



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, March 2, 2026 at 7:00 PM

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

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **February 26, 2026**.

1. **Pledge of Allegiance**
2. **Approval of Minutes - February 2, 2026**
3. **Sitting as the Board of Review - Continued Petitions**

- 3A. ZBR-26-1 Fabio M. Lopes - Dimensional Variances (continued from February 2026): to construct a 30ft. x 30ft. accessory garage and accessory dwelling unit (ADU) structure with attached 10ft. x 30ft. lean-to roof overhang at a size and height greater than permitted for accessory structures in the Residential R-15 zoning district. Located at **100 Kickemuit Avenue**, Assessor's Plat 133, Lot 2; Zone: R-15**
- 3B. ZBR-26-2 Kathleen Hunt - Dimensional Variance (continued from February 2026): to construct an 11ft. x 13ft. single-story foyer/entrance addition to an existing single-family dwelling and proposed attached garage/living area addition with less than the required front yard on a corner lot. Located at **80 Charles Street**; Assessor's Plat 32, Lot 48; Zone: R-10**
- 3C. ZBR-26-3 Henry Cabral, Jr. - Dimensional Variances (continued from February 2026): to construct a two-story garage, mudroom, and accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard and left side yard; with a greater than permitted size for a two-bedroom ADU; and with less than the required lot size**

for an ADU within a new structure. Located at **5 Marie Drive**; Assessor's Plat 150, Lot 121; Zone: R-15.

4. Sitting as the Board of Review - New Petitions

4A. ZBR-26-5 Rhode Island Rebar, Inc. - Dimensional Variance: to install a six foot high fence, portions of which would exceed the maximum height for a fence within the front yard. Located at **255 State Street**; Assessor's Plat 30, Lot 37; Zone: LB

4B. ZBR-26-6 Nicholas Andre - Dimensional Variance: to construct an approximate 23ft. 5in. x 48ft. 9in. accessory dwelling unit (ADU) structure and attached deck, at a size greater than permitted for an accessory structure within the Residential R-6 zoning district. Located at **142 Bradford Street**; Assessor's Plat 18, Lot 11; Zone: R-6

4C. ZBR-26-7 Town of Bristol - Dimensional Variance: to construct an eight foot high fence with soundproofing material to enclose existing HVAC units at the rear of the Reynold's School building exceeding the maximum height for a fence in a residential zoning district. Located at **235 High Street**; Assessor's Plat 14, Lot 27; Zone: R-6

5. Sitting as the Board of Appeal

5A. ZAPL-25-1 Byron Connell - Appeal: of a Fence Permit issued to a neighboring property owner by the Building Official for the construction of a six foot high garden fence, portions of which are located within the front yard. Located at **26 Brookwood Road**; Assessor's Plat 79, Lot 500; Zone: R-10

6. Agenda Item

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

Adjournment

Date Posted: February 20, 2026

Posted By: emt



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

January 14, 2026
File #: ZBR-26-1

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
February 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Fabio Lopes
Owner of Record: Fabio M. Lopes
Location: 100 KICKEMUIT AVE , BRISTOL, RI, 02809
Plat: 133 Lot: 2
Zoning District: R-15

Applicant is requesting **Dimensional Variances** to:

to construct a 30ft. x 30ft. accessory garage and accessory dwelling unit (ADU) structure with attached 10ft. x 30ft. lean-to roof overhang at a size and height greater than permitted for accessory structures in the Residential R-15 zoning district.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-01**

APPLICANT: Fabio Lopes

LOCATION: 100 Kickemuit Avenue

PLAT: 133 LOT: 2 ZONE: Residential R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 30ft. x 30ft. accessory garage and accessory dwelling unit (ADU) structure with attached 10ft. x 30ft. lean-to roof overhang at a size and height greater than permitted for accessory structures in the Residential R-15 zoning district.

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 30ft. x 30ft. accessory structure with an attached 10ft. x 30ft. "lean-to" roof overhang on this residential property located on the southerly side of Kickemuit Avenue (see attached GIS map). The proposed structure would be located to the rear southwest corner of the property and would be positioned approximately 20 feet from the rear property line and approximately 30 feet from the right side property line. The zoning ordinance requires a minimum 6 foot setback from side and rear property lines in residential zoning districts. The overall size of the structure, including the roof overhang, would be 30ft. x 40ft. The height of the proposed structure from grade to the peak of the roof is depicted on the design plans as 25 feet. The zoning ordinance permits accessory structures in the R-15 zone to a maximum size of 22ft. x 24ft, and to a maximum height of 20 feet above existing grade.

This property consists of approximately 56,362 square feet of lot area. Per Section 28-151 of the zoning ordinance, an ADU is permitted by right on a residential lot containing 20,000 square feet or more within either a principal or an accessory structure. However, the ADU is limited in size, and the construction of the structure is subject to all dimensional requirements, such as property line setbacks, height limitations, and lot coverage. Thus, the applicant does not require any relief for the proposed 900 square foot one-bedroom ADU. Relief is needed, however, for the overall size and height of the proposed accessory structure.

 1/23/26

Edward M. Tanner, Zoning Officer



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-1

100 kickemuit ave 133 2

January 6, 2026

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

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

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: garage with adu above

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,800 feet
Width in Feet	30 feet
Length in Feet	30 feet
Height Above Grade	25 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	240 feet
Rear Yard in Feet	20 feet
Left Side Yard in Feet	156 feet
Right Side Yard in Feet	30 feet
Height in Feet	25 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
i am requesting a dimensional variance for the overall size and height of an accessory structure per Article IV, Section 28-111, Dimensional Table of the Bristol zoning ordinance.

Describe the extent of the proposed alterations and the reasons for the requesting relief
i am requesting a variance to construct a 30" by 30" garage with a height of 25 feet. the proposed structure exceeds the typical size for a accessory building. The additional space is necessary to accommodate my john deere backhoe, which is a long piece of equipment that i use to maintain my large property and plant vegetables.

The increased building height will allow for a 9 foot ceiling in the ADU located above the garage, providing adequate and functional living space. In addition to the backhoe, the garage will also be used to store my truck and SUV.

Existing Lot Specifications	
Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	56,362
Lot Frontage	178
Lot Depth	286

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



100 Kickemuit Avenue

Town of Bristol, RI

1 inch = 71 Feet

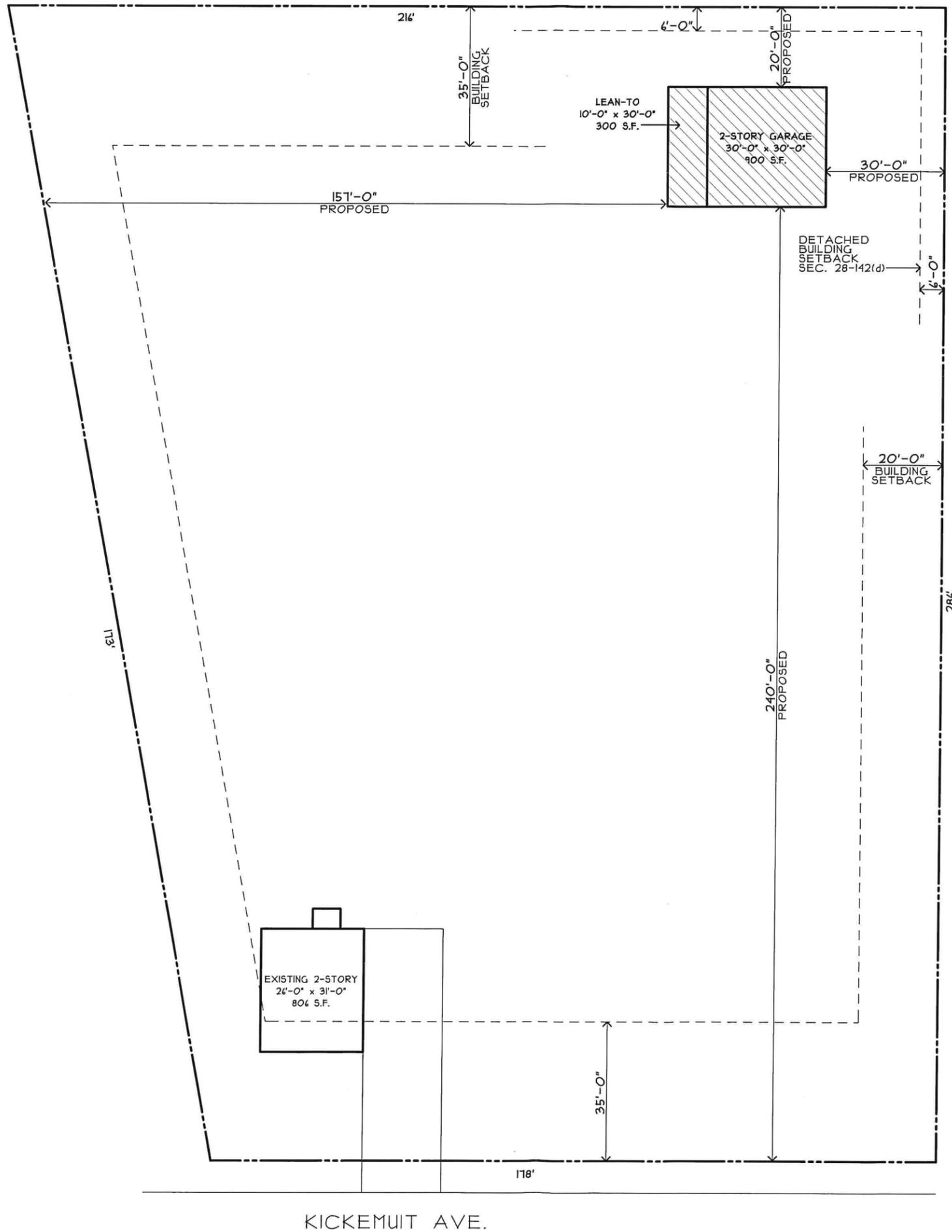


www.cai-tech.com

January 23, 2026



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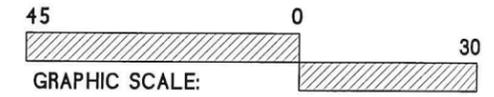


LOPES RESIDENCE
 100 KICKEMUIT AVE.
 BRISTOL, RI 02809

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

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

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

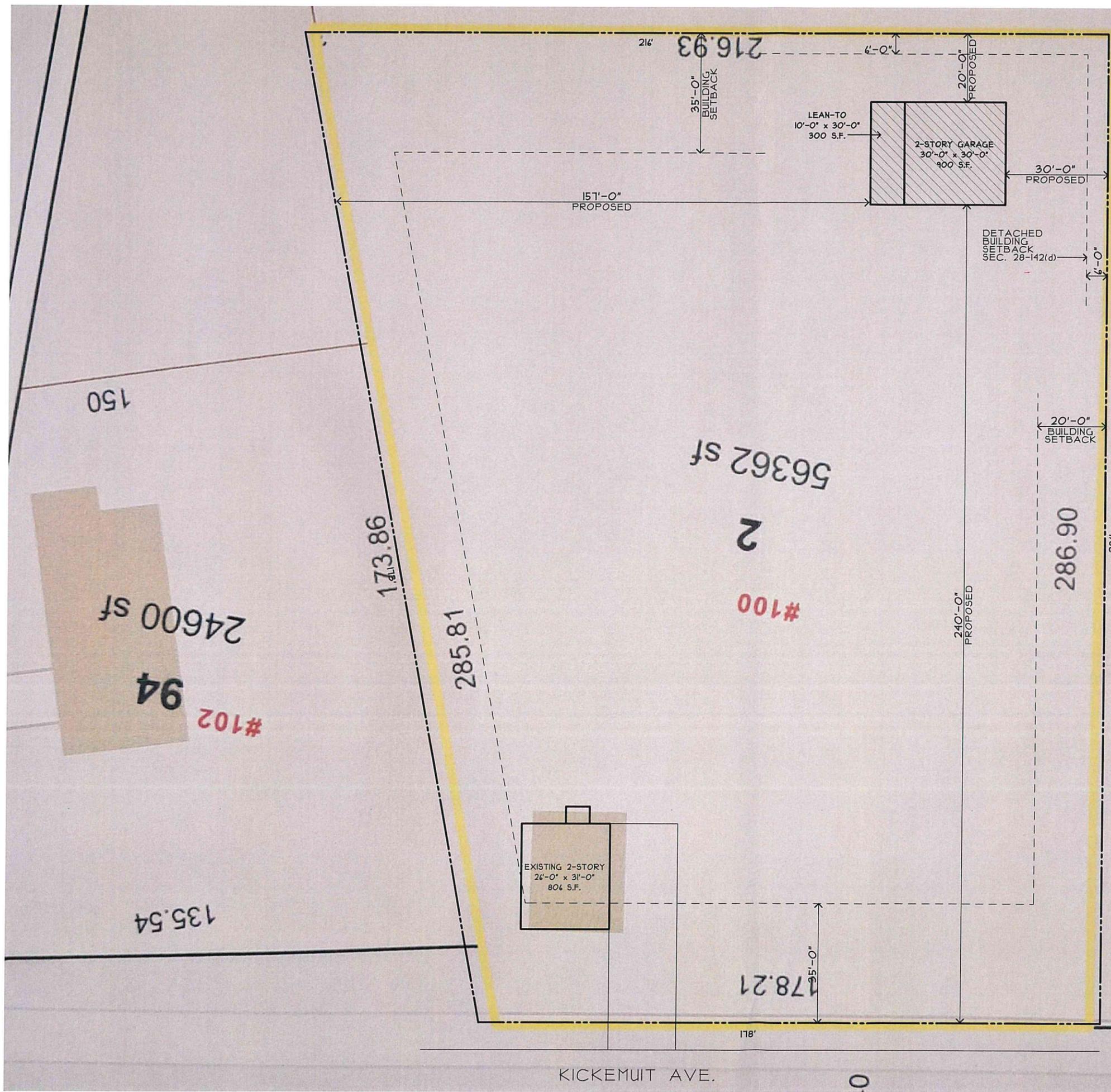


SITE PLAN
 SCALE: 1" = 30'

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

S1

KICKEMUIT AVE.



100

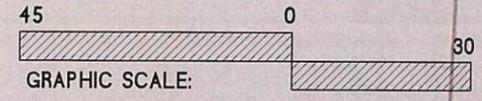


LOPES RESIDENCE
 100 KICKEMUIT AVE.
 BRISTOL, RI 02809

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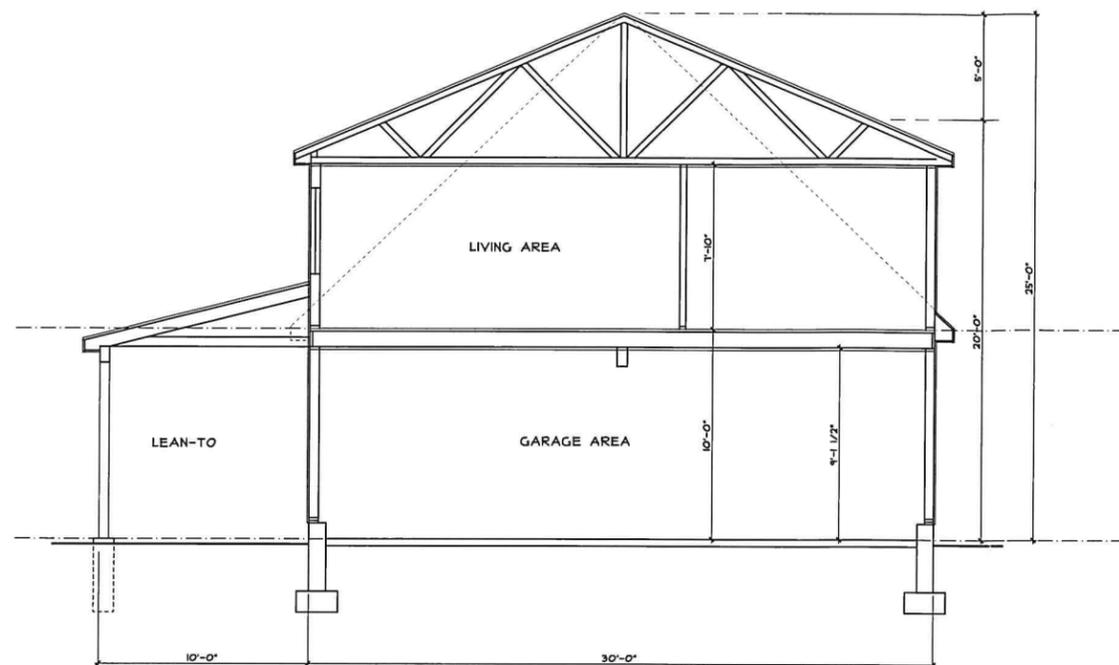
SITE PLAN
 SCALE: 1" = 30'

LOPES RESIDENCE
 100 KICKEMUIT AVE.
 BRISTOL, RI 02809

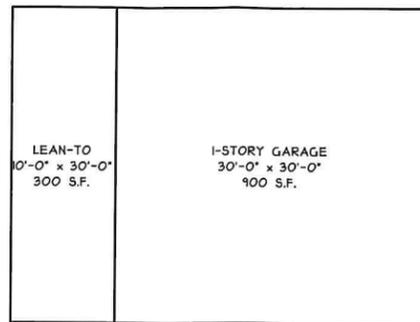
PROPOSED: _____ DATE: _____
 SITE PLAN 12/31/2025

SS2

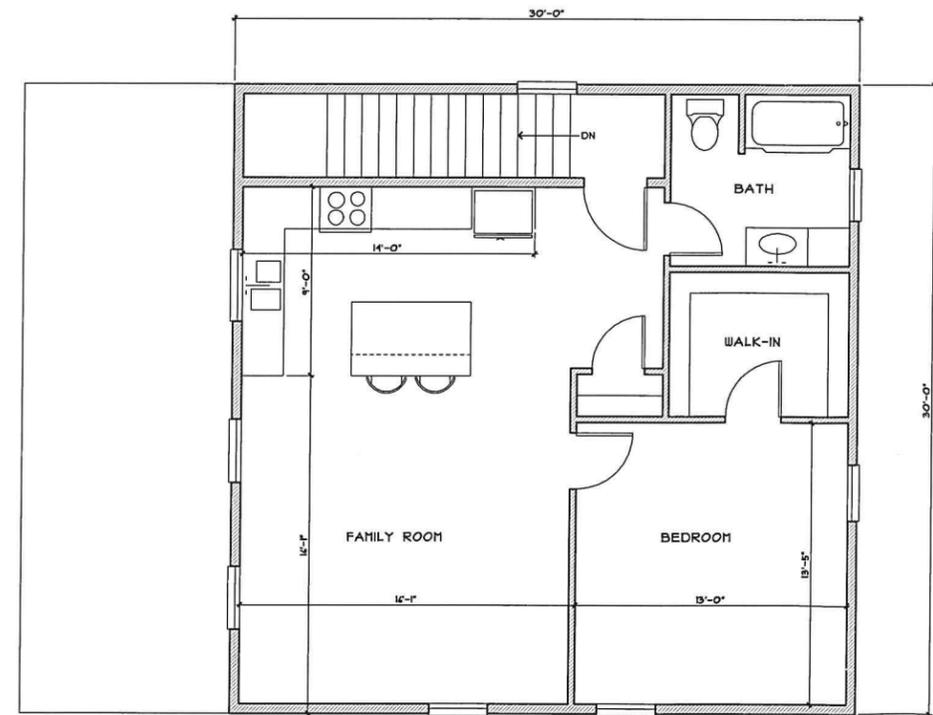
KICKEMUIT AVE.



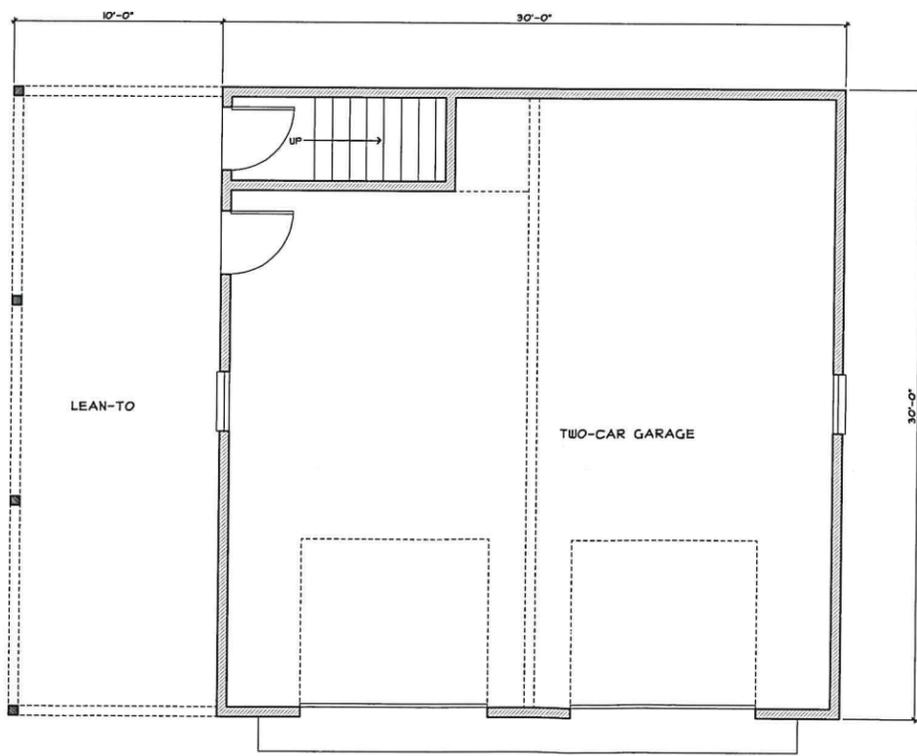
BUILDING SECTION
SCALE: 1/4" = 1'-0"



SCOPE OF WORK
DO NOT SCALE



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



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

MacCADD
Drafting
& Design



BRISTOL, RI
02809

e-mail
MacCADD@aol.com

**LOPES
RESIDENCE**



100 KICKEMUIT AVE.
BRISTOL, RI
02809

DATE: 1/3/2026

REVISIONS:

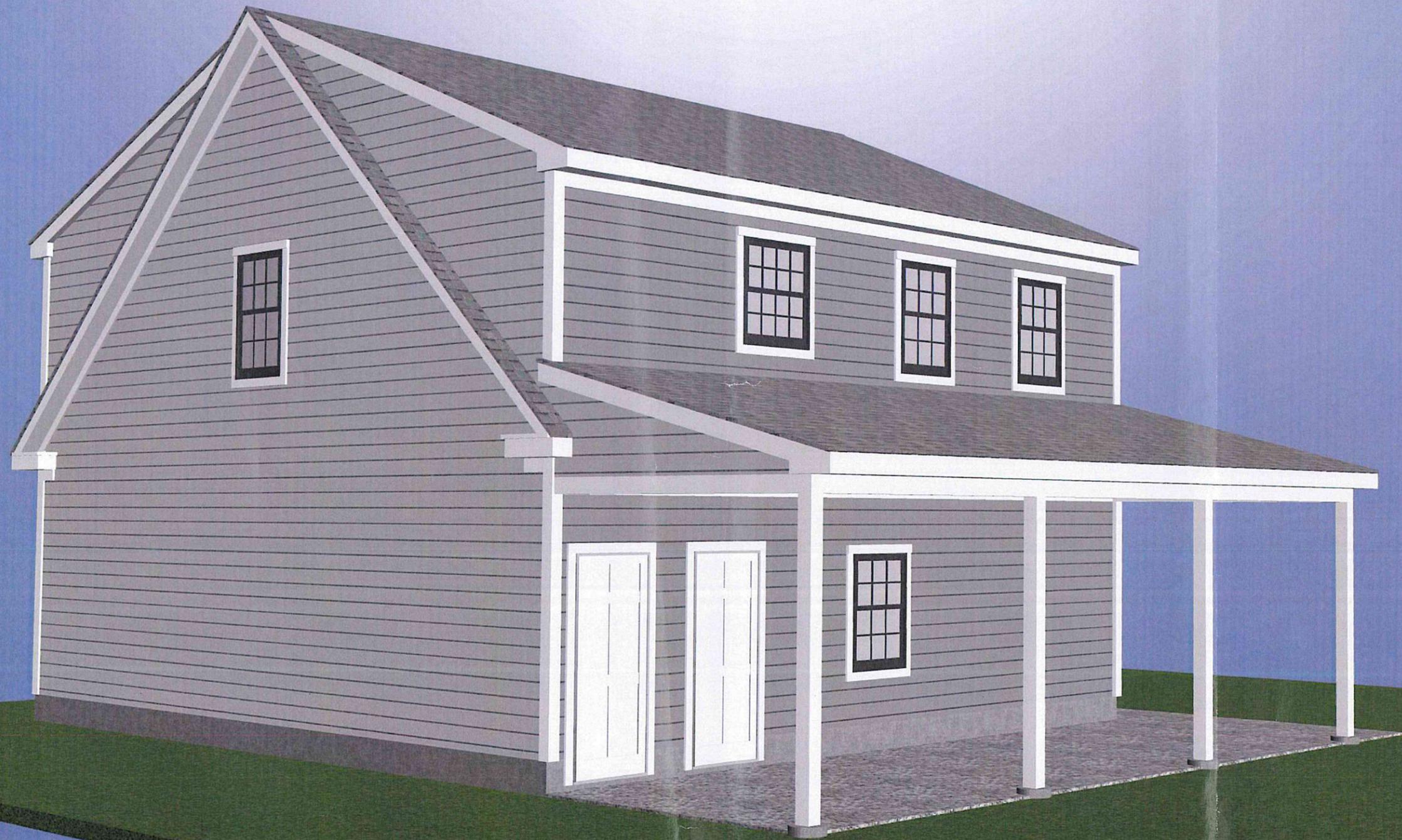
A1

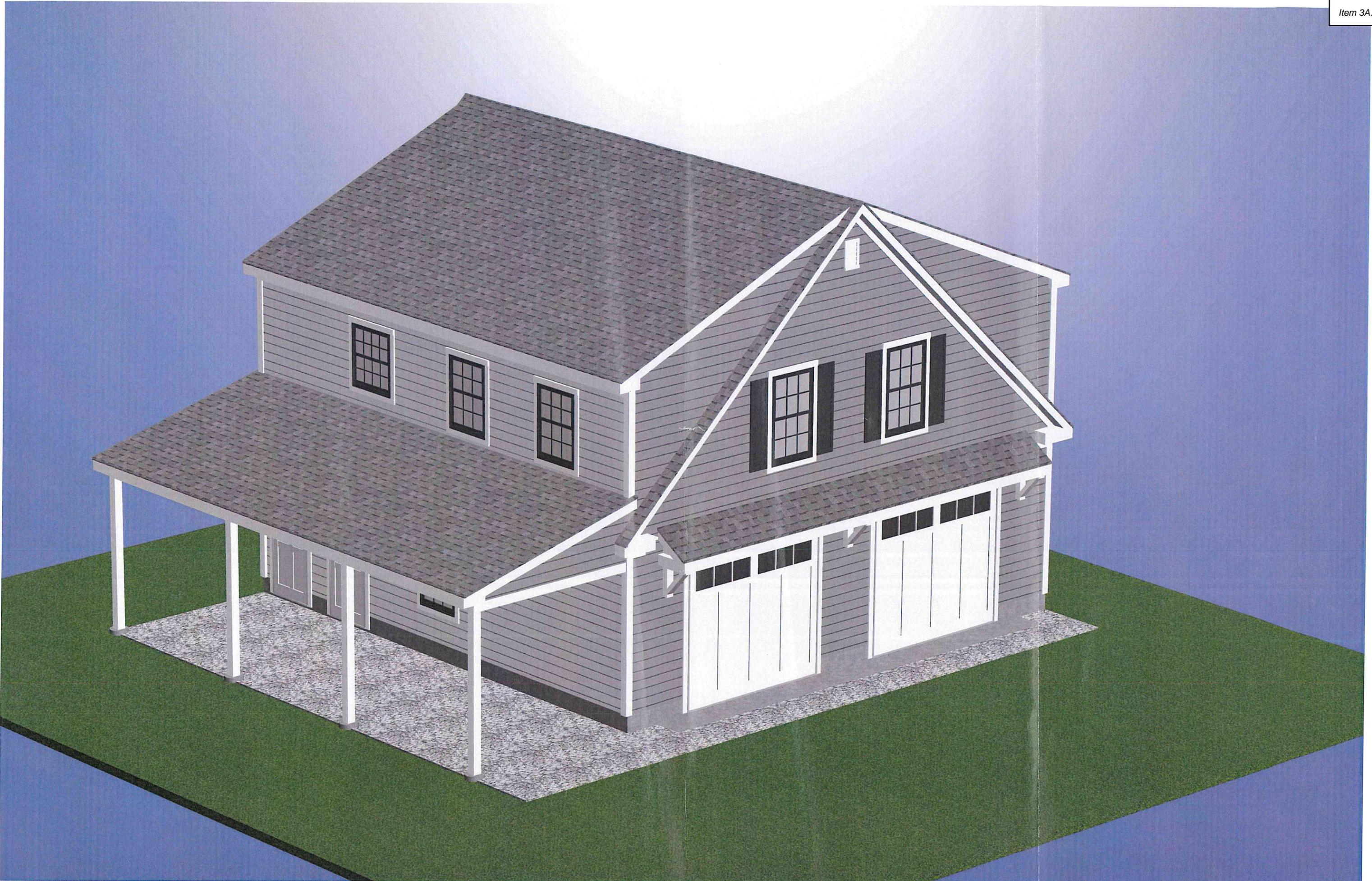
SHEET NO:











Owner ▶ Owner Account #: 50-0032-37 % Owned

Owner 1	LOPES, FABIO M.	
Owner 2		
Owner 3		
Address	100 KICKEMUIT AVE, BRISTOL, RI 02809	

Previous Owners & Sales Information

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

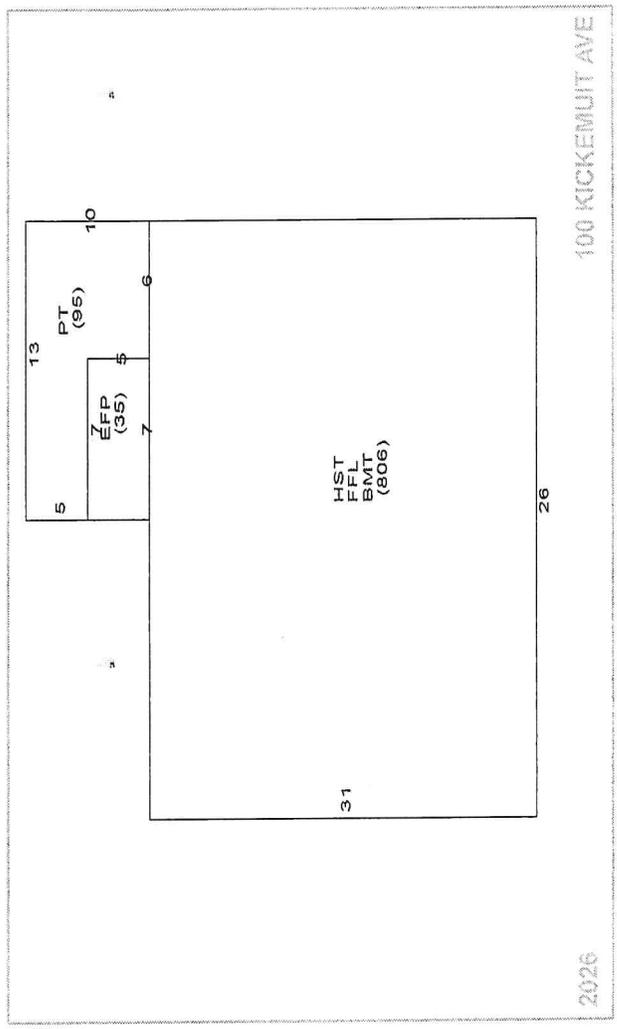
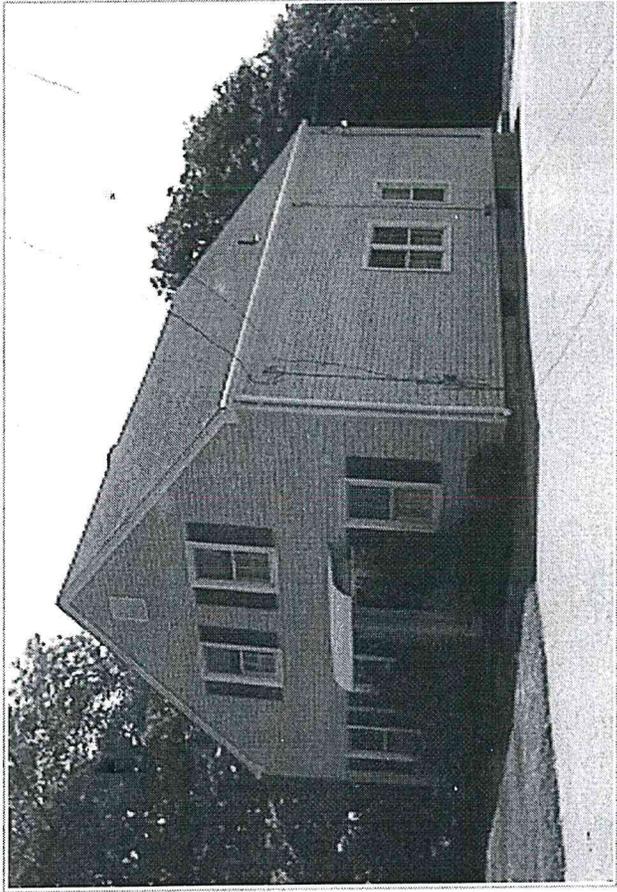
Assessment

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

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

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	325,700	0	1	259,700	0	565,400	585,400
2024	01	219,900	0	1	216,400	0	436,300	436,300
2023	01	219,900	0	1	216,400	0	436,300	436,300
2022	01	219,900	0	1	216,400	0	436,300	436,300
2021	01	123,700	0	1	220,000	0	343,700	343,700
2020	01	123,700	0	1	220,000	0	343,700	343,700



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 NR Single I	0.34435	AC	P	1.00	566,400	562,219	O				193,600			1.00	0
2 01 NR Single I	0.94954	AC	EX	0.20	566,400	69,613	O				66,100			1.00	0
3															
4															

Plat/Lot 133-0002-000

Account: 6970

LUC 01

Zone R-15

Assessment \$585,400

Building Information

Table with columns: Description, Quantity, Quality. Rows include BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View.

Grade

Table with columns: Grade, Q4, Q4, Year Built, Ait LUC, EFF Year, Ait-%. Values: 1870, 0.00.

Other Factors

Table with columns: Code, AV, AV - Average, Description, %. Rows include Functional, Economic, Special, OV.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows include FFL, HST, PT, BMT, EFP, Total.

Visit History

Table with columns: Date, Result, By. Rows include 1/29/2025, 8/3/2021, 5/4/2018, 4/23/2018, 9/1/2007, 8/31/2007, 6/1/2007.

Notes

LOT 0107 RECREATED - SEE ENV. # 451 10/04 -ASSESSMENT REDUCED BY BOARD #2005-052 11/05 EAS.- FUNC = NO HEAT ON 2nd FLOOR.- ELECTRICAL UPDATE 12/11 EAS

Remodeling History

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

Condo Data

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

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions. Rows 1-9.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Rows 1-10.

Other Info.

Table with columns: Description, Assessed Value. Rows include AFDU, rtTermRental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows 1-4, Totals.



100 Kickemuit Ave - 300' Radius

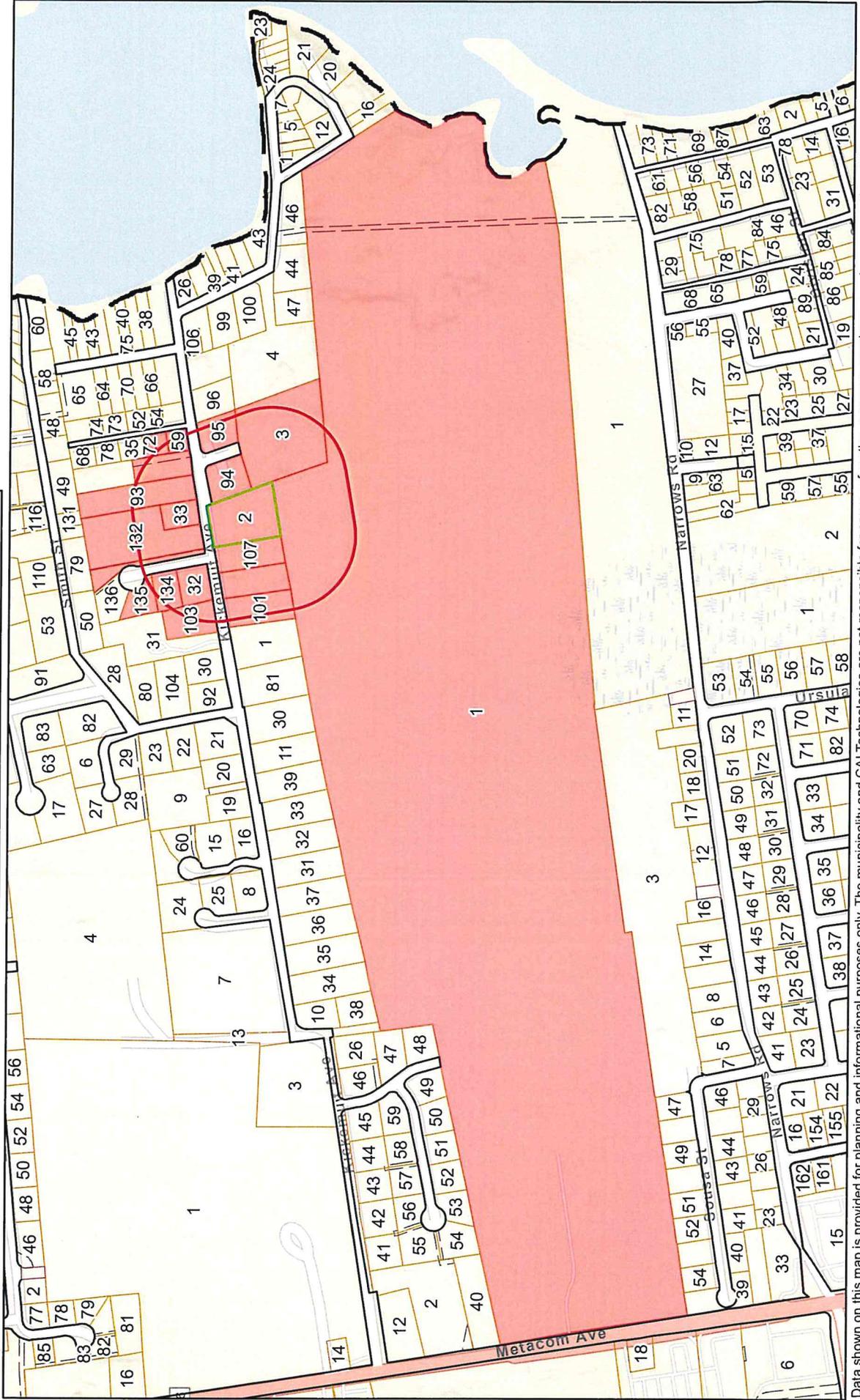
Town of Bristol, RI

1 inch = 563 Feet

January 9, 2026



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



www.cai-tech.com

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

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

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

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

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

SALES MARY JANE
91 KICKEMUIT AVE
BRISTOL, RI 02809

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

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

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

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

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

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

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

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

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

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

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



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-2

80 Charles St 32 48

January 6, 2026

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

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

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

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

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

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

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

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

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,375	Building/Structure Detail if Other: Single Family w/ detached Garage

Dear Bristol Zoning Board:

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

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

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

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

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

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

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

Dear Zoning Board,

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

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

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

Sincerely,

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

Kathleen Hunt

Property Owner

80 Charles Street, Bristol, RI 02809

PLAT REFERENCE

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

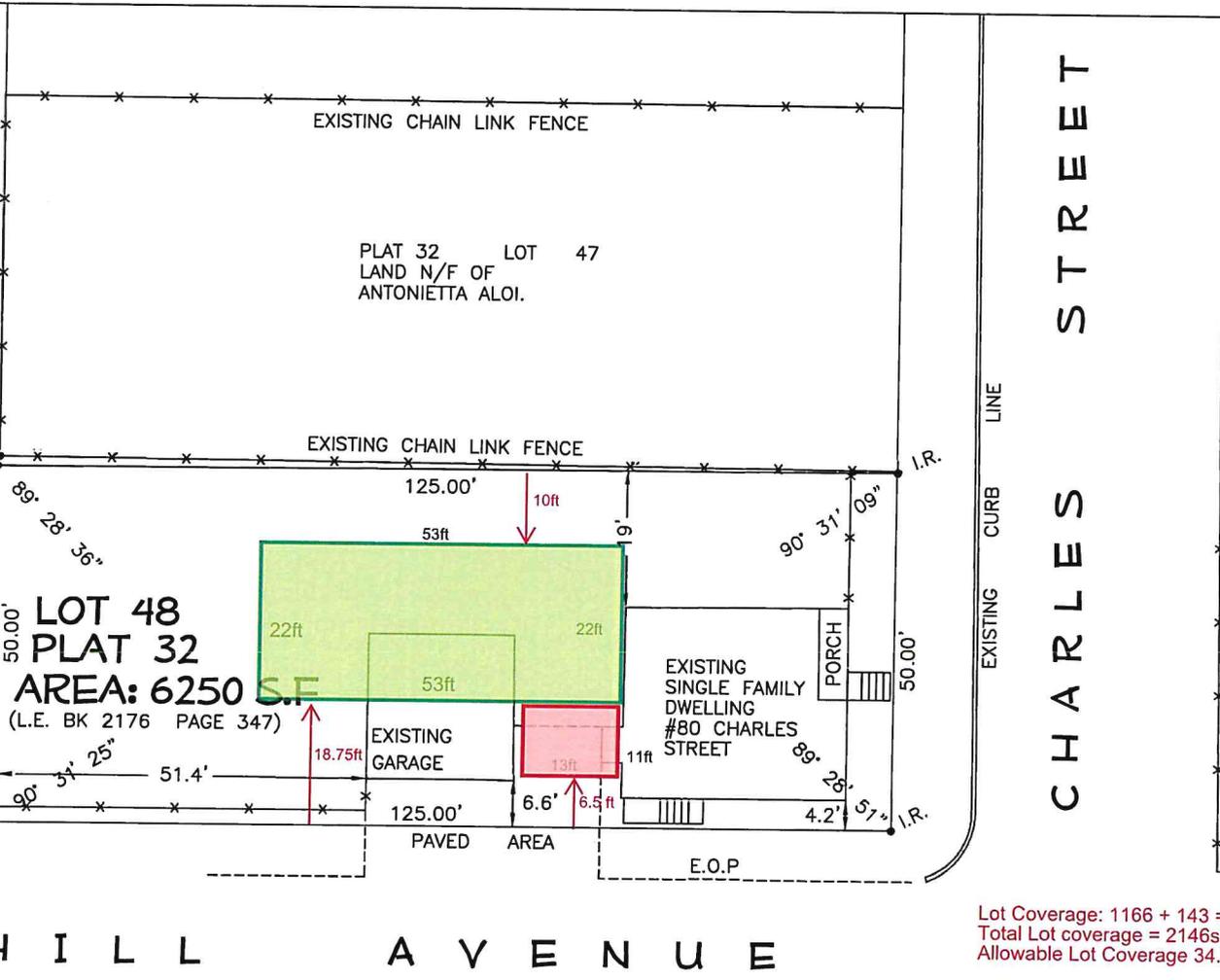
LEGEND

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

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

NOTES

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



CERTIFICATION



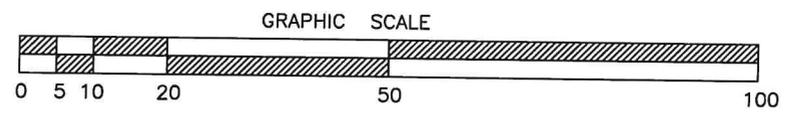
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
CLASS: III

