



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW**

### **Zoning Board of Review Agenda**

**Monday, October 07, 2024 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on **Thursday, October 3, 2024**.

**1. Pledge of Allegiance**

**2. Approval of Minutes - September 3, 2024**

**3. New Petitions**

**3A. 2024-31 Franklin Dennis McCool - Dimensional**

**Variance:** to construct a 30ft. x 32ft. accessory garage structure at a size greater than permitted for accessory structures in the Residential R-40 zoning district. Located at **188 Poppasquash Road**; Assessor's Plat 179, Lot 141; Zone: R-40

**3B. 2024-32 Jon M. Egan - Dimensional Variances:**

to demolish an existing 12ft. x 22ft. detached accessory garage structure and construct a new 24ft. x 30ft. accessory dwelling unit (ADU) structure in its place at a size greater than permitted for accessory structures in the Residential R-10 zoning district; and with less than the required lot area for an ADU within a new accessory structure. Located at **434 Metacom Avenue**; Assessor's Plat 155, Lot 54; Zone: R-10SW

**3C. October 2024 Staff Reports**

**4. Adjourn**

**Date Posted:** September 19, 2024

**Posted By:** emt



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

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

File #2024-31

**PUBLIC HEARING**

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

**Monday, October 7, 2024**

**at 7:00 P.M.**

**Bristol Town Hall**

**10 Court Street**

APPLICANT: **Franklin Dennis McCool**  
PROPERTY OWNER: **Franklin Dennis McCool and Jacqueline M. Savoie**  
LOCATION: **188 Poppasquash Road**  
PLAT: **179** LOT: **141**  
ZONE: **Residential R-40**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 30ft. x 32ft. accessory garage structure at a size greater than permitted for accessory structures in the Residential R-40 zoning district.

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, October 3, 2024.



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

TOWN OF BRISTOL
COMMUNITY DEV.
2024 AUG 26 AM 9:22

APPLICATION

File No: 2024-31
Accepted by ZEO: EMT 8/26/24

Table with 2 main sections: APPLICANT and PROPERTY OWNER. Fields include Name, Address, City, State, Zip, Phone #, and Email.

Main application form with 10 numbered questions regarding property location, zoning, and proposed use.

11. Give extent of proposed alterations: 4 Feet Added Depth  
4 Feet Added Length

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
30' x 32' Height 18' 960 square Ft

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: <u>26' x 28'</u>	Proposed: <u>30' x 32'</u>	

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

14. Have you submitted plans for the above alterations to the Building Official? Yes  
 If yes, has he refused a permit? Requests Dimensional VARIANCE  
 If refused, on what grounds? \_\_\_\_\_

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

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

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

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

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

Applicant's Signature: [Signature] Date: 8/23/24

Print Name: Franklin Dennis McCool

Property Owner's Signature: [Signature] Date: 8/23/24

Print Name: Franklin Dennis McCool

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

Name: SOPARK TOWN Phone #: 401 837-7871


Address: \_\_\_\_\_

8/23/2024

Dear Zoning Board Members,

I am requesting a dimensional variance for the proposed garage/barn structure for 188 Poppasquash Road. The proposed structure is 30 X 32 feet and the allowable dimensions are 26 x 28 feet. We are requesting the added square footage to accommodate a tractor and its attachments which include a front-loading bucket, backhoe, lifting forks, snowplow and brush hog mower. These items are now stored outdoors on our property. The added square footage is needed to store all these items indoors. We want to store the items indoors to avoid damage from outdoor elements, prolong their utility and for aesthetic reasons.

Thank you for considering this application.



Sincerely

F. Dennis McCool

188 Poppasquash Road

Bristol, RI 02809

8/23/2024

Dear Zoning Board Members,

I will not be able to attend the Zoning Board meeting scheduled for October 7, 2024. I would like Sopath Toun from Soto Design, Warren RI to act as my representative. She is knowledgeable of the project and has been involved with the site plan and choosing the structure. Her phone number is 401 837-7871 and email [st@soto-design.com](mailto:st@soto-design.com).

Sincerely

A handwritten signature in black ink, appearing to read "F. Dennis McCool". The signature is fluid and cursive, with a large, sweeping flourish at the end.

F. Dennis McCool

188 Poppasquash Road

Bristol, RI 02809

Owner

Owner 1 MCCOOL, F. DENNIS TRUSTEE (20%) &
Owner 2 SAVOIE, JACQUELINE M. TRUSTEE (80%) TC
Owner 3
Address 188 POPPASQUASH RD, BRISTOL, RI 02809

