTT DR BRISTOL, RI 02809
CAMA Number:	159-932		
Property Address:	7 ANNAWAMSCUTT DR		
Parcel Number:	159-934	Mailing Address:	BURGESS, JOHN & MEGAN TE 19 THAMES ST, 2F NEWPORT, RI 02840
CAMA Number:	159-934		
Property Address:	4 FERNWOOD RD		
Parcel Number:	159-936	Mailing Address:	ENOS, JASON A II & ENOS, SHANA M TE 6 FERNWOOD RD BRISTOL, RI 02809
CAMA Number:	159-936		
Property Address:	6 FERNWOOD RD		
Parcel Number:	159-937	Mailing Address:	FERREIRA, MARIE EILEEN 8 FERNWOOD RD BRISTOL, RI 02809
CAMA Number:	159-937		
Property Address:	8 FERNWOOD RD		
Parcel Number:	159-939	Mailing Address:	JENKS, HARRY E III 10 FERNWOOD RD BRISTOL, RI 02809
CAMA Number:	159-939		
Property Address:	10 FERNWOOD RD		
Parcel Number:	159-959	Mailing Address:	VAIL, EUGENE L III DON 17 ROSEDALE DR BRISTOL, RI 02809
CAMA Number:	159-959		
Property Address:	17 ROSEDALE DR		

300 foot Abutters List Report

Bristol, RI
June 21, 2023

Parcel Number:	159-960	Mailing Address:	SUSTAKOWSKY, STEVEN 15 ROSEDALE DR. BRISTOL, RI 02809
CAMA Number:	159-960		
Property Address:	15 ROSEDALE DR		
Parcel Number:	159-961	Mailing Address:	TATTRIE, WILLIAM R. JR & ELIZABETH F. TE 9 ROSEDALE DR BRISTOL, RI 02809
CAMA Number:	159-961		
Property Address:	9 ROSEDALE DR		
Parcel Number:	159-963	Mailing Address:	MARINO, JUSTINE & WILLIAMS, JOSH TE 7 ROSEDALE DR BRISTOL, RI 02809
CAMA Number:	159-963		
Property Address:	7 ROSEDALE DR		
Parcel Number:	159-964	Mailing Address:	DESMARAIS, KYLE J. SANDRA ETUX TE 11 ANNAWANSCUTT DR BRISTOL, RI 02809
CAMA Number:	159-964		
Property Address:	ROSEDALE DR		
Parcel Number:	159-965	Mailing Address:	DESMARAIS, KYLE J. SANDRA ETUX TE 11 ANNAWANSCUTT DR BRISTOL, RI 02809
CAMA Number:	159-965		
Property Address:	11 ANNAWAMSCUTT DR		

ALMEIDA, MARIE D.
16 ROSEDALE DR
BRISTOL, RI 02809

BOIANI, CAROLE F
SANCHEZ, DIANA LYNN
8 ROSEDALE DR
BRISTOL, RI 02809

BURGESS, JOHN & MEGAN TE
19 THAMES ST, 2F
NEWPORT, RI 02840

CAROTA, DIANNE A
8 HAMPDEN RD
BRISTOL, RI 02809

CORDES, MATTHEW F &
KALI B TE
10 HAMPDEN AVE
BRISTOL, RI 02809

DESMARAIS, KYLE J.
SANDRA ETUX TE
11 ANNAWANSCUTT DR
BRISTOL, RI 02809

ENOS, JASON A II &
ENOS, SHANA M TE
6 FERNWOOD RD
BRISTOL, RI 02809

FERREIRA, MARIE
EILEEN
8 FERNWOOD RD
BRISTOL, RI 02809

GRAY, DAVID W.
SHANNON ETUX TE
14 ROSEDALE DR
BRISTOL, RI 02809

HILL, DANIELLE & DANIEL
7 ANNAWAMSCUTT DR
BRISTOL, RI 02809

HYDRAULION FIRE STATION
4 ANNAWAMSCUTT DR
BRISTOL, RI 02809

JARDINEZ, FLORENTINO ETUX
C/O CAROL KING
6 HAMPDEN ST
BRISTOL, RI 02809

JENKS, HARRY E III
10 FERNWOOD RD
BRISTOL, RI 02809

LAPRE, PAUL M.
LORI E. TE
19 ANNAWAMSCUTT DR
BRISTOL, RI 02809

MARINO, JUSTINE &
WILLIAMS, JOSH TE
7 ROSEDALE DR
BRISTOL, RI 02809

MC SHANE, ANTHONY J
4 HAMPDEN RD
BRISTOL, RI 02809

MEDEIROS, MARC J
15 ANNAWAMSCUTT DRIVE
BRISTOL, RI 02809

MORAN, OLIVER W & SALLY A
TRUSTEES REVOC TRUST
29 ANNAWAMSCUTT DR
BRISTOL, RI 02809

PONTES, ARTHUR
ANTONET
25 ANNAWAMSCUTT DR
BRISTOL, RI 02809

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

SUSTAKOWSKY, STEVEN
15 ROSEDALE DR.
BRISTOL, RI 02809

TATTRIE, WILLIAM R. JR &
ELIZABETH F. TE
9 ROSEDALE DR
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

VAIL, EUGENE L III
DON
17 ROSEDALE DR
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-26**

APPLICANT: Richard J. and Molly M. Vacura

LOCATION: 117 Peck Avenue

PLAT: 61 LOTS: 18 & 94 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:
Modify an existing single-story attached garage and mudroom into living space and to construct a 10ft. x 38ft. single-story living area addition to the rear of an existing single-family dwelling with less than the required left and right side yards.

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

FINDINGS AND RECOMMENDATIONS BY STAFF:
The applicants are requesting dimensional variances to construct an addition to the existing single-family dwelling on this property located on the northerly side of Peck Avenue. This property consists of two nonconforming lots which have merged together with a total of just over 6,000 square feet of lot area and 60 feet of lot width. The existing two-story dwelling on this parcel has a connected breezeway and single-stall garage located off the left side. This structure is located approximately 5 feet from the left side property line and 7.5 feet from the right side property line. The applicants propose to convert the existing garage and breezeway into living space and to add an additional 10ft. x 38ft. single-story addition to the rear of the dwelling. The proposed addition would modify the roof pitch in the area of the existing garage and breezeway and would extend the first floor living space within the dwelling out 10 feet towards the rear of the property. The proposed addition would allow for expanded living space within the first floor of the dwelling, and would not extend any closer to the side property lines than the existing structure. However, portions of the proposed garage roof modifications and portions of the rear addition to the dwelling would be located within the left or right side yard setbacks. The zoning ordinance requires a minimum 10 foot side yard setback for principal structures on this property (reduced per Section 28-221(a)(2)b.).

6/22/2023

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 #2023-26

PUBLIC HEARING

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

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

APPLICANT: **Richard J. and Molly M. Vacura**

PROPERTY OWNER: **Richard J. and Molly M. Vacura**

LOCATION: **117 Peck Avenue**

PLAT: **61** LOT: **18 & 94**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES** TO: **modify an existing single-story attached garage and mudroom into living space and to construct a 10ft. x 38ft. single-story living area addition to the rear of an existing single-family dwelling with less than the required left and right side yards.**

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at https://www.bristolri.gov/government/boards/zoning-board-of-review/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, July 6, 2023.

Item 4C.

Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.
2023 JUN 15 AM 8:52

Department of Community Development
Zoning Board of Review

APPLICATION

File No: 2023-26
Accepted by ZEO: EMT 6/15/2023

APPLICANT:	Name: RICHARD, MOLLY, JON VACURA and Justeane ODAMS		
	Address: 117 Peck Ave		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 703-819-0485	Email: rickvacura@gmail.com	
PROPERTY OWNER:	Name: Same		
	Address:		
	City:	State:	Zip:
	Phone #:	Email:	

1. **Location of subject property:** 117 Peck Ave., Bristol, RI 02809

   Assessor's Plat(s) #: 61 **Lot(s) #:** 18 and 94

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

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): Side yard setbacks
   Special Use Permit Section(s):
   Use Variance Section(s):

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

6. **How long have you owned the property?** Since 9/8/2021

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):** Single family home with attached garage + shed

10. **Proposed use of property:** Will stay a single family home and will add family room and home office

11. Give extent of proposed alterations: Remove existing garage and build family room, home office, and expand bed room

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:	30'	Proposed Setback:	30'
Left side lot line:	Required Setback:	15'	Proposed Setback:	4'
Right side lot line:	Required Setback:	15'	Proposed Setback:	8'
Rear lot line:	Required Setback:	30'	Proposed Setback:	30'
Building height:	Required:	35'	Proposed:	35'

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

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

14. Have you submitted plans for the above alterations to the Building Official? 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: town Sewer: town

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

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

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: Richard J. Vacura Date: 6/15/23

Print Name: RICHARD J. VACURA

Property Owner's Signature: Richard J. Vacura Date: 6/15/23

Print Name: RICHARD J. VACURA

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

Name: _____ Phone #: _____

Address: _____

Project Description for 117 Peck Ave., Bristol RI

Dear Zoning Board Members,

We are applying for a variance for the setback requirements for the left and right side of the lot lines of our property so we can build a family room in place of the existing garage and add additional square footage onto the back of our house.

The variance is needed on the left side due to the distance of the existing garage to the left side of the property line, which is approximately 4 feet. The new family room will use the existing garage foundation, but will not meet the current 15 feet setback requirement.

We also need a variance on the right side due to the distance of the existing house to the right side of the property line, which is approximately 8 feet. The planned addition to the back of the house will extend the existing foundation by approximately 10 feet into the back yard, but will not meet the current setback requirement of 15 feet.

The existing garage has suffered water damage for many years and is not currently in usable condition. As stated above, we will use the existing garage foundation for the new family room and will not expand the structure any further toward the left side property line.

We are a growing family and this addition will add a new large living room space, a home office/study, and expand the downstairs bedroom. It will extend the current lower level of the house by 9 feet across the back of the home. It will not expand the structure any further toward the property line on the right side.

