



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, February 2, 2026 at 7:00 PM

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

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **Thursday, January 29th, 2026**.

1. Pledge of Allegiance

2. Approval of Minutes - January 5, 2026

3. New Petitions

3A. ZBR-26-1 Fabio M. Lopes - Dimensional Variances: to construct a 30ft. x 30ft. accessory garage and accessory dwelling unit (ADU) structure with attached 10ft. x 30ft. lean-to roof overhang at a size and height greater than permitted for accessory structures in the Residential R-15 zoning district. Located at **100 Kickemuit Avenue**, Assessor's Plat 133, Lot 2; Zone: R-15

3B. ZBR-26-2 Kathleen Hunt - Dimensional Variance: to construct an 11ft. x 13ft. single-story foyer/entrance addition to an existing single-family dwelling and proposed attached garage/living area addition with less than the required front yard on a corner lot. Located at **80 Charles Street**; Assessor's Plat 32, Lot 48; Zone: R-10

3C. ZBR-26-3 Henry Cabral, Jr. - Dimensional Variances: to construct a two-story garage, mudroom, and accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard and left side yard; and with a greater than permitted size for a two-bedroom ADU. Located at **5 Marie Drive**; Assessor's Plat 150, Lot 121; Zone: R-15

4. Agenda Item

4A. Discuss/Act re: Revision to Zoning Board Rules of Procedure

5. Adjournment

Date Posted: January 16, 2026

Posted By: emt



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-1

100 kickemuit ave 133 2

January 6, 2026

Applicant	
Name of Applicant	Fabio Lopes
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	100 kickemuit ave	133	2

Type of Application	
Application Type	Use Variance
Proposed	If other, Detail:
New Building Type	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	feet
Width in Feet	feet
Length in Feet	feet
Height Above Grade	feet
Number of Stories	

Setbacks	
Front Yard in Feet	feet
Rear Yard in Feet	feet
Left Side Yard in Feet	feet
Right Side Yard in Feet	feet
Height in Feet	feet

Extension Request	
Date of Original Extension	
Date of First Extension	

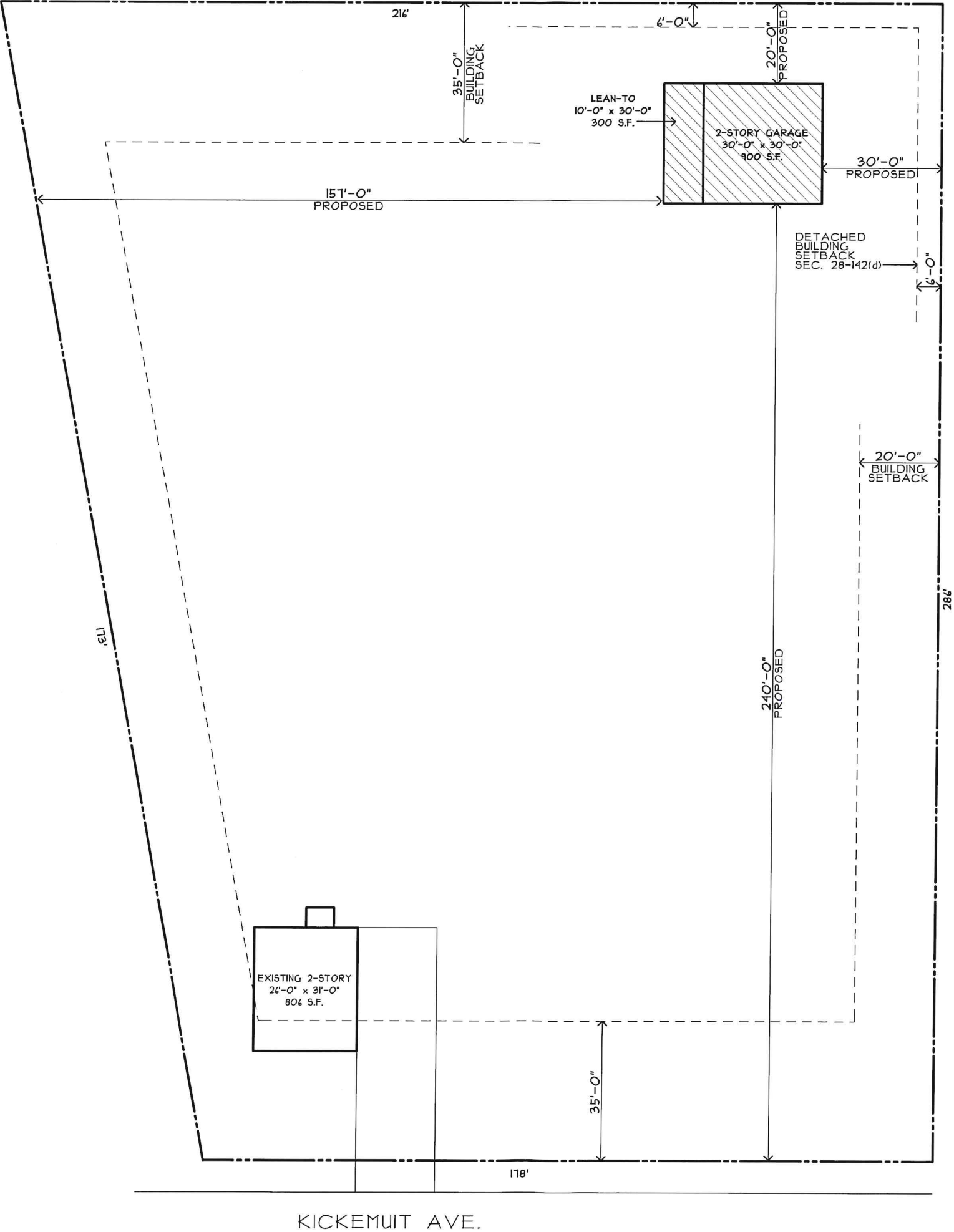
Provisions of Zoning Ordinance (If Known)

Describe the extent of the proposed alterations and the reasons for the requesting relief
its a 30 by 30 garage that is not attached to the home

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	56,362
Lot Frontage	178
Lot Depth	286

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:

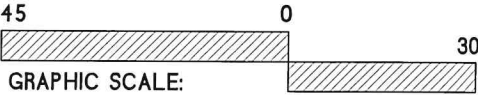


LOPES RESIDENCE
100 KICKEMUIT AVE.
BRISTOL, RI 02809

MAP-LOT: 133-002
SIZE: 1.294 AC.
ZONING: R-15

R-60 SETBACKS:
FRONT: 35'
REAR: 35'
SIDE: 20'
MAX. COVER: 25%

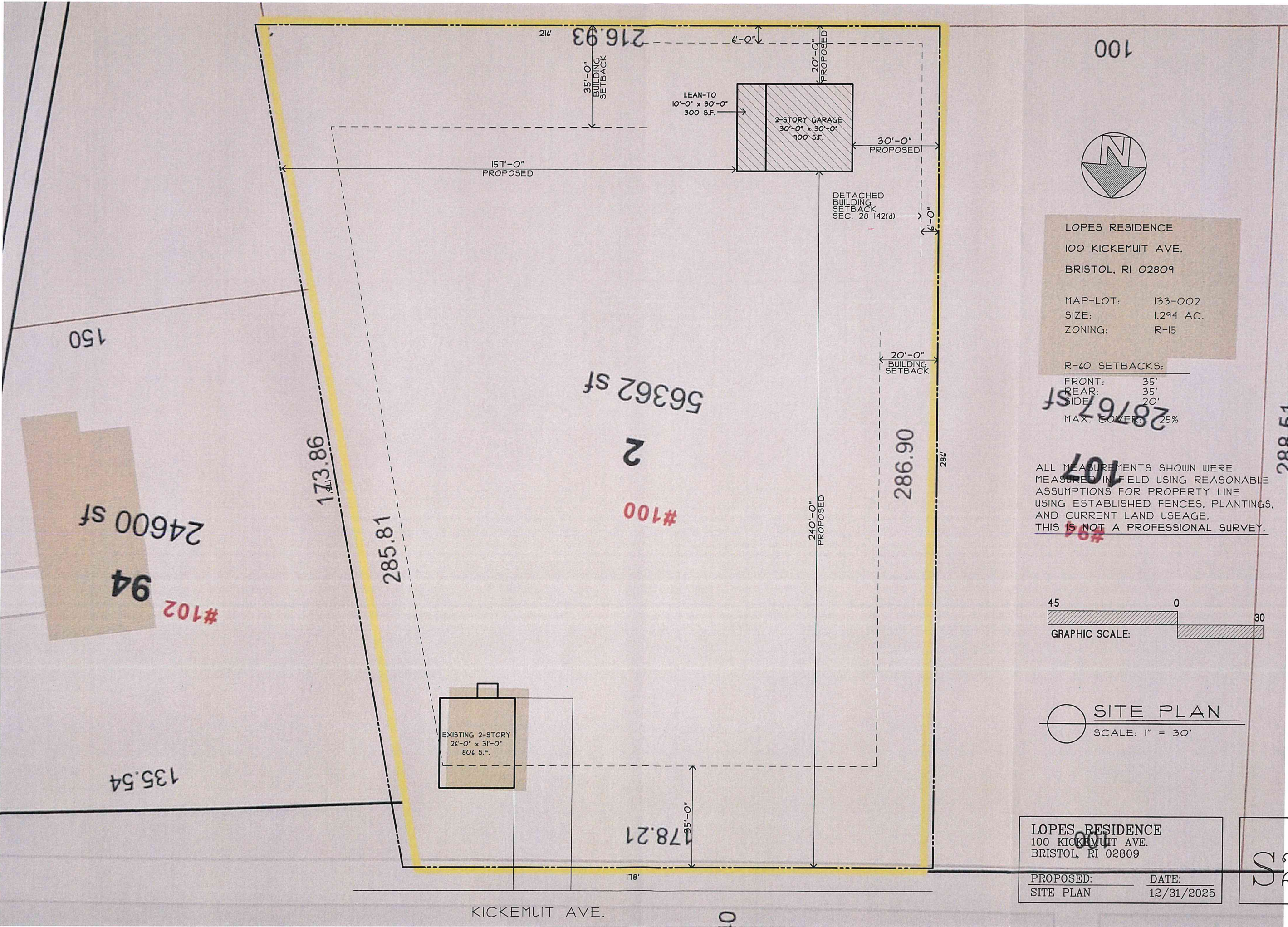
ALL MEASUREMENTS SHOWN WERE
MEASURED IN FIELD USING REASONABLE
ASSUMPTIONS FOR PROPERTY LINE
USING ESTABLISHED FENCES, PLANTINGS,
AND CURRENT LAND USEAGE.
THIS IS NOT A PROFESSIONAL SURVEY.

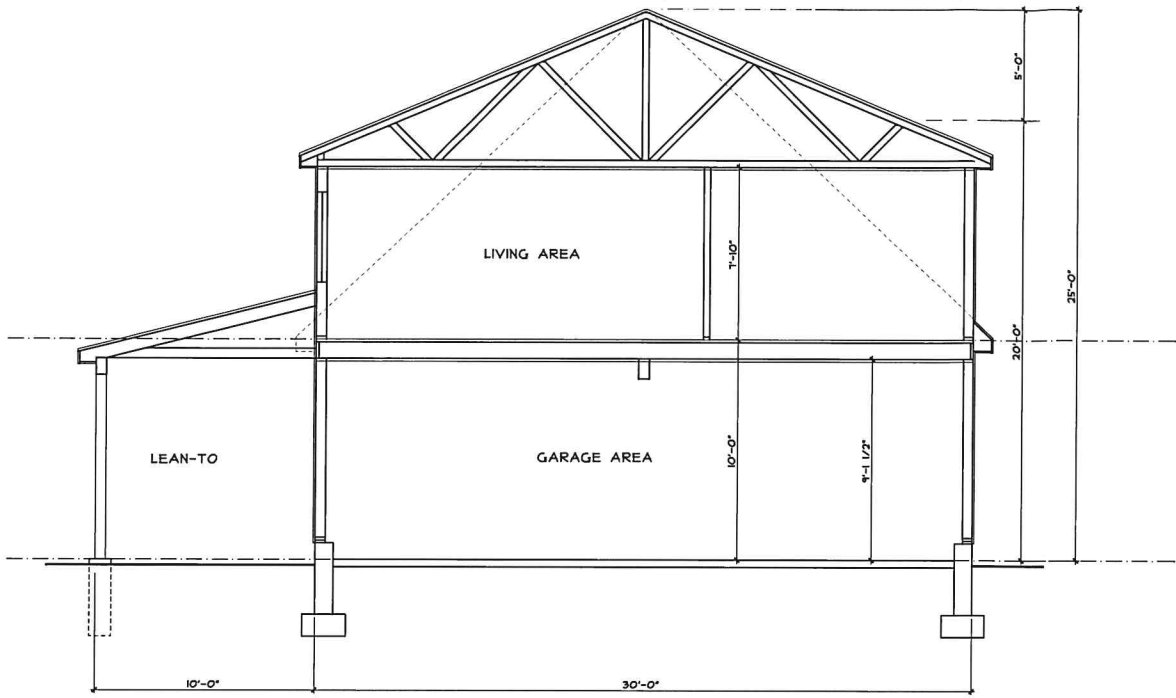



 **SITE PLAN**
SCALE: 1" = 30'

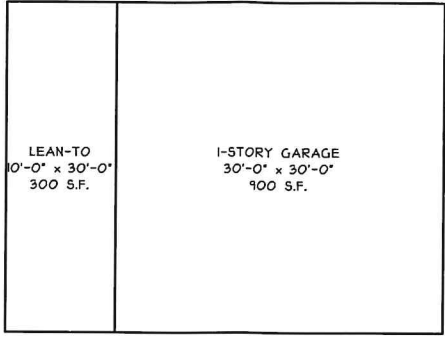
LOPES RESIDENCE
100 KICKEMUIT AVE.
BRISTOL, RI 02809
PROPOSED: _____ DATE: _____
SITE PLAN _____ 12/31/2025

