



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

Monday, September 18, 2023 at 7:00 PM

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

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 14, 2023.

1. Pledge of Allegiance

2. Approval of Minutes - July 2023

3. Continued Petitions

3A. Daniel L. and Lillian C. Leeser - Dimensional Variances: to construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district. Located at 12 Brookwood Road; Assessor's Plat 79, Lot 452; Zone: R-10.

4. New Petitions

4A. Robert M. Kreft - Dimensional Variances: to construct a 40ft. x 42ft. accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district. Located at 22 Wall Street; Assessor's Plat 33, Lot 17; Zone: Residential R-6.

4B. Richard P. and Lynn Luiz - Dimensional Variance: to construct a 13ft. x 20ft. garage addition to an existing single-family dwelling with less than the

required right side yard. Located at 2 Maple Shade Court; Assessor's Plat 54, Lot 18; Zone: Residential R-15.

4C. 20/20 Vision Care, Inc. - Dimensional Variance: to renovate and reface an existing freestanding commercial sign with the proposed sign having approximately 42 square feet of sign area, at a size greater than permitted for a freestanding sign in the Manufacturing zoning district. Located at 375 Metacom Avenue; Assessor's Plat 46, Lot 14; Zone: Manufacturing (M).

4D. Gilbert L. Almeida - Dimensional Variances: to construct a 40ft. x 60ft. commercial building with less than the required rear yard, and less than the required front yard on a corner lot. Located at 254 Franklin Street; Assessor's Plat 29, Lot 38; Zone: Limited Business (LB).

4E. Daniel LaChance - Dimensional Variance: to construct a 38ft. 10in. x 50ft. 7in. single-family dwelling with less than the required front yard. Located at 20 Highview Drive; Assessor's Plat 48, Lot 71; Zone: Residential R-15.

4F. Wendy J. Raad and Andrejs V. Gale - Dimensional Variances: to construct a 24ft. x 26ft. garage addition and 8ft. x 23ft. breezeway addition to an existing single-family dwelling with less than the required front yard and with less than the required rear yard. Located at 5 Adelaide Avenue; Assessor's Plat 84, Lot 47; Zone: Residential R-10.

4G. Louis and Joan Cabral - Dimensional Variances: to modify a previous decision approving the construction of a 24ft. x 36ft. two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district by repositioning the proposed structure to the southeastern portion of the lot. Located at 14 Union Street; Assessor's Plat 15, Lot 52; Zone: Residential R-6.

4H. Michelle R. and Jeffrey J. Cote - Dimensional Variances: to construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district. Located at 192 Poppasquash

Road; Assessor's Plat 176, Lot 98; Zone: Residential
R-40

4I. Zoning Board Staff Reports & Additional Correspondence

5. Adjourn

Date Posted: August 31, 2023

By: emt

TOWN OF BRISTOL
COMMUNITY DEV.

2023 AUG 30 AM 10: 28

August 29, 2023

RE: AMENDMENT to Application for Variance at 12 Brookwood Rd

To: Zoning Board of Review Bristol RI

Thank you for your patience as we work through the intricacies of understanding the requirements to build an accessory structure on our property.

We presented an original plan to the Zoning Board at the March 2023 meeting.

Based on a better understanding of the situation we would like to amend our application by reducing the size of the accessory structure to the permitted size of 24 x 22 feet. .

With this change in size of the accessory structure the only relief we are asking for from the Zoning Board is a front yard setback of 20 feet off of Fenmore Rd (a paper road).

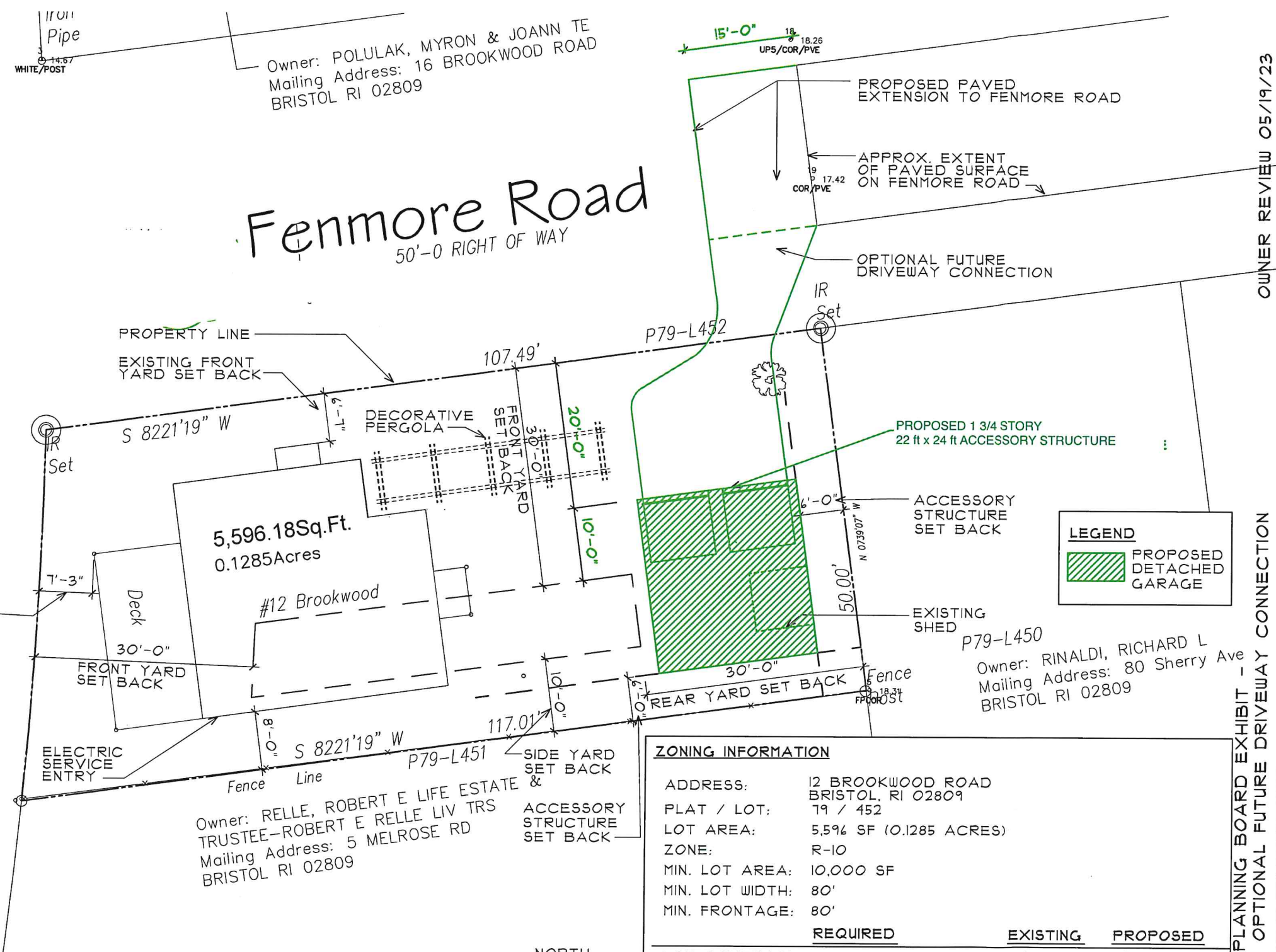
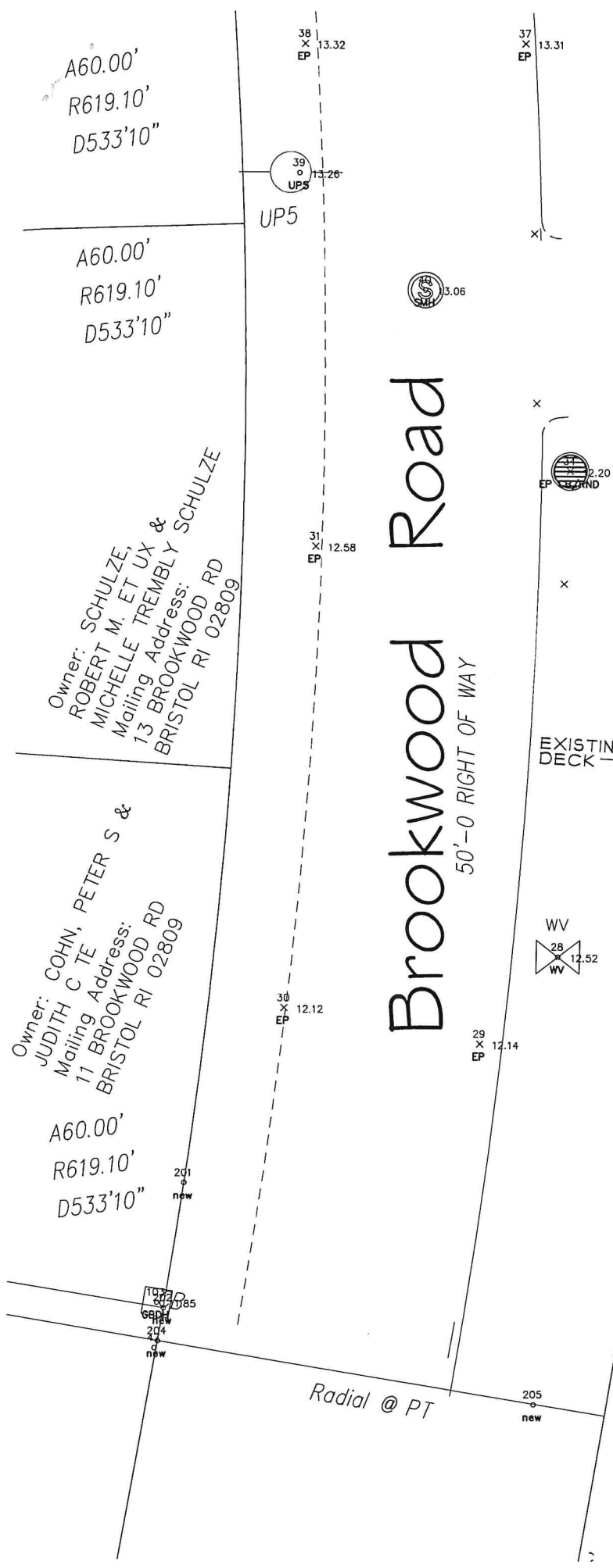
Thank you for your consideration in this matter and we look forward to discussing it further at the Zoning Board Review meeting on September 18.

Attached (Figure 1) please find an updated schematic of our proposal.

Sincerely,



Lillian and Daniel Leeser



ARCHITECTURAL SITE PLAN

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

SCALE IN FEET

NORTH

CI.1

ZONING INFORMATION

ADDRESS: 12 BROOKWOOD ROAD BRISTOL, RI 02809
 PLAT / LOT: 79 / 452
 LOT AREA: 5,596 SF (0.1285 ACRES)
 ZONE: R-10
 MIN. LOT AREA: 10,000 SF
 MIN. LOT WIDTH: 80'
 MIN. FRONTAGE: 80'

	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE:	40% MAX (2,238 SF) PER SECT. 28-221 lb	1,374 SF 25%	1,902 SF 34%
DETACHED GARAGE			
NORTH FRONT YARD SETBACK: (FENMORE RD.)	30'	-	20'-0"
ACCESSORY SIDE YARD:	6'	-	6'-0"
ACCESSORY REAR YARD YARD SETBACK:	6'	-	6'-0"
MAX. HEIGHT OF ACCESSORY STRUCTURES	20' MAX.	-	20'-0"
MAX. SIZE OF ACCESSORY STRUCTURES	22' X 24'	-	22' X 24'

OWNER REVIEW 05/19/23

PLANNING BOARD EXHIBIT - OPTIONAL FUTURE DRIVEWAY CONNECTION

SCHEMATIC SITE PLAN- ACCESSORY GARAGE

SCALE: AS NOTED

DATE: 03/28/23

ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE

12 BROOKWOOD ROAD, BRISTOL, RI 02809

311 IRON HORSE WAY, SUITE 202 PROVIDENCE, RI 02908 TEL: 401.841.1100 brewsterthornton.com

BREWSTER THORNTON GROUP ARCHITECTS

CI.1 1 OF 2

1.

To Diane Williamson, Planning Board 2023 MAY -2 AM 9:00
Edward Tanner, Zoning Board
Nathan Calouro, Town Council
Chris Parella, Department of Public Works

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

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

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

HISTORY

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

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

2.

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

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

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

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

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

3.

The following information are issues to consider.

DISCUSSION POINTS/ISSUES

1. PAVE THE ROAD TO BROOKWOOD

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

2. UNFINISHED PORTION OF ROAD TO REMAIN AS IS

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

4.

3. POTENTIAL SUGGESTION BY LEESER'S ARCHITECT AT ZONING MEETING

Extend the paved portion of Fenmore Road for driveway access to Leeser's garage.

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

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

Richard Rinaldi
Eileen Rinaldi

Richard and Eileen Rinaldi

10 Fenmore Road

Bristol, RI 02809

Eric Krushnowski
Carol Krushnowski

Eric and Carol Krushnowski

9 Fenmore Road

Bristol, R.I. 02809

COMMUNITY DEV.
2023 APR 27 AM 8:41

April 26 2023

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

Dear Mr. Tanner,

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

Thank you very much for your consideration.

Sincerely,

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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 FEB 27 AM 10:51

Zoning Board of Review
Bristol Town Hall
10 Court Street
Bristol, RI 02809

REGARDING THE DIMENSIONAL VARIANCE REQUESTED FOR 12 BROOKWOOD ROAD

This Dimensional Variance Request appears to be a land grab with complete disregard for setback rules, property boundaries, and the rights and interests of existing neighbors.

- The tree they are proposing to “cut down” appears to be on town property. To remove this tree would be a disservice to neighbors who value their tree-lined street.
- It appears that this owner’s existing patio on the Fenmore side (north) already infringes on town property. It also appears that their current shed (east) extends beyond their property line. The proposed garage will further disenfranchise neighbors as this owner’s compound expands to the south, just a few feet from adjacent property lines.

Respectfully submitted,

Concerned neighbors

Corner of Fales Road
+ Brookwood

Item 3A.

Carol Krushnowski

From: Carol Krushnowski <[redacted]>
Sent: Monday, February 27, 2023 11:50 AM
To: Carol Krushnowski



Sent from my iPhone

Carol Krushnowski

From: Carol Krushnowski [REDACTED]
Sent: Monday, February 27, 2023 11:51 AM
To: Carol Krushnowski



Sent from my iPhone

Brookwood Road
Across From Petitioner

Item 3A.

Carol Krushnowski

From: Carol Krushnowski [REDACTED]
Sent: Monday, February 27, 2023 11:55 AM
To: Carol Krushnowski



Sent from my iPhone

Brookwood Rd.
Across From Petitioner

Item 3A.

Carol Krushnowski

From: Carol Krushnowski <~~Carol Krushnowski~~>
Sent: Monday, February 27, 2023 12:00 PM
To: Carol Krushnowski



Sent from my iPhone

Melrose Rd
Abutter

Item 3A.

Carol Krushnowski

From: Carol Krushnowski [REDACTED]
Sent: Monday, February 27, 2023 11:58 AM
To: Carol Krushnowski



Sent from my iPhone

Brookwood v
Petitioner Property

Item 3A.

Carol Krushnowski

From: Carol Krushnowski [REDACTED]
Sent: Monday, February 27, 2023 11:46 AM
To: Carol Krushnowski
Subject: IMG_0605-preview.pvt



Sent from my iPhone

Neighbor to
of Petitioner

Item 3A.

Carol Krushnowski

From: Carol Krushnowski <[redacted]>
Sent: Monday, February 27, 2023 12:03 PM
To: Carol Krushnowski
Subject: IMG_0607-preview.pvt



Sent from my iPhone



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-09

PUBLIC HEARING

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

Monday, March 6, 2023

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: Daniel L. and Lillian C. Leaser

PROPERTY OWNER: Daniel L. and Lillian C. Leaser

LOCATION: 12 Brookwood Road

PLAT: 79 LOT: 452

ZONE: R-10

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

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

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



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-09**

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

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district.

COMPREHENSIVE PLAN REVIEW:

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

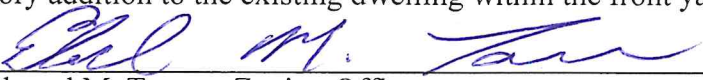
FINDINGS AND RECOMMENDATIONS BY STAFF:

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

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

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

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

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



12 Brookwood Road

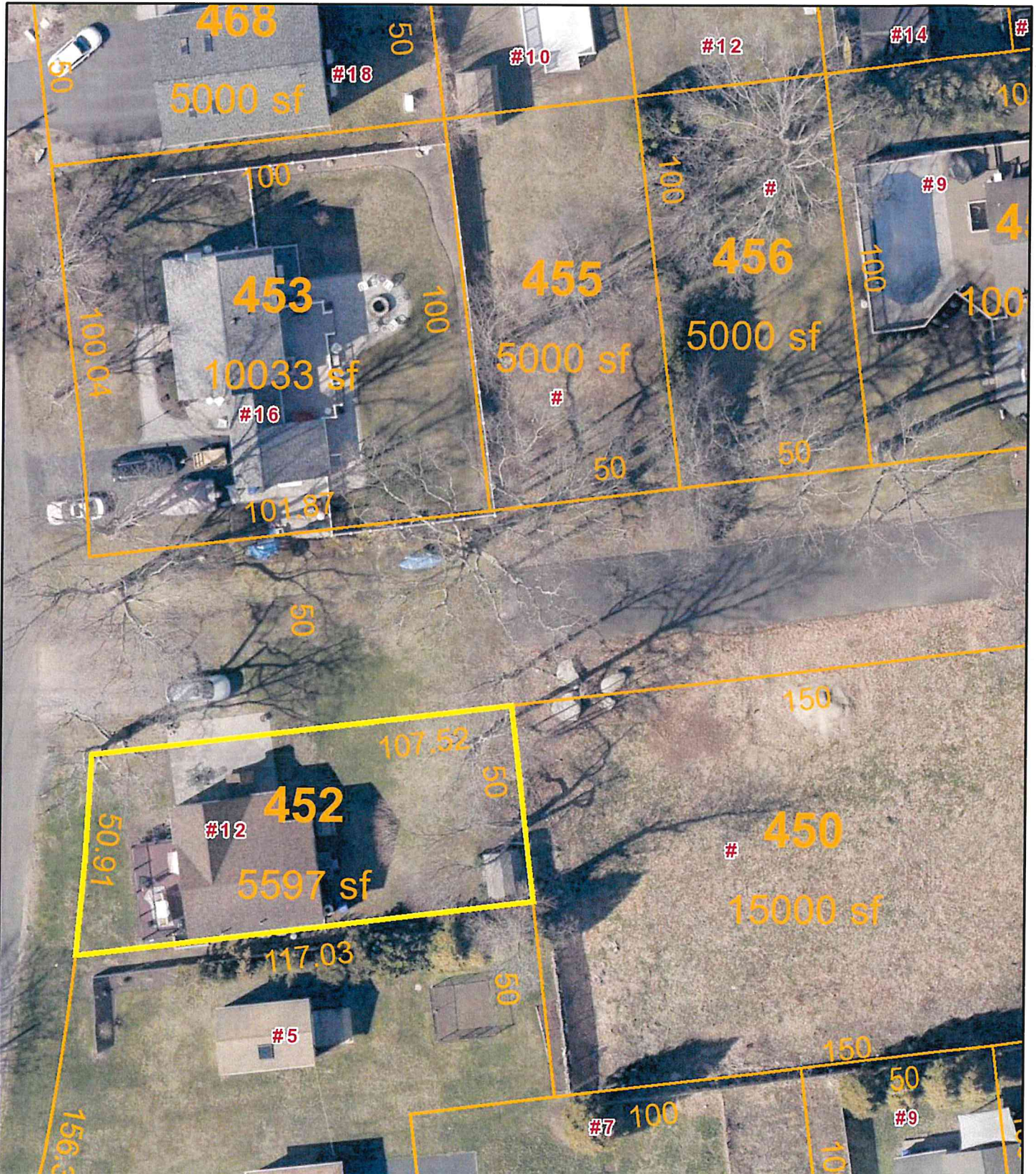
Bristol, RI



February 24, 2023

1 inch = 35 Feet

www.cai-tech.com



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

Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review



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

APPLICATION

File No: 2023-09
Accepted by ZEO: [Signature]
2/3/2023

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

- Location of subject property: 12 Brookwood Road, Bristol, RI 02809
 Assessor's Plat(s)#: 79 Lot(s) #: 452
- Zoning district in which property is located: R-10
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) _____ Special Use Permit _____ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): 28-111 Residential Zones, Table B &
~~Special Use Permit Section(s):~~ 28-142 d1 Yard Requirements and Exceptions
~~Use Variance Section(s):~~ _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 09/21/2016
- Present use of property: Single Family Residence
- Is there a building on the property at present?: Yes
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
Main House: +/-32' x 34', 1023 SF, +/-19'-2"
(No Existing Garage)
- Proposed use of property: Single Family Residence

11. Give extent of proposed alterations: _____
Construct a detached garage with an extra 4' of depth (to be 24'x 26')

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
24'x 26' . 624 SF . 20' tall (see attached)

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

Front lot line(s):	Required Setback: <u>30'</u>	Proposed Setback: <u>18'</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: 25% per R-10 Zone Proposed: 36%
40% per Sect. 28-221 1b

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

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


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


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

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

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

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

Applicant's Signature:  Date: Feb 2 2023
 Print Name: Daniel Leaser

Property Owner's Signature:  Date: Feb 2 2023
 Print Name: Lillian Leaser

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:
 Name: Patrick Connors, AIA Telephone #: 1 (401) 861-1600
 Address: 317 Iron Horse Way, Providence RI 02908

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

5. Written Statement:

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

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

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

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

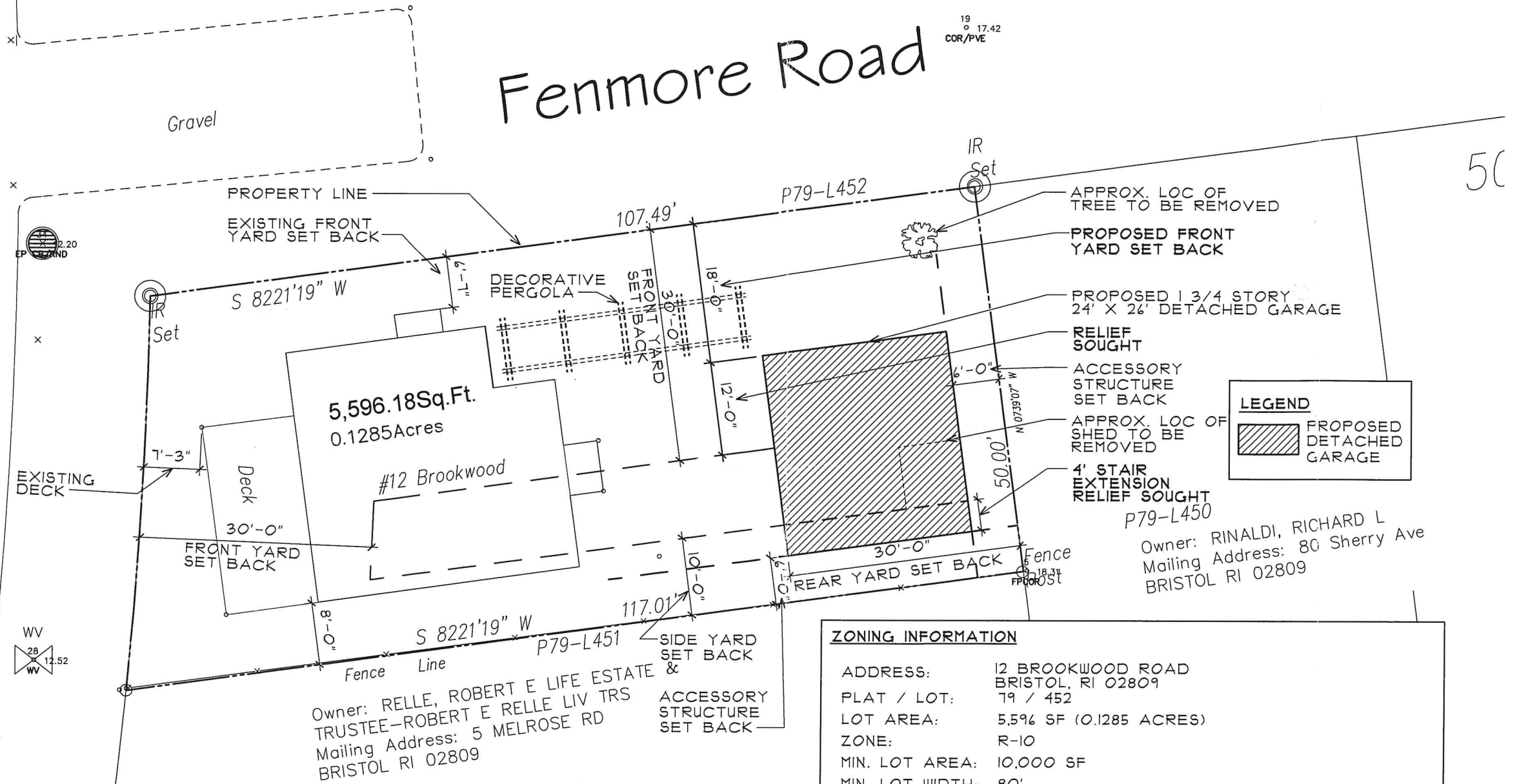
In elevation and building form, the design intention for the garage is to complement the existing elevation character of the ranch style home. The garage sizes in the existing neighborhood are similar in characteristics in terms of size and scale. We believe the granting of the requested variance will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

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

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

Brookwood Road

Fenmore Road



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

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

ZONING INFORMATION

ADDRESS: 12 BROOKWOOD ROAD
 BRISTOL, RI 02809
 PLAT / LOT: 79 / 452
 LOT AREA: 5,596 SF (0.1285 ACRES)
 ZONE: R-10
 MIN. LOT AREA: 10,000 SF
 MIN. LOT WIDTH: 80'
 MIN. FRONTAGE: 80'

	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE:	40% MAX (2,238 SF) PER SECT. 28-221 1b	1,314 SF 25%	1,998 SF 36%
DETACHED GARAGE			
NORTH FRONT YARD SETBACK: (FENMORE RD.)	30'	-	18'-0"
ACCESSORY SIDE YARD:	6'	-	6'-0"
ACCESSORY REAR YARD YARD SETBACK:	6'	-	6'-0"
MAX. HEIGHT OF ACCESSORY STRUCTURES	20' MAX.	-	20'-0"
MAX. SIZE OF ACCESSORY STRUCTURES	22' X 24'	-	26' X 24'

ARCHITECTURAL SITE PLAN

1
CI.1

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

SCALE IN FEET

CI.1

SCALE: AS NOTED

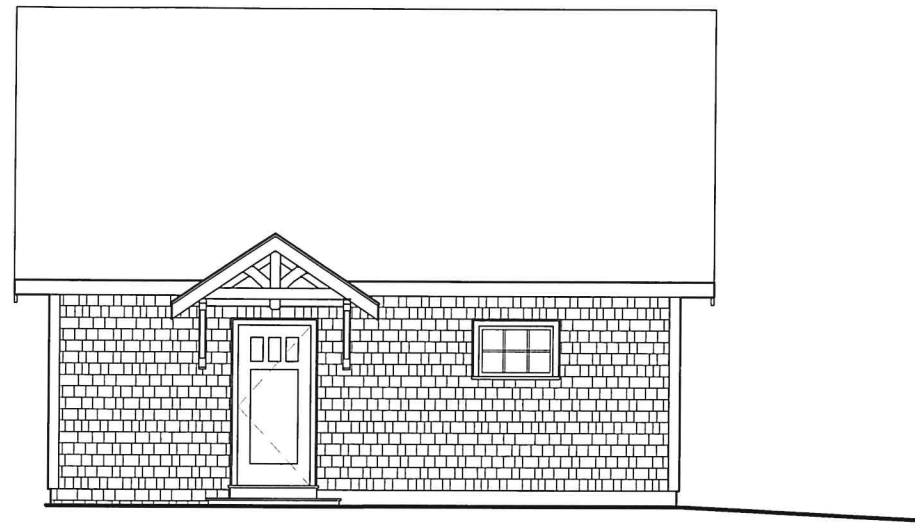
SCHEMATIC SITE PLAN- ACCESSORY GARAGE

DATE: 02/01/23

ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE

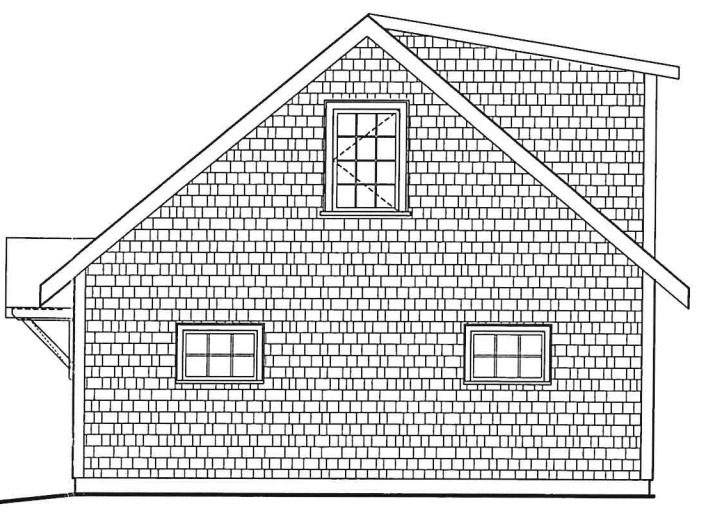
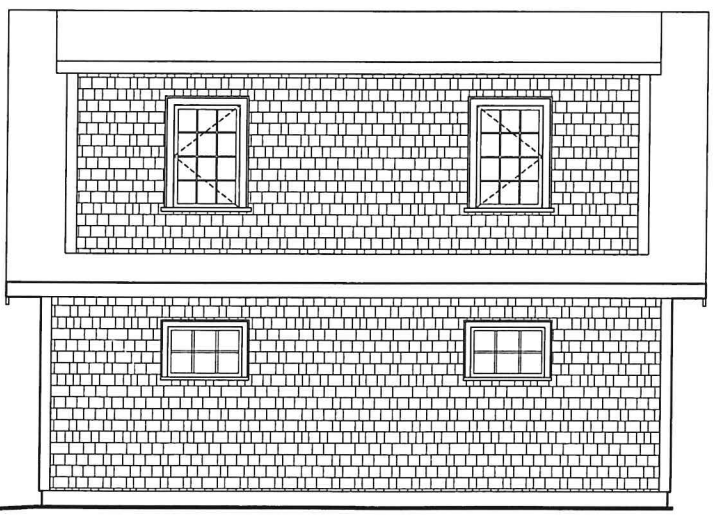
12 BROOKWOOD ROAD, BRISTOL, RI 02809

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



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

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



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

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

A2
2 OF 2

SCALE: AS NOTED

SCHEMATIC GARAGE ELEVATIONS
DATE: 02/03/23

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

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



Owner

Owner Account #: % Owned

Owner 1 LEESER, DANIEL L & LILLIAN C TRUSTEES

Owner 2 LILLIAN C LEESER FAMILY TRUST

Owner 3

Address 11 CRESTWOOD DR, FRAMINGHAM, MA 01701

Previous Owners & Sales Information

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

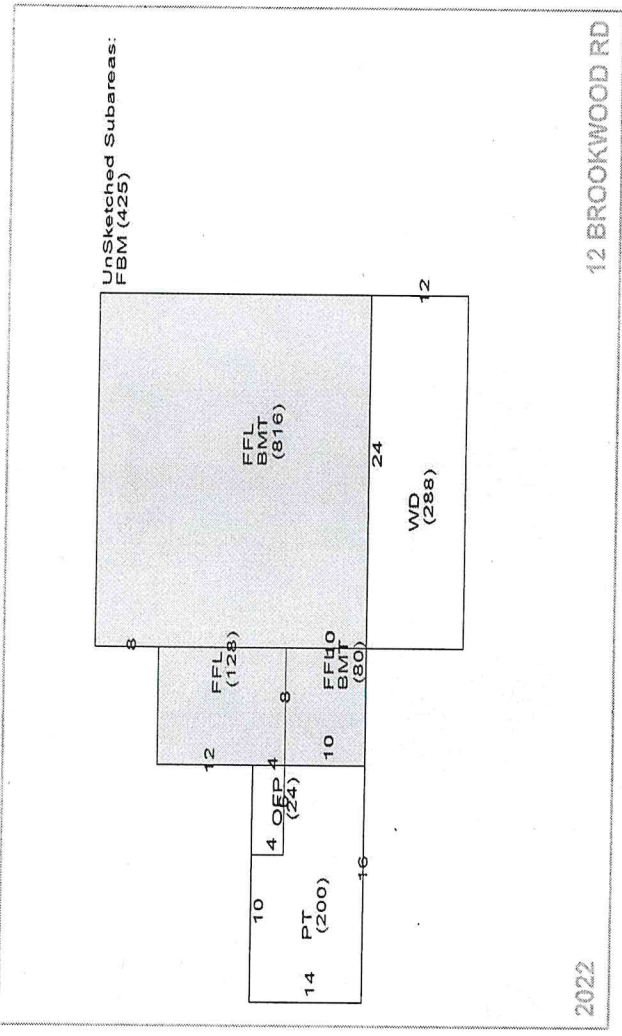
Assessment

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

Source > Mkt Adj Cost VAL_per SQ Unit/Card > 129.58 VAL_per SQ Unit/Parcel > 129.58

Previous Assessments

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



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 Single Fam	0.12849	AC	P	1.00	649,000	1,423,457	F	Winter View	25					182,900			1.00	0
2																		
3																		
4																		



Building Information

Description	Story Height	COM Units	Description
BLDG Type	Ranch	1	1 Story
RES Units	Concrete	0	Concrete
Foundation	Wood		%
Frame 1	Vinyl Siding		%
EXT Wall 1	Gable		%
Roof Type 1	Asphalt Shirs		%
Roof Cover 1	Drywall		%
INT Wall 1	Hardwood		%
Floors 1	Color		
BMT Garages	Electrical		
Plumbing	INT vs EXT		
Insulation	Heat Type		FWA w/AC
Heat Fuel	% Heated		100
# Heat Sys	% A/C		100
% Solar HW	% Vacuum		
% COM Wall	Ceiling Type		
Ceill HIGHT	% Sprinkled		
Parking Type			
EXT View			

Other Factors

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

Sub-Area Detail

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

Visit History

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

Notes

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

Condo Data

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

Remodeling History

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

Building Permits

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

Special Features & Yard Items

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

Other Info.

PriorID1b	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

Room Counts by Floor

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



12 Brookwood Road - 300' Radius

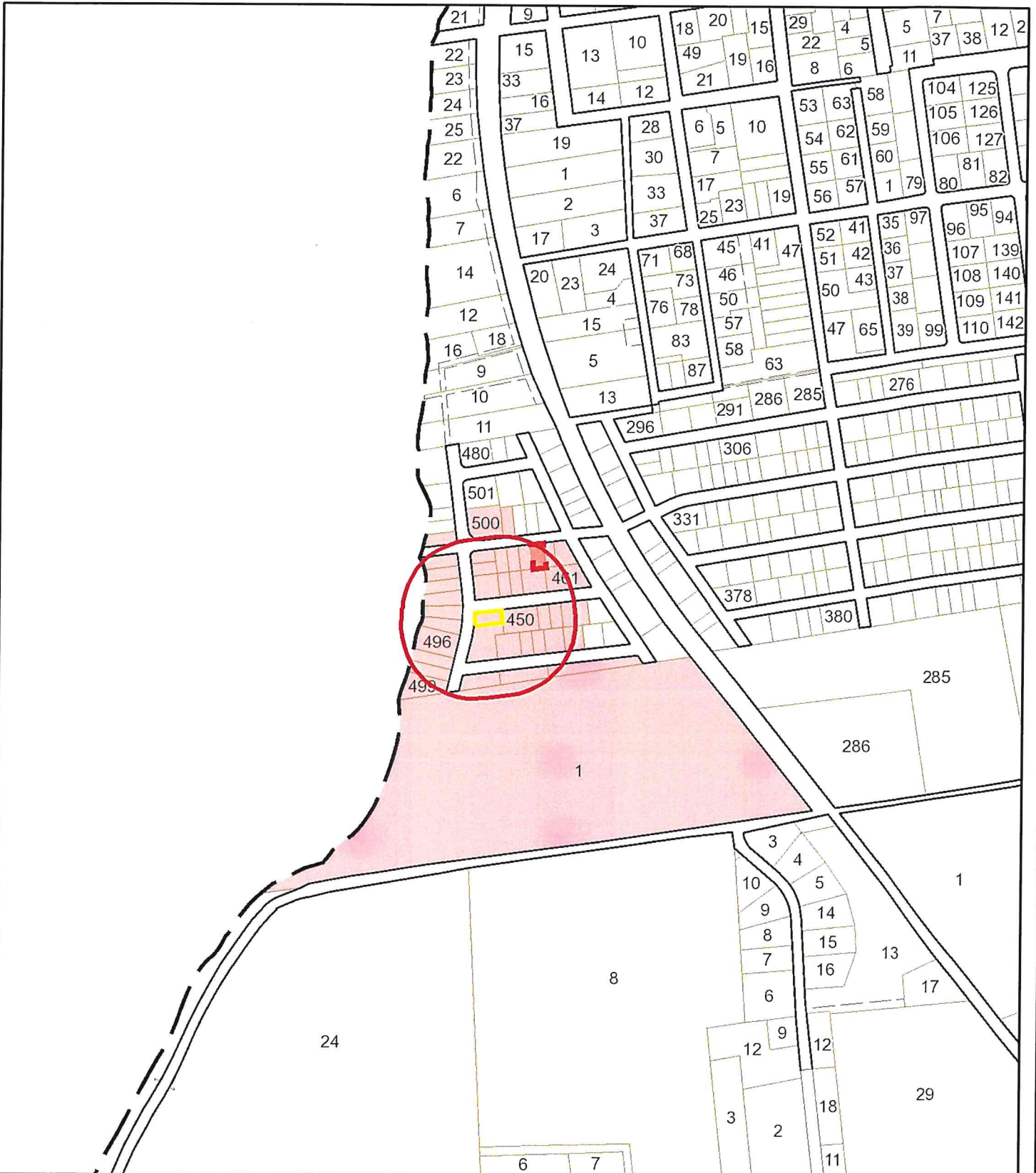
Bristol, RI



February 14, 2023

1 inch = 562 Feet

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300 foot Abutters List Report

Bristol, RI
February 14, 2023

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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300 foot Abutters List Report

Bristol, RI
February 14, 2023

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



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2/14/2023

Page 2 of 4



300 foot Abutters List Report

Bristol, RI
February 14, 2023

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



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2/14/2023

Page 3 of 4



300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 79-493
CAMA Number: 79-493
Property Address: 13 BROOKWOOD RD

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

Parcel Number: 79-494
CAMA Number: 79-494
Property Address: 11 BROOKWOOD RD

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

Parcel Number: 79-496
CAMA Number: 79-496
Property Address: 9 BROOKWOOD RD

Mailing Address: CRISAFULLI, SALVATORE A &
DEBORAH G. GREENLEAF TRUSTEES
9 BROOKWOOD ROAD
BRISTOL, RI 02809

Parcel Number: 79-497
CAMA Number: 79-497
Property Address: 5 BROOKWOOD RD

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

Parcel Number: 79-498
CAMA Number: 79-498
Property Address: 3 BROOKWOOD RD

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

Parcel Number: 79-499
CAMA Number: 79-499
Property Address: 1 BROOKWOOD RD

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

Parcel Number: 79-500
CAMA Number: 79-500
Property Address: 26 BROOKWOOD RD

Mailing Address: TO, KING W.
26 BROOKWOOD RD
BRISTOL, RI 02809

Parcel Number: 81-1
CAMA Number: 81-1
Property Address: ASYLUM RD

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



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2/14/2023

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Page 4 of 4

AGUIAR, JOSEPH G JR ETUX MARY P. HENRY AGUIAR JT 1 BROOKWOOD ROAD BRISTOL, RI 02809	GRABOWSKI, PETER C & ELLE 4607 BENITO CT BRADENTON, FL 34211	PACHECO, SUSAN A 17 MELROSE RD BRISTOL, RI 02809
BRAZ, GEORGE M. HILDA M. TE 14 FALES RD BRISTOL, RI 02809	KENNEY, CHRISTOPHER P & KENNEY, AWATIF TE 305 WAPPING RD PORTSMOUTH, RI 02871	POLULAK, MYRON & JOANN TE 16 BROOKWOOD RD BRISTOL, RI 02809
COHN, PETER S & JUDITH C TE 11 BROOKWOOD RD BRISTOL, RI 02809	KRAPF, JOSEPH T & JULIE B JOSEPH T & JULIE B KRAPF 12 FENMORE RD BRISTOL, RI 02809	RELLE, ROBERT E LIFE ESTA TRUSTEE-ROBERT E RELLE LI 5 MELROSE RD BRISTOL, RI 02809
CONNELL, BYRON J & ROBIN CONNELL FAMILY TRUST 60 OGDEM ST PROVIDENCE, RI 02906	KRUSHNOWSKI, ERIC JOHN & 9 FENMORE RD BRISTOL, RI 02809	RIBEIRO, EDWARD R. HELENA TRUSTEES & EDWARD 5 BROOKWOOD RD BRISTOL, RI 02809
CONNELL, BYRON J III & ROBIN D TRUSTEES 60 OGDEM ST PROVIDENCE, RI 02906	LACON, AMY & VINCENT TE 14 FENMORE RD BRISTOL, RI 02809	RINALDI, RICHARD L 80 Sherry Ave BRISTOL, RI 02809
CRISAFULLI, SALVATORE A & DEBORAH G. GREENLEAF TRUS 9 BROOKWOOD ROAD BRISTOL, RI 02809	LEESER, DANIEL L & LILLIA LILLIAN C LEESER FAMILY T 11 CRESTWOOD DR FRAMINGHAM, MA 01701	SAVASTANO, SALVATORE L. 11 MELROSE RD BRISTOL, RI 02809
CRYAN, JOHN J & CRYAN, KAREN L TE 17 BROOKWOOD RD BRISTOL, RI 02809	MARTIN, CARLA A TRUSTEE HEATHER A MARTIN IRREVOCA 270 NEWLAND AVE WOONSOCKET, RI 02895	SCHULZE, ROBERT M. ET UX MICHELLE TREMBLY SCHULZE 18795 POLVERA DRIVE SAN DIEGO, CA 92128
DECRESCENZO, ROBERT & KIM TRUSTTEES OF REVOC TRUST 34 HIGH RIDGE CL FRANKLIN, MA 02038	MCCABE, MARION L. 10 FALES RD BRISTOL, RI 02809	SIMMONS, VIRGINIA TRUST 17 LORING RD BRISTOL, RI 02809
FERREIRA, PAULA E. 52 JENNYS LANE BARRINGTON, RI 02806	MELLOR, MICHAEL MELLOR, MARY C TE 403 W 1ST ST #202 S BOSTON, MA 02127	SPIRITO, JOSEPH A JR & JILL M TRUSTEES 363 GREENVILLE ROAD WEST YARMOUTH, MA 02673
GORDON SACCHETTI, DIANE 15 LORING RD BRISTOL, RI 02809	MELROSE COTTAGE, LLC 21 HAWTHORNE DR SEEKONK, MA 02774	TAYLOR, ASHLEY M. 15 MELROSE RD BRISTOL, RI 02809

TO, KING
26 BROOKWOOD RD
BRISTOL, RI 02809

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

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

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

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



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

2023 SEP 15 AM 11:30

Department of Community Development

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

September 15, 2023

TO: Zoning Board

FROM: Diane M. Williamson, Director

RE: **Application of Daniel and Lillian Leeser**
12 Brookwood Drive

As referred from the Zoning Board, the Planning Board reviewed the question of the status of Fenmore Road at their regular meeting last night.

Based on the review, a motion was unanimously passed to recommend to the Zoning Board that the paper road portion of Fenmore be paved before any accessory structure on the 12 Brookwood Drive property is built.

Thank you.

ED,

9/15/23

Could you please include this document with Zoning Board info for 9/18/23.

Thank you

TOWNSHIP OF BRISBOL
COMMUNITY DEV.

2023 SEP 15 PM 1:49

Lee Ronald

To: Diane Williamson, Community Development
 Charles Millard, Planning Board
 Edward Tanner, Planning Board

Steven Contente, Town Administrator
 Chris Parrella, Public Works
 Nathan Calouro, Town Council

TOWN OF BRISTOL
 COMMUNITY DEV.

SEP 11 PM 1:49

This letter is being sent to various town agencies, since they all may potentially play a role in assessing this situation. This document is in reference to an existing application to the Zoning board by Daniel and Lillian Leeser of 12 Brookwood Road for a 2-car garage with a second story for storage in a 20 ft high building with a full shed dormer and an indoor staircase on a 50 by 100-foot lot requiring 2 setback variances (12 ft and 4 ft.)

The submitted plan did not include an access plan to the garage since the property abuts town land.

At the end of the presentation, their architect presented an aerial photo with informal discussion of potential access ideas. He distributed a copy of that photo of 12 Brookwood Road and it is included for later reference. (Item E)

The status of this application is not contingent on the approval of the driveway issue. While the access issue was referred to the planning board, there is still much discussion needed by the zoning board members, who said they needed to visit the property and surrounding areas. They needed to see if the size and scope of the proposed garage was characteristic of the other homes in that area. We believe they will find no two stall garages on a 50 by 100-foot lot in that neighborhood. Of the homes on the 100 by 100-foot lots, most have a 1 stall garage or no garage at all.

It is our understanding that their request being reviewed today is to have town property for their own private use to access the proposed garage.

The unpaved part of Fenmore road has had several problems develop over the years from the license to maintain that was approved for the previous owner of 12 Brookwood Road, after she created her own hardship by removing the driveways in front of her property in order to plant grass. She was given permission, through a license to maintain, to park close to her home on Fenmore Road, one car behind the other, careful not to block the street. This permission was not transferable to the Leesers. The need for them to secure this license was mentioned at the March 6 Zoning Board meeting. Pictures are attached (Items A and B) that show them continuing to park on this property and neighbors have witnessed up to 4 parked cars blocking the road at the same time. This road was promised to remain open for emergency vehicles, since the closest hydrants are on Brookwood and the road is available for emergency exit.

The previous owner independently decided to move the existing swale to the other side of the paper Fenmore Road, disrupting its effective natural flow on the left side to the catch basin on Brookwood. That move created a need for water to divert to the right side on the bottom of the road of the paved Fenmore, as it traveled from Loring, in order to access the new swale and then needed to take a left at Brookwood to travel to the Catch basin. Water still accumulates at the end of paved Fenmore because of the pitch of the unpaved road which was changed by the previous owner, who added fill and gravel to raise the level of that property. The town, not the owner, had to spend resources to help alleviate some, but not all, of this problem.(See Item C and D). In addition, the then owner of 16 Brookwood Road could not access the back of her property on the Fenmore side as she had done for years.

THESE WERE ALL CONSEQUENCES OF A NOT WELL THOUGHT OUT APPROVAL OF A LICENSE TO MAINTAIN.

If any changes are made to Fenmore Road, there will be a need for careful engineering regarding drainage so that history does not repeat itself. It would appear any costs should be absorbed by the residents needing the license to maintain, and the change in the road.

It should also be noted that after the approval of a May 4, 2020 variance for the Leesers to build an addition to their home, a patio was installed that appears to have approximately 143 square feet (5.36' x 26.78') on town property (Fenmore paper road). The photo provided by the architect for the Leesers' at their March 6, zoning meeting is attached. (Item E). There is no record of town approval for this use. They have also not applied for a license to maintain for parking on unpaved Fenmore.

The Leesers are using town property for their own personal use ignoring town policies, and now seem to want to extend their use to another part of Fenmore road. At the last technical review meeting, they verbally objected to the paved completion of Fenmore road since it would appear to interfere with its use as their private oasis.

Please refer to the March 28, 2023 meeting communication for discussion of options and implications for the road. We feel some of the above information was important to reiterate.

Richard and Eileen Rinaldi
10 Fenmore Road
Bristol, R.I. 02809

Eric and Carol Krushnoski
Fenmore Road
Bristol, R.I. 02809

Virginia Simmons
17 Loring Road (Corner of Fenmore)
Bristol R.I. 02809

ITEM E



12 Brookwood Road

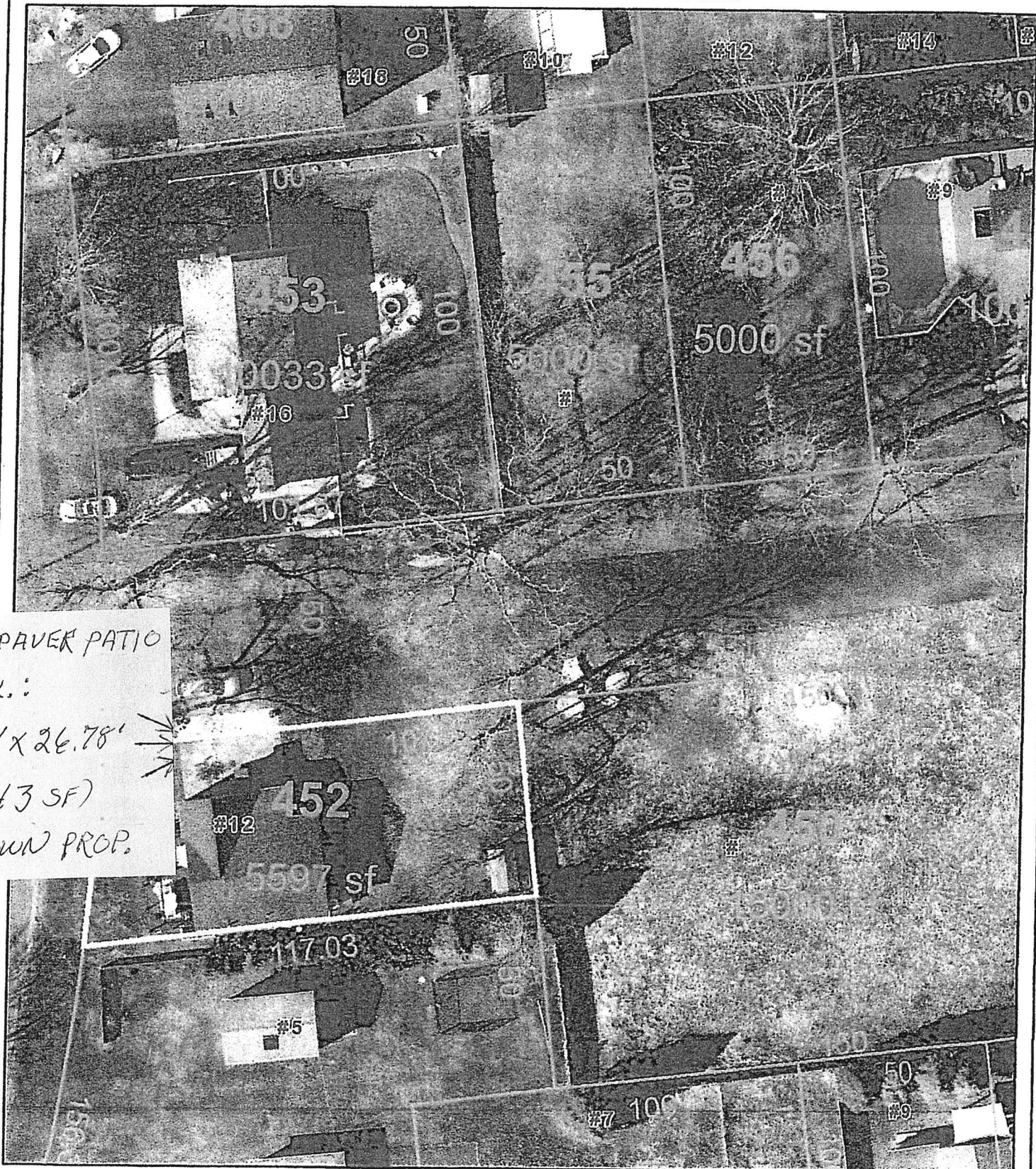
Bristol, RI



February 24, 2023

1 inch = 35 Feet

www.cai-tech.com



ONE PAVER PATIO
PROX.:
53.36' X 26.78'
(143 SF)
TOWN PROP.

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



Town of Bristol, Rhode Island

Zoning Board of Review

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

File #2023-27

PUBLIC HEARING

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

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

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

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

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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



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

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

APPLICATION

File No: **2023-27-11**
 Accepted by ZEO: **EMT 7/6/2023**

APPLICANT	Name: Robert Kreft <i>r.kreft@kreftgroup.com</i>		
	Address: 17 Sandy Lane		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: 401-489-0984	Home:	Work/Cell:
PROPERTY OWNER	Name: Robert M Kreft Trust		
	Address: 17 Sandy Lane		
	City: Bristol	State: RI	ZIP: 02809
	Telephone #: 401-489-0984	Home:	Work/Cell:

1. Location of subject property: 22 Wall Street

Assessor's Plat(s)#: 33 Lot(s) #: 17, 21

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

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

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): Sec.28-111
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____

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

6. How long have you owned the property?: 2013

7. Present use of property: Apartments

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 10,200 Sq Feet

10. Proposed use of property: Additional structure - Garage /workshop for apartment buldings and self use.

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

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 42'X40'. 1537 Square feet.

