



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, November 06, 2023 at 7:00 PM

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

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

1. Pledge of Allegiance

2. Approval of Minutes - September 18, 2023 and October 2, 2023

3. Continued Petitions

3A. 2023-27 Robert M. Kreft (continued from October): Dimensional Variances: to construct a 40ft. x 42ft. accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district. Located at 22 Wall Street; Assessor's Plat 33, Lot 17; Zone: Residential R-6.

3B. 2023-34 Michelle R. and Jeffrey J. Cote (continued from September): - Dimensional Variances: to construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district. Located at 192 Poppasquash Road; Assessor's Plat 176, Lot 98; Zone: Residential R-40

4. New Petitions

4A. 2023-38 Mary T. Carroll: - Dimensional Variance: to remove an existing 8ft. x 8ft. mudroom and construct

an 11.5ft. x 20.5ft. single-story mudroom / three season room addition to the rear of the existing dwelling with less than the required right side yard. Located at 61 Constitution Street; Assessor's Plat 14, Lot 96; Zone: Residential R-6.

4B. **2023-39 Gabriel Ptasienski and Sarah Ordning:** - Dimensional Variance: to install a six foot high solid vinyl privacy fence, portions of which would be located within the front yard on a corner lot. Located at 1270 Hope Street; Assessor's Plat 100, Lot 15; Zone: Residential R-10.

4C. **2023-40 Angela Haliburda:** - Dimensional Variance: to construct an approximate 7ft. 7in. x 14ft. exterior deck addition with less than the required side yard. Located at 15 Adelaide Avenue; Assessor's Plat 84, Lot 8; Zone: Residential R-10.

4D. **2023-41 Kenneth M. and Lee D. Miller:** - Dimensional Variances: to demolish an existing single-family dwelling and construct a new single-family dwelling with less than the required front yard on a corner lot; and Special Use Permit: to construct a single-family dwelling at a height of over 25 feet above grade in the flood zone. Located at 50 Everett Street; Assessor's Plat 123, Lot 2; Zone: Residential R-10.

5. Review of Zoning Board Application Instructions and Rules of Procedure

6. Adjourn

Date Posted: October 18, 2023

By: emt



Town of Bristol, Rhode Island
Department of Community Development

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

October 25, 2023

TO: Zoning Board of Review
FROM: Edward M. Tanner, Zoning Officer *E.M.T.*
RE: *Application of Robert Kreft*
22 Wall Street

I am writing in response to the zoning board's request for additional information relative to the merger of Assessor's Lots 17 and 21 on Plat 33 (a.k.a. 22 Wall Street).

- In the early 2000's lots 21, 23 & 24 on the south side of Wall Street and the north side of Center Street were three separate Assessor's lots (originally created in the early 1900's), and they were occupied by a commercial tavern/bar and its associated parking. See **attached** assessor's map and GIS aerial photo map from circa 2006 and 2008 respectively.
- In September 2006, the Planning Board approved a subdivision of the three lots listed above in which lot 23 was split between lots 21 and 24. The resulting two lots each contained 7,380 square feet of land area and met the minimum dimensional requirements for a buildable lot in the R-6 zoning district. See **attached** assessor's map from 2010 showing this lot configuration and **attached** Zoning Certificate from 2018 stating that lot 21 is a buildable lot.
- In May 2013, Robert Kreft purchased lot 17, with the existing multi-family dwelling known as 22 Wall Street.
- In August 2018, Robert Kreft purchased the vacant lot 21 from Wood Frame Structures, Inc.
- In December 2020, Robert Kreft filed a Real Estate Lot Merger Declaration with the Tax Assessor formally merging lot 21 into lot 17 (see copy **attached**). Since that time, these previously separate lots have been considered one property totaling 22,140 square feet of land area.
- In July 2021, Robert Kreft submitted an application for a dimensional variance to the zoning board (File #2021-31) proposing construction of an accessory garage structure on the vacant portion of the property that was formerly lot 21. This petition was denied by the zoning board.
- In July 2023, Robert Kreft submitted the current application for dimensional variances to construct an accessory garage structure with a different size and configuration from the previous petition.

Should you have any questions pertaining to this matter, please feel free to contact me.

SEE PLAT MAP NO. 45

SEE PLAT MAP NO. 44

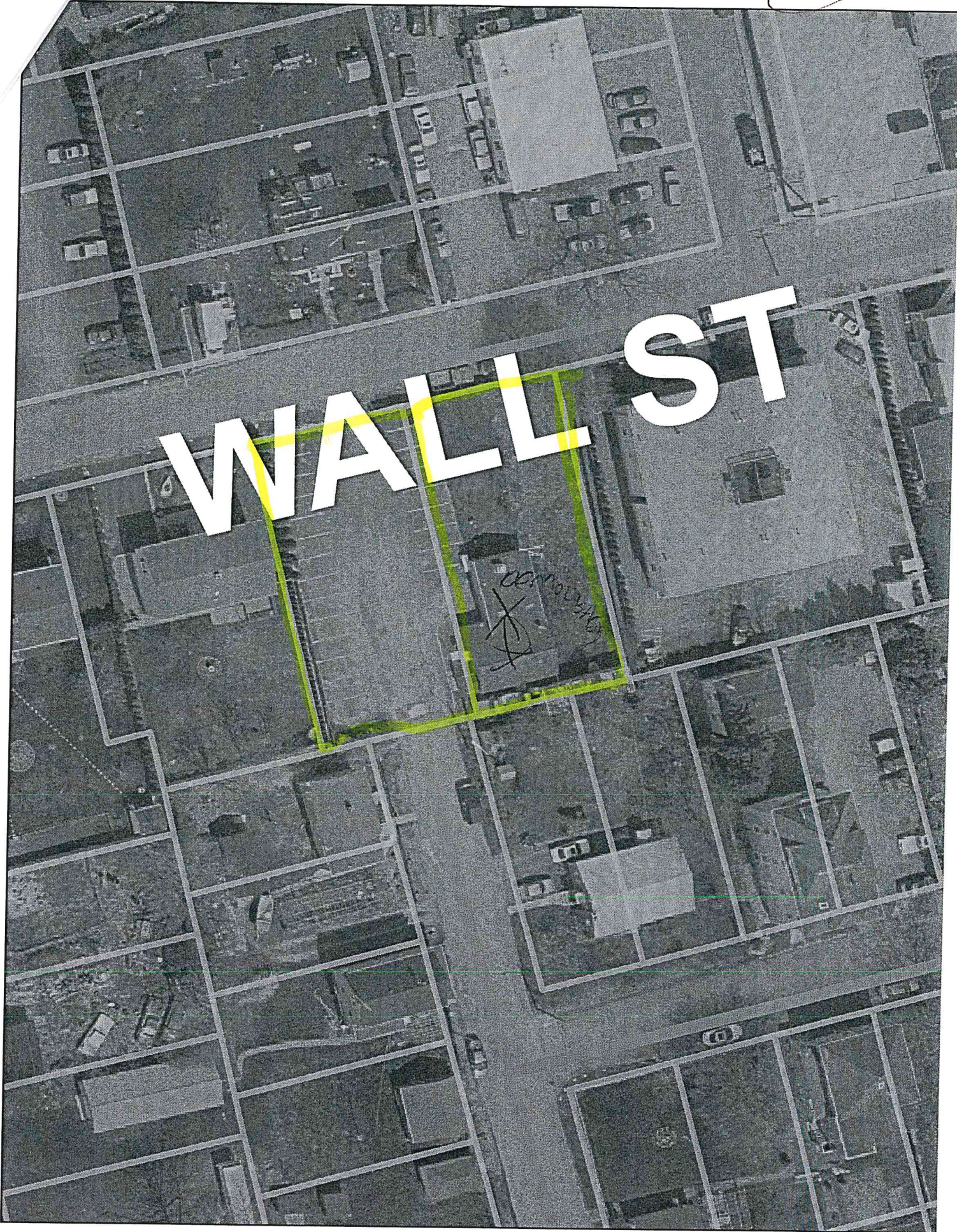


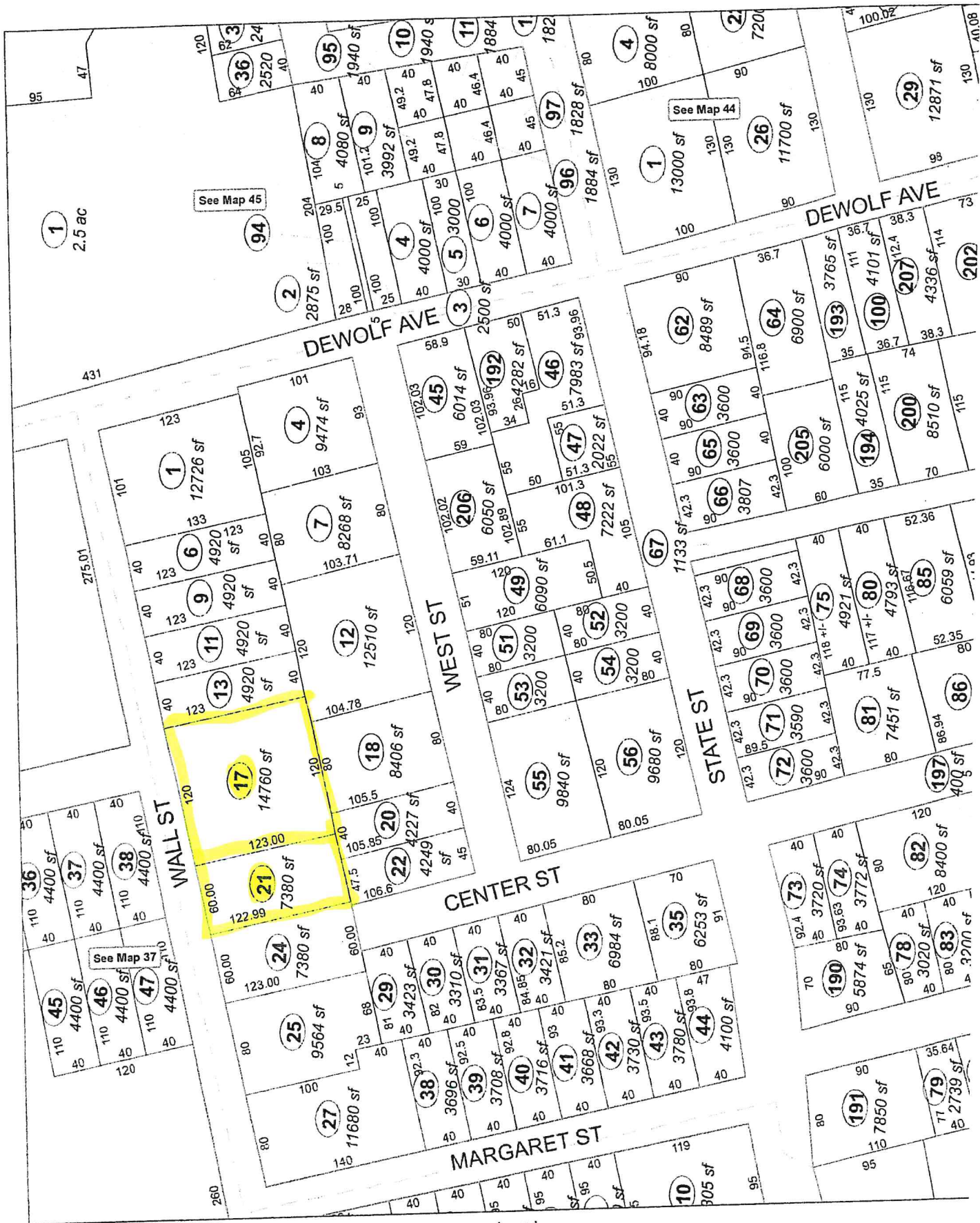
SEE PLAT MAP NO. 37

SEE PLAT MAP NO. 30

2006

2008





MainStreetGIS
www.mainstreetgis.com

Data is valid through December 2010.

Disclaimer

This product is used only to provide general information regarding lot dimensions, areas, etc. and does not represent an official survey. The information on this map was compiled from the Town of Bristol's GIS database, which was compiled from various records, including deeds, zoning permits, subdivision plans and other documentation provided by others. Maps, documents and other information for 2009 through 2010 were also used to update the database. Neither the Town of Bristol, Bristol and Associates, BSA Group, Inc. or MainStreetGIS LLC assume responsibility for the accuracy of said information on this map.

Legend

- Leadefine
- Property Line
- Bluf
- Bridge
- Mastline
- Paper Street
- ROW
- Survey Line
- Town Boundary
- Water Boundary
- Historic Lot Line
- Stream
- Water Body
- Paper Street
- Easement
- Tax map boundary
- Property on adjacent tax map

TOW

21 Lot Area
14,812



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

ZONING CERTIFICATE

May 4, 2018

TO: WHOM IT MAY CONCERN

RE: Wall Street
Assessor's Plat 33, Lot 21
Zoned Residential R-6

The lot referenced above is a vacant parcel consisting of approximately 7,380 square feet of land area located on the southerly side of Wall Street. This lot was created in its current configuration via an approved and recorded subdivision plan in September 2006. Lot 21 meets the dimensional requirements for a buildable lot in the R-6 zoning district. Thus, **lot 21 is a buildable lot** and may be improved with a single-family dwelling.

The construction of any dwelling on lot 21 would be required to conform to the following minimum property line setbacks for the R-6 zoning district:

Front Yard Setback: 20 feet or average of the block (whichever is less)
Rear Yard Setback: 20 feet
Side Yard Setbacks: 10 feet

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Building Department
Tax Assessor

Town of Bristol, Rhode Island Real Estate Merging Declaration

Name: Kreft, Robert M., Trustee
Robert M. Kreft 2020 Trust
Property: 22 Wall St
Bristol, RI 02809

Pursuant to Town of Bristol Ordinance 28-221, the undersigned, as property owner/s of contiguous parcels known as Assessors Plat 033 lots 0017 and 0021 declare/s the lots herein listed to be one parcel with a total of 22,140 square feet.

This declaration is made with the full knowledge that all Town records for assessing purposes will forever reflect this change, and will only be changed or altered through the recording of a subdivision plan, properly approved by the Town of Bristol.

All valuations to be as of December 31, 2020 and subsequent revaluation anniversaries.

Owner/s *Robert M. Kreft*

STATE OF RHODE ISLAND

COUNTY OF BRISTOL

In Bristol this 9 day of December, 2020 before me personally appeared ROBERT M KREFT to me known and known by me to be the person/s executing the foregoing and said person/s acknowledge this instrument to be their free act and deed.

Catherine A Marshall 12/9/2020
Notary Public Date

My Commission Expires: 12/21/2020

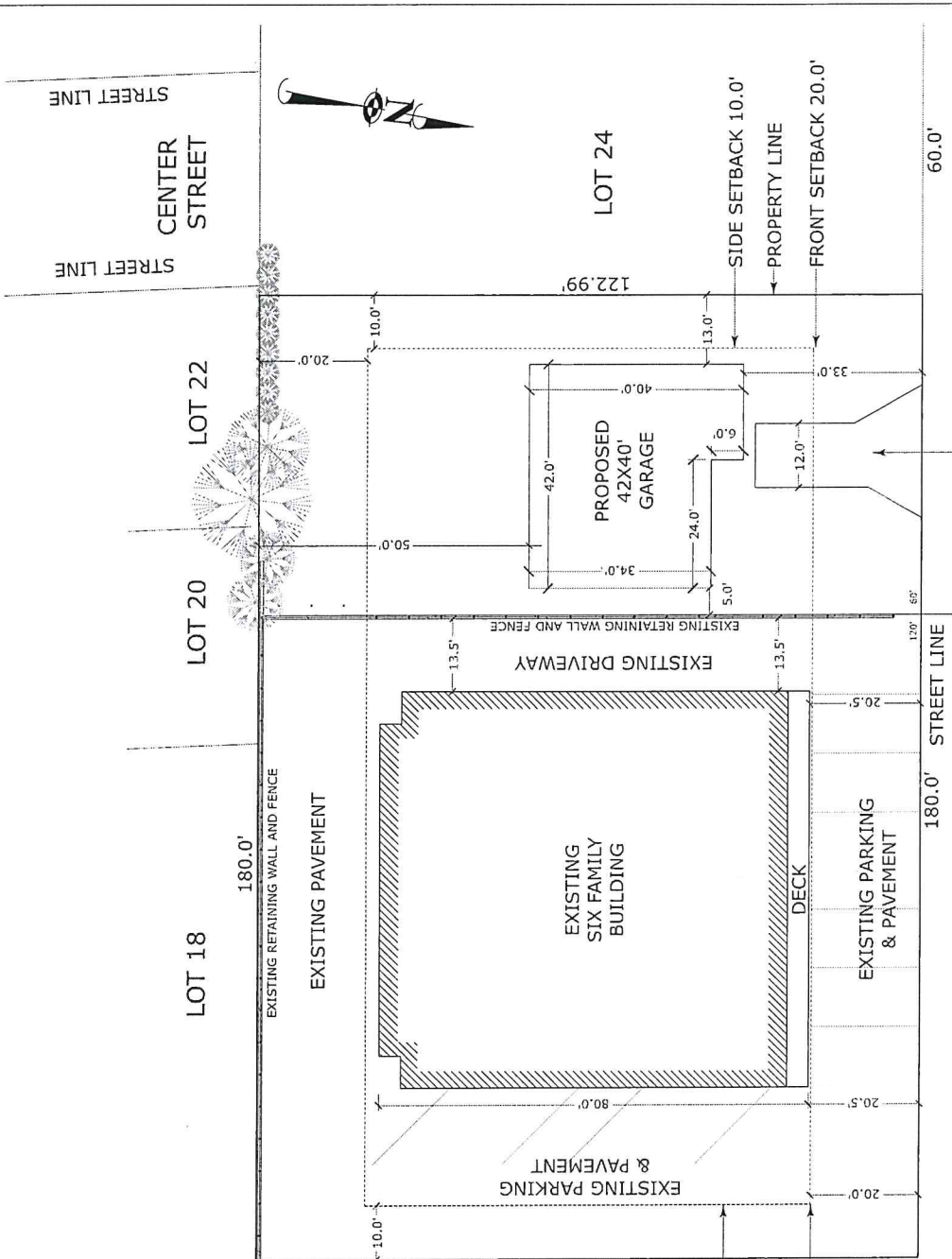
Catherine A Marshall
Notary Public
State of Rhode Island ID# 51092
My Comm. Expires: 12/21/2020

To be known as Assessors Plat 033 Lot 0017

Tax Assessor *[Signature]*

Director of Community Development *Daniel Williamson*

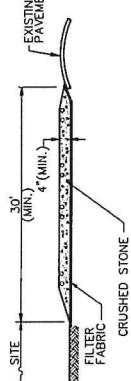
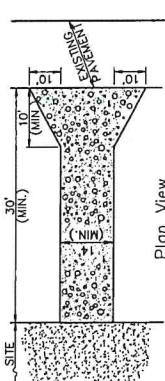
| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
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STABILIZED CONSTRUCTION ENTRANCE
SEE DETAIL THIS SHEET



1st Floor



- Notes:**
- ENTRANCE WIDTH SHALL BE A FOURTEEN (14) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRAFFIC FROM ESCAPING TO THE PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR OTHERWISE ACCUMULATED ON THE DRIVEWAY SHALL BE REMOVED IMMEDIATELY PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 - STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

SIDE SETBACK 10.0'
PROPERTY LINE
FRONT SETBACK 20.0'

REFERENCES:
DRAWING WAS PREPARED USING TOWN OF BRISTOL GIS MAPPING

R-6 ZONING DIMENSIONAL REQUIREMENTS
SIDE - 10 FT.
FRONT - 20 FT.
REAR - 20 FT.
MAX HEIGHT PRINCIPLE - 35'
MAX HEIGHT ACCESSORY - 20'
MAX LOT COVERAGE - 30% RESIDENTIAL, 35% ANY OTHER

Ed Tanner

From: Robert Kreft <Rkreft@kreftgroup.com>
Sent: Monday, October 23, 2023 8:57 AM
To: Ed Tanner
Subject: Wall Street Garage
Attachments: PLOT PLAN LAYOUT 24X36 REV.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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. When in doubt, contact your IT Department

Ed I believe attached is what the zoning board is looking for can you take a look and confirm? Can we speak for a few minutes this week?

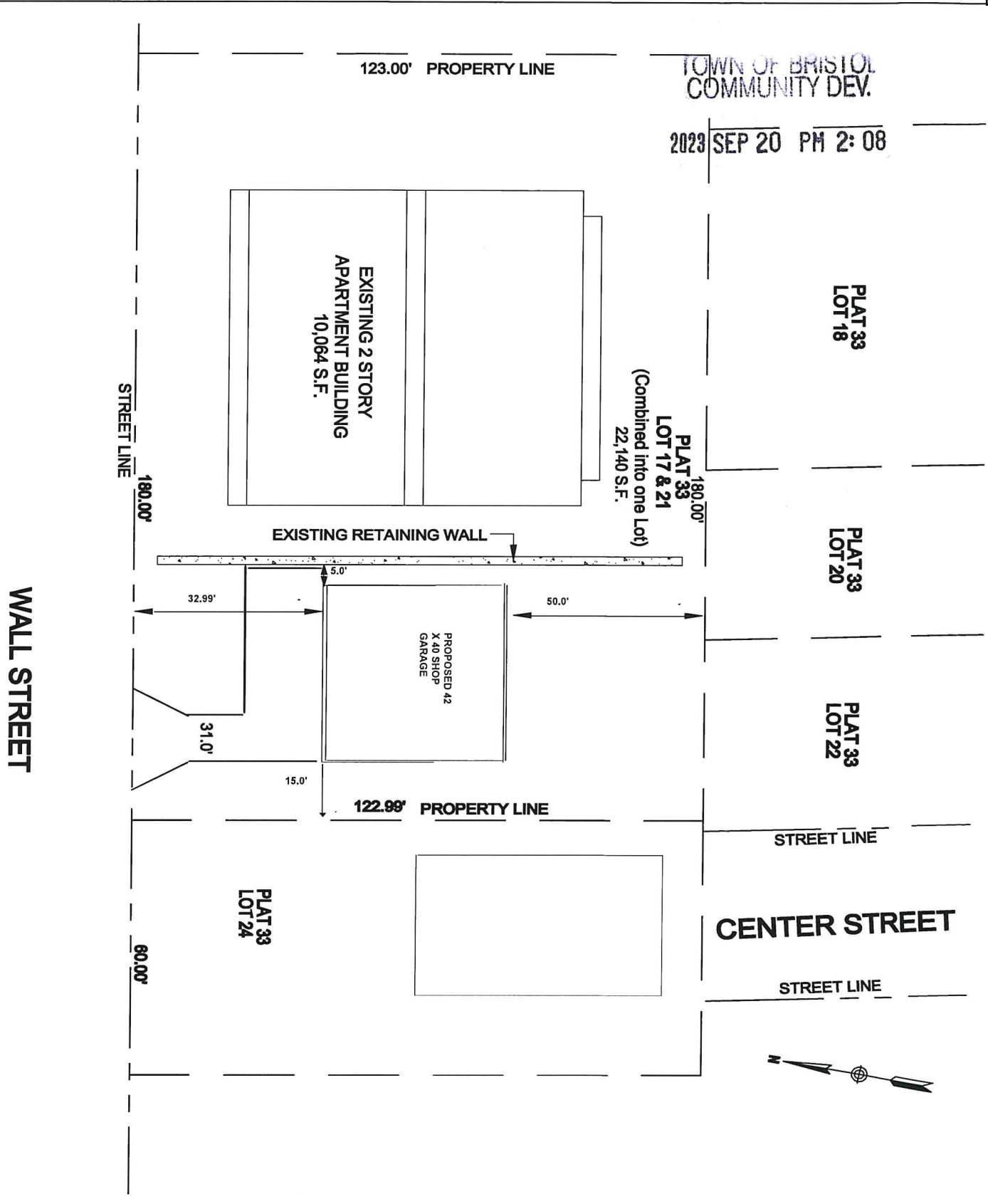
Thanks in advance

Rob Kreft

Kreft Group ■
M 401-489-0984 | F 866-843-7642
rkreft@kreftgroup.com

TOWN OF BRISTOL
COMMUNITY DEV.

2023 SEP 20 PM 2: 08



PLAT 33
LOT 18

PLAT 33
LOT 20

PLAT 33
LOT 22

EXISTING 2 STORY
APARTMENT BUILDING
10,064 S.F.

PLAT 33
LOT 17 & 21
(Combined into one lot)
22,140 S.F.

PROPOSED 42
X 40 SHOP
GARAGE

PLAT 33
LOT 24

CENTER STREET

WALL STREET



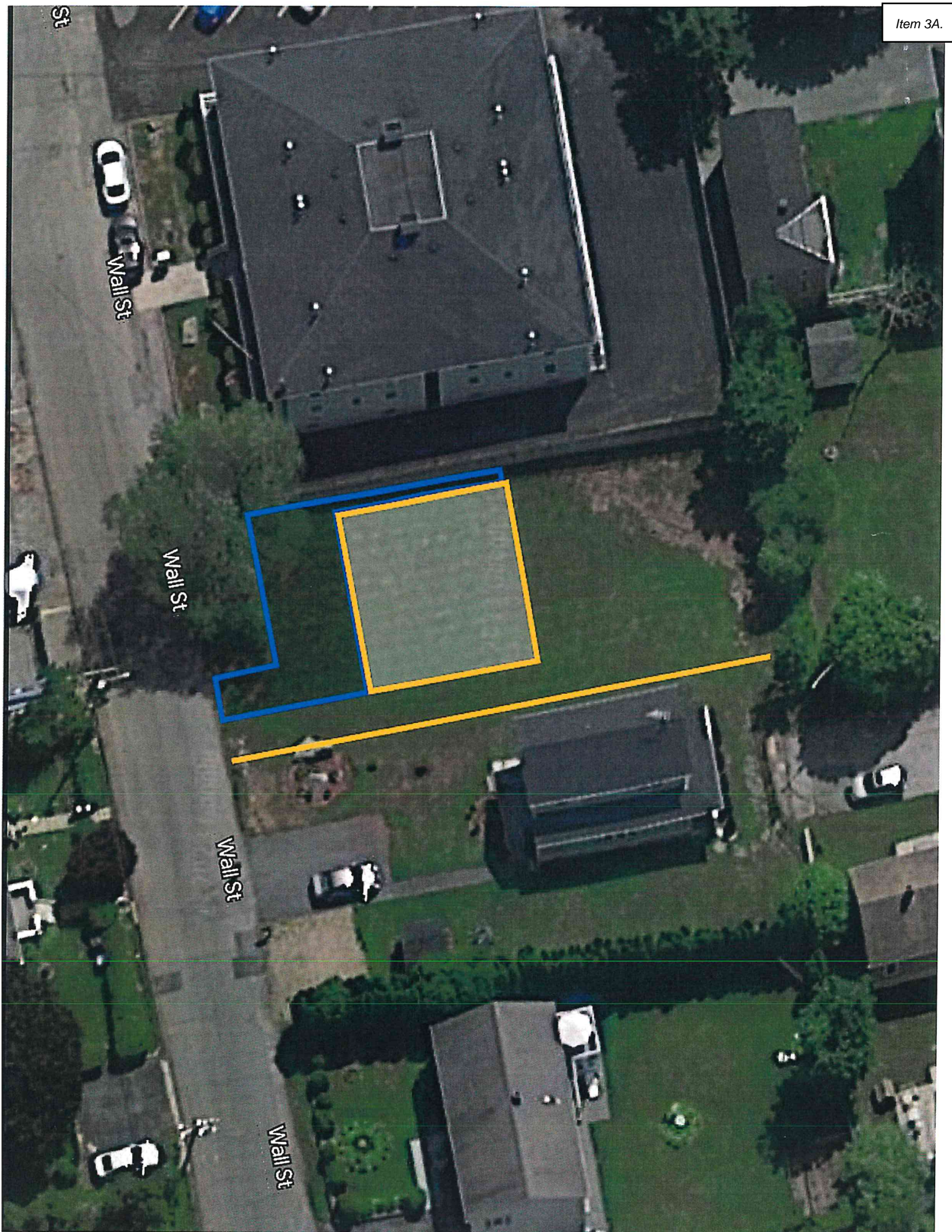
Proposed
Garage For:
Robert Kraft
16 Wall Street
Bristol, Rhode Island
Map 33 Lot 17
and
Map 33 Lot 21
Combined into one lot

PROJECT NUMBER: 00418
Drawn By: BUI
Checked By: X
Issue Date: 05-15-20

SHEET LEGEND:

| Reference No | Description |
|--------------|-------------|
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| | |
| | |

Drawing Title
Site Plan



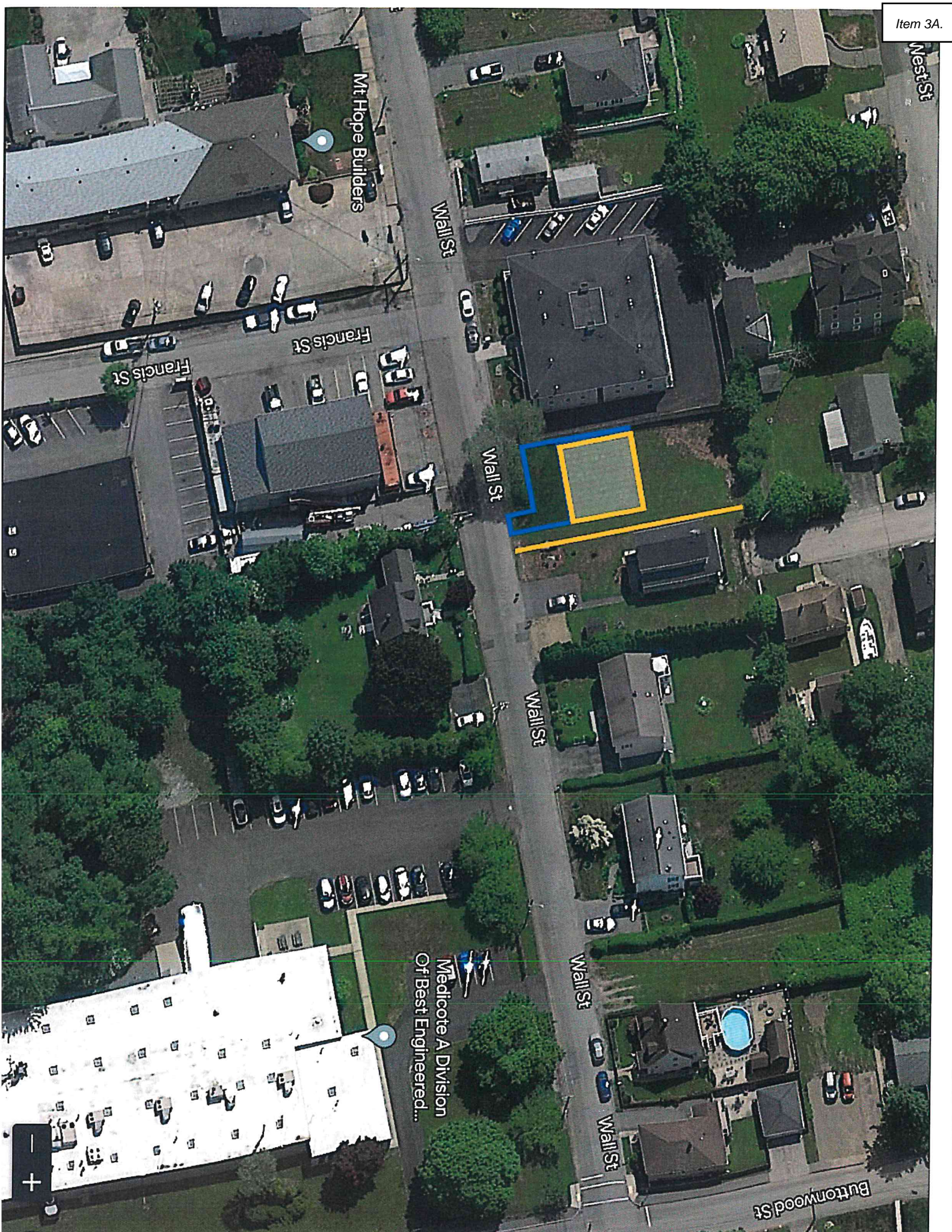
St

Wall St

Wall St

Wall St

Wall St



Mt Hope Builders

Francis St

Wall St

Nest St

Wall St

Wall St

Wall St

Wall St

Medicote A Division
Of Best Engineered...

Buttonwood St



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

STAFF REPORT FOR:

FILE NO. **2023-27**

APPLICANT: Robert M. Kreft
 LOCATION: 22 Wall Street
 PLAT: 33 LOT: 17 ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 40ft. x 42ft. accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:


The applicant is requesting dimensional variances to construct a 40' x 42' accessory garage structure on this property located on the southerly side of Wall Street (see attached GIS map depicting property). This property consists of a 22,140 square foot lot that is currently improved with a two-story multi-family structure containing 12 residential dwelling units. The applicant proposes to construct a four stall garage with workshop area to provide storage for vehicles and maintenance equipment used on the property. According to information presented with this application, the property currently provides off-street parking for 25 vehicles, and the garage addition would free up three of these spaces, as they are currently occupied by maintenance vehicles and equipment.

The existing residential structure was constructed in the early 1990's and received dimensional variances from the zoning board in July 1991 for a 12 unit multi-family residence with less than the required lot area per dwelling unit. The site plan submitted with the application at that time depicted off-street parking on the property for up to 34 vehicles, including 10 spaces in front of the building where there is now landscaping. The zoning ordinance requires a minimum of two off-street parking spaces per residential dwelling unit.

The proposed garage would be constructed on the westerly end of the property within a portion of the parcel that was previously a separate lot (identified as assessor's lot 21). This lot was purchased by the applicant and merged with lot 17 in 2020. The proposed garage would comply with applicable setbacks for the R-6 zoning district (although a survey will be required to confirm property line locations prior to any building permit), but it would exceed the maximum height and the maximum size permitted for an accessory structure in the R-6 zone. In addition, the proposed structure would increase lot coverage by structures on this property from 46% to 53%. The zoning ordinance permits a maximum size for accessory structures in the lot coverage by structures of 30% in the R-6 zone.

The proposed garage would have a footprint of approximately 1,680 square feet. Although the zoning ordinance does not regulate lot coverage by pavement and structures in residential zones, it appears that the proposal would cover the majority of the site with impervious surfaces. As such, this project would require a Soil Erosion, Runoff and Sediment Control (ERSC) permit per Chapter 29 of Bristol Town Code. As this property is located in the Tanyard Brook Watershed, more stringent runoff mitigation requirements would apply. The applicant will need to demonstrate that the project can meet the requirements of this ordinance and plans prepared by a Professional Engineer will be required prior to issuance of a building permit for the proposed garage.

Recall that the applicant was before the Board with a similar application in July 2021 (File # 2021-31). At that time, the applicant proposed a slightly larger structure with a different design and configuration. The Board denied that application (see attached copy of decision).

 9/13/23
Edward M. Tanner, Zoning Officer



22 Wall Street

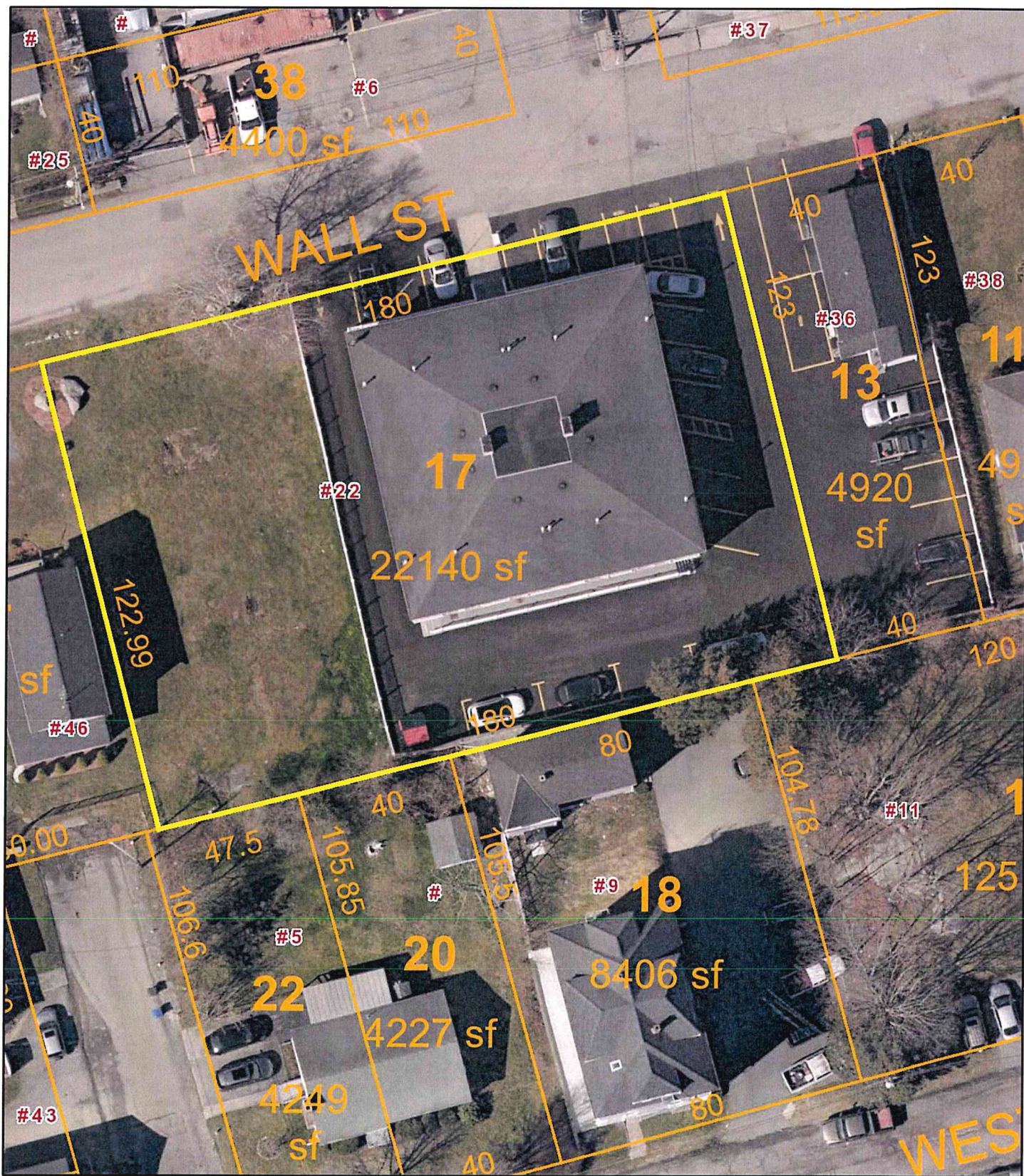
Bristol, RI



September 13, 2023

1 inch = 35 Feet

www.cai-tech.com



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



Town of Bristol, Rhode Island
Zoning Board of Review

Item 3A.

Document Number 00012353
BOOK 2128 PAGE 161

DECISION FOR VARIANCE

FILE # 2021-31

RE: Application of: Robert Kreft

For property located at 22 Wall Street, in Bristol, Rhode Island (Tax Assessor's Plat 33, Lot 17) in the following zoning district: Residential R-6.

This matter was heard before the Board at a public hearing on July 12, 2021 upon the Applicant's request for DIMENSIONAL VARIANCES from the Zoning Ordinance to:

Construct a 24ft. x 82ft. accessory garage structure at a size greater than permitted for accessory structures in a residential zoning district, and with greater than permitted lot coverage by structures.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

The Board finds that the applicant is requesting relief to construct a 24' x 82' accessory garage structure, which exceeds the 22' x 24' maximum size for accessory structures allowed by the Bristol Zoning Ordinance. The proposed structure would also increase lot coverage by structures to approximately 54 percent, which exceeds the 30 percent maximum lot coverage permitted in the R-6 zoning district. The Board finds that this application fails to meet all of the Standards for Relief found in the Bristol Zoning Ordinance necessary to approve a Dimensional Variance.

The Board finds that the hardship from which the applicant seeks relief is not due to the unique characteristics of the subject land or structure. The applicant proposes a six-stall garage and associated paved driveway and parking area to accommodate the residents of the 12 unit apartment building located on this property. According to Town records, this property was in compliance with off-street parking requirements when relief was originally granted for construction of the 12 unit structure. The property has since migrated to a non-conforming property from a parking standpoint. However, the space for adequate off street parking does appear to be available in the paved area surrounding the building.

Granting of the requested Dimensional Variance will alter the general characteristics of the surrounding area and will impair the intent or purpose of the Zoning Ordinance and the Comprehensive Plan of the Town of Bristol. The Zoning Ordinance requires two off-street parking spaces per residential dwelling unit; and that is what the original developer agreed to and that is what is currently available on the property, if not more than the 24 required spaces. The construction of the proposed garage and associated parking would increase lot coverage by structures and alter the characteristics of the property and surrounding area, including increasing the amount of impervious surfaces and stormwater runoff necessitating mitigation.

The relief requested to be granted is not the least relief necessary, as the applicant already has adequate space to meet the required off-street parking. The proposed garage structure would provide parking for only six (6) vehicles, which is only 25 percent of the required off-street parking, and does not appear to be the best use of the property.

The hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will not amount to more than a mere inconvenience and will have no impact on the ability to rent residential units within that property. If existing adequate parking spaces were provided adjacent to the building, it could enhance the ability to rent the property.

Therefore the Board voted 5 to 0 to DENY the application to construct a 24ft. x 82ft. accessory garage structure.

Voting to Approve petition: None
Voting to Deny petition: Asciola; Burke; Simoes; Brum; and Kern
Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 18th day of August, 2021.

Diane M. Williamson
Diane M. Williamson, Director of Community Development

Recorded Aug 18, 2021 at 12:53PM
Melissa Cordeiro Town Clerk



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-27

PUBLIC HEARING

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

Monday, September 18, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Robert M. Kreft**
 PROPERTY OWNER: **Robert M. Kreft / Robert M. Kreft 2020 Trust**
 LOCATION: **22 Wall Street**
 PLAT: **33** LOT: **17**
 ZONE: **Residential R-6**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES TO: construct a 40ft. x 42ft. accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district.**

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 14, 2023.



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

2023 JUL -6 PM 1:41
TOWN OF BRISTOL
COMMUNITY DEV.

APPLICATION

File No: 2023-27-1
Accepted by ZEO: EMT 7/6/2023

Table with 2 main sections: APPLICANT and PROPERTY OWNER. Fields include Name, Address, City, State, Zip, Telephone #, Home, and Work/Cell.

1. Location of subject property: 22 Wall Street
Assessor's Plat(s)#: 33 Lot(s) #: 17, 21
2. Zoning district in which property is located: R-6
3. Zoning Approval(s) required (check all that apply):
[X] Dimensional Variance(s)
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): Sec.28-111
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?: 2013
7. Present use of property: Apartments
8. Is there a building on the property at present?: Yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 10,200 Sq Feet
10. Proposed use of property: Additional structure - Garage /workshop for apartment buldings and self use.

11. Give extent of proposed alterations: Addition of 42X40' Garage/Shop.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 42'X40'. 1537 Square 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 _____ | Proposed Setback: _____ |
| Building height: | Setback: <u>20' height</u> | Proposed: <u>22' 11" height</u> |

Other dimensions (building size, Required coverage, lot area, parking, sign dimensions, etc.):
 Required: 22' X 24' Proposed: 40' X 42'
 35% Coverage - existing 46% 53% proposed Coverage

13. Number of families before/after proposed alterations: 12 Before 12 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? _____

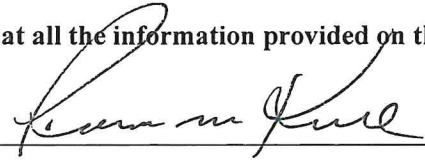
15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)

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

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

18. Is the property located in a flood zone? 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: 6/10/23
 Print Name: Robert Kreft

Property Owner's Signature: _____ Date: _____
 Print Name: _____

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:
 Name: Scott Partington Telephone #: 401-334-2852
 Address: 2176 Mendon Rd # 2000, Cumberland, RI 02864

June 10, 2023

Town of Bristol
Attn: Zoning Department
10 Court Street
Bristol, RI 02809

Re: Request for Dimensional Variance -22 Wall Street

Zoning Board of Review:

Thank you for your consideration, I am the owner of the property at 22 Wall Street, Bristol, RI and requesting a dimensional variance approval which will support the addition of a garage and shop to support the maintenance of the property. The primary use will be storage and protection of maintenance equipment that is currently in the elements on the property. The garage will allow the spaces currently occupied by the equipment to be freed up for use of the multi-family.

We are planning to retire within the next 5 years and move to the property. I purchased 22 Wall Street (Plat 33 Lot 21) in 2012 and then in 2018 purchased the lot next door (Plat 33 Lot 17). In December 2020, the properties were combined. The proposed structure would be located on the lot that was combined. The individual lot (Plat 33 Lot 17) had a permit for a single-family dwelling, before the properties were combined.

22 Wall Street is unique as it is a large, 12 family property, located in an R-6 zone where all the structures on the same side of the street are single family homes. Across the street is zoned LB and contains large multi-family properties and a few businesses each with parking lots dedicated to their properties.

22 Wall Street currently has 25 parking spaces located around the building. Parking is needed for approximately 24 cars (2 per unit) as each unit is comprised of 2 bedrooms. The units are a mix of families and college students. The equipment including a tractor, work truck and trailer occupy 3 spaces. The addition of the garage will allow me to place the equipment inside a garage away from the elements and provide protection for the equipment as the tractor has been broken into several times. After being placed in the new garage, the open three spaces for the use of my tenants. Allowing 2 spaces for each unit.

To support my request, please find enclosed drawings with accurate measurements.

The measurements and details of the planned garage and variances sought:

Garage: The planned garage and shop will measure 42' x 40' and will be placed on the empty lot purchased in 2018 (Plat 33 Lot 17).

Variances sought;

- 1) Coverage: The property is in an R-6 zoning district and per Sec. 28-111 Maximum lot coverage by structures is set at 35%. Original lot coverage for 22 Wall was 61% with the properties combined it is currently at 46%. The new proposed garage will bring the lot coverage to a total of 53%.
- 2) Size: The property again is in an R-6 zoning district and per Sec. 28-111 Maximum size of accessory structures is set at 22' X 24'. I am asking for a variance on size to 40' x 42'.
- 3) Height: The current height requirement is 20' for accessory structures we are seeking a variance to 22' 11"

The hardship we are seeking relief from is due to the unique characteristics of the subject land, particularly after combining the properties and lack of any structure to protect the expensive equipment I require for maintenance.

The hardship is not due to any prior action of myself, I purchased the property in its present configuration. I am not

seeking relief for my own economic gain but to prevent deterioration of the equipment needed to maintain the property. The granting of the requested variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the zoning ordinance or the Comprehensive Plan of the Town of Bristol.