S1

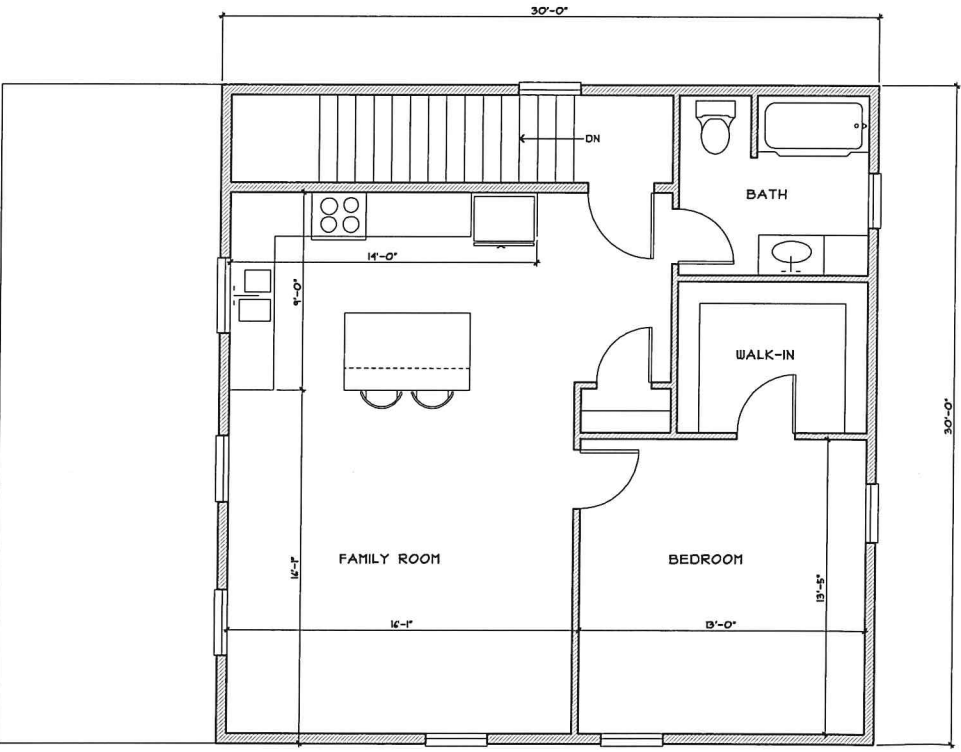





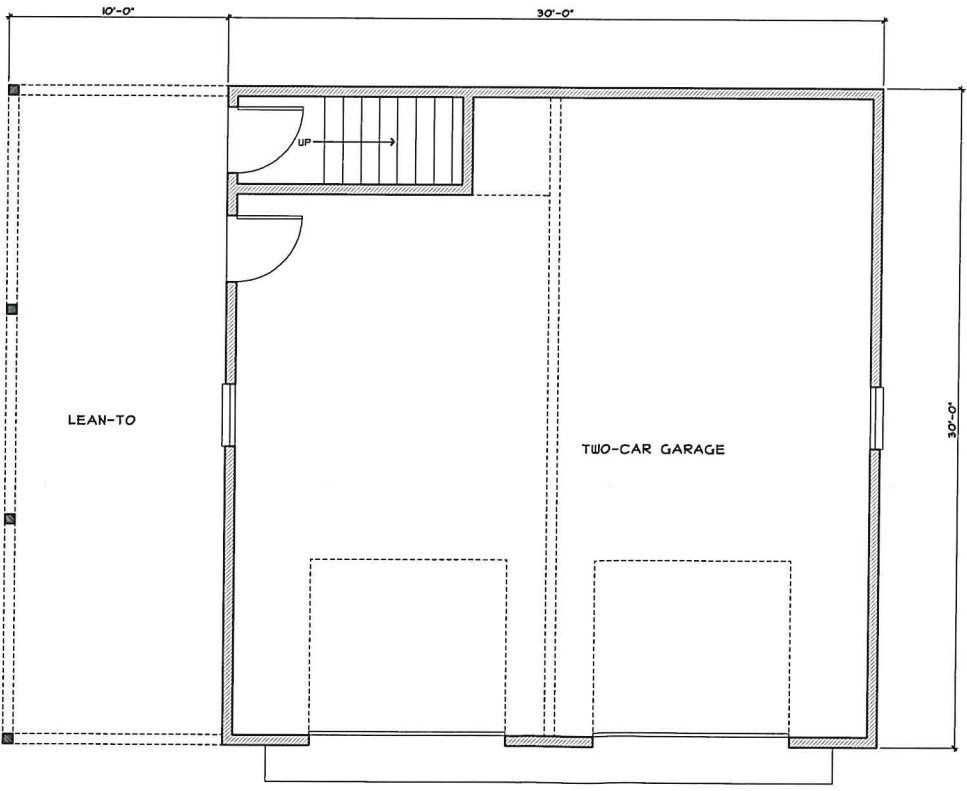
 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



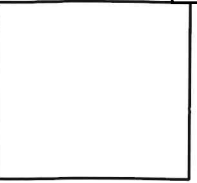
 **SCOPE OF WORK**
DO NOT SCALE



 **2ND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



MacCADD
Drafting
& Design

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BRISTOL, RI
02809

e-mail
MacCADD@aol.com

LOPES
RESIDENCE

□ □ □

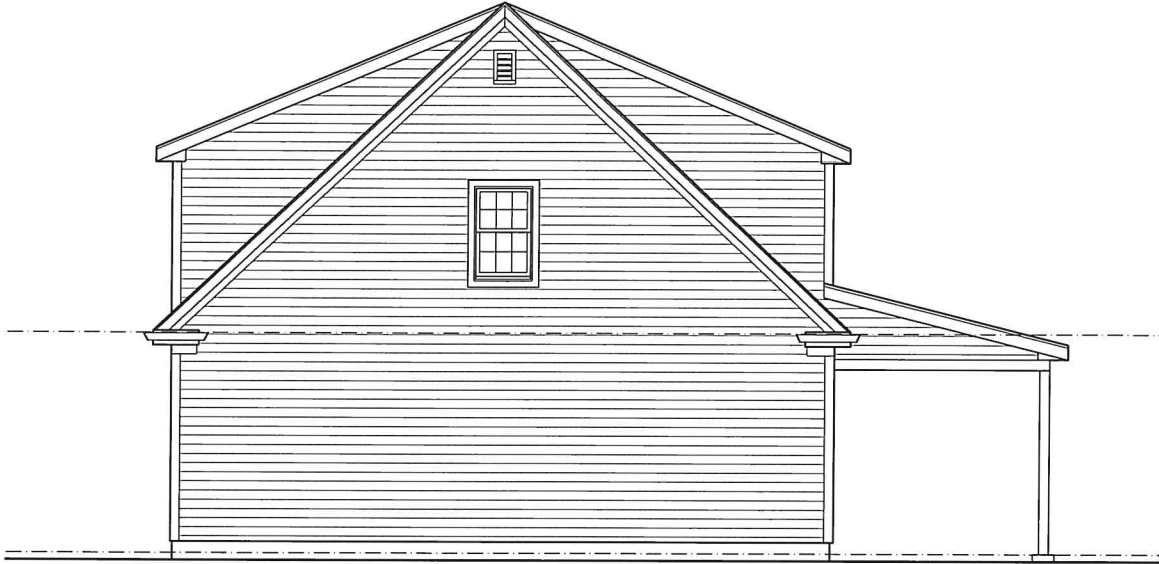
100 KICKEMUIT AVE.
BRISTOL, RI
02809

DATE: 1/3/2026

REVISIONS:

A1

SHEET NO:



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



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



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



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

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LOPES
RESIDENCE

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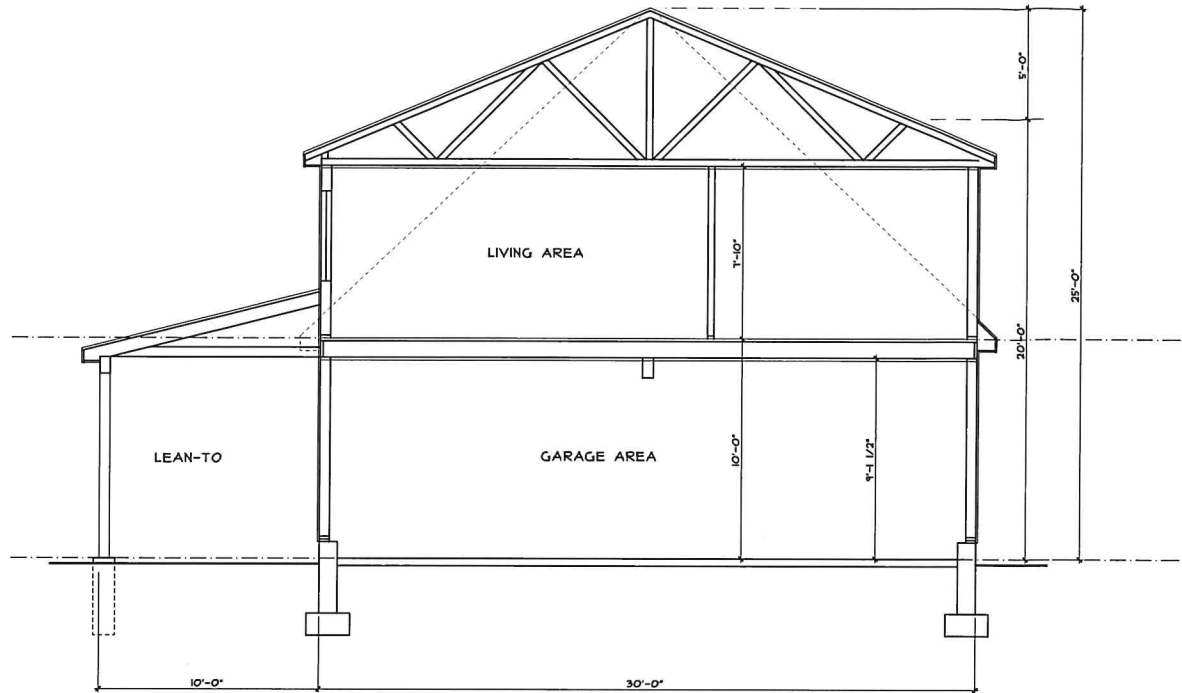
100 KICKEMUIT AVE.
BRISTOL, RI
02809


DATE: 1/3/2026

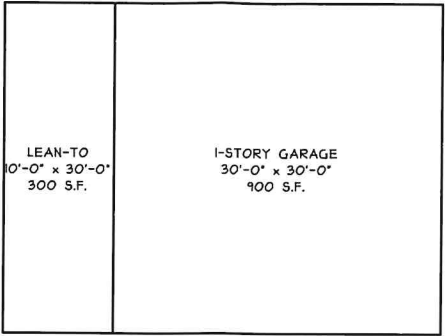
REVISIONS:

A2

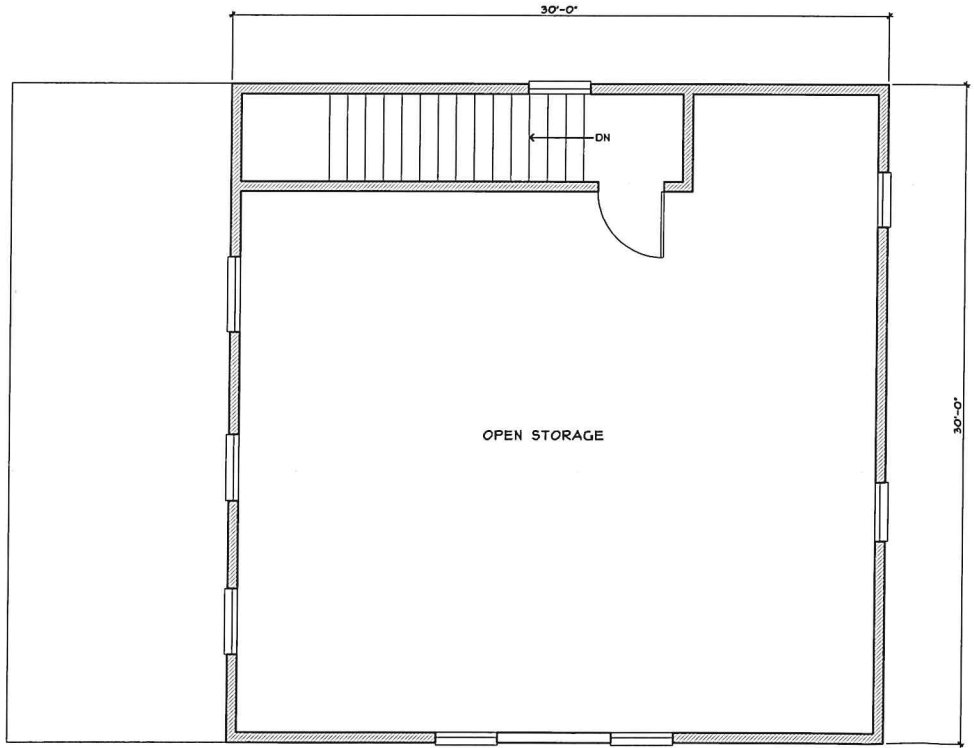
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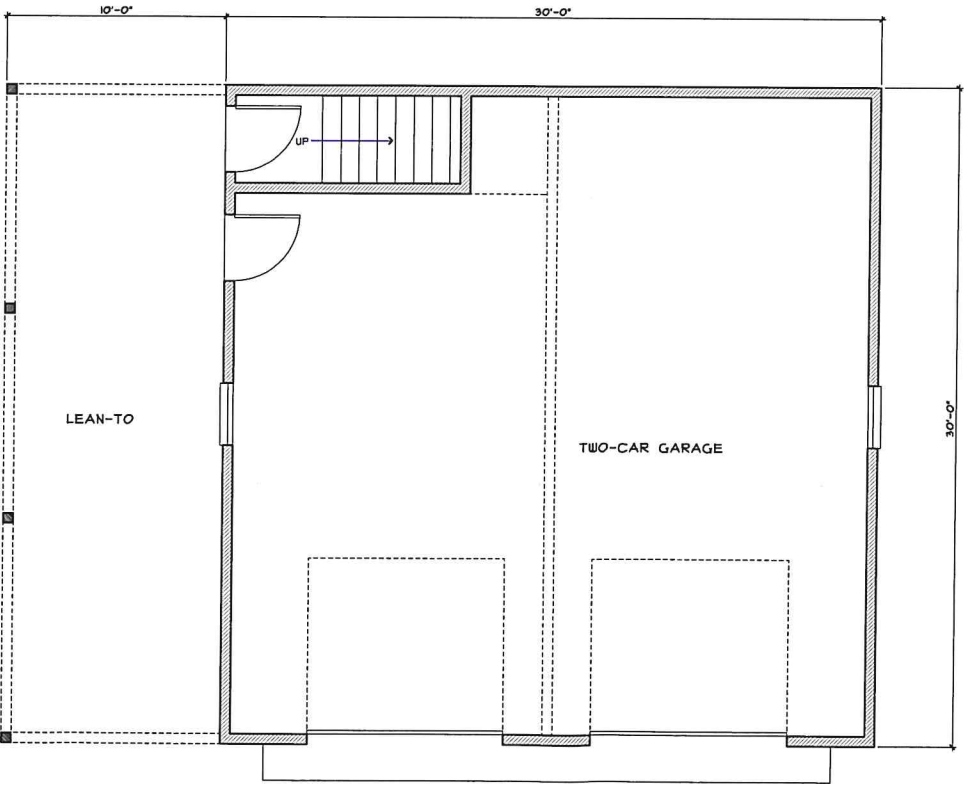
 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