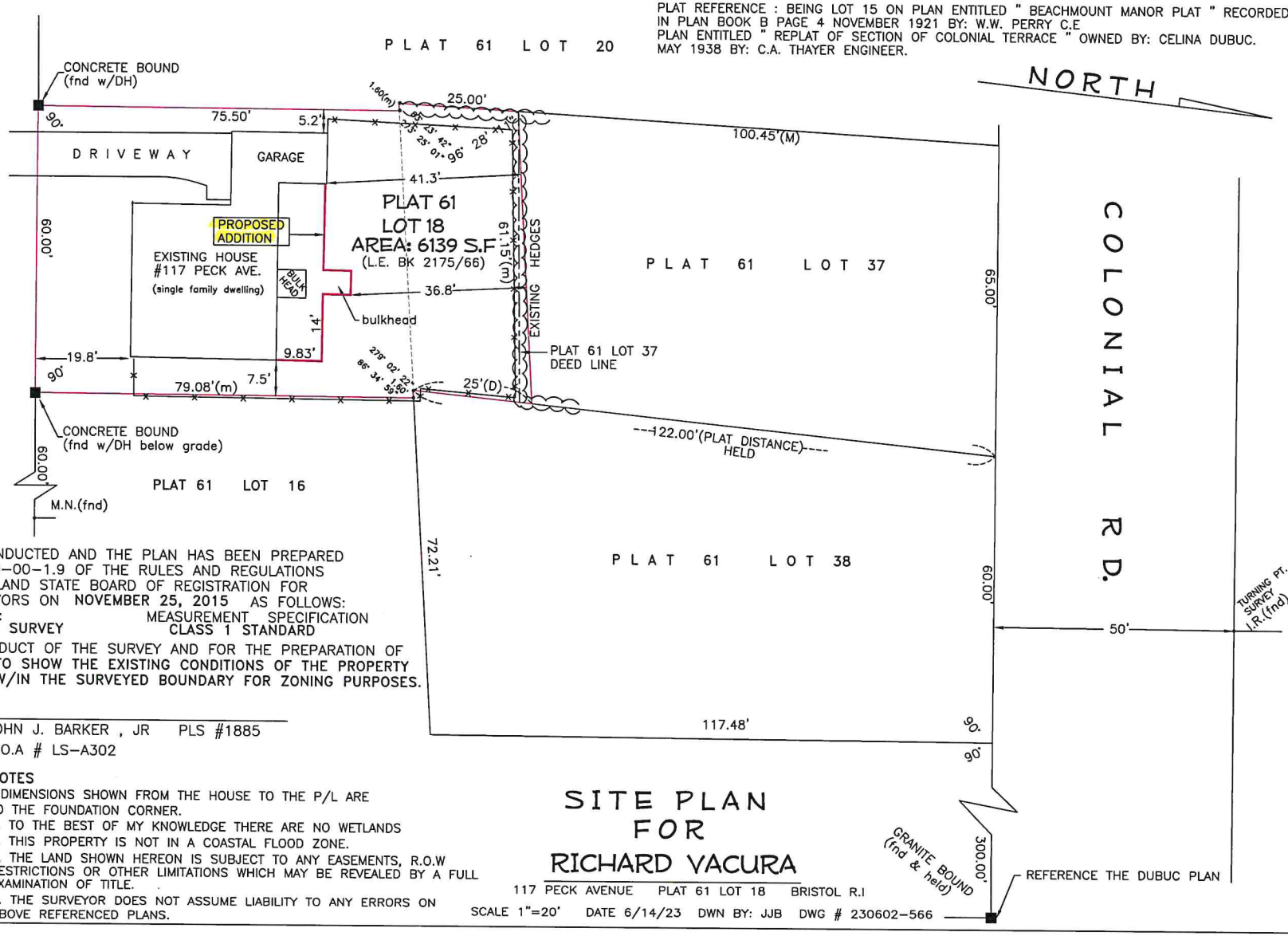
We appreciate your consideration of this variance request.

Sincerely,

Richard Vacura

PLAT REFERENCE : BEING LOT 15 ON PLAN ENTITLED " BEACHMOUNT MANOR PLAT " RECORDED IN PLAN BOOK B PAGE 4 NOVEMBER 1921 BY: W.W. PERRY C.E
PLAN ENTITLED " REPLAT OF SECTION OF COLONIAL TERRACE " OWNED BY: CELINA DUBUC. MAY 1938 BY: C.A. THAYER ENGINEER.

LEGEND
G.B. GRANITE BOUND
C.B CONCRETE BOUND
(M) MEASURED DISTANCE
(D) DEED DISTANCE
D.H. DRILL HOLE
M.N. MAGNETIC NAIL
I.R. IRON ROD



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

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON **NOVEMBER 25, 2015** AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: **LIMITED CONTENT BOUNDARY SURVEY**
MEASUREMENT SPECIFICATION **CLASS 1 STANDARD**
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: **TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY W/IN THE SURVEYED BOUNDARY FOR ZONING PURPOSES.**

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

JOHN J. BARKER, JR.
STATE OF RHODE ISLAND
No. 1885
"HOPE"
REGISTERED PROFESSIONAL LAND SURVEYOR

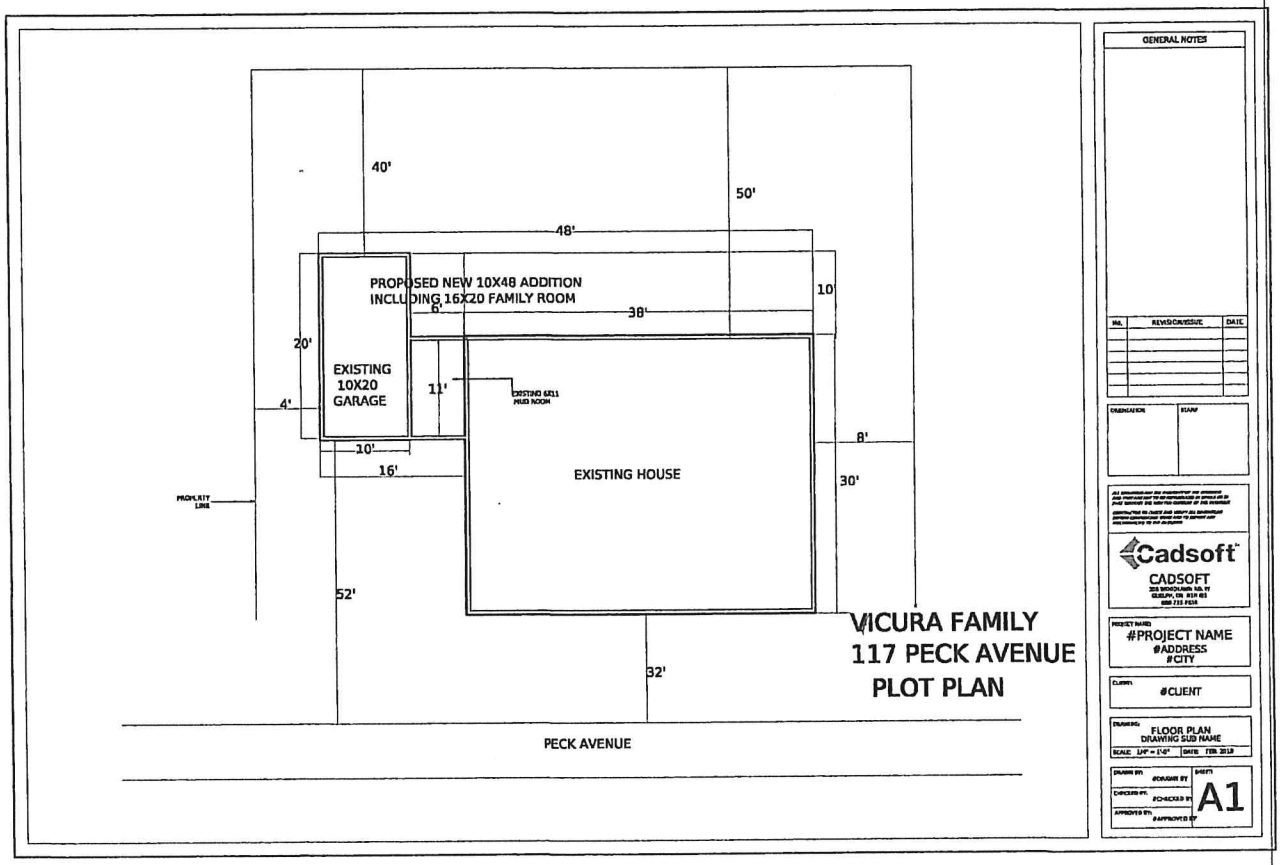
NOTES
1. DIMENSIONS SHOWN FROM THE HOUSE TO THE P/L ARE TO THE FOUNDATION CORNER.
2. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS
3. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
4. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
5. THE SURVEYOR DOES NOT ASSUME LIABILITY TO ANY ERRORS ON ABOVE REFERENCED PLANS.

SITE PLAN FOR RICHARD VACURA

117 PECK AVENUE PLAT 61 LOT 18 BRISTOL R.I

SCALE 1"=20' DATE 6/14/23 DWN BY: JJB DWG # 230602-566

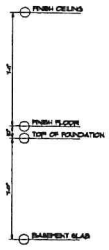
Item 4C.


40'
50'
48'
PROPOSED NEW 10X48 ADDITION
INCLUDING 16X20 FAMILY ROOM
6'
38'
10'
20'
EXISTING
10X20
GARAGE
11'
EXISTING SELL
MUD ROOM
4'
10'
16'
8'
30'
EXISTING HOUSE
PROPERTY
LINE
52'
32'
VICURA FAMILY
117 PECK AVENUE
PLOT PLAN
PECK AVENUE
GENERAL NOTES
NO.
REVISION/ISSUE
DATE
ORIGINATOR
STAMP
Cadsoft
CADSOFT
PROJECT NAME
#PROJECT NAME
#ADDRESS
#CITY
CLIENT
#CLIENT
DRAWING
FLOOR PLAN
DRAWING SUB NAME
SCALE 1/4" = 1'-0"
DATE 7th 2018
DRAWN BY
#DRAWN BY
CHECKED BY
#CHECKED BY
APPROVED BY
#APPROVED BY
SHEET
A1

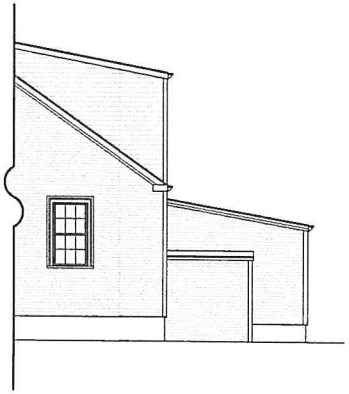
Item 4C.

IMPORTANT:
VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

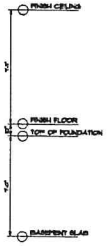
WEST ELEVATION 1/4" = 1'-0"



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



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



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

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE REPRODUCED 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 FRAMEMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. FINISH DRAWINGS 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 RIGHT OF THIS PROJECT.

REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION AND RENOVATION FOR:

VACURA FAMILY

PROJECT LOCATION:
117 PECK AVENUE
BRISTOL, RHODE ISLAND

336 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL. - (508)-673-1500
FAX - (508)-673-2400
CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

EXISTING EXTERIOR ELEVATIONS

DRAWN BY: M. POTOCKI
REVIEWED BY:

CSTONE PROJECT #: 236B
DATE: 28 MAR 23
SCALE: AS NOTED

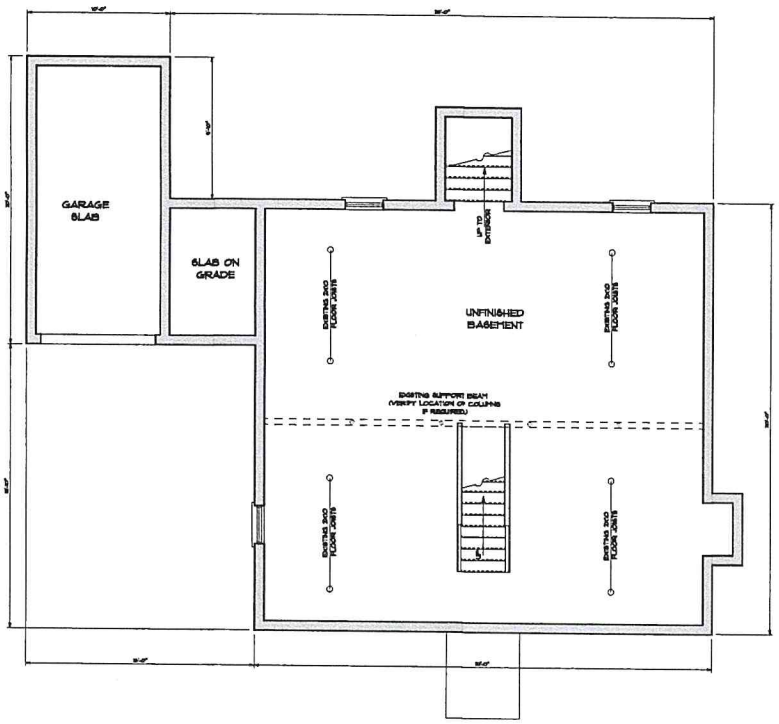
DRAWING NO.