Previous Owners & Sales Information

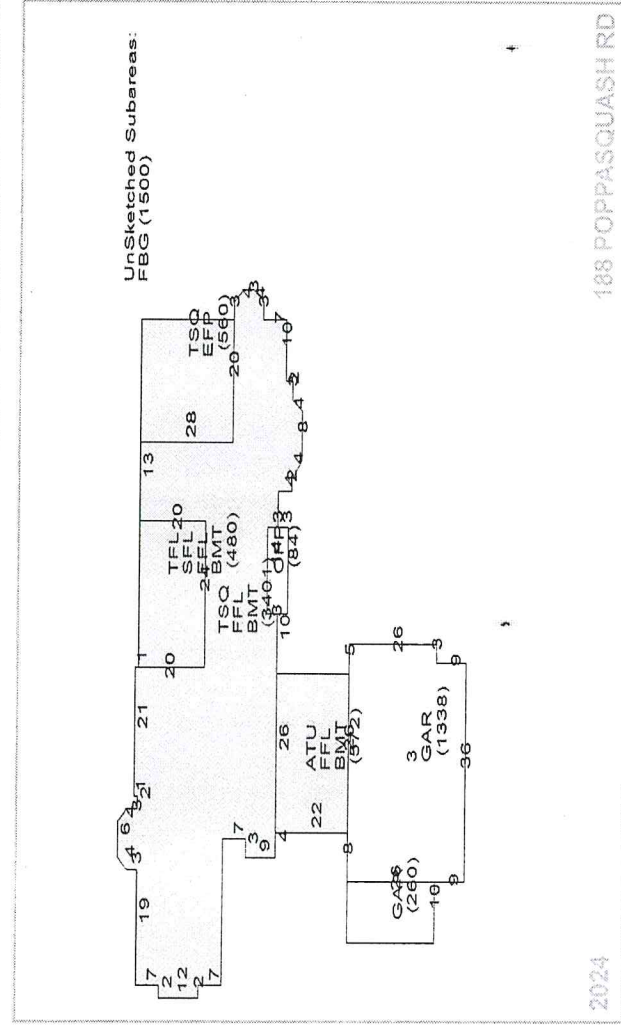
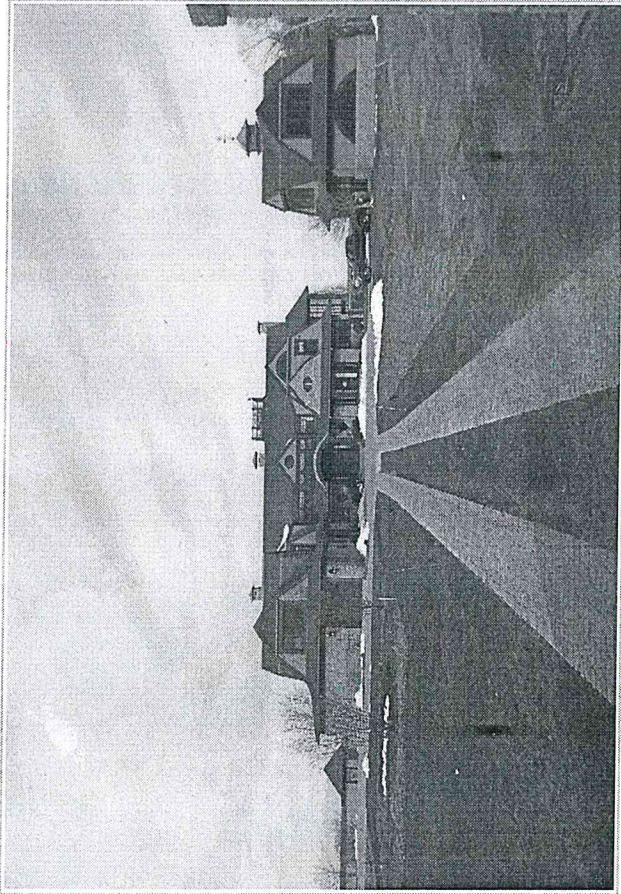
Table with columns: Grantor, Date, Sale Price, Leg Ref, NAL, Deed Type. Rows include MCCOOL, FRANKLIN DENNIS & SAVOIE, JACQUELINE 09/13/2023, MCCOOL, FRANKLIN DENNIS & SAVOIE, JACQUELINE 03/06/2015, MCCOOL, FRANKLIN DENNIS TC 10/20/2014, MCCOOL, FRANKLIN DENNIS & SAVOIE, JACQUELINE 07/09/2014, LEONARD, ARTHUR J. TRUSTEE 06/25/2014.

Assessment

Table with columns: Use Code, Bldg Value, SF/YI Value, Land Size, Land Value, AG Credit, Assessed Value. Rows for 01, TOTAL, and Source > Mkt Adj Cost.

Previous Assessments

Table with columns: Year, LUC, Building, SF/YI, Land Size, Land, AGR Credit, Appraised Value, Assessed Value. Rows for years 2024, 2023, 2022, 2021, 2020, 2019.



Land Information

Table with columns: 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. Rows 1-4.



**▶ Building Information**

Description	Quantity	Description
BLDG Type	Custom	Story Height 1 3/4 Story Finishe
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Reinf Concrete
EXT Wall 1	Masonry	Frame 2
Roof Type 1	Gable	EXT Wall 2
Roof Cover 1	Slate	Roof Type 2
INT Wall 1	Drywall	Roof Cover 2
Floors 1	Wood Joist	INT Wall 2
BMT Garages	Color	Floors 2
Plumbing	Electrical	Floors 2
Insulation	INT vs EXT	Color
Heat Fuel	Geotherm	Heat Type
# Heat Sys	% Heated	FWA w/AC
% Solar HW	% A/C	100
% COM Wall	% Vacuum	100
Ceiling Type	Ceiling Type	
Parking Type	% Sprinkled	
EXT View		

**▶ Grade**

Grade	Q1	Q1	Year Built	2015 EFF Year	Alt %	0.00
Year Built	2015	EFF Year	Alt %	0.00		