 **SCOPE OF WORK**
DO NOT SCALE



 **2ND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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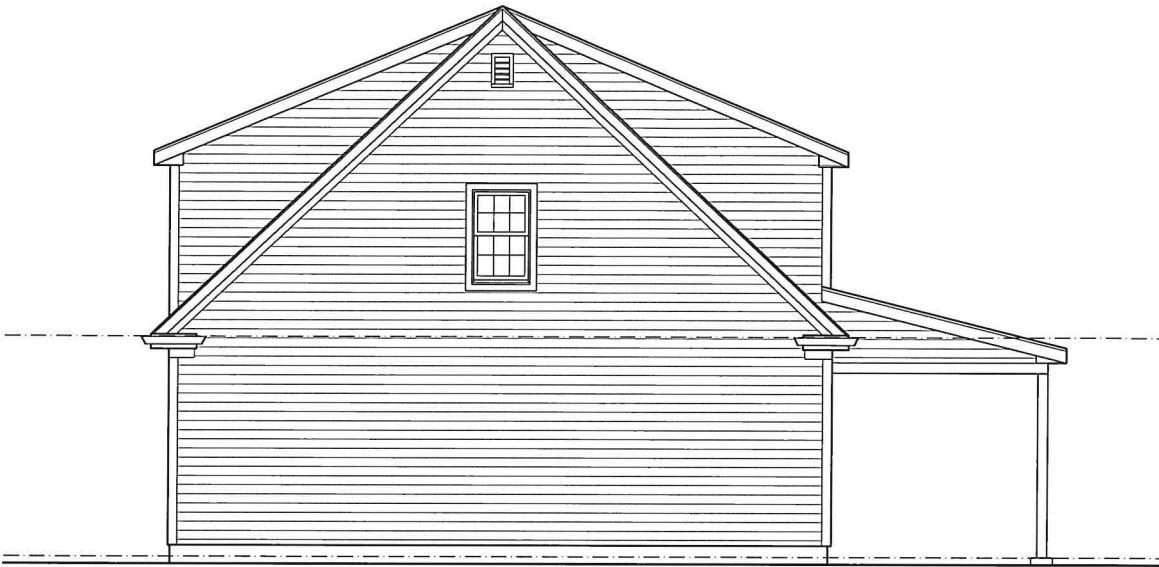
100 KICKEMUIT AVE.
BRISTOL, RI
02809

DATE: 1/3/2026

REVISIONS:

B1

SHEET NO:



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




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



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



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

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100 KICKEMUIT AVE.
BRISTOL, RI
02809

DATE: 1/3/2026

REVISIONS:

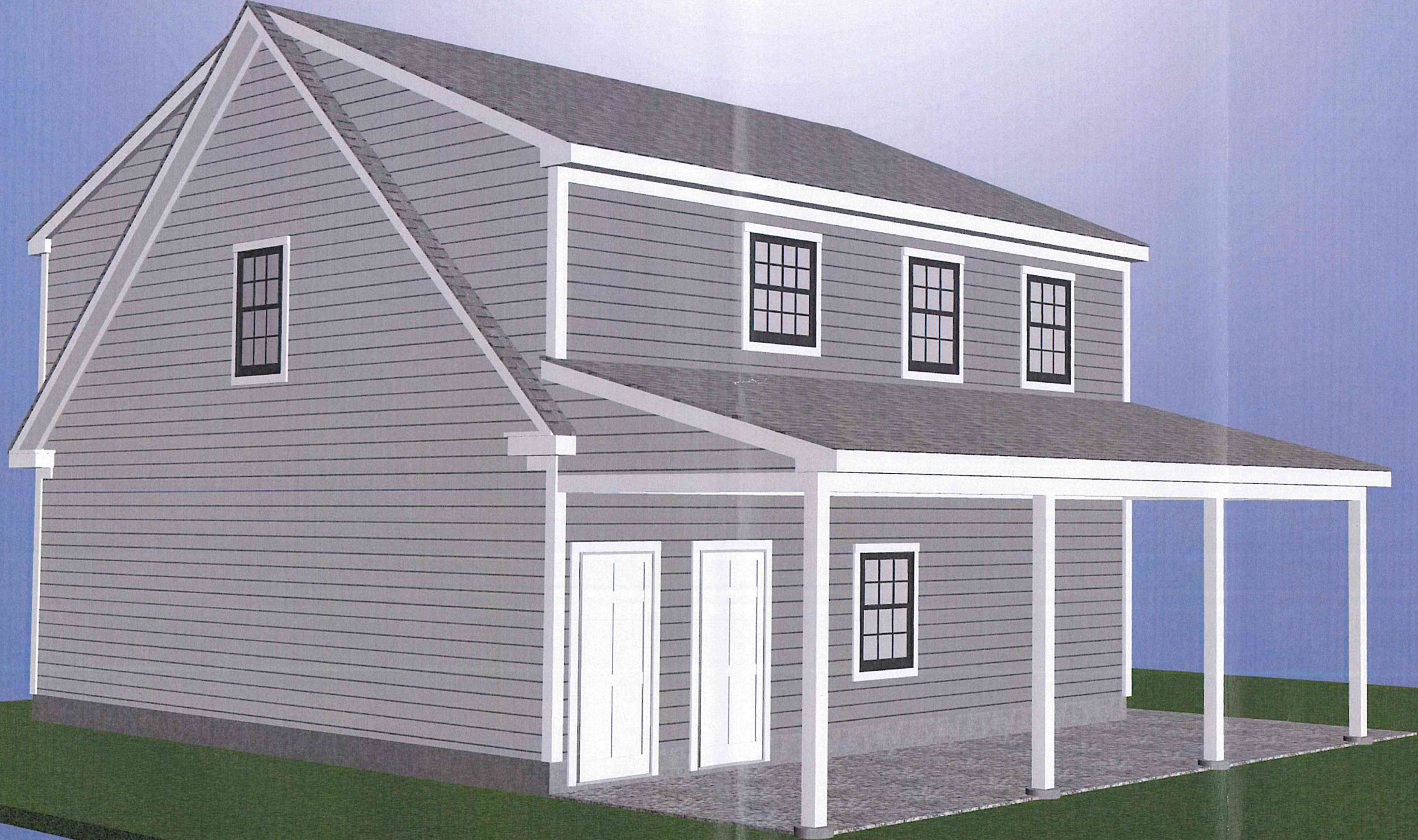
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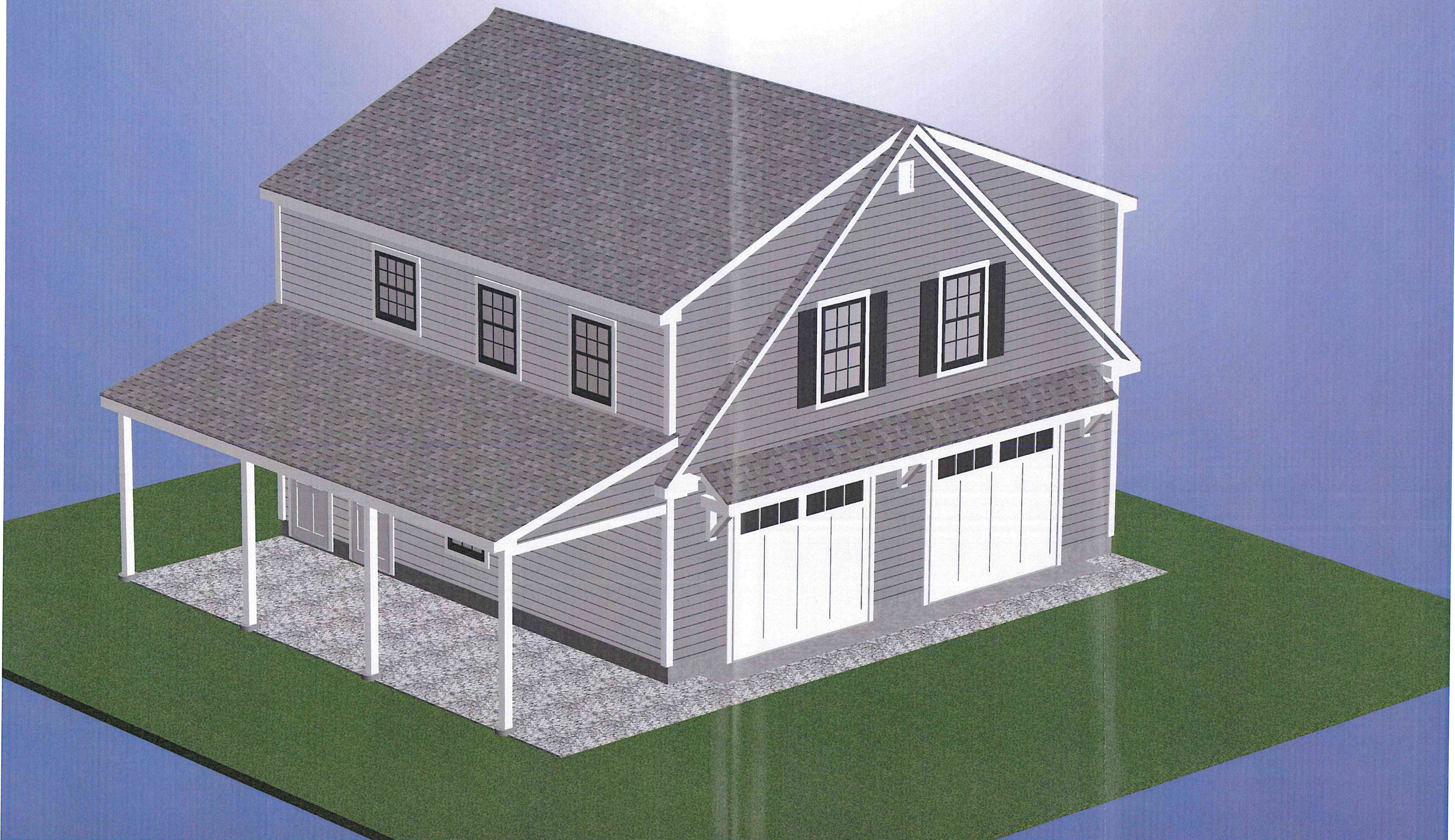
SHEET NO:











Owner

Owner 1 LOPES, FABIO M.

Owner 2

Owner 3

Address 100 KICKEMUIT AVE, BRISTOL, RI 02809

% Owned

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	325,700	0	1.29	259,700	0	585,400
TOTAL	325,700	0	1.29	259,700	0	585,400

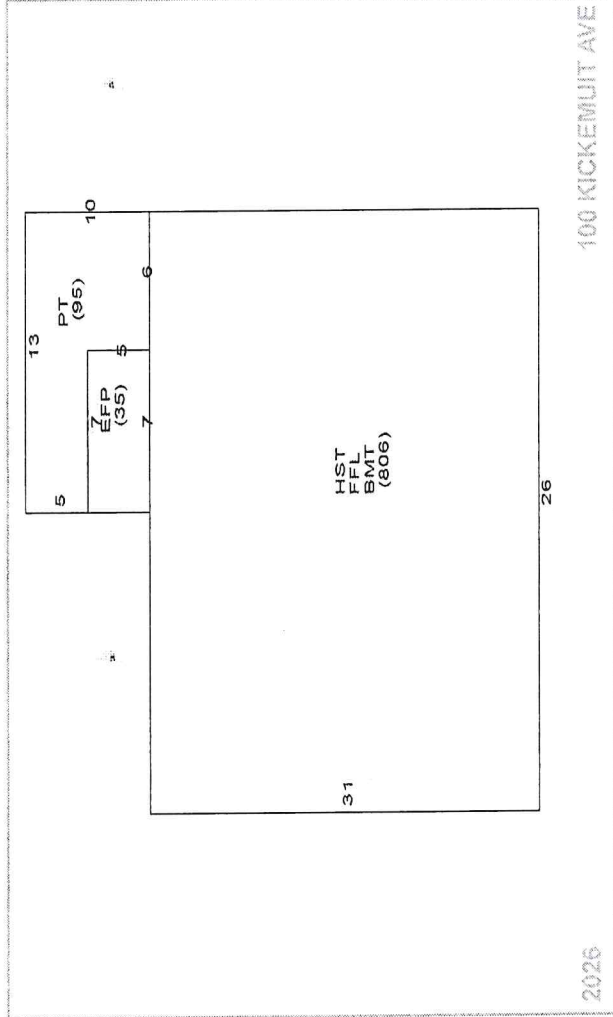
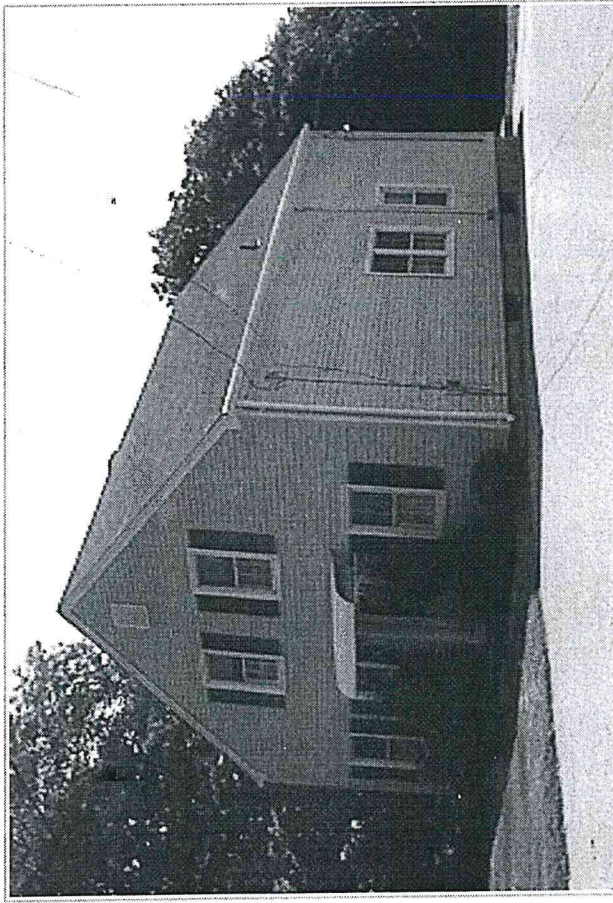
Source > Mkt Adj Cost VAL per SQ Unit/Card > 272.91 VAL per SQ Unit/Parcel > 272.91

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	325,700	0	1	259,700	0	585,400	585,400
2024	01	219,900	0	1	216,400	0	436,300	436,300
2023	01	219,900	0	1	216,400	0	436,300	436,300
2022	01	219,900	0	1	216,400	0	436,300	436,300
2021	01	123,700	0	1	220,000	0	343,700	343,700
2020	01	123,700	0	1	220,000	0	343,700	343,700

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
LOPES, FABIO M &	12/11/2025	0	2304-103		Q
PROTO, LOIS SPECIAL	12/28/2017	0	1924-325	A	Q
ERNST, PATRICIA	11/09/2017	286,000	1917-96	L	T



Land Information

Units	Description	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 NR Single I	0.34435	AC	P	1.00	566,400	562,219	O						193,600			1.00	0
2	01 NR Single I	0.94954	AC	EX	0.20	566,400	69,613	O						66,100			1.00	0
3																		
4																		