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required _____	Proposed Setback: _____
Building height:	Setback: <u>20' height</u>	Proposed: <u>22' 11" height</u>

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

Required: <u>22' X 24'</u>	Proposed: <u>40' X 42'</u>
35% Coverage - existing 46%	53% proposed Coverage

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

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

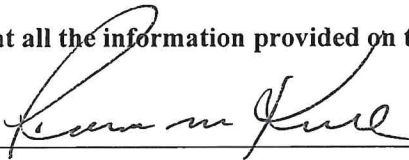
15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)

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

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

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

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

Applicant's Signature:  Date: 6/10/23

Print Name: Robert Kreft

Property Owner's Signature: _____ Date: _____

Print Name: _____

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

Name: Scott Partington Telephone #: 401-334-2852

Address: 2176 Mendon Rd # 2000, Cumberland, RI 02864

June 10, 2023

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

Re: Request for Dimensional Variance -22 Wall Street

Zoning Board of Review:

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

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

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

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

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

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

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

Variances sought;

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

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

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

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

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

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

Sincerely,

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

Robert M Kref

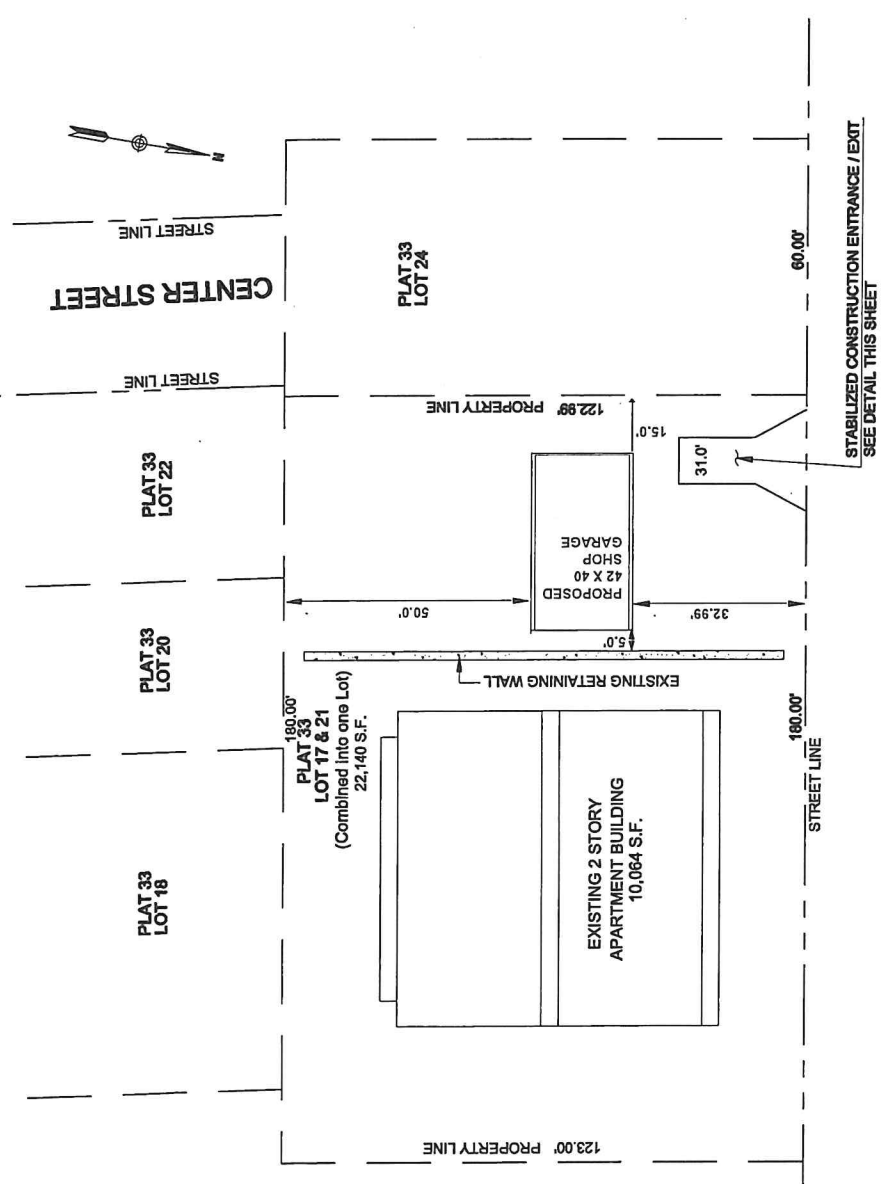
PAGE: 6
 SHEETS: 6
 Proposed Garage For: Robert Kreft
 16 Wall Street
 Bristol, Rhode Island
 Map 33 Lot 17 and Map 33 Lot 21
 Combined into one Lot

PROJECT NUMBER:	00418
Drawn By:	GM
Checked By:	X
Issue Date:	03-12-20

SHEET LEGEND:

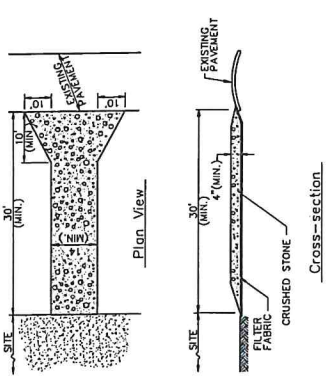
Revisions No.	Date	Description

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



WALL STREET

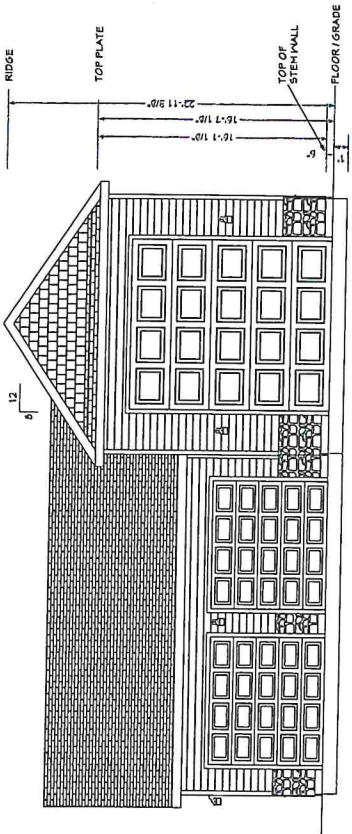
STABILIZED CONSTRUCTION ENTRANCE / EXIT
 SEE DETAIL THIS SHEET



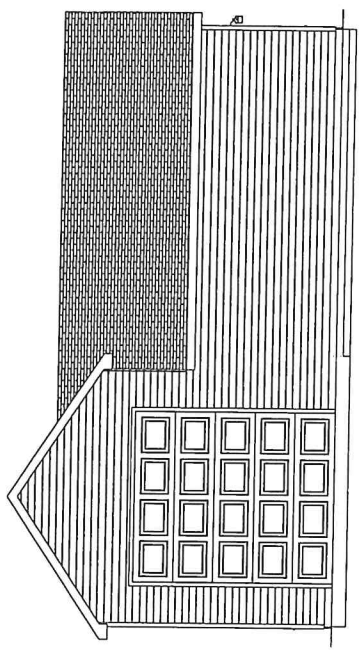
- Notes:**
- ENTRANCE WIDTH SHALL BE A FOURTEEN (14) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT DRIVEWAYS OR STREETS. THE ENTRANCE SHALL BE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

STABILIZED CONSTRUCTION ENTRANCE / EXIT
 NOT TO SCALE

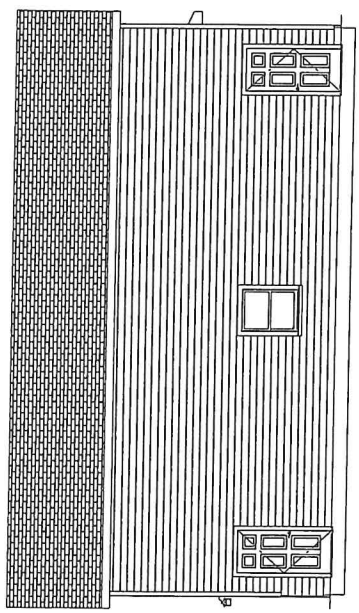
- REFERENCES:**
 DRAWING IS NOT SURVEYED AND WAS DEVELOPED USING TOWN OF BRISTOL GIS MAPPING.
- R-6 ZONING SETBACKS**
 MINIMUM SIDE YARD - 10 FT.
 MINIMUM FRONT YARD - 20 FT.
 MINIMUM REAR YARD - 20 FT.
 MAXIMUM HEIGHT OF PRINCIPLE STRUCTURES - 38 FT.
 MAXIMUM HEIGHT OF ACCESSORY STRUCTURES - 20 FT.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



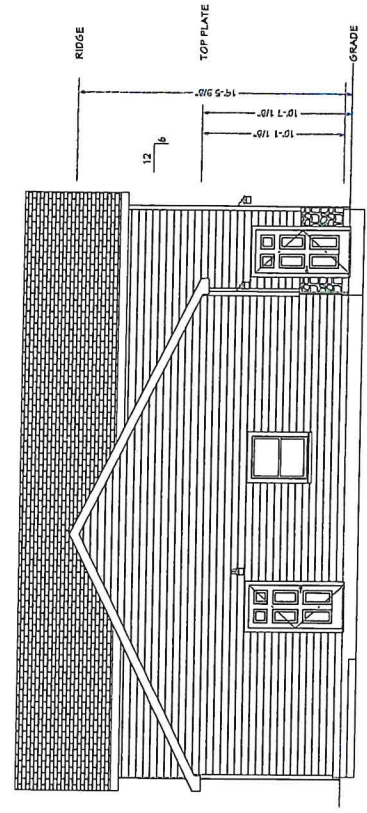
FRONT ELEVATION
SCALE: 1/4" = 1'



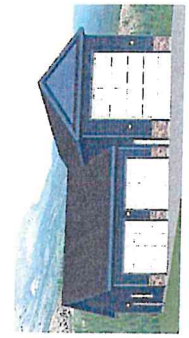
REAR ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

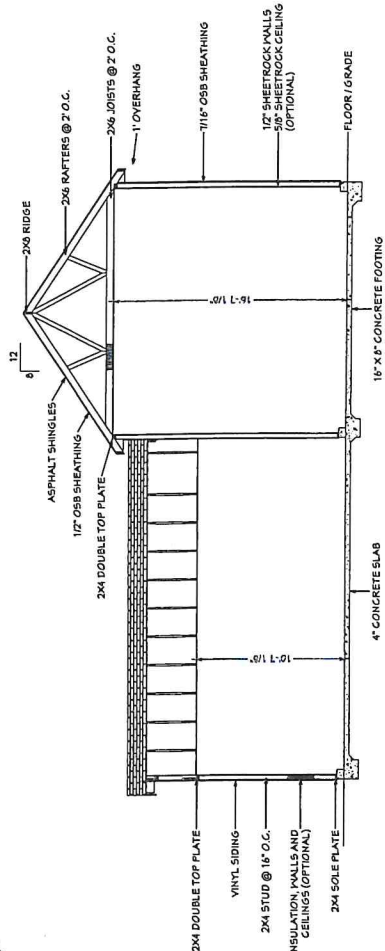
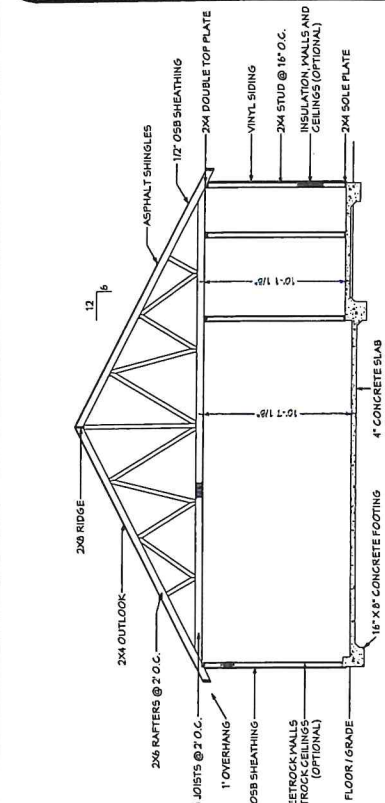


LEFT ELEVATION
SCALE: 1/4" = 1'



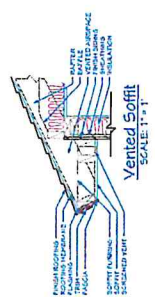
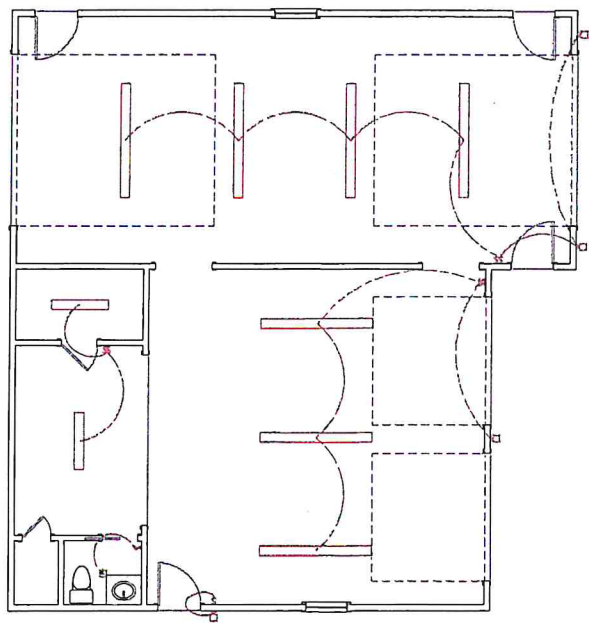
42x40 Garage #42X40G1B

SQUARE FEET: 1597 (230 Storage)
WIDTH: 42'
DEPTH: 40'
EXTERIOR WALL STRUCTURE: 2X4 STUDS



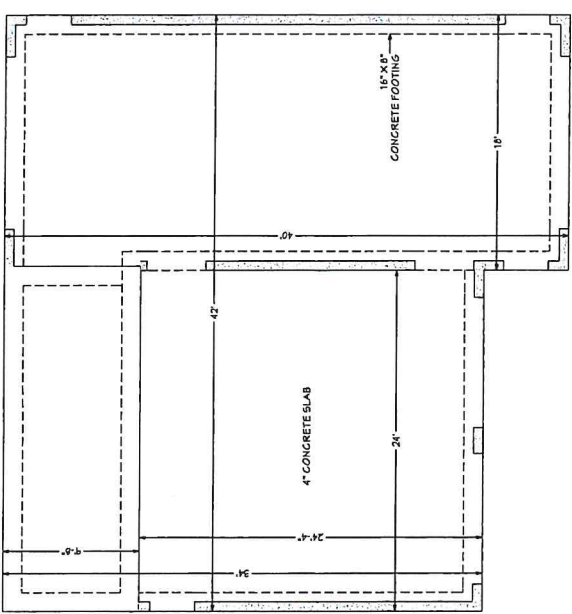
CROSS SECTION
SCALE: 1/4" = 1'

CROSS SECTION
SCALE: 1/4" = 1'



ALL LIGHTS TO BE INSTALLED AS PER ACTUAL WEBSITE CONDITIONS, ELECTRICAL CODE AND HOME OWNER OR INTERIOR LIGHTING CONSULTANT. SHOWN IS SUGGESTED LIGHTING PLAN. LIGHTING PLAN IS TO BE APPROVED AND ATTACHED BY HOMEOWNER PRIOR TO WORK.

- ▬ 8' FLUORESCENT LIGHT
- ▬ 4' FLUORESCENT LIGHT
- WIDE BRIM SCENCE
- RECESSED DOWN LIGHT



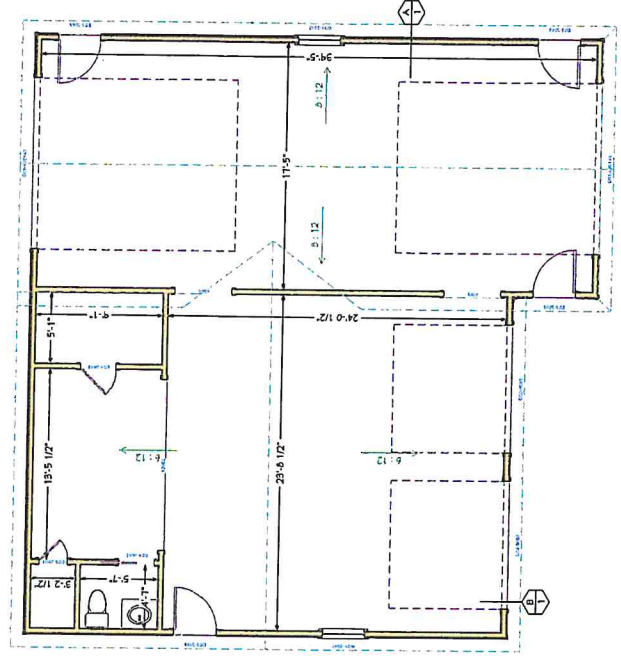
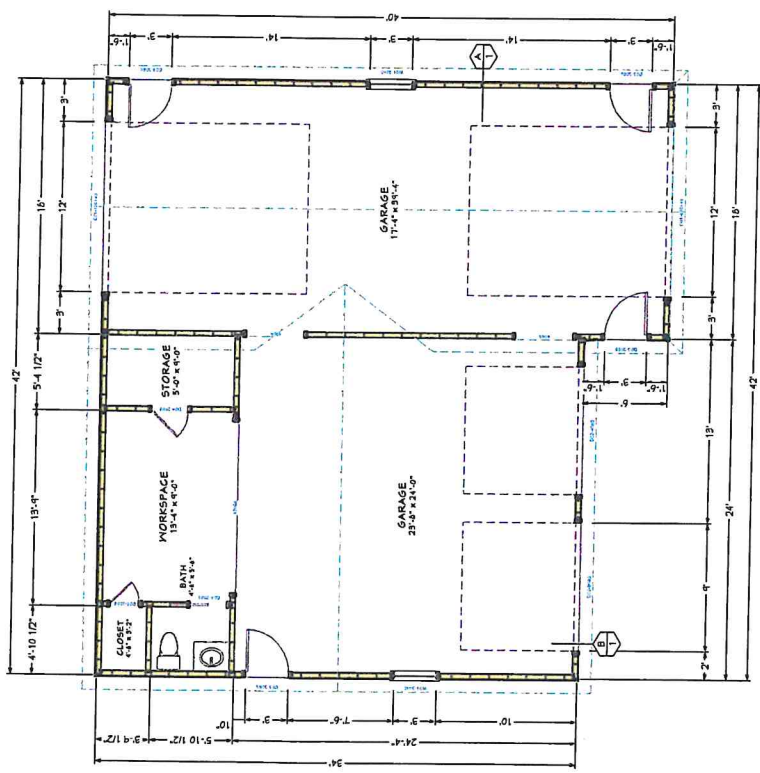
42x40 Garage
#42X40G1B

FOUNDATION PLAN
SCALE: 1/4" = 1'

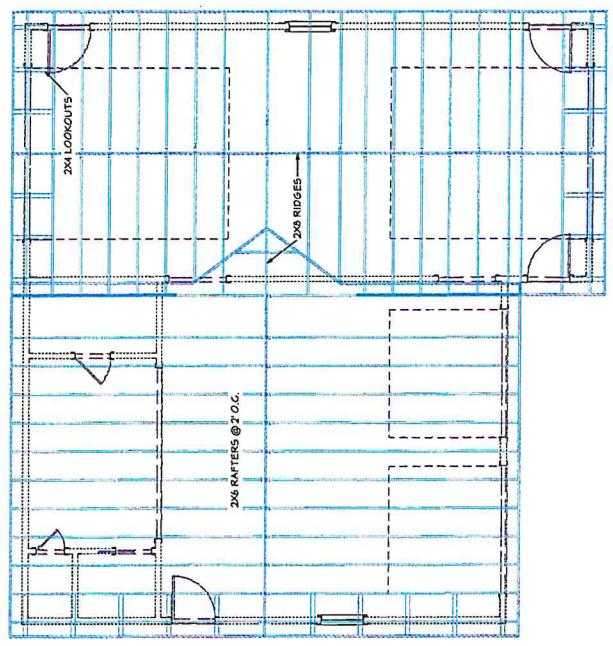
LIGHTING PLAN
SCALE: 1/4" = 1'

NUMBER	DATE	BY	REVISION	COMMENTS
001	03-1-2014	J	1	ISSUED
002	07-23-2014	J	1	REVISED
003	07-23-2014	J	1	REVISED
004	07-23-2014	J	1	REVISED
005	07-23-2014	J	1	REVISED

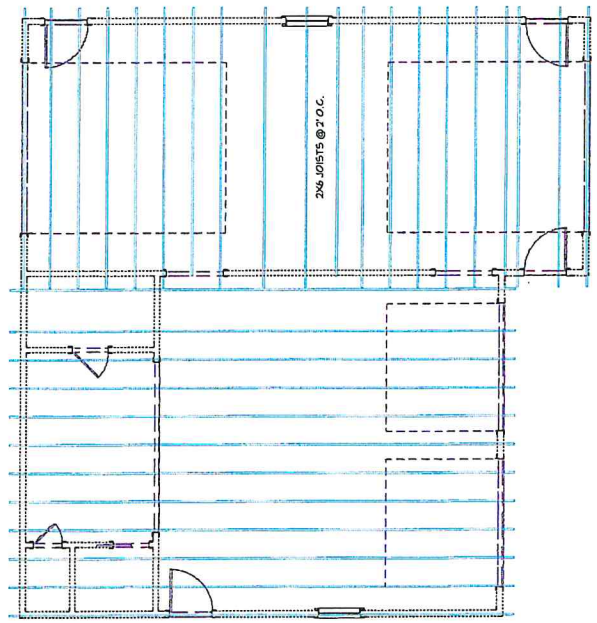
NUMBER	DATE	BY	REVISION	COMMENTS
001	07-23-2014	J	1	ISSUED
002	07-23-2014	J	1	REVISED



42x40 Garage
#42X40G1B



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



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

42x40 Garage
#42X40G1B

PAGE:

5

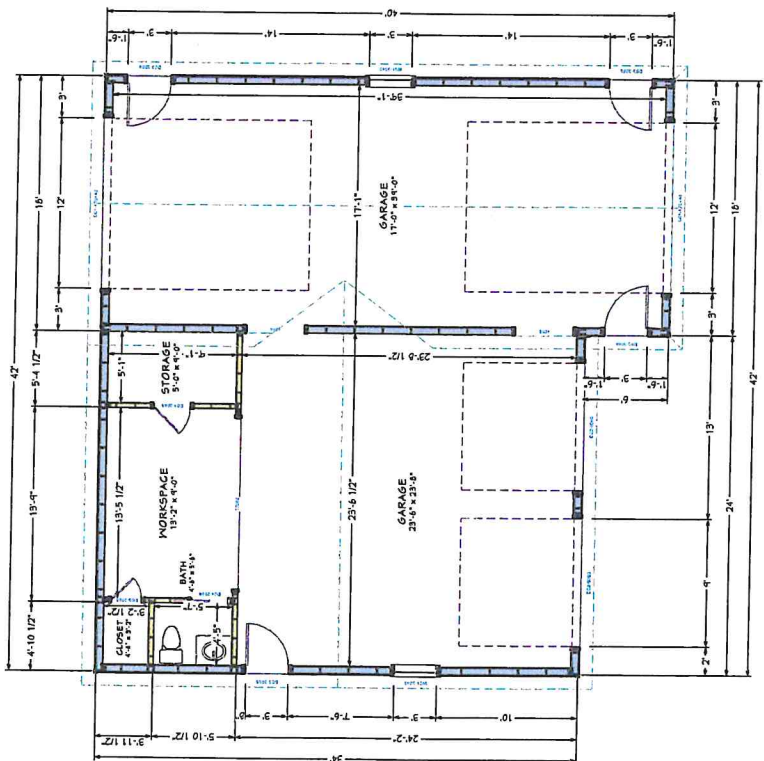
SHEETS:

6

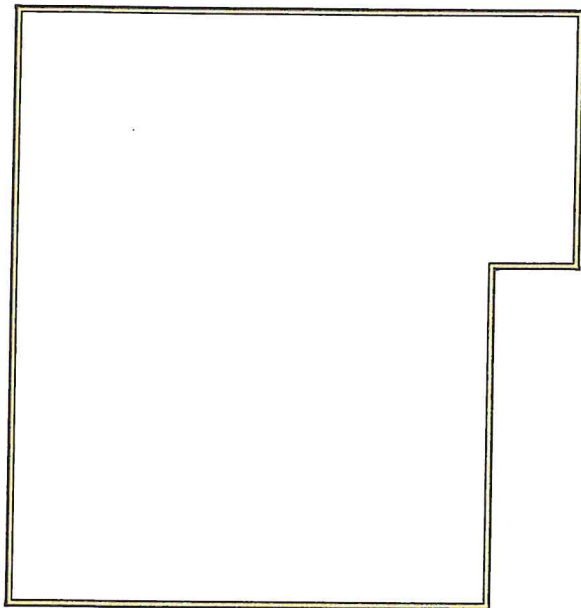
Kreft Floor Plans

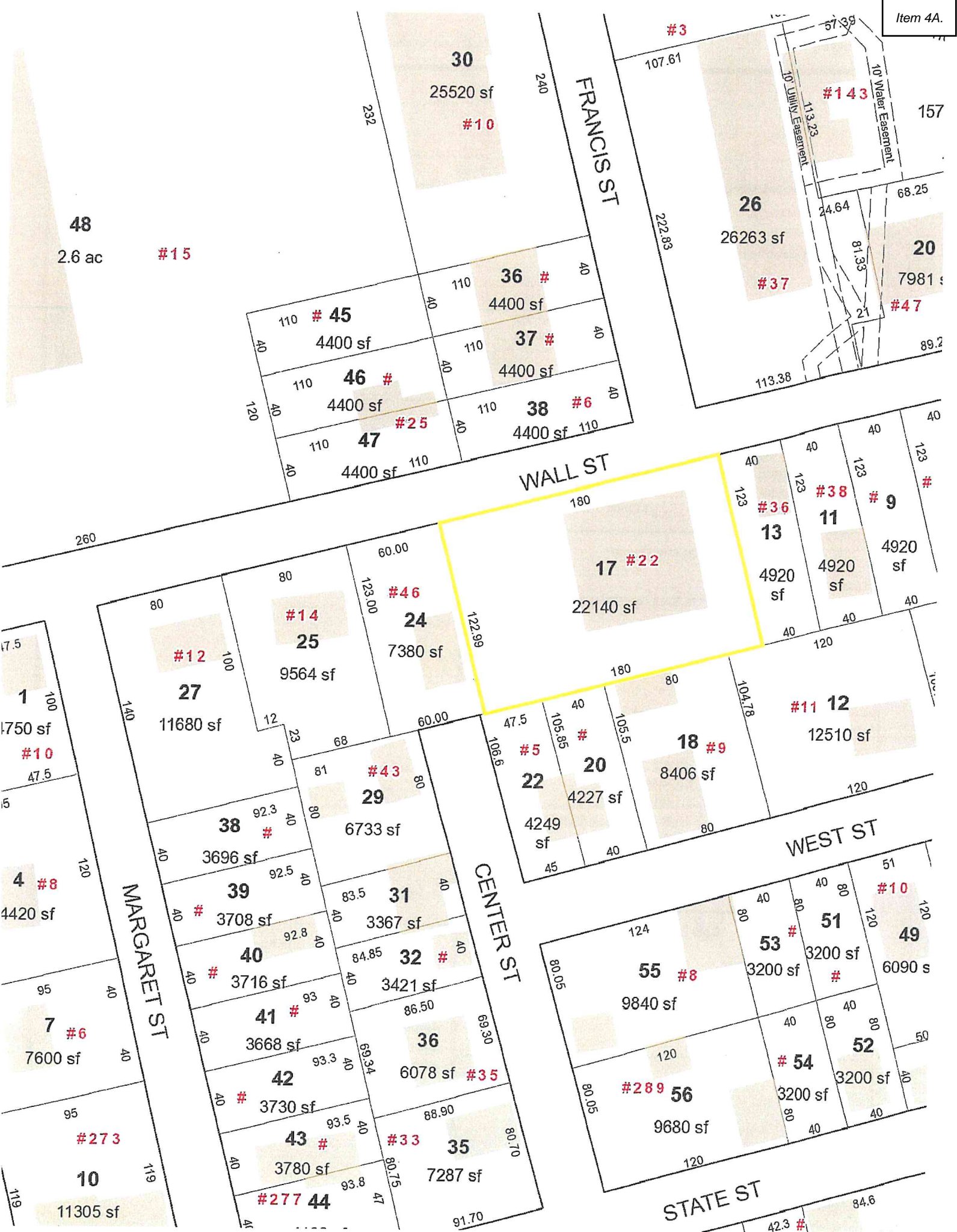
42x40 Garage
#42X40G1B

2x6 Exterior Walls @ 2' O.C.



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





48
2.6 ac #15

30
25520 sf
#10

26
26263 sf
#37

20
7981 sf
#47

110 #45
4400 sf

110 #46
4400 sf

110 #47
4400 sf

110 #36
4400 sf

110 #37
4400 sf

110 #38 #6
4400 sf

WALL ST

17 #22
22140 sf

13
4920 sf
#36

11
4920 sf
#38

9
4920 sf
#9

1
1750 sf
#10

4 #8
4420 sf

7 #6
7600 sf

10
11305 sf
#273

27
11680 sf
#12

25
9564 sf
#14

24
7380 sf
#46

29
6733 sf
#43

38
3696 sf
#38

39
3708 sf
#39

40
3716 sf
#40

41
3668 sf
#41

42
3730 sf
#42

43
3780 sf
#43
#277

31
3367 sf
#31

32
3421 sf
#32

36
3668 sf
#36

35
7287 sf
#35

35
7287 sf
#33

CENTER ST

22
4227 sf
#5

20
4249 sf
#20

18 #9
8406 sf

11 12
12510 sf
#11

MARGARET ST

WEST ST

55 #8
9840 sf

53
3200 sf
#53

51
3200 sf
#51

52
3200 sf
#52

54
3200 sf
#54

56
9680 sf
#289

STATE ST

Bristol, RI

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 [Next](#)

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



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

Prior Assessments

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

Location and Owner

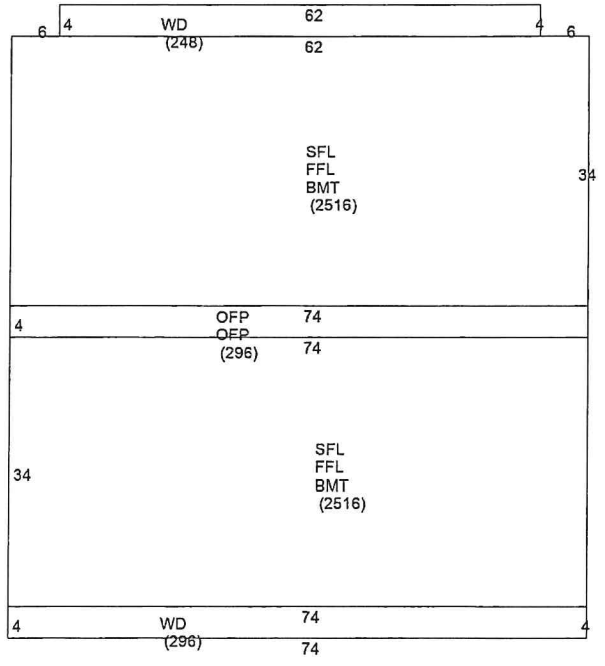
Location	22 WALL ST
Owner	KREFT, ROBERT M., TRUSTEE-ROBERT M KREFT TRUST
Owner2	
Owner3	
Address	17 SANDY LANE
Address2	
Address3	BRISTOL RI 02809

Building Information

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

Sale Information

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



Building Sub Areas

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

Land Information

Land Area	0.508 AC
Zoning	R-6
View	-

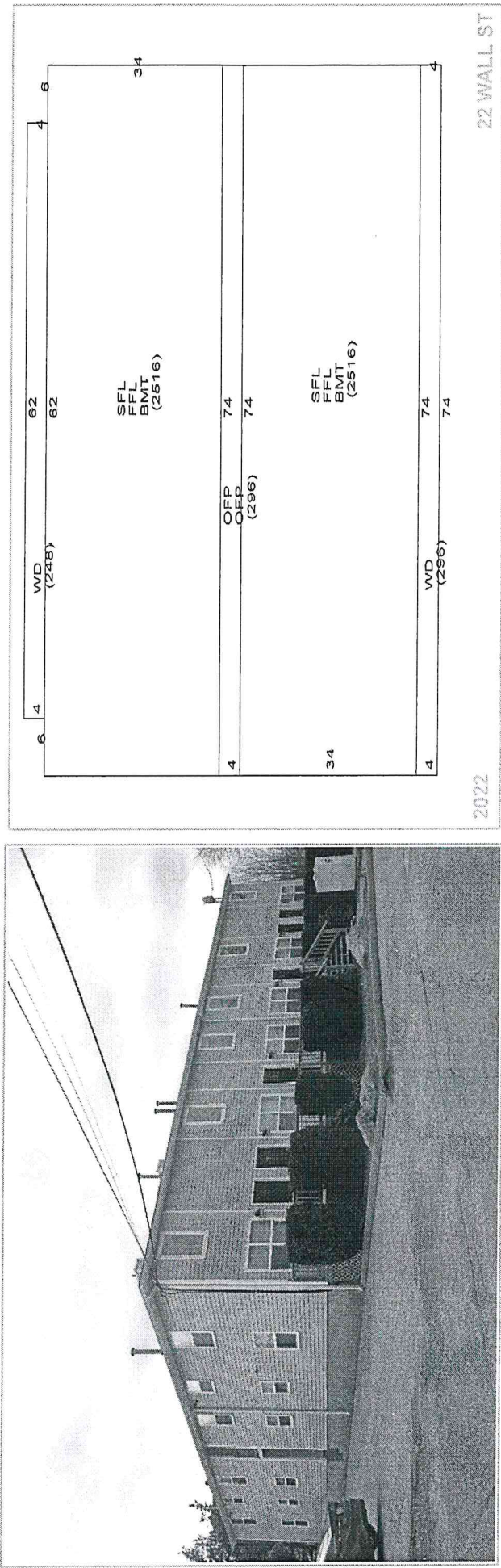
Owner ▶ **Owner Account #:**

Owner	Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
Owner 1	KREFT, ROBERT M., TRUSTEE-ROBERT M KREFT TRU:	10/09/2020	0	2062-174	A	W
Owner 2		08/17/2018	112,500	1952-73		W
Owner 3		05/23/2013	962,500	1709-306		W
Address	17 SANDY LANE, BRISTOL, RI 02809	03/22/2013	850,000	1699-134	L	W

Assessment

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

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



Land Information

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

Item 4A.



Building Information

Description	Description
BLDG Type	2 Story
RES Units	0
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Clapboard
Roof Type 1	Hip
Roof Cover 1	Asphalt Shir
INT Wall 1	INT Wall 2
Floors 1	Floors 2
BMT Garages	Color GRAY
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	1
% Solar HW	% Heated
% COM Wall	% A/C
Ceill HGH	8
Parking Type	% Ceiling Type
EXT View	% Sprinkled

Other Factors

Grade	Q4	Q4	Flood Hazard	Topography	Street	LEVEL
Year Built	1994	EFF Year				PAVED
Alt LUC		Alt %				
Bas \$/SQ	115.00	Size Adj				
Constr Adj	0.87	Adj \$/SQ				
Condition	AG	AG - Avg-Goo	19.4			
Functional			0.0			
Economic			0.0			
Special			0.0			
OV						
Adj Total	1,188,694					
Depreciation	230,607					
Depr Total	958,087					
Total Depreciation %	>	19.4				

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unde V
FFL	1st FLOOR	5,032	5,032	96.51	485,638
SFL	2nd FLOOR	5,032	5,032	96.51	485,638
BMT	BASEMENT	5,032	0	14.48	72,864
OPF	OPEN PORCH	592	0	11.03	6,530
WD	WOOD DECK	544	0	15.50	8,424
Total		16,232	####		1,059,094

Notes

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

Condo Data

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

Remodeling History

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/20/2021	B52861		BLDG	15,000		Closed	Install 12 replacement windows same size same location .27 u.value
07/27/2018	B46972		BLDG	10,000	0	Closed	FOUNDATION ONLY FOR SINGLE FAMILY RESIDENCE
07/12/2018	B46826		BLDG	110,000	0	Closed	CONSTRUCT SINGLE FAMILY HOME TO MEET STATE AND LOCAL CODES
08/28/2014	B33388		BLDG	0		Closed	INSTALL 4' METAL FENCE TO SIDES AND REAR OF PROPERTY
10/23/2013	B25945		BLDG	0		Closed	INSTALL NEW WINDOWS AND SIDING
09/26/2013	B25638		BLDG	0		Closed	RESHINGLE ROOF TO CODE
07/21/2010	E2863		ELEC	0		Closed	INSTALL FIRE ALARMS

Special Features & Yard Items

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

Other Info.

AFDU	Term/Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	12	4	2
2			U
3			
4			
Totals	12	48	24



22 Wall St - 200' Radius

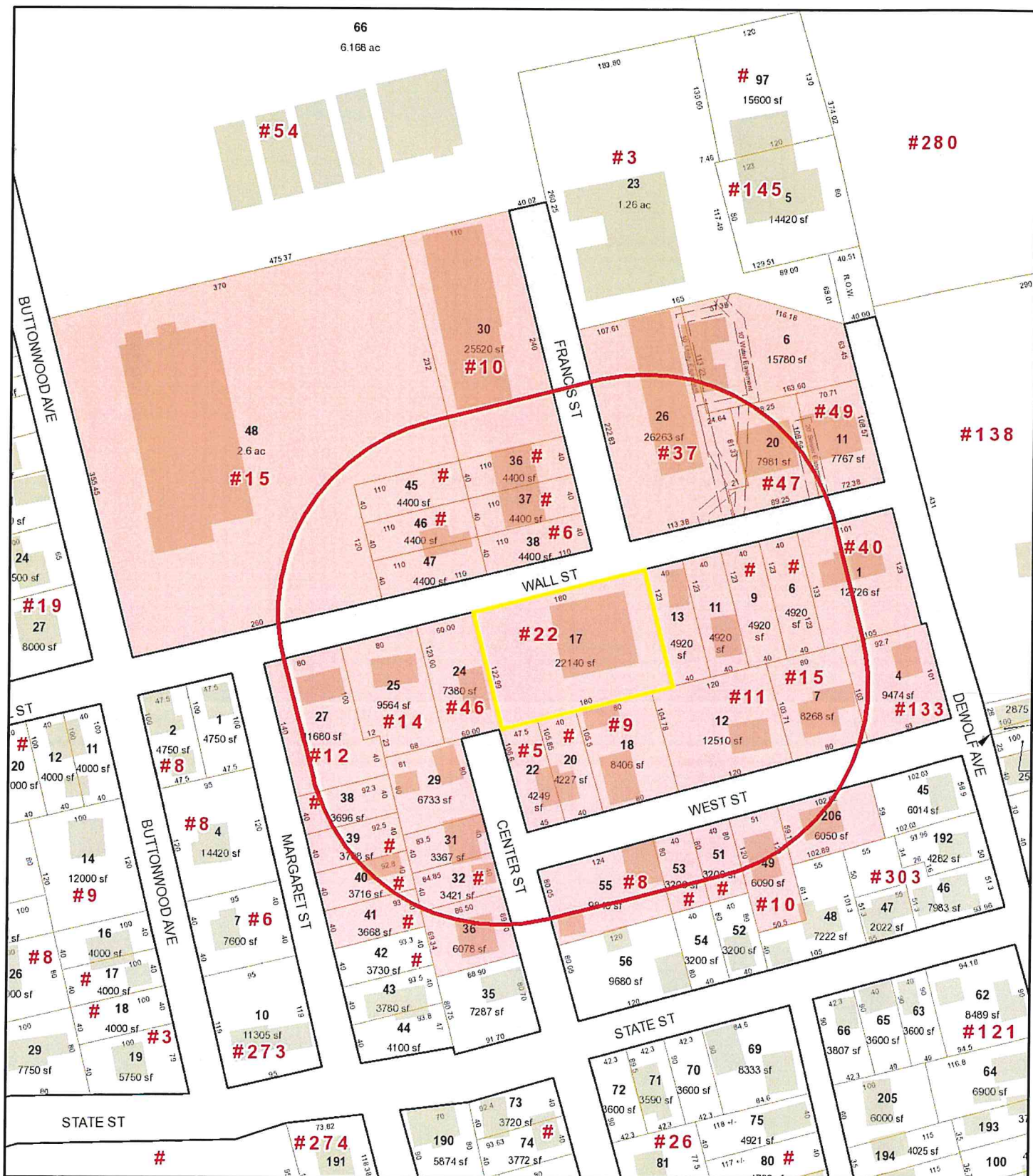
Bristol, RI



August 23, 2023

1 inch = 140 Feet

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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



www.cai-tech.com



200 foot Abutters List Report

Bristol, RI
August 23, 2023

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



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200 foot Abutters List Report

Bristol, RI
August 23, 2023

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



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200 foot Abutters List Report

Bristol, RI
August 23, 2023

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

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

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

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

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

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



www.cai-tech.com

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

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

ROBINSON JANET K
15 WEST STREET
BRISTOL, RI 02809

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

JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

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

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

SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809

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

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

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

BRANCO, JOSEPH
JOAN
40 WALL ST
BRISTOL, RI 02809

MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

TEIXEIRA, ASHLEY S
35 CENTER ST
BRISTOL, RI 02809

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

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

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

DIGATI, GINA M
115 HIGH STREET
BRISTOL, RI 02809

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

FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809

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

FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

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

HORTA, BRIAN J
41 CENTER ST
BRISTOL, RI 02809

RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-28

PUBLIC HEARING

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

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

APPLICANT: **Richard P. and Lynn Luiz**
 PROPERTY OWNER: **Richard P. and Lynn Luiz**
 LOCATION: **2 Maple Shade Court**
 PLAT: **54** LOT: **18**
 ZONE: **Residential R-15**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE TO: construct a 13ft. x 20ft. garage addition to an existing single-family dwelling with less than the required right side yard.**

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

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

Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2023 JUL 31 AM 11:30



APPLICATION

File No: 2023-28

Accepted by ZEO: *ENT 7/31/23*

APPLICANT	Name: RICHARD AND LYNN LUIZ
	Address: 2 MAPLE SHADE CT.
	City: BRISTOL State: RI Zip: 02809
	Telephone #: 401-253-9119 Home: Work/Cell: 401-996-1156
PROPERTY OWNER	Name: RICHARD AND LYNN LUIZ
	Address: 2 MAPLE SHADE CT.
	City: BRISTOL State: RI ZIP: 02809
	Telephone #: 401-253-9119 Home: Work/Cell: 401-996-1156

leckerslyl Luiz@gmail.com

- Location of subject property: 2 MAPLE SHADE CT., BRISTOL, RI
 Assessor's Plat(s)#: 54 Lot(s) #: 18
- Zoning district in which property is located: R-15
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): SIDE YARD SET BACK
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 20+ YEARS
- Present use of property: SINGLE FAMILY RESIDENCE
- Is there a building on the property at present?: YES
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
74' W X 62.8 W X 4 H
- Proposed use of property: SINGLE FAMILY RESIDENCE

11. Give extent of proposed alterations: ADDITION TO EXISTING GARAGE

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 13'W X 20'D X TBD HEIGHT

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

Front lot line(s):	Required Setback: <u>35'</u>	Proposed Setback: <u>100'</u>
Left side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>100+'</u>
Right side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>10.5'</u>
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>36.6'</u>
Building height:	Required: <u>35' MAX</u>	Proposed: <u>APPROX 20'</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required:	Proposed:	

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

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

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

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

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

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

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

Applicant's Signature: LYNN LUIZ Date: 7-31-23

Print Name: LYNN LUIZ

Property Owner's Signature: _____ Date: _____

Print Name: _____

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

Name: _____ Telephone #: _____

Address: _____

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

From: Richard Luiz and Lynn Luiz
2 Maple Shade Ct., Bristol, RI

Date: July 28, 2023

We are seeking a much needed Dimensional Variance from the Town of Bristol for our residence located at 2 Maple Shade Ct (Plat #: 54, Lot#: 18) which we have owned and occupied since April of 2023.

As indicated on the attached site map, the abutting Right of Way located to the North (which we have maintained for the past 20 years) together with the irregular dimensions of our lot unable us to build the proposed garage addition in any other location on our property without a variance.

Respectfully submitted by,
Richard & Lynn Luiz

PLAT REFERENCE

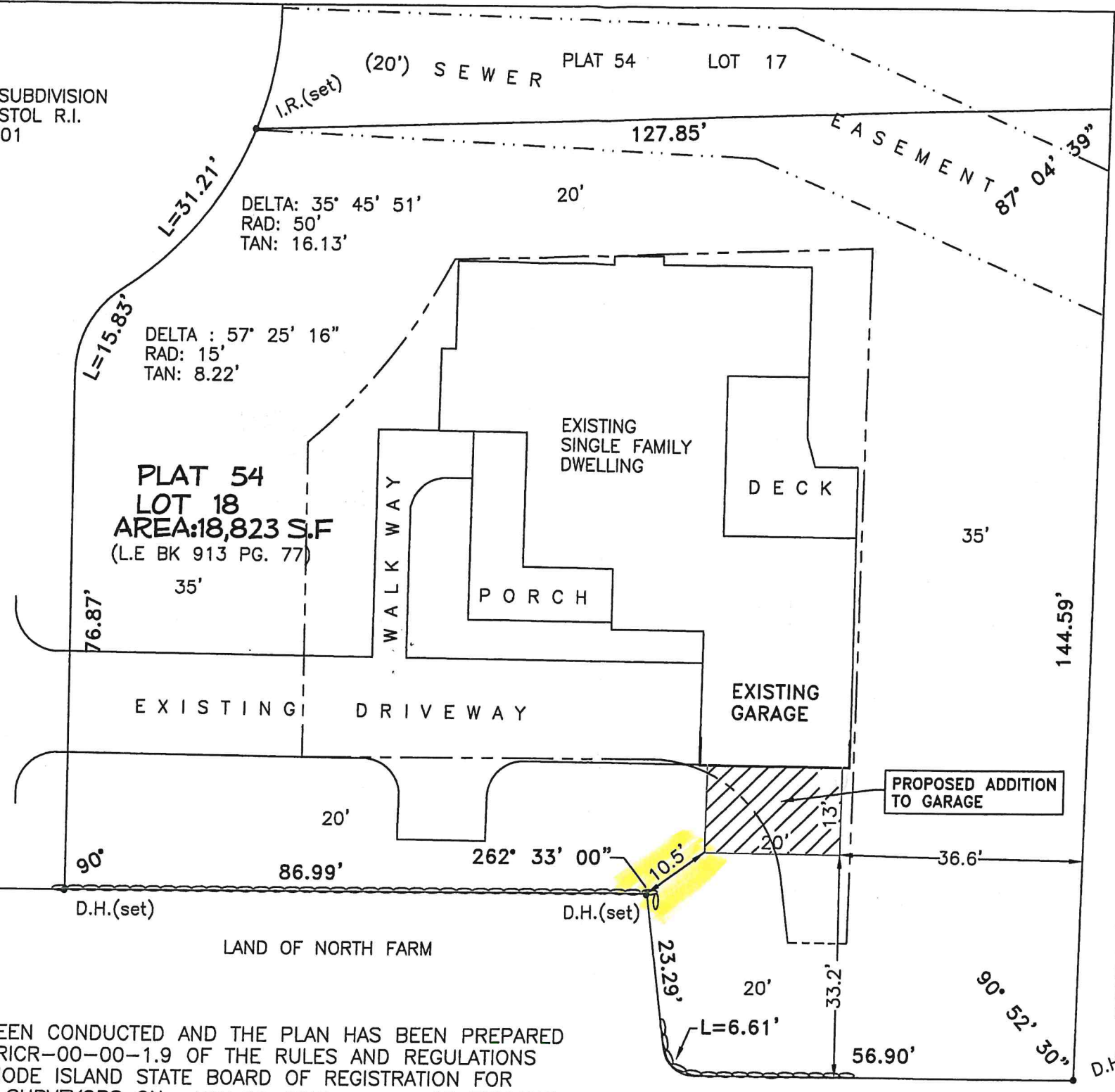
BEING LOT 4 ON PLAN ENTITLED " FINAL MINOR SUBDIVISION LOT 4 ON ASSESSORS PLAT 54 HOPE ST. IN BRISTOL R.I. OF PACHECO PLAT " BY: STANLEY ENG. APRIL 2001 PLAN SHEET #435.

NORTH

MAPLE SHADE COURT

PLAT 54 LOT 4

G.B.(fnd)



LEGEND

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

ZONING

R-15 ZONE MIN. LOT AREA : 15,000 S.F
 MIN. LOT WIDTH & FRONTAGE: 100'
 BUILDING SETBACKS
 FRONT : 35'
 SIDE : 20'
 REAR : 35'

PLAT 54 LOT 2 NORTH FARM

NOTES

1. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
2. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
3. THE SURVEYOR DOES NOT ACCEPT ANY LIABILITIES OF ANY REFERENCED PLAN SHOWN ON THE PLAN.
4. THE LAND SHOWN HERE ON IS SUBJECT TO ANY EASEMENTS, R.O.W., RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.

CERTIFICATION

JOHN V. BARKER, JR.
 No. 1885
 REGISTERED PROFESSIONAL LAND SURVEYOR

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 NOV 25, 2015 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED ADDITION TO THE EXISTING GARAGE WITHIN THE SURVEYED BOUNDARIES FOR ZONING PURPOSES.

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

SITE PLAN FOR RICHARD P. LUIZ

PLAT 54 LOT 18 2 MAPLE SHADE DRIVE BRISTOL R.I.
 SCALE 1"=20' DATE : 7/19/2023 DWN BY: JJB DWG NO. 230701-146

**** NOTE ****
 WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES, COMPU-DRAFT CANNOT GUARANTEE AGAINST ANY ERRORS AND IS NOT LIABLE IN ANY WAY FOR THE ADDITION BUILT FROM THESE PLANS. THE GENERAL CONTRACTOR AND EACH TRADE SHALL CONFORM TO ALL LOCAL AND STATE BUILDING CODES.
 THESE PLANS ARE PROVIDED TO THE HOMEOWNER AND/OR THE CONTRACTOR FOR THE CONSTRUCTION OF ONE ADDITION ONLY. THESE PLANS ARE NOT TO BE COPIED FOR THE PURPOSE OF A DUPLICATE ADDITION WITHOUT THE WRITTEN PERMISSION OF COMPU-DRAFT.

REVISIONS		
REV	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	06-28-23
0	FINAL DESIGN	06-30-23

PROPOSED GARAGE ADDITION TO THE RESIDENCE OF
RICHARD & LYNN LUIZ
2 MAPLE SHADE COURT
BRISTOL, RI
 (BASIC WIND SPEED OF 110 MPH, EXPOSURE "B"; SEE NOTE 3)

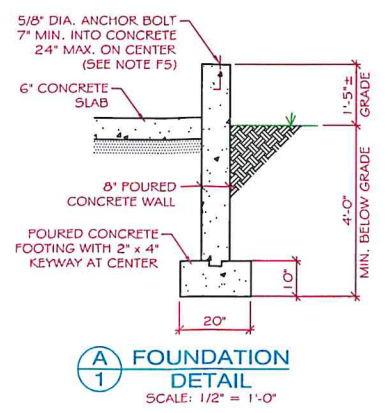
- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES AND THE MOST RECENT RHODE ISLAND STATE BUILDING CODE EDITION; A COLLABORATION OF THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE RHODE ISLAND AMENDMENTS TO THE 2018 IRC.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 IECC ENERGY CODES; CLIMATE ZONE 5.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "AF&PA", WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS IN HIGH WIND AREAS; 110 MPH, EXPOSURE "B".
 - ALL INSPECTIONS TO BE COORDINATED THROUGH THE LOCAL BUILDING DEPARTMENT.
 - STRUCTURAL ITEMS SUCH AS COLUMNS, BEAMS, HEADERS, JOISTS, RAFTERS, FLOOR/ROOF TRUSSES TO BE SIZED/APPROVED BY A QUALIFIED ENGINEER. (ENGINEERING STAMP BOX PROVIDED; IF NEEDED)
 - ALL NEW EXTERIOR WALLS ARE 2" x 4" @ 16" OC.
 - ALL LUMBER SHALL BE KILN DRIED SPRUCE OR HEM FIR #2 SELECT STRUCTURAL GRADE AND MEET THE REQUIREMENTS OF THE NATIONAL FORESTS PRODUCTS ASSOCIATION.
 - ALL FASTENING SHALL BE DONE PER THE "WFCM" GENERAL NAILING SCHEDULE, (TABLE 2)
 - DOOR SPECIFICATIONS TO BE CONFIRMED BY THE OWNER / CONTRACTOR.
 - NEW GARAGE FLOOR TO BE LEVEL WITH EXISTING.

Compu-DRAFT
 COMPUTERIZED
 DRAFTING / DESIGN SERVICES
 SWANSEA, MASSACHUSETTS
 508-679-8572

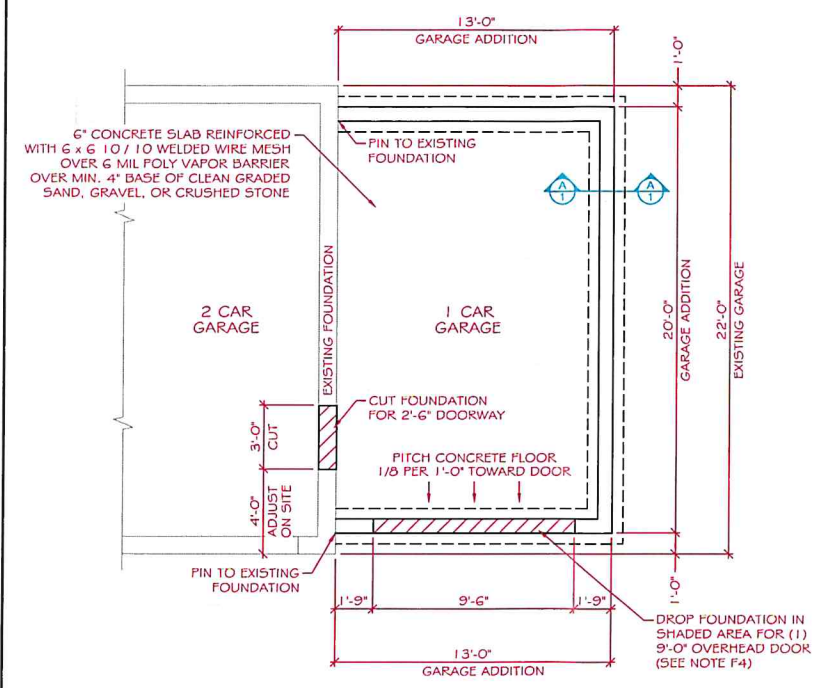
EXISTING & NEW FLOOR PLAN FOUNDATION PLAN

DRAWN BY: D. BELLIVEAU	1 2
SCALE: 1/4" = 1'-0"	
DATE: 06-30-23 REV: 0	

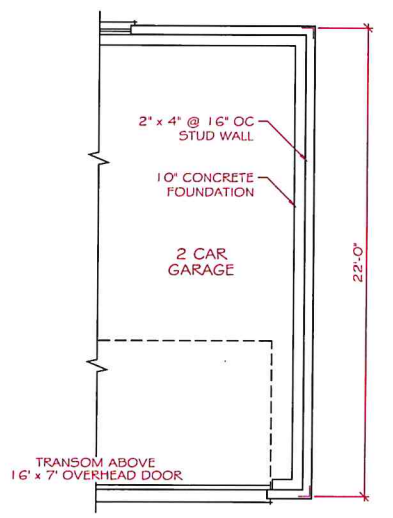
- FOUNDATION NOTES**
- ALL CONCRETE SHALL HAVE AN ULTIMATE STRENGTH OF AT LEAST 3,000 PSI AT 28 DAYS. POURED CONTIGUES WITHOUT COLD JOINTS.
 - FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4,000 LBS. PER SQUARE FOOT.
 - NO FOOTINGS ARE TO BE PLACED IN WATER OR ON FROZEN GROUND, AND ARE TO BE PROTECTED AGAINST FROST.
 - ALL FOUNDATION WALL DROPS ARE TO BE CONFIRMED BASED ON SITE CONDITIONS.
 - LOCATE ANCHOR BOLTS 12" MIN. FROM END OF EACH PLATE. SEE DETAILS FOR MAX. SPACING.



(A) FOUNDATION DETAIL 1
 SCALE: 1/2" = 1'-0"

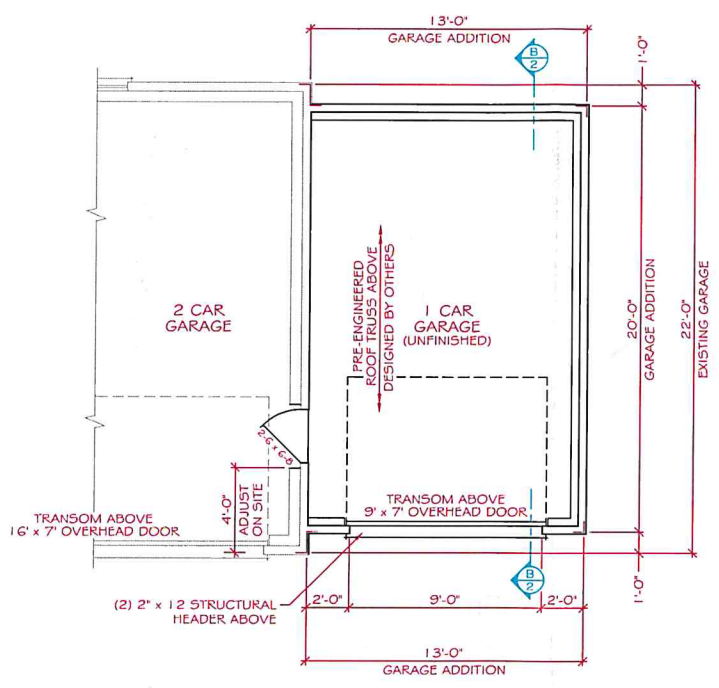


FOUNDATION PLAN
 SOIL BEARING CAPACITY SHALL BE CONFIRMED BY THE CONTRACTOR.
 FOOTINGS & FOUNDATION DESIGN TO BE MODIFIED AS REQUIRED TO COMPLY WITH LOCAL & STATE CODES REGARDING SOIL CONDITIONS.
 (VERIFY SOIL PRIOR TO INSTALLATION OF FOOTINGS)



EXISTING FLOOR PLAN

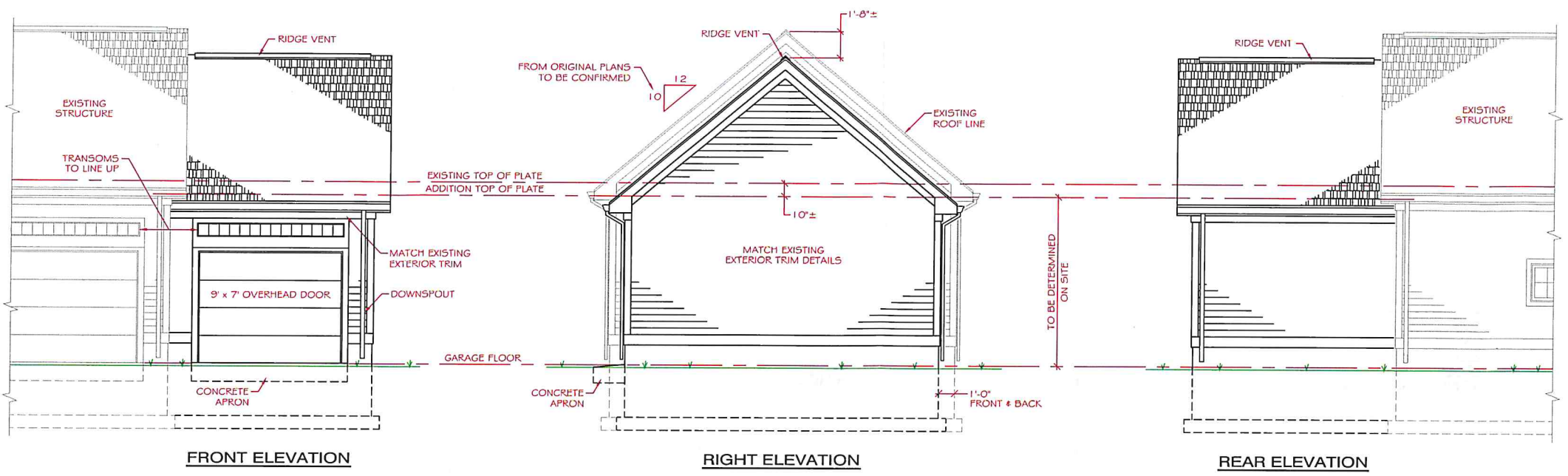
**** NOTE ****
 EXISTING PLAN REFLECTS ROUGH MEASUREMENTS TAKEN FROM SITE. ACTUAL DIMENSIONS / LOCATIONS MAY VARY. CONTRACTOR TO CONFIRM ALL MEASUREMENTS.