This relief to be granted is the least relief necessary to store equipment and provide maintenance to my property. If the dimensional variance is not granted, it would amount to more than a mere inconvenience and

In every other respect we are maintaining the lot in conformance with existing Bristol Zoning regulations. If you require anything further, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert M Kreft", written in a cursive style.

Robert M Kreft

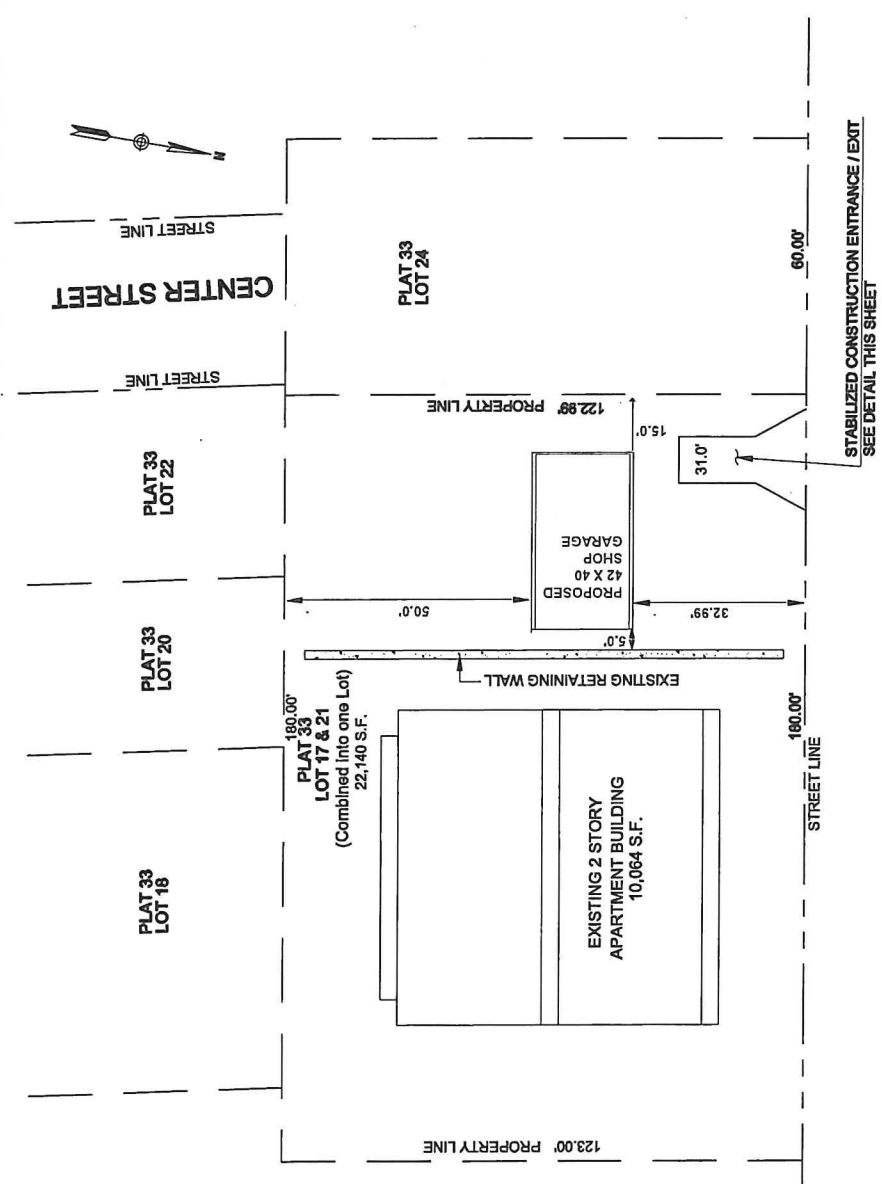
PAGE: 6
 SHEETS: 6
 Proposed Garage For: Robert Kreft
 16 Wall Street
 Bristol, Rhode Island
 Map 33 Lot 17 and Map 33 Lot 21
 Combined into one Lot

| | |
|-----------------|----------|
| PROJECT NUMBER: | 00418 |
| Drawn By: | GM |
| Checked By: | X |
| Issue Date: | 08-18-20 |

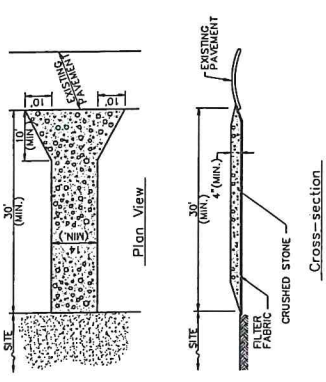
SHEET LEGEND:

| Revision No | Date | Description |
|-------------|------|-------------|
| | | |
| | | |
| | | |

Drawing Title: **Site Plan**
 Scale: 1"=10'



WALL STREET



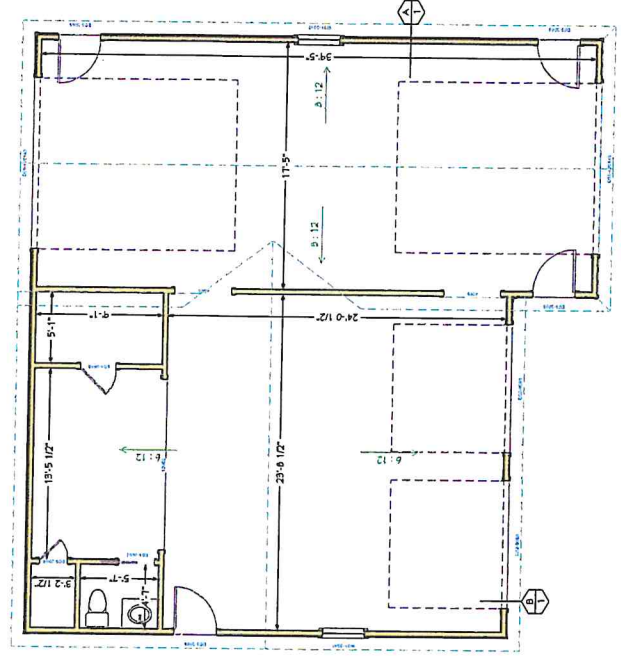
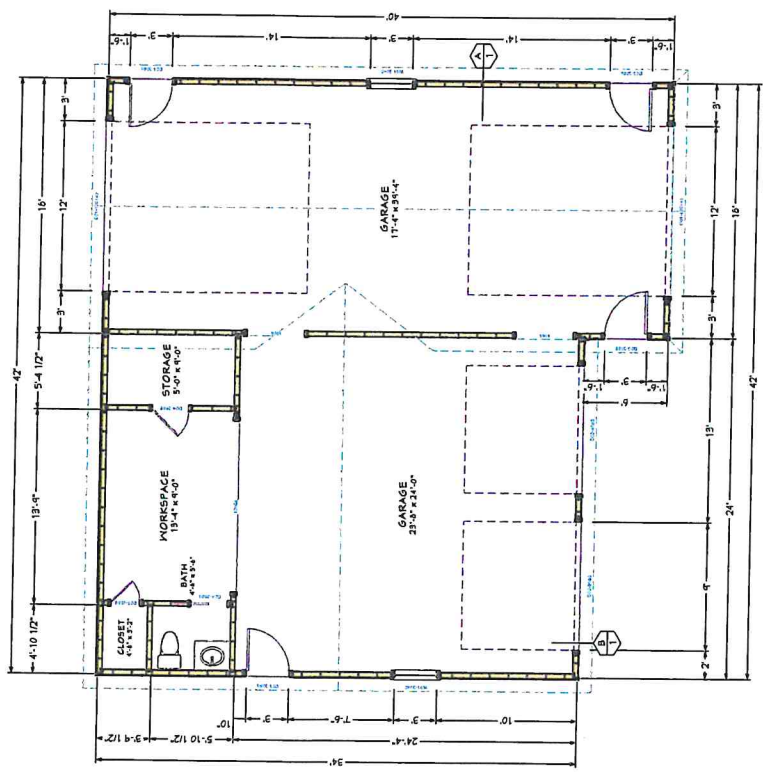
- Notes:**
- ENTRANCE WIDTH SHALL BE A FOURTEEN (14) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT PAVED SURFACES. THE ENTRANCE SHALL BE CLEANED AND REPAIRED WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO PREVENT TRACKING SHALL BE IMMEDIATELY PERFORMED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 - STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

STABILIZED CONSTRUCTION ENTRANCE / EXIT
 NOT TO SCALE

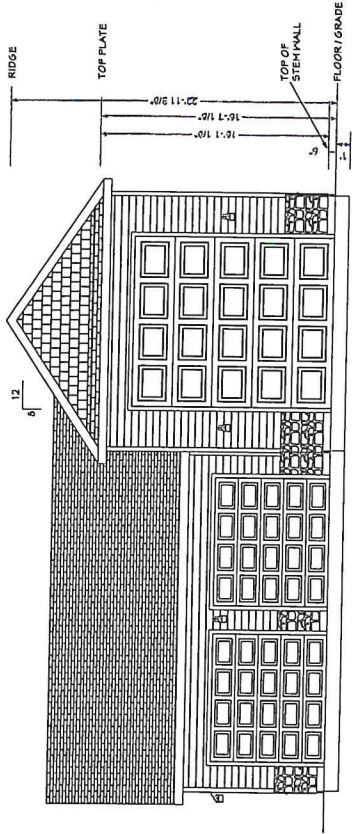
- REFERENCES:**
- DRAWING IS NOT SURVEYED AND WAS DEVELOPED USING TOWN OF BRISTOL GIS MAPPING.
 - R-6 ZONING SETBACKS
 - MINIMUM SIDE YARD - 10 FT.
 - MINIMUM FRONT YARD - 20 FT.
 - MINIMUM REAR YARD - 20 FT.
 - MAXIMUM HEIGHT OF PRINCIPLE STRUCTURES - 38 FT.
 - MAXIMUM HEIGHT OF ACCESSORY STRUCTURES - 20 FT.
 - MAXIMUM LOT COVERAGE BY STRUCTURES - 30% RESIDENTIAL 35% ANY OTHER USE

| NUMBER | DATE | BY | REVISION | COMMENTS |
|--------|-----------|----|----------|----------|
| 001 | 08-1-2014 | J | 1 | 00100 |
| 002 | 07-2-2014 | J | 1 | 00200 |
| 003 | 07-2-2014 | J | 1 | 00300 |
| 004 | 07-2-2014 | J | 1 | 00400 |
| 005 | 07-2-2014 | J | 1 | 00500 |

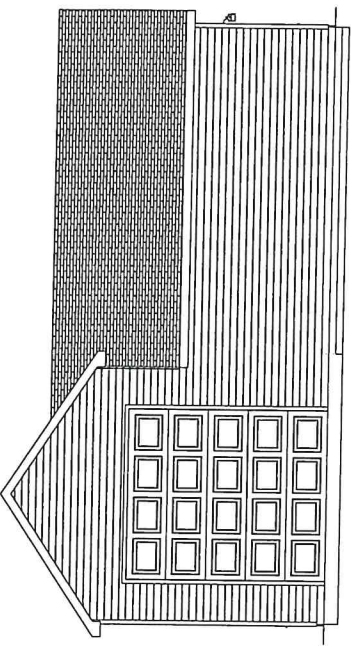
| NUMBER | DATE | BY | REVISION | COMMENTS |
|--------|-----------|----|----------|----------|
| 001 | 07-2-2014 | J | 1 | 00100 |
| 002 | 07-2-2014 | J | 1 | 00200 |
| 003 | 07-2-2014 | J | 1 | 00300 |
| 004 | 07-2-2014 | J | 1 | 00400 |
| 005 | 07-2-2014 | J | 1 | 00500 |



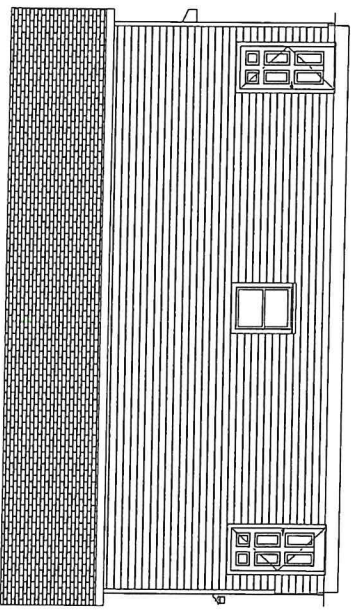
42x40 Garage
#42X40G1B



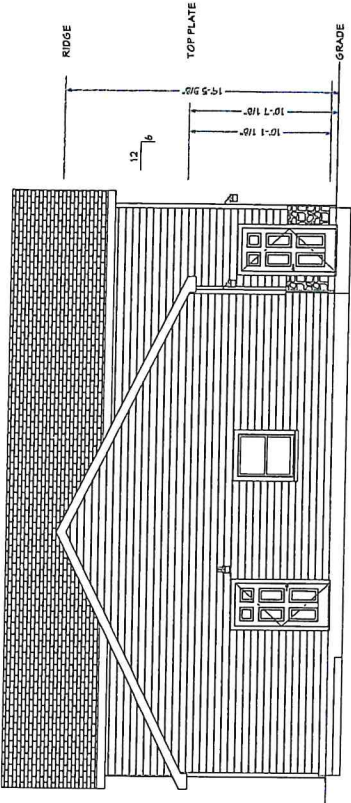
FRONT ELEVATION
SCALE: 1/4" = 1'



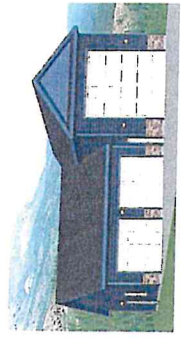
REAR ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

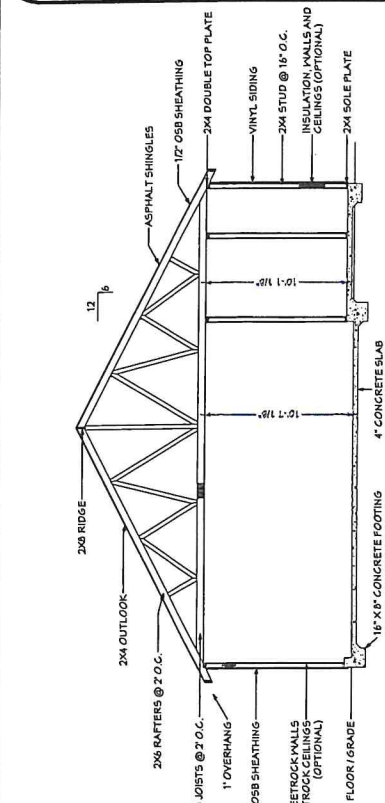


LEFT ELEVATION
SCALE: 1/4" = 1'

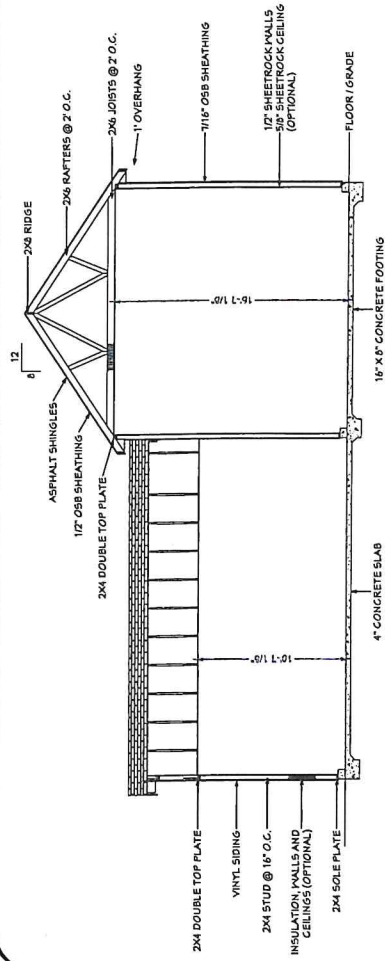


42x40 Garage #42X40G1B

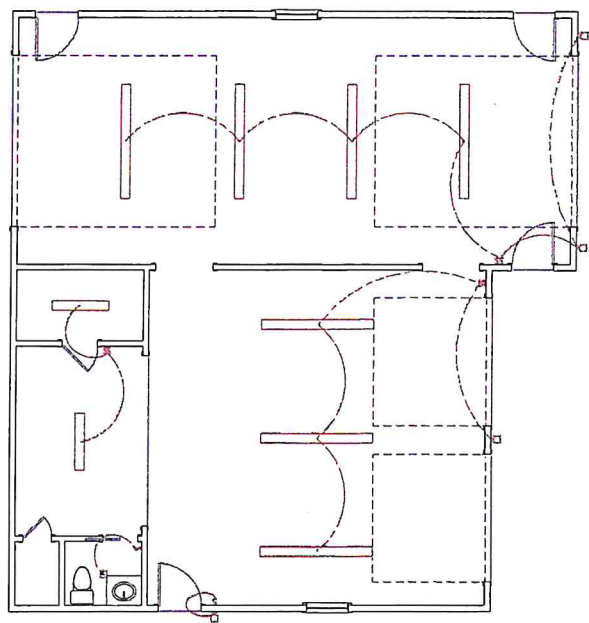
SQUARE FEET: 1537 (230 Storage)
WIDTH: 42'
DEPTH: 40'
EXTERIOR WALL STRUCTURE: 2X4 STUDS



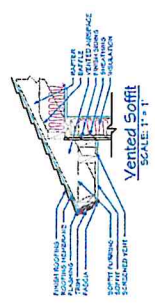
CROSS SECTION
SCALE: 1/4" = 1'



CROSS SECTION
SCALE: 1/4" = 1'

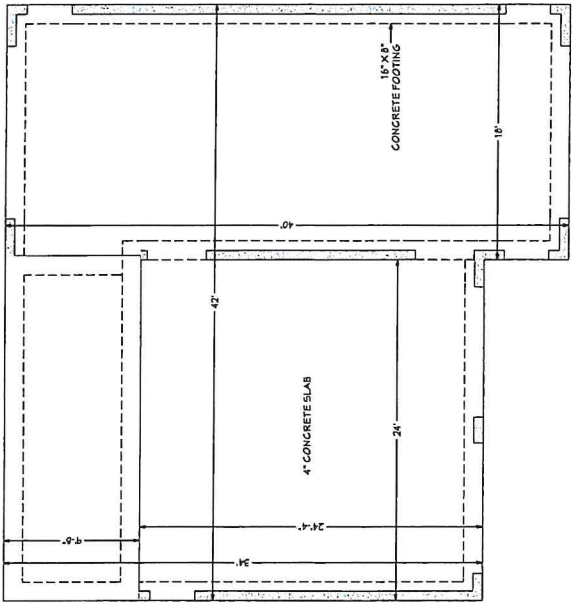


LIGHTING PLAN
SCALE: 1/4" = 1'



ALL ITEMS TO BE INSTALLED AS PER ACTUAL JOB SITE CONDITIONS, ELECTRICAL CODE AND HOME OWNER OR INTERIOR LIGHTING CONSULTANT. SHOWN IS SUGGESTED APPROXIMATE LIGHTING LAYOUT AND MUST BE APPROVED BY LICENSED ELECTRICIAN PRIOR TO WORK.

- ▭ 48" FLUORESCENT LIGHT
- ▭ 48" FLUORESCENT LIGHT
- ▭ WIDE BRIM SCOFF
- ▭ RECESSED DOWN LIGHT



FOUNDATION PLAN
SCALE: 1/4" = 1'

42x40 Garage
#42X40G1B

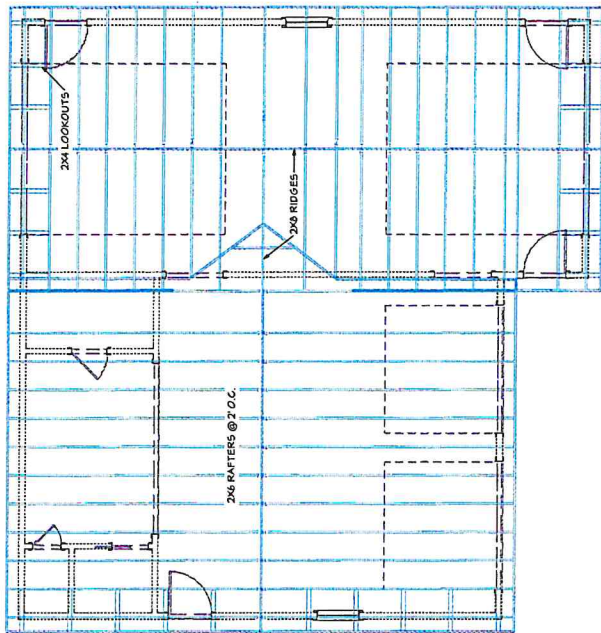
PAGE:

4

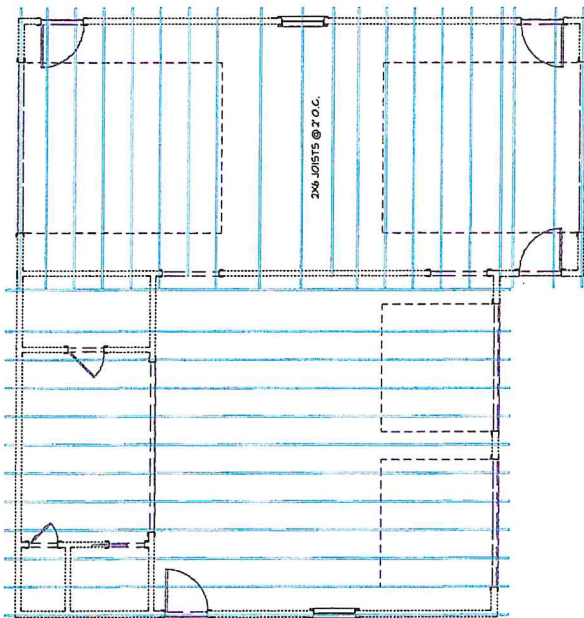
SHEETS:

6

Kreft Floor Plans



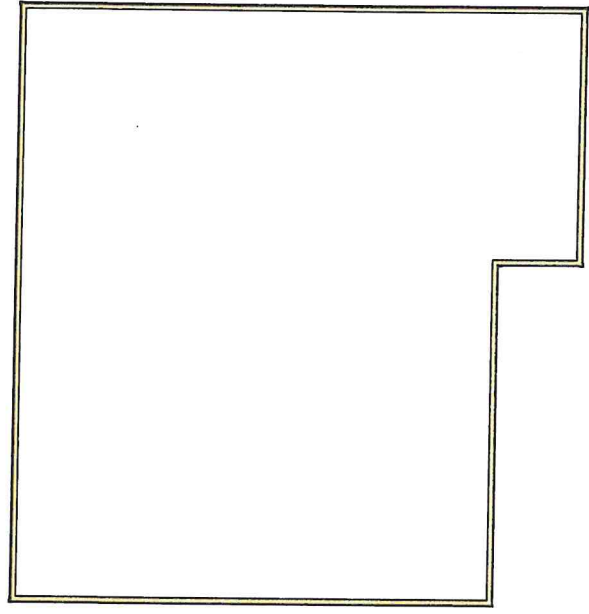
ROOF FRAMING PLAN
SCALE: 1/4" = 1'



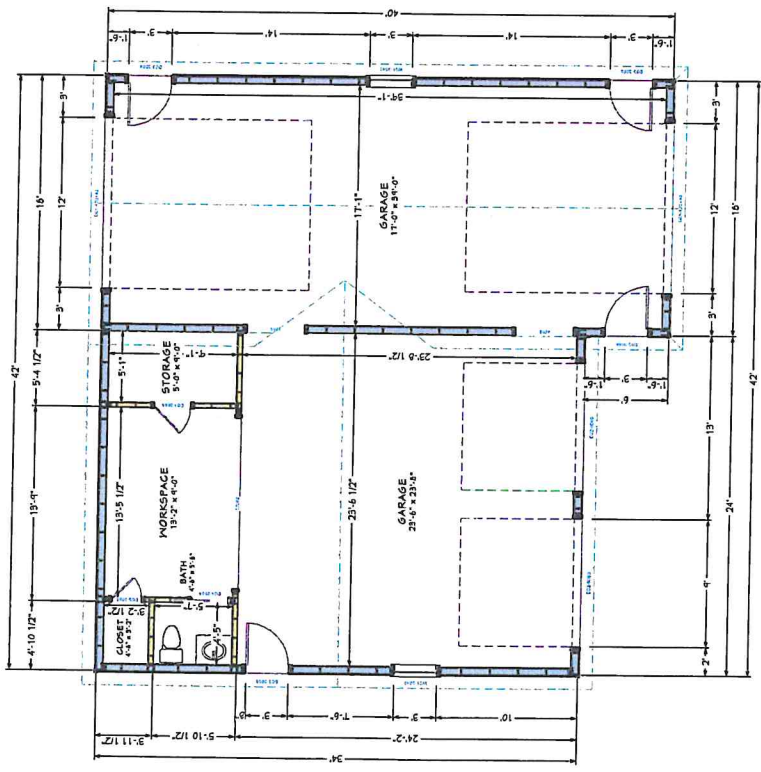
CEILING FRAMING PLAN
SCALE: 1/4" = 1'

42x40 Garage
#42X40G1B

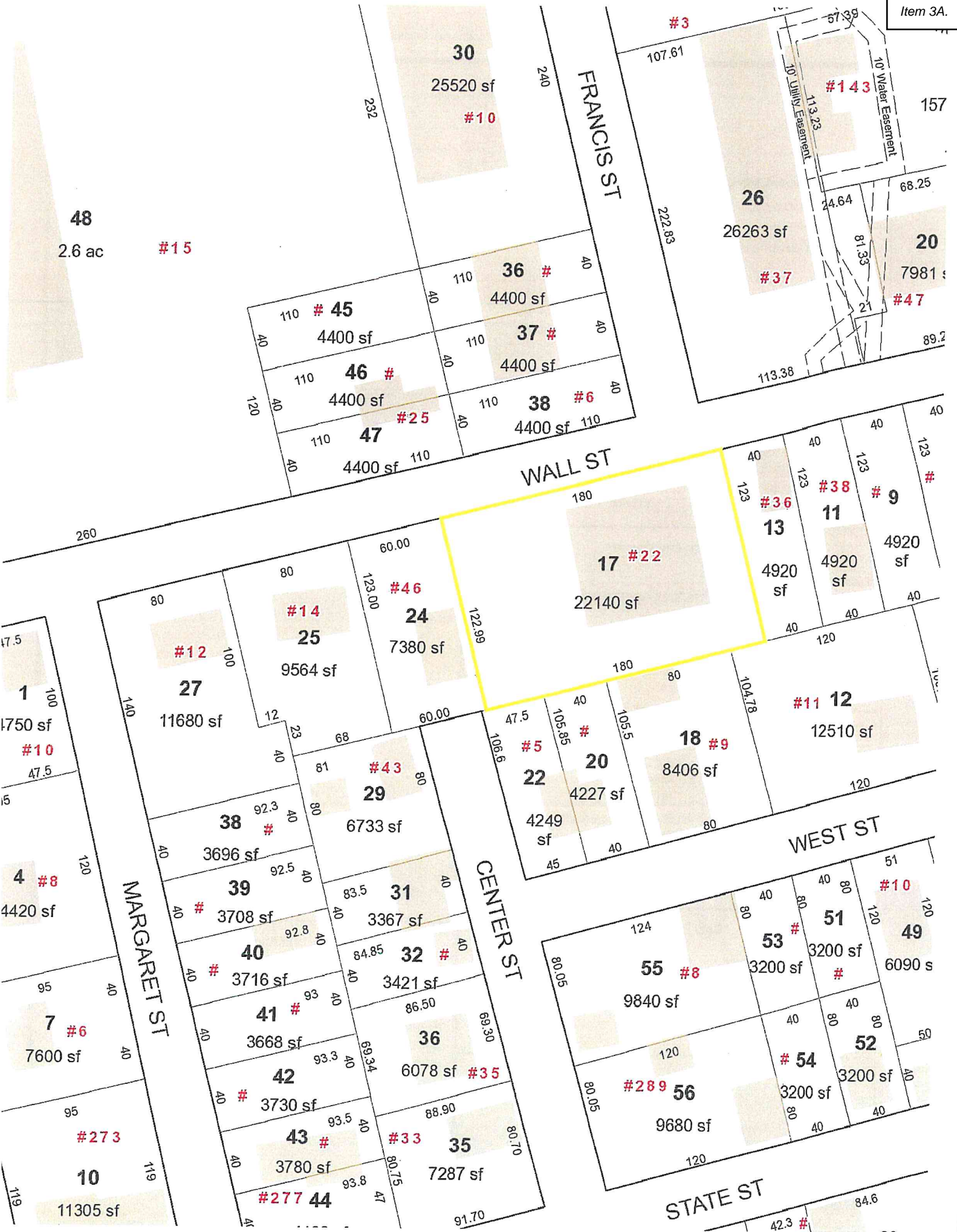
42x40 Garage
#42X40G1B



2x6 Exterior Walls @ 2' O.C.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'



48
2.6 ac #15

30
25520 sf
#10

26
26263 sf
#37

20
7981 sf
#47

#45
4400 sf

36 #
4400 sf

37 #
4400 sf

46 #
4400 sf

38 #6
4400 sf

47 #25
4400 sf

WALL ST

17 #22
22140 sf

13
4920 sf
#36

11
4920 sf
#38

9
4920 sf
#

1
1750 sf
#10

27
11680 sf
#12

25
9564 sf
#14

24
7380 sf
#46

12
12510 sf
#11

4 #8
4420 sf

38 #
3696 sf

29
6733 sf
#43

20
4227 sf
#5

18 #9
8406 sf

MARGARET ST

39 #
3708 sf

31
3367 sf

CENTER ST

40 #
3716 sf

32 #
3421 sf

55 #8
9840 sf

53 #
3200 sf

51
3200 sf
#10

7 #6
7600 sf

41 #
3668 sf

36
6078 sf
#35

56 #289
9680 sf

54
3200 sf

52
3200 sf

10
11305 sf
#273

42 #
3730 sf

35
7287 sf
#33

STATE ST

43 #
3780 sf
#277

44

84.6

Bristol, RI

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



| Parcel Identification | | Assessment | |
|-----------------------|-----------------|--------------|-------------|
| Map/Lot | 33 17 | Land | \$177,800 |
| Account | 2587 | Building | \$969,100 |
| State Code | 03 - Apartments | Card Total | \$1,146,900 |
| Card | 1/1 | Parcel Total | \$1,146,900 |
| User Account | | | |

Prior Assessments

| Fiscal Year | Land Value | Building Value | Outbuilding Value | Total Value |
|-------------|------------|----------------|-------------------|-------------|
| 2021 | \$183,300 | \$780,300 | \$11,000 | \$974,600 |
| 2020 | \$180,600 | \$780,300 | \$11,000 | \$971,900 |
| 2019 | \$180,600 | \$847,800 | \$11,000 | \$1,039,400 |
| 2018 | \$163,500 | \$812,800 | \$10,600 | \$986,900 |

Location and Owner

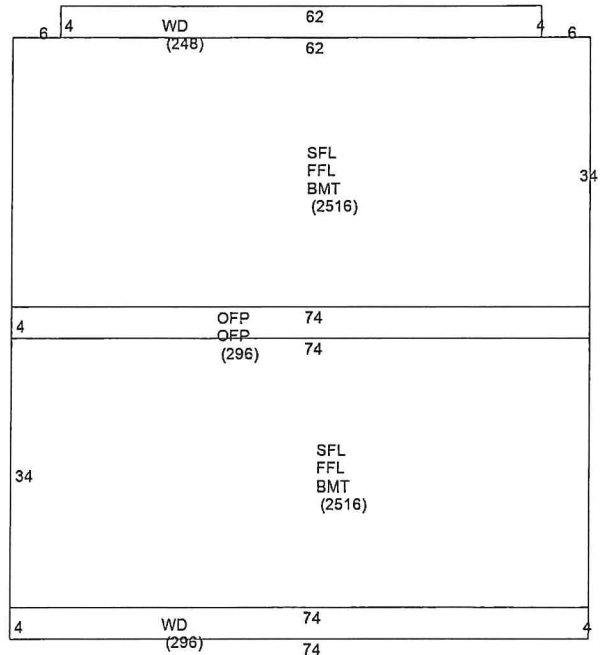
Location 22 WALL ST
 Owner KREFT, ROBERT M., TRUSTEE-ROBERT M KREFT TRUST
 Owner2
 Owner3
 Address 17 SANDY LANE
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design Apt
 Year Built 1994
 Heat BB Hot Water
 Fireplaces 0
 Rooms 48
 Bedrooms 24
 Bathrooms 12 Full Bath\ 12 Half Bath
 Above Grade Living Area 10,064 SF

Sale Information

| Sale Date | Sale Price | Legal Reference | Instrument |
|------------|------------|-----------------|------------|
| 10/09/2020 | \$0 | 2062-174 | Warranty |
| 08/17/2018 | \$112,500 | 1952-73 | Warranty |
| 05/23/2013 | \$962,500 | 1709-306 | Warranty |
| 03/22/2013 | \$850,000 | 1699-134 | Warranty |



Building Sub Areas

| Sub Area | Net Area |
|------------|----------|
| 1st FLOOR | 5,032 SF |
| 2nd FLOOR | 5,032 SF |
| BASEMENT | 5,032 SF |
| OPEN PORCH | 592 SF |
| WOOD DECK | 544 SF |

Land Information

Land Area 0.508 AC
 Zoning R-6
 View -

Bristol

22 WALL ST

Card 1 of 1

Plat/Lot 33 17

Account: 2587

LUC 03

Zone R-6

Assessment

\$1,146,900



Owner Account #:
 Owner 1 KREFT, ROBERT M, TRUSTEE-ROBERT M KREFT TRU: % Owned
 Owner 2
 Owner 3
 Address 17 SANDY LANE, BRISTOL, RI 02809

Previous Owners & Sales Information

| Grantor | Date | Sale Price | Leg Ref | NAL | Deed Type |
|------------------------------|------------|------------|----------|-----|-----------|
| KREFT, ROBERT M. | 10/09/2020 | 0 | 2062-174 | A | W |
| WOOD FRAME STRUCTURES | 08/17/2018 | 112,500 | 1952-73 | | W |
| WALL STREET INVESTMENTS, LLC | 05/23/2013 | 962,500 | 1709-306 | | W |
| MVP ASSOCIATES, LLC | 03/22/2013 | 850,000 | 1699-134 | L | W |

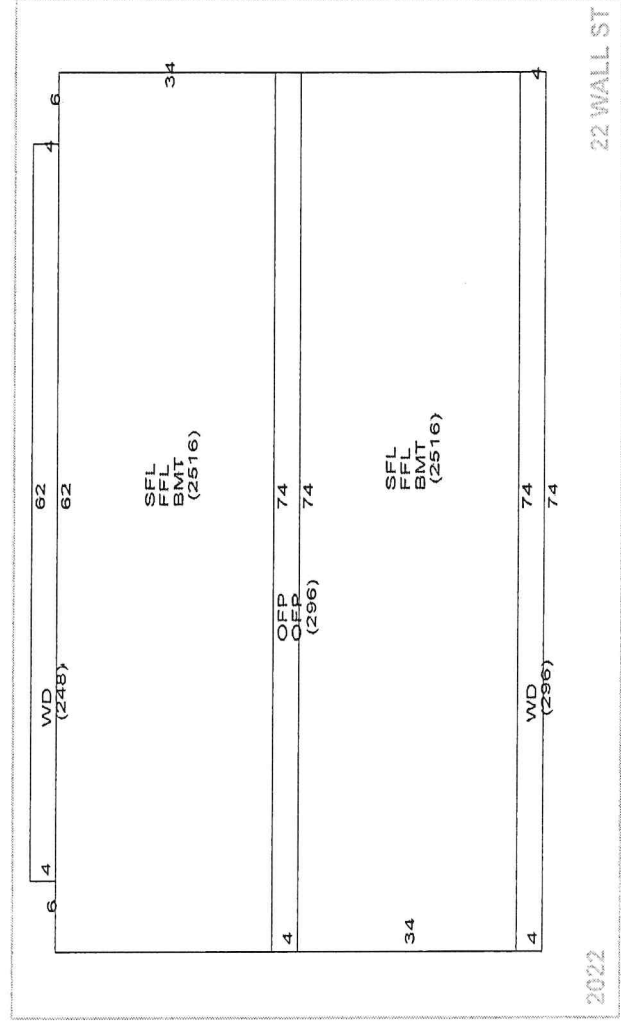
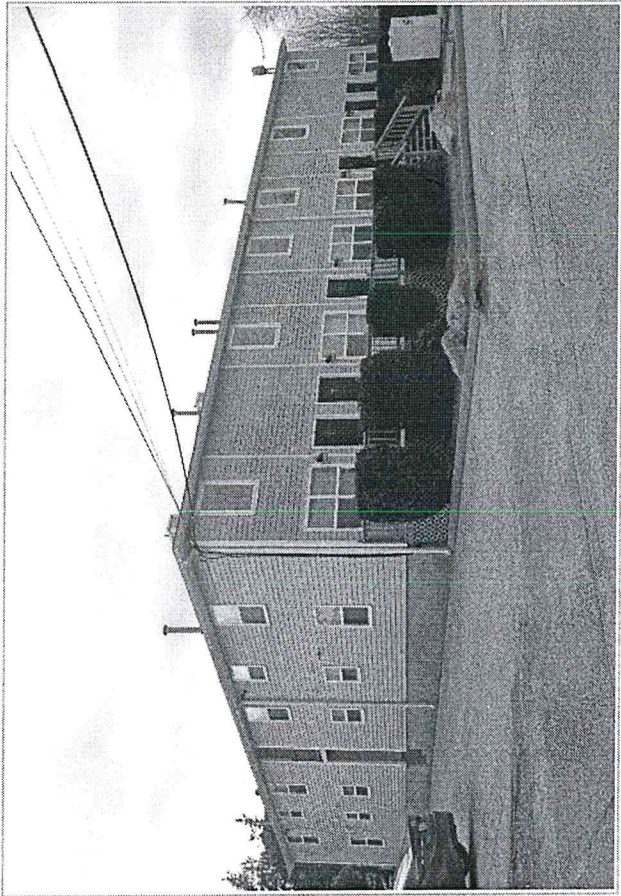
Assessment

| Use Code | Bldg Value | SF/YI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|-------------|-----------|------------|-----------|----------------|
| 03 | 958,100 | 11,000 | 0.51 | 177,800 | 0 | 1,146,900 |
| TOTAL | 958,100 | 11,000 | 0.51 | 177,800 | 0 | 1,146,900 |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 70.66 VAL per SQ Unit/Parcel > 70.66

Previous Assessments

| Year | LUC | Building | SF/YI | Land Size | Land | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|--------|-----------|---------|------------|-----------------|----------------|
| 2022 | 03 | 958,100 | 11,000 | 1 | 177,800 | 0 | 1,146,900 | 1,146,900 |
| 2021 | 03 | 780,300 | 11,000 | 1 | 183,300 | 0 | 974,600 | 974,600 |
| 2020 | 03 | 780,300 | 11,000 | 0 | 180,600 | 0 | 971,900 | 971,900 |
| 2019 | 03 | 847,800 | 11,000 | 0 | 180,600 | 0 | 1,039,400 | 1,039,400 |
| 2018 | 03 | 812,800 | 10,600 | 0 | 163,500 | 0 | 986,900 | 986,900 |
| 2017 | 03 | 812,800 | 10,600 | 0 | 163,500 | 0 | 986,900 | 986,900 |



Land Information

| Use Description | Units | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh | Inf 1 % | Inf 2 % | Inf 3 | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|-----------------|---------|-----------|-----------|---------|------------|----------|-------|---------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 1 03 Apartment: | 0.22957 | AC | P | 1.00 | 615,950 | 616,805 | C13 | | | | | 141,600 | | | 1.00 | 0 |
| 2 03 Apartment: | 0.27869 | AC | R | 0.25 | 615,950 | 129,893 | C13 | | | | | 36,200 | | | 1.00 | 0 |
| 3 | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | |

Building Information

Table with columns: Description, BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View. Values include 2 Story, 12, Concrete, Wood, Clapboard, Hip, Asphalt Shir, INT Wall 2, Floors 2, GRAY, Electrical, INT vs EXT, Heat Type, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled.

Grade

Table with columns: Grade, Q4, Q4, 1994, EFF Year, Alt %, 0.00. Values include Q4, 1994, 0.00.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep V. Values include 1st FLOOR, 2nd FLOOR, BASEMENT, OPEN PORCH, WOOD DECK, Total.

Assessment

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep V. Values include 1st FLOOR, 2nd FLOOR, BASEMENT, OPEN PORCH, WOOD DECK, Total.

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Othr Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total. Values include 115.00, 0.87, 0.96, 96.51, 129,600, 1.00, 1.00, 1.00, 1,188,694, 230,607, 958,087.

Depreciation

Table with columns: Code, Description, % Total Depreciation % >. Values include AG, AG - Avg-Goo, Functional, Economic, Special, OV.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Kitchen, Bath(s). Values include 0, 1.

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq. Values include 0, 1.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost. Values include 09/20/2021, B52861, 07/27/2018, B46972, 07/12/2018, B46826, 08/28/2014, B33388, 10/23/2013, B25945, 09/26/2013, B25638, 07/21/2010, E2863.

Notes

12 UNITS LAND AREA CORRECTED 12/06 EAS LOTS 15 & 19 DROPPED INTO THIS LOT 10/28/93 2 units undergoing renovations of new kitchens, baths on inspection date. KR strip and rerof new windows and siding 11-6-13 mcb || PORTION OF LOT 0023 DROPPED INTO THIS LOT SEE ENV #520 9/21/06 ASSESSMENT REDUCED BY BOARD #2011-066 11/11 EAS Lot deemed buildable by zoning 5/4/18 MD

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Values include 1, 12, 4, 2, U, 2, 3, 4, Totals 12, 48, 24.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Values include 56, Paving-Aspt, 1, Y, 1, 8,000, 3, AV, 1994, 11,000.

Other Info.

Table with columns: AFDU, Priority, Priority, Priority, Priority, Priority, Priority. Values include AFDU, Priority1c, Priority2a, Priority2b, Priority2c, Priority3a, Priority3b, Priority3c.

Visit History

Table with columns: Date, Result. Values include 4/7/2022, N/C HEARIN' DL, 10/20/2021, REVIEW AD, 12/18/2020, CHANGE NC MD, 4/22/2019, N/C HEARIN' JH, 7/23/2018, MEASURED JE, 7/16/2018, REVIEW JH, 11/10/2014, MEASURE, 9/3/2013, LISTED, 8/3/2013, MEASURE.

Other Info.

Table with columns: Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Values include 56, Paving-Aspt, 1, Y, 1, 8,000, 3, AV, 1994, 11,000.

Other Info.

Table with columns: Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Values include 56, Paving-Aspt, 1, Y, 1, 8,000, 3, AV, 1994, 11,000.

Other Info.

Table with columns: Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Values include 56, Paving-Aspt, 1, Y, 1, 8,000, 3, AV, 1994, 11,000.

WARRANTY DEED

I, Robert M. Kreft, of 17 Sandy Lane, Bristol, Rhode Island 02809, do hereby give and grant for good and valuable non-monetary consideration with *WARRANTY COVENANTS*, to Robert M. Kreft and his successors as trustee of the Robert M. Kreft 2020 Trust, also having an address of 17 Sandy Lane, Bristol, Rhode Island, 02809, the following described real property located in Bristol, Rhode Island:

That certain real estate with all buildings and improvements thereon set forth in Exhibit A, attached hereto and made a part hereof by reference.

This transfer is such that no documentary stamps are required and no withholding is required under R.I.G.L. Section 44-30-71.3.

The undersigned hereby certifies that this transfer is exempt from R.I.G.L. 22-28.35-1 as it is not a sale.

Being the same premises conveyed to this Grantor by Warranty Deed of Wall Street Investments, LLC dated May 23, 2013, and recorded in the Bristol Recorder of Deeds office on May 23, 2013 as Document Number 00001787 in Book 1709 beginning at page 306.

Witness my hand this 23rd day of September, 2020.

Lucia Flor
Witness

Robert M. Kreft
Robert M. Kreft

STATE OF RHODE ISLAND
COUNTY Bristol

In Bristol (city/town) on this 23rd day of September, 2020 before me personally appeared Robert M. Kreft, to me known and known by me to be the person executing the foregoing deed, and he acknowledged said instrument, by him executed, to be his free act and deed.

Lucia Flor
Notary Public
My Commission Expires:

Lucia Flor
Notary Public
State of Rhode Island ID# 756908
My Comm Expires 12-10-23

Property Address:

22 Wall Street
Bristol, RI 02809
AP 33, Lot 17

After recording, return to:

Leon C. Boghossian III, Esq.
Hinckley Allen
100 Westminster Street, Ste. 1500
Providence, RI 02903

60142920

EXHIBIT "A"

Those certain lots or parcels of land with all the buildings and improvements thereon, situated in the Town and County of Bristol, State of Rhode Island, being numbered One Hundred Forty Five (145), One Hundred Forty Six (146) and One Hundred Forty Seven (147) on plan of Gooding Manor made by Herbert A. Pratt, C.E., dated May 1918, and recorded with the Bristol Town Clerk's Office, Bristol, Rhode Island to which reference may be had for a more particular description.