**▶ Sub-Area Detail**

Code	Description	Area	Fin. Area	Rate	Undepn Val
FFL	1st FLOOR	4,453	4,453	98.85	440,179
TSQ	3/4 STORY	2,971	2,971	98.85	293,659
FBG	FIN BSMT G	1,500	1,500	24.71	37,065
TFL	3rd FLOOR	480	480	98.85	47,448
SFL	2nd FLOOR	480	480	98.85	47,448
BMT	BASEMENT	4,453	0	14.83	66,038
EFP	ENCL PORCH	560	0	15.11	8,462
GAR	GARAGE	1,598	0	39.19	55,940
Total		18,146	9,884		999,856

**▶ Visit History**

Date	Result	By
7/27/2021	REVIEW	
5/9/2019	ADJ-HEARIN	
11/15/2018	REFUSAL	
10/19/2018	REVIEW	
10/22/2018	MEASURED	

**▶ Notes**

Memo of Trust Bk 1724 Pg 129 8/19/13 2018 OWNER MADE APPOINTMENT BUT DID NOT ALLOW ENTRY STATED BSMT 1/3 FINISHED

**▶ Remodeling History**

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Description/Directions
11/03/2019	P49599		PLMB	1,800		Install Potting sink and a hose bibb
11/01/2019	E49593		ELEC	3,000		Wire new Green House to Code
03/19/2019	B48381		BLDG	120,000	80	Concrete Block and Stone Base with Glass Greenhouse Structure on existing fence 1: 1x1 wire with wood frame, 48 highfence 2: wire mesh and wood with 1
12/14/2017	F44862		FNC	90,000		INSTALL GROUND MOUNT STRUCTURE FOR 60 SOLAR MODULES @ 17.4 KV
11/21/2017	B44673		BLDG	8,000	0	INSTALL PHOTO-VOLTAIC GROUND MOUNT SOLAR SYSTEM, WITH 60 ___ W
11/21/2017	E44674	02/05/2018	ELEC	60,000	0	INSTALL GROUND MOUNT FOR SOLAR PANELS
10/18/2017	44673	02/05/2018	BLDG	8,000		INSTALL 60 790 WATT SOLAR PANELS
10/18/2017	44674	02/05/2018	ELEC	60,000		INSTALL 15' X 61" IN GROUND SWIMMING POOL
05/12/2017	B37557		BLDG	0		

**▶ Building Permits**

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	99 Gas Fireplac	1	S	5			1	4	GV	2017	11,600
2	150 Solar P	1	Y	1			60	0	AV	2015	0
3	6 In Gr Pool	1	Y	1			800	5	AV	2015	33,200
4	31 Gar + Loft	1	Y	1			596	4	AV	2015	26,900
5	7 Greenhouse	1	Y		27	22	594	4	EX	2019	22,700

**▶ Condo Data**

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

**▶ Special Features & Yard Items**

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	99 Gas Fireplac	1	S	5			1	4	GV	2017	11,600
2	150 Solar P	1	Y	1			60	0	AV	2015	0
3	6 In Gr Pool	1	Y	1			800	5	AV	2015	33,200
4	31 Gar + Loft	1	Y	1			596	4	AV	2015	26,900
5	7 Greenhouse	1	Y		27	22	594	4	EX	2019	22,700

