



## 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.municodemeeetings.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](mailto: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 100 kickemuit ave	Plat 133	Lot 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

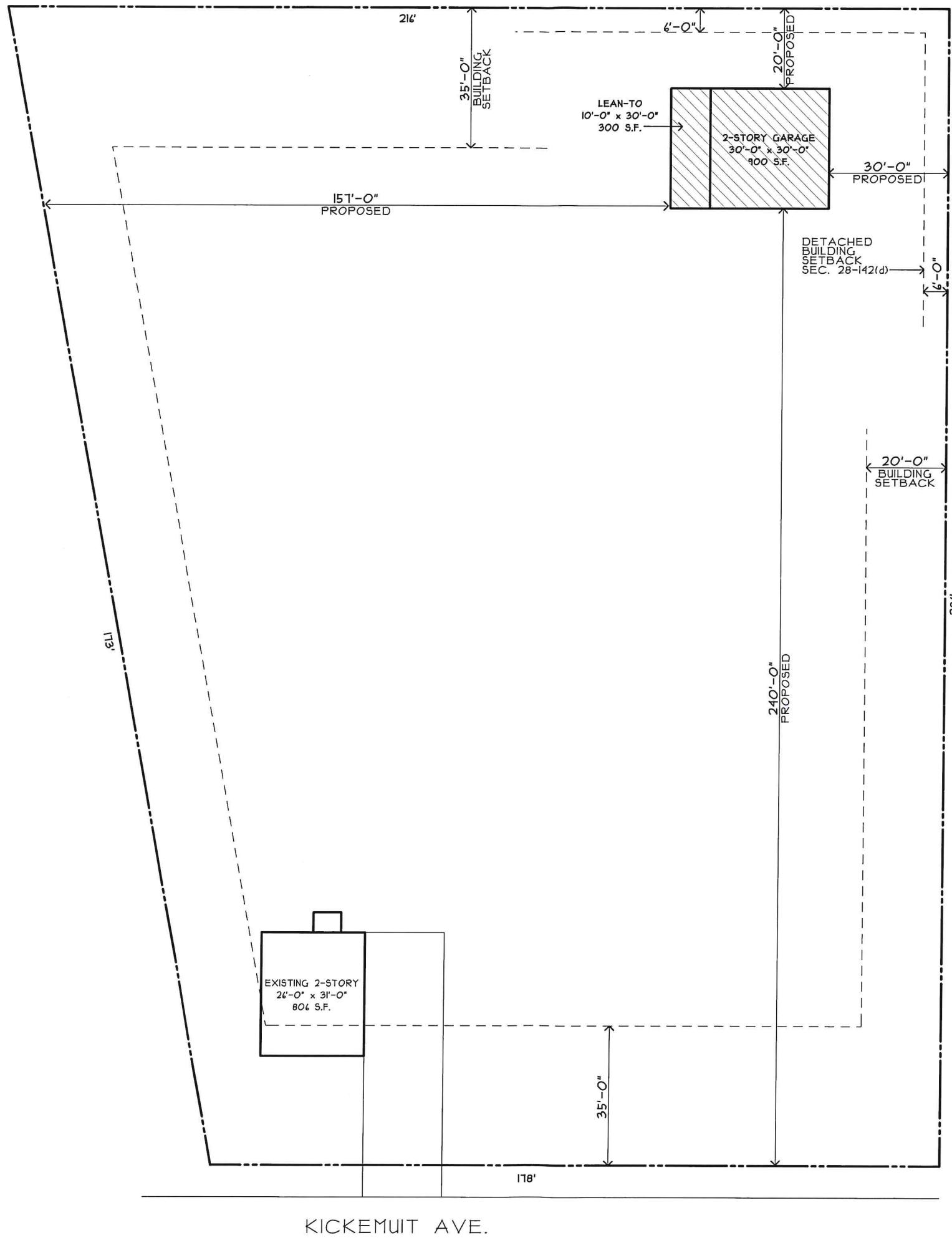
**Existing Lot Specifications**

Current Use of Premises	Residential
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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:

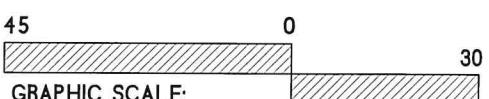


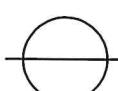
LOPES RESIDENCE  
100 KICKEMUIT AVE.  
BRISTOL, RI 02809

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.



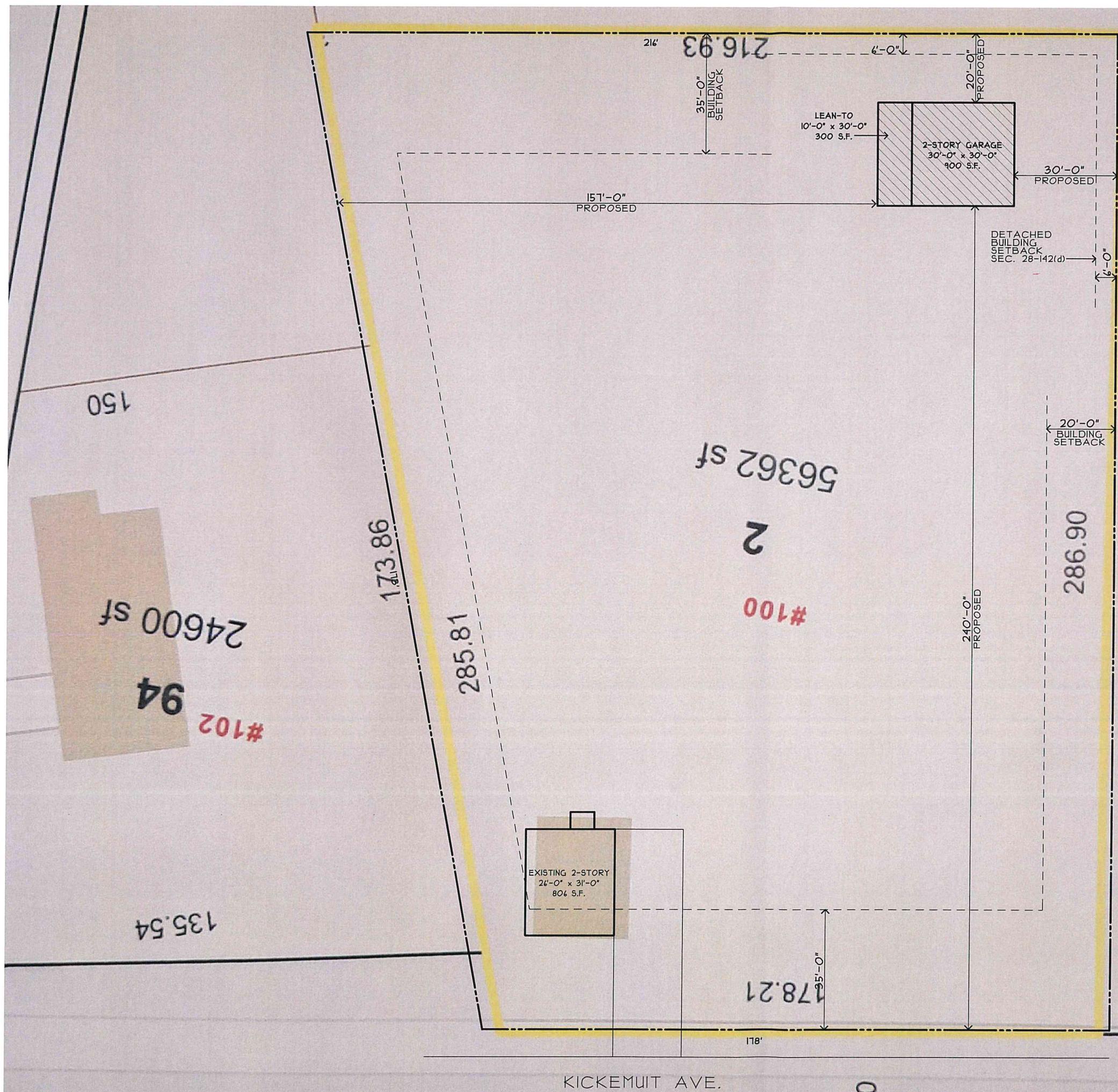
 SITE PLAN

SCALE: 1" = 30'

LOPES RESIDENCE  
100 KICKEMUIT AVE.  
BRISTOL, RI 02809

PROPOSED: \_\_\_\_\_ DATE: \_\_\_\_\_  
SITE PLAN 12/31/2025

S1



100

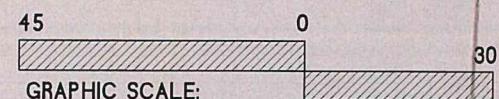


LOPES RESIDENCE  
100 KICKEMUIT AVE.  
BRISTOL, RI 02809

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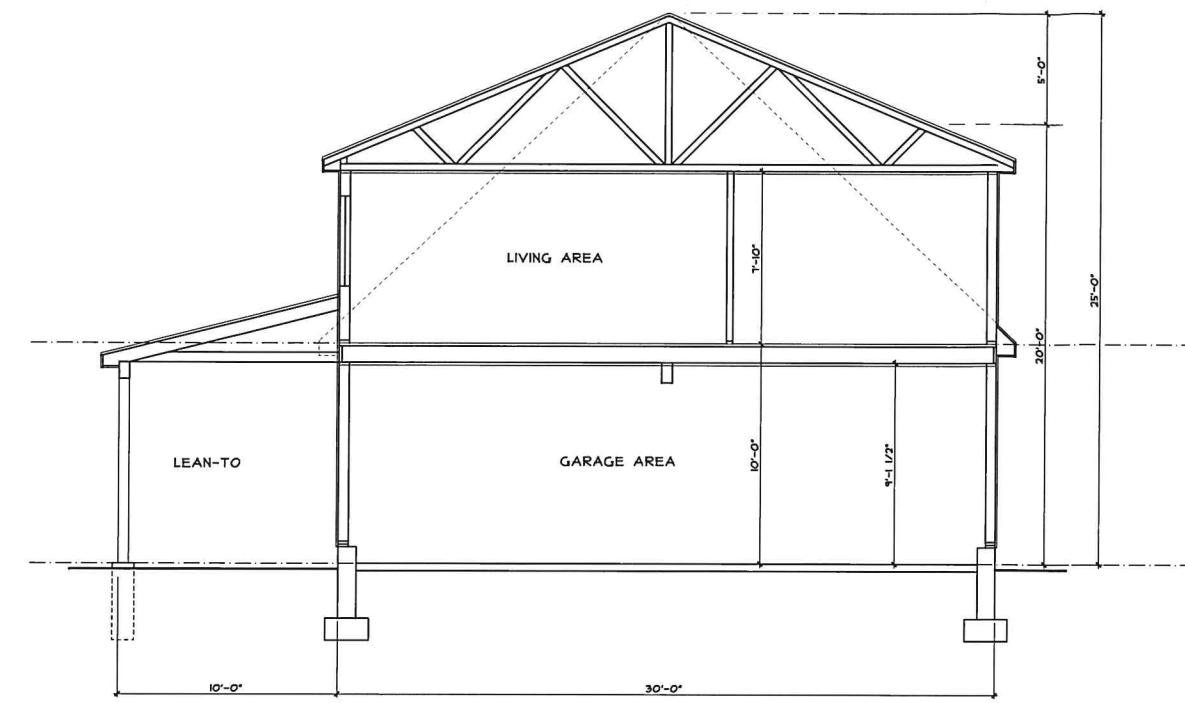
 SITE PLAN  
SCALE: 1" = 30'

LOPES RESIDENCE  
100 KICKEMUIT AVE.  
BRISTOL, RI 02809

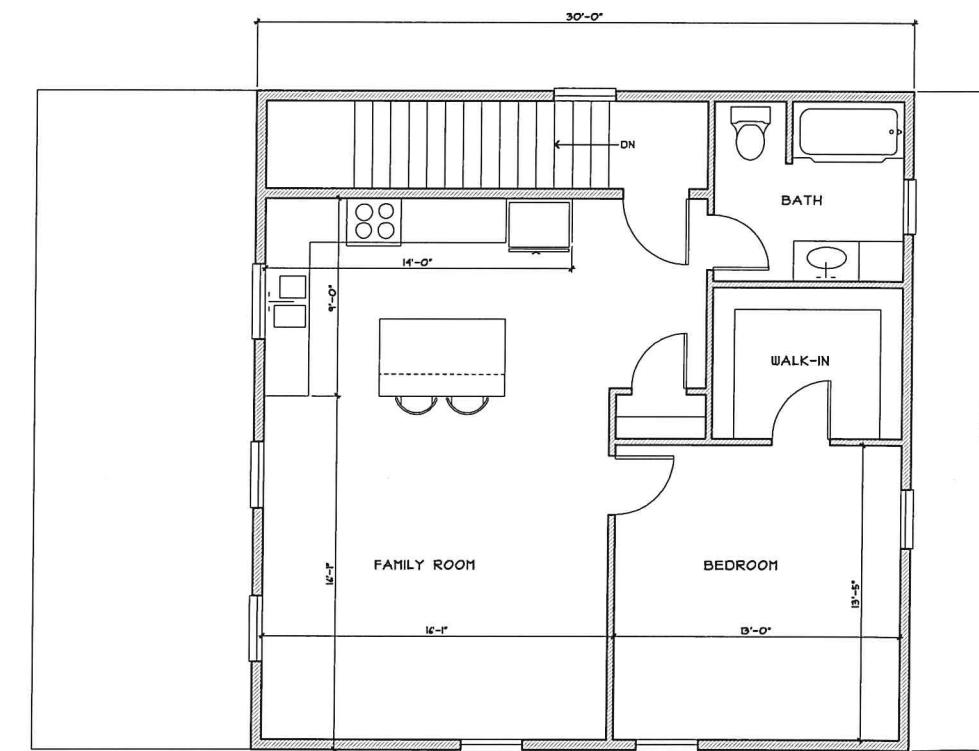
PROPOSED: \_\_\_\_\_ DATE: \_\_\_\_\_  
SITE PLAN 12/31/2025