100 Kickemuit Ave - 300' Radius

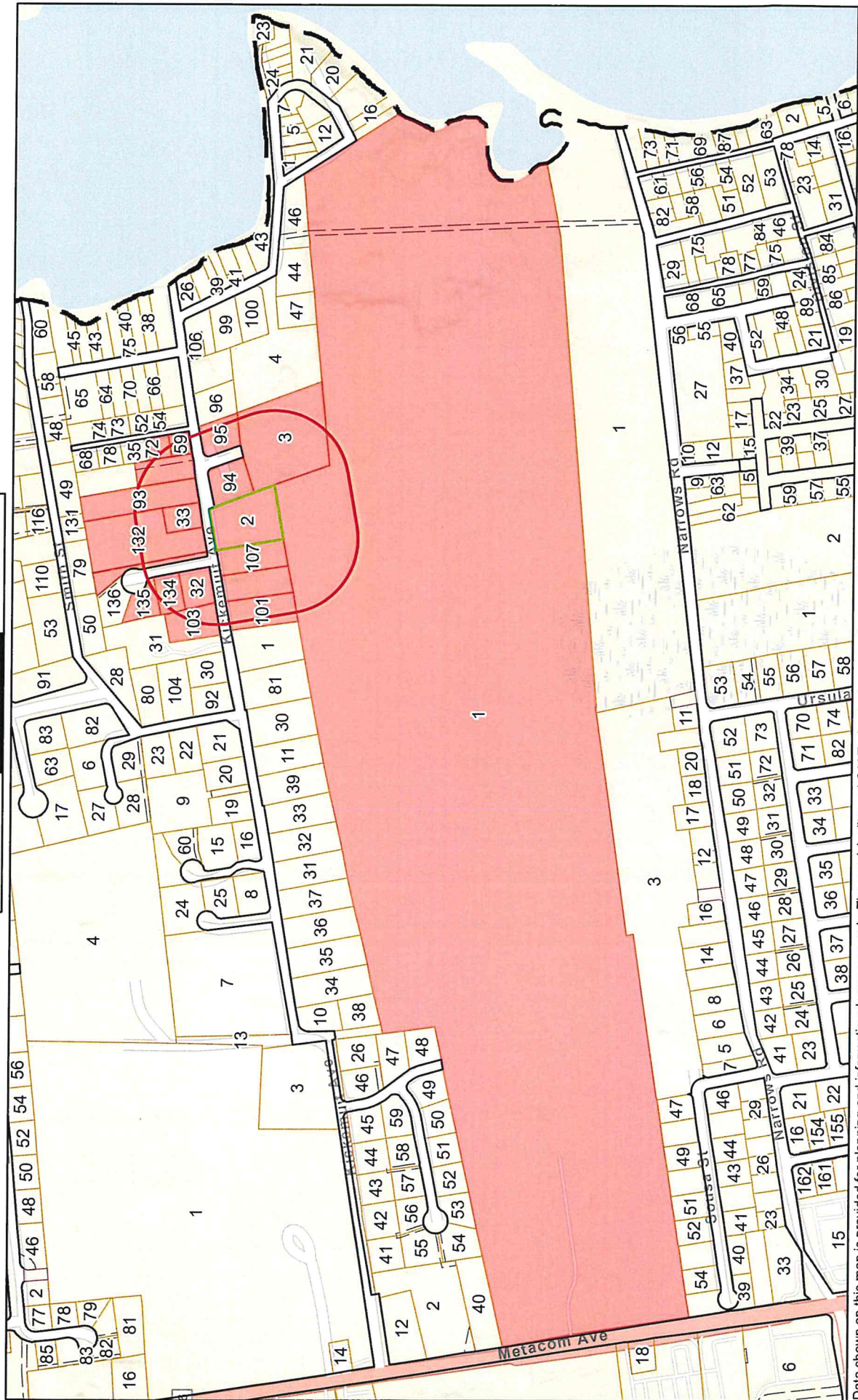
Town of Bristol, RI

1 inch = 563 Feet

January 9, 2026



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



300 feet Abutters List Report

Bristol, RI
January 09, 2026

Item 3A.

Subject Property:

Parcel Number: 133-2
CAMA Number: 133-2
Property Address: 100 KICKEMUIT AVE

Mailing Address: LOPES, FABIO M.
100 KICKEMUIT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 133-101
CAMA Number: 133-101
Property Address: 90 KICKEMUIT AVE

Mailing Address: USHER, SETH A. CHARLOTTE R. ETUX
TE
90 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-103
CAMA Number: 133-103
Property Address: 89 KICKEMUIT AVE

Mailing Address: COREY, RICHARD PAUL & ALI KYLE TE
89 KICKEMUIT AVE
Bristol, RI 02809

Parcel Number: 133-107
CAMA Number: 133-107
Property Address: 94 KICKEMUIT AVE

Mailing Address: LADE, MARK W & SULLIVAN, JENNIFER
J JT
94 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-108
CAMA Number: 133-108
Property Address: 92 KICKEMUIT AVE

Mailing Address: MURRAY, BENJAMIN J & JESSICA TE
92 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-132
CAMA Number: 133-132
Property Address: 93 KICKEMUIT AVE

Mailing Address: MORRIS, ROBERT D etal TC MORRIS-
SARDINHA, SHEILA &
93 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-134
CAMA Number: 133-134
Property Address: 1 CORTLAND LN

Mailing Address: BARRY, LOUIS FRANCIS & MANGINI,
JULIA JT
1 CORTLAND LN
BRISTOL, RI 02809

Parcel Number: 133-135
CAMA Number: 133-135
Property Address: 3 CORTLAND LN

Mailing Address: AMARAL, BRIAN J & KAYLA LEE TE
3 CORTLAND LN
BRISTOL, RI 02809

Parcel Number: 133-137
CAMA Number: 133-137
Property Address: CORTLAND LN

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

Parcel Number: 133-2
CAMA Number: 133-2
Property Address: 100 KICKEMUIT AVE

Mailing Address: LOPES, FABIO M.
100 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-3
CAMA Number: 133-3
Property Address: KICKEMUIT AVE

Mailing Address: FRANCIS BROTHERS REALTY, INC.
115 TUPELO ST.
BRISTOL, RI 02809



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1/9/2026

Page 1 of 2



300 feet Abutters List Report

Bristol, RI
January 09, 2026

Parcel Number: 133-32
CAMA Number: 133-32
Property Address: 91 KICKEMUIT AVE

Mailing Address: SALES MARY JANE
91 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-33
CAMA Number: 133-33
Property Address: 93B KICKEMUIT AVE

Mailing Address: SARDINHA, SHEILA ANN MORRIS-
93B KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-34
CAMA Number: 133-34
Property Address: 103 KICKEMUIT AVE

Mailing Address: WOOLARD, HODGES ROBERT & ZAFAR,
BANO NADAH TE
103 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-56
CAMA Number: 133-56
Property Address: 3 MASTERSON LN

Mailing Address: FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 133-59
CAMA Number: 133-59
Property Address: MASTERSON LN

Mailing Address: FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 133-72
CAMA Number: 133-72
Property Address: MASTERSON LN

Mailing Address: FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 133-93
CAMA Number: 133-93
Property Address: 95 KICKEMUIT AVE

Mailing Address: HAYES, WILLIAM F & MARY ANN LE
HAYES, KIMBERLY A & MELISSA A TC
95 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-94
CAMA Number: 133-94
Property Address: 102 KICKEMUIT AVE

Mailing Address: FRANCIS, CHRISTOPHER V ETUX
PATRICIA M. FRANCIS TE
102 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-95
CAMA Number: 133-95
Property Address: 104 KICKEMUIT AVE

Mailing Address: MATRONE, RICHARD M. ET UX
CHRISTINE F. MATRONE TE
104 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 138-1
CAMA Number: 138-1
Property Address: 616 METACOM AVE

Mailing Address: USHER, PATRICK, SR. & USHER, SETH
A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809



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AMARAL, BRIAN J &
KAYLA LEE TE
3 CORTLAND LN
BRISTOL, RI 02809

MORRIS, ROBERT D etal TC
MORRIS-SARDINHA, SHEILA &
93 KICKEMUIT AVE
BRISTOL, RI 02809

BARRY, LOUIS FRANCIS & MA
1 CORTLAND LN
BRISTOL, RI 02809

MURRAY, BENJAMIN J & JESS
92 KICKEMUIT AVE
BRISTOL, RI 02809

COREY, RICHARD PAUL &
ALI KYLE TE
89 KICKEMUIT AVE
Bristol, RI 02809

SALES MARY JANE
91 KICKEMUIT AVE
BRISTOL, RI 02809

FRANCIS BROTHERS REALTY,
115 TUPELO ST.
BRISTOL, RI 02809

SARDINHA, SHEILA ANN MORR
93B KICKEMUIT AVE
BRISTOL, RI 02809

FRANCIS, CHRISTOPHER V ET
PATRICIA M. FRANCIS TE
102 KICKEMUIT AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

USHER, PATRICK, SR. &
USHER, SETH A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809

HAYES, WILLIAM F & MARY A
HAYES, KIMBERLY A & MELIS
95 KICKEMUIT AVE
BRISTOL, RI 02809

USHER, SETH A.
CHARLOTTE R. ETUX TE
90 KICKEMUIT AVE
BRISTOL, RI 02809

LADE, MARK W &
SULLIVAN, JENNIFER J JT
94 KICKEMUIT AVE
BRISTOL, RI 02809

WOOLARD, HODGES ROBERT &
ZAFAR, BANO NADAH TE
103 KICKEMUIT AVE
BRISTOL, RI 02809

LOPES, FABIO M.
100 KICKEMUIT AVE
BRISTOL, RI 02809

MATRONE, RICHARD M. ET UX
CHRISTINE F. MATRONE TE
104 KICKEMUIT AVE
BRISTOL, RI 02809



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-2

80 Charles St 32 48

January 6, 2026

Applicant	
Name of Applicant	Kathleen Hunt
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	80 Charles St	32	48

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	143 feet
Width in Feet	13 feet
Length in Feet	11 feet
Height Above Grade	22 feet
Number of Stories	1.5

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	6.5 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Variance Request: Setback from Fox Hill Avenue	

Describe the extent of the proposed alterations and the reasons for the requesting relief
<p>The proposed alteration consists of a small foyer, 13 feet by 11 feet, one story, connecting the existing primary dwelling to a new garage and living area while utilizing the existing stair layout and maintaining the architectural flow of the half-story bungalow. Limited relief is requested from the secondary front setback along Foxhill Road to allow this connection, with the foyer set back approximately 6.5 feet from the roadway. This represents the minimum relief</p>

necessary to create a functional, cohesive design on a **nonconforming dual-frontage lot**, affecting roughly **13 feet of setback (approximately 2% of the area requiring relief)**. The remainder of the project fully complies with zoning requirements, replaces an existing nonconforming and obsolete garage, and will not adversely impact neighborhood character or adjacent properties.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,250
Lot Frontage	50
Lot Depth	125

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,375	Building/Structure Detail if Other: Single Family w/ detached Garage
------------------------------	-----------------------	--

Dear Bristol Zoning Board:

This proposal requests a dimensional variance to allow construction of a small foyer connecting the existing primary dwelling to a new garage with associated living space. The subject property is a nonconforming lot with dual frontage, which creates inherent layout challenges and limits to compliant placement of an addition. These constraints are further influenced by the existing half-story bungalow-style home and established stair layout, conditions that are unique to the property and not the result of any action by the applicant.

The requested relief is limited to the secondary front setback along Foxhill Road and is sought solely to allow the foyer connection. The proposed foyer measures approximately 13 feet by 11 feet and would be set back approximately 6.5 feet from Foxhill Road. This represents approximately 13 feet of setback relief, equating to roughly 2% of the total lot area, and constitutes the minimum relief necessary to achieve a functional and cohesive design. The remainder of the project fully complies with all zoning requirements and could be constructed without any variance.

Without this relief, the garage cannot be reasonably connected to the existing home while utilizing the current stair layout and maintaining the architectural flow of the structure. The foyer is a minor component of a larger addition, yet it improves the flow to the new garage and additional living and sleeping space to the main dwelling. No reasonable alternative exists that would provide the same functionality while remaining fully compliant.

As part of the project, the existing garage, which is nonconforming and functionally obsolete, will be demolished and replaced with a new, more practical structure. This replacement improves the site and reduces the degree of nonconformity overall. The proposal will not alter the character of the surrounding neighborhood, impair the intent of the zoning ordinance, or negatively impact public safety or adjacent properties.

The applicant also notes that a related proposal was presented to the Board in June of last year and was withdrawn based on Board feedback recommending that any new garage addition be connected to the existing home rather than constructed as a separate structure. The current design directly reflects that guidance and represents a good-faith effort to comply with the Board's direction.

Overall, the requested variance allows this nonconforming property to be improved in a manner that maximizes zoning compliance, with relief requested only where strictly necessary. The result is a more functional, cohesive, and compliant building layout that respects both the constraints of the lot and the intent of the zoning ordinance. For these reasons, the applicant respectfully requests the Board's consideration and approval.

Kind regards,
Kathleen Hunt & Eric Bell
+1 401 954 7586

Dear Zoning Board,

I am writing regarding the zoning application for my property located at **80 Charles Street**. I am unable to attend the zoning board meeting on February 2, 2026 and would like to formally authorize **Eric Bell** to speak on my behalf.

Mr. Bell is authorized to present information, answer questions, and discuss all matters related to the application, including the proposed project and any requested variances. His statements and responses should be considered as having my full knowledge and consent.

Thank you for your time and consideration of this application. Please do not hesitate to contact me if any additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Hunt', with a long horizontal flourish extending to the right.

Kathleen Hunt

Property Owner

80 Charles Street, Bristol, RI 02809

PLAT REFERENCE

BEING LOT #7 ON PLAN ENTITLED "FOX HILL PROPERTY OF ENGINE LeCLAIR" DATED 1913 RECORDED IN PLAT BOOK A PAGE 130.

LEGEND

I.R. IRON ROD
E.O.P. EDGE OF PAVEMENT
x-x-x FENCE LINE
D.H. DRILL HOLE
G.B. GRANITE BOUND

PLAT 32 LOT 2
LAND N/F OF JAMES F. MURPHY

NOTES

1. DIMENSIONS SHOWN FROM THE PROPERTY LINE TO THE BUILDINGS ARE TO THE CORNER BOARDS OR SHINGLE CORNER.
2. THE LAND HEREON IS SUBJECT TO ANY EASEMENTS RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
3. THERE ARE NO WETLANDS ON THIS SITE.

EXISTING RETAINING WALL

BOLT

EXISTING CHAIN LINK FENCE

PLAT 32 LOT 47
LAND N/F OF ANTONIETTA ALOI.

EXISTING CHAIN LINK FENCE

LOT 48
PLAT 32

AREA: 6250 S.F.
(L.E. BK 2176 PAGE 347)

EXISTING GARAGE

EXISTING SINGLE FAMILY DWELLING #80 CHARLES STREET

PORCH

PAVED AREA

E.O.P.

CHARLES STREET

NORTH

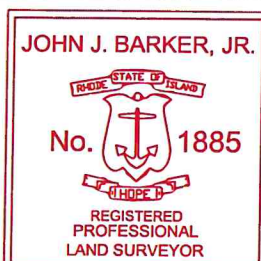
ZONING

R-10 ZONE MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH : 80'(1 DU)
MIN. LOT FRONTAGE : 80'
MAX. BUILDING COVERAGE : 25%
EXISTING TOTAL BUILDING COVERAGE : 20.5%
BUILDING SETBACKS
FRONT : 30' 18.75'
SIDE : 15' 9.375'
REAR : 30' 9.375'
South (2nd Front) : 18.75'

PLAT 32 LOT 49

FOX HILL AVENUE

CERTIFICATION



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

LIMITED CONTENT BOUNDARY SURVEY

CLASS 1 STANDARD

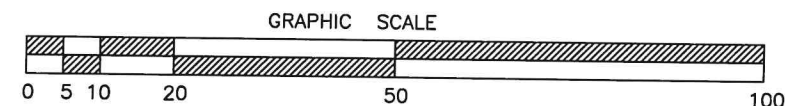
OTHER TYPE OF SURVEY
DATA ACCUMULATION SURVEY

III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES.