Recorded Oct 09, 2020 at 01:55P.
Louis P. Cirillo Town Clerk



22 Wall St - 200' Radius

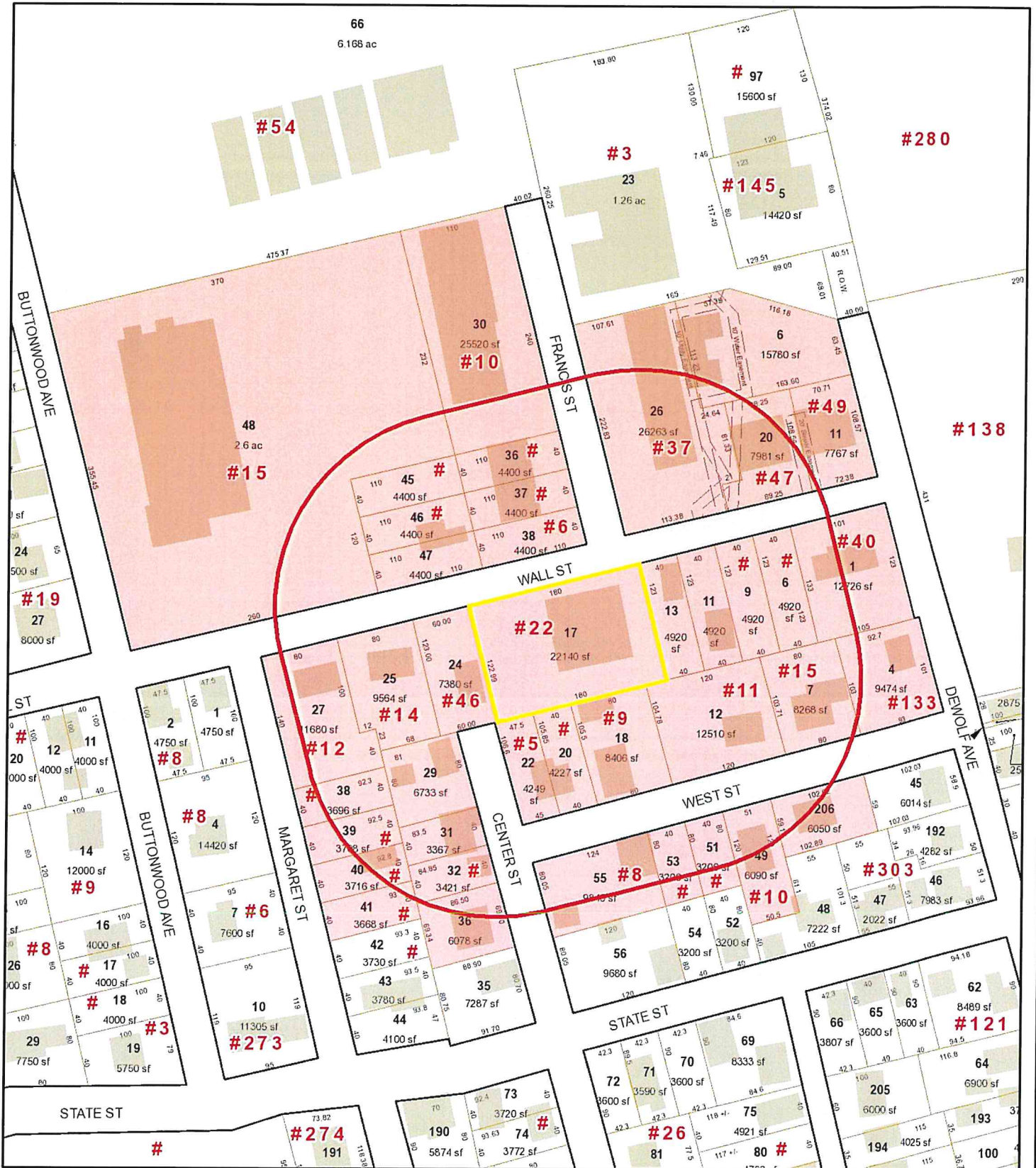
Bristol, RI



August 23, 2023

1 inch = 140 Feet

www.cai-tech.com



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



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Abutters:

Parcel Number: 33-1
CAMA Number: 33-1
Property Address: 40 WALL ST

Mailing Address: BRANCO, JOSEPH JOAN
40 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-11
CAMA Number: 33-11
Property Address: 38 WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-12
CAMA Number: 33-12
Property Address: 11 WEST ST

Mailing Address: SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

Parcel Number: 33-13
CAMA Number: 33-13
Property Address: 36 WALL ST

Mailing Address: KREFT, ROBERT M - TRUSTEE ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-18
CAMA Number: 33-18
Property Address: 9 WEST ST

Mailing Address: NINE WEST PROPERTIES, LLC
32 LORRAINE STREET
BARRINGTON, RI 02806

Parcel Number: 33-20
CAMA Number: 33-20
Property Address: WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-206
CAMA Number: 33-206
Property Address: 14 WEST ST

Mailing Address: DIGATI, GINA M
115 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 33-22
CAMA Number: 33-22
Property Address: 5 WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-24
CAMA Number: 33-24
Property Address: 46 CENTER ST

Mailing Address: FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809



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8/23/2023

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200 foot Abutters List Report

Bristol, RI
August 23, 2023

| | |
|--|---|
| Parcel Number: 33-25 CAMA Number: 33-25 Property Address: 14 WALL ST | Mailing Address: COTA, JOAO S MARIA F 14 WALL STREET BRISTOL, RI 02809 |
| Parcel Number: 33-27 CAMA Number: 33-27 Property Address: 12 WALL ST | Mailing Address: PACHECO, JOSE M TERESA J LIFE ESTATE & PACHE 12 WALL ST BRISTOL, RI 02809 |
| Parcel Number: 33-29 CAMA Number: 33-29 Property Address: 43 CENTER ST | Mailing Address: STEINER, BLANCHE B TRUSTEE BLANCHE B STEINER TRUST 43 CENTER ST BRISTOL, RI 02809 |
| Parcel Number: 33-31 CAMA Number: 33-31 Property Address: 41 CENTER ST | Mailing Address: HORTA, BRIAN J 41 CENTER ST BRISTOL, RI 02809 |
| Parcel Number: 33-36 CAMA Number: 33-36 Property Address: 35 CENTER ST | Mailing Address: TEIXEIRA, ASHLEY S 35 CENTER ST BRISTOL, RI 02809 |
| Parcel Number: 33-38 CAMA Number: 33-38 Property Address: MARGARET ST | Mailing Address: RAPOSA, RONALD & CAMPBELL, REGINA TOWN OF BRISTOL TT 57 ST ELIZABETH ST BRISTOL, RI 02809 |
| Parcel Number: 33-39 CAMA Number: 33-39 Property Address: MARGARET ST | Mailing Address: RAPOSA, RONALD & CAMPBELL, REGINA TOWN OF BRISTOL TT 57 ST ELIZABETH ST BRISTOL, RI 02809 |
| Parcel Number: 33-4 CAMA Number: 33-4 Property Address: 133 DEWOLF AVE | Mailing Address: ABENANTE, JULIE & DUNBAR, KATIE JT 133 DEWOLF AVE BRISTOL, RI 02809 |
| Parcel Number: 33-40 CAMA Number: 33-40 Property Address: MARGARET ST | Mailing Address: HORTA, ARMANDO JR. SANDRA TE 277 STATE ST BRISTOL, RI 02809 |
| Parcel Number: 33-41 CAMA Number: 33-41 Property Address: MARGARET ST | Mailing Address: HORTA, ARMANDO JR. SANDRA TE 277 STATE ST BRISTOL, RI 02809 |
| Parcel Number: 33-49 CAMA Number: 33-49 Property Address: 10 WEST ST | Mailing Address: ANDRADE, ANTONIO S. MARY E. TE 10 WEST ST BRISTOL, RI 02809 |
| Parcel Number: 33-51 CAMA Number: 33-51 Property Address: WEST ST | Mailing Address: SKELLY, ANNA C 293 STATE ST BRISTOL, RI 02809 |



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8/23/2023

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200 foot Abutters List Report

Bristol, RI
August 23, 2023

| | |
|---|---|
| Parcel Number: 33-53 CAMA Number: 33-53 Property Address: WEST ST | Mailing Address: SKELLY, ANNA C 293 STATE ST BRISTOL, RI 02809 |
| Parcel Number: 33-55 CAMA Number: 33-55 Property Address: 8 WEST ST | Mailing Address: MONTEIRO, KYLE R & ELYSE S TE 8 WEST ST BRISTOLT, RI 02809 |
| Parcel Number: 33-6 CAMA Number: 33-6 Property Address: WALL ST | Mailing Address: FURTADO, DANIEL C 38 WALL ST BRISTOL, RI 02809 |
| Parcel Number: 33-7 CAMA Number: 33-7 Property Address: 15 WEST ST | Mailing Address: ROBINSON JANET K 15 WEST STREET BRISTOL, RI 02809 |
| Parcel Number: 33-9 CAMA Number: 33-9 Property Address: WALL ST | Mailing Address: FURTADO, DANIEL C 38 WALL ST BRISTOL, RI 02809 |
| Parcel Number: 37-11 CAMA Number: 37-11 Property Address: 49 WALL ST | Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809 |
| Parcel Number: 37-20 CAMA Number: 37-20 Property Address: 47 WALL ST | Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809 |
| Parcel Number: 37-26 CAMA Number: 37-26 Property Address: 37 WALL ST | Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809 |
| Parcel Number: 37-30 CAMA Number: 37-30 Property Address: 10 FRANCIS ST | Mailing Address: JRM PROPERTIES, LLC PO BOX 305 PORTSMOUTH, RI 02871 |
| Parcel Number: 37-36 CAMA Number: 37-36 Property Address: FRANCIS ST | Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809 |
| Parcel Number: 37-37 CAMA Number: 37-37 Property Address: FRANCIS ST | Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809 |
| Parcel Number: 37-38 CAMA Number: 37-38 Property Address: 6 FRANCIS ST | Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809 |



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8/23/2023

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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 37-47
CAMA Number: 37-47
Property Address: 25 WALL ST

Mailing Address: ARRUDA, ALISON & GREGORY TE
52 VIKING DR
BRISTOL, RI 02809

Parcel Number: 37-48
CAMA Number: 37-48
Property Address: 15 WALL ST

Mailing Address: AJS ENTERPRISES LLC ATTN: STEVE J.
DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

Parcel Number: 37-6
CAMA Number: 37-6
Property Address: 143 DEWOLF AVE

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809



www.cai-tech.com

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ABENANTE, JULIE & DUNBAR,
133 DEWOLF AVE
BRISTOL, RI 02809

HORTA, ARMANDO JR.
SANDRA TE
277 STATE ST
BRISTOL, RI 02809

ROBINSON JANET K
15 WEST STREET
BRISTOL, RI 02809

AJS ENTERPRISES LLC
ATTN: STEVE J. DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

ANDRADE, ANTONIO S.
MARY E. TE
10 WEST ST
BRISTOL, RI 02809

KREFT, ROBERT M - TRUSTEE
ROBERT M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809

ARRUDA, ALISON & GREGORY
52 VIKING DR
BRISTOL, RI 02809

KREFT, ROBERT M., TRUSTEE
17 SANDY LANE
BRISTOL, RI 02809

STEINER, BLANCHE B TRUSTE
BLANCHE B STEINER TRUST
43 CENTER ST
BRISTOL, RI 02809

BRANCO, JOSEPH
JOAN
40 WALL ST
BRISTOL, RI 02809

MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

TEIXEIRA, ASHLEY S
35 CENTER ST
BRISTOL, RI 02809

COTA, JOAO S
MARIA F
14 WALL STREET
BRISTOL, RI 02809

MONTEIRO, KYLE R & ELYSE
8 WEST ST
BRISTOLT, RI 02809

TROTT, JENNA R & TYLER D
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

DIGATI, GINA M
115 HIGH STREET
BRISTOL, RI 02809

NINE WEST PROPERTIES, LLC
32 LORRAINE STREET
BARRINGTON, RI 02806

FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809

PACHECO, JOSE M
TERESA J LIFE ESTATE & P
12 WALL ST
BRISTOL, RI 02809

FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

RAPOSA, RONALD & CAMPBELL
TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

HORTA, BRIAN J
41 CENTER ST
BRISTOL, RI 02809

RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-34

PUBLIC HEARING

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

Monday, September 18, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Michelle R. and Jeffrey J. Cote**
PROPERTY OWNER: **Cote Family 2020 Irrevocable Trust**
LOCATION: **192 Poppasquash Road**
PLAT: **176** LOT: **98**
ZONE: **Residential R-40**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES TO: construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 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, September 14, 2023.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-34**

APPLICANT: Michelle R. and Jeffrey J. Cote
 LOCATION: 192 Poppasquash Road
 PLAT: 176 LOT: 98 ZONE: R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 36' x 42' accessory structure on this property located on the westerly side of Poppasquash Road. This property contains nearly four acres of land area located at the southerly end of the private right of way known as Clam Shell Road (see attached GIS aerial photograph map). The property is currently improved with a single-family dwelling and a detached accessory garage structure. The applicant proposes construction of a second accessory structure to be located east of the dwelling near the southerly property line. The proposed barn / garage structure would include three vehicle stalls as well as workshop space and second floor storage space. The proposed structure would have a maximum height of 25 feet. The zoning ordinance permits accessory structures in the R-40 zone to a maximum size of 26' x 28' and a maximum height of 20 feet.


 Edward M. Tanner, Zoning Officer



192 Poppasquash Road

Bristol, RI



September 14, 2023

1 inch = 281 Feet

www.cai-tech.com



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

Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review



APPLICATION

File No: 2023-34
Accepted by ZEC:

2023 AUG 18 PM 4:52
TOWN OF BRISTOL
COMMUNITY DEV.

ENT 8/21/23

| | | | |
|-----------------------|---|-----------|-------------------------|
| APPLICANT | Name: Michelle + Jeffrey Cote | | |
| | Address: 192 Poppasquash Rd | | |
| | City: Bristol | State: RI | Zip: 02809 |
| | Telephone #: | Home: | Work/Cell: 617-794-683 |
| PROPERTY OWNER | Name: Cote, Joshua + Brown, Peter R Trustees TC | | |
| | Address: 1 W Exchange St #2904 | | |
| | City: Providence | State: RI | ZIP: 02903 |
| | Telephone #: | Home: | Work/Cell: 781-738-6314 |

mcotemilton@gmail.com

- Location of subject property: 192 Poppasquash Rd (Clamskell)
 Assessor's Plat(s)#: 176 Lot(s) #: 0098-000
- Zoning district in which property is located: R-40
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): Size + Height accessory structure.
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 6 yrs
- Present use of property: Single Family
- Is there a building on the property at present?: Residential house
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____
- Proposed use of property: Proposed storage / workshop BARN

11. Give extent of proposed alterations: Construct 36x42 BARN
Pre-engineered on a SLAB.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
1512 Sq. feet
25 Height

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

| | | |
|----------------------|-----------------------------|--------------------------------|
| Front lot line(s): | Required Setback: <u>35</u> | Proposed Setback: <u>238</u> |
| Left side lot line: | Required Setback: <u>6</u> | Proposed Setback: <u>6</u> |
| Right side lot line: | Required Setback: <u>6</u> | Proposed Setback: <u>95</u> |
| Rear lot line: | Required Setback: <u>35</u> | Proposed Setback: <u>676.6</u> |
| Building height: | Required: <u>20</u> | Proposed: <u>25</u> |

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: 26x28 Proposed: 36x42

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: private Sewer: private

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: Michelle Cote Date: 8/17/23
 Print Name: Michelle Cote

Property Owner's Signature: Joshua Cote Date: August 17, 2023
DocuSigned by: Joshua Cote 3F9B0BE93A734F3...
 Print Name: Joshua Cote

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

August 17, 2023

To whom it may concern:

I give Michelle and Jeffrey Cote the full authority to submit applications, plans and to construct an accessory building on 192 Poppasquash Rd. Bristol, RI

Thank You

DocuSigned by:

Joshua Cote

3F0B6BE93A734F3...

Joshua Cote

Trustee

192 Poppasquash Rd

Bristol, RI

Proposed Custom Design Pre-engineered Timber Framed Barn
192 Poppasquash Rd (Clamshell)

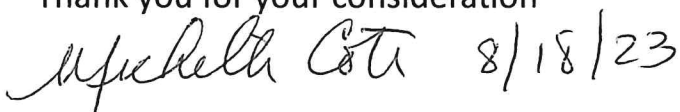
We would like to build a barn on our property to be used for storage of our old mustang car collection and a workshop area. We currently have 3 garages (we use 2 for a home gym), and we have exhausted all our storage space and have housed the car collection in storage space in Rehoboth. As we near retirement we would like to have this space for hobbies and of course the cars on our property.

We have tried to be very thoughtful with the design of this barn so it compliments our property and the neighborhood

We are seeking a size and height variance of this accessory structure to be in line with the surrounding landscape, storage needs and surrounding house size.

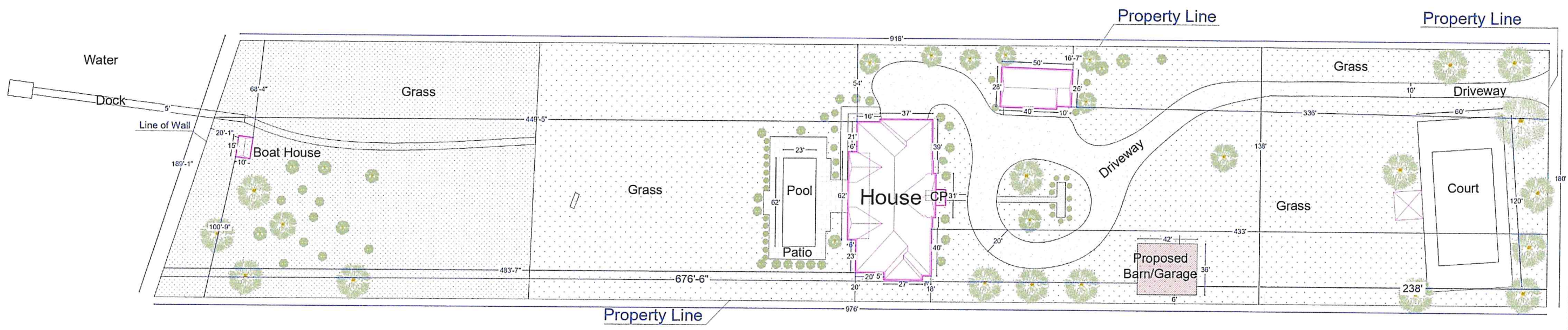
It will meet or exceed all building codes.

Thank you for your consideration

 8/18/23

Michelle and Jeff Cote

COASTAL DESIGNS RI
Building/Design/Preservation
PO Box 573 ~ Bristol, RI 02809
p. 401.396.9936



POPPASQUASH RD

COTE RESIDENCE - SITE PLAN FOR PROPOSED BARN/GARAGE LOCATION

SCALE: 1" = 70'-0"

PLEASE NOTE: THIS IS NOT A LAND SURVEY. THIS IS A SITE PLAN OF THE GENERAL PROXIMITY FOR THE PROPOSED BUILDING LOCATION. ALL PROPERTY LINES SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

| | |
|---|--|
| Pin: 176-98 | Owner: Cote, Joshua & Brown, Peter R Trustees TC |
| Land: 3.9 AC | 192 Poppasquash Rd Bristol, RI 02809 USA |
| House: 8000 SF | scale: 1" = 70' |
| P.O. Box 573, Bristol RI 02809 P. 401.396.9936 | |

PROPOSED 36' X 42' POST & BEAM BARN/GARAGE

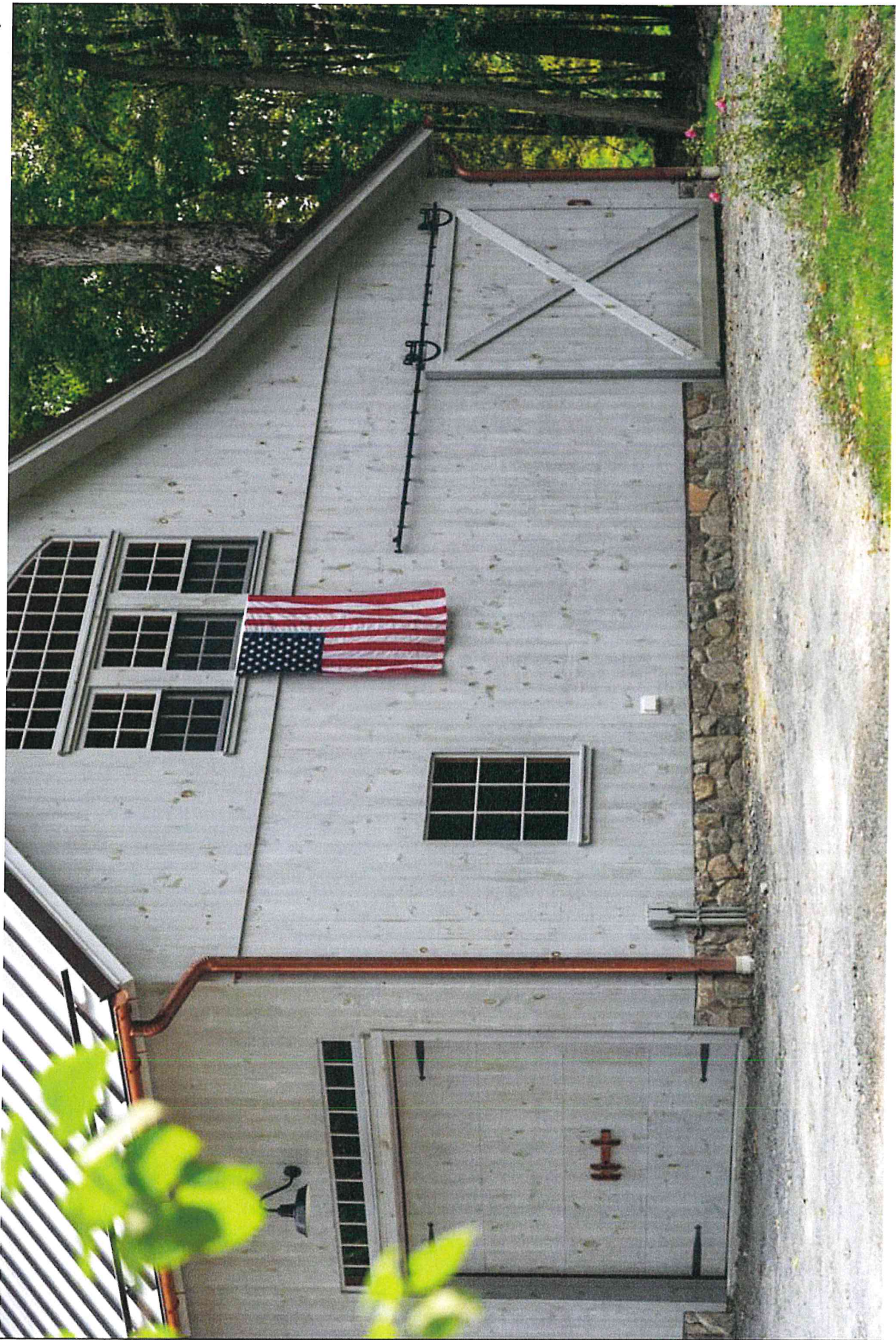


Location: 192 Poppasquash Road

Bristol, RI 02809

Owner: Michelle & Jeffrey Cote

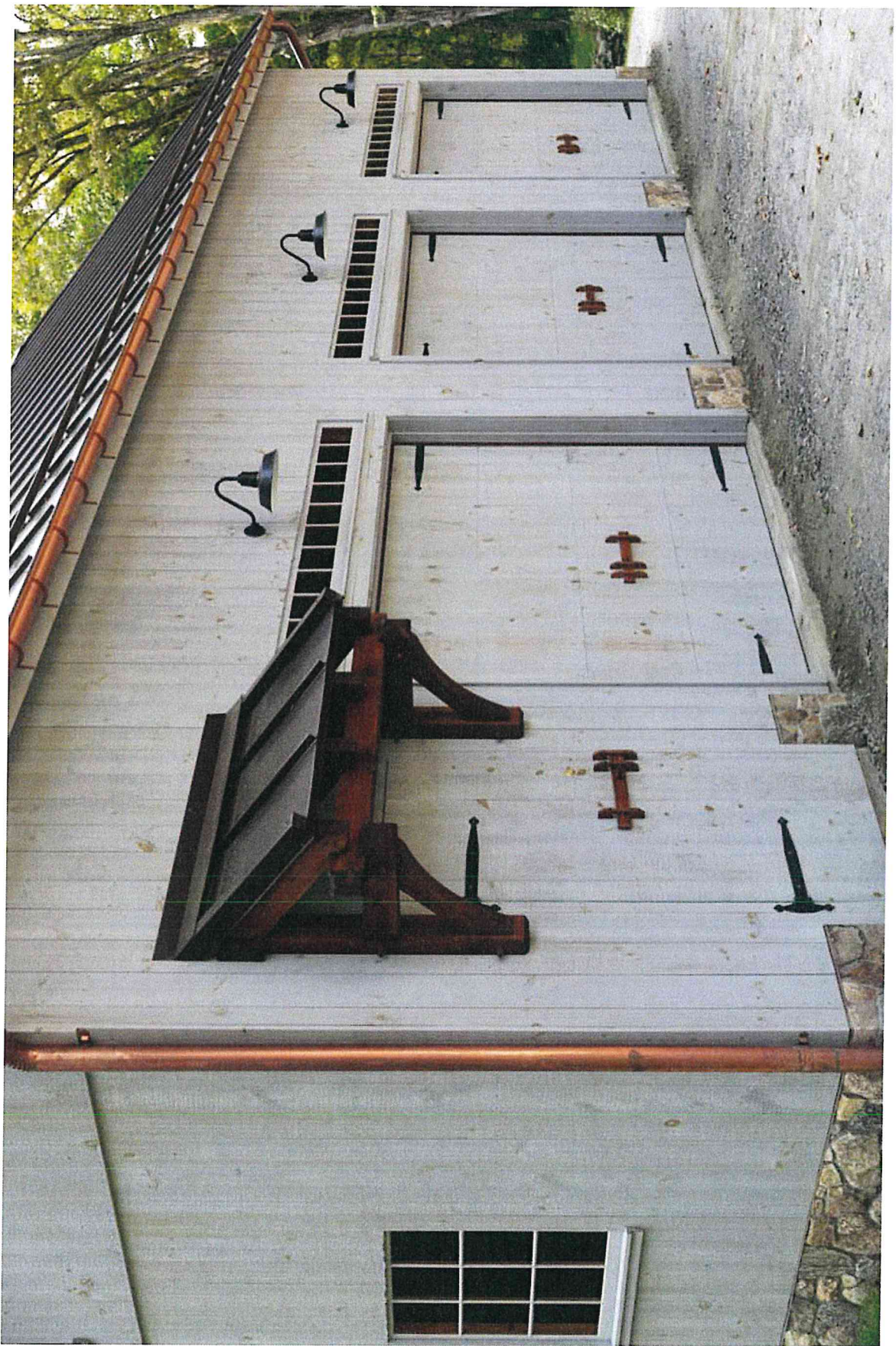
















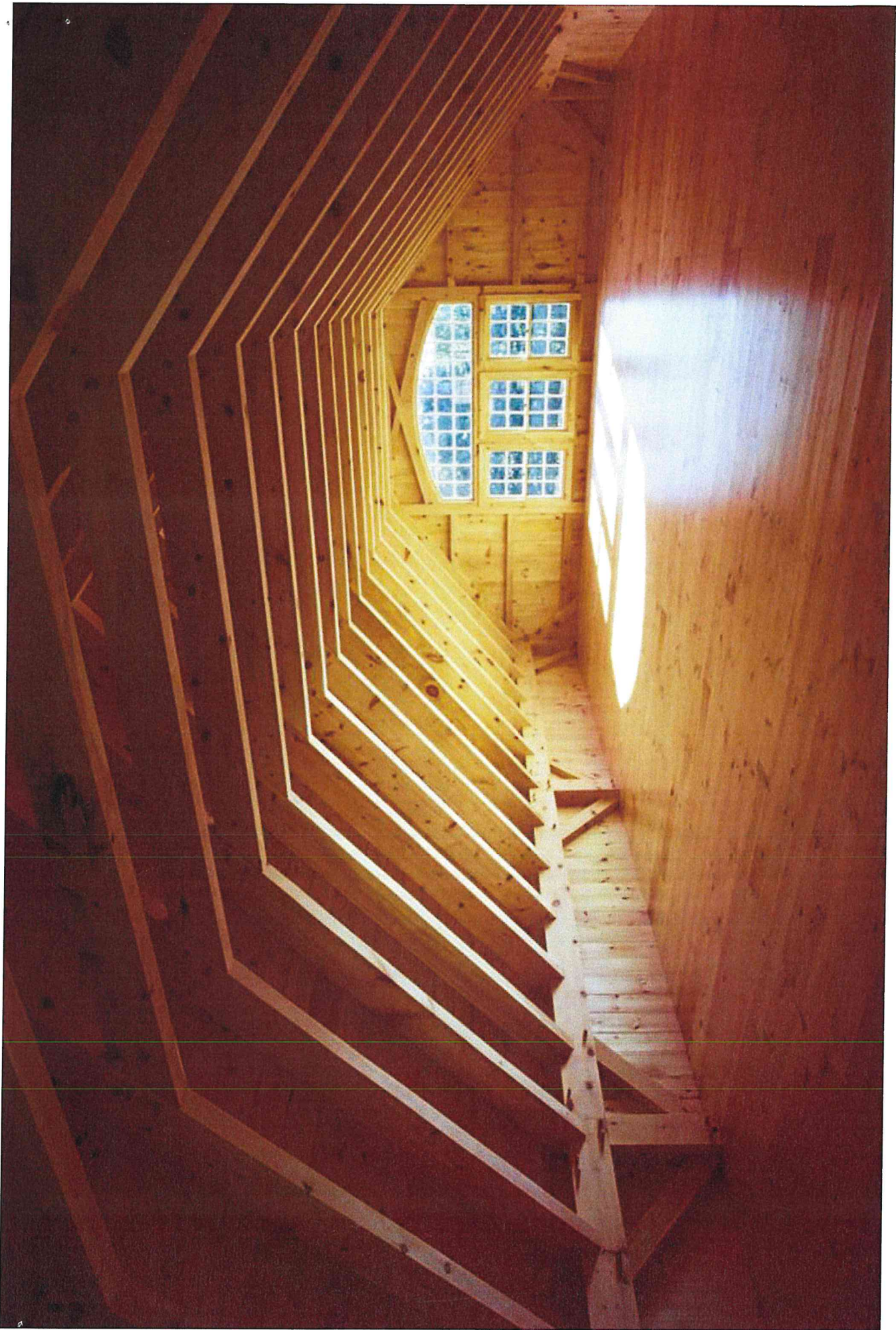














Owner > Owner Account #:

| | | |
|---------|--|---------|
| Owner 1 | COTE, JOSHUA & BROWN, PETER R TRUSTEES TC | % Owned |
| Owner 2 | | |
| Owner 3 | | |
| Address | 1 WEST EXCHANGE ST UNIT 2904, PROVIDENCE, RI 02903 | |

Previous Owners & Sales Information

| Grantor | Date | Sale Price | Leg Ref | NAL | Deed Type |
|-------------------|------------|------------|----------|-----|-----------|
| COTE, JEFFREY J & | 07/07/2020 | 0 | 2042-153 | | Q |
| COTE, JEFFREY J & | 12/12/2019 | 0 | 2011-339 | | Q |
| NOONAN, FRANK | 08/15/2017 | 3,575,000 | 1904-191 | | W |
| MCGRAM, DONALD | 09/15/2005 | 3,150,000 | 1239-156 | | W |
| DONAGHY, DONNA K | 05/23/2001 | 1,100,000 | 794-194 | | W |

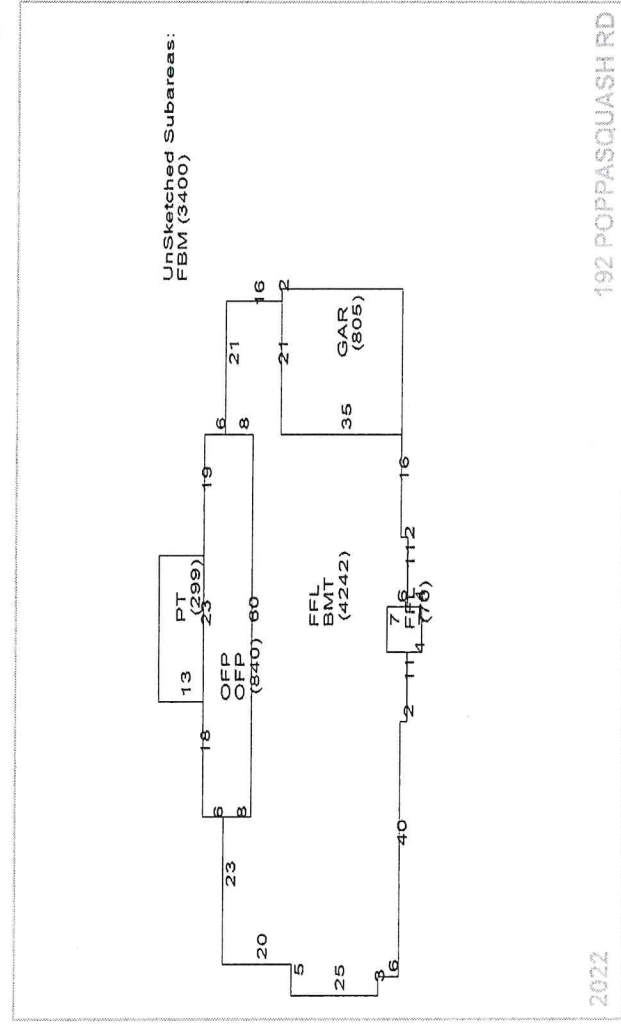
Assessment

| Use Code | Bldg Value | SF/YI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|-------------|-----------|------------|-----------|----------------|
| 01 | 1,129,000 | 225,400 | 3.90 | 1,693,900 | 0 | 3,048,300 |
| TOTAL | 1,129,000 | 225,400 | 3.90 | 1,693,900 | 0 | 3,048,300 |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 206.83 VAL per SQ Unit/Parcel > 206.83

Previous Assessments

| Year | LUC | Building | SF/YI | Land Size | Land | AGR Credit | Appraised Value | Assessed Value |
|------|-----|-----------|---------|-----------|-----------|------------|-----------------|----------------|
| 2022 | 01 | 1,129,000 | 225,400 | 4 | 1,693,900 | 0 | 3,048,300 | 3,048,300 |
| 2021 | 01 | 1,274,900 | 227,300 | 4 | 1,787,600 | 0 | 3,289,800 | 3,289,800 |
| 2020 | 01 | 1,211,300 | 227,300 | 4 | 1,787,600 | 0 | 3,226,200 | 3,226,200 |
| 2019 | 01 | 1,268,700 | 227,300 | 4 | 1,787,600 | 0 | 3,283,600 | 3,283,600 |
| 2018 | 01 | 1,040,000 | 226,000 | 4 | 1,801,400 | 0 | 3,067,400 | 3,067,400 |
| 2017 | 01 | 1,040,000 | 226,000 | 4 | 1,801,400 | 0 | 3,067,400 | 3,067,400 |



Land Information

| Use Description | Units | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh | Inf 1 % | Inf 2 % | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|-----------------|---------|-----------|-----------|---------|------------|-----------|-------|---------|---------|---------|------------|-----------|-------|------|-----------|
| 1 01 Single Fam | 0.91827 | AC | P | 1.00 | 398,000 | 1,693,402 | P | WF 325 | | | 1,555,000 | | | 1.00 | 0 |
| 2 01 Single Fam | 2.98173 | AC | EX | 0.20 | 398,000 | 46,584 | P | | | | 138,900 | | | 1.00 | 0 |
| 3 | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | |

Plat/Lot 176 98

Account: 9389

Zone R-40

Assessment \$3,048,300



Building Information

| Description | Quantity | Quality |
|--------------|--------------|----------|
| BLDG Type | 1 Story | Typical |
| RES Units | 1 | Typical |
| Foundation | Concrete | Concrete |
| Frame 1 | Wood | Concrete |
| EXT Wall 1 | Clapboard | % |
| Roof Type 1 | Hip | % |
| Roof Cover 1 | Wood Shing | % |
| INT Wall 1 | Drywall | % |
| Floors 1 | Hardwood | % |
| BMT Garages | Color | |
| Plumbing | Electrical | |
| Insulation | INT vs EXT | |
| Heat Fuel | Oil | Reg A/C |
| # Heat Sys | % Heated | 100 |
| % Solar HW | % A/C | 100 |
| % COM Wall | % Vacuum | |
| Ceil HGHT | Ceiling Type | |
| Parking Type | % Sprinkled | |
| EXT View | | |

Grade

| Grade | Q2 | Q2 | Other Factors |
|------------|------|----------|---------------|
| Year Built | 2002 | EFF Year | Flood Hazard |
| Alt LUC | 0.00 | Alt % | Topography |
| | | | Street |
| | | | Traffic |

Sub-Area Detail

| Code | Description | Area | Fin. Area | Rate | Undep V |
|-------|-------------|--------|-----------|--------|---------|
| FFL | 1st FLOOR | 4,312 | 4,312 | 111.37 | 480,228 |
| FBM | FIN BMT | 3,400 | 3,400 | 20.05 | 68,170 |
| GAR | GARAGE | 805 | 0 | 34.97 | 28,151 |
| OFF | OPEN PORCH | 1,680 | 0 | 9.71 | 16,312 |
| PT | PATIO | 299 | 0 | 2.75 | 822 |
| BMT | BASEMENT | 4,242 | 0 | 16.71 | 70,884 |
| Total | | 14,738 | 7,712 | | 664,567 |

Visit History

| Date | Result | By |
|------------|-----------|----|
| 10/27/2021 | BP | JH |
| 7/27/2021 | REVIEW | MM |
| 10/19/2018 | REVIEW | JH |
| 10/2/2018 | MEASURED | MP |
| 8/4/2007 | LISTED | |
| 8/4/2007 | CALL BACK | MP |
| 8/3/2007 | CALL BACK | MP |
| 2/12/2007 | MEASURE | MP |

Notes

BASEMENT FINISHED WITH FAMILY ROOM, KITCHEN, 2 BEDROOMS, 2 BATHS= IN LAW. - DOCK ADDED 12/06 EAS

Remodeling History

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Description/Directions |
|------------|----------|-------------|---------|-----------|--------|--|
| 12/27/2021 | E53333 | | ELEC | 3,800 | 0 | Kitchen renovation- relocate outlets and switches. Install new lighting. Under |
| 12/03/2021 | B52329 | | BLDG | 100,000 | | Kitchen remodel |
| 06/25/2021 | E52423 | | ELEC | 2,200 | | Relocate sub panel @ dock into shed. Wire shed for lights and power |
| 05/19/2021 | E52216 | | ELEC | 600 | | Tap off load side of meter socket and install 100 amp outdoor panel for tennis |
| 04/16/2021 | B52047 | | BLDG | 20,000 | | 8.5 x 14 Storage shed for kayaks near boat dock according to CRMC Assent at |
| 11/02/2019 | B49650 | | BLDG | 90,000 | 20 | Add a 8' X 10' front entrance to the existing structure |
| 03/14/2006 | E9379 | 12/20/2006 | ELEC | 0 | | INSTALL SECURITY SYSTEM AND FOUR SMOKES |
| 03/14/2006 | 109-06-E | 12/20/2006 | ELEC | 1,800 | | INSTALL SECURITY SYSTEM AND 4 SMOKE DETECTORS |
| 03/06/2006 | 99-06-E | 12/20/2006 | ELEC | 4,000 | | WIRE BSMT |

Condo Data

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

Building Permits

| Use | Description | A | Y/S | Qty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|--------------|---|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
| 10 | Tennis Ct | 1 | Y | 1 | | | 7,200 | 4 | AV | 2002 | 45,100 |
| 6 | In Gr Pool | 1 | Y | 1 | | | 1,200 | 4 | AV | 2005 | 43,000 |
| 17 | Floating Dk | 1 | Y | 1 | | | 1,208 | 4 | AV | 2002 | 29,000 |
| 18 | Deep Wtr Dk | 1 | Y | 1 | | | 456 | 4 | AV | 2002 | 25,600 |
| 32 | Gar + 1/2s | 1 | Y | 1 | | | 1,216 | 4 | GD | 2002 | 80,200 |
| 25 | Open Porch | 1 | Y | 1 | | | 60 | 3 | AV | 2002 | 900 |
| 104 | Security Sys | 1 | S | 1 | | | 1 | 4 | GV | 2006 | 1,700 |
| 104 | Security Sys | 1 | S | 1 | | | 1 | 4 | GV | 2002 | 1,700 |
| 13 | Patio | 1 | Y | 1 | | | 800 | 3 | AV | 2002 | 1,600 |
| 2 | Shed | 1 | Y | 1 | 8 | 10 | 80 | 0 | AV | 2021 | 0 |

Special Features & Yard Items

| Use | Description | A | Y/S | Qty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|--------------|---|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
| 10 | Tennis Ct | 1 | Y | 1 | | | 7,200 | 4 | AV | 2002 | 45,100 |
| 6 | In Gr Pool | 1 | Y | 1 | | | 1,200 | 4 | AV | 2005 | 43,000 |
| 17 | Floating Dk | 1 | Y | 1 | | | 1,208 | 4 | AV | 2002 | 29,000 |
| 18 | Deep Wtr Dk | 1 | Y | 1 | | | 456 | 4 | AV | 2002 | 25,600 |
| 32 | Gar + 1/2s | 1 | Y | 1 | | | 1,216 | 4 | GD | 2002 | 80,200 |
| 25 | Open Porch | 1 | Y | 1 | | | 60 | 3 | AV | 2002 | 900 |
| 104 | Security Sys | 1 | S | 1 | | | 1 | 4 | GV | 2006 | 1,700 |
| 104 | Security Sys | 1 | S | 1 | | | 1 | 4 | GV | 2002 | 1,700 |
| 13 | Patio | 1 | Y | 1 | | | 800 | 3 | AV | 2002 | 1,600 |
| 2 | Shed | 1 | Y | 1 | 8 | 10 | 80 | 0 | AV | 2021 | 0 |

Other Info.

| Priority | Description | Value |
|-----------|-------------|-------|
| AFDU | | |
| PriorID1c | | |
| PriorID2a | | |
| PriorID2b | | |
| PriorID2c | | |
| PriorID3a | | |
| PriorID3b | | |
| PriorID3c | | |

Room Counts by Floor

| Units | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1 | 11 | 6 | U |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| Totals | 11 | 6 | |



192 Poppasquash Rd - 300' Radius

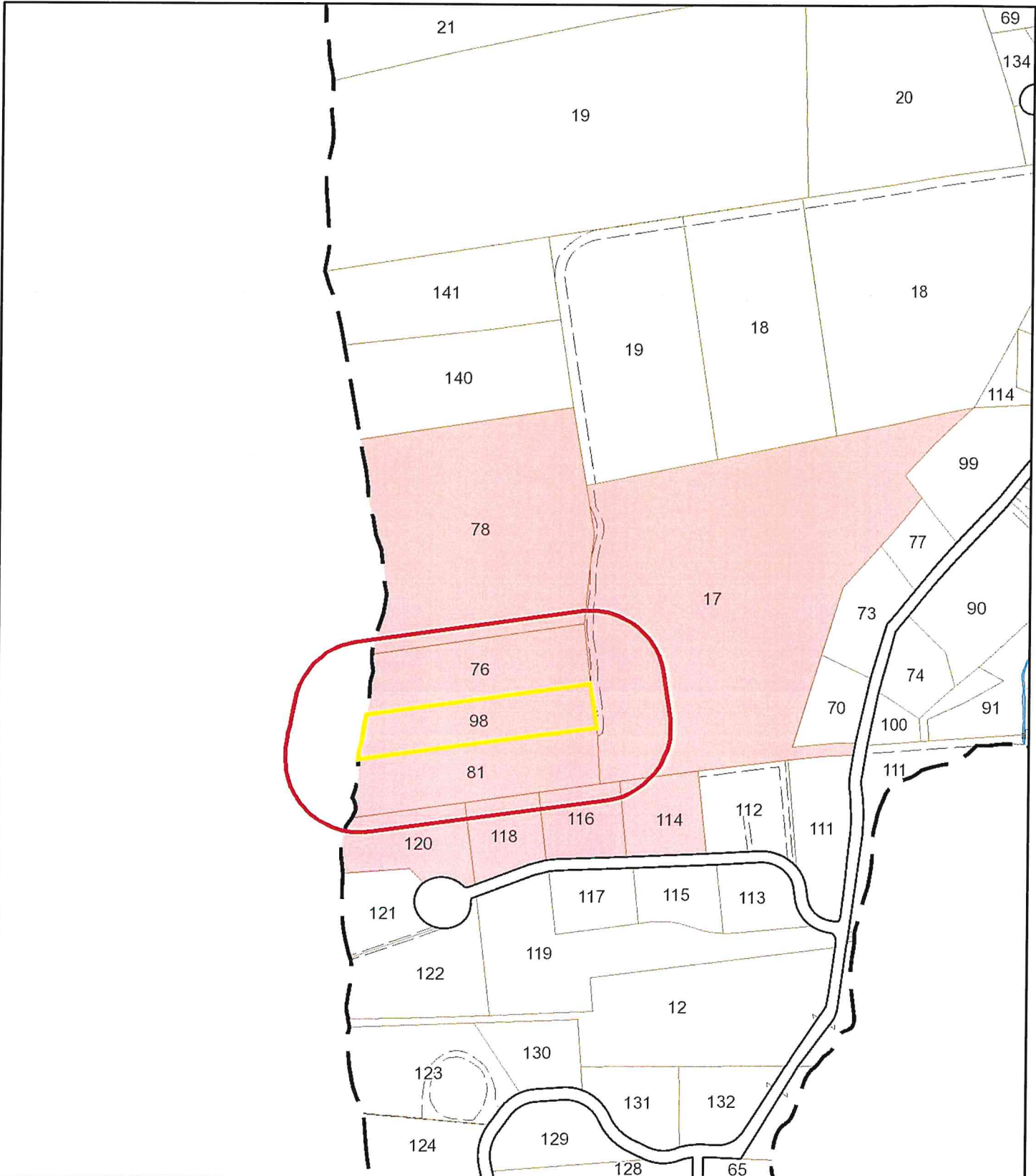
Bristol, RI



August 23, 2023

1 inch = 562 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 176-98
CAMA Number: 176-98
Property Address: 192 POPPASQUASH RD

Mailing Address: COTE, JOSHUA & BROWN, PETER R
TRUSTEES TC
1 WEST EXCHANGE ST UNIT 2904
PROVIDENCE, RI 02903

Abutters:

Parcel Number: 175-114
CAMA Number: 175-114
Property Address: 15 RELIANCE DR

Mailing Address: HASSETT, JOHN JR & ARLENE TRACY
TE
15 RELIANCE DR
BRISTOL, RI 02809

Parcel Number: 175-116
CAMA Number: 175-116
Property Address: 21 RELIANCE DR

Mailing Address: CHUNG, MAUREEN A SALETNIK, JAMES
E TE
21 RELIANCE DR
BRISTOL, RI 02809

Parcel Number: 175-118
CAMA Number: 175-118
Property Address: 25 RELIANCE DR

Mailing Address: BOUCHARD, KENNETH P & BOUCHARD
RIKKI HANSEN
18 BRIGHTMAN AVE
TIVERTON, RI 02878

Parcel Number: 175-120
CAMA Number: 175-120
Property Address: 29 RELIANCE DR

Mailing Address: PACHECO, JOHN M & NATALIE O TR
29 RELIANCE DR
BRISTOL, RI 02809

Parcel Number: 176-17
CAMA Number: 176-17
Property Address: 185 POPPASQUASH RD

Mailing Address: MAGAZINER, IRA C & SUZANNE M
TRUSTEES
PO BOX 319
BRISTOL, RI 02809

Parcel Number: 176-76
CAMA Number: 176-76
Property Address: 190 POPPASQUASH RD

Mailing Address: DEWHIRST, JOSEPH R. ALYDA V. TE
190 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 176-78
CAMA Number: 176-78
Property Address: 184 POPPASQUASH RD

Mailing Address: MAGAZINER, IRA C & SUZANNE M
TRUSTEES
PO BOX 319
BRISTOL, RI 02809

Parcel Number: 176-81
CAMA Number: 176-81
Property Address: 194 POPPASQUASH RD

Mailing Address: MORROW, ROBERT ET UX KAREN
MORROW
194 POPPASQUASH ROAD
BRISTOL, RI 02809

Parcel Number: 176-98
CAMA Number: 176-98
Property Address: 192 POPPASQUASH RD

Mailing Address: COTE, JOSHUA & BROWN, PETER R
TRUSTEES TC
1 WEST EXCHANGE ST UNIT 2904
PROVIDENCE, RI 02903



www.cai-tech.com

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BOUCHARD, KENNETH P &
BOUCHARD RIKKI HANSEN
18 BRIGHTMAN AVE
TIVERTON, RI 02878

CHUNG, MAUREEN A
SALETNIK, JAMES E TE
21 RELIANCE DR
BRISTOL, RI 02809

COTE, JOSHUA & BROWN, PET
1 WEST EXCHANGE ST UNIT 2904
PROVIDENCE, RI 02903

DEWHIRST, JOSEPH R.
ALYDA V. TE
190 POPPASQUASH RD
BRISTOL, RI 02809

HASSETT, JOHN JR & ARLENE
15 RELIANCE DR
BRISTOL, RI 02809

MAGAZINER, IRA C & SUZANN
PO BOX 319
BRISTOL, RI 02809

MORROW, ROBERT ET UX
KAREN MORROW
194 POPPASQUASH ROAD
BRISTOL, RI 02809

PACHECO, JOHN M & NATALIE
29 RELIANCE DR
BRISTOL, RI 02809

File 2023-34

Ed Tanner

From: JOSEPH DEWHIRST [redacted]
Sent: Saturday, October 21, 2023 10:24 AM
To: Ed Tanner
Cc: Michelle Cote; Jeff Cote
Subject: Proposed construction at 192 Poppasquash

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. When in doubt, contact your IT Department

To the Bristol Zoning Board of Review:

My next-door neighbors Michelle and Jeff Coté hope to build a barn on their property. I am writing to say that I support the proposal.