NEW FLOOR PLAN
 260 SQ. FT. GARAGE ADDITION

SHEET	TITLE
1	EXISTING & NEW FLOOR PLAN / FOUNDATION PLAN
2	FRONT / REAR / RIGHT ELEVATION / CROSS SECTION

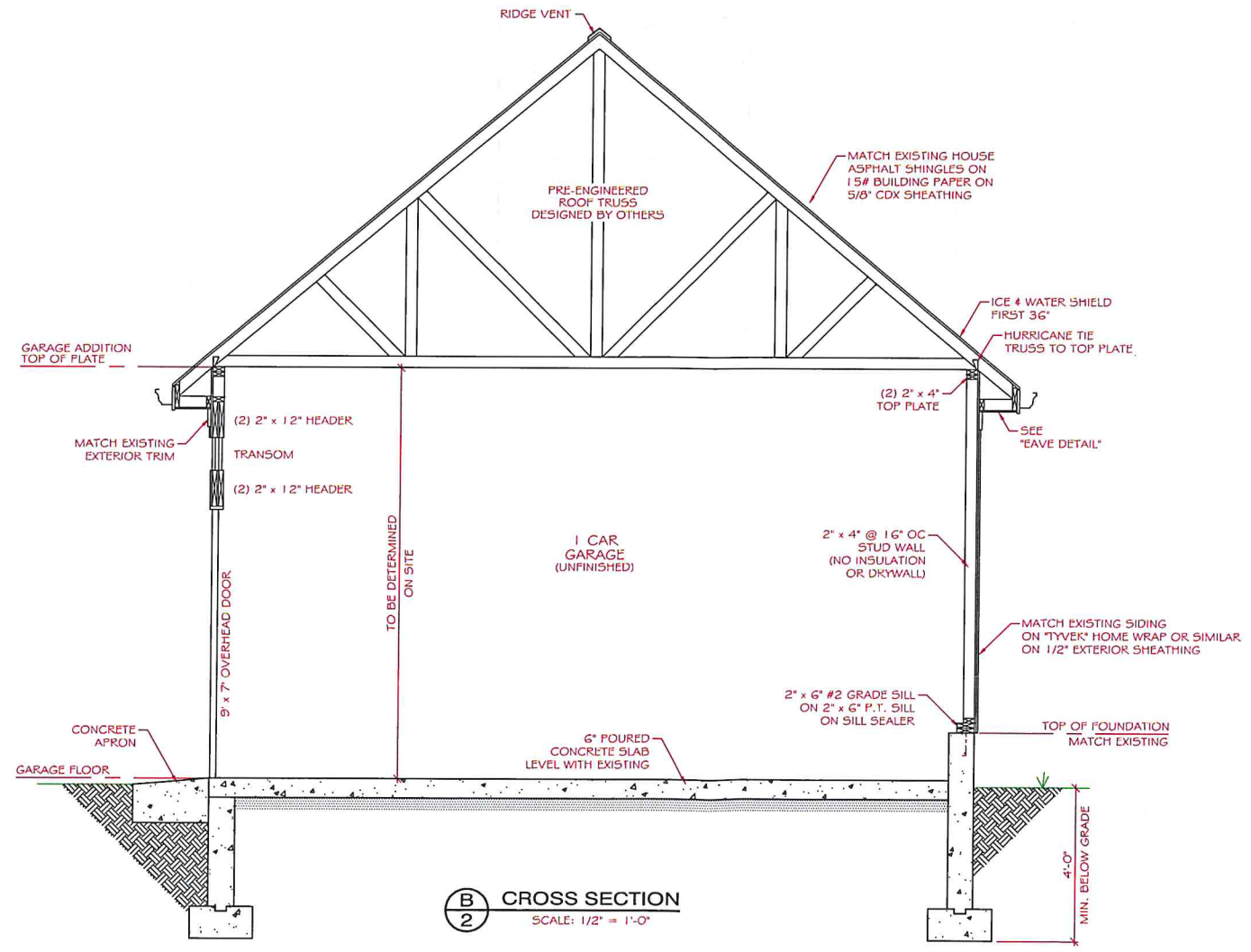
ENGINEERING STAMP
 (IF REQUIRED)



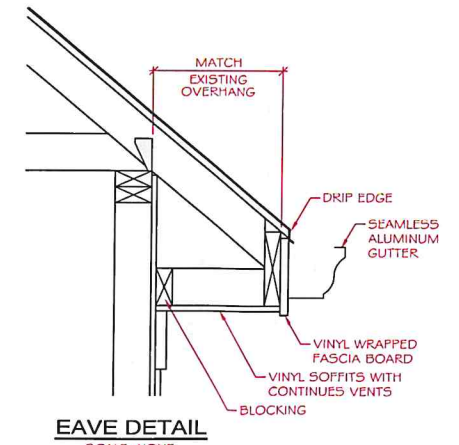
FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION



B
2 CROSS SECTION
SCALE: 1/2" = 1'-0"



EAVE DETAIL
SCALE: NONE
MATCH EXISTING
EAVE DETAILS

**** NOTE ****
WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES, COMPU-DRAFT CANNOT GUARANTEE AGAINST ANY ERRORS AND IS NOT LIABLE IN ANY WAY FOR THE ADDITION BUILT FROM THESE PLANS. THE GENERAL CONTRACTOR AND EACH TRADE SHALL CONFORM TO ALL LOCAL AND STATE BUILDING CODES.
THESE PLANS ARE PROVIDED TO THE HOMEOWNER AND OR THE CONTRACTOR FOR THE CONSTRUCTION OF ONE ADDITION ONLY. THESE PLANS ARE NOT TO BE COPIED FOR THE PURPOSE OF A DUPLICATE ADDITION WITHOUT THE WRITTEN PERMISSION OF COMPU-DRAFT.

REVISIONS		
REV	DESCRIPTION	DATE
—	PRELIMINARY DESIGN	06-28-23
0	FINAL DESIGN	06-30-23

PROPOSED GARAGE ADDITION TO THE RESIDENCE OF
RICHARD & LYNN LUIZ
2 MAPLE SHADE COURT
BRISTOL, RI
(BASIC WIND SPEED OF 110 MPH, EXPOSURE "B"; SEE NOTE 3)

- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES AND THE MOST RECENT RHODE ISLAND STATE BUILDING CODE EDITION; A COLLABORATION OF THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE RHODE ISLAND AMENDMENTS TO THE 2018 IRC.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 IECC ENERGY CODES; CLIMATE ZONE 5.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "AFPA", WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS IN HIGH WIND AREAS; 110 MPH, EXPOSURE "B".
 - ALL INSPECTIONS TO BE COORDINATED THROUGH THE LOCAL BUILDING DEPARTMENT.
 - STRUCTURAL ITEMS SUCH AS COLUMNS, BEAMS, HEADERS, JOISTS, RAFTERS, FLOOR/ROOF TRUSSES TO BE SIZED/APPROVED BY A QUALIFIED ENGINEER. (ENGINEERING STAMP BOX PROVIDED; IF NEEDED)
 - ALL NEW EXTERIOR WALLS ARE 2" x 4" @ 16" OC.
 - ALL LUMBER SHALL BE KILN DRIED SPRUCE OR HEM FIR #2 SELECT STRUCTURAL GRADE AND MEET THE REQUIREMENTS OF THE NATIONAL FORESTS PRODUCTS ASSOCIATION.
 - ALL FASTENING SHALL BE DONE PER THE "WFCM" GENERAL NAILING SCHEDULE. (TABLE 3)
 - DOOR SPECIFICATIONS TO BE CONFIRMED BY THE OWNER / CONTRACTOR.
 - NEW GARAGE FLOOR TO BE LEVEL WITH EXISTING.

Compu-DRAFT
COMPUTERIZED
DRAWING / DESIGN SERVICES
SWANSEA, MASSACHUSETTS
508-679-8572

**ELEVATIONS
CROSS SECTION**

DRAWN BY: D. BELLIVEAU	2
SCALE: 1/4" = 1'-0"	
DATE: 06-30-23	REV: 0

ENGINEERING STAMP
(IF REQUIRED)



► Owner Account #:

Owner 1	LUIZ, RICHARD P & LYNN ECKERSL	% Owned	0.00
Owner 2		% Owned	0.00
Owner 3		% Owned	0.00

Address 2 MAPLE SHADE CT, BRISTOL, RI 02809-0000

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type

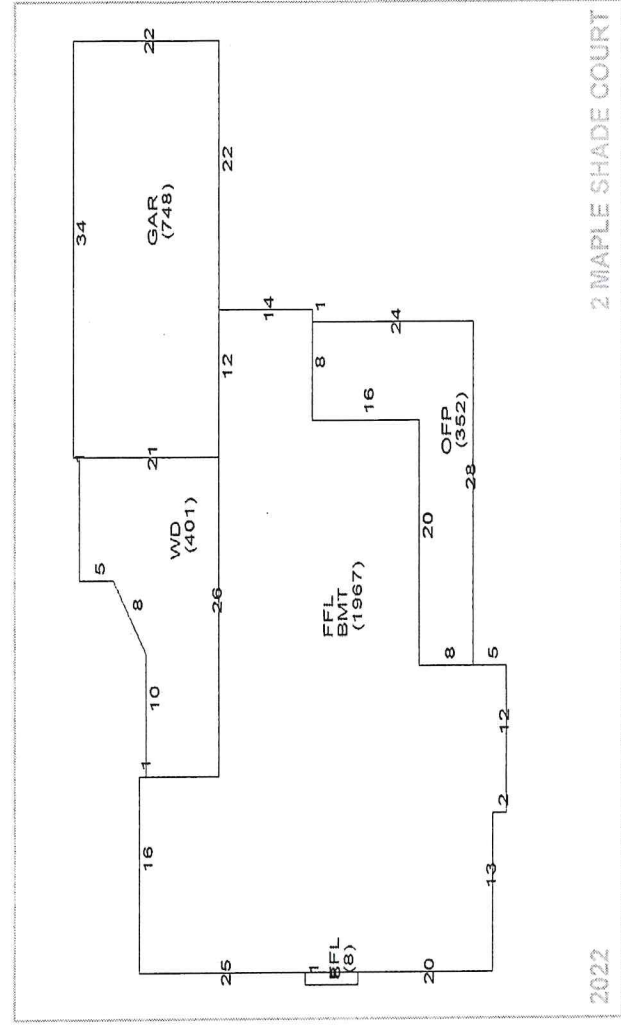
► Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	346,300	0	0.43	209,500	0	555,800
TOTAL	346,300	0	0.43	209,500	0	555,800

Source > Mkt Adj Cost VAL per SQ Unit/Card > 102.11 VAL per SQ Unit/Parcel > 102.11

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	346,300	0	0	209,500	0	555,800	555,800
2021	01	282,500	0	0	209,500	0	492,000	492,000
2020	01	282,500	0	0	209,500	0	492,000	492,000
2019	01	282,500	0	0	209,500	0	492,000	492,000
2018	01	256,700	0	0	199,100	0	455,800	455,800
2017	01	265,000	0	0	199,100	0	464,100	464,100



► Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1 01 Single Fam	18823	SF	P	1.00	13	11	C							209,500			1.00	0	
2																			
3																			
4																			

Plat/Lot 54 18

Account: 3744

LUC 01

Zone

Assessment \$555,800



Building Information

Description	Story Height	1 Story	Description
BLDG Type	Ranch	1 Story	
RES Units	1	0	
Foundation	Concrete	Concrete	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shndl	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Grade

Grade	Q3	Q3	Flood Hazard
Year Built	2003	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic

Depreciation

Code	Description	%	Bas \$/SQ	Size Adj
Condition	AV	AV - Average	18.0	1.04
Functional		0.0	127.47	1.01
Economic		0.0	32,413	1.18
Special		0.0	1.00	1.00
OV		0.0	1.00	1.00
			Adj Total	422,367
			Depreciation	76,026
			Depr Total	346,341

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FLL	1st FLOOR	1,975	1,975	127.46	251,753
BMT	BASEMENT	1,967	0	19.12	37,609
GAR	GARAGE	748	0	35.35	26,442
OPF	OPEN PORCH	352	0	10.70	3,766
WD	WOOD DECK	401	0	14.85	5,955
Total		5,443	1,975		325,525

Notes

add back up generator and wire to code 2014

Visit History

Date	Result	By
6/21/2021	REVIEW	MM
9/21/2018	REVIEW	JH
8/13/2018	MEASURED	BT
6/2/2007	LISTED	
2/22/2007	CALL BACK	
2/20/2007	MEASURE	

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
11/26/2013	379-13-M	01/01/2014	MECH	4,000		Closed	SET 14 KW GENERATOR AND INSTALL NATURAL GAS PIPING
11/26/2013	M13789		MECH	0		Closed	SET 14 KW GENERATOR AND INSTALL NATURAL GAS PIPING
11/19/2013	E3094		ELEC	0		Closed	WIRE 14 KW STAND BY GENERATOR
11/19/2013	372-13-E	01/01/2014	ELEC	900		Closed	WIRE 14 KW GENERATOR 120/240 200 AMPS SINGLE PHASE 1 METER
09/25/2002	1670-02-B	12/31/2003	BLDG	300,263		Closed	SFD 26 HT 74 WIDTH 62 DEPTH

Special Features & Yard Items

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

Other Info.

AFDU	
prtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



2 Maple Shade - 300' Radius

Bristol, RI

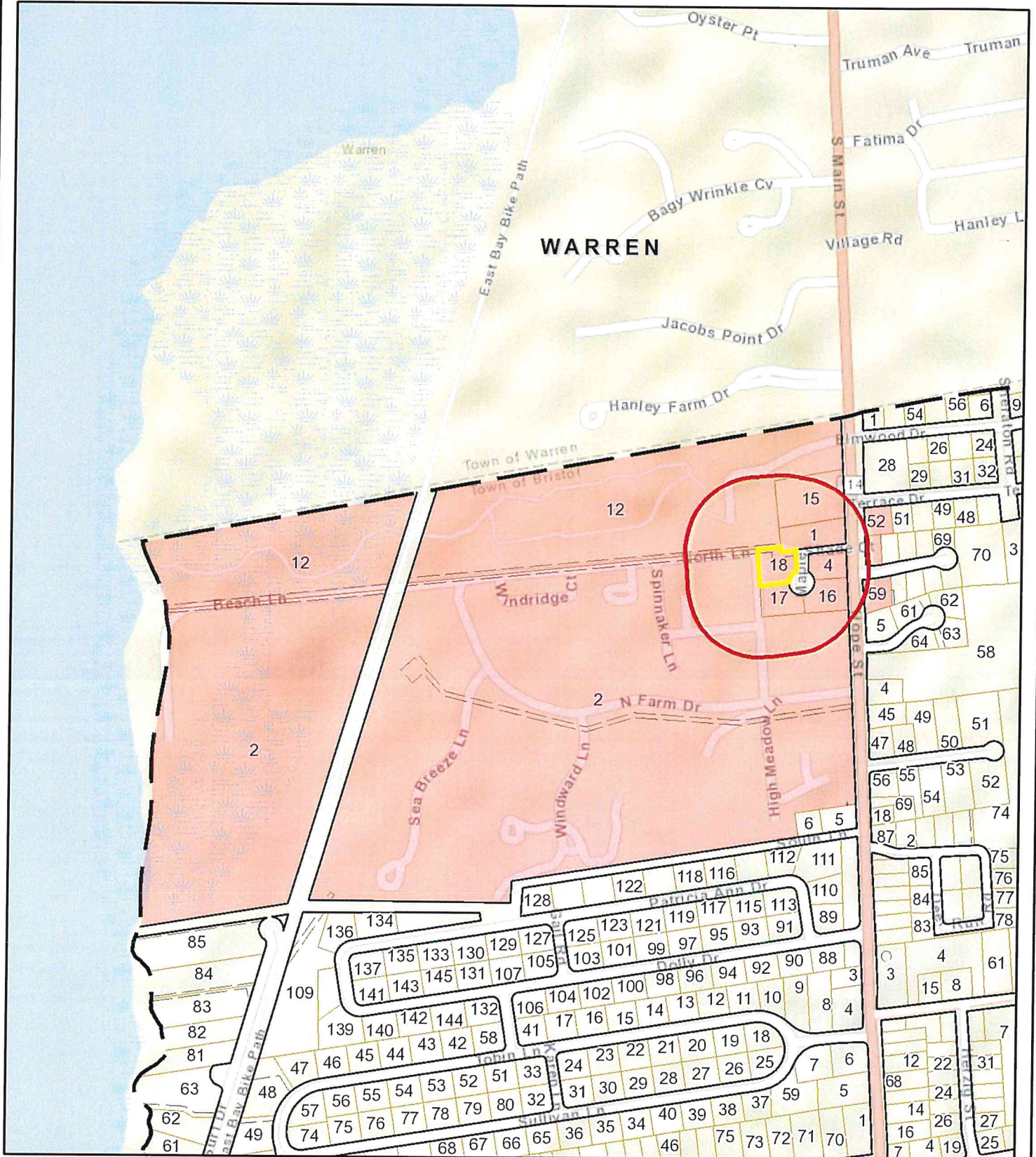


August 23, 2023

1 inch = 562 Feet



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 54-18	Mailing Address: LUIZ, RICHARD P & LYNN ECKERSL
CAMA Number: 54-18	2 MAPLE SHADE CT
Property Address: 2 MAPLE SHADE COURT	BRISTOL, RI 02809

Abutters:

Parcel Number: 54-1	Mailing Address: DODGE, CHARLES & ZHOU, MIN JT
CAMA Number: 54-1	1389 HOPE ST
Property Address: 1389 HOPE ST	BRISTOL, RI 02809
Parcel Number: 54-12	Mailing Address: AUDUBON SOCIETY OF RI
CAMA Number: 54-12	12 SANDERSON RD
Property Address: 1401 HOPE ST	SMITHFIELD, RI 02809
Parcel Number: 54-15	Mailing Address: AUDUBON SOCIETY OF RI
CAMA Number: 54-15	12 SANDERSON RD
Property Address: HOPE ST	SMITHFIELD, RI 02809
Parcel Number: 54-16	Mailing Address: A.G CONSTRUCTION, INC
CAMA Number: 54-16	P.O. BOX 600
Property Address: 5 MAPLE SHADE COURT	PORTSMOUTH, RI 02871
Parcel Number: 54-17	Mailing Address: MCCARTHY, PATRICK NINA A. ETUX TE
CAMA Number: 54-17	4 MAPLE SHADE CRT
Property Address: 4 MAPLE SHADE COURT	BRISTOL, RI 02809
Parcel Number: 54-18	Mailing Address: LUIZ, RICHARD P & LYNN ECKERSL
CAMA Number: 54-18	2 MAPLE SHADE CT
Property Address: 2 MAPLE SHADE COURT	BRISTOL, RI 02809
Parcel Number: 54-2	Mailing Address: GOFF, LAURENS W & GOFF, ANDREA
CAMA Number: 54-2-001	KRIDA TE
Property Address: 1 SEABREEZE LN	1 SEABREEZE LN
	BRISTOL, RI 02809
Parcel Number: 54-2	Mailing Address: LYNCH, BRITTANY M
CAMA Number: 54-2-002	2 SEABREEZE LN
Property Address: 2 SEABREEZE LN	BRISTOL, RI 02809
Parcel Number: 54-2	Mailing Address: MATTHEWS, VICTORIA H
CAMA Number: 54-2-003	3 SEABREEZE LN
Property Address: 3 SEABREEZE LN	BRISTOL, RI 02809
Parcel Number: 54-2	Mailing Address: HAWKINS, HELEN S.
CAMA Number: 54-2-004	4 SEABREEZE LN
Property Address: 4 SEABREEZE LN	BRISTOL, RI 02809



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Page 1 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-005 Property Address: 5 SEABREEZE LN	Mailing Address: RUDE, PATRICIA G TRUSTEE TRUST 2-4 -1999 5 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-006 Property Address: 6 SEABREEZE LN	Mailing Address: SILUN, STANLEY J & MARJORIE J 6 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-007 Property Address: 7 SEABREEZE LN	Mailing Address: CROWLEY, JOAN G. 7 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-008 Property Address: 8 SEABREEZE LN	Mailing Address: MCGEE, DIANA H 8 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-009 Property Address: 9 SEABREEZE LN	Mailing Address: MASSA, LOUIS P & ANNE P TE 9 SEA BREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-010 Property Address: 10 SEABREEZE LN	Mailing Address: FRANCIS, JOSEPH TRUSTEE 175 POPPASQUASH RD BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-011 Property Address: 11 SEABREEZE LN	Mailing Address: SYLVESTER, PATRICIA L TRUSTEE PATRICIA L SYLVESTER TRUST 11 SEABREEZE LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-012 Property Address: 12 SEABREEZE LN	Mailing Address: FANDEL, KEVIN J TRUSTEE & FANDEL, JOAN B TRUSTEE TC 12 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-013 Property Address: 13 SEABREEZE LN	Mailing Address: HAYES, DAVID O & JANE E TE 13 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-014 Property Address: 14 SEABREEZE LN	Mailing Address: FARRELL, MAURA 14 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-015 Property Address: 15 SEABREEZE LN	Mailing Address: QUARANTA FAMILY IRR TRUST BALDI, ANGELA M & BO, MELANIE A-TRUSTEES 15 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-016 Property Address: 16 SEABREEZE LN	Mailing Address: JENNINGS, CHRISTINE 16 SEABREEZE LN BRISTOL, RI 02809



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8/23/2023

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Page 2 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-017 Property Address: 17 SEABREEZE LN	Mailing Address: ODEN, NANCY 17 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-018 Property Address: 18 SEABREEZE LN	Mailing Address: BECKER, SINDY PO BOX 345 ARMSTRONG PARK FLEISCHMANN'S, NY 12430
Parcel Number: 54-2 CAMA Number: 54-2-019 Property Address: 19 SEABREEZE LN	Mailing Address: ANNICELLI, JOHN R. IDA JT PO BOX 508 BEDFORD, NY 10506
Parcel Number: 54-2 CAMA Number: 54-2-020 Property Address: 20 SEABREEZE LN	Mailing Address: SAMET, JONATHAN MICHAEL & BRINES, CONSTANCE BIDWELL TRUSTEES 840 CYPRUS DR BOULDER, CO 80303
Parcel Number: 54-2 CAMA Number: 54-2-021 Property Address: 21 SEABREEZE LN	Mailing Address: ROBILLARD, RICHARD J. & ROBILLARD, CHERYL M. TRUSTEES 22 LAKESHORE DR ASHBURNHAM, MA 01430
Parcel Number: 54-2 CAMA Number: 54-2-022 Property Address: 22 SEABREEZE LN	Mailing Address: EAP CORPORATION 9 TROY LN BEDFORD, NY 10506
Parcel Number: 54-2 CAMA Number: 54-2-023 Property Address: 23 SEABREEZE LN	Mailing Address: SMALL, ALAN J & PATRICIA B TE 23 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-024 Property Address: 24 SEABREEZE LN	Mailing Address: WOOD, AUDREY J. STEPHEN C. JT 24 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-025 Property Address: 25 SEABREEZE LN	Mailing Address: ROZEWSKI, DAVID & PRAUGHT, MARY TE 25 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-026 Property Address: 26 SEABREEZE LN	Mailing Address: BERGERON, PHILIPPE & LISA TRUSTEES 26 SEA BREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-027 Property Address: 27 SEABREEZE LN	Mailing Address: JUDITH A. DOHERTY LE SLEPKOW, MATTHEW D. 27 SEA BREEZE LN, UNIT 27 BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-028 Property Address: 28 SEABREEZE LN	Mailing Address: GUERTLER, WALTER E. III 28 SEABREEZE LN BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-029 Property Address: 29 SEABREEZE LN	Mailing Address: NELSON, FRANKLIN C III & WALSH NELSON, MARY P TE 900 WILLETT AVE EAST PROVIDENCE, RI 02915-2738
Parcel Number: 54-2 CAMA Number: 54-2-030 Property Address: 30 SEABREEZE LN	Mailing Address: HAYES, A. LEE III TRUSTEE A LEE HAYES III TRUST OF 1989 30 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-031 Property Address: 31 SEABREEZE LN	Mailing Address: PALLIO, CAROLYN L. 160 HOMEWOOD AVE YONKERS, NY 10701
Parcel Number: 54-2 CAMA Number: 54-2-032 Property Address: 32 SEABREEZE LN	Mailing Address: DANGREMOND, DENISE M. TRUSTEE 47 NAYETTE RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-033 Property Address: 33 SEABREEZE LN	Mailing Address: TANCRELL PAUL F JANE G TE 33 SEA BREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-034 Property Address: 34 SEABREEZE LN	Mailing Address: SARAPAS, MICHAEL A. 66 INDIAN POINT RD TIVERTON, RI 02878
Parcel Number: 54-2 CAMA Number: 54-2-035 Property Address: 35 SEABREEZE LN	Mailing Address: GEEHAN, BARBARA J - TRUSTEE BARBARA J GEEHAN TRUST 35 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-036 Property Address: 36 SEABREEZE LN	Mailing Address: MCALPINE, ROBIN FIELDS 36 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-037 Property Address: 37 SEABREEZE LN	Mailing Address: ANDERSON, CHRISTINE 37 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-038 Property Address: 38 SEABREEZE LN	Mailing Address: SHEEHAN, MARY M 38 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-039 Property Address: 39 SEABREEZE LN	Mailing Address: MCRAE, SELMA JUNE 45 CADY RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-040 Property Address: 40 SEABREEZE LN	Mailing Address: MASSA, CHRISTINE L 40 SEABREEZE LN BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-041 Property Address: 41 SEABREEZE LN	Mailing Address: HOPPER, DOUGLAS JR & COULOMBE, KATHLEEN JT 41 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-042 Property Address: 42 SEABREEZE LN	Mailing Address: SLUSARZ, PAUL D. ETUX TE BROWN- SLUSARZ, MICHELLE B. 25 CHAPIN RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-043 Property Address: 43 SEABREEZE LN	Mailing Address: MCGAHAN, KELLY L & DANIEL R TRUSTEES 43 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-044 Property Address: 44 SEABREEZE LN	Mailing Address: CIMMINO, ROBERT J 44 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-045 Property Address: 45 SEABREEZE LN	Mailing Address: CAIZZI, FRANK C & PATRICIA M TRUSTEES 45 SEA BREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-046 Property Address: 46 SEABREEZE LN	Mailing Address: CLEGG, KEVIN E. COLLEEN M. ETUX TE 46 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-047 Property Address: 47 SEABREEZE LN	Mailing Address: KWAN, BERNARD Y TRUSTEE BERNARD Y KWAN LIVING TRUST 11 HANLEY FARM WARREN, RI 02885
Parcel Number: 54-2 CAMA Number: 54-2-048 Property Address: 48 SEABREEZE LN	Mailing Address: CAVALLARO, FREDERICK C & CATHY W TE 48 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-049 Property Address: 49 SEABREEZE LN	Mailing Address: LYNDEN, FREDERICK C & PERON, MADELEINE L TRUSTEES 49 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-050 Property Address: 50 SEABREEZE LN	Mailing Address: ODEN, NANCY V LE REM-MUNDY, CHRISTOPHER H 17 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-051 Property Address: 51 SEABREEZE LN	Mailing Address: ROBINSON, DEAN & BARBARA TE 51 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-052 Property Address: 52 SEABREEZE LN	Mailing Address: MELO, ROBERT 52 SEABREEZE LN BRISTOL, RI 02809



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8/23/2023

Page 5 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2
CAMA Number: 54-2-053
Property Address: 53 SEABREEZE LN

Mailing Address: STRIPPE, DAVID C. EDLER, JANICE M
53 SEABREEZE LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-054
Property Address: 54 SEABREEZE LN

Mailing Address: DEAN, MARK S & JENNIFHER E TE
54 SEABREEZE LANE UNIT 54
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-055
Property Address: 55 SEABREEZE LN

Mailing Address: EDLER, ALVIN E. NANCY A.
55 SEABREEZE LN UNIT 55
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-056
Property Address: 56 SEABREEZE LN

Mailing Address: SORRENTINO, MATTHEW
56 SEA BREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-057
Property Address: 57 SEABREEZE LN

Mailing Address: CARTER, GREGORY S
57 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-058
Property Address: 58 SEABREEZE LN

Mailing Address: CHRUP HOLDING LLC
8 CONNECTICUT AVE
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-059
Property Address: 59 SEABREEZE LN

Mailing Address: SLOANE, TIMOTHY F & BLASS,
CLAUDIA L TRUSTEES
10 OLD STOW RD
CONDORD, MA 01742

Parcel Number: 54-2
CAMA Number: 54-2-060
Property Address: 60 SEABREEZE LN

Mailing Address: SALZBERG HOLDINGS, INC.
60 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-061
Property Address: 61 SEABREEZE LN

Mailing Address: EVANS, JOYCE E. 61 SEABREEZE LN
61 SEABREEZE LN UNIT 61
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-062
Property Address: 62 SEABREEZE LN

Mailing Address: BYRNES, JUDITH A
62 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-063
Property Address: 63 SEABREEZE LN

Mailing Address: TAYLOR, SUSAN L TRUSTEE
63 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-064
Property Address: 64 SEABREEZE LN

Mailing Address: IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111



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8/23/2023

Page 6 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-065 Property Address: 65 SEABREEZE LN	Mailing Address: ELDER, RAYMOND J. & ELDER, MARY M. CO-TRUSTEES 4 AVENIR CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-066 Property Address: 66 SEABREEZE LN	Mailing Address: SHEPHERD, IAN PHILIP 1800 YARDLY MORRISVILLE RD YARDLY, PA 19067
Parcel Number: 54-2 CAMA Number: 54-2-067 Property Address: 67 SEABREEZE LN	Mailing Address: COMFORT, GUY & MARY TRUSTEES 67 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-068 Property Address: 68 SEABREEZE LN	Mailing Address: DARMODY, THERESE A. 68 SEA BREEZE LANE BRISTOL,, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-069 Property Address: 69 SEABREEZE LN	Mailing Address: BOYD, CATHY A 69 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-070 Property Address: 70 SEABREEZE LN	Mailing Address: OTIS, CHRISTOPHER N FLORENCE, ROXANNE JT 20 HORSESHOE LN WILBRAHAM, MA 01095
Parcel Number: 54-2 CAMA Number: 54-2-071 Property Address: 71 SEABREEZE LN	Mailing Address: MURPHY, TIMOTHY J. 71 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-072 Property Address: 72 SEABREEZE LN	Mailing Address: ANNICHIARICO, JOSEPH A & NANCY J TE 72 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-073 Property Address: 73 SEABREEZE LN	Mailing Address: SHEEDY, KATHLEEN - TRUSTEE KATHLEEN SHEEDY LIVING TRUST 73 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-074 Property Address: 74 SEABREEZE LN	Mailing Address: BARKER, PATRICIA N TRUSTEE PATRICIA N BARKER TRUST 74 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-075 Property Address: 75 SEABREEZE LN	Mailing Address: ANDRADE, MARIA A. 75 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-076 Property Address: 76 SEABREEZE LN	Mailing Address: DUMONT, CHERYL J. TRUSTEE 76 SEABREEZE LN BRISTOL, RI 02809



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8/23/2023

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Page 7 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-077 Property Address: 77 WINDWARD LN	Mailing Address: CAMARA, ADRIENNE M. LIFE EST CAMARA, MICHAEL JOHN 77 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-078 Property Address: 78 WINDWARD LN	Mailing Address: DAI, SHEILA TRUSTEE SHEILA DAI LIVING TRUST 11 HANLEY FARM RD WARREN, RI 02885
Parcel Number: 54-2 CAMA Number: 54-2-079 Property Address: 79 WINDWARD LN	Mailing Address: MCCRINK, KATHERINE A. TRUSTEE KATHERINE A. MCCRINK TRST-2007 79 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-080 Property Address: 80 WINDWARD LN	Mailing Address: BROWN, CHRISTIAN WHITNEY & JOSUAH BARTLETT TRUSTEES- DEBORAH OWENS BROWN IRR TRUST 80 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-081 Property Address: 81 WINDWARD LN	Mailing Address: MCGANN, STEPHANIE J 81 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-082 Property Address: 82 WINDWARD LN	Mailing Address: RICHARDS, STEVEN P. PEGGY SUE TE 2820 MAMOSA LN LANCASTER, PA 17601-2049
Parcel Number: 54-2 CAMA Number: 54-2-083 Property Address: 83 WINDWARD LN	Mailing Address: RUTTER, MILES C. ANTONIA A. JT 83 WINDWARD LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-084 Property Address: 84 WINDWARD LN	Mailing Address: TYSON, ELIZABETH ANN - TRUSTEE ELIZABETH ANN TYSON TRUST 87 PIERCE RD WATERTOWN, MA 02472
Parcel Number: 54-2 CAMA Number: 54-2-085 Property Address: 85 WINDWARD LN	Mailing Address: MCCARTHY, HARRY B & CORNELIA K TRUSTEES 85 WINDWARD LN UNIT G85 BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-086 Property Address: 86 WINDWARD LN	Mailing Address: BRENNAN, MARIE G. TRUSTEE 86 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-087 Property Address: 87 WINDWARD LN	Mailing Address: HOSFORD, REBECCA E & BUSH, EMILY A TRUSTEES HOSFORD IRREVOCABLE TRUST 87 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-088 Property Address: 88 WINDWARD LN	Mailing Address: MATSON, DEBORAH C 88 WINDWARD LN BRISTOL, RI 02809



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8/23/2023

Page 8 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-089 Property Address: 89 WINDWARD LN	Mailing Address: SEIFERT, WILLIAM G 4300 SE ST LUCIE BLVD LOT 52 STUART, FL 34997
Parcel Number: 54-2 CAMA Number: 54-2-090 Property Address: 90 WINDWARD LN	Mailing Address: AXELROD, ADELINA A 90 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-091 Property Address: 91 WINDWARD LN	Mailing Address: WEINER, LAWRENCE H. ETUX MARILYN J. WEINER TE 91 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-092 Property Address: 92 WINDWARD LN	Mailing Address: CHOMA, KAREN R-TRUSTEE KAREN R CHOMA TRUST 92 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-093 Property Address: 93 WINDWARD LN	Mailing Address: LENNON-ATWOOD, KATHLEEN M & ATWOOD, JONATHAN C TE 46 LONG FELLOW RD WELLESLEY, MA 02481
Parcel Number: 54-2 CAMA Number: 54-2-094 Property Address: 94 WINDWARD LN	Mailing Address: TAYLOR, ROBERT L. MARY LOU & ROBERT L. & MARY L 19978 SUMMERRIDGE DR CASTRO VALLEY, CA 94552
Parcel Number: 54-2 CAMA Number: 54-2-095 Property Address: 95 WINDWARD LN	Mailing Address: DOCHODA, STACY & EDWARD J TE 4717 DOLPHIN CAY LANE S, UNIT 106 ST PETERSBURG, FL 33711
Parcel Number: 54-2 CAMA Number: 54-2-096 Property Address: 96 WINDWARD LN	Mailing Address: BROWN, STEPHEN W QUINLAN-BROWN SUSAN TE 96 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-097 Property Address: 97 WINDWARD LN	Mailing Address: PHILLIPS, MICHAEL D PHILLIPS, DELOIS TRUSTEES PO BOX 284 WELAKA, FL 32193
Parcel Number: 54-2 CAMA Number: 54-2-098 Property Address: 98 WINDWARD LN	Mailing Address: ROBITAILLE, VIRGINIA LEE TRSTE VIRGINIA LEE ROBITAILLE LT 98 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-099 Property Address: 99 WINDWARD LN	Mailing Address: JALA, JONATHAN B 99 WINDWARD LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-100 Property Address: 100 WINDWARD LN	Mailing Address: HOGAN, JEAN M. 100 WINDWARD LN BRISTOL, RI 02809



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8/23/2023

Page 9 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-101 Property Address: 101 WINDWARD LN	Mailing Address: BRETZ, ROBERT J JR JEAN M TE 101 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-102 Property Address: 102 WINDWARD LN	Mailing Address: BRADY, PATRICIA M TRUSTEE 102 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-103 Property Address: 103 WINDWARD LN	Mailing Address: FOROSTENKO, ANATOLE GALINA TE 300 E. 59 STREET APT 1206 NEW YORK, NY 10022
Parcel Number: 54-2 CAMA Number: 54-2-104 Property Address: 104 WINDWARD LN	Mailing Address: DERKASH, BRUCE S. PATRICIA P. & BRUCE &PATRICIA 104 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-105 Property Address: 105 WINDWARD LN	Mailing Address: MASNICK, GEORGE & KAHN, REISA TRUSTEES PO BOX 26 BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-106 Property Address: 106 WINDWARD LN	Mailing Address: ANDRADE, SANDRA M TRUSTEE SANDRA M ANDRADE IRREVOCABLE TRUST 106 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-107 Property Address: 107 WINDWARD LN	Mailing Address: MARGARET N. STRAND REV TRST TC 2202 N. SCOTT ST ARLINGTON, VA 22209
Parcel Number: 54-2 CAMA Number: 54-2-108 Property Address: 108 WINDWARD LN	Mailing Address: IKAUNIKS, PAMELA 151 TREMONT ST 12 J BOSTON, MA 02111
Parcel Number: 54-2 CAMA Number: 54-2-109 Property Address: 109 WINDWARD LN	Mailing Address: WILLIAMS STEPHEN C & BARBARA S TRUSTEES-WILLIAMS FAMILY TRUST 109 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-110 Property Address: 110 WINDWARD LN	Mailing Address: KIRK, ELIZABETH P & CHRISTOPHER B, TRUSTEES 6 HARBOUR RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-111 Property Address: 111 WINDWARD LN	Mailing Address: BROWN, MARTHA & DEVIN TE 54 HORNE RD BELMONT, MA 02478
Parcel Number: 54-2 CAMA Number: 54-2-112 Property Address: 112 WINDWARD LN	Mailing Address: MAYHALL, MARILYN Y 112 WINDWARD LN BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-114 Property Address: 114 WINDWARD LN	Mailing Address: BACHER, LAWRENCE C. TRUSTEE 114 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-115 Property Address: 115 WINDWARD LN	Mailing Address: ROLLINS, PETER & PATRICIA AS TRUSTEES 115 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-116 Property Address: 116 WINDWARD LN	Mailing Address: ARDITTE, EDWARD C. TRUSTEE (1/2) & ARDITTE, BARBARA A. TRUSTEE (1/2) TC 116 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-117 Property Address: 117 WINDWARD LN	Mailing Address: GORMLEY, MICHAEL S & CAROL A TRUSTEES 117 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-118 Property Address: 118 WINDWARD LN	Mailing Address: TRUSCOTT, NORMAN R. TRUSCOTT DONNA M. TRUSTEES 118 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-119 Property Address: 119 WINDWARD LN	Mailing Address: CABRAL, ALVARO M & NANCY E TE 119 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-120 Property Address: 120 WINDWARD LN	Mailing Address: MCCARTHY, PATRICK M, NINA A. TARA A. TC 4 MAPLE SHADE CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-121 Property Address: 121 WINDWARD LN	Mailing Address: CUNNINGHAM, EDWARD P & KATHLEEN T TE 121 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-122 Property Address: 122 WINDWARD LN	Mailing Address: MCCONAGHY, DANIEL P & JEANINE M TE 10 MATHEWSON LN BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-123 Property Address: 123 WINDWARD LN	Mailing Address: ABILHEIRA, RICHARD B & ELIVRA MORRA ABILHEIRA 123 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-124 Property Address: 124 WINDWARD LN	Mailing Address: PAYNE, STEPHEN M & KERRI L TE 124 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-125 Property Address: 125 WINDWARD LN	Mailing Address: ANDERSON, JUSTUS D JR & MARINA I TE AS CO-TRUSTEE 100 WAMSUTTA RD ATTLEBORO, MA 02703



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8/23/2023

Page 11 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-126 Property Address: 126 WINDWARD LN	Mailing Address: DEWOLF, HENRY D JR ET UX CAROLYN S DEWOLF (TRUSTEE) 126 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-127 Property Address: 127 WINDWARD LN	Mailing Address: WASSERMAN, RONNEE M - TRUSTEE RONNEE M WASSERMAN TRUST 127 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-128 Property Address: 128 WINDWARD LN	Mailing Address: MCGUIRE, MICHAEL B. ANTONIA G. TE 128 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-129 Property Address: 129 WINDWARD LN	Mailing Address: BUGOS, ALAN R & PABREZA, LAURIE A TE 3 JOCELYN LN WESTFORD, MA 01886
Parcel Number: 54-2 CAMA Number: 54-2-130 Property Address: 130 WINDWARD LN	Mailing Address: SCHAUWEKER, WILLIAM J & MARY ANN TE 130 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-131 Property Address: 131 WINDWARD LN	Mailing Address: KING, DENNIS F & JAN CLARSON TE 3580 SOUTH OCEAN SHORE BLVD, UNIT #910 FLAGLER BEACH, FL 32136
Parcel Number: 54-2 CAMA Number: 54-2-132 Property Address: 132 WINDWARD LN	Mailing Address: BROGAN, RICHARD E 132 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-133 Property Address: 133 WINDWARD LN	Mailing Address: COVERT, BRADFORD E & DEBORAH M - TRUSTEES BRADFORD E & DEBORAH M COVERT TRUST 133 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-135 Property Address: 135 WINDWARD LN	Mailing Address: GUERRA, WILLIAM R 135 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-136 Property Address: 136 WINDWARD LN	Mailing Address: FORTIN, PAUL J & CUNNINGHAM, TARA M TE 136 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-137 Property Address: 137 WINDWARD LN	Mailing Address: POISSON, MICHAEL G 137 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-138 Property Address: 138 WINDWARD LN	Mailing Address: FRANKLIN, BRINLEY R. BOWLBY, RAYNNA M. TE 138 WINDWARD LN BRISTOL, RI 02809



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8/23/2023

Page 12 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-141 Property Address: 141 WINDWARD LN	Mailing Address: RUSSO, JOSEPH C. ET UX BUTLER, MARTHA TE 141 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-142 Property Address: 142 WINDWARD LN	Mailing Address: DONOFRIO, LISA C. 142 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-143 Property Address: 143 WINDWARD LN	Mailing Address: TRANT, MICHAEL & PATTY ANN 143 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-144 Property Address: 144 WINDWARD LN	Mailing Address: NIERINTZ, MARION L TRUSTEE MARION L NIERINTZ 2009 REV TRUST 865 CENTRAL AVE, APT O-302 NEEDHAM, MA 02492
Parcel Number: 54-2 CAMA Number: 54-2-145 Property Address: 145 WINDWARD LN	Mailing Address: CABRAL, ANGELA P & PACHECO, PAULO ALEXANDRE TRST 11 SANDY LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-146 Property Address: 146 WINDWARD LN	Mailing Address: VOHR, BETTY 146 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-147 Property Address: 147 WINDWARD LN	Mailing Address: MCKEE, MARY L & MCGINN, JOHN T TC 147 WINDWARD LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-148 Property Address: 148 WINDWARD LN	Mailing Address: LEWIS, CYNTHIA A LIVING TRUST 148 WINDWARD LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-151 Property Address: 151 SEABREEZE LN	Mailing Address: ROSE, JEFFREY A. RITA S. TE 151 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-152 Property Address: 152 SEABREEZE LN	Mailing Address: DRUMMOND, WILLIAM J. 152 SEA BREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-153 Property Address: 153 SEABREEZE LN	Mailing Address: PAVLIDIS, ARTHUR ANITA TRUSTEES & LE 153 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-154 Property Address: 154 SEABREEZE LN	Mailing Address: COLLINS, JOAN F 154 SEABREEZE LN BRISTOL, RI 02809



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8/23/2023

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Page 13 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-155 Property Address: 155 SEABREEZE LN	Mailing Address: DOMINO, FRANK J. PABREZA, SYLVIA 155 SEA BREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-156 Property Address: 156 SEABREEZE LN	Mailing Address: LOMBARDI, MARY-ANN H. 156 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-157 Property Address: 157 SEABREEZE LN	Mailing Address: ZELLER, KATHLEEN RAE 157 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-158 Property Address: 158 SEABREEZE LN	Mailing Address: PRATTE, CATHERINE A TRUSTEE 158 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-159 Property Address: 159 SEABREEZE LN	Mailing Address: AYMIE, MARION 159 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-160 Property Address: 160 SEABREEZE LN	Mailing Address: DOOLAN, DWIGHT M. BEVERLY V. TE 166 EAST 34TH ST NEW YORK, NY 10016
Parcel Number: 54-2 CAMA Number: 54-2-161 Property Address: 161 SEABREEZE LN	Mailing Address: DANIELSON, DAVID & ELIZABETH TE 161 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-162 Property Address: 162 SEABREEZE LN	Mailing Address: DUSEL, JOHN C. CATHERINE M ETUX TE 162 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-200 Property Address: 200 ARBORETUM LN	Mailing Address: CHI- YUNG HU, MITZI TRUSTEE 200 ARBORETUM LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-202 Property Address: 202 ARBORETUM LN	Mailing Address: DRAINVILLE, NORMAN V. TRSTEE NORMAN V. DRAINVILLE LIV TRST 202 ARBORETUM LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-210 Property Address: 210 ARBORETUM LN	Mailing Address: DELUCA, ANTHONY JOSEPH & NICOLETTA-TRUSTEES GHIRARDELLI DELUCA FAMILY TRUST 210 ARBORETUM LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-212 Property Address: 212 ARBORETUM LN	Mailing Address: CARTER, KATE M. TRUSTEE MORAN IRREV TRUST 212 ARBORETUM LN BRISTOL, RI 02809



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8/23/2023

Page 14 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-220 Property Address: 220 ARBORETUM LN	Mailing Address: WEEDEN, H LESLIE & GUGLIETTI, JOSEPH JT 220 ARBORETUM LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-222 Property Address: 222 ARBORETUM LN	Mailing Address: SCHUESSLER, GEORGE B & DEBORAH TE 222 ARBORETUM LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-266 Property Address: 266 NORTH FARM DR	Mailing Address: BENCE, KATHLEEN V & GENE P TE 266 NORTH FARM DR BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-267 Property Address: 267 NORTH FARM DR	Mailing Address: PREVITI, ANTHONY & MADELINE CO-TRUSTEES 267 NORTH FARM DR BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-268 Property Address: 268 NORTH FARM DR	Mailing Address: ASHE, JOHN M & KATHLEEN S TE 7 BULLARD LN MILLIS, MA 02054
Parcel Number: 54-2 CAMA Number: 54-2-269 Property Address: 269 NORTH FARM DR	Mailing Address: CAPRIO, MICHAEL S & SECURO, KIMBERLY A JT 269 NORTH FARM DR BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-270 Property Address: 270 NORTH FARM DR	Mailing Address: OSTREM, GARY C & JEANINE J TE 270 NORTH FARM DR Bristol, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-271 Property Address: 271 NORTH FARM DR	Mailing Address: PASTORIUS, EDWARD WOOD ROSSELL NANCY I TE 729 KINGS HIGHWAY MOORESTOWN, NJ 08057
Parcel Number: 54-2 CAMA Number: 54-2-272 Property Address: 272 NORTH FARM DR	Mailing Address: MARTEL, PAULA J 1059 HOPE ST BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-273 Property Address: 273 NORTH FARM DR	Mailing Address: DANZBERGER, ANNE GRIGGS TRSTEE ANNE GRIGGS DANZBERGER TRUST 273 NORTH FARM DR BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-285 Property Address: 285 NORTH FARM DR	Mailing Address: GANNON, TIMOTHY F & LYNNE M TE 11 DRUM ST ISELIN, NJ 08830
Parcel Number: 54-2 CAMA Number: 54-2-286 Property Address: 286 NORTH FARM DR	Mailing Address: RIDOLFI, RONALD ET UX DEBORAH W. RIDOLFI TE 286 NORTH FARM DR BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-301 Property Address: 301 WINDRIDGE LN	Mailing Address: MACNAUGHT, ELLEN S & GLENN S. TE 301 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-302 Property Address: 302 WINDRIDGE LN	Mailing Address: DUGAN, PATRICIA A TRUSTEE 302 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-303 Property Address: 303 WINDRIDGE LN	Mailing Address: MAXWELL, RON & STARR TE 303 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-304 Property Address: 304 WINDRIDGE LN	Mailing Address: FURBISH, GEORGE A TRUSTEE & ANITA C TRUSTEE TC 304 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-305 Property Address: 305 NORTH LN	Mailing Address: SLATER, ROBERT T. TRUSTEE 1 HEATON CIRCLE FRANKLIN, MA 02038
Parcel Number: 54-2 CAMA Number: 54-2-306 Property Address: 306 NORTH LN	Mailing Address: TRIPP, SCOTT J & LYNN M TE 306 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-307 Property Address: 307 WINDRIDGE LN	Mailing Address: BEEKLEY, JOHN S. JR ANN F.TRUSTEES & JOHN S JR. & 307 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-308 Property Address: 308 WINDRIDGE LN	Mailing Address: COLELLA, ALBERT M. MARION 308 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-309 Property Address: 309 WINDRIDGE LN	Mailing Address: NEVINS, JOSEPH W & JOAN E TE 309 WINDRIDGE LN UNIT 309 BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-310 Property Address: 310 WINDRIDGE LN	Mailing Address: WESTELL, STEPHEN R & STEPHANIE F TRUSTEES 310 WINDRIDGE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-311 Property Address: 311 WINDRIDGE LN	Mailing Address: BACCUS, RICK & PATRICIA ANN TE 311 WINDRIDGE LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-312 Property Address: 312 WINDRIDGE LN	Mailing Address: CROFT, LEANNE - TRUSTEE LEANNE CROFT REV TRUST 7194 HAVILAND CIR BOYNTON BEACH, FL 33437



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8/23/2023

Page 16 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-314 Property Address: 314 NORTH LN	Mailing Address: BALDWIN, PAMELA J. 314 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-315 Property Address: 315 NORTH LN	Mailing Address: CARVELLI, PETER & LINDA TE 315 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-316 Property Address: 316 NORTH LN	Mailing Address: WU, MARK 316 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-317 Property Address: 317 NORTH LN	Mailing Address: CHRISOCHOIDIS, PRISCILLA 317 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-318 Property Address: 318 NORTH LN	Mailing Address: CARVELLI, PETER A & ELAINE M T 318 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-319 Property Address: 319 NORTH LN	Mailing Address: GATES, LIZA COHEN TRUSTEE 319 NORTH LANE TRUST 100 MAIN ST PAWTUCKET, RI 02860
Parcel Number: 54-2 CAMA Number: 54-2-320 Property Address: 320 NORTH LN	Mailing Address: WAHRENBURG, WALTER GERTRUDE 320 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-321 Property Address: 321 NORTH LN	Mailing Address: MURPHY, MARY M - TRUSTEE MARY M MURPHY REVOCABLE TRUST 321 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-322 Property Address: 322 NORTH LN	Mailing Address: BOBROWSKI, MARY A. NORTON 322 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-323 Property Address: 323 NORTH LN	Mailing Address: MILNER, DONALD M. & LIVINGSTON, CLAIRE L. TE 323 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-324 Property Address: 324 NORTH LN	Mailing Address: FOTOPULOS, PELAGIA, TRUSTEE - PELAGIA FOTOPULOS TR 324 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-325 Property Address: 325 NORTH LN	Mailing Address: KATHARINE D BRADBURY REV TRST 325 NORTH LANE BRISTOL, RI 02809



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8/23/2023

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Page 17 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2
CAMA Number: 54-2-326
Property Address: 326 NORTH LN

Mailing Address: VARIEUR, JOSCELYN
326 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-327
Property Address: 327 NORTH LN

Mailing Address: DOYLE, ANNA M. TOBIN, FRANK
327 NORTH LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-328
Property Address: 328 NORTH LN

Mailing Address: COMUNALE, PATRICK A. EILEEN A. TE
328 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-329
Property Address: 329 NORTH LN

Mailing Address: TAYLOR, TERRY A. DARCY, JOHN L. JT
329 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-330
Property Address: 330 NORTH LN

Mailing Address: DZIERZEK, CHRISTINA
330 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-331
Property Address: 331 NORTH LN

Mailing Address: ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-332
Property Address: 332 NORTH LN

Mailing Address: MILLER, JAMES C, TRUSTEE JAMES C
MILLER REVOCABLE TRUST
332 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-333
Property Address: 333 NORTH LN

Mailing Address: HURLEY, ROBERT C. & KAREN A.
TRUSTEES
8060 JOSEFA WAY
NAPLES, FL 34114

Parcel Number: 54-2
CAMA Number: 54-2-334
Property Address: 334 NORTH LN

Mailing Address: SPRAGUE, KRISTEN M
334 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-335
Property Address: 335 NORTH LN

Mailing Address: GEEHAN, JAMES
335 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-336
Property Address: 336 NORTH LN

Mailing Address: DeGOES, JOHN J
336 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-337
Property Address: 337 NORTH LN

Mailing Address: CONSTANTINO, CASSANDRA X.
411 NORTH LN
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-338 Property Address: 338 NORTH LN	Mailing Address: THIBAUT, PHYLLIS ROGER TE 338 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-339 Property Address: 339 NORTH LN	Mailing Address: DYER, CHARLES J. TRUSTEE P.O. BOX 516 LITTLE COMPTON, RI 02837
Parcel Number: 54-2 CAMA Number: 54-2-340 Property Address: 340 NORTH LN	Mailing Address: BROWN, MARCIA S TRUSTEE 340 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-341 Property Address: 341 SPINNAKER LN	Mailing Address: CARREIRO, AMY E & ROHRS, RICHARD CARLTON TE 341 SPINNAKER LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-342 Property Address: 342 SPINNAKER LN	Mailing Address: EVANS, MARY H etal TRUSTEES JADOW, JONATHAN & ERIC TRUSTEES 342 SPINNAKER LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-343 Property Address: 343 SPINNAKER LN	Mailing Address: WOODWARD, WENDY LYNN TRUSTEE 343 SPINNAKER LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-344 Property Address: 344 SPINNAKER LN	Mailing Address: OHARE, HOWARD A. JETTY-ANN CO TRST 344 SPINNAKER LN UNIT 344 BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-345 Property Address: 345 SPINNAKER LN	Mailing Address: MONAHAN, PETER M. 10500 OAKLYN DR POTOMAC, MD 20854
Parcel Number: 54-2 CAMA Number: 54-2-346 Property Address: 346 SPINNAKER LN	Mailing Address: ERDMAN, ELEANOR, TRUSTEE- ELEANOR C ERDMAN TRUST 346 SPINNAKER LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-347 Property Address: 347 SPINNAKER LN	Mailing Address: EBERLE, JANE STALKER TRUSTEE 347 SPINNAKER LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-348 Property Address: 348 SPINNAKER LN	Mailing Address: HUGHES, SUZANNE & PETER TE 348 SPINNAKER LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-350 Property Address: 350 SPINNAKER LN	Mailing Address: A & N HOLDINGS, LLC 1338 DAVOL ST FALL RIVER, MA 02720



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2
CAMA Number: 54-2-351
Property Address: 351 SPINNAKER LN

Mailing Address: ARDENTE, RAYMOND P
351 SPINNAKER LN UNIT 351
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-352
Property Address: 352 SPINNAKER LN

Mailing Address: RUGGIERI, PAUL A & ERIN F, TRUSTEES
PAUL & ERIN RUGGIERI TRUSTS
352 SPINNAKER LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-353
Property Address: 353 SPINNAKER LN

Mailing Address: DE LABRY, JACQUES OLRY TRUSTEE
JACQUES OLRY DE LABRY TRUST
353 SPINNAKER LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-354
Property Address: 354 SPINNAKER LN

Mailing Address: SICKLES, ELEANOR F TRUSTEE
354 SPINNAKER LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-355
Property Address: 355 SPINNAKER LN

Mailing Address: MORSE, VIRGINIA A.
355 SPINNAKER LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-356
Property Address: 356 SPINNAKER LN

Mailing Address: DEACON, JOHN D. & BARBARA B.
TRUSTEES
356 SPINNAKER LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-401
Property Address: 401 NORTH LN

Mailing Address: CLARK, LORETTA C.
26 SUNNYSIDE AVE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-402
Property Address: 402 NORTH LN

Mailing Address: GALICA, MICHAEL A - TRUSTEE
MICHAEL A GALICA TRUST
20 TIMBER LANE
HOLDEN, MA 01520

Parcel Number: 54-2
CAMA Number: 54-2-403
Property Address: 403 NORTH LN

Mailing Address: MOTLAGH, MAHIN RAUFI- LIFE EST
SHAHBANDI, MATTHEW & MELIKA TE
384 CEDAR HILL AVE
WYCKOFF, NJ 07481

Parcel Number: 54-2
CAMA Number: 54-2-404
Property Address: 404 NORTH LN

Mailing Address: DONNELLY, JUDITH A.
404 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-405
Property Address: 405 NORTH LN