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

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



SITE PLAN FOR KATHLEEN ELLEN HUNT

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

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

Plat/Lot 032-0048-000 **Account: 2527** **LUC 01** **Zone R-10** **Assessment** **\$406,000**

Owner ▶ Owner Account #: 50-0099-63
 Owner 1 HUNT, KATHLEEN ELLEN % Owned
 Owner 2
 Owner 3
 Address PO BOX 1181, BRISTOL, RI 02809

Previous Owners & Sales Information

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

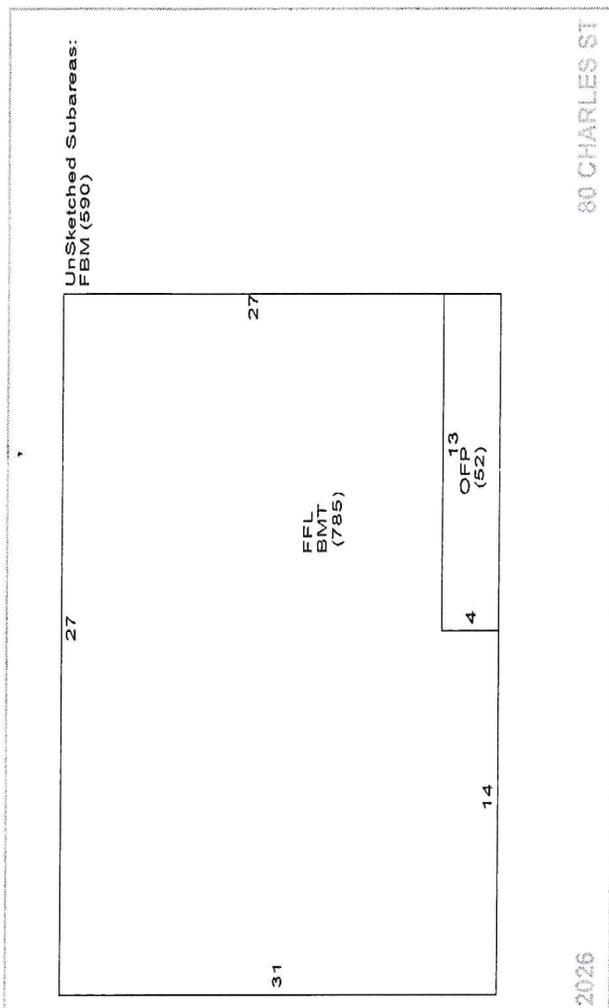
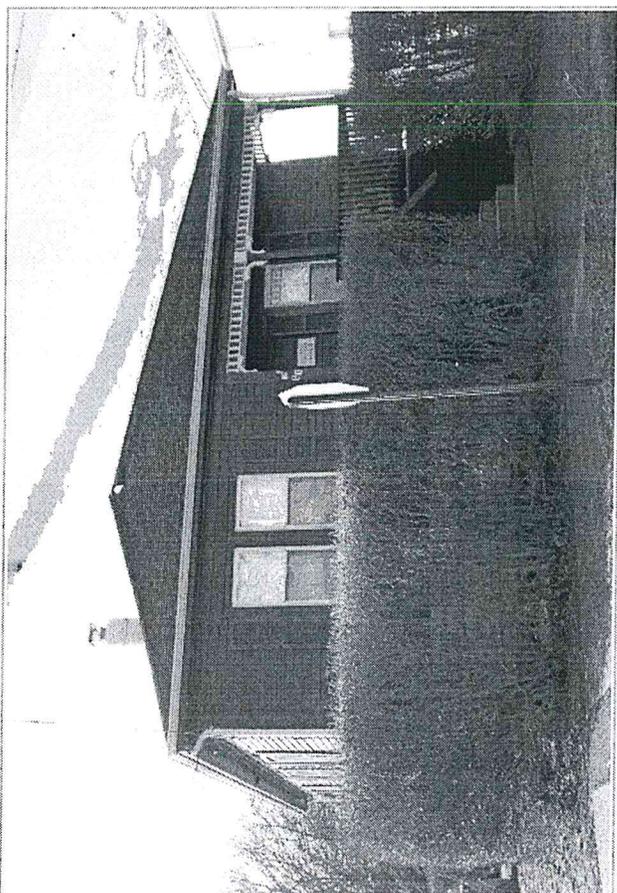
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	244,900	10,400	0.13	150,700	0	406,000
TOTAL	244,900	10,400	0.13	150,700	0	406,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 183.54 VAL per SQ Unit/Parcel > 183.54

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	244,900	10,400	0	150,700	0	406,000	406,000
2024	01	129,800	10,400	0	125,600	0	265,800	265,800
2023	01	129,800	10,400	0	125,600	0	265,800	265,800
2022	01	129,800	10,400	0	125,600	0	265,800	265,800
2021	01	100,700	10,400	0	112,100	0	223,200	223,200
2020	01	100,700	10,400	0	112,100	0	223,200	223,200



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1 01 NR Single I	0.132	AC	P	1.00	1,092,000	1,141,667	J							150,700			1.00	0	
2																			
3																			
4																			

Plat/Lot 032-0048-000

Account: 2527

LUC 01

Zone R-10

Assessment \$406,000

Building Information

Description	Story Height	COM Units	BMT Floor	Concrete	Frame 2	EXT Wall 2	Roof Type 2	Roof Cover 2	INT Wall 2	Floors 2	Color
BLDG Type	Bungalow	1	0	Concrete	%	%	%	%	%	%	
RES Units	1	0									
Foundation	Concrete										
Frame 1	Wood										
EXT Wall 1	Clapboard										
Roof Type 1	Hip										
Roof Cover 1	Asphalt Shir										
INT Wall 1	Drywall										
Floors 1	Hardwood										
BMT Garages											
Plumbing											
Insulation											
Heat Fuel	Oil										
# Heat Sys	% Heated										
% Solar HW	% A/C										
% COM Wall	% Vacuum										
Cell HIGHT	Ceiling Type										
Parking Type	% Sprinkled										
EXT View											

Other Factors

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	785	785	297.95	233,891
FBM	FIN BMT	590	590	53.63	31,642
OPF	OPEN PORCH	52	0	20.54	1,068
BMT	BASEMENT	785	0	44.69	35,082
Total		2,212	1,375		301,683

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	785	785	297.95	233,891
FBM	FIN BMT	590	590	53.63	31,642
OPF	OPEN PORCH	52	0	20.54	1,068
BMT	BASEMENT	785	0	44.69	35,082
Total		2,212	1,375		301,683

Visit History

Date	Result	By
12/16/2024	REVIEW	MP
8/11/2021	REVIEW	
6/22/2018	REVIEW	
6/13/2018	MEASURED	
1/17/2008	MEASURE	
1/17/2008	LISTED	

Notes

HOUSE RENOVATIONS COMPLETE 8/04 MP.-CENTRAL AIR ADDED 12/03 EAS

Remodeling History

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

Condo Data

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

Building Permits

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

Special Features & Yard Items

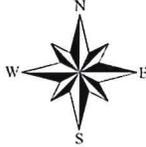
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	1	1	20	20	400	3	AV	1913	10,400
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

Code	Description	Value
AFDU		
PriorID1c		
PriorID2a		
PriorID2b		
PriorID2c		
PriorID3a		
PriorID3b		
PriorID3c		

Room Counts by Floor

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



80 Charles St - 300' Radius

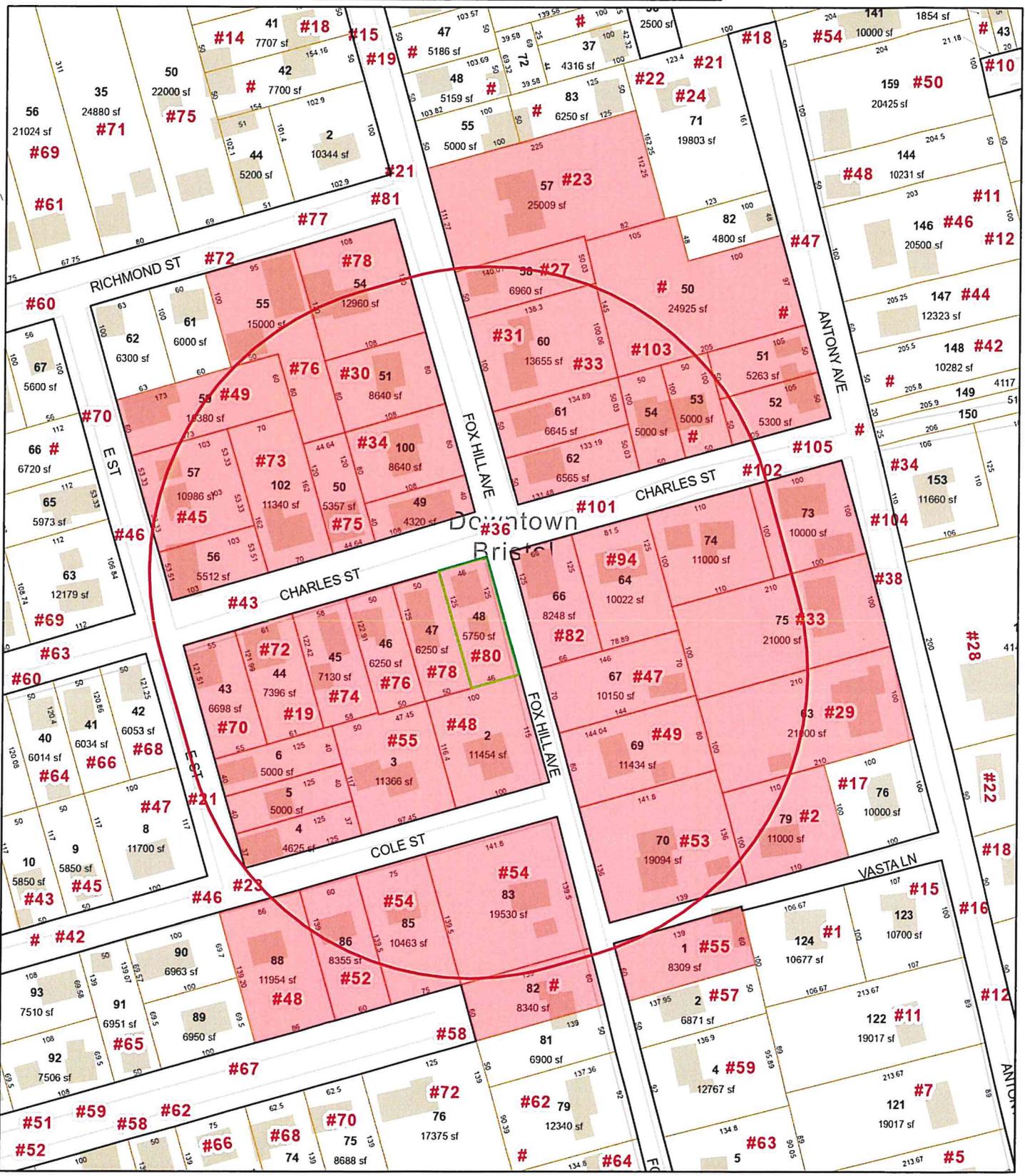
Town of Bristol, RI

1 inch = 141 Feet



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January 9, 2026



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Parcel Number: 32-4 CAMA Number: 32-4 Property Address: 23 E ST	Mailing Address: AMARAL, PEDRO JORGE & GINETTE M. LE AMARAL, PAUL & AMARAL, CHRISTOPHER TC 23 E ST BRISTOL, RI 02809
Parcel Number: 32-43 CAMA Number: 32-43 Property Address: 70 CHARLES ST	Mailing Address: HAKEEM, LARA 323 NEW MEADOW RD BARRINGTON, RI 02871-5100
Parcel Number: 32-44 CAMA Number: 32-44 Property Address: 72 CHARLES ST	Mailing Address: PAULON, KAREN R. & BARRY, DANA A. TE 72 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-45 CAMA Number: 32-45 Property Address: 74 CHARLES ST	Mailing Address: ARMILLOTTO, MARK ET UX PAULA A. ARMILLOTTO TE 74 CHARLES ST. BRISTOL, RI 02809
Parcel Number: 32-46 CAMA Number: 32-46 Property Address: 76 CHARLES ST	Mailing Address: BOTELHO, MICHAEL TRUSTEE 78 RICHMOND STREET BRISTOL, RI 02809
Parcel Number: 32-47 CAMA Number: 32-47 Property Address: 78 CHARLES ST	Mailing Address: ALOI, ANTONIETTA LE MACHADO, ANTONIETTA ALOI & PETERS, LISA ANN TC 78 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-48 CAMA Number: 32-48 Property Address: 80 CHARLES ST	Mailing Address: HUNT, KATHLEEN ELLEN PO BOX 1181 BRISTOL, RI 02809
Parcel Number: 32-49 CAMA Number: 32-49 Property Address: 36 FOXHILL AVE	Mailing Address: LEVESQUE, KRISTEN & KIRSTI TE 36 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 32-5 CAMA Number: 32-5 Property Address: 21 E ST	Mailing Address: LEONE, CHRISTOPHER & NOEL, EMILY JT 21 E STREET BRISTOL, RI 02809
Parcel Number: 32-50 CAMA Number: 32-50 Property Address: 75 CHARLES ST	Mailing Address: LEVESQUE, DYLAN R. & OLSON, SARINA K. TC 75 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-51 CAMA Number: 32-51 Property Address: 30 FOXHILL AVE	Mailing Address: CORREIA, FRANCES L. TRUSTEE FRANCES L. CORREIA LIV TRUST 30 FOXHILL AVE. BRISTOL, RI 02809
Parcel Number: 32-54 CAMA Number: 32-54 Property Address: 78 RICHMOND ST	Mailing Address: BOTELHO, MICHAEL TRUSTEE 78 RICHMOND STREET BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

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



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

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



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

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

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

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

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



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

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

HUNT, KATHLEEN ELLEN
PO BOX 1181
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BOTELHO, MICHAEL TRUSTEE
78 RICHMOND STREET
BRISTOL, RI 02809

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

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

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

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

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

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

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

MITNIK RICHMOND LLC
25 BAYFIELD RD
WAYLAND, MA 01778

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

HALL, GREGORY B
58 FOXHILL AVE
BRISTOL, RI 02809

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

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

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

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

SMITH, MARRCEL
48 FOXHILL AVE
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

TOWN OF BRISTOL
COMMUNITY DEV.

2026 FEB 17 AM 9:05

NORTH

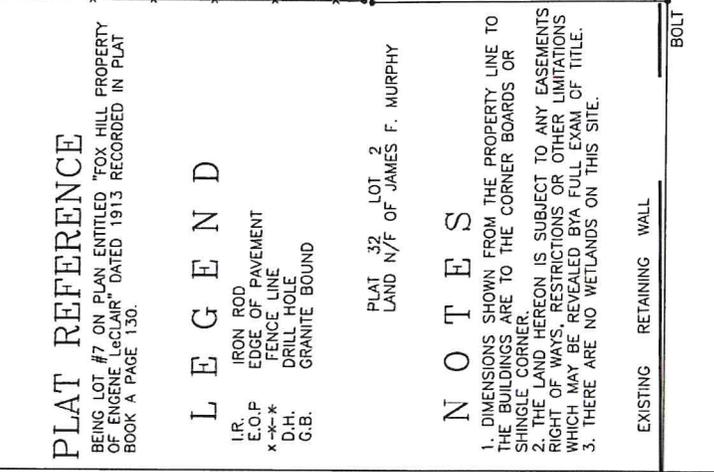
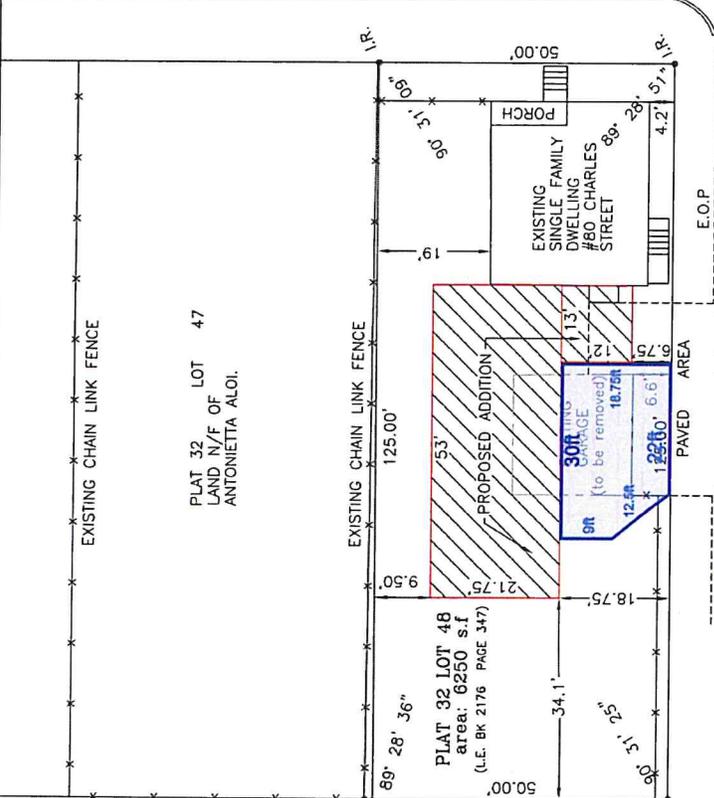
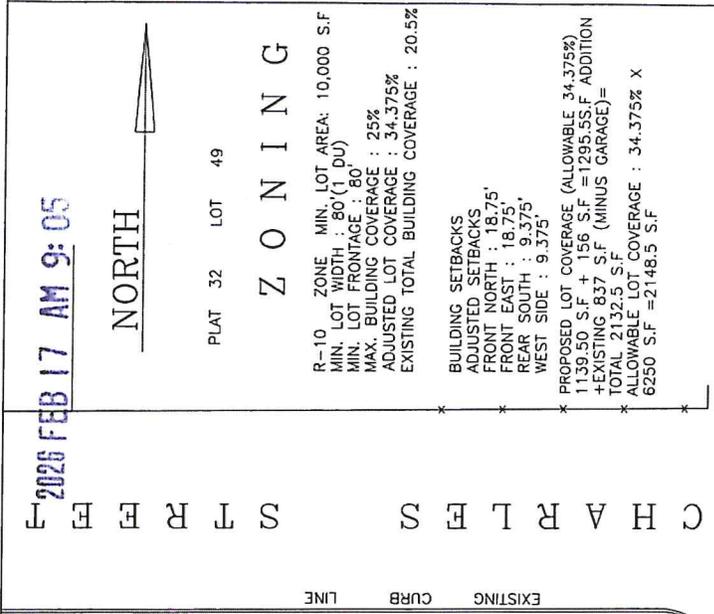
PLAT 32 LOT 49

Z O N I N G

R-10 ZONE MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 80'(1.0U)
MIN. LOT FRONTAGE: 80'
MAX. BUILDING COVERAGE: 25%
ADJUSTED TOTAL COVERAGE: 34.375%
EXISTING TOTAL BUILDING COVERAGE: 20.5%

BUILDING SETBACKS
ADJUSTED SETBACKS
FRONT NORTH: 18.75'
FRONT EAST: 18.75'
REAR SOUTH: 9.375'
WEST SIDE: 9.375'

PROPOSED LOT COVERAGE (ALLOWABLE 34.375%)
1139.50 S.F. + 156 S.F. = 1295.5S.F. ADDITION
+EXISTING 837 S.F. (MINUS GARAGE)=
TOTAL 2132.5 S.F.
ALLOWABLE LOT COVERAGE: 34.375% X
6250 S.F. = 2148.5 S.F.



PLAT REFERENCE

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

LEGEND

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

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

NOTES

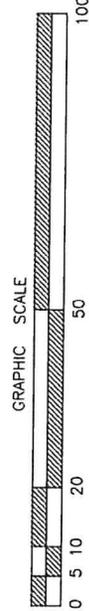
1. DIMENSIONS SHOWN FROM THE PROPERTY LINE TO THE BUILDINGS ARE TO THE CORNER BOARDS OR SHINGLE CORNER.
2. THE LAND HEREON IS SUBJECT TO ANY EASEMENTS RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM. OF TITLE.
3. THERE ARE NO WETLANDS ON THIS SITE.

EXISTING RETAINING WALL

BOLT

Driveway is approximated and inserted by owner

F O X H I L L A V E N U E



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

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
CLASS 1 STANDARD

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

REVISION: ADJUSTED PROPOSED BLDG
SIZE: 1/25/26 JJB

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

80 CHARLES STREET PLAT 32 LOT 48 BRISTOL R.I. 02809
DATE 5/30/2025 DWN BY: JJB DWG NO. 250502-658
SCALE 1"=20'

S I T E P L A N
f o r

KATHLEEN ELLEN HUNT

TOWN OF BRISTOL
COMMUNITY DEV.

2026 FEB 17 AM 9:05

NORTH

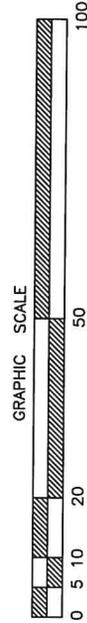
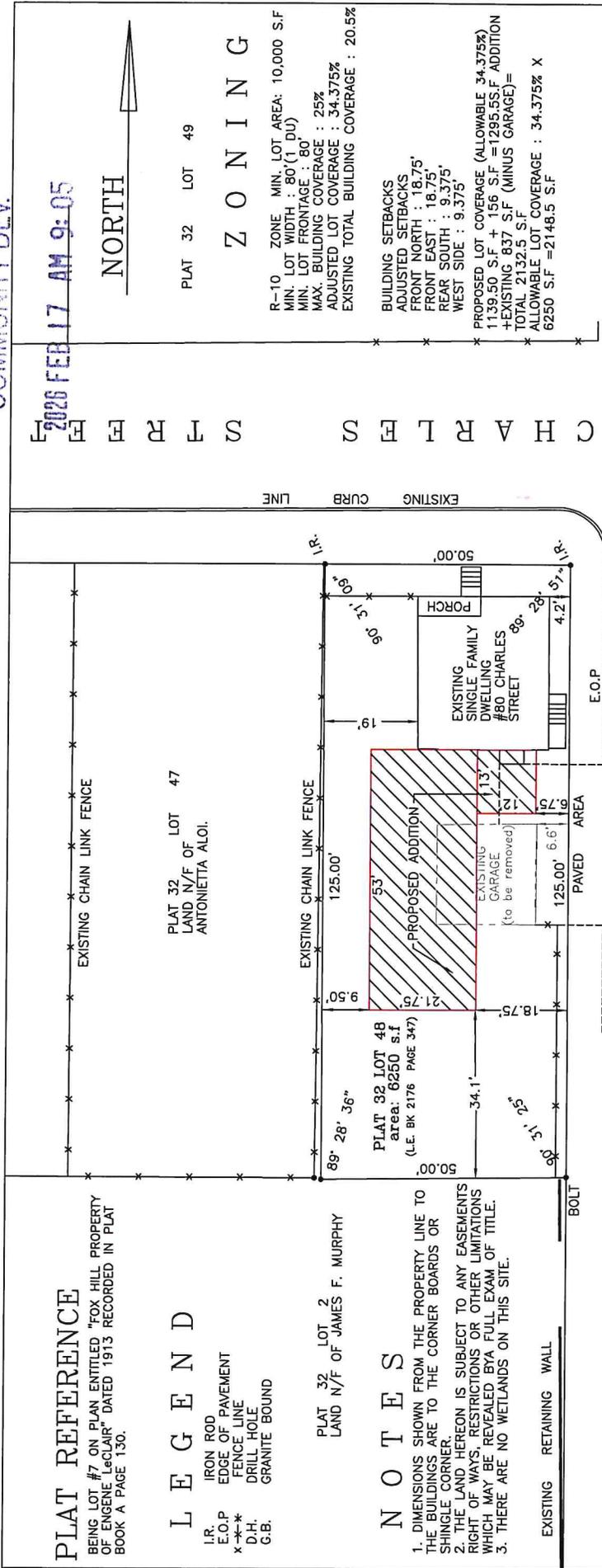
PLAT 32 LOT 49

Z O N I N G

R-10 ZONE MIN. LOT AREA: 10,000 S.F.
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ADJUSTED SETBACKS
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+EXISTING 837 S.F. (MINUS GARAGE) =
TOTAL 2132.5 S.F.
ALLOWABLE LOT COVERAGE: 34.375% X
6250 S.F. = 2148.5 S.F.



S I T E P L A N

f o r
KATHLEEN ELLEN HUNT

80 CHARLES STREET PLAT 32 LOT 48 BRISTOL R.I. 02809
DATE 5/30/2025 DWN BY: JJB DWG NO: 250502-658
SCALE 1"=20'

F O X H I L L A V E N U E

PLAT REFERENCE

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

L E G E N D

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

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

N O T E S

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

EXISTING RETAINING WALL

BOLT

CERTIFICATION

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

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 NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION CLASS 1 STANDARD
OTHER TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

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

REVISION: ADJUSTED PROPOSED BLDG
SIZE: 1/25/26 JJB

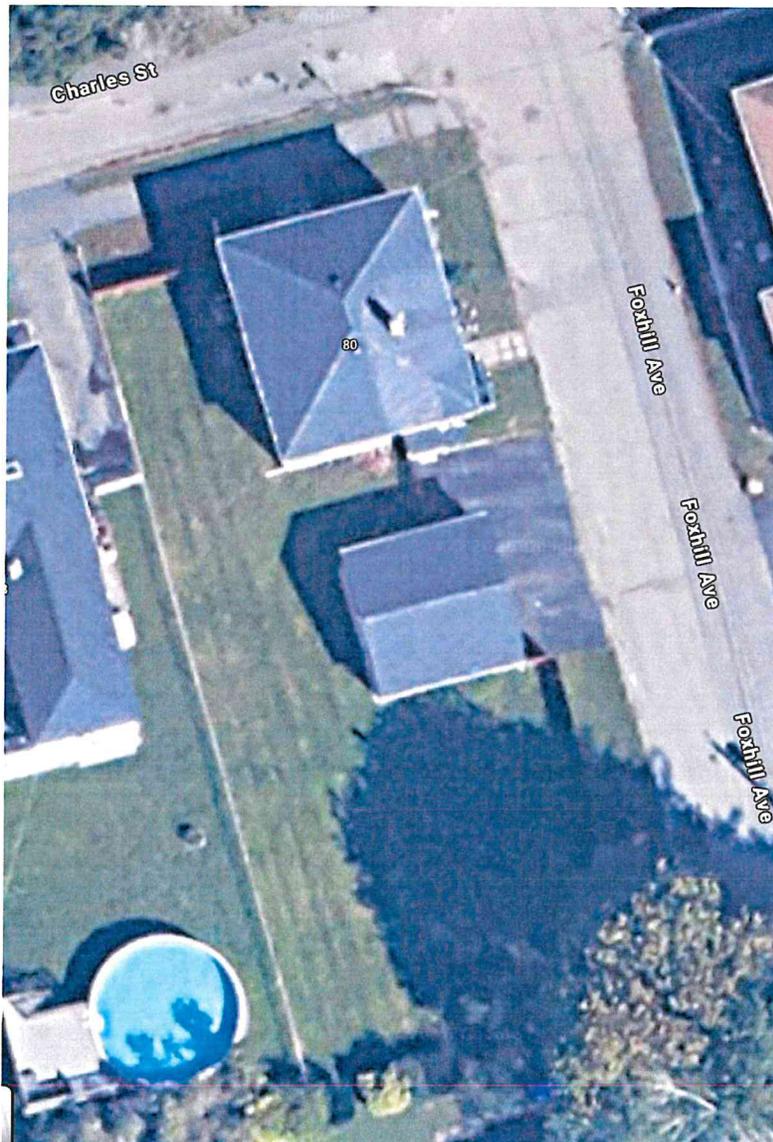
JOHN J. BARKER, JR PLS #1885 C.O.A # LS-A302

TOWN OF BRISTOL
COMMUNITY DEV.

Town of Bristol Zoning Board of Review ~~2025~~ FEB 17 AM 9: 05

**Dimensional Variance Application
Single-Family Addition**

**80 Charles Street
Assessor's Plat 32 - Lot 48**



Prepared For: Kathleen Ellen Hunt
Prepared By: Pimentel Consulting, Inc.
8 February 2026

INTRODUCTORY STATEMENT

Kathleen Ellen Hunt ("Applicant") has retained the professional land use planning and zoning consulting services of Pimentel Consulting, Inc. ("Consultant"), in order to evaluate the appropriateness of constructing much-needed living space onto a rather small single-family residence; referenced improvement(s) resulting in a singular de minimus front-yard setback deficiency. As this report will evidence the resulting dimensional deficiency is nevertheless appropriate because it will realize improved means of physical residential access; connecting existing and new living area in manner that is both safer and code compliant. This report will likewise evidence that the improvement is in character with the surrounding neighborhood, thereby alleviating any concerns regarding potential neighborhood impact.

Once again there are numerous reasons for evidencing construction appropriateness, to include assuring neighborhood compatibility, realizing safer means of ingress and egress, and most notably, introduction of needed additional living area.

In light of the stated proposal, this Consultant has thoroughly reviewed the subject application and associated site plan and architectural plans, as well as the following regulatory documents:

- o Town of Bristol 2016 Comprehensive Community Plan - Adopted by Town Council: 25 January 2017 - Approved by the State of Rhode Island: 2 February 2017 ("Comprehensive Plan");
- o Town of Bristol, Rhode Island, Zoning Ordinance ("Ordinance"); and
- o Pertinent Rhode Island General Law ("RIGL"), to include recent statutory amendments.

In addition, this Consultant has conducted a thorough analysis of the immediate neighborhood for the express purpose of evidencing neighborhood compatibility. A denial of such minimal relief will render it difficult to properly integrate the much-needed new living and storage area arrangement into the current residence, in addition to maintaining a chaotic and potentially unsafe primary mean of physical residential access. This report will ultimately render a determination on the appropriateness of retaining the proposed improvement(s), by addressing the respective dimensional variance 'burdens' to the satisfaction of the Zoning Board of Review ("ZBR").

PRESENT PROPERTY CONDITIONS

The property in question is addressed 80 Charles Street, further identified as Assessor's Plat 32, Lot 48, and containing approximately 6,250 square feet of total lot area ("Property"). The Property is uniquely defined as a corner-lot, being situated at the intersection of Charles Street and Foxhill Avenue. The Property has historically been improved with a bungalow-style, one-

story single-family residence, having been introduced in approximately 1913. The referenced residence is physically positioned almost aligned with both lot frontages, being woefully deficient in regard to the respective front-yard setback(s). The same is true of the present detached two-car accessory garage, being oriented towards and almost directly aligned with Foxhill Avenue. It too fails to comport with the front-yard setback, being situated within approximately 6.6-feet of the respective front property boundary. Another pertinent site consideration, because it is technically improper, is usage of the present driveway for physical parking purposes. Due to the physical positioning of the garage, the majority of the driveway is situated within the Town's public right-of-way, thereby technically precluding usage for off-street parking purposes. Site and off-street parking features are illustrated to the right [Credit: Town's GIS] and below [Credit: Google Maps].

The residence is somewhat dated from an interior configuration and improvement perspective, necessitating updates for both personal need and code-compliant purposes.

The residence has an approximate 837 square foot building footprint, exclusive of an approximate 400 square foot detached garage, thereby resulting in an approximate total of 1,237 square foot building footprint (or 19.8% building coverage). The premises has approximately 1,375 square feet of





total living area, which is not only practically speaking deficient, but also considerably smaller than recent modern construction.

Another residential feature that renders improvement difficult is the manner in which the residence was physically introduced, in an almost split-level manner. Unlike a traditional one-story residence in which entrance is almost directly at ground-level, thereby permitting expansion to be introduced in a like-manner, the subject residence is raised some four (4) feet prior to accessing the true first-floor living area. Any future construction will be disjointed at best, if not altogether unsafely aligned between old and new. Future construction necessitates that this present condition be physically eliminated in order to properly integrate old with new; realizing an architecturally more compatible and safer living area arrangement. Exterior site conditions have been excerpted from the Applicant's submission package.



The Property is presently zoned in a R-10 Zone manner, defined pursuant to Section 28-3(1) 'Establishment of Zoning Districts - Residential Zoning Districts' of the Ordinance, as follows:

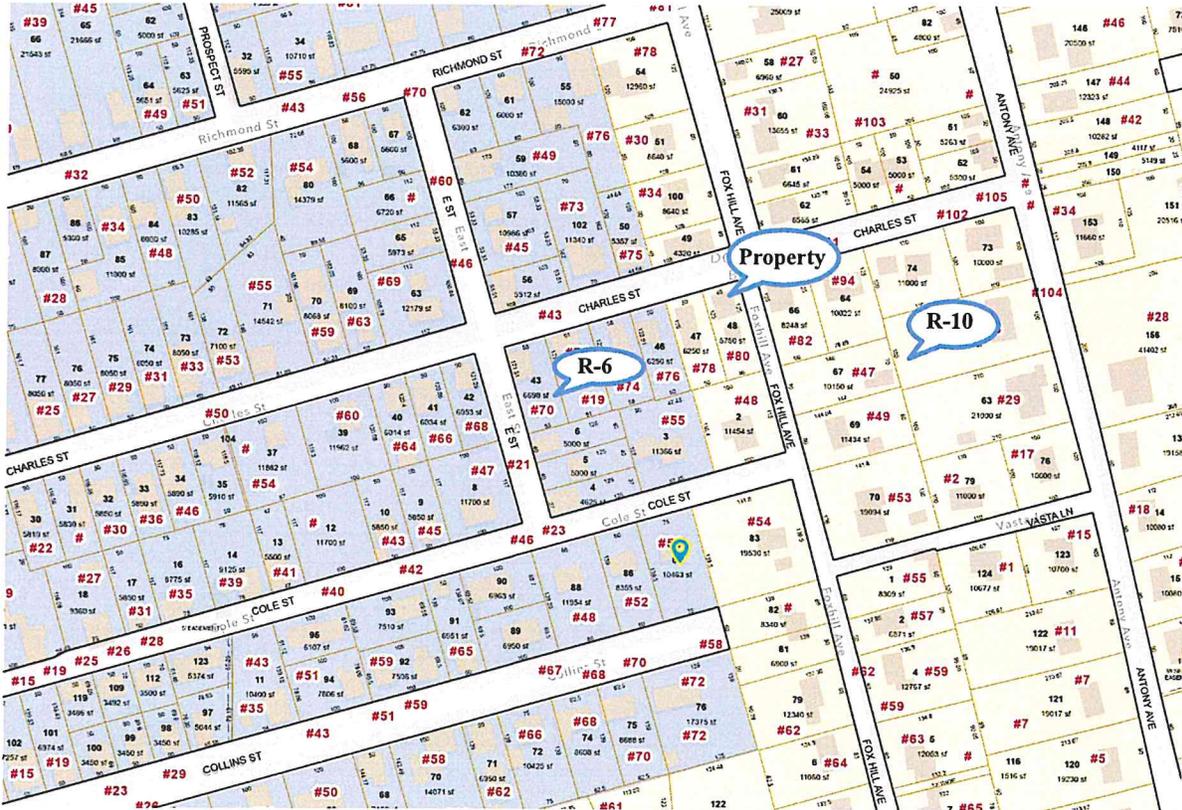
R-10 Zone - *"This zone is intended for high density residential areas comprised of single household and two-household structures with a minimum density of 10,000 square feet per dwelling unit where public sewer and/or public water are provided."*

Even more pertinent is the vast presence of the R-6 Zone directly abutting the Property to the west, literally encompassing almost the entirety of the subject block, to include the blocks to the immediate north and south. The reason why this is of such importance is because it evidences the community's recognition of the density and intensity of historical residential development. This is likewise corroborated by the personally prepared Neighborhood Analysis; results provided in the next section of this report. The R-6 District is defined pursuant to Section 28-3(1) 'Establishment of Zoning Districts - Residential Zoning Districts' of the Ordinance, as follows:

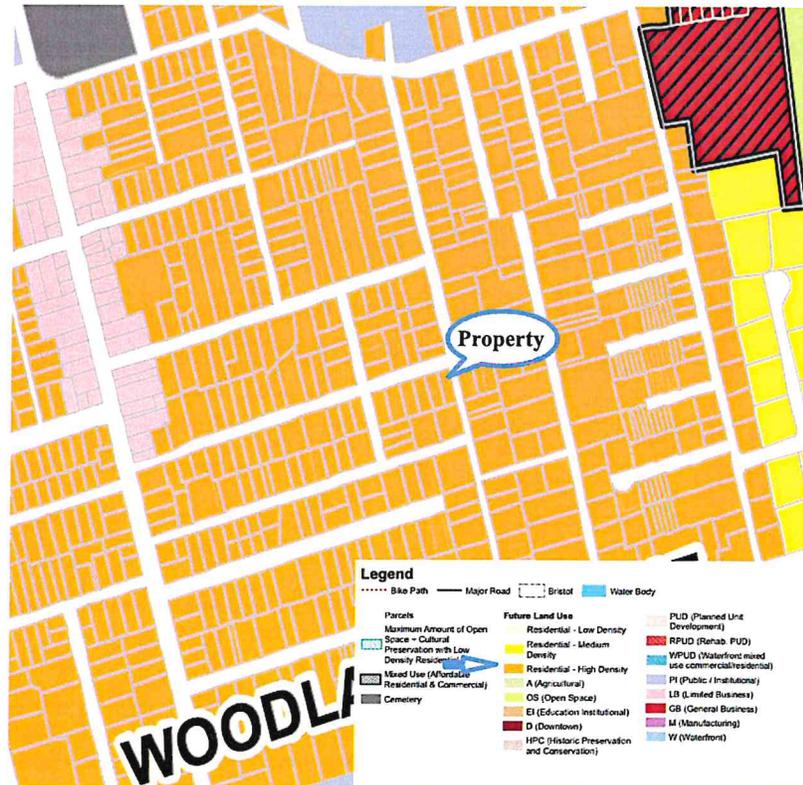
R-6 Zone - *"This R-6 zone is intended for high density residential areas comprised of single household, two household, and multi-household structures with a minimum density of 6,000 square feet for the first dwelling unit and 4,000 square feet per additional dwelling unit where public sewer and public water are required."*

Town of Bristol Zoning Board of Review
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80 Charles Street - Assessor's Plat 32; Lot 48

Current zoning is illustrated below, as excerpted from the Town's GIS. It clearly evidences the vast presence of immediately abutting R-6 Zoned properties and recognition of the area's intense residential development.



In addition, further corroborating the appropriateness of intensive residential development, is the current land use classification of Property and neighborhood, alike. Pursuant to the Comprehensive Plan - Map 5B 'Future Land Use' [Page 64], the entire area is classified in a 'Residential - High Density' manner, as illustrated to the right. The



respective land use classification is defined by the Comprehensive Plan [Page 51], as follows:

"...Below is a list of Future Land Use designations, as shown in the Future Land Use Map, including a description of the preferred uses for each category."

Designations: *"Residential – High Density"*

Description: *"Intended for high density residential areas comprised of single-household, two-household and multi-household structures where public sewer and public water are required."*

Finally, the entire community has been segmented into several distinct Planning Areas, each of which has a unique character and desired development pattern. The Property is situated within the 'Downtown Neighborhood Planning Area' pursuant to the Comprehensive Plan - Map 1 'Planning Areas' [Page 59]. The following, as excerpted from the Comprehensive Plan, describes the purpose for the Planning Areas in general, as well as the distinctive characteristics of the Downtown Neighborhood Planning Area.