S2

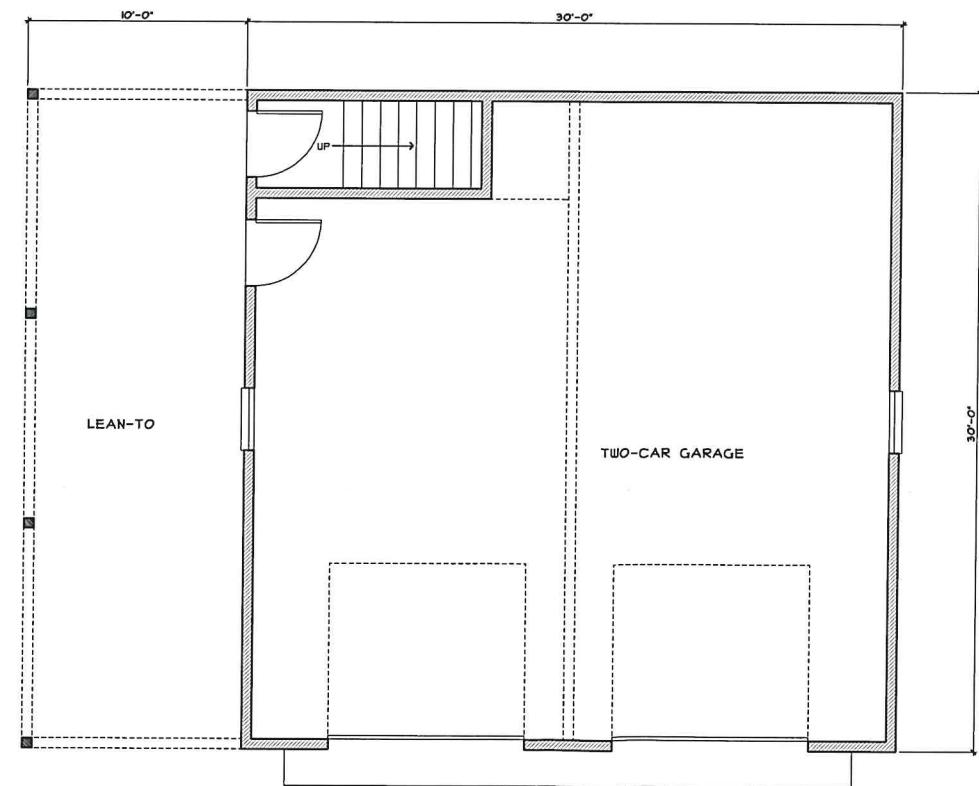
KICKEMUIT AVE



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



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



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

MacCADD  
Drafting  
& Design

□ □ □  
BRISTOL, RI  
02809

e-mail  
MacCADD@aol.com

LOPES  
RESIDENCE

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100 KICKEMUIT AVE.  
BRISTOL, RI  
02809

DATE: 1/3/2026

REVISIONS:

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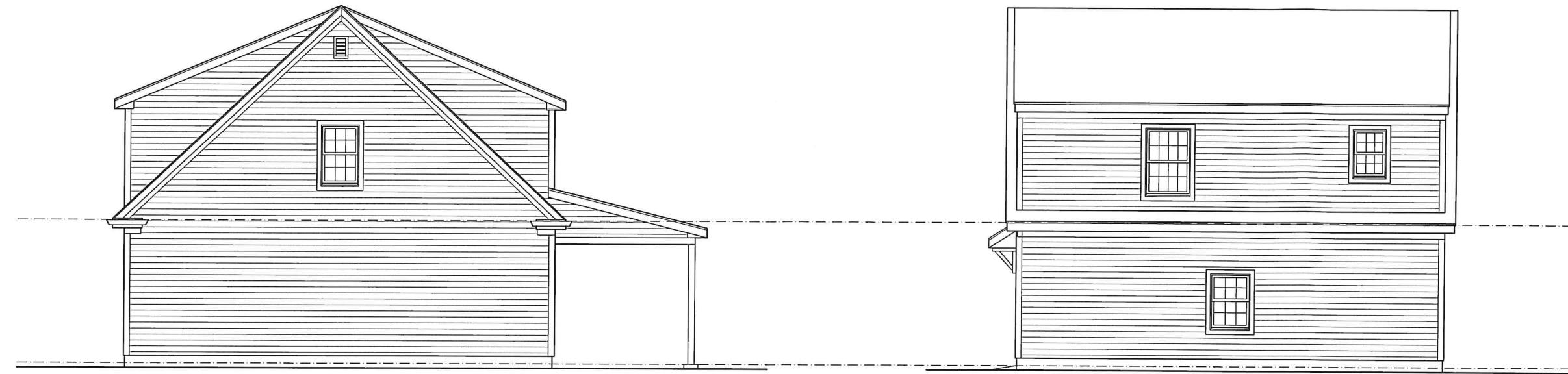
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A1

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"

MacCADD  
Drafting  
& Design

□ □ □  
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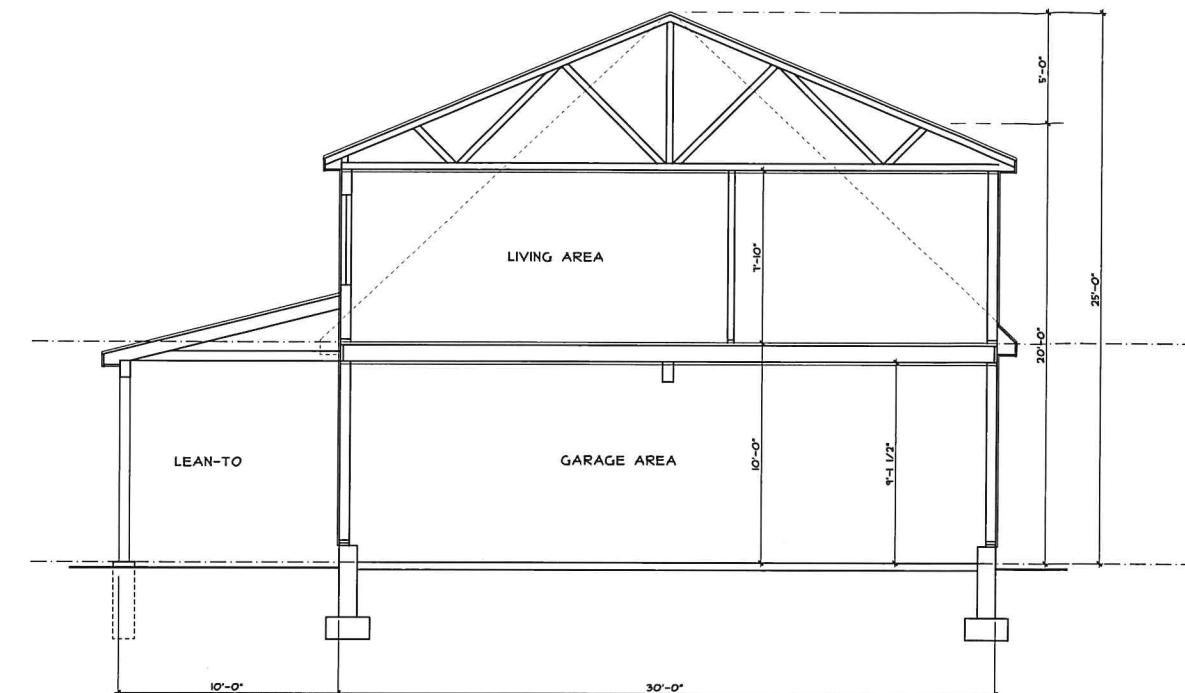
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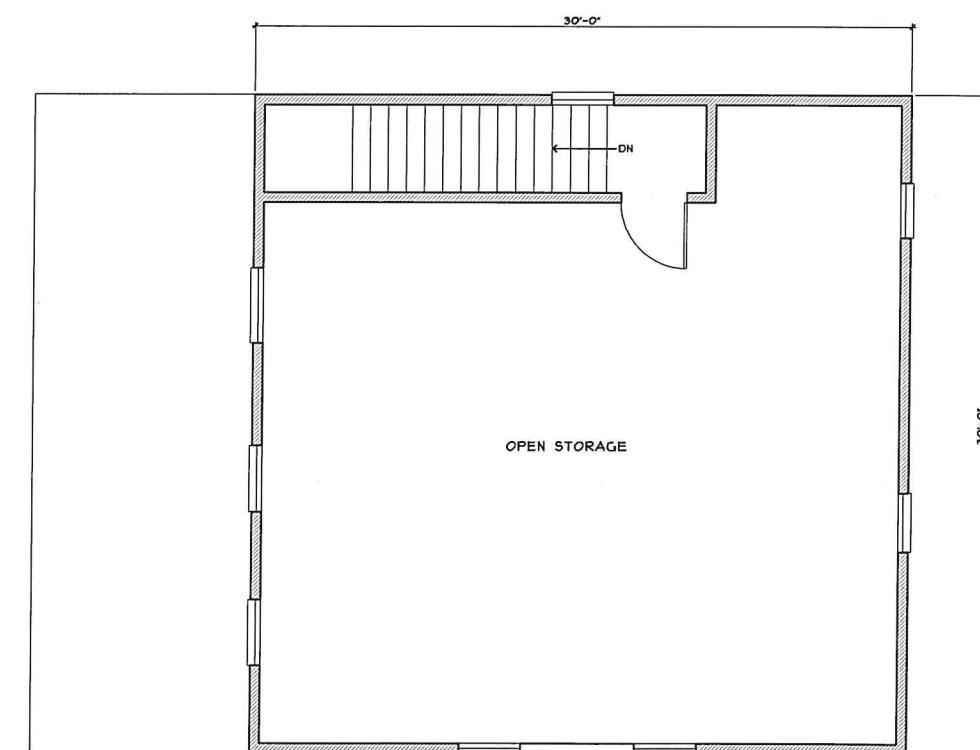
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A2

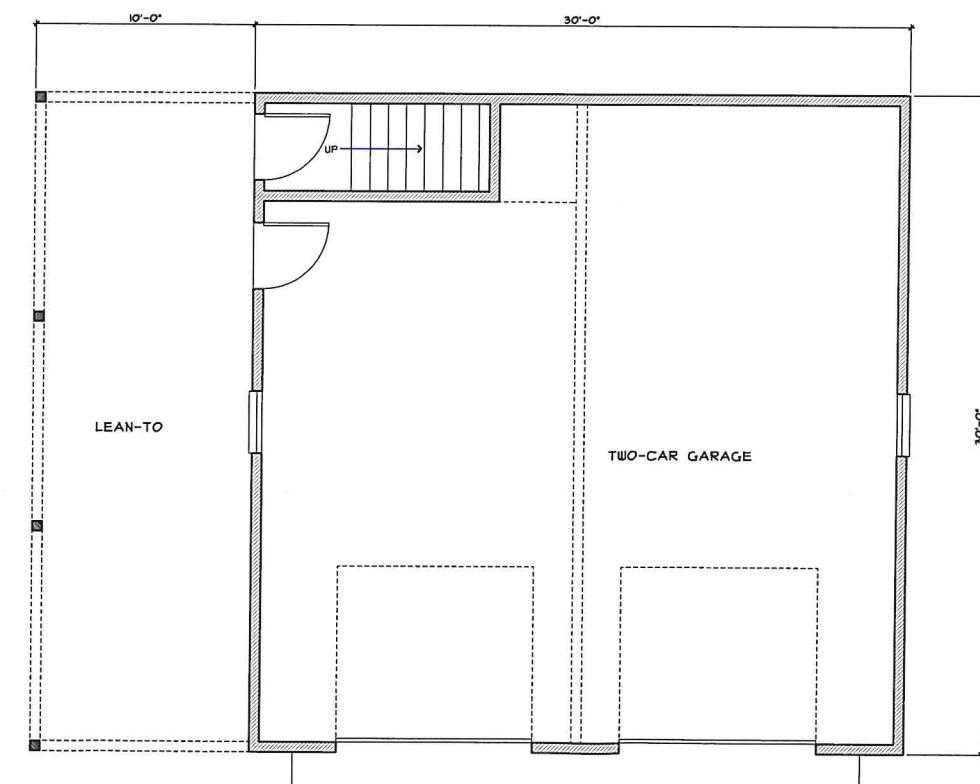
SHEET NO:



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



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



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

LOPES  
RESIDENCE

100 KICKEMUIT AVE.  
BRISTOL, RI  
02809

DATE: 1/3/2026

REVISIONS:  
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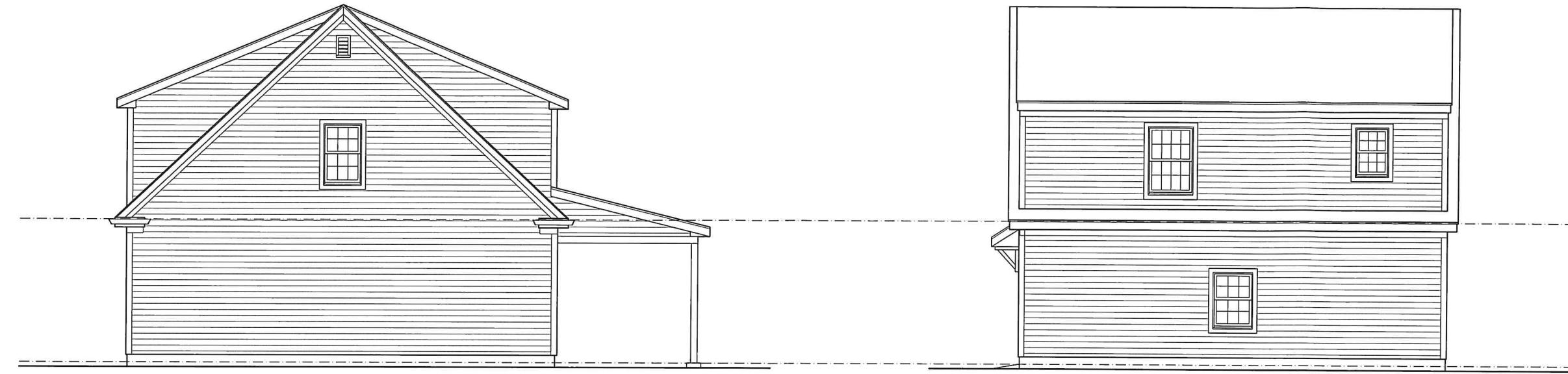
**B1**