Mailing Address: TEIXEIRA, CLIFF JANE ETUX TE
405 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-406
Property Address: 406 NORTH LN

Mailing Address: FRANZEN, MARIA
406 NORTH LN
BRISTOL, RI 02809



www.cai-tech.com

8/23/2023

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Page 20 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-407 Property Address: 407 NORTH LN	Mailing Address: LATAILLE, CHERYL A & WHALLEY, WILLIAM E JT 407 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-408 Property Address: 408 NORTH LN	Mailing Address: DISALVO, ARLENE TRUSTEE ARLENE DISALVO REV TRUST 408 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-410 Property Address: 410 NORTH LN	Mailing Address: HOLMES, PATRICK P. & HOLMES, RYAN T. TC 410 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-411 Property Address: 411 NORTH LN	Mailing Address: ORBAN, ZSOLT 411 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-412 Property Address: 412 NORTH LN	Mailing Address: SORENSEN, KIRSTEN S 412 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-413 Property Address: 413 NORTH LN	Mailing Address: RAMSLAND, KURT & KRISTINA TE TRUSTEES 413 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-414 Property Address: 414 NORTH LN	Mailing Address: THURBER, MARK 414 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-415 Property Address: 415 NORTH LN	Mailing Address: PIRWITZ, WALDEMAR & INGEBORG TRUSTEES-PIRWITZ FAMILY TRUST 415 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-416 Property Address: 416 NORTH LN	Mailing Address: ADAE, BRIAN 416 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-417 Property Address: 417 NORTH LN	Mailing Address: JENARD, FRANCIS W JR & ELIZABETH A TE 417 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-420 Property Address: 420 NORTH LN	Mailing Address: DAYSH, ALFRED W & CHERYL TE 420 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-421 Property Address: 421 NORTH LN	Mailing Address: ZWICKER, DIANNE, TRUSTEE DIANE A ZWICKER TRUST 421 NORTH LANE BRISTOL, RI 02809



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8/23/2023

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Page 21 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-422 Property Address: 422 NORTH LN	Mailing Address: PERKINS, MICHAEL F & GAIL L TRUSTEES 3225 BROOKFIELD DR VERO BEACH, FL 32966-8980
Parcel Number: 54-2 CAMA Number: 54-2-423 Property Address: 423 NORTH LN	Mailing Address: SCHANZER, LAKSHYAN & MCCORMICK, LINDA TE 89 GARDEN ST CRANSTON, RI 02910
Parcel Number: 54-2 CAMA Number: 54-2-424 Property Address: 424 NORTH LN	Mailing Address: MESSORE, CONSTANCE L. TRSTEE OF THE CONSTANCE L. MESSORE TRUST 424 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-425 Property Address: 425 NORTH LN	Mailing Address: REED, JOHN J. PO BOX 539 BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-426 Property Address: 426 NORTH LN	Mailing Address: KOCHENDORFER, JOHN COREY, MERISSA TRST & JOHN N 426 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-427 Property Address: 427 NORTH LN	Mailing Address: SABULA, GARY D ANN MARIE C. TE 30 CROWN AVE BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-433 Property Address: 433 PADDOCK CT	Mailing Address: SALLINGER, JAMES R TRUSTEE JAMES R SALLINGER TRUST 433 PADDOCK CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-434 Property Address: 434 PADDOCK CT	Mailing Address: PATTIE, KENNETH P TRUSTEE KENNETH P PATTIE LIV TRUST 434 PADDOCK CT UNIT 434 BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-435 Property Address: 435 PADDOCK CT	Mailing Address: SANDERSON GEORGE G & . EILEEN J L/E TRUSTEES FAM 435 PADDOCK CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-445 Property Address: 445 PADDOCK LN	Mailing Address: LINGARD, MARTHA P - TRUSTEE MARTHA P LINGARD REV TRUST 5557 CORD GRASS LANE MELBOURNE BEACH, FL 32951
Parcel Number: 54-2 CAMA Number: 54-2-446 Property Address: 446 PADDOCK LN	Mailing Address: DEWOLF, PAUL M TRUSTEE DEWOLF FAMILY IRREV TRUST 446 Paddock Ln Bristol, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-451 Property Address: 451 PADDOCK LN	Mailing Address: TALEGHANI, MANIJEH 451 PADDOCK LN BRISTOL, RI 02809



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8/23/2023

Page 22 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-452 Property Address: 452 PADDOCK LN	Mailing Address: LEROUX, RICHARD A. JO-ANN TE 452 PADDOCK LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-453 Property Address: 453 PADDOCK LN	Mailing Address: MONAHAN, KATHERINE ELIZABETH & BUECHNER, JAY S TE 453 PADDOCK LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-454 Property Address: 454 PADDOCK LN	Mailing Address: SUMNER, DEBORAH I 454 PADDOCK LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-455 Property Address: 455 PADDOCK LN	Mailing Address: JABLONOWSKI, JOSEPH PATRICIA TE 455 PADDOCK LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-461 Property Address: 461 NORTH LN	Mailing Address: TURNER, LYNNE A. & AMAND, KENNETH T. TC 461 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-462 Property Address: 462 NORTH LN	Mailing Address: MORSE, ROBERT G & CHARLOTTE TE 462 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-463 Property Address: 463 NORTH LN	Mailing Address: SKELTON, TERRANCE, TRUSTEE- SKELTON TRUST GRANAHAN, PATRICIA, TRUSTEE-GRANAHAN TRUST 40 LOCKE STREET CAMBRIDGE, MA 02140
Parcel Number: 54-2 CAMA Number: 54-2-464 Property Address: 464 NORTH LN	Mailing Address: BRYAN, JOHN H. III ANDERLI A. TE 235 GOULD ST. NEEDHAM HIEGHTS, MA 02494
Parcel Number: 54-2 CAMA Number: 54-2-465 Property Address: 465 NORTH LN	Mailing Address: GAMMELL, CAROLYN G. REV TRUST GAMMELL, CAROLYN G. TRUSTEE 465 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-466 Property Address: 466 NORTH LN	Mailing Address: HIRSCH, JOANNE, TRUSTEE JOANNE HIRSCH LIVING TRUST 466 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-467 Property Address: 467 NORTH LN	Mailing Address: HAWKINS, ROBERT F. 467 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-468 Property Address: 468 NORTH LN	Mailing Address: FERREIRA, HERMAN ET UX JOAN M. TE 468 NORTH LN BRISTOL, RI 02809



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8/23/2023

Page 23 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-469 Property Address: 469 NORTH LN	Mailing Address: GRANDFIELD, JILL M 469 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-470 Property Address: 470 NORTH LN	Mailing Address: FISCHER, STACI A. ETUX TE & MACKAY, ROBERT S. 470 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-471 Property Address: 471 NORTH LN	Mailing Address: BENSUSAN, RICHARD ELLEN ETUX TE 471 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-472 Property Address: 472 NORTH LN	Mailing Address: HAWKINS, IRINA & MATTHEW TE 472 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-500 Property Address: 500 CLARKS ROW	Mailing Address: RUBIO-WALTERS, EVELYN J TRUSTE EVELYN J RUBIO-WALTERS LIVING 500 CLARK'S ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-501 Property Address: 501 CLARKS ROW	Mailing Address: CAPPELLO, ANTONETTA LEIGH ANNE, 501 CLARKS ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-502 Property Address: 502 CLARKS ROW	Mailing Address: 502 CLARKS ROW REALTY TRUST 502 CLARKS ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-503 Property Address: 503 CLARKS ROW	Mailing Address: RABIDEAU, ROSEANNE TRUSTEE THE ROSEANNE RABIDEAU LIV TRUST 503 CLARKS ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-504 Property Address: 504 CLARKS ROW	Mailing Address: RIKER, MARY LOU TRUSTEE THE RIKER FAMILY REVOCBLE TRST 504 CLARKS ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-505 Property Address: 505 CLARKS ROW	Mailing Address: CRONIN, RICHARD J. MAUREEN TE 505 CLARKS ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-506 Property Address: 506 CLARKS ROW	Mailing Address: MCCONAGHY, CAROL ANN 506 CLARK'S ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-507 Property Address: 507 CLARKS ROW	Mailing Address: REYNOLDS TERESA E 507 CLARKS ROW BRISTOL, RI 02809



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8/23/2023

Page 24 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-508 Property Address: 508 CLARKS ROW	Mailing Address: CARTER, RUSSELL E & COTTRELL, DORCAS TE 508 CLARK'S ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-509 Property Address: 509 CLARKS ROW	Mailing Address: SALCONE, PETER M. 509 CLARKS ROW BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-510 Property Address: 510 CLARKS ROW	Mailing Address: RASMUSSEN, JILL 14 CORA ST EAST GREENWICH, RI 02818
Parcel Number: 54-2 CAMA Number: 54-2-511 Property Address: 511 CLARKS ROW	Mailing Address: FLINT, IAN T 511 Clarks ROW Bristol, RI 02809-1581
Parcel Number: 54-2 CAMA Number: 54-2-520 Property Address: 520 HIGH MEADOW CT	Mailing Address: LUKERIS, SALLY E. TRUSTEE SALLY E. LUKERIS IRREV TRUST 520 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-521 Property Address: 521 HIGH MEADOW CT	Mailing Address: CORCELLI, MARIA A 521 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-522 Property Address: 522 HIGH MEADOW CT	Mailing Address: MCCONAGHY, ELEANOR A. TRUSTEE THE MCCONAGHY LIVING TRUST 522 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-523 Property Address: 523 HIGH MEADOW CT	Mailing Address: NICHOLAS, JEAN A - TRUSTEE, JEAN A NICHOLAS TRUST BERTRAM A NICHOLAS JR TRUST (60%) 37 THOMPSON POND RD SPENCER, MA 01562
Parcel Number: 54-2 CAMA Number: 54-2-524 Property Address: 524 HIGH MEADOW CT	Mailing Address: SLACK, THOMAS G. III 524 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-525 Property Address: 525 HIGH MEADOW CT	Mailing Address: LARSON, CYNTHIA L. ET UX JEAN R. LARSON TE 525 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-526 Property Address: 526 HIGH MEADOW CT	Mailing Address: DEMELLO, CYNTHIA TRUSTEE CYNTHIA DEMELLO REV LIV TRUST 526 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-527 Property Address: 527 HIGH MEADOW CT	Mailing Address: ZUCKERMAN, FAYE B 527 HIGH MEADOW CT BRISTOL, RI 02809



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8/23/2023

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Page 25 of 26



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 54-2 CAMA Number: 54-2-528 Property Address: 528 HIGH MEADOW CT	Mailing Address: BERMAN, KAREN M. TRUSTEE 528 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-529 Property Address: 529 HIGH MEADOW CT	Mailing Address: BIEHL, ADAM 529 HIGH MEADOW CT, #529 BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-530 Property Address: 530 HIGH MEADOW CT	Mailing Address: RIVAL, CHRISTINA M. 4106 STERNS HILL RD WALTHAM, MA 02451
Parcel Number: 54-2 CAMA Number: 54-2-531 Property Address: 531 HIGH MEADOW CT	Mailing Address: SCHAK, ROBERT ET UX JOAN SCHAK 531 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-532 Property Address: 532 HIGH MEADOW CT	Mailing Address: VAILLANCOURT, ANN MARIE 532 HIGH MEADOW COURT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-533 Property Address: 533 HIGH MEADOW CT	Mailing Address: POINT, MARY D GARY M JT 533 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-534 Property Address: 534 HIGH MEADOW CT	Mailing Address: SOARES, NANCY K 534 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-535 Property Address: 535 HIGH MEADOW CT	Mailing Address: VORRA, ELIZABETH ANN 535 HIGH MEADOW CT BRISTOL, RI 02809
Parcel Number: 54-4 CAMA Number: 54-4 Property Address: 1375 HOPE ST	Mailing Address: PACHECO, ROBERT A 1375 HOPE ST BRISTOL, RI 02809
Parcel Number: 89-52 CAMA Number: 89-52 Property Address: 1390 HOPE ST	Mailing Address: PENINE, ROGER & DONNA TE 1390 HOPE ST BRISTOL, RI 02809
Parcel Number: 89-59 CAMA Number: 89-59 Property Address: 1382 HOPE ST	Mailing Address: OCONNELL, RUSSELL F 1382 HOPE ST BRISTOL, RI 02809
Parcel Number: 89-60 CAMA Number: 89-60 Property Address: 1 ELM FARM DR	Mailing Address: ST ANGELO, WILLIAM JULIE P TE 1 ELM FARM DR BRISTOL, RI 02809



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502 CLARKS ROW REALTY TRU
502 CLARKS ROW
BRISTOL, RI 02809

ANNICHIARICO, JOSEPH A &
72 SEABREEZE LN
BRISTOL, RI 02809

BARKER, PATRICIA N TRUSTE
PATRICIA N BARKER TRUST
74 SEABREEZE LN
BRISTOL, RI 02809

A & N HOLDINGS, LLC
1338 DAVOL ST
FALL RIVER, MA 02720

ARDENTE, RAYMOND P
351 SPINNAKER LN
UNIT 351
BRISTOL, RI 02809

BECKER, SINDY
PO BOX 345 ARMSTRONG PARK
FLEISCHMANN'S, NY 12430

A.G CONSTRUCTION, INC
P.O. BOX 600
PORTSMOUTH, RI 02871

ARDITTE, EDWARD C. TRUSTE
ARDITTE, BARBARA A. TRUST
116 WINDWARD LN
BRISTOL, RI 02809

BEEKLEY, JOHN S. JR
ANN F. TRUSTEES & JOHN S J
307 WINDRIDGE LN
BRISTOL, RI 02809

ABILHEIRA, RICHARD B
& ELIVRA MORRA ABILHEIRA
123 WINDWARD LN
BRISTOL, RI 02809

ASHE, JOHN M & KATHLEEN S
7 BULLARD LN
MILLIS, MA 02054

BENCE, KATHLEEN V & GENE
266 NORTH FARM DR
BRISTOL, RI 02809

ADAE, BRIAN
416 NORTH LANE
BRISTOL, RI 02809

AUDUBON SOCIETY OF RI
12 SANDERSON RD
SMITHFIELD, RI 02809

BENSUSAN, RICHARD
ELLEN ETUX TE
471 NORTH LN
BRISTOL, RI 02809

ANDERSON, CHRISTINE
37 SEABREEZE LN
BRISTOL, RI 02809

AXELROD, ADELINA A
90 WINDWARD LN
BRISTOL, RI 02809

BERGERON, PHILIPPE &
LISA TRUSTEES
26 SEA BREEZE LN
BRISTOL, RI 02809

ANDERSON, JUSTUS D JR & M
100 WAMSUTTA RD
ATTLEBORO, MA 02703

AYMIE, MARION
159 SEABREEZE LN
BRISTOL, RI 02809

BERMAN, KAREN M. TRUSTEE
528 HIGH MEADOW CT
BRISTOL, RI 02809

ANDRADE, MARIA A.
75 SEABREEZE LN
BRISTOL, RI 02809

BACCUS, RICK & PATRICIA A
311 WINDRIDGE LANE
BRISTOL, RI 02809

BIEHL, ADAM
529 HIGH MEADOW CT, #529
BRISTOL, RI 02809

ANDRADE, SANDRA M TRUSTEE
SANDRA M ANDRADE IRREVOCA
106 WINDWARD LN
BRISTOL, RI 02809

BACHER, LAWRENCE C. TRUST
114 WINDWARD LN
BRISTOL, RI 02809

BOBROWSKI, MARY A. NORTON
322 NORTH LANE
BRISTOL, RI 02809

ANNICELLI, JOHN R.
IDA JT
PO BOX 508
BEDFORD, NY 10506

BALDWIN, PAMELA J.
314 NORTH LN
BRISTOL, RI 02809

BOYD, CATHY A
69 SEABREEZE LN
BRISTOL, RI 02809

BRADY, PATRICIA M TRUSTEE
102 WINDWARD LN
BRISTOL, RI 02809

BYRNES, JUDITH A
62 SEABREEZE LN
BRISTOL, RI 02809

CARTER, RUSSELL E & COTTR
508 CLARK'S ROW
BRISTOL, RI 02809

BRENNAN, MARIE G. TRUSTEE
86 WINDWARD LN
BRISTOL, RI 02809

CABRAL, ALVARO M &
NANCY E TE
119 WINDWARD LN
BRISTOL, RI 02809

CARVELLI, PETER &
LINDA TE
315 NORTH LN
BRISTOL, RI 02809

BRETZ, ROBERT J JR
JEAN M TE
101 WINDWARD LN
BRISTOL, RI 02809

CABRAL, ANGELA P &
PACHECO, PAULO ALEXANDRE
11 SANDY LN
BRISTOL, RI 02809

CARVELLI, PETER A & ELAIN
318 NORTH LN
BRISTOL, RI 02809

BROGAN, RICHARD E
132 WINDWARD LN
BRISTOL, RI 02809

CAIZZI, FRANK C &
PATRICIA M TRUSTEES
45 SEA BREEZE LN
BRISTOL, RI 02809

CAVALLARO, FREDERICK C &
CATHY W TE
48 SEABREEZE LN
BRISTOL, RI 02809

BROWN, CHRISTIAN WHITNEY
TRUSTEES-DEBORAH OWENS BR
80 WINDWARD LN
BRISTOL, RI 02809

CAMARA, ADRIENNE M. LIFE
CAMARA, MICHAEL JOHN
77 WINDWARD LN
BRISTOL, RI 02809

CHI- YUNG HU, MITZI TRUST
200 ARBORETUM LN
BRISTOL, RI 02809

BROWN, MARCIA S TRUSTEE
340 NORTH LN
BRISTOL, RI 02809

CAPPELLO, ANTONETTA
LEIGH ANNE,
501 CLARKS ROW
BRISTOL, RI 02809

CHOMA, KAREN R-TRUSTEE
KAREN R CHOMA TRUST
92 WINDWARD LN
BRISTOL, RI 02809

BROWN, MARTHA & DEVIN TE
54 HORNE RD
BELMONT, MA 02478

CAPRIO, MICHAEL S &
SECURO, KIMBERLY A JT
269 NORTH FARM DR
BRISTOL, RI 02809

CHRISOCHOIDIS, PRISCILLA
317 NORTH LN
BRISTOL, RI 02809

BROWN, STEPHEN W
QUINLAN-BROWN SUSAN TE
96 WINDWARD LN
BRISTOL, RI 02809

CARREIRO, AMY E &
ROHRS, RICHARD CARLTON T
341 SPINNAKER LN
BRISTOL, RI 02809

CHRUP HOLDING LLC
8 CONNECTICUT AVE
BARRINGTON, RI 02806

BRYAN, JOHN H. III
ANDERLI A. TE
235 GOULD ST.
NEEDHAM HIEGHTS, MA 02494

CARTER, GREGORY S
57 SEABREEZE LN
BRISTOL, RI 02809

CIMMINO, ROBERT J
44 SEABREEZE LN
BRISTOL, RI 02809

BUGOS, ALAN R & PABREZA,
3 JOCELYN LN
WESTFORD, MA 01886

CARTER, KATE M. TRUSTEE
MORAN IRREV TRUST
212 ARBORETUM LN
BRISTOL, RI 02809

CLARK, LORETTA C.
26 SUNNYSIDE AVE
BRISTOL, RI 02809

CLEGG, KEVIN E.
COLLEEN M. ETUX TE
46 SEABREEZE LN
BRISTOL, RI 02809

CROWLEY, JOAN G.
7 SEABREEZE LN
BRISTOL, RI 02809

DEAN, MARK S & JENNIFHER
54 SEABREEZE LANE UNIT 54
BRISTOL, RI 02809

COLELLA, ALBERT M.
MARION
308 WINDRIDGE LN
BRISTOL, RI 02809

CUNNINGHAM, EDWARD P & KA
121 WINDWARD LN
BRISTOL, RI 02809

DeGOES, JOHN J
336 NORTH LN
BRISTOL, RI 02809

COLLINS, JOAN F
154 SEABREEZE LN
BRISTOL, RI 02809

DAI, SHEILA TRUSTEE
SHEILA DAI LIVING TRUST
11 HANLEY FARM RD
WARREN, RI 02885

DELUCA, ANTHONY JOSEPH &
GHIRARDELLI DELUCA FAMILY
210 ARBORETUM LN
BRISTOL, RI 02809

COMFORT, GUY &
MARY TRUSTEES
67 SEABREEZE LN
BRISTOL, RI 02809

DANGREMOND, DENISE M. TRU
47 NAYETTE RD
BARRINGTON, RI 02806

DEMELLO, CYNTHIA TRUSTEE
CYNTHIA DEMELLO REV LIV T
526 HIGH MEADOW CT
BRISTOL, RI 02809

COMUNALE, PATRICK A.
EILEEN A. TE
328 NORTH LN
BRISTOL, RI 02809

DANIELSON, DAVID &
ELIZABETH TE
161 SEABREEZE LN
BRISTOL, RI 02809

DERKASH, BRUCE S.
PATRICIA P. & BRUCE & PATR
104 WINDWARD LN
BRISTOL, RI 02809

CONSTANTINO, CASSANDRA X.
411 NORTH LN
BRISTOL, RI 02809

DANZBERGER, ANNE GRIGGS T
ANNE GRIGGS DANZBERGER TR
273 NORTH FARM DR
BRISTOL, RI 02809

DEWOLF, HENRY D JR ET UX
CAROLYN S DEWOLF (TRUSTEE)
126 WINDWARD LN
BRISTOL, RI 02809

CORCELLI, MARIA A
521 HIGH MEADOW CT
BRISTOL, RI 02809

DARMODY, THERESE A.
68 SEA BREEZE LANE
BRISTOL,, RI 02809

DEWOLF, PAUL M TRUSTEE
DEWOLF FAMILY IRREV TRUST
446 Paddock Ln
Bristol, RI 02809

COVERT, BRADFORD E & DEBO
BRADFORD E & DEBORAH M CO
133 WINDWARD LN
BRISTOL, RI 02809

DAYSH, ALFRED W & CHERYL
420 NORTH LN
BRISTOL, RI 02809

DISALVO, ARLENE TRUSTEE
ARLENE DISALVO REV TRUST
408 NORTH LN
BRISTOL, RI 02809

CROFT, LEANNE - TRUSTEE
LEANNE CROFT REV TRUST
7194 HAVILAND CIR
BOYNTON BEACH, FL 33437

DE LABRY, JACQUES OLRV TR
JACQUES OLRV DE LABRY TRU
353 SPINNAKER LN
BRISTOL, RI 02809

DOCHODA, STACY & EDWARD J
4717 DOLPHIN CAY LANE S, UNIT
106
ST PETERSBURG, FL 33711

CRONIN, RICHARD J.
MAUREEN TE
505 CLARKS ROW
BRISTOL, RI 02809

DEACON, JOHN D. &
BARBARA B. TRUSTEES
356 SPINNAKER LN
BRISTOL, RI 02809

DODGE, CHARLES & ZHOU, MI
1389 HOPE ST
BRISTOL, RI 02809

DOMINO, FRANK J.
PABREZA, SYLVIA
155 SEA BREEZE LN
BRISTOL, RI 02809

DYER, CHARLES J. TRUSTEE
P.O. BOX 516
LITTLE COMPTON, RI 02837

FARRELL, MAURA
14 SEABREEZE LN
BRISTOL, RI 02809

DONNELLY, JUDITH A.
404 NORTH LN
BRISTOL, RI 02809

DZIERZEK, CHRISTINA
330 NORTH LN
BRISTOL, RI 02809

FERREIRA, HERMAN ET UX
JOAN M. TE
468 NORTH LN
BRISTOL, RI 02809

DONOFRIO, LISA C.
142 WINDWARD LN
BRISTOL, RI 02809

EAP CORPORATION
9 TROY LN
BEDFORD, NY 10506

FISCHER, STACI A. ETUX
& MACKAY, ROBERT S.
470 NORTH LN
BRISTOL, RI 02809

DOOLAN, DWIGHT M.
BEVERLY V. TE
166 EAST 34TH ST
NEW YORK, NY 10016

EBERLE, JANE STALKER TRUS
347 SPINNAKER LN
BRISTOL, RI 02809

FLINT, IAN T
511 Clarks ROW
Bristol, RI 02809-1581

DOYLE, ANNA M.
TOBIN, FRANK
327 NORTH LANE
BRISTOL, RI 02809

EDLER, ALVIN E.
NANCY A.
55 SEABREEZE LN
UNIT 55
BRISTOL, RI 02809

FOROSTENKO, ANATOLE
GALINA TE
300 E. 59 STREET APT 1206
NEW YORK, NY 10022

DRAINVILLE, NORMAN V. TRS
NORMAN V. DRAINVILLE LIV
202 ARBORETUM LANE
BRISTOL, RI 02809

ELDER, RAYMOND J. &
ELDER, MARY M. CO-TRUSTEE
4 AVENIR CT
BRISTOL, RI 02809

FORTIN, PAUL J & CUNNINGH
136 WINDWARD LN
BRISTOL, RI 02809

DRUMMOND, WILLIAM J.
152 SEA BREEZE LN
BRISTOL, RI 02809

ERDMAN, ELEANOR, TRUSTEE-
346 SPINNAKER LN
BRISTOL, RI 02809

FOTOPULOS, PELAGIA, TRUST
324 NORTH LANE
BRISTOL, RI 02809

DUGAN, PATRICIA A TRUSTEE
302 WINDRIDGE LN
BRISTOL, RI 02809

EVANS, JOYCE E.
61 SEABREEZE LN
61 SEABREEZE LN
UNIT 61
BRISTOL, RI 02809

FRANCIS, JOSEPH TRUSTEE
175 POPPASQUASH RD
BRISTOL, RI 02809

DUMONT, CHERYL J. TRUSTEE
76 SEABREEZE LN
BRISTOL, RI 02809

EVANS, MARY H etal TRUSTE
JADOW, JONATHAN & ERIC TR
342 SPINNAKER LN
BRISTOL, RI 02809

FRANKLIN, BRINLEY R.
BOWLBY, RAYNNA M. TE
138 WINDWARD LN
BRISTOL, RI 02809

DUSEL, JOHN C.
CATHERINE M ETUX TE
162 SEABREEZE LN
BRISTOL, RI 02809

FANDEL, KEVIN J TRUSTEE &
FANDEL, JOAN B TRUSTEE TC
12 SEABREEZE LN
BRISTOL, RI 02809

FRANZEN, MARIA
406 NORTH LN
BRISTOL, RI 02809

FURBISH, GEORGE A TRUSTEE
ANITA C TRUSTEE TC
304 WINDRIDGE LN
BRISTOL, RI 02809

GUERRA, WILLIAM R
135 WINDWARD LN
BRISTOL, RI 02809

HOPPER, DOUGLAS JR &
COULOMBE, KATHLEEN JT
41 SEABREEZE LN
BRISTOL, RI 02809

GALICA, MICHAEL A - TRUST
MICHAEL A GALICA TRUST
20 TIMBER LANE
HOLDEN, MA 01520

GUERTLER, WALTER E. III
28 SEABREEZE LN
BRISTOL, RI 02809

HOSFORD, REBECCA E & BUSH
HOSFORD IRREVOCABLE TRUST
87 WINDWARD LN
BRISTOL, RI 02809

GAMMELL, CAROLYN G. REV T
GAMMELL, CAROLYN G. TRUST
465 NORTH LN
BRISTOL, RI 02809

HAWKINS, HELEN S.
4 SEABREEZE LN
BRISTOL, RI 02809

HUGHES, SUZANNE & PETER
348 SPINNAKER LN
BRISTOL, RI 02809

GANNON, TIMOTHY F &
LYNNE M TE
11 DRUM ST
ISELIN, NJ 08830

HAWKINS, IRINA & MATTHEW
472 NORTH LN
BRISTOL, RI 02809

HURLEY, ROBERT C. & KAREN
8060 JOSEFA WAY
NAPLES, FL 34114

GATES, LIZA COHEN TRUSTE
319 NORTH LANE TRUST
100 MAIN ST
PAWTUCKET, RI 02860

HAWKINS, ROBERT F.
467 NORTH LANE
BRISTOL, RI 02809

IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

GEEHAN, BARBARA J - TRUST
BARBARA J GEEHAN TRUST
35 SEABREEZE LN
BRISTOL, RI 02809

HAYES, A. LEE III TRUST
A LEE HAYES III TRUST OF
30 SEABREEZE LN
BRISTOL, RI 02809

JABLONOWSKI, JOSEPH
PATRICIA TE
455 PADDOCK LN
BRISTOL, RI 02809

GEEHAN, JAMES
335 NORTH LN
BRISTOL, RI 02809

HAYES, DAVID O &
JANE E TE
13 SEABREEZE LN
BRISTOL, RI 02809

JALA, JONATHAN B
99 WINDWARD LANE
BRISTOL, RI 02809

GOFF, LAURENS W &
GOFF, ANDREA KRIDA TE
1 SEABREEZE LN
BRISTOL, RI 02809

HIRSCH, JOANNE, TRUSTEE
JOANNE HIRSCH LIVING TRUS
466 NORTH LN
BRISTOL, RI 02809

JENARD, FRANCIS W JR & EL
417 NORTH LN
BRISTOL, RI 02809

GORMLEY, MICHAEL S &
CAROL A TRUSTEES
117 WINDWARD LN
BRISTOL, RI 02809

HOGAN, JEAN M.
100 WINDWARD LN
BRISTOL, RI 02809

JENNINGS, CHRISTINE
16 SEABREEZE LN
BRISTOL, RI 02809

GRANDFIELD, JILL M
469 NORTH LN
BRISTOL, RI 02809

HOLMES, PATRICK P. &
HOLMES, RYAN T. TC
410 NORTH LANE
BRISTOL, RI 02809

JUDITH A. DOHERTY LE
SLEPKOW, MATTHEW D.
27 SEA BREEZE LN, UNIT 27
BRISTOL, RI 02809

KATHARINE D BRADBURY REV
325 NORTH LANE
BRISTOL, RI 02809

LINGARD, MARTHA P - TRUST
MARTHA P LINGARD REV TRUS
5557 CORD GRASS LANE
MELBOURNE BEACH, FL 32951

MASSA, CHRISTINE L
40 SEABREEZE LN
BRISTOL, RI 02809

KING, DENNIS F & JAN CLAR
3580 SOUTH OCEAN SHORE
BLVD, UNIT #910
FLAGLER BEACH, FL 32136

LOMBARDI, MARY-ANN H.
156 SEABREEZE LN
BRISTOL, RI 02809

MASSA, LOUIS P &
ANNE P TE
9 SEA BREEZE LN
BRISTOL, RI 02809

KIRK, ELIZABETH P & CHRIS
6 HARBOUR RD
BARRINGTON, RI 02806

LUIZ, RICHARD P & LYNN EC
2 MAPLE SHADE CT
BRISTOL, RI 02809

MATSON, DEBORAH C
88 WINDWARD LN
BRISTOL, RI 02809

KOCHENDORFER, JOHN
COREY, MERISSA TRST & JOH
426 NORTH LN
BRISTOL, RI 02809

LUKERIS, SALLY E. TRUSTEE
SALLY E. LUKERIS IRREV TR
520 HIGH MEADOW CT
BRISTOL, RI 02809

MATTHEWS, VICTORIA H
3 SEABREEZE LN
BRISTOL, RI 02809

KWAN, BERNARD Y TRUSTEE
BERNARD Y KWAN LIVING TRU
11 HANLEY FARM
WARREN, RI 02885

LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

MAXWELL, RON &
STARR TE
303 WINDRIDGE LN
BRISTOL, RI 02809

LARSON, CYNTHIA L. ET UX
JEAN R. LARSON TE
525 HIGH MEADOW CT
BRISTOL, RI 02809

LYNDEN, FREDERICK C &
PERON, MADELEINE L TRUST
49 SEABREEZE LN
BRISTOL, RI 02809

MAYHALL, MARILYN Y
112 WINDWARD LN
BRISTOL, RI 02809

LATAILLE, CHERYL A & WHAL
407 NORTH LN
BRISTOL, RI 02809

MACNAUGHT, ELLEN S &
GLENN S. TE
301 WINDRIDGE LN
BRISTOL, RI 02809

MCALPINE, ROBIN FIELDS
36 SEABREEZE LN
BRISTOL, RI 02809

LENNON-ATWOOD, KATHLEEN M
ATWOOD, JONATHAN C TE
46 LONG FELLOW RD
WELLESLEY, MA 02481

MARGARET N. STRAND REV TR
2202 N. SCOTT ST
ARLINGTON, VA 22209

MCCARTHY, HARRY B &
CORNELIA K TRUSTEES
85 WINDWARD LN UNIT G85
BRISTOL, RI 02809

LEROUX, RICHARD A.
JO-ANN TE
452 PADDOCK LN
BRISTOL, RI 02809

MARTEL, PAULA J
1059 HOPE ST
BRISTOL, RI 02809

MCCARTHY, PATRICK
NINA A. ETUX TE
4 MAPLE SHADE CRT
BRISTOL, RI 02809

LEWIS, CYNTHIA A LIVING T
148 WINDWARD LN
BRISTOL, RI 02809

MASNICK, GEORGE &
KAHN, REISA TRUSTEES
PO BOX 26
BARRINGTON, RI 02806

MCCARTHY, PATRICK M, NINA
TARA A. TC
4 MAPLE SHADE CT
BRISTOL, RI 02809

MCCONAGHY, CAROL ANN
506 CLARK'S ROW
BRISTOL, RI 02809

MELO, ROBERT
52 SEABREEZE LN
BRISTOL, RI 02809

MURPHY, TIMOTHY J.
71 SEABREEZE LN
BRISTOL, RI 02809

MCCONAGHY, DANIEL P &
JEANINE M TE
10 MATHEWSON LN
BARRINGTON, RI 02806

MESSORE, CONSTANCE L. TRST
THE CONSTANCE L. MESSORE
424 NORTH LN
BRISTOL, RI 02809

NELSON, FRANKLIN C III &
WALSH NELSON, MARY P TE
900 WILLETT AVE
EAST PROVIDENCE, RI 02915-
2738

MCCONAGHY, ELEANOR A. TRU
THE MCCONAGHY LIVING TRUS
522 HIGH MEADOW CT
BRISTOL, RI 02809

MILLER, JAMES C, TRUSTEE
JAMES C MILLER REVOCABLE
332 NORTH LN
BRISTOL, RI 02809

NEVINS, JOSEPH W &
JOAN E TE
309 WINDRIDGE LN UNIT 309
BRISTOL, RI 02809

MCCRINK, KATHERINE A. TRU
KATHERINE A. MCCRINK TRST
79 WINDWARD LN
BRISTOL, RI 02809

MILNER, DONALD M. &
LIVINGSTON, CLAIRE L. TE
323 NORTH LANE
BRISTOL, RI 02809

NICHOLAS, JEAN A - TRUSTE
BERTRAM A NICHOLAS JR TRU
37 THOMPSON POND RD
SPENCER, MA 01562

MCGAHAN, KELLY L &
DANIEL R TRUSTEES
43 SEABREEZE LN
BRISTOL, RI 02809

MONAHAN, KATHERINE ELIZAB
BUECHNER, JAY S TE
453 PADDOCK LN
BRISTOL, RI 02809

NIERINTZ, MARION L TRUSTE
MARION L NIERINTZ 2009 RE
865 CENTRAL AVE, APT O-302
NEEDHAM, MA 02492

MCGANN, STEPHANIE J
81 WINDWARD LN
BRISTOL, RI 02809

MONAHAN, PETER M.
10500 OAKLYN DR
POTOMAC, MD 20854

OCONNELL, RUSSELL F
1382 HOPE ST
BRISTOL, RI 02809

MCGEE, DIANA H
8 SEABREEZE LN
BRISTOL, RI 02809

MORSE, ROBERT G & CHARLOT
462 NORTH LN
BRISTOL, RI 02809

ODEN, NANCY
17 SEABREEZE LN
BRISTOL, RI 02809

MCGUIRE, MICHAEL B.
ANTONIA G. TE
128 WINDWARD LN
BRISTOL, RI 02809

MORSE, VIRGINIA A.
355 SPINNAKER LN
BRISTOL, RI 02809

ODEN, NANCY V LE
REM-MUNDY, CHRISTOPHER H
17 SEABREEZE LN
BRISTOL, RI 02809

MCKEE, MARY L &
MGINN, JOHN T TC
147 WINDWARD LANE
BRISTOL, RI 02809

MOTLAGH, MAHIN RAUFI- LIF
SHAHBANDI, MATTHEW & MELI
384 CEDAR HILL AVE
WYCKOFF, NJ 07481

OHARE, HOWARD A.
JETTY-ANN CO TRST
344 SPINNAKER LN UNIT 344
BRISTOL, RI 02809

MCRAE, SELMA JUNE
45 CADY RD
BARRINGTON, RI 02806

MURPHY, MARY M - TRUSTEE
MARY M MURPHY REVOCABLE T
321 NORTH LN
BRISTOL, RI 02809

ORBAN, ZSOLT
411 NORTH LN
BRISTOL, RI 02809

OSTREM, GARY C & JEANINE
270 NORTH FARM DR
Bristol, RI 02809

PHILLIPS, MICHAEL D
PHILLIPS, DELOIS TRUSTEES
PO BOX 284
WELAKA, FL 32193

REED, JOHN J.
PO BOX 539
BARRINGTON, RI 02806

OTIS, CHRISTOPHER N
FLORENCE, ROXANNE JT
20 HORSESHOE LN
WILBRAHAM, MA 01095

PIRWITZ, WALDEMAR & INGEB
TRUSTEES-PIRWITZ FAMILY T
415 NORTH LN
BRISTOL, RI 02809

REYNOLDS TERESA E
507 CLARKS ROW
BRISTOL, RI 02809

PACHECO, ROBERT A
1375 HOPE ST
BRISTOL, RI 02809

POINT, MARY D
GARY M JT
533 HIGH MEADOW CT
BRISTOL, RI 02809

RICHARDS, STEVEN P.
PEGGY SUE TE
2820 MAMOSA LN
LANCASTER, PA 17601-2049

PALLIO, CAROLYN L.
160 HOMEWOOD AVE
YONKERS, NY 10701

POISSON, MICHAEL G
137 WINDWARD LN
BRISTOL, RI 02809

RIDOLFI, RONALD ET UX
DEBORAH W. RIDOLFI TE
286 NORTH FARM DR
BRISTOL, RI 02809

PASTORIUS, EDWARD WOOD RO
NANCY I TE
729 KINGS HIGHWAY
MOORESTOWN, NJ 08057

PRATTE, CATHERINE A TRUST
158 SEABREEZE LN
BRISTOL, RI 02809

RIKER, MARY LOU TRUSTEE
THE RIKER FAMILY REVOCBLE
504 CLARKS ROW
BRISTOL, RI 02809

PATTIE, KENNETH P TRUSTEE
KENNETH P PATTIE LIV TRUS
434 PADDOCK CT
UNIT 434
BRISTOL, RI 02809

PREVITI, ANTHONY &
MADELINE CO-TRUSTEES
267 NORTH FARM DR
BRISTOL, RI 02809

RIVAL, CHRISTINA M.
4106 STERNS HILL RD
WALTHAM, MA 02451

PAVLIDIS, ARTHUR
ANITA TRUSTEES & LE
153 SEABREEZE LN
BRISTOL, RI 02809

QUARANTA FAMILY IRR TRUST
BALDI, ANGELA M & BO, MEL
15 SEABREEZE LN
BRISTOL, RI 02809

ROBILLARD, RICHARD J. &
ROBILLARD, CHERYL M. TRUS
22 LAKESHORE DR
ASHBURNHAM, MA 01430

PAYNE, STEPHEN M & KERRI
124 WINDWARD LN
BRISTOL, RI 02809

RABIDEAU, ROSEANNE TRUSTE
THE ROSEANNE RABIDEAU LIV
503 CLARKS ROW
BRISTOL, RI 02809

ROBINSON, DEAN &
BARBARA TE
51 SEABREEZE LN
BRISTOL, RI 02809

PENINE, ROGER &
DONNA TE
1390 HOPE ST
BRISTOL, RI 02809

RAMSLAND, KURT & KRISTIN
413 NORTH LN
BRISTOL, RI 02809

ROBITAILLE, VIRGINIA LEE
VIRGINIA LEE ROBITAILLE L
98 WINDWARD LN
BRISTOL, RI 02809

PERKINS, MICHAEL F &
GAIL L TRUSTEES
3225 BROOKFIELD DR
VERO BEACH, FL 32966-8980

RASMUSSEN, JILL
14 CORA ST
EAST GREENWICH, RI 02818

ROLLINS, PETER & PATRICIA
115 WINDWARD LN
BRISTOL, RI 02809

ROSE, JEFFREY A.
RITA S. TE
151 SEABREEZE LN
BRISTOL, RI 02809

SALZBERG HOLDINGS, INC.
60 SEABREEZE LN
BRISTOL, RI 02809

SHEEHAN, MARY M
38 SEABREEZE LN
BRISTOL, RI 02809

ROZEWSKI, DAVID & PRAUGHT
25 SEABREEZE LN
BRISTOL, RI 02809

SAMET, JONATHAN MICHAEL &
BRINES, CONSTANCE BIDWELL
840 CYPRUS DR
BOULDER, CO 80303

SHEPHERD, IAN PHILIP
1800 YARDLY MORRISVILLE RD
YARDLY, PA 19067

RUBIO-WALTERS, EVELYN J T
EVELYN J RUBIO-WALTERS LI
500 CLARK'S ROW
BRISTOL, RI 02809

SANDERSON GEORGE G &
. EILEEN J L/E TRUSTEES F
435 PADDOCK CT
BRISTOL, RI 02809

SICKLES, ELEANOR F
TRUSTEE
354 SPINNAKER LN
BRISTOL, RI 02809

RUDE, PATRICIA G TRUSTEE
TRUST 2-4-1999
5 SEABREEZE LN
BRISTOL, RI 02809

SARAPAS, MICHAEL A.
66 INDIAN POINT RD
TIVERTON, RI 02878

SILUN, STANLEY J & MARJOR
6 SEABREEZE LN
BRISTOL, RI 02809

RUGGIERI, PAUL A & ERIN F
PAUL & ERIN RUGGIERI TRUS
352 SPINNAKER LN
BRISTOL, RI 02809

SCHAK, ROBERT ET UX
JOAN SCHAK
531 HIGH MEADOW CT
BRISTOL, RI 02809

SKELTON, TERRANCE, TRUSTE
GRANAHAN, PATRICIA, TRUST
40 LOCKE STREET
CAMBRIDGE, MA 02140

RUSO, JOSEPH C. ET UX
BUTLER, MARTHA TE
141 WINDWARD LN
BRISTOL, RI 02809

SCHANZER, LAKSHYAN & MCCO
89 GARDEN ST
CRANSTON, RI 02910

SLACK, THOMAS G. III
524 HIGH MEADOW CT
BRISTOL, RI 02809

RUTTER, MILES C.
ANTONIA A. JT
83 WINDWARD LANE
BRISTOL, RI 02809

SCHAUWEKER, WILLIAM J &
MARY ANN TE
130 WINDWARD LN
BRISTOL, RI 02809

SLATER, ROBERT T. TRUSTEE
1 HEATON CIRCLE
FRANKLIN, MA 02038

SABULA, GARY D
ANN MARIE C. TE
30 CROWN AVE
BARRINGTON, RI 02806

SCHUESSLER, GEORGE B &
DEBORAH TE
222 ARBORETUM LN
BRISTOL, RI 02809

SLOANE, TIMOTHY F &
BLASS, CLAUDIA L TRUSTEES
10 OLD STOW RD
CONDORD, MA 01742

SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

SEIFERT, WILLIAM G
4300 SE ST LUCIE BLVD LOT 52
STUART, FL 34997

SLUSARZ, PAUL D. ETUX
BROWN-SLUSARZ, MICHELLE B
25 CHAPIN RD
BARRINGTON, RI 02806

SALLINGER, JAMES R TRUST
JAMES R SALLINGER TRUST
433 PADDOCK CT
BRISTOL, RI 02809

SHEEDY, KATHLEEN - TRUSTE
KATHLEEN SHEEDY LIVING TR
73 SEABREEZE LN
BRISTOL, RI 02809

SMALL, ALAN J & PATRICIA
23 SEABREEZE LN
BRISTOL, RI 02809

SOARES, NANCY K 534 HIGH MEADOW CT BRISTOL, RI 02809	TAYLOR, ROBERT L. MARY LOU & ROBERT L. & MA 19978 SUMMERRIDGE DR CASTRO VALLEY, CA 94552	TYSON, ELIZABETH ANN - TR ELIZABETH ANN TYSON TRUST 87 PIERCE RD WATERTOWN, MA 02472
SORENSEN, KIRSTEN S 412 NORTH LANE BRISTOL, RI 02809	TAYLOR, SUSAN L TRUSTEE 63 SEABREEZE LN BRISTOL, RI 02809	VAILLANCOURT, ANN MARIE 532 HIGH MEADOW COURT BRISTOL, RI 02809
SORRENTINO, MATTHEW 56 SEA BREEZE LN BRISTOL, RI 02809	TAYLOR, TERRY A. DARCY, JOHN L. JT 329 NORTH LN BRISTOL, RI 02809	VARIEUR, JOSCELYN 326 NORTH LN BRISTOL, RI 02809
SPRAGUE, KRISTEN M 334 NORTH LN BRISTOL, RI 02809	TEIXEIRA, CLIFF JANE ETUX TE 405 NORTH LN BRISTOL, RI 02809	VOHR, BETTY 146 WINDWARD LN BRISTOL, RI 02809
ST ANGELO, WILLIAM JULIE P TE 1 ELM FARM DRIV BRISTOL, RI 02809	THIBAUT, PHYLLIS ROGER TE 338 NORTH LN BRISTOL, RI 02809	VORRA, ELIZABETH ANN 535 HIGH MEADOW CT BRISTOL, RI 02809
STRIPPE, DAVID C. EDLER, JANICE M 53 SEABREEZE LANE BRISTOL, RI 02809	THURBER, MARK 414 NORTH LN BRISTOL, RI 02809	WAHRENBURG, WALTER GERTRUDE 320 NORTH LANE BRISTOL, RI 02809
SUMNER, DEBORAH I 454 PADDOCK LN BRISTOL, RI 02809	TRANT, MICHAEL & PATTY ANN 143 WINDWARD LN BRISTOL, RI 02809	WASSERMAN, RONNEE M - TRU RONNEE M WASSERMAN TRUST 127 WINDWARD LN BRISTOL, RI 02809
SYLVESTER, PATRICIA L TRU PATRICIA L SYLVESTER TRUS 11 SEABREEZE LANE BRISTOL, RI 02809	TRIPP, SCOTT J & LYNN M 306 NORTH LN BRISTOL, RI 02809	WEEDEN, H LESLIE & GUGLIETTI, JOSEPH JT 220 ARBORETUM LN BRISTOL, RI 02809
TALEGHANI, MANIJEH 451 PADDOCK LN BRISTOL, RI 02809	TRUSCOTT, NORMAN R. TRUSCOTT DONNA M. TRUSTEE 118 WINDWARD LN BRISTOL, RI 02809	WEINER, LAWRENCE H. ETUX MARILYN J. WEINER TE 91 WINDWARD LN BRISTOL, RI 02809
TANCRELL PAUL F JANE G TE 33 SEA BREEZE LN BRISTOL, RI 02809	TURNER, LYNNE A. & AMAND, KENNETH T. TC 461 NORTH LN BRISTOL, RI 02809	WESTELL, STEPHEN R & STEPHANIE F TRUSTEES 310 WINDRIDGE LN BRISTOL, RI 02809

WILLIAMS STEPHEN C & BARB
TRUSTEES-WILLIAMS FAMILY
109 WINDWARD LN
BRISTOL, RI 02809

WOOD, AUDREY J.
STEPHEN C. JT
24 SEABREEZE LN
BRISTOL, RI 02809

WOODWARD, WENDY LYNN TRUS
343 SPINNAKER LANE
BRISTOL, RI 02809

WU, MARK
316 NORTH LN
BRISTOL, RI 02809

ZELLER, KATHLEEN RAE
157 SEABREEZE LN
BRISTOL, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

ZUCKERMAN, FAYE B
527 HIGH MEADOW CT
BRISTOL, RI 02809

ZWICKER, DIANNE, TRUSTEE
DIANE A ZWICKER TRUST
421 NORTH LANE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-29

PUBLIC HEARING

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

Monday, September 18, 2023

at 7:00 P.M.

**Bristol Town Hall
 10 Court Street**

APPLICANT: 20/20 Vision Care, Inc.
 PROPERTY OWNER: William W. St. Vincent, Jr.
 LOCATION: 375 Metacom Avenue
 PLAT: 46 LOT: 14
 ZONE: Manufacturing (M)

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE TO:** renovate and reface an existing freestanding commercial sign with the proposed sign having approximately 42 square feet of sign area, at a size greater than permitted for a freestanding sign in the Manufacturing zoning district.

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

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



Town of Bristol, Rhode Island
 DEPARTMENT OF BRISTOL
 COMMUNITY DEV.
 Department of Community Development
 Zoning Board of Review 2023 JUL 31 PM 2:46

APPLICATION

File No: 2023-29
 Accepted by ZEO: EMT 7/31/23

APPLICANT:	Name: 20/20 VISION CARE, INC
	Address: 375 METACOM AVENUE
	City: BRISTOL State: RI Zip: 02809
	Phone #: 401-253-2020 Email: WSTVINCENT@20-20VisionCare.com
PROPERTY OWNER:	Name: WILLIAM ST VINCENT
	Address: 13 WEBER AND FARM DRIVE
	City: BRISTOL State: RI Zip: 02809
	Phone #: 401-396-6396 Email: bstvincent@gmail.com

1. Location of subject property: 375 METACOM AVENUE BRISTOL, RI
 Assessor's Plat(s) #: 46 Lot(s) #: 14

2. Zoning district in which property is located: MANUFACTURING

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

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): 28-379
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____

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

6. How long have you owned the property? SINCE 1988

7. Present use of property: PROFESSIONAL (OPTOMETRY) OFFICE BUILDING

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
≅ 50 FT (FRONT) X 80 FT (LENGTH). 8 FT CEILING

10. Proposed use of property: CONTINUE OPTOMETRIC and OPTICAL BUSINESSES.

11. Give extent of proposed alterations: To Reface and Enlarge Present Freestanding Signage Located at the corner of FRANKLIN St. and Metacom Avenue.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Proposed Signage = 41.70 ft² Existing Signage = 24.25 ft²
Additional = 17.45 ft²

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

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

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: 15 sq feet Proposed: 41.70

13. Number of families before/after proposed alterations: 0 Before 0 After

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

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

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

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

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

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

Applicant's Signature: [Signature] Date: 07/31/2023

Print Name: William St. Vincent, OD

Property Owner's Signature: [Signature] Date: 07/31/2023

Print Name: William St Vincent, OD

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

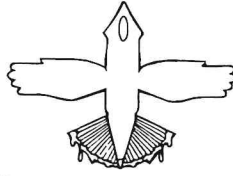
Name: Tony DePoto (Sign maker) Phone #: 401-525-0893

Address: 100 ELM Street WARREN Rte Box 16

HAND MADE SIGNS & LETTERING
CARVING · GUILDING · PAINTING

401.525.0893

TONY DEPOTO



FREELANCE ARTWORK & DESIGN

PARKER MILLS WORKSHOPS
100 Elm Street Box 16 Warren, RI 02885
handmadesignart@gmail.com

Attention Bristol Zoning Board of Review

07-28-23

To whom it may concern:

20/20 Vision Care and Dr William St Vincent wish to propose the renovation of their existing freestanding sign on the corner of Franklin Street & Metacom Avenue.

Refacing the existing stable structure (a back lit metal box sign) with a larger box sign with a carved painted sign face. Also adding a smaller marquee slat sign extension under the main sign for the private practices at the complex.

We feel an update to the appearance would be an esthetical improvement for the town and 20/20 Vision Care and also a more relevant one for the current status of Dr St.Vincents plans for the future.

The signage proposed will be long lasting with little upkeep. Exterior lighting will be added at a future date perhaps with suggestions from the zoning board.

Tony Depoto of Hand Made Signs in Warren has been making signs in the East Bay area for over 30 years along with Christopher Blank Construction doing the on site construction.