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

Lot Coverage: 1166 + 143 = 1309 addition + Existing 837sqft = Total 2146sqft
Total Lot coverage = 2146sqft
Allowable Lot Coverage 34.375% x 6250 = 2,148.4sqft



SITE PLAN
FOR

KATHLEEN ELLEN HUNT

80 CHARLES STREET PLAT 32 LOT 48 BRISTOL R.I. 02809

SCALE 1"=20' DATE 5/30/2025 DWN BY: JJB DWG NO. 250502-658

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



80 Charles St - 300' Radius

Town of Bristol, RI

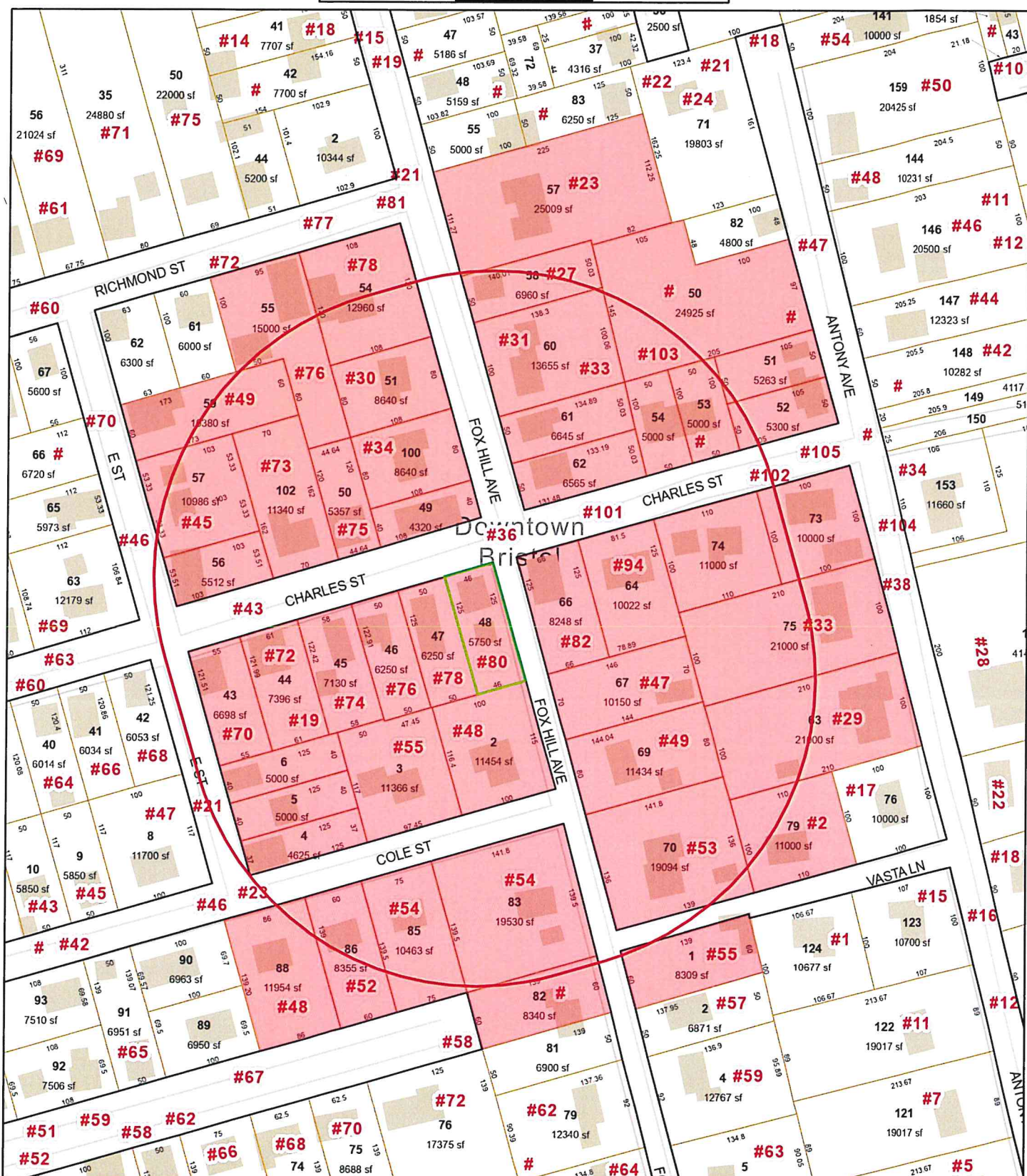
1 inch = 141 Feet



www.cai-tech.com

January 9, 2026

0 141 282 423



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



300 feet Abutters List Report

Bristol, RI
January 09, 2026

Item 3B.

Subject Property:

Parcel Number: 32-48
CAMA Number: 32-48
Property Address: 80 CHARLES ST

Mailing Address: HUNT, KATHLEEN ELLEN
PO BOX 1181
BRISTOL, RI 02809

Abutters:

Parcel Number: 26-82
CAMA Number: 26-82
Property Address: FOXHILL AVE

Mailing Address: HALL, GREGORY B
58 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 26-83
CAMA Number: 26-83
Property Address: 54 FOXHILL AVE

Mailing Address: COCKCROFT, HEATHER LYNN
CARREIRO
54 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 26-85
CAMA Number: 26-85
Property Address: 54 COLE ST

Mailing Address: SCHINIGOI, DOROTHY LE SARASIN,
CANDACE R. & ROBERT R SCHINIGOI
JR.
54 COLE ST
BRISTOL, RI 02809

Parcel Number: 26-86
CAMA Number: 26-86
Property Address: 52 COLE ST

Mailing Address: SANTOS, JOSEPH E. & HILDA LE
SANTOS, CHERYL A. & SANTOS,
RICHARD E. & RODERICK,
52 COLE ST
BRISTOL, RI 02809

Parcel Number: 26-88
CAMA Number: 26-88
Property Address: 48 COLE ST

Mailing Address: MURPHY, JAMES F.
20 EATON ST
MILTON, MA 02186-5707

Parcel Number: 32-100
CAMA Number: 32-100
Property Address: 34 FOXHILL AVE

Mailing Address: NEVES, CALEB & JADON & RIBEIRO,
NELSON TC
107 TOUISSET RD
WARREN, RI 02885

Parcel Number: 32-102
CAMA Number: 32-102
Property Address: 73 CHARLES ST

Mailing Address: MOTTA, LORI A. PAIVA, DEBORAH TC
16 ROBIN DR
BRISTOL, RI 02809

Parcel Number: 32-2
CAMA Number: 32-2
Property Address: 48 FOXHILL AVE

Mailing Address: SMITH, MARRCEL
48 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 32-3
CAMA Number: 32-3
Property Address: 55 COLE ST

Mailing Address: ALMEIDA, JESSICA L & NAPOLI,
STEPHEN J JR JT
55 COLE ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Item 3B.

Parcel Number: 32-4
CAMA Number: 32-4
Property Address: 23 E ST

Mailing Address: AMARAL, PEDRO JORGE & GINETTE M.
LE AMARAL, PAUL & AMARAL,
CHRISTOPHER TC
23 E ST
BRISTOL, RI 02809

Parcel Number: 32-43
CAMA Number: 32-43
Property Address: 70 CHARLES ST

Mailing Address: HAKEEM, LARA
323 NEW MEADOW RD
BARRINGTON, RI 02871-5100

Parcel Number: 32-44
CAMA Number: 32-44
Property Address: 72 CHARLES ST

Mailing Address: PAULON, KAREN R. & BARRY, DANA A.
TE
72 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 32-45
CAMA Number: 32-45
Property Address: 74 CHARLES ST

Mailing Address: ARMILLOTTO, MARK ET UX PAULA A.
ARMILLOTTO TE
74 CHARLES ST.
BRISTOL, RI 02809

Parcel Number: 32-46
CAMA Number: 32-46
Property Address: 76 CHARLES ST

Mailing Address: BOTELHO, MICHAEL TRUSTEE
78 RICHMOND STREET
BRISTOL, RI 02809

Parcel Number: 32-47
CAMA Number: 32-47
Property Address: 78 CHARLES ST

Mailing Address: ALOI, ANTONIETTA LE MACHADO,
ANTONIETTA ALOI & PETERS, LISA ANN
TC
78 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 32-48
CAMA Number: 32-48
Property Address: 80 CHARLES ST

Mailing Address: HUNT, KATHLEEN ELLEN
PO BOX 1181
BRISTOL, RI 02809

Parcel Number: 32-49
CAMA Number: 32-49
Property Address: 36 FOXHILL AVE

Mailing Address: LEVESQUE, KRISTEN & KIRSTI TE
36 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 32-5
CAMA Number: 32-5
Property Address: 21 E ST

Mailing Address: LEONE, CHRISTOPHER & NOEL, EMILY
JT
21 E STREET
BRISTOL, RI 02809

Parcel Number: 32-50
CAMA Number: 32-50
Property Address: 75 CHARLES ST

Mailing Address: LEVESQUE, DYLAN R. & OLSON, SARINA
K. TC
75 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 32-51
CAMA Number: 32-51
Property Address: 30 FOXHILL AVE

Mailing Address: CORREIA, FRANCES L. TRUSTEE
FRANCES L. CORREIA LIV TRUST
30 FOXHILL AVE.
BRISTOL, RI 02809

Parcel Number: 32-54
CAMA Number: 32-54
Property Address: 78 RICHMOND ST

Mailing Address: BOTELHO, MICHAEL TRUSTEE
78 RICHMOND STREET
BRISTOL, RI 02809



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Abutters List Report - Bristol, RI



300 feet Abutters List Report

Bristol, RI
January 09, 2026

Item 3B.

Parcel Number: 32-55
CAMA Number: 32-55
Property Address: 76 RICHMOND ST

Mailing Address: MITNIK RICHMOND LLC
25 BAYFIELD RD
WAYLAND, MA 01778

Parcel Number: 32-56
CAMA Number: 32-56
Property Address: 43 E ST

Mailing Address: FORTIN, DONAT A. JR ANN M. ETUX
91 MAIN ST APT 371
WARREN, RI 02885

Parcel Number: 32-57
CAMA Number: 32-57
Property Address: 45 E ST

Mailing Address: MONTEFUSCO WANDER TE DOS
SANTOS SILVIA HELENA TE
45 E ST
Bristol, RI 02809

Parcel Number: 32-59
CAMA Number: 32-59
Property Address: 49 E ST

Mailing Address: CONTE, ANDREW JR.
167 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 32-6
CAMA Number: 32-6
Property Address: 19 E ST

Mailing Address: PERRY, FRANK IRENE LIFE EST &
PERRY, FRANK
19 E ST
BRISTOL, RI 02809

Parcel Number: 39-50
CAMA Number: 39-50
Property Address: ANTONY AVE

Mailing Address: CAPUANO,TERESA M LEIBY,NATHAN JT
47 ANTONY AVE
BRISTOL, RI 02809

Parcel Number: 39-51
CAMA Number: 39-51
Property Address: ANTONY AVE

Mailing Address: KAUFMANN, CHRISTOPHER m &
KAITLYN A TE
105 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-52
CAMA Number: 39-52
Property Address: 105 CHARLES ST

Mailing Address: KAUFFMANN, CHRISTOPHER M &
KAITLYN A. TE
105 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-53
CAMA Number: 39-53
Property Address: CHARLES ST

Mailing Address: VERMETTE, CHARLES H C/O THOMAS
ANDRADE
67 SHERRY AVE
BRISTOL, RI 02809

Parcel Number: 39-54
CAMA Number: 39-54
Property Address: 103 CHARLES ST

Mailing Address: VERMETTE, CHARLES H C/O THOMAS
ANDRADE
67 SHERRY AVE
BRISTOL, RI 02809

Parcel Number: 39-57
CAMA Number: 39-57
Property Address: 23 FOXHILL AVE

Mailing Address: CIMBRON, JOAO L., MARIA MAUREEN
M. TRST
23 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 39-58
CAMA Number: 39-58
Property Address: 27 FOXHILL AVE

Mailing Address: PACHECO, ANTONIO M & MARIA A
TRUSTEES REVOC
C/O 27 FOX HILL AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Item 3B.

Parcel Number: 39-60
CAMA Number: 39-60
Property Address: 31 FOXHILL AVE

Mailing Address: REYNOLDS, SOPHIE K
31 FOX HILL AVE
BRISTOL, RI 02809

Parcel Number: 39-61
CAMA Number: 39-61
Property Address: 33 FOXHILL AVE

Mailing Address: TATTRIE, WILLIAM R. JR & ELIZABETH F. TE
9 ROSEDALE DRIVE
BRISTOL, RI 02809

Parcel Number: 39-62
CAMA Number: 39-62
Property Address: 101 CHARLES ST

Mailing Address: 101 CHARLES STREET, LLC
C/O 243 NARRAGANSETT PARK DR
RUMFORD, RI 02916

Parcel Number: 39-63
CAMA Number: 39-63
Property Address: 29 ANTONY AVE

Mailing Address: PACHECO, JOHN A ET UX TAMMY A. QC
29 ANTONY AVE
BRISTOL, RI 02809

Parcel Number: 39-64
CAMA Number: 39-64
Property Address: 94 CHARLES ST

Mailing Address: MITCHELL, CYNTHIA JOAN & MARINE, NICHOLAS DANIEL TE
94 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-66
CAMA Number: 39-66
Property Address: 82 CHARLES ST

Mailing Address: BONAS, ANDREA & KEATING, JUSTIN TC
82 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-67
CAMA Number: 39-67
Property Address: 47 FOXHILL AVE

Mailing Address: DASILVA, MARY C CABRAL DORVLIN
BRANCO, LOUIS R. JT
47 FOX HILL AVE
BRISTOL, RI 02809

Parcel Number: 39-69
CAMA Number: 39-69
Property Address: 49 FOXHILL AVE

Mailing Address: WELDON, JAMES THOMAS & CARROLL-
WELDON, ANITA TE
49 FOXHILL AVE
BRISTOL, RI 02809

Parcel Number: 39-70
CAMA Number: 39-70
Property Address: 53 FOXHILL AVE

Mailing Address: DALTON, EARL LEE ANN TE
53 FOX HILL AVE
BRISTOL, RI 02809

Parcel Number: 39-73
CAMA Number: 39-73
Property Address: 104 CHARLES ST

Mailing Address: CORREIA, JOAO M ISAURA
104 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 39-74
CAMA Number: 39-74
Property Address: 102 CHARLES ST

Mailing Address: SERBST, PETER C. ET AL MARIA M. TE
102 CHARLES ST.
BRISTOL, RI 02809

Parcel Number: 39-75
CAMA Number: 39-75
Property Address: 33 ANTONY AVE

Mailing Address: DAY, JEFFREY M. DONNA
33 ANTONY AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Parcel Number:	39-79	Mailing Address:	LIZOTTE, JEFFREY R & REBECCA TE
CAMA Number:	39-79		2 VASTA LN
Property Address:	2 VASTA LN		BRISTOL, RI 02809
<hr/>			
Parcel Number:	40-1	Mailing Address:	DALTON, EARL W. LEE ANN TE
CAMA Number:	40-1		55 FOXHILL AVE
Property Address:	55 FOXHILL AVE		BRISTOL, RI 02809
<hr/>			



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101 CHARLES STREET, LLC
C/O 243 NARRAGANSETT PARK DR
RUMFORD, RI 02916