EX-1

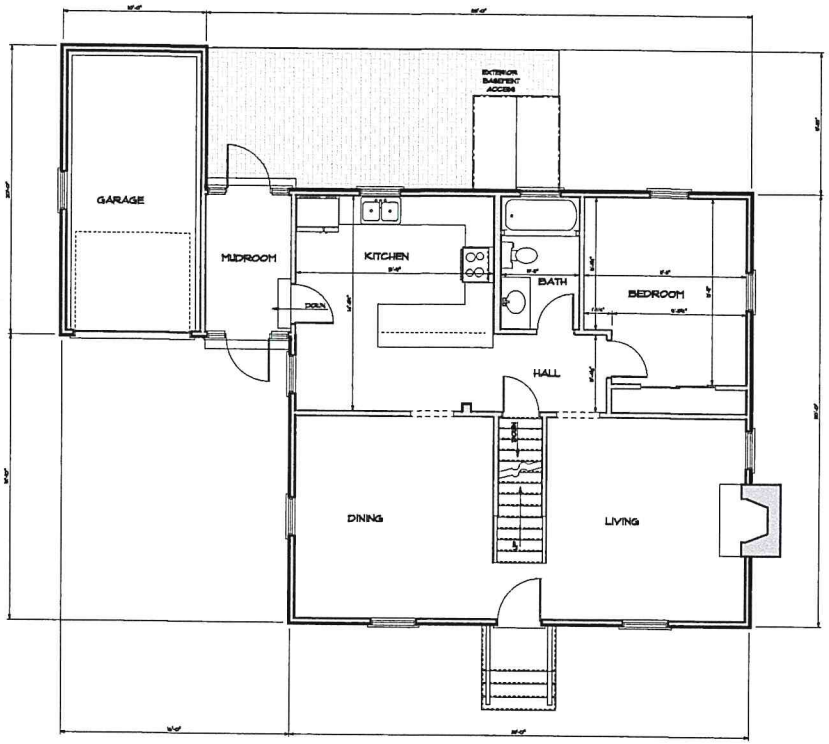
SHEET 1 OF 7

Item 4C.

IMPORTANT:
VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.



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



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

NOTE:
EXISTING SECOND FLOOR TO REMAIN "AS-IS"

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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION AND RENOVATION FOR:

VACURA FAMILY

PROJECT LOCATION:
117 PECK AVENUE
BRISTOL, RHODE ISLAND

836 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL. - (508)-676-2200
FAX - (508)-676-2200
CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

EXISTING FLOOR PLANS

DRAWN BY: M. POTOCKI
REVIEWED BY:

CSTONE PROJECT #: 23619
DATE: 28 MAR 23
SCALE: AS NOTED
DRAWING NO.

EX-2

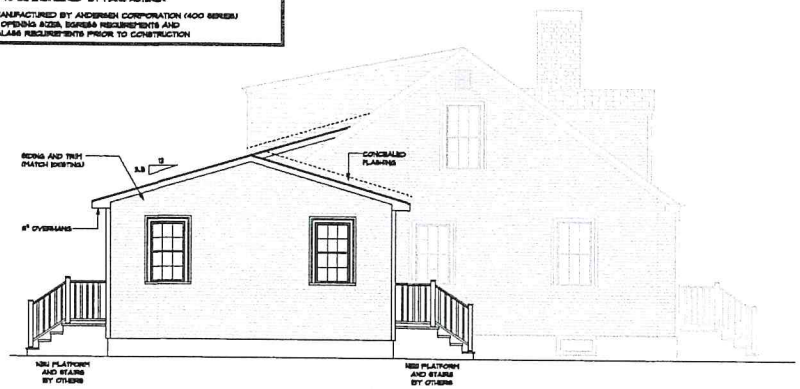
SHEET 2 OF 7

Item 4C.

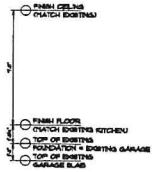
NOTES:

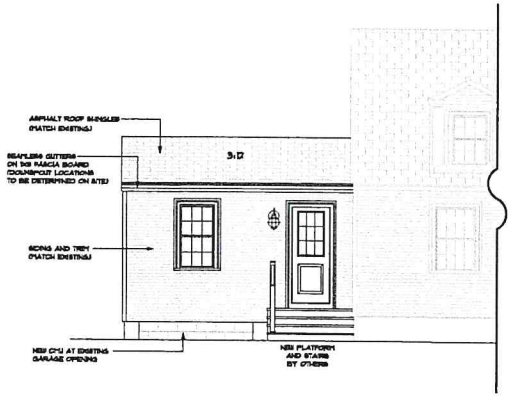
- VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
- ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER, ROOF TRUSSES TO BE ENGINEERED BY MANUFACTURER
- ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES) VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

IMPORTANT:
VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

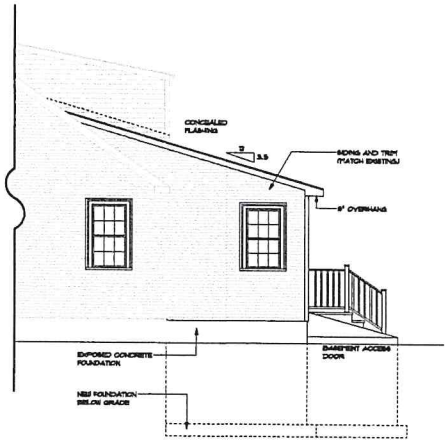


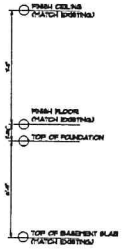
WEST ELEVATION 1/4" = 1'-0"



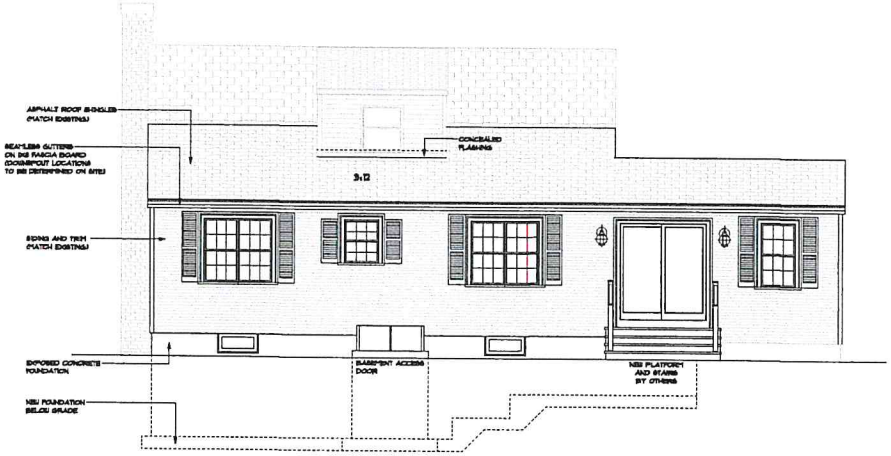


SOUTH ELEVATION 1/4" = 1'-0"





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



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

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THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR ANY PURPOSE, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND DIMENSIONS, AND BE RESPONSIBLE FOR THE CORRECT FABRICATION, ASSEMBLY AND INSTALLATION OF ALL WORK. ANY ERRORS OR 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

AN ADDITION AND RENOVATION FOR:
VACURA FAMILY

PROJECT LOCATION:
117 PECK AVENUE
BRISTOL, RHODE ISLAND

936 ELMWOOD AVENUE
CRANSTON, MASSACHUSETTS 02910
TEL. - (508)678-3600
FAX - (508)678-3600
CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: M. POTOCKI
REVISED BY:

CSTONE PROJECT #: 2345
DATE: 28 MAR 23
SCALE: AS NOTED

DRAWING NO.
A-1

SHEET 3 OF 7

Item 4C.

NOTES:

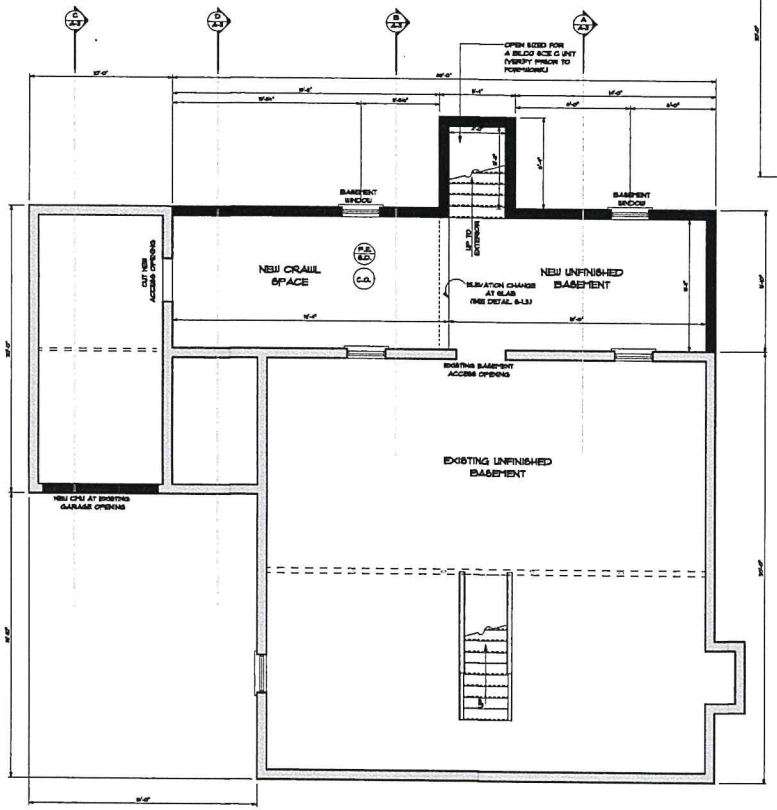
- VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
- ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
- ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (I-JOISTS, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER
- ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES) VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