The Coté's have been our neighbors for 5 years. Our property is adjacent to theirs; our houses are roughly 35 yards apart. In all respects they have been model neighbors. They maintain their home well and have made attractive improvements. They have been respectful of our presence nearby — we have never had any issues with excessive noise or light and we don't anticipate any from the proposed addition.

We have seen the planned for proposed barn and feel its design and size will complement their home and fit in well with the surrounding homes.

Please feel free to contact me if you need to discuss further. Thanks!

Joe Dewhirst
190 Poppasquash Rd

[redacted]



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-38

APPLICANT: Mary T. Carroll
 LOCATION: 61 Constitution Street
 PLAT: 14 LOT: 96 ZONE: R-6

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:


Remove an existing 8ft. x 8ft. mudroom and construct an 11.5ft. x 20.5ft. single-story mudroom / three season room addition to the rear of the existing dwelling with less than the required right side yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct an 11.5ft. x 20.5ft. mudroom / three season room addition to the existing two-family residence on this property located on the northerly side of Constitution Street. The proposed single-story addition would extend off the rear of the existing structure and would replace an existing 8' x 8' mudroom entranceway at this location. The proposed addition would provide an enlarged mudroom and sitting area with a rear patio door. The addition would extend to within approximately 5 feet 6 inches of the easterly right side property line at its closest point. There would be no windows or doors on the easterly side of the addition facing the neighboring property; and the addition would be located approximately 1 foot 6 inches further from the right side property line than the existing dwelling. The zoning ordinance requires a minimum 10 foot side yard setback in the Residential R-6 zone.

 10/24/2023
 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-38

PUBLIC HEARING

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

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

APPLICANT: **Mary T. Carroll**
PROPERTY OWNER: **Mary T. Carroll**
LOCATION: **61 Constitution Street**
PLAT: **14** LOT: **96**
ZONE: **Residential R-6**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE TO:** remove an existing 8ft. x 8ft. mudroom and construct an 11.5ft. x 20.5ft. single-story mudroom / three season room addition to the rear of the existing dwelling with less than the required right side yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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



TOWN OF BRISTOL
COMMUNITY DEV.

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

2023 SEP 21 PM 12:35

APPLICATION

File No: **2023-38**
Accepted by ZEO: *EMT* 9/21/2023

| | | | |
|-----------------------|--|---|-------------------|
| APPLICANT | Name: <i>Mary T. Carroll (Tracy)</i> | | |
| | Address: <i>61 Constitution Street</i> | | |
| | City: <i>Bristol</i> | State: <i>RI</i> | Zip: <i>02809</i> |
| | Phone #: <i>401-297-6440</i> | Email: <i>michaelandtracy@gmail.com</i> | |
| PROPERTY OWNER | Name: <i>Mary T. Carroll & Michael Carroll</i> | | |
| | Address: <i>61 Constitution Street</i> | | |
| | City: <i>Bristol</i> | State: <i>RI</i> | Zip: <i>02809</i> |
| | Phone #: <i>401-297-6440</i> | Email: <i>michaelandtracy@gmail.com</i> | |

1. Location of subject property: *61 Constitution Street*
 Assessor's Plat(s) #: *14* Lot(s) #: *95 96 (EMT)*
2. Zoning district in which property is located: *R-6*
3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): *Sec 28-111 (Setback Relief)*
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: *21 years*
7. Present use of property: *Residential 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):
37' x 42' 1226 Square feet
Height: 34 feet
10. Proposed use of property: *Residential Home (mudroom extension)*

11. Give extent of proposed alterations: Construct a 11'6" x 20'6" 1 Story Addition @ 236 S.F. Room will be utilized as a 3 seasons Room & or extension of mudroom

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
11'6" x 20'6" x 12'
236 square 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: <u>20'</u> | Proposed Setback: <u>N/A</u> |
| Left side lot line: | Required Setback: <u>10'</u> | Proposed Setback: <u>N/A</u> |
| Right side lot line: | Required Setback: <u>10'</u> | Proposed Setback: <u>5'6"</u> |
| Rear lot line: | Required Setback: <u>20'</u> | Proposed Setback: <u>N/A</u> |
| 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: 2 Before 2 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: Sewer:

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

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

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

Applicant's Signature: [Signature] Date: 9/15/2023

Print Name: Jacob R Appie

Property Owner's Signature: Mary T Carroll (Tracy) Date: 9/15/2023

Print Name: MARY T CARROLL

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

Name: Jacob Appie Telephone #: 401-200-0696

Address: 425 Dover Avenue, Riverside RI
General Contractor

Zoning Board

61 Constitution St.
Bristol, Rhode Island 02809

In regards to the proposed addition at 61 Constitution street, measuring 11' 6" in Width 20' 6" in Length & 12' in Height at top of shed roof.

- Required "Right Side" setback is to be 10', the existing home sits 4' from the property line... Addition will sit 5' 6". The Abutting property is 65 Constitution which sits 12 feet or so from the property line, property is separated from 61 by an asphalt driveway. No other setback issues are in need of relief. There will be no further encroachment greater than the existing home.

The main hardship of the homeowners at 61 Constitution street is lack of usable area in the existing mudroom. Mudroom is currently 8'x8' and its floor is taken up by 2 staircases, leaving about 32 square feet of usable space. This existing mudroom is seated on an original foundation consisting of merely loose bricks and dirt, it is in dire need of a new floor system & foundation. The action of framing a new floor system properly requires walls to be removed, correcting the hardship of square footage shall be attended to upon this improvement. Granting the relief of 4' 6" is not seen to be a hazard to any abutting properties in means of water issues, solar issues, health or safety issues, noise issues and or lighting issues. Their neighboring property will be left unscathed.

TOWN OF BRISTOL
COMMUNITY DEV.
2023 SEP 21 PM 12:35

Bristol RI Historic Commision

61 Constitution Street Addition
Michael & Mary Carroll

Proposed addition in Historic District

- Demolition: Existing mudroom to be taken down, beneath the existing mudroom is an original foundation consisting of brick and sand/ Gravel. Existing Entry to Mudroom via Kitchen will remain the same.

- Foundation: New Slab Foundation to be poured. The Slab will only be used for " New" Existing Mudroom Floor will be reframed using 2"x10" pressure treated lumber and attached accordingly to meet local building codes.

- Framing: All New exterior walls to be 2"x4" SPF KD lumber. Roof to be 2"x8" SPF KD lumber . Sheathing to be ½ CDX for walls & ⅝ T & G Advantech for roof. Structure will be papered using Tyvek Home Wrap.

- Siding & Trim: All New Walls to accept Pre- Primed Red cedar Clapboard to match existing, All Trim to be Lifespan (Oil Treated & Oil Primed) Exterior Grade Yellow Pine. Trim package to Match Existing

- Doors: One Exterior French Door Installed @ West side of new addition, There will be no windows installed.

- Roofing & Gutters: Architectural roof shingles installed to match existing. White aluminum 5" K Style Gutters installed.


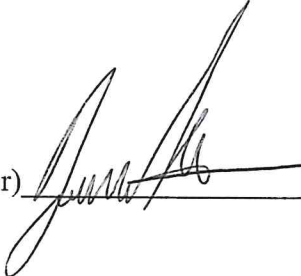
- Interior Work: Sheetrock & Plaster walls, Wood Floor Built- Ins.

Bristol RI, Historic District

To whom it may concern,

Mary T. Carroll of 61 Constitution street has approved all drawings and plans for a proposed addition on the rear of her home. The addition will measure 12' 6" x 21' with a Shed Style roof. One set of French Doors with a Transom above will be installed @ west side of addition. Window on plans will not be installed.

I hereby give full consent to Jacob R Apple and the Historic District to proceed with steps towards approval.

Mary T. Carroll  Jacob R Apple (Contractor) 



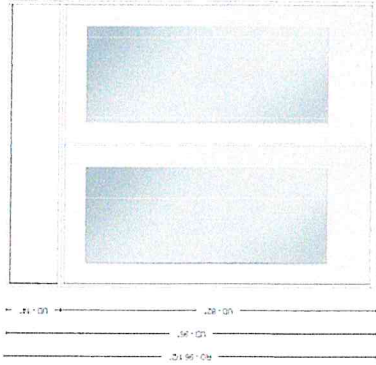


VIKING

DISTRIBUTION

Quote Name: Jake Apple

Quote Number: 716323
Quote Valid Through: Not Set

| LINE # | DESCRIPTION | QTY | PRICE | EXT PRICE |
|---|---|-----|-------|-----------|
| 100 | <p>Dbi Door: 6'0" x 6'8" VSG Full LT LH Inswing 2 3/4" Single Bore Inactive Door: No Bore BWI Hinges Radius Satin Nickel-US15 Transom: 74" x 14 Rectangle and White 1 Lite (No Grid) Primed 4 5/8" White Flip Lever Ast RDS Artic Sill Mill No Sill Cover No Exterior Trim Weather Strip: White Add Info: 74" U.W. x 96" U.H.</p> <p>Double Door</p>  <p>Est. Lead Time (Business Days): Not Set</p> <p>Room: None Assigned</p> <p>Entire Unit: 74" X 96"</p> <p>Rough Opening: 74 3/4" X 96 1/2"</p> | 1 | | |
| <p>****Door**** Stock: Show All Product Double Door Width: 6'0" 6'8"</p> <p>Product Line: VistaGrande Sub Family: VistaGrande Smooth Door Style: Full Lite Glass Category: Clear Glass: Clear Glass Glass Measurements: 26" x 64" Glass Code: 926 (Factory Glazed) Glass Caming Color: No Caming Swing: Left Hand Inswing Number of Operating Doors: 2 Operating Doors Operable Doors: Operating/Operating Glass Low-E Options: Low-E Argon Glass Frame: No Frame</p> <p>****Active Door**** Bore Option: Single Bore Backset: 2 3/4" Vertical Position: Standard Latch Prep: 1" x 2-1/4" Radius Corner Latch Prep</p> <p>****Astragal**** Astragal: Flip Lever Astragal Astragal Species: White</p> <p>****Hinges**** Hinge Option: Hinges Installed Type: BWI Standard Prep: Radius</p> <p>Finish: Satin Nickel - US15 Hinge Position: Standard</p> <p>****Frame**** Material: Wood Primed Width: 4 5/8"</p> <p>****Sill**** Type: RDS Articulating Finish: Mill</p> <p>****Transom Only**** Glass Category: Clear Measurements: 74x 14 Glass Shape: Rectangle</p> <p>****Accessories**** Door Label: No Lead Time: 18</p> | | | | |

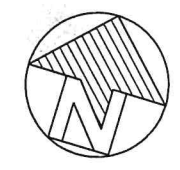
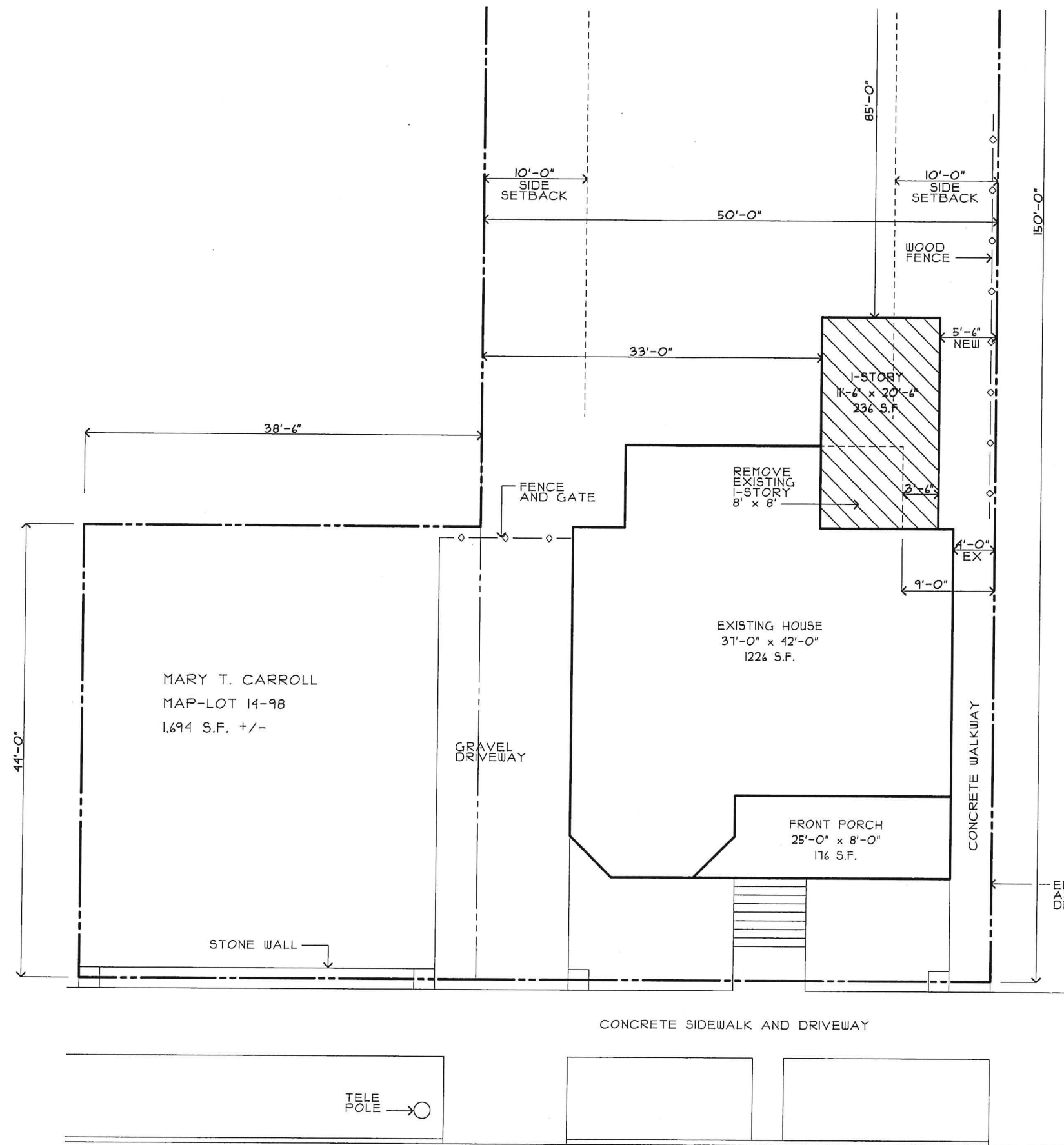
QUOTE

Ship To:

Bill To:

56 Curtis St. East Providence Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.
2023 SEP 21 PM 12:36



CARROLL RESIDENCE
61 CONSTITUTION STREET
BRISTOL, RI 02809

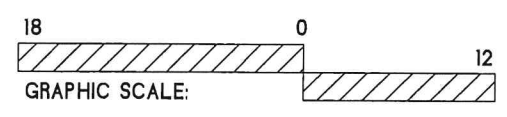
MAP-LOT: 14-96
SIZE: 7,500 S.F.
ZONING: R-6
SPECIAL: HISTORIC DISTRICT

FRONT: AVERAGE
REAR: 20'
SIDE: 10'

MAX. COVER: 30%

| | |
|---|---|
| EXISTING COVERAGE 37'-0" x 42'-0" 1466 S.F. | PROPOSED COVERAGE 37'-0" x 54'-6" 1638 S.F. |
|---|---|

ALL MEASUREMENTS SHOWN WERE MEASURED IN FIELD USING REASONABLE ASSUMPTIONS FOR PROPERTY LINE USING ESTABLISHED FENCES, PLANTINGS, AND CURRENT LAND USEAGE. THIS IS NOT A PROFESSIONAL SURVEY.



EDGE OF ASPHALT DRIVEWAY

CONSTITUTION ST.

SITE PLAN - PROPOSED
SCALE: 1" = 12'

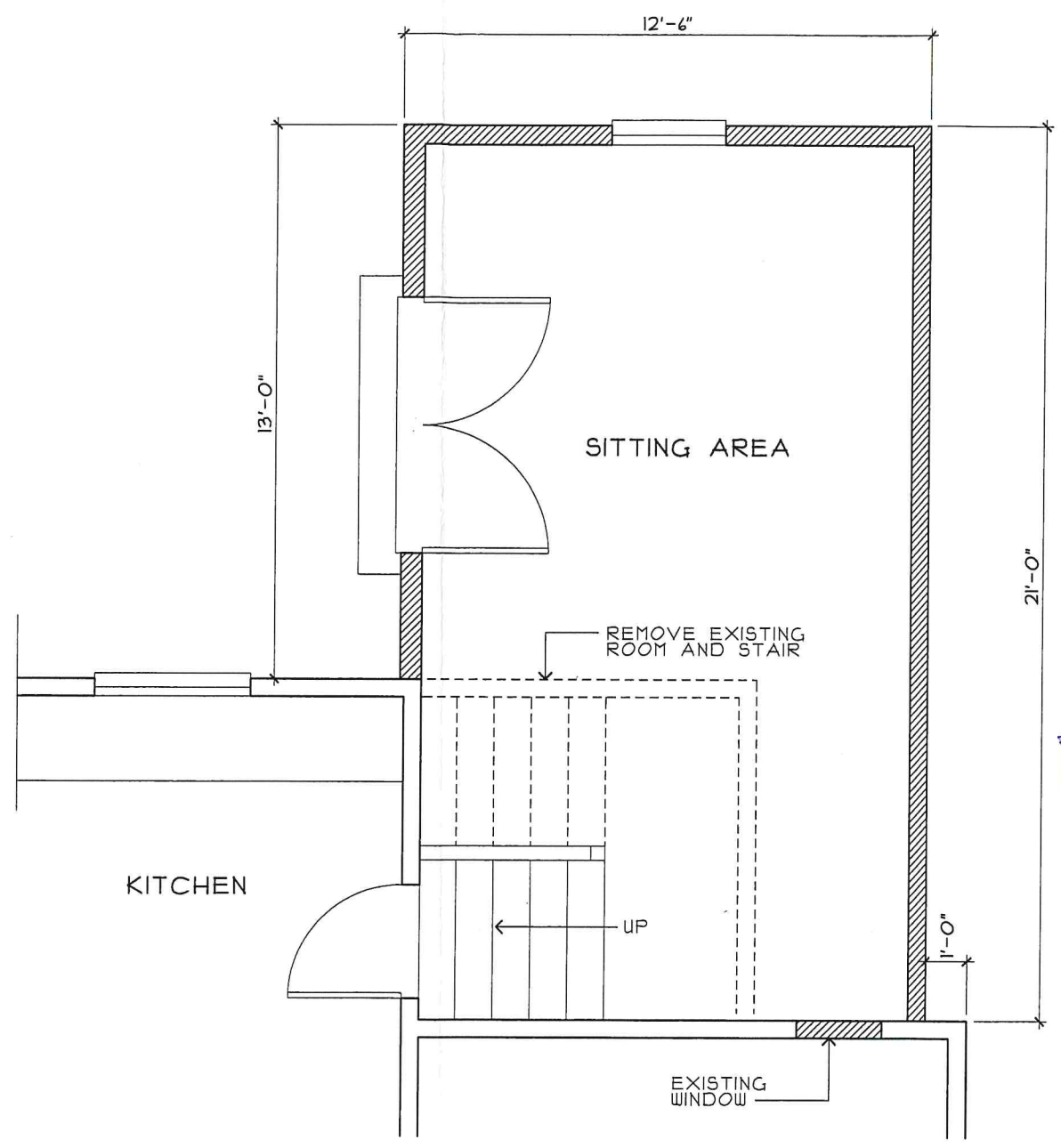
CARROLL RESIDENCE
61 CONSTITUTION ST.
BRISTOL, RI 02809

PROPOSED: _____ DATE: 9/14/2023
SITE PLAN

S1



○ REAR ELEVATION
SCALE: 1/4" = 1'-0"



○ 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2023 SEP 21 PM 12: 36
TOWN OF BRISTOL
COMMUNITY DEV.

CARROLL RESIDENCE
61 CONSTITUTION ST.
BRISTOL, RI 02809
PROPOSED: _____ DATE: 8/1/2023
SITE PLAN

A1



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



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

2023 SEP 21 PM 12: 36
TOWN OF BRISTOL
COMMUNITY DEV.

CARROLL RESIDENCE
61 CONSTITUTION ST.
BRISTOL, RI 02809
PROPOSED: _____ DATE: 8/1/2023
SITE PLAN

A2



61 Constitution Street

Bristol, RI



October 16, 2023

1 inch = 35 Feet

www.cai-tech.com



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Owner ▶ Owner Account #:

| | | | |
|---------|------------------|---------|------|
| Owner 1 | CARROLL, MARY T. | % Owned | 0.00 |
| Owner 2 | | % Owned | 0.00 |
| Owner 3 | | % Owned | 0.00 |

Address 61 CONSTITUTION ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

| Grantor | Date | Sale Price | Leg Ref | NAL | Deed Type |
|---------------------------|------------|------------|---------|-----|-----------|
| CONFIRMATROY TRUSTEE DEED | 04/22/2002 | 0 | 876-81 | | |
| FRIEDMAN, ROBERT & LYNDA | 12/14/2000 | 0 | 767-70 | | |
| REYNOLD, SHIRLEY | 04/01/1999 | 216,000 | 693-91 | A | W |
| REYNOLDS, SHIRLEY | 04/01/1999 | 0 | 693-81 | | |
| | 07/08/1996 | 0 | 581-168 | | |

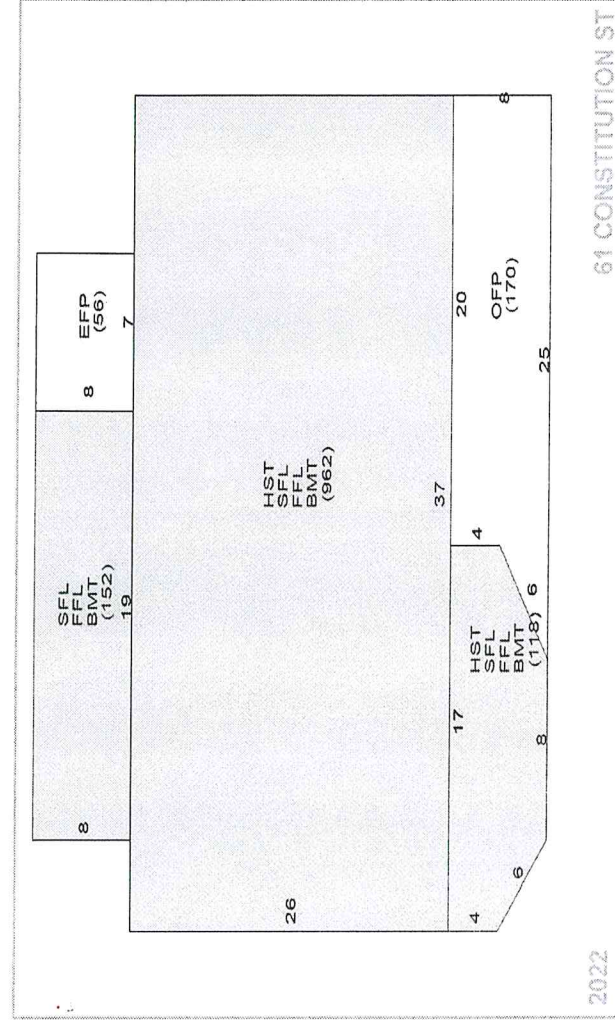
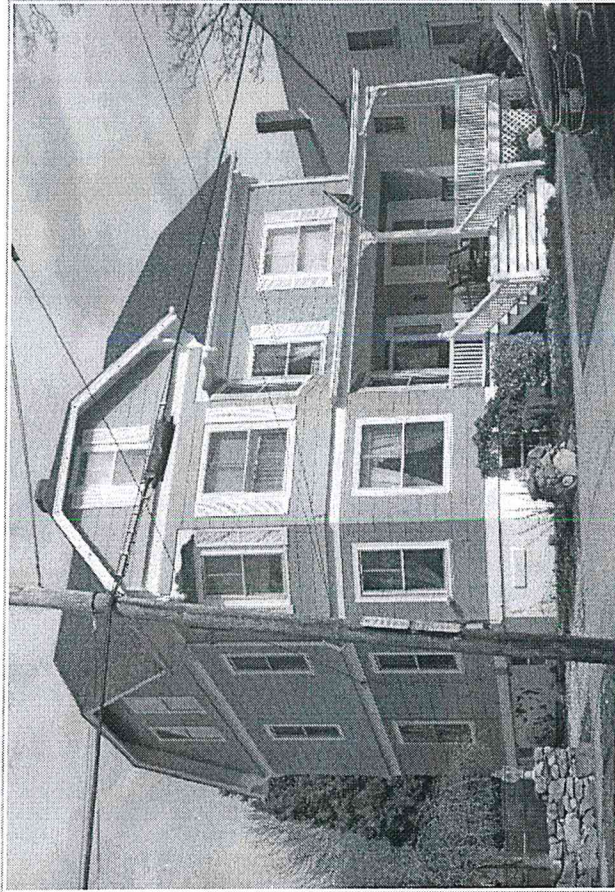
Assessment

| Use Code | Bldg Value | SFYI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|------------|-----------|------------|-----------|----------------|
| 02 | 307,100 | 0 | 0.17 | 245,800 | 0 | 552,900 |
| TOTAL | 307,100 | 0 | 0.17 | 245,800 | 0 | 552,900 |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 123.91 VAL per SQ Unit/Parcel > 123.91

Previous Assessments

| Year | LUC | Building | SFYI | Land Size | Land | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|------|-----------|---------|------------|-----------------|----------------|
| 2022 | 02 | 307,100 | 0 | 0 | 245,800 | 0 | 552,900 | 552,900 |
| 2021 | 02 | 243,800 | 0 | 0 | 236,300 | 0 | 480,100 | 480,100 |
| 2020 | 02 | 243,800 | 0 | 0 | 236,300 | 0 | 480,100 | 480,100 |
| 2019 | 02 | 243,800 | 0 | 0 | 236,300 | 0 | 480,100 | 480,100 |
| 2018 | 02 | 182,400 | 0 | 0 | 189,500 | 0 | 371,900 | 371,900 |
| 2017 | 02 | 182,400 | 0 | 0 | 189,500 | 0 | 371,900 | 371,900 |



Land Information

| Use Description | Units | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh | Inf 1 | Inf 1 % | Inf 2 | Inf 2 % | Inf 3 | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|-----------------|---------|-----------|-----------|---------|------------|-----------|-------|----------|---------|-------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 1 02 2-5 Family | 0.13774 | AC | P | 1.00 | 1,535,000 | 1,631,334 | I | Location | 5 | | | | | 224,700 | | | 1.00 | 0 |
| 2 02 2-5 Family | 0.03444 | AC | EX | 0.20 | 1,535,000 | 612,660 | I | | | | | | | 21,100 | | | 1.00 | 0 |
| 3 | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | |



Building Information

| Description | Quantity | Description |
|---------------------------|----------|-----------------------------------|
| BLDG Type 2 Family | 2 | Story Height 2 1/2 Story Finishes |
| RES Units | 2 | COM Units 0 |
| Foundation Concrete | | BMT Floor Concrete |
| Frame 1 Wood | | Frame 2 % |
| EXT Wall 1 Asbestos | | EXT Wall 2 % |
| Roof Type 1 Hip | | Roof Type 2 % |
| Roof Cover 1 Asphalt Shir | | Roof Cover 2 % |
| INT Wall 1 Drywall | | INT Wall 2 % |
| Floors 1 Hardwood | | Floors 2 % |
| BMT Garages | | Color |
| Plumbing | | Electrical |
| Insulation | | INT vs EXT |
| Heat Fuel Oil | | Heat Type Radiant Hot Water |
| # Heat Sys | | % Heated 100 |
| % Solar HW | | % A/C |
| % COM Wall | | % Vacuum |
| Ceiling Type | | Ceiling Type |
| Parking Type | | % Sprinkled |

Other Factors

| Grade | Q4+ | Q4+ | Flood Hazard | Topography | Street Traffic | ROLLING PAVED |
|------------------------|--------------|-------|--------------|------------|----------------|---------------|
| Year Built 1900 | EFF Year | Alt % | Bas \$/SQ | Size Adj | Constr Adj | Adj \$/SQ |
| Alt LUC | 0.00 | | 35.0 | 0.0 | 0.0 | 0.0 |
| Condition AV | AV - Average | % | 0.0 | 0.0 | 0.0 | 0.0 |
| Functional | - | | 0.0 | 0.0 | 0.0 | 0.0 |
| Economic | - | | 0.0 | 0.0 | 0.0 | 0.0 |
| Special | - | | 0.0 | 0.0 | 0.0 | 0.0 |
| OV | - | | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Depreciation % > | | 35.0 | | | | |

Sub-Area Detail

| Code | Description | Area | Fin. Area | Rate | Undep V |
|-------|-------------|-------|-----------|--------|---------|
| FFL | 1st FLOOR | 1,232 | 1,232 | 119.23 | 146,891 |
| SFL | 2nd FLOOR | 1,232 | 1,232 | 119.23 | 146,891 |
| HST | HALF STORY | 540 | 540 | 119.23 | 64,385 |
| OPP | OPEN PORCH | 170 | 0 | 12.53 | 2,130 |
| BMT | BASEMENT | 1,232 | 0 | 17.89 | 22,040 |
| EFP | ENCL PORCH | 56 | 0 | 29.57 | 1,656 |
| Total | | 4,462 | 3,004 | | 383,993 |

Visit History

| Date | Result | By |
|------------|-----------|----|
| 8/16/2021 | REVIEW | JH |
| 10/5/2018 | REVIEW | JH |
| 9/29/2018 | MEASURED | BT |
| 2/27/2013 | MEASURE | |
| 2/27/2013 | LISTED | |
| 1/26/2008 | CALL BACK | MP |
| 11/30/2007 | CALL BACK | MP |

Notes

W/98 strip and reshingle roof 30 yrs 2012 mcb || 09-10-2021 With lot 98, no need to adjust land on this lot as it conforms to current zoning regarding size (adjust lot 98), MRM.

Remodeling History

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

Condo Data

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

Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions |
|------------|----------|-------------|---------|-----------|--------|--------|---|
| 11/13/2012 | B25395 | | BLDG | 0 | | Closed | RESHINGLE ROOF TO CODE APPROVED BY BHDC |

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 | xtTermRental | PriorID1c | PriorID2a | PriorID2b | PriorID2c | PriorID3a | PriorID3b | PriorID3c |
|------|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | | | | | | | |

Room Counts by Floor

| Units | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1 | 1 | 13 | 4 |
| 2 | | | U |
| 3 | | | |
| 4 | | | |
| Totals | 1 | 13 | 4 |

Bristol

CONSTITUTION ST

Card of

Plat/Lot 14 98

Account: 893

LUC 13

Zone R-6

Assessment

\$25,500



Owner

Owner 1 CARROLL, MARY T.
Owner 2
Owner 3
Address 61 CONSTITUTION ST, BRISTOL, RI 02809-0000

Owner Account #:

% Owned
0.00
0.00

Previous Owners & Sales Information

Table with columns: Grantor, Date, Sale Price, Leg Ref, NAL, Deed Type. Rows include CONFIRMATORY TRUSTEE DEED, FRIEDMAN, ROBERT & LYNDA, MEMORANDUM OF TRUST, REYNOLDS, SHIRLEY.

Assessment

Table with columns: Use Code, Bldg Value, SF/YI Value, Land Size, Land Value, AG Credit, Assessed Value. Includes a TOTAL row and a Source > Mkt Adj Cost row.

Previous Assessments

Table with columns: Year, LUC, Building, SF/YI, Land Size, Land, AGR Credit, Appraised Value, Assessed Value. Rows for years 2022 through 2017.

Land Information

Table with columns: Use Description, Units, Unit Type, Land Type, LT Fact, Unit Price, Adjusted, Neigh, Inf 1%, Inf 2%, Inf 3%, Appr Value, Spec Land, Juris, Fact, Use Value. Includes a row for 13 Res Vacant.

Plat/Lot 14 98

Account: 893

LUC 13

Zone R-6

Assessment

\$25,500



Building Information

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

Grade

| Year Built | EFF Year |
|------------|----------|
| Alt LUC | Alt % |

Depreciation

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

Remodeling History

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

Condo Data

| Complex | Location |
|-----------|----------|
| Tot Units | FL Level |
| # Floors | Bldg Seq |

Other Factors

| Flood Hazard | Topography | ROLLING |
|--------------|--------------|---------|
| Street | TRAFFIC | PAVED |
| Bas \$/SQ | Size Adj | |
| Constr Adj | Adj \$/SQ | |
| Othr Featrs | Grade Fac | |
| Neigh Infl | Land Factor | |
| Adj Total | Depreciation | |
| Depr Total | | |

Sub-Area Detail

| Code | Description | Area | Fin. Area | Rate | Undep V |
|-------|-------------|------|-----------|------|---------|
| Total | | | | | |

Notes

09-10-2021 With Lot 96. Change pricing from "Prime" land with a 45% "Topography" adjustment to "Excess" land with no adjustment (other than existing "Location" adjustment), MRM.

Building Permits

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

Special Features & Yard Items

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

Room Counts by Floor

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



61 Constitution Street - 200' Radius

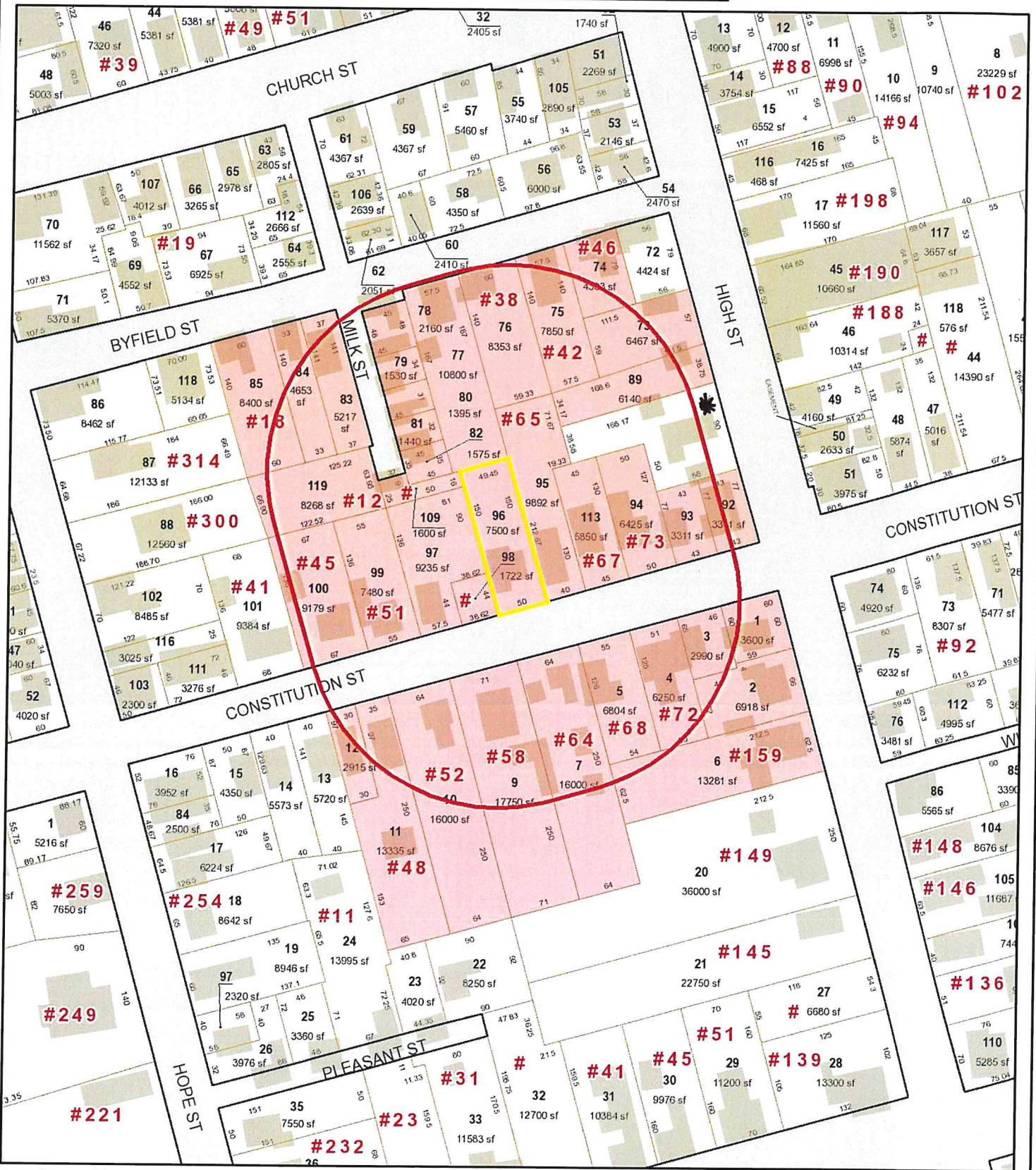
Bristol, RI



October 5, 2023

1 inch = 140 Feet

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200 foot Abutters List Report

Bristol, RI
October 05, 2023

Subject Property:

Parcel Number: 14-96
CAMA Number: 14-96
Property Address: 61 CONSTITUTION ST

Mailing Address: CARROLL, MARY T.
61 CONSTITUTION ST
BRISTOL, RI 02809

Abutters:

| | |
|--|---|
| Parcel Number: 14-100 CAMA Number: 14-100 Property Address: 45 CONSTITUTION ST | Mailing Address: ROBERT W GLANVILLE REV TRUST 45 CONSTITUTION ST BRISTOL, RI 02809-2120 |
| Parcel Number: 14-109 CAMA Number: 14-109 Property Address: MILK ST | Mailing Address: BARNEY, TAMARA ANN & HARRALL, TIMOTHY ROBERT TE 23 MILK ST BRISTOL, RI 02809 |
| Parcel Number: 14-113 CAMA Number: 14-113 Property Address: 67 CONSTITUTION ST | Mailing Address: 67 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 14-119 CAMA Number: 14-119 Property Address: 12 MILK ST | Mailing Address: FEINSTEIN, CAROL M 22 BYFIELD ST BRISTOL, RI 02809 |
| Parcel Number: 14-73 CAMA Number: 14-73 Property Address: 195 HIGH ST | Mailing Address: RENSEHAUSEN, BERTHA T (ESTATE) 195 HIGH ST BRISTOL, RI 02809 |
| Parcel Number: 14-74 CAMA Number: 14-74 Property Address: 46 BYFIELD ST | Mailing Address: DRAWBRIDGE, CLIFFORD J. ET UX FLOYD, TERESA L TE 46 BYFIELD STREET BRISTOL, RI 02809 |
| Parcel Number: 14-75 CAMA Number: 14-75 Property Address: 42 BYFIELD ST | Mailing Address: GAETZ, TRACEY FRANCES & FISCHER, STEPHEN C. JR TE 42 BYFIELD ST BRISTOL, RI 02809 |
| Parcel Number: 14-76 CAMA Number: 14-76 Property Address: 38 BYFIELD ST | Mailing Address: SILVA, MICHAEL 141 HILLSIDE AVE SOMERSET, MA 02726 |
| Parcel Number: 14-77 CAMA Number: 14-77 Property Address: 34 BYFIELD ST | Mailing Address: SIROIS, ROSEMARIE G. 34 BYFIELD ST BRISTOL, RI 02809 |
| Parcel Number: 14-78 CAMA Number: 14-78 Property Address: 11 MILK ST | Mailing Address: CARREIRO, MARY M TRUSTEE MARY M CARREIRO FAMILY TRUST 4 OVERLOOK DR BRISTOL, RI 02809 |



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10/5/2023

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Page 1 of 4



200 foot Abutters List Report

Bristol, RI
October 05, 2023

| | |
|--|---|
| Parcel Number: 14-79 CAMA Number: 14-79 Property Address: 15 MILK ST | Mailing Address: ROUNDS, ANDREA L. TRUSTEE OF 15 MILK ST BRISTOL, RI 02809 |
| Parcel Number: 14-80 CAMA Number: 14-80 Property Address: 17 MILK ST | Mailing Address: SOUSA, BRIAN 43 CLIPPER WAY BRISTOL, RI 02809 |
| Parcel Number: 14-81 CAMA Number: 14-81 Property Address: 21 MILK ST | Mailing Address: ENOS, RICHARD & PATRICIA TE PO BOX 605 BRISTOL, RI 02809 |
| Parcel Number: 14-82 CAMA Number: 14-82 Property Address: 23 MILK ST | Mailing Address: BARNEY, TAMARA ANN & HARRALL, TIMOTHY ROBERT TE 23 MILK ST BRISTOL, RI 02809 |
| Parcel Number: 14-83 CAMA Number: 14-83 Property Address: 10 MILK ST | Mailing Address: SIMAS, ANTONIO J & ROSA M LE TE DIGIACOMO, MICHELLE & 10 MILK ST BRISTOL, RI 02809 |
| Parcel Number: 14-84 CAMA Number: 14-84 Property Address: 22 BYFIELD ST | Mailing Address: FEINSTEIN, JONATHAN L. CAROL M. TE 22 BYFIELD ST BRISTOL, RI 02809 |
| Parcel Number: 14-85 CAMA Number: 14-85 Property Address: 18 BYFIELD ST | Mailing Address: MOREIRA, ELIZABETH H LIFE EST MOREIRA, MARK S. ETAL TC 47 COTTAGE ST BRISTOL, RI 02809 |
| Parcel Number: 14-89 CAMA Number: 14-89 Property Address: 189 HIGH ST | Mailing Address: DAMASKOS, JAMES C & PATTERSON, SUSAN P TE 189 HIGH ST BRISTOL, RI 02809 |
| Parcel Number: 14-92 CAMA Number: 14-92 Property Address: 79 CONSTITUTION ST | Mailing Address: DEFELICE, RALPH M. TRUSTEE THE RALPH G. DEFELICE IRREV 79 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 14-93 CAMA Number: 14-93 Property Address: 75 CONSTITUTION ST | Mailing Address: DEFELICE, REV. JONATHAN P 75 CONSTITUTION BRISTOL, RI 02809 |
| Parcel Number: 14-94 CAMA Number: 14-94 Property Address: 73 CONSTITUTION ST | Mailing Address: SEVENTY-THREE CONSTITUTION St REALTY, INC. 35 SUNSET VIEW DR TIVERTON, RI 02878 |
| Parcel Number: 14-95 CAMA Number: 14-95 Property Address: 65 CONSTITUTION ST | Mailing Address: 65 CONSTITUTION, LLC AGOSTINI, JOSHUA & BELL, JOSHUA C/O 65 CONSTITUTION ST BRISTOL, RI 02809 |



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200 foot Abutters List Report

Bristol, RI
October 05, 2023

| | |
|--|---|
| Parcel Number: 14-96 CAMA Number: 14-96 Property Address: 61 CONSTITUTION ST | Mailing Address: CARROLL, MARY T. 61 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 14-97 CAMA Number: 14-97 Property Address: 55 CONSTITUTION ST | Mailing Address: 221 HOPE LLC 48 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 14-98 CAMA Number: 14-98 Property Address: CONSTITUTION ST | Mailing Address: CARROLL, MARY T. 61 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 14-99 CAMA Number: 14-99 Property Address: 51 CONSTITUTION ST | Mailing Address: GOWER, SUSAN E. CURTIS C. TE 51 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 15-1 CAMA Number: 15-1 Property Address: 169 HIGH ST | Mailing Address: BOGDANOVIC, JILL & CRAIG TE 11 POCASSET LN PORTSMOUTH, RI 02871 |
| Parcel Number: 15-10 CAMA Number: 15-10 Property Address: 52 CONSTITUTION ST | Mailing Address: 52 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 15-11 CAMA Number: 15-11 Property Address: 48 CONSTITUTION ST | Mailing Address: 48 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 15-12 CAMA Number: 15-12 Property Address: 46 CONSTITUTION ST | Mailing Address: SLOCUM, RICHARD WILLIAMS III JILL MORSE TRST & RICHARD WILL 3 VALE CT AMHERST, NH 03031 |
| Parcel Number: 15-2 CAMA Number: 15-2 Property Address: 165 HIGH ST | Mailing Address: MAGEE, WILLIAM KELLY 165 HIGH ST. BRISTOL, RI 02809 |
| Parcel Number: 15-3 CAMA Number: 15-3 Property Address: 74 CONSTITUTION ST | Mailing Address: BTMLB, LLC 304 CHURCH POND DR TIVERTON, RI 02878 |
| Parcel Number: 15-4 CAMA Number: 15-4 Property Address: 72 CONSTITUTION ST | Mailing Address: DODD, DONALD C. ETUX TE PINK, JODI B. 72 CONSTITUTION ST BRISTOL, RI 02809 |
| Parcel Number: 15-5 CAMA Number: 15-5 Property Address: 68 CONSTITUTION ST | Mailing Address: WALSH-SORENSEN, KIMBERLY & SORENSEN, JAMIE 68 CONSTITUTION ST BRISTOL, RI 02809 |



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200 foot Abutters List Report

Bristol, RI
October 05, 2023

| | |
|---|---|
| Parcel Number: 15-6 | Mailing Address: BJERREGAARD, CHRIS E. & JUNE M. TE |
| CAMA Number: 15-6 | 159 HIGH ST |
| Property Address: 159 HIGH ST | BRISTOL, RI 02809 |
| ----- | |
| Parcel Number: 15-7 | Mailing Address: HISTORIC GRACE REALTY, LLC C/O |
| CAMA Number: 15-7 | LAW OFFICE MICHAEL C. LIMA |
| Property Address: 64 60 CONSTITUTION ST | 931 JEFFERON BLVD STE 2006 |
| | WARWICK, RI 02886 |
| ----- | |
| Parcel Number: 15-9 | Mailing Address: GUERTIN, DAVID F & NANCY R |
| CAMA Number: 15-9 | TRUSTEES FAMILY IRREVOC |
| Property Address: 58 CONSTITUTION ST | 58 CONSTITUTION ST |
| | BRISTOL, RI 02809 |

*

Parcel Number 14-91
Property address 183 High Street

Mailing address:
Joseph James
Jessalyn Jarest
183 High Street
Bristol, RI 02809



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10/5/2023

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221 HOPE LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

CARROLL, MARY T.
61 CONSTITUTION ST
BRISTOL, RI 02809

GOWER, SUSAN E.
CURTIS C. TE
51 CONSTITUTION ST
BRISTOL, RI 02809

48 CONSTITUTION LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

DAMASKOS, JAMES C &
PATTERSON, SUSAN P TE
189 HIGH ST
BRISTOL, RI 02809

GUERTIN, DAVID F & NANCY
FAMILY IRREVOC
58 CONSTITUTION ST
BRISTOL, RI 02809

52 CONSTITUTION LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

DEFELICE, RALPH M. TRUSTE
THE RALPH G. DEFELICE IRR
79 CONSTITUTION ST
BRISTOL, RI 02809

HISTORIC GRACE REALTY, LL
C/O LAW OFFICE MICHAEL C.
931 JEFFERON BLVD STE 2006
WARWICK, RI 02886

65 CONSTITUTION, LLC
AGOSTINI, JOSHUA & BELL,
JOSHUA
C/O 65 CONSTITUTION ST
BRISTOL, RI 02809

DEFELICE, REV. JONATHAN P
75 CONSTITUTION
BRISTOL, RI 02809

MAGEE, WILLIAM KELLY
165 HIGH ST.
BRISTOL, RI 02809

67 CONSTITUTION LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

DODD, DONALD C. ETUX TE
PINK, JODI B.
72 CONSTITUTION ST
BRISTOL, RI 02809

MOREIRA, ELIZABETH H LIF
MOREIRA, MARK S. ETAL T
47 COTTAGE ST
BRISTOL, RI 02809

BARNEY, TAMARA ANN & HARR
23 MILK ST
BRISTOL, RI 02809

DRAWBRIDGE, CLIFFORD J. E
FLOYD, TERESA L TE
46 BYFIELD STREET
BRISTOL, RI 02809

RENSEHAUSEN, BERTHA T (ES
195 HIGH ST
BRISTOL, RI 02809

BJERREGAARD, CHRIS E. & J
159 HIGH ST
BRISTOL, RI 02809

ENOS, RICHARD &
PATRICIA TE
PO BOX 605
BRISTOL, RI 02809

ROBERT W GLANVILLE REV TR
45 CONSTITUTION ST
BRISTOL, RI 02809-2120

BOGDANOVIC, JILL & CRAIG
11 POCASSET LN
PORTSMOUTH, RI 02871

FEINSTEIN, CAROL M
22 BYFIELD ST
BRISTOL, RI 02809

ROUNDS, ANDREA L. TRUSTEE
15 MILK ST
BRISTOL, RI 02809

BTMLB, LLC
304 CHURCH POND DR
TIVERTON, RI 02878

FEINSTEIN, JONATHAN L.
CAROL M. TE
22 BYFIELD ST
BRISTOL, RI 02809

SEVENTY-THREE CONSTITUTIO
REALTY, INC.
35 SUNSET VIEW DR
TIVERTON, RI 02878

CARREIRO, MARY M TRUSTEE
MARY M CARREIRO FAMILY TR
4 OVERLOOK DR
BRISTOL, RI 02809

GAETZ, TRACEY FRANCES &
FISCHER, STEPHEN C. JR TE
42 BYFIELD ST
BRISTOL, RI 02809

SILVA, MICHAEL
141 HILLSIDE AVE
SOMERSET, MA 02726

SIMAS, ANTONIO J & ROSA M
DIGIACOMO, MICHELLE &
10 MILK ST
BRISTOL, RI 02809

SIROIS, ROSEMARIE G.
34 BYFIELD ST
BRISTOL, RI 02809

SLOCUM, RICHARD WILLIAMS
JILL MORSE TRST & RICHARD
3 VALE CT
AMHERST, NH 03031

SOUSA, BRIAN
43 CLIPPER WAY
BRISTOL, RI 02809

WALSH-SORENSEN, KIMBERLY
SORENSEN, JAMIE
68 CONSTITUTION ST
BRISTOL, RI 02809

James, Joseph & Jarest, Jessalyn
183 High Street
Bristol, RI 02809

There was an issue selecting the
abutters + this particular property
would not highlight for the map
or list of names.