**▶ Other Info.**

PriorID2c	PriorID3a	PriorID3b	PriorID3c

**▶ Room Counts by Floor**

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



# 188 Poppasquash Road - 300' Radius

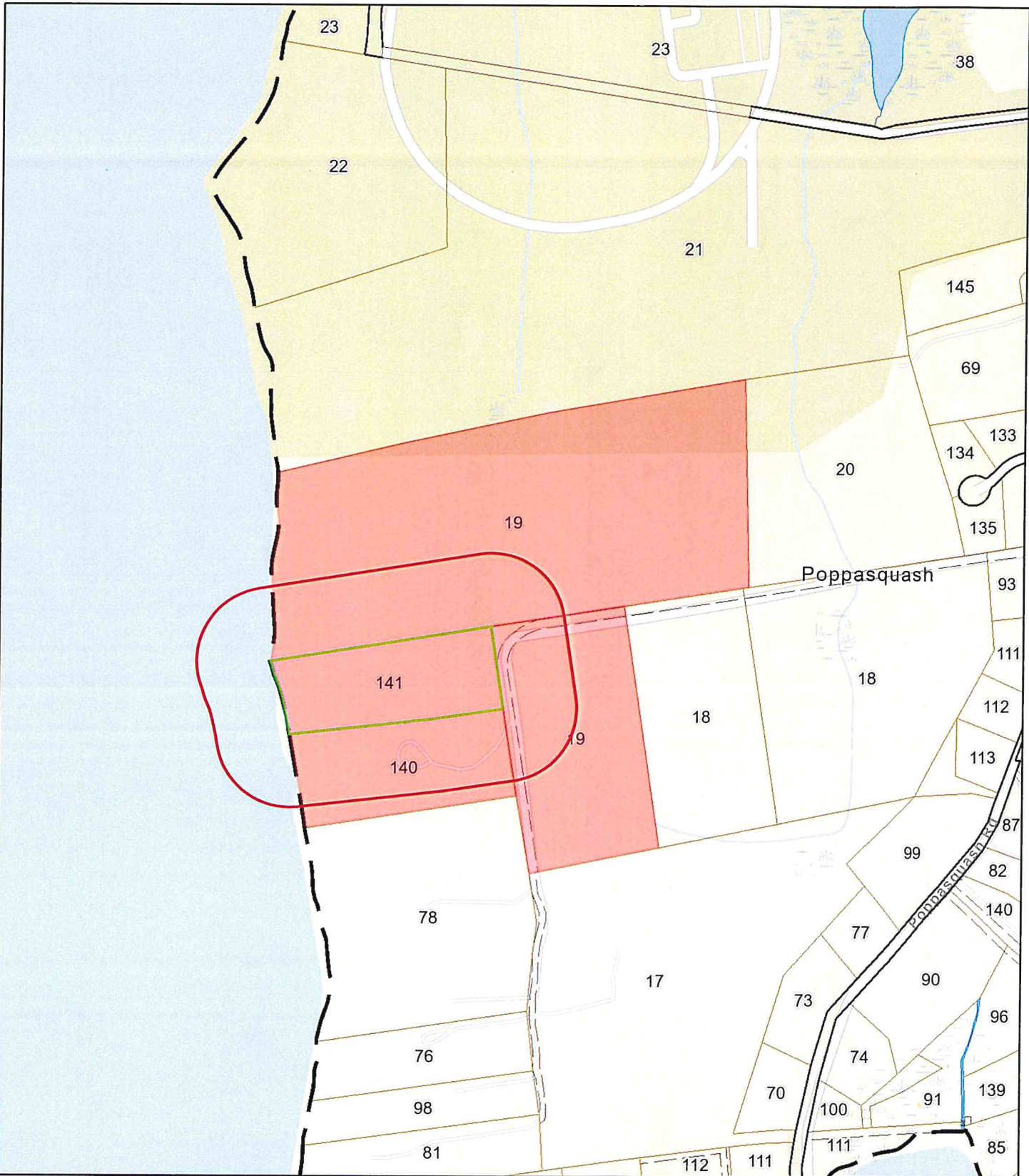
Bristol, RI



1 inch = 563 Feet

www.cai-tech.com

September 5, 2024



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  
September 05, 2024

## Subject Property:

Parcel Number: 179-141  
CAMA Number: 179-141  
Property Address: 188 POPPASQUASH RD

Mailing Address: MCCOOL, F. DENNIS TRUSTEE (20%) &  
SAVOIE, JACQUELINE M. TRUSTEE  
(80%) TC  
188 POPPASQUASH RD  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 179-140  
CAMA Number: 179-140  
Property Address: 182 POPPASQUASH RD

Mailing Address: SANBROEK, LLC  
PO BOX 842  
BRISTOL, RI 02809

Parcel Number: 179-141  
CAMA Number: 179-141  
Property Address: 188 POPPASQUASH RD

Mailing Address: MCCOOL, F. DENNIS TRUSTEE (20%) &  
SAVOIE, JACQUELINE M. TRUSTEE  
(80%) TC  
188 POPPASQUASH RD  
BRISTOL, RI 02809

Parcel Number: 179-19  
CAMA Number: 179-19  
Property Address: 187 POPPASQUASH RD

Mailing Address: PERRY, GREGORY DAVID & PERRY,  
CHERYL RODERICK TE  
187 POPPASQUASH RD  
BRISTOL, RI 02809

Parcel Number: 180-19  
CAMA Number: 180-19  
Property Address: STATE

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



www.cai-tech.com

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

MCCOOL, F. DENNIS TRUSTEE  
SAVOIE, JACQUELINE M. TRU  
188 POPPASQUASH RD  
BRISTOL, RI 02809

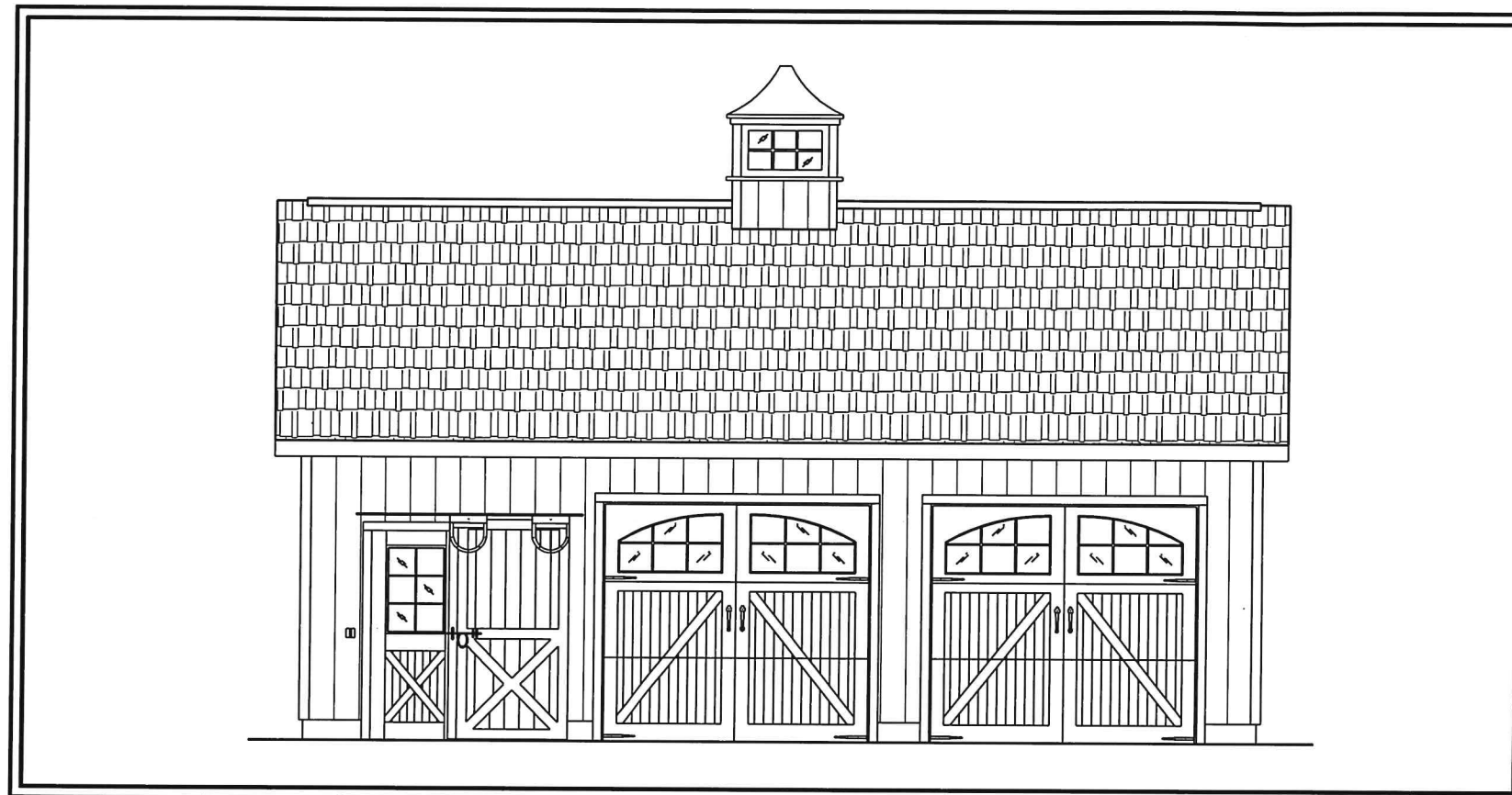
PERRY, GREGORY DAVID &  
PERRY, CHERYL RODERICK T  
187 POPPASQUASH RD  
BRISTOL, RI 02809