SHEET NO:

MacCADD  
Drafting  
& Design

BRISTOL, RI  
02809

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 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"

LOPES  
RESIDENCE

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100 KICKEMUIT AVE.  
BRISTOL, RI  
02809

DATE: 1/3/2026

REVISIONS:  
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B2

SHEET NO:

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Drafting  
& Design

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BRISTOL, RI  
02809

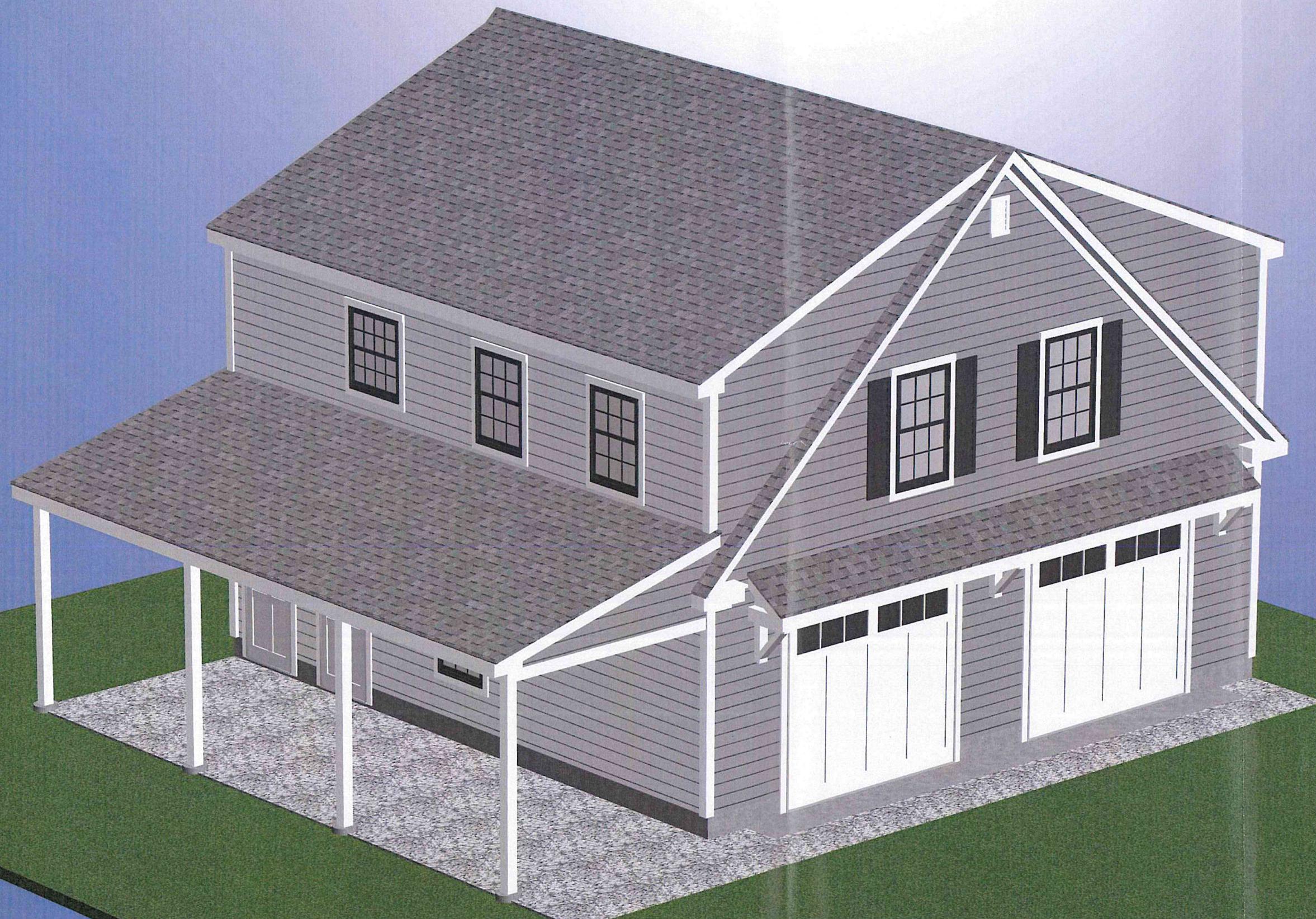
e-mail  
MacCADD@aol.com













► 100 KICKEMUIT AVE

Plat/Lot 133-0002-000

Account: 6970

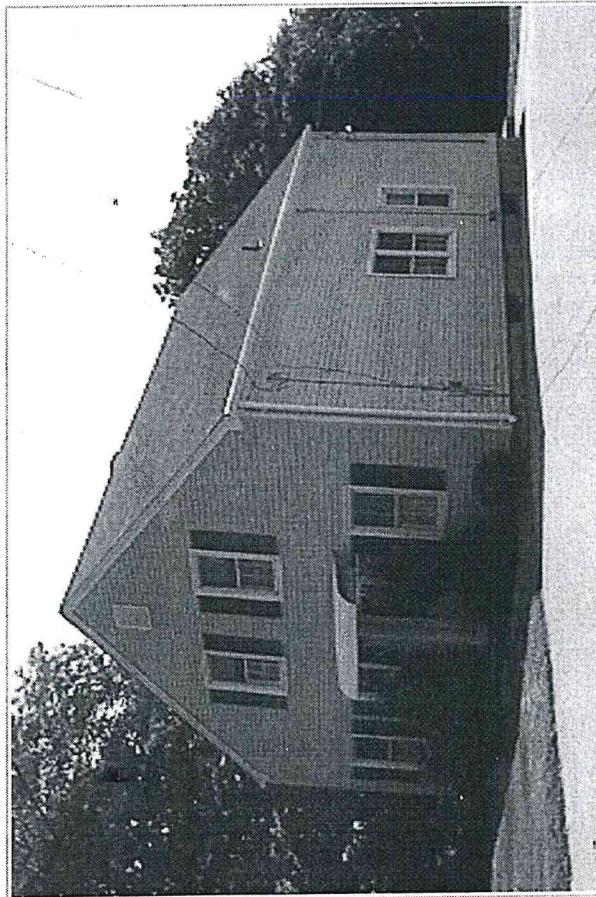
Zone R-15

**\$585,400** ADVANCING GOVERNMENT ENGAGING CITIZENS.

10

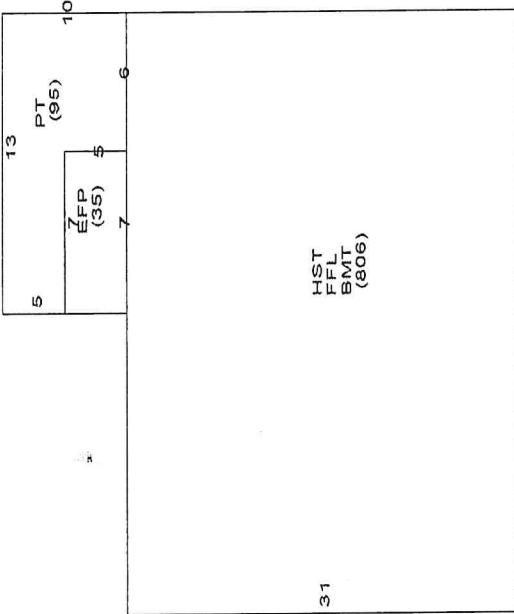
► Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
LOPES, FABIO M &	12/11/2025	0	2304-103		Q
PROTO, LOIS SPECIAL	12/28/2017	0	1934-325	A	Q
ERNST, PATRICIA	11/09/2017	286,000	1917-96	L	T

Assessment		Source > Mkt Adj Cost	VAL per SQ Unit/Card >	272.91				
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value	VAL per SQ Unit/Parcel >	272.91
01	325,700	0	1.29	259,700	0	585,400		
<b>TOTAL</b>	<b>325,700</b>	<b>0</b>	<b>1.29</b>	<b>259,700</b>	<b>0</b>	<b>585,400</b>		



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Previous Assessments		Year	Land	Building	SFYI	Land Size	AGR Credit	Appraised Value	Assessed Value
	Year	Luc	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



100 KICKENWUIT AVE

Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
			193,600			1.00	0
			66,100			1.00	0

Inf 1 %	Inf 2 %	Inf 3 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
				193,600			1.00	0
				66,100				1.00

Land Information						Adjusted	Neigh
	Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	O
1	01 NR Single I	0.34435	AC	P	1.00	566,400	562,219
2	01 NR Single I	0.94954	AC	EX	0.20	566,400	69,813
3							

Printed By: Ed Tanner  
Print Date: 1/11/2026

Year ID: 2026

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

## Plat/Lot 133-0002-000

## Zone R-15

## Assessment \$585,400

## ► Building Information

Description		Description		► Grade		► Grade		► Other Factors		► Sub-Area Detail		► Visit History		
BLDG Type	Restored	Stony Height 1/2 Story Finisher	Year Built	1870	EFF Year	Topography	Flood Hazard	Street	ROLLING	Code	Description	Area	Fin. Area	Rate
RES Units	1	COM Units	0			Alt LUC	Alt %	0.00	PAVED	FEL	1st FLOOR	806	806	354.23
Foundation	Concrete	BMT Floor	Concrete							HST	HALF STORY	403	403	354.23
Frame 1	Wood	Frame 2	%							PT	PATIO	95	0	3.83
EXT Wall 1	Vinyl Siding	EXT Wall 2	%							BMT	BASEMENT	806	0	53.14
Roof Type 1	Gable	Roof Type 2	%							EFP	ENCL PORCH	35	0	36.00
Roof Cover 1	Asphalt Shir	Roof Cover 2	%							Total		2,145	1,209	472.719
INT Wall 1	Drywall	INT Wall 2	%							Constr Adj	1.01			4/23/2018 MEASURED
Floors 1	Hardwood	Floors 2	%							Adj \$ISQ	354.23			5/4/2018 REVIEW
BMT Garages										Other Featrs	28,323			8/3/2021 REVIEW
Plumbing										Grade Fac	1.00			5/4/2018 REVIEW
Insulation	INT vs EXT									Neigh Infl	1.00			6/1/2007 MEASURED
Heat Fuel	Oil	Heat Type	BB Hot Water							Land Factor	1.00			8/31/2007 CALL BACK
# Heat Sys		% Heated	66							Adj Total	501,043			MP
% Solar HW		% A/C								Depreciation	175,365			
% COM Wall		% Vacuum								Total Depreciation %	35.0			4/23/2018 LISTED
Ceil Hght		Ceiling Type								Depr Total	325,678			5/4/2018 REVIEW
Parking Type		% Sprinkled												8/30/2005-05/22/2011 EAS - FUNC = NO HEAT ON 2nd FLOOR. - ELECTRICAL UPDATE 12/11 EAS
EXT View														LOT 0107 RECREATED - SEE ENV. # 451 10/04 ASSESSMENT REDUCED BY BOARD

## ► Fireplaces

Quantity	Quality	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
Full Bath	1	04/25/2019	F48867		FNC	5,000	100	Closed	5. Wood fence on the 2 sides of property, aluminum black fence in the front on
Ext Full Bath		02/16/2018	E45308		ELEC	700	100	Closed	New kitchen outlets and lights
Half Bath	1	02/09/2018	E45258		ELEC	1,000	100	Closed	New kitchen outlets and lights in kitchen and living room
Ext Half Bath		02/08/2018	P45249		PLMB	900	100	Closed	Bathroom and kitchen, new shower pipes and toilet and pot filler for the kitchen
Ext Fixtures		02/05/2018	B45225		BLDG	1,100	100	Closed	taking down the wall that separates the living room and kitchen and support
Kitchens	1	04/27/2011	E8907		ELEC	0	100	Closed	INSTALL 100 AMP SERVICE
Ext Kitchens		08/17/2010	B25405		BLDG	0	100	Closed	REMOVE EXISTING ROOFING SHINGLES AND REPLACE WITH NEW 39 YEAR

## ► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level	Width	SF Size	Quality	Condition	Year	Assessed Value
1	1	7	3	U	5				
2					6				
3					7				
4					8				
Totals	1	7	3		9				
					10				

## ► Special Features &amp; Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value

## ► Other Info.

AFDU				
ntTermRental				
PriorID1c				
PriorID2a				
PriorID2b				
PriorID2c				
PriorID3a				
PriorID3b				
PriorID3c				