P.E. / R.D. - PHOTOELECTRIC SMOKE DETECTOR

C.O. - CARBON MONOXIDE DETECTOR

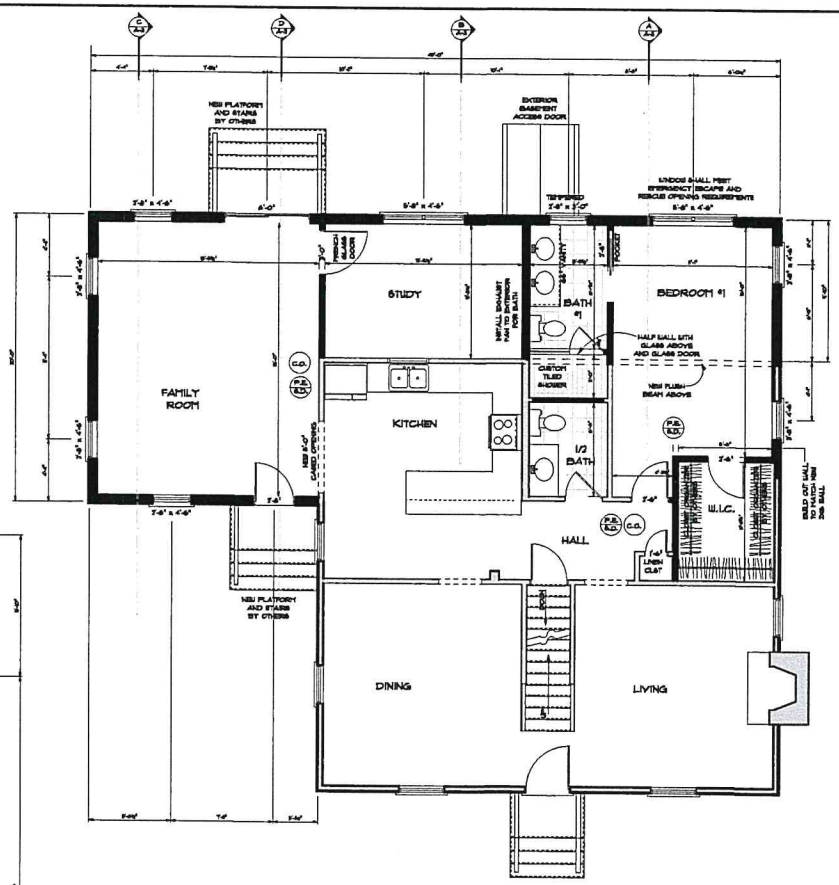
EXISTING STRUCTURE

NEW CONSTRUCTION



BASEMENT PLAN

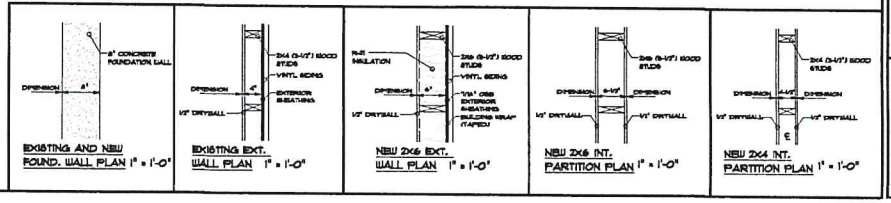
1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

NOTE:
EXISTING SECOND FLOOR TO REMAIN "AS-IS"



EXISTING AND NEW ROUND. WALL PLAN 1" = 1'-0"

EXISTING EXT. WALL PLAN 1" = 1'-0"

NEW 2X6 EXT. WALL PLAN 1" = 1'-0"

NEW 2X6 INT. PARTITION PLAN 1" = 1'-0"

NEW 2X4 INT. PARTITION PLAN 1" = 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. DRAWING 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, ERECTION AND INSTALLATION OF HIS OR HER WORK. THOSE DRAWINGS NOT SPECIFICALLY SIGNED OR THE DRAWINGS OF WORK NOT PREPARED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY NFF WITH THE INTENT OF THIS PROJECT.

REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION AND RENOVATION FOR:

VACURA FAMILY

PROJECT LOCATION:

117 PECK AVENUE
BRISTOL, RHODE ISLAND

336 LEISUR AVENUE
SOMERSET, MASSACHUSETTS 02777
TEL. - (508)-676-2900
FAX - (508)-676-2900

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

FLOOR PLANS

DRAWN BY: M. POTOCKI

REVISED BY:

CSTONE PROJECT #: 23-619

DATE: 28 MAR 23

SCALE: AS NOTED

DRAWING NO.

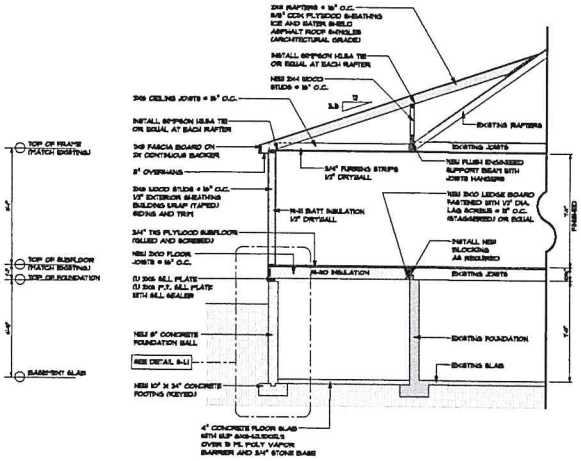
A-2

SHEET 4 OF 7

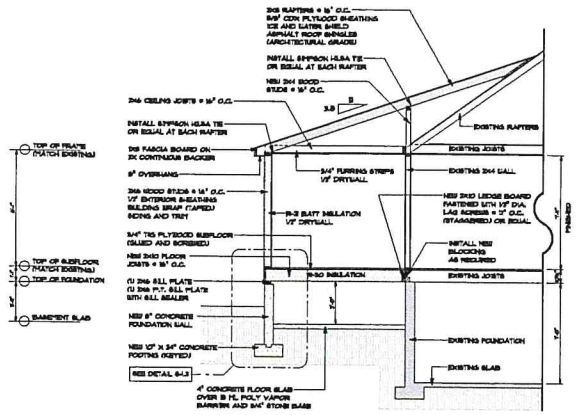
Item 4C.

NOTES:

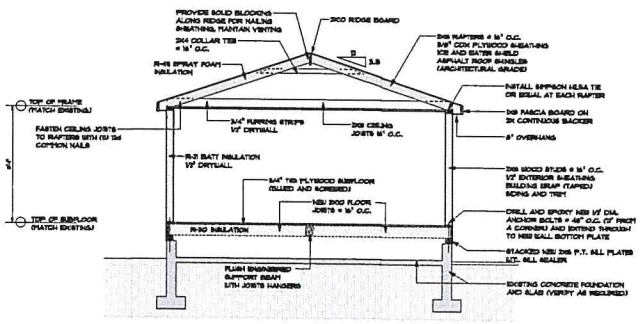
- VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
- ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
- ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (I-JOISTS, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER



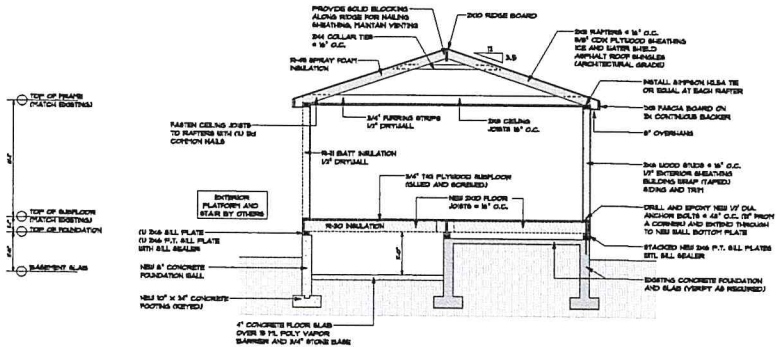
A A-3 BUILDING SECTION DETAIL 1/4" = 1'-0"



B A-3 BUILDING SECTION DETAIL 1/4" = 1'-0"



C A-3 BUILDING SECTION DETAIL 1/4" = 1'-0"



D A-3 BUILDING SECTION DETAIL 1/4" = 1'-0"

THESE PLANS AND THE CONSTRUCTION OF THE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. THE OWNER OF SAID PLANS HAS DONE SOLD 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 ADVISE THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION AND RENOVATION FOR:

VACURA FAMILY

PROJECT LOCATION:

117 PECK AVENUE
BRISTOL, RHODE ISLAND

338 SILVER AVENUE
SEEKONK, MASSACHUSETTS 02771
TEL - (508)-679-2500
FAX - (508)-679-2500
CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

BUILDING SECTION DETAILS

DRAWN BY: M. POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 2369

DATE: 28 MAR 22

SCALE: AS NOTED

DRAWING NO.

A-3

SHEET 6 OF 7

Item 4C.

NOTES:

- VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
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AA 100 HIGH WIND PRESCRIPTIVE DESIGN

AA 101.1 General.

This appendix contains prescriptive solutions for compliance on wind path load transfer requirements and shall be used only within the limitations of section AA101.2.

AA 101.2 Conditions of use.

The prescriptive solutions specified in the following sections shall not be permitted to be used in the following conditions:

(1) Buildings and structures of any size in one hundred ten (110) MPH or one hundred twenty (120) MPH wind zones located in a V zone as determined by governing FIRMS.

(2) Two (2) or more story buildings and structures of any size located in one hundred twenty (120) MPH wind zone with more than twenty percent (20%) exterior fenestration.

(3) Two (2) or more story structures with a building height greater than thirty-three feet (33') as measured from Grade Plane to the average height of the highest roof surface.

(4) Any two (2) or more-story structure or building with opening fenestration greater than forty percent (40%) on any one (1) wall.

AA 102 Roofs

AA 102.1 Scope.

The following applies to structures conventionally framed or to truss-type roofs.

AA 102.2 Roof Sheathing.

Roof sheathing shall be not less than seven sixteenths of one inch (7/16") finished thickness.

AA 102.3 Roof nailing.

Roof attachment shall be accomplished with ring shank 8d ring shank nails as follows:

(1) In the four foot (4') foot perimeter edge zone along the edges six inches (6") o/c.

(2) To the intermediate supports within the four foot (4') foot perimeter edge zone six inches (6") o/c.

(3) Along the gable end wall or rake: four inches (4") o/c.

(4) All other areas six inches (6") o/c edges twelve inches (12") o/c intermediate.

All sheathing edges within the four foot (4') perimeter edge zone shall be blocked with two (2) by three (3) strips including the ridge line and soffit/fascia area. Provisions for ventilation air shall be maintained.

Exception: Two (2) by three (3) intermediate blocking can be eliminated provided all sheathing is five eighths of one inch (5/8") nominal tongue and groove structural panels.

AA 102.4 Ridge Straps.

Ridge straps one and one quarter inch (1 1/4") x twenty (20) gage shall be attached to each pair of opposing rafters with 8-8d nails at each end into the framing member.

Exceptions:

1. Ridge straps are not required when collar ties of nominal one (1) by six (6) or two (2) by four (4) lumber are located within the upper third of the attic space and attached to each rafter with 3-10 d nails

2. Trusses without a framed ridge connection.

3. Plywood gussets of equivalent cross section.

4. Other engineered connections.

5. At hips, straps shall be installed so each hip jack is connected across the hip line with at least 1-8d nail into an opposite framing member.

AA 102.5 Rake and eave overhangs.

Overhangs shall be limited to twenty-four inches (24"). Ladder style rake overhangs attached to the gable end walls shall be limited to twelve inches (12"). Cantilevered rake overhangs at gable end walls shall be limited to twenty-four inches (24").

AA 102.6 Roof assembly to wall assembly.

See section R802.11.

Exception: Roof truss to wall connection shall be designed to withstand either the load requirements of Table R802.11 or the connection loads indicated on the truss design shop drawings, whichever is greater.

AA 103 Walls

AA 103.1 Wall sheathing

Wall sheathing shall be a minimum seven sixteenths of one inch (7/16") structural panel. Nailing shall be in accordance with Table R602.3 (1) and the following:

At the top plate or plates, the sheathing shall extend from the top of the top plate to a minimum of sixteen inches (16") beyond the stud-to-bottom of the top plate connection. A minimum of four (4) nails shall be used at each stud fastening, and edge-nailed to each plate at six inches (6") o/c.

Alternate: prefabricated and pre-engineered connection straps approved by the Building Official.