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-39**

APPLICANT: Gabriel Ptasienski and Sarah Ording
 LOCATION: 1270 Hope Street
 PLAT: 100 LOT: 15 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Install a six foot high solid vinyl privacy fence, portions of which would be located 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 applicants are requesting a dimensional variance to construct a 6 foot high fence to enclose portions of this property located on the easterly side of Hope Street and the southerly side of Brooks Farm Drive. As a corner lot, this property has two front yards for purposes of determining zoning setbacks and dimensional requirements. The applicants propose installation of a 6 foot high solid vinyl fence to enclose their backyard area behind the existing dwelling. Portions of the proposed fence would extend to the northerly property line at the Brooks Farm Drive right of way, within approximately 8 feet of the paved street. The zoning ordinance permits fences within the front yard in residential zones to a maximum height of 4 feet.

The applicants have submitted a site plan depicting the general location of their property lines based upon existing features. Should the Board approve this application, prior to issuance of a fence permit I will work with the applicants to definitively identify the northerly property line at Brooks Farm Drive to ensure that the fence is not located within the street right of way.

 10/24/2023

 Edward M. Tanner, Zoning Officer

TOWN OF BRISTOL
COMMUNITY DEV.

2023 OCT 25 AM 10:47

TO: ZONING BOARD OF REVIEW

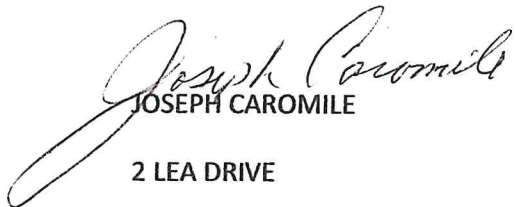
FM; JOSEPH CAROMILE---RESIDENT

REGARDING PUBLIC HEARING ON FILE # 2023-39 SCHEDULED FOR NOVEMBER 6TH, 2023 AT BRISTOL TOWN HALL.

I WOULD LIKE TO GO ON RECORD TO SAY THAT I AM NOT OPPOSED TO GABRIEL AND SARAH'S REQUEST TO INSTALL A VINYL PRIVACY FENCE ON THEIR PROPERTY WHICH IS LOCATED ON THE CORNER OF BROOK FARM DRIVE AND HOPE STREET.

MY ONLY CONCERN IS THAT TRAFFIC COMING OUT OF BROOK FARM DRIVE AND TRYING TO ENTER HOPE STREET IS A NIGHTMARE IN THE MORNING AND BECOMES A VERY DANGEROUS SITUATION. (FYI- WHEN THE LANDGRAPHS LIVED ON THAT PROPRTY, THERE WAS A VERY LARGE TREE RIGHT ON THE CORNER, WHICH CREATED A VERY DANGEROUS SITUATION FOR ANYONE TRYING TO ACCESS HOPE STREET.) I, FOR ONE WAS VERY HAPPY TO SEE THE TREE GO . HOPEFULLY, THE FENCE DOES NOT REPLACE THE TREE.

TO SUMMARIZE, I HOPE THE VINYL FENCE BEING PROPOSED DOES NOT TAKE ME BACK TO THE DAYS WHEN THE TREE WAS IN MY LINE OF SIGHT AND THAT THE ZONING BOARD TAKES EVERYONES SAFETY IN MIND WHEN MAKING IT'S FINAL DECISION. THANK YOU.


JOSEPH CAROMILE

2 LEA DRIVE

BRISTOL, R

TEL: 401-527-5916



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-39

PUBLIC HEARING

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

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

APPLICANT: **Gabriel Ptasienski and Sarah Ording**
 PROPERTY OWNER: **Gabriel Ptasienski and Sarah Ording**
 LOCATION: **1270 Hope Street**
 PLAT: **100** LOT: **15**
 ZONE: **Residential R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE TO: install a six foot high solid vinyl privacy fence, portions of which would be located 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, November 2, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.
2023 SEP 27 PM 2:49

APPLICATION

File No: 2023-39
Accepted by ZEO: ENT 9/27/23

Table with 2 main sections: APPLICANT and PROPERTY OWNER. Each section contains fields for Name, Address, City, State, Zip, Phone #, and Email.

1. Location of subject property: 1270 Hope St. Bristol, RI 02809
Assessor's Plat(s)#: 100 Lot(s) #: 15
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): Article V Sec 28-146(b)(1)
Special Use Permit Section(s):
Use Variance Section(s):
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: One Year
7. Present use of property: Single Family Dwelling
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):
26'x46' Tri-Level and a 26'x10' attached garage Exterior Height: 0' - 34'0"
Finished Square Footage: 1,819 sqft
10. Proposed use of property: Single Family Dwelling

11. Give extent of proposed alterations: Proposed 6' privacy fence installed on corner lot in back/side yard.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
Proposed fence is approx 210' linear feet with a 6' height. See attached for proposed plan.

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

| | | |
|---|-------------------------------|------------------------------|
| Front lot line(s): | Required Setback: <u>30'</u> | Proposed Setback: <u>N/A</u> |
| Left side lot line: | Required Setback: <u>15'</u> | Proposed Setback: <u>N/A</u> |
| Right side lot line: | Required Setback: <u>15'</u> | Proposed Setback: <u>N/A</u> |
| Rear lot line: | Required Setback: <u>30'</u> | Proposed Setback: <u>N/A</u> |
| Building height: | Required: <u>N/A</u> | Proposed: <u>N/A</u> |
| Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.): | | |
| Required: <u>4' (Fencing)</u> | Proposed: <u>6' (Fencing)</u> | |

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? Fence height proposal for a corner lot exceeds the front yard dimensional requirements for fencing of 4'.

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

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


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

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

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

Applicant's Signature:  Date: 27 SEP 23

Print Name: Gabriel Ptasinski Sarah Ordino

Property Owner's Signature:  Date: 27 SEP 23

Print Name: Gabriel Ptasinski Sarah Ordino

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

Name: _____ Telephone #: _____

Address: _____

22 September 2023

To whom it may concern,

My Wife and I recently relocated to Bristol, RI after receiving orders to be stationed at Naval Station Newport with the Navy. We bought the single-family dwelling at 1270 Hope St. in March of 2023.

We are attempting to install a six-foot privacy fence to enclose our backyard, however, the side yard is considered a "front yard" due to the property being a corner lot. We are requesting a dimensional variance on the side yard along Brookfarm Dr. to reduce the set-back from thirty feet to eight feet to maximize the use of our back yard. The proposed six-foot fence will not impede neither pedestrian nor vehicle sight lines along Rte 114 nor along Brookfarm Dr.

We are intent on installing a six-foot fence due to privacy and safety concerns while living along Rte 114. Additionally, the adjacent property across Brookfarm Dr. is a gas station along with a marijuana dispensary. Lastly, a four-foot fence would be insufficient to ensure our large breed dog could safely be enclosed in our yard.

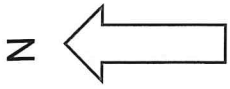
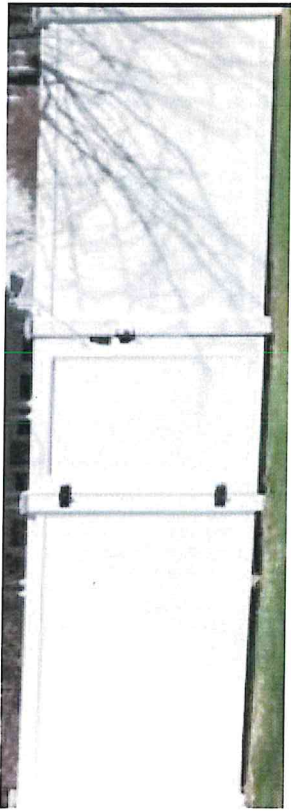
We appreciate the board's consideration and thank you for your time.



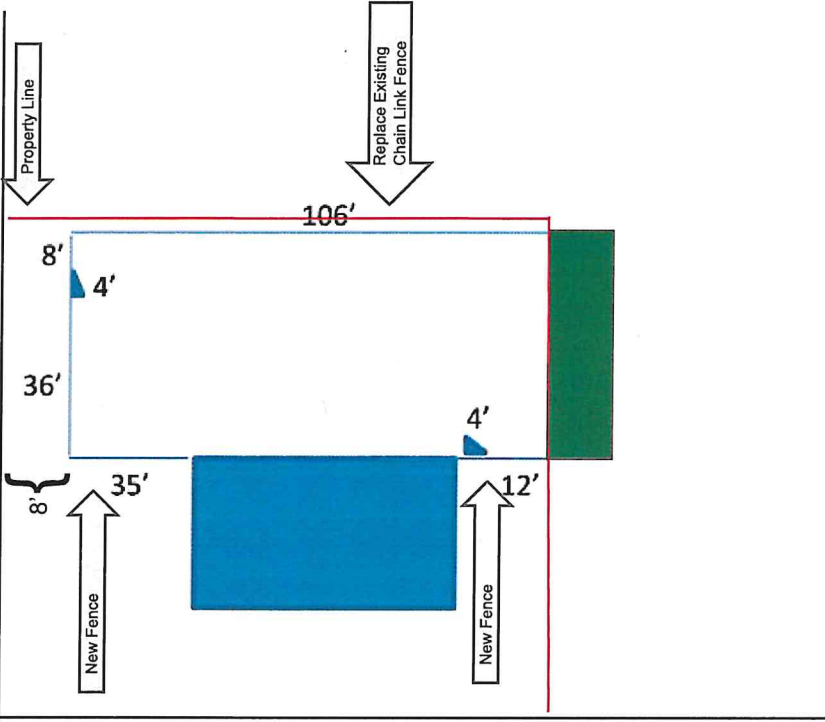
Gabriel and Sarah Ptasienski
224.627.4236

Remove and Dispose of Approximately 80' of Existing Fence

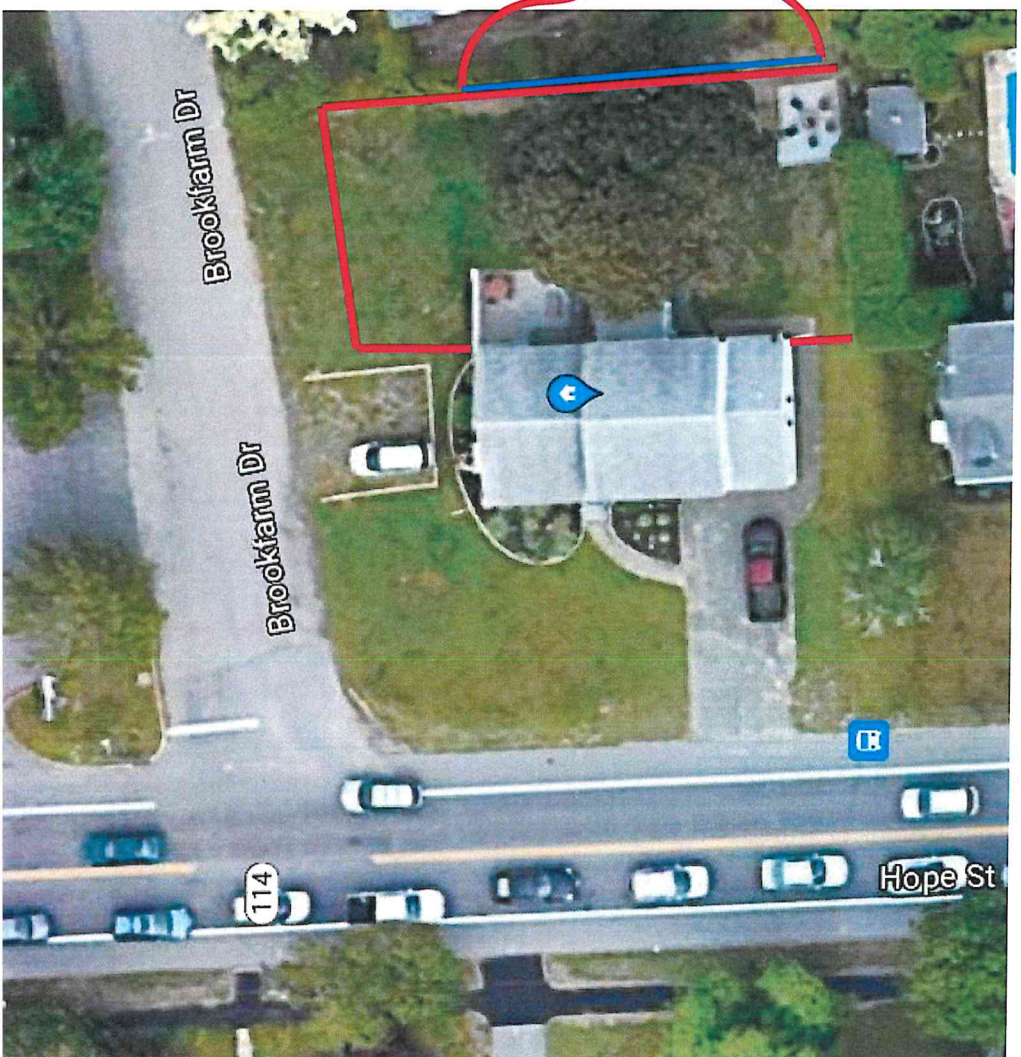
Furnish & Install Approximately 205' of 6' High Privacy Fence (V300 Vinyl) with 5"x5" posts including two (2) 4'W x 6'H Single Swing Gate with hardware.



Brookfarm Dr



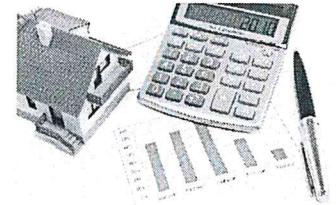
Hope St



Remove and replace
existing chain link fencing



Bristol, RI



[Home](#)

[Search](#)

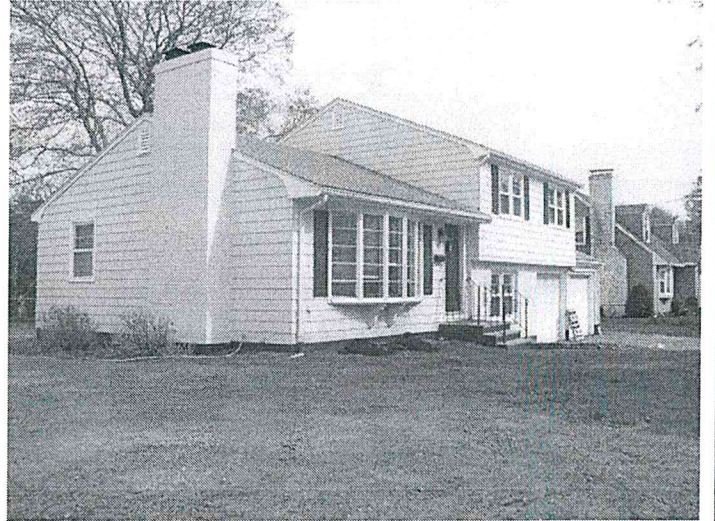
[Print](#)

[Previous](#)

[Next](#)

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

| Parcel Identification | | Assessment | |
|-----------------------|-----------------|--------------|-----------|
| Map/Lot | 100 15 | Land | \$144,200 |
| Account | 5531 | Building | \$165,700 |
| State Code | 01 - Single Fam | Card Total | \$309,900 |
| Card | 1/1 | Parcel Total | \$309,900 |
| User Account | | | |



Prior Assessments

| Fiscal Year | Land Value | Building Value | Outbuilding Value | Total Value |
|-------------|------------|----------------|-------------------|-------------|
| 2023 | \$144,200 | \$165,700 | \$0 | \$309,900 |
| 2021 | \$133,600 | \$134,900 | \$0 | \$268,500 |
| 2020 | \$133,600 | \$134,900 | \$0 | \$268,500 |
| 2019 | \$133,600 | \$134,900 | \$0 | \$268,500 |

Location and Owner

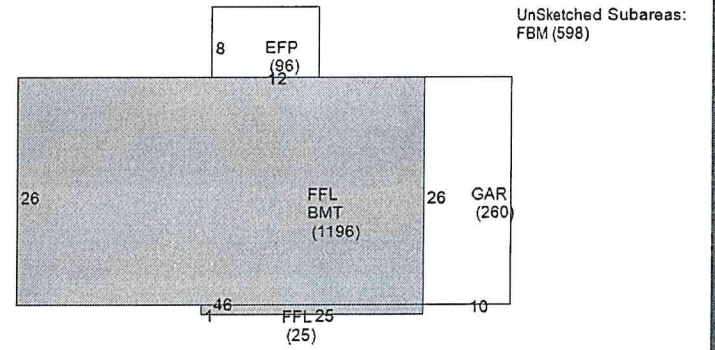
| | |
|----------|--------------------------|
| Location | 1270 HOPE ST |
| Owner | PTASIENSKI, GABRIEL P. & |
| Owner2 | ORDING, SARAH R. TE |
| Owner3 | |
| Address | 1270 HOPE ST |
| Address2 | |
| Address3 | BRISTOL RI 02809 |

Building Information

| | |
|---------------------------|--------------------------|
| Design | Split Level |
| Year Built | 1958 |
| Heat | BB Hot Water |
| Fireplaces | 1 |
| Rooms | 6 |
| Bedrooms | 3 |
| Bathrooms | 1 Full Bath\ 1 Half Bath |
| Above Grade Living Area | 1,221 SF |
| Below Grade Finished Area | 598 SF |

Sale Information

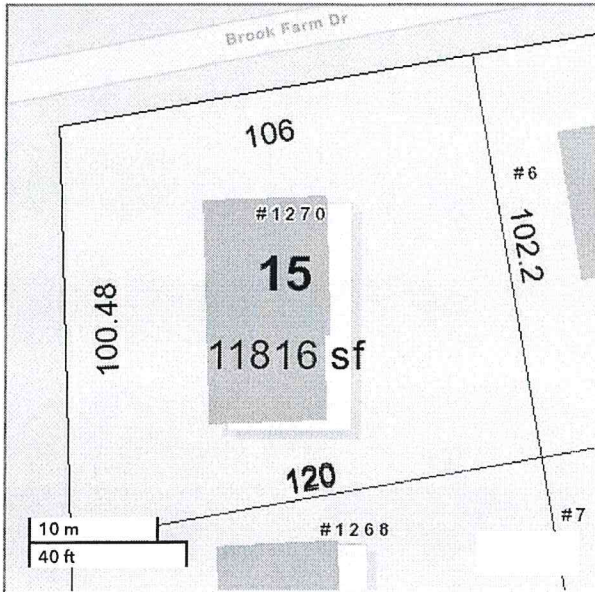
| Sale Date | Sale Price | Legal Reference | Instrument |
|------------|------------|-----------------|-------------|
| 03/10/2023 | \$512,000 | 2204-40 | Warranty |
| 10/20/2020 | \$275,000 | 2065-25 | Warranty |
| 10/20/2020 | \$242,000 | 2065-1 | Foreclosure |



Building Sub Areas

| Sub Area | Net Area |
|-------------------|----------|
| 1st FLOOR | 1,221 SF |
| BASEMENT | 1,196 SF |
| ENCLOSED PORCH | 96 SF |
| FINISHED BASEMENT | 598 SF |
| GARAGE | 260 SF |

Land Information



[Click To Open AxisGIS Maps](#)

| | |
|--------------|----------|
| Land Area | 0.271 AC |
| Zoning | R-10 |
| View | - |
| Neighborhood | E |

| Yard Item(s) | | | |
|--------------|----------|------|------|
| Description | Quantity | Size | Year |
| Shed | 1 | 80 | 1958 |



1270 Hope Street

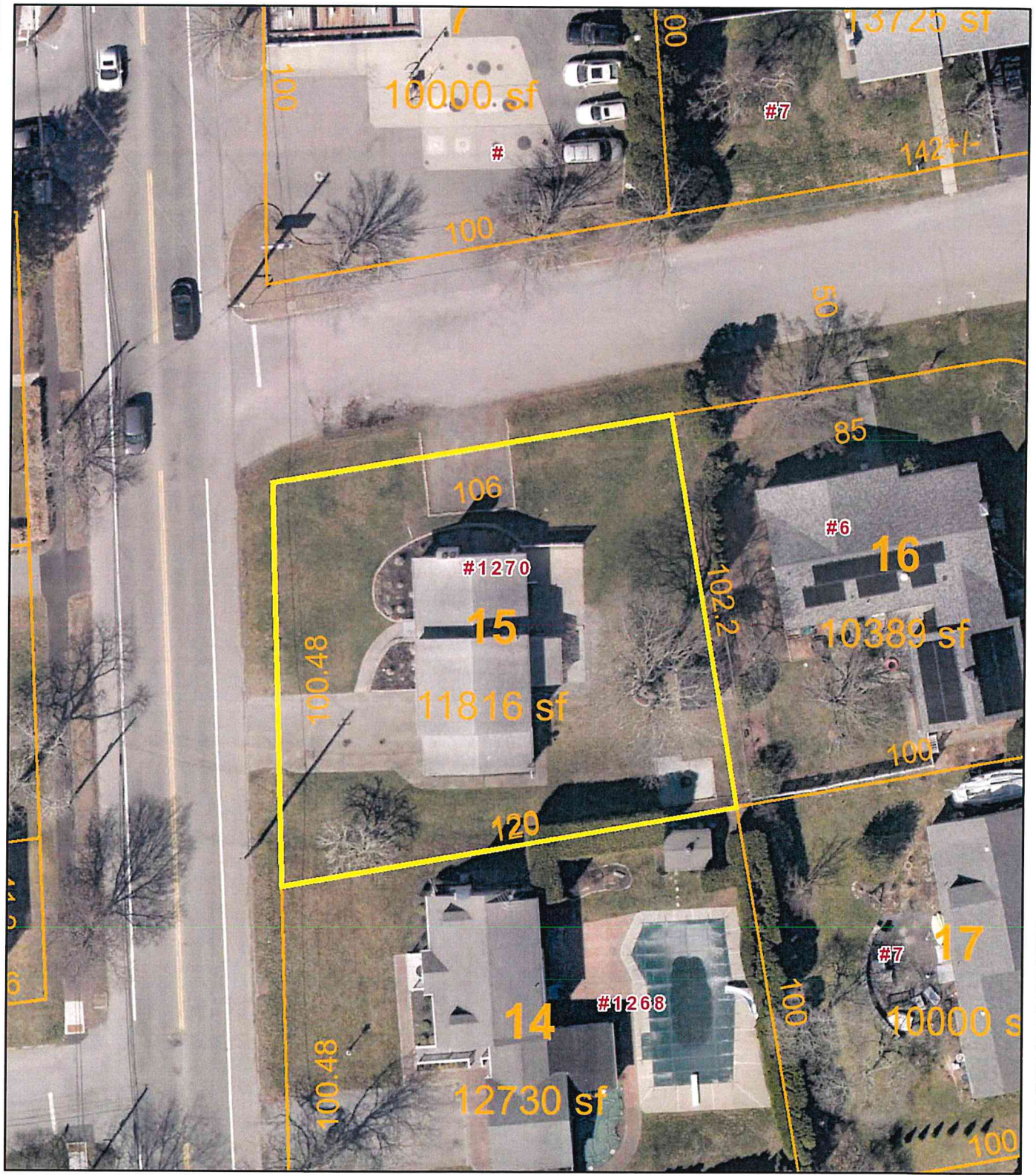
Bristol, RI



October 16, 2023

1 inch = 35 Feet

www.cai-tech.com



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1270 Hope Street - 300' Radius

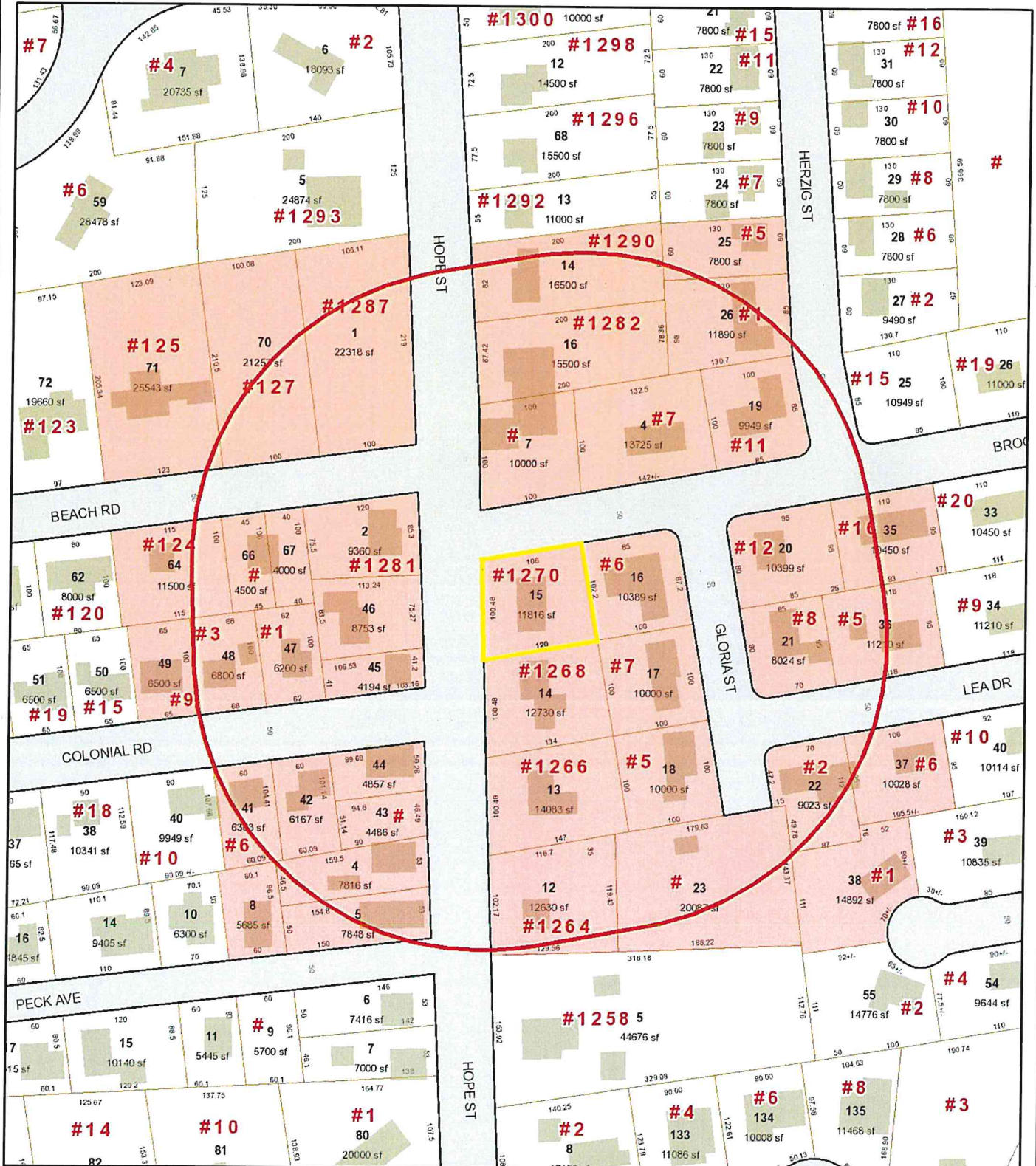
Bristol, RI



October 5, 2023

1 inch = 140 Feet

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300 foot Abutters List Report

Bristol, RI
October 05, 2023

Subject Property:

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

Mailing Address: PTASIENSKI, GABRIEL P. & ORDING,
SARAH R. TE
1270 HOPE ST
BRISTOL, RI 02809

Abutters:

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

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

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

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

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

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

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

Mailing Address: PTASIENSKI, GABRIEL P. & ORDING,
SARAH R. TE
1270 HOPE ST
BRISTOL, RI 02809

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

Mailing Address: TANZER, FLOYD R. & SILBER, JUDY G.
TE
14 DEER RUN RD
BRISTOL, RI 02809

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

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

Parcel Number: 100-18
CAMA Number: 100-18
Property Address: 5 GLORIA ST

Mailing Address: PARKS, DANIEL C & AMANDA J TE
5 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-19
CAMA Number: 100-19
Property Address: 11 BROOKS FARM DR

Mailing Address: COSTA, RICHARD
11 BROOKS FARM DRIVE
BRISTOL, RI 02809

Parcel Number: 100-20
CAMA Number: 100-20
Property Address: 12 GLORIA ST

Mailing Address: DARMODY, SUSAN J.
12 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-21
CAMA Number: 100-21
Property Address: 8 GLORIA ST

Mailing Address: MCELROY, PAMELA R & NORTON,
CAITLIN M TRUSTEES-PAMELA R
MCELROY TRUST
8 GLORIA ST
BRISTOL, RI 02809



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10/5/2023

Page 1 of 4



300 foot Abutters List Report

Bristol, RI
October 05, 2023

| | |
|---|---|
| Parcel Number: 100-22 CAMA Number: 100-22 Property Address: 2 LEA DR | Mailing Address: CAROMILE, JOSEPH DOROTHY A, TRUSTEES & JOSEPH 2 LEA DR BRISTOL, RI 02809 |
| Parcel Number: 100-23 CAMA Number: 100-23 Property Address: GLORIA ST | Mailing Address: SQUATRITO, JEROME J & MARY E TRUSTEES 1258 HOPE ST BRISTOL, RI 02809 |
| Parcel Number: 100-35 CAMA Number: 100-35 Property Address: 16 BROOKS FARM DR | Mailing Address: DA SILVA, SILVIA J.TRST MANUEL L.&SILVIA J.DASILVIA L 16 BROOKS FARM DR BRISTOL, RI 02809 |
| Parcel Number: 100-36 CAMA Number: 100-36 Property Address: 5 LEA DR | Mailing Address: CURRY, WILLIAM M. ET UX ELIZABETH M. CURRY TE 5 LEA DRIVE BRISTOL, RI 02809 |
| Parcel Number: 100-37 CAMA Number: 100-37 Property Address: 6 LEA DR | Mailing Address: PAON, DAVID L 6 LEA DR BRISTOL, RI 02809 |
| Parcel Number: 100-38 CAMA Number: 100-38 Property Address: 1 CORTE REALE DR | Mailing Address: ALMEIDA, RUSSELL D (SURV) 1 CORTE REAL DR BRISTOL, RI 02809 |
| Parcel Number: 100-4 CAMA Number: 100-4 Property Address: 7 BROOKS FARM DR | Mailing Address: HAYES, MARY ANN 95 KICKEMUIT AVE BRISTOL, RI 02809 |
| Parcel Number: 100-7 CAMA Number: 100-7 Property Address: HOPE ST | Mailing Address: 1282 REALTY, LLC 690 WARREN AVE EAST PROVIDENCE, RI 02914 |
| Parcel Number: 61-1 CAMA Number: 61-1 Property Address: 1287 HOPE ST | Mailing Address: EMANUEL, MARY KAREN & MUELLER, CHARLES TOBIAS TE 1287 HOPE STREET BRISTOL, RI 02809 |
| Parcel Number: 61-2 CAMA Number: 61-2 Property Address: 1281 HOPE ST | Mailing Address: PUMA, DANIEL R JR & TERESA C TE 1281 HOPE ST BRISTOL, RI 02809 |
| Parcel Number: 61-4 CAMA Number: 61-4 Property Address: 1265 HOPE ST | Mailing Address: SWANSON, MICHAEL R. H. 1265 HOPE ST BRISTOL, RI 02809 |
| Parcel Number: 61-41 CAMA Number: 61-41 Property Address: 6 COLONIAL RD | Mailing Address: MELLO, DANIELLE A 6 COLONIAL RD BRISTOL, RI 02809 |



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300 foot Abutters List Report

Bristol, RI
October 05, 2023

| | |
|---|---|
| Parcel Number: 61-42 CAMA Number: 61-42 Property Address: 2 COLONIAL RD | Mailing Address: SIENKIEWICZ, JOHN JR 2 COLONIAL RD BRISTOL, RI 02809 |
| Parcel Number: 61-44 CAMA Number: 61-44 Property Address: 1269 HOPE ST | Mailing Address: ALMEIDA, JAY W. CYNTHIA M. TE 1269 HOPE ST BRISTOL, RI 02809 |
| Parcel Number: 61-45 CAMA Number: 61-45 Property Address: 1271 HOPE ST | Mailing Address: HAAS, GERALD W & DIAS, STEFANIE R TE 1271 HOPE ST BRISTOL, RI 02809 |
| Parcel Number: 61-46 CAMA Number: 61-46 Property Address: 1277 HOPE ST | Mailing Address: BRUNELLI, ALBERT V JR ET UX 1277 HOPE STREET BRISTOL, RI 02809 |
| Parcel Number: 61-47 CAMA Number: 61-47 Property Address: 1 COLONIAL RD | Mailing Address: FERREIRA, CHRISTOPHER & KAREN A TE 1 COLONIAL RD BRISTOL, RI 02809 |
| Parcel Number: 61-48 CAMA Number: 61-48 Property Address: 3 COLONIAL RD | Mailing Address: PROULX, MICHAEL D. TANYA M. TE 3 COLONIAL RD BRISTOL, RI 02809 |
| Parcel Number: 61-49 CAMA Number: 61-49 Property Address: 9 COLONIAL RD | Mailing Address: SEYEZ, GEORGE J JR ET UX SEYEZ, JOAN M TE 2 TURNER RD BRISTOL, RI 02809 |
| Parcel Number: 61-5 CAMA Number: 61-5 Property Address: 1263 HOPE ST | Mailing Address: ROCHE, SCOTT J. & DONNELLY- ROCHE, AMY C. TE 1263 HOPE ST BRISTOL, RI 02809 |
| Parcel Number: 61-64 CAMA Number: 61-64 Property Address: 124 BEACH RD | Mailing Address: ZEXTER, MELISSA R 124 BEACH RD BRISTOL, RI 02809 |
| Parcel Number: 61-66 CAMA Number: 61-66 Property Address: BEACH RD | Mailing Address: CONLEY, JASON R & SILVA, CHRISTOPHER J TE 128 BEACH RD BRISTOL, RI 02809 |
| Parcel Number: 61-67 CAMA Number: 61-67 Property Address: 128 BEACH RD | Mailing Address: CONLEY, JASON R & SILVA, CHRISTOPHER J TE 128 BEACH RD BRISTOL, RI 02809 |
| Parcel Number: 61-70 CAMA Number: 61-70 Property Address: 127 BEACH RD | Mailing Address: OWEN, STACY L 127 BEACH RD BRISTOL, RI 02809 |



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10/5/2023

Page 3 of 4



300 foot Abutters List Report

Bristol, RI
October 05, 2023

Parcel Number: 61-71
CAMA Number: 61-71
Property Address: 125 BEACH RD

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

Parcel Number: 61-8
CAMA Number: 61-8
Property Address: 127 PECK AVE

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

Parcel Number: 92-14
CAMA Number: 92-14
Property Address: 1290 HOPE ST

Mailing Address: SAFFORD, EDWIN R. IV
55 TOWNSEND ST
BARRINGTON, RI 02806

Parcel Number: 92-16
CAMA Number: 92-16
Property Address: 1282 HOPE ST

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

Parcel Number: 92-25
CAMA Number: 92-25
Property Address: 5 HERZIG ST

Mailing Address: FERRARA, GINA L.
5 HERZIG ST
BRISTOL, RI 02809

Parcel Number: 92-26
CAMA Number: 92-26
Property Address: 1 HERZIG ST

Mailing Address: FASANO, ALEXANDRA & NECZYPOR,
EVA TE
1 HERZIG ST
BRISTOL, RI 02809



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1282 REALTY LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

DARMODY, SUSAN J.
12 GLORIA ST
BRISTOL, RI 02809

MCELROY, PAMELA R & NORTO
TRUSTEES-PAMELA R MCELROY
8 GLORIA ST
BRISTOL, RI 02809

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

EMANUEL, MARY KAREN & MUE
1287 HOPE STREET
BRISTOL, RI 02809

MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

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

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

MELLO, DANIELLE A
6 COLONIAL RD
BRISTOL, RI 02809

ALMEIDA, RUSSELL D (SURV)
1 CORTE REAL DR
BRISTOL, RI 02809

FASANO, ALEXANDRA &
NECZYPOR, EVA TE
1 HERZIG ST
BRISTOL, RI 02809

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

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

FERRARA, GINA L.
5 HERZIG ST
BRISTOL, RI 02809

OWEN, STACY L
127 BEACH RD
BRISTOL, RI 02809

CAROMILE, JOSEPH
DOROTHY A, TRUSTEES & JOS
2 LEA DR
BRISTOL, RI 02809

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

PAON, DAVID L
6 LEA DR
BRISTOL, RI 02809

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

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

PARKS, DANIEL C &
AMANDA J TE
5 GLORIA ST
BRISTOL, RI 02809

COSTA, RICHARD
11 BROOKS FARM DRIVE
BRISTOL, RI 02809

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

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

CURRY, WILLIAM M. ET UX
ELIZABETH M. CURRY TE
5 LEA DRIVE
BRISTOL, RI 02809

HAYES, MARY ANN
95 KICKEMUIT AVE
BRISTOL, RI 02809

PTASIENSKI, GABRIEL P. &
ORDING, SARAH R. TE
1270 HOPE ST
BRISTOL, RI 02809

DA SILVA, SILVIA J.TRST
MANUEL L.&SILVIA J.DASILV
16 BROOKS FARM DR
BRISTOL, RI 02809

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

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

ROCHE, SCOTT J. &
DONNELLY-ROCHE, AMY C. TE
1263 HOPE ST
BRISTOL, RI 02809

SAFFORD, EDWIN R. IV
55 TOWNSEND ST
BARRINGTON, RI 02806

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

SIENKIEWICZ, JOHN JR
2 COLONIAL RD
BRISTOL, RI 02809

SQUATRITO, JEROME J &
MARY E TRUSTEES
1258 HOPE ST
BRISTOL, RI 02809

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

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

TANZER, FLOYD R. &
SILBER, JUDY G. TE
14 DEER RUN RD
BRISTOL, RI 02809

ZEXTER, MELISSA R
124 BEACH RD
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-40

APPLICANT: Angela Haliburda
 LOCATION: 15 Adelaide Avenue
 PLAT: 84 LOT: 8 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an approximate 7ft. 7in. x 14ft. exterior deck addition with less than the required side yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct an approximate 7ft. 7in. x 14ft. exterior deck addition to the existing single family dwelling on this property located off the westerly end of Adelaide Avenue. This property is a 1.1 acre lot which extends from the dead end portion of Adelaide Avenue to the East Bay Bike Path. The lot also has frontage on a portion of the Lindsay Avenue paper street to the south. For purposes of determining zoning setbacks, I have determined that the northerly property line is a side yard. This determination is consistent with the siting of the dwelling when it was constructed in approximately 1995 with its frontage and access from Adelaide Avenue (see attached GIS map).

The applicant proposes to construct an addition to the existing deck located off the rear, westerly side, of the dwelling (although it is referred to as a "front deck" in the application). The proposed deck extension would be located off the northwesterly corner of the dwelling and would connect the westerly "front deck" to an existing elevated walkway deck on the northerly side of the dwelling. The proposed deck extension would be irregularly shaped to connect with the existing deck angles, but would measure approximately 7'7" x 14' in size. The proposed deck addition would extend to within approximately 8 feet of the northerly side property line. The zoning ordinance requires a minimum 15 foot side yard in the R-10 zoning district.

The applicant notes in the project narrative and site plan that she is also proposing to add a pergola structure to the new deck extension; and that the pergola would be used to provide shade on the deck and would be fitted with "retractable screens to block the sun". No additional information or details on the design of the proposed pergola are provided with the application. I have contacted the applicant and requested additional information. Depending on the size and design of the structure, it may also require dimensional relief and permitting by the Building Official prior to construction.

Edward M. Tanner, Zoning Officer

10/24/2023



15 Adelaide Avenue

Bristol, RI



October 24, 2023

1 inch = 70 Feet

www.cai-tech.com

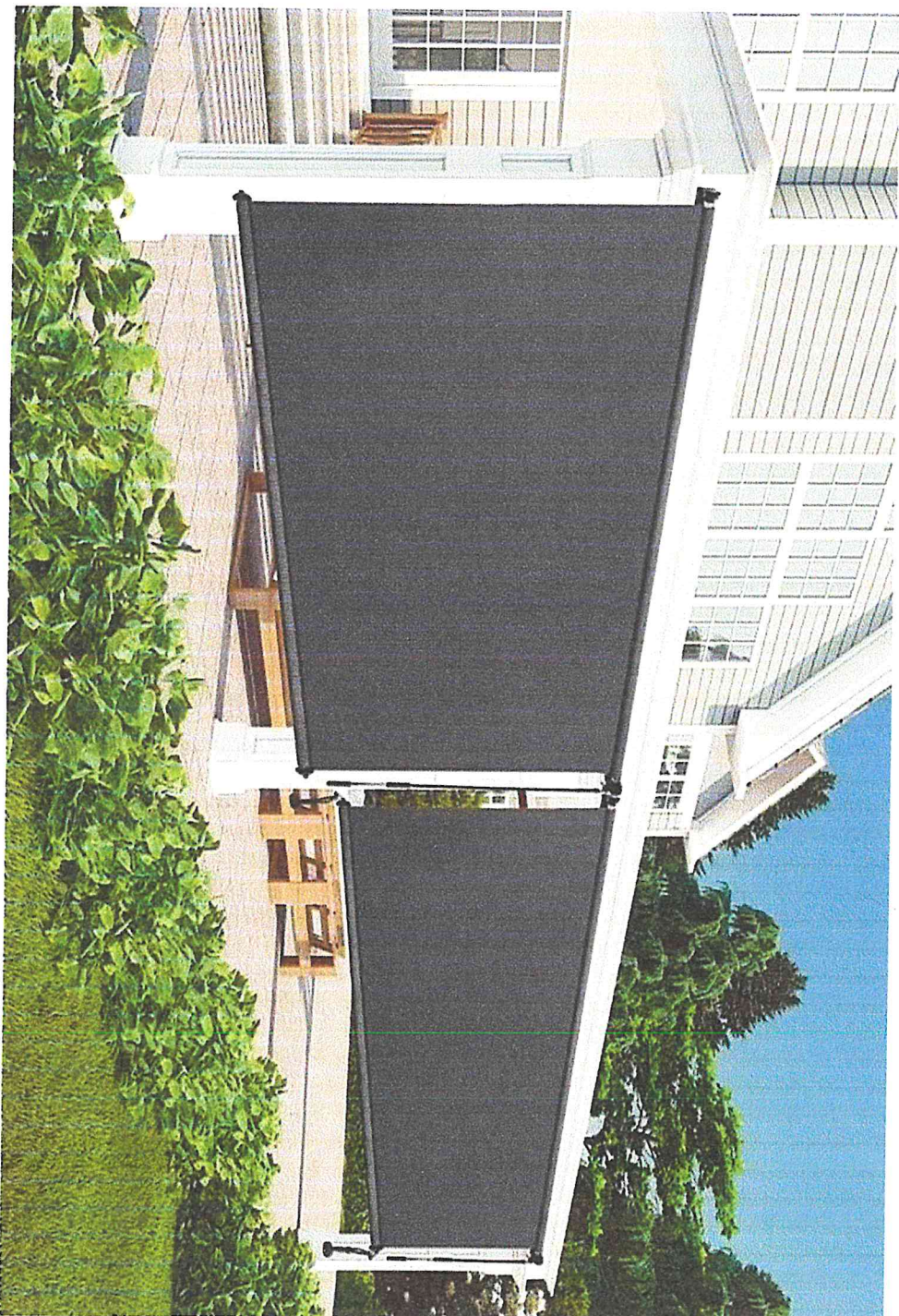


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Proposed pergola on the expanded deck:

The reason for adding pergola posts and beams to the deck extension is to provide beams from which retractable shades to block the sun.