*"Maps 2, 3, and 4 graphically present the most important policies by plan element and by geographic part of town. **The geographic recommendations are shaped around the planning areas defined for the plan...**" [Page 51]*

"The Town also has been committed to keeping residential uses in the downtown." [Page 44]

"There has been a lot of redevelopment activity in the downtown in recent years, some of which was sparked by the Downtown Redevelopment Plan that was adopted in 2005 and required developers of blighted properties to return them to active use..." [Page 45]

Housing Needs - ***"Bristol is a town that has always had a rich mixture of housing types blended together within the downtown. The outlying single family neighborhoods have developed in a variety of lot sizes and development patterns. Bristol has never created large multifamily developments that then deteriorated causing yet more problems for residents and non-residents alike. Bristol shall not pursue that strategy in the future. In order to guide affordable housing development in Bristol, the following development standards were adopted."*** [Page 75]

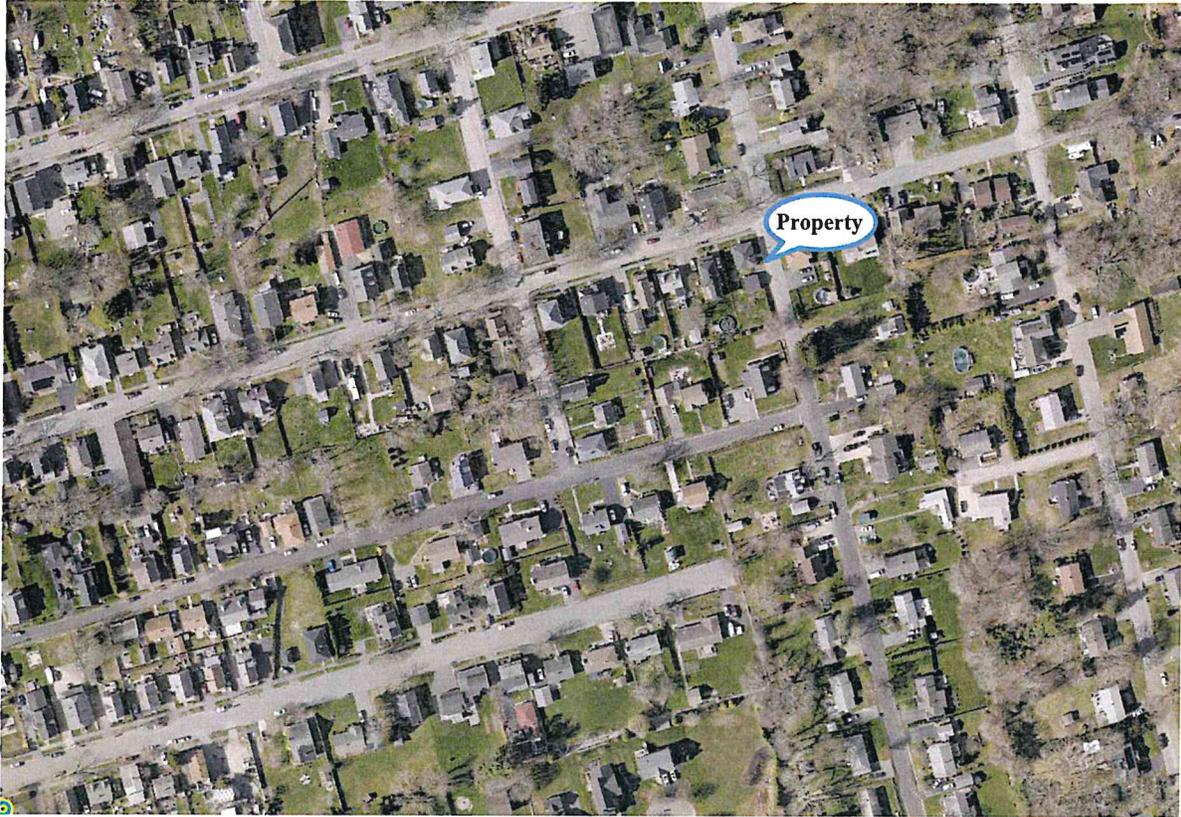
NEIGHBORHOOD ANALYSIS

The immediately surrounding neighborhood is predominantly comprised of high-density residential development; in fact, considerably more dense and intense than the Property. A thorough analysis of the surrounding neighborhood was personally prepared, to include all parcels within the subject and immediately abutting blocks. In total, 134 individual properties were analyzed, of which 126 are already residentially improved. The full results are attached as an addendum to this report. The more pertinent findings are detailed in the table on the following page.

OVERALL NEIGHBORHOOD COMPARATIVE ANALYSIS		
	Lot 48	Surrounding Neighborhood
Lot Size	6,250 sf	Average neighborhood parcel 8,617 sf Average residentially improved neighborhood parcel 8,688 sf
Building Footprint	1,237 sf [82%]	Average – 1,501 sf 29 properties (or 23%) exceed 2,000 sf
Overall Living Area	1,375 sf [74.5%]	Average – 1,845 sf
No. of Stories	One	Average – Two
No. of Bedrooms	Two	Average - Four
Land Usage	Single-Family	Single-Family - 86 (68.25%) Two-Units - 28 (22.22%) Three-Units and Greater - 12 (9.52)
Year Constructed	1913	Pre-1900 to 1950 - 87 (69%) 1951 to 1999 - 31 (24.6%) 2000 to Present - 8 (6.4%)

There are several pertinent takeaways. The most notable being the distinctive difference in overall living area. The Property is clearly deficient. Also, the quantity of bedrooms is rather atypical. Finally, is the date of construction. The subject neighborhood is quite dated, with limited new construction. However, newer construction does reflect and address modern day residential needs. For example, the residence addressed 46 Cole Street and introduced in approximately 2001, being situated on a similarly sized parcel, has approximately 1,976 square feet of overall living area. The same is true in regard to the residence addressed 30 Cole Street that was introduced in approximately 2009. The stated residence is situated on a substantially smaller parcel, and yet improved with overall living area approaching 2,323 square feet.

The surrounding neighborhood is illustrated below, as excerpted from the Town's GIS



PROPOSED RESIDENTIAL ADDITION

The Applicant is requesting permission to construct much-needed living space onto the present rather small single-family residence, having an approximate of 1,375 square feet of overall living area. The improvement will realize a much-needed third bedroom, properly designed off-street parking, and increasing overall living area by approximately 900 square feet. This is in direct accord with the Comprehensive Plan [Pages 83 - 84].

Goal 2 - *"Ensure that neighborhoods are livable places."*

Policy B - *"The Town is encouraged to investigate new urbanism techniques such as form based vs. use based zoning regulations to maintain characteristics of existing neighborhoods."*

Policy K - **"Require that new developments stay within a scale that is appropriate to Bristol and to surrounding homes."**

Present pre-existing development conditions dictate placement and positioning of the proposed addition. Furthermore, not only personal desire, but actual need and regulatory necessity, dictates the manner in which new must be physically integrated into existing development

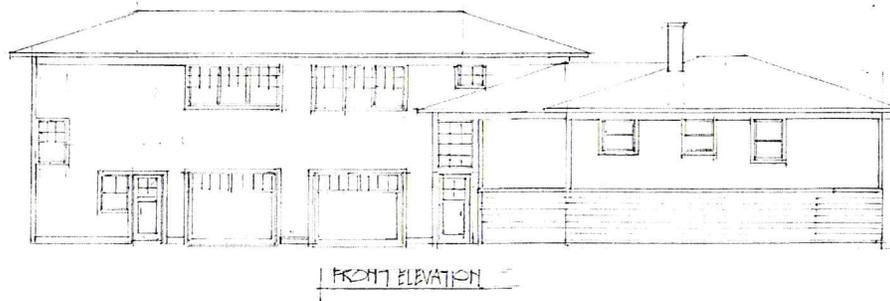
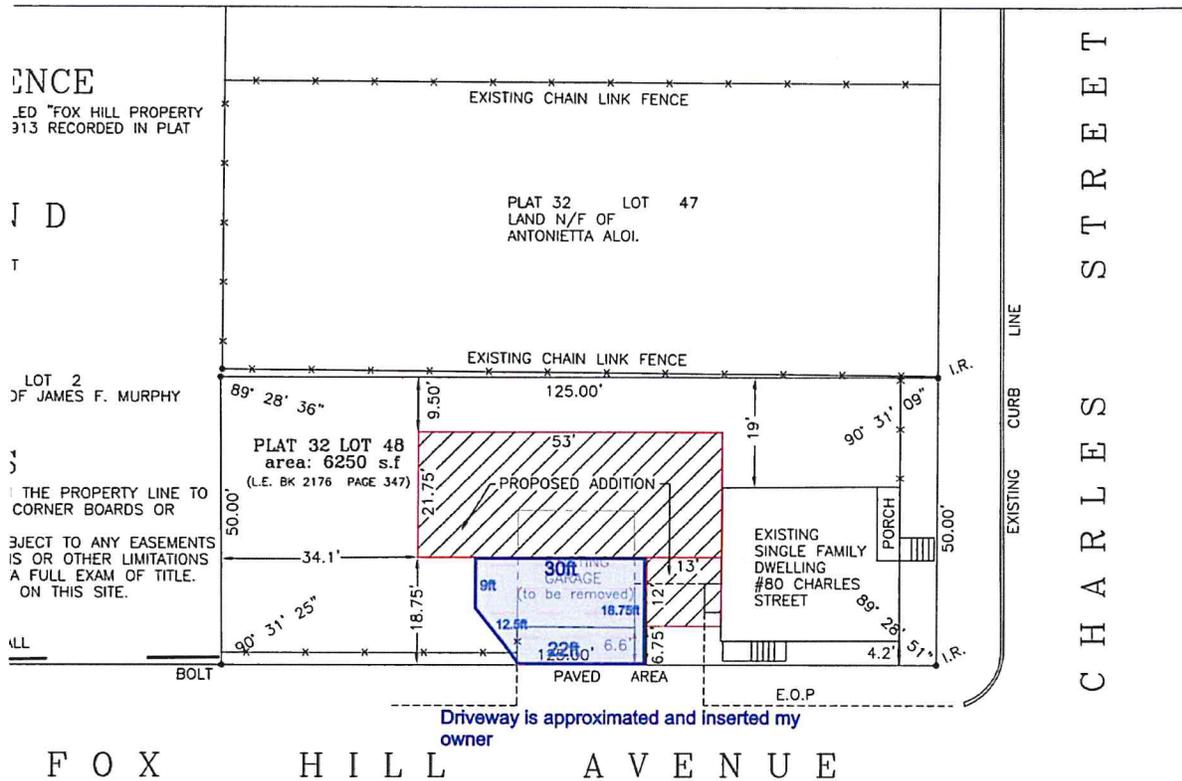
conditions. The most notable being the new primary means of physical residential access. Due to being situated at the intersection of Charles Street and Foxhill Avenue there are two (2) entry points, with the means of access from Charles Street appearing to be the primary means. However residential construction, resulting from historical site development conditions, is directed to the rear, or southerly end of the Property, thereby necessitating a new primary means of physical ingress and egress. This is a classic example of the presence of true hardship emanating from both 'unique lot' and 'unique structural' conditions. Regardless, and assuredly most complimentary, is the Applicant's desire to neutralize the need for zoning relief; merely realizing a singular dimensional deficiency.

The proposed two-story improvement will be situated to the southwest of the residence, for purposes of both realizing setback compliance, and more importantly, averting a bowling-like appearance. Off-setting the addition permits a much-more architecturally pleasing appearance, in addition to the introduction of appropriate off-street parking. The present 400 square foot accessory detached garage, which is almost literally aligned with the lot frontage, will be removed, realizing appropriate vehicular parking. The majority of the present driveway is situated within the public right-of-way, thereby being technically prohibited from physical vehicular occupation. Proposed development conditions will extend the driveway, such that it will now accommodate appropriate regulatory compliant exterior off-street parking, in addition to garaged (secured) parking. However, the most pertinent and important residential improvement, is the introduction of residential access that blends the new into present residential conditions. It necessitates reemphasizing that the present residence more-so resembles split-level architecture, thereby having an elevated entry-point. This precludes the introduction of ground-level access, unless the stated entryway is physically extinguished and a new point of ingress and egress introduced. The sole means of achieving such an important residential detail is by locating it in the manner so-proposed, albeit incurring the singular dimensional deficiency. Finally, unlike many of the surrounding residences, proposed site improvements include addressing site drainage; incorporating an appropriately sized drainage system as necessitated by the Comprehensive Plan.

*"...As development sites are planned, topography, soils, vegetation, natural drainage patterns, and other sensitive or unique landscape features are considered as important resources deserving of protection and enhancement. **Stormwater best management practices (BMPs) are also integrated into the development site, with the primary goal of protecting and restoring natural hydrology, preventing flooding, and protecting habitat and water quality.**" [Page 48]*

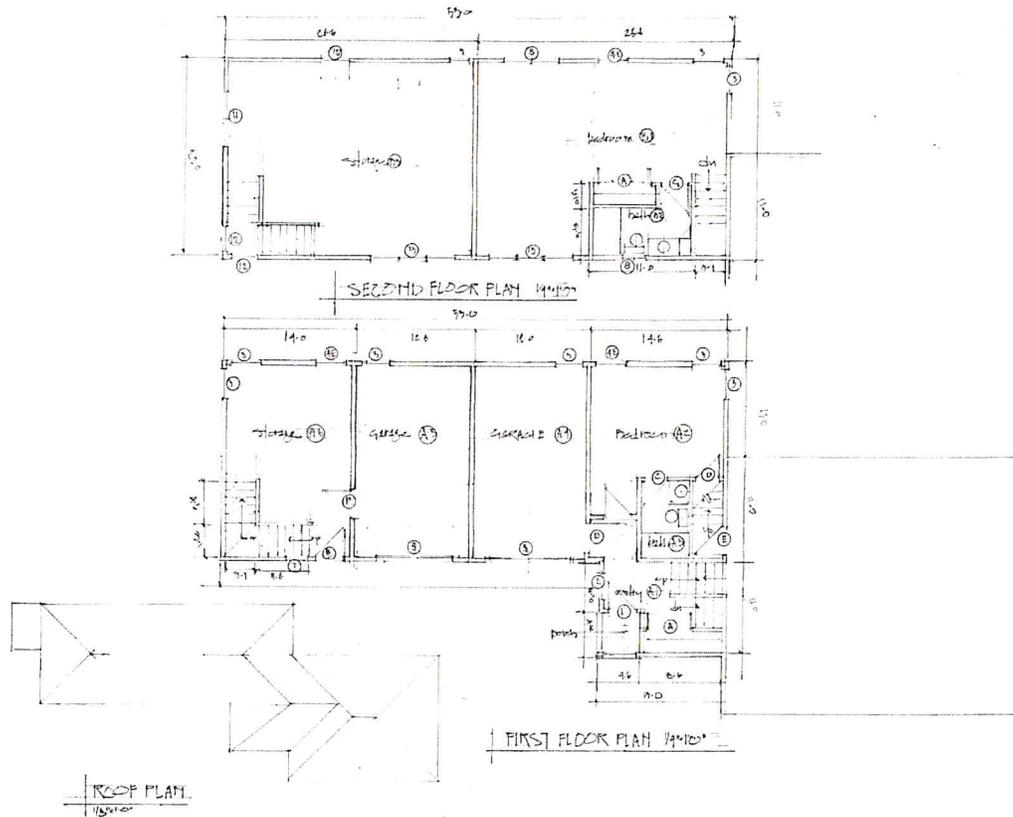
Town of Bristol Zoning Board of Review
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80 Charles Street - Assessor's Plat 32; Lot 48

Proposed development conditions, site and architectural, as excerpted from the Applicant's submission package, are detailed below and on the following page.



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 80 Charles Street - Assessor's Plat 32; Lot 48

Page 12 of 16



The following are valid and reasonable reasons for the ZBR to consider in their deliberation, and not necessarily in any order of importance; all contributing to satisfying the requisite dimensional variance 'burdens'. It needs to be reemphasized that the requisite improvement(s) will merely realize a singular dimensional deficiency, namely front-yard setback. Although zoning relief is unnecessary, there are also several pre-existing dimensional deficiencies associated with the present residence. Acknowledged out of an abundance of caution. Considering the unique characteristics of the Property and immediately surrounding parcels alike, it can be unequivocally stated that the improvement(s) are not only reasonable but realize neighborhood compatibility. This Consultant is not disregarding the respective front-yard setback, understanding that compliance is of the utmost importance. However there are instances when relief is most appropriate, particularly when compliance is impracticable.

UNIQUE PROPERTY and NEIGHBORHOOD CONDITIONS

1. Uniquely Property Conditions - Albeit the Property is configured in a typical rectangular fashion, it is nevertheless substandard; applicable zoning necessitating a minimum of 8,000 square feet. A properly sized parcel would have a larger building envelope, and potentially ability to realize full dimensional compliance. It is true that recent statutory amendments permit relaxation in the respective dimensional criteria, however it still does not off-set pre-existing dimensional nonconformities.

2. Unique Residential Facility Placement Conditions - The present residential facility is almost literally situated directly upon both street frontages, failing to even remotely comply with respective setbacks. Any attempt to tie new with old and in a manner that would be visually pleasing and operationally compliant, while simultaneously complying with all dimensional criteria, would be difficult at best; more likely impractical. Any yet, some pre-existing site conditions will be cured, such as technically the present improper off-street parking arrangement.

3. Unique Residential Facility Layout Conditions - The present residential facility is constructed in a split-level fashion, with limited regulatory compliant living area conditions. Physical access is such that it would be impossible to properly integrate future construction without introducing a new point of entry. However, given the present residential placement and historical layout, it is impossible to do so in a fully dimensionally compliant manner. Any yet, the Applicant has been able to propose a design that meets all personal needs, while merely realizing a singular dimensional deficiency.

4. Realizing Reasonable Living Area, While Maintaining Neighborhood Character - As has been detailed throughout this report, corroborated by the results of the personally prepared Neighborhood Analysis, present living conditions are deficient. The proposed improvement(s) will realize much-needed living area, while doing so in a neighborhood compatible manner.

ZONING ORDINANCE CONSISTENCY

Introduction of the referenced improvement(s) in the manner so proposed will in no way negatively impact the character of the surrounding neighborhood, as evidenced by the comprehensive plan and neighborhood analysis. The Zoning Board of Review should therefore have no reservations in granting the requested dimensional relief.

Dimensional Relief

The sole resulting deficiency is referenced below. In addition, the two (2) pre-existing front-yard setback deficiencies are detailed purely out of an abundance of caution.

1. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District: Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The proposed improvement will be situated approximately 6.75-feet from the front property boundary, fronting Foxhill Avenue, incurring an approximately 12-foot dimensional variance.

Pre-Existing Deficiencies

2. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District: Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The present residence is situated approximately 4.20-feet from the front property boundary, fronting Foxhill Avenue, realizing an approximately 14.55-foot pre-existing dimensional nonconformity.

3. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District: Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The present residence is situated approximately 5.00-feet from the front property boundary, fronting Foxhill Avenue, realizing an approximately 13.75-foot pre-existing dimensional nonconformity.

The Applicant is well aware of the potential impacts construction may have on an established neighborhood. She has therefore introduced improvement(s) that in the professional opinion of this consultant, are quite in-keeping with the form and characteristics of the surrounding neighborhood, as evidenced by the proposed site plan and neighborhood analysis.

In regard to the variance sought, the Applicant must provide evidence to the satisfaction of the ZBR confirming the presence of hardship and that failure to obtain the relief requested will ultimately cause the applicant to suffer hardship amounting to more than a mere inconvenience. The criteria for determining hardship are clearly outlined in Section 28-409(c)(1)a-d. The stated criteria will be discussed individually in greater specificity below.

• **Section 28-409(c)(1)a.** - "That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant."

The Applicant is seeking permission to introduce improvement(s) that are most assuredly in character with the surrounding neighborhood. The resulting singular setback deficiency is extremely minor, and most appropriate considering it clearly emanates from several unique property conditions, to include a constrained building envelope, pre-existing positioning of the present single-family residence, manner of residential construction (entryway), and deficient

living accommodations. To reiterate, the applicant has introduced a design that reflects the character of the general surrounding neighborhood, and realizes appropriate living area.

- **Section 28-409(c)(1)b.** - "That uch hardship is not the result of any prior action of the applicant."

It is with absolute certainty that all present unique lot and residential facility site conditions are pre-existing and in no way associated with any personal action(s) of the Applicant.

- **Section 28-409(c)(1)c.** - "That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town."

As evidenced by the results of the personally prepared extensive neighborhood analysis, introduction of the detailed improvement(s) are most assuredly in character with the surrounding neighborhood. Furthermore, a thorough analysis of the Comprehensive Plan evidences absolute consistency, to include consistency with the Future Land Use Map land use classification

Statement of Goals and Policies - *"Land use planning and management, in a sustainable manner that respects Bristol's environment and unique character for present and future generations, is paramount and is intended to support all other comprehensive planning goals of the Town of Bristol."* [Page 57]

Goal 1 - *"Promote land use patterns that are sensitive to the Town's character and assets, recognize the Town's resource constraints, are economically sound, and facilitate smart growth to build capacity in sustainability and climate resiliency in Bristol."* [Page 57]

Policy E - *"Maintain the character of Bristol and make sure that new development does not adversely impact the integrity of the Town."*

Policy F - *"Embrace Smart Growth principles, conservation development zoning and encourage sustainability of our resources in all land use decisions made by the Town of Bristol."*

"Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its homes and neighborhoods. These goals encompass goals expressed in the other elements of this plan." [Page 82]

Goal 1 - *"Work for a continued range of housing opportunities so that Bristol can continue to be home to our traditionally diverse population."* [Page 82]

Policy E - *"Work toward a range of housing types to match residents' differing preferences and resources for their physical environments."* [Page 83]

Policy F - *"Encourage a range of housing ownership and rental options to match residents' differing preferences and resources, to include: home ownership, rental, accessory apartments, condominium, cooperative, and congregate."* [Page 83]

• **Section 28-409(c)(1)d.** - "The board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:"

2. - "In granting a dimensional variance, that 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, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief."

The relief sought is directly related to documented unique lot characteristics. These conditions contribute directly to the Applicant's present dilemma. A denial will preclude the introduction of reasonable living area and proper residential access. It may very well incur a design that is entirely unpleasant and out of character with the surrounding neighborhood. It is therefore the assertion of this Consultant that introduction of the proposed improvement(s) complies with all three (3) criteria, and a denial of the requested relief will cause the Applicant to suffer hardship amounting to more than a mere inconvenience.

CONCLUSION

Permitting introduction of the referenced improvement(s) in the manner so-described will ensure that it remains livable and safe, as well as protecting the architectural integrity of the subject residence. Furthermore, it neither detracts from the Property nor neighborhood, given logical placement and mirroring the alignment of adjacent residences. Finally, it is consistent with the Comprehensive Plan, by realizing much-needed living accommodations.

TOWN OF BRISTOL
COMMUNITY DEV.

NEIGHBORHOOD ANALYSIS

80 Charles Street
Assessor's Plat 32 - Lot 48
Residence R-10 District

2026 FEB 17 AM 9:05

Plat/Lot	Lot Area (Sq. Ft.)	Address	Land Use	Beds	No. of Stories	Foot Print (sf)	Building Coverage	Living Area (sf)	Year Built
32 - 48 SP	5,750	80 Charles Street Bungalow	Single-Family	2	1.00	1,237 [Garage = 400 sf (Included in building footprint)]	21.51%	1,375	1913
32 - 47	6,250	78 Charles Street Conventional	Two-Units	4	2.00	2,204 [Carport = 247 sf (Included in building footprint)]	35.26%	2,074	1930
32 - 46	6,250	76 Charles Street Cape	Single-Family	4	1.50	1,152	18.43%	912	1950
32 - 45	7,130	74 Charles Street Conventional	Single-Family	3	2.00	1,499 [Garage = 432 sf (Included in building footprint)]	21.02%	1,406	1930
32 - 44	7,396	72 Charles Street Conventional	Single-Family	3	2.00	1,338	18.09%	1,922	1910
32 - 43	6,698	70 Charles Street	Two-Units	4	2.00	956	14.27%	1,768	1930
32 - 6	5,000	19 E Street Conventional	Single-Family	3	2.50	646	12.92%	1,088	1920
32 - 5	5,000	21 E Street Cape	Single-Family	2	1.50	672	13.44%	941	1954
32 - 4	4,625	23 E Street Bungalow	Single-Family	2	1.00	1,266 [Garage = 240 sf (Included in building footprint)]	27.37%	1,210	1930
32 - 3	11,366	55 Cole Street Cape	Single-Family	3	1.50	1,700	14.96%	926	1956

32 - 2	11,454	48 Foxhill Avenue Cape	Single-Family	4	1.50	1,525	13.31%	2,284	1959
32 - 49	4,320	36 Foxhill Avenue Ranch	Single-Family	3	1.00	1,600	37.04%	1,250	1958
32 - 50	5,357	75 Charles Street	Two-Units	6	2.00	1,510	28.19%	2,448	1924
32 - 102	11,340	73 Charles Street	Three-Units	6	2.00	2,254	19.88%	3,212	1965 [Garage = 576 sf (Included in building footprint)]
32 - 56	5,512	43 E Street	Four-Units	8	2.00	1,595	28.94%	3,190	1913
32 - 57	10,986	45 E Street	Two-Units	4	2.00	1,440	13.11%	2,874	1983
32 - 59	10,380	49 E Street	Two-Units	4	2.00	1,569	15.12%	2,839	1870
32 - 62	6,300	70 Richmond Street	Two-Units	4	2.00	720	11.43%	1,440	1920
32 - 61	6,000	72 Richmond Street Cape	Single-Family	4	1.50	982	16.37%	1,570	1951
32 - 55	15,000	76 Richmond Street	Four-Units	10	2.00	2,930	19.53%	3,248	1923 [Garage = 988 sf (Included in building footprint)] [Shed = 168 sf (Included in building footprint)]
32 - 54	12,960	78 Richmond Street Bungalow	Single-Family	2	1.00	2,000	15.43%	1,276	1920
32 - 51	8,640	30 Fox Hill Avenue Ranch	Single-Family	2	1.00	1,072	12.41%	1,498	1974
32 - 100	8,640	34 Foxhill Avenue Ranch	Single-Family	3	1.00	1,476	17.08%	1,931	1971
32 - 42	6,053	68 Charles Street Conventional	Single-Family	3	1.50	1,548	25.57%	1,073	1900 [Garage = 780 sf (Included in building footprint)]

32 - 41	6,034	66 Charles Street	Two-Units	4	2.00	1,140	18.89%	2,080	1920
32 - 40	6,014	64 Charles Street Conventional	Single-Family	3	2.00	1,437	23.89%	1,196	1920
32 - 39	11,962	60 Charles Street	Single-Family	4	1.50	972	8.13%	1,470	1870
32 - 37	11,882	54 Charles Street	Single-Family	2	1.50	742	6.24%	1,061	1880
32 - 35	5,910	50 Charles Street	Single-Family	4	1.50	1,479	25.03%	1,749	1850
32 - 34	5,890	46 Charles Street	Two-Units	7	2.00	1,664	28.25%	3,123	1928
32 - 33	5,890	36 Charles Street Ranch	Single-Family	3	1.00	1,439	24.43%	1,688	1979
32 - 32	5,850	30 Charles Street Cape	Single-Family	4	1.50	780	13.33%	1,781	1974
32 - 31	5,830	0 Charles Street	Unimproved	0	0.00	2,300	39.45%	0	
32 - 30	5,810	22 Charles Street Bungalow	Single-Family	2	1.00	1,252	21.55%	962	1924
32 - 29	5,537	20 Charles Street Conventional	Single-Family	3	1.50	1,101	19.88%	1,061	1870
32 - 28	4,370	18 Charles Street Conventional	Single-Family	3	1.50	642	14.69%	1,036	1880
32 - 27	6,416	14 Charles Street Conventional	Single-Family	3	2.00	658	10.26%	1,022	1880
32 - 26	9,472	180 Wood Street Conventional	Single-Family	4	1.50	2,127	22.46%	2,011	1896

32 - 25	7,632	174 Wood Street	Apts Six-Units	12	2.50	1,912	25.05%	4,570	1900
32 - 24	6,320	168 Wood Street	Three-Units	5	2.50	1,598	25.28%	3,121	1870
32 - 23	4,476	164 Wood Street	Two-Units	3	1.50	1,178	26.32%	1,555	1920
32 - 22	6,601	11 Cole Street Conventional	Single-Family	3	1.50	1,332	20.18%	1,260	1918
32 - 20	18,401	19 Cole Street	Two-Units	5	1.50	2,643	14.36%	2,846	1880
32 - 18	9,360	27 Cole Street Conventional	Single-Family	3	2.00	2,004	21.41%	1,449	1903
32 - 17	5,850	31 Cole Street Conventional	Single-Family	2	2.00	788	13.47%	1,073	1935
32 - 16	8,775	35 Cole Street Conventional	Single-Family	4	2.00	1,520	17.32%	2,013	1870
32 - 14	9,125	39 Cole Street	Two-Units	6	2.00	1,696	18.59%	2,748	1935
32 - 13	5,500	41 Cole Street Cottage	Single-Family	3	1.00	1,100	20.00%	1,100	1930
32 - 12	11,700	0 Cole Street	Unimproved						
32 - 10	5,850	43 Cole Street Ranch	Single-Family	2	1.00	1,134	19.38%	784	1976
32 - 9	5,850	45 Cole Street	Two-Units	4	1.50	762	13.03%	1,334	1890

32 - 8	11,700	47 Cole Street Raised Ranch	Single-Family	3	2.00	1,467	12.54%	1,705	1963
26 - 82	8,340	0 Foxhill Avenue	Unimproved						
26 - 83	19,530	54 Foxhill Avenue Cape	Single-Family	3	1.50	1,764	9.03%	1,142	1945
26 - 85	10,463	54 Cole Street Colonial	Single-Family	4	2.00	816	7.80%	1,666	1962
26 - 86	8,355	52 Cole Street Cape	Single-Family	3	1.50	1,122	13.43%	1,512	1962
26 - 88	11,954	48 Cole Street Cape	Single-Family	4	1.50	1,271	10.63%	1,337	1952
26 - 90	6,963	46 Cole Street Raised Ranch	Single-Family	3	1.50	1,656	23.78%	1,976	2001
26 - 89	6,950	67 Collins Street Raised Ranch	Single-Family	3	2.00	1,391	20.01%	1,316	2001
26 - 91	6,951	65 Collins Street	Two-Units	4	2.50	1,460	21.00%	1,710	1880
26 - 93	7,510	42 Cole Street	Two-Units	2	1.50	1,361	18.12%	1,794	1985
26 - 92	7,506	59 Collins Street	Two-Units	4	2.50	1,242	16.55%	1,434	1880
26 - 95	6,107	40 Cole Street Ranch	Single-Family	3	1.00	2,404	39.36%	1,396	2017
26 - 94	7,806	51 Collins Street Conventional	Single-Family	3	2.00	1,167	14.95%	1,548	1880

26 - 11	10,400	43 Collins Street Bungalow	Single-Family	2	1.00	1,308 [Garage = 216 sf (Included in building footprint)]	12.58%	936	1925
26 - 123	5,374	30 Cole Street Cape	Single-Family	3	1.50	2,296	42.72%	2,323	2009
26 - 97	5,044	35 Collins Street Conventional	Single-Family	3	1.50	980	19.43%	1,177	1880
26 - 112	3,500	28 Cole Street Ranch	Single-Family	2	1.00	1,116	31.89%	1,342	1968
26 - 98	3,450	29 Collins Street Conventional	Single-Family	3	1.50	1,067	30.93%	1,104	1920
26 - 109	3,492	26 Cole Street Cape	Single-Family	4	1.50	1,340	38.37%	1,238	1958
26 - 99	3,450	27 Collins Street Conventional	Single-Family	4	1.50	944	27.36%	1,156	1900
26 - 119	3,486	25 Cole Street Colonial	Single-Family	4	2.00	1,013	29.06%	1,546	1900
26 - 100	3,450	23 Collins Street Conventional	Single-Family	3	2.00	1,009	29.25%	1,340	1900
26 - 101	6,974	19 Cole Street	Two-Units	5	2.00	2,631	37.73%	2,846	1880
26 - 102	7,257	15 Collins Street Conventional	Single-Family	4	1.50	1,640	22.60%	1,940	1928
26 - 103	6,980	7 Collins Street	Two-Units	5	2.00	1,860	26.65%	2,008	1900
26 - 106	3,348	8 Cole Street	Single-Family	2	1.50	824	24.61%	946	1800

26 - 105	5,231	Conventional	158 Wood Street Colonial	Single-Family	4	2.00	986	18.85%	1,664	1920
26 - 104	8,610		154 Wood Street	Two-Units	8	2.50	1,480	17.19%	3,259	1883
32 - 63	12,179		69 Charles Street	Two-Units	3	1.50	1,552	12.74%	2,002	1951
32 - 65	5,973		46 E Street	Three-Units	4	2.00	1,880	31.47%	2,296	1920
32 - 66	6,720		0 E Street	Unimproved						
32 - 67	5,600		60 Richmond Street Conventional	Single-Family	3	1.50	1,087	19.41%	1,186	1860
32 - 68	5,600		56 Richmond Street Bungalow	Single-Family	2	1.00	2,099	37.48%	1,542	1930
32 - 82	11,565		52 Richmond Street	Two-Units	6	2.50	1,520	13.14%	2,880	1873
32 - 83	10,285		50 Richmond Street Conventional	Single-Family	2	2.50	1,825	17.74%	2,872	1920
32 - 84	8,000		48 Richmond Street Ranch	Single-Family	2	1.00	993	12.41%	1,778	1958
32 - 85	11,000		34 Richmond Street Ranch	Single-Family	2	1.50	2,296	20.87%	1,380	1955
32 - 86	5,000		32 Richmond Street	Two-Units	2	2.50	948	18.96%	1,408	1920
32 - 87	8,000		28 Richmond Street	Two-Units	2	2.00	921	11.51%	1,426	1860

32 - 88	12,000	22 Richmond Street	Apts Five-Units	10	3.00	1,302	10.85%	3,580	1900
32 - 89	10,312	20 Richmond Street	Two-Units	4	2.00	2,365	22.93%	3,296	1910
32 - 90	11,090	14 Richmond Street	Apts Six-Units	13	3.00	2,104	18.97%	5,206	1920
32 - 109	6,308	212 Wood Street	Three-Units	6	3.00	1,053	16.69%	2,970	1880
32 - 96	4,612	210 Wood Street Colonial	Single-Family	1	2.00	648	14.05%	1,170	1900
32 - 95	10,805	0 Wood Street Commercial Parking	Unimproved						
32 - 94	5,200	200 Wood Street	Single-Family	2	1.50	960	18.46%	1,148	1942
32 - 108	4,218	0 Wood Street	Unimproved			660			
									[Garage = 660 sf (Included in building footprint)]
32 - 93	9,755	192 Wood Street	Funeral Home	0	2.50	2,272	23.29%	3,757	1917
32 - 97	5,715	190 Wood Street Conventional	Single-Family	3	2.00	964	16.87%	1,247	1880
32 - 91	2,700	186 Wood Street	Mixed-Use	4	2.00	1,905	70.56%	2,309	1900
									[Shed = 128 sf (Included in building footprint)]
32 - 92	6,180	9 Charles Street Conventional	Single-Family	2	1.50	1,208	19.55%	1,263	1895
									[Shed = 80 sf (Included in building footprint)]
32 - 79	13,514	17 Charles Street	Two-Units	6	2.00	2,777	20.55%	2,692	1900
									[Barn = 1,125 sf (Included in building footprint)]
32 - 78	16,037	19 Charles Street Ranch	Single-Family	3	1.00	2,121	13.23%	1,581	2003

32 - 77	8,050	25 Charles Street	Three-Units	3	2.00	2,898	36.00%	3,323	1933
						[Garages = 1,253 sf (Included in building footprint)]			
32 - 76	8,050	27 Charles Street Cape	Single-Family	3	1.50	728	9.04%	1,159	1943
32 - 75	8,050	29 Charles Street Cape	Single-Family	3	1.50	1,512	18.78%	1,872	1941
						[Shed = 288 sf (Included in building footprint)]			
32 - 74	8,050	31 Charles Street Cape	Single-Family	4	1.50	964	11.98%	1,365	1941
						[Shed = 96 sf (Included in building footprint)]			
32 - 73	8,050	33 Charles Street	Two-Units	4	1.00	1,941	24.11%	2,000	1952
32 - 72	7,100	53 Charles Street	Three-Units	9	3.00	1,598	22.51%	4,224	1940
32 - 71	14,542	55 Charles Street Colonial	Single-Family	3	2.00	2,077	14.28%	1,728	1900
						[Garage = 720 sf (Included in building footprint)]			
						[Shed = 133 sf (Included in building footprint)]			
32 - 70	8,068	59 Charles Street	Three-Units	10	2.50	2,796	34.66%	3,075	1900
						[Garage = 1,530 sf (Included in building footprint)]			
32 - 69	8,100	63 Charles Street Conventional	Single-Family	3	2.00	1,148	14.17%	990	1900
						[Garage = 480 sf (Included in building footprint)]			
39 - 55	5,000	21 Foxhill Avenue Cape	Single-Family	3	1.50	2,090	41.80%	2,024	1960
						[Deck = 480 sf (Included in building footprint)]			
39 - 71	19,803	24 Mason Avenue Ranch	Single-Family	2	1.00	1,216	6.14%	936	1953
						[Garage = 280 sf (Included in building footprint)]			
39 - 57	25,009	23 Foxhill Avenue Ranch	Single-Family	3	1.00	2,100	8.40%	1,860	1978
39 - 58	6,960	27 Foxhill Avenue	Single-Family	3	2.00	1,460	20.98%	1,344	1924
						[Garage = 200 sf (Included in building footprint)]			

39 - 60	13,655	31 Foxhill Avenue	Two-Units	3	1.50	1,620	11.86%	1,820	1967
39 - 50 and 82	29,725	47 Antony Avenue Ranch	Single-Family	1	1.00	992	3.34%	520	1948
39 - 51 and 52	10,563	105 Charles Street Conventional	Single-Family	2	2.00	1,472	13.94%	1,204	1900
39 - 53 and 54	10,000	103 Charles Street Raised Ranch	Single-Family	3	1.50	2,466	24.66%	2,136	1978
39 - 62	6,565	101 Charles Street	Two-Units	6	2.00	1,654	25.19%	1,930	1900
39 - 61	6,645	23 Foxhill Avenue Ranch	Single-Family	3	1.00	2,100	31.60%	1,860	1978
39 - 66	8,248	82 Charles Street Bungalow	Single-Family	2	1.00	1,587	19.24%	1,671	???
39 - 64	10,022	94 Charles Street Raised Ranch	Single-Family	3	2.00	1,679	16.75%	1,382	2013
39 - 74	11,000	102 Charles Street Cape	Single-Family	4	1.50	1,985	18.05%	2,735	2013
39 - 73	10,000	104 Charles Street Split-Level	Single-Family	3	1.50	2,308	23.08%	1,756	1979
39 - 75	21,000	33 Antony Avenue Raised Ranch	Single-Family	2	2.50	2,395	11.40%	2,752	2009
39 - 63	21,000	29 Antony Avenue	Two-Units	4	2.00	3,043	14.49%	3,258	1920
39 - 76	10,000	17 Antony Avenue	Single-Family	4	1.50	1,368	13.68%	1,934	1977

TOWN OF BRISTOL
COMMUNITY DEV.

PIMENTEL CONSULTING, INC.
Edward Pimentel, AICP
26 Avon Road
Cranston, Rhode Island 02905

(401) 529-0647 – Cellular
Tax ID No. 56-2331684
on-line: edaicp@yahoo.com

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SUMMARY of QUALIFICATIONS

Forward-thinking, pragmatic urban planning professional with twenty (30+) years of practical experience. Skilled in a variety of neighborhood and commercial planning and zoning activities, frequently in a supervisory or managerial capacity. Solid track records with proven effectiveness in, but not limited to, the following areas:

- ⇒ Zoning Boards of Review ⇒ Community Planning and Consulting
- ⇒ Planning Boards / Commissions ⇒ Land Developments, Development Plan Reviews, Subdivision Reviews, Affordable Housing, Etc.
- ⇒ City / Town Councils ⇒ Superior Court ⇒ Code Enforcement
- ⇒ Residential, Commercial and Industrial Development

SELECTED EXAMPLES of ACCOMPLISHMENT

- Testified before numerous boards, commissions and councils on matters of residential, commercial, and industrial development, as well as changes / amendments to Zoning Ordinances and Comprehensive Plans.
- Testified before Municipal and Superior Court on matters of code enforcement and general land use planning.
- Authored various documents including Cost of Community Services Study, Revitalization Plans, Zoning Ordinances, Comprehensive Plan Amendments and the first Telecommunications Ordinance in the State of Rhode Island.
- Responsible for reviewing all development associated with the Quonset Point / Davisville Industrial Park, an approximately 3,500 acre industrial park, site of the former Sea Bee Navy Base, numerous mill rehabilitation projects, including Pocasset Mill, Johnston, RI (Comprehensive Plan Amendments).
- Responsible for reviewing numerous residential subdivisions, especially expert in the field of Comprehensive Permits (Affordable Housing). Work product cited by the Rhode Island Supreme Court.
- Represented clients before numerous Zoning Boards of Review throughout the State of Rhode Island, on a variety of variance and special use permit petitions, with a greater than 90% success rate.
- Extensive energy and renewable energy projects, including solar, wind and gas-fired eccentric generating assets.