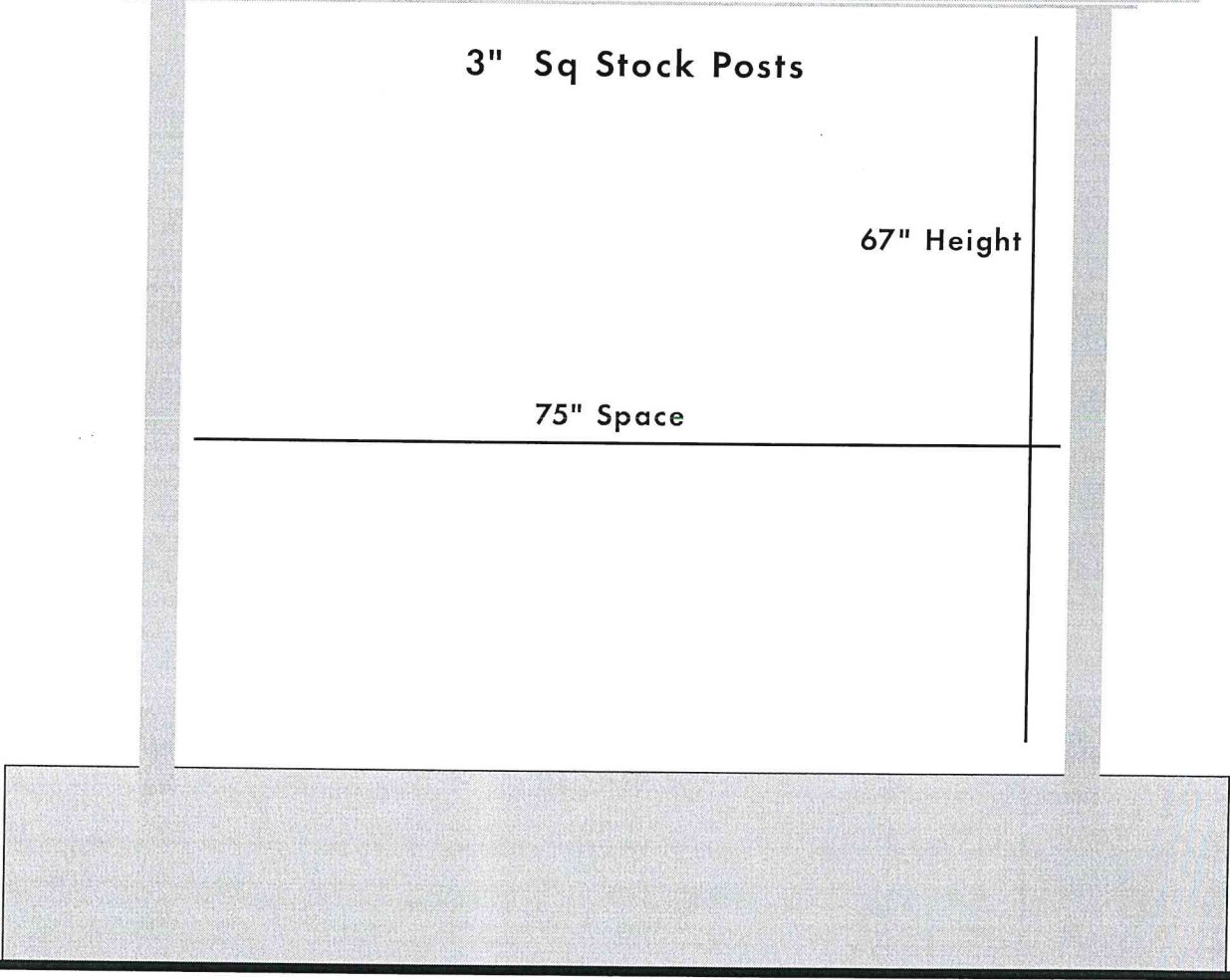
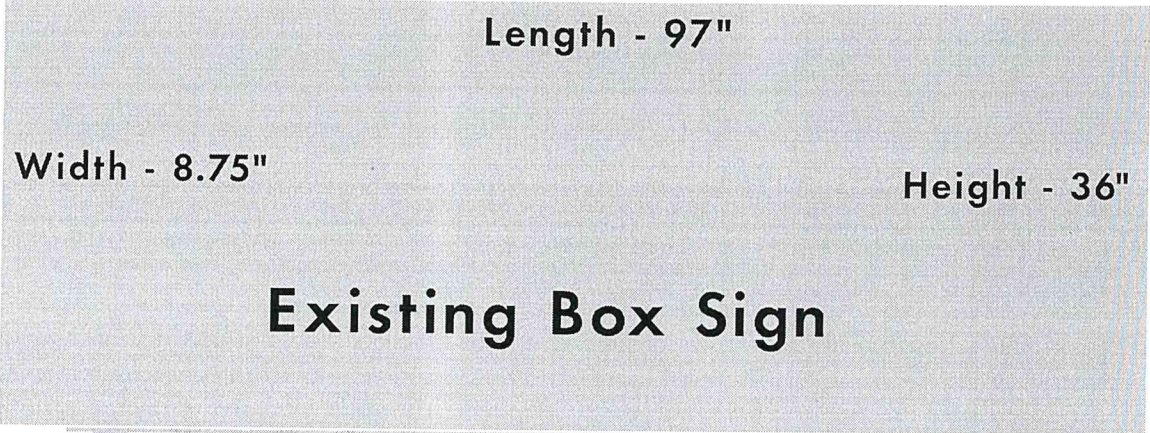
Thank You

Existing Sign - 36" x 97" x 8.75" Width
 Metal Internally Lit Box Sign
 3" x 3" Sq Stock Metal Poles
 Height from Ground - 103"



Re Faced Sign & Posts
 Proposed Sign - 48" x 98.5" - 32.83 sq ft
 Marquee Slat Sign - 18" x 71" - 8.875 sq ft





Top Section Box - Built onto existing box sign
Materials - 3/4" MDO Board -
Box - 48" x 98.5" x 10.25" Width

98.5"

48"

128" Total Sign Ht from Parking Lot

Bottom Marquee Box
5" x 18" x 71"

Posts
7.5" x 7.5" x 69"

48" Ht from Ground
in Flower Bed

60" Ht from Parking Lot

Existing Sign & Posts



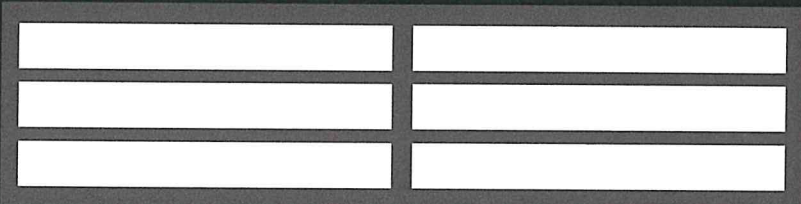
Proposed Sign & Posts



Sign Face applied to Top Sign Box
42.5" x 93" x 1" HDU Sign Board
Carved & Painted Raised Logo & Lettering
98.5"

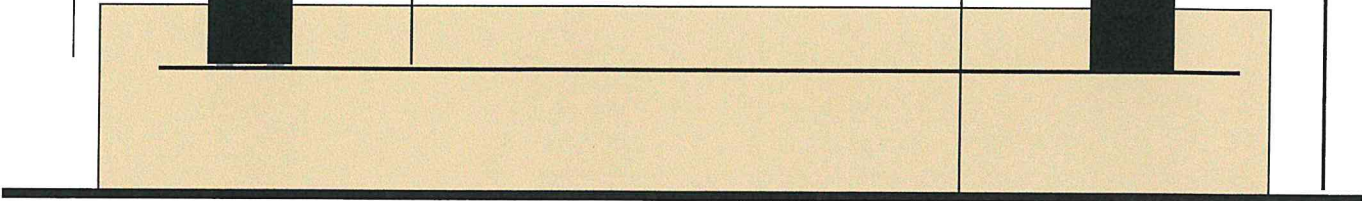
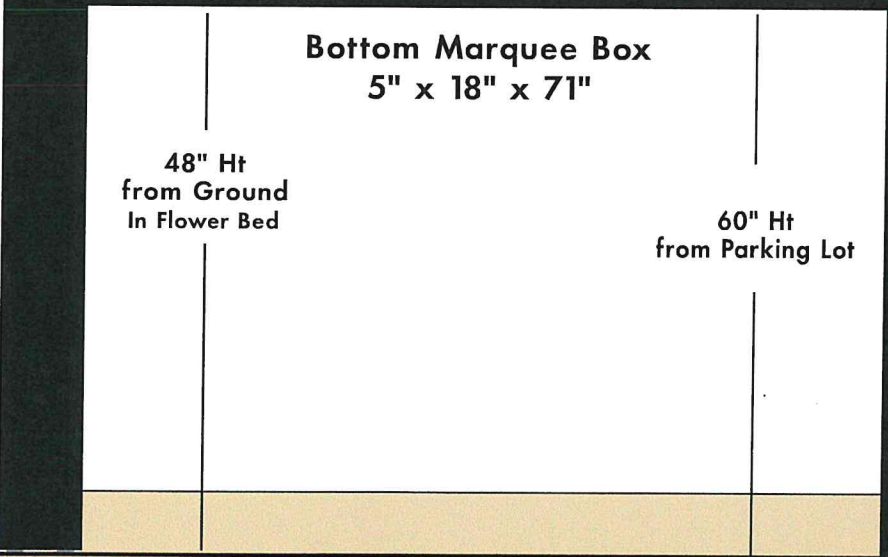


Marquee Slot Signs
4" x 33"



128" Total Sign Ht
from Parking Lot

Posts
7.5" x 7.5" x 69"



Sign Face applied to Top Sign Box
42.5" x 93" x 1" HDU Sign Board
Carved & Painted Raised Logo & Lettering
98.5"

48"



3.5" x 71"
Bottom Beam

Bottom Marquee Box
5" x 18" x 71"

Black Sand Background
Raised MDO Slats Signs
4" x 33"

Lettering Specs

Logo - 10" x 20"

20/20 Vision Care - 9.5" x 84.5"

Doctors of Optometry - 3.75" x 67.5"

Services Lettering - 3" x 84.5"

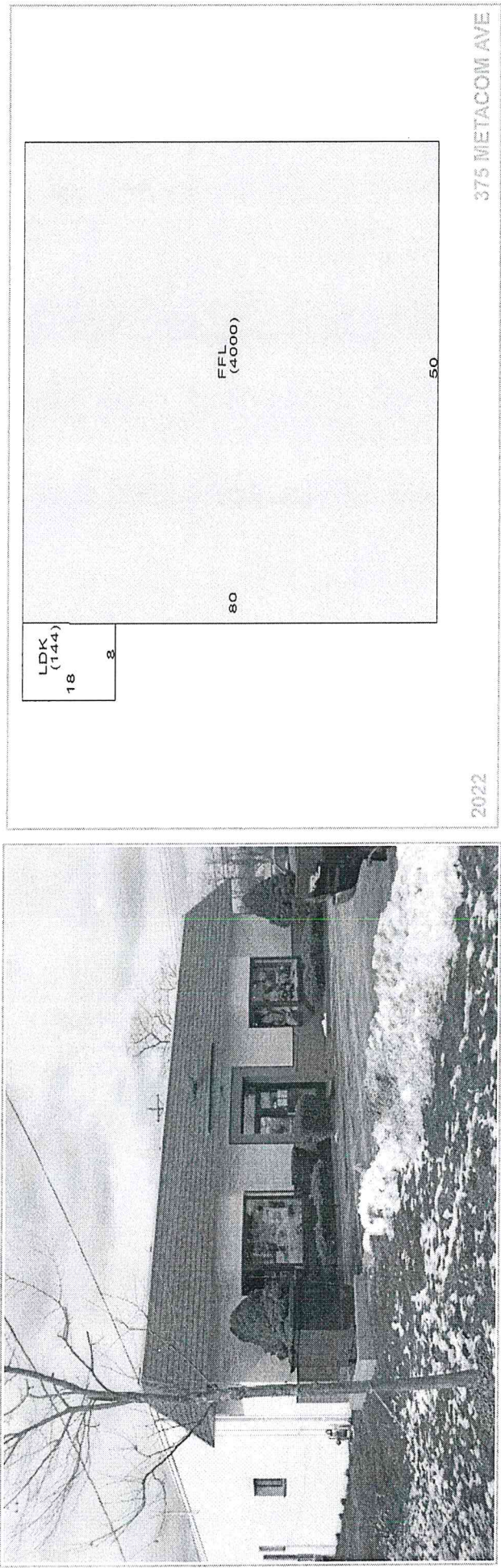
Address - 2.75" x 57"

Previous Owners & Sales Information
 Grantor: VISION REALTY Date: 03/02/2021 Sale Price: 325,000 Leg Ref: 2094-293 NAL: D Deed Type: W

Assessment
 Owner 1: ST. VINCENT, WILLIAM W, JR. % Owned: Address: 13 WEETAMOE FARM DR, BRISTOL, RI 02809

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	06	417,300	11,200	0	228,400	0	656,900	656,900
2021	06	428,600	11,200	0	235,500	0	675,300	675,300
2020	06	428,600	11,200	0	235,500	0	675,300	675,300
2019	06	428,600	11,200	0	235,500	0	675,300	675,300
2018	07	396,300	10,600	0	213,100	0	620,000	620,000
2017	07	396,300	10,600	0	213,100	0	620,000	620,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 158.52 VAL per SQ Unit/Parcel > 158.52



Land Information
 Use Description: 06 Comm 2 Units: 0.34587 AC: P Land Type: P LT Fact: 1.00 Unit Price: 509,250 Adjusted: 660,364 Neigh: C12

Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	2	3	228,400	1.00	1.00	1.00	0

Plat/Lot 46 14

Account: 3260

LUC 06 Zone M

Assessment \$656,900



Building Information

Description	Quantity	Quality
BLDG Type Medical	1 Story	
RES Units	0	
Foundation	BMT Floor	
Frame 1 Masonry	Frame 2	%
EXT Wall 1 Stucco	EXT Wall 2 Concrete Blo.	50 %
Roof Type 1 Flat	Roof Type 2	%
Roof Cover 1 Tar & Gravel	Roof Cover 2	%
INT Wall 1 Plaster	INT Wall 2	%
Floors 1	Floors 2	%
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel Oil	Heat Type	Warm & Cool
# Heat Sys	% Heated	100
% Solar HW	% A/C	100
% COM Wall	% Vacuum	
Ceil HIGHT	12	Ceiling Type
Parking Type	% Sprinkled	
EXT View		

Grade

Grade	Q3	Q3	Q3
Year Built	1988	EFF Year	
Alt LUC		Alt %	0.00

Code	Description	%
GD	GD - Good	26.0
Functional		0.0
Economic		0.0
Special		0.0
OV		

Code	Description	%
Bas \$/SQ		102.00
Size Adj		1.05
Constr Adj		0.98
Adj \$/SQ		105.12
Othr Feats		15,515
Grade Fac		1.25
Neigh Infl		1.00
Land Factor		1.00
Adj Total		563,916
Depreciation		146,618
Depr Total		417,298

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeo V
FFL	1st FLOOR	4,000	4,000	105.12	420,480
LDK	LOAD DOCK	144	144	105.12	15,137
Total		4,144	4,144		435,617

Visit History

Date	Result	By
10/20/2021	REVIEW	AD
7/23/2018	MEASURED	JE
7/16/2018	REVIEW	JH
4/17/2008	MEASURE	
4/17/2008	LISTED	

Notes

2 X 50 + 2 X 80 OVERHANG - FAUX MANSARD ROOF AND STUCCO ON HALF OF BLDG II 20/20 VISION CARE

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Description/Directions
05/03/2021	E52130		ELEC	4,000		Install energy ballast and bulbs at Vision Realty
03/05/2013	457-13-M	12/31/2013	MECH	7,500		REPLACE EXISTING HEATING AND A/C ROOF-TOP
03/05/2013	M15652		MECH	0		REPLACE EXISTING ROOFTOP HEATING AND COOLING UNIT
08/05/2010	E2754		ELEC	0		INSTALL LOCAL FIRE ALARM SYSTEM
03/11/2010	E2706		ELEC	0		INSTALL TRACK LIGHTS, RELOCATE LIGHTS, SNAKE CONVIENCE OUTLETS

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
56	Paving-Aspt	1	Y	1			8,000	3	AV	1988	11,000
87	Sign	1	Y	1			42	3	AV	1988	200

Other Info.

AFDU	
rtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	0	U
2	0	0	
3	0	0	
4	0	0	
Totals	1	0	



375 Metacom Ave - 300' Radius

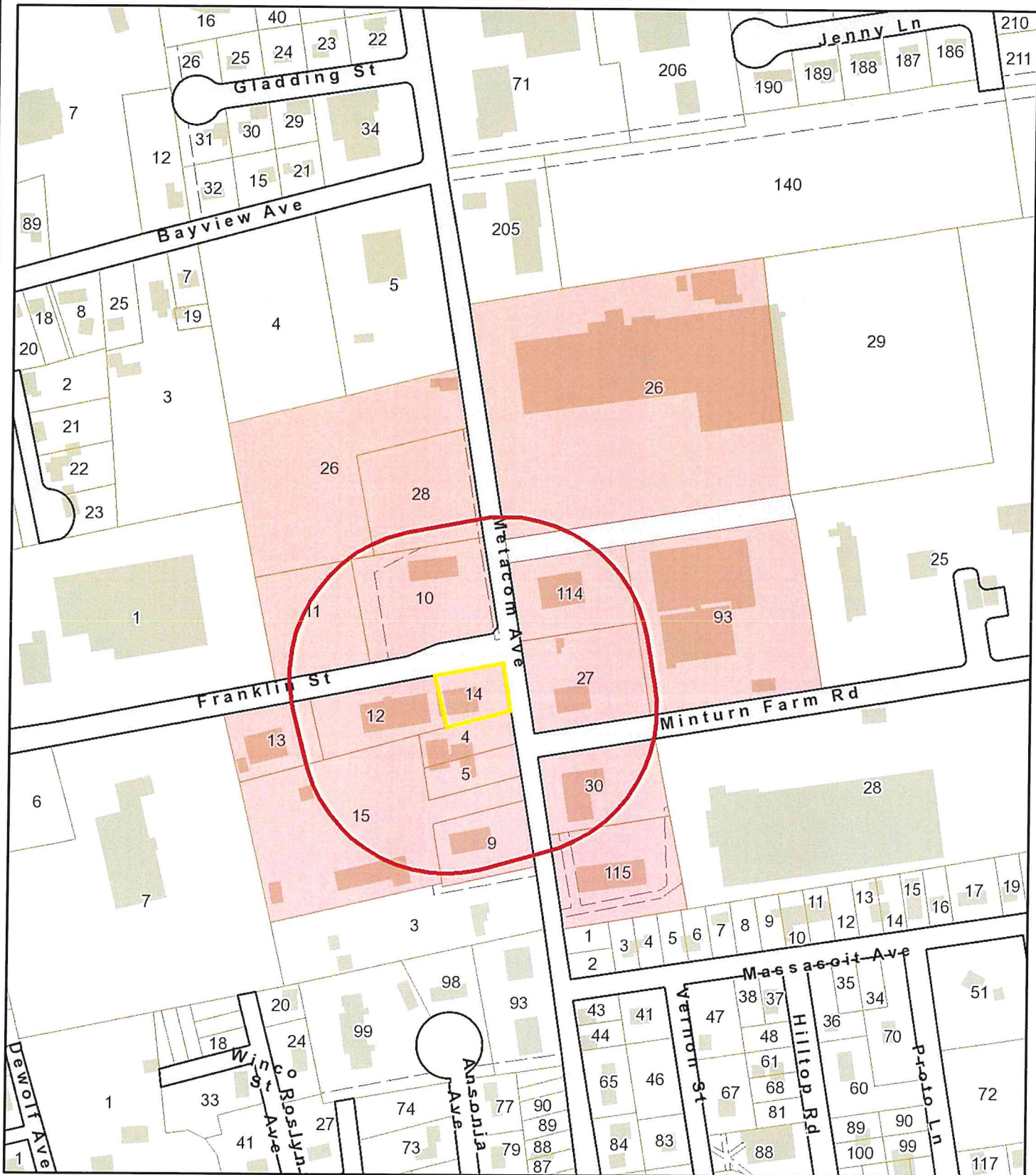
Bristol, RI



August 23, 2023

1 inch = 281 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 46-14
CAMA Number: 46-14
Property Address: 375 METACOM AVE

Mailing Address: ST. VINCENT, WILLIAM W, JR.
13 WEETAMOE FARM DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 171-114
CAMA Number: 171-114
Property Address: 380 METACOM AVE

Mailing Address: JANUARIO FAMILY REALTY, LLC
280 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 171-115
CAMA Number: 171-115
Property Address: 360 METACOM AVE

Mailing Address: VK PROPERTIES, LLC
360 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 171-26
CAMA Number: 171-26
Property Address: 386 METACOM AVE

Mailing Address: SAINTGOBAIN PERF PLASTICS
c/O RYAN LLC 13155 NOEL RD STE 10
DALLAS, TX 75240-5050

Parcel Number: 171-27
CAMA Number: 171-27
Property Address: 374 METACOM AVE

Mailing Address: JANUARIO FAMILY REALTY, LLC
280 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 171-30
CAMA Number: 171-30
Property Address: 370 METACOM AVE

Mailing Address: MINTURN METACOM, LLC
370 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 171-93
CAMA Number: 171-93
Property Address: 4 MINTURN FARM RD

Mailing Address: R. P. ASSOCIATES, INC. C/O
COMPOSITES ONE TAX DEPT
955-10 NATIONAL PARKWAY
SCHAUMBURG, IL 60173-5172

Parcel Number: 46-10
CAMA Number: 46-10
Property Address: 381 METACOM AVE

Mailing Address: JOMA REALTY CO
670 METACOM AVE
WARREN, RI 02885

Parcel Number: 46-11
CAMA Number: 46-11
Property Address: FRANKLIN ST

Mailing Address: M.V.P. REALTY CORP.
9 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 46-12
CAMA Number: 46-12
Property Address: 400 FRANKLIN ST

Mailing Address: VICTORY REALTY, LLC
PO BOX 436
BRISTOL, RI 02809

Parcel Number: 46-13
CAMA Number: 46-13
Property Address: 300 FRANKLIN ST

Mailing Address: SAFE WAY REALTY, LLC
C/O STEPHEN COELHO PO BOX 210
BRISTOL, RI 02809



www.cai-tech.com

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8/23/2023

Page 1 of 2



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 46-14
CAMA Number: 46-14
Property Address: 375 METACOM AVE

Mailing Address: ST. VINCENT, WILLIAM W, JR.
13 WEETAMOE FARM DR
BRISTOL, RI 02809

Parcel Number: 46-15
CAMA Number: 46-15
Property Address: 367 METACOM AVE

Mailing Address: THE MARIA A NEVES IRREVOC TRST
21 PINE AVE
BARRINGTON, RI 02806

Parcel Number: 46-5
CAMA Number: 46-5
Property Address: 369 METACOM AVE

Mailing Address: RILEY KITCHEN AND BATH CO. INC
369 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 46-9
CAMA Number: 46-9
Property Address: 365 METACOM AVE

Mailing Address: MCGOVERN, DAVID JR & SARAH
365 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 47-26
CAMA Number: 47-26
Property Address: 387 METACOM AVE

Mailing Address: JACKYS AT 387, LLC
39 RIVERVIEW DR
NORTH PROVIDENCE, RI 02904

Parcel Number: 47-28
CAMA Number: 47-28
Property Address: 383 METACOM AVE

Mailing Address: JACKYS REALTY, LLC
383 METACOM AVENUE
BRISTOL, RI 02809



www.cai-tech.com

JACKYS AT 387, LLC
39 RIVERVIEW DR
NORTH PROVIDENCE, RI 02904

SAINTGOBAIN PERF PLASTICS
c/o RYAN LLC
13155 NOEL RD STE 10
DALLAS, TX 75240-5050

JACKYS REALTY, LLC
383 METACOM AVENUE
BRISTOL, RI 02809

ST. VINCENT, WILLIAM W, J
13 WEETAMOE FARM DR
BRISTOL, RI 02809

JANUARIO FAMILY REALTY, L
280 FRANKLIN ST
BRISTOL, RI 02809

THE MARIA A NEVES IRREVOC
21 PINE AVE
BARRINGTON, RI 02806

JOMA REALTY CO
670 METACOM AVE
WARREN, RI 02885

VICTORY REALTY, LLC
PO BOX 436
BRISTOL, RI 02809

M.V.P. REALTY CORP.
9 WOBURN ST
BRISTOL, RI 02809

VK PROPERTIES, LLC
360 METACOM AVE
BRISTOL, RI 02809

MCGOVERN, DAVID JR & SARA
365 METACOM AVE
BRISTOL, RI 02809

MINTURN METACOM, LLC
370 METACOM AVENUE
BRISTOL, RI 02809

R. P. ASSOCIATES, INC.
C/O COMPOSITES ONE TAX DE
955-10 NATIONAL PARKWAY
SCHAUMBURG, IL 60173-5172

RILEY KITCHEN AND BATH CO
369 METACOM AVE
BRISTOL, RI 02809

SAFE WAY REALTY, LLC
C/O STEPHEN COELHO
PO BOX 210
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-30

PUBLIC HEARING

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

Monday, September 18, 2023

at 7:00 P.M.

Bristol Town Hall
10 Court Street

APPLICANT: **Gilbert L. Almeida**
 PROPERTY OWNER: **Gilbert L. and Claudette Almeida**
 LOCATION: **254 Franklin Street**
 PLAT: **29** LOT: **38**
 ZONE: **Limited Business (LB)**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES TO: construct a 40ft. x 60ft. commercial building with less than the required rear yard, and less than the required front yard on a corner lot.**

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

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



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2023 AUG -8 AM 9: 16

APPLICATION

File No: 2023-30

Accepted by ZEO: ENT 8/8/23

APPLICANT:	Name: Gilbert L Almeida
	Address: 984 Hope ST
	City: Bristol R State: RI Zip: 02809
	Phone #: 401 580 2852 Email: GilbertAlmeida57@gmail
PROPERTY OWNER:	Name:
	Address:
	City: State: Zip:
	Phone #: Email:

254 Franklin St MBW

50 Bottonwood St

1. Location of subject property: 29 - 38
 Assessor's Plat(s) #: 29 Lot(s) #: 38

2. Zoning district in which property is located: LB

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

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): rear set BACK (South End) *Left Side*
 Special-Use-Permit Section(s): front set BACK (EAST END) *East Side*
 Use Variance Section(s): _____

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

6. How long have you owned the property? 25 yrs

7. Present use of property: Empty Asphalt Lot

8. Is there a building on the property at present? NO

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

10. Proposed use of property: Small Engine repair

11. Give extent of proposed alterations: Construct New Steel Bld.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
40 x 60 2400 16' High

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

Front lot line(s):	Required Setback: <u>25'</u>	Proposed Setback: <u>16.6</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: <u>10'</u>	Proposed Setback: <u>10'</u>
Rear lot line:	Required Setback: <u>30'</u>	Proposed Setback: <u>15'</u>
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: 25' Proposed: 16.6 Town and +8' Sidewalk

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

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

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

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

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

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

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

Applicant's Signature: Gilbert L Almeida Date: 8-7-2023

Print Name: Gilbert L Almeida

Property Owner's Signature: _____ Date: _____

Print Name: _____

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

Name: _____ Phone #: _____

Address: _____

August 8, 2023

Variance for a steel building to be built at 50 Buttonwood Street.

I am requesting a dimensional variance using as much of this property as possible.

All steel buildings in area have 12 feet set backs from property line.

I am asking for a 15 foot set back in rear of building.

On the east side (front side #2)

I am looking for a $16\frac{1}{2}$ foot set back. With 8 feet of town land; set back will be actually 24.5 feet.

This set back lines up with the front set backs of the houses on Buttonwood Street and gives plenty of vision for corner.

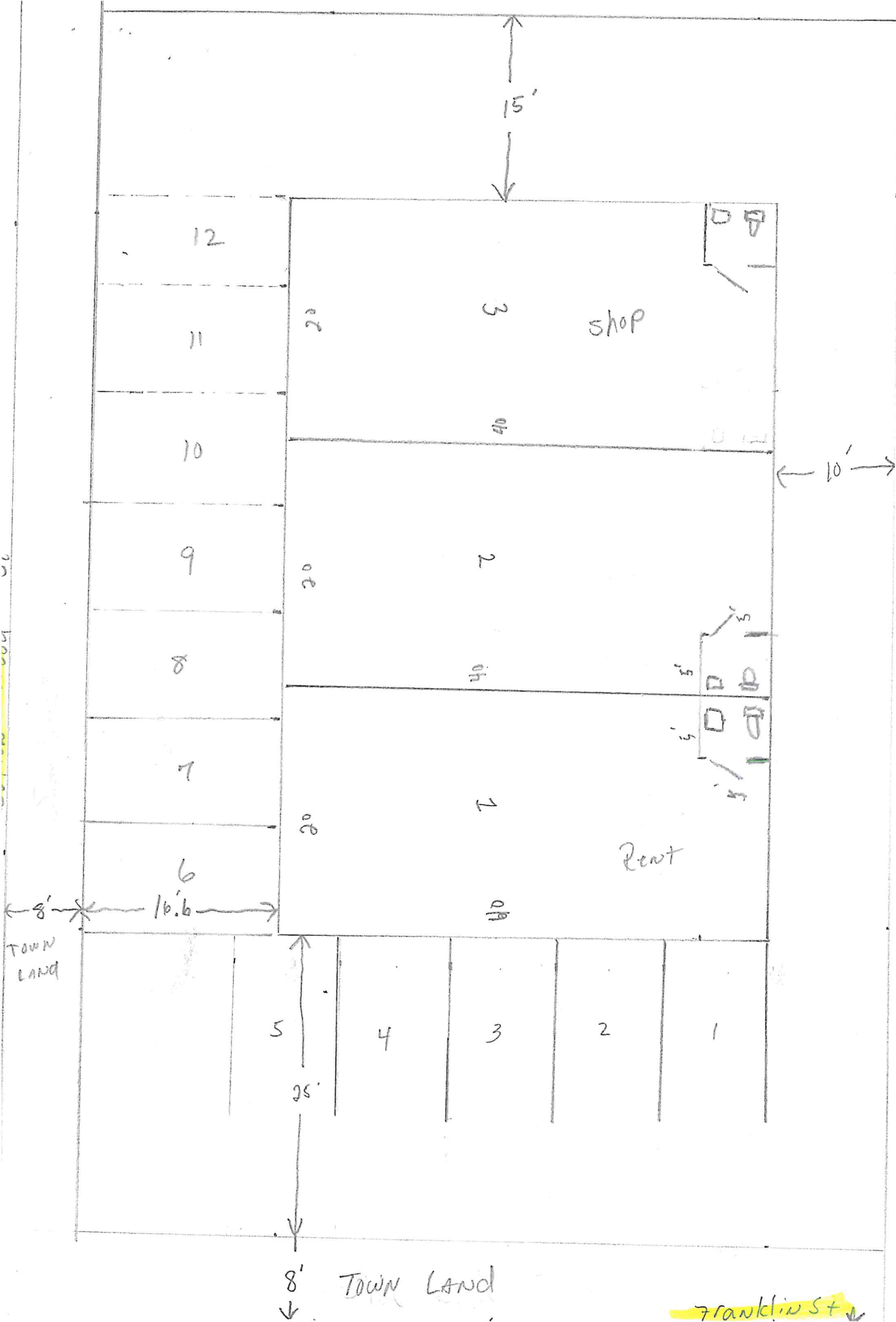
Thank you

Gilbert Almeida

Gilbert L. Almeida
984 Hope St

401 580 2852

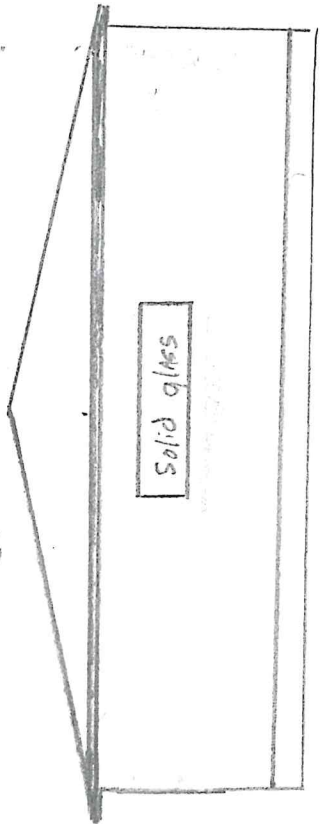
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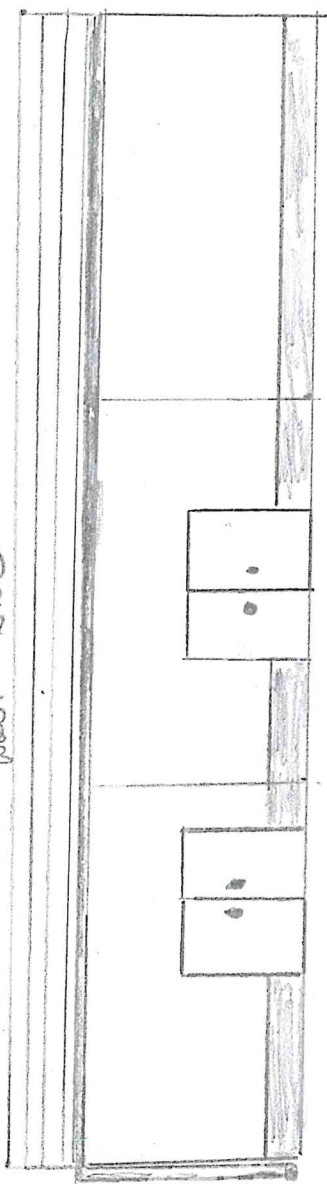
- 3 Toilets
- 3 Sinks
- 12 + Parking Spaces

Franklin St

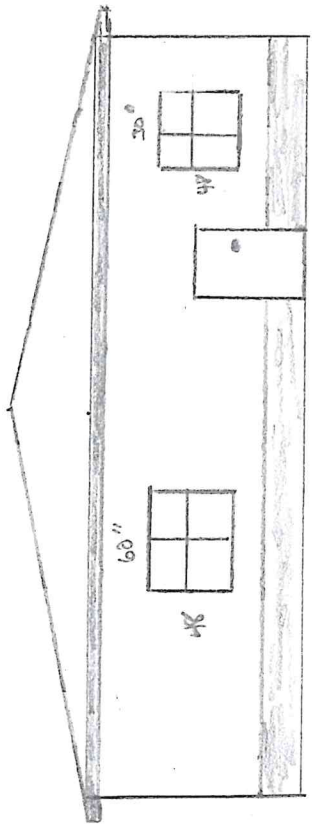
South side



West Side



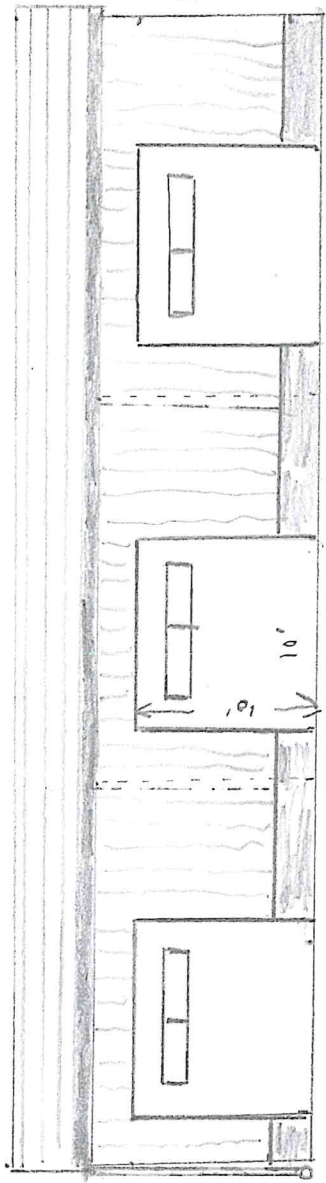
North Side



4' roof

10' wall

2' foundation

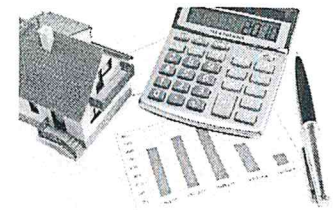


South side

East side



Bristol, RI



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[Previous](#)

[Next](#)

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

Picture Not Available

Sketch Not Available

Parcel Identification

Map/Lot 29 38
 Account 2318
 State Code 13 - Res Vacant
 Card 1/1
 User Account

Assessment

Land \$65,100
 Building \$0
 Card Total \$65,100
 Parcel Total \$65,100

Building Sub Areas

Land Information

Land Area 0.153 AC
 Zoning LB
 View
 Neighborhood J

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$65,100	\$0	\$0	\$65,100
2021	\$58,200	\$0	\$0	\$58,200
2020	\$58,200	\$0	\$0	\$58,200
2019	\$58,200	\$0	\$0	\$58,200

Yard Item(s)

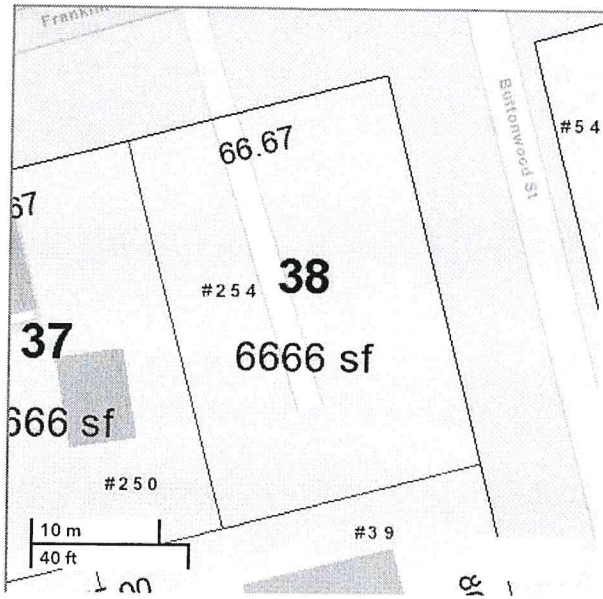
Location and Owner

Location 254 FRANKLIN ST
 Owner ALMEIDA, GILBERT L.
 Owner2 CLAUDETTE
 Owner3
 Address 984 HOPE ST
 Address2
 Address3 BRISTOL RI 02809-1113

Building Information

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
09/08/2005	\$55,000	1237-77	Warranty
02/20/2001	\$0	775-274	
12/29/1986	\$0	285-443	
02/10/1986	\$0	271-58	
12/29/1983	\$0	250-128	
09/30/1968	\$0	UNK-UNK	
01/01/1943	\$0	112-122	
01/01/1939	\$0	108-565	
01/01/1928	\$0	99-11	
01/01/1920	\$0	81-173	



[Click To Open AxisGIS Maps](#)



254 Franklin St - 200' Radius

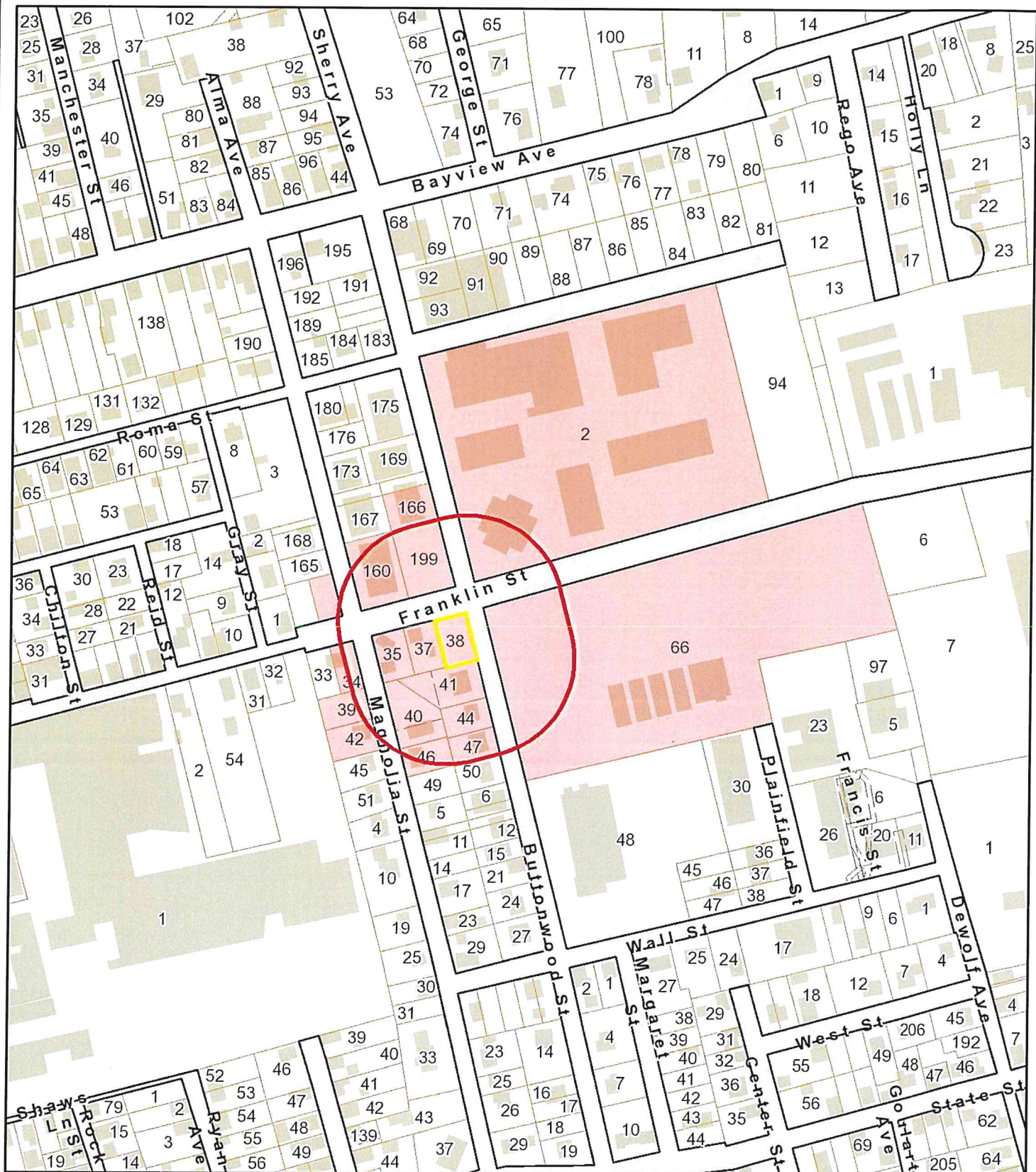
Bristol, RI



August 23, 2023

1 inch = 281 Feet

www.cai-tech.com



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



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 29-38
CAMA Number: 29-38
Property Address: 254 FRANKLIN ST

Mailing Address: ALMEIDA, GILBERT L. CLAUDETTE
984 HOPE ST
BRISTOL, RI 02809-1113

Abutters:

Parcel Number: 23-160
CAMA Number: 23-160
Property Address: 245 FRANKLIN ST

Mailing Address: HIDEAWAY REALTY LLC
23 OLD MAIN RD
LITTLE COMPTON, RI 02837

Parcel Number: 23-161
CAMA Number: 23-161
Property Address: FRANKLIN ST

Mailing Address: FRANCO, VIRGINIO C ILD
239 FRANKLIN STREET
BRISTOL, RI 02809

Parcel Number: 23-166
CAMA Number: 23-166
Property Address: 55-57 BUTTONWOOD ST

Mailing Address: FERREIRA, HYPOLITO JR & PAULA L
CO-TRUSTEES
29 LAFAYETTE DR
BRISTOL, RI 02809

Parcel Number: 23-199
CAMA Number: 23-199
Property Address: BUTTONWOOD ST

Mailing Address: WORDELL, SEBASTIAN J. SR
51 UNION ST
BRISTOL, RI 02809

Parcel Number: 29-34
CAMA Number: 29-34
Property Address: 222 FRANKLIN ST

Mailing Address: DUARTE, FRANCIS JOSEPH & BETTY
JANE TRUSTEES
222 FRANKLIN ST.
BRISTOL, RI 02809

Parcel Number: 29-35
CAMA Number: 29-35
Property Address: 240 FRANKLIN ST

Mailing Address: BRUM, MARIA LEOPOLDINA
25 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 29-37
CAMA Number: 29-37
Property Address: 250 FRANKLIN ST

Mailing Address: TAVARES, CARLOS A & LAMB,
BRITTANY M JT
250 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 29-38
CAMA Number: 29-38
Property Address: 254 FRANKLIN ST

Mailing Address: ALMEIDA, GILBERT L. CLAUDETTE
984 HOPE ST
BRISTOL, RI 02809-1113

Parcel Number: 29-39
CAMA Number: 29-39
Property Address: FRANKLIN ST

Mailing Address: DUARTE, FRANCIS J. ET UX BETTY J.
DUARTE TE
222 FRANKLIN ST.
BRISTOL, RI 02809

Parcel Number: 29-40
CAMA Number: 29-40
Property Address: 40 MAGNOLIA ST

Mailing Address: GAME MANAGEMENT, LCC
9 JANE LANE
BRISTOL, RI 02809



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8/23/2023

Page 1 of 2



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 29-41 CAMA Number: 29-41-001 Property Address: 39 BUTTONWOOD ST 1	Mailing Address: MICCIS, LLC 39 BUTTONWOOD ST UNIT 1 BRISTOL, RI 02809
Parcel Number: 29-41 CAMA Number: 29-41-002 Property Address: 39 BUTTONWOOD ST 2	Mailing Address: PENSICO TRUST COMPANY CUSTODIAN FBO 44 FOSDYKE ST PROVIDENCE, RI 02906
Parcel Number: 29-42 CAMA Number: 29-42 Property Address: 39 MAGNOLIA ST	Mailing Address: BURKE, JERRY A. JR. ET UX SUSAN A 39 MAGNOLIA ST BRISTOL, RI 02809
Parcel Number: 29-44 CAMA Number: 29-44 Property Address: 35 BUTTONWOOD ST	Mailing Address: ARMILLOTTO, DEREK M & 35 BUTTONWOOD ST BRISTOL, RI 02809
Parcel Number: 29-46 CAMA Number: 29-46 Property Address: 36 MAGNOLIA ST	Mailing Address: WEIDMANN, DANIEL L & KEDDIE, KRISTINA M TE 36 MAGNOLIA ST BRISTOL, RI 02809
Parcel Number: 29-47 CAMA Number: 29-47 Property Address: 33 BUTTONWOOD ST	Mailing Address: CAMPBELL, REGINA 9 SOUSA ST BRISTOL, RI 02809
Parcel Number: 37-2 CAMA Number: 37-2 Property Address: 251 FRANKLIN ST	Mailing Address: RHOLEN CENTRAL, LLC 99 POPPASQUASH ROAD BRISTOL, RI 02809
Parcel Number: 37-66 CAMA Number: 37-66 Property Address: 54 BUTTONWOOD ST	Mailing Address: RHOLEN SOUTH, LLC 99 POPPASQUASH RD BRISTOL, RI 02809



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8/23/2023

Page 2 of 2

ALMEIDA, GILBERT L.
CLAUDETTE
984 HOPE ST
BRISTOL, RI 02809-1113

HIDEAWAY REALTY LLC
23 OLD MAIN RD
LITTLE COMPTON, RI 02837

ARMILLOTTO, DEREK M &
35 BUTTONWOOD ST
BRISTOL, RI 02809

MICCIS, LLC
39 BUTTONWOOD ST UNIT 1
BRISTOL, RI 02809

BRUM, MARIA LEOPOLDINA
25 MANCHESTER ST
BRISTOL, RI 02809

PENSCO TRUST COMPANY
CUSTODIAN FBO
44 FOSDYKE ST
PROVIDENCE, RI 02906

BURKE, JERRY A. JR.
ET UX SUSAN A
39 MAGNOLIA ST
BRISTOL, RI 02809

RHOLEN CENTRAL, LLC
99 POPPASQUASH ROAD
BRISTOL, RI 02809

CAMPBELL, REGINA
9 SOUSA ST
BRISTOL, RI 02809

RHOLEN SOUTH, LLC
99 POPPASQUASH RD
BRISTOL, RI 02809

DUARTE, FRANCIS J. ET UX
BETTY J. DUARTE TE
222 FRANKLIN ST.
BRISTOL, RI 02809

TAVARES, CARLOS A & LAMB,
250 FRANKLIN ST
BRISTOL, RI 02809

DUARTE, FRANCIS JOSEPH &
BETTY JANE TRUSTEES
222 FRANKLIN ST.
BRISTOL, RI 02809

WEIDMANN, DANIEL L &
KEDDIE, KRISTINA M TE
36 MAGNOLIA ST
BRISTOL, RI 02809

FERREIRA, HYPOLITO JR & P
29 LAFAYETTE DR
BRISTOL, RI 02809

WORDELL, SEBASTIAN J. SR
51 UNION ST
BRISTOL, RI 02809

FRANCO, VIRGINIO C
ILD
239 FRANKLIN STREET
BRISTOL, RI 02809

GAME MANAGEMENT, LCC
9 JANE LANE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-31

PUBLIC HEARING

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

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

APPLICANT: **Daniel LaChance**
PROPERTY OWNER: **Daniel LaChance**
LOCATION: **20 Highview Drive**
PLAT: **48** LOT: **71**
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE TO: construct a 38ft. 10in. x 50ft. 7in. single-family dwelling with less than the required front yard.**

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 AUG 17 PM 1:47

APPLICATION

File No: 2023-31

Accepted by ZEO: ENT 8/17/23

APPLICANT	Name: Daniel LaChance		
	Address: 18 Robin Hill Road		
	City: Warwick	State: RI	Zip: 02886
	Phone #: 401-263-8996	Email: praxisbuildingco@gmail.com	
PROPERTY OWNER	Name: Daniel LaChance		
	Address: 18 ROBIN HILL RD.		
	City: Warwick	State: RI	Zip: 02886
	Phone #: 401-263-8996	Email: praxisbuildingco@gmail.com	

1. Location of subject property: 0 Highview Drive, Bristol

Assessor's Plat(s)#: 48

Lot(s) #: 71

2. Zoning district in which property is located: R-15

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

Dimensional Variance(s) Special Use Permit Use Variance

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

Dimensional Variance Section(s):

Special Use Permit Section(s): _____

Use Variance Section(s): _____

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

6. How long have you owned the property?: Owned since 9/29/2023

7. Present use of property: Land waiting to be built on

8. Is there a building on the property at present?: No

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

10. Proposed use of property: New Single family home to be built

11. Give extent of proposed alterations: Modify the front set back of 35ft to 25ft at the easter front corner of the house.
Because of the exceptionally large easement and the curved front set back, we do not have quite enough space to fit the house.
By twisting the house and modifying the front setback requirement in that corner we will gain the space needed.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
The houes is 38'10" wide by 50'7" deep. The footprint size is 1960 square feet, and the height of the structure is 29'

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

Front lot line(s):	Required Setback: 35 ft	Proposed Setback: 25ft at easter corner
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

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

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

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

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

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

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

Applicant's Signature:  Date: 08/16/2023

Print Name: Daniel LaChance

Property Owner's Signature:  Date: 08/16/2023

Print Name: Daniel LaChance

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

Name: _____ Telephone #: _____

Address: _____

Dimensional Variance Request for
0 Highview Dr. Bristol, RI
Plat 48 Lot 71 R-15

To whom it may concern,

I would like to petition the board for a dimensional variance for 0 Highview Drive, Bristol RI, also known as Plat 48 Lot 71.

I purchased this lot as a builder in September of 2022. This lot was created after being subdivided off of its parent lot next door. At the time of purchase it was disclosed that there was an easement from Narragansett Electric going through the rear of the property. Myself, my real estate agent, and my attorney were all under the certain belief that based on the notation of the survey, the easement was a small use easement cutting through the back of the land. Unfortunately, we were wrong.

We discovered, after purchase, at the engineering phase, that the easement was originally created in 1938 and actually spans over 67 percent of the property. There were certain stipulations and agreements on the side of Narragansett Electric as the easement holder, yet the land has never once been utilized or maintained by Narragansett Electric in all of its 85 year tenure nor have taxes been paid for by Narragansett Electric, per the original agreement. It has effectively been abandoned.

The easement has changed hands several times through company successions and sell offs. After spending a good while tracking down the right people to talk to in regards to the easement, now held by Rhode Island Energy, we were unsuccessful in getting them to reduce, abandon, or modify the existing easement at all. The lot itself is large and good to build on, however we are only left with a small sliver of land outside of the easement with which to build upon.

The house we are planning to build on this lot, originally designed to be set back on the property, will now no longer fit in the allowable space without adjusting the placement of the house to match the angle of the cul de sac and neighboring home. This new placement would cut into the front setback a little bit on one corner, by approximately 10 feet. There is plenty of room on the sides, as we are allowed to build to the easement line with zero clearance. I am proposing a set back reduction to 25 feet in the front eastern corner of the house. The left side of the house will maintain its 35 foot set back requirement based on the angle the house will sit. Thank you for your consideration, I am very eager to resolve this so my client can finally build their forever home.

Daniel LaChance
Praxis Building Co.
(401)263-8996

To Whom It may Concern,

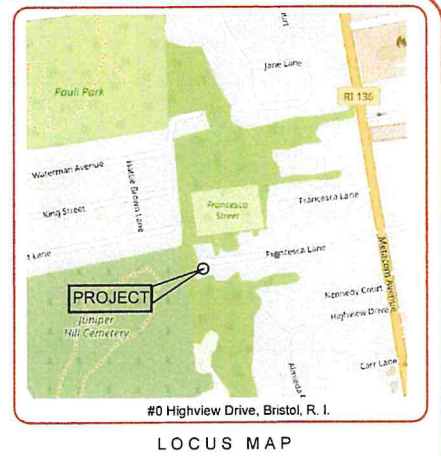
My name is Daniel LaChance with Praxis Building Co. I am the builder that owns 0 Highview Dr. Bristol. I was scheduled to attend the zoning meeting set for septemeber 5, 2023 regarding a variance request for the property. Now that the date has been moved to the 18th I will be unable to attend as I will be out of town. I am authorizing my Project manager Jon Novak to sit in my place and represent Praxis Building co in the meeting. He is extremely familiar with the project and can answer any questions. Thank you very much for you time and consideration in allowing someone to sit in for me.

Daniel LaChance
Dlachance@praxisbuildingco.com
(401) 263-8996

Jon Novak
Jnovak@praxisbuildingco.com
(207)319-9953



SURVEY - SITE PLAN SHOWING PROPOSED HOUSE LOCATION FOR LAND OF DANIEL LA CHANCE ASSESSOR'S PLAT 48 LOT 71 HIGHVIEW DRIVE BRISTOL, RHODE ISLAND AUGUST 15, 2023



- REFERENCES:**
- 1.) PLAN: "ADMINISTRATIVE SUBDIVISION FOR ANTONIO F. AVILA PLAT 48 LOTS 61 & 71 18 HIGHVIEW DR. BRISTOL R.I. 02809 DRG NO. 210713-299 SCALE 1"=30' 8/25/2021" BY BARKER LAND SURVEYING. FILED IN ENVELOPE #727.
 - 9.) DEEDS: VOL/PG; 2189/194; 2195/129; 2181/89; 33/19; 1449/194.
 - 10.) TOWN OF BRISTOL TAX ASSESSOR'S PLAT 48.

UTILITY NOTE:
ALL UTILITY LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION

- NOTES:**
- OWNER OF RECORD:**
Daniel LaChance
10 Robin Hill Road
Warwick, R.I. 02886
- DIMENSIONAL REGULATIONS:**
- ZONING DISTRICT:** R-15
USE: Single-family dwelling
MINIMUM LOT AREA: 15,000 s.f. (37,713)
- Building Setback Requirements:**
Front line setback: 35 feet
Side line setback: 20 feet
Rear line setback: 35 feet
- MINIMUM LOT WIDTH:** 100 FEET
MAXIMUM LOT COVERAGE: 25%
MAXIMUM BUILDING HEIGHT: 35 FEET
- ACCESSORY STRUCTURE:**
Maximum Size: 22' X 24'
Maximum Height: 20'

****PER SUBDIVISION SURVEY****

1. THIS PROPERTY IS IN FLOOD ZONE "X"
2. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS PROPERTY WITH THE EXCEPTION OF THE LILLY POND.
3. SOILS ON THIS PROPERTY CONSIST OF "CeC" & "Se"

CERTIFICATION:

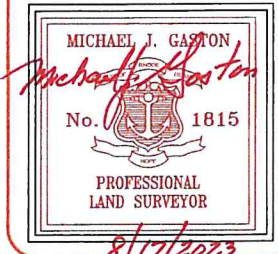
This survey has been conducted and the plan prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

Type of Survey: Measurement Specification:

Not a Boundary Survey Boundary Shown - has been re-produced from found evidence - original subdivision
Data Accumulation Class III
Topographic Survey T-2 (In open building area SE lot)

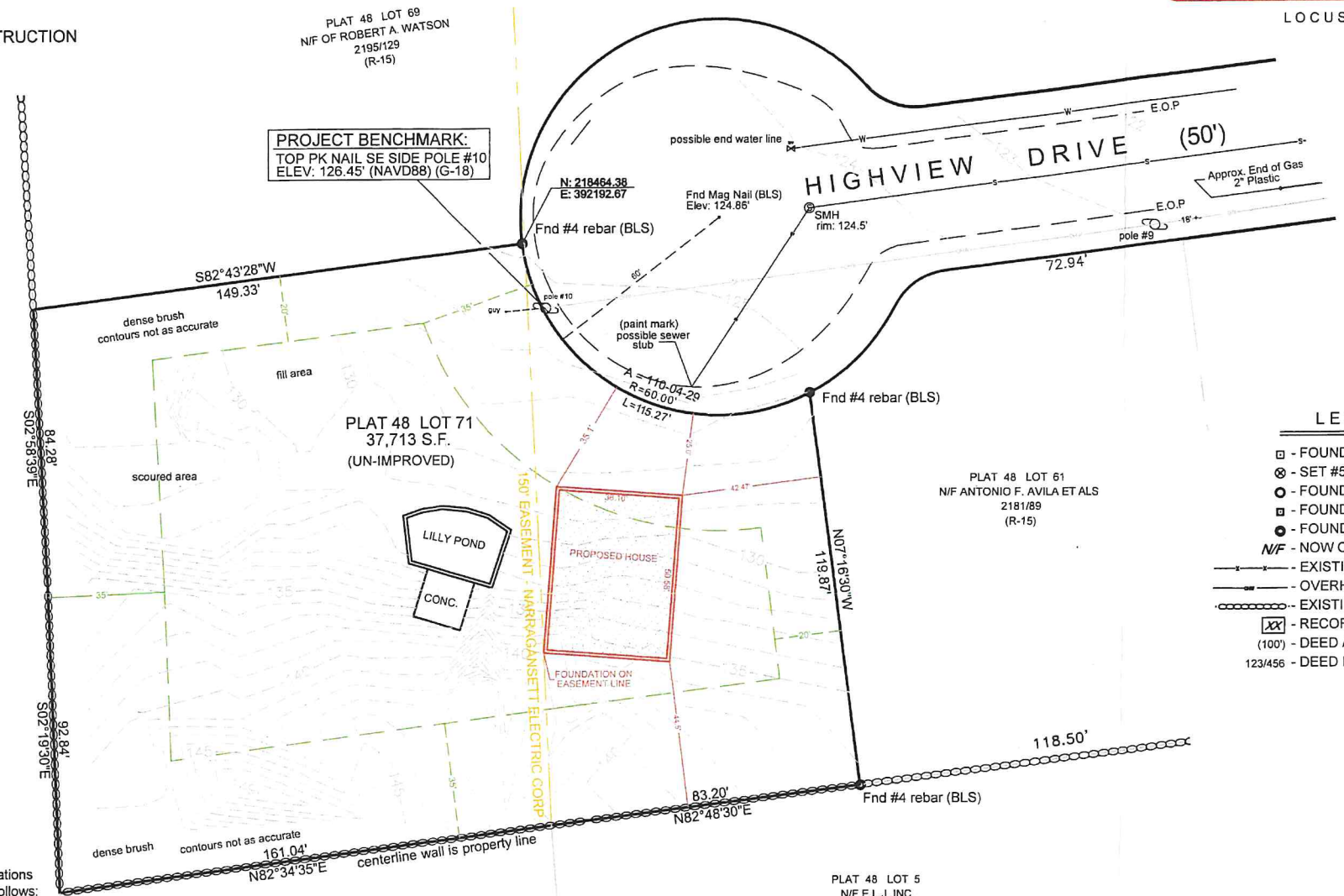
The purpose for the conduct of the survey and for preparation of the plan is as follows: To show the existing and proposed site conditions on lot 71 as shown on the Town of Bristol Tax Assessor's Plat No. 48.