# 100 Kickemuit Ave - 300' Radius

Town of Bristol, RI

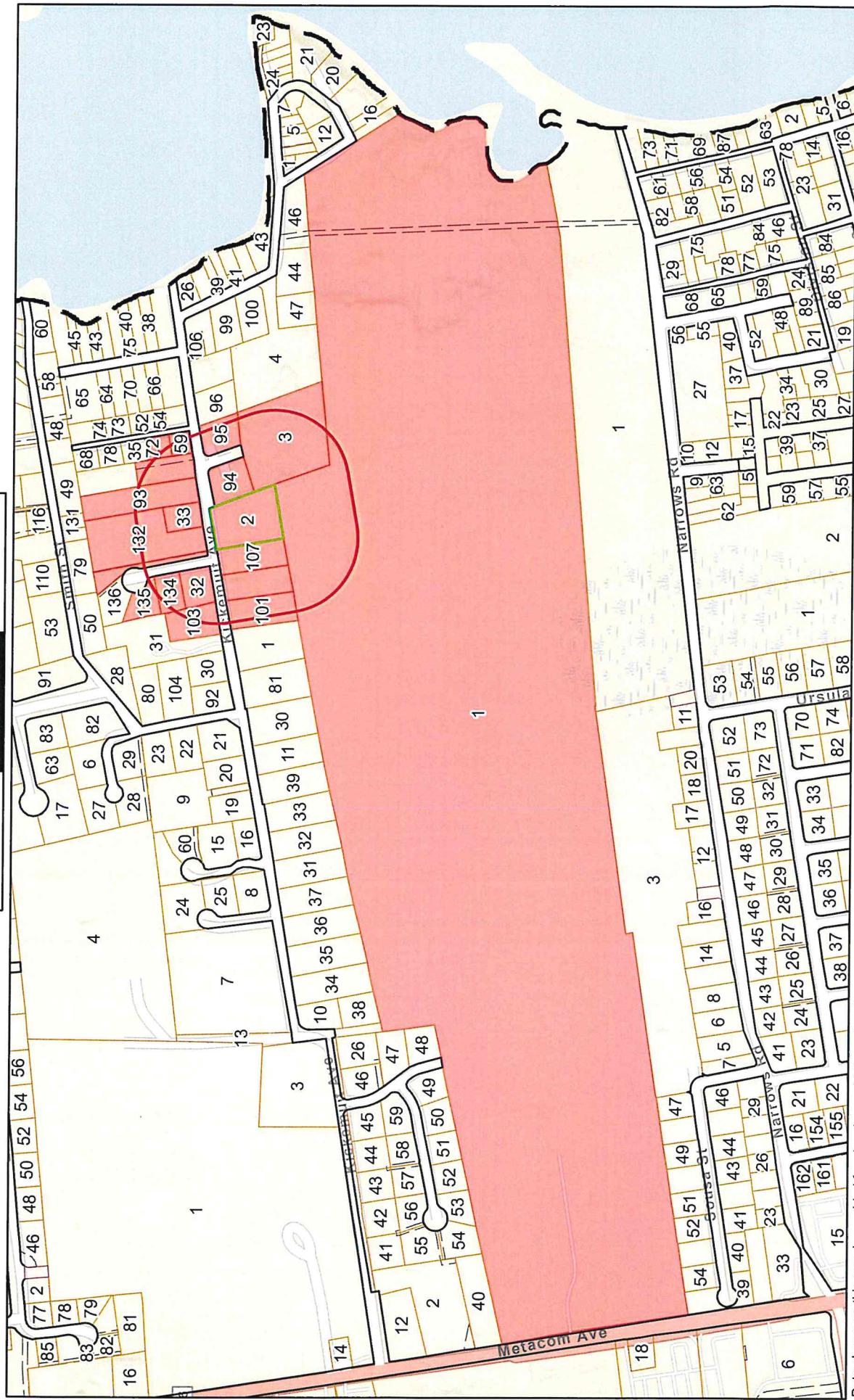
January 9, 2026

1 inch = 563 Feet

0 563 1126 1689

**CAI** Technologies  
Precision Mapping. Geospatial Solutions.

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



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Item 3A.



# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

## 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 et al 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



www.cai-tech.com

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are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 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 et al 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 80 Charles St	Plat 32	Lot 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**

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**

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.

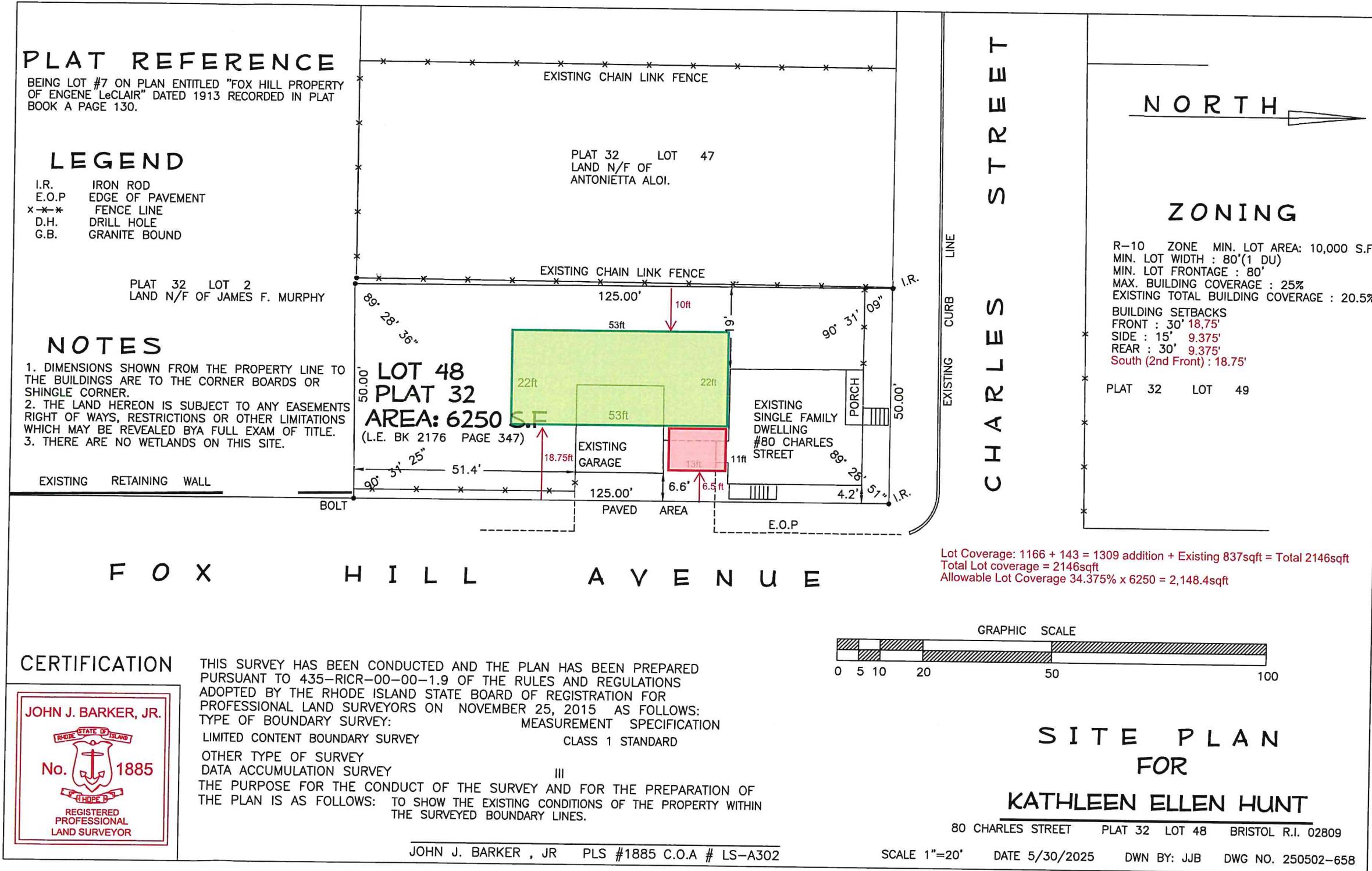
Mr. Bell is authorized to present information, answer questions, and discuss all matters related to the application, including the proposed project and any requested variances. His statements and responses should be considered as having my full knowledge and consent.

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

Sincerely,



**Kathleen Hunt**  
Property Owner  
80 Charles Street, Bristol, RI 02809



## Bristol

Plat/Lot 032-0048-000

80 CHARLES ST

Account: 2527 LUC 01 Zone R-10 Assessment \$406,000

► Owner

Owner 1 HUNT, KATHLEEN ELLEN

% Owned

Grantor	Previous Owners & Sales Information				
	Date	Sale Price	Leg Ref	NAL	Deed Type
PENNINGTON, MICHAEL R	06/20/2022	410,000	2176-347		W
TORREY, MARCIA A	07/30/2010	227,500	1546-299		W
LETENDRE, CHRISTOPHER	08/10/2008	0	UNK-		D
BORGES, ANTOINE	02/28/2003	0	967-324A		
	10/11/2002	0	921-102		

► Assessment

Use Code	Bldg Value	S/F/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	244,900	10,400	0.13	150,700	0	406,000
<b>TOTAL</b>	<b>244,900</b>	<b>10,400</b>	<b>0.13</b>	<b>150,700</b>	<b>0</b>	<b>406,000</b>
Source > Mkt Adj Cost	VAL per SQ Unit/Card >	183.54	VAL per SQ Unit/Parcel >	183.54		

Inf 1 %

Inf 2 %

Inf 3 %

Appr Value

Spec Land

Juris Fact

Use Value

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## Card 1 of 1 CATALIS®



ADVANCING GOVERNMENT. ENGAGING CITIZENS.

## Bristol

## Plat/Lot 032-0048-000

## 80 CHARLES ST

## Building Information

## Account: 2527 LUC 01 Zone R-10

Description		Grade		Other Factors		Sub-Area Detail		Assessment		Visit History	
BLDG Type	Bungalow	Story Height	1 Story	Q4	Q4	Code	Description	Area	Fin. Area	Rate	Undep Val
BLDG Type	Bungalow	Story Height	1 Story	Year Built	1913	EFF Year	LEVEL	785	785	297.95	233,891
RES Units	1	COM Units	0	Alt LUC	Alt %	0.00	STREET	590	590	53.63	31,642
Foundation	Concrete	BMT Floor	Concrete	Depreciation		FFL	1st FLOOR	52	0	20.54	12/16/2024 REVIEW
Frame 1	Wood	Frame 2	%	Code	Description	FBM	FIN BMT	785	785	44.69	8/11/2021 REVIEW
EXT Wall 1	Clapboard	EXT Wall 2	%	GD	GD - Good	OFP	OPEN PORCH	209.00	209.00	35.082	6/22/2018 REVIEW
Roof Type 1	Hip	Roof Type 2	%	Condition	-	BMT	BASEMENT	1.41	1.41	301,683	6/13/2018 MEASURED
Roof Cover 1	Asphalt Shlr	Roof Cover 2	%	Functional	-	Total		2,212	1,375		1/17/2008 MEASURE
INT Wall 1	Drywall	INT Wall 2	%	Economic	-						1/17/2008 LISTED
Floors 1	Hardwood	Floors 2	%	Special	-						
BMT Garages	Color	Electrical	OV								
Plumbing				Total Depreciation %	>						
Insulation	INT vs EXT			Total Depreciation %	>	27.0	Depr Total	90,583	90,583		
Heat Fuel	Oil	Heat Type	FWA w/A/C								
# Heat Sys	% Heated	100	Additions	Complex							
% Solar HW	% A/C	100	Plumbing	Location							
% COM Wall	% Vacuum		Electric	Tot Units							
Cell HIGHT	Ceiling Type		Heating	FL Level							
Parking Type	% Sprinkled		General	# Floors							
EXT View			Bath(s)	Bldg Seq							

## Grade

## Other Factors

## Sub-Area Detail

## Assessment

## Visit History

## Other Info.

## Condo Data

## Remodeling History

## Building Permits

## Special Features &amp; Yard Items

## Room Counts by Floor

## W.S. Flues

## Fireplaces

## Ext Kitchens

## Ext Fixtures

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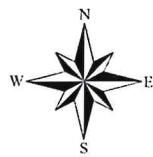
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# 80 Charles St - 300' Radius