CONTE, ANDREW JR.
167 BRADFORD ST
BRISTOL, RI 02809

HUNT, KATHLEEN ELLEN
PO BOX 1181
BRISTOL, RI 02809

ALMEIDA, JESSICA L &
NAPOLI, STEPHEN J JR JT
55 COLE ST
BRISTOL, RI 02809

CORREIA, FRANCES L. TRUST
FRANCES L. CORREIA LIV TR
30 FOXHILL AVE.
BRISTOL, RI 02809

KAUFFMANN, CHRISTOPHER M
KAITLYN A. TE
105 CHARLES ST
BRISTOL, RI 02809

ALOI, ANTONIETTA LE
MACHADO, ANTONIETTA ALOI
78 CHARLES ST
BRISTOL, RI 02809

CORREIA, JOAO M
ISAURA
104 CHARLES ST
BRISTOL, RI 02809

KAUFMANN, CHRISTOPHER m &
105 CHARLES ST
BRISTOL, RI 02809

AMARAL, PEDRO JORGE & GIN
AMARAL, PAUL & AMARAL, CH
23 E ST
BRISTOL, RI 02809

DALTON, EARL W.
LEE ANN TE
55 FOXHILL AVE
BRISTOL, RI 02809

LEONE, CHRISTOPHER & NOEL
21 E STREET
BRISTOL, RI 02809

ARMILLOTTO, MARK ET UX
PAULA A. ARMILLOTTO TE
74 CHARLES ST.
BRISTOL, RI 02809

DALTON,EARL
LEE ANN TE
53 FOX HILL AVE
BRISTOL, RI 02809

LEVESQUE, DYLAN R. & OLSON
75 CHARLES ST
BRISTOL, RI 02809

BONAS, ANDREA & KEATING,
82 CHARLES ST
BRISTOL, RI 02809

DASILVA,MARY C CABRAL DOR
BRANCO, LOUIS R. JT
47 FOX HILL AVE
BRISTOL, RI 02809

LEVESQUE, KRISTEN & KIRST
36 FOXHILL AVE
BRISTOL, RI 02809

BOTELHO, MICHAEL TRUSTEE
78 RICHMOND STREET
BRISTOL, RI 02809

DAY, JEFFREY M.
DONNA
33 ANTONY AVE
BRISTOL, RI 02809

LIZOTTE, JEFFREY R &
REBECCA TE
2 VASTA LN
BRISTOL, RI 02809

CAPUANO,TERESA M
LEIBY,NATHAN JT
47 ANTONY AVE
BRISTOL, RI 02809

FORTIN, DONAT A. JR
ANN M. ETUX
91 MAIN ST APT 371
WARREN, RI 02885

MITCHELL, CYNTHIA JOAN &
MARINE, NICHOLAS DANIEL
94 CHARLES ST
BRISTOL, RI 02809

CIMBRON, JOAO L., MARIA
MAUREEN M. TRST
23 FOXHILL AVE
BRISTOL, RI 02809

HAKEEM, LARA
323 NEW MEADOW RD
BARRINGTON, RI 02871-5100

MITNIK RICHMOND LLC
25 BAYFIELD RD
WAYLAND, MA 01778

COCKCROFT, HEATHER LYNN C
54 FOXHILL AVE
BRISTOL, RI 02809

HALL, GREGORY B
58 FOXHILL AVE
BRISTOL, RI 02809

MONTEFUSCO WANDER TE
DOS SANTOS SILVIA HELENA
45 E ST
Bristol, RI 02809

MOTTA, LORI A.
PAIVA, DEBORAH TC
16 ROBIN DR
BRISTOL, RI 02809

SERBST, PETER C. ET AL
MARIA M. TE
102 CHARLES ST.
BRISTOL, RI 02809

MURPHY, JAMES F.
20 EATON ST
MILTON, MA 02186-5707

SMITH, MARRCEL
48 FOXHILL AVE
BRISTOL, RI 02809

NEVES, CALEB & JADON &
RIBEIRO, NELSON TC
107 TOUISSET RD
WARREN, RI 02885

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

PACHECO, ANTONIO M & MARI
TRUSTEES REVOC
C/O 27 FOX HILL AVE
BRISTOL, RI 02809

VERMETTE, CHARLES H
C/O THOMAS ANDRADE
67 SHERRY AVE
BRISTOL, RI 02809

PACHECO, JOHN A ET UX
TAMMY A. QC
29 ANTONY AVE
BRISTOL, RI 02809

WELDON, JAMES THOMAS &
CARROLL-WELDON, ANITA TE
49 FOXHILL AVE
BRISTOL, RI 02809

PAULON, KAREN R. &
BARRY, DANA A. TE
72 CHARLES ST
BRISTOL, RI 02809

PERRY, FRANK
IRENE LIFE EST & PERRY, F
19 E ST
BRISTOL, RI 02809

REYNOLDS, SOPHIE K
31 FOX HILL AVE
BRISTOL, RI 02809

SANTOS, JOSEPH E. & HILDA
SANTOS, CHERYL A. & SANTO
52 COLE ST
BRISTOL, RI 02809

SCHINIGOI, DOROTHY LE
SARASIN, CANDACE R. & ROB
54 COLE ST
BRISTOL, RI 02809



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-3

5 Marie Drive 150 121

January 7, 2026

Applicant	
Name of Applicant	Henry Cabral, Jr.
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	5 Marie Drive	150	121

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,700 feet
Width in Feet	24 feet
Length in Feet	30 feet
Height Above Grade	23 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	3 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	10 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
<p>I would like to request front and left side yard variances per Article IV, Section 28-111, Dimensional Table of the zoning ordinance. I would like to additionally ask for a dimensional variance for the size of the proposed ADU. State law and the Bristol zoning ordinance allow a 2 bedroom ADU to a maximum size of 1,200 square feet. Our proposed ADU will have over 1,500 square feet. I would like to request a variance per Section 28-151(b) of the zoning ordinance.</p>

Describe the extent of the proposed alterations and the reasons for the requesting relief
--

My wife and I would like to build an addition on my childhood home to use as an ADU/shared space with my mother. My father passed away three years ago and my mom has some health issues that has made it increasingly more difficult for her to live by herself. This addition will not only address my mother's needs, but also ensure that this house stays within my family.

The need for the side and front variance are related to the layout of the proposed ADU. The breezeway attaching the ADU to the home eliminates the current garage space. The breezeway is needed for transition between the ADU and current home. The layout of the current home on the lot also limits the spacing for the ADU. Additionally the garage lines up with the current driveway. Therefor the garage will be placed on the left side of the home.

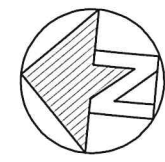
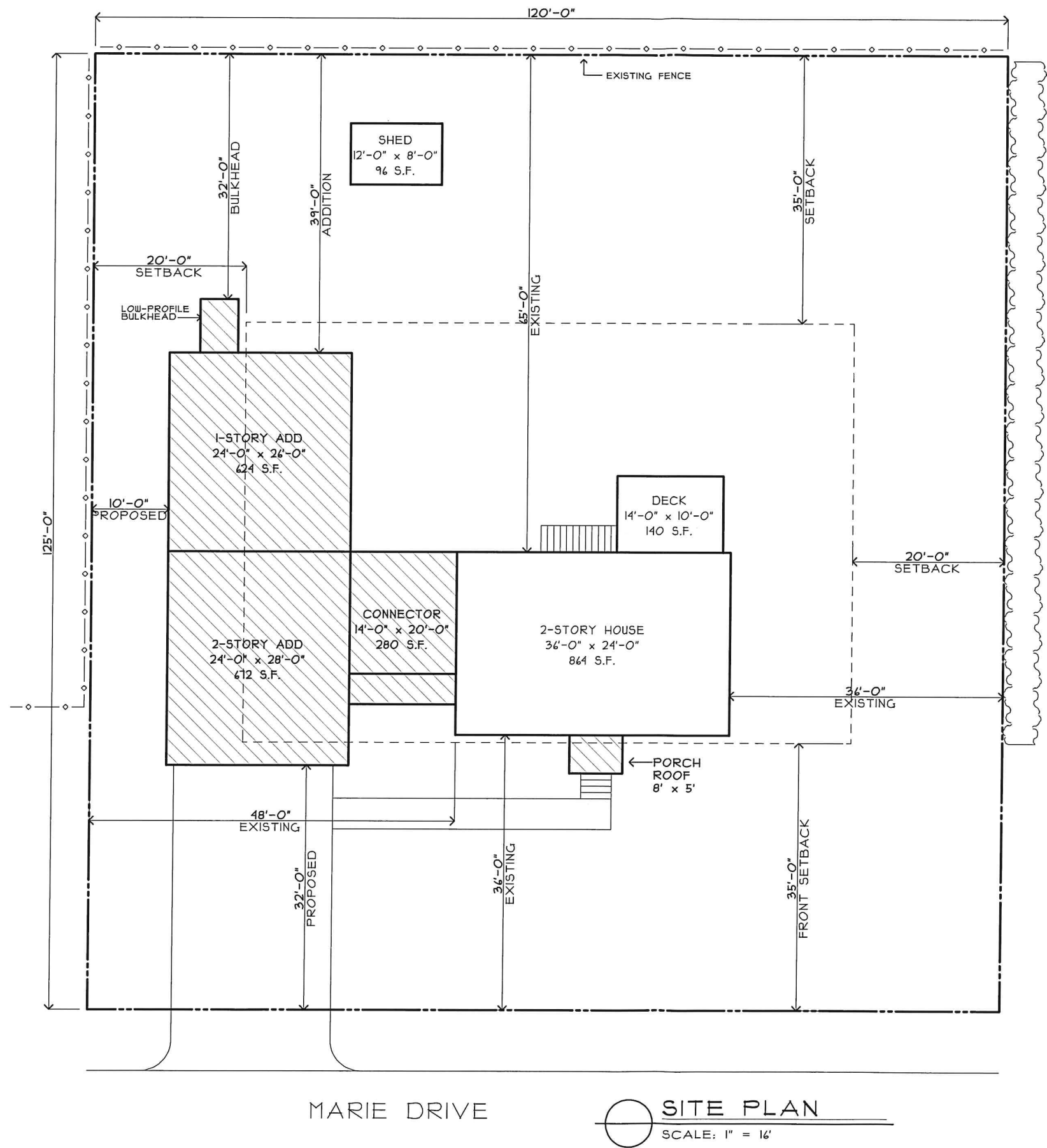
The living space of the current home is 1512 S.F. and we are requesting additional space of 1576 S.F. for the ADU. 280 of the S.F. is for a second bedroom. The 2nd BR is for family to help with my mother in the event that we are not around to assist her with her needs.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	120
Lot Depth	125

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,728	Building/Structure Detail if Other: Raised Ranch
------------------------------	-----------------------	--



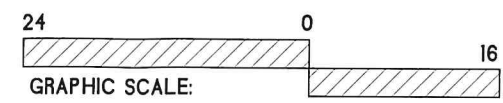
CABRAL RESIDENCE
5 MARIE DRIVE
BRISTOL, RI 02809

MAP-LOT: 15-121
SIZE: 15,000 S.F.
ZONING: R-15


R-15 SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 35'
MAX. COVER: 25%

PROPOSED COVERAGE
14'-0" x 62'-0"
2650 S.F.

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

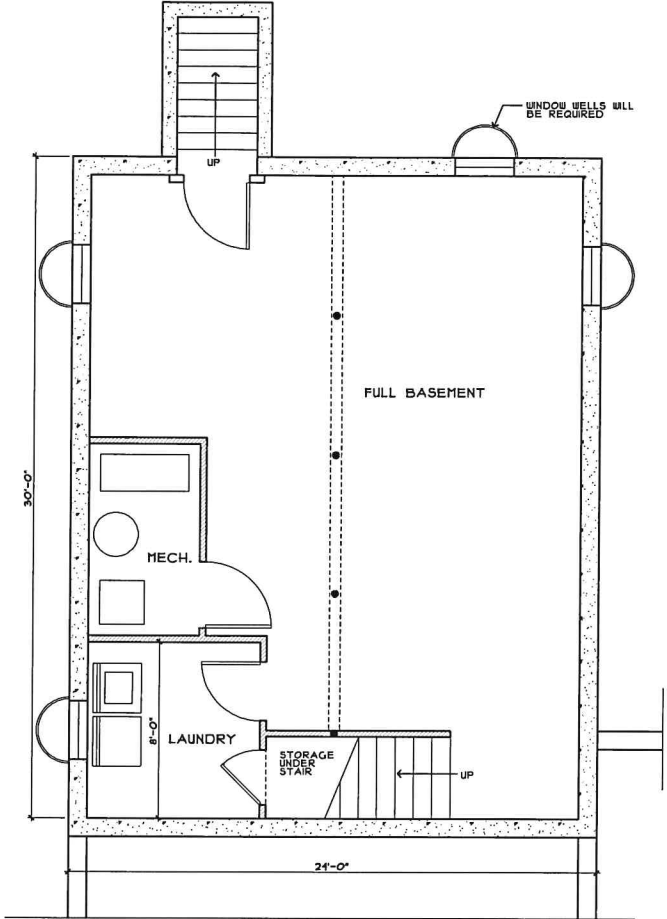


MARIE DRIVE

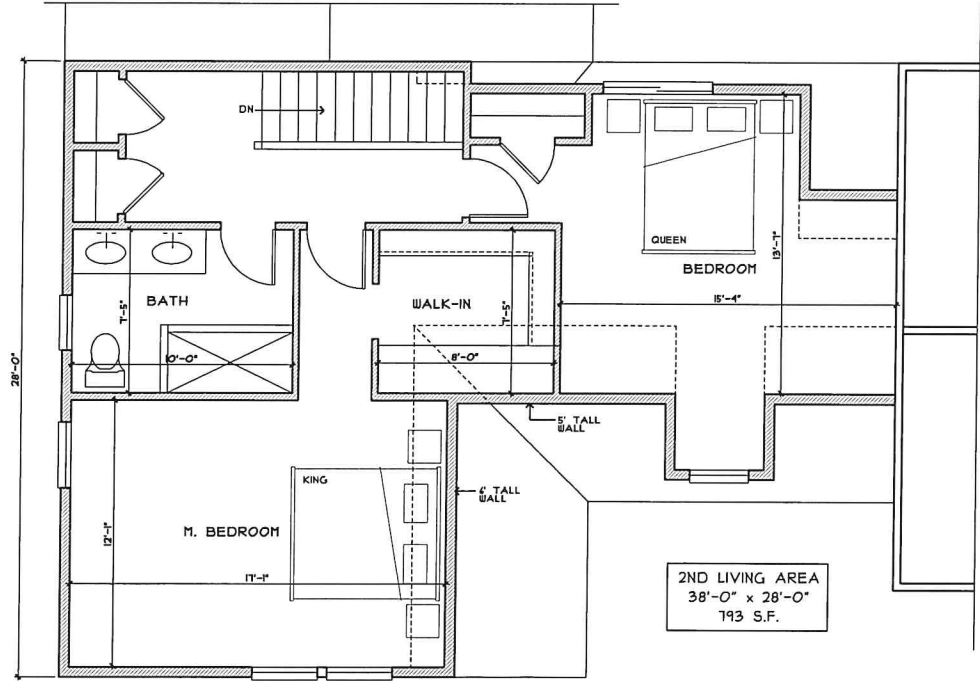
 SITE PLAN
SCALE: 1" = 16'