EDUCATION

MASTERS OF COMMUNITY PLANNING AND DEVELOPMENT
University of Rhode Island - Masters Received 1994

University of Florida - Studied City Planning - 1991 / 1992

BACHELOR OF ARTS – URBAN AFFAIRS; MINORS IN MATHEMATICS AND PHILOSOPHY
University of Rhode Island - BA Received 1990

ACCREDITATION: AMERICAN INSTITUTE of CERTIFIED PLANNERS – May 1996

PROFESSIONAL EXPERIENCE

<u>Land Use Consultant</u> East Providence, Rhode Island	PIMENTEL CONSULTING, INC.
<u>Zoning Officer</u> East Providence, Rhode Island	CITY OF EAST PROVIDENCE
<u>Consulting Town Planner</u> Barrington, Rhode Island	TOWN OF BARRINGTON
<u>Town Planner</u> Wayland, Massachusetts	TOWN OF WAYLAND
<u>Principal Planner</u> North Kingstown, Rhode Island	TOWN OF NORTH KINGSTOWN
<u>Assistant Planner</u> East Providence, Rhode Island	CITY OF EAST PROVIDENCE
<u>Planning Consultant</u> Newport, Rhode Island	NEWPORT COLLABORATIVE
<u>Planning Intern</u> Orange City, Florida	CITY OF ORANGE CITY

RHODE ISLAND AIR NATIONAL GUARD

Plans and Implementation Communications Specialist
Rhode Island Air National Guard 1995 – Retired 2013

Security Police Officer
Rhode Island Air National Guard 1987 – 1990

CIVIC

WGBH – Community Advisory Board Member
Cambridge, Massachusetts 2000 - 2003

SPECIAL SKILLS AND TRAINING

- Fluent in Portuguese



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-3

5 Marie Drive 150 121

January 7, 2026

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

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

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

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

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

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

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

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

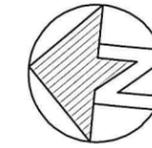
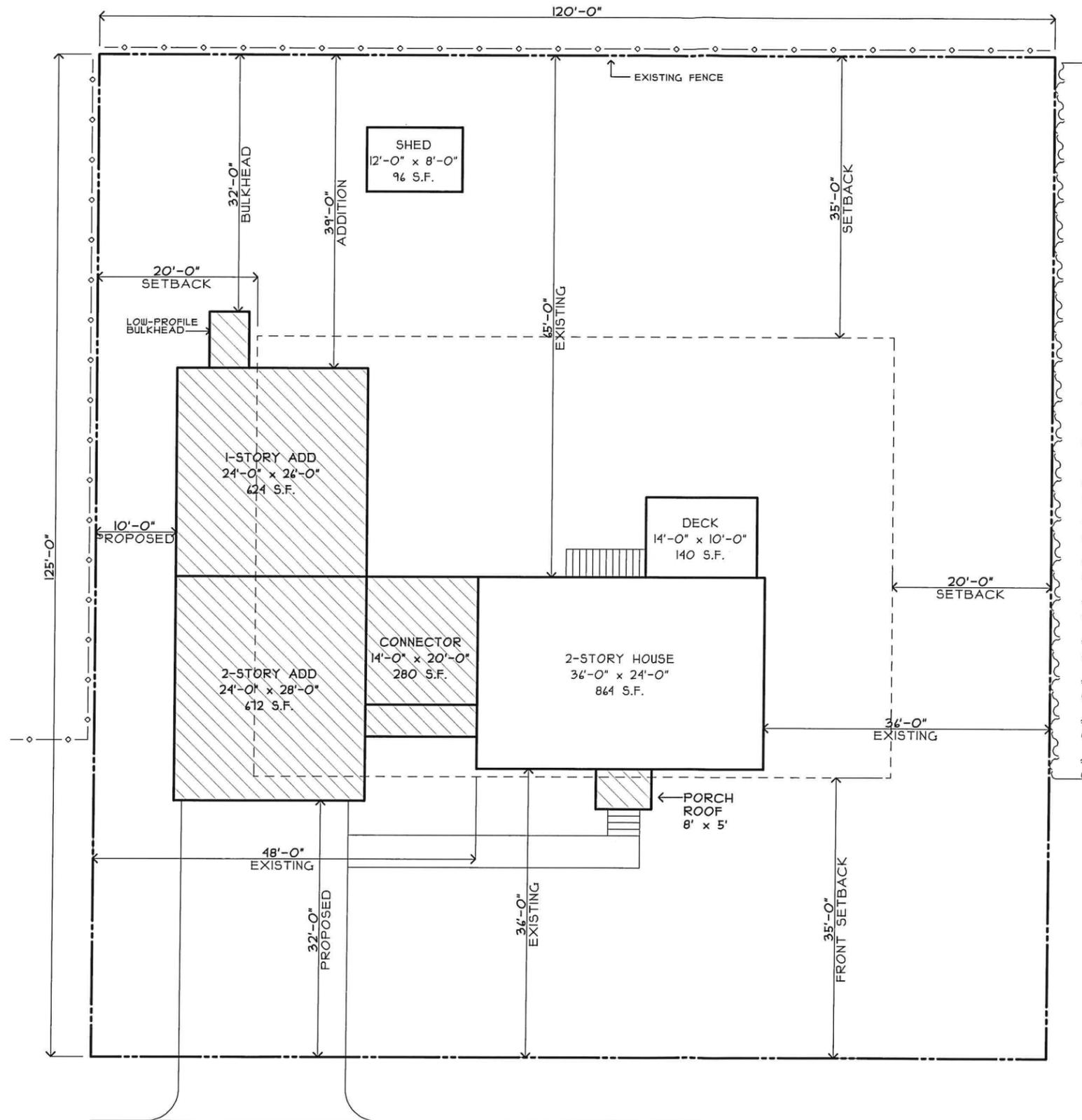
The living space of the current home is 1512 S.F. and we are requesting additional space of 1576 S.F. for the ADU. 280 of the S.F. is for a second bedroom. The 2nd BR is for family to help with my mother in the event that we are not around to assist her with her needs.

Existing Lot Specifications

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

Existing Buildings & Structures

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



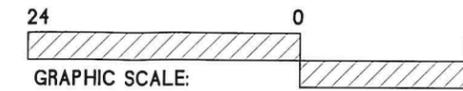
CABRAL RESIDENCE
5 MARIE DRIVE
BRISTOL, RI 02809

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

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

PROPOSED COVERAGE
74'-0" x 62'-0"
2650 S.F.

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

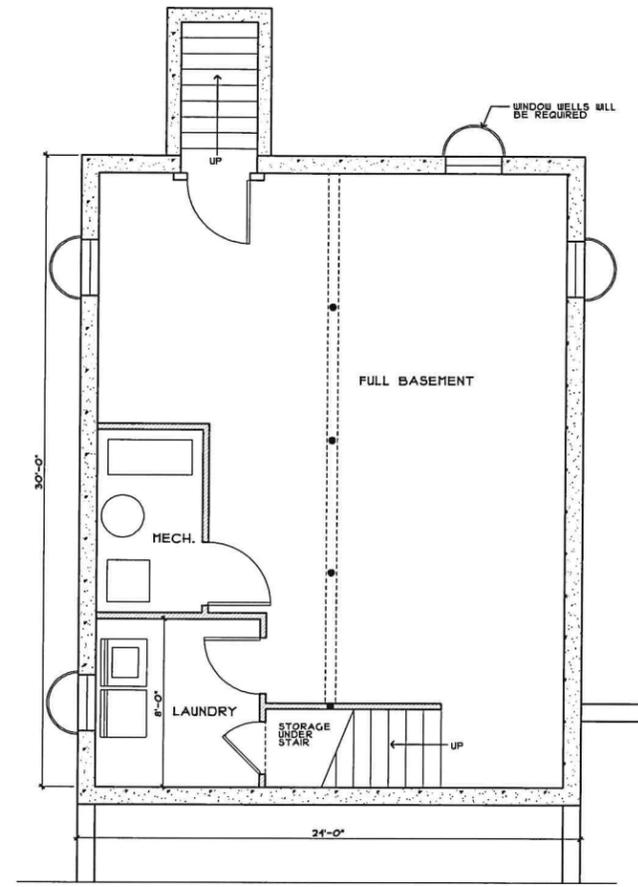


MARIE DRIVE

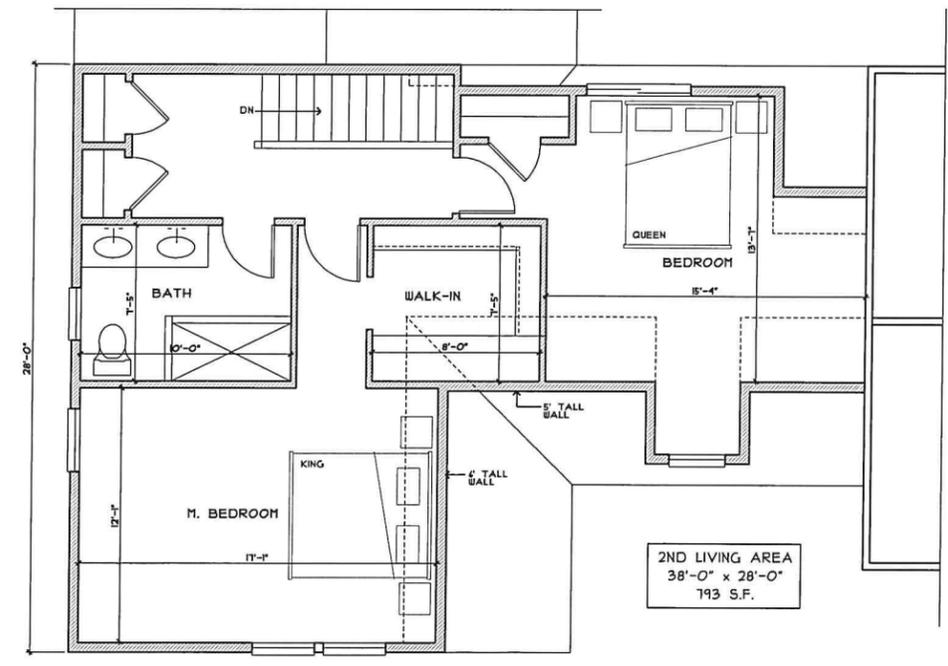
SITE PLAN
SCALE: 1" = 16'

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

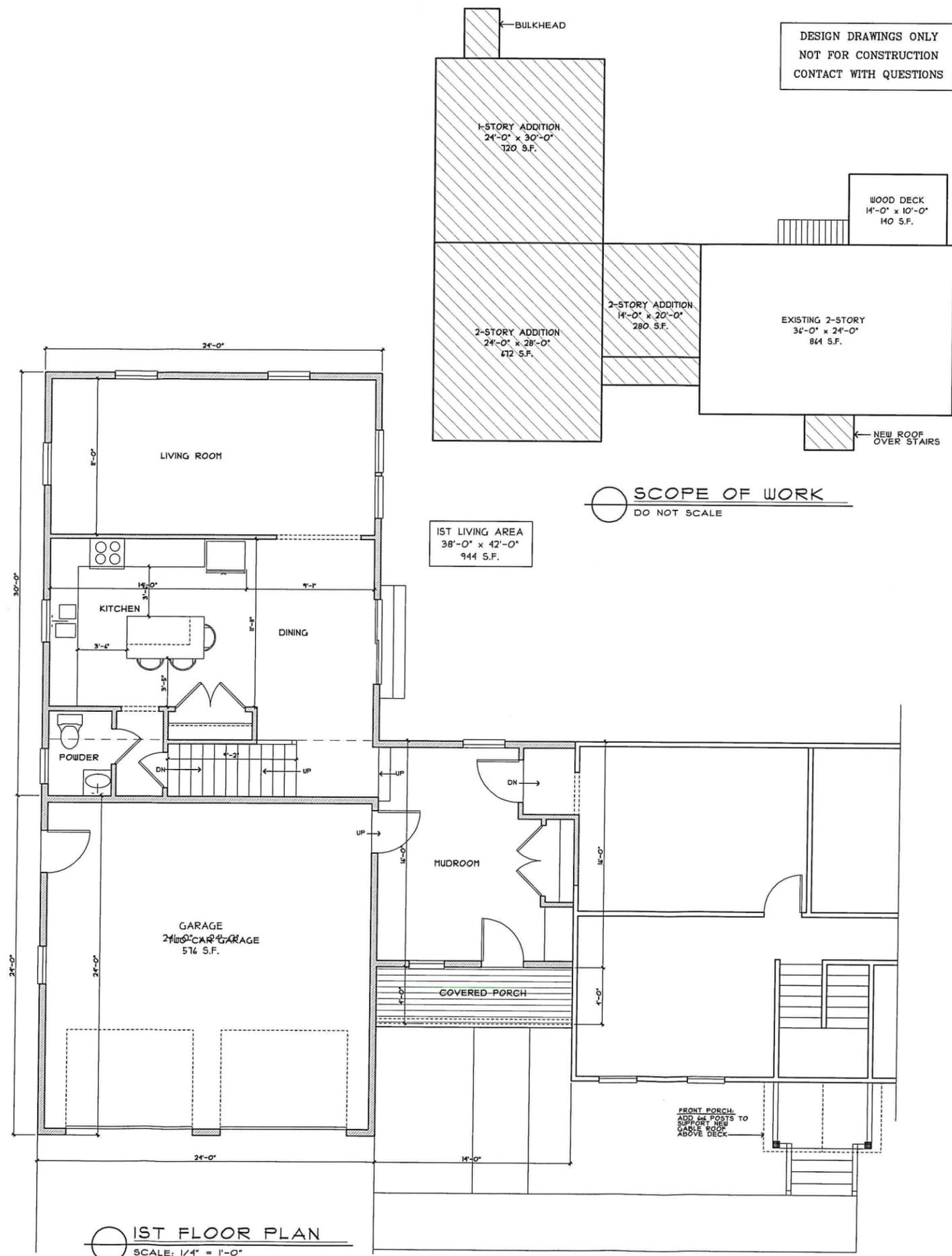
S1



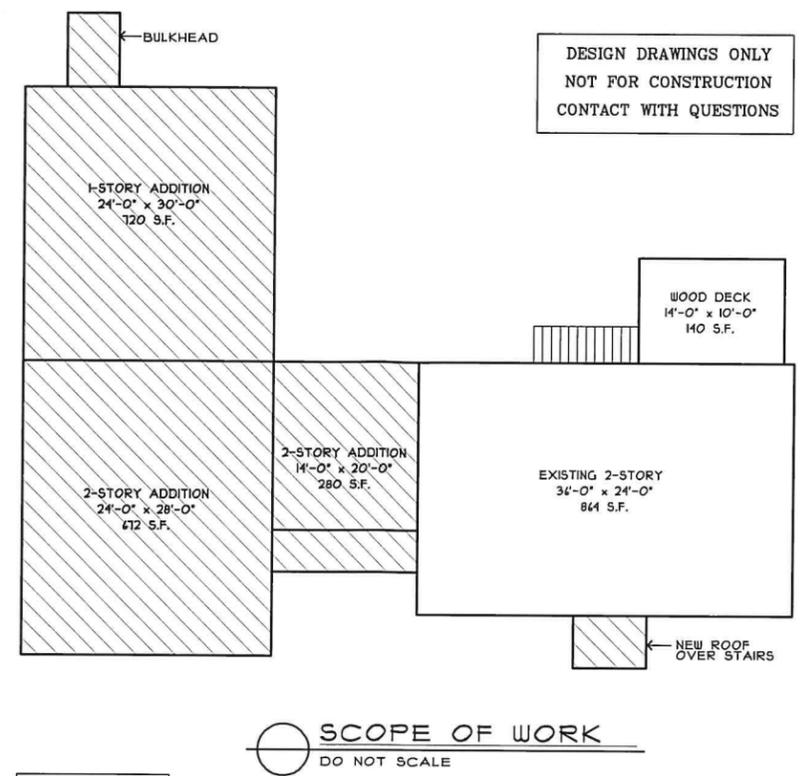
BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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



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



SCOPE OF WORK
DO NOT SCALE

DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

**CABRAL
RESIDENCE**

□ □ □

5 MARIE DRIVE
BRISTOL, RI
02809

DATE: 1/5/2025

REVISIONS:

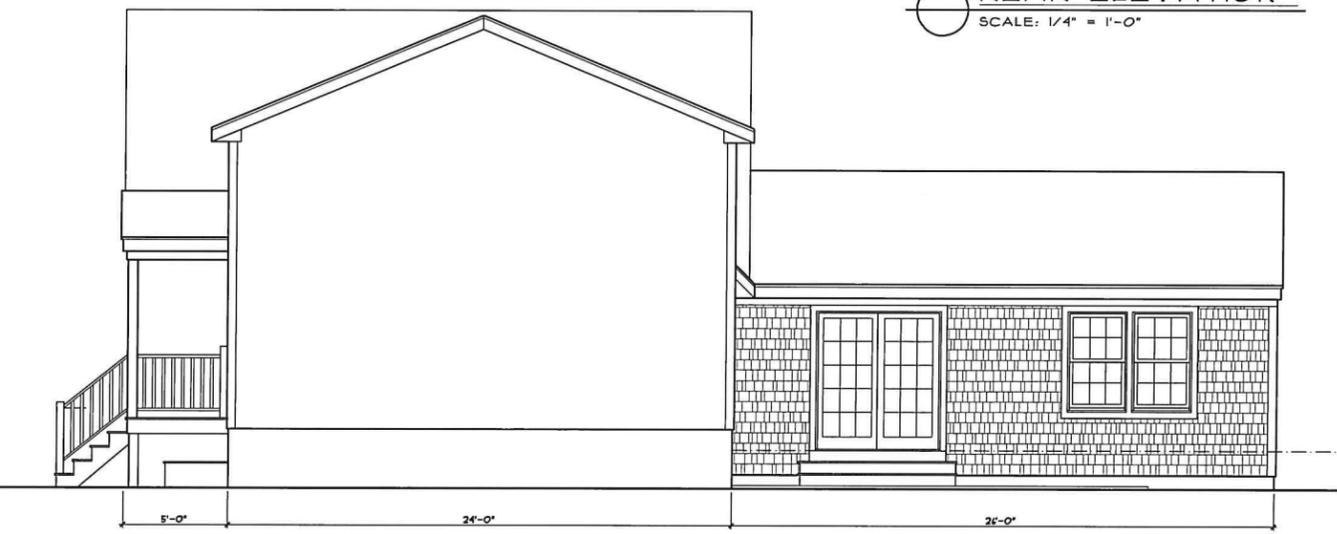
A1

SHEET NO:

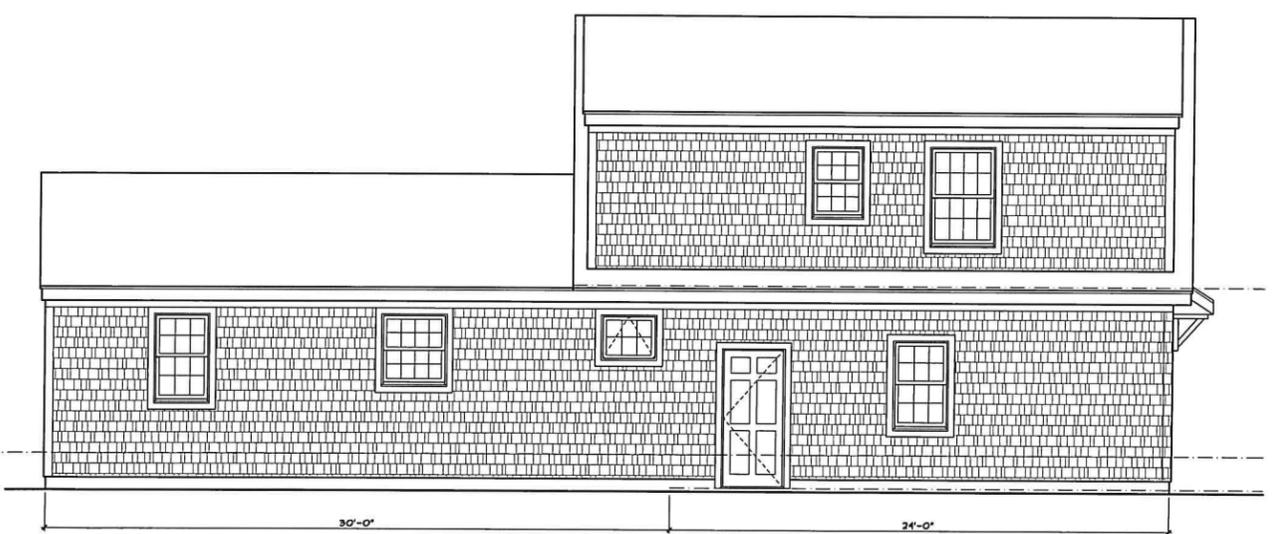


DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

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



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



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



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

MacCADD
Drafting
& Design

BRISTOL, RI
02809
e-mail
MacCADD@aol.com

CABRAL
RESIDENCE
5 MARIE DRIVE
BRISTOL, RI
02809
DATE: 1/5/2025

REVISIONS:

A2
SHEET NO.

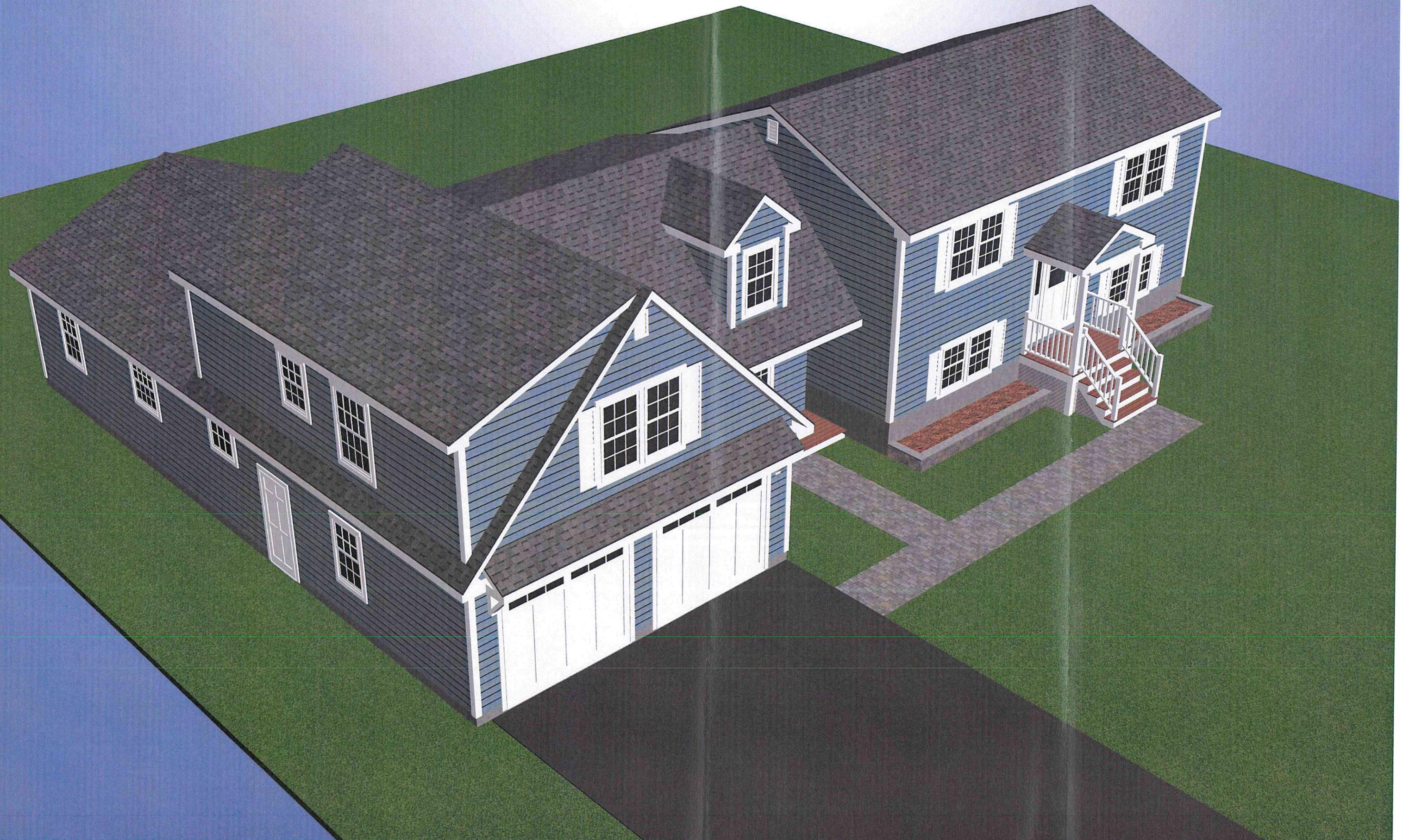


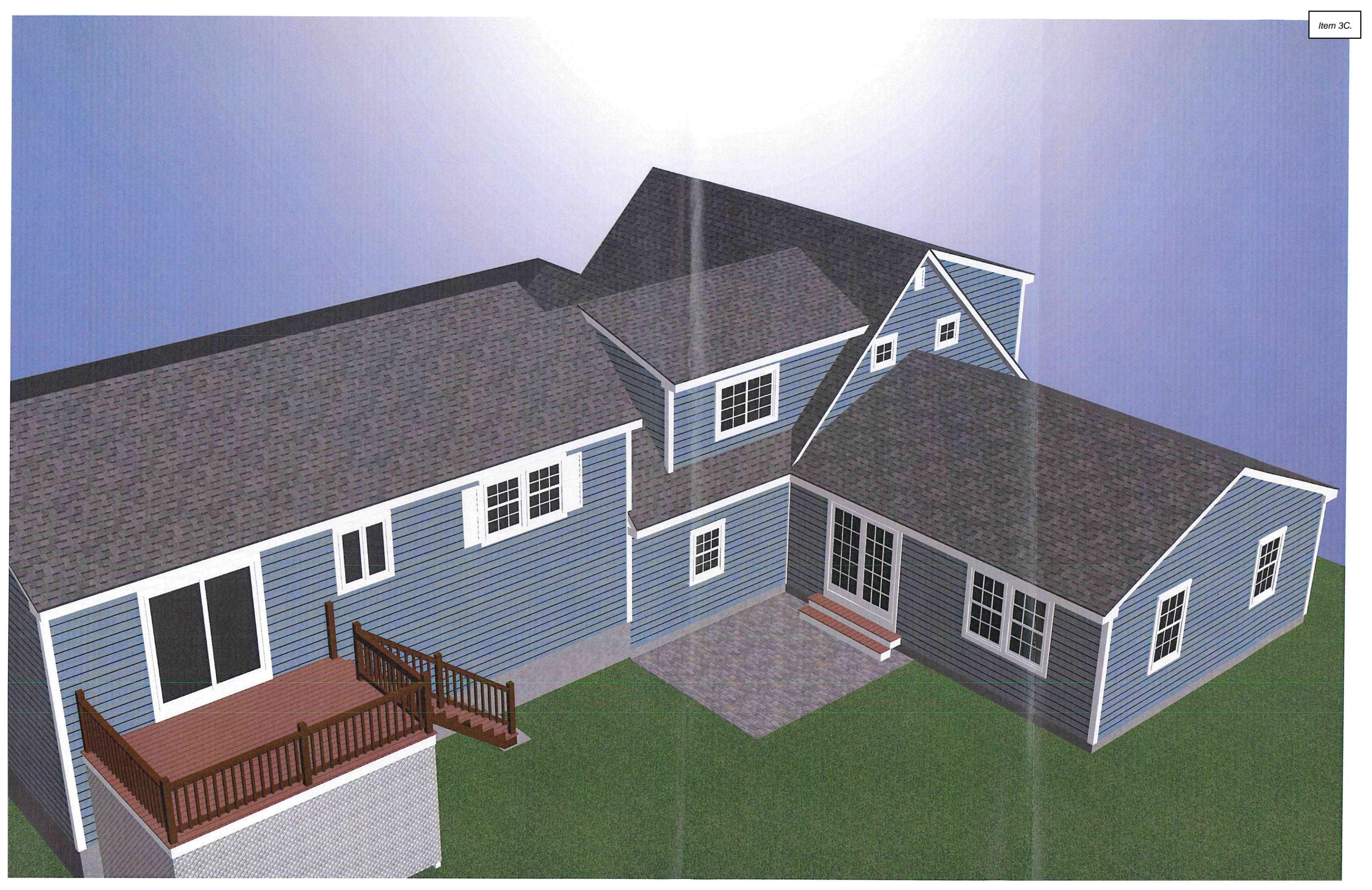












Plat/Lot 150-0121-000

Account: 7700

LUC 27

Zone R-15

Assessment

\$450,700

Owner 1 GRIFFIN, MARY E &

% Owned

Owner 2 CABRAL, HENRY JR JT TRUSTEE

Owner 3

Address 5 MARIE DR, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
GRIFFIN, JAMES L. JR. &	09/16/2022	0	2187-257		Q

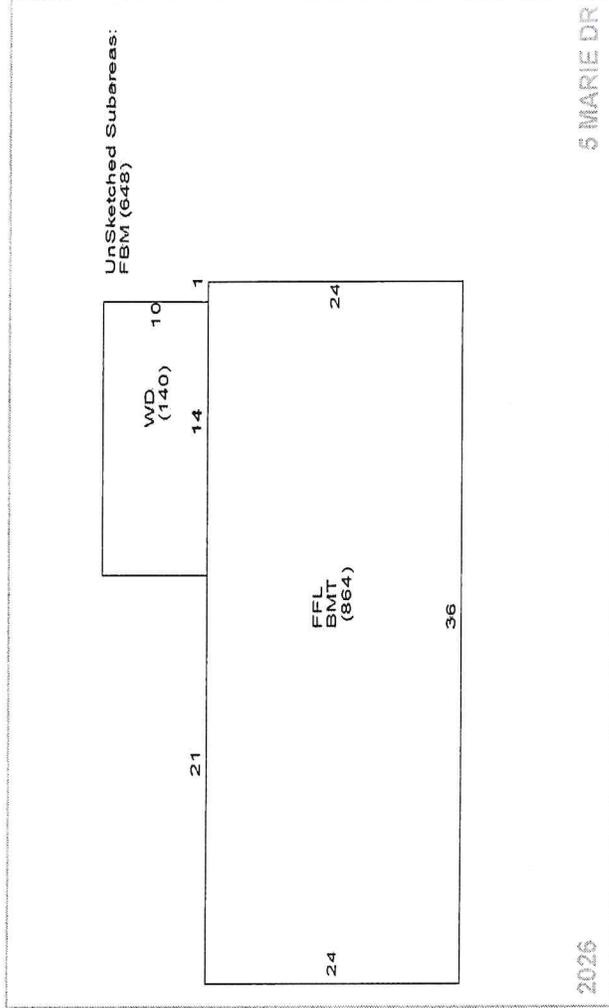
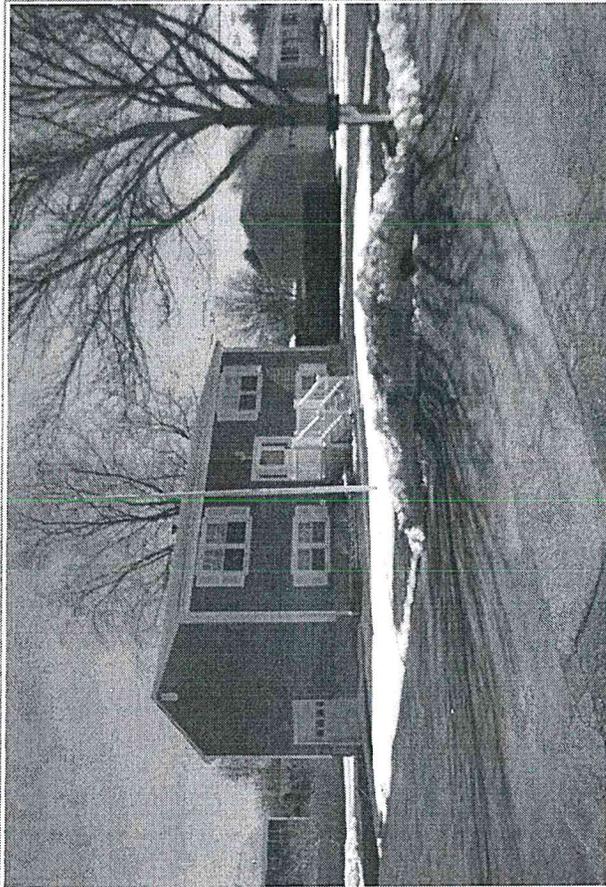
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	255,200	0	0.34	195,500	0	450,700
TOTAL	255,200	0	0.34	195,500	0	450,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 179.13 VAL per SQ Unit/Parcel > 179.13

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	255,200	0	0	195,500	0	450,700	450,700
2024	01	144,800	0	0	162,900	0	307,700	307,700
2023	01	144,800	0	0	162,900	0	307,700	307,700
2022	01	144,800	0	0	162,900	0	307,700	307,700
2021	01	118,800	0	0	150,000	0	268,800	268,800
2020	01	118,800	0	0	150,000	0	268,800	268,800



Land Information

Use Description	Units	Unit Price	LT Fact	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 27 R Single Ff	0.34435	AC	P	1.00	756,000	567,736	N					195,500			1.00	0
2																
3																
4																

Plat/Lot 150-0121-000

Account: 7700

LUC 27

Zone R-15

Assessment \$450,700

Building Information

Table with columns: Description, Raised, Story Height, COM Units, BMT Floor, Frame 2, Wood Shngl, Gable, Roof Type 2, Asphalt Shir, INT Wall 2, Drywall, Hardwood, Floors 2, Carpet, % 20, BMT Garages, Plumbing, Insulation, Heat Fuel, Heat Type, Heat Sys, % Heated, % A/C, % Solar HW, % COM Wall, % Vacuum, Ceil Hght, Ceiling Type, % Sprinkled, Parking Type, EXT View

Grade

Table with columns: Grade, Q4, Q4, Year Built, 1985, EFF Year, Alt LUC, 0.00, 0.00

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, LEVEL, PAVED

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, 1st FLOOR, FIN BMT, WOOD DECK, BMT BASEMENT, Total

Notes

SHED 8X12 NVV

Depreciation

Table with columns: Code, Description, AV, AV - Average, % 35.0, Functional, Economic, Special, OV, Total Depreciation % > 35.0

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s)

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions

Special Features & Yard Items

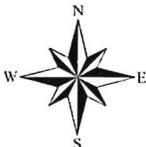
Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF, Size, Quality, Condition, Year, Assessed Value

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level

Other Info.

Table with columns: AFDU, Rental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c



5 Marie Drive - 300' Radius

Town of Bristol, RI

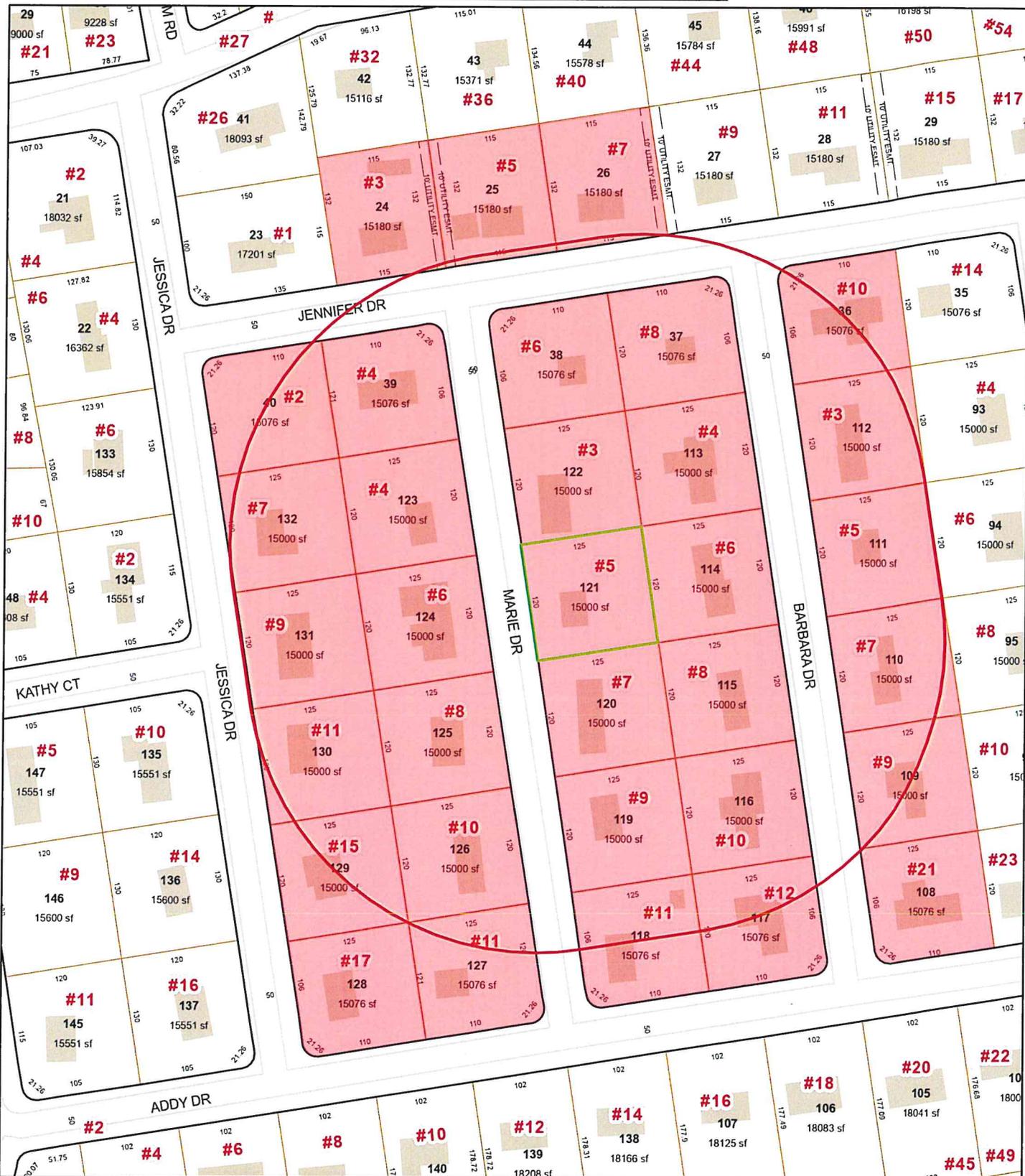
1 inch = 141 Feet



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January 9, 2026

0 141 282 423



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



300 feet Abutters List Report

Bristol, RI
January 09, 2026

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

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



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

BALDINELLI, MELISSA A
7 JENNIFER DR
BRISTOL, RI 02809

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

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

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

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

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

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

DASILVA, JULIO A
10 MARIE DR
BRISTOL, RI 02809

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

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

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

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

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

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

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

CASTIGLIEGO, MATTEO
6 JENNIFER DR
BRISTOL, RI 02809

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

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

CASTIGLIEGO, RAYMOND
3 JENNIFER DR
BRISTOL, RI 02809

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

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

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

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

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

CORREIRA, FREDERICK M
11 MARIE DR
BRISTOL, RI 02809

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

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

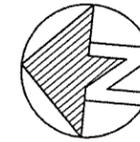
TRINDADE, MICHAEL A.
DEBORAH L. TE
8 BARBARA DRIVE
BRISTOL, RI 02809

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

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

TOWN OF BRISTOL
COMMUNITY DEV.

2026 FEB 18 PM 2:10



CABRAL RESIDENCE

5 MARIE DRIVE

BRISTOL, RI 02809

MAP-LOT: 15-121

SIZE: 15,000 S.F.

ZONING: R-15

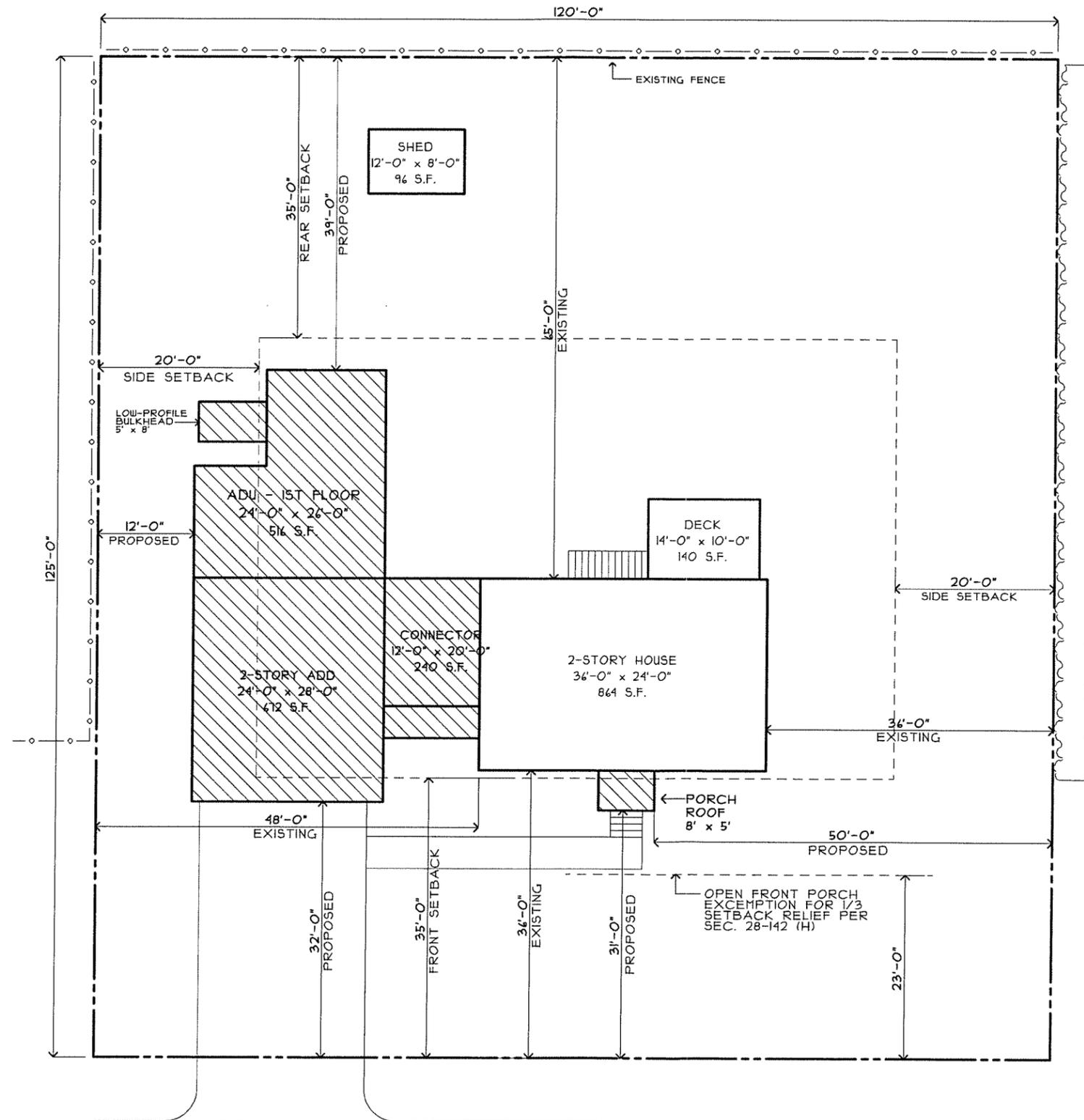
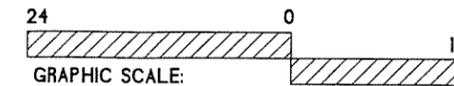
R-15 SETBACKS:

FRONT: 35'
SIDE: 20'
REAR: 35'

MAX. COVER: 25% OR 3,150 S.F.