Town of Bristol, RI

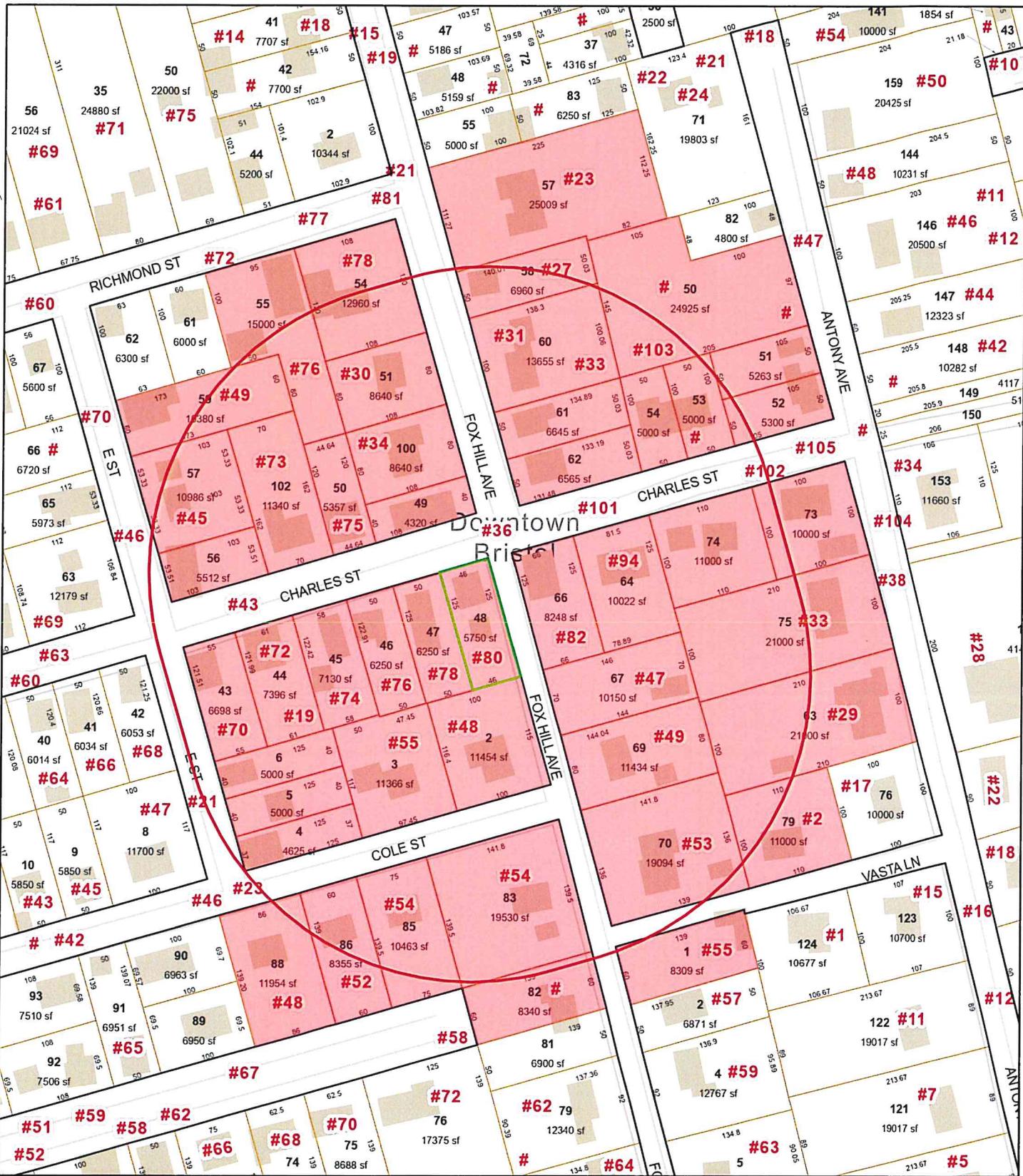
1 inch = 141 Feet

January 9, 2026

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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

## 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 TOUSSET 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

Parcel Number: 32-4	Mailing Address: AMARAL, PEDRO JORGE & GINETTE M. LE AMARAL, PAUL & AMARAL, CHRISTOPHER TC 23 E ST BRISTOL, RI 02809
Parcel Number: 32-43	Mailing Address: HAKEEM, LARA 323 NEW MEADOW RD BARRINGTON, RI 02871-5100
CAMA Number: 32-4	
Property Address: 23 E ST	
Parcel Number: 32-44	Mailing Address: PAULON, KAREN R. & BARRY, DANA A. TE 72 CHARLES ST BRISTOL, RI 02809
CAMA Number: 32-44	
Property Address: 72 CHARLES ST	
Parcel Number: 32-45	Mailing Address: ARMILLOTTO, MARK ET UX PAULA A. ARMILLOTTO TE 74 CHARLES ST. BRISTOL, RI 02809
CAMA Number: 32-45	
Property Address: 74 CHARLES ST	
Parcel Number: 32-46	Mailing Address: BOTELHO, MICHAEL TRUSTEE 78 RICHMOND STREET BRISTOL, RI 02809
CAMA Number: 32-46	
Property Address: 76 CHARLES ST	
Parcel Number: 32-47	Mailing Address: ALOI, ANTONIETTA LE MACHADO, ANTONIETTA ALOI & PETERS, LISA ANN TC 78 CHARLES ST BRISTOL, RI 02809
CAMA Number: 32-47	
Property Address: 78 CHARLES ST	
Parcel Number: 32-48	Mailing Address: HUNT, KATHLEEN ELLEN PO BOX 1181 BRISTOL, RI 02809
CAMA Number: 32-48	
Property Address: 80 CHARLES ST	
Parcel Number: 32-49	Mailing Address: LEVESQUE, KRISTEN & KIRSTI TE 36 FOXHILL AVE BRISTOL, RI 02809
CAMA Number: 32-49	
Property Address: 36 FOXHILL AVE	
Parcel Number: 32-5	Mailing Address: LEONE, CHRISTOPHER & NOEL, EMILY JT 21 E STREET BRISTOL, RI 02809
CAMA Number: 32-5	
Property Address: 21 E ST	
Parcel Number: 32-50	Mailing Address: LEVESQUE, DYLAN R. & OLSON, SARINA K. TC 75 CHARLES ST BRISTOL, RI 02809
CAMA Number: 32-50	
Property Address: 75 CHARLES ST	
Parcel Number: 32-51	Mailing Address: CORREIA, FRANCES L. TRUSTEE FRANCES L. CORREIA LIV TRUST 30 FOXHILL AVE. BRISTOL, RI 02809
CAMA Number: 32-51	
Property Address: 30 FOXHILL AVE	
Parcel Number: 32-54	Mailing Address: BOTELHO, MICHAEL TRUSTEE 78 RICHMOND STREET BRISTOL, RI 02809
CAMA Number: 32-54	
Property Address: 78 RICHMOND ST	



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

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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 32-55	Mailing Address: MITNIK RICHMOND LLC 25 BAYFIELD RD WAYLAND, MA 01778
CAMA Number: 32-55	
Property Address: 76 RICHMOND ST	
Parcel Number: 32-56	Mailing Address: FORTIN, DONAT A. JR ANN M. ETUX 91 MAIN ST APT 371 WARREN, RI 02885
CAMA Number: 32-56	
Property Address: 43 E ST	
Parcel Number: 32-57	Mailing Address: MONTEFUSCO WANDER TE DOS SANTOS SILVIA HELENA TE 45 E ST Bristol, RI 02809
CAMA Number: 32-57	
Property Address: 45 E ST	
Parcel Number: 32-59	Mailing Address: CONTE, ANDREW JR. 167 BRADFORD ST BRISTOL, RI 02809
CAMA Number: 32-59	
Property Address: 49 E ST	
Parcel Number: 32-6	Mailing Address: PERRY, FRANK IRENE LIFE EST & PERRY, FRANK 19 E ST BRISTOL, RI 02809
CAMA Number: 32-6	
Property Address: 19 E ST	
Parcel Number: 39-50	Mailing Address: CAPUANO,TERESA M LEIBY,NATHAN JT 47 ANTONY AVE BRISTOL, RI 02809
CAMA Number: 39-50	
Property Address: ANTONY AVE	
Parcel Number: 39-51	Mailing Address: KAUFMANN, CHRISTOPHER m & KAITLYN A. TE 105 CHARLES ST BRISTOL, RI 02809
CAMA Number: 39-51	
Property Address: ANTONY AVE	
Parcel Number: 39-52	Mailing Address: KAUFFMANN, CHRISTOPHER M & KAITLYN A. TE 105 CHARLES ST BRISTOL, RI 02809
CAMA Number: 39-52	
Property Address: 105 CHARLES ST	
Parcel Number: 39-53	Mailing Address: VERMETTE, CHARLES H C/O THOMAS ANDRADE 67 SHERRY AVE BRISTOL, RI 02809
CAMA Number: 39-53	
Property Address: CHARLES ST	
Parcel Number: 39-54	Mailing Address: VERMETTE, CHARLES H C/O THOMAS ANDRADE 67 SHERRY AVE BRISTOL, RI 02809
CAMA Number: 39-54	
Property Address: 103 CHARLES ST	
Parcel Number: 39-57	Mailing Address: CIMBRON, JOAO L., MARIA MAUREEN M. TRST 23 FOXHILL AVE BRISTOL, RI 02809
CAMA Number: 39-57	
Property Address: 23 FOXHILL AVE	
Parcel Number: 39-58	Mailing Address: PACHECO, ANTONIO M & MARIA A TRUSTEES REVOC C/O 27 FOX HILL AVE BRISTOL, RI 02809
CAMA Number: 39-58	
Property Address: 27 FOXHILL AVE	



# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 39-60	Mailing Address: REYNOLDS, SOPHIE K 31 FOX HILL AVE BRISTOL, RI 02809
CAMA Number: 39-60	
Property Address: 31 FOXHILL AVE	
Parcel Number: 39-61	Mailing Address: TATTRIE, WILLIAM R. JR & ELIZABETH F. TE 9 ROSEDALE DRIVE BRISTOL, RI 02809
CAMA Number: 39-61	
Property Address: 33 FOXHILL AVE	
Parcel Number: 39-62	Mailing Address: 101 CHARLES STREET, LLC C/O 243 NARRAGANSETT PARK DR RUMFORD, RI 02916
CAMA Number: 39-62	
Property Address: 101 CHARLES ST	
Parcel Number: 39-63	Mailing Address: PACHECO, JOHN A ET UX TAMMY A. QC 29 ANTONY AVE BRISTOL, RI 02809
CAMA Number: 39-63	
Property Address: 29 ANTONY AVE	
Parcel Number: 39-64	Mailing Address: MITCHELL, CYNTHIA JOAN & MARINE, NICHOLAS DANIEL TE 94 CHARLES ST BRISTOL, RI 02809
CAMA Number: 39-64	
Property Address: 94 CHARLES ST	
Parcel Number: 39-66	Mailing Address: BONAS, ANDREA & KEATING, JUSTIN TC  82 CHARLES ST BRISTOL, RI 02809
CAMA Number: 39-66	
Property Address: 82 CHARLES ST	
Parcel Number: 39-67	Mailing Address: DASILVA, MARY C CABRAL DORVLIN BRANCO, LOUIS R. JT 47 FOX HILL AVE BRISTOL, RI 02809
CAMA Number: 39-67	
Property Address: 47 FOXHILL AVE	
Parcel Number: 39-69	Mailing Address: WELDON, JAMES THOMAS & CARROLL- WELDON, ANITA TE 49 FOXHILL AVE BRISTOL, RI 02809
CAMA Number: 39-69	
Property Address: 49 FOXHILL AVE	
Parcel Number: 39-70	Mailing Address: DALTON, EARL LEE ANN TE 53 FOX HILL AVE BRISTOL, RI 02809
CAMA Number: 39-70	
Property Address: 53 FOXHILL AVE	
Parcel Number: 39-73	Mailing Address: CORREIA, JOAO M ISAURA 104 CHARLES ST BRISTOL, RI 02809
CAMA Number: 39-73	
Property Address: 104 CHARLES ST	
Parcel Number: 39-74	Mailing Address: SERBST, PETER C. ET AL MARIA M. TE 102 CHARLES ST. BRISTOL, RI 02809
CAMA Number: 39-74	
Property Address: 102 CHARLES ST	
Parcel Number: 39-75	Mailing Address: DAY, JEFFREY M. DONNA 33 ANTONY AVE BRISTOL, RI 02809
CAMA Number: 39-75	
Property Address: 33 ANTONY AVE	



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 39-79  
CAMA Number: 39-79  
Property Address: 2 VASTA LN

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

Parcel Number: 40-1  
CAMA Number: 40-1  
Property Address: 55 FOXHILL AVE

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



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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. & OLSO  
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 5 Marie Drive	Plat 150	Lot 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)**

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.

**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.

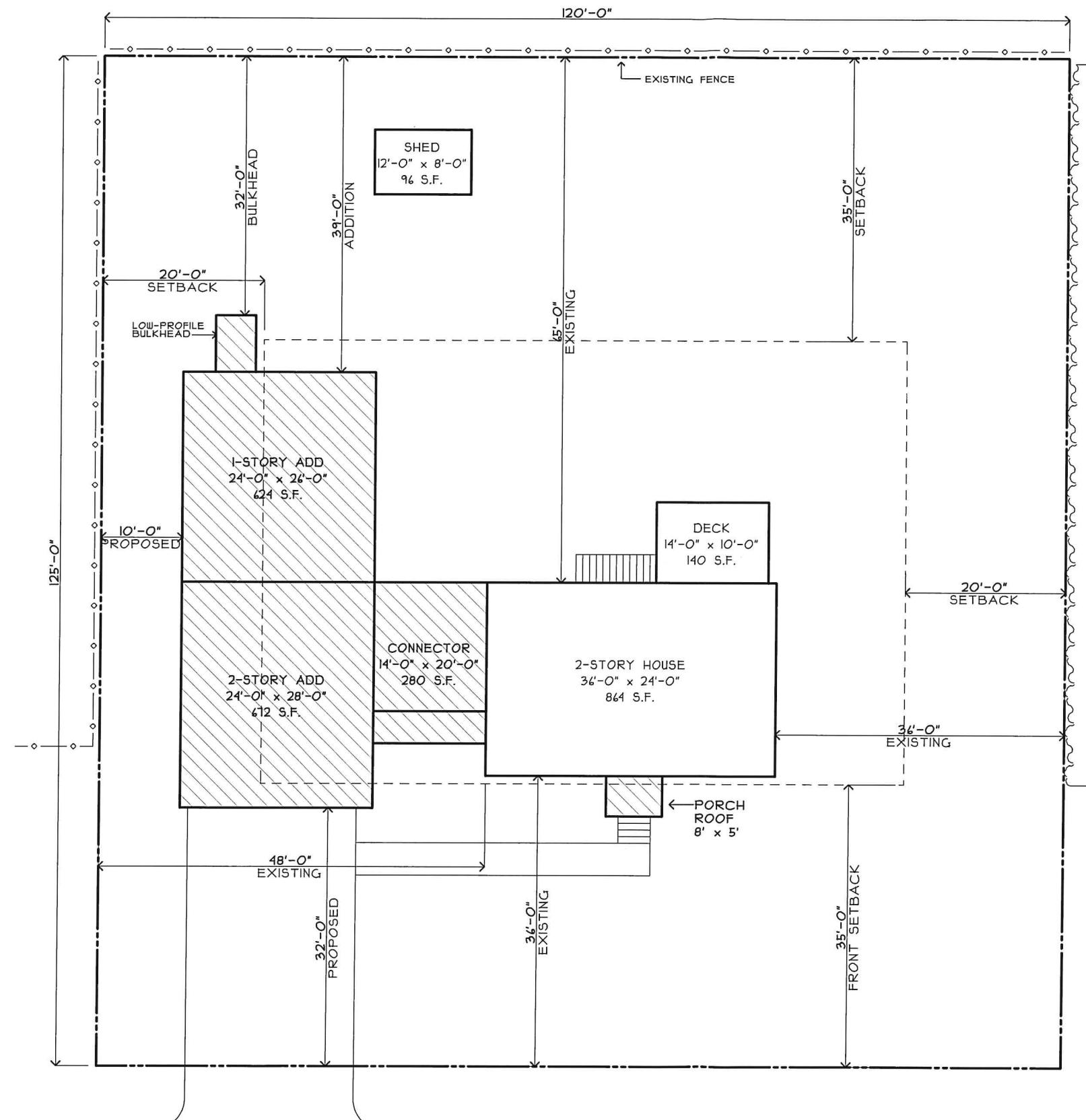
The living space of the current home is 1512 S.F. and we are requesting additional space of 1576 S.F. for the ADU. 280 of the S.F. is for a second bedroom. The 2nd BR is for family to help with my mother in the event that we are not around to assist her with her needs.