CABRAL RESIDENCE
5 MARIE DRIVE
BRISTOL, RI 02809
PROPOSED: _____ DATE: 1/5/20026
SITE PLAN

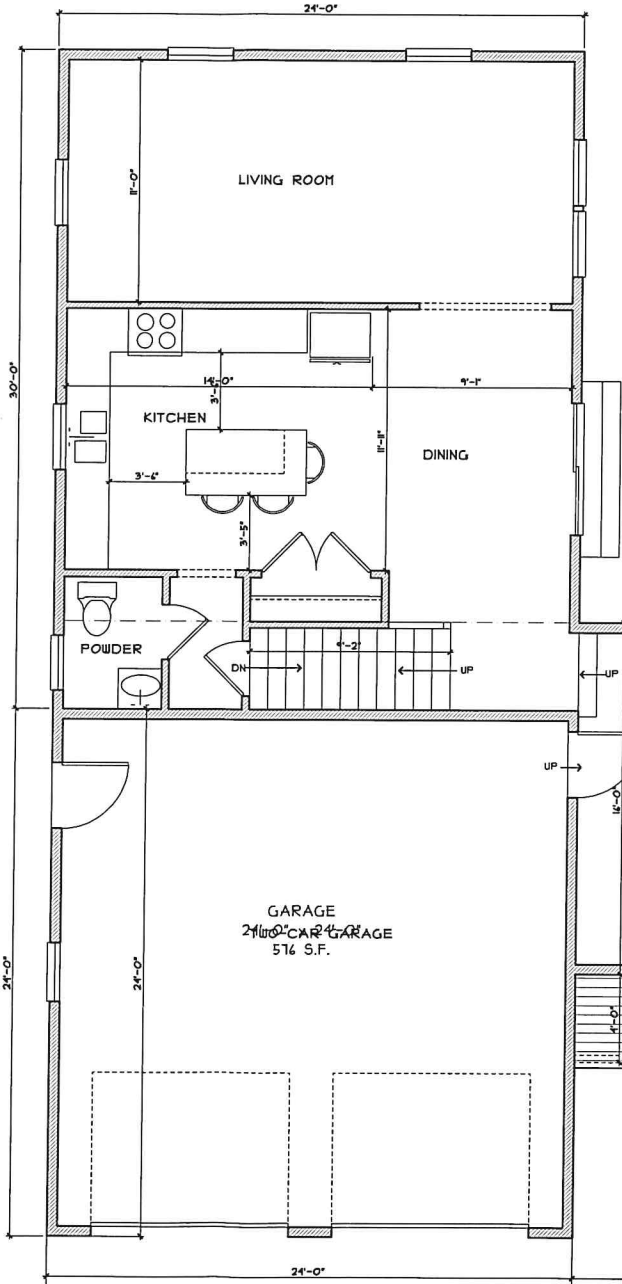
S1



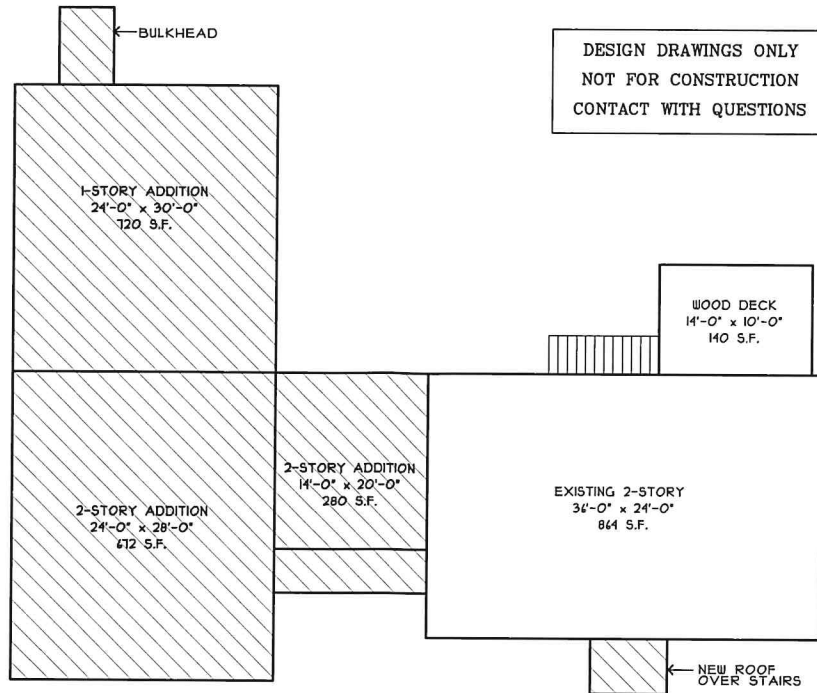
BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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



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



SCOPE OF WORK
DO NOT SCALE

1ST LIVING AREA
38'-0" x 42'-0"
944 S.F.

2ND LIVING AREA
38'-0" x 28'-0"
793 S.F.

FRONT PORCH.
ADD 4x POSTS TO
SUPPORT NEW
CABLE ROOF
ABOVE DECK

DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

MacCADD
Drafting
& Design

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

CABRAL
RESIDENCE

5 MARIE DRIVE
BRISTOL, RI
02809

DATE: 1/5/2025

REVISIONS:

A1
SHEET NO:

DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

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MacCADD@aol.com

CABRAL
RESIDENCE

□ □ □

5 MARIE DRIVE
BRISTOL, RI
02809

DATE: 1/5/2025

REVISIONS:

A2

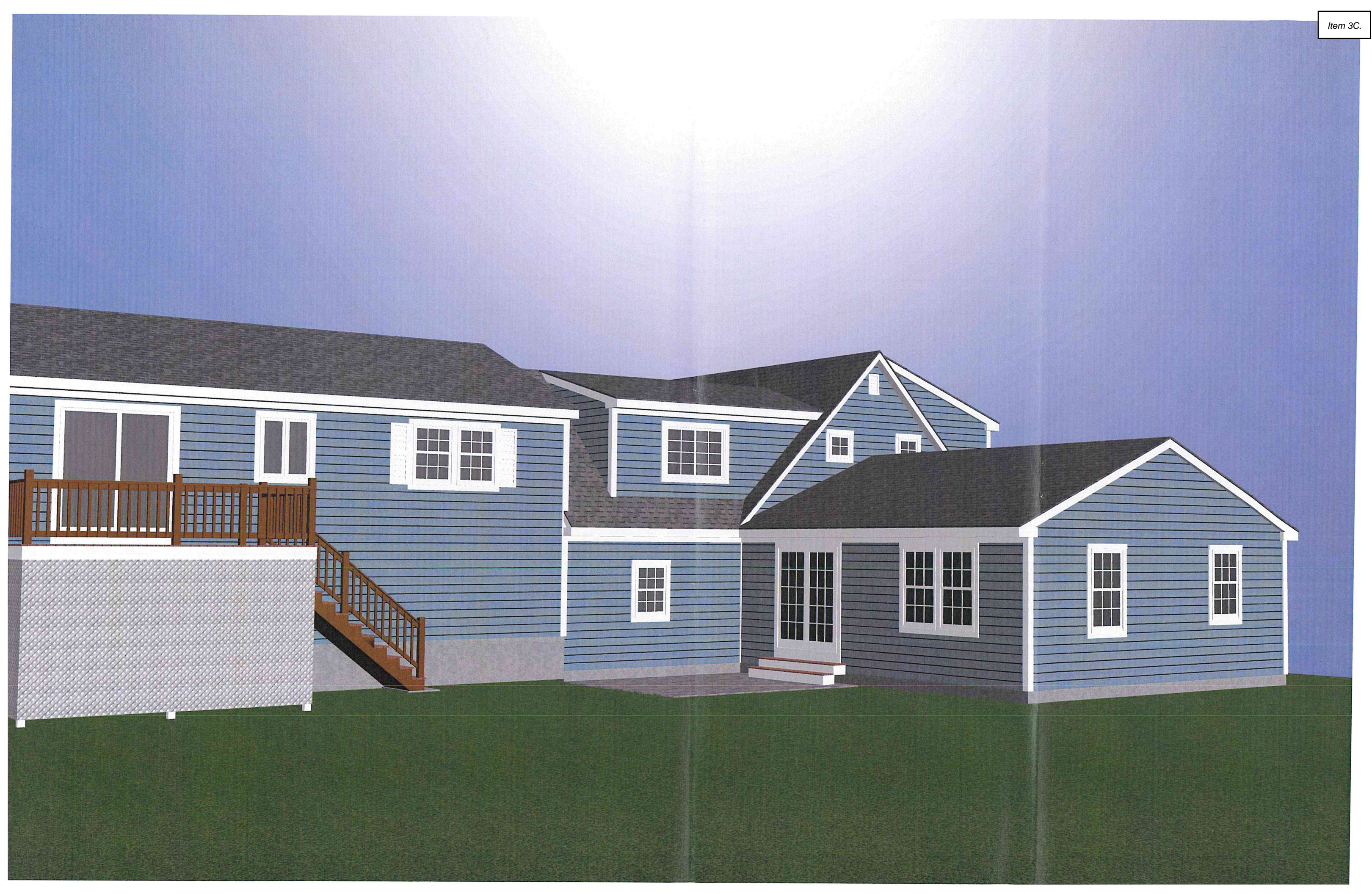
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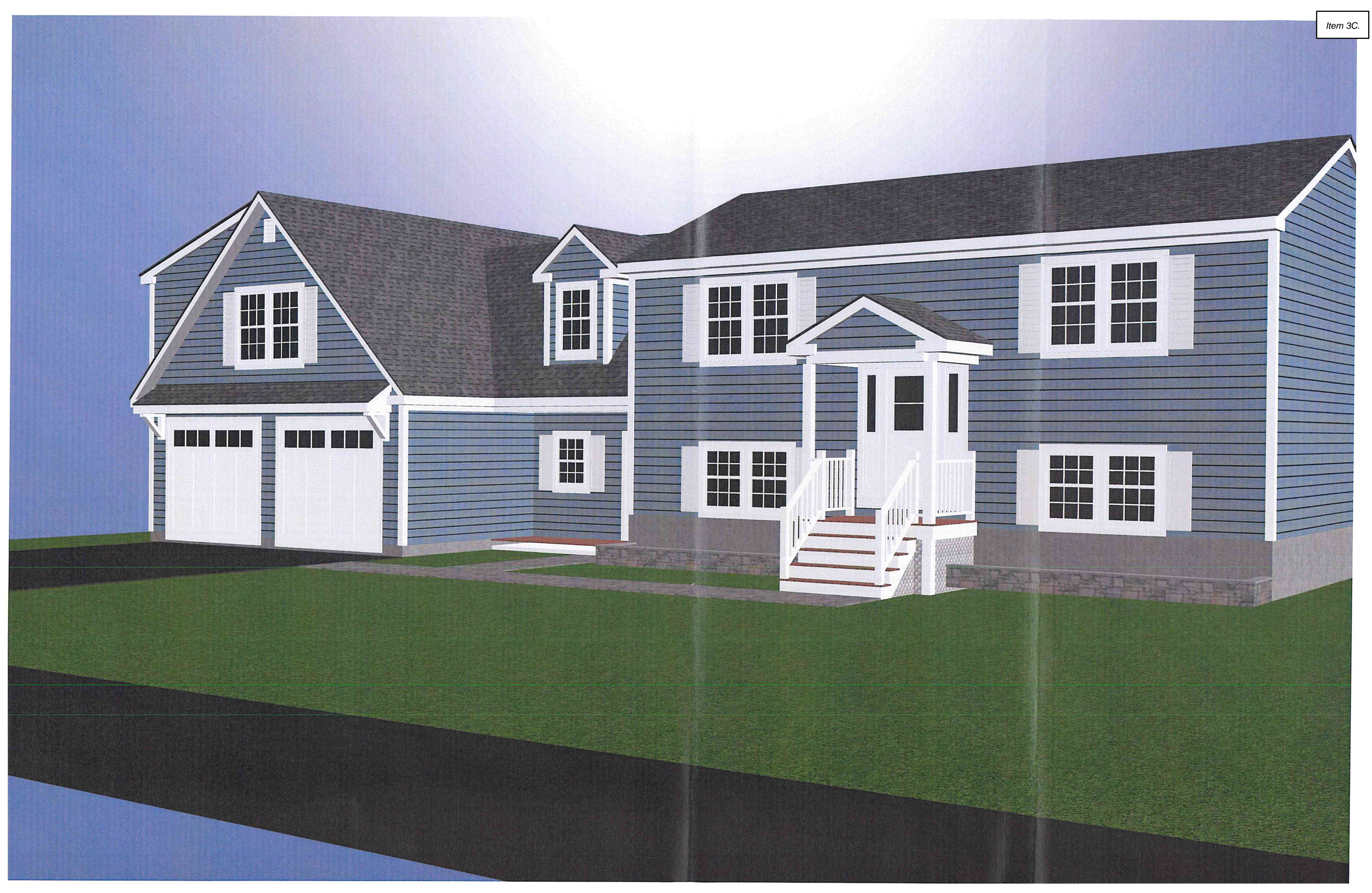


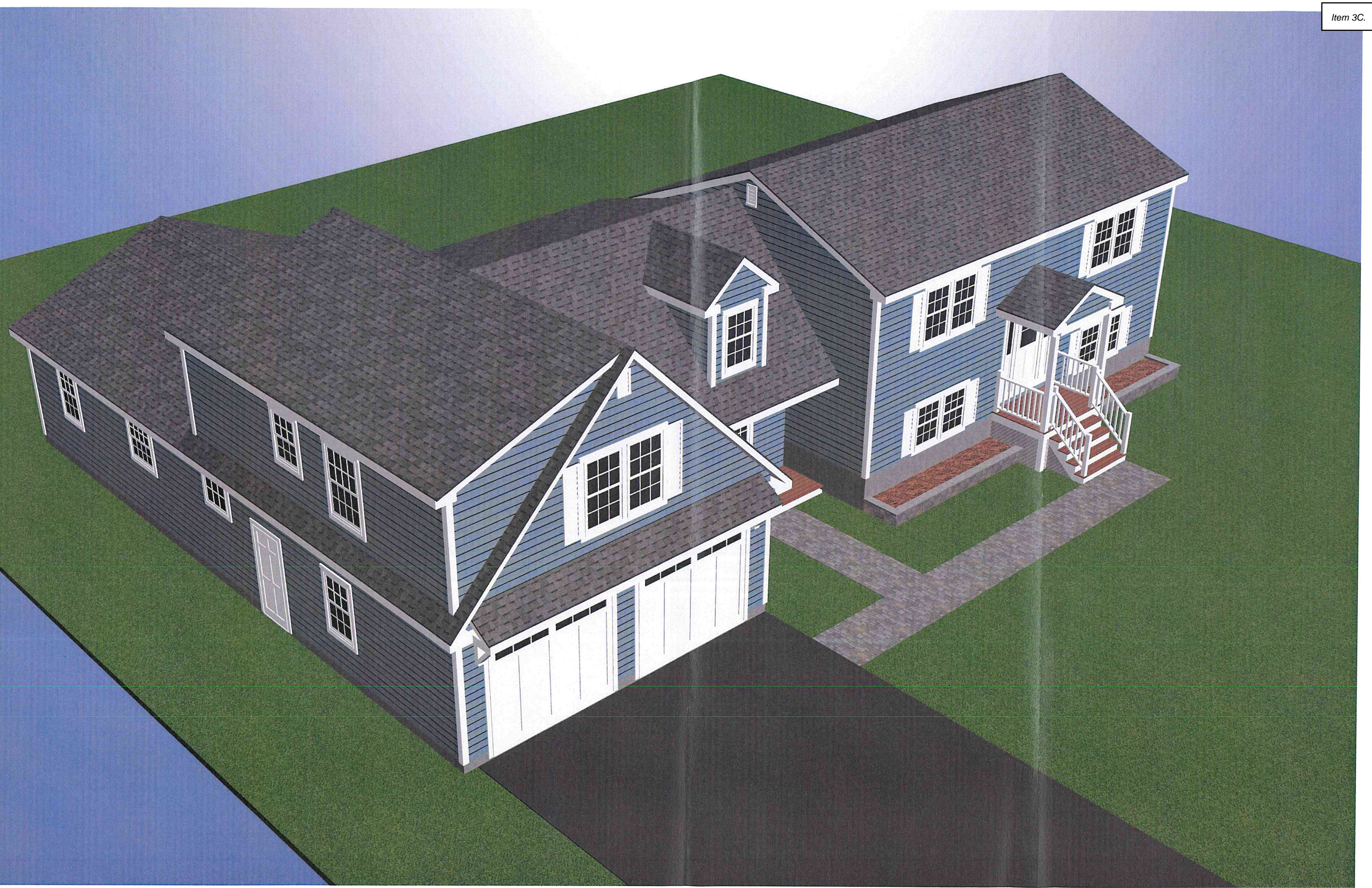














Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted

▶ Building Information

Description		Description	
BLDG Type	Raised	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shirs	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Carpet % 20
BMT Garages	1	Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View		Quality	