This photo will give you an idea of the planned pergola:



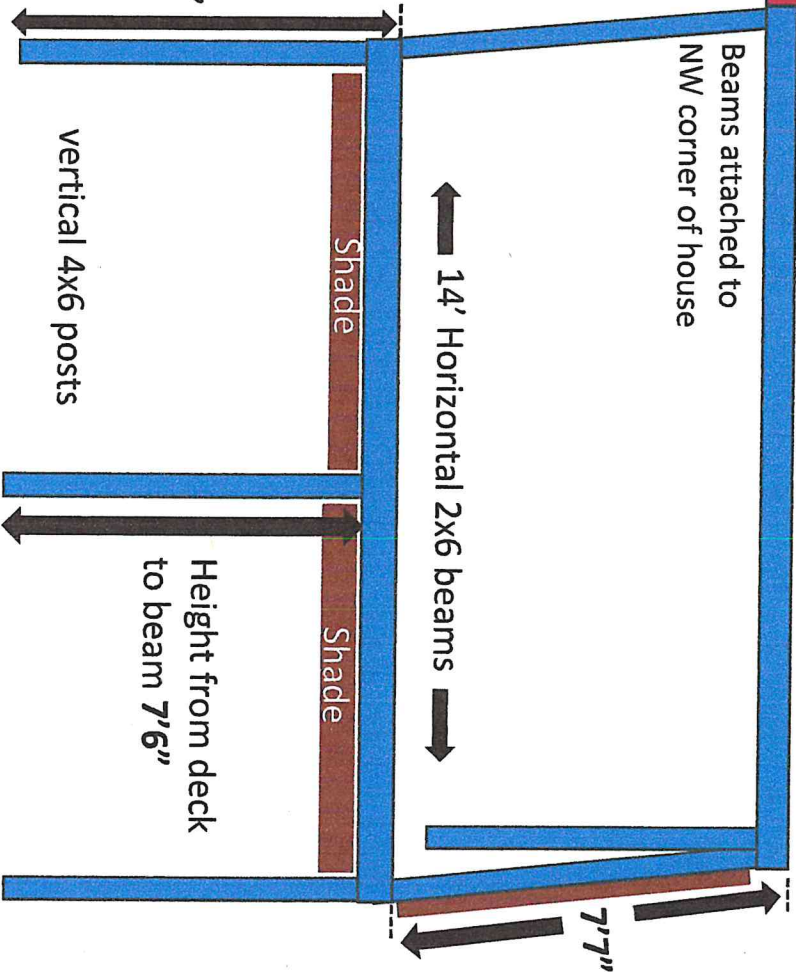
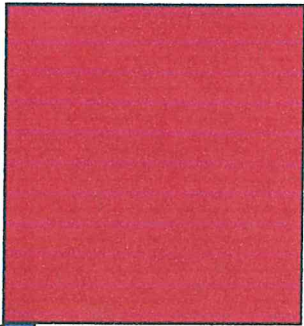
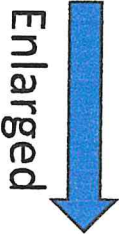
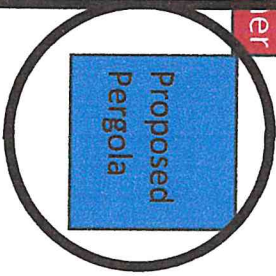
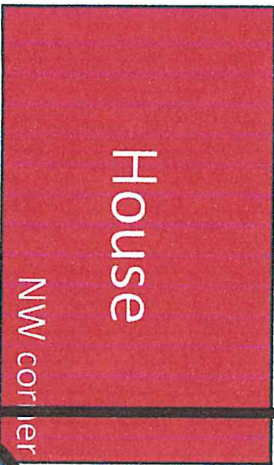
TOWN OF BRISTOL
COMMUNITY DEV.

2023 OCT 25 AM 11: 39

TOWN OF BRISTOL
COMMUNITY DEV.

2023 OCT 25 AM 11:39

Rough schematic of proposed pergola





Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-40

PUBLIC HEARING

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

Monday, November 6, 2023

at 7:00 P.M.

Bristol Town Hall
10 Court Street

APPLICANT: **Angela Haliburda**

PROPERTY OWNER: **Angela Haliburda**

LOCATION: **15 Adelaide Avenue**

PLAT: **84** LOT: **8**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE** TO: **construct an approximate 7ft. 7in. x 14ft. exterior deck addition with less than the required side yard.**

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV
Department of Community Development

2023 OCT -3 PM 1:13 Zoning Board of Review

APPLICATION

File No: 2023-40
Accepted by ZEO: *EMT* 10/10/23

| | | | |
|-----------------|---------------------------------|-----------------------------------|-------------------|
| APPLICANT: | Name: <u>Angela Haliburda</u> | | |
| | Address: <u>15 Adelaide Ave</u> | | |
| | City: <u>Bristol</u> | State: <u>RI</u> | Zip: <u>02809</u> |
| | Phone #: <u>651.276.7166</u> | Email: <u>anhalib@hotmail.com</u> | |
| PROPERTY OWNER: | Name: <u>Same as above</u> | | |
| | Address: | | |
| | City: | State: | Zip: |
| | Phone #: | Email: | |

1. Location of subject property: 15 Adelaide Ave
 Assessor's Plat(s) #: 84 Lot(s) #: 8

2. Zoning district in which property is located: R10

3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) _____ Special Use Permit _____ Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): 28-111 SIDE YARD SETBACK. *EMT*
 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? 9 yrs

7. Present use of property: Residential

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 3,000+ sq ft

10. Proposed use of property: Residential - no change in use

11. Give extent of proposed alterations:

Extension of front deck on north side of house

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

14' x 7' 7"
[Diagram showing dimensions with arrows]

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: no change
Left side lot line: Required Setback: Proposed Setback: no change
Right side lot line: Required Setback: 15 ft Proposed Setback: 8ft
Rear lot line: Required Setback: Proposed Setback: no change
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: [check mark]

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

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

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

Applicant's Signature: [Signature] Date: Oct. 4, 2023

Print Name: Angela Haliburda

Property Owner's Signature: Date:

Print Name:

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

Name: Phone #:

Address:

I like a sunny day, but I don't like it when the blinding afternoon sun prevents me from relaxing on my front deck or in my living room and enjoying the views from my house.

My living room is mostly large windows and this provides a nice view of Bristol Harbor off to the southeast. However, once the sun passes over my roof in the early afternoon, it shines from the northwest directly across my deck and into my living room. Many days it is too bright to even look out the windows.

It was simply poor planning when the house was built not to take into consideration the arc of the sun. Lucky is a neighboring house, with front windows angled to the southeast.

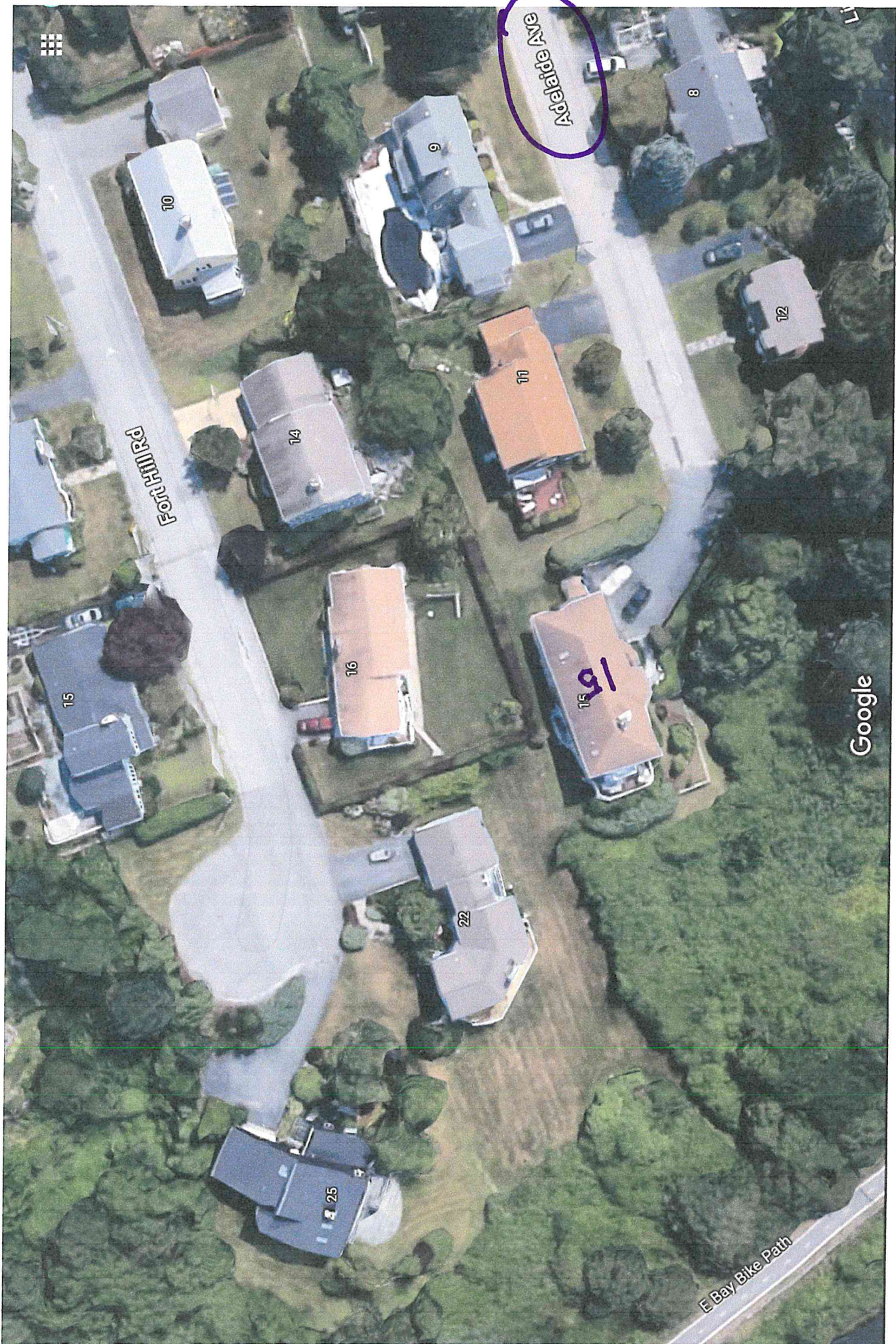
I have tried multiple ways to block the intense afternoon sun, including window blinds, awnings, shade sail, window blocker film and deck umbrellas, all to no avail, as they either block the view, darken the living room too much or restrict access to the deck itself.

The best solution would be to erect a pergola on the northwest side of my front deck, from which I can hang retractable screens to block the sun. This will provide needed shade on my deck as well as in the living room, while also retaining my water views.

At present, there is not enough space to erect a pergola on the front deck because of interference with my living room windows and doors that open onto the deck and the overhanging balcony on the second floor. Therefore, I am seeking a variance to extend the north side of the front deck to accommodate a pergola.

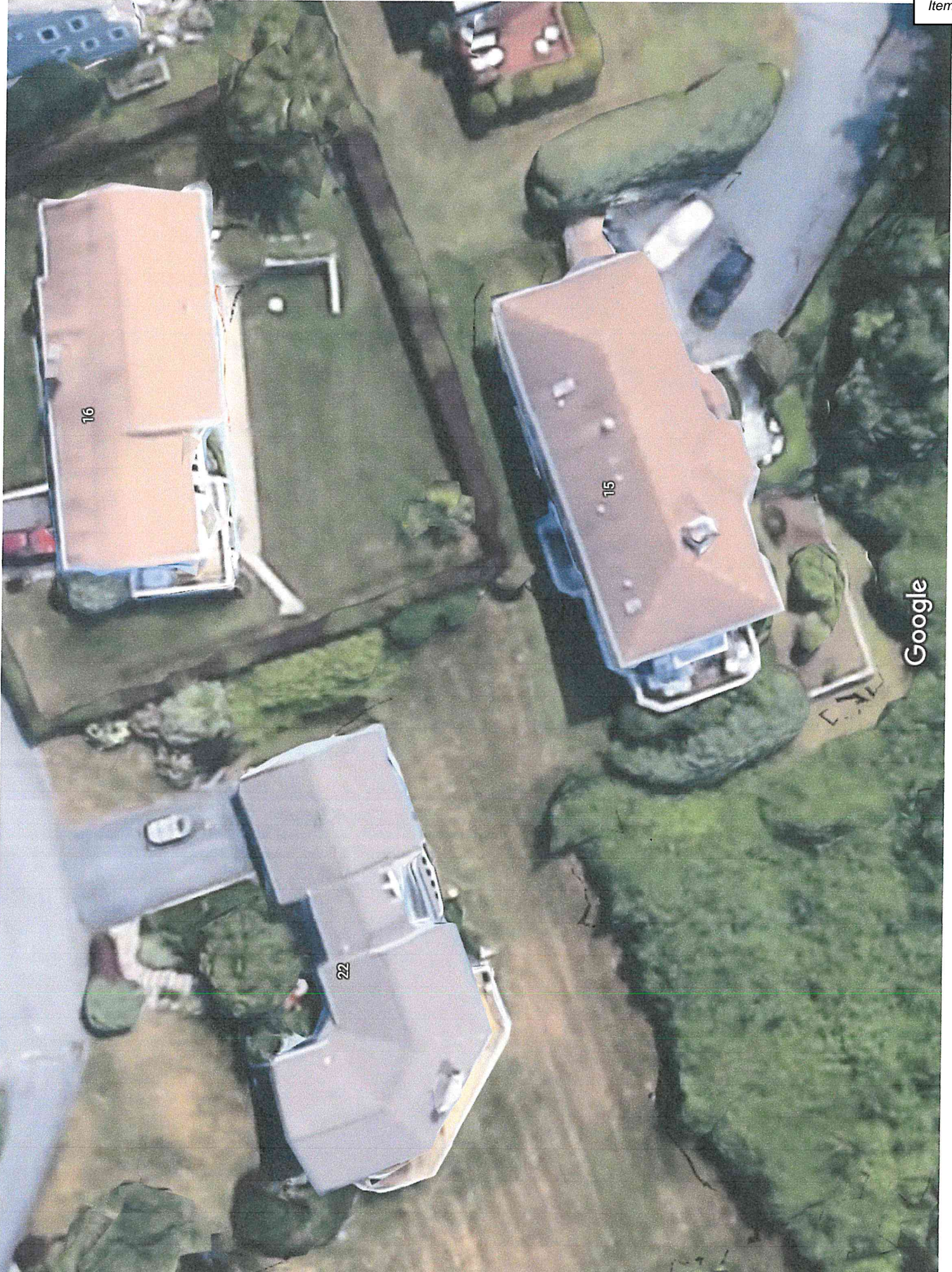
My existing back deck extends 5ft 7in from the north side of the house and is 8ft from the property line. I would like to extend the north side of the front deck to also be 8 ft from the property line, so both decks will be in alignment with each other on the north side of the house.

Please refer to the attached map and diagrams for further clarification and measurements.

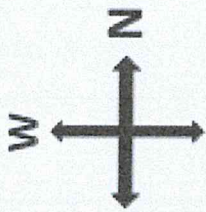


Google

E Bay Bike Path

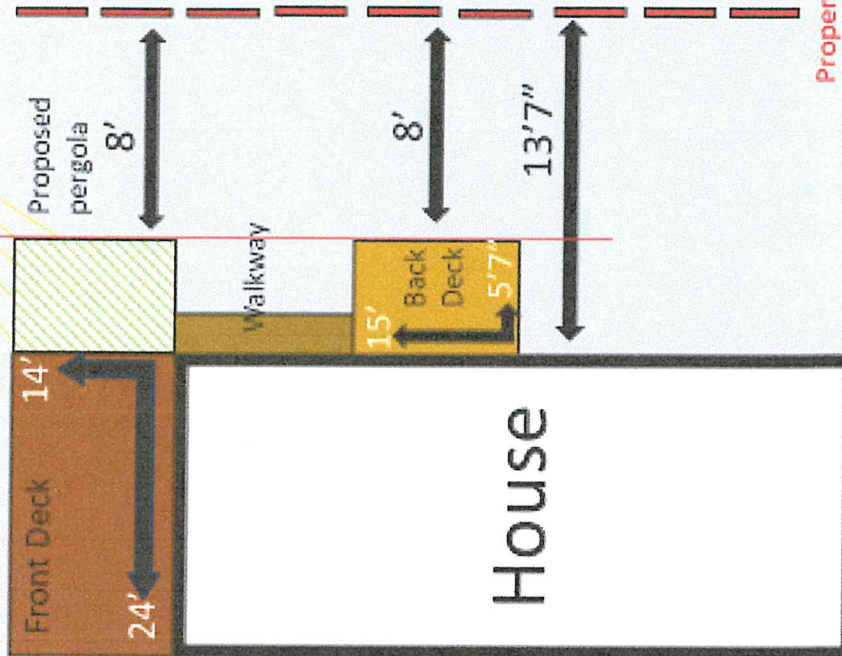
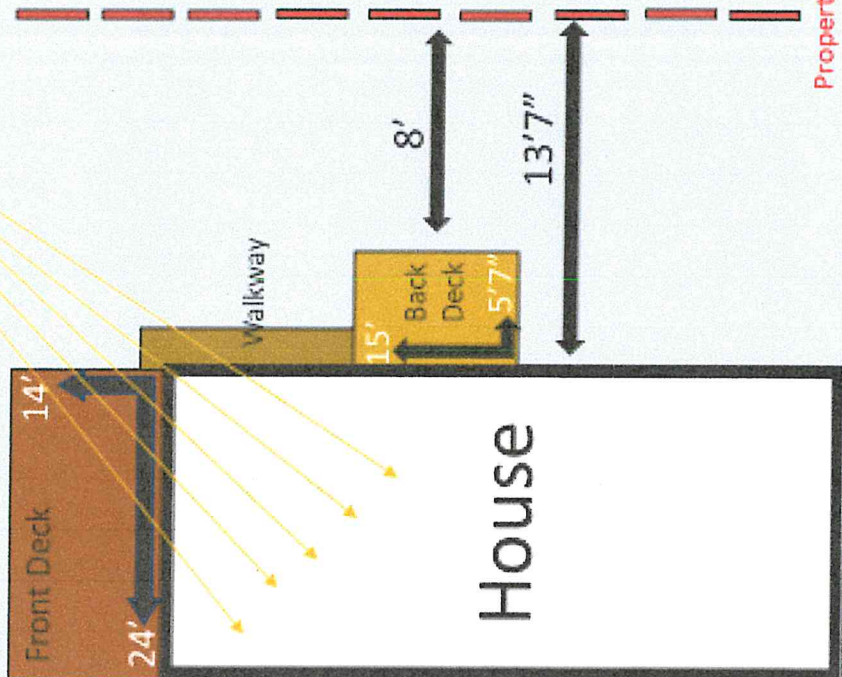


Google



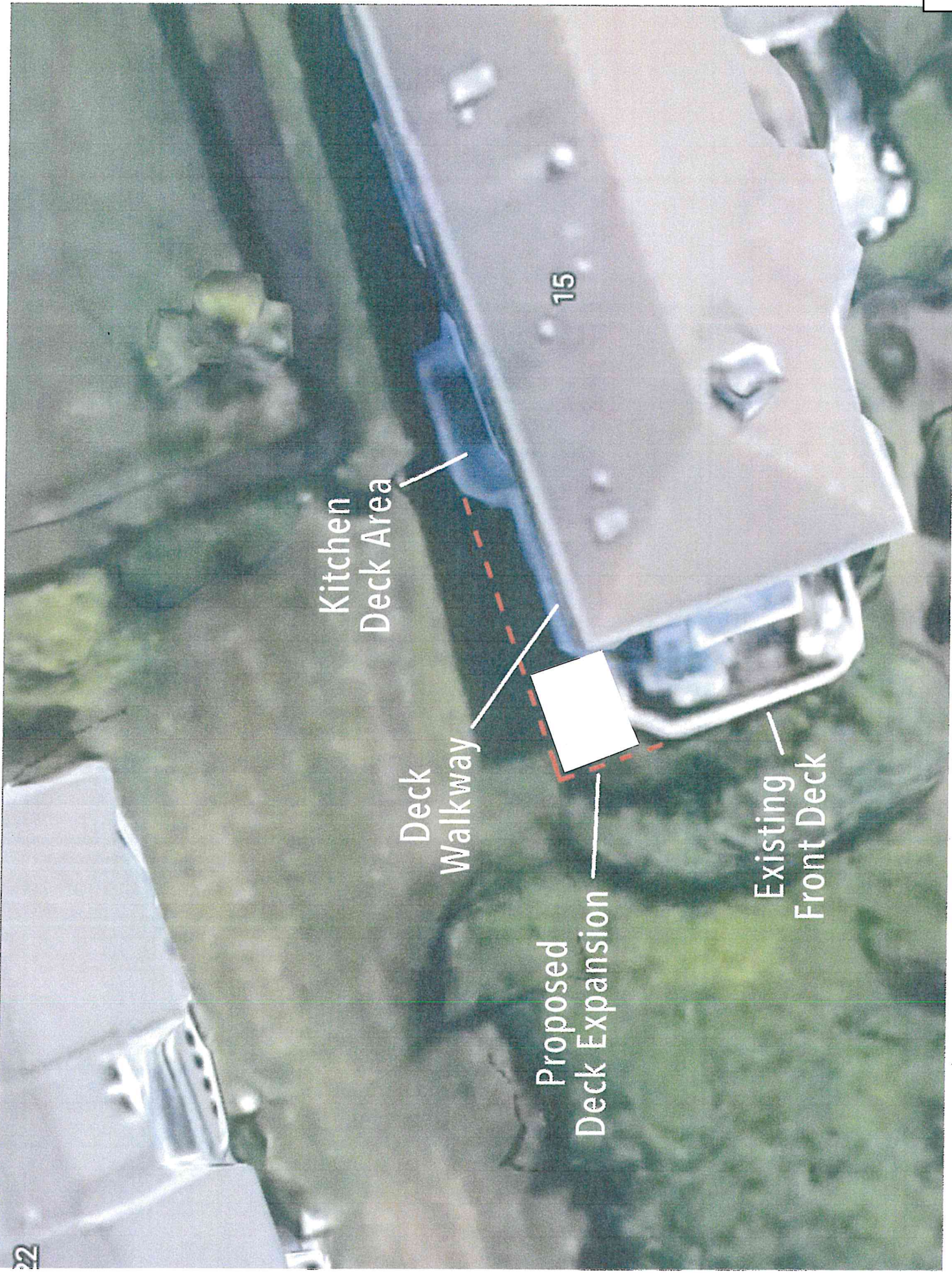
Existing

Proposed



Property line

Property line



Kitchen
Deck Area

Deck
Walkway

Proposed
Deck Expansion

Existing
Front Deck

15



Owner > Owner Account #: 169.79 VAL per SQ Unit/Card >

| Owner | Account # | VAL per SQ Unit/Card > |
|---------------------------|-----------|------------------------|
| Owner 1 HALIBURDA, ANGELA | | 169.79 |
| Owner 2 | | |
| Owner 3 | | |

Address 15 ADELAIDE AVE, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

| Grantor | Date | Sale Price | Leq Ref | NAL | Deed Type |
|---|------------|------------|----------|-----|-----------|
| XIFARAS, LOUIS G. & CYNTHIA J. TRUSTEES | 08/23/2013 | 625,000 | 1725-8 | K | T |
| XIFARAS, LOUIS G. & CYNTHIA J. | 11/04/2011 | 0 | 1619-246 | A | Q |
| CLAIR, DONALD F. & MARY | 08/15/2003 | 785,000 | 1040-186 | A | W |

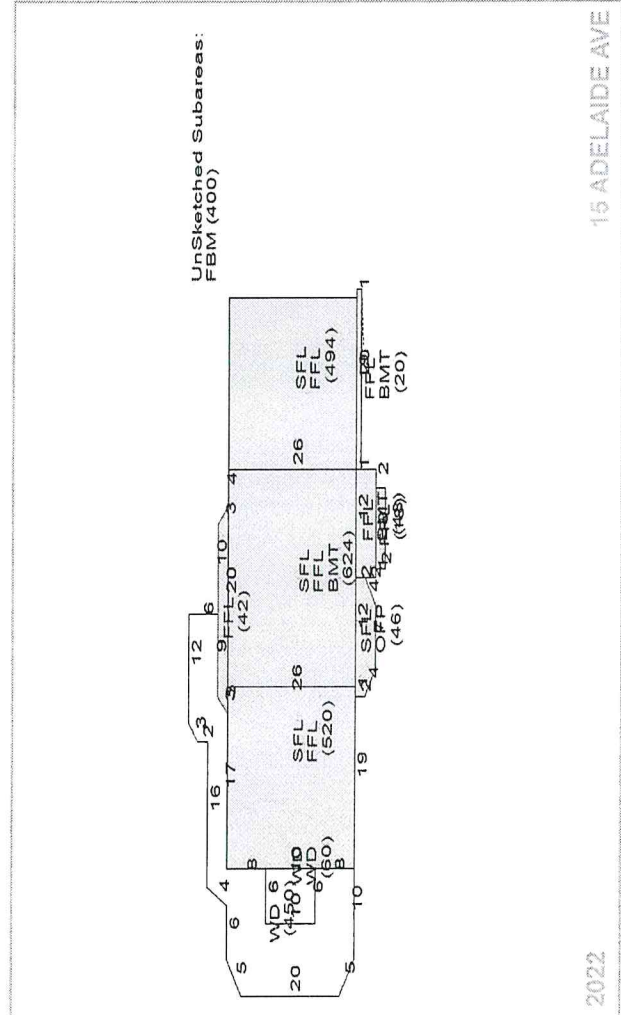
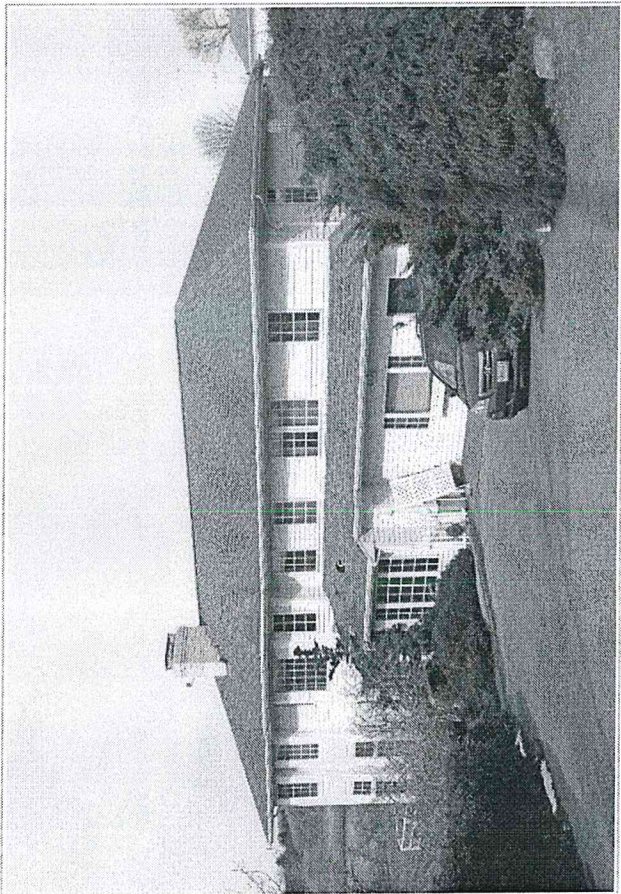
Assessment

| Use Code | Bldg Value | SF/YI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|-------------|-----------|------------|-----------|----------------|
| 01 | 475,000 | 0 | 1.10 | 400,800 | 0 | 875,800 |
| TOTAL | 475,000 | 0 | 1.10 | 400,800 | 0 | 875,800 |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 169.79 VAL per SQ Unit/Parcel > 169.79

Previous Assessments

| Year | LUC | Building SF/YI | Land Size | Land Value | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------------|-----------|------------|------------|-----------------|----------------|
| 2022 | 01 | 475,000 | 1 | 400,800 | 0 | 875,800 | 875,800 |
| 2021 | 01 | 395,300 | 1 | 324,800 | 0 | 719,900 | 719,900 |
| 2020 | 01 | 395,300 | 1 | 324,800 | 0 | 719,900 | 719,900 |
| 2019 | 01 | 395,300 | 1 | 324,800 | 0 | 719,900 | 719,900 |
| 2018 | 01 | 345,100 | 1 | 276,700 | 0 | 621,800 | 621,800 |
| 2017 | 01 | 345,100 | 1 | 276,700 | 0 | 621,800 | 621,800 |



Land Information

| Use Description | Units | Unit Type | Land Type | LT Fact | Unit Price | Adjusted | Neigh | Inf 1 | Inf 1 % | Inf 2 | Inf 2 % | Inf 3 | Inf 3 % | Appr Value | Spec Land | Juris | Fact | Use Value |
|-----------------|---------|-----------|-----------|---------|------------|-----------|-------|--------------|---------|-------|---------|-------|---------|------------|-----------|-------|------|-----------|
| 1 01 Single Fam | 0.22957 | AC | P | 1.00 | 803,000 | 1,406,978 | H | Partial View | 75 | | | | | 323,000 | | | 1.00 | 0 |
| 2 01 Single Fam | 0.86623 | AC | EX | 0.20 | 803,000 | 89,814 | H | | | | | | | 77,800 | | | 1.00 | 0 |
| 3 | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | |

▶ Plat/Lot 84 8

▶ Account: 5041

LUC 01

Zone R-10

▶ Assessment

\$875,800



▶ Building Information

| Description | Description | |
|--------------|--------------|--------------|
| BLDG Type | Colonial | 2 Story |
| RES Units | 1 | 0 |
| Foundation | Concrete | Concrete |
| Frame 1 | Wood | Frame 2 |
| EXT Wall 1 | Wood Shndl | EXT Wall 2 |
| Roof Type 1 | Hip | Roof Type 2 |
| Roof Cover 1 | Asphalt Shir | Roof Cover 2 |
| INT Wall 1 | Drywall | INT Wall 2 |
| Floors 1 | Hardwood | Floors 2 |
| BMT Garages | | Color |
| Plumbing | | Electrical |
| Insulation | | INT vs EXT |
| Heat Fuel | Oil | Heat Type |
| # Heat Sys | | % Heated |
| % Solar HW | | % A/C |
| % COM Wall | | % Vacuum |
| Ceiling Type | | Ceiling Type |
| Parking Type | | % Sprinkled |
| EXT View | | |

▶ Other Factors

| Grade | Q3 | Q3 | Flood Hazard |
|------------|------|----------|------------------------|
| Year Built | 1995 | EFF Year | Topography |
| Alt LUC | | Alt % | Street |
| | | | Traffic |
| | | | Bas \$/SQ |
| | | | Size Adj |
| | | | Const Adj |
| | | | Adj \$/SQ |
| | | | Other Feats |
| | | | Grade Fac |
| | | | Neigh Infl |
| | | | Land Factor |
| | | | Adj Total |
| | | | Depreciation |
| | | | Depr Total |
| | | | Total Depreciation % > |

▶ Sub-Area Detail

| Code | Description | Area | Fin. Area | Rate | Undep V |
|-------|-------------|-------|-----------|--------|---------|
| FFL | 1st FLOOR | 1,766 | 1,766 | 119.50 | 211,053 |
| SFL | 2nd FLOOR | 1,684 | 1,684 | 119.51 | 201,254 |
| FBM | FIN BMT | 400 | 400 | 21.51 | 8,604 |
| OFP | OPEN PORCH | 46 | 0 | 22.03 | 1,013 |
| WD | WOOD DECK | 570 | 0 | 19.90 | 9,315 |
| BMT | BASEMENT | 692 | 0 | 17.93 | 12,407 |
| Total | | 5,158 | 3,850 | | 443,646 |

▶ Visit History

| Date | Result | By |
|-----------|----------|----|
| 7/27/2021 | REVIEW | MM |
| 7/26/2021 | REVIEW | MM |
| 9/21/2018 | REVIEW | JH |
| 9/16/2018 | MEASURED | JN |
| 9/18/2007 | MEASURE | MP |
| 9/18/2007 | LISTED | MP |

▶ Notes

W/LOT 2 - GOOD VIEW - 7X12 SHED ATTACHED TO HOUSE NVV - GARAGE CONVERTED TO LIVING AREA Declaration of Trust 11/4/11

▶ Remodeling History

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

▶ Condo Data

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

▶ Building Permits

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

▶ Special Features & Yard Items

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

▶ Other Info.

| AFDU | Term | PriorID1c | PriorID2a | PriorID2b | PriorID2c | PriorID3a | PriorID3b | PriorID3c |
|------|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
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▶ Room Counts by Floor

| Units | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1 | 1 | 10 | 4 |
| 2 | | | U |
| 3 | | | |
| 4 | | | |
| Totals | 1 | 10 | 4 |



15 Adelaide Avenue - 300' Radius

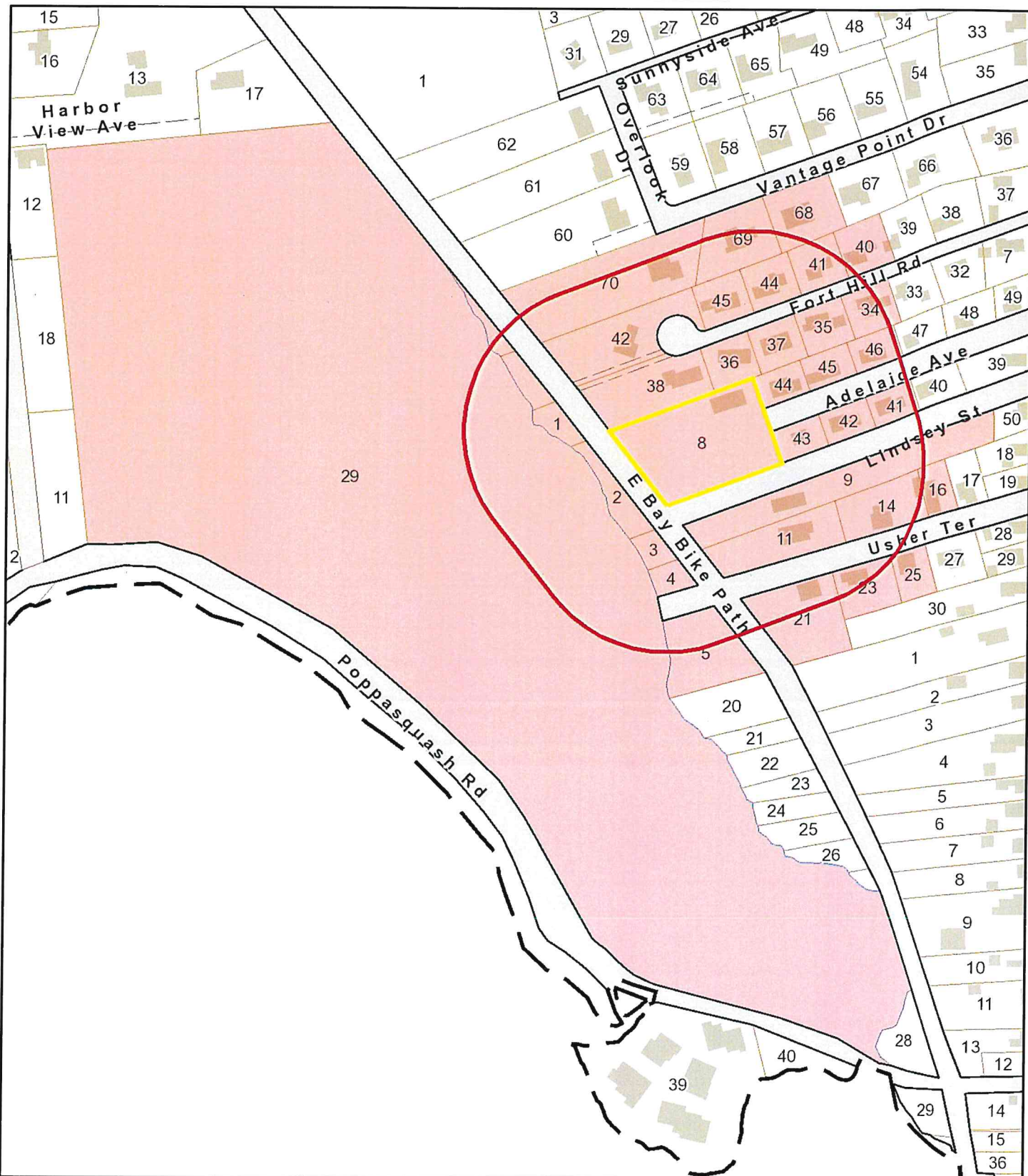
Bristol, RI



October 5, 2023

1 inch = 281 Feet

www.cai-tech.com



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300 foot Abutters List Report

Bristol, RI
October 05, 2023

Subject Property:

Parcel Number: 84-8
CAMA Number: 84-8
Property Address: 15 ADELAIDE AVE

Mailing Address: HALIBURDA, ANGELA
15 ADELAIDE AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 186-29
CAMA Number: 186-29
Property Address: STATE

Mailing Address: DEM PARKS AND RECREATION 1100
TOWER HILL RD
ATTN: KIMBERLY LAPIERRE
NORTH KINGSTOWN, RI 02852

Parcel Number: 83-40
CAMA Number: 83-40
Property Address: 9 FORT HILL RD

Mailing Address: GENDREAU, ROLAND JANET TE
9 FORT HILL ROAD
BRISTOL, RI 02809

Parcel Number: 83-41
CAMA Number: 83-41
Property Address: 11 FORT HILL RD

Mailing Address: OSE, BETSY D LE OSE, ERIK D
22 GIBSON RD
BRISTOL, RI 02809

Parcel Number: 83-42
CAMA Number: 83-42
Property Address: 25 FORT HILL RD

Mailing Address: WOOD, EMESE F. TRUSTEE THE WOOD
FAMILY TRUST
19 GLORIA DR
SAN RAFAEL, CA 94901

Parcel Number: 83-43
CAMA Number: 83-43
Property Address: FORT HILL RD

Mailing Address: WOOD, EMESE F. TRUSTEE THE WOOD
FAMILY TRUST
19 GLORIA DR
SAN RAFAEL, CA 94901

Parcel Number: 83-44
CAMA Number: 83-44
Property Address: 13 FORT HILL RD

Mailing Address: L & L REALTY HOLDING CORP.
C/O MICHAEL DOBRINDA 110
ALEXANDER MCGREGOR RD
PAWTUCKET, RI 02861

Parcel Number: 83-45
CAMA Number: 83-45
Property Address: 15 FORT HILL RD

Mailing Address: VAN DIJK, HAS CORNELIS TRUSTEE &
HOMAN, ALISON TC
15 FORT HILL RD
BRISTOL, RI 02809

Parcel Number: 83-46
CAMA Number: 83-46
Property Address: VANTAGE POINT DR

Mailing Address: METZ, MANUEL MARGARITA B. ETAL
THE METZ LIVING TRUST
135 FREEMAN PKWY
PROVIDENCE, RI 02906

Parcel Number: 83-68
CAMA Number: 83-68
Property Address: 9 VANTAGE POINT DR

Mailing Address: BRUNO, NICHOLAS M & JILLIAN M TE
9 VANTAGE POINT DR
BRISTOL, RI 02809

Parcel Number: 83-69
CAMA Number: 83-69
Property Address: 11 VANTAGE POINT DR

Mailing Address: FAZIO, ELIZABETH PONTE
11 VANTAGE POINT DR
BRISTOL, RI 02809



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10/5/2023

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Page 1 of 4



300 foot Abutters List Report

Bristol, RI
October 05, 2023

| | |
|---|--|
| Parcel Number: 83-70 CAMA Number: 83-70 Property Address: 13 VANTAGE POINT DR | Mailing Address: METZ, MANUEL MARGARITA B. ETAL THE METZ LIVING TRUST 135 FREEMAN PKWY PROVIDENCE, RI 02906 |
| Parcel Number: 84-1 CAMA Number: 84-1 Property Address: FORT HILL RD | Mailing Address: MALONEY, PETER E. ET UX SUSAN W. MALONEY TE 22 FORT HILL ROAD BRISTOL, RI 02809 |
| Parcel Number: 84-11 CAMA Number: 84-11 Property Address: 41 USHER TERRACE | Mailing Address: HARTWELL, HAYWOOD, JR ETUX & HARTWELL, ARLENE E. TC 41 USHER TERRACE BRISTOL, RI 02809 |
| Parcel Number: 84-14 CAMA Number: 84-14 Property Address: 27 USHER TERRACE | Mailing Address: GREGORY, NILES MARY ELLEN ETUX TE 27 USHER TERRACE BRISTOL, RI 02809 |
| Parcel Number: 84-16 CAMA Number: 84-16 Property Address: 21 USHER TERRACE | Mailing Address: TOOLAN, CHARLES M & CLAUDIA H TE 36 USHER TERRACE BRISTOL, RI 02809 |
| Parcel Number: 84-2 CAMA Number: 84-2 Property Address: W OF RR | Mailing Address: HALIBURDA, ANGELA 15 ADELAIDE AVE BRISTOL, RI 02809 |
| Parcel Number: 84-21 CAMA Number: 84-21 Property Address: 40 USHER TERRACE | Mailing Address: PIRRI, JOSEPH A & GERALDINE L 40 USHER TR BRISTOL, RI 02809 |
| Parcel Number: 84-23 CAMA Number: 84-23 Property Address: 36 USHER TERRACE | Mailing Address: TOOLAN, CHARLES M. CLAUDIA H. ETU 36 USHER TERRACE BRISTOL, RI 02809 |
| Parcel Number: 84-25 CAMA Number: 84-25 Property Address: 26 USHER TERRACE | Mailing Address: MILOT, ARTHUR B. & GAUTHIER, LUCIE C. JT 26 USHER TERRACE BRISTOL, RI 02809 |
| Parcel Number: 84-3 CAMA Number: 84-3 Property Address: W OF RR | Mailing Address: SHERMAN, JOHN A 1 LINDSEY AVE BRISTOL, RI 02809 |
| Parcel Number: 84-34 CAMA Number: 84-34 Property Address: 8 FORT HILL RD | Mailing Address: MAREVIC, CARYN & LARIVIERE, JAMES K JT 8 FORT HILL RD BRISTOL, RI 02809 |
| Parcel Number: 84-35 CAMA Number: 84-35 Property Address: 10 FORT HILL RD | Mailing Address: MASONE, ANTHONY M JR & CHRISTINE A TE 11 GLENWOOD RD WINDHAM, NH 03087 |



www.cai-tech.com

10/5/2023

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Page 2 of 4



300 foot Abutters List Report

Bristol, RI
October 05, 2023

| | |
|---|---|
| Parcel Number: 84-36 CAMA Number: 84-36 Property Address: 16 FORT HILL RD | Mailing Address: LOWE, STEPHEN E. 16 FORT HILL RD BRISTOL, RI 02809 |
| Parcel Number: 84-37 CAMA Number: 84-37 Property Address: 14 FORT HILL RD | Mailing Address: SARAPAS, SARAH ELIZABETH & MICHAEL ALAN TE 14 FORT HILL RD BRISTOL, RI 02809 |
| Parcel Number: 84-38 CAMA Number: 84-38 Property Address: 22 FORT HILL RD | Mailing Address: MALONEY, PETER E. ET UX SUSAN W. MALONEY TE 22 FORT HILL ROAD BRISTOL, RI 02809 |
| Parcel Number: 84-4 CAMA Number: 84-4 Property Address: W OF RR | Mailing Address: HARTWELL, HAYWOOD, JR ETUX & HARTWELL, ARLENE E. TC 41 USHER TERRACE BRISTOL, RI 02809 |
| Parcel Number: 84-41 CAMA Number: 84-41 Property Address: 6 ADELAIDE AVE | Mailing Address: AUGUST, THEODORE J IV & REBEKAH S TE 6 ADELAIDE AVE BRISTOL, RI 02809 |
| Parcel Number: 84-42 CAMA Number: 84-42 Property Address: 8 ADELAIDE AVE | Mailing Address: PARKER, DAVID L - TRUSTEE DAVID L PARKER TRUST 8 ADELAIDE AVE BRISTOL, RI 02809 |
| Parcel Number: 84-43 CAMA Number: 84-43 Property Address: 12 ADELAIDE AVE | Mailing Address: PAULL, RACHAEL 12 ADELAIDE AVE BRISTOL, RI 02809 |
| Parcel Number: 84-44 CAMA Number: 84-44 Property Address: 11 ADELAIDE AVE | Mailing Address: CELONE, LEONORA M TRUSTEE LT CELONE, JAMES A TRUSTEE LT 11 ADELAIDE AVE BRISTOL, RI 02809 |
| Parcel Number: 84-45 CAMA Number: 84-45 Property Address: 9 ADELAIDE AVE | Mailing Address: RUGGEIRO, JOSEPH JR ANGELA LE 9 ADELAIDE AVE BRISTOL, RI 02809 |
| Parcel Number: 84-46 CAMA Number: 84-46 Property Address: 7 ADELAIDE AVE | Mailing Address: MELLO, CHRISTOPHER C VICTORIA R. TE 7 ADELAIDE AVE BRISTOL, RI 02809 |
| Parcel Number: 84-5 CAMA Number: 84-5 Property Address: W BPATH | Mailing Address: PIRRI, JOSEPH A & GERALDINE L 40 USHER TR BRISTOL, RI 02809 |
| Parcel Number: 84-8 CAMA Number: 84-8 Property Address: 15 ADELAIDE AVE | Mailing Address: HALIBURDA, ANGELA 15 ADELAIDE AVE BRISTOL, RI 02809 |



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10/5/2023

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Page 3 of 4



300 foot Abutters List Report

Bristol, RI
October 05, 2023

Parcel Number: 84-9
CAMA Number: 84-9
Property Address: 1 LINDSEY AVE

Mailing Address: SHERMAN, JOHN A
1 LINDSEY AVE
BRISTOL, RI 02809



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10/5/2023

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AUGUST, THEODORE J IV &
6 ADELAIDE AVE
BRISTOL, RI 02809

LOWE, STEPHEN E.
16 FORT HILL RD
BRISTOL, RI 02809

PIRRI, JOSEPH A & GERALDI
40 USHER TR
BRISTOL, RI 02809

BRUNO, NICHOLAS M & JILLI
9 VANTAGE POINT DR
BRISTOL, RI 02809

MALONEY, PETER E. ET UX
SUSAN W. MALONEY TE
22 FORT HILL ROAD
BRISTOL, RI 02809

RUGGEIRO, JOSEPH JR
ANGELA LE
9 ADELAIDE AVE
BRISTOL, RI 02809

CELONE, LEONORA M TRUSTEE
CELONE, JAMES A TRUSTEE L
11 ADELAIDE AVE
BRISTOL, RI 02809

MARESIC, CARYN & LARIVIER
8 FORT HILL RD
BRISTOL, RI 02809

SARAPAS, SARAH ELIZABETH
14 FORT HILL RD
BRISTOL, RI 02809

DEM PARKS AND RECREATION
1100 TOWER HILL RD
ATTN: KIMBERLY LAPIERRE
NORTH KINGSTOWN, RI 02852

MASONE, ANTHONY M JR & CH
11 GLENWOOD RD
WINDHAM, NH 03087

SHERMAN, JOHN A
1 LINDSEY AVE
BRISTOL, RI 02809

FAZIO, ELIZABETH PONTE
11 VANTAGE POINT DR
BRISTOL, RI 02809

MELLO, CHRISTOPHER C
VICTORIA R. TE
7 ADELAIDE AVE
BRISTOL, RI 02809

TOOLAN, CHARLES M &
CLAUDIA H TE
36 USHER TERRACE
BRISTOL, RI 02809

GENDREAU, ROLAND
JANET TE
9 FORT HILL ROAD
BRISTOL, RI 02809

METZ, MANUEL MARGARITA B.
THE METZ LIVING TRUST
135 FREEMAN PKWY
PROVIDENCE, RI 02906

TOOLAN, CHARLES M.
CLAUDIA H. ETU
36 USHER TERRACE
BRISTOL, RI 02809

GREGORY, NILES
MARY ELLEN ETUX TE
27 USHER TERRACE
BRISTOL, RI 02809

MILOT, ARTHUR B. &
GAUTHIER, LUCIE C. JT
26 USHER TERRACE
BRISTOL, RI 02809

VAN DIJK, HAS CORNELIS TR
HOMAN, ALISON TC
15 FORT HILL RD
BRISTOL, RI 02809

HALIBURDA, ANGELA
15 ADELAIDE AVE
BRISTOL, RI 02809

OSE, BETSY D LE
OSE, ERIK D
22 GIBSON RD
BRISTOL, RI 02809

WOOD, EMESE F. TRUSTEE
THE WOOD FAMILY TRUST
19 GLORIA DR
SAN RAFAEL, CA 94901

HARTWELL, HAYWOOD, JR ETU
& HARTWELL, ARLENE E. TC
41 USHER TERRACE
BRISTOL, RI 02809

PARKER, DAVID L - TRUSTEE
DAVID L PARKER TRUST
8 ADELAIDE AVE
BRISTOL, RI 02809

L & L REALTY HOLDING CORP
C/O MICHAEL DOBRINDA
110 ALEXANDER MCGREGOR RD
PAWTUCKET, RI 02861

PAULL, RACHAEL
12 ADELAIDE AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-41**

APPLICANT: Kenneth M. and Lee D. Miller

LOCATION: 50 Everett Street

PLAT: 123

LOT: 2

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Demolish an existing single-family dwelling and construct a new single-family dwelling with less than the required front yard on a corner lot.