#### Existing Lot Specifications

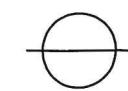
Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	120
Lot Depth	125

#### Existing Buildings & Structures

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



MARIE DRIVE

 SITE PLAN  
SCALE: 1" = 16'



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.

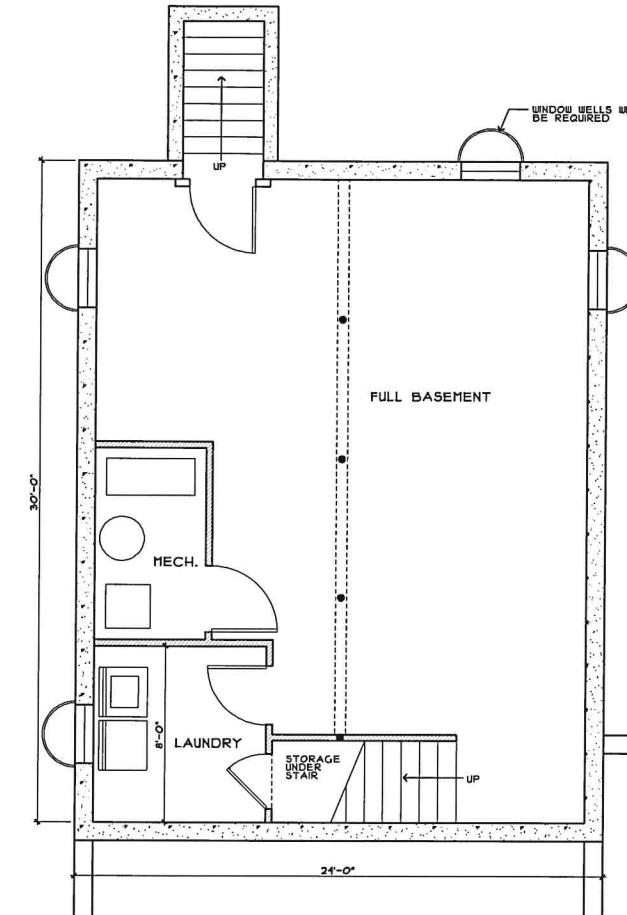
ALL MEASUREMENTS SHOWN WERE  
MEASURED IN FIELD USING REASONABLE  
ASSUMPTIONS FOR PROPERTY LINE  
USING ESTABLISHED FENCES, PLANTINGS,  
AND CURRENT LAND USAGE.  
THIS IS NOT A PROFESSIONAL SURVEY.

24 0 16  
GRAPHIC SCALE:

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

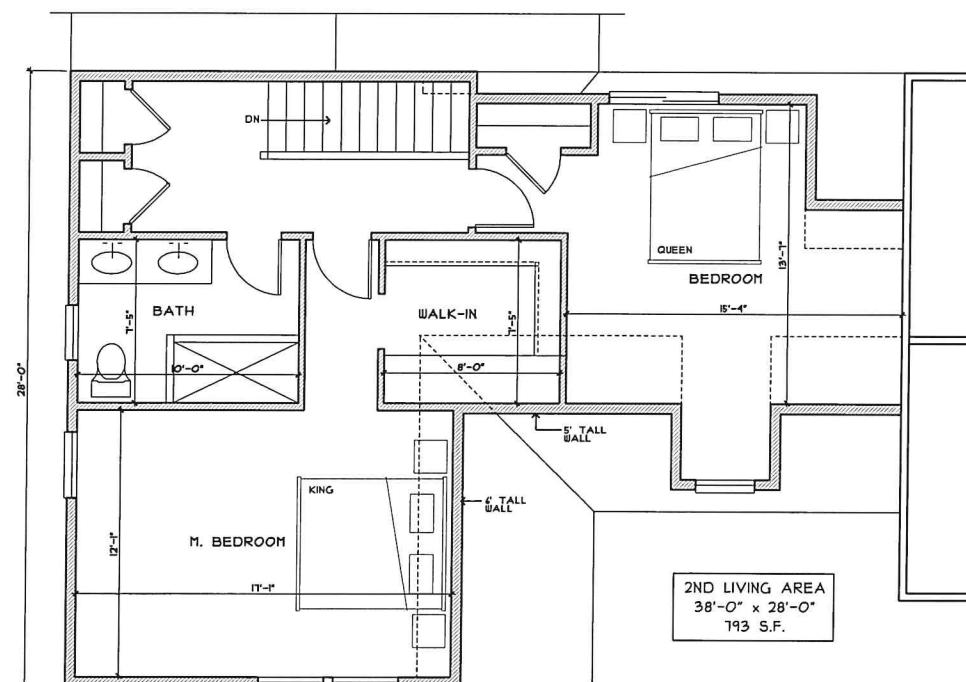
S1

*Item 3C.*



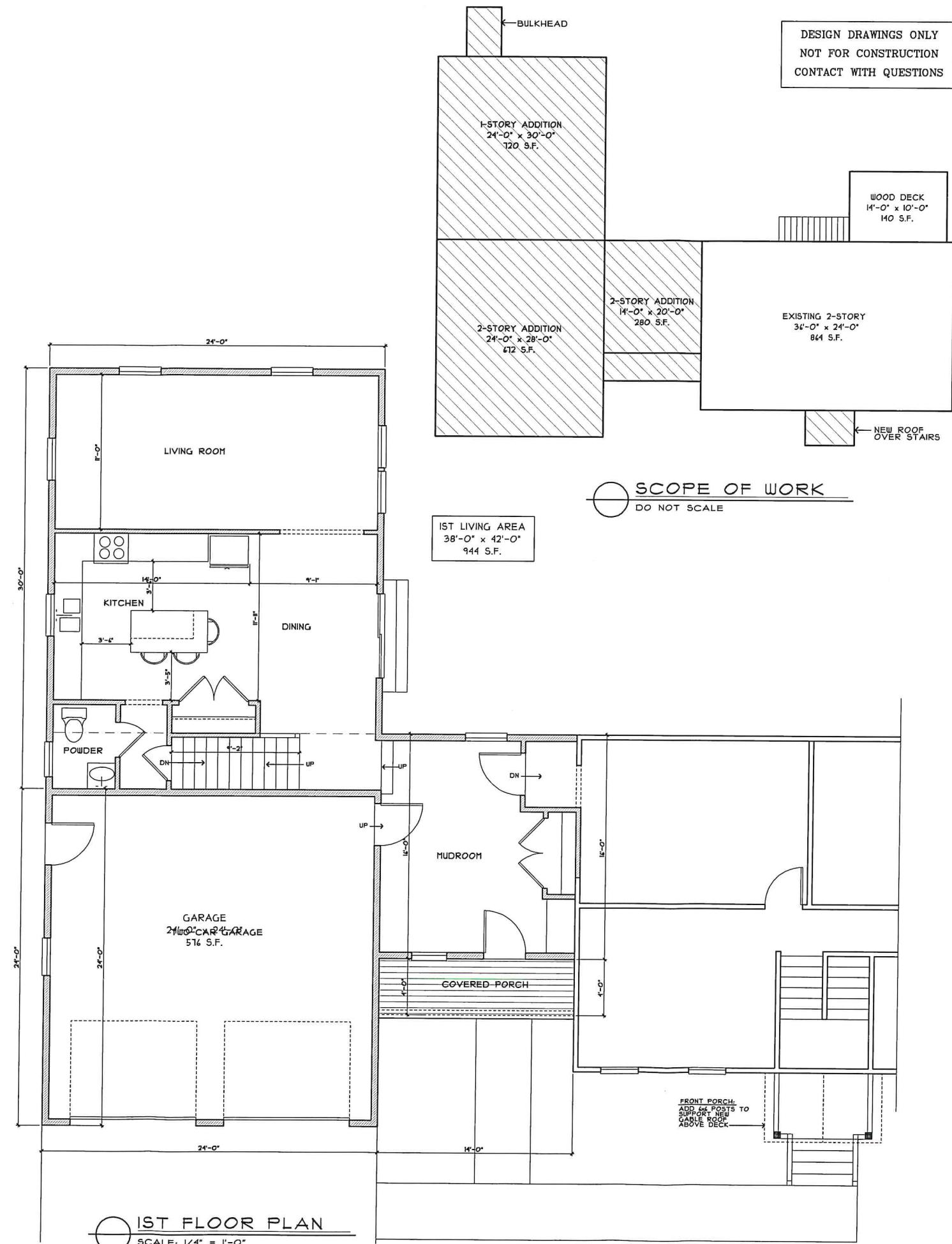
BASEMENT PLAN

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



2ND FLOOR PLAN

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



1ST FLOOR PLAN

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

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

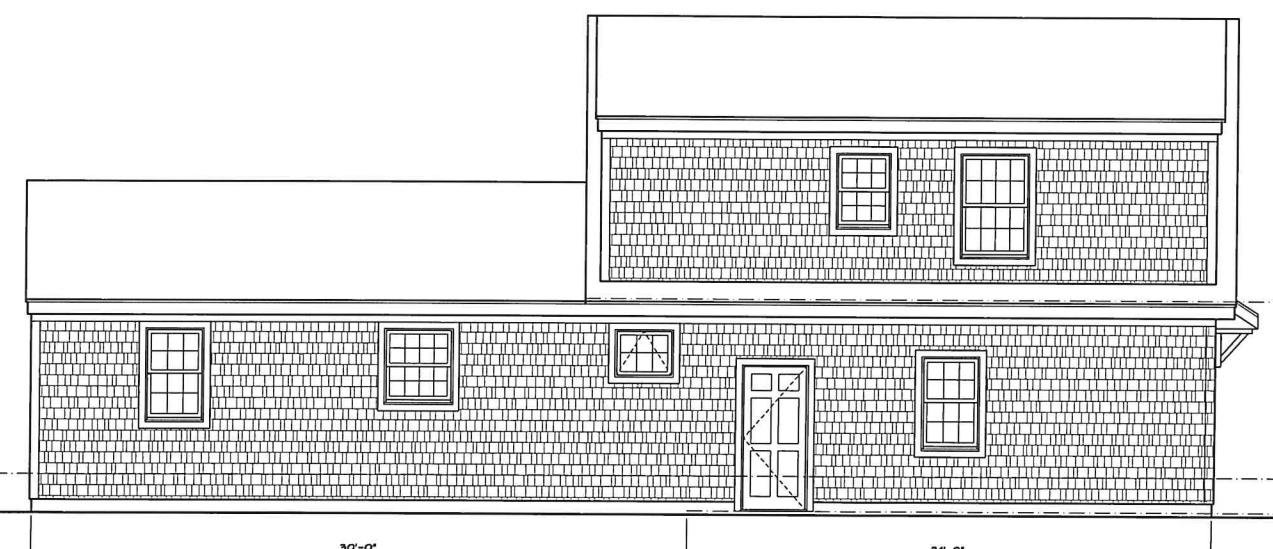
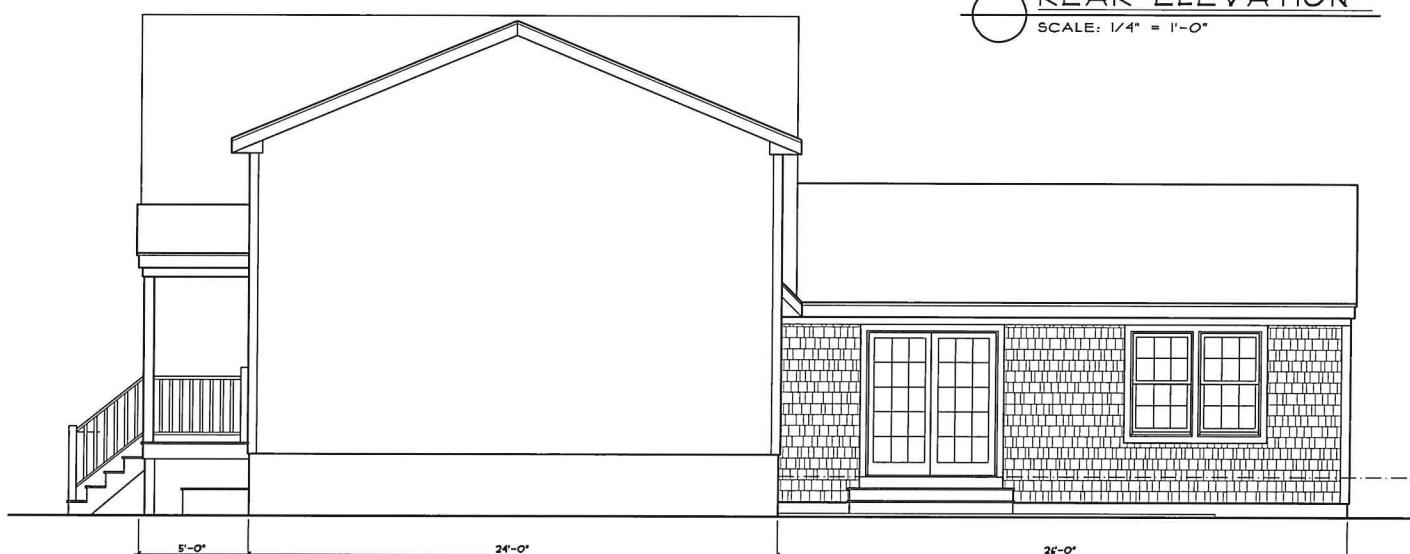
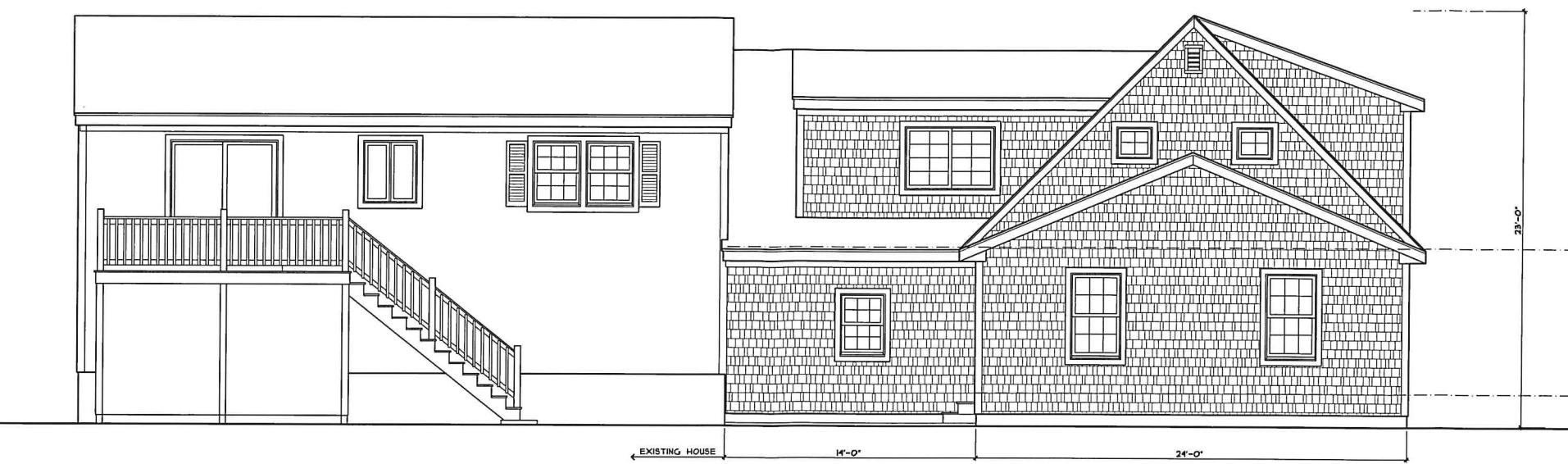
## REVISED EDITIONS