Note: Boundary lines shown from Administrative Subdivision Plan (Reference #1)

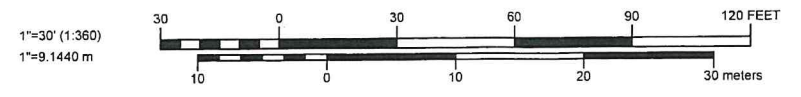


By: *Michael J. Gaston 8/17/2023*

Michael J. Gaston, PLS#1815
C.O.A. No: 723



- LEGEND**
- - FOUND STONE BOUND
 - ⊗ - SET #5 STEEL REBAR w/cap
 - - FOUND IRON PIPE
 - - FOUND RI HIGHWAY BOUND
 - - FOUND STEEL REBAR
 - N/F - NOW OR FORMERLY
 - - - - - EXISTING FENCE
 - - - - - OVERHEAD WIRES
 - ⊘ - EXISTING STONE WALL
 - ⊠ - RECORD LOT NUMBER
 - (100) - DEED / PLAN DIMENSION
 - 123/456 - DEED BOOK / PAGE



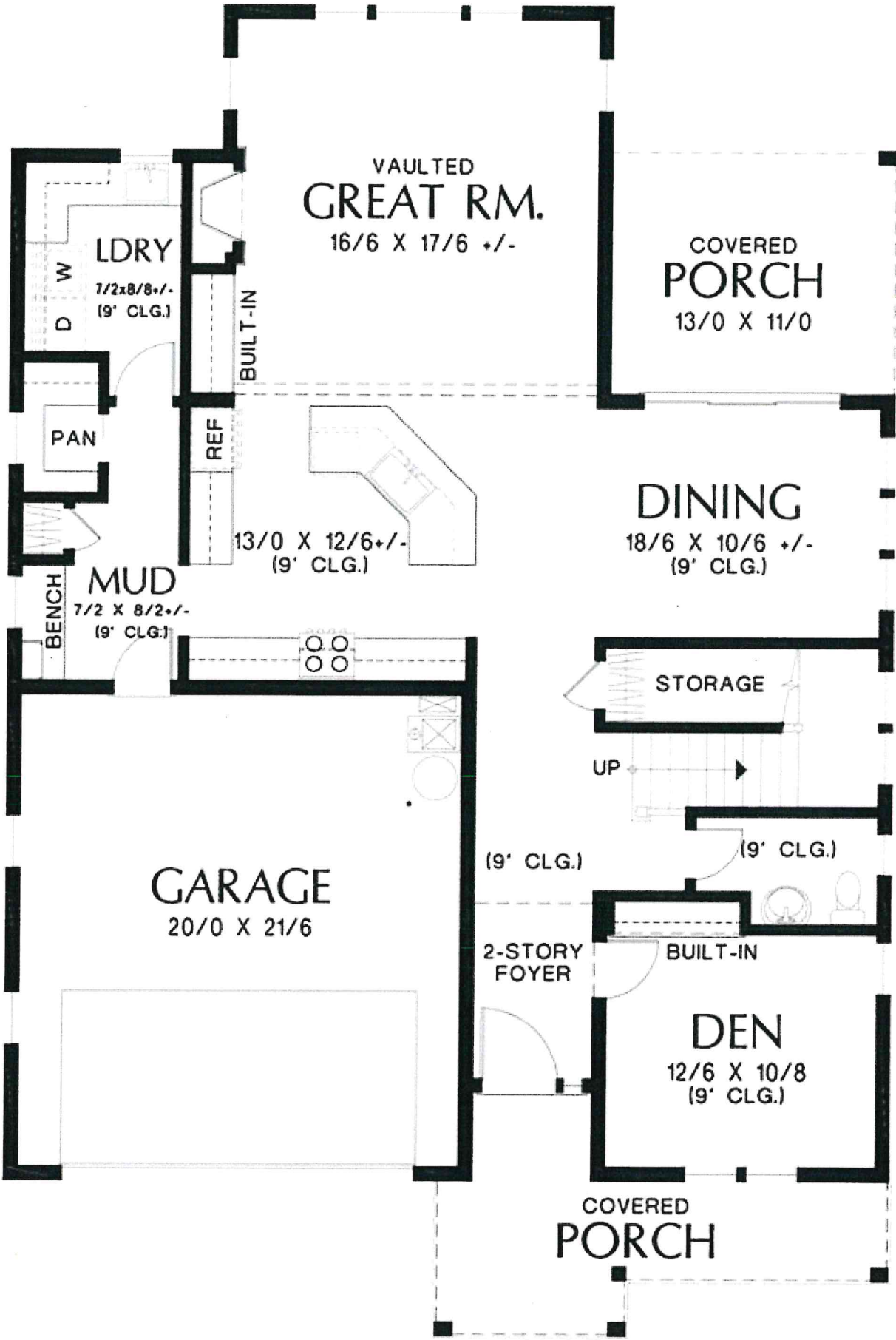
STREET FILE INDEX:
Highview Drive (public)

MJ GASTON & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS

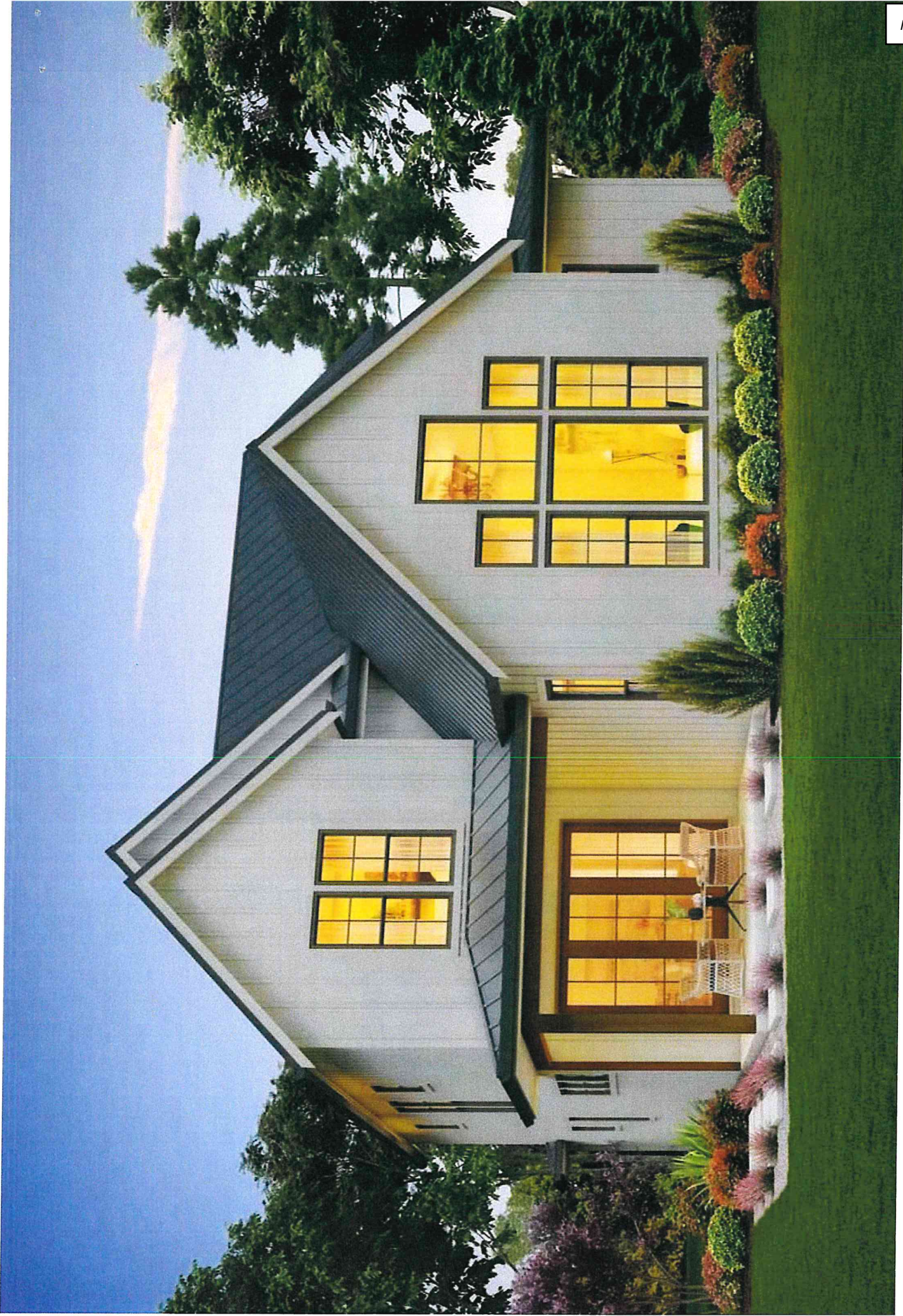
453 Turner Road
Middletown, Rhode Island 02842
Tel: 401-743-5659
michael@gastonsurveying.com
gastonsurveying.com

DRAWN BY: M/JG	DATE: August 15, 2023
SCALE: 1" = 30'	DRAWING NO: 230113-1A
JOB NO.: G-230113	SHEET: 1 OF 1
REVISION NO.	DATE:
REVISION NO.	DATE:

FILE:
LaChance_D_Proposed_Bldg_c3d.dwg; Fb# 29, Pg. 100

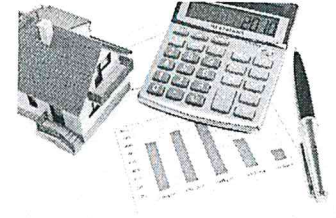








Bristol, RI



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

Picture Not Available

Sketch Not Available

Parcel Identification

Map/Lot 48 71
 Account 3353
 State Code 13 - Res Vacant
 Card 1/1
 User Account

Assessment

Land \$211,100
 Building \$0
 Card Total \$211,100
 Parcel Total \$211,100

Building Sub Areas

Land Information

Land Area 0.866 AC
 Zoning R-15
 View
 Neighborhood G

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$211,100	\$0	\$0	\$211,100
2021	\$130,800	\$0	\$0	\$130,800
2020	\$130,800	\$0	\$0	\$130,800
2019	\$130,800	\$0	\$0	\$130,800

Yard Item(s)

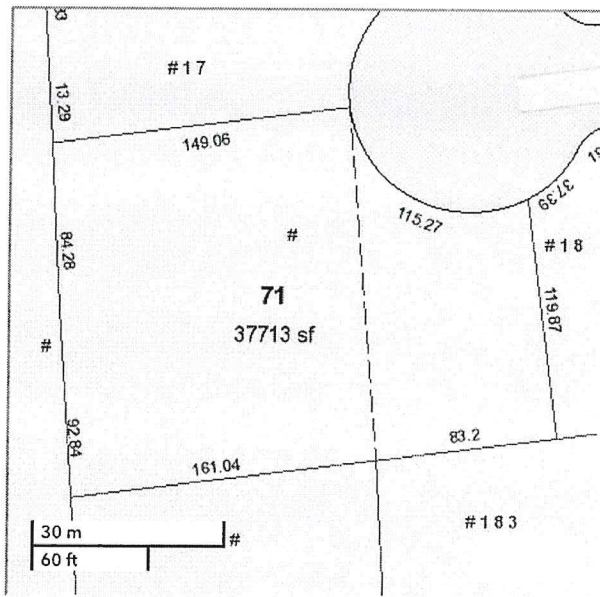
Location and Owner

Location HIGHVIEW DR
 Owner LACHANCE, DANIEL
 Owner2
 Owner3
 Address 18 ROBIN HILL RD
 Address2
 Address3 WARWICK RI 02886

Building Information

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
10/03/2022	\$170,000	2189-194	Warranty
07/20/2022	\$0	2181-89	Quit Claim
04/22/2009	\$0	1481-268	Quit Claim
03/25/2008	\$0	1426-203	Quit Claim



[Click To Open AxisGIS Maps](#)



Plat 48 Lot 71 - 300' Radius

Bristol, RI

20 Higview



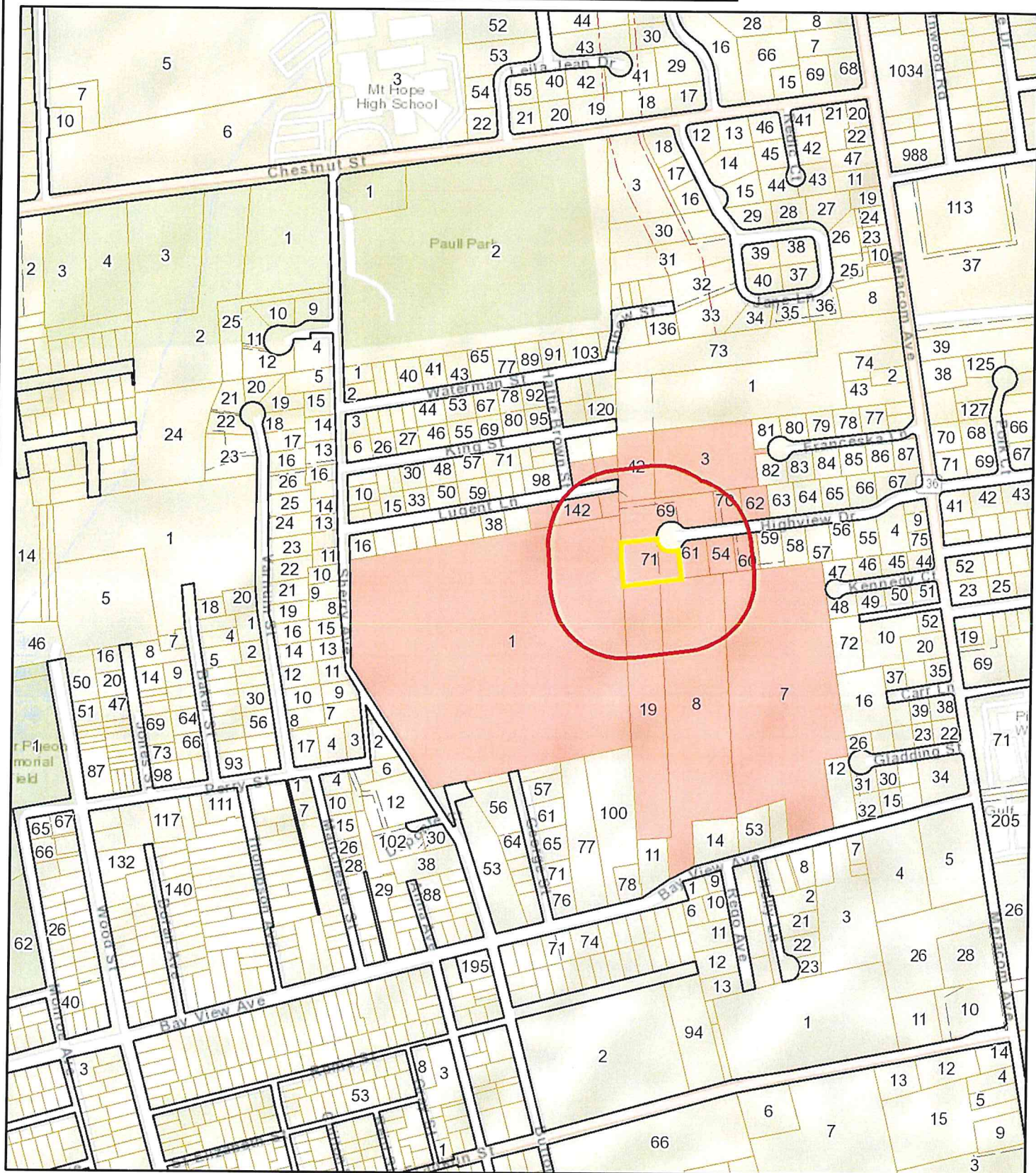
CAI Technologies
Precision Mapping. Geospatial Solutions.

August 23, 2023

1 inch = 562 Feet

www.cai-tech.com

0 562 1125 1688



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



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 48-71
CAMA Number: 48-71
Property Address: HIGHVIEW DR

Mailing Address: LACHANCE, DANIEL
18 ROBIN HILL RD
WARWICK, RI 02886

Abutters:

Parcel Number: 28-110
CAMA Number: 28-110
Property Address: 15 HATTIE BROWN LN

Mailing Address: CARVALHO, MELISSA A & JEFFREY M
TE
15 HATTIE BROWN LANE
BRISTOL, RI 02809

Parcel Number: 28-124
CAMA Number: 28-124
Property Address: 41 LUGENT LN

Mailing Address: TULLY, MICHAEL S.
41 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-126
CAMA Number: 28-126
Property Address: 28 LUGENT LN

Mailing Address: BROWN, ASHLEY & MICHAEL TE
28 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-141
CAMA Number: 28-141
Property Address: 22 LUGENT LANE

Mailing Address: VAN DEUSEN, RYAN ALLEN & NICOL
22 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-142
CAMA Number: 28-142
Property Address: 24 LUGENT LANE

Mailing Address: NASSANEY, KYLE J & ELIZABETH A TE
24 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 36-1
CAMA Number: 36-1
Property Address: SHERRY AVE

Mailing Address: JUNIPER HILL
SHERRY AVE
BRISTOL, RI 02809

Parcel Number: 48-19
CAMA Number: 48-19
Property Address: BAY VIEW AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 48-3
CAMA Number: 48-3
Property Address: FRANCESCA LN

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

Parcel Number: 48-42
CAMA Number: 48-42
Property Address: METACOM AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 48-54
CAMA Number: 48-54
Property Address: 16 HIGHVIEW DR

Mailing Address: COTE, TODD & JENNIFER TE
16 HIGHVIEW DR
BRISTOL, RI 02809



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8/23/2023

Page 1 of 2



300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 48-60
CAMA Number: 48-60
Property Address: 14 HIGHVIEW DR

Mailing Address: DONG, YIBING
14 HIGHVIEW DR
BRISTOL, RI 02809

Parcel Number: 48-61
CAMA Number: 48-61
Property Address: 18 HIGHVIEW DR

Mailing Address: AVILA, ANTONIO F, ADELINE, BRIAN A &
KRYSTAL M JT
18 HIGHVIEW DR
BRISTOL, RI 02809

Parcel Number: 48-62
CAMA Number: 48-62
Property Address: 11 HIGHVIEW DR

Mailing Address: TITCOMB, NATHAN & JOY TE
11 HIGHVIEW DRIVE
BRISTOL, RI 02809

Parcel Number: 48-69
CAMA Number: 48-69
Property Address: 17 HIGHVIEW DR

Mailing Address: WATSON, ROBERT A. & JENNAE M. TE
17 HIGHVIEW AVE
BRISTOL, RI 02809

Parcel Number: 48-7
CAMA Number: 48-7
Property Address: 201 BAY VIEW AVE

Mailing Address: ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

Parcel Number: 48-70
CAMA Number: 48-70
Property Address: 13 HIGHVIEW DR

Mailing Address: DUNBAR, LISA M. TRAVERS, RICHARD
13 HIGHVIEW DRIVE
BRISTOL, RI 02809

Parcel Number: 48-71
CAMA Number: 48-71
Property Address: HIGHVIEW DR

Mailing Address: LACHANCE, DANIEL
18 ROBIN HILL RD
WARWICK, RI 02886

Parcel Number: 48-8
CAMA Number: 48-8
Property Address: 183 BAY VIEW AVE

Mailing Address: E.L.J. INC
703 METACOM AVE
BRISTOL, RI 02809



www.cai-tech.com

AVILA, ANTONIO F, ADELINE
18 HIGHVIEW DR
BRISTOL, RI 02809

NASSANEY, KYLE J & ELIZAB
24 LUGENT LN
BRISTOL, RI 02809

BROWN, ASHLEY & MICHAEL
28 LUGENT LN
BRISTOL, RI 02809

ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

CARVALHO, MELISSA A & JEF
15 HATTIE BROWN LANE
BRISTOL, RI 02809

TITCOMB, NATHAN &
JOY TE
11 HIGHVIEW DRIVE
BRISTOL, RI 02809

COTE, TODD & JENNIFER TE
16 HIGHVIEW DR
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

DONG, YIBING
14 HIGHVIEW DR
BRISTOL, RI 02809

TULLY, MICHAEL S.
41 LUGENT LN
BRISTOL, RI 02809

DUNBAR, LISA M.
TRAVERS, RICHARD
13 HIGHVIEW DRIVE
BRISTOL, RI 02809

VAN DEUSEN, RYAN ALLEN &
22 LUGENT LN
BRISTOL, RI 02809

E.L.J. INC
703 METACOM AVE
BRISTOL, RI 02809

WATSON, ROBERT A. &
JENNAE M. TE
17 HIGHVIEW AVE
BRISTOL, RI 02809

JUNIPER HILL
SHERRY AVE
BRISTOL, RI 02809

LACHANCE, DANIEL
18 ROBIN HILL RD
WARWICK, RI 02886

NARRAGANSETT ELECTRIC CO.
C/O REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-32

PUBLIC HEARING

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

Monday, September 18, 2023

at 7:00 P.M.

Bristol Town Hall
10 Court Street

APPLICANT: **Wendy J. Raad and Andrejs V. Gale**

PROPERTY OWNER: **Wendy J. Raad and Andrejs V. Gale**

LOCATION: **5 Adelaide Avenue**

PLAT: **84** LOT: **47**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES TO: construct a 24ft. x 26ft. garage addition and 8ft. x 23ft. breezeway addition to an existing single-family dwelling with less than the required front yard and with less than the required rear yard.**

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

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

Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2023 AUG 17 PM 1:47



APPLICATION

File No: 2023-32
Accepted by ZEO: EMT 8/17/23

APPLICANT	Name: WENDY RAAD & ANDREJS GALE
	Address: 5 ADELAIDE AVE
	City: BRISTOL State: RI Zip: 02809
	Telephone #: 917-273-1459 Home: Work/Cell: 201-290-8524
PROPERTY OWNER	Name: WENDY RAAD & ANDREJS GALE
	Address: 5 ADELAIDE AVE
	City: BRISTOL State: RI ZIP: 02809
	Telephone #: 917-273-1459 Home: Work/Cell: 201-290-8524

- Location of subject property: 5 ADELAIDE AVE, BRISTOL, RI
 Assessor's Plat(s)#: 84 Lot(s) #: 47
- Zoning district in which property is located: R-10
- Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): ARTICLE IV SEC. 28-111
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 5 YEARS
- Present use of property: SINGLE-FAMILY DWELLING
- Is there a building on the property at present?: YES
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
26' X 32' HEIGHT = 22'-0"
832 sf
- Proposed use of property: SINGLE-FAMILY DWELLING

11. Give extent of proposed alterations: CONSTRUCT AN ATTACHED GARAGE & RELATED BREEZEWAY (DIMENSIONS BELOW) THE FOOTPRINT OF WHICH DOES NOT EXTEND BEYOND THE FRONT OR REAR LIMITS OF THE EXISTING DWELLING.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
ATTACHED GARAGE 24' x 26' H = 18'-0" A = 624 sq ft
CONNECTING BREEZEWAY 23' x 8' H = 14'-0" A = 184 sq ft

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

Front lot line(s):	Required Setback: <u>30'</u>	Proposed Setback: <u>17.40'</u>
Left side lot line:	Required Setback: <u>15'</u>	Proposed Setback: <u>54.07'</u>
Right side lot line:	Required Setback: <u>15'</u>	Proposed Setback: <u>15.00'</u>
Rear lot line:	Required Setback: <u>30'</u>	Proposed Setback: <u>26.78'</u>
Building height:	Required: <u>35'</u>	Proposed: <u>18'-0"</u>

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

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

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

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

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

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

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

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

Applicant's Signature: Andriej Gale + Wendy Raad Date: 8-16-2023

Print Name: ANDRIEJS GALE + Wendy Raad

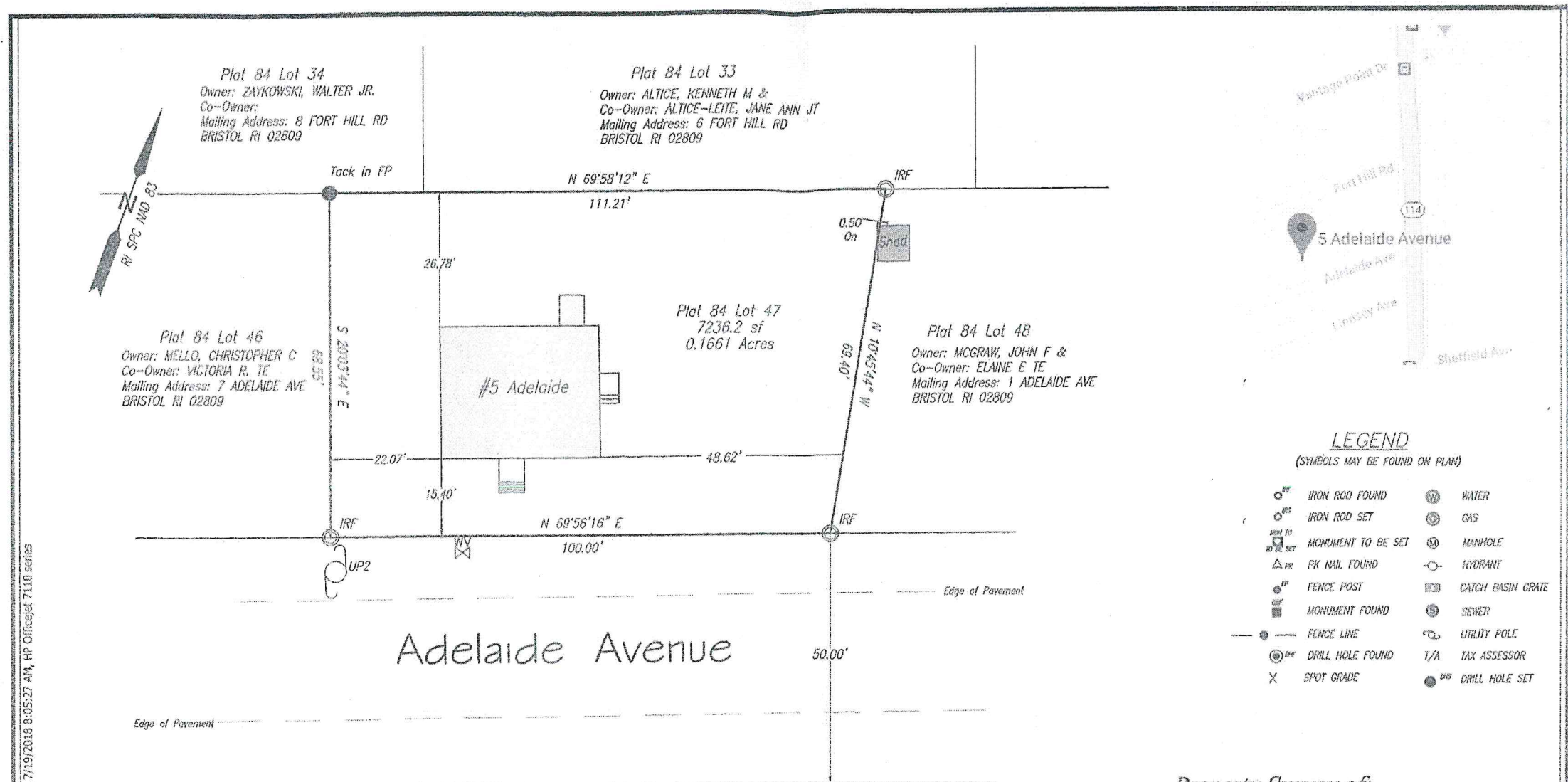
Property Owner's Signature: Andriej Gale + Wendy Raad Date: 8-16-2023

Print Name: ANDRIEJS GALE + Wendy Raad

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

Name: _____ Telephone #: _____

Address: _____



LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

○ ^{IRF}	IRON ROD FOUND	⊗	WATER
○ ^{IRF}	IRON ROD SET	⊗	GAS
⊠ ^{MON}	MONUMENT TO BE SET	⊗	MANHOLE
△ ^{PK}	PK NAIL FOUND	⊗	HYDRANT
⊠ ^{FP}	FENCE POST	⊗	CATCH BASIN GRATE
⊠ ^{MON}	MONUMENT FOUND	⊗	SEWER
—	FENCE LINE	⊗	UTILITY POLE
⊗ ^{DRH}	DRILL HOLE FOUND	T/A	TAX ASSESSOR
X	SPOT GRADE	⊗ ^{DRH}	DRILL HOLE SET

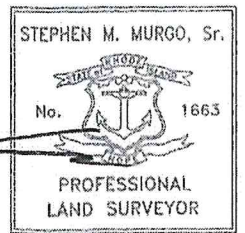


CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 5, 2015, as follows:

- (a) Type of Boundary Survey: Comprehensive Boundary Survey
- (b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.

BY:
 Stephen M. Murgo, PLS # 1663
 COA LS A33 July 18, 2019



Property Survey of:
ASSESSOR'S PLAT 84, LOT 47

SITUATED AT
5 Adelaide Avenue
 IN
BRISTOL, RHODE ISLAND

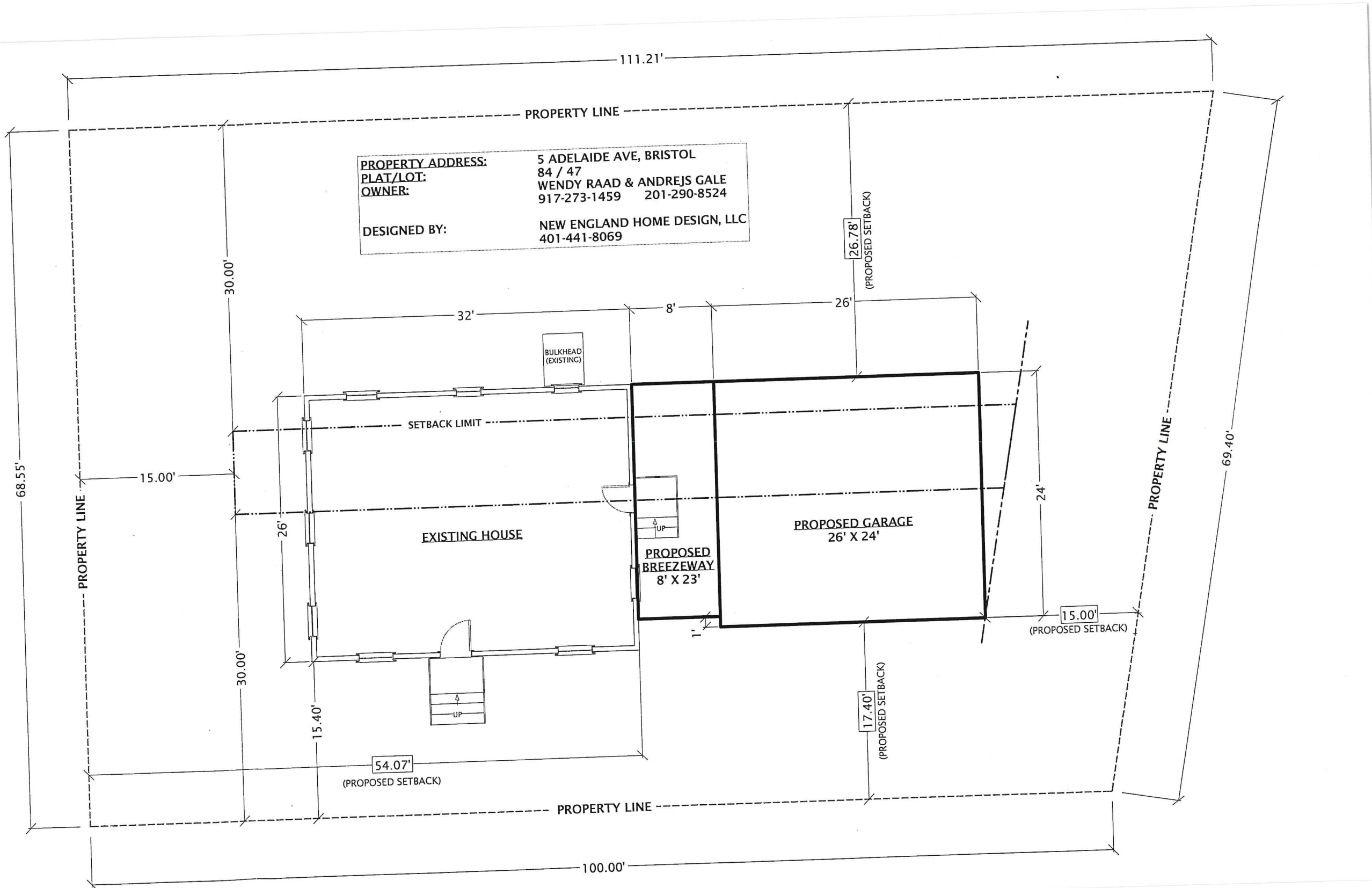
PREPARED BY
STEPHEN M. MURGO SR.

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

401-253-0092
 SMMSURVEY@COX.NET

C:\Users\Stephen\Desktop\CAD FILES\5 ADELAIDE.dwg, 7/19/2019 8:05:27 AM, HP OfficeJet 7110 series

Copyright 2018 Stephen M. Murgo PLS
 This Survey is being Provided Solely for
 the use of the Current Parties, and that no
 License has been Created, Expressed or
 Implied, to copy the Survey except as it is
 Necessary in Conjunction with the Original
 Transaction.



PROPERTY ADDRESS: 5 ADELAIDE AVE, BRISTOL
PLAT/LOT: 84 / 47
OWNER: WENDY RAAD & ANDREJS GALE
917-273-1459 201-290-8524
DESIGNED BY: NEW ENGLAND HOME DESIGN, LLC
401-441-8069

BULKHEAD
(EXISTING)

EXISTING HOUSE

PROPOSED
BREEZEWAY
8' X 23'

PROPOSED GARAGE
26' X 24'

UP

UP

UP

111.21'

100.00'

68.55'

69.40'

30.00'

30.00'

15.00'

26'

15.40'

54.07'

32'

8'

26'

26.78'

15.00'

24'

17.40'

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

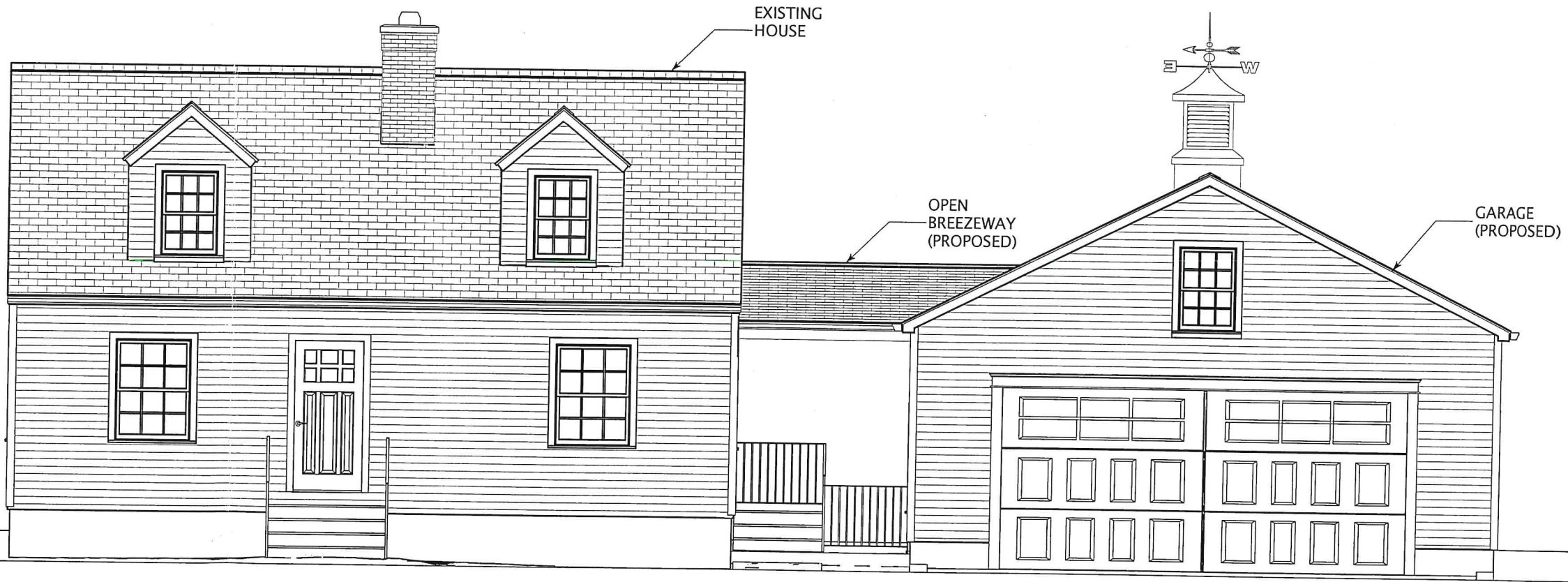
(PROPOSED SETBACK)

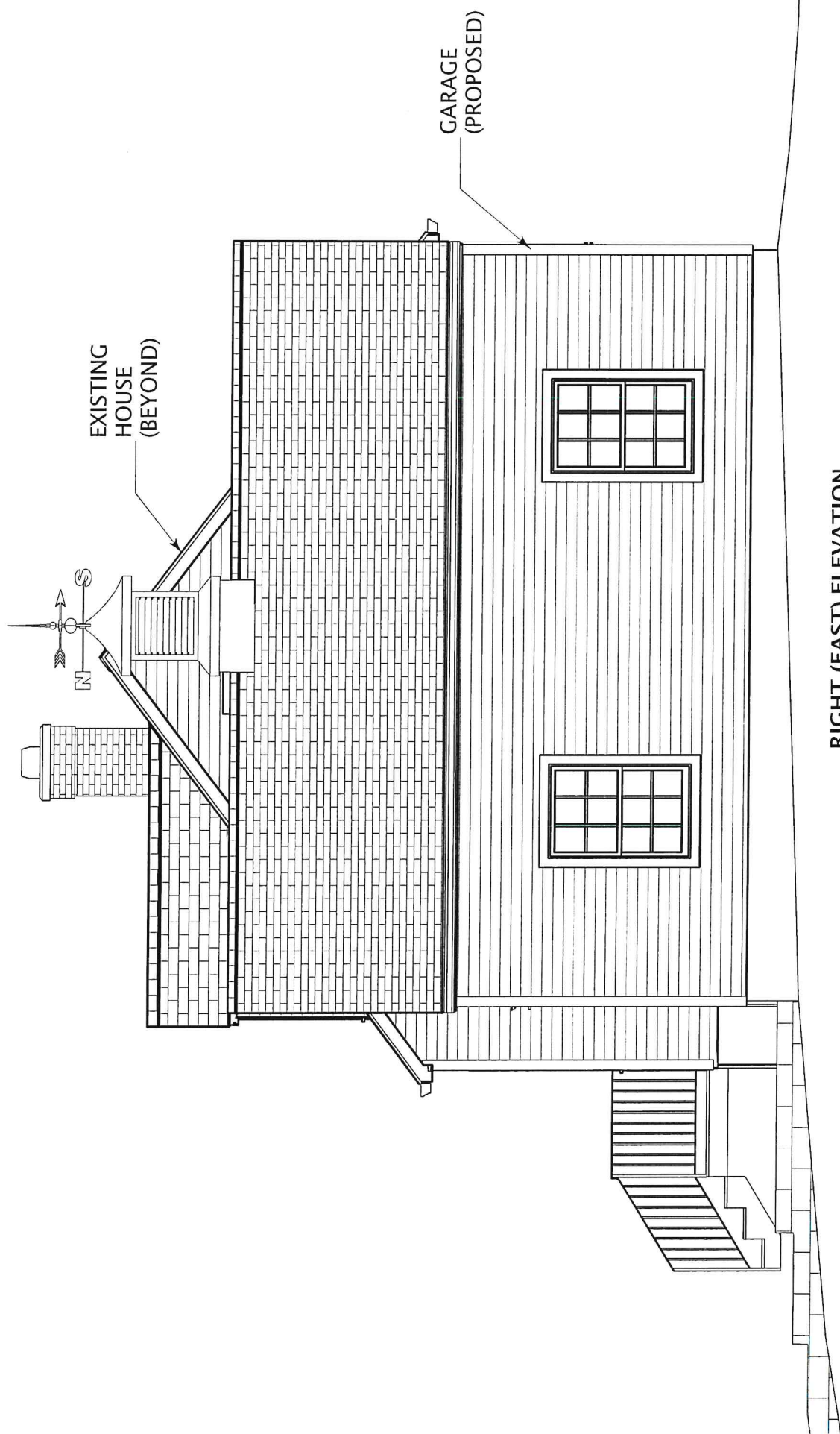
(PROPOSED SETBACK)

(PROPOSED SETBACK)

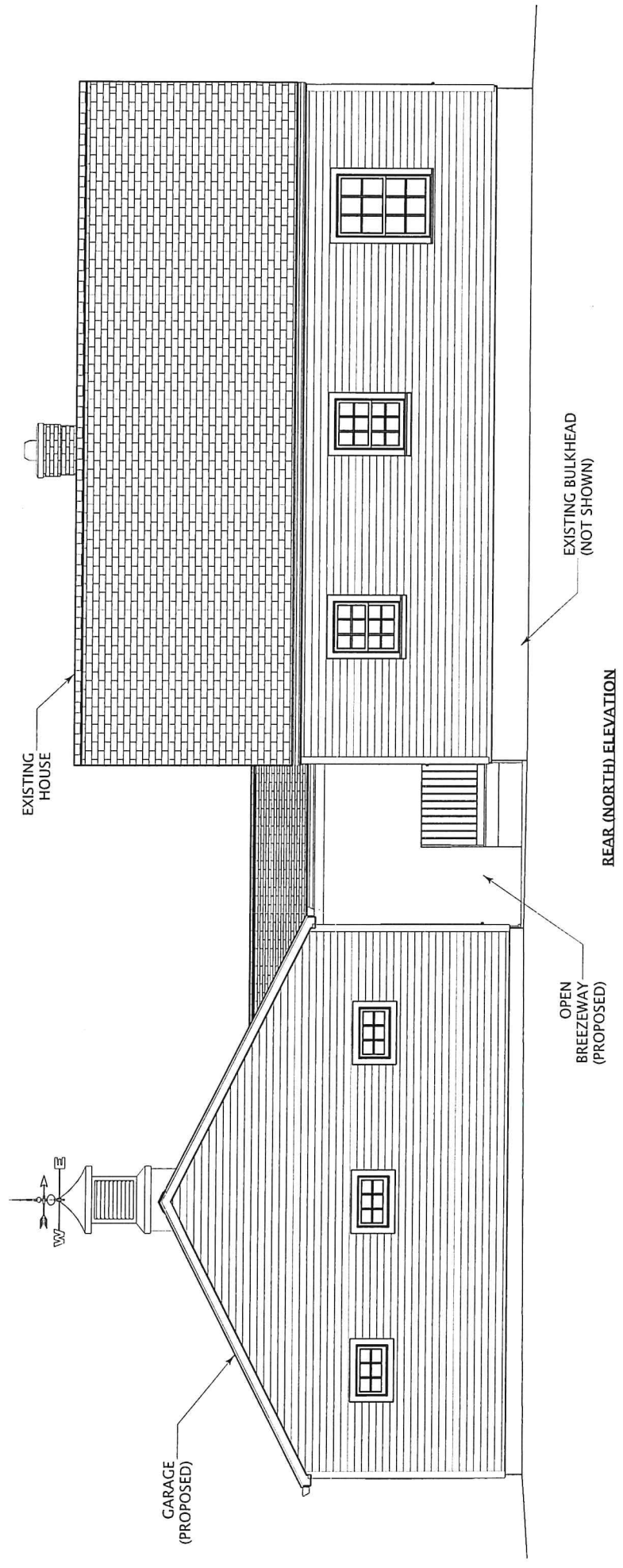
(PROPOSED SETBACK)

SETBACK LIMIT





RIGHT (EAST) ELEVATION





Owner > ▶ Owner Account #:

Owner 1	RAAD, WENDY J &	% Owned	
Owner 2	GALE, ANDREJS V TE		0.00
Owner 3			0.00

Address 5 ADELAIDE AVE, BRISTOL, RI 02809-0000

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
NUNES, EDWARD R ET AL	08/10/2018	291,500	1951-148		W
NUNES, EDWARD R ET AL	11/03/2017	0	1916-25	A	Q

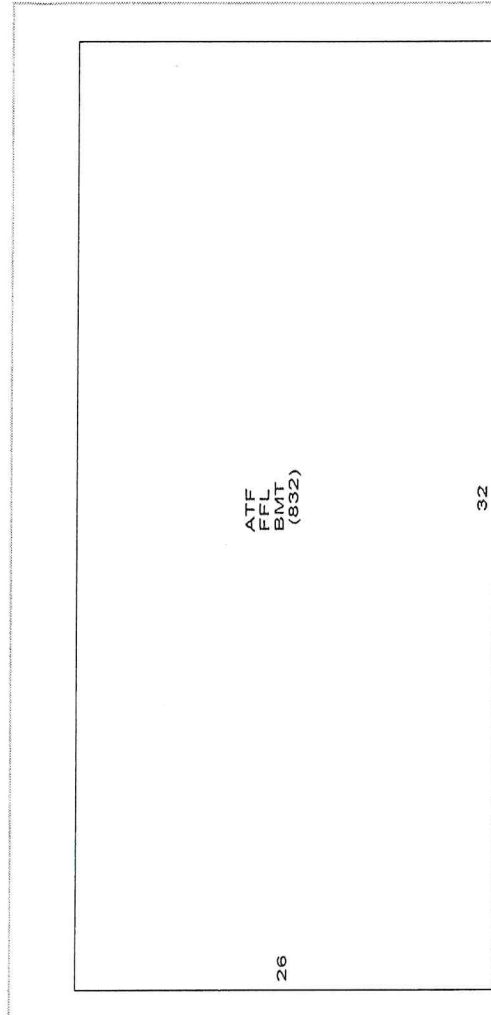
▶ Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	152,000	0	0.17	164,200	0	316,200
TOTAL	152,000	0	0.17	164,200	0	316,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 158.35 VAL per SQ Unit/Parcel > 158.35

▶ Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	152,000	0	0	164,200	0	316,200	316,200
2021	01	127,800	0	0	150,300	0	278,100	278,100
2020	01	127,800	0	0	150,300	0	278,100	278,100
2019	01	127,800	0	0	150,300	0	278,100	278,100
2018	01	98,500	0	0	128,100	0	226,600	226,600
2017	01	98,500	0	0	128,100	0	226,600	226,600



26

SADELAIDE AVE

▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 Single Fam	0.16621	AC	P	1.00	803,000	987,907	H							164,200			1.00	0
2																		
3																		
4																		

Plat/Lot 84 47

Account: 5071

LUC 01 Zone R-10

Assessment \$316,200



Building Information

Description	Description
BLDG Type	Cape
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Vinyl Siding
Roof Type 1	Gable
Roof Cover 1	Asphalt Shir
INT Wall 1	Plaster
Floors 1	Hardwood
BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceiling Type	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Grade

Grade	Q4	Q4
Year Built	1954	EFF Year
AK LUC	Alt %	0.00

Other Factors

Flood Hazard	Topography	Street Traffic	ROLLING PAVED
Bas \$/SQ	135.00	Size Adj	1.21
Constr Adj	1.01	Adj \$/SQ	165.10
Other Feats	21,000	Grade Fac	1.00
Neigh Infl	1.00	Land Factor	1.00
Adj Total	233,917	Depreciation	81,871
Depr Total	152,046		

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unde V
FFL	1st FLOOR	832	832	165.10	137,363
ATF	FIN ATTIC	333	333	165.10	54,945
BMT	BASEMENT	832	0	24.77	20,609
Total		1,997	1,165		212,917

Visit History

Date	Result	By
7/27/2021	REVIEW	MM
7/26/2021	REVIEW	MM
9/21/2018	REVIEW	JH
9/14/2018	MEASURED	JN
2/29/2008	LISTED	
2/29/2008	CALL BACK	MP
12/22/2007	CALL BACK	MP
9/18/2007	MEASURE	MP

Notes

Total Depreciation % > 35.0

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
07/02/2021	B52449		BLDG	0		Closed	3200.00,Replacing a bulkhead top
08/07/2015	491-15-B	10/26/2015	BLDG	1,800		Closed	LAYOVER EXISTING ROOF SHINGLES
08/07/2015	B29860		BLDG	0		Closed	LAYOVER EXISTING ROOF SHINGLES

Special Features & Yard Items

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

Other Info.

AFDU	
TermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



5 Adelaide Avenue - 300' Radius

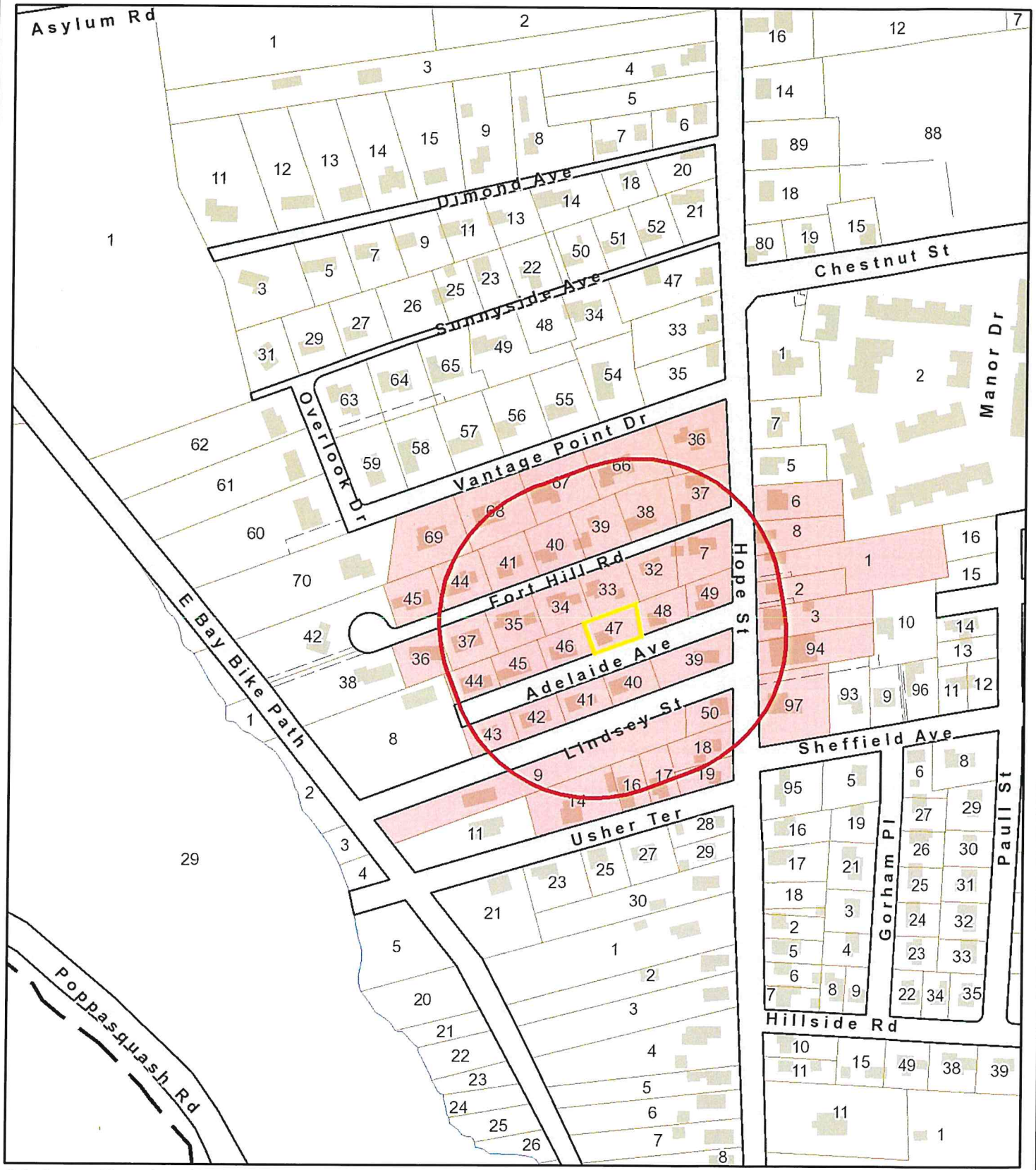
Bristol, RI



August 23, 2023

1 inch = 281 Feet

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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 84-47
CAMA Number: 84-47
Property Address: 5 ADELAIDE AVE

Mailing Address: RAAD, WENDY J & GALE, ANDREJS V
TE
5 ADELAIDE AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 2-6
CAMA Number: 2-6
Property Address: 990 HOPE ST

Mailing Address: SOUSA, KEVIN
8138 SANTA ROSA CT
SARASOTA, FL 34243

Parcel Number: 2-8
CAMA Number: 2-8
Property Address: 984 HOPE ST

Mailing Address: ALMEIDA, GILBERT L & CLAUDETTE TE
984 HOPE ST
BRISTOL, RI 02809

Parcel Number: 3-1
CAMA Number: 3-1
Property Address: 980 HOPE ST

Mailing Address: COLLINS, ALFRED L & KAREN M TE
980 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 3-2
CAMA Number: 3-2
Property Address: 974 HOPE ST

Mailing Address: CARREIRO, RONALD J.
974 HOPE ST
BRISTOL, RI 02809

Parcel Number: 3-3
CAMA Number: 3-3
Property Address: 972 HOPE ST

Mailing Address: WHITHAM, BEVERLY A LE; JACOBSON,
KIMBERLY ANN & HALE, CYNTHIA
JEAN-TRUSTEES, WHITHAM TRUST
972 HOPE ST
BRISTOL, RI 02809

Parcel Number: 3-94
CAMA Number: 3-94
Property Address: 970 HOPE ST

Mailing Address: ROUSSEL, MARTIN LEWIS
970 HOPE ST
BRISTOL, RI 02809

Parcel Number: 3-97
CAMA Number: 3-97
Property Address: 956 HOPE ST

Mailing Address: MADDEN, HUGH A JR KRISTEN E TE
956 HOPE ST
BRISTOL, RI 02809

Parcel Number: 83-36
CAMA Number: 83-36
Property Address: 999 HOPE ST

Mailing Address: O'CONNELL, THOMAS (1/2) & MUNIAK-
O'CONNELL, CHRISTINE (1/2)
999 HOPE ST
BRISTOL, RI 02809

Parcel Number: 83-37
CAMA Number: 83-37
Property Address: 997 HOPE ST

Mailing Address: FURTADO, PAUL J. LUCY TE
997 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 83-38
CAMA Number: 83-38
Property Address: 5 FORT HILL RD

Mailing Address: TANNER, EDWARD M.
5 FORT HILL RD
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 83-39 CAMA Number: 83-39 Property Address: 7 FORT HILL RD	Mailing Address: TAMUL, JOHN W & DARLING, SANDRA C TRUSTEES 7 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 83-40 CAMA Number: 83-40 Property Address: 9 FORT HILL RD	Mailing Address: GENDREAU, ROLAND JANET TE 9 FORT HILL ROAD BRISTOL, RI 02809
Parcel Number: 83-41 CAMA Number: 83-41 Property Address: 11 FORT HILL RD	Mailing Address: OSE, BETSY D LE OSE, ERIK D 22 GIBSON RD BRISTOL, RI 02809
Parcel Number: 83-44 CAMA Number: 83-44 Property Address: 13 FORT HILL RD	Mailing Address: L & L REALTY HOLDING CORP. C/O MICHAEL DOBRINDA 110 ALEXANDER MCGREGOR RD PAWTUCKET, RI 02861
Parcel Number: 83-45 CAMA Number: 83-45 Property Address: 15 FORT HILL RD	Mailing Address: VAN DIJK, HAS CORNELIS TRUSTEE & HOMAN, ALISON TC 15 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 83-66 CAMA Number: 83-66 Property Address: 3 VANTAGE POINT DR	Mailing Address: KOPSACK, DANIEL G. MELISSA A. 3 VANTAGE POINT DR BRISTOL, RI 02809
Parcel Number: 83-67 CAMA Number: 83-67 Property Address: 7 VANTAGE POINT DR	Mailing Address: RAMOS, PAULINE J. LIFE ESTATE FERREIRA, JENNIFER A. 7 VANTAGE POINT DR BRISTOL, RI 02809
Parcel Number: 83-68 CAMA Number: 83-68 Property Address: 9 VANTAGE POINT DR	Mailing Address: BRUNO, NICHOLAS M & JILLIAN M TE 9 VANTAGE POINT DR BRISTOL, RI 02809
Parcel Number: 83-69 CAMA Number: 83-69 Property Address: 11 VANTAGE POINT DR	Mailing Address: FAZIO, ELIZABETH PONTE 11 VANTAGE POINT DR BRISTOL, RI 02809
Parcel Number: 84-14 CAMA Number: 84-14 Property Address: 27 USHER TERRACE	Mailing Address: GREGORY, NILES MARY ELLEN ETUX TE 27 USHER TERRACE BRISTOL, RI 02809
Parcel Number: 84-16 CAMA Number: 84-16 Property Address: 21 USHER TERRACE	Mailing Address: TOOLAN, CHARLES M & CLAUDIA H TE 36 USHER TERRACE BRISTOL, RI 02809
Parcel Number: 84-17 CAMA Number: 84-17 Property Address: 19 USHER TERRACE	Mailing Address: LANGERMAN, ADAM F. MARJORIE JT 19 USHER TERRACE BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 84-18 CAMA Number: 84-18 Property Address: 949 HOPE ST	Mailing Address: PRINCIPE, PAMELA A 949 HOPE ST BRISTOL, RI 02809
Parcel Number: 84-19 CAMA Number: 84-19 Property Address: 943 HOPE ST	Mailing Address: DUFFY, MICHAEL G P ROSALIE J. TE 943 HOPE STREET BRISTOL, RI 02809
Parcel Number: 84-32 CAMA Number: 84-32 Property Address: 4 FORT HILL RD	Mailing Address: RUTKOWSKI, MICHAEL W & MARY ANNE 4 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 84-33 CAMA Number: 84-33 Property Address: 6 FORT HILL RD	Mailing Address: ALTICE, KENNETH M & ALTICE-LEITE, JANE ANN JT 6 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 84-34 CAMA Number: 84-34 Property Address: 8 FORT HILL RD	Mailing Address: MAREVIC, CARYN & LARIVIERE, JAMES K JT 8 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 84-35 CAMA Number: 84-35 Property Address: 10 FORT HILL RD	Mailing Address: MASONE, ANTHONY M JR & CHRISTINE A TE 11 GLENWOOD RD WINDHAM, NH 03087
Parcel Number: 84-36 CAMA Number: 84-36 Property Address: 16 FORT HILL RD	Mailing Address: LOWE, STEPHEN E. 16 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 84-37 CAMA Number: 84-37 Property Address: 14 FORT HILL RD	Mailing Address: SARAPAS, SARAH ELIZABETH & MICHAEL ALAN TE 14 FORT HILL RD BRISTOL, RI 02809
Parcel Number: 84-39 CAMA Number: 84-39 Property Address: 963 HOPE ST	Mailing Address: PIRRI, ANGELO M. 1 COMMERCIAL WAY WARREN, RI 02885
Parcel Number: 84-40 CAMA Number: 84-40 Property Address: 4 ADELAIDE AVE	Mailing Address: VOLPICELLI, EMILIO F. ET UX PAULA J. VOLPICELLI TE 4 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-41 CAMA Number: 84-41 Property Address: 6 ADELAIDE AVE	Mailing Address: AUGUST, THEODORE J IV & REBEKAH S TE 6 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-42 CAMA Number: 84-42 Property Address: 8 ADELAIDE AVE	Mailing Address: PARKER, DAVID L - TRUSTEE DAVID L PARKER TRUST 8 ADELAIDE AVE BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 84-43 CAMA Number: 84-43 Property Address: 12 ADELAIDE AVE	Mailing Address: PAULL, RACHAEL 12 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-44 CAMA Number: 84-44 Property Address: 11 ADELAIDE AVE	Mailing Address: CELONE, LEONORA M TRUSTEE LT CELONE, JAMES A TRUSTEE LT 11 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-45 CAMA Number: 84-45 Property Address: 9 ADELAIDE AVE	Mailing Address: RUGGEIRO, JOSEPH JR ANGELA LE 9 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-46 CAMA Number: 84-46 Property Address: 7 ADELAIDE AVE	Mailing Address: MELLO, CHRISTOPHER C VICTORIA R. TE 7 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-47 CAMA Number: 84-47 Property Address: 5 ADELAIDE AVE	Mailing Address: RAAD, WENDY J & GALE, ANDREJS V TE 5 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-48 CAMA Number: 84-48 Property Address: 1 ADELAIDE AVE	Mailing Address: MCGRAW, JOHN F & ELAINE E TE 1 ADELAIDE AVE BRISTOL, RI 02809
Parcel Number: 84-49 CAMA Number: 84-49 Property Address: 971 HOPE ST	Mailing Address: SQUATRITO, TONELLA & JEROME M. LE SQUATRITO, J. JR. & S.P., CASEY, M. Trustees 19 GORHAM PLACE BRISTOL, RI 02809
Parcel Number: 84-50 CAMA Number: 84-50 Property Address: 951 HOPE ST	Mailing Address: MAURICIO, MARIE 951 HOPE ST BRISTOL, RI 02809
Parcel Number: 84-7 CAMA Number: 84-7 Property Address: 985 HOPE ST	Mailing Address: TOMPKINS,ROBERT M. ELLEN CATHERINE 985 HOPE ST BRISTOL, RI 02809
Parcel Number: 84-9 CAMA Number: 84-9 Property Address: 1 LINDSEY AVE	Mailing Address: SHERMAN, JOHN A 1 LINDSEY AVE BRISTOL, RI 02809