If the studs are not continuous to the foundation plate such as at an intermediate floor, the wall sheathing shall be continuous and uninterrupted for a distance of sixteen inches (16") beyond from top of bottom wall plate to sixteen inches (16") beyond bottom of bottom wall top plate below, with a minimum of four (4) nails at each stud, and field-nailed at six inches (6") o/c to floor joist header framing.

Alternate: Prefabricated and pre-engineered connection anchors or fasteners approved by the Building Official.

AA 103.1 Wall sheathing. (con't)

At the bottom of the wall assembly to the foundation sill plate, the wall sheathing shall be continuous from a point sixteen inches (16") above the top of the bottom wall plate to the bottom of the foundation sill, with a minimum of four (4) nails at each stud, six inches (6") field nailed, and edge nailed to the foundation sill plate at six inches (6") o/c.

Alternate: Prefabricated pre-engineered connection anchors or fasteners approved by the Building Official.

AA 103.2 Shear Walls.

A four foot (4') segment of wall sheathing shall be designated as a shear wall at each corner of the structure at each floor, and no more than twenty-four feet (24') apart along a wall length. The following additional requirements apply:

1. No openings are permitted within this four foot (4') section.

Exception: Window openings are allowed no closer than two feet (2') to corner providing the length of the shear panel is increased to eight feet (8').

2. All edges shall be blocked and nailed at six inches (6") o/c, and field-nailed at six inches (6") o/c.

3. Studs shall be doubled at each end of the shear wall panel.

AA 103.2.1 Shear wall hold-downs.

First (1st) story shear walls shall be connected to the foundation below with connection anchoring capable of three thousand five hundred (3,500) lb. hold-down capacity, in addition to conventional foundation anchor bolt requirements in the remainder of the panel. The hold downs shall be fastened to each end of the shear wall at the double stud.

Exceptions

1. Shear wall hold-downs shall not be required in wind zones I or II (one hundred (100) mph or one hundred ten (110) mph).

2. Shear wall anchors shall not be required provided one half inch (½") anchor bolts at forty-eight inches (48") o/c max are installed with the top of the bolts anchored through the floor system to the bottom plate of the exterior wall frame for the entire foundation perimeter.

AA 103.3 Foundation anchor bolts.

Anchor bolts shall be installed in accordance with section R403.1.6 and the following:

1 + 2 story buildings:
½" @ 48" o/c or
5/8" @ 72" o/c

3 story building
½" @ 24" o/c or
5/8" @ 36" o/c

AA 103.3 Foundation anchor bolts. (con't)

Alternate

Prefabricated and pre-engineered connections in design and quantity sufficient to equal strength of anchor bolt specification above.

Exception.

See Exception #2 to AA 103.2.1 above.

103.4 Wall Framing.

AA103.4.1 Wind Zone

For wind zone 2 (one hundred ten (110) mph) and zone 3 (one hundred twenty (120) mph) the following conditions apply.

Exterior bearing and non-bearing walls greater than ten feet (10') in height shall be two (2) by six (6) at sixteen inches (16") o/c min.

Walls with a total height greater than ten feet (10') shall be permitted to use two (2) by four (4) at sixteen inches (16") o/c providing the wall is limited to ten feet (10') in length and the individual studs are not greater than nine feet (9') in length.

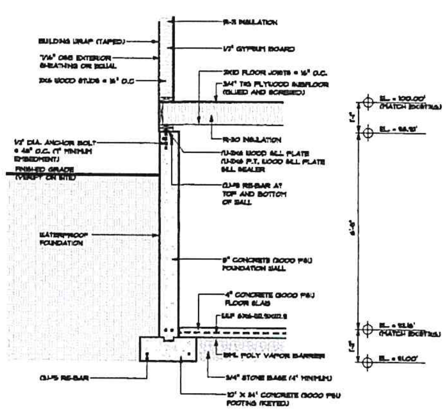
AA103.4.2 Garage doors.

In wind zone 3 (one hundred twenty (120) mph) garage doors shall be limited to nine feet (9') by eight feet (8') nominal.

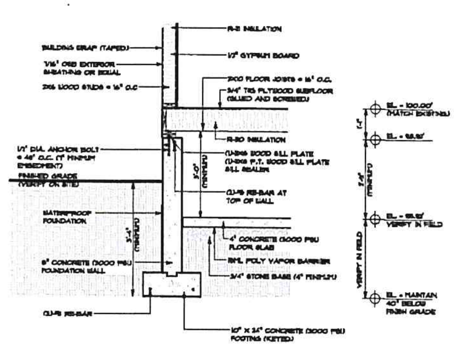
AA104 Deviations.

AA104.1 Deviations.

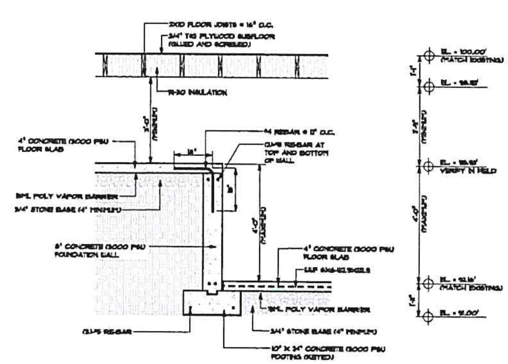
Deviations from the above prescriptive requirements shall only be permitted if stamped calculations and drawings are provided by a Rhode Island registered professional engineer for alternative connections.



1 / S-1 FOUNDATION DETAIL 1/2" = 1'-0"



2 / S-1 FOUNDATION DETAIL 1/2" = 1'-0"



3 / S-1 FOUNDATION DETAIL 1/2" = 1'-0"

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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION AND RENOVATION FOR:
VACURA FAMILY

PROJECT LOCATION:
117 PECK AVENUE
BRISTOL, RHODE ISLAND

CORNERSTONE DESIGN/BUILD SERVICES, INC.
538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-673-3500
FAX - (508)-673-3600

SHEET TITLE:
FOUNDATION DETAILS

DRAWN BY: M. POTOCKI
REVIEWED BY:

CSTONE PROJECT #: 2363
DATE: 28 MAR 23
SCALE: AS NOTED
DRAWING NO. S-1
SHEET 6 OF 7

Item 4C.

NOTES:

- VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
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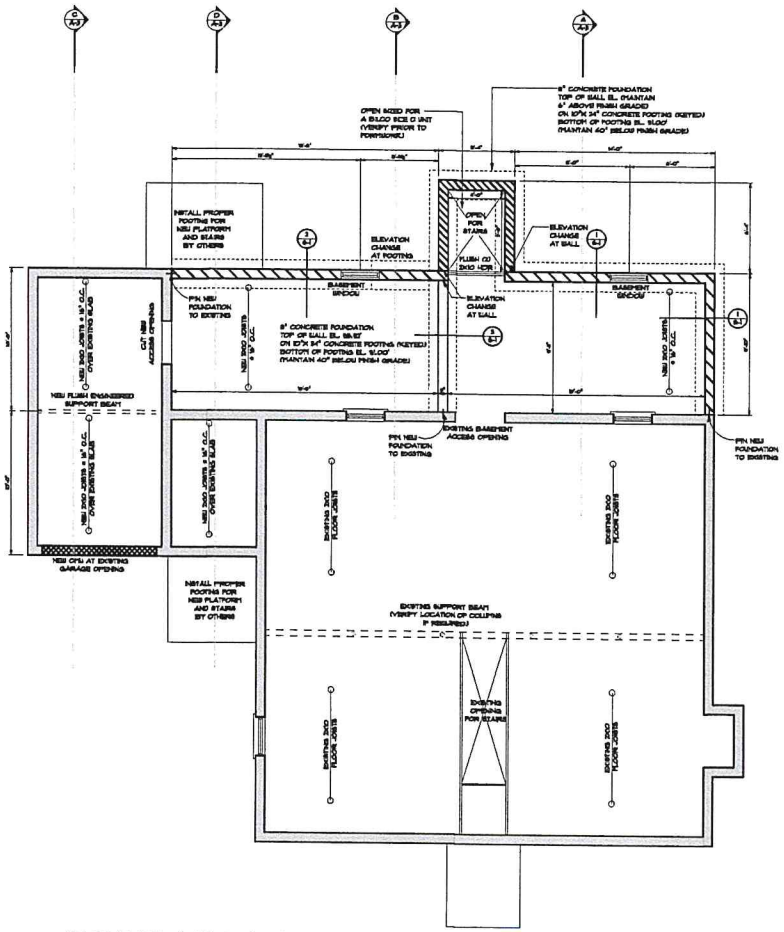
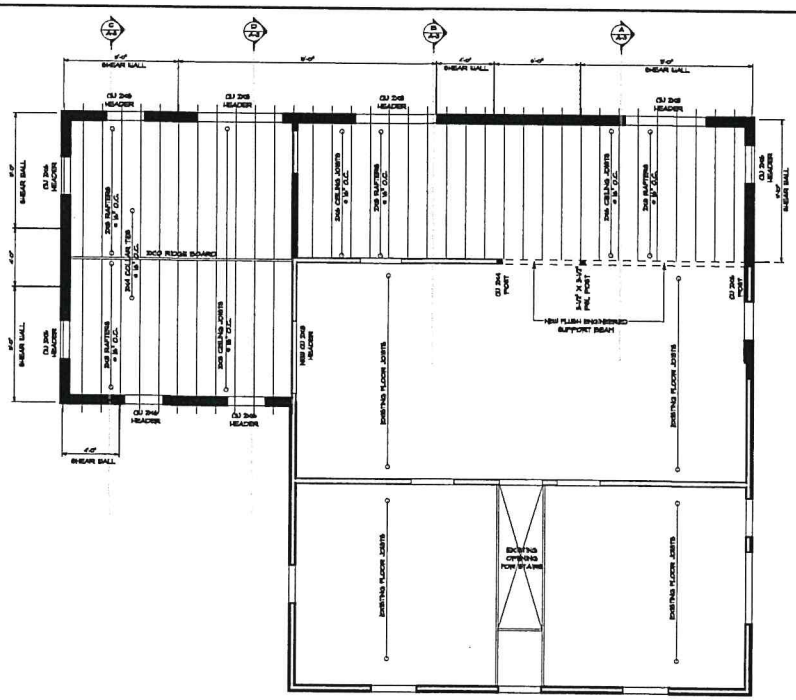


FOUNDATION AND FIRST FLOOR FRAMING PLAN 1/4" = 1'-0"



SECOND FLOOR AND NEW FIRST FLOOR CEILING/ROOF FRAMING PLAN 1/4" = 1'-0"

NOTE:
EXISTING SECOND FLOOR TO REMAIN "A6-16"

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NO.	DATE	BY	CHANGE

AN ADDITION AND RENOVATION FOR:

VACURA FAMILY

PROJECT LOCATION:
117 PECK AVENUE
BRISTOL, RHODE ISLAND

CORNERSTONE
DESIGN/BUILD SERVICES, INC.
888 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)675-2500
FAX - (508)675-2500

SHEET TITLE:
FOUNDATION AND FRAMING PLANS

DRAWN BY: M. POTOCKI
REVISED BY:

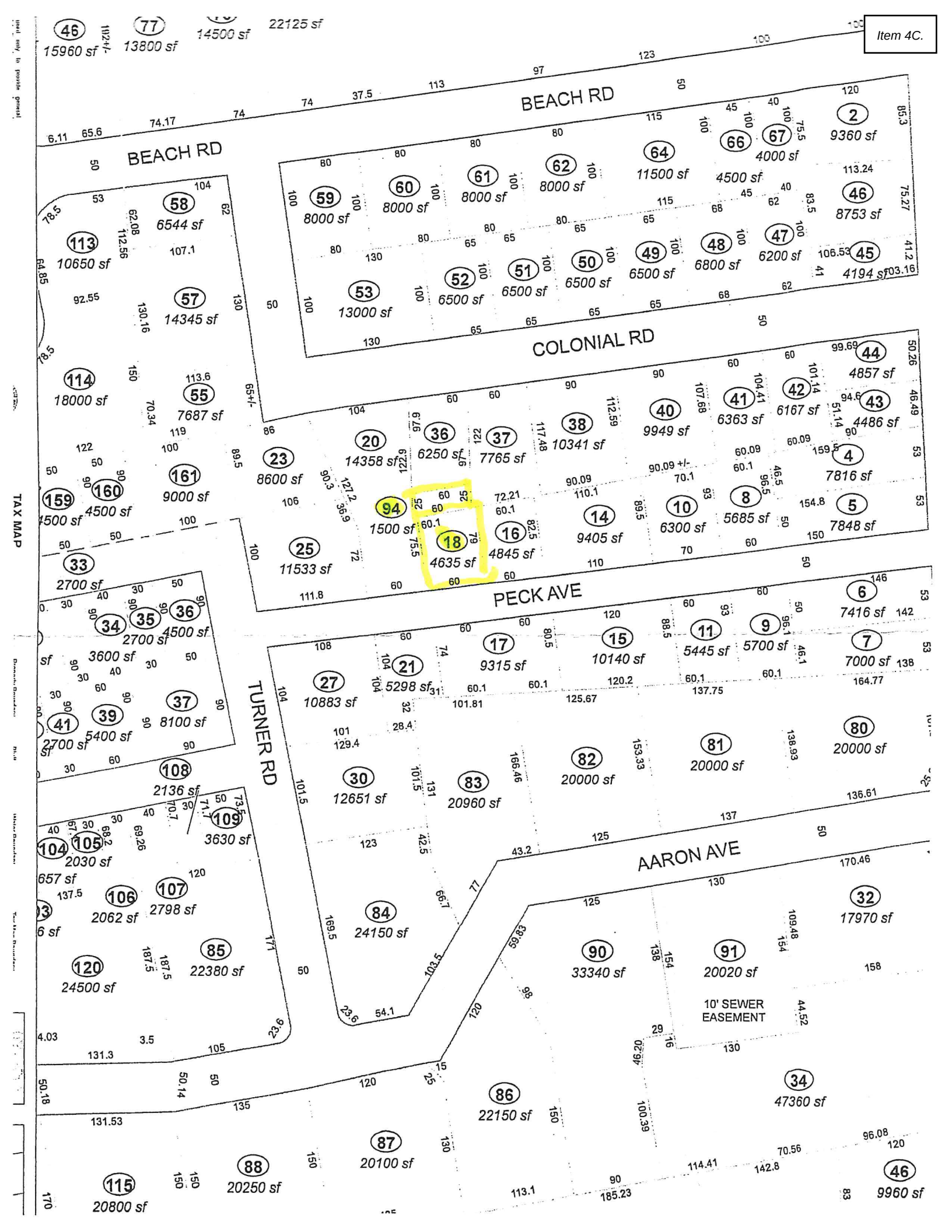
CSTONE PROJECT #: 2363
DATE: 28 MAR 23
SCALE: AS NOTED

DRAWING NO.
S-2

SHEET 1 OF 1

Item 4C.

Item 4C.


BEACH RD
COLONIAL RD
PECK AVE
TURNER RD
AARON AVE
TAX MAP
10' SEWER EASEMENT
46 15960 sf
77 13800 sf
14500 sf
22125 sf
2 9360 sf
66 4000 sf
67 4500 sf
64 11500 sf
62 8000 sf
61 8000 sf
60 8000 sf
59 8000 sf
46 8753 sf
47 6200 sf
48 6800 sf
49 6500 sf
50 6500 sf
51 6500 sf
52 6500 sf
53 13000 sf
45 4194 sf
58 6544 sf
113 10650 sf
57 14345 sf
114 18000 sf
55 7687 sf
161 9000 sf
160 4500 sf
159 4500 sf
44 4857 sf
43 4486 sf
42 6167 sf
41 6363 sf
40 9949 sf
38 10341 sf
37 7765 sf
36 6250 sf
20 14358 sf
23 8600 sf
4 7816 sf
5 7848 sf
8 5685 sf
10 6300 sf
14 9405 sf
16 4845 sf
18 4635 sf
94 1500 sf
25 11533 sf
33 2700 sf
34 2700 sf
35 4500 sf
36 3600 sf
37 8100 sf
39 5400 sf
41 2700 sf
108 2136 sf
109 3630 sf
104 2030 sf
105 657 sf
106 2062 sf
107 2798 sf
120 24500 sf
85 22380 sf
6 7416 sf
7 7000 sf
9 5700 sf
11 5445 sf
15 10140 sf
17 9315 sf
21 5298 sf
27 10883 sf
30 12651 sf
83 20960 sf
82 20000 sf
81 20000 sf
80 20000 sf
84 24150 sf
32 17970 sf
90 33340 sf
91 20020 sf
34 47360 sf
86 22150 sf
87 20100 sf
88 20250 sf
115 20800 sf
46 9960 sf

Bristol | **117 PECK AVE** | Card 1 of 1

Plat/Lot 61 18 | **Account: 3902** | LUC 01 | Zone R-15 | **Assessment** $355,100

NORTHEAST REVALUATION GROUP LLC

▶ Owner

▶ Owner Account #:

Owner 1	VACURA, RICHARD J & MOLLY M JT	% Owned
Owner 2		
Owner 3		
Address	117 PECK AVE, BRISTOL, RI 02809	

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BLH PROPERTIES	09/08/2021	500,000	2132-29	K	W
STATE WIDE PROPERTIES, LLC	03/19/2021	285,000	2099-78	K	W
SEALE, JUDITH A.	02/04/2021	190,000	2088-218	K	W
SEALE, JUDITH A.	12/11/2012	0	1683-194	A	Q
CORTALLESSA, JOSEPH V	06/08/2004	0	1126-159		Q

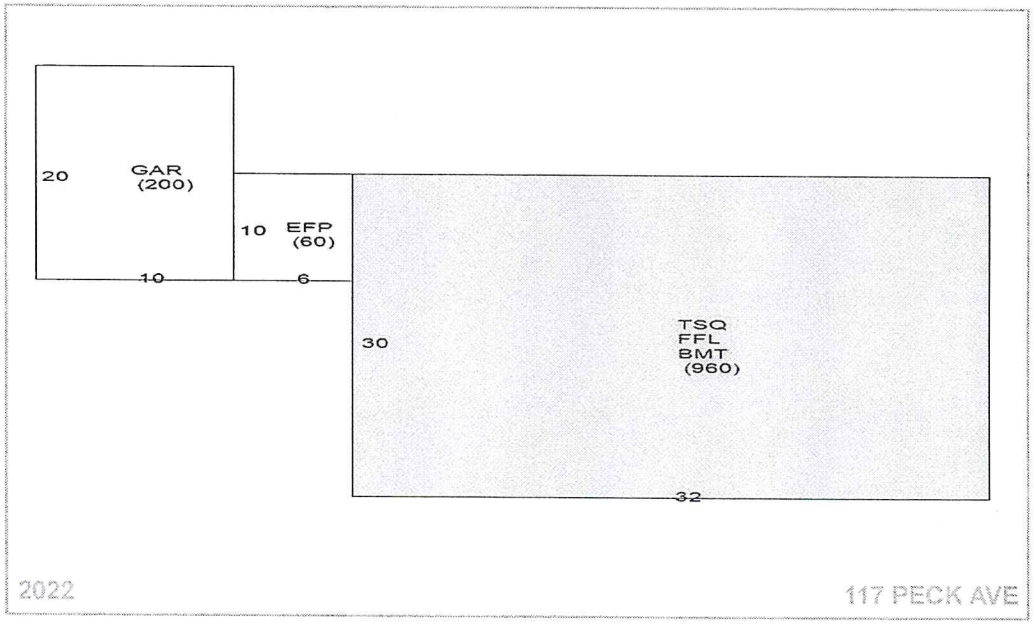
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	242,200	0	0.11	112,900	0	355,100
TOTAL	242,200	0	0.11	112,900	0	355,100

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 122.45 | VAL per SQ Unit/Parcel > 122.45

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	242,200	0	0	112,900	0	355,100	355,100
2021	01	94,200	0	0	137,300	0	231,500	231,500
2020	01	94,200	0	0	137,300	0	231,500	231,500
2019	01	94,200	0	0	137,300	0	231,500	231,500
2018	01	110,300	0	0	124,800	0	235,100	235,100
2017	01	110,300	0	0	124,800	0	235,100	235,100



▶ 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	0.1064	AC	P	1.00	649,000	1,061,090	F							112,900			1.00	0
2																				
3																				
4																				

Print Date = 6/20/2023 Printed By = Counter

Year ID: 2022

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

Item 4C.

Bristol — 117 PECK AVE — Card 1 of 1

Plat/Lot 61 18 | **Account:** 3902 | LUC 01 | Zone R-15 | **Assessment** $355,100

NORTHEAST REVALUATION GROUP LLC

Building Information

	Description		Description
BLDG Type	Cape	Story Height 1	3/4 Story Finishe
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 Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Carpet	Floors 2	Hardwood % 40
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	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
Full Bath	1	Good
Ext Full Bath		
Half Bath	1	Good
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Good
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Grade

Grade	Q4	Q4	
Year Built	1948	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

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

Bas $/SQ	135.00
Size Adj	1.09
Constr Adj	1.00
Adj $/SQ	147.16
Othr Featrs	51,600
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	331,726
Depreciation	89,566
Depr Total	242,160

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	960	960	147.16	141,274
TSQ	3/4 STORY	720	720	147.16	105,955
BMT	BASEMENT	960	0	22.07	21,187
EFP	ENCL PORCH	60	0	28.50	1,710
GAR	GARAGE	200	0	50.00	10,000
Total		2,900	1,680		280,126

Visit History

Date	Result	By
11/1/2021	BP	JH
6/24/2021	REVIEW	MM
8/10/2018	REVIEW	JH
8/8/2018	LISTED	HS
8/3/2018	MEASURED	BT
3/24/2007	LISTED	MP
3/12/2007	CALL BACK	MP
3/7/2007	MEASURE	

Notes

W/94 UPDATED WINDOWS

Remodeling History

Additions		Plumbing	
Interior		Electric	
Exterior	2016	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
1	07/06/2021	M52465		MECH	0		Closed	8500.00,Install new gas boiler with a 40 gallon indirect water heater
2	05/27/2021	P52264		PLMB	9,000		Closed	Install new plumbing for remodel
3	03/21/2021	B51873		BLDG	30,000		Closed	Dormer to expand second floor bathroom-update kitchen-update 2 bathrooms
4	03/08/2021	E52183		ELEC	7,500		Closed	Install 200 A 120/240 OH Service & Meter, Wire New Bath and Kitchen, Install S
5	07/20/2016	452-16-B	09/08/2016	BLDG	6,750		Closed	STRIP AND REPLACE SHINGLES
6	07/20/2016	B28712		BLDG	0		Closed	RESHINGLE ROOF TO CODE
7								
8								
9								

Room Counts by Floor

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

Special Features & Yard Items

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 6/20/2023 Printed By = Counter

Year ID: 2022

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

Item 4C.