APPLICANT IS ALSO REQUESTING A SPECIAL USE PERMIT:

To construct a single-family dwelling at a height of over 25 feet above grade in the flood zone

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application on October 24, 2023 during which they passed a motion to forward the application to the zoning board without objection (see **attached** memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting a dimensional variance to demolish an existing single-family dwelling and to construct a new single-family dwelling on this waterfront corner lot located on the easterly side of Everett Street and the northerly side of San Miguel Drive. This property is nonconforming by dimension as it contains approximately 9,600 square feet of land area. The applicants propose to remove the existing structure and to replace it with a new structure to be located within a similar footprint. The proposed structure would be located partially within the front yard setback of San Miguel Drive. As a corner lot, this property has two front yards and two rear yards for purposes of determining property line setback requirements. The zoning ordinance permits one of these rear yards to be reduced to a side yard setback. Thus, the northerly property line is considered the side yard and the easterly waterfront property line is considered a rear yard.


The proposed structure would be located approximately 16 feet from the San Miguel Drive property line. This portion of San Miguel Drive is a "dead end" public right of way to the shoreline of the Kickemuit River. The existing dwelling at 50 Everett Street has a driveway that is accessed from the right of way. However, the new proposed dwelling would have a driveway on the

westerly side of the lot with access from Everett Street. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone. The proposed dwelling appear to meet all other dimensional requirements for the R-10 zoning district.

This property is located within a mapped AE 13 flood zone as determined by FEMA. As such, the new proposed dwelling would be designed to meet current flood zone requirements. The proposed structure would be taller than the existing two-story cottage dwelling, as the new dwelling will have parking and utility/storage on the lower level with living space on the upper second and third floor levels to conform with building requirements for coastal flood zones. The proposed dwelling would have an overall height of approximately 38 feet above existing grade. As this property is located within the AE flood zone, building height is calculated from the elevation of the base flood elevation plus an allowance of up to 5 feet for freeboard (see definition of "building height" in Section 28-1). Thus, the proposed structure could be constructed approximately 7 feet higher than proposed and it would still be in compliance with building height limits of the zoning ordinance.

Although no dimensional variance for building height is required for the proposed structure, the building height does require a special use permit per Section 28-111 dimensional regulations of the Zoning Ordinance. This ordinance requires a special use permit for any principal structure located within a flood zone with a height over 25 feet above grade. There are no specific standards in Section 28-150 of the Zoning Ordinance for a special use permit of this type. Thus, only the general standards for relief found in Section 28-409(c)(2) would apply to this special use permit application. The special use permit standard c. regarding the general character of the area and compliance with the comprehensive plan is also a standard that needs to be met for the previously discussed dimensional variance.

As noted previously, the TRC reviewed this application with the applicants and their representatives at a meeting on October 24, 2023. The TRC reviewed the proposed building design in detail and agreed that the overall design of the building was in character with the neighborhood. The TRC voted to send the application to the zoning board without objection. TRC members did, however, question the proposed building elevation calculations presented within the "elevation storypole" depicted on plan sheet L-12. In response to these questions, the applicant's design consultant has submitted a revised sheet L-12 that more clearly depicts proposed elevations. Copies of the transmittal correspondence and the revised plan sheet are **attached**.


Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

October 24, 2023

A handwritten signature in cursive script, reading "Diane W.", is written diagonally across the middle of the page.

TO: Zoning Board
FROM: Diane M. Williamson, Director
RE: **Application for Special Use Permit - 50 Everett Street - To construct a single-family dwelling at a height over 25 feet above grade in the Flood Zone**

The Technical Review Committee met today to review the above application.

Based on the review, a motion was unanimously passed to forward the application to the Zoning Board without objection.

Ed Tanner

From: joe@modernyankee.com
Sent: Tuesday, October 24, 2023 5:15 PM
To: Ed Tanner
Cc: Seacoast Home Design; cjd; kenmmiller@comcast.net; ldm_60@comcast.net; Bruce H. Cox
Subject: Miller's Story Pole drawing L-12 revised
Attachments: MYB-Miller_Concept_L_Layout_PF_rev2_Story_Pole_Only.pdf

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. When in doubt, contact your IT Department

Ed:

Pursuant to our conversation this morning during the TRC meeting, I've attached the updated drawing L-12 showing the revised story pole for the proposed Miller residence at 50 Everett St. This version should be easier for everyone to understand.

1. The PDF is in color.
2. 0'-0" is now existing grade level.
3. Each height mark has
 - a. a description,
 - b. a numeric XX'-X" height above that 0'-0" Grade Level (which makes understanding the height above the existing grade as simple as reading the number at the line you're looking at).
 - c. Additionally, all grade elevations also have NAVD88 heights shown in parentheses.
4. At Stephen's suggestion, we added 18" to the overall height. We don't believe we need it, and certainly hope to not use it for aesthetic reasons, but it's there...just in case...so we don't get caught out by structural issues which require us to beef up the floor or roof framing systems
5. We've added a dimension (now 7'-4 ¾" b/c of the added 18") which shows the distance the ridge is below the allowable 35' height above 5' maximum freeboard

I'll be in meetings starting at 7:30am on Wednesday, but please reach out via text (below) if you need me for any reason. Text response is usually nearly immediate. ;-D

Kind regards,
Joe

Joseph Cracco, President, CGR, CGP, CAPS

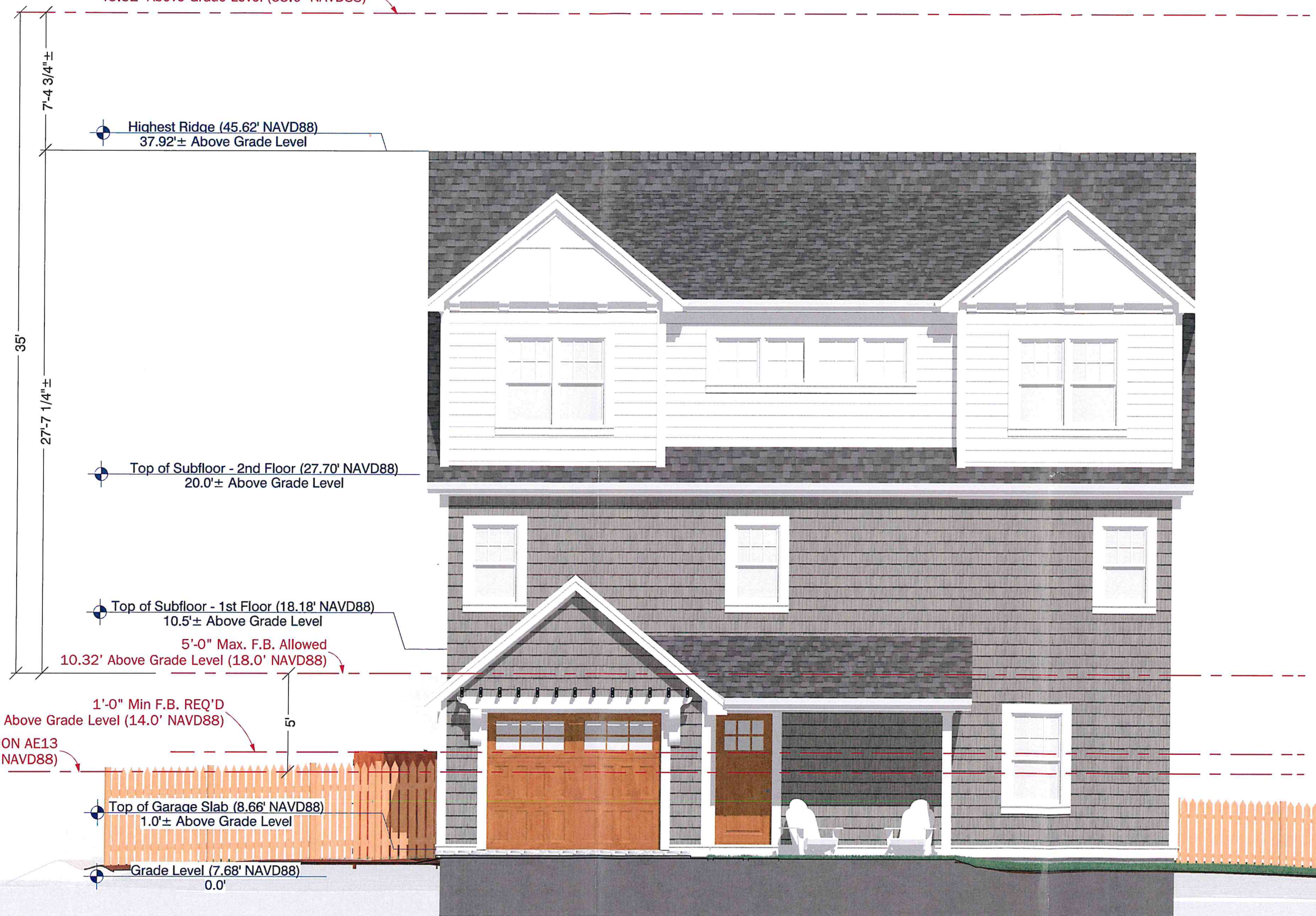
Modern Yankee Builders

3433 Diamond Hill Road
Cumberland, RI 02864
(401) 641-9457

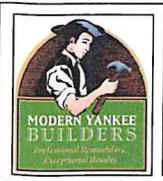
joe@modernyankee.com

www.modernyankee.com

Town of Bristol R.I. Max. Height Allowed Above F.B.
45.32' Above Grade Level (53.0' NAVD88)



Elevation Storypole
No Scale



SHEET TITLE:
MYB-Miller Concept L

SCALE:
See Sheet

DATE:
10/24/2023

L-12



Town of Bristol, Rhode Island

Department of Community Development

Zoning Board of Review

APPLICATION

File No: 2023-41

Accepted by ZEO: EMT

10/11/23

| | | | |
|--|---|---------------------------|------------|
| | Name: KENNETH M. MILLER AND LEE D. MILLER | | |
| | Address: 10 ARDEN LANE | | |
| | City: SHELTON | State: CT | Zip: 06484 |
| | Phone #: 203-337-5478 | Email: LDM_60@COMCAST.NET | |
| | Name: KENNETH M. MILLER AND LEE D. MILLER | | |
| | Address: 10 ARDEN LANE | | |
| | City: SHELTON | State: CT | Zip: 06484 |
| | Phone #: 203-337-5478 | Email: LDM_60@COMCAST.NET | |

- Location of subject property: 50 EVERETT STREET
 Assessor's Plat(s) #: 123 Lot(s) #: 2
- Zoning district in which property is located: R 10
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): 28-111 SIDE AND FRONT YARD
 Special Use Permit Section(s): 28-111 BUILDING ELEVATION IN A FLOOD ZONE
 Use Variance Section(s): _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: NINE YEARS
- Present use of property: SINGLE FAMILY RESIDENCE
- Is there a building on the property at present?: YES
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
827 SF
- Proposed use of property: SINGLE FAMILY RESIDENCE

2023 OCT -6 PM 1:36
TOWN OF BRISTOL
COMMUNITY DEV.

11. Give extent of proposed alterations: CONSTRUCTION OF NEW FLOOD ELEVATED SINGLE RESIDENCE

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
1234.44 sq ft/ 31 X 37.6 plus 37.7x15'11" patio with deck over

35.5 ft above garage slab but only 26.54ft above freeboard

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): EJNETT | Required Setback: <u>30</u> | Proposed Setback: <u>28.4</u> |
| Left side lot line: | Required Setback: <u>15</u> | Proposed Setback: <u>13.3</u> |
| Right side lot line: SM | Required Setback: <u>30</u> | Proposed Setback: <u>16.3</u> |
| Rear lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Building height: | Required: <u>35</u> | Proposed: <u>35.5 (26.54 above freeboard)</u> |
| Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.): | | Proposed: <u>9,635 pre existing</u> |
| Required: <u>10,000</u> | | |

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

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

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

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

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

18. Is the property located in a flood zone? YES If yes, which one?: AE 13

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

Applicant's Signature: Lee Miller

Date: 10/5/23

Print Name: LEE MILLER

Property Owner's Signature: Lee Miller

Date: 10/5/23

Print Name: LEE MILLER

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

Name: Bruce H. Cox

Telephone #: 401 437-1100

Address: 1481 Wampanoag Trail, East Providence, RI

NARRATIVE TO MILLER APPLICATION
50 EVERETT STREET AP 123 AL 2

The subject lot is a non-conforming slightly undersized (9,635 SF) corner lot located on the corner of Everett Road and San Miguel Drive. San Miguel Drive is only a partial road after intersecting with Everett changing to a foot path as it leads to the water. The house otherwise fronts on the Kickemuit River to the east.

The existing structure encroaches on the 30' front yard set back as it relates to San Miguel Drive. The proposed structure will also impose on that set back but to a lesser extent. Both structures impose on the 50' CRMC set back with regards to their ancillary structures in the form of decks; however, relief, in the form of an ASSENT for that will be obtained from CRMC. The primary structure is being moved further away from the CRMC set back.

The Applicant in essence asking the Board to treat San Miguel as a side yard as opposed to a front yard in reviewing his Application. By law we are required to be back 30' from San Miguel where as we are proposing to be back by more than 15' but less than 30'. Minimal relief of is also being requested relative to the southwest corner of the structure as it relates to the Everett Street set back obligation.

The house will be built to current flood zone standards with the top of the subfloor elevated to 9.5 feet above the Garage slab and above the FEMA ELEVATION of AE 13 to be out of the flood zone.

4 SAN MIGUEL LLC
225 ADAMS ST, APT. 10D
BROOKLYN, NY 11201

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

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

PAVAO, JOSEPH L
TERESA M TRUSTEES
58 EVERETT AVE
BRISTOL, RI 02809

BETTS, KYLA E TRUSTEE
KYLA E BETTS REVOCABLE TR
174 FATIMA DR
BRISTOL, RI 02809

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

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

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

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

WILSON, JOHN H. JR TRUSTE
28730 ATTESSA WAY, UNIT 202
BONITA SPRINGS, FL 34135

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

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

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

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

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

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

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name DIANE L. WENCKEBACH

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 50 EVERETT AVE.

Company NAIC Number:

City BRISTOL

State RI

ZIP Code 02809

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 A.P. 123-2

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

A5. Latitude/Longitude: Lat. 41°42'38.3" N Long. 71°15'19.0" W

Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

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

- a) Square footage of crawlspace or enclosure(s) 0 sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A8.b 0 sq in
- d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage 0 sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A9.b 0 sq in
- d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 BRISTOL TOWN OF - 445393

B2. County Name
 BRISTOL

B3. State
 RHODE ISLAND

B4. Map/Panel Number
 0011

B5. Suffix
 H

B6. FIRM Index Date
 JULY 7, 2014

B7. FIRM Panel Effective/Revised Date
 JULY 7, 2014

B8. Flood Zone(s)
 AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
 13

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: _____

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

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

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

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

Benchmark Utilized: GPS OBSERVATION

Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 8.1 feet meters
- b) Top of the next higher floor 16.8 feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) -- feet meters
- d) Attached garage (top of slab) -- feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 8.1 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 7.8 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 7.9 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 7.8 feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
- Check here if attachments.

Certifier's Name DANIEL SZYMANSKI

License Number 8808

Title PRESIDENT

Company Name NORTHEAST ENNGINEERS & CONSULTANTS

Address 55 JOHN CLARKE RD.

City MIDDLETOWN

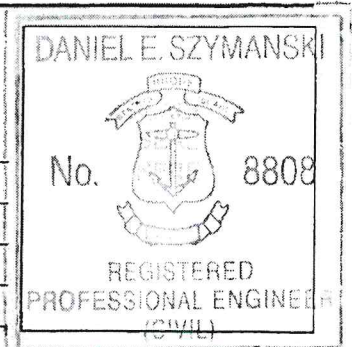
State RI

ZIP Code 02842

Signature *[Signature]*

Date 8/14/14

Telephone (401) 849-0810



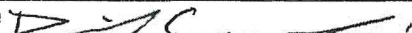
ELEVATION CERTIFICATE, page 2

| | | | |
|--|----------|----------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 50 EVERETT AVE. | | | Policy Number: |
| City BRISTOL | State RI | ZIP Code 02809 | Company NAIC Number: |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments THE BOTTOM OF THE RAISED BOILER IS AT ELEVATION 12.9, AND IF RAISED 0.2', WOULD BE ABOVE THE BASE FLOOD ELEVATION (13). THE EXISTING WATER HEATER (ON THE LOWEST FLOOR, ELEV. 8.1) COULD BE REPLACED WITH A WALL MOUNTED UNIT ABOVE THE BASE FLOOD ELEVATION.

Signature  Date 8/14/14

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

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

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

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

| | | |
|-------------------|------------------------|---|
| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate Of Compliance/Occupancy Issued |
|-------------------|------------------------|---|

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

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

Policy Number:

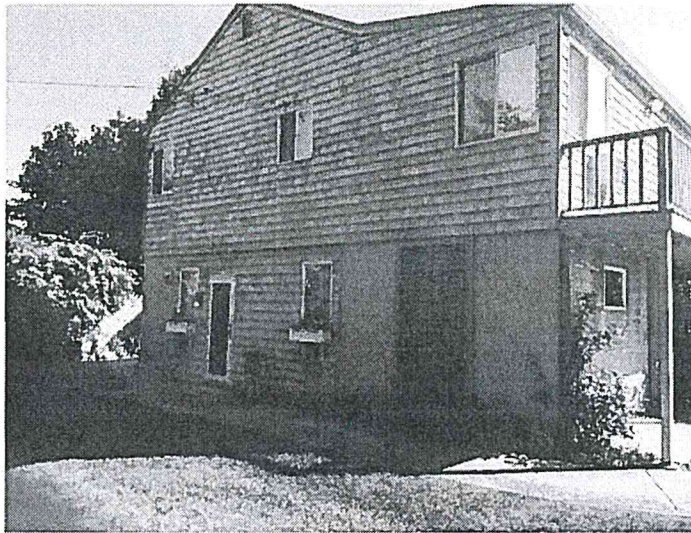
City BRISTOL

State RI

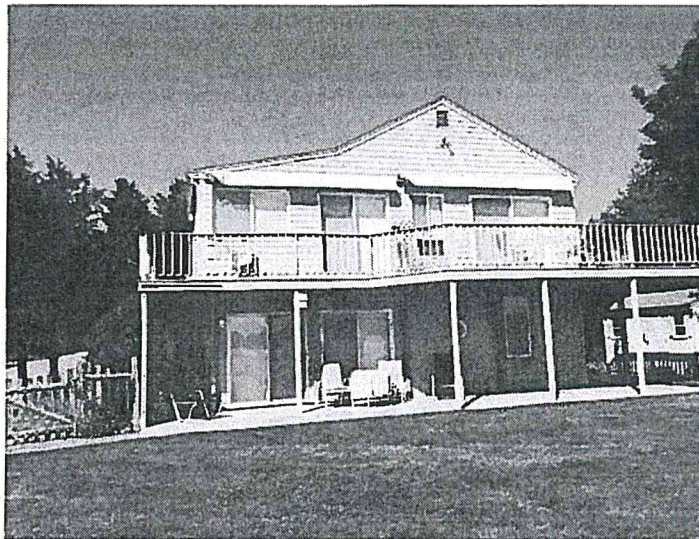
ZIP Code 02809

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



FRONT / RIGHT SIDE VIEW
8/9/14



REAR VIEW
8/9/14

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

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

Policy Number:

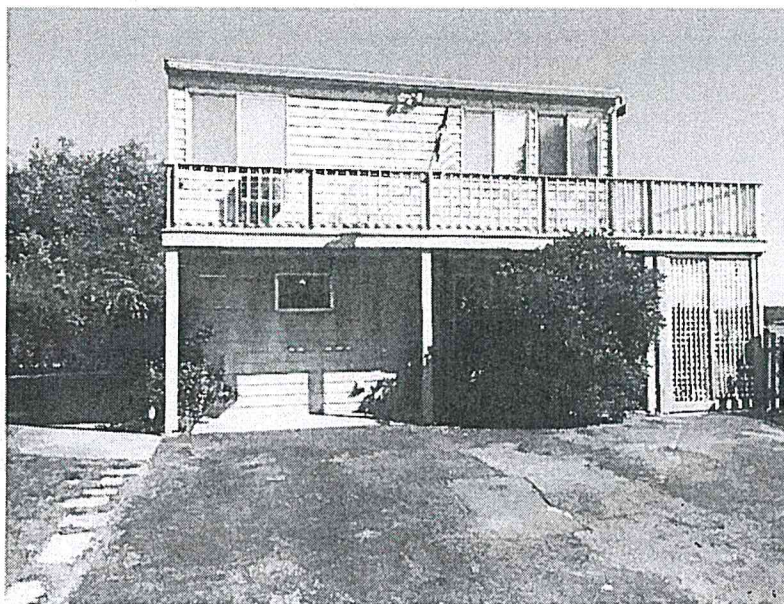
City BRISTOL

State RI

ZIP Code 02809

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



RIGHT SIDE VIEW

8/9/14



50 Everett Street

Bristol, RI



October 16, 2023

1 inch = 35 Feet

www.cai-tech.com



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

Previous Owners & Sales Information

| Grantor | Date | Sale Price | Leg Ref | NAL | Deed Type |
|----------------------|------------|------------|----------|-----|-----------|
| WENCKEBACH, DIANE L. | 10/03/2014 | 470,000 | 1774-187 | | W |
| ROMERO, MARIA CREC | 04/30/1999 | 256,000 | 697-155 | A | W |

Owner **Owner Account #:**

| | | | |
|---------|--------------------|---------|------|
| Owner 1 | KENNETH M & MILLER | % Owned | 0.00 |
| Owner 2 | LEE D TE | % Owned | 0.00 |
| Owner 3 | | % Owned | 0.00 |

Address 50 EVERETT AVE, BRISTOL, RI 02809-0000

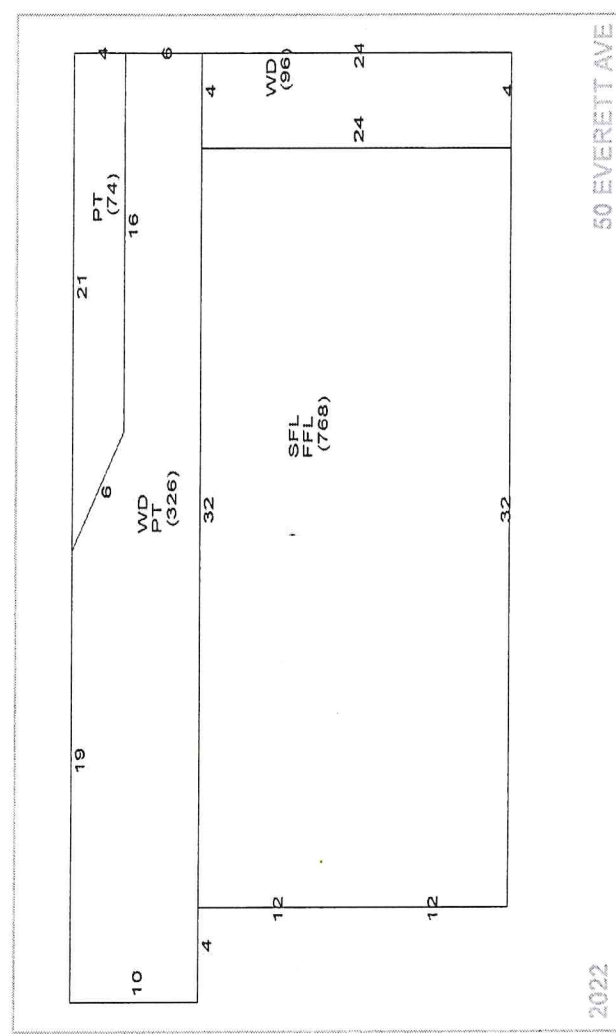
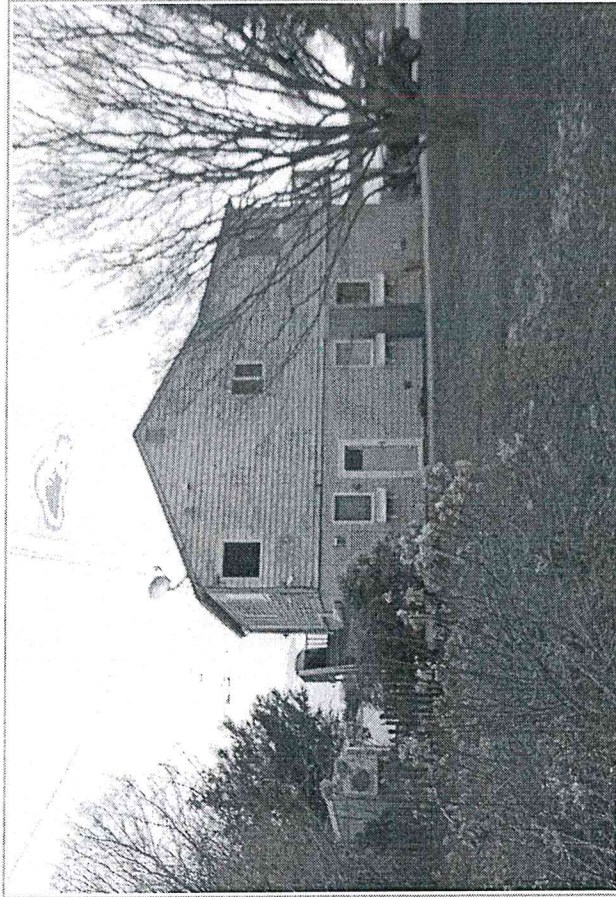
Assessment

| Use Code | Bldg Value | SF/YI Value | Land Size | Land Value | AG Credit | Assessed Value |
|----------|------------|-------------|-----------|------------|-----------|----------------|
| 01 | 196,600 | 0 | 0.22 | 439,000 | 0 | 635,600 |
| TOTAL | 196,600 | 0 | 0.22 | 439,000 | 0 | 635,600 |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 269.55 VAL per SQ Unit/Parcel > 269.55

Previous Assessments

| Year | LUC | Building | SF/YI | Land Size | Land | AGR Credit | Appraised Value | Assessed Value |
|------|-----|----------|-------|-----------|---------|------------|-----------------|----------------|
| 2022 | 01 | 196,600 | 0 | 0 | 439,000 | 0 | 635,600 | 635,600 |
| 2021 | 01 | 142,000 | 0 | 0 | 391,300 | 0 | 533,300 | 533,300 |
| 2020 | 01 | 142,000 | 0 | 0 | 391,300 | 0 | 533,300 | 533,300 |
| 2019 | 01 | 142,000 | 0 | 0 | 391,300 | 0 | 533,300 | 533,300 |
| 2018 | 01 | 124,900 | 0 | 0 | 353,200 | 0 | 478,100 | 478,100 |
| 2017 | 01 | 124,900 | 0 | 0 | 353,200 | 0 | 478,100 | 478,100 |



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 | AC | P | 1.00 | 645,000 | B | WF | 200 | | | | | 439,000 | | 1.00 | | 0 |
| 2 | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | |



Plat/Lot 123 2

Account: 6391

LUC 01

Zone R-10

Assessment

\$635,600

Building Information

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

Other Factors

| Grade | Q4 | Q4 | Flood Hazard | Topography | Street | Traffic |
|----------------------|--------|--------------|--------------|------------|--------|---------|
| Year Built | 1970 | EFF Year | LEVEL | | | |
| Alt LUC | | Alt % | PAVED | | | |
| Bas \$/SQ | 142.00 | Size Adj | | | | |
| Constr Adj | 1.11 | Adj \$/SQ | | | | |
| Condition | AG | AG - Avg-Goo | 30.8 | | | |
| Functional | - | Other Featrs | 31,000 | | | |
| Economic | - | Grade Fac | 1.00 | | | |
| Special | - | Neigh Infl | 1.00 | | | |
| OV | - | Land Factor | 1.00 | | | |
| Adj Total | | Adj Total | 284,046 | | | |
| Depreciation | | Depreciation | 87,486 | | | |
| Depr Total | | Depr Total | 196,560 | | | |
| Total Depreciation % | > | | 30.8 | | | |

Sub-Area Detail

| Code | Description | Area | Fin. Area | Rate | Undeb V |
|-------|-------------|-------|-----------|--------|---------|
| FFL | 1st FLOOR | 768 | 768 | 159.55 | 122,534 |
| SFL | 2nd FLOOR | 768 | 768 | 159.55 | 122,534 |
| PT | PATIO | 400 | 0 | 3.50 | 1,200 |
| WD | WOOD DECK | 422 | 0 | 17.15 | 6,778 |
| Total | | 2,358 | 1,536 | | 253,046 |

Notes

increase deck integrity alarm system add electri to shed. 1/9/15-OUTDOOR SHOWER - JML.

Remodeling History

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

Condo Data

| Complex | Location | Tot Units | FL Level | # Floors | Bldg Seq |
|---------|----------|-----------|----------|----------|----------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions |
|------------|----------|-------------|---------|-----------|--------|--------|--|
| 10/22/2019 | M49535 | | MECH | 5,000 | | Closed | Install direct vent gas insert into existing masonry fireplace |
| 10/18/2016 | E7886 | | ELEC | 0 | | Closed | WIRING RENOVATION OF LAUNDRY ROOM, ADDITION OF A BATHROOM, REC |
| 10/12/2016 | P21086 | | PLMB | 0 | | Closed | REMODEL BATHROOM AND LAUNDRY |
| 09/30/2016 | 613-16-B | 10/31/2016 | BLDG | 15,000 | | Closed | REMODEL 1 ST FLR BATH ROOM AND LAUNDRY ROOM |
| 09/30/2016 | B30405 | | BLDG | 0 | | Closed | REMODEL FIRST FLOOR BATHROOM AND LAUNDRY ROOM ONLY |
| 06/10/2013 | E1123 | | ELEC | 0 | | Closed | INSTALLATION / UPGRADE OF EXISTING ALARM SYSTEM |
| 03/26/2013 | E2686 | | ELEC | 0 | | Closed | INSTALL 15 AMP UNDERGROUND CIRCUIT FOR SHED & GFI OUTLET, ONE SI |
| 03/08/2013 | B29186 | | BLDG | 0 | | Closed | APPROVED BY CRMC INCREASE STRUCTURAL INTEGRITY OF DECK BY ADI |
| | | | | | | | |
| | | | | | | | |

Special Features & Yard Items

| Use | Description | A | Y/S | Qty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|-------------|---|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
| 2 | Shed | 1 | Y | 1 | | | 96 | 0 | AV | 2013 | 0 |
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| 4 | | | | | | | | | | | |
| 5 | | | | | | | | | | | |
| 6 | | | | | | | | | | | |
| 7 | | | | | | | | | | | |
| 8 | | | | | | | | | | | |
| 9 | | | | | | | | | | | |
| 10 | | | | | | | | | | | |

Other Info.

| AFDU | Priority |
|------|-----------|
| AFDU | PriorID1c |
| AFDU | PriorID2a |
| AFDU | PriorID2b |
| AFDU | PriorID2c |
| AFDU | PriorID3a |
| AFDU | PriorID3b |
| AFDU | PriorID3c |

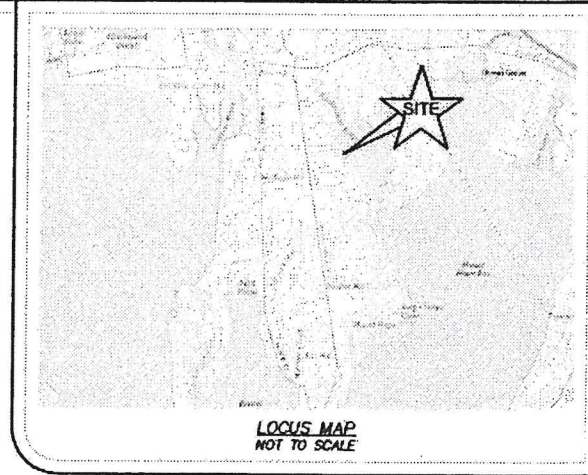
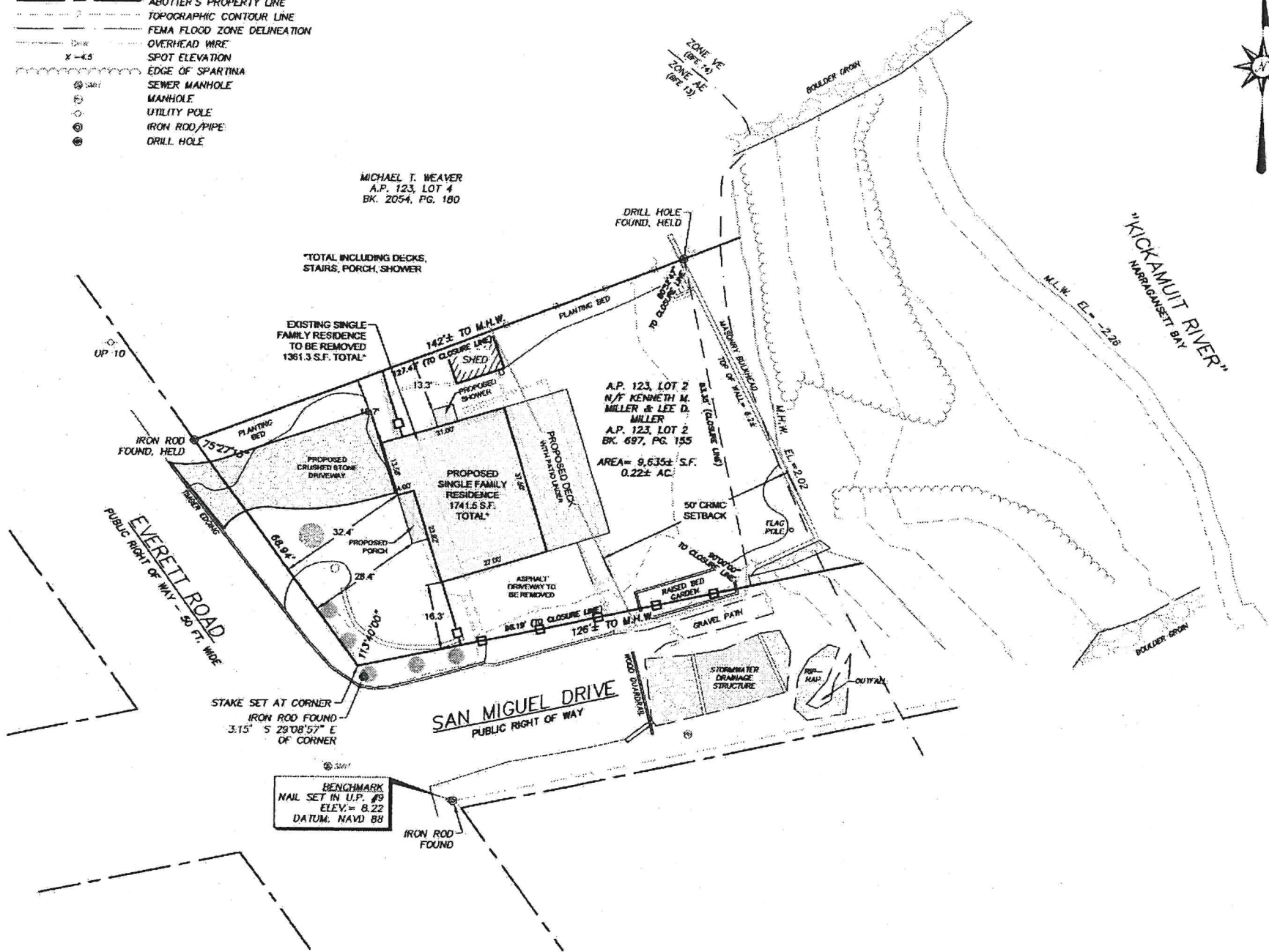
Room Counts by Floor

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

- LEGEND**
- PROPERTY LINE
 - - - ABUTTER'S PROPERTY LINE
 - TOPOGRAPHIC CONTOUR LINE
 - - - FEMA FLOOD ZONE DELINEATION
 - OVERHEAD WIRE
 - X - 4.5 SPOT ELEVATION
 - EDGE OF SPARTINA
 - ⊙ SEWER MANHOLE
 - ⊙ MANHOLE
 - ⊙ UTILITY POLE
 - ⊙ IRON ROD/PIPE
 - ⊙ DRILL HOLE

MICHAEL T. WEAVER
A.P. 123, LOT 4
BK. 2054, PG. 180

*TOTAL INCLUDING DECKS,
STAIRS, PORCH, SHOWER



PLAN NOTES:

1. FOR ADDITIONAL SURVEY INFORMATION SEE PLAN REFERENCE NO. 2.
2. NORTH ARROW REFERENCES GRID NORTH (RI SPC ZONE 3800).
3. VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SEE TIDAL DATUM CHART FOR CONVERSIONS.
4. EXISTING CONDITIONS SHOWN AS OF APRIL 14, 2021 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
5. HORIZONTAL AND VERTICAL DATUMS ESTABLISHED BY STATIC GNSS OBSERVATIONS ON APRIL 8, 2021 AND OPUS SOLUTIONS FOR POST-PROCESSING (ITRF2014 EPOCH: 2021.2675).
6. SUBJECT PARCEL LIES WITHIN THE HIGH DENSITY RESIDENTIAL (H-10) ZONING DISTRICT.
7. SUBJECT IS SERVED BY PUBLIC GAS, SEWER AND WATER.
8. BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PREDOMINATELY WITHIN FEMA FLOOD ZONE AE (BFE 13 FEET). SEE PANEL 44001C0011H EFFECTIVE 7/7/2014. DELINEATION LINE SHOWN TAKEN FROM RIGS DATA AND OVERLAID ON COMMON COORDINATE SYSTEM (RI SPC).

PLAN REFERENCES:

1. SEE "PROPOSED PLAT OF CEDARCREST SHORES, BRISTOL, R.I. BELONGING TO FRANK FRANCA, SR. SCALE 1"=50' APRIL 1949. JOSEPH G.A. RICCO, C.E." RECORDED IN PLAT BOOK 5, PAGE 16.
2. PLAN OF LAND SHOWING EXISTING CONDITIONS AND TOPOGRAPHY IN THE TOWN OF BRISTOL, RHODE ISLAND A.P. 123, LOT 2 ~ 50 EVERETT STREET PREPARED FOR: FIRST WATER ENGINEERING, LLC MAY 7, 2021 SCALE: 1"=20' REVISED: AUGUST 21, 2023 BY SOUTH COUNTY SURVEY COMPANY, LLC.

SURVEYOR'S CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION 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
CLASS I
DATA ACCUMULATION CLASS III
TOPOGRAPHY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III
T-2

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

TO SHOW A PROPOSED SINGLE-FAMILY RESIDENCE AND PERTINENT ZONING DATA.