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ALMEIDA, GILBERT L & CLAU
984 HOPE ST
BRISTOL, RI 02809

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

MCGRAW, JOHN F &
ELAINE E TE
1 ADELAIDE AVE
BRISTOL, RI 02809

ALTICE, KENNETH M &
ALTICE-LEITE, JANE ANN J
6 FORT HILL RD
BRISTOL, RI 02809

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

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

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

KOPSACK, DANIEL G.
MELISSA A.
3 VANTAGE POINT DR
BRISTOL, RI 02809

O'CONNELL, THOMAS (1/2) &
MUNIAK- O'CONNELL, CHRIST
999 HOPE ST
BRISTOL, RI 02809

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

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

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

CARREIRO, RONALD J.
974 HOPE ST
BRISTOL, RI 02809

LANGERMAN, ADAM F.
MARJORIE JT
19 USHER TERRACE
BRISTOL, RI 02809

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

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

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

PAULL, RACHAEL
12 ADELAIDE AVE
BRISTOL, RI 02809

COLLINS, ALFRED L & KAREN
980 HOPE STREET
BRISTOL, RI 02809

MADDEN, HUGH A JR
KRISTEN E TE
956 HOPE ST
BRISTOL, RI 02809

PIRRI, ANGELO M.
1 COMMERCIAL WAY
WARREN, RI 02885

DUFFY, MICHAEL G P
ROSALIE J. TE
943 HOPE STREET
BRISTOL, RI 02809

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

PRINCIPE, PAMELA A
949 HOPE ST
BRISTOL, RI 02809

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

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

RAAD, WENDY J &
GALE, ANDREJS V TE
5 ADELAIDE AVE
BRISTOL, RI 02809

FURTADO, PAUL J.
LUCY TE
997 HOPE STREET
BRISTOL, RI 02809

MAURICIO, MARIE
951 HOPE ST
BRISTOL, RI 02809

RAMOS, PAULINE J. LIFE ES
FERREIRA, JENNIFER A.
7 VANTAGE POINT DR
BRISTOL, RI 02809

ROUSSEL, MARTIN LEWIS
970 HOPE ST
BRISTOL, RI 02809

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

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

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

RUTKOWSKI, MICHAEL W & MA
4 FORT HILL RD
BRISTOL, RI 02809

VOLPICELLI, EMILIO F. ET
PAULA J. VOLPICELLI TE
4 ADELAIDE AVE
BRISTOL, RI 02809

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

WHITHAM, BEVERLY A LE; J
HALE, CYNTHIA JEAN-TRUSTE
972 HOPE ST
BRISTOL, RI 02809

SHERMAN, JOHN A
1 LINDSEY AVE
BRISTOL, RI 02809

SOUSA, KEVIN
8138 SANTA ROSA CT
SARASOTA, FL 34243

SQUATRITO, TONELLA & JERO
SQUATRITO, J. JR. & S.P.,
19 GORHAM PLACE
BRISTOL, RI 02809

TAMUL, JOHN W &
DARLING, SANDRA C TRUSTEE
7 FORT HILL RD
BRISTOL, RI 02809

TANNER, EDWARD M.
5 FORT HILL RD
BRISTOL, RI 02809

TOMPKINS, ROBERT M.
ELLEN CATHERINE
985 HOPE ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-33

PUBLIC HEARING

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

Monday, September 18, 2023

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: **Louis and Joan Cabral**

PROPERTY OWNER: **Louis and Joan Cabral**

LOCATION: **14 Union Street**

PLAT: **15** LOT: **52**

ZONE: **Residential R-6**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES TO:** modify a previous decision approving the construction of a 24ft. x 36ft. two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district by repositioning the proposed structure to the southeastern portion of the lot.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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



Town of Bristol, Rhode Island **TOWN OF BRISTOL COMMUNITY DEV.**

Department of Community Development
 Zoning Board of Review
 2023 AUG 17 PM 2: 54

APPLICATION

File No: 2023-33
 Accepted by ZEO: ENT 8/17/23

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

1. Location of subject property: 14 UNION STREET
 Assessor's Plat(s)#: 15 Lot(s) #: 52

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

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

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): 1. FRONT YARD SET-BACK FOR PORCH
 Special Use Permit Section(s): 2. ACCESSORY GARAGE
 Use Variance Section(s): 3. OVERALL SIZE AND REAR YARD SETBACK

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

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

7. Present use of property: SINGLE FAMILY RESIDENCE VACANT

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
PLEASE SEE ATTACHED SITE PLAN

10. Proposed use of property: SINGLE FAMILY RESIDENCE

11. Give extent of proposed alterations: REPOSITION THE ACCESSORY GARAGE STRUCTURE FROM THE APPROVED ~~SITE~~ LOCATION ON THE LOT TO THE SOUTHEAST CORNER OF THE PARCEL

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

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

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

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

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

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

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

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

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

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

Applicant's Signature: Louis A. Cabral Date: 8/17/2023

Print Name: LOUIS A. CABRAL

Property Owner's Signature: Louis A. Cabral Date: 8/17/2023

Print Name: LOUIS A. CABRAL

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

Name: _____ Phone #: _____

Address: _____

August 17, 2023

Louis A. Cabral
14 Union Street
Bristol RI 02809

Dear Members of the Zoning Board of Review:

After appearing before you on February 6th, and again on April 3rd, seeking dimensional variance relief to construct a covered porch and a two-story accessory garage at 14 Union Street, your Board approved my application and the Decision was recorded on July 24, 2023. My wife and I thank you for your consideration and approval of our request.

Because the proposed plan requires further "concept review" by the Historic District Commission, I engaged others to take a fresh look at the plan. The general consensus of the feedback received suggested consideration be given to repositioning the accessory garage structure from the back center of the lot to the southeast corner. In doing so, the garage doors would not be facing Union Street and the building profile from the street side would be reduced from 36 feet to 24 feet. We believe this change would significantly improve the plan and utilization of the lot.

Therefore, we now come before you (again) asking for your consideration that the same structure and footprint that has been previously approved be granted relief, and be positioned in the southeast corner of the lot. This revision is shown in the plan prepared by Principe Engineering dated July 21, 2023, and previously submitted.

All other conditions and requirements of the approved plan to remain the same.

Thank you in advance for your consideration of this request.

Sincerely,

Lou Cabral

ZONING VARIANCE NOTE:

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

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



LEGEND AND ABBREVIATIONS:

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

ZONING (R-6)			
REQUIRED	EXISTING	PROPOSED	
MIN. LOT SIZE:	6,000 SF	12,979 SF	12,979 SF
MIN. LOT WIDTH/FRONTAGE:	60 SF	110 SF	110 SF
SETBACKS:			
MIN. FRONT YARD:	20 FT	3.0 FT	3.3 FT*
MIN. REAR YARD:	20 FT	0.9 FT	7.4 FT*
MIN. SIDE YARD:	10 FT	18.0/32.1 FT	18.0/10.5 FT
MAX. BLD. HEIGHT:	35 FT	<35 FT	<35 FT
MAX. LOT COVERAGE:	30%	16.7%	20.6%
MAX. ACC. BLD. HEIGHT:	20' (22' x 24' MAX. FOOTPRINT)		24' x 36'

SURVEY NOTE:

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

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOT COVERAGE:

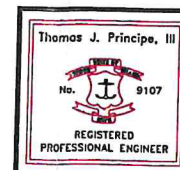
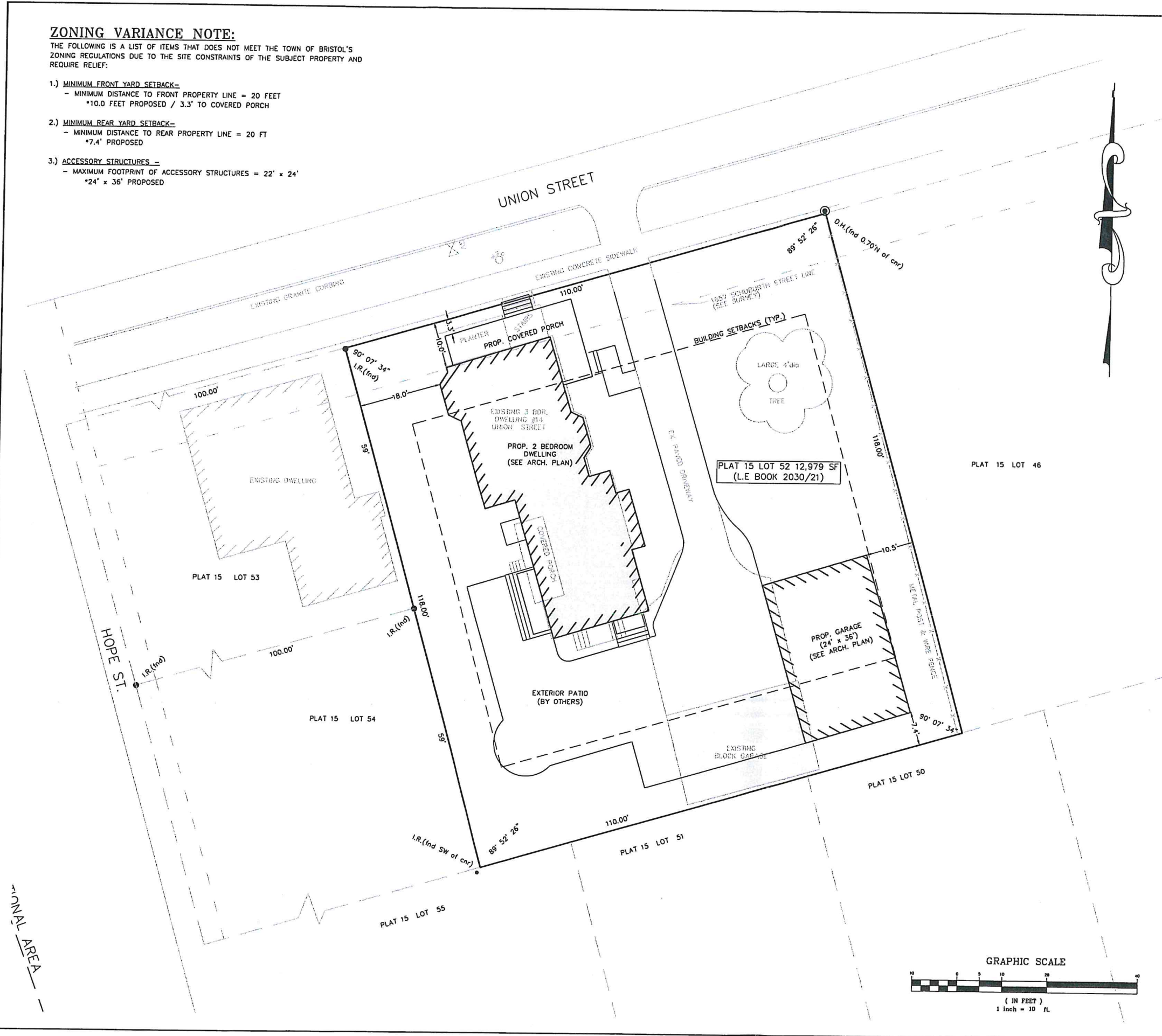
EX. DWELLING (TO BE REMOVED) - ±1,440 SF
 EX. COVERED PORCH (TO BE REMOVED) - ±120 SF
 EX. GARAGE (TO BE REMOVED) - ±606 SF

TOTAL EXISTING LOT COVERAGE - 2,166 SF

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

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

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

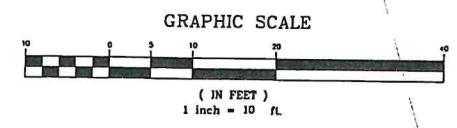


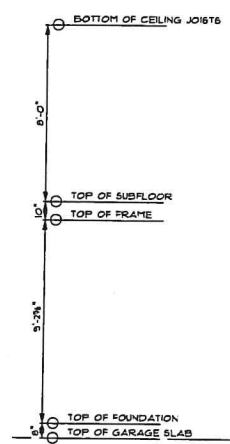
PRINCIPLE COMPANY, INC.
 ENGINEERING DIVISION
 27 SAKONNET RIDGE DR.
 TIVERTON, RI 02878
 401-818-5385
 www.PrincipleCompany.com

REVISIONS			
No.	DATE	DRWN	CHKD

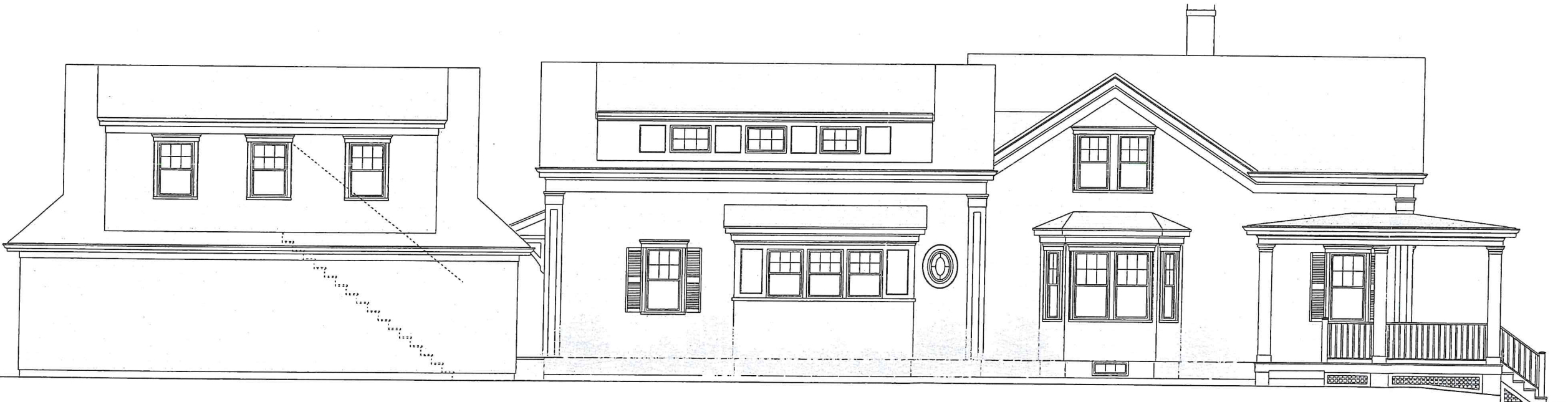
ZONING PLOT PLAN
 for
 14 UNION STREET
 AP 15 LOT 52
 in
 BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 1 of 1
DRAWN BY: JRM	DESIGN BY: JRM
DATE: 07/21/2023	CHECKED BY: TJP
	PROJECT NO.: SVY-2021-21





 **NORTH ELEVATION** 1/4" = 1'-0"
UNION STREET



 **EAST ELEVATION** 1/4" = 1'-0"
UNION STREET

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

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

REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND

163 GRAND ARMY HIGHWAY
SQUANNEA, MASSACHUSETTS 02771
TEL - (508) 678-2500
FAX - (508) 678-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: M. POTOCKI
REVIEWED BY: _____

CORNERSTONE PROJECT #: 21503
DATE: 18 JUL 23
SCALE: AS NOTED

DRAWING NO. **A-1**

SHEET 1 OF 1

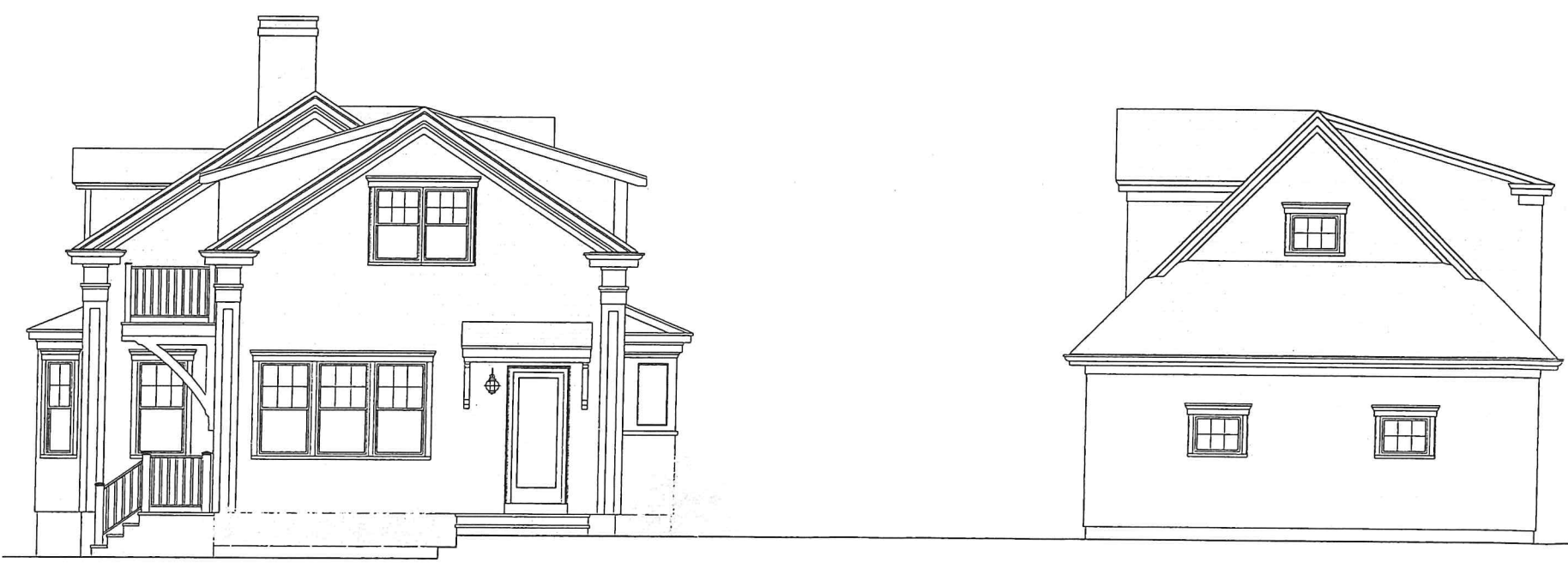
THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO INSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY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

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

REVISIONS			
NO.	DATE	BY	CHANGE



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



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

AN ADDITION, RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND

163 GRAND ARMY HIGHWAY
SUWANSEA, MASSACHUSETTS 02777
TEL - (508)-679-7500
FAX - (508)-679-7600
CORNERSTONE
DESIGN/BUILD SERVICES, INC.

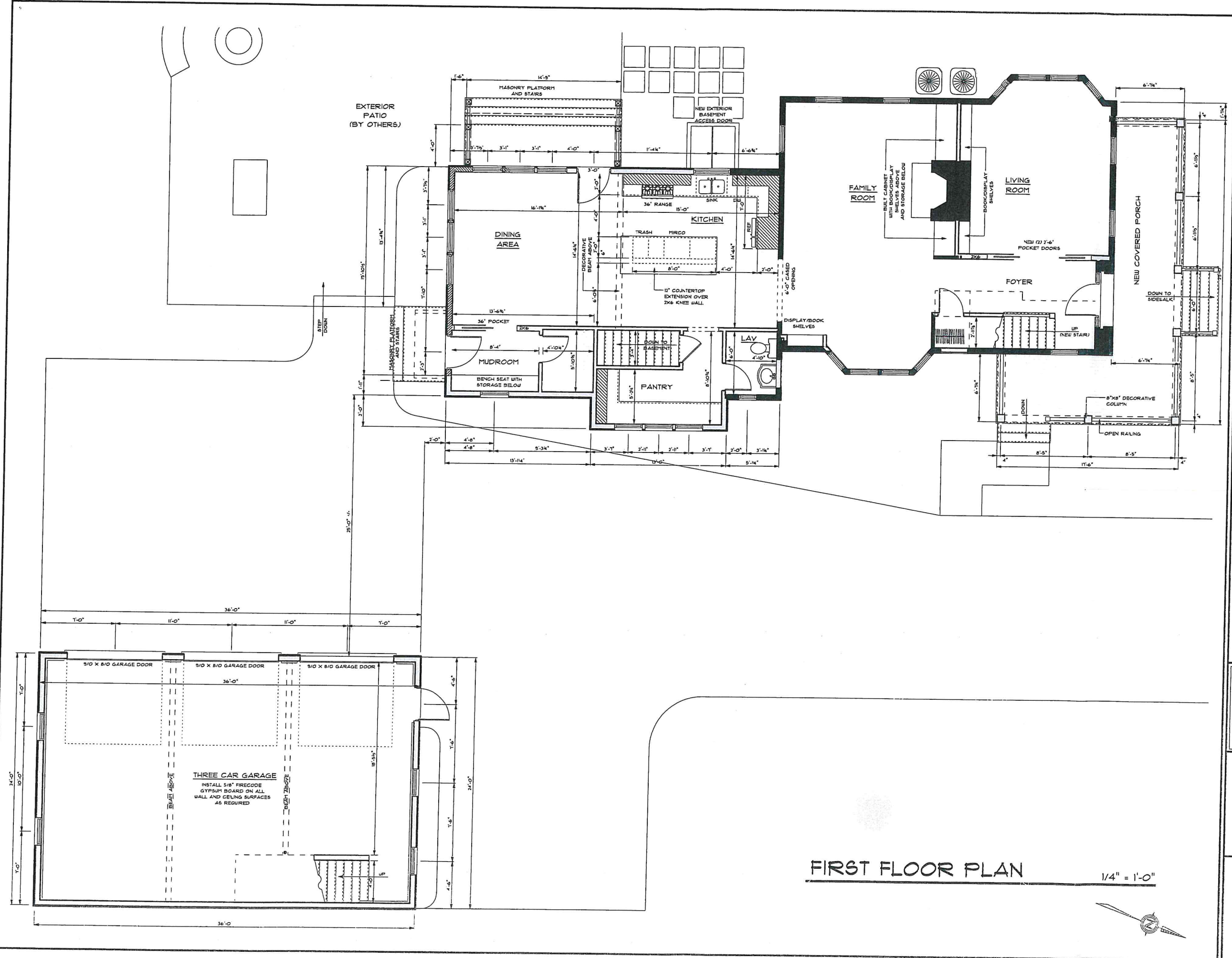
SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: M.POTOCKI
REVIEWED BY:

CORNERSTONE PROJECT #: 2503
DATE: 18 JUL 23
SCALE: AS NOTED

DRAWING NO. **A-2**

SHEET 2 OF



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

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

REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION/RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
 PROJECT LOCATION:
 14 UNION STREET
 BRISTOL, RHODE ISLAND

163 GRAND ARMY HIGHWAY
 SWANSEA, MASSACHUSETTS 02777
 TEL - (508) 478-2600
 FAX - (508) 478-2600

CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
FIRST FLOOR PLAN

DRAWN BY: M. POTOCKI
 REVIEWED BY: _____

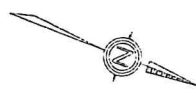
STONE PROJECT #: 21503
 DATE: 18 JUL 23
 SCALE: AS NOTED

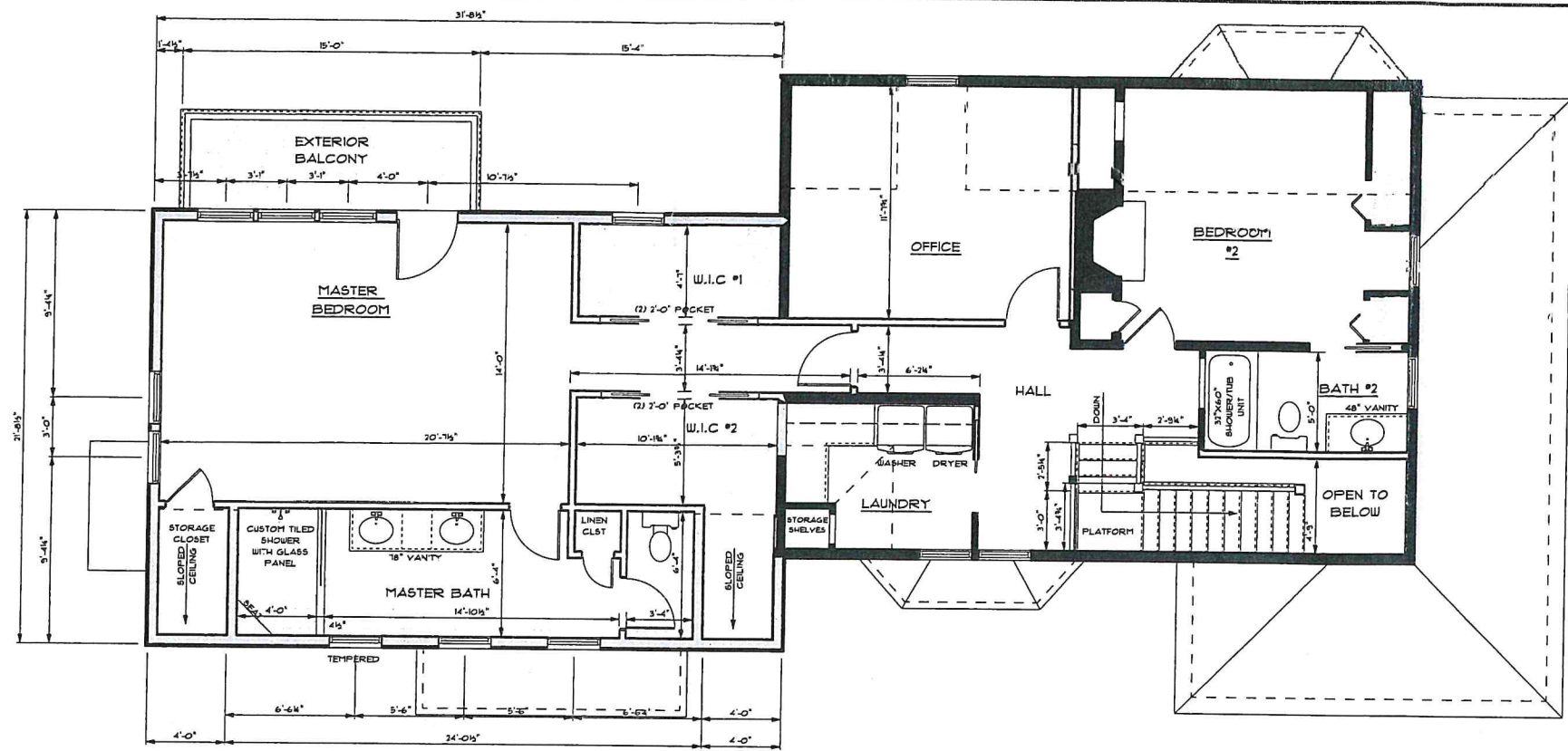
DRAWING NO. **A-3**

SHEET 3 OF

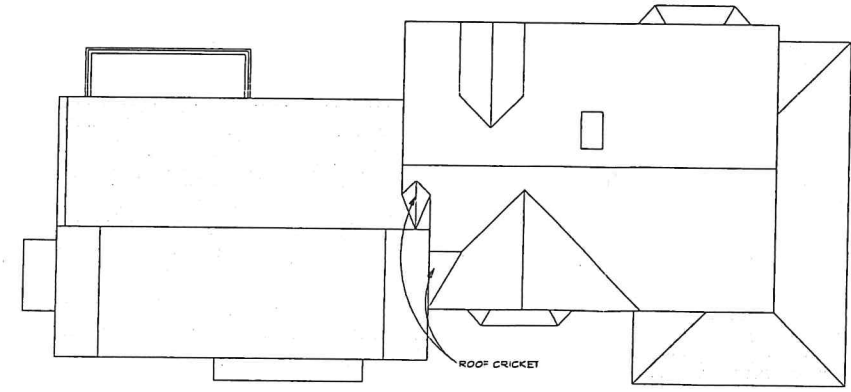
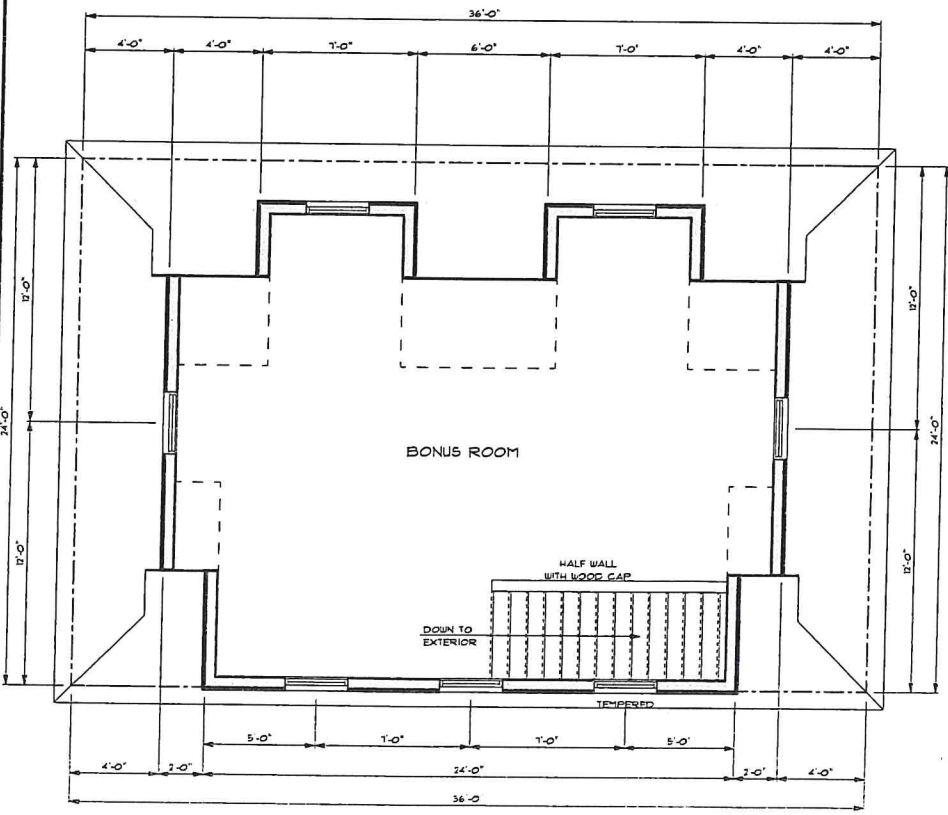
FIRST FLOOR PLAN

1/4" = 1'-0"





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



ROOF PLAN 1/8" = 1'-0"
(M.E.) = MATCH EXISTING

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

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REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION / RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
 PROJECT LOCATION:
 14 UNION STREET
 BRISTOL, RHODE ISLAND

163 GRAND ARMY HIGHWAY
 SUWANSEA, MASSACHUSETTS 02171
 TEL - (508)-678-7500
 FAX - (508)-678-7600

CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY: M.POTOCKI
 REVIEWED BY: _____

CSTONE PROJECT #: 21503
 DATE: 18 JUL 23
 SCALE: AS NOTED

DRAWING NO. **A-4**

SHEET 4 OF _____

Plat/Lot 15 52

Account: 961

Zone R-6

Assessment

\$676,900

Owner ▶ Owner Account #: _____ % Owned

Owner 1 CABRAL, LOUIS A & _____

Owner 2 GREENWELL, JOAN F TE _____

Owner 3 _____

Address 14 UNION ST, BRISTOL, RI 02809

Previous Owners & Sales Information

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

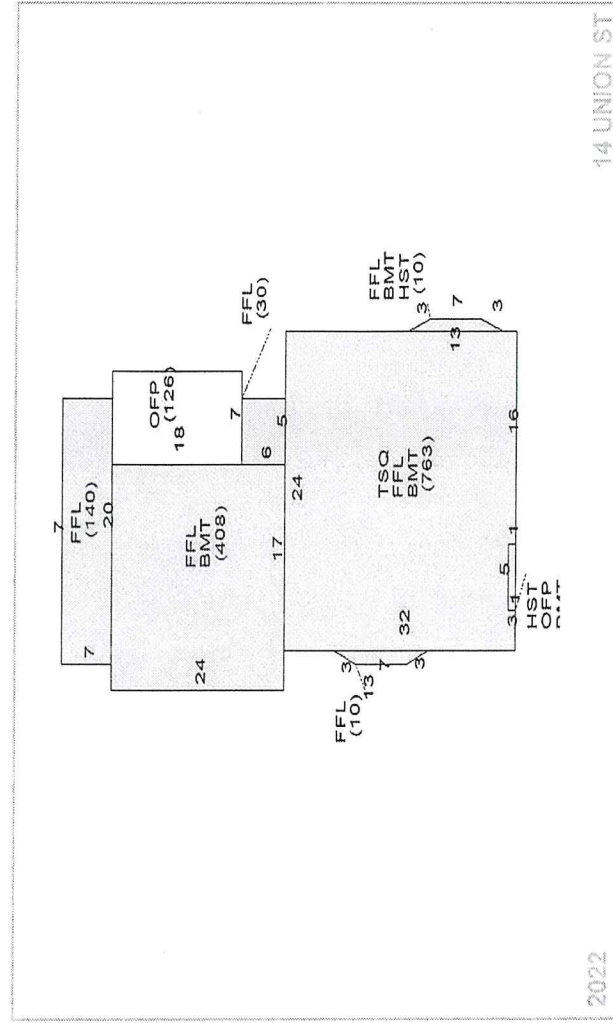
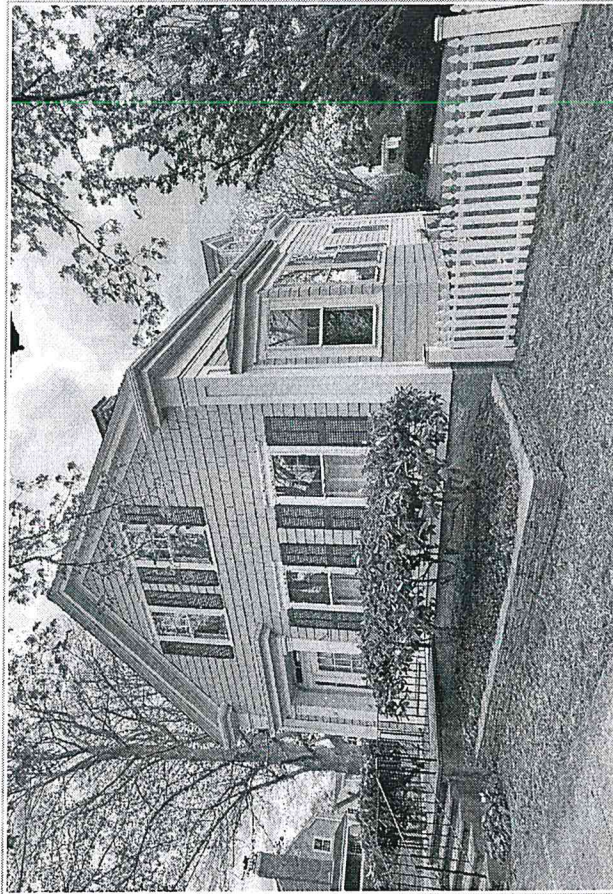
Assessment

Use Code	Bldg Value	SF/YI	Land Value	Land Size	AG Credit	Assessed Value
01	402,700	15,700	258,500	0.30	0	676,900
TOTAL	402,700	15,700	258,500	0.30	0	676,900

Source > Mkt Adj Cost VAL per SQ Unit/Card > 207.78 VAL per SQ Unit/Parcel > 207.78

Previous Assessments

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



Land Information

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

Plat/Lot 15 52

Account: 961

LUC 01

Zone R-6

Assessment \$676,900



Building Information

Description	Quantity	Quality
BLDG Type Restored	1	Typical
RES Units	1	Typical
Foundation Concrete	1	Typical
Frame 1 Wood	1	Typical
EXT Wall 1 Wood Shnd	1	Typical
Roof Type 1 Gable	1	Typical
Roof Cover 1 Asphalt Shir	1	Typical
INT Wall 1 Plaster	1	Typical
Floors 1 Hardwood	1	Typical

Grade

Grade	Q3	Q3
Year Built	1846	EFF Year
Alt LUC	0.00	Alt %

Sub-Area Detail

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

Assessment

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

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street	
Traffic	

Condo Data

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

Notes

EXTERIOR RENOVATIONS 12/05 EAS, GUTTER REPAIR MEMORANDUMS OF TRUST BK 16 PGS 238 & 240 5/15/2012 remove and repair section of roof close in skylight add roof vent. R & R roof on garage 11-5-13 mcb approve by BHDC || 05/11/2021 Very minor changes made to the building based on an exterior-only inspection (interior inspections not allowed during Covid-19 issues) and measurements. 7 x 4 rear patio added.

Depreciation

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

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done
10/08/2013	B27890		BLDG	0	
10/12/2006	B27381		BLDG	0	
01/11/2005	B24948		BLDG	0	

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done
10/08/2013	B27890		BLDG	0	
10/12/2006	B27381		BLDG	0	
01/11/2005	B24948		BLDG	0	

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	20	30	600	4	4	AV	15,700

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done
10/08/2013	B27890		BLDG	0	
10/12/2006	B27381		BLDG	0	
01/11/2005	B24948		BLDG	0	

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done
10/08/2013	B27890		BLDG	0	
10/12/2006	B27381		BLDG	0	
01/11/2005	B24948		BLDG	0	

Room Counts by Floor

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

Other Info.

Priority	Item
AFDU	Term/Rental
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Notes

EXTERIOR RENOVATIONS 12/05 EAS, GUTTER REPAIR MEMORANDUMS OF TRUST BK 16 PGS 238 & 240 5/15/2012 remove and repair section of roof close in skylight add roof vent. R & R roof on garage 11-5-13 mcb approve by BHDC || 05/11/2021 Very minor changes made to the building based on an exterior-only inspection (interior inspections not allowed during Covid-19 issues) and measurements. 7 x 4 rear patio added.



14 Union Street - 200' Radius

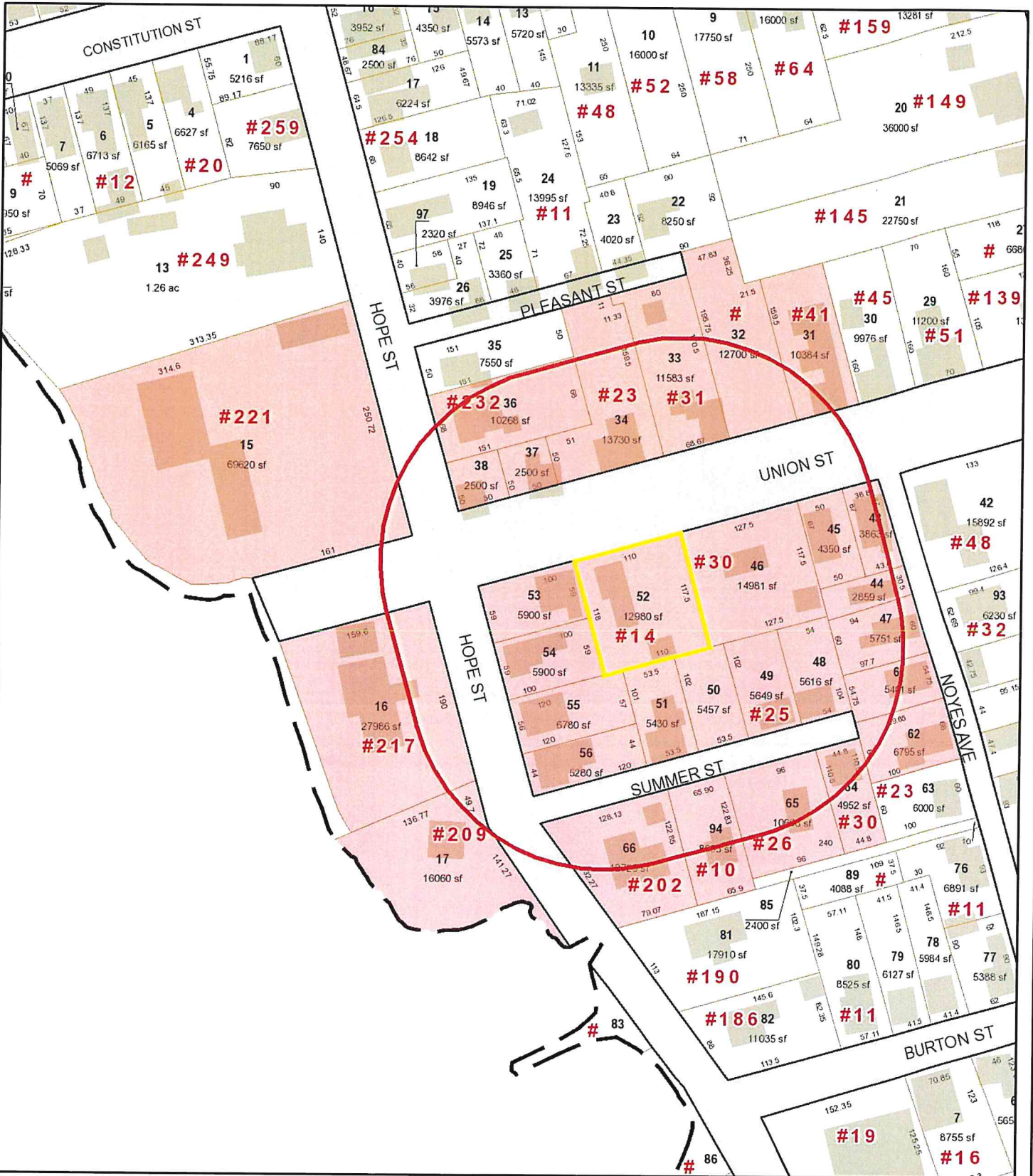
Bristol, RI



August 23, 2023

1 inch = 140 Feet

www.cai-tech.com



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



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

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

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

Abutters:

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

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

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

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

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

Mailing Address: VELLIS, PETER A. & ALMEIDA, SONIA F.
TE
221 HOPE ST, Unit 3
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 11-15 CAMA Number: 11-15-011 Property Address: 221 HOPE ST	Mailing Address: BUTLER, WILLIAM E. 30 PEABODY TERRACE CAMBRIDGE, MA 02138
Parcel Number: 11-15 CAMA Number: 11-15-012 Property Address: 221 HOPE ST	Mailing Address: MACK, JOHN C & PATRICIA M TRUSTEES JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRU 97 PEARL ST ENGLEWOOD, FL 34223
Parcel Number: 11-15 CAMA Number: 11-15-013 Property Address: 221 HOPE ST	Mailing Address: DWYER, MARY L, TRUSTEE-MARY L DWYER TRUST 221 HOPE ST., UNIT 13 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-014 Property Address: 221 HOPE ST	Mailing Address: BUTCHER, STEPHEN W & LISA B 221 HOPE ST UNIT 14 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-015 Property Address: 221 HOPE ST	Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE 221 HOPE ST UNIT 15 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-016 Property Address: 221 HOPE ST	Mailing Address: MCKENNA, MYONG-HWA & STEPHEN TE 221 HOPE ST, #16 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-017 Property Address: 221 HOPE ST	Mailing Address: TIRPAECK, SARA JANE TRUSTEE TIRPAECK RESIDENCE TRUST 221 HOPE ST UNIT #17 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-001 Property Address: 217 HOPE ST	Mailing Address: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE 217 HOPE ST., UNIT 1 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-002 Property Address: 217 HOPE ST	Mailing Address: WOOD, WILLIAM J & FORSTER, ROBYN TC 217 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-003 Property Address: 217 HOPE ST	Mailing Address: RODRIGUES, RONALD J. ET UX JOYCE C. TE 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-004 Property Address: 217 HOPE ST 4	Mailing Address: GORHAM, MARIA C 217 HOPE ST, Unit 4 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-005 Property Address: 217 HOPE ST	Mailing Address: ARAUJO, LUCILLE M TRUSTEE LUCILE M ARAUJO LIVING TRUST 54 BRIAN AVE SOMERSET, MA 02726-3768



www.cai-tech.com

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8/23/2023

Page 2 of 5



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 11-16 CAMA Number: 11-16-006 Property Address: 217 HOPE ST	Mailing Address: LAGOR, JEREMY & SOUZA, LISA JT 217 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-007 Property Address: 217 HOPE ST	Mailing Address: HURLEY, JAMES T 7 DONALD RD PLYMOUTH, MA 02360
Parcel Number: 11-16 CAMA Number: 11-16-008 Property Address: 217 HOPE ST	Mailing Address: KELLERMAN, ANNE C THE TIDES 217 HOPE ST. UNIT #8 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-009 Property Address: 217 HOPE ST 9	Mailing Address: BISBANO, RICHARD 688 7TH AVENUE NORTH NAPLES, FL 34102
Parcel Number: 11-16 CAMA Number: 11-16-010 Property Address: 217 HOPE ST	Mailing Address: BURSTEIN, ALEX S TRUSTEE 1304 MAINSAIL Circle Jupiter, FL 33477
Parcel Number: 11-17 CAMA Number: 11-17 Property Address: 209 HOPE ST	Mailing Address: RODRIGUES, JOYCE C 209 HOPE STREET BRISTOL, RI 02809
Parcel Number: 15-31 CAMA Number: 15-31 Property Address: 41 UNION ST	Mailing Address: MICHAELS, ANDGELA ANDRES, TRUSTEE ANGELA ANDREA MICHAELS TRUST 41 UNION ST BRISTOL, RI 02809
Parcel Number: 15-33 CAMA Number: 15-33 Property Address: 31 UNION ST	Mailing Address: BARROW, ROBERT K IRENE K TE 31 UNION ST BRISTOL, RI 02809
Parcel Number: 15-34 CAMA Number: 15-34 Property Address: 23 UNION ST	Mailing Address: BOYCE, MICHAEL R. 23 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-36 CAMA Number: 15-36 Property Address: 232 HOPE ST	Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE 232 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-37 CAMA Number: 15-37 Property Address: 17 UNION ST	Mailing Address: CHRISTINA, MARTHA 17 UNION ST BRISTOL, RI 02809
Parcel Number: 15-38 CAMA Number: 15-38 Property Address: 224 HOPE ST	Mailing Address: WHITE, GEORGE H TRUSTEE 224 HOPE ST BRISTOL, RI 02809



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8/23/2023

Page 3 of 5



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 15-43 CAMA Number: 15-43 Property Address: 42 UNION ST	Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE 42 UNION ST BRISTOL, RI 02809
Parcel Number: 15-44 CAMA Number: 15-44 Property Address: 31 NOYES AVE	Mailing Address: STILWELL, CHRISTINE B. (SOLE OWNER) 31 NOYES AVENUE BRISTOL, RI 02809
Parcel Number: 15-45 CAMA Number: 15-45 Property Address: 38 UNION ST	Mailing Address: WARDWELL, WILLIAM A JR 38 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-46 CAMA Number: 15-46 Property Address: 30 UNION ST	Mailing Address: CLAIR, BRADFORD J & KAREN M TE 30 UNION ST BRISTOL, RI 02809
Parcel Number: 15-47 CAMA Number: 15-47 Property Address: 29 NOYES AVE	Mailing Address: DAVIS, JAMES F. & DAVIS, VIRGINIA C. & 51 BRADFORD ST, Unit 1 BRISTOL, RI 02809
Parcel Number: 15-48 CAMA Number: 15-48 Property Address: 29 SUMMER ST	Mailing Address: HANSON, WADE R 29 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-49 CAMA Number: 15-49 Property Address: 25 SUMMER ST	Mailing Address: BAKER, JOHN LINDA 25 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-50 CAMA Number: 15-50 Property Address: 23 SUMMER ST	Mailing Address: ESSELEN, GUSTAVUS J. IV TE & CATHERINE M. 23 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-51 CAMA Number: 15-51 Property Address: 19 SUMMER ST	Mailing Address: BERG, KEITH N. & AMY V. TRUSTEES 19 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-52 CAMA Number: 15-52 Property Address: 14 UNION ST	Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN F TE 14 UNION ST BRISTOL, RI 02809
Parcel Number: 15-53 CAMA Number: 15-53 Property Address: 220 HOPE ST	Mailing Address: TANSEY, CHARLES D. ET UX CHRISTINE D. 220 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-54 CAMA Number: 15-54 Property Address: 218 HOPE ST	Mailing Address: AGUIAR, ALMERINDA 218 HOPE ST BRISTOL, RI 02809



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8/23/2023

Page 4 of 5



200 foot Abutters List Report

Bristol, RI
August 23, 2023

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



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8/23/2023

Page 5 of 5

AGUIAR, ALMERINDA
218 HOPE ST
BRISTOL, RI 02809

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

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

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

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

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

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

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

DAVIS, JAMES F. &
DAVIS, VIRGINIA C. &
51 BRADFORD ST, Unit 1
BRISTOL, RI 02809

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

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

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

BAKER, JOHN
LINDA
25 SUMMER ST
BRISTOL, RI 02809

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

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

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

BUTLER, WILLIAM E.
30 PEABODY TERRACE
CAMBRIDGE, MA 02138

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

BERG, KEITH N. & AMY V. T
19 SUMMER ST
BRISTOL, RI 02809

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

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

BISBANO, RICHARD
688 7TH AVENUE NORTH
NAPLES, FL 34102

CHRISTINA, MARTHA
17 UNION ST
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

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

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

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

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

CORTELLESSA, JOSEPH M. &
CORTELLESSA, LORANINE A.
208 HOPE ST
BRISTOL, RI 02809

HURLEY, JAMES T
7 DONALD RD
PLYMOUTH, MA 02360

JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

VELLIS, PETER A. &
ALMEIDA, SONIA F. TE
221 HOPE ST, Unit 3
BRISTOL, RI 02809

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

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

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

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

RODRIGUES, JOYCE C
209 HOPE STREET
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-34

PUBLIC HEARING

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

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

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

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

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

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



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-34**

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

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

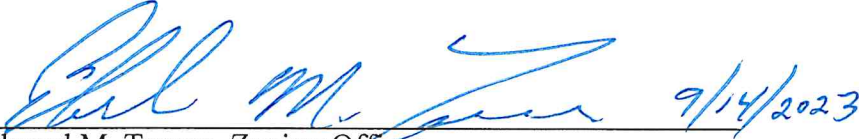
Construct a 36ft. x 42ft. two-story accessory barn / garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

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


 Edward M. Tanner, Zoning Officer



192 Poppasquash Road

Bristol, RI



September 14, 2023

1 inch = 281 Feet

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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.

Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review



APPLICATION

File No:
2023-34
Accepted by ZEC:

2023 AUG 18 PM 4:52

TOWN OF BRISTOL
COMMUNITY DEV.

ENT 8/21/23

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

mcotemilton@gmail.com

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant's Signature: Michelle Cote Date: 8/17/23

Print Name: Michelle Cote

Property Owner's Signature: Joshua Cote Date: August 17, 2023

Print Name: Joshua Cote

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

Name: _____ Telephone #: _____


Address: _____

August 17, 2023

To whom it may concern:

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

Thank You

DocuSigned by:

3F0B6BE03A734F3...

Joshua Cote

Trustee

192 Poppasquash Rd

Bristol, RI

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

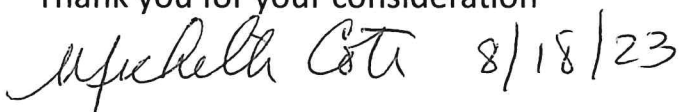
We would like to build a barn on our property to be used for storage of our old mustang car collection and a workshop area. We currently have 3 garages (we use 2 for a home gym), and we have exhausted all our storage space and have housed the car collection in storage space in Rehoboth. As we near retirement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

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

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

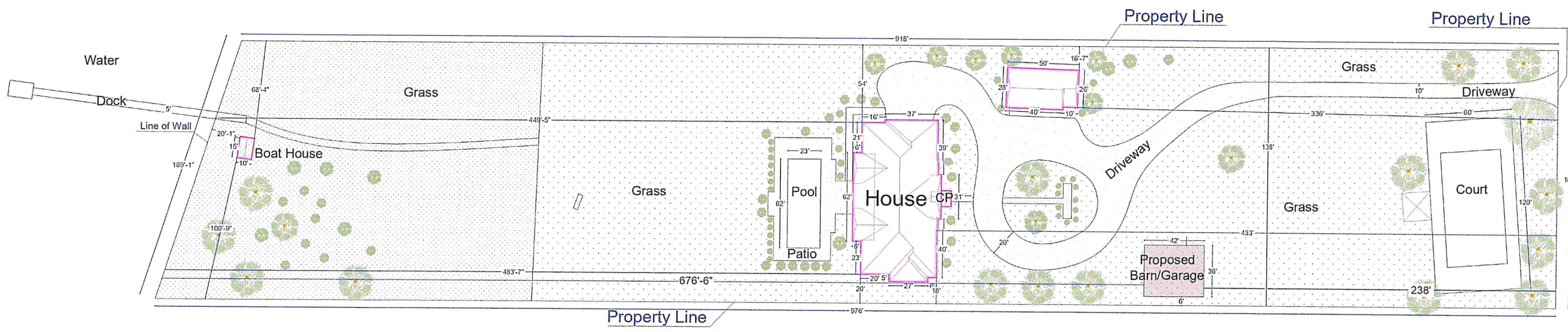
It will meet or exceed all building codes.