SANBROEK, LLC  
PO BOX 842  
BRISTOL, RI 02809



# ROOSEVELT GARAGE FOR: SOPATH TOUN

188 POPPASQUASH ROAD  
BRISTOL, RI 02809



30' X 32 1-1/2 STORY CUSTOM GARAGE

<b>DESIGN DATA:</b>	
GROUND SNOW LOAD:	30 PSF
SECOND FLOOR LIVE LOAD:	40 PSF
ULTIMATE WIND SPEED: V(ULT)	120 MPH (3-SEC. GUST)
BUILDING CODE REFERENCE:	RISBC-2 RHODE ISLAND 1 & 2 FAMILY DWELLING CODE 2018 INTERNATIONAL RESIDENTIAL CODE

FABRICATED BY:



### DRAWING LIST

COVER	TITLE SHEET & DESIGN DATA
SHEET 1	FRONT & LEFT ELEVATIONS
SHEET 2	RIGHT & REAR ELEVATIONS
SHEET 3	FOUNDATION PLAN & DETAILS
SHEET 4	FIRST FLOOR PLAN
SHEET 5	ROOF FRAMING PLAN & NOTES
SHEET 6	BUILDING SECTION
SHEET 7	SHEAR WALL SECTION & DETAILS
SHEET 8	TRUSS INFORMATION

### THE BARN YARD

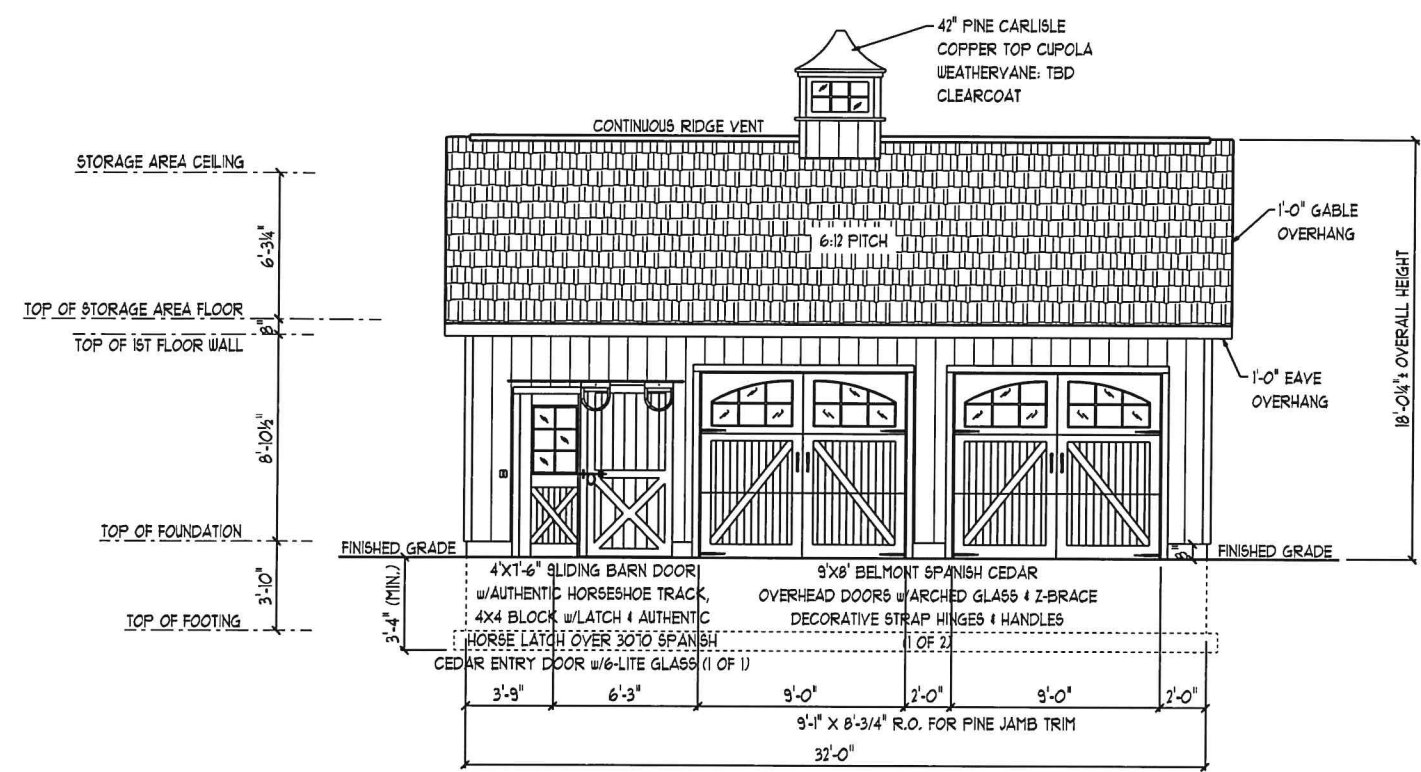
<b>SHOWCASE LOCATION</b> RTE. 83 120 WEST ROAD ELLINGTON, CT 06029 860-896-0636	<b>HEADQUARTERS</b> 9 VILLAGE STREET ELLINGTON, CT 06029 860-454-9103	<b>SHOWCASE LOCATION</b> RTE. 6 BETHEL, CT 203-740-7433
CT LICENSE # 558916 MALICENSE # 127550		www.GREATCOUNTRYGARAGES.com