NEW COVERAGE
12'-0" x 63'-0"
2622 S.F.

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



MARIE DRIVE

SITE PLAN
SCALE: 1" = 16'

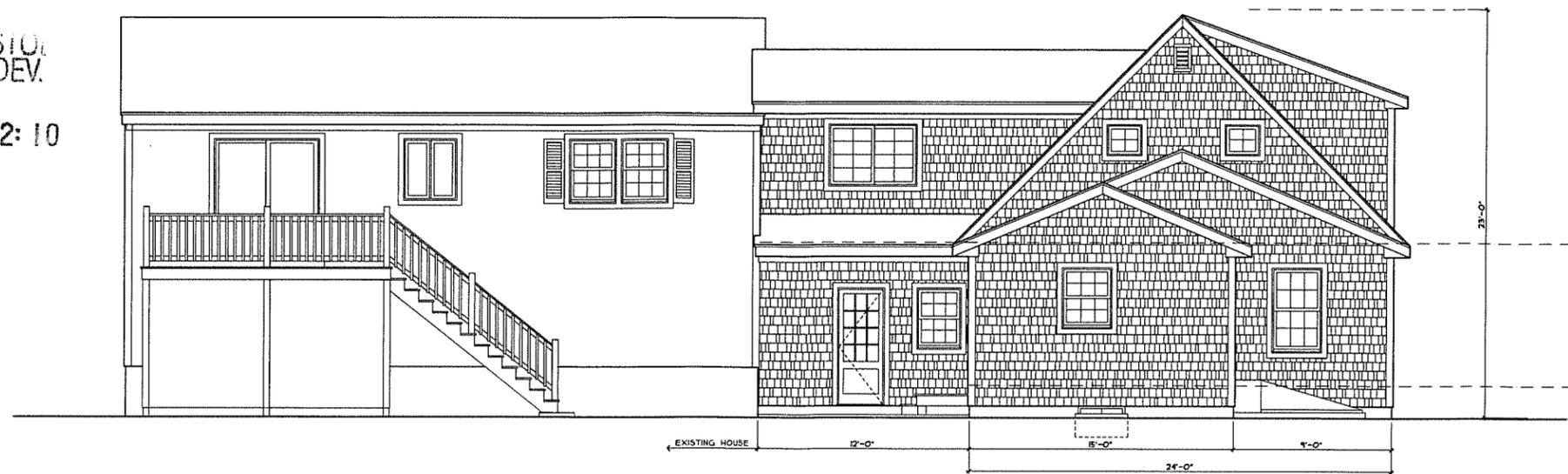
CABRAL RESIDENCE
5 MARIE DRIVE
BRISTOL, RI 02809
PROPOSED: _____ DATE: _____
SITE PLAN 2/17/2026

S1

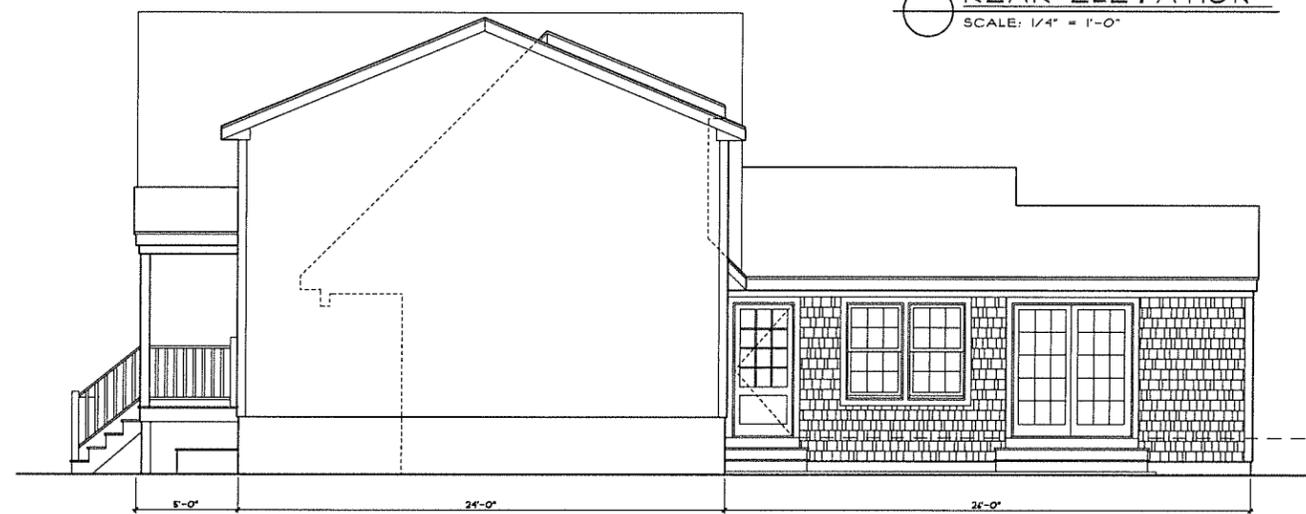
TOWN OF BRISTOL
COMMUNITY DEV.

2026 FEB 18 PM 2:10

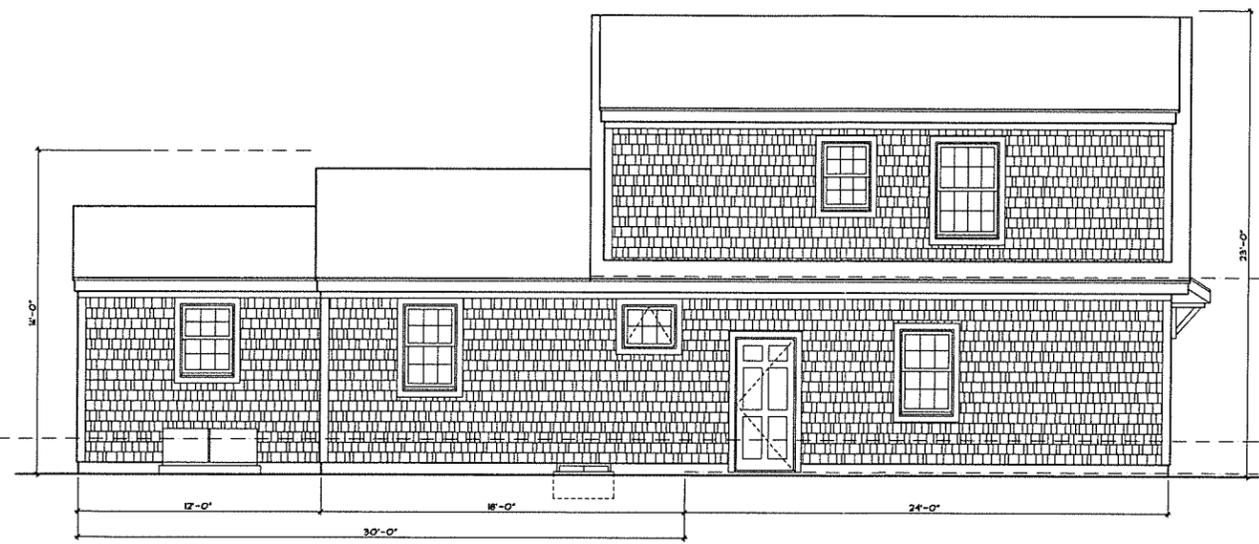
DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS



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



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



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



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

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

CABRAL
RESIDENCE

□ □ □

5 MARIE DRIVE
BRISTOL, RI
02809

DATE: 2/17/2026

REVISIONS:

A2

SHEET NO.

TOWN OF BRISTOL
COMMUNITY DEV.

12 February 2026

2026 FEB 13 AM 9: 05

TO: Zoning Board of Review, Town of Bristol, Rhode Island

RE: 5 Marie Drive, Bristol, RI 02809; Plat:150 Lot: 121 Applicant: Henry Cabral, Jr.

Let me start by saying that my husband and I moved into our current house at 4 Barbara Drive in 1989. We chose our neighborhood due to its single-family houses, and we thought it'd be ideal to raise a family, and it surely more than delivered. We love our neighborhood!

My husband and I attended the Zoning Board meeting on February 2, 2026 at Town Hall and I spoke of my concerns on the proposed size of the ADU on 5 Marie Drive. We stated that we were not against the idea of an ADU itself but was against the size. Our property abuts the rear corner of 5 Marie Drive.

At the February meeting I also mentioned that my neighbor, Scott Davis, on 5 Barbara Drive was denied his request which was very similar to Mr. Cabral's in regards to the following:

1. construct an ADU with less than the required rear yard (in contrast, Mr. Cabral's proposal is less than required front yard)
2. construct an ADU with less than the required side yard
3. construct a greater than permitted size for a two-bedroom ADU
4. less than required lot size for an ADU (20000 sq ft) unless a disability can be shown

Mr. Scott Davis informed the Zoning Board that he wanted the ADU to house his parents who were beginning to have health issues and probably should not be on their own anymore.

I would hope that everyone be treated the same regarding these zoning proposals requiring dimensional variances regardless of familiarity with members of the board.

Since the February meeting, I have gathered more information. I corresponded with Ed Tanner via email and he stated that once an ADU is built, it can be then rented to anyone, even outside of family. Again, my husband and I moved into our neighborhood due to its one-family houses. Of course, Mr. Cabral stated that the ADU is meant for his mom as she has health issues, and this may be the case. However, once his Mom no longer resides in it, the ADU can then be rented out to others (family or not) and the property could eventually be sold to someone else who then rents out the ADU separately. Similarly, at the June 2, 2025 meeting regarding a proposal for an ADU at 5 Barbara Drive, it was stated by Mr. Burke in the meeting minutes: "Mr. Burke stated that he does think that it's great what he" (Mr. Scott Davis) "wants to do for his parents, however, his concern is that it's clearly a single-family zone and when he leaves somebody can, whether they live there or not, can use it as a multi-family in a single-family zone. He believes Mr. Davis can take the plans and do anything with the setbacks and not have to go before zoning and wouldn't need any relief. He thinks Mr. Davis could achieve what he's trying to achieve without getting the Board to agree that he needs relief significantly beyond the

size of the unit. He would recommend that he find a way to do that, since its new construction. Because he would be reluctant to approve the plan as it is at this size with the number of variances that are needed in order to achieve what he thinks is a reasonable addition." I believe the same can be said for the proposal for 5 Marie Drive. Mr Cabral should go back and plan for an ADU within the zoning limits that require no dimensional variances.

I hope you take my concerns regarding this proposal into consideration and hope you deny this dimensional variance. Likewise, Mr. Cabral's proposal should be treated the same as other similar requests. I certainly hope that my neighborhood remains a single-family zone.

Thank you.

Handwritten signatures of Susan Black and John Black. The signature for Susan Black is written in cursive and is positioned above the signature for John Black, which is also in cursive and appears to be written over the first part of Susan's signature.

Susan Black
John Black
4 Barbara Drive
Bristol, RI 02809

(401) 254-1071

I have looked at Meeting Minutes regarding 5 Barbara Drive for the following zoning meetings:
June 2, 2025
July 14, 2025

Additionally, in my correspondence with Ed Tanner, he has stated that Mr. Cabral will need to provide a signed affidavit stating his mother's disability. (In allowing an ADU on a lot size less than 20,000 square feet)

Dear Zoning Board Members,

After meeting with Edward Tanner in regards to the proposed ADU at 5 Marie Drive, he recommended that I draft a letter to explain the changes made to the ADU for the March 2nd Zoning Board meeting.

The size of the unit was down sized to 1168 square feet. The breezeway / mudroom and second floor bedroom were added to the existing house and do not make up the proposed ADU. The bedroom was changed to a common storage area for both dwellings. Utilizing a door to connect both the main house and the ADU.

Three variances are still needed for the proposed ADU.

1. 3 feet in the front
2. 8 feet on the side
3. Total living space. The unit now has 612 sq ft on the first floor and 556 sq. ft on the second floor for a total of 1168 sq feet. By removing the 2nd bedroom this now creates a variance for 268 feet above the 900 square feet allowed for a 1 bedroom ADU.

Respectfully,
Henry Cabral

TOWN OF BRISTOL
COMMUNITY DEV.
2025 FEB 25 AM 8:59

2/26/26, 5:13 PM

IMG_2480.jpeg

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

Re: File # ZBR-26-3
Property: 5 Marie Drive, Bristol, RI
Applicant: Henry Cabral, Jr.

Dear Members of the Zoning Board of Review,

I am writing in regard to the petition concerning the request for dimensional variances to construct a two-story garage, mudroom, and accessory dwelling unit (ADU) addition at 5 Marie Drive.

After reviewing the notice and proposal, I would like to express my support for the applicant's request and respectfully encourage the Board to approve the dimensional variances necessary for the project to move forward.

Thank you for your time and consideration.

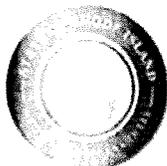
Sincerely,



Jose Calisto
7 Marie Drive
Bristol, RI 02809

TOWN OF BRISTOL
COMMUNITY DEV.

2026 FEB 27 AM 8: 38



STATE OF RHODE ISLAND
DIVISION OF MOTOR VEHICLES

Disability Parking Permit Office
600 NEW LONDON AVENUE
CRANSTON RI 02920-3024
Web Address: WWW.DMV.RI.GOV

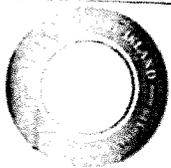


GG18570935

Date: 11/10/2023

MARY E GRIFFIN
5 MARIE DR
BRISTOL RI 02809 -4344

Disability Parking Placard Certificate

 <p>STATE OF RHODE ISLAND DIVISION OF MOTOR VEHICLES Disability Parking Placard Certification</p>		<p>Valid only when dated and stamped with official stamp.</p> <p>RI DMV CERTIFICATION NOT VALID Walter R. Craddock</p>
<p>Name: MARY E GRIFFIN Address: 5 MARIE DR BRISTOL RI 02809-4344</p> <p>Placard Number: 230975 Placard Expires On: 12/31/2029 Date of Birth: 11/24/1947</p> <p>Note: If address change below (must notify DMV of change):</p>	<p><i>Walter R. Craddock</i> WALTER R. CRADDOCK ADMINISTRATOR DIVISION OF MOTOR VEHICLES</p>	



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-05**

APPLICANT: Rhode Island Rebar, Inc.

LOCATION: 255 State Street

PLAT: 30

LOT: 37

ZONE: Limited Business

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Install a six foot high fence, portions of which would exceed the maximum height for a fence within the front yard.

COMPREHENSIVE PLAN REVIEW:

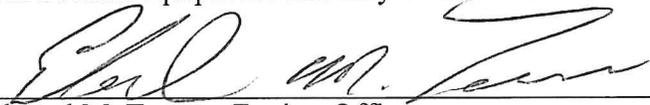
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing construction of a six-foot high fence to enclose portions of this commercial property located on the northerly side of State Street and westerly side of Magnolia Street. The proposed fence would enclose the westerly end of the property to the rear of the existing commercial building. The fence would extend off the southerly side of the building and run along the southerly property line at State Street. It would then extend north along the westerly property line and meet an existing fence enclosing the neighboring property to the north. An additional section of fence would also extend off the north side of the building to enclose the rear of the property. As proposed, the fence would be six feet in height and would be constructed of chain link with privacy slats woven throughout to screen the property and provide security for outdoor equipment storage.

Portions of the proposed fence would be located within the front yard from State Street. Section 28-112 of the zoning ordinance requires a 25 minimum front yard setback in the Limited Business (LB) zoning district. Section 28-146(b)(1) of the zoning ordinance permits fences within a front yard setback to a maximum height of four (4) feet. Beyond this front yard area, fences are permitted to a maximum height of six (6) feet. Thus, the applicant is requesting a dimensional variance for that portion of fencing to be located within 25 feet of the State Street property line. The applicant has submitted a site sketch depicting the location of the proposed fence approximately one foot back from the existing public sidewalk at State Street. This is the assumed property line. The applicant has also noted that the property boundaries are being surveyed and that a survey plan will be submitted prior to fence installation. This would be required prior to issuance of a fence permit.

Recall that the applicant was before the board in September 2025 for a special use permit (File #2025-26) to operate a contract construction service business use at this location. The Board granted the special use permit with a condition requiring the installation of appropriate screening for any outside storage per Section 28-150(jj) of the zoning ordinance. The proposed fence is now being requested in order to screen construction equipment that may be stored outdoors behind the building.

 2/25/2026
 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-06**

APPLICANT: Nicholas Andre

LOCATION: 142 Bradford Street

PLAT: 18

LOT: 11

ZONE: Residential R-6

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an approximate 23ft. 5in. x 48ft. 9in. accessory dwelling unit (ADU) structure and attached deck, at a size greater than permitted for an accessory structure within the Residential 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 proposing construction of a single-story detached accessory dwelling unit (ADU) structure on this multi-family property located on the southerly side of Bradford Street (see attached GIS map). The proposed structure would be located to the rear of the existing residence, and it would consist of an approximate 23'5" x 48'9" (966 square foot) ADU with an attached 351 square foot deck. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-6 zoning district. The proposed accessory structure would be located within applicable property line setbacks with the closest setback being approximately 10.5 feet from the easterly left side property line. The property would also comply with the required 30% limit for lot coverage by structures.

As noted above, the applicant is proposing to construct an ADU within a new detached building addition. Section 28-151(a) of the zoning ordinance, permits an ADU by right within new construction only on a residential lot containing 20,000 square feet or more; or on an owner occupied property as an accommodation for a family member with disabilities. The applicant has stated that the proposed two-bedroom ADU would be utilized by an aging parent with disabilities. Thus, the proposed detached structure may be permissible as an ADU, but the size of the structure is limited to what is allowed by the zoning ordinance for accessory structures. Although Section 28-151(b)(2) of the zoning ordinance permits ADU's up to a size of 900 square feet for one bedroom units and up to 1,200 square feet for two-bedroom units, it is my opinion, and that of the Town Solicitor's office, that the dimensional requirements of Section 28-111 limiting the size of accessory structures on residential properties is still applicable.


2/25/2026

Edward M. Tanner, Zoning Officer



142 Bradford Street

Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

February 25, 2026



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
Telephone: (401) 253-7000
www.bristolri.gov

February 12, 2026
File #: ZBR-26-5

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
March 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Rhode Island Rebar, Inc
Owner of Record: Rhode Island Rebar, Inc.
Location: 255 STATE ST , BRISTOL, RI, 02809
Plat: 30 Lot: 37
Zoning District: LB

Applicant is requesting **Dimensional Variance** to:

install a six foot high fence, portions of which would exceed the maximum height for a fence within the front yard.

A handwritten signature in black ink, appearing to read "Ed M. Tanner", is written above the printed name.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. 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.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-5

255 State Street 30 37

January 22, 2026

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

Location for Application			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	255 State Street	30	37

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: 6 foot fence along State ST
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	0 feet
Width in Feet	0 feet
Length in Feet	60 feet
Height Above Grade	6 feet
Number of Stories	0

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	1 feet
Height in Feet	2 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Height of fence within front yard setback from State St per section 28-146(b) of zoning ordinance.

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

Request for variance to place a 6 foot fence on State St side. The fence will be chain link with privacy slats. We request this change for privacy/security in the back/side yard where some equipment may be stored.

Many people are driving and walking through the property. We have had our trash containers stolen and a 6foot fence will be more of a deterrent.

The fence on State St will not impede site of Magnolia St or or turning from Magnolia to State

We have attached photos from both sides of corner.

We also will have the property lines surveyed prior to fence install to be sure of placement on our property

Existing Lot Specifications

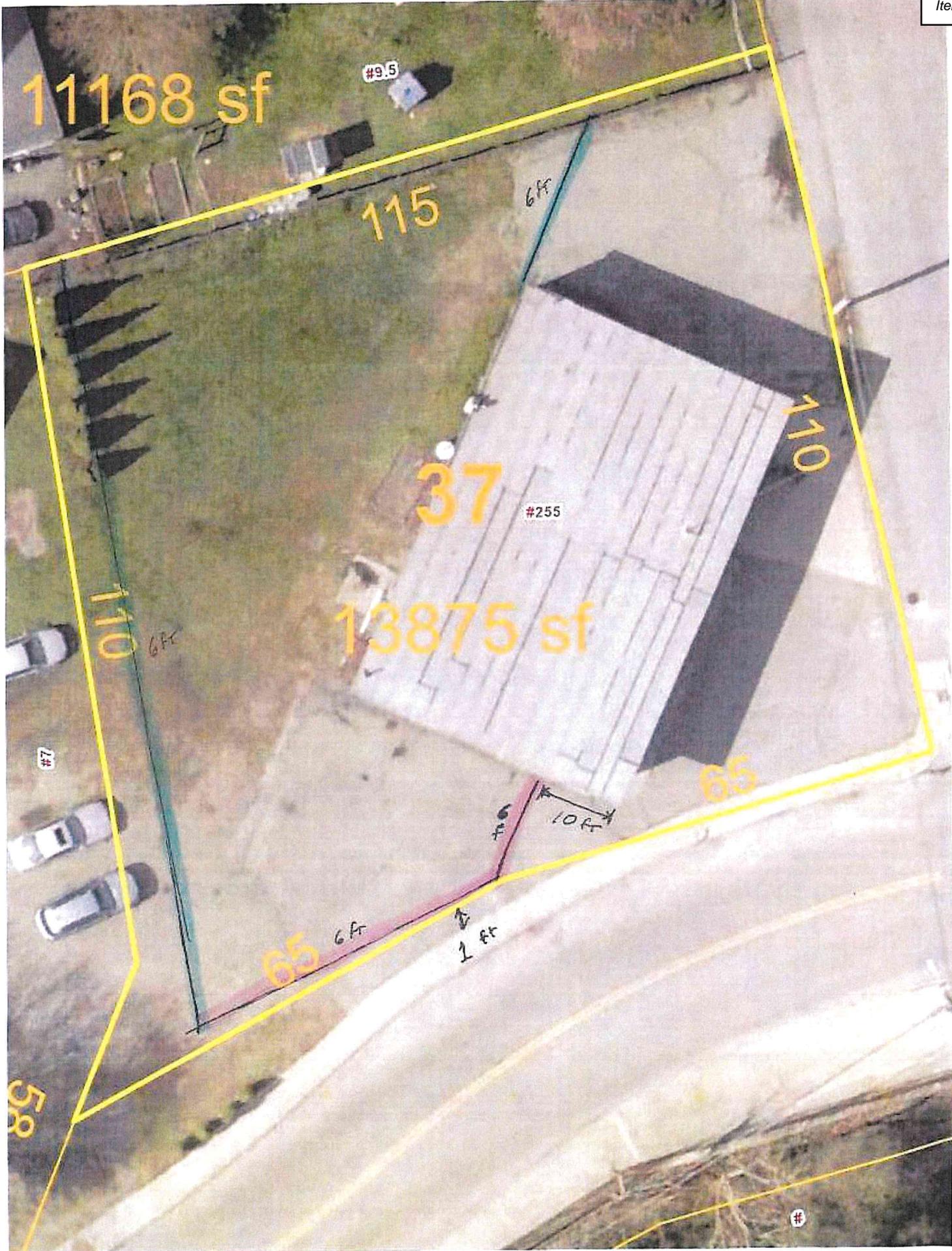
Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	11,168
Lot Frontage	65
Lot Depth	115

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------

STOP





Owner ▶ Owner Account #: 23-0407-71 % Owned

Owner 1	RHODE ISLAND REBAR, INC.	
Owner 2		
Owner 3		
Address	7 JUDY DR, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	Deed Type
WATKINSON, GLENN W	10/07/2025	475,000	2296-207	W
WATKINSON, KENNETH J. SR	01/06/2004	0	1086-113	Q
WATKINSON, JOHN JR.	02/20/1990	0	87-7	
WATKINSON, JOHN JR.	07/31/1987	0	297-59	
TOWN OF BRISTOL	01/01/1961	0	142-442	

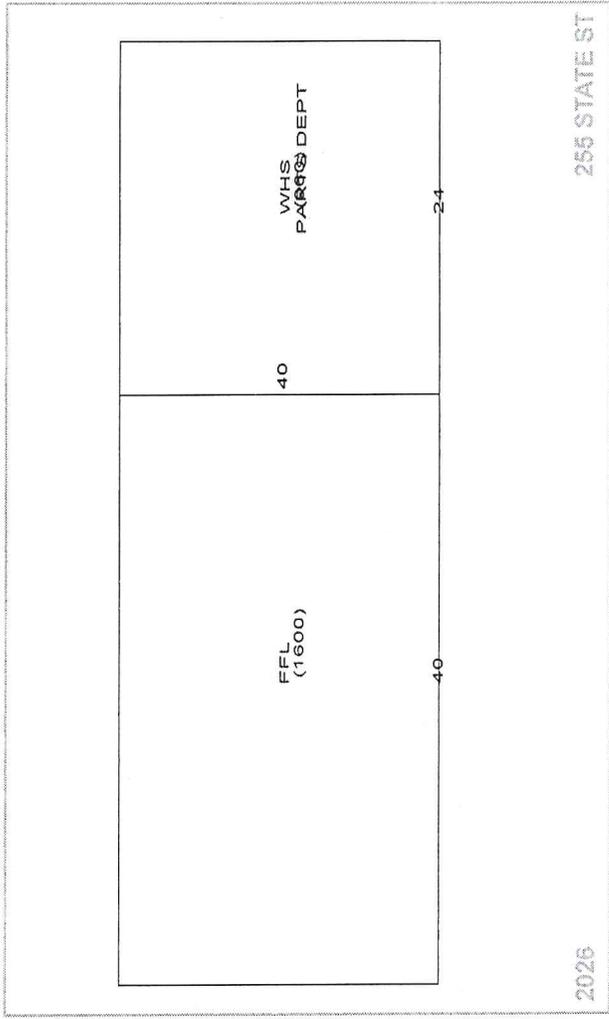
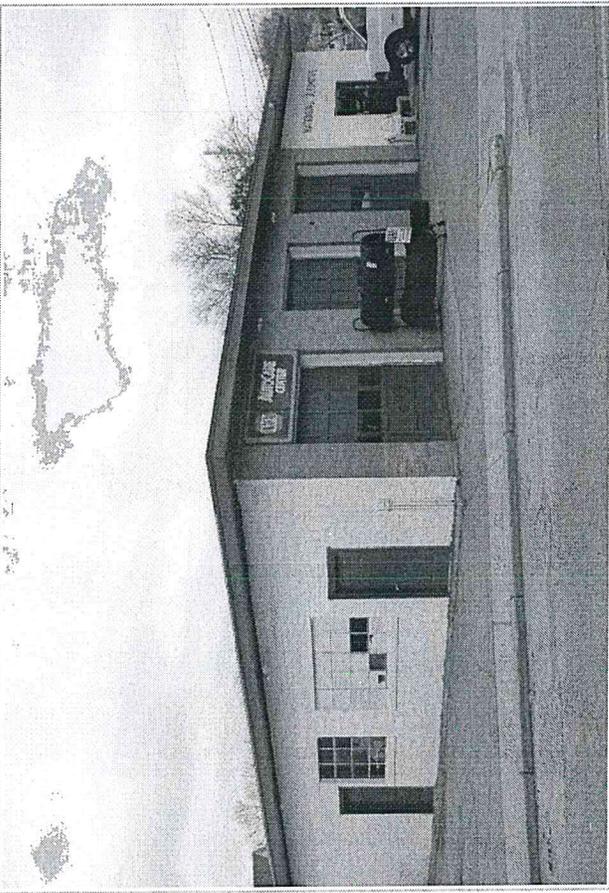
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	105,900	0	0.32	227,200	0	333,100
TOTAL	105,900	0	0.32	227,200	0	333,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 130.12 VAL per SQ Unit/Parcel > 130.12

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	106,000	0	0	227,200	0	333,200	333,200
2024	06	87,700	0	0	174,800	0	262,500	262,500
2023	06	87,700	0	0	174,800	0	262,500	262,500
2022	06	87,700	0	0	174,800	0	262,500	262,500
2021	06	87,700	0	0	180,300	0	266,000	266,000
2020	06	87,700	0	0	180,300	0	266,000	266,000



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 06 Comm 2	0.22957	AC	P	1.00	800,000	801,498	C13				184,000			1.00	0
2 06 Comm 2	0.08896	AC	R	0.25	800,000	485,612	C13				43,200			1.00	0
3															
4															

Building Information

Table with columns: Description, CommGrge, Story Height, COM Units, BMT Floor, Frame 2, Frame 1, Masonry, Concrete Blc, EXT Wall 2, Roof Type 2, Roof Type 1, Tar & Gravel, Roof Cover 2, INT Wall 2, INT Wall 1, Unfin, Floors 2, Floors 1, BMT Garages, Plumbing, Electrical, Insulation, INT vs EXT, Heat Type, Forced Warm Air, Oil, Heat Type, % Heated, % A/C, % Solar HW, % Vacuum, % COM Wall, Ceiling Type, % Sprinkled, Parking Type, EXT View

Other Factors

Table with columns: Flood Hazard, Topography, LEVEL, Street Traffic, Bas \$/SQ, Size Adj, 1.24, Constr Adj, 0.96, Adj \$/SQ, 68.98, Other Feats, 0, Grade Fac, 1.00, Neigh Infl, 1.00, Land Factor, 1.00, Adj Total, 176,579, Depreciation, 70,632, Depr Total, 105,947

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, FFL, 1st FLOOR, 1,600, 1,600, 68.98, 110,368, WHS, WAREHOUSE, 960, 960, 68.98, 66,221, Total, 2,560, 2,560, 176,589

Visit History

Table with columns: Date, Result, By, 1/13/2025, REVIEW, MP, 10/20/2021, REVIEW, MEASURED, 8/1/2018, MEASURED, 7/16/2018, REVIEW, 1/2/2008, MEASURED, 1/2/2008, LISTED

Notes

WATKINSON'S AUTOMOTIVE

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s)

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions, 06/02/2015, E9631, 06/02/2015, ELEC, 0, 100, Closed, CHANGE OUT FLORESCENT LIGHTS

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF, Size, Quality, Condition, Year, Assessed Value

Other Info.

Table with columns: AFDU, JRTermRental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level, 1, 1, 0, 0, U, 2, 3, 4, Totals, 1, 0, 0



255 State St - 200' Radius

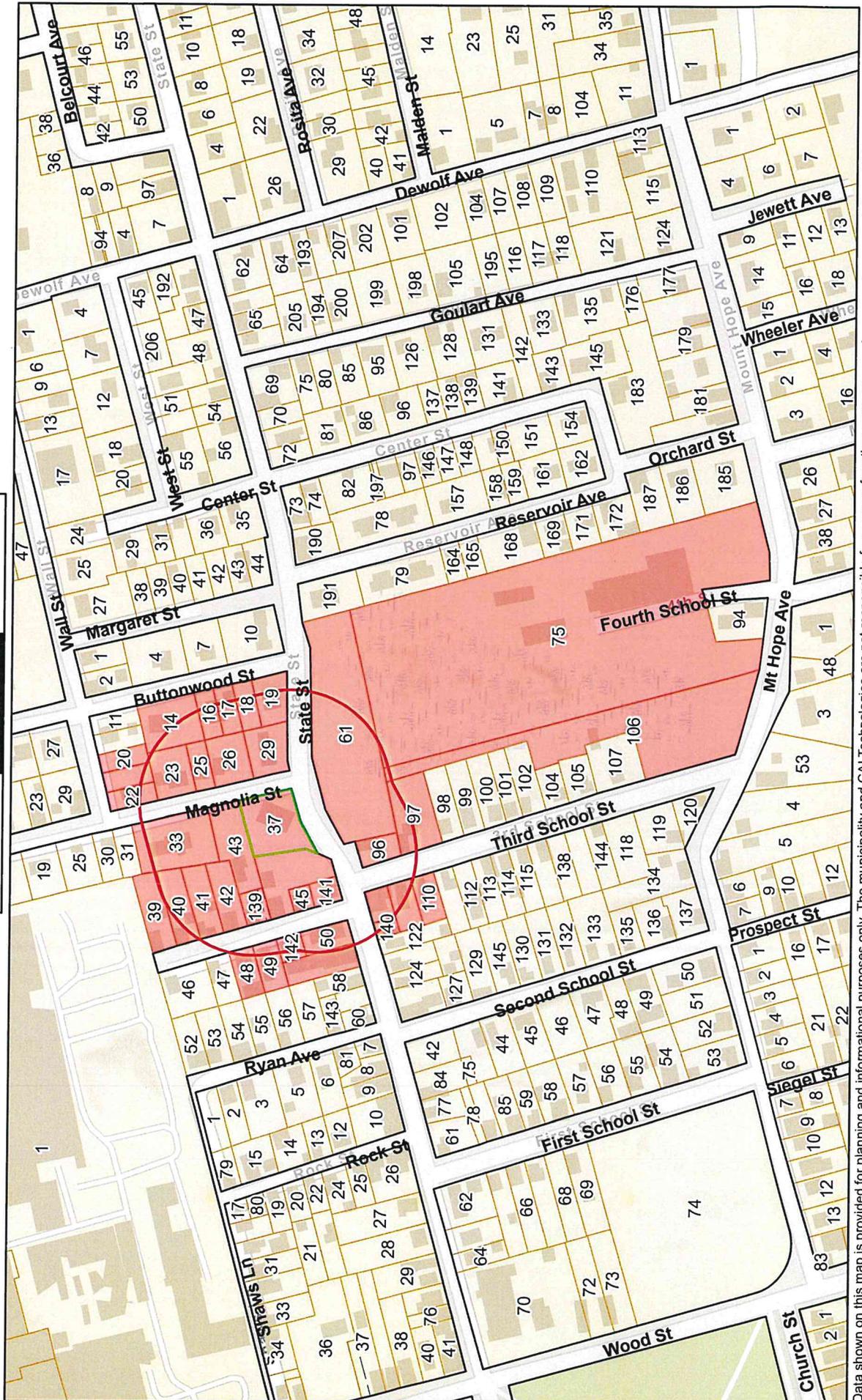
Town of Bristol, RI

1 inch = 282 Feet

February 10, 2026



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200 feet Abutters List Report

Bristol, RI
February 10, 2026

Subject Property:

Parcel Number:	30-37	Mailing Address:	RHODE ISLAND REBAR, INC.
CAMA Number:	30-37		7 JUDY DR
Property Address:	255 STATE ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	30-106	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	30-106		10 COURT ST
Property Address:	MT HOPE AVE		BRISTOL, RI 02809
Parcel Number:	30-108	Mailing Address:	KREFT, ROBERT M, TRUSTEE-ROBERT
CAMA Number:	30-108		M KREFT TRUSTEE
Property Address:	246 STATE ST		17 SANDY LN
			BRISTOL, RI 02809
Parcel Number:	30-109	Mailing Address:	MJV ENTERPRISES, LLC
CAMA Number:	30-109		63 DELLWOOD ROAD
Property Address:	3 THIRD SCHOOL ST		CRANSTON, RI 02920
Parcel Number:	30-110	Mailing Address:	LUTHER, FRANCIS DEBORAH
CAMA Number:	30-110		TRUSTEES & FRANCIS &
Property Address:	5 THIRD SCHOOL ST		38 DIVISION ST
			BRISTOL, RI 02809
Parcel Number:	30-139	Mailing Address:	WOOLHOUSE, PHILLIP DAVID
CAMA Number:	30-139		9 EASTERBROOKS AVE
Property Address:	9 EASTERBROOKS AVE		BRISTOL, RI 02809
Parcel Number:	30-14	Mailing Address:	SYLVESTER, ANDREW & AMANDA TE
CAMA Number:	30-14		9 BUTTONWOOD ST
Property Address:	9 BUTTONWOOD ST		BRISTOL, RI 02809
Parcel Number:	30-140	Mailing Address:	RODRIGUES, MARIA
CAMA Number:	30-140		244 STATE STREET
Property Address:	244 STATE ST		BRISTOL, RI 02809
Parcel Number:	30-141	Mailing Address:	GONCALVES, LUCIA F
CAMA Number:	30-141		247 STATE ST
Property Address:	247 STATE ST		BRISTOL, RI 02809
Parcel Number:	30-142	Mailing Address:	MARSHALL, THOMAS
CAMA Number:	30-142		55 KINGSWOOD RD
Property Address:	8 EASTERBROOKS AVE		BRISTOL, RI 02809
Parcel Number:	30-16	Mailing Address:	DELLEMONICO, ADAM
CAMA Number:	30-16		48 WASHINGTON AVE
Property Address:	5 BUTTONWOOD ST		BURLINGTON, MA 01803-3518



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2/10/2026

Page 1 of 4



200 feet Abutters List Report

Bristol, RI
February 10, 2026

Parcel Number: 30-17
CAMA Number: 30-17
Property Address: BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518

Parcel Number: 30-19
CAMA Number: 30-19
Property Address: 3 BUTTONWOOD ST

Mailing Address: BUTTONWOOD, LLC
35 SUNSET VIEW DR
TIVERTON, RI 02878

Parcel Number: 30-20
CAMA Number: 30-20
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-21
CAMA Number: 30-21
Property Address: 14 MAGNOLIA ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-22
CAMA Number: 30-22
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-23
CAMA Number: 30-23
Property Address: 12 MAGNOLIA ST

Mailing Address: CABRAL, PAUL M. LOURDES C.
12 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-25
CAMA Number: 30-25
Property Address: 10 MAGNOLIA ST

Mailing Address: BOUDREAU, BARRIE (SOLE)
10 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-26
CAMA Number: 30-26
Property Address: 8 MAGNOLIA ST

Mailing Address: ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-29
CAMA Number: 30-29
Property Address: 261 STATE ST

Mailing Address: SANTOS, EDMUND & SANTOS ELBA M.
LE MEDEIROS, NANCY & SANTOS,
ROBERT J.
261 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-33
CAMA Number: 30-33
Property Address: 11 MAGNOLIA ST

Mailing Address: WARD, TERESA J. DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

Mailing Address: RHODE ISLAND REBAR, INC.
7 JUDY DR
BRISTOL, RI 02809

Parcel Number: 30-39
CAMA Number: 30-39
Property Address: 17 EASTERBROOKS AVE

Mailing Address: CHILTON, WILLIAM & MEREDITH TE
17 EASTERBROOKS AVE
Bristol, RI 02809



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2/10/2026

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200 feet Abutters List Report

Bristol, RI
February 10, 2026

Parcel Number: 30-40 CAMA Number: 30-40 Property Address: 15 EASTERBROOKS AVE	Mailing Address: CIRILLO, LOUIS P. SUSAN E. CO-TRS & CIRILLO FAM 8513 SEVILLA COURT NAPLES, FL 34114
Parcel Number: 30-41 CAMA Number: 30-41 Property Address: 13 EASTERBROOKS AVE	Mailing Address: TAVARES VIRGINIA L TRUSTEE TAVARES MANUEL A TRUSTEE 13 EASTERBROOKS AVE Bristol, RI 02809
Parcel Number: 30-42 CAMA Number: 30-42 Property Address: 11 EASTERBROOKS AVE	Mailing Address: BORGES, SILVERIO A. ETUX CONNIE BORGES TE 147 BAY VIEW AVENUE BRISTOL, RI 02809
Parcel Number: 30-43 CAMA Number: 30-43 Property Address: 9.5 EASTERBROOKS AVE	Mailing Address: CHILTON, WILLIAM & MEREDITH TE 9 1/2 EASTERBROOKS AVE Bristol, RI 02809
Parcel Number: 30-44 CAMA Number: 30-44 Property Address: 7 EASTERBROOKS AVE	Mailing Address: BOWEN, GARDINER HUBBARD 35 PROSPECT ST BRISTOL, RI 02809
Parcel Number: 30-45 CAMA Number: 30-45 Property Address: 3 EASTERBROOKS AVE	Mailing Address: STANZIONE, SELINA ET UX JOHN A. STANZIONE TE 3 EASTERBROOKS AVE BRISTOL, RI 02809
Parcel Number: 30-48 CAMA Number: 30-48 Property Address: 12 EASTERBROOKS AVE	Mailing Address: GAME MANAGEMENT, LLC 9 JANE LANE BRISTOL, RI 02809
Parcel Number: 30-49 CAMA Number: 30-49 Property Address: 10 EASTERBROOKS AVE	Mailing Address: MADEIRA, JOAO F. MARIA F. TE 10 EASTERBROOKS AVE BRISTOL, RI 02809
Parcel Number: 30-50 CAMA Number: 30-50 Property Address: 243 STATE ST	Mailing Address: DILL, DAVID C. & DILL, KAREN F. TRUSTEES 141 BUSH DR MIDDLETOWN, RI 02842
Parcel Number: 30-51 CAMA Number: 30-51 Property Address: 241 STATE ST	Mailing Address: STATE STREET L.L.C. 241 STATE ST. BRISTOL, RI 02809
Parcel Number: 30-61 CAMA Number: 30-61 Property Address: STATE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 30-75 CAMA Number: 30-75 Property Address: 111 MT HOPE AVE	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 10, 2026

Parcel Number: 30-96
CAMA Number: 30-96
Property Address: 2 THIRD SCHOOL ST

Mailing Address: TERRA, JOSEPH ,TERRA, KAREN &
TERRA, BRAD JT
135 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 30-97
CAMA Number: 30-97
Property Address: 6 THIRD SCHOOL ST

Mailing Address: SOARES,EDGARDO R BARBARA ETUX
TE
6 THIRD STREET
BRISTOL, RI 02809



www.cai-tech.com

ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

DILL, DAVID C. & DILL, KA
141 BUSHY DR
MIDDLETOWN, RI 02842

RODRIGUES, MARIA
244 STATE STREET
BRISTOL, RI 02809

BORGES, SILVERIO A. ETUX
CONNIE BORGES TE
147 BAY VIEW AVENUE
BRISTOL, RI 02809

GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

SANTOS, EDMUND & SANTOS E
MEDEIROS, NANCY & SANTOS,
261 STATE ST
BRISTOL, RI 02809

BOUDREAU, BARRIE (SOLE)
10 MAGNOLIA ST
BRISTOL, RI 02809

GONCALVES, LUCIA F
247 STATE ST
BRISTOL, RI 02809

SOARES, EDGARDO R
BARBARA ETUX TE
6 THIRD STREET
BRISTOL, RI 02809

BOWEN, GARDINER HUBBARD
35 PROSPECT ST
BRISTOL, RI 02809

GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

STANZIONE, SELINA ET UX
JOHN A. STANZIONE TE
3 EASTERBROOKS AVE
BRISTOL, RI 02809

BUTTONWOOD, LLC
35 SUNSET VIEW DR
TIVERTON, RI 02878

KREFT, ROBERT M, TRUSTEE-
17 SANDY LN
BRISTOL, RI 02809

STATE STREET L.L.C.
241 STATE ST.
BRISTOL, RI 02809

CABRAL, PAUL M.
LOURDES C.
12 MAGNOLIA ST
BRISTOL, RI 02809

LUTHER, FRANCIS
DEBORAH TRUSTEES & FRANCIS
38 DIVISION ST
BRISTOL, RI 02809

SYLVESTER, ANDREW & AMAND
9 BUTTONWOOD ST
BRISTOL, RI 02809

CHILTON, WILLIAM & MEREDI
17 EASTERBROOKS AVE
Bristol, RI 02809

MADEIRA, JOAO F.
MARIA F. TE
10 EASTERBROOKS AVE
BRISTOL, RI 02809

TAVARES VIRGINIA L TRUSTEE
TAVARES MANUEL A TRUSTEE
13 EASTERBROOKS AVE
Bristol, RI 02809

CHILTON, WILLIAM & MEREDI
9 1/2 EASTERBROOKS AVE
Bristol, RI 02809

MARSHALL, THOMAS
55 KINGSWOOD RD
BRISTOL, RI 02809

TERRA, JOSEPH ,TERRA, KAR
135 ANNAWAMSCUTT DR
BRISTOL, RI 02809

CIRILLO, LOUIS P.
SUSAN E. CO-TRS & CIRILLO
8513 SEVILLA COURT
NAPLES, FL 34114

MJV ENTERPRISES, LLC
63 DELLWOOD ROAD
CRANSTON, RI 02920

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518

RHODE ISLAND REBAR, INC.
7 JUDY DR
BRISTOL, RI 02809

WARD, TERESA J.
DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

WOOLHOUSE, PHILLIP DAVID
9 EASTERBROOKS AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

February 12, 2026
File #: ZBR-26-6

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall
10 Court Street, Bristol, RI 02809
March 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Nicholas Andre
Owner of Record: Nicholas Andre
Location: 142 BRADFORD ST , BRISTOL, RI, 02809
Plat: 18 Lot: 11
Zoning District: ~~LB~~ R-6

Applicant is requesting **Dimensional Variance** to:

construct an approximate 23ft. 5in. x 48ft. 9in. accessory dwelling unit (ADU) structure and attached deck, at a size greater than permitted for an accessory structure within the Residential 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 website at <https://bristol-ri.municodemeetings.com/>. 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.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-6

142 Bradford St 18 11

January 29, 2026

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

Location for Application			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	142 Bradford St	18	11

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	One Family Dwelling
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	966 feet
Width in Feet	23.5 feet
Length in Feet	48.75 feet
Height Above Grade	17.17 feet
Number of Stories	1

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
ARTICLE IV. - DIMENSIONAL REGULATIONS, Sec. 28-111. - Residential zones of the Town Code, Table B

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

I am seeking to construct a 966 sq ft detached ADU on my property in accordance with Rhode Island General Laws § 45-24-73(a)(1), which provides that one accessory dwelling unit per lot shall be allowed by right on an owner-occupied property as a reasonable accommodation for family members with disabilities. I am seeking a dimensional variance because while state law allows this ADU to be up to 1,200 square feet, the existing 22'x24' maximum size for accessory structures in the Town Code limits a single level ADU to 528 sq ft, a size that is impractical for a person in a wheelchair to reasonably live in. A second story is also not practical due to the occupant utilizing a wheelchair.