Thank you for your consideration

 8/18/23

Michelle and Jeff Cote

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



POPPASQUASH RD

COTE RESIDENCE - SITE PLAN FOR PROPOSED BARN/GARAGE LOCATION

SCALE: 1" = 70'-0"

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

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

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

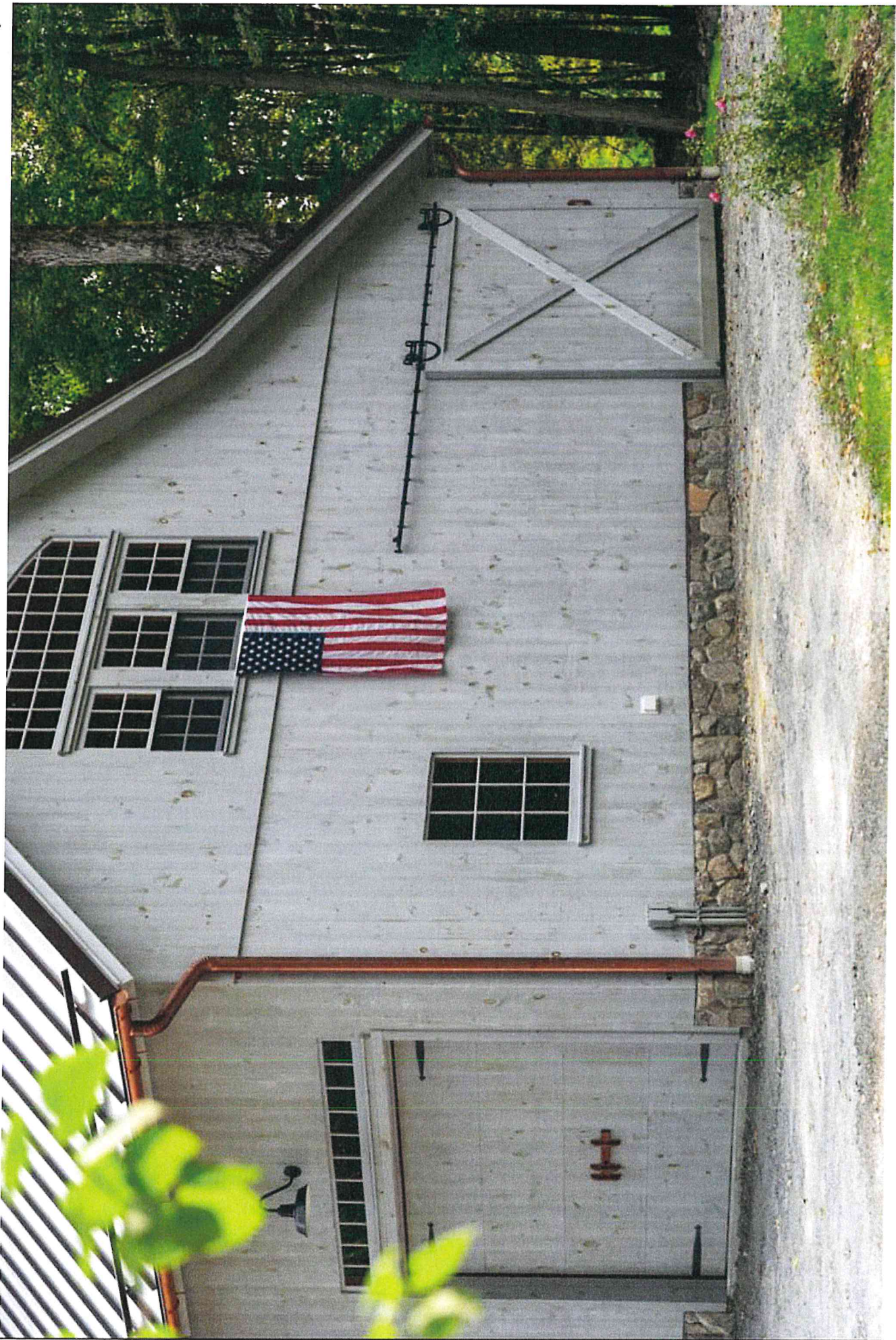


Location: 192 Poppasquash Road

Bristol, RI 02809

Owner: Michelle & Jeffrey Cote

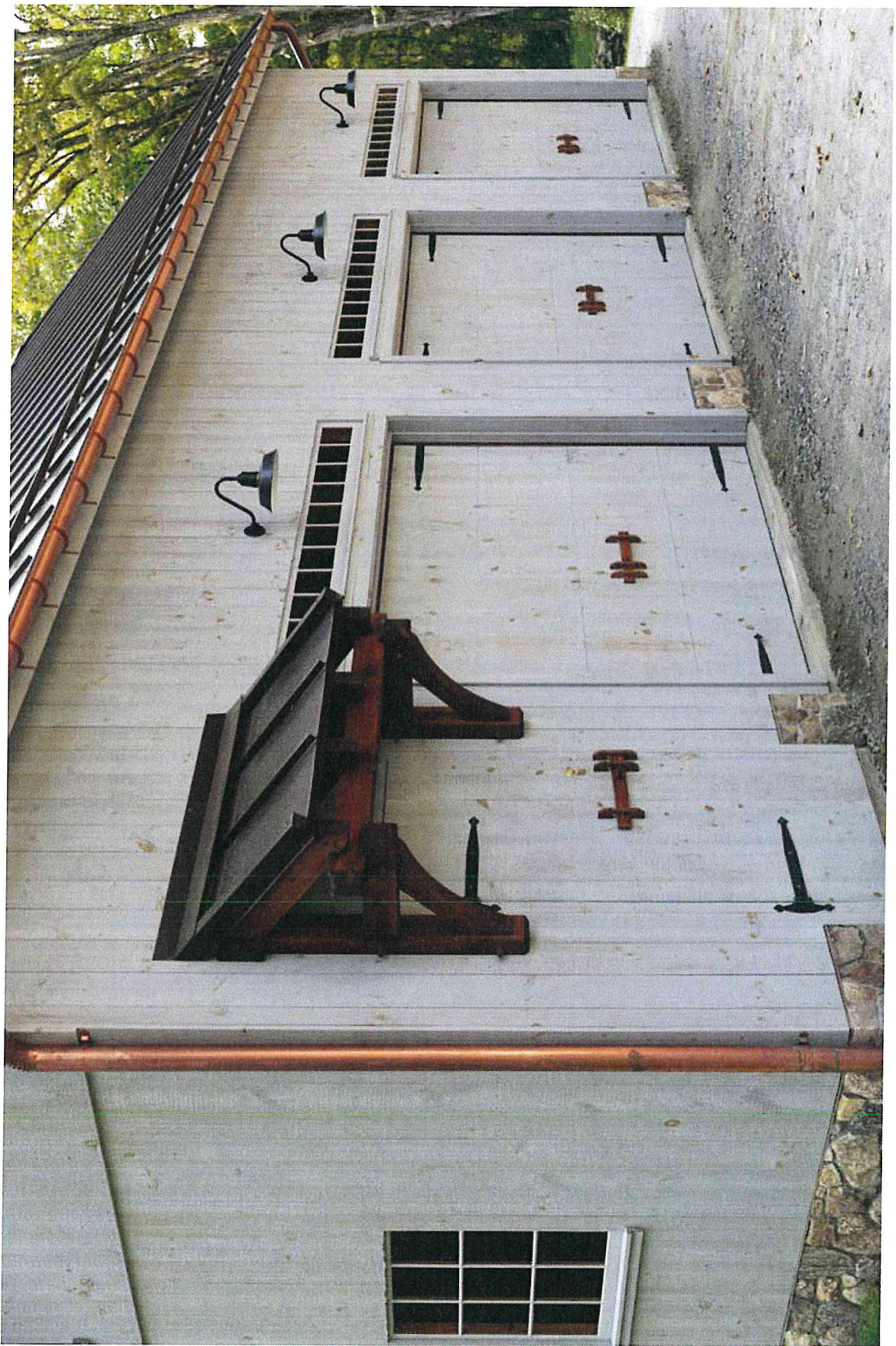
















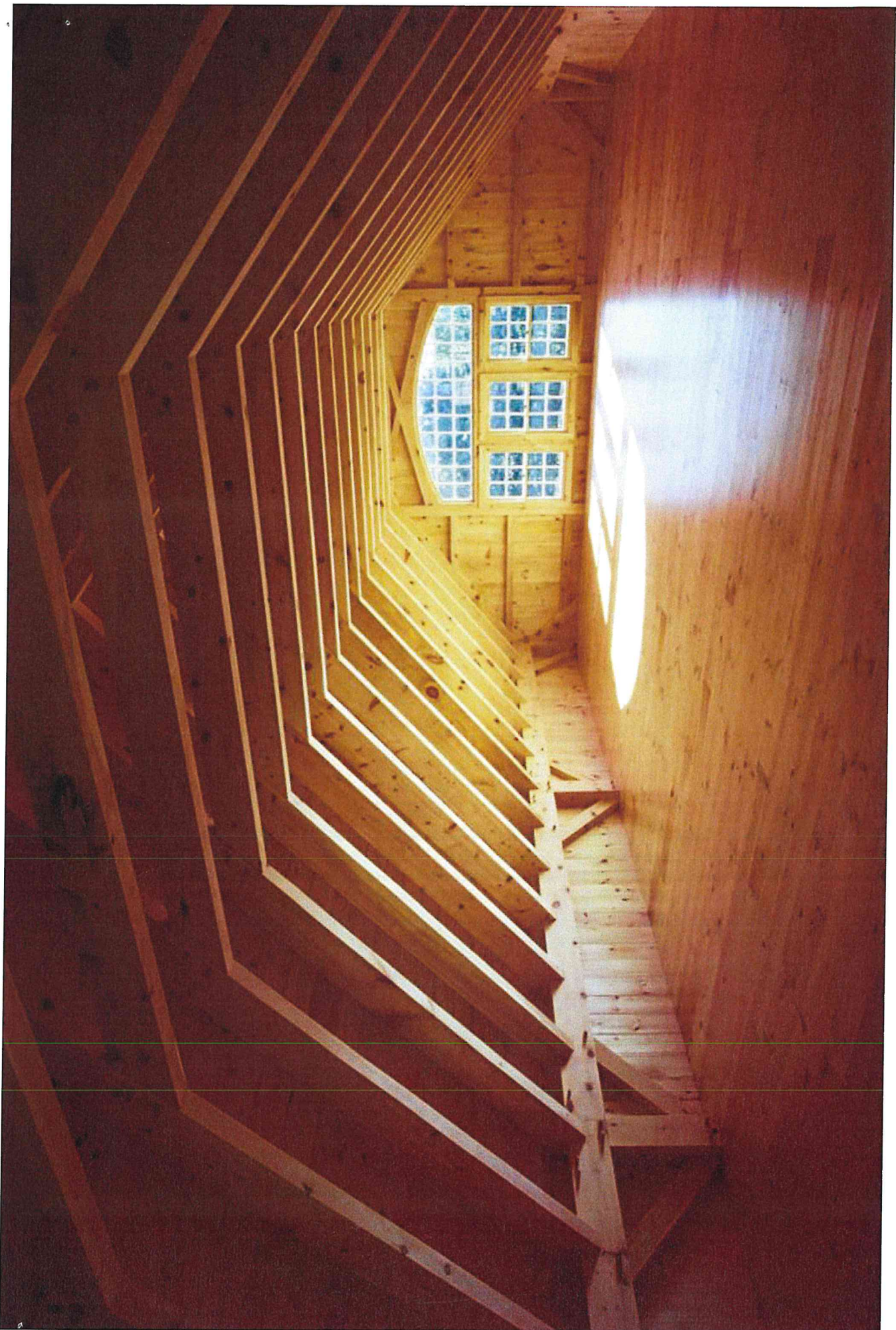














Owner > Owner Account #:

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

Previous Owners & Sales Information

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

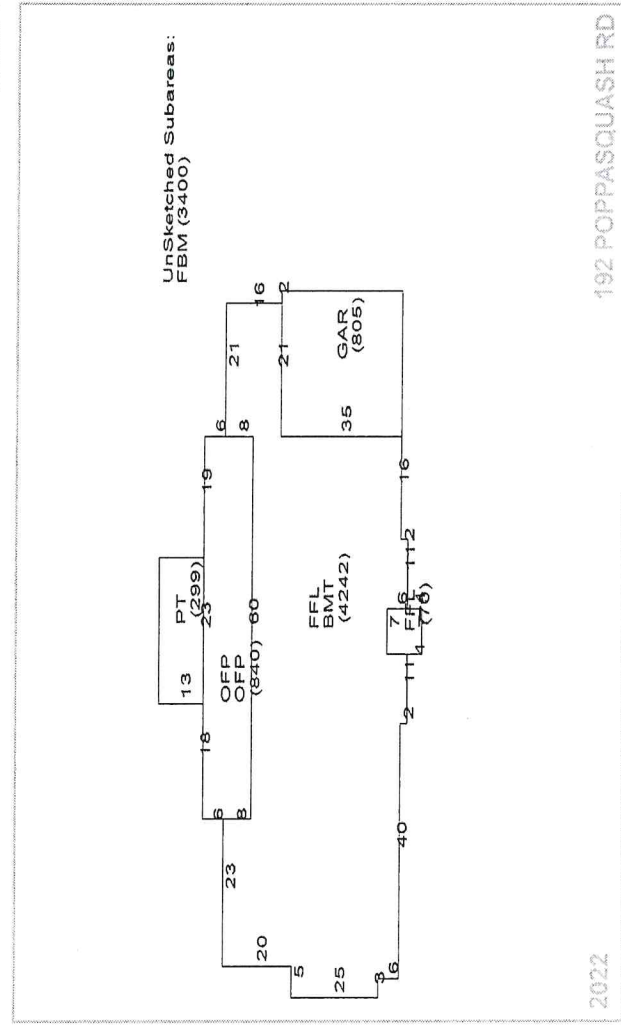
Assessment

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

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

Previous Assessments

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



Land Information

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



Building Information

Description	Quantity	Quality
BLDG Type	1 Story	Typical
RES Units	0	
Foundation	Concrete	
Frame 1	Wood	
EXT Wall 1	Clapboard	
Roof Type 1	Hip	
Roof Cover 1	Wood Shing	
INT Wall 1	Drywall	
Floors 1	Hardwood	
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Oil	
# Heat Sys	% Heated	100
% Solar HW	% A/C	100
% COM Wall	% Vacuum	
Ceil HGHT	Ceiling Type	
Parking Type	% Sprinkled	
EXT View		

Grade

Grade	Q2	Q2
Year Built	2002	EFF Year
Alt LUC	0.00	Alt %

Depreciation

Code	Description	%
AG	AG - Avg-Goo	16.7
Condition	AG	16.7
Functional		0.0
Economic		0.0
Special		0.0
OV		0.0
Total Depreciation % >		16.7

Sub-Area Detail

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

Visit History

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

Notes

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

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Description/Directions
12/27/2021	E53333		ELEC	3,800	0	Kitchen renovation- relocate outlets and switches. Install new lighting. Under
12/03/2021	B53239		BLDG	100,000		Kitchen remodel
06/25/2021	E52423		ELEC	2,200		Relocate sub panel @ dock into shed. Wire shed for lights and power
05/19/2021	E52216		ELEC	600		Tap off load side of meter socket and install 100 amp outdoor panel for tennis
04/16/2021	B52047		BLDG	20,000		8.5 x 14 Storage shed for kayaks near boat dock according to CRMC Assent at
11/02/2019	B49660		BLDG	90,000	20	Add a 8' X 10' front entrance to the existing structure
03/14/2006	E9379	12/20/2006	ELEC	0		INSTALL SECURITY SYSTEM AND FOUR SMOKES
03/14/2006	109-06-E	12/20/2006	ELEC	1,800		INSTALL SECURITY SYSTEM AND 4 SMOKE DETECTORS
03/06/2006	99-06-E	12/20/2006	ELEC	4,000		WIRE BSMT

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Description/Directions
12/27/2021	E53333		ELEC	3,800	0	Kitchen renovation- relocate outlets and switches. Install new lighting. Under
12/03/2021	B53239		BLDG	100,000		Kitchen remodel
06/25/2021	E52423		ELEC	2,200		Relocate sub panel @ dock into shed. Wire shed for lights and power
05/19/2021	E52216		ELEC	600		Tap off load side of meter socket and install 100 amp outdoor panel for tennis
04/16/2021	B52047		BLDG	20,000		8.5 x 14 Storage shed for kayaks near boat dock according to CRMC Assent at
11/02/2019	B49660		BLDG	90,000	20	Add a 8' X 10' front entrance to the existing structure
03/14/2006	E9379	12/20/2006	ELEC	0		INSTALL SECURITY SYSTEM AND FOUR SMOKES
03/14/2006	109-06-E	12/20/2006	ELEC	1,800		INSTALL SECURITY SYSTEM AND 4 SMOKE DETECTORS
03/06/2006	99-06-E	12/20/2006	ELEC	4,000		WIRE BSMT

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	10 Tennis Ct	1	Y	1			7,200	4	AV	2002	45,100
2	6 In Gr Pool	1	Y	1			1,200	4	AV	2005	43,000
3	17 Floating Dk	1	Y	1			1,208	4	AV	2002	29,000
4	18 Deep Wtr Dk	1	Y	1			456	4	AV	2002	25,600
5	32 Gar + 1/2s	1	Y	1			1,216	4	GD	2002	80,200
6	25 Open Porch	1	Y	1			60	3	AV	2002	900
7	104 Security Sys	1	S	1			1	4	GV	2006	1,700
8	104 Security Sys	1	S	1			1	4	GV	2002	1,700
9	13 Patio	1	Y	1			800	3	AV	2002	1,600
10	2 Shed	1	Y	1	8	10	80	0	AV	2021	0

Room Counts by Floor

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



192 Poppasquash Rd - 300' Radius

Bristol, RI

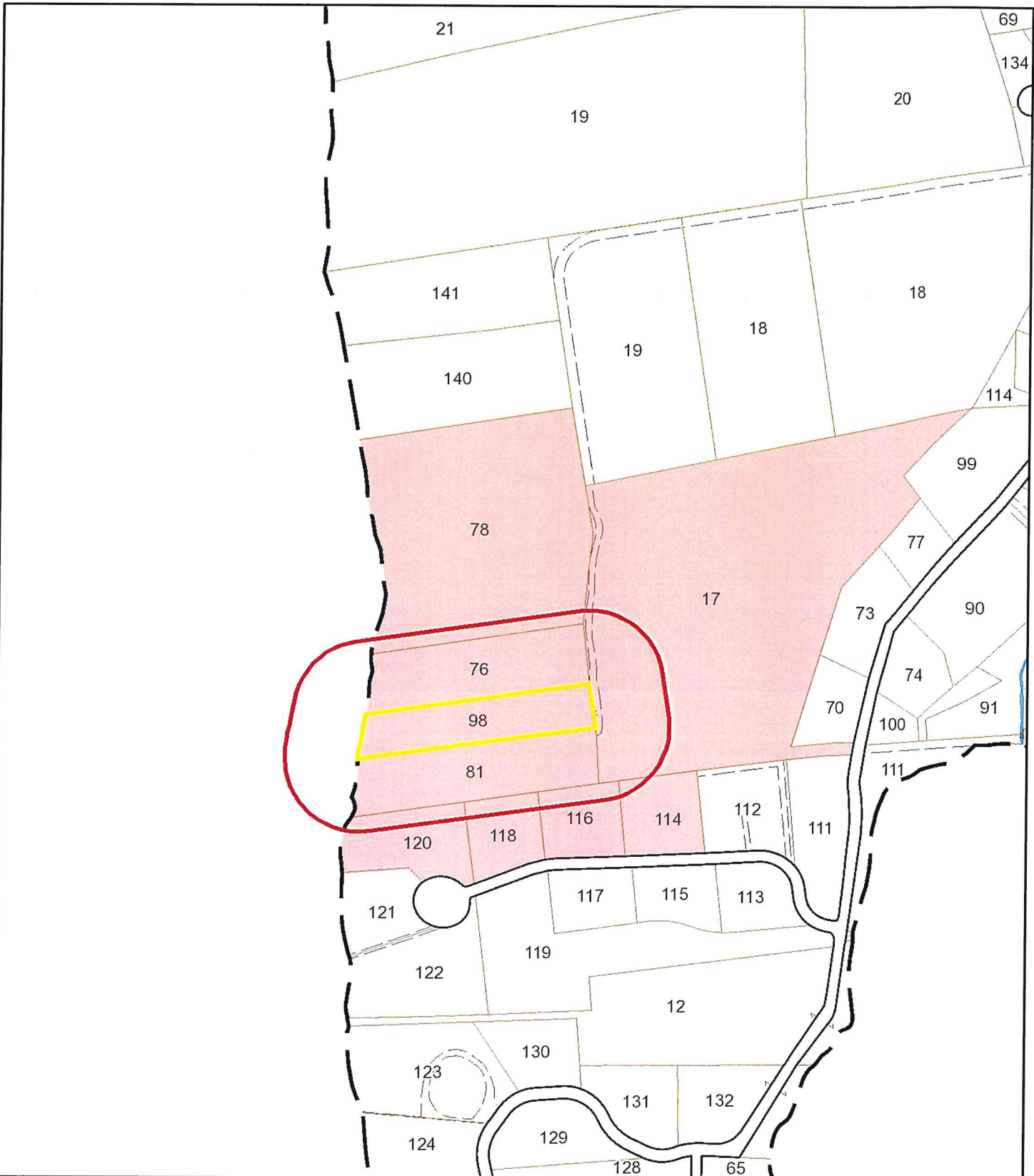


August 23, 2023

1 inch = 562 Feet



www.cai-tech.com



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300 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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8/23/2023

Page 1 of 1

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

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

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

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

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

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

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

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



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-27

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

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

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

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:


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

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

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

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

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


Edward M. Tanner, Zoning Officer



22 Wall Street

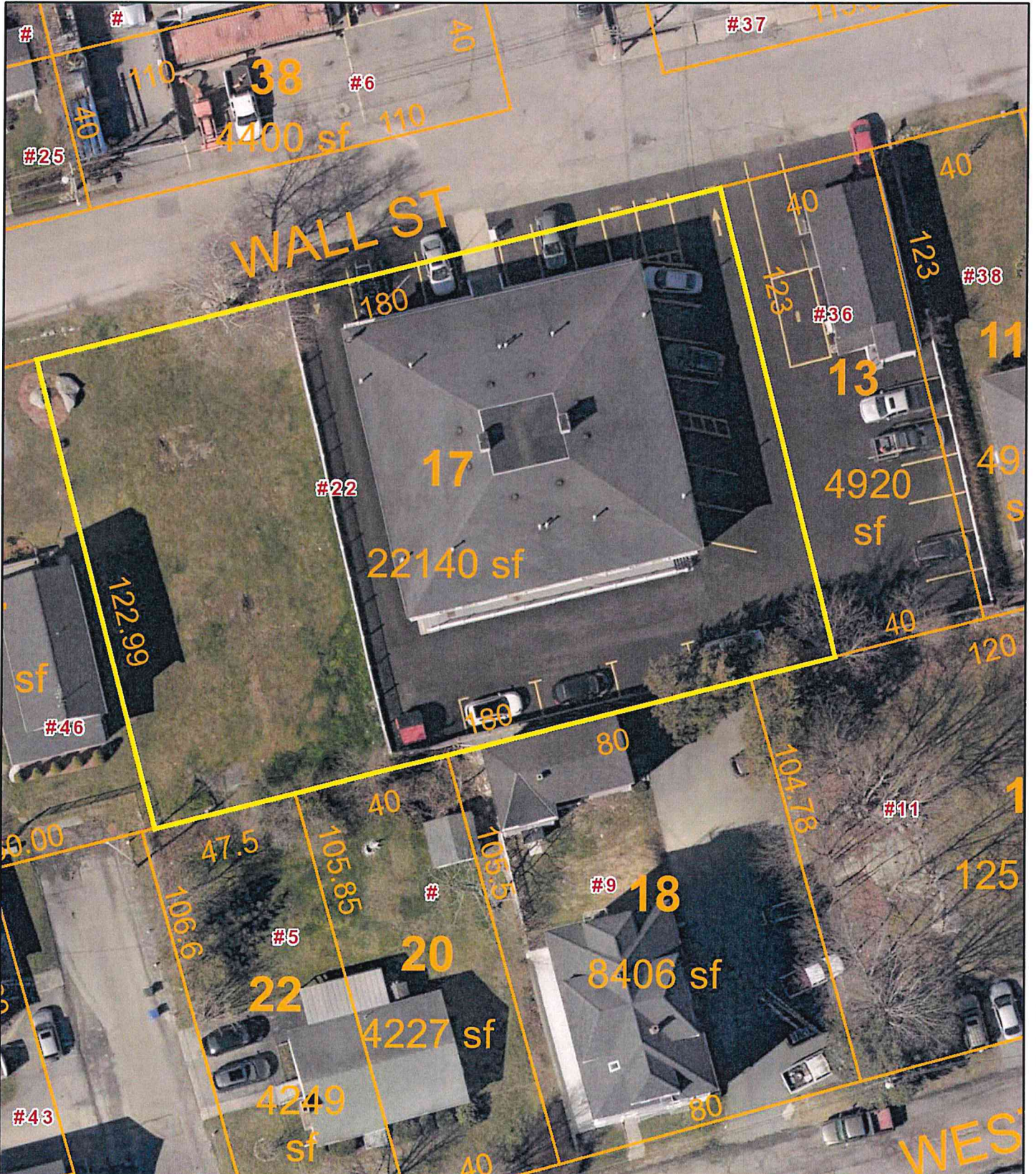
Bristol, RI



September 13, 2023

1 inch = 35 Feet

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Town of Bristol, Rhode Island
Zoning Board of Review

Document Number 00012353
BOOK 2128 PAGE 161

Item 41.

DECISION FOR VARIANCE

FILE # 2021-31

RE: Application of: Robert Kreft

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

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

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

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

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

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

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

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

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

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

Voting to Approve petition: None

Voting to Deny petition: Asciola; Burke; Simoes; Brum; and Kern

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

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

This 18th day of August, 2021.

Diane M. Williamson, Director of Community Development

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



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

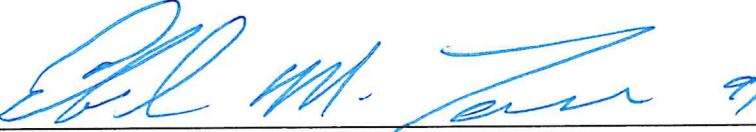
FILE NO. 2023-28

APPLICANT: Richard P. and Lynn Luiz
LOCATION: 2 Maple Shade Court
PLAT: 54 LOT: 18 ZONE: R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:
Construct a 13ft. x 20ft. garage addition to an existing single-family dwelling with less than the required right side yard.

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

FINDINGS AND RECOMMENDATIONS BY STAFF:
The applicants are requesting a dimensional variance to construct a 13' x 20' garage addition to the existing single-family dwelling on this property located on the westerly side of Maple Shade Court. The proposed single-story garage addition would extend off the right side of the existing structure. The proposed garage addition would add a single vehicle stall to the existing attached garage, and it would extend to within approximately 10.5 feet of the northerly right side property line. The northerly property line has an irregular shape, and the property to the north consists of an unimproved private right of way that provides access to the neighboring North Farm condominium development. The zoning ordinance requires a minimum 20 foot side yard setback in the Residential R-15 zone.

 9/13/2023
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-29

APPLICANT: 20/20 Vision Care, Inc.

LOCATION: 375 Metacom Avenue

PLAT: 46 LOT: 14 ZONE: Manufacturing (M)

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Renovate and reface an existing freestanding commercial sign with the proposed sign having approximately 42 square feet of sign area, at a size greater than permitted for a freestanding sign in the Manufacturing zoning district.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing to rehabilitate an existing freestanding commercial sign on this property located on the westerly side of Metacom Avenue and the southerly side of Franklin Street. The existing 20/20 Vision Care sign would be refaced and enlarged, and revised to have a different layout and messaging. Existing sign posts and frame materials would also be refurbished. In addition, the sign would be expanded to include a directory of names for various doctors who practice within the building. The name directory would be located below the primary sign face, and it would eliminate the need to change the larger sign in the event that physicians are added to or leave the practice. The location of the sign will not change from existing, and the overall sign height at 10ft. 8in., and the proposed ground clearance of 5ft., will comply with requirements of the zoning ordinance. The existing sign face has an overall area of 24.25 square feet. The proposed sign would have a primary sign face with an area of 32.8 square feet and a name directory with an area of 8.9 square feet, for a total proposed sign area of 41.6 square feet. The zoning ordinance permits freestanding signs with a maximum size of 15 square feet in the Manufacturing zone.

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-30

APPLICANT: Gilbert L. Almeida

LOCATION: 254 Franklin Street

PLAT: 29 LOT: 38 ZONE: Limited Business (LB)

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 40ft. x 60ft. commercial building with less than the required rear yard, and less than the required front yard on a corner lot.

COMPREHENSIVE PLAN REVIEW:

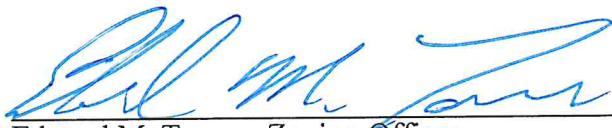
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing construction of a 40' x 60" commercial building on this property located on the southerly side of Franklin Street and the westerly side of Buttonwood Street. This property is a vacant parcel that currently has a ground surface that is covered with asphalt paving surrounded by a chain-link fence (see attached GIS aerial map). This lot was historically zoned Manufacturing (M), but its zoning was changed to Limited Business (LB) in the early 2000's. In recent years, this property has been utilized as an overflow parking lot associated with an automotive repair business operating at a nearby property located on the northerly side of Franklin Street.

According to plans submitted by the applicant, the proposed commercial building would include three individual stalls with overhead doors facing the easterly Buttonwood Street side of the building. The proposed building would be located 25 feet from the northerly front property line at Franklin Street, 16.7 feet from the easterly front property line at Buttonwood Street, 15 feet from the southerly "rear" property line, and 10 feet from the westerly "side" property line. As this is a corner lot, the property has two front yards for purposes of determining zoning setbacks. The property also has two rear yards, one of which may be reduced to a side yard. The zoning ordinance requires a minimum 25 foot front yard, a minimum 30 foot rear yard, and a minimum 10 foot side yard in the LB zone. Thus, the proposed building requires dimensional relief for the front yard setback from Buttonwood Street and the rear yard setback from the southerly property line. The applicant has recently submitted revised plans for this proposed development, including a Class 1 survey site plan showing dimensions of the building and proposed property line setbacks. In addition, the applicant has submitted revised building elevations and a revised floor plan.

Please note that the applicant has indicated that the use of this property will be for "small engine repair". I have discussed this proposed use with the applicant, and I have determined that this use is permitted in the LB zone as a "mechanical equipment repair" service business. Although several nearby M zoned properties are occupied by a variety of contract construction service and automotive or boat repair businesses, those types of commercial uses would not be permitted on this LB zoned property.

 9/14/2023
Edward M. Tanner, Zoning Officer



254 Franklin Street

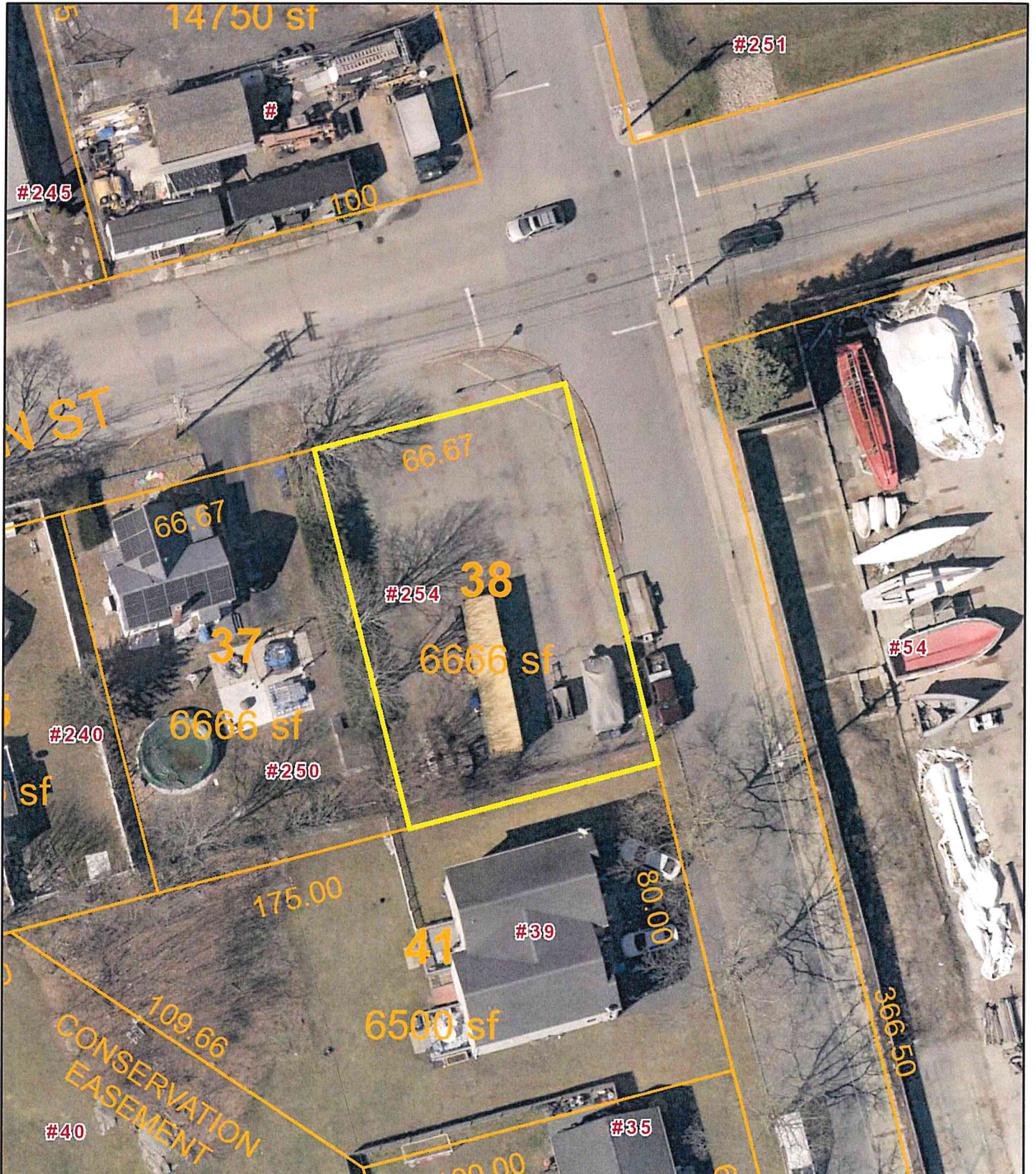
Bristol, RI



September 14, 2023

1 inch = 35 Feet

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NORTH

NOTES

1. THE EXISTING PROPERTY IS 100% PAVED AND WILL REMAIN THE SAME WITH PROPOSED IMPROVEMENTS.
2. THERE ARE NO WETLANDS ON THIS SITE.
3. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.

PLAT 29 LOT 41
LAND N/F OF
PENSICO TRUST COMPANY

PLAT REFERENCE

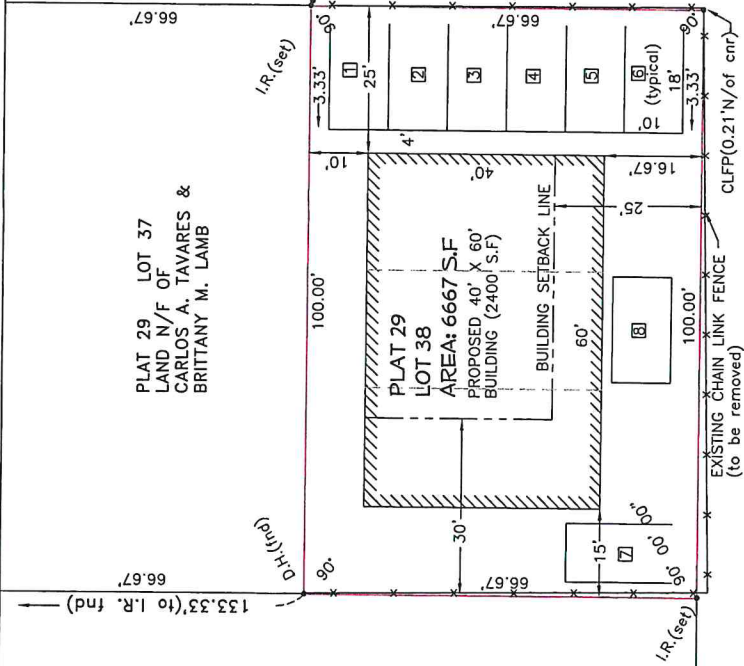
BEING LOT #E-4 ON PLAT ENTITLED " BRISTOL COUNTY REALTY CO. INC. REPLAT SECTION D-E-1942 PLAN BOOK B PAGE 58

---202.26'(to I.R. fnd)

PLAT 29 LOT 37
LAND N/F OF
CARLOS A. TAVARES &
BRITTANY M. LAMB

PLAT 29
LOT 38
AREA: 6667 S.F.
PROPOSED 40' X 60'
BUILDING (2400' S.F.)

BUILDING SETBACK LINE



LEGEND

- I.R. IRON ROD
- D.H. DRILL HOLE
- C.B. GRANITE BOUND
- N/F NOW OR FORMERLY
- BUILDING SETBACK LINES
- PROPOSED PARKING
- SPACE NUMBER
- CHAIN LINK FENCE POST
- CLFP

ZONING

LB ZONE MINIMUM LOT AREA : 4000 S.F./RU
MINIMUM LOT WIDTH : 60'
MAX. LOT COVERAGE/BUILDING = 35%
PROPOSED BLDG COVERAGE : 2400/6667=36%
MAX. LOT COVERAGE/IMPERVIOUS =60%
EXISTING IMPERVIOUS COVERAGE=100%
PROPOSED IMPERVIOUS COVERAGE =100%
BUILDING SETBACKS
FRONT : 25'
SIDE : 10'
REAR : 30'

BUTTONWOOD STREET

CERTIFICATION



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD

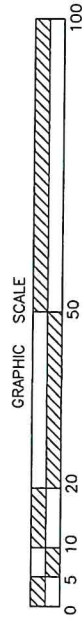
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED BUILDING AND IMPROVEMENTS TO PROPERTY FOR ZONING PURPOSES.

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

SITE PLAN FOR

GILBERT L. & CLAUDETTE ALMEIDA

PLAT 29 LOT 38 CORNER OF BUTTONWOOD & FRANKLIN STREETS.

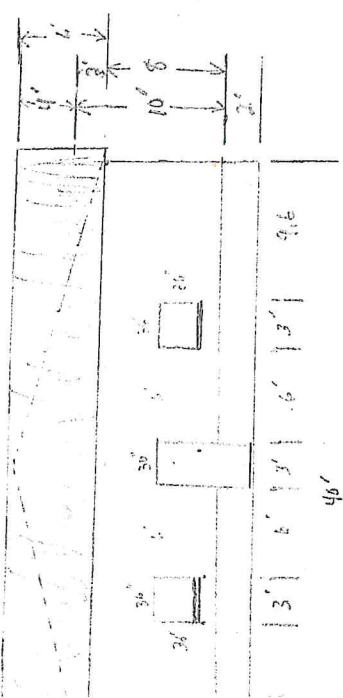


SCALE 1"=20' DATE 9/6/2023 DWN BY: JUB DWG # 230901-676

1/8 scale
 Specifications by manufacturer
 METAL STRUCTURE
 8' FUNDATION
 3/4" METAL RING
 ! Denotes 7' vertical walls
 of work in Pools
 3 10'x10' vinyl Deck
 2 10'x10' aluminum
 6 1/2" overhang on
 front side

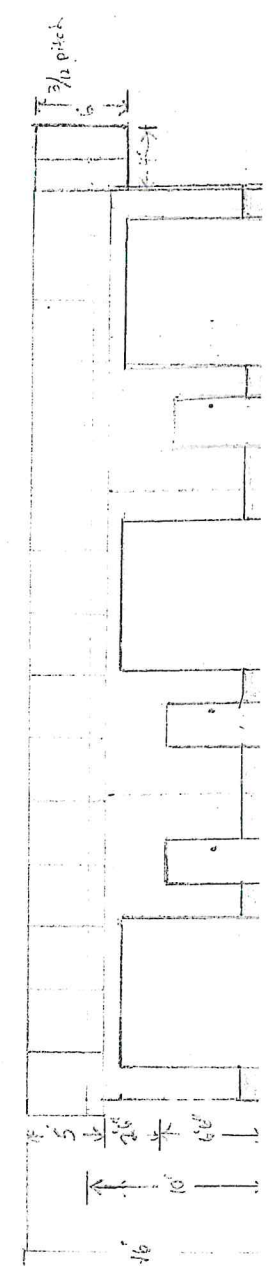
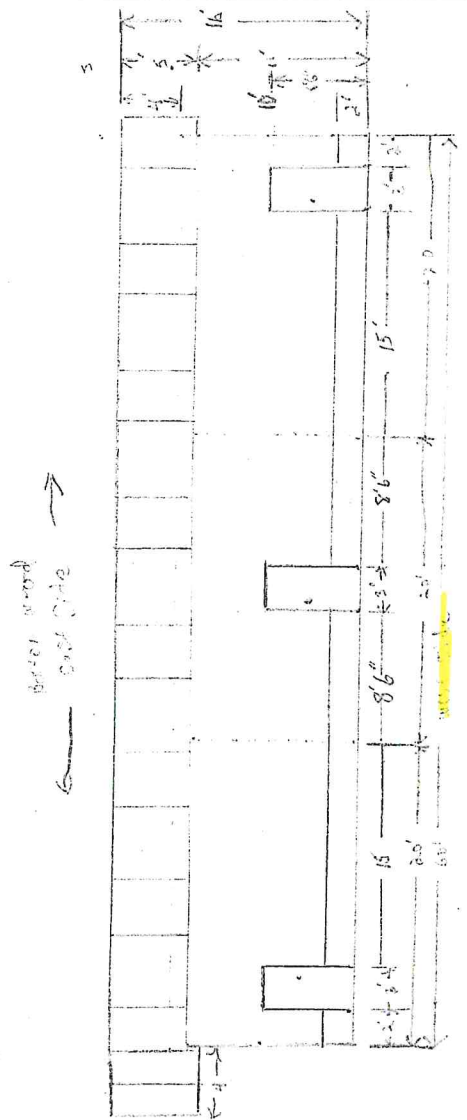
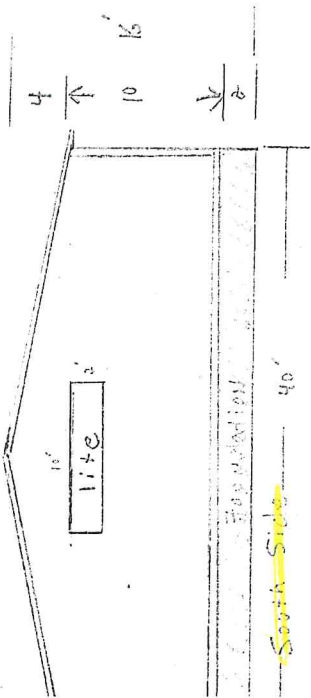
TOWN OF BRISTOL
 COMMUNITY DEV.
 2023 SEP 12 PM 12:43

Franklin St
 North Side



Backyard
 East Gate

Franklin St North Side



47
 81

- 8" Foundation wall
- 2' Above ground
- 3 Main Doors
- 3 10' x 10' Garage Doors

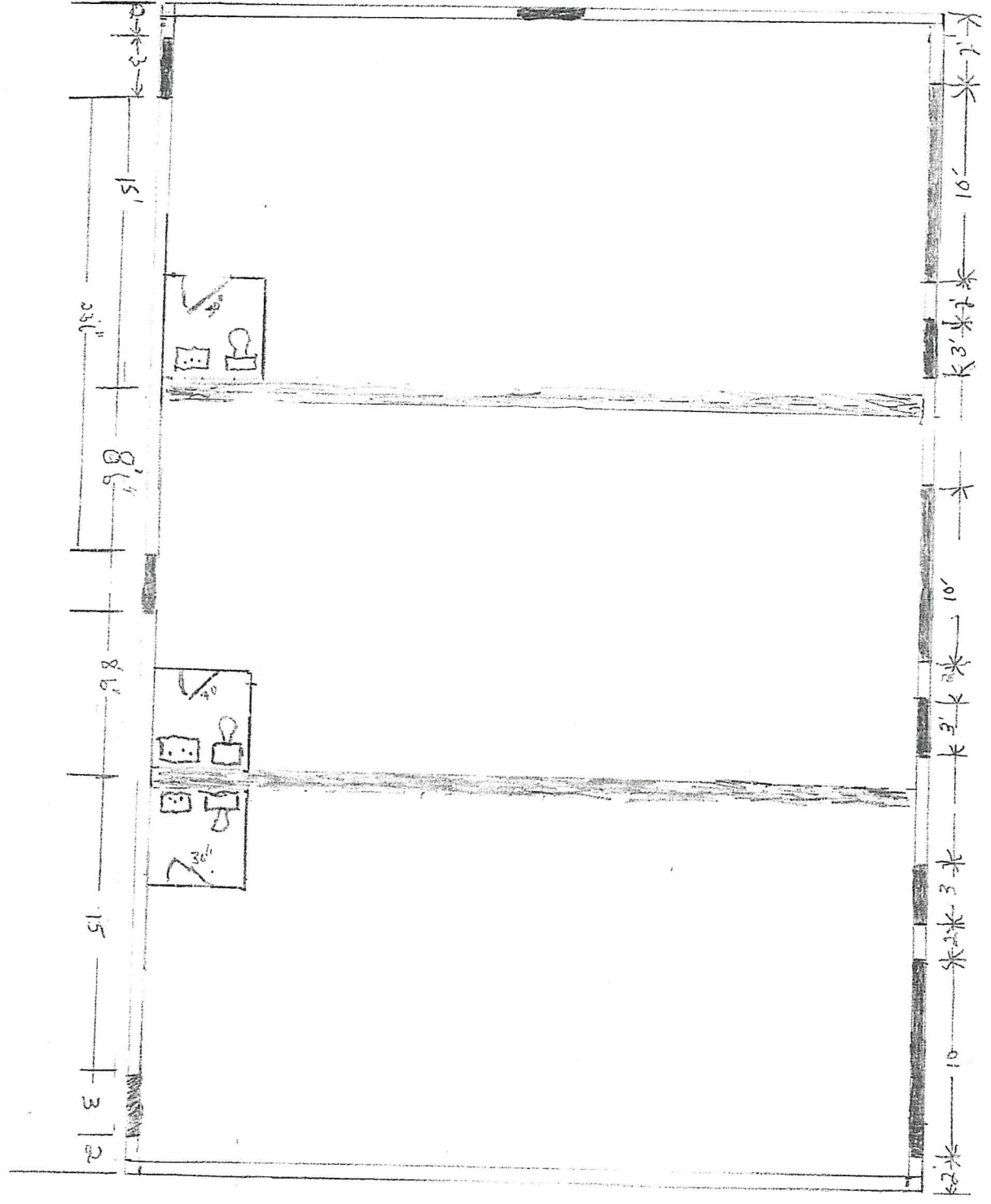
Basics Fire proof
10 walls

Foundation
Plan

TOWN OF BRISTOL
COMMUNITY DEV.

2023 SEP 12 PM 12:43

- 3 Main Doors
- 10 TOTAL CUTOUTS



Foundation Sl
East Side

JOHN MC ARDLE ELECTRICIAN

28 VALLEY DRIVE

BRISTOL , R.I, 02809

TO: GILBERT ALMEIDA
984 HOPE STREET
BRISTOL, R.I. 02809

RE: FIRE ALARM PLAT 29 LOT 38

Preliminary Fire Alarm requirements for proposed new building. Complete fire alarm drawing to be submitted with the building plans for approved permits.

EXTERIOR

Nox Box

Horn and Strobe

INTERIOR

Strobe in each bathroom

Pull station at each exit door

Fire alarm panel to be located in unit # 1

Smoke detector at panel location

Heat detectors located in units

Horn & strobe to be located at each exit door

2023 SEP 12 PM 12:43
TOWN OF BRISTOL
COMMUNITY DEV.



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-31

APPLICANT: Daniel LaChance
LOCATION: 20 Highview Drive
PLAT: 48 LOT: 71 ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:
Construct a 38ft. 10in. x 50ft. 7in. single-family dwelling with less than the required front yard.

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

FINDINGS AND RECOMMENDATIONS BY STAFF:
The applicant is requesting a dimensional variance to construct a 38' 10" x 50' 7" single-family dwelling on this undeveloped parcel located at the south-westerly end of Highview Drive. This property contains 37,713 square feet of land area. However, a large portion of the lot is encumbered by a 150 foot wide easement to the electric company. This easement was historically used for poles and power transmission lines, but it is currently not in use by the electric company. The easement prohibits the property owner from constructing any structures within the westerly 150 foot portion of the lot. Thus, the applicant is proposing to construct a new dwelling at the easterly end of the lot nearby the street cul de sac. The dwelling would be located at the easement boundary, but the structure would remain outside of the easement. A portion of the proposed dwelling would extend to within approximately 25 feet from the curved front property line adjacent to the Highview Drive cul de sac. The zoning ordinance requires a minimum 35 foot front yard setback in the Residential R-15 zone.


Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-32

APPLICANT: Wendy J. Raad and Andrejs V. Gale

LOCATION: 5 Adelaide Avenue

PLAT: 84 LOT: 47 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 24ft. x 26ft. garage addition and 8ft. x 23ft. breezeway addition to an existing single-family dwelling with less than the required front yard and with less than the required rear yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 24' x 26' garage and 8' x 23' open breezeway addition to an existing single-family dwelling on this property located on the northerly side of Adelaide Avenue. This property is a nonconforming lot containing 7,236 square feet of land area, and the existing dwelling is located approximately 15 feet from the front property line and approximately 27 feet from the rear property line. The proposed garage and breezeway (open with roof connecting house and garage) addition would be set back approximately two feet from the front of the existing dwelling and would be in line with the rear of the dwelling. Thus, the proposed addition would be located within a portion of both the front and rear yard setbacks at a distance of 17.4 feet from the front property line and 26.8 feet from the rear property line. The zoning ordinance requires a minimum 30 foot front yard setback and a minimum 30 foot rear yard setback in the Residential R-10 zone.


Edward M. Tanner, Zoning Officer 2/14/2023

Wendy Raad & Andrejs Gale (Owners)

5 Adelaide Ave., Bristol, RI

Project Narrative

The subject property is a substandard lot of record and as such the existing house cannot honor the setback for its zoning. We propose to add an attached garage with connecting open breezeway per the plans submitted. In keeping with the streetscape and adjacent properties to the east and west on Adelaide Avenue, the front wall of the garage and breezeway shall be held back 2 feet from the front plane of the existing house. As a result, there is no additional encroach on the front yard setback. Similarly, the rear of the garage shall not extend beyond that of the existing house. Measures have been taken to honor the right-side yard setback with the proposed addition.

We purchased the house approximately five years ago and have been eager to add a garage. The existing driveway is quite inclined and creates a hazard in wet or snowy conditions. I (Wendy) suffered a fall last year fracturing my hip. I was subsequently diagnosed with osteoporosis, and I'm still considered a "fall risk". Since then, throughout the winter season, I have opted to work from home to eliminate the risk of falling while transitioning to and from the car. Loading into and out of the vehicles in the proposed garage shall be a much safer condition than doing so on the steeply pitched driveway. So, the garage is a much-welcomed addition.

In summary, the garage is required for personal safety, protected vehicle parking, additional storage and a small workbench area. Aesthetically, the house is symmetrical and balanced with the garage and breezeway addition. The R-10 Zone allows 25% Lot Coverage by Structures. The proposed plan has 22.7% coverage by structures.

Thank you.

Wendy & Andrejs



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-33

APPLICANT: Louis and Joan Cabral
LOCATION: 14 Union Street
PLAT: 15 LOT: 52 ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Modify a previous decision approving the construction of a 24ft. x 36ft. two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district by repositioning the proposed structure to the southeastern portion of the lot.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 24' x 36' accessory garage structure on this property located on the southerly side of Union Street. This property contains nearly 13,000 square feet of land area, and is improved with an existing single-family dwelling and a detached three-stall accessory garage structure. Recall that in spring 2023, the applicant appeared before the Board and was granted dimensional variances (File #2023-08) for a front porch addition on the dwelling as well as the demolition and replacement of the garage structure with a new garage in a similar location; but at a size and height that was greater than permitted for accessory structures in the R-6 zone. A copy of the Boards previous decision is attached.

The applicant now proposes to relocate the previously approved accessory garage structure to a location at the south-easterly portion of the property. The proposed garage would also be turned such that the "front" of the structure would face westerly towards the dwelling rather than northerly towards Union Street as originally proposed. The proposed garage is of the same 24' x 36' dimensions as the previously approved structure, and would have a total height of 22' 10" (one inch higher than previously approved). Other proposed changes to the structure including a modified roof design, and a revisions to roof dormer and window locations. The zoning ordinance permits accessory structures in the R-6 zone to a maximum size of 22' x 24' and with a maximum height of 20 feet.

The applicant presented this revised garage layout and design to the Bristol Historic District Commission (HDC) in August 2023 for concept review. However, the HDC requested additional information and no final approval was granted.

 9/14/2023
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review



Item 41.
2 Pages

DECISION
Bk: 2218 Pg: 159
Instr: 2023-5494

DECISION FOR VARIANCE

FILE # 2023-08

RE: Application of: Louis and Joan Cabral

Property Owner: Louis Cabral and Joan F. Greenwell

For property located at 14 Union Street, in Bristol, Rhode Island (Tax Assessor's Plat 15, Lot 52) in the following zoning district: Residential R-6.

This matter was heard before the Board at public hearings on February 6, 2023 and April 3, 2023 upon the Applicant's request for DIMENSIONAL VARIANCES from the Zoning Ordinance to:

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

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

1. The aforementioned hardship from which the applicant seeks relief is due to the unique characteristics of the subject land and structure and is not due to the general characteristics of the surrounding area, and is not due to an economic disability of the applicant. The applicant is seeking relief from the minimum front yard setback for a front porch on the existing dwelling and also for the construction of a new accessory garage. The proposed front porch addition will measure approximately 6ft. 8in. wide and approximately 29ft. long across the front and a portion of the left side of the existing dwelling. This porch would have a roof covering and would replace an existing stone and masonry step that leads from the sidewalk to the front door of the dwelling. The proposed front porch would extend to within 3ft. 3in. of the front property line, which would require 5ft. 9in. of relief for the front yard. Because this property is located within the Bristol Historic District, the Town's dimensional requirements and zoning ordinance did not exist when this property was originally constructed in 1849. In that time, the size of Bristol's streets has changed, and the Town has changed; because of that, the residents who live in this particular part of Town often need to seek relief. The applicant also proposes to demolish an existing 20ft. x 30ft. accessory structure and construct a new 24ft. x 36ft. three-car accessory garage structure in its place. The existing accessory structure also has three-car garage spaces. The proposed garage would be located on the southern rear portion of the property in line with the existing driveway. The applicant has modified the proposed garage location such that it does not require a rear yard setback variance. The structure would be larger in size and height than the zoning ordinance permits for an accessory structure in an R-6 zone. The proposed height of the structure is 22ft. 9 3/4in. above grade. The Ordinance allows for a maximum height of 20 feet and the proposed amount of building height relief would be 2ft. 9 3/4in. The dwelling in which Mr. Cabral will reside with his wife and his son, given its age, has substandard storage opportunities with a damp basement and limited above-ground storage. In that case, the applicant has asked for relief to create a storage floor on the second story of the proposed three-car accessory structure.
2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The structures on the subject property were built many years ago, and were not built by the applicant. In this particular case the applicant is essentially replacing what is already existing, and bringing it to standards, which would be expected for a structure to house three vehicles.
3. The granting of relief will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Community Plan of the Town of Bristol. This is a residential use within a residential neighborhood, and an accessory garage structure is permitted in residential zoning districts. In addition, the proposed front porch with the amount of relief requested would not be uncharacteristic of the surrounding area. Nor would it create an adverse impact to the surrounding area. The Board heard testimony that the proposed front porch and accessory garage have been brought before the Historic District Commission and received favorable reviews; and even after this decision, the applicant will be returning to the Historic District Commission for further review.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. Given that to construct a structure to house three vehicles, it is required that each vehicle be given a certain amount of space; and in this case the Town has deemed that 36 feet of width is required to house three vehicles at 12 feet each.
5. The hardship that will be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, as the existing structure is substandard and not adequate to house three vehicles, nor does it provide any additional storage currently.

Continued on Next Page



Town of Bristol, Rhode Island Zoning Board of Review

DECISION FOR VARIANCE

FILE # 2023-08
(Page 2 of 2)

RE: Application of: **Louis and Joan Cabral**

Property Owner: **Louis Cabral and Joan F. Greenwell**

For property located at **14 Union Street**, in Bristol, Rhode Island (Tax Assessor's Plat 15, Lot 52) in the following zoning district: **Residential R-6**.

Therefore the Board voted **4 to 1** to **approve** the application as presented permitting the construction of a 24ft. x 36ft. accessory garage structure at a height of 22ft. 9 1/4in. above grade; and to construct a 6ft. 8in. wide front porch at a length of 29 feet along the front and left side of the existing dwelling within 3 feet 3 inches of the front property line; subject to a **condition** that the design of the proposed garage and front porch addition be approved by the Bristol Historic District Commission.

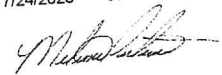
Voting to **Approve**: Simoes; Brum; Kern; and Tipton
Voting to **Deny**: White

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on
This 24TH day of JULY, 2023.


Edward M. Tanner, Principal Planner / Zoning Enforcement Officer

Received for record at Bristol, RI
7/24/2023 03:36:36 PM





Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-34**

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

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:


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

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

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

 9/14/2023
Edward M. Tanner, Zoning Officer



192 Poppasquash Road

Bristol, RI



September 14, 2023

1 inch = 281 Feet

www.cai-tech.com



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