Bristol | **PECK AVE** | Card of

Plat/Lot 61 94 | **Account: 3957** | LUC 13 | Zone R-10 | **Assessment** $36,600

NORTHEAST REVALUATION GROUP LLC

Owner

Owner Account #:

Owner 1	VACURA, RICHARD J & MOLLY M JT	% Owned
Owner 2		
Owner 3		
Address	117 PECK AVE, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BLH PROPERTIES	09/08/2021	500,000	2132-29	K	W
STATE WIDE PROPERTIES, LLC	03/19/2021	285,000	2099-78	K	W
SEALE, JUDITH A.	02/04/2021	190,000	2088-218	K	W
CORTALLESSA,JOSEPH V	06/08/2004	0	1126-159		Q

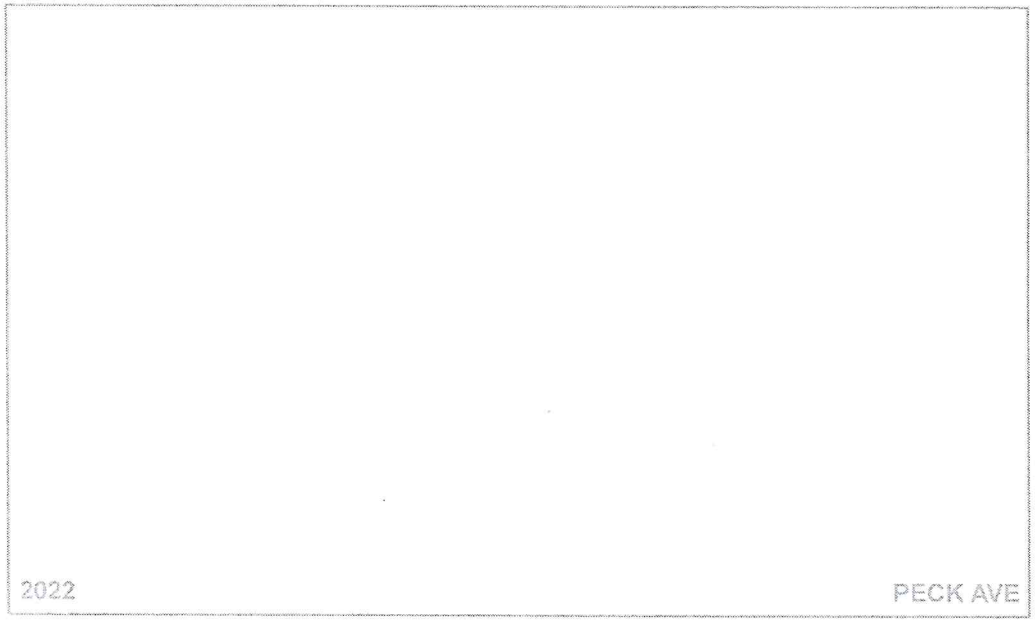
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	0.03	36,600	0	36,600
TOTAL	0	0	0.03	36,600	0	36,600

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

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	13	0	0	0	36,600	0	36,600	36,600
2021	13	0	0	0	6,700	0	6,700	6,700
2020	13	0	0	0	6,700	0	6,700	6,700
2019	13	0	0	0	6,700	0	6,700	6,700
2018	13	0	0	0	6,100	0	6,100	6,100
2017	13	0	0	0	6,100	0	6,100	6,100



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	0.03444	AC	P	1.00	649,000	1,062,718	F							36,600			1.00	0
2																				
3																				
4																				

Print Date = 6/20/2023 Printed By = Counter

Year ID: 2022

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Item 4C.

Bristol | **PECK AVE** | Card of

Plat/Lot 61 94 | **Account: 3957** | LUC 13 | Zone R-10 | **Assessment** $36,600

NORTHEAST REVALUATION GROUP LLC

Building Information

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

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

Room Counts by Floor

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

Grade

Grade			
Year Built		EFF Year	
Alt LUC		Alt %	

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

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

Bas $/SQ	
Size Adj	
Constr Adj	
Adj $/SQ	
Othr Featrs	
Grade Fac	
Neigh Infl	
Land Factor	
Adj Total	
Depreciation	
Depr Total	

Remodeling History

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

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
Total					

Visit History

Date	Result	By
6/24/2021	REVIEW	MM
8/10/2018	REVIEW	JH
8/6/2018	VACANT LO	BT

Notes

W/18

Building Permits

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

Special Features & Yard Items

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 6/20/2023 Printed By = Counter

Year ID: 2022

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Item 4C.

117 Peck Avenue - 300' Radius

Bristol, RI

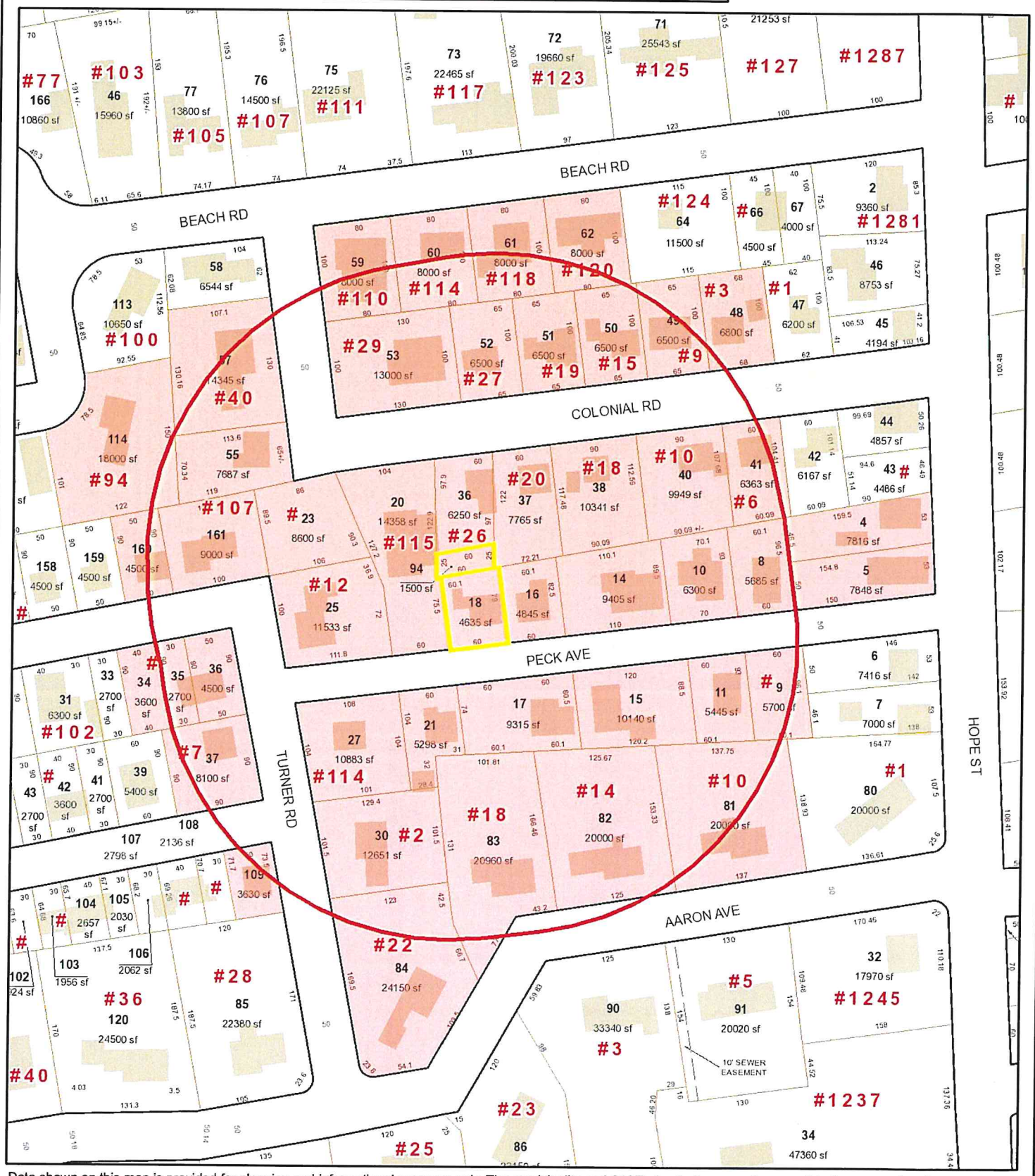
June 20, 2023

1 inch = 140 Feet

0 140 280 420

CAI Technologies
Precision Mapping. Geospatial Solutions.

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.

300 foot Abutters List Report

Bristol, RI
June 20, 2023

Subject Properties:

Parcel Number: 61-18
CAMA Number: 61-18
Property Address: 117 PECK AVE

Mailing Address: VACURA, RICHARD J, MOLLY M, JON K & ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-94
CAMA Number: 61-94
Property Address: PECK AVE

Mailing Address: VACURA, RICHARD J, MOLLY M, JON K & ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

Abutters:

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

Parcel Number: 61-11
CAMA Number: 61-11
Property Address: 126 PECK AVE

Mailing Address: WILLIAMS, JOANNA P.
1 LINCOLN PLAZA APT 110
NEW YORK, NY 10023

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: 61-15
CAMA Number: 61-15
Property Address: 122 PECK AVE

Mailing Address: DONAHUE, PAUL J & JOANNE C TRUSTEES 6-24-2015 TRUST
122 PECK AVENUE
BRISTOL, RI 02809-1537

Parcel Number: 61-16
CAMA Number: 61-16
Property Address: 119 PECK AVE

Mailing Address: SORRENTINO, PATRICK
119 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-17
CAMA Number: 61-17
Property Address: 120 PECK AVE

Mailing Address: DELONG, ERIC L & RUTHANN RILEY TE
120 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-18
CAMA Number: 61-18
Property Address: 117 PECK AVE

Mailing Address: VACURA, RICHARD J, MOLLY M, JON K & ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-20
CAMA Number: 61-20
Property Address: 115 PECK AVE