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

▶ Room Counts by Floor

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

▶ Other Factors

Grade	Q4	Q4
Year Built	1985	EFF Year
Alt LUC		Alt % 0.00
▶ Depreciation		
Condition	AV	AV - Average
Functional	-	0.0
Economic	-	0.0
Special	-	0.0
OV	-	
Total Depreciation % > 35.0		
Bas \$/SQ	239.00	
Constr Adj	1.36	
Adj \$/SQ	326.57	
Other Feats	27,600	
Grade Fac	1.00	
Neigh Infl	1.00	
Land Factor	1.00	
Adj Total	392,602	
Depreciation	137,411	
Depr Total	255,191	

▶ Remodeling History

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

▶ Condo Data

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

▶ Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 10/07/2024	B59854		BLDG	14,902	100	Closed	install #12 replacement windows - no structural changes
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	Shed	1	Y	1	8	12	96	0	AV	2010	0
2											
3											
4											
5											
6											
7											
8											
9											
10											

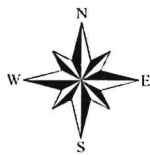
▶ Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	864	864	326.57	282,156
FBM	FIN BMT	648	648	58.78	38,089
WD	WOOD DECK	140	0	17.36	2,430
BMT	BASEMENT	864	0	48.99	42,327
Total		2,516	1,512		365,002

▶ Notes

SHED 8X12 NVV

Visit History	
Date	Result
1/13/2025	REVIEW JN
12/30/2024	REVIEW MP
8/5/2021	REVIEW
5/11/2018	REVIEW
5/2/2018	MEASURED
6/27/2007	MEASURE
6/27/2007	LISTED



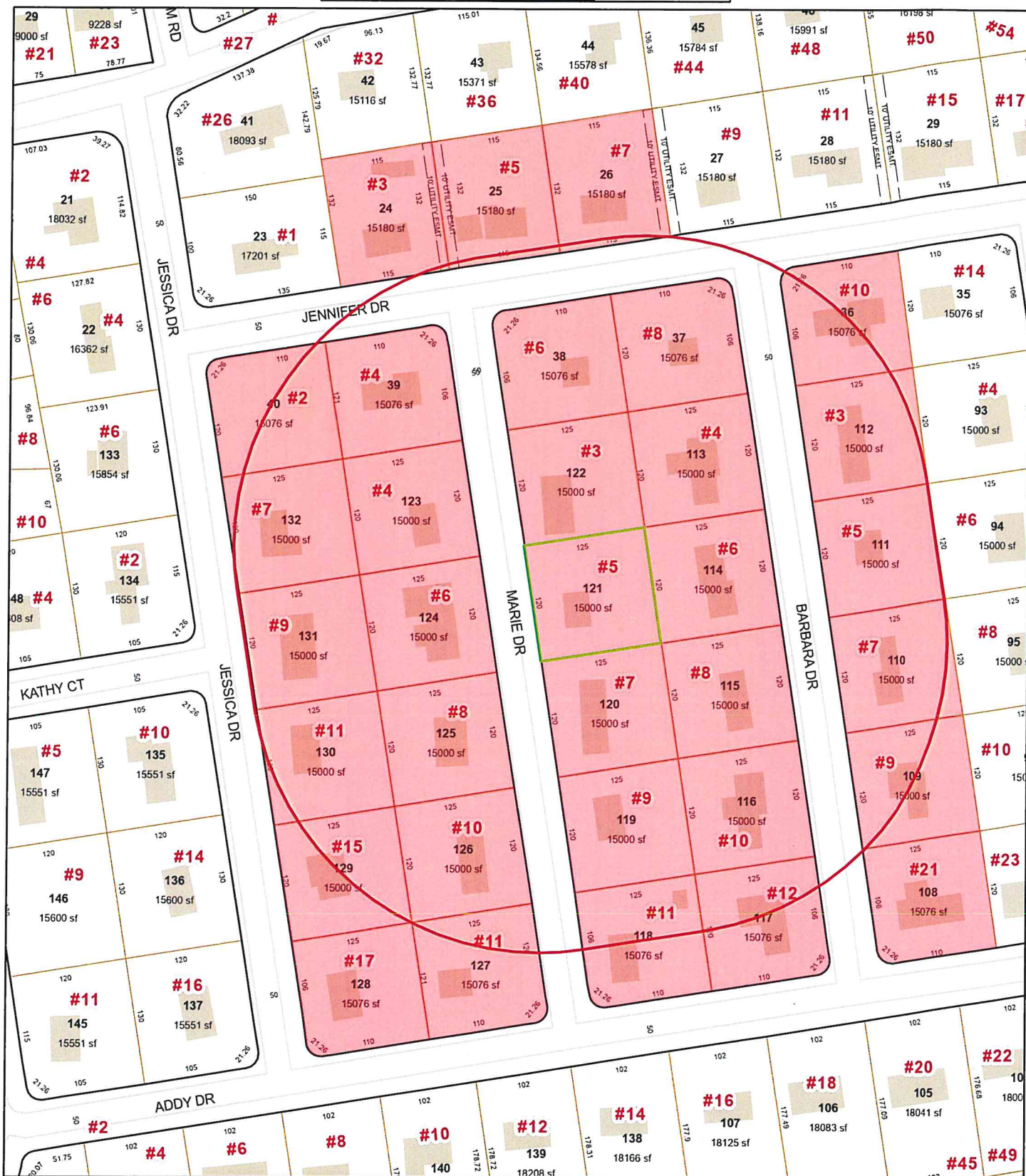
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

January 9, 2026



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Item 3C.

Subject Property:

Parcel Number: 150-121
CAMA Number: 150-121
Property Address: 5 MARIE DR

Mailing Address: GRIFFIN, MARY E & CABRAL, HENRY JR
JT TRUSTEE
5 MARIE DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 150-108
CAMA Number: 150-108
Property Address: 21 ADDY DR

Mailing Address: BARKER, WILLIAM P. & BARKER, LISA A.
CURRAN (50%) TRUSTEES
21 ADDY DR
BRISTOL, RI 02809

Parcel Number: 150-109
CAMA Number: 150-109
Property Address: 9 BARBARA DR

Mailing Address: ILG, MARY E. TRUSTEE MARY E. ILG
TRUST
9 BARBARA DR.
BRISTOL, RI 02809

Parcel Number: 150-110
CAMA Number: 150-110
Property Address: 7 BARBARA DR

Mailing Address: MERRIAM, RICHARD J. BROOKE M. TE
7 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-111
CAMA Number: 150-111
Property Address: 5 BARBARA DR

Mailing Address: DAVIS, SCOTT MICHAEL
5 5 BARBARA DR
Bristol, RI 02809

Parcel Number: 150-112
CAMA Number: 150-112
Property Address: 3 BARBARA DR

Mailing Address: DANIELS, MARK S ET UX SUSAN C. TE
3 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-113
CAMA Number: 150-113
Property Address: 4 BARBARA DR

Mailing Address: BLACK, JOHN J. & BLACK, SUSAN L.
CO- TRUSTEES
4 BARBARA DR
BRISTOL, RI 02809

Parcel Number: 150-114
CAMA Number: 150-114
Property Address: 6 BARBARA DR

Mailing Address: MCGOVERN, ADAM C & NICOLE A TE
6 BARBARA DR
BRISTOL, RI 02809

Parcel Number: 150-115
CAMA Number: 150-115
Property Address: 8 BARBARA DR

Mailing Address: TRINDADE, MICHAEL A. DEBORAH L.
TE
8 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-116
CAMA Number: 150-116
Property Address: 10 BARBARA DR

Mailing Address: JOSEPH MCCARTHY M LE MCCARTHY
ROSE M LE
10 BARBARA DR
Bristol, RI 02809

Parcel Number: 150-117
CAMA Number: 150-117
Property Address: 12 BARBARA DR

Mailing Address: IACONO, DAVID E. NANCY TE
12 BARBARA DR.
BRISTOL, RI 02809



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1/9/2026

Page 1 of 3



300 feet Abutters List Report

Bristol, RI
January 09, 2026

Item 3C.

Parcel Number: 150-118
CAMA Number: 150-118
Property Address: 11 MARIE DR

Mailing Address: CORREIRA, FREDERICK M
11 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-119
CAMA Number: 150-119
Property Address: 9 MARIE DR

Mailing Address: DASILVA, JOHN ET UX MICHELLE ANN
WAY TE
9 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-120
CAMA Number: 150-120
Property Address: 7 MARIE DR

Mailing Address: CALISTO, JOSE L & LUCIA TRUSTEES
7 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-121
CAMA Number: 150-121
Property Address: 5 MARIE DR

Mailing Address: GRIFFIN, MARY E & CABRAL, HENRY JR
JT TRUSTEE
5 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-122
CAMA Number: 150-122
Property Address: 3 MARIE DR

Mailing Address: CAMPBELL, DAVID & KATHRYN TE
3 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-123
CAMA Number: 150-123
Property Address: 4 MARIE DR

Mailing Address: HOWLAND, THOMAS M MARGARET A.
TE
4 MARIE DR
BRISTOL, RI 02809

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

Mailing Address: VALLEE, MICHAEL J. & VALLEE, CECILIA
C. TRUSTEES
6 MARIE DR
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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



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1/9/2026

Page 2 of 3



300 feet Abutters List Report

Bristol, RI
January 09, 2026

Item 3C.

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

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

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

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

Parcel Number: 150-132
CAMA Number: 150-132
Property Address: 7 JESSICA DR

Mailing Address: CORREIA, LOUIS MARY ETUX TE
7 JESSICA DR
BRISTOL, RI 02809

Parcel Number: 150-24
CAMA Number: 150-24
Property Address: 3 JENNIFER DR

Mailing Address: CASTIGLIEGO, RAYMOND
3 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-25
CAMA Number: 150-25
Property Address: 5 JENNIFER DR

Mailing Address: WEDOFF, STEVEN D LINDA
5 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-26
CAMA Number: 150-26
Property Address: 7 JENNIFER DR

Mailing Address: BALDINELLI, MELISSA A
7 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-36
CAMA Number: 150-36
Property Address: 10 JENNIFER DR

Mailing Address: MICALLET, STEVEN A KIMBERLY A
10 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-37
CAMA Number: 150-37
Property Address: 8 JENNIFER DR

Mailing Address: MEDEIROS, DEBRA A. LE BIELLO,
BRIDGETTE L. TC
8 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-38
CAMA Number: 150-38
Property Address: 6 JENNIFER DR

Mailing Address: CASTIGLIEGO, MATTEO
6 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-39
CAMA Number: 150-39
Property Address: 4 JENNIFER DR

Mailing Address: BACCARO, PATRICK J. & MAUREEN TE
4 JENNIFER DRIVE
BRISTOL, RI 02809

Parcel Number: 150-40
CAMA Number: 150-40
Property Address: 2 JENNIFER DR

Mailing Address: COSTA, ANN M - TRUSTEE ANN M
COSTA FAMILY TRUST
2 JENNIFER DR
BRISTOL, RI 02809



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1/9/2026

Page 3 of 3

Abutters List Report - Bristol, RI

BACCARO, PATRICK J. & MAU
4 JENNIFER DRIVE
BRISTOL, RI 02809

COSTA, ANN M - TRUSTEE
ANN M COSTA FAMILY TRUST
2 JENNIFER DR
BRISTOL, RI 02809

JOSEPH MCCARTHY M LE
MCCARTHY ROSE M LE
10 BARBARA DR
Bristol, RI 02809

BALDINELLI, MELISSA A
7 JENNIFER DR
BRISTOL, RI 02809

DANIELS, MARK S ET UX
SUSAN C. TE
3 BARBARA DRIVE
BRISTOL, RI 02809

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

BARKER, WILLIAM P. &
BARKER, LISA A. CURRAN (5
21 ADDY DR
BRISTOL, RI 02809

DASILVA, JOHN ET UX
MICHELLE ANN WAY TE
9 MARIE DR
BRISTOL, RI 02809

MCGOVERN, ADAM C &
NICOLE A TE
6 BARBARA DR
BRISTOL, RI 02809

BLACK, JOHN J. &
BLACK, SUSAN L. CO- TRUST
4 BARBARA DR
BRISTOL, RI 02809

DASILVA, JULIO A
10 MARIE DR
BRISTOL, RI 02809

MEDEIROS, DEBRA A. LE
BIELLO, BRIDGETTE L. TC
8 JENNIFER DR
BRISTOL, RI 02809

CALISTO, JOSE L &
LUCIA TRUSTEES
7 MARIE DR
BRISTOL, RI 02809

DAVIS, SCOTT MICHAEL
5 5 BARBARA DR
Bristol, RI 02809

MERRIAM, RICHARD J.
BROOKE M. TE
7 BARBARA DRIVE
BRISTOL, RI 02809

CAMPBELL, DAVID & KATHRYN
3 MARIE DR
BRISTOL, RI 02809

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

MICALLET, STEVEN A
KIMBERLY A
10 JENNIFER DR
BRISTOL, RI 02809

CASTIGLIEGO, MATTEO
6 JENNIFER DR
BRISTOL, RI 02809

GRIFFIN, MARY E &
CABRAL, HENRY JR JT TRUST
5 MARIE DR
BRISTOL, RI 02809

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

CASTIGLIEGO, RAYMOND
3 JENNIFER DR
BRISTOL, RI 02809

HOWLAND, THOMAS M
MARGARET A. TE
4 MARIE DR
BRISTOL, RI 02809

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

CORREIA, LOUIS
MARY ETUX TE
7 JESSICA DR
BRISTOL, RI 02809

IACONO, DAVID E.
NANCY TE
12 BARBARA DR.
BRISTOL, RI 02809

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

CORREIRA, FREDERICK M
11 MARIE DR
BRISTOL, RI 02809

ILG, MARY E. TRUSTEE
MARY E. ILG TRUST
9 BARBARA DR.
BRISTOL, RI 02809

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

TRINDADE, MICHAEL A.
DEBORAH L. TE
8 BARBARA DRIVE
BRISTOL, RI 02809

VALLEE, MICHAEL J. & VALL
6 MARIE DR
BRISTOL, RI 02809

WEDOFF, STEVEN D
LINDA
5 JENNIFER DR
BRISTOL, RI 02809