Existing Lot Specifications

Current Use of Premises	Multi Family If other, explain:
Number of Units	3
Lot Area	11,390
Lot Frontage	67.2
Lot Depth	174.62

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 2,720	Building/Structure Detail if Other:
------------------------------	-----------------------	-------------------------------------

January 29, 2025

Town of Bristol
10 Court St
Bristol, RI 02809

To the Town of Bristol Zoning Board of Review,

I am writing in support of the dimensional variance request for the construction of an accessory dwelling unit (ADU) at my property located at 142 Bradford Street, Bristol, Rhode Island 02809.

This application is submitted pursuant to Rhode Island General Laws § 45-24-73(a)(1), which provides that one accessory dwelling unit per lot shall be allowed by right on an owner-occupied property as a reasonable accommodation for family members with disabilities.

The property at 142 Bradford Street is my primary residence and is owner-occupied. The proposed accessory dwelling unit is intended to serve as the primary residence for my parents. My father is permanently disabled and relies on a wheelchair for mobility. The creation of this accessory dwelling unit will allow my parents to live safely, independently, and in close proximity to family support, consistent with the intent and purpose of the state statute.

The proposed ADU is being requested specifically as a reasonable accommodation to address my father's disability.

The Town's current zoning ordinance, which imposes a maximum dimensional limitation of twenty-two feet (22') by twenty-four feet (24') for accessory structures within the R-6 zoning district, effectively restricts the allowable footprint of an ADU to approximately five hundred twenty-eight (528) square feet per floor. While such a limitation may be generally applicable, it imposes a substantial and undue constraint in circumstances involving an individual with a disability, particularly where mobility impairments require the use of a wheelchair.

In such instances, the construction of a multi-story dwelling is neither practical nor feasible, as stairways and second-floor living space are inherently incompatible with wheelchair accessibility and do not constitute a reasonable or functional residential design. Accordingly, the ADU must be constructed as a single-level dwelling. Under the Town's existing dimensional restriction, however, a single-story ADU would be limited to 528 square feet, which is insufficient to provide a safe, livable, and adequately functional two-bedroom residence for an individual requiring a wheelchair. It would be functionally uninhabitable.

Rhode Island General Laws § 45-24-73 expressly mandates that municipalities "must allow" the development of a two-bedroom ADU containing no less than one thousand two hundred (1,200) square feet of floor area, or sixty percent (60%) of the gross floor area of the principal dwelling, whichever is less. The Town's current dimensional limitation, as applied here, frustrates the intent and requirements of this statutory provision, particularly where accessibility considerations necessitate a single-story configuration.

Moreover, the requested relief is further supported by longstanding federal civil rights protections governing equal access to housing for individuals with disabilities. The Fair Housing Amendments Act of 1988 prohibits discrimination in housing on the basis of disability and specifically requires municipalities to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling. It further makes it unlawful to refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing (See: Joint Statement Of The Department Of Justice And The Department Of Housing And Urban Development, *published August 18, 1999, Updated August 6, 2015*).

Accordingly, strict enforcement of the Town's accessory structure size limitation in this case would result in an unnecessary hardship, would preclude the development of a lawful and accessible dwelling, and would undermine both the statutory framework governing ADUs and the federal mandate that zoning regulations be administered in a manner consistent with disability accommodation and equal housing opportunity.

For these reasons, and in order to permit the construction of a compliant, habitable, and wheelchair-accessible two-bedroom ADU, I respectfully request that the Zoning Board grant a dimensional variance authorizing the construction of a single-level accessory dwelling unit consisting of approximately nine hundred sixty-six (966) square feet of gross floor area.

Further, the request for a dimensional variance meets the standards of relief found in the Town Code, specifically:

Sec. 28-409 (c) Standards for relief. The following shall be standards for relief:

(1) Variance. In granting a variance, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant;

The hardship from which the Applicant seeks relief is due solely to the unique physical characteristics of the subject property, including the lot's size and configuration and the placement of the existing principal dwelling and proposed ADU. The need for dimensional relief does not arise from any economic disability of the Applicant, but from the inability to locate an accessory dwelling unit of the size required by R.I. Gen. Laws § 45-24-73 within the available buildable area of the lot while strictly complying with all dimensional requirements absent the requested relief.

b. That such hardship is not the result of any prior action of the applicant;

The claimed hardship is not the result of any prior action of the Applicant. The lot configuration, lot dimensions, and the placement of the existing principal structure pre-date the Applicant's request for relief and were not created by any subdivision, alteration, or development activity undertaken by the Applicant. The need for dimensional relief arises from these preexisting physical conditions and the application of current dimensional requirements to the subject property, and not from any self-created condition or action by the Applicant.

c. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town;

Granting the requested dimensional variance will not alter the general character of the surrounding area nor impair the intent or purpose of the zoning ordinance or the Town's Comprehensive Plan. The proposed accessory dwelling unit is subordinate to the existing principal dwelling, consistent in scale and residential character with surrounding area, and will be used to house a family member with a disability on an owner-occupied property, as expressly contemplated by R.I. Gen. Laws § 45-24-73. The relief requested is the minimum necessary to allow an otherwise by-right residential use within the existing neighborhood pattern and will not result in any change to the established residential character, intensity of use, or land use pattern of the surrounding area.

The surrounding area is characterized by dense residential development. The subject property, however, is comparatively large, containing approximately 11,370 square feet. Even with the addition of the proposed accessory dwelling unit, the resulting residential density and lot coverage on the subject property will remain lower than that of the vast majority of surrounding residential lots. Accordingly, the proposed development will be consistent with, and will not alter, the established character of the surrounding neighborhood.

d. The board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

1. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of neighboring land or structures in the same

district and permitted use of land or structures in an adjacent district shall not be considered grounds for granting a use variance; and

This criterion is not applicable to the present request, as the Applicant is not seeking a use variance.

2. In granting a dimensional variance, that 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, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

If the requested dimensional variance is not granted, the hardship suffered by the Applicant will amount to more than a mere inconvenience. Strict compliance with the applicable dimensional requirements would physically preclude the construction of an accessory dwelling unit of a size sufficient to reasonably accommodate a family member with a disability, despite such use being permitted by right under R.I. Gen. Laws § 45-24-73. Further, it would impede the owner's ability to provide necessary in-home care and support to the disabled family member. The relief requested is the minimum necessary to allow reasonable enjoyment of this permitted residential use within the physical constraints of the lot and intended use. The request is not based on financial considerations, increased profitability, or enhanced property value, but solely on the need to make practical use of the property in a manner expressly authorized by statute.

Thank you for your time and consideration. Please do not hesitate to contact me should you require any additional information or documentation.

Sincerely,

Nicholas Andre

Nicholas Andre
Owner, 142 Bradford Street
Bristol, RI 02809

142 BRADFORD STREET

NEW ADU CONSTRUCTION

BRISTOL RI 02809

FOR PERMIT

1.9.26

DRAWING LIST:	
A000	GENERAL NOTES
A100	ARCHITECTURAL SITE PLAN
A101	FOUNDATION PLAN
A102	FIRST FLOOR & ROOF PLAN
A103	EXTERIOR ELEVATIONS
A104	SCHEDULES
A301	BUILDING SECTION
LEVEL DESIGN GROUP - CIVIL ENGINEERING	
SURVEY/SITE PLAN	
UTILITY PLAN	

GENERAL CONDITIONS

1. DO NOT SCALE DRAWINGS. CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
2. ALL WORK SHALL BE ERECTED AND BE INSTALLED PLUMB, LEVEL, SQUARE AND TRUE IN PROPER ALIGNMENT.
3. ALL DIMENSIONS ARE TO THE ROUGH FRAME. ALL DIMENSIONS MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN 1/8". ALL DISCREPANCIES SHALL BE DECIDED BY THE OWNER.
4. ALL DIMENSION LUMBER TO BE ALL STANDARD WOOD FRAMING MEMBERS TO BE S.PINE GRADE #2 ANY LUMBER IN CONTACT WITH CONCRETE OR IN EXTERIOR LOCATIONS TO BE (PRESSURE TREATED)
5. ALL FULL GLASS DOORS SHALL BE TEMPERED GLAZING.
6. REFER TO PARTITION TYPES FOR WALL MATERIAL, THICKNESS, AND FINISH, 28 DAYS AS FOLLOWS:
7. ALL CONCRETE USED SHALL DEVELOP A MIN COMPRESSIVE STRENGTH IN
SLABS/FLOORS= 4,000 PSI / FOOTINGS AND FOUNDATION WALLS= 3,500 PSI
9. CONTRACTOR SHALL COORDINATE REVIEW OF PARTITION LAYOUT WITH OWNER PRIOR TO PARTITION INSTALLATION.
10. ALL HINGED DOORS TO BE 4" FROM NEAREST PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED. DIMENSIONING LOCATING DOORS ARE TO INSIDE EDGE OF FRAMING.
11. THE CONTRACTOR SHALL ESTABLISH T.O.W. ELEVATION THAT IS TO BE USED TO SET THE TOPS OF ALL WINDOWS, EXTERIOR DOORS AND INTERIOR DOORS SUCH THAT THE TOPS OF WINDOWS AND DOORS R.O. WILL ALIGN.
12. ALL WINDOW & DOOR HEADERS 4'-0" OR LESS IN WIDTH SHALL BE (3) 2x10 BUILT UP HEADERS WITH SINGLE JACK STUD & SINGLE KING STUD EACH SIDE. ALL DOOR HEADERS WITHIN LOAD BEARING WALLS TO BE TRIPLE 7.5"LVL HEADER WITH SINGLE JACK STUD & DOUBLE KING STUD EACH SIDE.
13. GYPSUM WALL BOARD AT BOTH SIDES OF ALL PARTITIONS WITH PLUMBING ROUGH-IN *e.g.*
BATHROOM, KITCHEN, SHOWER, OUTSIDE FAUCETS SHALL BE MOISTURE & MILDEW RESISTANT.
14. ALL GYPSUM SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PROVIDE A LEVEL 4 FINISH, UNLESS OTHERWISE NOTED.
15. ALL EXPOSED GYPSUM EDGES TO HAVE METAL EDGE TRIM. ALL WALLS AT SHOWER TO RECEIVE USG DUROCK, GLUED AND SCREWED TO STUDS W/ 1-1/4" CEMENT BOARD SCREWS.
16. ALL WINDOWS TO BE HARVEY CLASSIC VINYL WINDOWS W/ LOW E, ARGON FILLED INSULATED CLEAR GLASS, FULL ALUMINUM FRAME FIBERGLASS SCREENS, L CHANNEL NAILING FLANGE FOR VINYL SIDING, EVEN SASH STYLE, 5/8" COLONIAL STYLE GRIDS IN-BETWEEN GLASS, LOW PROFILE (WHITE) METAL CAM LOCKS,
17. ALL EXTERIOR DOORS TO BE 3'-0"x6'-8" THERMA-TU FULL VIEW: SCHLAGE ACCENT SERIES LOCK SETS (BRUSHED NICKEL). LEVER LOCK SET W/ AVILA ROSETT, ACCENT SATIN NICKEL DOUBLE CYLINDER DEADBOLTS, TO BE KEYED (ALIKE). ANDERSON 4000 SERIES (WHITE FULL VIEW OUTSWING ALUMINUM INTERCHANGEABLE, STORMS ON ALL EXTERIOR DOORS.
18. CERTAINTED VINYL SIDING AND COLOR, DECORATIVE DOOR/WINDOW TRIM, TO MATCH MAIN HOUSE.
ALL ROOF TRIM TO BE COVERED IN CELLULAR PVC, SOFITS AND GABLE OVERHANGS TO BE VENTED VINYL PANELS.
19. CERTAINTED PATRIOT ROOFING SHINGLE: APPLY GRACE VYCOR ICE AND WATER SHEILD (36" @ BOTTOM ROOF EDGES, 36" @ GABLE ROOF EDGES, 36" CENTERED IN VALLEYS. APPLY CERTAINTED UNDERLAYMENT ON REMAINDER OF ROOF SURFACE, FOLLOW NAILING PATTERN FOR A STANDARD SLOPE, ROLLED RIDGE VENT 6" FROM ROOF EDGES @ ALL ROOFS, APPLY ALUMINUM DRIP EDGE @ ALL ROOF EDGES.
20. INSTALL METAL INTERIOR ACCESS PANELS @ EXTERIOR HOSE BIBB LOCATIONS (3)

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STATE OF RI BRISTOL RI BUILDING CODES, PLUS RI AMENDMENTS.

ELECTRICAL:

1. TIE ELECTRICAL POWER INTO MAIN HOUSE. TRENCHING AND SAND PROVIDED BY OWNER.
2. PROVIDE HARD-WIRED CARBON MONOXIDE AND PHOTOELECTRIC SMOKE ALARM (120V) W/ 10 YEAR BACKUP BATTERY.
3. OWNER TO SUPPLY ALL INTERIOR AND EXTERIOR LIGHT FIXTURES/ BULBS/ EXHAUST FANS/ HARD PIPE DUCTS/ VINYL WALL CAPS / EXTERIOR DOORBELL BUTTONS AND DOORBELL WALL UNITS W/ TRANSFORMERS/ UNDERCABINET LIGHTING/ CEILING FIXTURES. ALL OWNER SUPPLIED ITEMS TO BE INSTALLED AND INSTALLATION MATERIAL SUPPLIED BY ELECTRICAL CONTRACTOR.
4. ALL SWITCH PLATES, OUTLET PLATES TO BE STANDARD WHITE.
5. THE FOLLOWING ROOMS TO HAVE DIMMER SWITCHES; KITCHEN PENDANTS
6. INSTALLATION, WIRING, PANELS AND RELATED MATERIAL FOR (4) MINI-SPLIT WALL UNITS & EXTERIOR CONDENSOR SUPPLIED BY ELECTRICAL CONTRACTOR. UNITS TO BE SIZED BY MECHANICAL CONTRACTOR.
7. PROVIDE HOMELINE ELECTRICAL PANEL; 150 AMP, 30 SPACE/60 CIRCUITS

PLUMBING:

1. MUSTEE DURAPAN WASHING MACHINE DRAIN PAN W/ CENTER FLOOR DRAIN. MODEL #99; SIZE 30"x32"
2. HOSE BIBB @ (3) LOCATIONS AS NOTED: 1/2" ANTI FREEZE / ANTI SIPHON W/ 1/2" PEX BALL VALVE, BRASS - CRIMP.
3. INSTALL OWNER SUPPLIED RHEEM 55 GAL. ELECTRIC HOT WATER TANK
4. TIE WATER LINE INTO MAIN HOUSE. TRENCHING AND SAND PROVIDED BY OWNER.
5. ALL PLUMBING FIXTURES PROVIDED BY OWNER. ALL OWNER PROVIDED FIXTURES TO BE INSTALLED BY PLUMBING CONTRACTOR. ALL INSTALLATION MATERIALS REQUIRED TO BE SUPPLIED BY PLUMBING CONTRACTOR (PVC PIPES, FITTINGS, TUBING ETC.)

MECHANICAL:

1. PROVIDE SIZING/CALCULATIONS FOR MITSUBISHI CEILING CASSETTES AND WALL MTD. CONDENSOR UNIT TO BE INSTALLED BY ELECTRICAL CONTRACTOR.
2. INSTALL DRYER VENT BOX (MODEL THD425) AND 4" HARD PIPE TO 4" J BLOCK DUAL DOOR (NO-PEST VENT)

Item 4C.

MADELINE MELCHERT
ARCHITECT



2 ARTHUR AVENUE
BRISTOL RI 02809

516-524-6925
madeline@madeline.com

142 BRADFORD STREET

BRISTOL RI 02809
NEW ADU CONSTRUCTION

SITE PLAN

TITLE

DATE	DATE
SD	19.26
OWNERS	CHK'D BY:
MM	-

REVISIONS
△ -
△ -
△ -
△ -
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STAMP

SHEET NO.

A000

MADLINE MELCHERT ARCHITECT



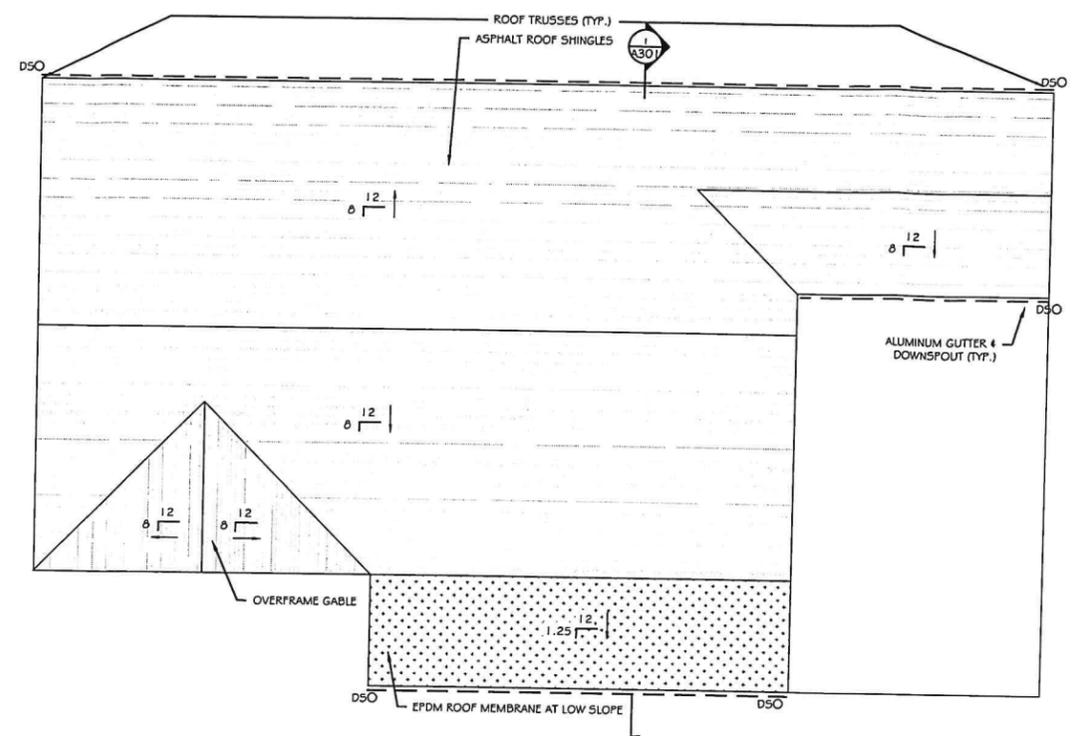
2 ARTHUR AVENUE
BRISTOL RI 02809
518-524-6925
madline@madline.com

142 BRADFORD STREET

BRISTOL RI 02809
NEW ADU CONSTRUCTION

PROPOSED PLANS

TITLE	142 BRADFORD STREET															
DATE	SD	19.26														
OWNER	MM	CHK'D BY														
REVISIONS	<table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> </table>		1		2		3		4		5		6		7	
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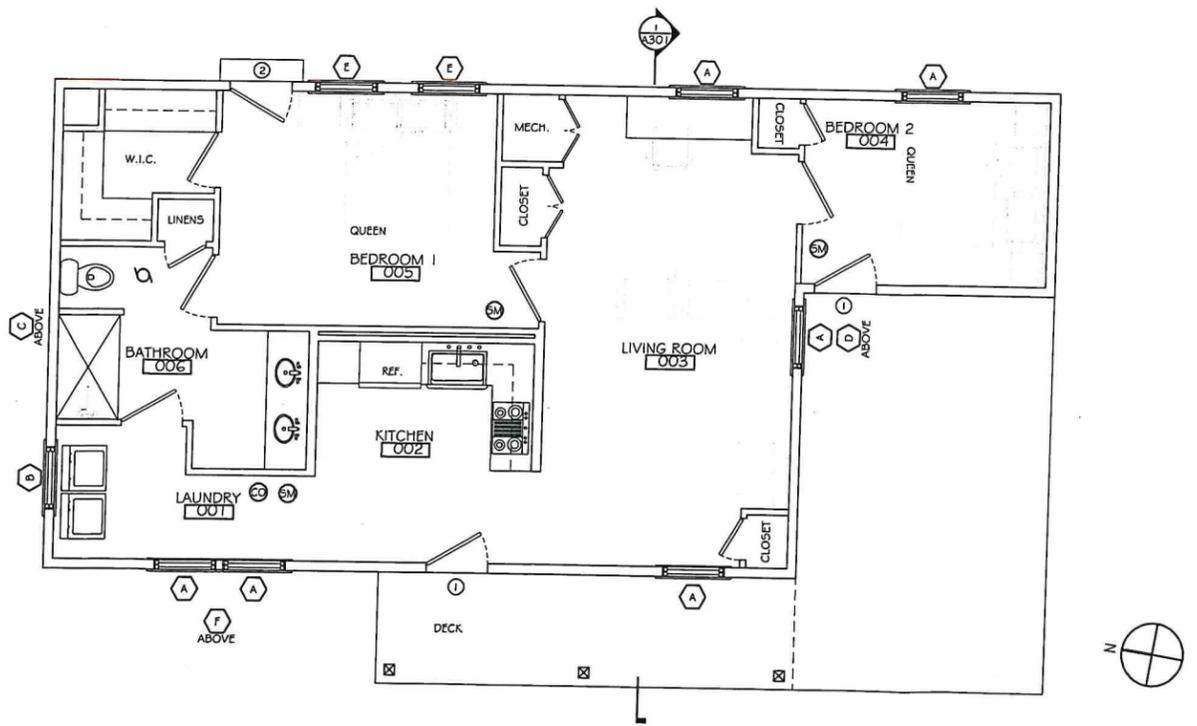
2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN LEGEND:

(X) WINDOW TAG - REFER TO WINDOW SCHEDULE A301
(X) DOOR TAG - REFER TO DOOR SCHEDULE A301

GENERAL NOTES:

1. ALL DIMENSIONS TAKEN FROM FACE OF FRAMING/CONCRETE UNLESS OTHERWISE NOTED. V.P. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. DO NOT SCALE DRAWINGS. CONTACT OWNER TO VERIFY DIMENSIONS.
3. WINDOW AND DOOR MEASUREMENTS ARE TAKEN TO CENTER OF UNIT, UNLESS OTHERWISE NOTED.
4. ROUGH HEAD HEIGHT (R.H.H.) DIMENSIONS ARE TAKEN FROM THE TOP OF SUBFLOOR; REFER TO EXTERIOR ELEVATIONS.
5. EXACT LOCATION OF ALL M.E.P. ITEMS TO BE COORDINATED IN FIELD WITH OWNER.
6. CONTRACTOR TO PROVIDE BLOCKING FOR ALL EQUIPMENT, MILLWORK & ACCESSORIES AS REQUIRED.
7. ALL EQUIPMENT & ACCESSORIES TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.



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

MADLINE MELCHERT
ARCHITECT



2 ARTHUR AVENUE
BRISTOL RI 02809

518-524-6925
www.mmg.com

142 BRADFORD STREET
BRISTOL RI 02809
NEW ADU CONSTRUCTION

BUILDING SECTION

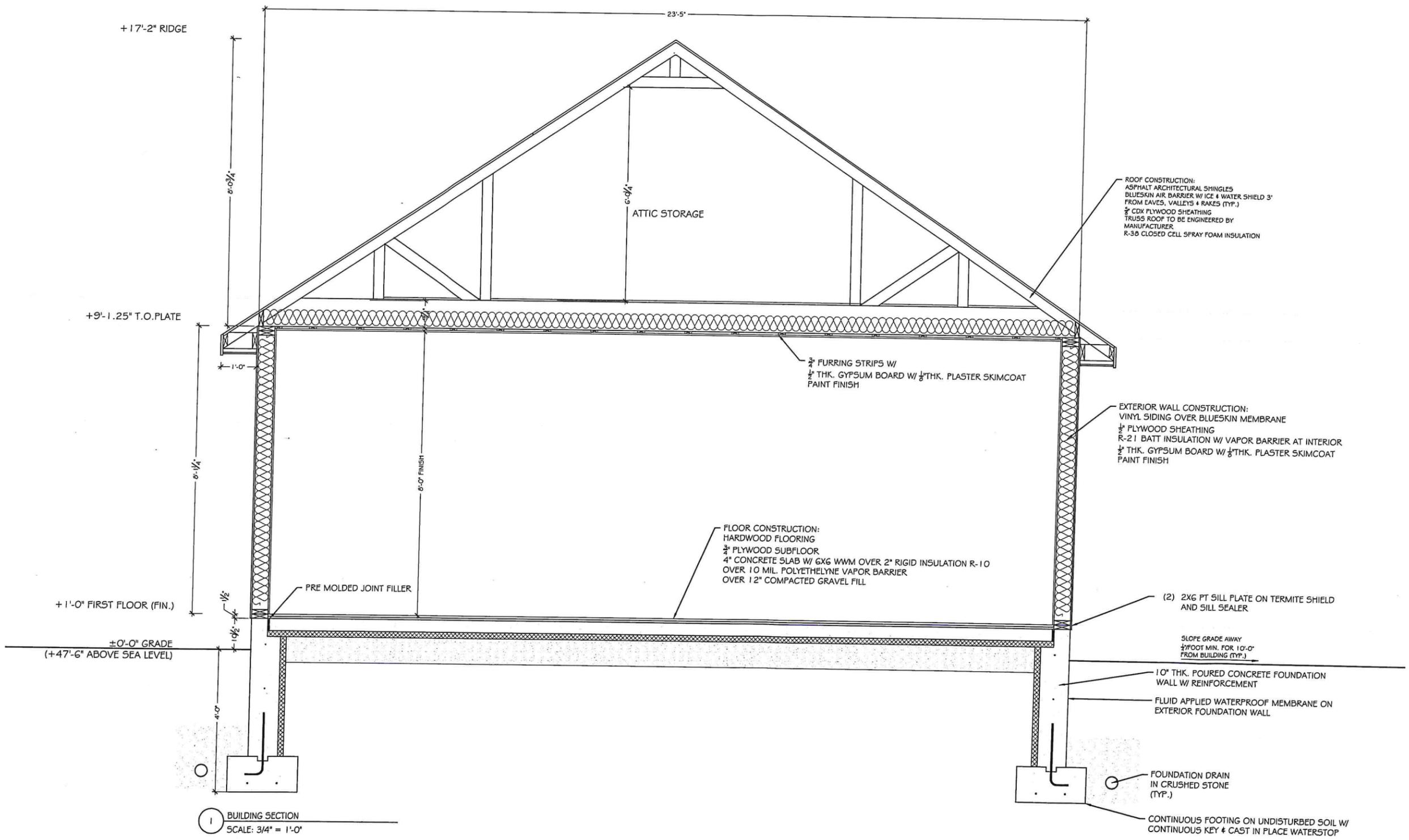
DATE: 19.26
DRAWN BY: MM
CHECKED BY: -

NO.	REVISIONS
1	
2	
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4	
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6	
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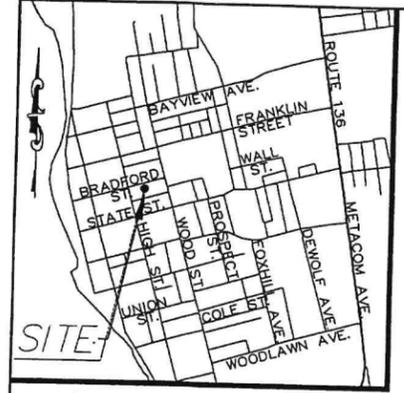


SHEET NO.

A301



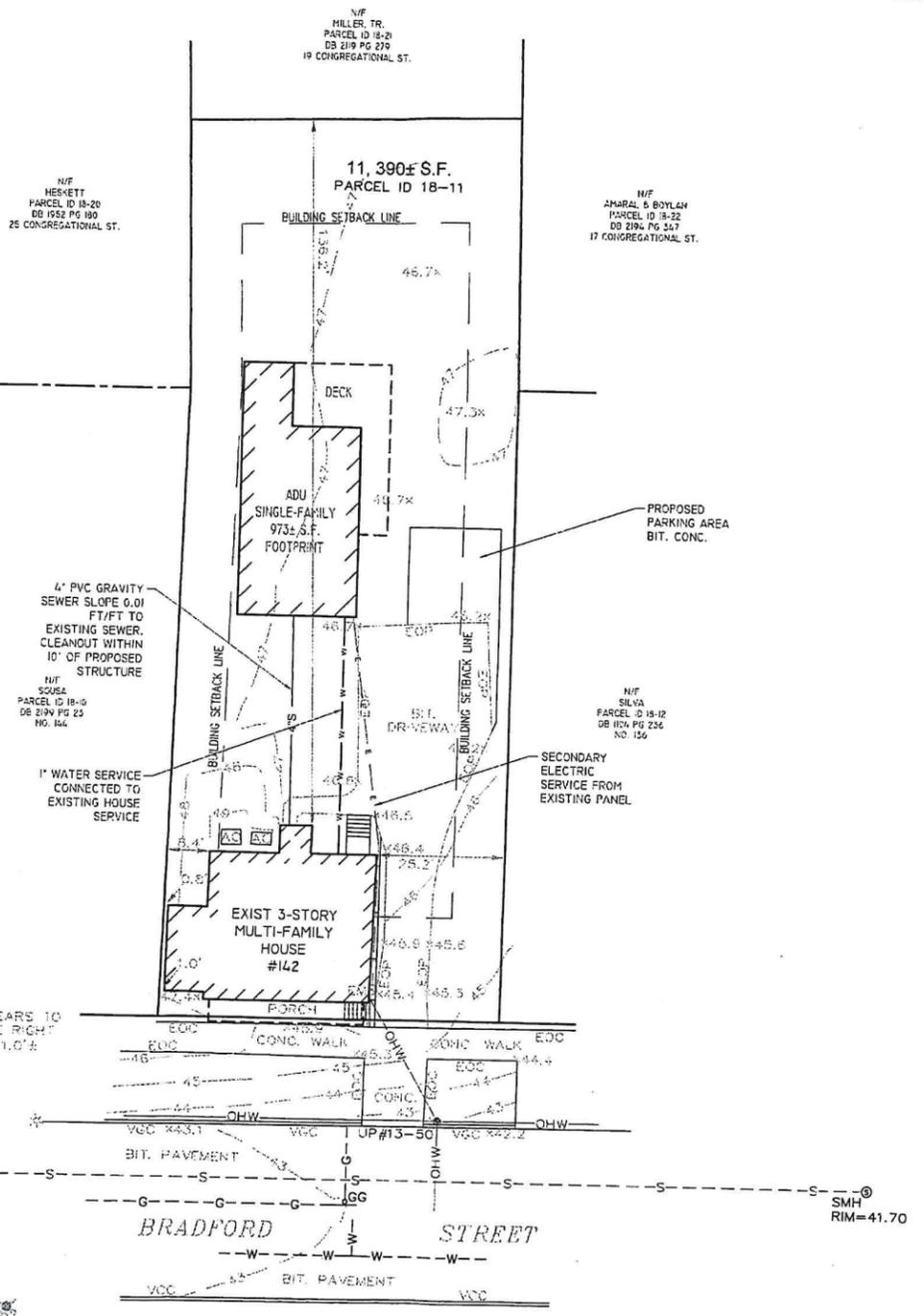
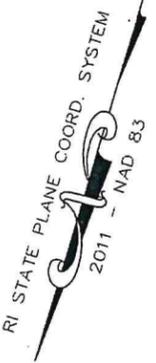
1 BUILDING SECTION
SCALE: 3/4" = 1'-0"



LOCUS MAP
not to scale

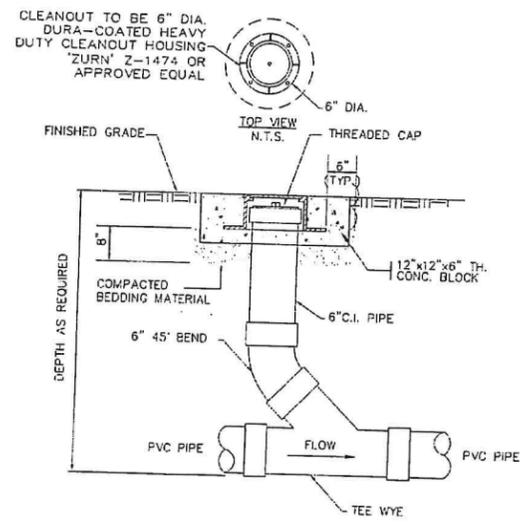
LEGEND

AC	AIR CONDITIONER
BIT.	BITUMINOUS
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
DB	DEED BOOK
EM	ELECTRIC METER
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
-G-	UNDERGROUND GAS LINE
GG	GAS GATE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
PG	PAGE
RBF	REBAR FOUND
-S-	UNDERGROUND SEWER LINE
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
UP	UTILITY POLE
VCC	VERTICAL CONCRETE CURB
VGC	VERTICAL GRANITE CURB
-W-	UNDERGROUND WATER LINE

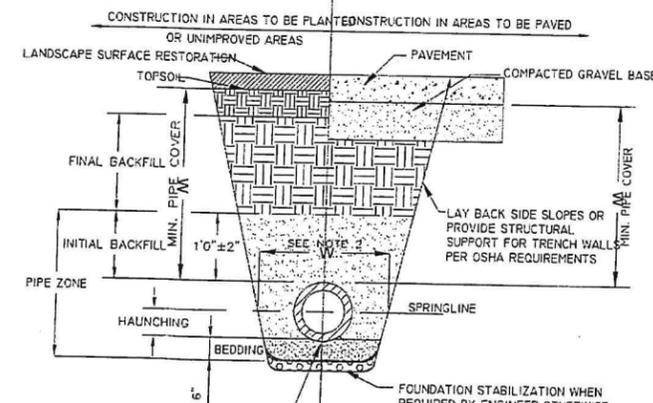


CONSTRUCTION NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
5. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
6. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE TOWN OF BRISTOL, THE STATE OF RHODE ISLAND AND ANY OTHER AGENCIES HAVING JURISDICTION.
7. UTILITIES: WATER/SEWER WILL BE INSTALLED THROUGH THE EXISTING STRUCTURE, OR IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF BRISTOL RHODE ISLAND, DPW FOR EXCAVATION AND THE ASSOCIATED DEPARTMENTS FOR INSTALLATION/INSPECTION.
8. UTILITIES: ELECTRIC AND NATURAL GAS WILL BE INSTALLED THROUGH THE EXISTING STRUCTURE, OR IN ACCORDANCE WITH THE REQUIREMENTS OF THE RHODE ISLAND ENERGY AND THE TOWN OF BRISTOL DPW FOR EXCAVATION AND THE ASSOCIATED DEPARTMENTS FOR INSTALLATION/INSPECTION.