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PROJECT NO. 10358      PRINT DATE: 4/17/24

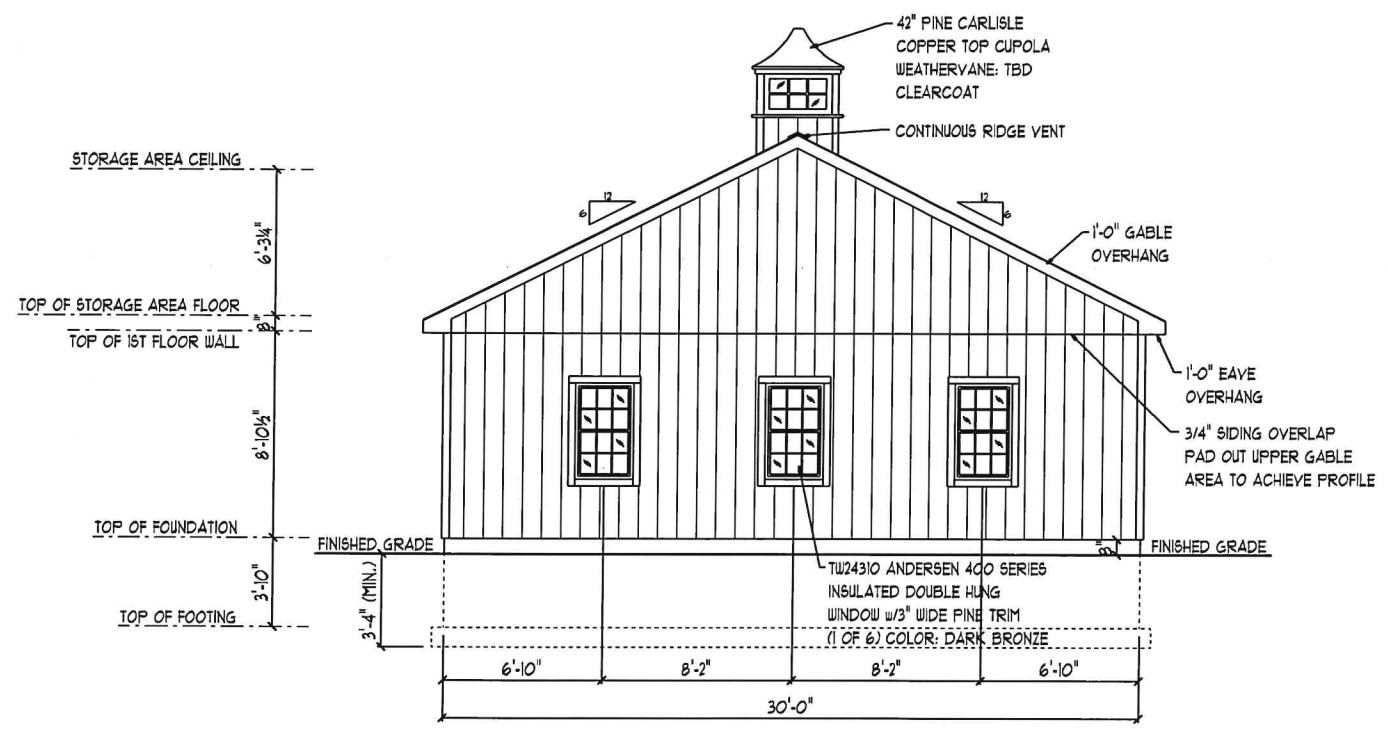
BUILDING MATERIAL SCHEDULE		
ITEM	DESCRIPTION	FINISH/COLOR
<b>ROOF ASSEMBLY</b>		
ROOF SHEATHING	1/2" CDX PLYWOOD	NA
WEATHER BARRIER	SYNTHETIC ROOF UNDERLAYMENT	NA
ROOFING	30YR TAMKO ARCHITECTURAL SHINGLES	AGED WOOD
EAVE OVERHANGS	1'-0" PINE SOFFIT w/2" WIDE CONT. VENT STRIP (BROWN)	UNPRIMED
FASCIAS	PINE	UNPRIMED
GABLE OVERHANGS	1'-0" w/SOLID PINE SOFFIT	UNPRIMED
RAKES	PINE	UNPRIMED
RIDGEVENT	CONTINUOUS ROLLED VENT	NA
<b>WALL ASSEMBLY</b>		
INT. SIDING	NONE	NA
FRAMING	2X6 SPRUCE	NA
SHEATHING	1/2" CDX PLYWOOD	NA
WEATHER BARRIER	TYVEK BUILDING WRAP	NA
SPACER	1X3 FURRING STRIP @ 24" O.C.	NA
EXT. SIDING	1X10 VERTICAL SHIPLAP PINE	UNPRIMED
OHD JAMB & TRIM	PINE	UNPRIMED
WINDOW & DOOR TRIM	PINE	UNPRIMED
SHUTTERS	NONE	NA