1000

1000 J. M. H. BEEBE

△ 1

SHEET NO:



CABRAL  
RESIDENCE

5 MARIE DRIVE  
BRISTOL, RI  
02809

DATE: 1/5/2025

REVISIONS:

---



---



---



---

A2

SHEET NO:

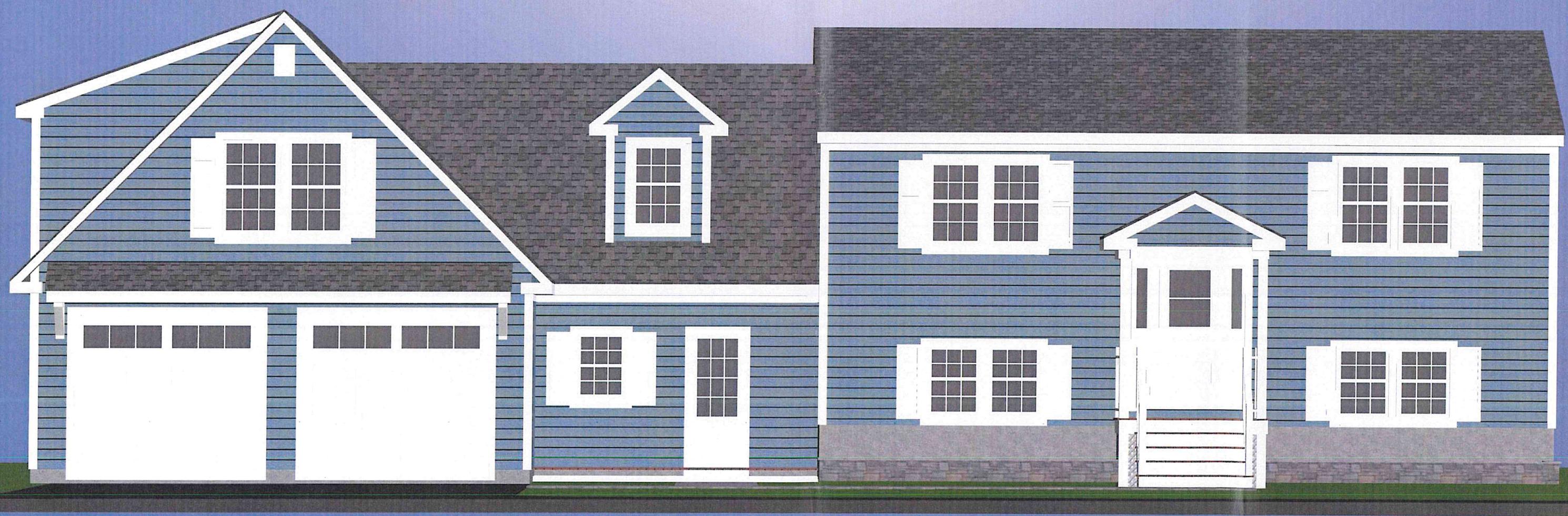
MacCADD  
Drafting  
& Design

□ □ □

BRISTOL, RI  
02809

e-mail  
MacCADD@aol.com

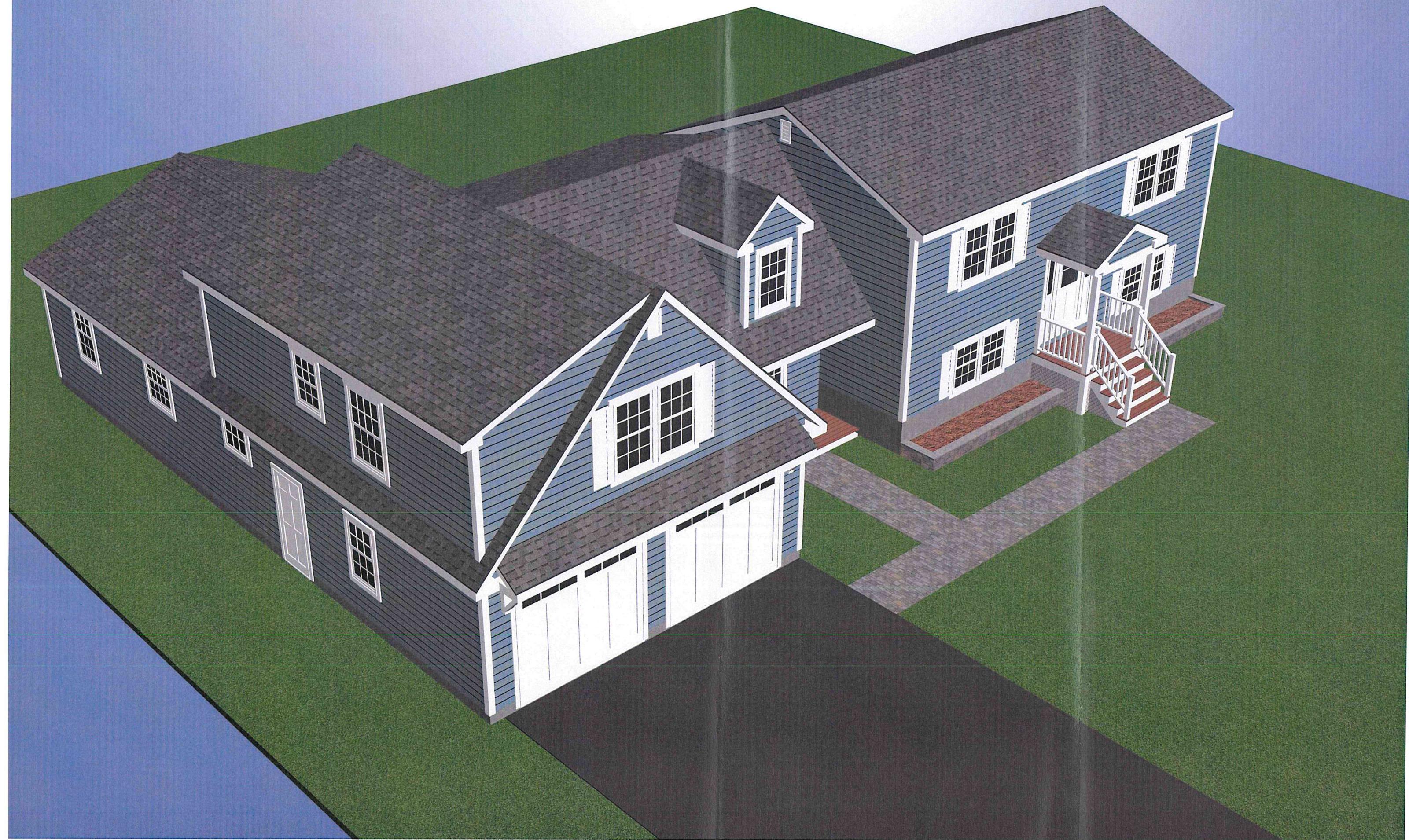


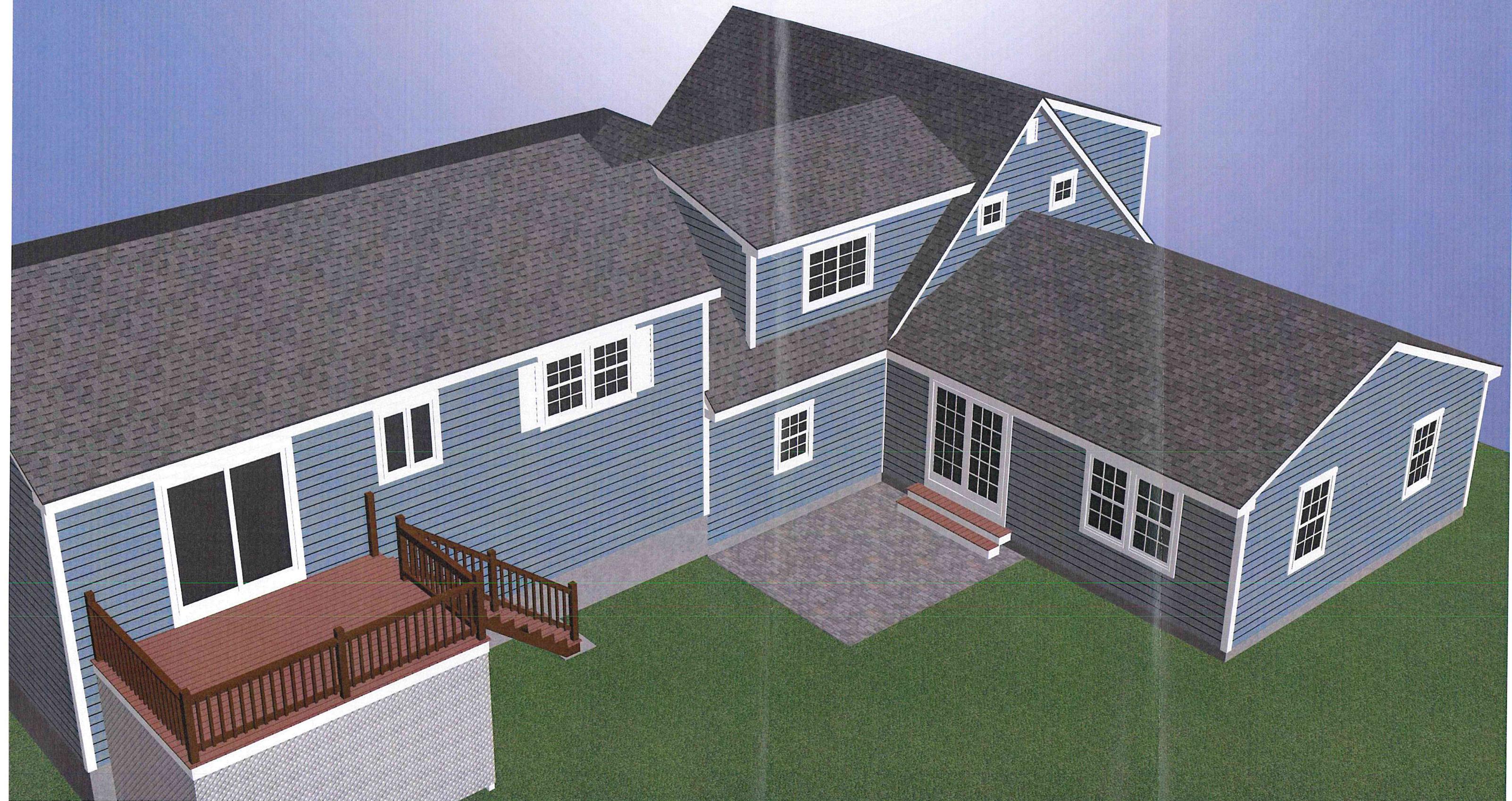












**Bristol****5 MARIE DR****Card 1 of 1 CATALIS®****Plat/Lot 150-0121-000**

ADVANCING GOVERNMENT ENGAGING CITIZENS.