CLEANOUT AT GRADE
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE

FOUNDATION, BEDDING AND BACKFILL MATERIALS

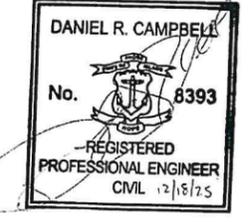
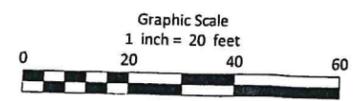
PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	NOTE [6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[3]	[3]
INITIAL BACKFILL	[4]	[4]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

- [1] PLACE 3/4" MINUS GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557
- [2] MINIMUM WIDTH OF TRENCH MEASURED AT SPRINGLINE OF PIPE, INCLUDING ANY NECESSARY SHEATHING
- [3] INSTALL PIPE IN CENTER OF TRENCH.
- [4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL
- [5] MINIMUM COVER OVER TOP OF PIPE

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5' - 0"	5' - 0"
SEWER	4' - 0"	4' - 0"
DRAIN	2' - 0"	1' - 8"

[6] FOR FOUNDATION STABILIZATION, USE 2' MINUS CRUSHED STONE

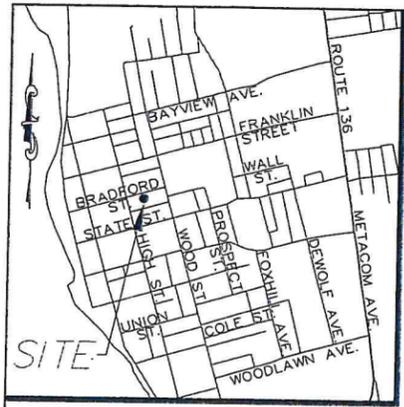


UTILITY PLAN OF LAND
142 BRADFORD STREET
BRISTOL, RHODE ISLAND

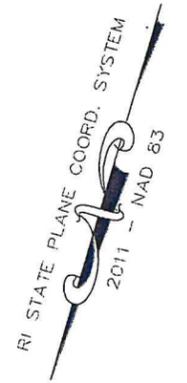
PREPARED FOR:
NICHOLAS ANDRE
142 BRADFORD STREET
BRISTOL, RHODE ISLAND 02809



CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET, UNIT 1, PLAINVILLE, MA 02762
Tel. 508 - 665-2221
website: www.leveldg.com

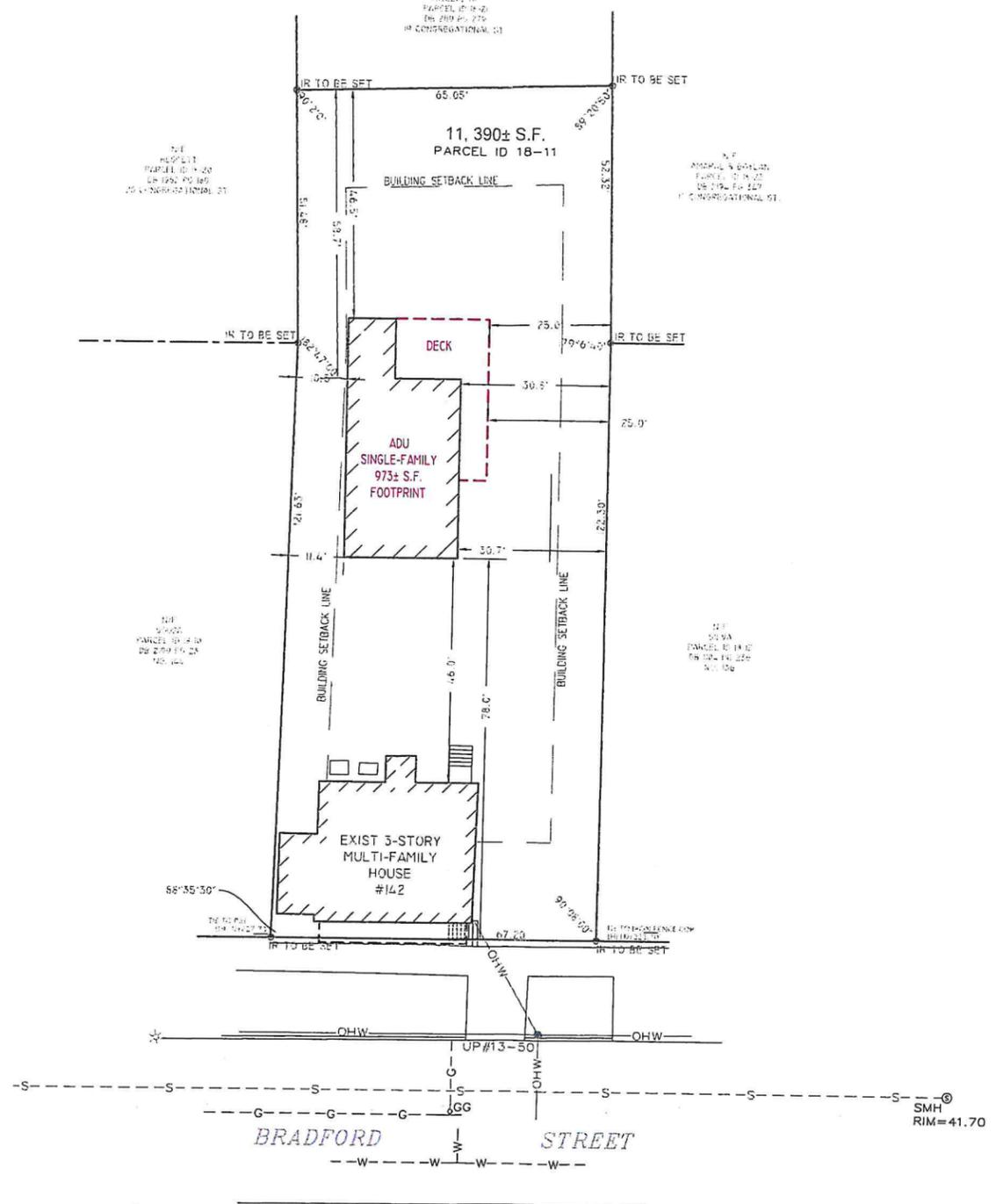


LOCUS MAP
not to scale



LEGEND

AC	AIR CONDITIONER
BIT.	BITUMINOUS
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
DB	DEED BOOK
EM	ELECTRIC METER
EOC	EDGE OF CONCRETE
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-G-	UNDERGROUND GAS LINE
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SMH	SEWER MANHOLE
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VCC	VERTICAL CONCRETE CURB
VGC	VERTICAL GRANITE CURB
-W-	UNDERGROUND WATER LINE



ZONING	DEED REFERENCES																								
ZONING DISTRICT: RESIDENTIAL R-6	DEED BOOK 2234 PAGE 85																								
OVERLAY DISTRICT:	PLAN REFERENCES																								
	PLAT BOOK 5 PAGE 50																								
	PLAT NO. 420																								
DIMENSIONAL REGULATIONS	ASSESSOR REFERENCES																								
	PARCEL ID 18-11																								
	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROVIDED</th> <th>PROPOSED (ADU)</th> </tr> </thead> <tbody> <tr> <td>MIN. LOT AREA (S.F.):</td> <td>6,000</td> <td>11,390</td> <td>11,390</td> </tr> <tr> <td>MIN. LOT FRONTAGE (FT):</td> <td>60</td> <td>67.20</td> <td>67.20</td> </tr> <tr> <td>FRONT YARD (FT):</td> <td>20*</td> <td>-1.0'</td> <td>78.0</td> </tr> <tr> <td>SIDE YARD (FT):</td> <td>10</td> <td>0.8'</td> <td>10.50</td> </tr> <tr> <td>REAR YARD (FT):</td> <td>20</td> <td>136.2</td> <td>58.7</td> </tr> </tbody> </table>		REQUIRED	PROVIDED	PROPOSED (ADU)	MIN. LOT AREA (S.F.):	6,000	11,390	11,390	MIN. LOT FRONTAGE (FT):	60	67.20	67.20	FRONT YARD (FT):	20*	-1.0'	78.0	SIDE YARD (FT):	10	0.8'	10.50	REAR YARD (FT):	20	136.2	58.7
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REAR YARD (FT):	20	136.2	58.7																						

*AVERAGE SETBACK OF THE BLOCK OR 20 FEET, WHICHEVER IS LESS.

- PLAN NOTES**
1. TRAVERSE POINTS WERE OBSERVED WITH A LEICA GS14 GPS RECEIVER USING THE LEICA SMARTNET NORTH AMERICA RTK NETWORK. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD83 (2011) EPOCH 2010.00 - US FEET. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1985 (GEOID 128) - US FEET.
 2. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS15 (2") ROBOTIC TOTAL STATIONS.
 3. THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JUNE 13, 2025 AND JUNE 18, 2025.
 4. OWNERS NAMED SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ADJUTING PROPERTIES LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
 5. ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT BEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SITES REFLECT APPROXIMATE TRUNK DIAMETER AT BRESTH HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTHS.
 6. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7333 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
7. THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS:
 COUNTY: BRISTOL COMMUNITY PANEL NUMBER: 425593 00/4H EFFECTIVE DATE: JULY 7, 2014

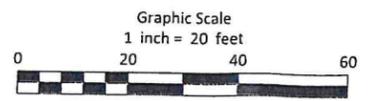
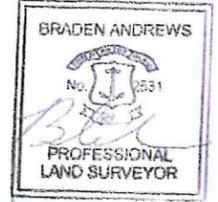
PLAN OF LAND
142 BRADFORD STREET
BRISTOL, RHODE ISLAND

PREPARED FOR:
NICHOLAS ANDRE
142 BRADFORD STREET
BRISTOL, RHODE ISLAND 02809

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 OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: (CLASS I)
 PURPOSE OF SURVEY: PLOT PLAN FOR ACCESSORY DWELLING UNIT

BY: *Bl*
 BRADEN ANDREWS, PLS NO. 2531
 LS.COA #0000755
 DATE: DECEMBER 10, 2025

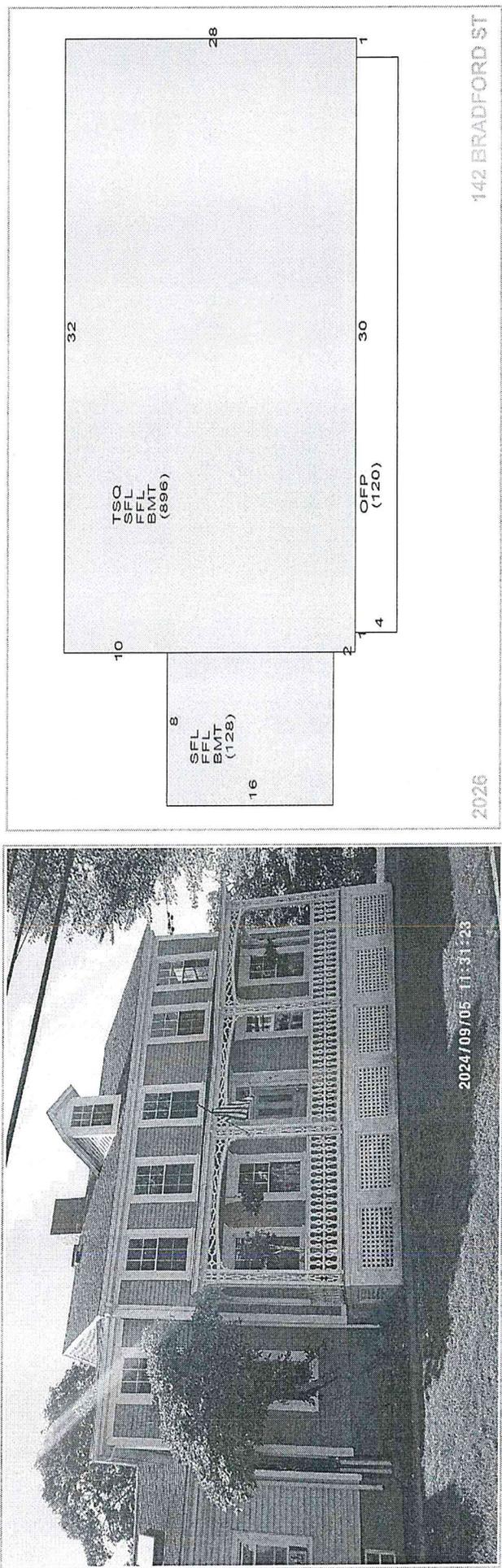


CIVIL ENGINEERING / LAND SURVEYING
 249 SOUTH STREET, UNIT 1, PLAINVILLE, MA 02762
 Tel. 508 - 695-2221
 website: www.leveldg.com

DATE: JULY 2, 2025

Owner	Owner Account #	% Owned	Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
Owner 1 ANDRE, NICHOLAS	12-0630-00		LAROCHE, ANN MARIE & CARUSO, NANCY A.	01/19/2024	555,000	2234-85		W
Owner 2			LA ROCHE, EVELYN	11/14/2022	0	2194-235		T
Owner 3			LAROCHE, NORMAN A. & EVELYN	07/14/2014	0	1764-161		
Address 142 BRADFORD ST, BRISTOL, RI 02809			LAROCHE, NORMAN A. & EVELYN	01/12/1982	0	238-269		
			CIRILLO, BEATRICE & JOHN	01/01/1966	0	161-343		

Assessment															
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	Year	LUC	Building	SF/YI	Land Size	Land Value	AGR Credit	Appraised Value	Assessed Value
28	499,800	0	0.26	176,900	0	676,700	2025	28	499,700	0	0	176,900	0	676,600	676,600
TOTAL	499,800	0	0.26	176,900	0	676,700	2024	02	306,700	0	0	147,500	0	454,200	454,200
							2023	02	306,700	0	0	147,500	0	454,200	454,200
							2022	02	306,700	0	0	147,500	0	454,200	454,200
							2021	02	213,700	0	0	131,600	0	345,300	345,300
							2020	02	213,700	0	0	131,600	0	345,300	345,300



Land Information																
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 28 R 2-5 Famil	0.11478	AC	P	1.00	1,092,000	1,271,999	J					146,000			1.00	0
2 28 R 2-5 Famil	0.14669	AC	EX	0.20	1,092,000	210,648	J					30,900			1.00	0
3																
4																

Plat/Lot 018-0011-000

Account: 1219

LUC28

Zone R-6

Assessment \$676,700

Building Information

Table with columns: Description, Quantity, Quality. Rows include Full Bath, Ext Full Bath, Half Bath, Ext Half Bath, Ext Fixtures, Kitchens, Ext Kitchens, Fireplaces, W.S. Flues.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows 1-4 and Totals.

Grade

Table with columns: Grade, Q4, Q4, Year Built, EFF Year, Alt LUC, Ait %, Q4, Ait %.

Other Factors

Table with columns: Flood Hazard, Topography, Street, PAVED, Traffic, Bas \$/SQ, Size Adj, Const Adj, Adj \$/SQ, Othr Featrs, Grade Fac, Neigh Infr, Land Factor, Adj Total, Depreciation, Depr Total.

Depreciation

Table with columns: Code, Description, AG, AG - Avg-Goo, %.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s).

Condo Data

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

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val.

Notes

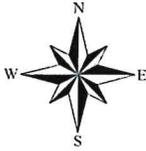
VACANT ON 9/24, PERMITS STILL OPEN FROM 11/23

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value.

Other Info.

Table with columns: AFDU, Rental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.



142 Bradford St - 200' Radius

Town of Bristol, RI

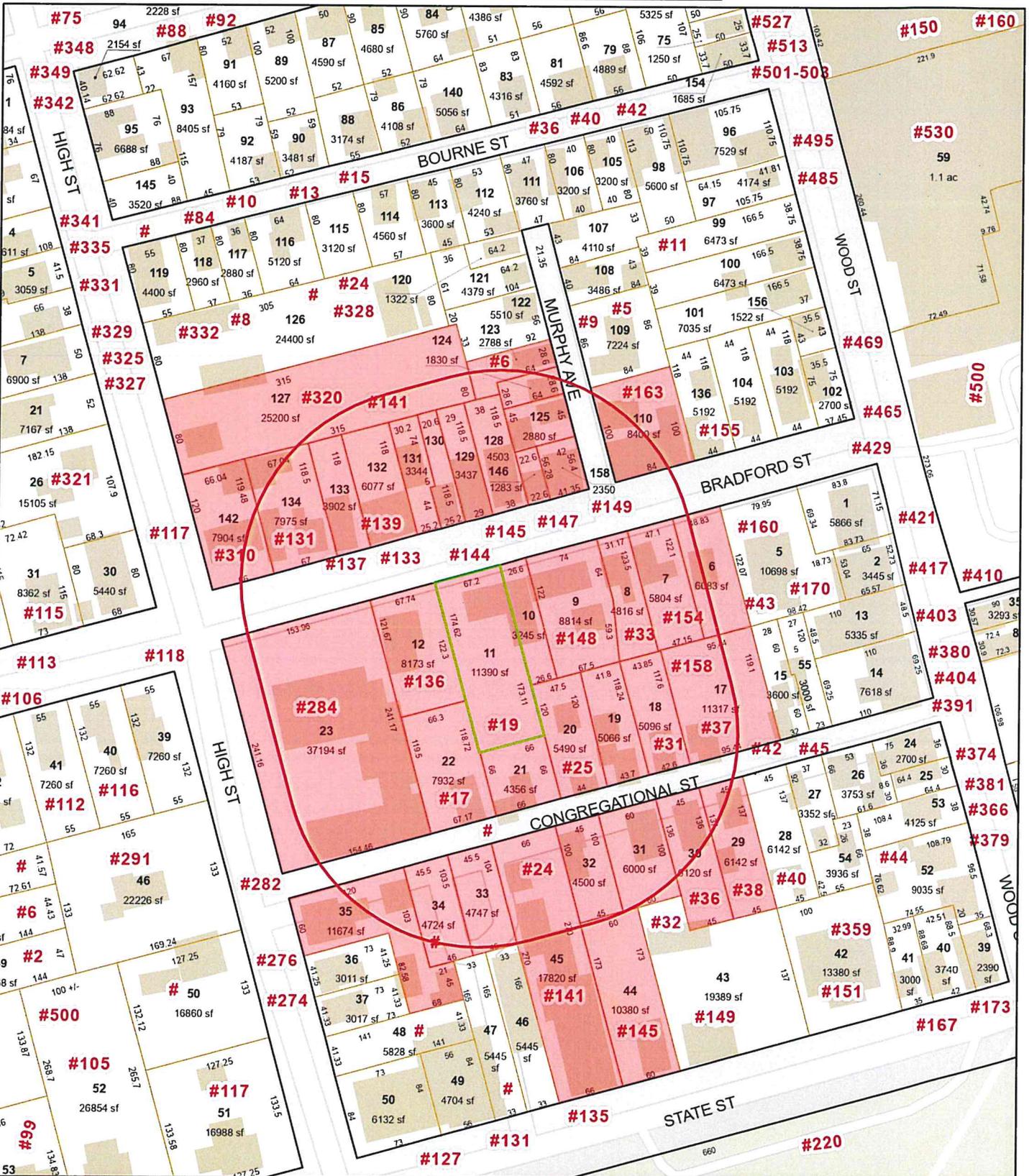
1 inch = 141 Feet



www.cai-tech.com

February 10, 2026

0 141 282 423



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



200 feet Abutters List Report

Bristol, RI
February 10, 2026

Subject Property:

Parcel Number: 18-11
CAMA Number: 18-11
Property Address: 142 BRADFORD ST

Mailing Address: ANDRE, NICHOLAS
142 BRADFORD ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 17-110
CAMA Number: 17-110
Property Address: 155 BRADFORD ST

Mailing Address: BRADFORD MURPHY HOLDINGS LLC
197 SLATER AVE
PROVIDENCE, RI 02906

Parcel Number: 17-123
CAMA Number: 17-123
Property Address: 8 MURPHY AVE

Mailing Address: HOLMES, RICHARD SCOTT & SHARON
TE
8 MURPHY AVE
BRISTOL, RI 02809

Parcel Number: 17-124
CAMA Number: 17-124
Property Address: 6 MURPHY AVE

Mailing Address: BOYLE LIAM
6 MURPHY AVE
Bristol, RI 02809

Parcel Number: 17-125
CAMA Number: 17-125
Property Address: 4 MURPHY AVE

Mailing Address: DACOSTA, MANUEL FERNA
4 MURPHY AVE
BRISTOL, RI 02809

Parcel Number: 17-127
CAMA Number: 17-127
Property Address: 320 HIGH ST

Mailing Address: HOPE-HIGH REALTY TRUST, LLC
P.O. BOX 27
BRISTOL, RI 02809

Parcel Number: 17-128
CAMA Number: 17-128
Property Address: 145 BRADFORD ST

Mailing Address: LEHMANN, ROBERT
16 HALL AVE APT.1
NEWPORT, RI 02840

Parcel Number: 17-129
CAMA Number: 17-129
Property Address: 143 BRADFORD ST

Mailing Address: MK RI LLC
188 NEEDHAM ST, Unit 220
NEWTON, MA 02464

Parcel Number: 17-130
CAMA Number: 17-130
Property Address: 141 BRADFORD ST

Mailing Address: LEONARDO, DANA J. MARIA A.
141 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 17-131
CAMA Number: 17-131
Property Address: 139 BRADFORD ST

Mailing Address: OLYMPUS REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

Parcel Number: 17-132
CAMA Number: 17-132
Property Address: 137 BRADFORD ST

Mailing Address: LANNIGAN, KIMBERLY J.
137 BRADFORD ST
BRISTOL, RI 02809



www.cai-tech.com



200 feet Abutters List Report

Bristol, RI
February 10, 2026

Parcel Number: 17-133
CAMA Number: 17-133
Property Address: 133 BRADFORD ST

Mailing Address: SILVIA, WILLIAM G
0341 MT. PLEASANT AVE
PRUDENCE ISLAND, RI 02872

Parcel Number: 17-134
CAMA Number: 17-134
Property Address: 131 BRADFORD ST

Mailing Address: FREDERICK, PEGGY
31 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 17-142
CAMA Number: 17-142
Property Address: 310 HIGH ST

Mailing Address: WHITE, KTENIA
310 HIGH ST
BRISTOL, RI 02809

Parcel Number: 17-146
CAMA Number: 17-146
Property Address: 147 BRADFORD ST

Mailing Address: CHAVES, MARIA R LE CHAVES,
VIRGINIO
147 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 17-158
CAMA Number: 17-158
Property Address: 149 BRADFORD ST

Mailing Address: WEINSTEIN, JONATHAN
37 WARREN AVE, Unit 1
WARREN, RI 02885

Parcel Number: 18-10
CAMA Number: 18-10
Property Address: 144 BRADFORD ST

Mailing Address: SOUSA, EMILLY C.
144 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 18-11
CAMA Number: 18-11
Property Address: 142 BRADFORD ST

Mailing Address: ANDRE, NICHOLAS
142 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 18-12
CAMA Number: 18-12
Property Address: 136 BRADFORD ST

Mailing Address: SILVA, MARK D
2 SURF DRIVE
BRISTOL, RI 02809

Parcel Number: 18-17
CAMA Number: 18-17
Property Address: 37 CONGREGATIONAL ST

Mailing Address: CRISWELL, GARRETT R & JENNIFER A
TE
22101 TORO HILLS DR
SALINAS, CA 93908

Parcel Number: 18-18
CAMA Number: 18-18
Property Address: 33 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-19
CAMA Number: 18-19
Property Address: 31 CONGREGATIONAL ST

Mailing Address: 26 SWEENEY, LLC
5 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 18-20
CAMA Number: 18-20
Property Address: 25 CONGREGATIONAL ST

Mailing Address: HESKETT, MARC R & RACHEL V TE
25 CONGREGATIONAL ST
BRISTOL, RI 02809



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2/10/2026

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Page 2 of 4



200 feet Abutters List Report

Bristol, RI
February 10, 2026

Item 4C.

Parcel Number: 18-21 CAMA Number: 18-21 Property Address: 19 CONGREGATIONAL ST	Mailing Address: MILLER, GERALDINE - TRUSTEE GERALDINE MILLER LIVING TRUST 19 CONGREGATIONAL ST BRISTOL, RI 02809
Parcel Number: 18-22 CAMA Number: 18-22 Property Address: 17 CONGREGATIONAL ST	Mailing Address: AMARAL, JOSE & DEOLINDA LE BOYLAN, JENNIFER LYNN & AMARAL, BRIAN B 44 BELVEDERE DRIVE BRISTOL, RI 02809
Parcel Number: 18-23 CAMA Number: 18-23 Property Address: 284 HIGH ST	Mailing Address: FIRST CONGREGATIONAL CHURCH 281 HIGH ST BRISTOL, RI 02809
Parcel Number: 18-29 CAMA Number: 18-29 Property Address: 38 CONGREGATIONAL ST	Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA J VITORINO LE 38 CONGREGATIONAL ST. BRISTOL, RI 02809
Parcel Number: 18-30 CAMA Number: 18-30 Property Address: 36 CONGREGATIONAL ST	Mailing Address: MARTIN, MELISSA & HOFFMAN, LARRY TRUSTEE 36 CONGREGATIONAL ST BRISTOL, RI 02809
Parcel Number: 18-31 CAMA Number: 18-31 Property Address: 32 CONGREGATIONAL ST	Mailing Address: IZBICKI, STEVEN K. ETUX TE 32 CONGREGATIONAL ST BRISTOL, RI 02809
Parcel Number: 18-32 CAMA Number: 18-32 Property Address: 24 CONGREGATIONAL ST	Mailing Address: OBRIEN, SUSAN P 24 CONGREGATIONAL ST BRISTOL, RI 02809
Parcel Number: 18-33 CAMA Number: 18-33 Property Address: STATE ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-34 CAMA Number: 18-34 Property Address: CONGREGATIONAL ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-35 CAMA Number: 18-35 Property Address: 282 HIGH ST	Mailing Address: GALLO PROPERTIES, LLC 282 HIGH ST BRISTOL, RI 02809
Parcel Number: 18-44 CAMA Number: 18-44 Property Address: 145 STATE ST	Mailing Address: VERBURG, PHYLLIS JEFFREY L. SR TE 145 STATE STREET BRISTOL, RI 02809
Parcel Number: 18-45 CAMA Number: 18-45 Property Address: 141 STATE ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 10, 2026

Parcel Number: 18-6
CAMA Number: 18-6
Property Address: 160 BRADFORD ST

Mailing Address: DECOSTA, JOHN SANDY F. TE
160 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 18-7
CAMA Number: 18-7
Property Address: 158 BRADFORD ST

Mailing Address: BOSI PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

Parcel Number: 18-8
CAMA Number: 18-8
Property Address: 154 BRADFORD ST

Mailing Address: AUSTIN HOLDINGS CORP
39 INDIAN DR
CLINTON, CT 06413

Parcel Number: 18-9
CAMA Number: 18-9
Property Address: 148 BRADFORD ST

Mailing Address: AUSTIN HOLDINGS CORP.
39 INDIAN DR
CLINTON, CT 06413



www.cai-tech.com

26 SWEENEY, LLC
5 PROSPECT ST
BRISTOL, RI 02809

DACOSTA, MANUEL
FERNA
4 MURPHY AVE
BRISTOL, RI 02809

LEHMANN, ROBERT
16 HALL AVE APT.1
NEWPORT, RI 02840

AMARAL, JOSE & DEOLINDA L
BOYLAN, JENNIFER LYNN & A
44 BELVEDERE DRIVE
BRISTOL, RI 02809

DECOSTA, JOHN
SANDY F. TE
160 BRADFORD ST
BRISTOL, RI 02809

LEONARDO, DANA J.
MARIA A.
141 BRADFORD ST
BRISTOL, RI 02809

ANDRE, NICHOLAS
142 BRADFORD ST
BRISTOL, RI 02809

FIRST CONGREGATIONAL CHUR
281 HIGH ST
BRISTOL, RI 02809

MARTIN, MELISSA & HOFFMAN
36 CONGREGATIONAL ST
BRISTOL, RI 02809

AUSTIN HOLDINGS CORP
39 INDIAN DR
CLINTON, CT 06413

FREDERICK, PEGGY
31 BRADFORD ST
BRISTOL, RI 02809

MILLER, GERALDINE - TRUST
GERALDINE MILLER LIVING T
19 CONGREGATIONAL ST
BRISTOL, RI 02809

AUSTIN HOLDINGS CORP.
39 INDIAN DR
CLINTON, CT 06413

GALLO PROPERTIES, LLC
282 HIGH ST
BRISTOL, RI 02809

MK RI LLC
188 NEEDHAM ST, Unit 220
NEWTON, MA 02464

BOSI PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

HESKETT, MARC R &
RACHEL V TE
25 CONGREGATIONAL ST
BRISTOL, RI 02809

OBRIEN, SUSAN P
24 CONGREGATIONAL ST
BRISTOL, RI 02809

BOYLE LIAM
6 MURPHY AVE
Bristol, RI 02809

HOLMES, RICHARD SCOTT & S
8 MURPHY AVE
BRISTOL, RI 02809

OLYMPUS REALTY, LLC
10 ARROWHEAD LN
MILTON, MA 02186

BRADFORD MURPHY HOLDINGS
197 SLATER AVE
PROVIDENCE, RI 02906

HOPE-HIGH REALTY TRUST, L
P.O. BOX 27
BRISTOL, RI 02809

OUR LADY OF MT CARMEL CHU
STATE ST
BRISTOL, RI 02809

CHAVES, MARIA R LE
CHAVES, VIRGINIO
147 BRADFORD ST
BRISTOL, RI 02809

IZBICKI, STEVEN K.
ETUX TE
32 CONGREGATIONAL ST
BRISTOL, RI 02809

SILVA, MARK D
2 SURF DRIVE
BRISTOL, RI 02809

CRISWELL, GARRETT R &
JENNIFER A TE
22101 TORO HILLS DR
SALINAS, CA 93908

LANNIGAN, KIMBERLY J.
137 BRADFORD ST
BRISTOL, RI 02809

SILVIA, WILLIAM G
0341 MT. PLEASANT AVE
PRUDENCE ISLAND, RI 02872

SOUSA, EMILLY C.
144 BRADFORD ST
BRISTOL, RI 02809

VERBURG, PHYLLIS
JEFFREY L. SR TE
145 STATE STREET
BRISTOL, RI 02809

VITORINO, ALBERTO ET UX
ALBERTINA J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

WEINSTEIN, JONATHAN
37 WARREN AVE, Unit 1
WARREN, RI 02885

WHITE, KTENIA
310 HIGH ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island

Department of Community Development

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

February 20, 2026

TO: Zoning Board

FROM: Diane M. Williamson, Director

RE: **Proposed Fencing around ACCU's for HVAC
Dimensional Variance
Former Reynolds School, 235 High Street**

A handwritten signature in cursive script, reading "Diane W.", is written vertically on the right side of the page.

This is to request that the Zoning Board continue the above application until the next Zoning Board meeting.

The proposed fencing needs to include acoustical panels to mitigate the noise from the HVAC units and our mechanical engineers have re-reviewed this and are recommending we need a 10' tall fence with the panels rather than the 8' tall fence that was applied for.

We are working with our engineers and architects to re-submit the revised plans for the Board's consideration.

Thank you.



**Town of Bristol, Rhode Island
Zoning Board of Review
(Sitting as Zoning Board of Appeals)**

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

February 12, 2026
File #: ZAPL-25-1

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

**Bristol Town Hall
10 Court Street, Bristol, RI 02809
March 2, 2026 at 7:00 p.m.**

In regards to the petition of:

Appellant: Byron Connell
Owner of Record: King W. To
Location: 26 BROOKWOOD RD , BRISTOL, RI, 02809
Plat: 79 Lot: 500
Zoning District: Residential R-10

APPEAL of a Fence Permit issued to a neighboring property owner by the Building Official for the construction of a six foot high garden fence, portions of which are located within the 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 website at <https://bristol-ri.municodemeetings.com/>. 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.



Application For Appeal
Zoning Board of Review

File #: ZAPL-25-1

Date Certified Complete: December
23, 2025

Appellant	Name:		
	Address: 11 Fales Road		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: Byron Connell		
	Address:		
	City:	State:	ZIP:

1. Location of Property: 26 Brookwood Road, Bristol, RI 02809	
Plat(s): Plat 79	Lot(s): Lot L500
2. Zoning District in Which the Property is Located: Residential R-10	
3. Upon which agency or Officer is this appeal being taken?: Zoning Officer	
Other:	
4. File/Application Number of Decision being Appealed: Permit number: 62298 - Fence Permit for 26 Brookwood Road, Bristol, RI	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:	
Name:	
Mailing Address:	

Byron & Robin Connell
11 Fales Road
Bristol, RI 02809

January 6, 2026

Ed Tanner
Principal Planner
Zoning Officer
235 High Street, 1st Floor
Bristol, RI

Subject: Continuance Request for Fence Permit Appeal (26 Brookwood Road)

Hi Ed –

Due to prior family commitments on the west coast, we are unable to attend the next zoning board meeting on Monday, February 2nd when our permit appeal is scheduled to be reviewed. In that context we are requesting a continuance of the appeal hearing to March 2nd 2026.

Thanks for your consideration.

Byron Connell



2026 JAN -6 PM 1:36
TOWN OF BRISTOL
COMMUNITY DEV.

Written Statement of Appeal – Fence Permit #62298 for 26 Brookwood Road

While we were traveling from late October to early December, a 6' garden fence, covering roughly 900 square feet of garden area, was constructed on our neighbor's property (26 Brookwood Road) that is within the setback zone and in direct conflict with the published zoning regulations. Unfortunately, it has a significant impact on our water view.

While we fully appreciate our neighbor's love of gardening and the work they have put into their yard, we also treasure our little view of the water and even installed an expensive new bay window upon buying the house in 2021. This upgrade not only enhanced our view and enjoyment of our home, but also added to the value of our property.

After meeting with Ed Tanner on December 4th, where we first learned about the permit and zoning regulations, we initiated discussions on the subject with our neighbor with a goal of resolving this situation in a friendly fashion. While this is still our goal, we feel the support of the town, through the appeals process, may also be helpful to reach closure. We also realize that there will be some cost involved in bringing the fence back into compliance and have offered to contribute financially to the effort.

Here are the specific details on the project and description of the zoning conflict:

- The new fence, as described in the signed permit, is 6-feet in height and 19-feet from the edge of the paved street.
- However, the Bristol's zoning regulations show that:
 - The maximum height of a fence is 4-feet in the front yard setback area.
 - This height restriction equally applies to corner lots as they have more than one front lot line.
 - The setback in our R-10 neighborhood zone is 30-feet from the 'property line' -- not from the edge of the pavement.
 - Based on the town's GIS mapping system, the property line appears to start roughly 12-13 feet in from the paved street, implying that any fence within 42-43 feet of the paved street edge would need to be under 4-feet in height.

Based on the above points, the fence does not appear to be in compliance with the town's zoning code.

It's unfortunate that we were traveling during the fence construction and didn't have an opportunity to talk with our neighbors prior to the start of the project. It could have been a simple, fast exercise to review the impact and verify the zoning regulations at that time.

Attached for your review are a photo from our master bedroom showing the full scale and impact of the project, the "before and after" photos from our living room window, and a screenshot from the town's GIS Mapping website that provides a rough approximation of the property line that should have been used as the basis for the 30' setback calculation.

Thanks much for your consideration and assistance in reviewing the permit and helping us resolve this issue.

Best,

Byron & Robin Connell
11 Fales Road, Bristol, RI 02809



Fence Permit

LOCATION INFORMATION

26 BROOKWOOD RD
BRISTOL, RI 02809

Certificate #:
62298

EXPIRATION DATE:

Matthew P. Cabral, Building Official

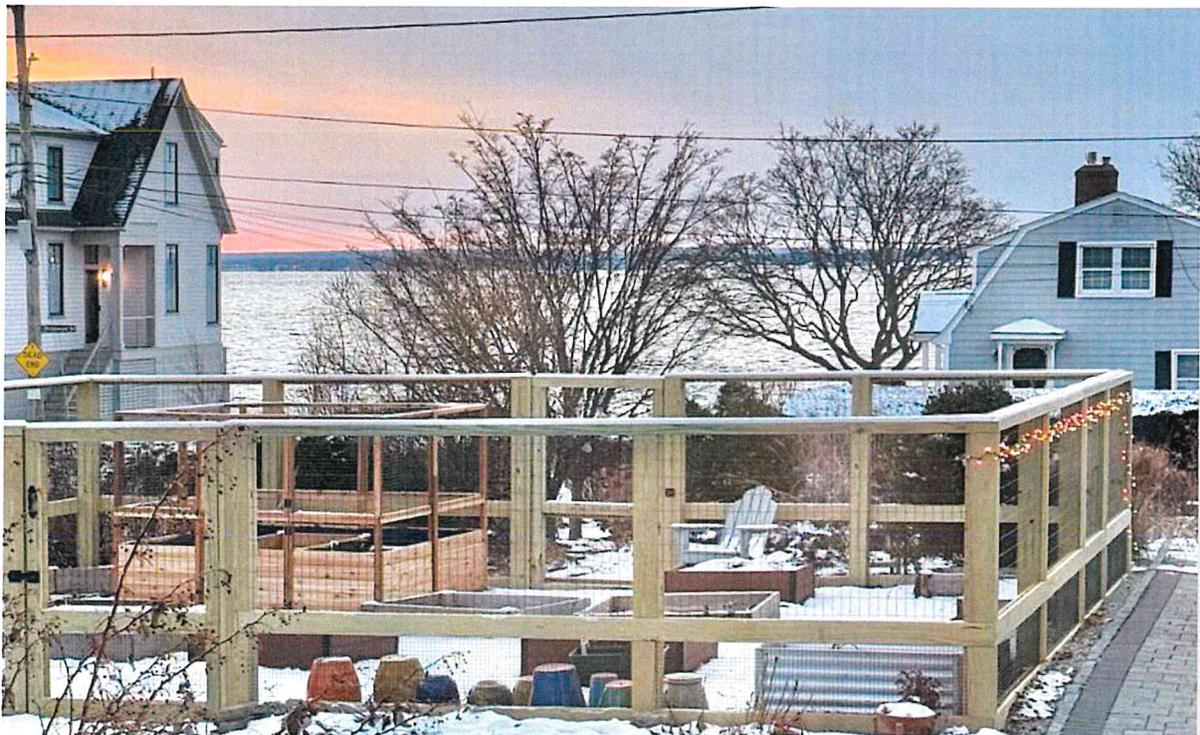
THIS FENCE MUST BE IN ACCORDANCE WITH THE TOWN OF BRISTOL'S ZONING ORDINANCE REGARDING FENCES AND VISION CLEARANCE AT CORNERS.

This is an e-permit. To learn more, scan this barcode or visit bristolri.viewpointcloud.com/#/records/75342

Before - Living Room View



After - Living Room View



New Bedroom View



mcclibrary.blob.core.usgovcloudapi.net



Town of Bristol, RI

Find Property

Sec. 28-146. Fences.

(a) It shall be unlawful for any person to install, erect, construct, relocate or alter a fence within the town without first obtaining a permit from the building inspector. No permit shall be issued if the building official determines that the proposed fence does not meet the requirements of this section. A sketch or design of the proposed fence including a description of materials to be used and specification of height shall be submitted with the application for a permit.

(b) **Height requirements.** A fence shall not exceed the following height:

(1) The maximum height of a fence is four feet in the front yard set back area of the zone the property is located in. Corner lots and through lots will have more than one front lot line.

(2) The maximum height of a fence is three feet for fences located adjacent to a driveway on either the property or abutting property and for a distance of ten feet from the road so as not to obstruct the clear view of traffic or pedestrians. Except however, this height restriction shall not apply to fences in which the design or construction of the fence allows clear visibility through the fence and does not create a safety hazard to traffic or pedestrians.

(3) The maximum height of a fence located in all other areas is six feet, except as approved by the planning board as part of a subdivision or development plan approval.

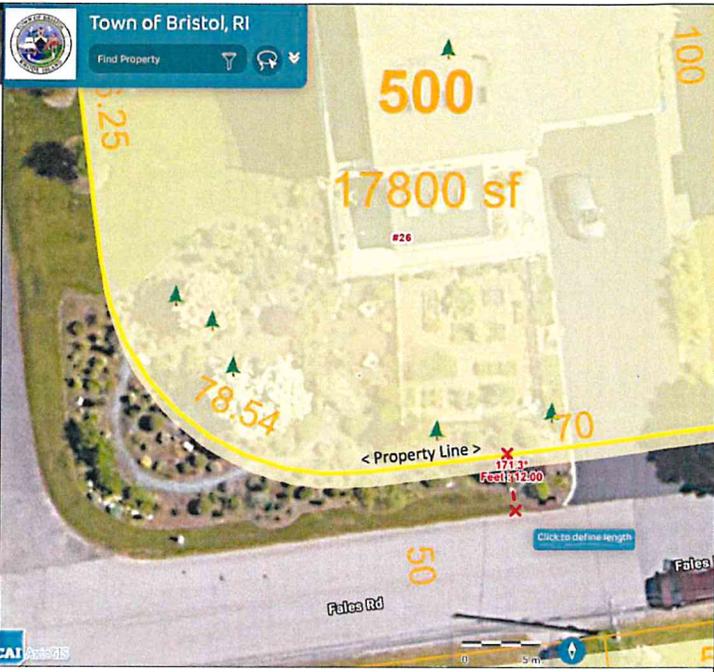
(4) Fence poles placed a minimum of seven feet apart may exceed the maximum fence height by ten inches.

(c) It shall be unlawful for any person to erect, install, or maintain a fence or hedge which obstructs the public right-of-way or obscures clear view of traffic in intersections or driveways which creates a safety hazard to pedestrians or vehicular traffic. Except, it shall be lawful to keep and maintain a fence which is considered historic, provided appropriate mirrors, lights, reflective devices, signs or other means are installed to warn of a possible obstruction to pedestrians or vehicular traffic.

(d) All partition fences shall run on the dividing line, and the owners shall have the right to place one-half of the width thereof on the land of each adjoining proprietor. The fences shall be kept up and maintained in good order through the year, unless the parties concerned shall otherwise agree (RIGL § 34-10-9).

(e) The finish side of the fence shall face the abutting property or the road.

(f) Unless otherwise provided, the building official shall be the fence viewer.



Dimensional Requirements for 26 Brookwood Road (R-10)

Based on current town records and recent Zoning Board of Review documents for R-10 properties:

Requirement	Distance/Value
Front Yard Setback	30 Feet
Rear Yard Setback	30 Feet
Side Yard Setback	15 Feet (Each side)
Maximum Building Height	35 Feet
Maximum Lot Coverage	25%

Owner

Owner Account #: 20-1675-00

Owner	% Owned
Owner 1 TO, KING W. TRUSTEE	
Owner 2	
Owner 3	

Address 26 BROOKWOOD RD, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	Deed Type
TO, KING W.	10/02/2024	0	2259-128	W
ESTATE OF CAROLINE SEQUINO	01/27/2010	0	1523-178	D
ESTATE OF WILLIAM SEQUINO	01/27/2010	275,000	1523-175	A

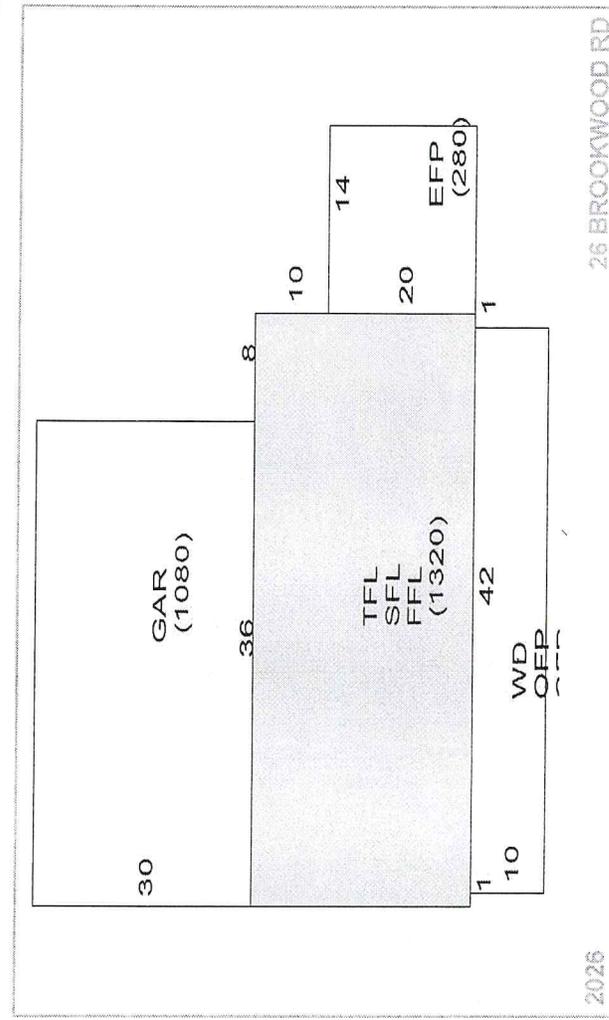
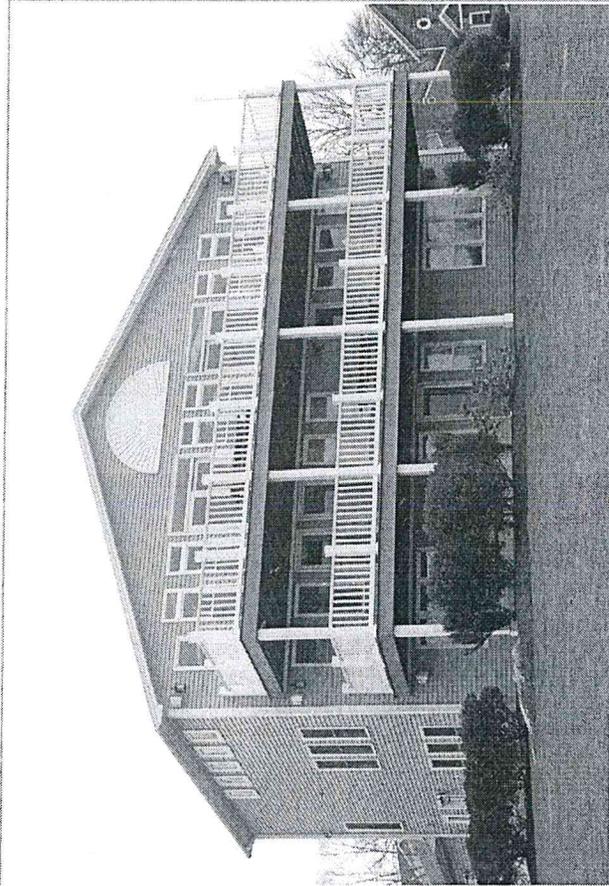
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
27	987,300	1,600	0.41	297,100	0	1,286,000
TOTAL	987,300	1,600	0.41	297,100	0	1,286,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 195.44 VAL per SQ Unit/Parcel > 195.44

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	987,300	1,600	0	297,100	0	1,286,000	1,286,000
2024	01	741,300	1,600	0	247,600	0	990,500	990,500
2023	01	739,300	1,600	0	247,600	0	987,500	987,500
2022	01	736,200	1,600	0	247,600	0	985,400	985,400
2021	01	563,900	1,600	0	246,000	0	811,500	811,500
2020	01	563,900	0	0	246,000	0	809,900	809,900



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 27 R Single F	0.22957	AC	P	1.00	778,800	1,127,325	F	Winter View 25			258,800			1.00	0
2 27 R Single F	0.17906	AC	EX	0.20	778,800	213,895	F				38,300			1.00	0
3															
4															

Building Information

Table with columns: Description, Story Height, COM Units, BMT Floor, Frame 2, EXT Wall 2, Roof Type 2, Roof Cover 2, INT Wall 2, Floors 2, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View. Includes details for BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View.