NOTE: ALL 1X PINE FOR FASCIAS, RAKES, SOFFITS AND TRIM SHALL BE CUT FROM 1X8 PINE SHIPLAP SIDING



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE						
MANUFACTURER	MODEL #	TEMP	QTY	ROUGH OPENING	COLOR	GRILLES
ANDERSEN 400 SERIES	TU24310	NO	6	2'-6 1/4" X 4'-1"	BRONZE	GBG

DOOR SCHEDULE								
MANUFACTURER	MODEL #	SIZE	HINGE	SWING	QTY	ROUGH OPENING	COLOR	DESCRIPTION
CUSTOM	SPANISH CEDAR	3070	L	IN	1	38 1/2" X 86 1/2"	UNPRIMED	6-LITE HALF GLASS
CUSTOM	SLIDING PINE	4' X 1'-6"			1	4' X 1'-6"	UNPRIMED	SLIDING PINE w/CROSSBUCKS ON AUTHENTIC HORSESHOE TRACK
CUSTOM	SPANISH CEDAR	9' X 8'			2	9'-1" X 8'-3/4"	UNPRIMED	ARCHED GLASS & Z-BRACE w/DECORATIVE STRAP HINGES & HANDLES AND GALVANIZED TRACKS

**THE BARN YARD**  
 HEADQUARTERS  
 9 VILLAGE STREET  
 ELLINGTON, CT 06029  
 860-888-0635  
 860-454-9103  
 CT LICENSE # 558916  
 MA LICENSE # 17250  
 WWW.GREATCOUNTRYGARAGES.COM



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**ROOSEVELT GARAGE FOR:**  
 SOPATH TOUN  
 188 POPPASQUASH ROAD  
 BRISTOL, RI 02803

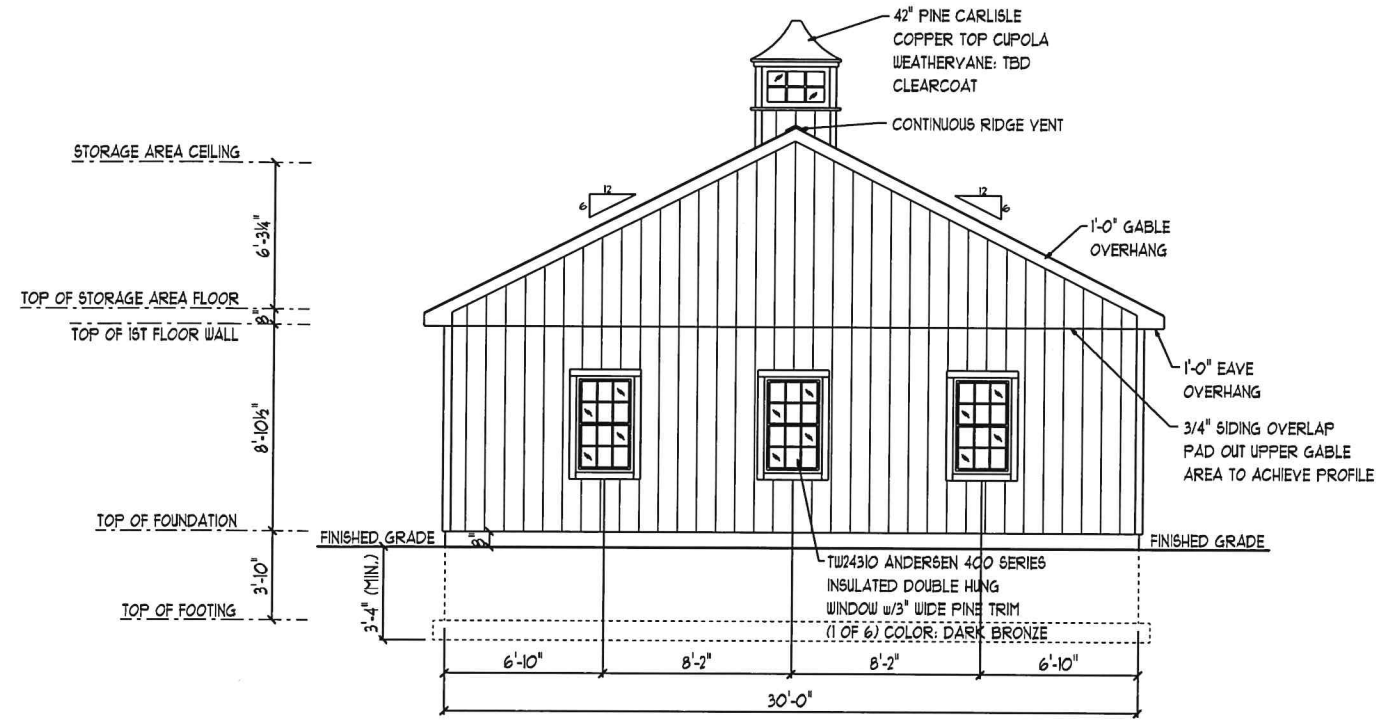
**FRONT & LEFT ELEVATIONS**  
**STYLE: ROOSEVELT**