BY: *James T. Caldorone*
JAMES T. CALDORONE, PLS NO. 2507
CO. NO. 722



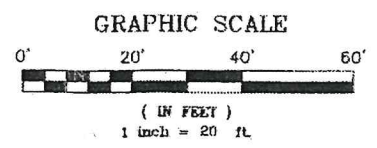
ZONING DATA TABLE

ZONE: R-10
USE: RESIDENTIAL - SINGLE HOUSEHOLD DWELLING

| | REQUIRED | EXISTING | PROPOSED |
|----------------------------|-------------|-------------|----------|
| MIN. LOT AREA | 10,000 S.F. | 9,635± S.F. | N/A |
| MIN. FRONTAGE AND WIDTH | 80 FT. | 68.94 FT. | N/A |
| MAX. LOT BUILDING COVERAGE | 25% | 14.1% | 18.1% |
| MIN. YARD SETBACKS | | | |
| FRONT | 30 FT. | 33.7 FT. | 28.4 FT. |
| SIDE | 15 FT. | 15.6 FT. | 13.3 FT. |
| REAR | 30 FT. | 48.7 FT. | 45.6 FT. |
| MAX. HEIGHT | ** | <35 FT.* | 37.8 FT. |
| PRINCIPAL BUILDING | | <20 FT.* | N/A |
| ACCESSORY BUILDING | 20 FT. | | |

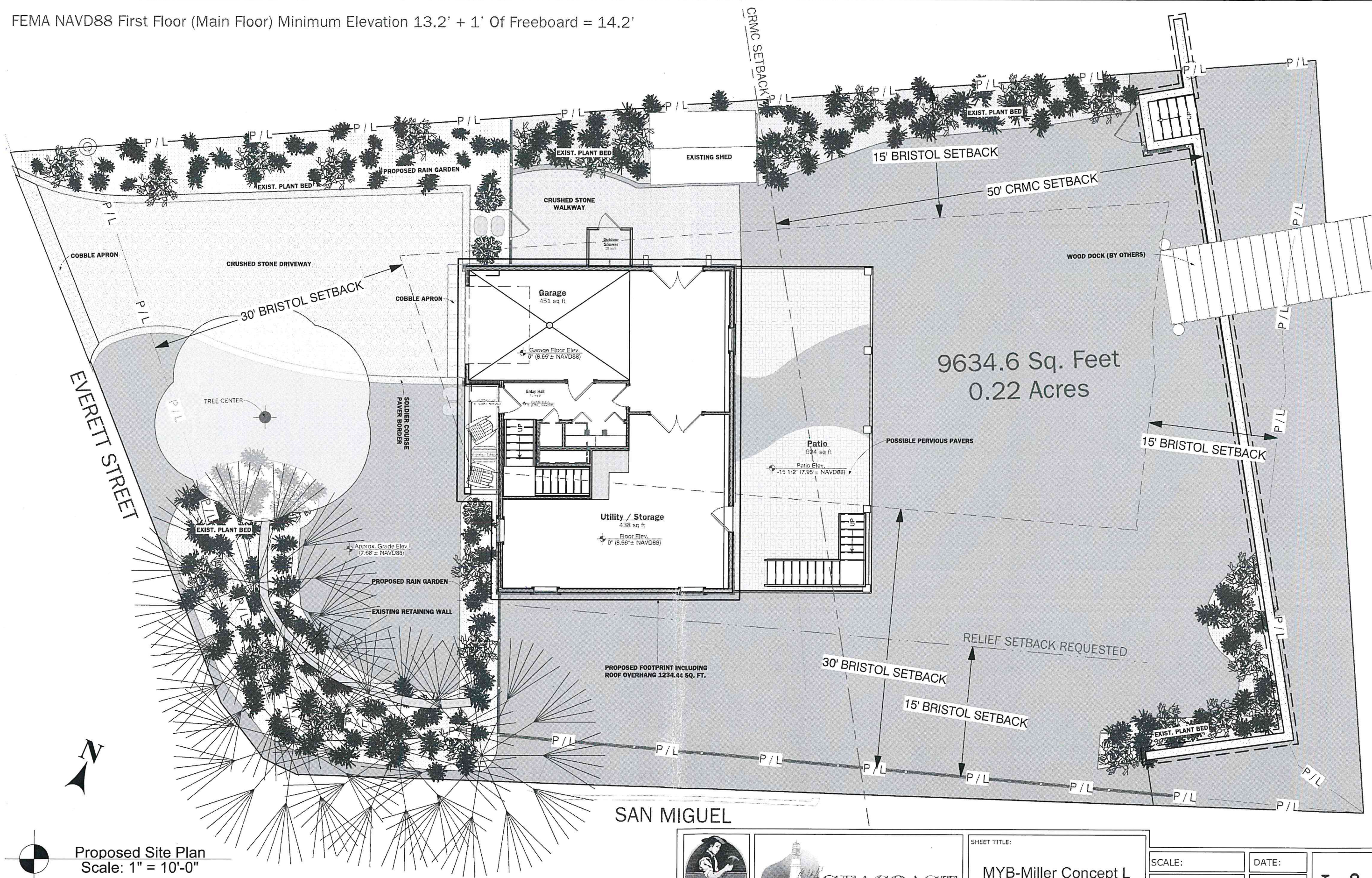
*NOT PART OF APRIL 2021 SURVEY SCOPE
**SEE TOWN OF BRISTOL ZONING ORDINANCE FOR STRUCTURES LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

PROPOSED CONDITIONS PLAN
IN THE TOWN OF BRISTOL, RHODE ISLAND
A.P. 123, LOT 2 ~ 50 EVERETT STREET
PREPARED FOR: KENNETH & LEE MILLER
AUGUST 30, 2023 SCALE: 1"=20'



SOUTH COUNTY SURVEY Co
382B MAIN ST. WAKEFIELD, RI 02879
(401) 783-2300
www.SouthCountySurvey.com

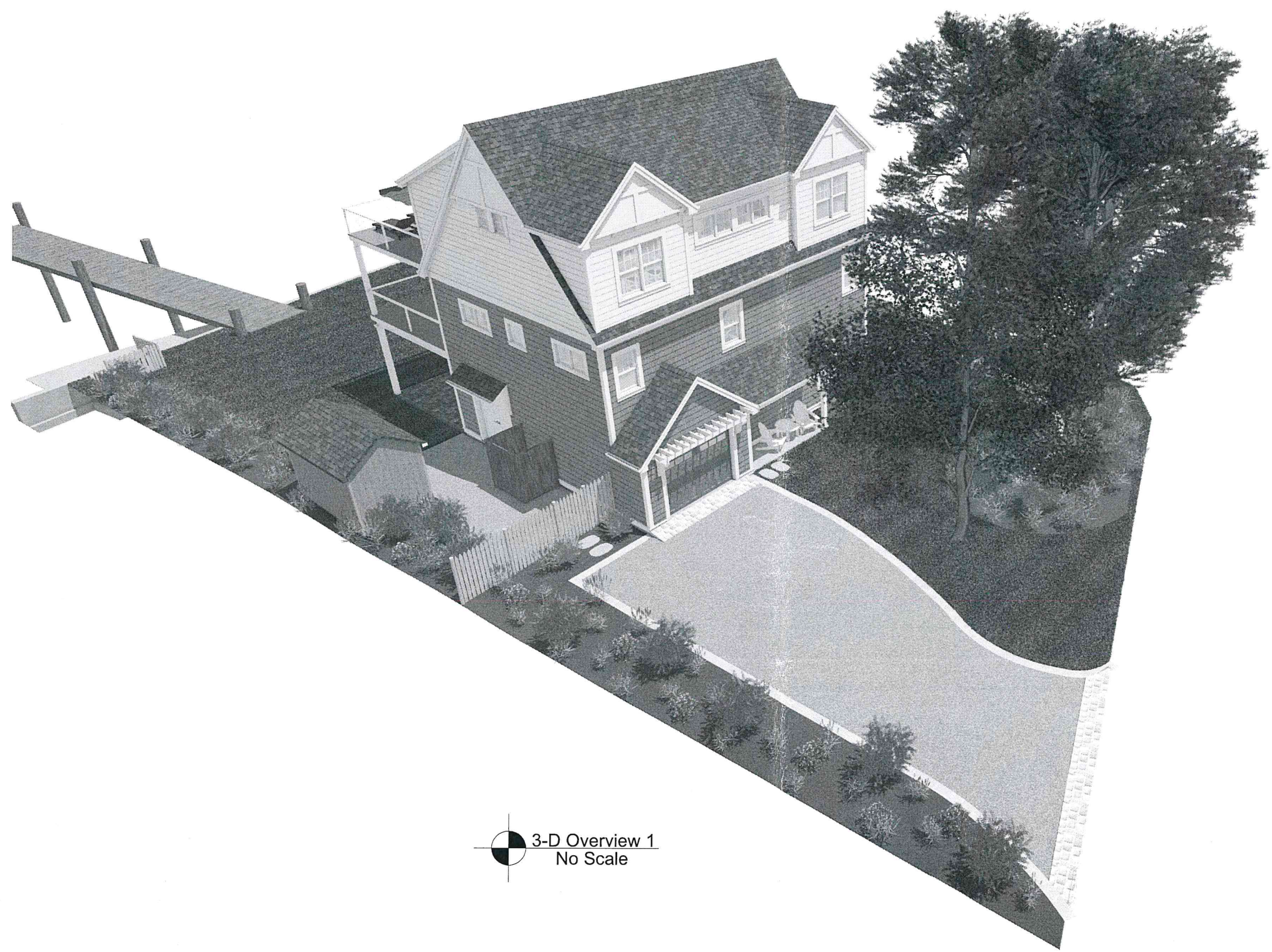
FEMA NAVD88 First Floor (Main Floor) Minimum Elevation 13.2' + 1' Of Freeboard = 14.2'




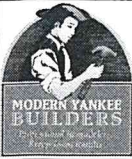

Proposed Site Plan
 Scale: 1" = 10'-0"

| | | | | | |
|--|--|----------------------|-----------|-----------|------------|
| | | SHEET TITLE: | SCALE: | DATE: | L-8 |
| | | MYB-Miller Concept L | See Sheet | 6/14/2023 | |

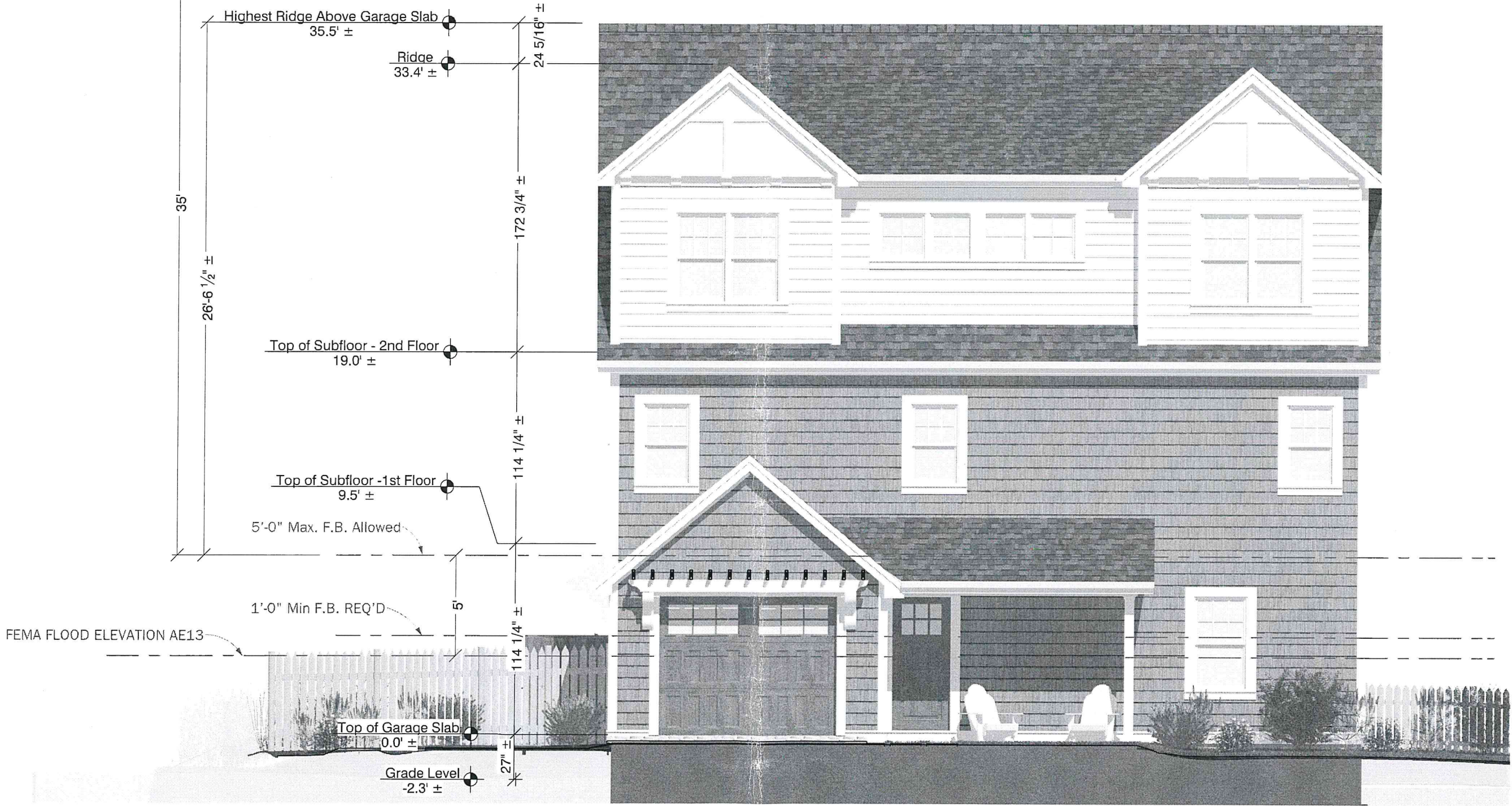
| DRAWING LIST | |
|--------------|-------------------------------|
| LABEL | TITLE |
| L-1 | 3-D OVERVIEW 1 |
| L-2 | 3-D OVERVIEW 2 |
| L-3 | 3-D OVERVIEW 3 |
| L-4 | 3-D EXTERIOR VIEW 1 |
| L-5 | 3-D EXTERIOR VIEW 2 |
| L-6 | 3-D EXTERIOR VIEW 3 |
| L-7 | EXISTING SITE PLAN |
| L-8 | PROPOSED SITE PLAN |
| L-9 | GROUND FLOOR |
| L-10 | FIRST FLOOR |
| L-11 | SECOND FLOOR |
| L-12 | ELEVATION STORYPOLE |
| L-13 | 3-D VIEWS - GROUND FLOOR |
| L-14 | 3-D VIEWS - FIRST FLOOR |
| L-15 | 3-D VIEWS - FIRST FLOOR CONT. |
| L-16 | 3-D VIEWS - SECOND FLOOR |



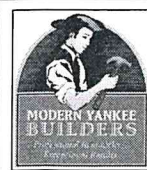

 3-D Overview 1
 No Scale

| | | | | | | |
|---|---|----------------------|--|--------------------|--------------------|------------|
|  |  | SHEET TITLE: | | SCALE: No Scale | DATE: 6/14/2023 | L-1 |
| | | MYB-Miller Concept L | | | | |

Town of Bristol R.I. Max. Height Allowed Above F.B.



 Elevation Storypole
No Scale

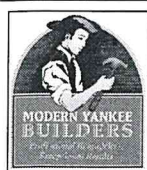
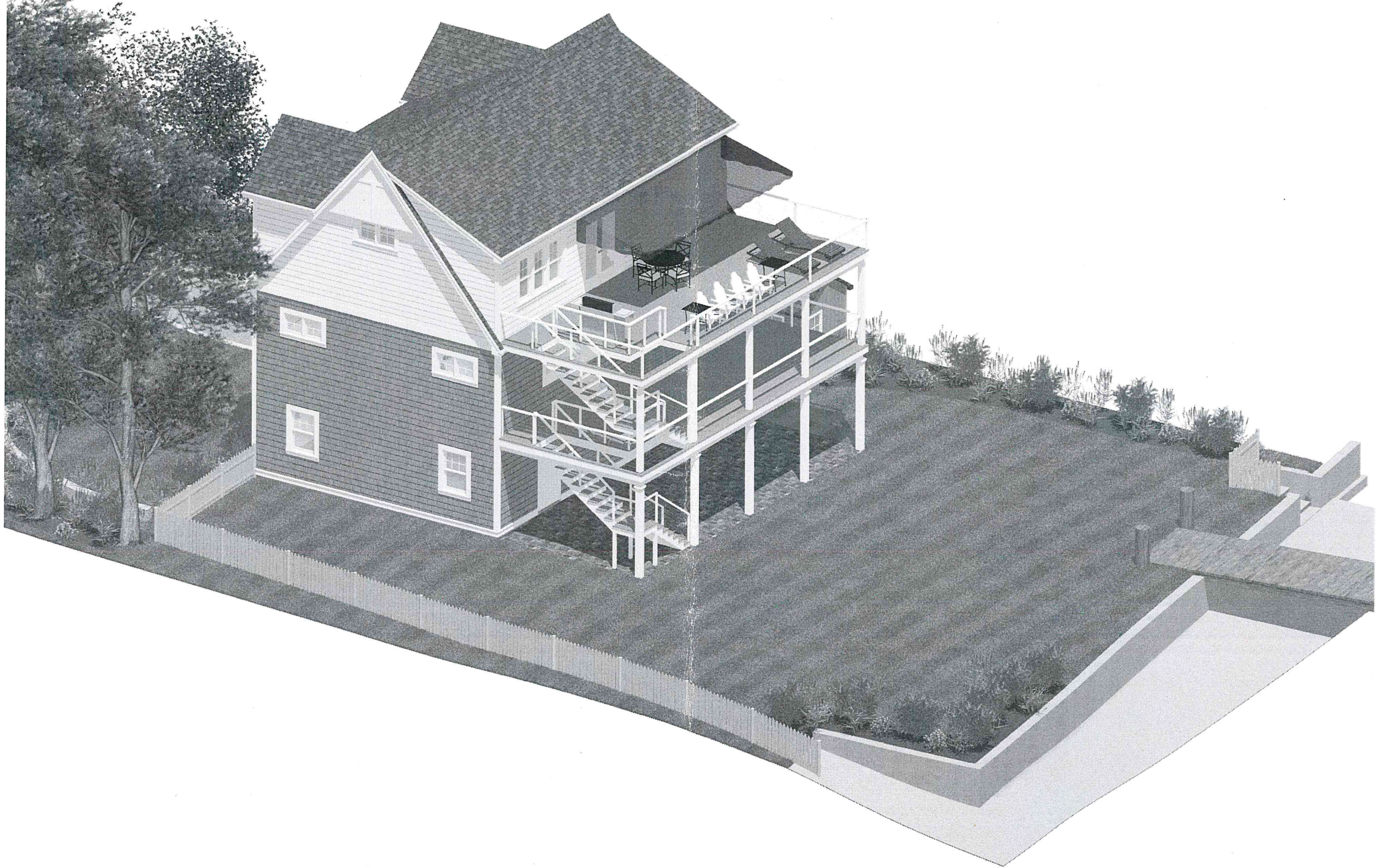


SHEET TITLE:
MYB-Miller Concept L

SCALE:
See Sheet

DATE:
6/14/2023

L-12

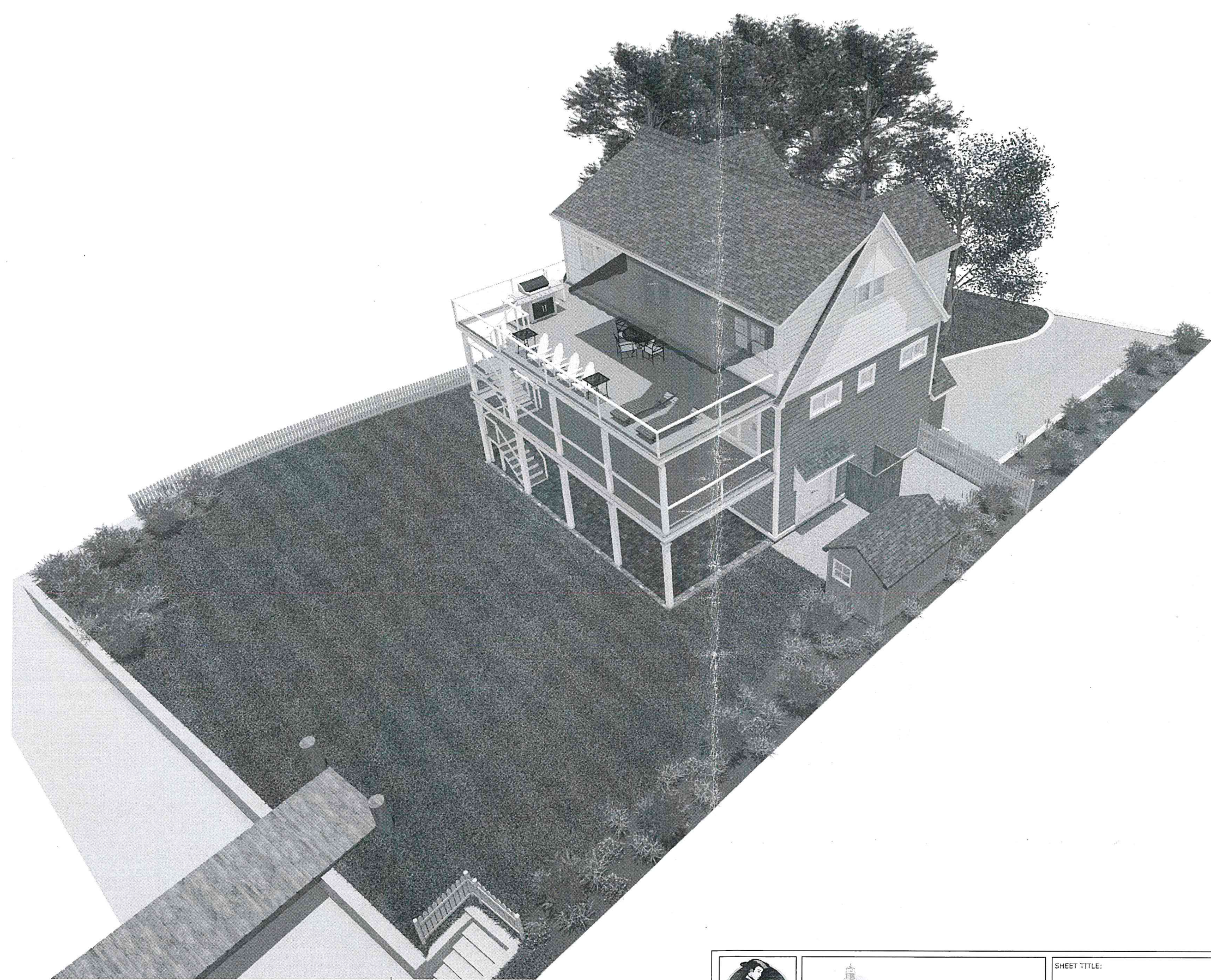


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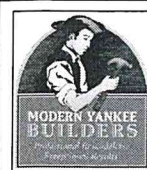
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DATE:
 6/14/2023

L-3



3-D Overview 2
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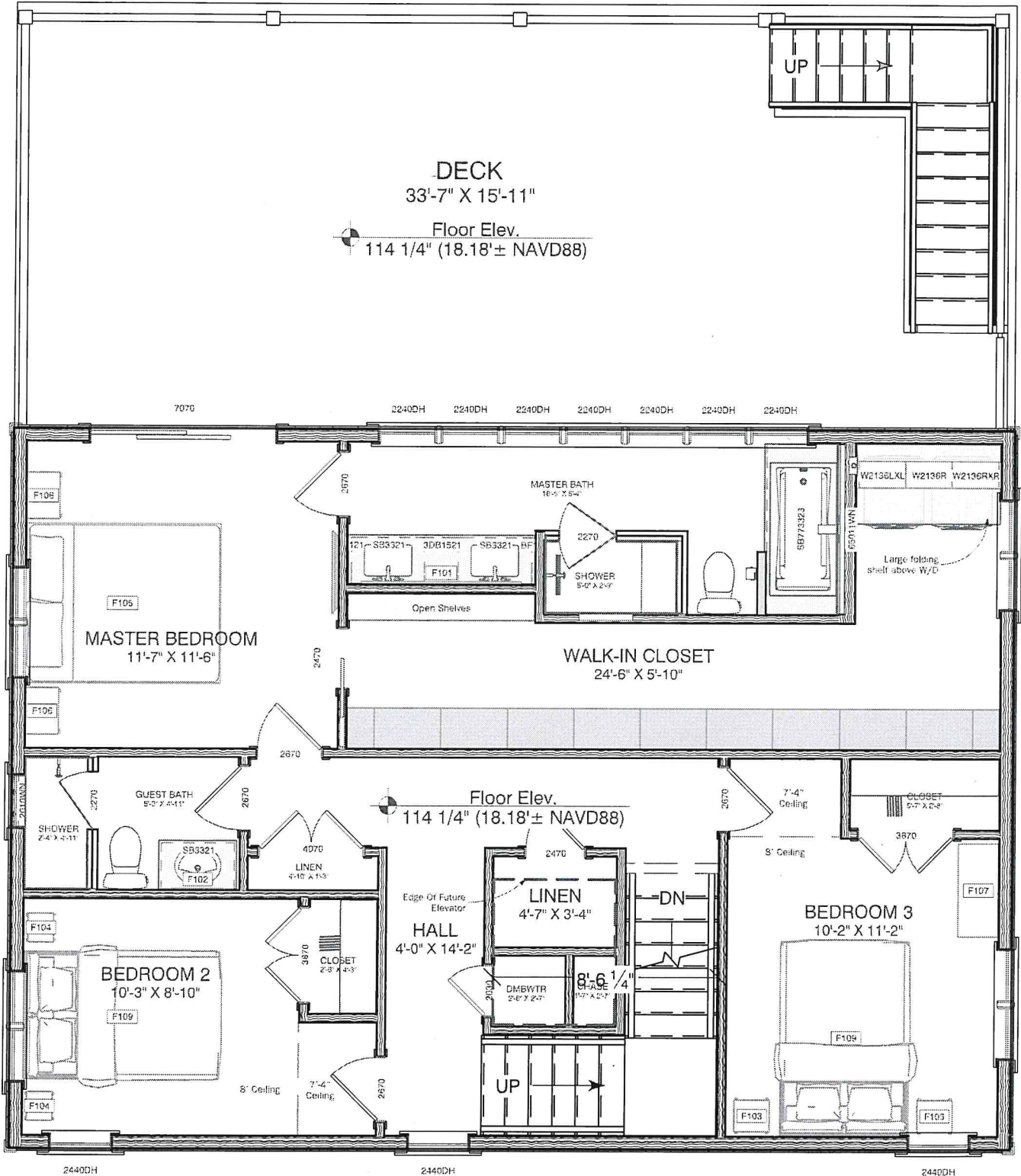


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MYB-Miller Concept L

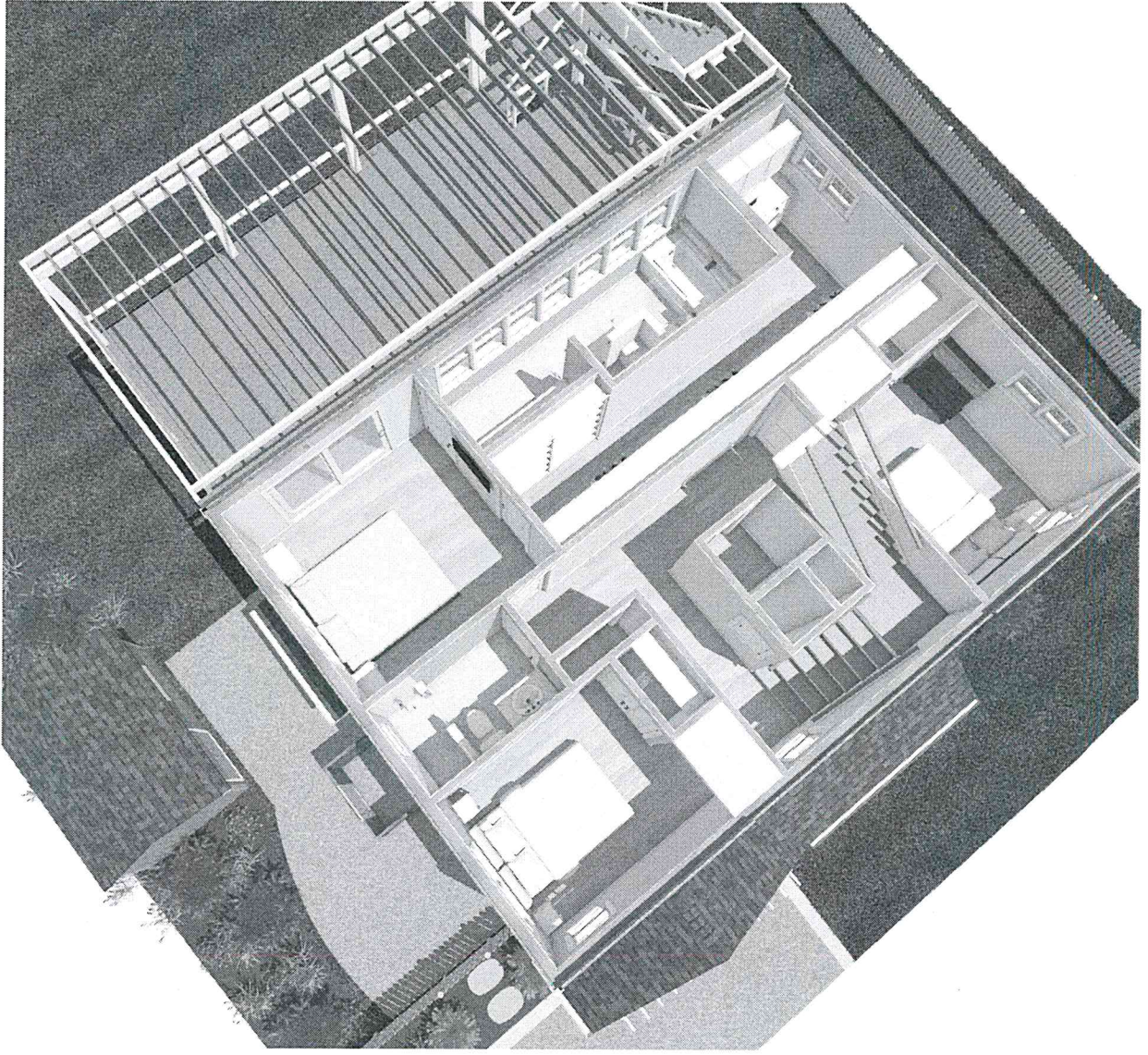
SCALE:
No Scale

DATE:
6/14/2023

L-2



First Floor (Bedroom Level)
Scale: 3/16" = 1'-0"



First Floor 3-D
No Scale

| CALLOUT | QTY | DESCRIPTION | COMMENTS |
|---------|-----|------------------------|----------|
| F101 | 1 | BEVELED MIRROR (HORIZ) | |
| F102 | 1 | ROBBS1050 | |
| F103 | 2 | NIGHT STANDS 1 | |
| F104 | 2 | NIGHT STANDS 2 | |
| F105 | 1 | KING BED | |
| F106 | 2 | NIGHT STAND | |
| F107 | 1 | GUEST DRESSER | |
| F109 | 2 | QUEEN SIZE BED 2 | |

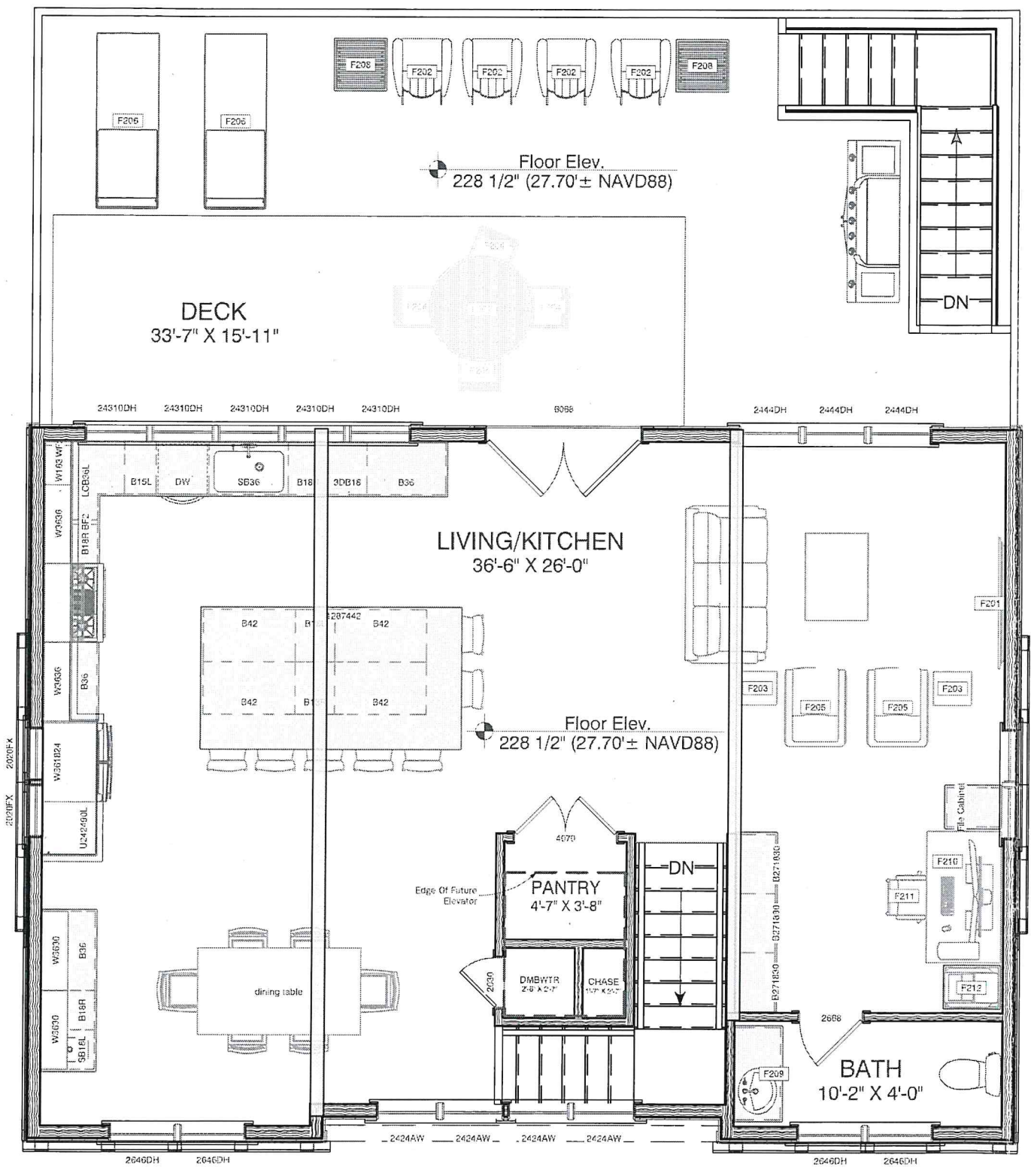
FEMA NAVD88 First Floor (Main Floor) Minimum Elevation 13.2' + 1' Of Freeboard = 14.2'

SHEET TITLE:
MYB-Miller Concept L

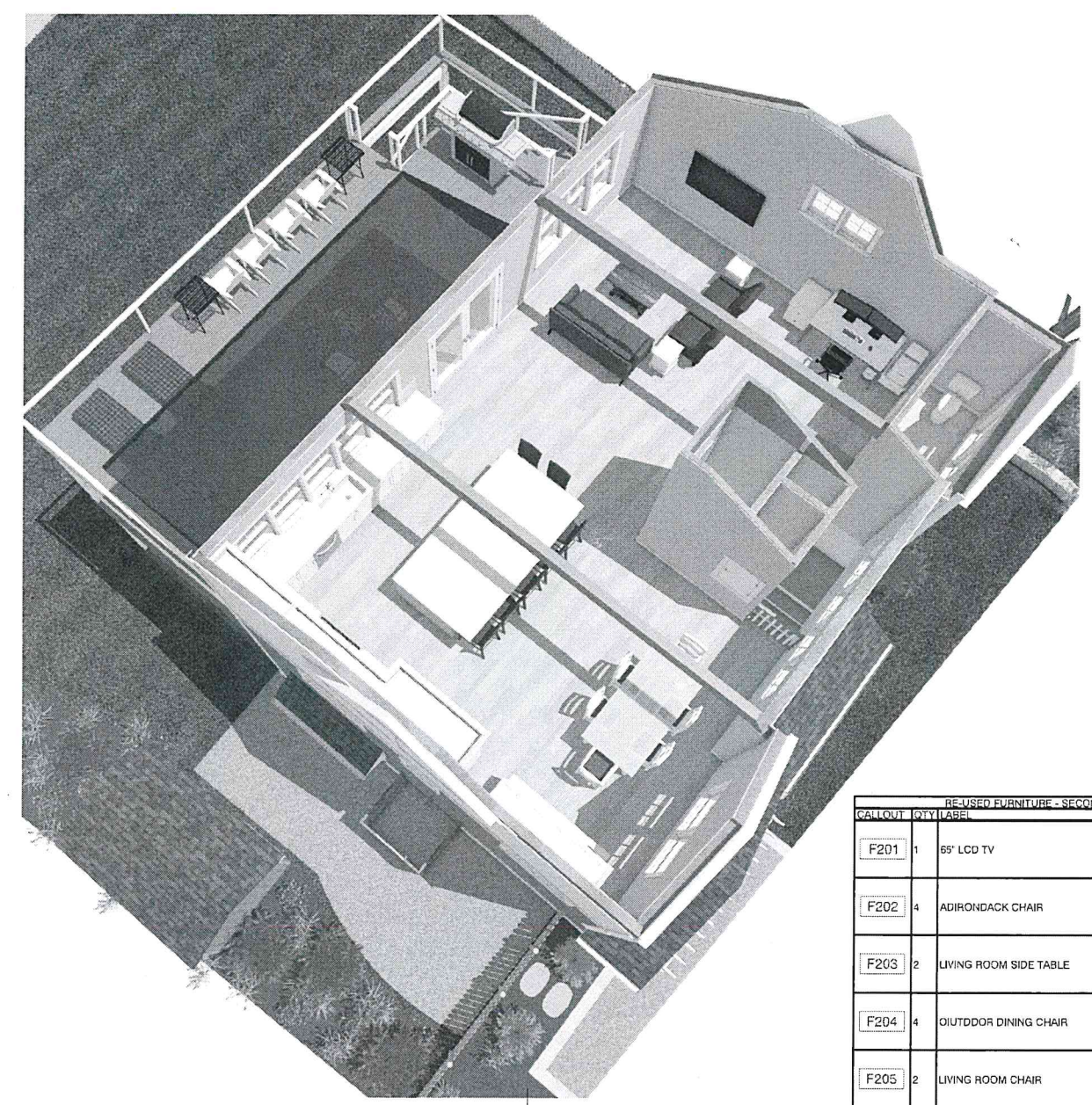
SCALE:
See Sheet

DATE:
6/14/2023

L-10

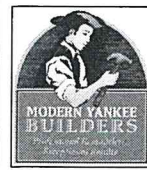


Second Floor (Main Floor)
Scale: 3/16" = 1'-0"



Second Floor 3-D
No Scale

| RE-USED FURNITURE - SECOND FLOOR | | | |
|----------------------------------|-----|------------------------|-----------------|
| CALLOUT | QTY | LABEL | COMMENTS |
| F201 | 1 | 65" LCD TV | |
| F202 | 4 | ADIRONDACK CHAIR | |
| F203 | 2 | LIVING ROOM SIDE TABLE | |
| F204 | 4 | OUTDOOR DINING CHAIR | |
| F205 | 2 | LIVING ROOM CHAIR | |
| F206 | 2 | OUTDOOR CHAISE LOUNGE | |
| F207 | 1 | OUTDOOR DINING TABLE | |
| F208 | 2 | OUTDOOR SIDE TABLE | |
| F209 | 1 | SB4221 | 1/2 BATH VANITY |
| F210 | 1 | KEN'S DESK | |
| F211 | 1 | KEN'S DESK CHAIR | |
| F212 | 1 | LASER PRINTER | |



SHEET TITLE:
MYB-Miller Concept L

SCALE:
See Sheet

DATE:
6/14/2023

L-11



50 Everett Street - 300' Radius

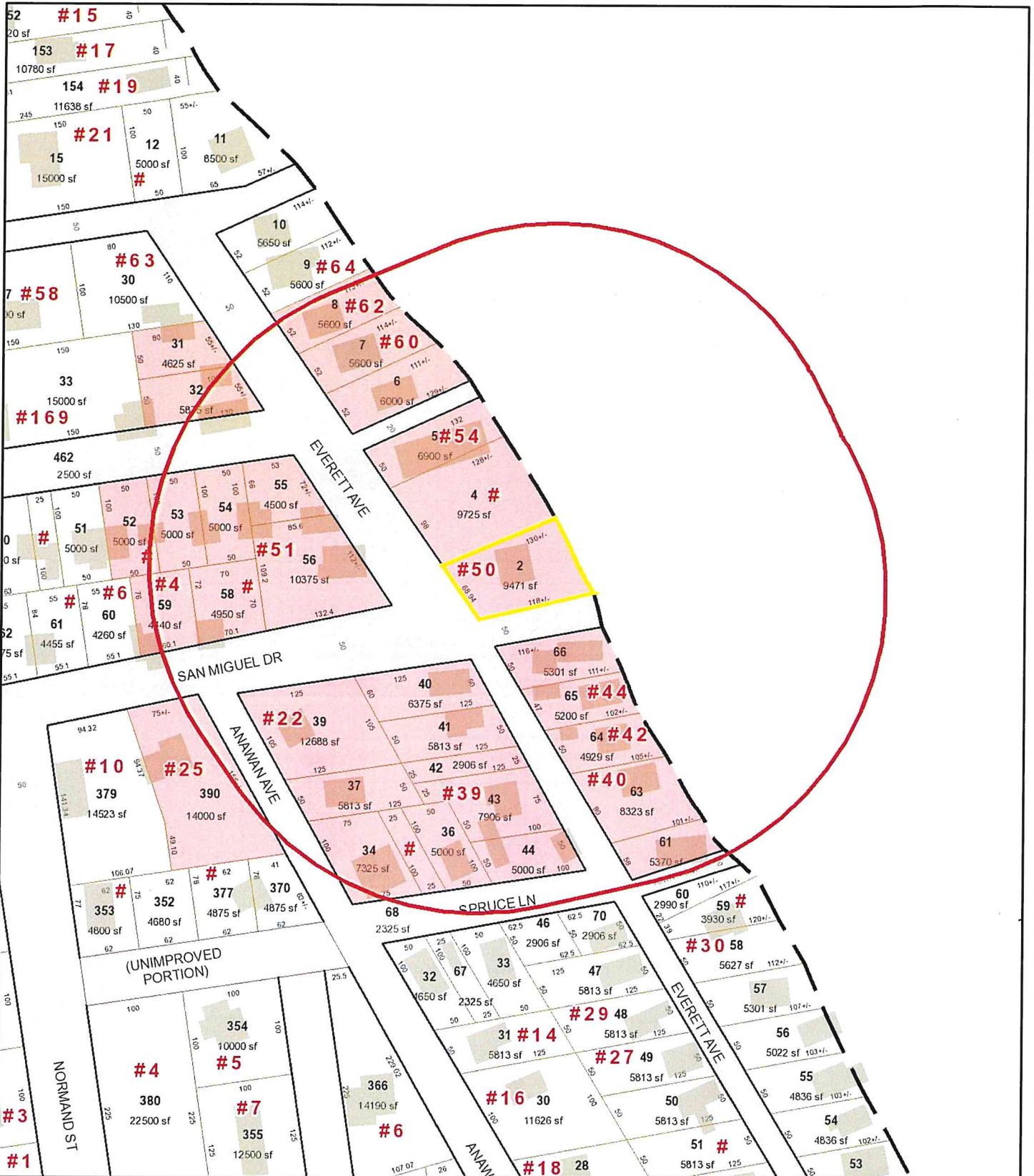
Bristol, RI



October 11, 2023

1 inch = 140 Feet

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300 foot Abutters List Report

Bristol, RI
October 11, 2023

Subject Property:

Parcel Number: 123-2
CAMA Number: 123-2
Property Address: 50 EVERETT AVE

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parcel Number: 122-61
CAMA Number: 122-61
Property Address: 36 EVERETT AVE

Mailing Address: ANDREWS, WATER A, TRUSTEE-
WALTER A ANDREWS TRUST
36 EVERETT AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
October 11, 2023

| | |
|---|--|
| Parcel Number: 122-63 CAMA Number: 122-63 Property Address: 40 EVERETT AVE | Mailing Address: BAIRD, THOMAS L. DIANNE JT 40 EVERETT AVE BRISTOL, RI 02809 |
| Parcel Number: 122-64 CAMA Number: 122-64 Property Address: 42 EVERETT AVE | Mailing Address: O BRIEN JOHN P & MICHELE A TE 42 EVERETT AVE BRISTOL, RI 02809 |
| Parcel Number: 122-65 CAMA Number: 122-65 Property Address: 44 EVERETT AVE | Mailing Address: GARDNER, RUSSELL H. JR ETAL TC GARDNER-BATEMAN, LAURIE A. 6345 DAWSON ST HOLLYWOOD, FL 33023 |
| Parcel Number: 122-66 CAMA Number: 122-66 Property Address: 46 EVERETT AVE | Mailing Address: BRAY, JAMES A & DOROTHY LE KANOSH, DEBORAH 46 EVERETT AVE BRISTOL, RI 02809 |
| Parcel Number: 122-68 CAMA Number: 122-68 Property Address: SPRUCE LN | Mailing Address: HAZARD, JACK K & SAMANTHA TE 24 SPRUCE LN BRISTOL, RI 02809 |
| Parcel Number: 123-2 CAMA Number: 123-2 Property Address: 50 EVERETT AVE | Mailing Address: MILLER KENNETH M & LEE D TE 50 EVERETT AVE BRISTOL, RI 02809 |
| Parcel Number: 123-31 CAMA Number: 123-31 Property Address: 61 EVERETT AVE | Mailing Address: SIMONS, DAWN M. & CAINE, KRISTEN M. TRUSTEES 19 WALTER CAREY RD SMITHFIELD, RI 02917 |
| Parcel Number: 123-32 CAMA Number: 123-32 Property Address: 173 FATIMA DR | Mailing Address: PINE, LISA K. ANDRADE, JOSEPH M. 173 FATIMA DR BRISTOL, RI 02809 |
| Parcel Number: 123-390 CAMA Number: 123-390 Property Address: 25 ANAWAN AVE | Mailing Address: TRUDEAU, TERRY LEE 25 ANAWAN AVE BRISTOL, RI 02809 |
| Parcel Number: 123-4 CAMA Number: 123-4 Property Address: EVERETT AVE | Mailing Address: WEAVER, MICHAEL T 54 EVERETT AVE BRISTOL, RI 02809 |
| Parcel Number: 123-5 CAMA Number: 123-5 Property Address: 54 EVERETT AVE | Mailing Address: WEAVER, MICHAEL T 54 EVERETT AVE BRISTOL, RI 02809 |
| Parcel Number: 123-53 CAMA Number: 123-53 Property Address: 172 FATIMA DR | Mailing Address: CAMPAGNA, EVAN S 172 FATIMA DR BRISTOL, RI 02809 |



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300 foot Abutters List Report

Bristol, RI
October 11, 2023

| | |
|---|--|
| Parcel Number: 123-54 CAMA Number: 123-54 Property Address: 174 FATIMA DR | Mailing Address: BETTS, KYLA E TRUSTEE KYLA E BETTS REVOCABLE TRUST 174 FATIMA DR BRISTOL, RI 02809 |
| Parcel Number: 123-55 CAMA Number: 123-55 Property Address: 53 EVERETT AVE | Mailing Address: WILSON, JOHN H. JR TRUSTEE 28730 ATTESSA WAY, UNIT 202 BONITA SPRINGS, FL 34135 |
| Parcel Number: 123-56 CAMA Number: 123-56 Property Address: 51 EVERETT AVE | Mailing Address: TAMULAITES, MICHAEL ZAGORSKI, KAREN L TE 51 EVERETT ST BRISTOL, RI 02809 |
| Parcel Number: 123-58 CAMA Number: 123-58 Property Address: SAN MIGUEL DR | Mailing Address: 4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201 |
| Parcel Number: 123-59 CAMA Number: 123-59 Property Address: 4 SAN MIGUEL DR | Mailing Address: 4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201 |
| Parcel Number: 123-6 CAMA Number: 123-6 Property Address: 58 EVERETT AVE | Mailing Address: PAVAO, JOSEPH L TERESA M TRUSTEES 58 EVERETT AVE BRISTOL, RI 02809 |
| Parcel Number: 123-7 CAMA Number: 123-7 Property Address: 60 EVERETT AVE | Mailing Address: SOUSA, JOSEPH A. TRUSTEE 60 EVERETT AVE BRISTOL, RI 02809 |
| Parcel Number: 123-8 CAMA Number: 123-8 Property Address: 62 EVERETT AVE | Mailing Address: BAXTER, IAN C. & VISWANATHAN, NINA CO-TRUSTEES 19 CAMBRIDGE TERRACE, APT 3 CAMBRIDGE, MA 02140 |



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4 SAN MIGUEL LLC
225 ADAMS ST, APT. 10D
BROOKLYN, NY 11201

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

SOUSA, JOSEPH A. TRUSTEE
60 EVERETT AVE
BRISTOL, RI 02809

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

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

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

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

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

TRUDEAU, TERRY LEE
25 ANAWAN AVE
BRISTOL, RI 02809

BAXTER, IAN C. &
VISWANATHAN, NINA CO-TRUS
19 CAMBRIDGE TERRACE, APT 3
CAMBRIDGE, MA 02140

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

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

BETTS, KYLA E TRUSTEE
KYLA E BETTS REVOCABLE TR
174 FATIMA DR
BRISTOL, RI 02809

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

WILSON, JOHN H. JR TRUSTE
28730 ATTESSA WAY, UNIT 202
BONITA SPRINGS, FL 34135

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

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

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

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

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

CAMPAGNA, EVAN S
172 FATIMA DR
BRISTOL, RI 02809

PAVAO, JOSEPH L
TERESA M TRUSTEES
58 EVERETT AVE
BRISTOL, RI 02809

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

PINE, LISA K.
ANDRADE, JOSEPH M.
173 FATIMA DR
BRISTOL, RI 02809

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

SIMONS, DAWN M. &
CAINE, KRISTEN M. TRUSTEE
19 WALTER CAREY RD
SMITHFIELD, RI 02917