**5 MARIE DR****Account: 7700****Zone R-15****Assessment****\$450,700****► Owner**

► Owner Account #: 07-1958-26

Owner 1 GRIFFIN, MARY E &amp;

Owner 2 CABRAL, HENRY JR JT TRUSTEE

Owner 3

Address 5 MARIE DR, BRISTOL, RI 02809

**► Previous Owners & Sales Information**

Grantor

GRIFFIN, JAMES L, JR. &amp;

Date 09/16/2022

Sale Price 0

Leg Ref 2187-257

Deed Type Q

**► Assessment**

% Owned

Year 2025

Building 256,200

SF/YI 0

Land Size 0

Land Value 195,500

AG Credit 0

Assessed Value 450,700

Year 2024

Building 144,800

SF/YI 0

Land Size 0

Land Value 144,800

AG Credit 0

Assessed Value 450,700

Year 2023

Building 144,800

SF/YI 0

Land Size 0

Land Value 144,800

AG Credit 0

Assessed Value 450,700

Year 2022

Building 144,800

SF/YI 0

Land Size 0

Land Value 144,800

AG Credit 0

Assessed Value 450,700

Year 2021

Building 118,800

SF/YI 0

Land Size 0

Land Value 118,800

AG Credit 0

Assessed Value 450,700

Year 2020

Building 118,800

SF/YI 0

Land Size 0

Land Value 118,800

AG Credit 0

Assessed Value 450,700

Source &gt; Mkt Adj Cost VAL per SQ Unit/Parcel &gt; 179.13

VAL per SQ Unit/Parcel &gt; 179.13

Inf 3 %

Appr Value 195,500

Spec Land 1.00

Fact 0

Use Value 0

**► Previous Assessments**

Year 2025

Building 27

SF/YI 0

Land Size 0

Land Value 195,500

AG Credit 0

Assessed Value 450,700

Year 2024

Building 01

SF/YI 0

Land Size 0

Land Value 162,900

AG Credit 0

Assessed Value 450,700

Year 2023

Building 01

SF/YI 0

Land Size 0

Land Value 162,900

AG Credit 0

Assessed Value 450,700

Year 2022

Building 01

SF/YI 0

Land Size 0

Land Value 162,900

AG Credit 0

Assessed Value 450,700

Year 2021

Building 01

SF/YI 0

Land Size 0

Land Value 150,000

AG Credit 0

Assessed Value 450,700

Year 2020

Building 01

SF/YI 0

Land Size 0

Land Value 150,000

AG Credit 0

Assessed Value 450,700

**► Land Information**

Use Description

Units

Unit Type

Land Type

LT Fact

Adjusted

Neigh

Inf 1

Inf 1 %

Inf 2

Inf 2 %

Inf 3

Inf 3 %

Appr Value

Spec Land

Juris

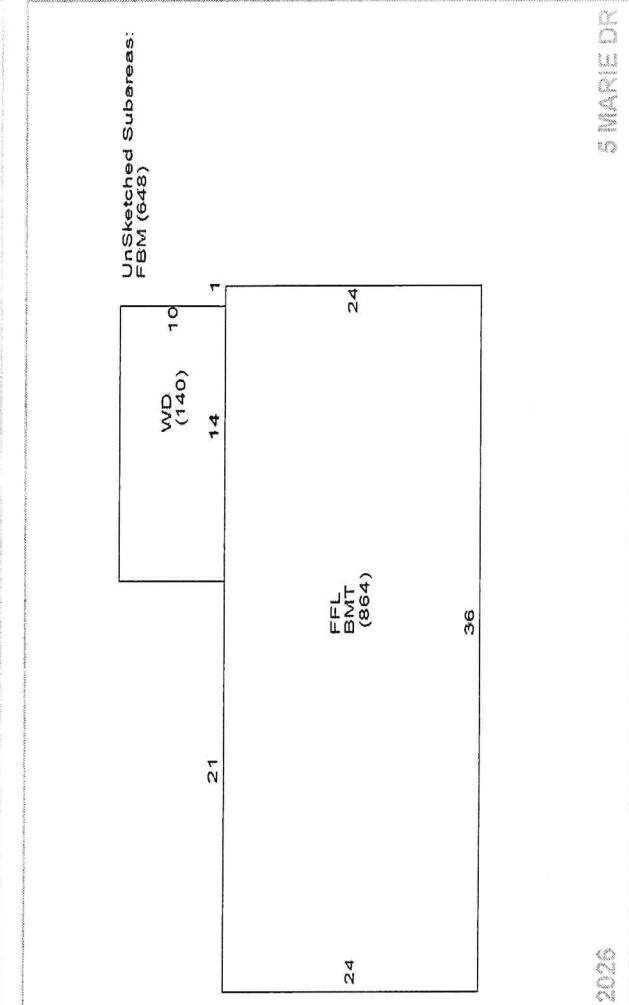
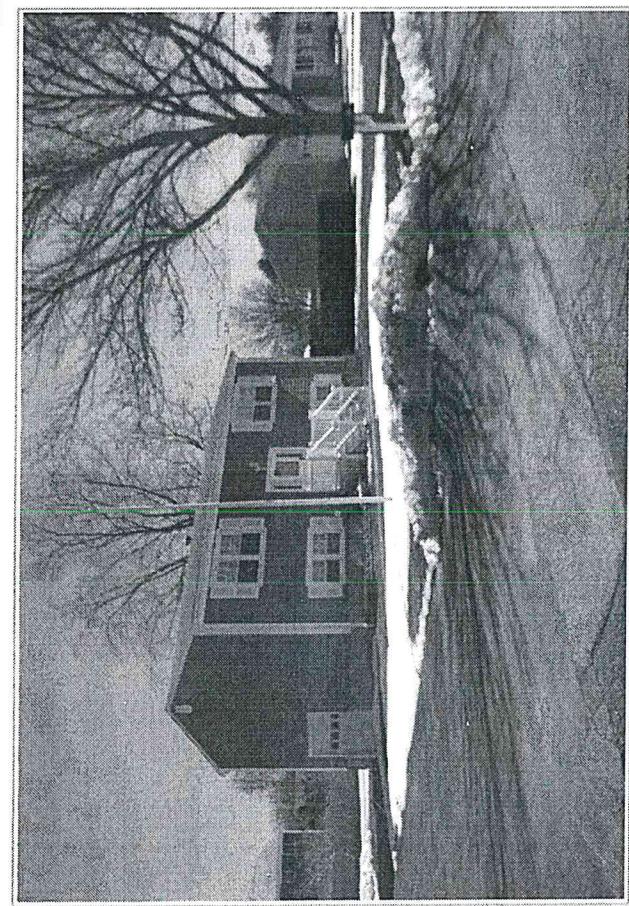
Fact

Print Date = 1/14/2026 Printed By = Ed Tanner

Year ID: 2026

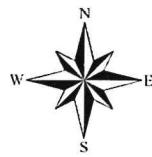
Disclaimer - This information is believed to be correct, but is subject to change and is not warranted

Item 3C.



5 MARIE DR





# 5 Marie Drive - 300' Radius

Town of Bristol, RI

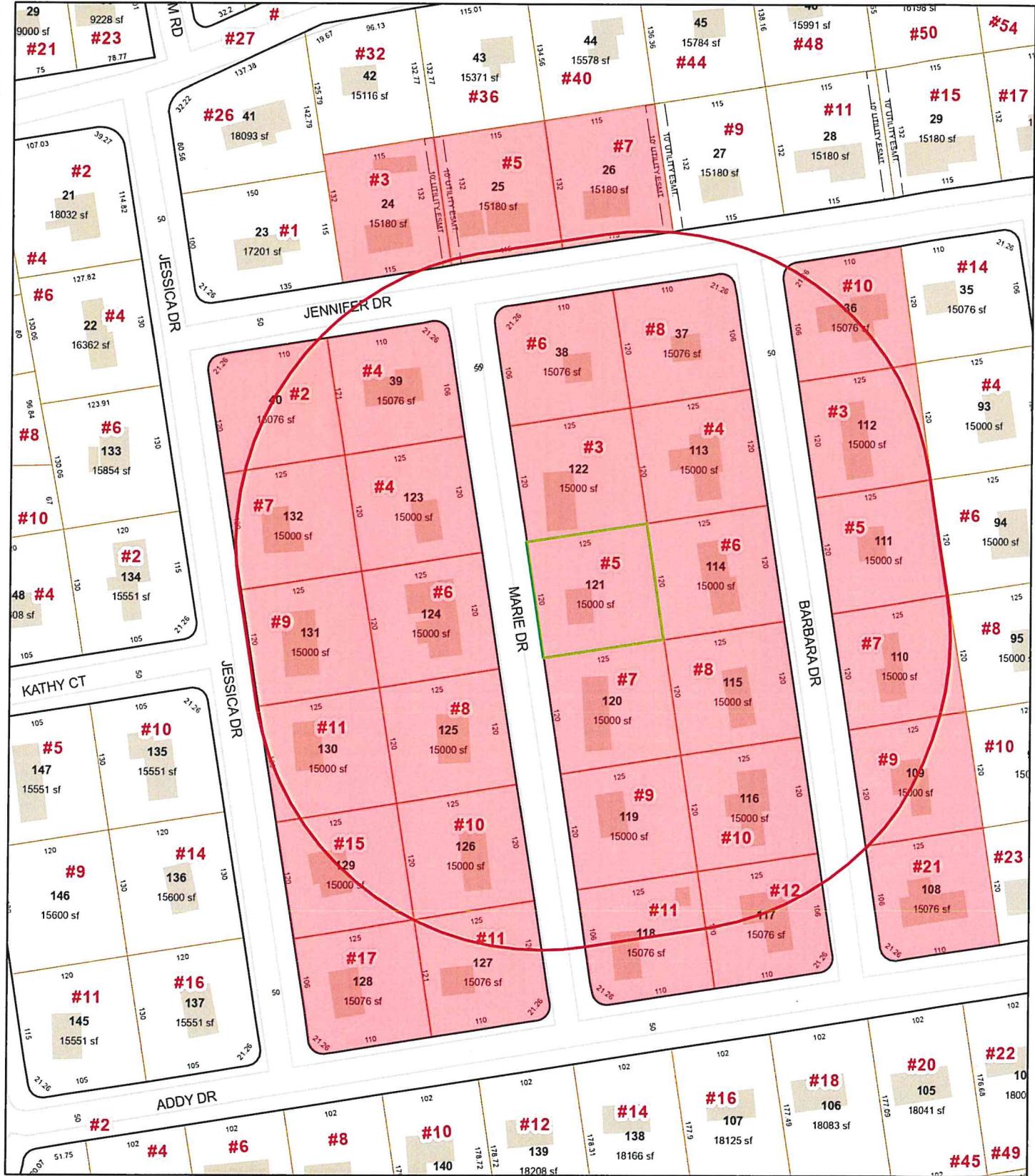
1 inch = 141 Feet

January 9, 2026

**CAI** Technologies  
Precision Mapping. Geospatial Solutions

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

0 141 282 423



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

## 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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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 150-118	Mailing Address: CORREIRA, FREDERICK M 11 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-118	
Property Address: 11 MARIE DR	
Parcel Number: 150-119	Mailing Address: DASILVA, JOHN ET UX MICHELLE ANN WAY TE 9 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-119	
Property Address: 9 MARIE DR	
Parcel Number: 150-120	Mailing Address: CALISTO, JOSE L & LUCIA TRUSTEES 7 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-120	
Property Address: 7 MARIE DR	
Parcel Number: 150-121	Mailing Address: GRIFFIN, MARY E & CABRAL, HENRY JR JT TRUSTEE 5 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-121	
Property Address: 5 MARIE DR	
Parcel Number: 150-122	Mailing Address: CAMPBELL, DAVID & KATHRYN TE 3 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-122	
Property Address: 3 MARIE DR	
Parcel Number: 150-123	Mailing Address: HOWLAND, THOMAS M MARGARET A. TE 4 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-123	
Property Address: 4 MARIE DR	
Parcel Number: 150-124	Mailing Address: VALLEE, MICHAEL J. & VALLEE, CECILIA C. TRUSTEES 6 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-124	
Property Address: 6 MARIE DR	
Parcel Number: 150-125	Mailing Address: MANCIERI, JENNIFER L TRUSTEE EDGARDO & ROSEMARY OLIVEIRA INCOME-ONLY IRREVOCABL 8 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-125	
Property Address: 8 MARIE DR	
Parcel Number: 150-126	Mailing Address: DASILVA, JULIO A 10 MARIE DR BRISTOL, RI 02809
CAMA Number: 150-126	
Property Address: 10 MARIE DR	
Parcel Number: 150-127	Mailing Address: TAVARES, JAMES JR. 11 ADDY DRIVE BRISTOL, RI 02809
CAMA Number: 150-127	
Property Address: 11 ADDY DR	
Parcel Number: 150-128	Mailing Address: TAVARES, MANUEL ALBERTO & MARY JO FIDALGO CO-TRUSTEES, TAVARES FAMILY TRUST 17 JESSICA DR BRISTOL, RI 02809
CAMA Number: 150-128	
Property Address: 17 JESSICA DR	
Parcel Number: 150-129	Mailing Address: GERMANO, JOHN M MARIA F, LIFE EST & OLSON, LI 15 JESSICA DRIVE BRISTOL, RI 02809
CAMA Number: 150-129	
Property Address: 15 JESSICA DR	



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

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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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