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infi, Land Factor, Adj Total, Depreciation, Depr Total. Includes details for Year Built, Alt LUC, Alt %, Condition, Functional, Economic, Special, OV.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Includes details for FFL, SFL, TFL, EFP, GAR, OFF, WD, Total.

Visit History

Table with columns: Date, Result, By. Includes details for 1/30/2025, 1/24/2025, 11/1/2021, 7/12/2021, 4/11/2019, 9/21/2018, 9/13/2018, 3/22/2013, 3/22/2013.

Notes

PROPERTY SOLD IN 2 ESTATE DEEDS -DEED BK 1523 PGS 175 & 178 RESIDENCE UNDER CONSTRUCTION 12/11 EAS c/o issued 6-6-2012 mcb

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s). Includes details for Interior, Exterior, Kitchen, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq. Includes details for Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Status, Description/Directions. Includes details for 02/02/2022, 01/27/2022, 08/05/2021, 09/23/2020, 09/20/2012, 04/16/2012, 04/16/2012, 12/06/2011, 11/16/2011.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Includes details for Shed, AV, 2020, 1,600.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Includes details for 1, 2, 3, 4, Totals.



26 Brookwood Rd - 300' Radius

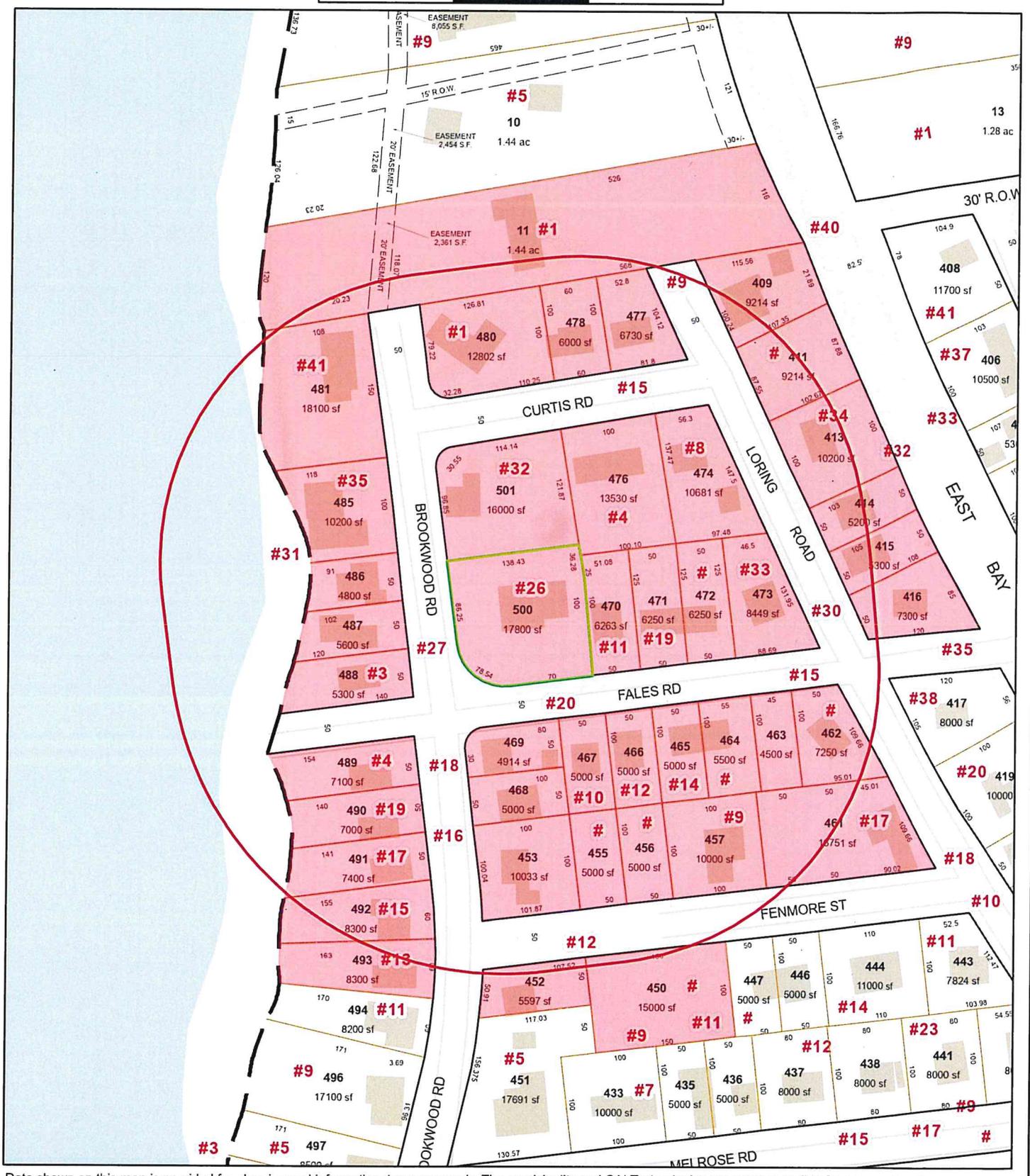
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

February 12, 2026



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300 feet Abutters List Report

Bristol, RI
February 12, 2026

Subject Property:

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

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

Abutters:

Parcel Number: 74-11
CAMA Number: 74-11
Property Address: 1 SHORE RD

Mailing Address: CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

Parcel Number: 79-409
CAMA Number: 79-409
Property Address: 40 LORING RD

Mailing Address: ZAYDON, PAUL TRUSTEE & BISSETT,
AMELIA TRST TC
40 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-411
CAMA Number: 79-411
Property Address: LORING RD

Mailing Address: MELLO, ROBERT W JR. ETUX MELLO,
DONNA A.
16 HILLSIDE RD
BRISTOL, RI 02809

Parcel Number: 79-413
CAMA Number: 79-413
Property Address: 34 LORING RD

Mailing Address: MELLO, ROBERT W ET UX MELLO,
SHEILA C JT
34 LORING ROAD
BRISTOL, RI 02809

Parcel Number: 79-414
CAMA Number: 79-414
Property Address: 32 LORING RD

Mailing Address: CROCKER, STEVEN E TRUSTEE SEVEN
E CROCKER LIVING TRUST
32 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-415
CAMA Number: 79-415
Property Address: 30 LORING RD

Mailing Address: DAUBENEY, GLENN A. MARIA
30 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-416
CAMA Number: 79-416
Property Address: 35 FALES RD

Mailing Address: PLOHR, BRADLEY
4 COX CT
BRISTOL, RI 02809

Parcel Number: 79-450
CAMA Number: 79-450
Property Address: FENMORE RD

Mailing Address: RINALDI, RICHARD & RINALDI, EILEEN
TRUSTEES
80 SHERRY AVE
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



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300 feet Abutters List Report

Bristol, RI
February 12, 2026

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: HENRIE, AMY LIPTON & ALEXANDER O'GORMAN TE 15 LORING RD BRISTOL, RI 02809
Parcel Number: 79-463 CAMA Number: 79-463 Property Address: 15 LORING RD	Mailing Address: HENRIE, AMY LIPTON & ALEXANDER O'GORMAN TE 15 LORING RD BRISTOL, RI 02809
Parcel Number: 79-465 CAMA Number: 79-465 Property Address: 14 FALES RD	Mailing Address: PERRY, SCOTT M. JR & JESSICA 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 W. TRUSTEE 18 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, ROBIN D. & CONNELL, BYRON J. III, TRUSTEES 11 FALES RD BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
February 12, 2026

Parcel Number: 79-471
CAMA Number: 79-471
Property Address: 19 FALES RD

Mailing Address: BABYAK, EDWARD E. JR
19 FALES ROAD
BRISTOL, RI 02809

Parcel Number: 79-472
CAMA Number: 79-472
Property Address: FALES RD

Mailing Address: BABYAK, EDWARD E. JR
19 FALES ROAD
BRISTOL, RI 02809

Parcel Number: 79-473
CAMA Number: 79-473
Property Address: 33 FALES RD

Mailing Address: PENATZER, JOHN JR & NEWTON,
KIMBERLEY JT
33 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-474
CAMA Number: 79-474
Property Address: 8 CURTIS RD

Mailing Address: MARISCAL, JUAN
8 CURTIS RD
BRISTOL, RI 02809

Parcel Number: 79-476
CAMA Number: 79-476
Property Address: 4 CURTIS RD

Mailing Address: SOUSA, JOSEPH
4 CURTIS RD
BRISTOL, RI 02809

Parcel Number: 79-477
CAMA Number: 79-477
Property Address: 9 CURTIS RD

Mailing Address: DAUBENEY, KEITH A
9 CURTIS ST
BRISTOL, RI 02809

Parcel Number: 79-478
CAMA Number: 79-478
Property Address: 15 CURTIS RD

Mailing Address: JONES, PAUL T. JR & JONES, LINDA
TRUSTEES
15 CURTIS RD
BRISTOL, RI 02809

Parcel Number: 79-480
CAMA Number: 79-480
Property Address: 1 CURTIS RD

Mailing Address: ALIX, ALFRED W JR & ANNE L TE
1 CURTIS RD
BRISTOL, RI 02809-1204

Parcel Number: 79-481
CAMA Number: 79-481
Property Address: 41 BROOKWOOD RD

Mailing Address: CALVERT, STEVEN L. & PATRICIA L
TRUSTEES
41 BROOKWOOD RD
BRISTOL, RI 02809

Parcel Number: 79-485
CAMA Number: 79-485
Property Address: 35 BROOKWOOD RD

Mailing Address: SWINNEY, JEFFREY D. & SWINNEY,
ANNE E. TRUSTEES
35 BROOKWOOD RD
BRISTOL, RI 02809

Parcel Number: 79-486
CAMA Number: 79-486
Property Address: 31 BROOKWOOD RD

Mailing Address: RIGAMONTI, GIANFRANCO-TRUSTEE
GIANFRANCO RIGAMONTI REV TRUST
31 BROOKWOOD RD
BRISTOL, RI 02809

Parcel Number: 79-487
CAMA Number: 79-487
Property Address: 27 BROOKWOOD RD

Mailing Address: GARCIA, GILBERTO ET UX SUZANNE
LEWIS TE
27 BROOKWOOD ROAD
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
February 12, 2026

Parcel Number: 79-488
CAMA Number: 79-488
Property Address: 3 FALES RD

Mailing Address: GRABOWSKI, PETER C & ELLEN M T
TRUSTEES
3 FALES ROAD
BRISTOL, RI 02809

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: LUTTMANN, SEAN S. TRUSTEE
19 BROOKWOOD RD
BRISTOL, RI 02809

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: SCHULZE, ROBERT M. & SCHULZE,
MICHELLE T. TRUSTEES
P.O. BOX 46
BRISTOL, RI 02809

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

Mailing Address: SCHULZE, ROBERT M. & SCHULZE,
MICHELLE T. TRUSTEES
P.O. BOX 46
BRISTOL, RI 02809

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

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

Parcel Number: 79-501
CAMA Number: 79-501
Property Address: 32 BROOKWOOD RD

Mailing Address: TOYE, MARY P
32 BROOKWOOD RD
BRISTOL, RI 02809



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ALIX, ALFRED W JR & ANNE
1 CURTIS RD
BRISTOL, RI 02809-1204

GARCIA, GILBERTO ET UX
SUZANNE LEWIS TE
27 BROOKWOOD ROAD
BRISTOL, RI 02809

MELLO, ROBERT W ET UX
MELLO, SHEILA C JT
34 LORING ROAD
BRISTOL, RI 02809

BABYAK, EDWARD E. JR
19 FALES ROAD
BRISTOL, RI 02809

GRABOWSKI, PETER C & ELLE
3 FALES ROAD
BRISTOL, RI 02809

MELLO, ROBERT W JR. ETUX
MELLO, DONNA A.
16 HILLSIDE RD
BRISTOL, RI 02809

CALVERT, STEVEN L. & PATRI
41 BROOKWOOD RD
BRISTOL, RI 02809

HENRIE, AMY LIPTON &
ALEXANDER O'GORMAN TE
15 LORING RD
BRISTOL, RI 02809

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

CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

JONES, PAUL T. JR & JONES
15 CURTIS RD
BRISTOL, RI 02809

PENATZER, JOHN JR & NEWTO
33 FALES RD
BRISTOL, RI 02809

CONNELL, ROBIN D. &
CONNELL, BYRON J. III, TR
11 FALES RD
BRISTOL, RI 02809

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

PERRY, SCOTT M. JR & JESS
14 FALES RD
BRISTOL, RI 02809

CROCKER, STEVEN E TRUSTEE
SEVEN E CROCKER LIVING TR
32 LORING RD
BRISTOL, RI 02809

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

PLOHR, BRADLEY
4 COX CT
BRISTOL, RI 02809

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

LUTTMANN, SEAN S. TRUSTEE
19 BROOKWOOD RD
BRISTOL, RI 02809

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

DAUBENEY, GLENN A.
MARIA
30 LORING RD
BRISTOL, RI 02809

MARISCAL, JUAN
8 CURTIS RD
BRISTOL, RI 02809

RIGAMONTI, GIANFRANCO-TRU
GIANFRANCO RIGAMONTI REV
31 BROOKWOOD RD
BRISTOL, RI 02809

DAUBENEY, KEITH A
9 CURTIS ST
BRISTOL, RI 02809

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

RINALDI, RICHARD &
RINALDI, EILEEN TRUSTEES
80 SHERRY AVE
BRISTOL, RI 02809

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

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

SCHULZE, ROBERT M. &
SCHULZE, MICHELLE T. TRUS
P.O. BOX 46
BRISTOL, RI 02809

SCHULZE, ROBERT M. & SCHU
P.O. BOX 46
BRISTOL, RI 02809

SIMMONS, VIRGINIA TRUST
17 LORING RD
BRISTOL, RI 02809

SOUSA, JOSEPH
4 CURTIS RD
BRISTOL, RI 02809

SWINNEY, JEFFREY D. &
SWINNEY, ANNE E. TRUSTEES
35 BROOKWOOD RD
BRISTOL, RI 02809

TO, KING W. TRUSTEE
18 BROOKWOOD RD
BRISTOL, RI 02809

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

TOYE, MARY P
32 BROOKWOOD RD
BRISTOL, RI 02809

ZAYDON, PAUL TRUSTEE &
BISSETT, AMELIA TRST TC
40 LORING RD
BRISTOL, RI 02809

The Permit & Completed Fence Structure does not meet the requirements of these two sections of Bristol's Zoning Ordinance

Sec. 28-146. - Fences

- (a) It shall be unlawful for any person to install, erect, construct, relocate or alter a fence within the town without first obtaining a permit from the building inspector. **No permit shall be issued if the building official determines that the proposed fence does not meet the requirements of this section.** A sketch or design of the proposed fence including a description of materials to be used and specification of height shall be submitted with the application for a permit.
- (b) **Height requirements.** A fence shall not exceed the following height:
 - **(1) The maximum height of a fence is four feet in the front yard "set back area" of the zone the property is located in. Corner lots and through lots will have more than one front lot line.**
 - The front yard setback requirement in this R-10 property is 30 feet from the property line
 - The 6' fence exceeds the 4' height limit by 2+ feet and based on the town's GIS mapping system, it starts only 6 feet (approx.) away from the property line instead of 30 feet. **No variance was sought or approved.**
 - **(3) The maximum height of a fence located in all other areas is six feet, except as approved by the planning board as part of a subdivision or development plan approval.**
 - Due to the grade of the property that slopes down to the bay from 20' above sea level to 16' and the design of the fence, sections of the fence are up to 7 feet in height -- well above the 6-foot limit. **No variance was sought or approved.**
 - Following the completion of the project, it does not appear that there was a final inspection & sign-off of the permit.

Two Clear Violations of Bristol's Zoning Code Sec. 28-146

1. The maximum allowed fence height in the 30' setback zone of 4 feet is exceeded by 2-3 feet. This applies to 2/3's of the entire fenced area.
2. Due to the chosen fence design and property grade, the maximum fence height of 6 feet in all "other front yard areas" is also exceeded. As one simple reference point, the left front corner is 7 feet in height. As much as 20-30% of the fence may be above the 6' limit. Professional measurement is needed for both fence height and setback calculations.

* Property Grade:
Drops from 20' to 16' above sea level



Prop. Line (Est)
13' to street

6 feet

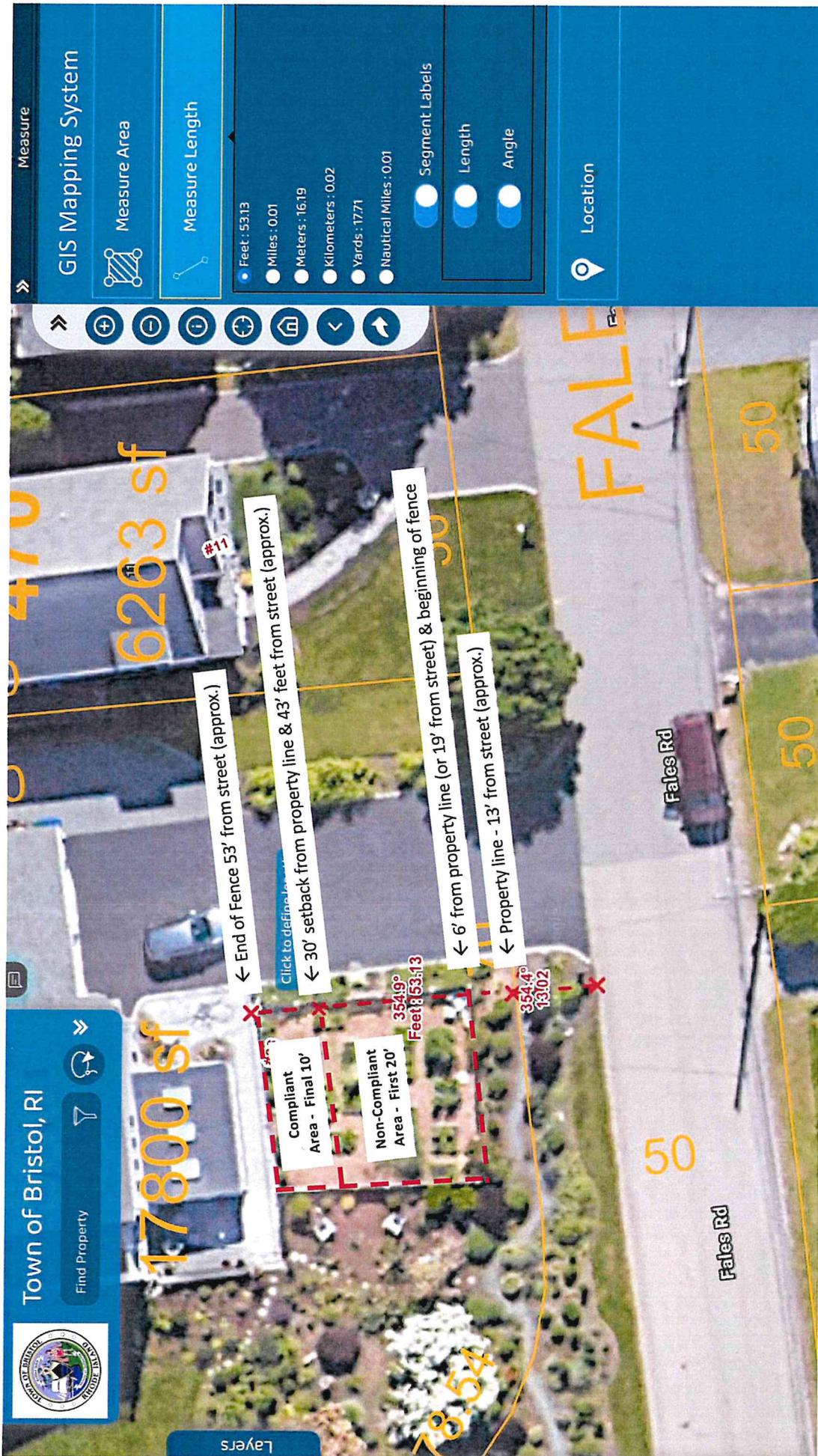
7 feet

5 feet +/-

← 6 feet (Approx.)
from Property Line
(19' from street)

30 feet Setback →
from Property Line
(43' from street)

← 40 feet (Approx.)
from Property Line
(53' feet from street)



The Fence Permits states “this fence must be in accordance with the Town of Bristol’s Zoning Ordinance regarding fences and vision clearance at corner.” **It is not.**

	<h1>Fence Permit</h1>	
LOCATION INFORMATION	26 BROOKWOOD RD BRISTOL, RI 02809	Certificate #: 62298
		EXPIRATION DATE:
<div style="border: 2px solid red; padding: 5px;"> <p>THIS FENCE MUST BE IN ACCORDANCE WITH THE TOWN OF BRISTOL'S ZONING ORDINANCE REGARDING FENCES AND VISION CLEARANCE AT CORNERS.</p> </div>		
		
		Matthew P. Cabral, Building Official
<small>This is an e-permit. To learn more, scan this barcode or visit bristolri.viewpointcloud.com/#/records/75342</small>		



The Fence Permits states "the fence will be six feet high." It is not. The actual fence height ranges from 6 feet to 7 feet

Town of Bristol, RI

Fence Permit
62298

Applicant
Colleen Cavanaugh

Location
26 BROOKWOOD RD
6831CL, RI 02809
[View location details](#)

Created
Oct 16, 2025

Status
Active

Expires
--

Details Files (5)

Fence Permit General Information

Job Number/Name (applicants may utilize this optional field to label this application with their own identifier)
--

Commercial or Residential? *
Residential

Description of Work *
Replace a four foot fence surrounding vegetable garden which deer have been jumping over. Work includes demolition of existing fence. Using pressure treated wood. There will be 6x6 posts which will be 6 feet high. (A photo of a similar fence that I am copying has been emailed) Sides will include 2"x4" black heavy gauge vinyl coated galvanized fence material six feet high. (One can see through this)The top will be covered with 1"x1".
The fence will be six feet high (to keep out deer) and one can see through it. The fence is 19 feet from the street (Falls). There will be two gates. Between the fence and the street is a perennial garden with shrubs and small trees which have already been planted.

Estimated cost of Labor and Materials * €
10,000

Zoning and Historic Information

Zone *
R-10

Wetland? *
No

Flood Zone *
No

Work within 200ft of shoreline *
No

Historic District *
No

Have you been approved? *
No

Corner Lot *
Yes

Fence To Enclose A Swimming Pool? *
No

By checking this box as the Homeowner and typing my name, I intend to electronically affix my signature, indicating that I have read, understand and affirm this attestation. *

Typed name of person making attestation *
Colleen Cavanaugh and King To

Type and Height of Fence

Type of Fence *
Post & Rail

Height of Construction (ft) *
6

Location of Fence in relation to Property Line
--

Ed Tanner

From: Colleen Cavanaugh [REDACTED]
Sent: Tuesday, February 24, 2026 4:06 PM
To: Ed Tanner
Subject: letter to be submitted to zoning board for meeting march 3. File #ZAPL-25-1
Attachments: Letter to town hall.pdf

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Mr. Tanner,

Please include my attached letter in the packet to go before the zoning committee on Monday March 3, 2026. At that time I will formally give you the signed letter from both King To and I. (It was difficult for me to come in person to the zoning department because of the storm and King and I will be in Chicago for two days for a funeral service.)

Thank you. I plan to attend the meeting.

Sincerely,

Colleen Cavanaugh

TOWN OF BRISTOL
COMMUNITY DEV.

To the Bristol Zoning Committee,

2025 FEB 25 AM 8: 59

Gardening, caring for our environment and attending to the worrisome decline in pollinator populations have always been priorities for me. In 2020, I graduated from URI's Master Gardener Program. I have also taken several courses with The Tree Council of RI.

In 2000, I created a vibrant, pollinator garden at 26 Brookwood Rd in Bristol. I had soil shipped in and with a landscaper who specialized in native plants, I brought in shrubs, trees, grasses, and flowering plants which increased the pollinator population. At that time I also had a 3 foot fence around a vegetable garden. Unfortunately as the deer population increased, many of my plants were destroyed. These had been food sources and playgrounds for many hummingbirds and bees and butterflies. I tried spray to ward off deer and constructed small, metal, one foot fence like structure to surround the plants. My efforts were unsuccessful. The deer also easily jumped over my three foot fence and destroyed my vegetable garden.

Last October 2025, I decided to have a fence built in the same footprint as the three foot fence, in an attempt to keep out as many deer as possible. I realize deer can sometimes jump up to seven feet, however many sources I consulted suggested that six feet is sufficient. A friend in Barrington had an open frame fence, the exact fence which I desired. It has kept out deer.

The following is my fence contractor's description of the my fence:

"This is a custom-built open-frame, decorative and protective garden enclosure that is aesthetically pleasing with straight lines and see through black welded wire. It is constructed with open wire panels to maintain visibility and neighborhood character. It is not privacy fencing, not a solid wall panel, not opaque. It is designed for plant protection and architectural continuity."

I had the plans drawn up. I had photos of my friend's garden with the same fence I was to build submitted to the town. I had photos of my yard including the distance from the street... submitted. At that point I requested and was granted a permit through the town of Bristol.

The fence was finally built in November, a date determined by the contractor's availability. There are wooden beams every 5 ½ to 7 feet. Most of the structure is made of a black welded wire 2"x4" and 1'x1' which one can easily see through. I intentionally did not build a bulky stockade fence.

This past Dec 31, 2025, I retired from a thirty plus year career as an ob/gyn. Part of my retirement plan was to care for my garden and the ecosystem I had created. I planned to transfer many of the pollinator plants that deer had destroyed to within the fence boundaries. I was planning to grow vegetables with the hope to donate food to friends and to the Food Bank. (As a Master Gardener, I had worked with the Mount Hope gardening crew and had organized and delivered some of their food to the food bank.) My plan was to bring in new, raised beds for vegetables and transfer pollinators.

In December, I received notification that my neighbor was unhappy with the fence. He looked up zoning laws and realized my fence was not within the proper 30 feet from the property line. Thus far, other neighbors have not complained to me. My fence was “blocking his view and lowering the value of his property.”

So far I have spent well over \$10,000 to build this fence. My neighbor has offered to cover the cost if I lower the entire fence, (including the 13 feet which is legally permitted within zoning laws) or take down several trees, or move a trellis with a shrub growing on it or move my garden to the front yard (where the sun is limited). This is all to better his view. I declined.

I am going before the zoning committee with this costly problem. Please take into account that **this is a pollinator garden, the fence is not solid and it can benefit the community.**

I will lower the fence height if this is absolutely necessary. There are two gates to the garden. Because of their structure, I can't just reduce their height. The entire gate structure would have to be rebuilt which would cost me a considerable amount of money.

If necessary I am hoping the committee would allow me to at least keep the six foot structure to include the gates.. Please note, several neighboring houses have six foot fences near the street.

Thank you for your consideration.

Sincerely,

Colleen Cavanaugh and King To



RULES OF PROCEDURE
TOWN OF BRISTOL
ZONING BOARD OF REVIEW
(Revised February 2026)

I. GENERAL

Unless otherwise stipulated in these rules or in the Bristol Zoning Ordinance, hereinafter referred to as Zoning Ordinance, all meetings and hearings will be conducted in accordance with Rules of Procedures as interpreted by the Chairperson, hereinafter called the Chair. The provisions of the Zoning Ordinance and the Zoning Statute (Chapter 45-24 of the General Laws of Rhode Island, as amended) shall govern all actions of the Bristol Zoning Board of Review, hereinafter referred to as the Board.

II. OFFICERS

- a. At the regular meeting in April of each year, the Board shall organize by electing from its membership a Chair and a Vice-Chair by majority vote as provided by Section 28-408(d) of the Zoning Ordinance.
- b. In the event of vacancy of an officer of the Board, at the first meeting thereafter, such vacancy shall be filled by a vote of the full Board. The newly elected officer shall begin his term immediately and serve out the remainder of the term of the replaced officer.
- c. The Board may designate a Secretary, who need not be a member of the Board, and who may be an employee of the Town of Bristol.

III. DUTIES OF THE CHAIR

- a. The Chair, or in his absence the Vice-Chair or a designee, shall preside at all meetings and hearings of the Board, shall decide all points of order and procedure, may administer oaths and compel attendance of witnesses, certify all actions in conducting meetings of the Board, call special meetings and appoint any necessary committees, make any assignments required in discharging the duties of the Board or exercise any general supervisory powers. The Chair shall at each meeting report on any correspondence and other transactions that have not otherwise been brought to the attention of the Board.
- b. The Vice-Chair shall act as Chair and shall have all the powers and duties of the Chair whenever the Chair is absent, disabled or otherwise unable to perform his duties.

IV. MEETINGS AND HEARINGS

- a. All hearings and meetings of the Board shall be open to the public as required in Chapter 42-46 of the General Laws of Rhode Island, as amended. Closed meetings may be held only in accordance with the requirements of Sections 4 and 5 of said Chapter 42-46.
- b. Regular meetings of the Board shall start at 7 P.M. All hearings shall be held on regular meeting nights except where a hearing is adjourned to another date as prescribed in Sub-

Section "c", following.

- c. A regular meeting or hearing may be continued to another date by a vote of the majority of the members of the Board and no further public notice shall be required provided the time, place and date of the resumption of the meeting or hearing is announced at the time of continuance and is not subsequently changed.
- d. The order of business of all regular meetings of the Board shall be as follows:
 1. Call to order
 2. Acceptance of minutes of prior meetings
 3. Old business, including public hearings carried over from earlier meetings
 4. New business including public hearings on new appeals or applications for special use permit or variance
 5. Communications
 6. Other business
 7. Adjournment
- e. A quorum shall be four (4) participating members. In the event of the absence of a regular member, an alternate member shall sit as a regular member. Alternates shall be seated in numerical order, with the First Alternate serving before the Second Alternate, and so forth. No public hearing or decision on any matter shall be valid unless a quorum of four is present. Where a matter is continued through two or more meetings, at least four members present at the initial meeting must participate in each subsequent meeting. No member or alternate member who was absent from one or more meetings shall participate in the decision on the matter.
- f. Notice of public hearing shall be given by the Secretary of the Board in accordance with the requirements of Section 28-409(b) of the Zoning Ordinance and the Open Meetings Act.
- g. During a public hearing, the Board, as recognized by the Chair, may question any party, agent or witness at any time. Cross-examination by opponents shall only be allowed for accepted expert witnesses. Any other question, of any other party, agent or witness must be directed through the Chair, who shall have the discretion whether to ask such questions or not. The Chair may limit each witness to a specific time period to assure opportunity for all interested parties to participate.
- h. Public hearings on an application for special use permit or variance shall be conducted in the following order:
 1. Announcement by the Chair;
 2. Presentation by applicant or his agent ;
 3. Supporting testimony by other parties;
 4. Cross-examination by opponents after testimony of each expert witness;
 5. Testimony by opponents to the application;
 6. Rebuttal by applicant;
 7. Rebuttal by opponents;
 8. Close of hearing;
 9. Submittal of memoranda of law (at the Board's discretion);
 10. Decision of the Board (need not be at the same meeting).
- i. Public hearings on an appeal from the Zoning Enforcement Officer, Building Official or

Administrative Officer shall be conducted in the following order:

1. Announcement by the Chair;
 2. Presentation by official whose decision has been appealed;
 3. Testimony by witnesses of the official, if the official calls any;
 4. Cross-examination of any expert witnesses by appellant or their attorney;
 5. Presentation by the appellant or their attorney;
 6. Testimony by appellant's witnesses, if any;
 7. Cross-examination of appellant's expert witnesses, if any;
 8. Testimony of interested parties as to the facts of the appeal;
 9. Rebuttal by official, if requested;
 10. Rebuttal by appellant, if requested;
 11. Close of hearing;
 12. Submittal of memoranda of law (at the Board's discretion);
- j. Decision of the Board (need not be at the same meeting. Public hearings on appeals from the Historic District Commission are conducted in the following manner:
1. The Historic District Commission shall designate one individual to represent it before the Zoning Board. For the Planning Board, this may be the Administrative Officer, the Planning Board Chairman, or a Member of the Planning Board. For the Historic District Commission, the Chair of the Historic District Commission or a member of the Commission. Such designation shall be in writing and presented no later than the start of the Zoning Board hearing.
 2. Initial argument by the appellant with no presentation of any evidence or exhibits. The appellant may refer to specific portions of the record, and call them to the attention of the Zoning Board.
 3. The Historic District Commission representative (appellee) shall present argument before the Zoning Board. No new evidence or exhibits may be introduced. The appellee may refer to specific portions of the record, and call them to the attention of the Zoning Board.
 4. If the appeal has been taken by someone other than the original applicant, such original applicant shall also be allowed to present argument before the Zoning Board. No new evidence or exhibits may be introduced. The original applicant may refer to specific portions of the record and call them to the attention of the Zoning Board.
 5. Any party of interest may present argument before the Board. No new evidence or exhibits may be introduced.
 6. The Board may ask questions of the appellant, the appellee or any parties presenting argument to the Board at any time. No other parties shall be allowed to directly question any other party or the speaker.
 7. At the conclusion of the argument, the appellant shall be provided time for a rebuttal argument and the appellee shall be granted time for a rebuttal argument.

The Board may, at its discretion, accept legal briefs or other written statements of argument, but not evidence, for up to ten (10) days following the hearing. The Board may,

at its discretion, order further argument from any party, following the initial hearing, provided that notice is given to all parties and all parties in interest. The Chair may limit each witness to a specific time period to assure opportunity for all interested parties to participate.

All witnesses shall be sworn by the Chair prior to testifying.

- j. Any person can appear on his own behalf or be represented by an agent or attorney. However, if not an attorney, such agent must present written authority to the Board, signed by the party. Corporations appearing before the Board must be represented by an attorney or corporate officer.
- k. The Board may receive and consider written statements including memoranda-of-law. Any written statement filed with the Secretary of the Zoning Board not later than the day of the hearing or submitted at the hearing will be received and considered. Statements are public records and subject to examination. The Board shall give appropriate weight to written testimony not subject to cross-examination or questioning from the Board.
- l. A majority vote of the Board is required for the acceptance of an expert witness.
- m. Whenever the Board deems postponement or continuation to be desirable for orderly administration of the Zoning Ordinance, the Board may continue the hearing to a later date and time. If the date and time of continuation is announced during the hearing, such continued hearing may be held without further notice or advertisement.

V. APPLICATION

- a. An appeal or an application for special use permit or variance shall be filed on appropriate Board application forms which are available from the Secretary of the Zoning Board. A copy of an appeal shall also be filed with the Building Inspector and the Director of Community Development.
- b. Major Documents pertaining to the case must be submitted 21 days prior to the Board meeting. The Board reserves the right to continue a case otherwise.
- c. Every application shall include, without limitation, the following:
 - 1. The type of special use permit or variance requested;
 - 2. The amount, type and location(s) of all dimensional relief requested;
 - 3. The hardship giving rise to the request, and;
 - 4. Supporting maps and information as stated on the application form.
- d. Non-complying applications will be rejected. The Board reserves the right to continue any hearing for an applicant's lack of sufficient materials or information.
- e. Any appeal or application shall be filed with the Secretary of the Zoning Board at least 30

days in advance of the regular monthly meeting date of the Board. The Secretary shall schedule a public hearing and notify the interested parties.

- f. An appeal or application shall be accompanied by a filing fee as established by the Town Council. Checks should be made payable to the Town of Bristol. Any application not accompanied by a filing fee may be refused filing.
- g. As a condition of approval, the Zoning Board will require evidence that Town taxes are paid up to date.

VI. DECISION

- a. Findings and decisions of the Board will be made in accordance with the requirements of Section 28-408(i) of the Zoning Ordinance. Notification of findings and decisions shall be forwarded to the appellant or applicant, the Building Inspector and the Planning Board and shall be posted in the Town Hall.
- b. The Board's conclusions and reasons for its conclusions must be set out in a formal written decision signed by the Chair or the Zoning Enforcement Officer. The decision shall include how each member voted. The effective date of the decision is the date in which it is filed with the Secretary of the Zoning Board and recorded in the land evidence records of the Town. The decision of the Board is a public record and shall be available for public inspection.
- c. Whenever a decision requires plans to be subsequently approved by the Board, the sole purpose of such approval is to ensure that the applicant understands and will properly implement the Board's decision. Accordingly, unless the Board otherwise determines, neither such approval, nor approval of a non-substantial departure from plans submitted and approved, shall require notice or public hearing. The Board's approval may be evidenced by the signature of the Chair.
- d. Any decision may be modified by its author(s) without reapplication or public hearing in order to correct typographical or other clerical error, upon approval by the Chair.

VII. MEMBER INTEREST

Board members are subject to the Rhode Island Code of Ethics, including both statutory provisions codified at Title 36, Chapter 14 of the General Laws, and regulations promulgated by the Ethics Commission and included within the Rhode Island Code of Regulations. A complete copy of the Code of Ethics can be found at the following link: <https://ethics.ri.gov/code-ethics>

Members shall adhere to all provisions of the Code, and without limitation, shall not: (1) appear before the Board without having sought and received a hardship exception from the Ethics Commission; or (2) participate in any matter in which the member, the member's family member, or the member's business associate is a party or an abutter to a matter before the Board. Questions regarding the Code of Ethics should be directed to the Town Solicitor's office and/or the staff of the Ethics Commission.

VIII. REPETITIVE APPLICATIONS AND WITHDRAWALS

- a. The Zoning Board of Review will not accept a second appeal or application which is

identical to an appeal or application, which has been adversely decided, for a period of two (2) years unless facts are presented to the Board indicating a substantial and specific change in conditions or circumstances relating to the matter.

- b. Upon good cause shown by the appellant or applicant, the Board may grant leave to withdraw without prejudice. The Board may also grant or deny a continuance, if requested.
- c. If the Board grants a withdrawal without prejudice, any refiled application must be readvertised and the filing fee paid again. The filing fee will not be refunded under any circumstances.

IX. PROCEDURE ON APPEALS

The Board shall be governed by Section 28-410 of the Zoning Ordinance on matters of appeal from the decision of the Building Inspector, Zoning Enforcement Officer, Administrative Officer, Planning Board or Historic District Commission.

X. PROCEDURE ON VARIANCES

The Board shall be governed by Section 28-409 of the Zoning Ordinance on matters of variances requested from the Board.

XI. PROCEDURE ON SPECIAL USE PERMITS

The Board shall be governed by Section 28-409 of the Zoning Ordinance on matters of a special use permit.

XII. AMENDMENT OR WAIVER OF PROCEDURAL RULES

- a. These procedural rules may be amended by an affirmative vote of three (3) of the regular members of the Board after proper notice is given following the procedure established for an application under these rules.
- b. Any provision of these rules may be waived at any time by unanimous vote of the regular members of the Board, unless the waiver is inconsistent with the Zoning Ordinance or the State Enabling Act, R.I.G.L. § 45-24 as amended.

XIII. OTHER APPLICABLE LAWS

The decisions of the Board relate only to the Zoning Ordinance and have no effect on other applicable laws and regulations. Despite favorable action of the Board, each applicant must secure a building permit and all other necessary approvals and permits from other state and town agencies.

When state law conflicts with the Zoning Ordinance, state law controls.

XIV. EFFECTIVE DATE

These Rules of Procedure are hereby adopted by the Bristol Zoning Board of Review and effective XX XX 2026

DRAFT