Mailing Address: DENNIS, ANTHONY J, MARJORIE, & WILLIAM P TRUSTEES-DENNIS TRUSTS
115 PECK AVE
BRISTOL, RI 02809

300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number:	61-21	Mailing Address:	MESAGNO, GARY J. JANE R. TE PO BOX 1158 BRISTOL, RI 02809
CAMA Number:	61-21		
Property Address:	116 PECK AVE		
Parcel Number:	61-23	Mailing Address:	MANCHESTER,JAMES A ET UX CAMILLE B. TE 12 TURNER RD BRISTOL, RI 02809
CAMA Number:	61-23		
Property Address:	COLONIAL RD		
Parcel Number:	61-25	Mailing Address:	MANCHESTER,JAMES A ET UX CAMILLE B. TE 12 TURNER RD BRISTOL, RI 02809
CAMA Number:	61-25		
Property Address:	12 TURNER RD		
Parcel Number:	61-27	Mailing Address:	SEYEZ, GEORGE J JR ET UX SEYEZ, JOAN M TE 2 TURNER RD BRISTOL, RI 02809
CAMA Number:	61-27		
Property Address:	114 PECK AVE		
Parcel Number:	61-30	Mailing Address:	SEYEZ, JOAN M. 2 TURNER RD BRISTOL, RI 02809
CAMA Number:	61-30		
Property Address:	2 TURNER RD		
Parcel Number:	61-36	Mailing Address:	THOMPSON, SETH R 26 COLONIAL RD BRISTOL, RI 02809
CAMA Number:	61-36		
Property Address:	26 COLONIAL RD		
Parcel Number:	61-37	Mailing Address:	MCGRATH, JAMES T TRST & GAIL P. PARANZINO 12 DEBORAH ANN DR REHOBOTH, MA 02769-2554
CAMA Number:	61-37		
Property Address:	20 COLONIAL RD		
Parcel Number:	61-38	Mailing Address:	HETFIELD MARGARET L TRUSTEE 18 COLONIAL RD BRISTOL, RI 02809
CAMA Number:	61-38		
Property Address:	18 COLONIAL RD		
Parcel Number:	61-4	Mailing Address:	SWANSON, MICHAEL R. H. 1265 HOPE ST BRISTOL, RI 02809
CAMA Number:	61-4		
Property Address:	1265 HOPE ST		
Parcel Number:	61-40	Mailing Address:	DELANEY, EDWARD J - TRUSTEE EDWARD J DELANEY TRUST 10 COLONIAL DR BRISTOL, RI 02809
CAMA Number:	61-40		
Property Address:	10 COLONIAL RD		
Parcel Number:	61-41	Mailing Address:	MELLO, DANIELLE A 6 COLONIAL RD BRISTOL, RI 02809
CAMA Number:	61-41		
Property Address:	6 COLONIAL RD		
Parcel Number:	61-48	Mailing Address:	PROULX, MICHAEL D. TANYA M. TE 3 COLONIAL RD BRISTOL, RI 02809
CAMA Number:	61-48		
Property Address:	3 COLONIAL RD		

300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number:	61-49	Mailing Address:	SEYEZ, GEORGE J JR ET UX SEYEZ, JOAN M TE 2 TURNER RD BRISTOL, RI 02809
CAMA Number:	61-49		
Property Address:	9 COLONIAL RD		
Parcel Number:	61-5	Mailing Address:	RUGGIERO, MICHAEL SUSAN VIRGINIA 1263 HOPE ST BRISTOL, RI 02809
CAMA Number:	61-5		
Property Address:	1263 HOPE ST		
Parcel Number:	61-50	Mailing Address:	SYLVIA, UZELLE M LE SYLVIA, WILLIAM G ETAL JT 15 COLONIAL RD BRISTOL, RI 02809
CAMA Number:	61-50		
Property Address:	15 COLONIAL RD		
Parcel Number:	61-51	Mailing Address:	RAPOSA DAVID P & RAPOSA PHYLLIS M TE 19 COLONIAL ROAD BRISTOL, RI 02809
CAMA Number:	61-51		
Property Address:	19 COLONIAL RD		
Parcel Number:	61-52	Mailing Address:	OHANLEY, ALEXANDER H. 27 COLONIAL ROAD BRISTOL, RI 02809
CAMA Number:	61-52		
Property Address:	27 COLONIAL RD		
Parcel Number:	61-53	Mailing Address:	FUNT, ELIZABETH A. 29 COLONIAL RD BRISTOL, RI 02809
CAMA Number:	61-53		
Property Address:	29 COLONIAL RD		
Parcel Number:	61-55	Mailing Address:	GLAZIER, RICHARD P. DORIS R. LIF & TRUSTEES OF T 36 COLONIAL RD BRISTOL, RI 02809
CAMA Number:	61-55		
Property Address:	36 COLONIAL RD		
Parcel Number:	61-57	Mailing Address:	DENNIS J GARSIDE REV TRUST 40 COLONIAL RD BRISTOL, RI 02809
CAMA Number:	61-57		
Property Address:	40 COLONIAL RD		
Parcel Number:	61-59	Mailing Address:	SQUATRITO, MELISSA B. ROBERT J.TRT & THE MELISSA B. 110 BEACH RD BRISTOL, RI 02809
CAMA Number:	61-59		
Property Address:	110 BEACH RD		
Parcel Number:	61-60	Mailing Address:	GHARIB, SHARAREH 114 BEACH RD BRISTOL, RI 02809
CAMA Number:	61-60		
Property Address:	114 BEACH RD		
Parcel Number:	61-61	Mailing Address:	BRUNO, ELLEN TRUSTEE (ETAL) BRUNO, JUDITH 3447 25TH ST SAN FRANCISCO, CA 94110
CAMA Number:	61-61		
Property Address:	118 BEACH RD		
Parcel Number:	61-62	Mailing Address:	THOMPSON, KELLY M & O`MALLEY, KAITLIN M TE 120 BEACH RD BRISTOL, RI 02809
CAMA Number:	61-62		
Property Address:	120 BEACH RD		

300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number:	61-8	Mailing Address:	HUTCHISON, BRIAN T REMINGTON,ELIZABETH JT 127 PECK AVE BRISTOL, RI 02809
CAMA Number:	61-8		
Property Address:	127 PECK AVE		
Parcel Number:	61-81	Mailing Address:	TORRES, JORGE & TORRES, JULIANNE C VEDRO 10 AARON AVE BRISTOL, RI 02809
CAMA Number:	61-81		
Property Address:	10 AARON AVE		
Parcel Number:	61-82	Mailing Address:	AHERN, APRIL 14 AARON AVE BRISTOL, RI 02809
CAMA Number:	61-82		
Property Address:	14 AARON AVE		
Parcel Number:	61-83	Mailing Address:	LIMA, RICHARD A etal JT CONTE-LIMA, M & LIMA, RICHARD A JR JT 18 AARON AVE BRISTOL, RI 02809
CAMA Number:	61-83		
Property Address:	18 AARON AVE		
Parcel Number:	61-84	Mailing Address:	FRAWLEY, TIMOTHY P. DANIELLE B. 22 AARON AVE BRISTOL, RI 02809
CAMA Number:	61-84		
Property Address:	22 AARON AVE		
Parcel Number:	61-9	Mailing Address:	JOANNA P. WILLIAMS, LLC APT 11-0 ONE LINCOLN PLAZA NEW YORK, NY 10023
CAMA Number:	61-9		
Property Address:	PECK AVE		
Parcel Number:	61-94	Mailing Address:	VACURA, RICHARD J, MOLLY M, JON K & ODAMS, JUSTEANE E JT 117 PECK AVE BRISTOL, RI 02809
CAMA Number:	61-94		
Property Address:	PECK AVE		
Parcel Number:	62-114	Mailing Address:	SCHRUTT, BARRY L 94 BEACH RD BRISTOL, RI 02809
CAMA Number:	62-114		
Property Address:	94 BEACH RD		
Parcel Number:	62-160	Mailing Address:	DESARIO, MICHAEL J & LATTUGA, ELIZABETH MARY TE PO BOX 1469 AMAGANSETT, NY 11930
CAMA Number:	62-160		
Property Address:	105 PECK AVE		
Parcel Number:	62-161	Mailing Address:	EVANS, MATTHEW BRENDA ETUX TE 107 PECK AVE BRISTOL, RI 02809
CAMA Number:	62-161		
Property Address:	107 PECK AVE		
Parcel Number:	63-109	Mailing Address:	MASSE, RICHARD J & VANESSA M TRUSTEES 102 BEACHMOUNT AVE BRISTOL, RI 02809
CAMA Number:	63-109		
Property Address:	102 BEACHMOUNT AVE		
Parcel Number:	63-34	Mailing Address:	MANCHESTER, MARK A & DOREEN D LE MANCHESTER, DIONNE JEANNE & MARIEL DIONNE TC 11 TURNER RD BRISTOL, RI 02809
CAMA Number:	63-34		
Property Address:	PECK AVE		

300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number:	63-35	Mailing Address:	MANCHESTER, MARK A & DOREEN D LE MANCHESTER, DIONNE JEANNE & MARIEL DIONNE TC 11 TURNER RD BRISTOL, RI 02809
CAMA Number:	63-35		
Property Address:	PECK AVE		
Parcel Number:	63-36	Mailing Address:	MANCHESTER, MARK A & DOREEN D LE & DIONNE JEANNE & MARIEL DIONNE TC 11 TURNER RD BRISTOL, RI 02809
CAMA Number:	63-36		
Property Address:	11 TURNER RD		
Parcel Number:	63-37	Mailing Address:	BAILEY, LISA A. 7 TURNER RD BRISTOL, RI 02809
CAMA Number:	63-37		
Property Address:	7 TURNER RD		

AHERN, APRIL
14 AARON AVE
BRISTOL, RI 02809

BAILEY, LISA A.
7 TURNER RD
BRISTOL, RI 02809

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

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

DELONG, ERIC L & RUTHANN
120 PECK AVE
BRISTOL, RI 02809

DENNIS J GARSIDE REV TRUS
40 COLONIAL RD
BRISTOL, RI 02809

DENNIS, ANTHONY J, MARJOR
TRUSTEES-DENNIS TRUSTS
115 PECK AVE
BRISTOL, RI 02809

DESARIO, MICHAEL J &
LATTUGA, ELIZABETH MARY
PO BOX 1469
AMAGANSETT, NY 11930

DONAHUE, PAUL J & JOANNE
6-24-2015 TRUST
122 PECK AVENUE
BRISTOL, RI 02809-1537

EVANS, MATTHEW
BRENDA ETUX TE
107 PECK AVE
BRISTOL, RI 02809

FRAWLEY, TIMOTHY P.
DANIELLE B.
22 AARON AVE
BRISTOL, RI 02809

FUNT, ELIZABETH A.
29 COLONIAL RD
BRISTOL, RI 02809

GHARIB, SHARAREH
114 BEACH RD
BRISTOL, RI 02809

GLAZIER, RICHARD P.
DORIS R. LIF & TRUSTEES
36 COLONIAL RD
BRISTOL, RI 02809

HETFIELD MARGARET L TRUST
18 COLONIAL RD
BRISTOL, RI 02809

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

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

LIMA, RICHARD A etal JT
CONTE-LIMA, M & LIMA, RIC
18 AARON AVE
BRISTOL, RI 02809

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

MANCHESTER, MARK A & DORE
MANCHESTER, DIONNE JEANNE
11 TURNER RD
BRISTOL, RI 02809

MANCHESTER, MARK A & DORE
DIONNE JEANNE & MARIEL DI
11 TURNER RD
BRISTOL, RI 02809

MANCHESTER,JAMES A ET UX
CAMILLE B. TE
12 TURNER RD
BRISTOL, RI 02809

MASSE, RICHARD J &
VANESSA M TRUSTEES
102 BEACHMOUNT AVE
BRISTOL, RI 02809

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

MELLO, DANIELLE A
6 COLONIAL RD
BRISTOL, RI 02809

MESAGNO, GARY J.
JANE R. TE
PO BOX 1158
BRISTOL, RI 02809

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

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

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

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

SCHRUTT, BARRY L
94 BEACH RD
BRISTOL, RI 02809

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

SEYEZ, JOAN M.
2 TURNER RD
BRISTOL, RI 02809

SORRENTINO, PATRICK
119 PECK AVE
BRISTOL, RI 02809

SQUATRITO, MELISSA B.
ROBERT J.TRT & THE MELISS
110 BEACH RD
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

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

THOMPSON, SETH R
26 COLONIAL RD
BRISTOL, RI 02809

TORRES, JORGE &
TORRES, JULIANNE C VEDRO
10 AARON AVE
BRISTOL, RI 02809

VACURA, RICHARD J, MOLLY
ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

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

WILLIAMS, JOANNA P.
1 LINCOLN PLAZA
APT 110
NEW YORK, NY 10023