**JOB NO: 10358**  
**DATE: 4/17/24**  
**SCALE: AS NOTED**  
**DRAWN BY: KRO**  
**CHECKED BY: JRO**

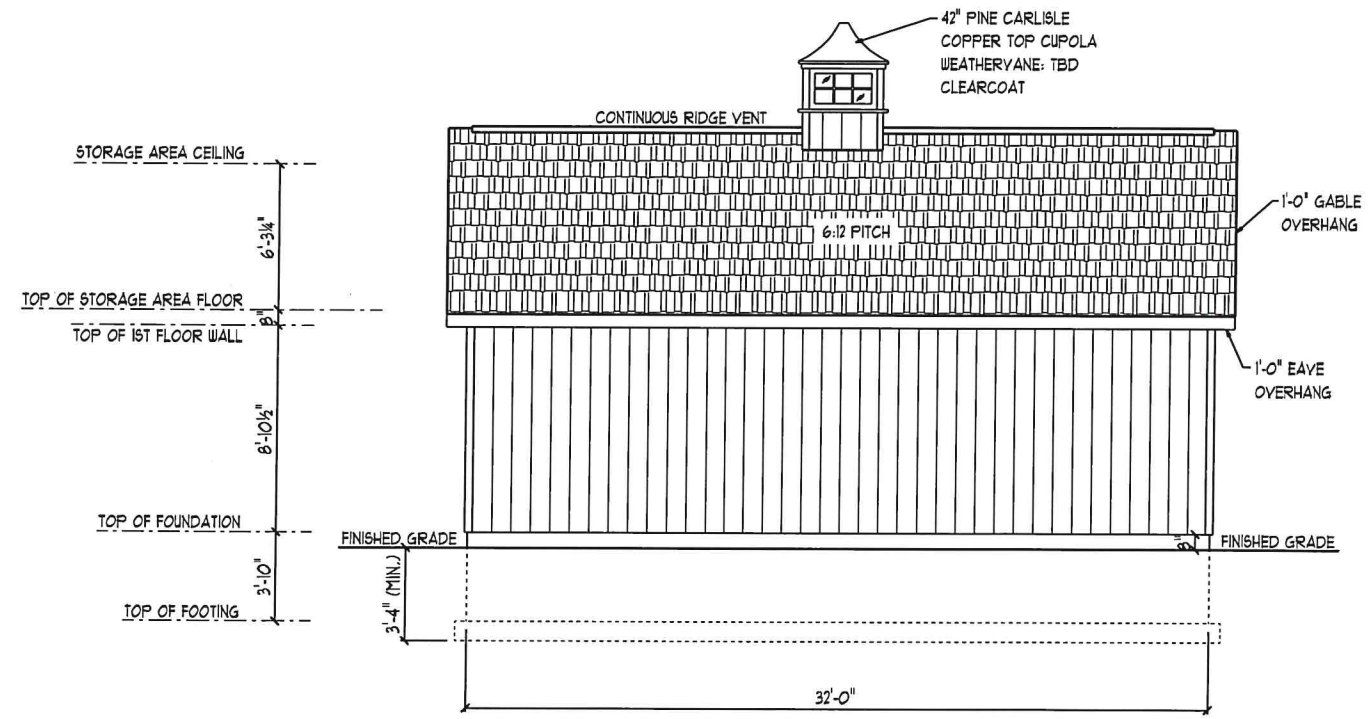
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**DRAWING #**  
**A-1 OF 8**

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**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

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**ROOSEVELT GARAGE FOR:**  
SOPATH TOWN  
188 POPPASQUASH ROAD  
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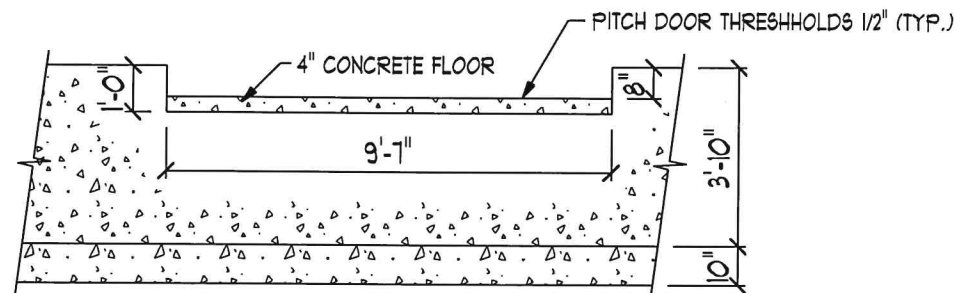
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**STYLE:**  
ROOSEVELT

**JOB NO:** 10358  
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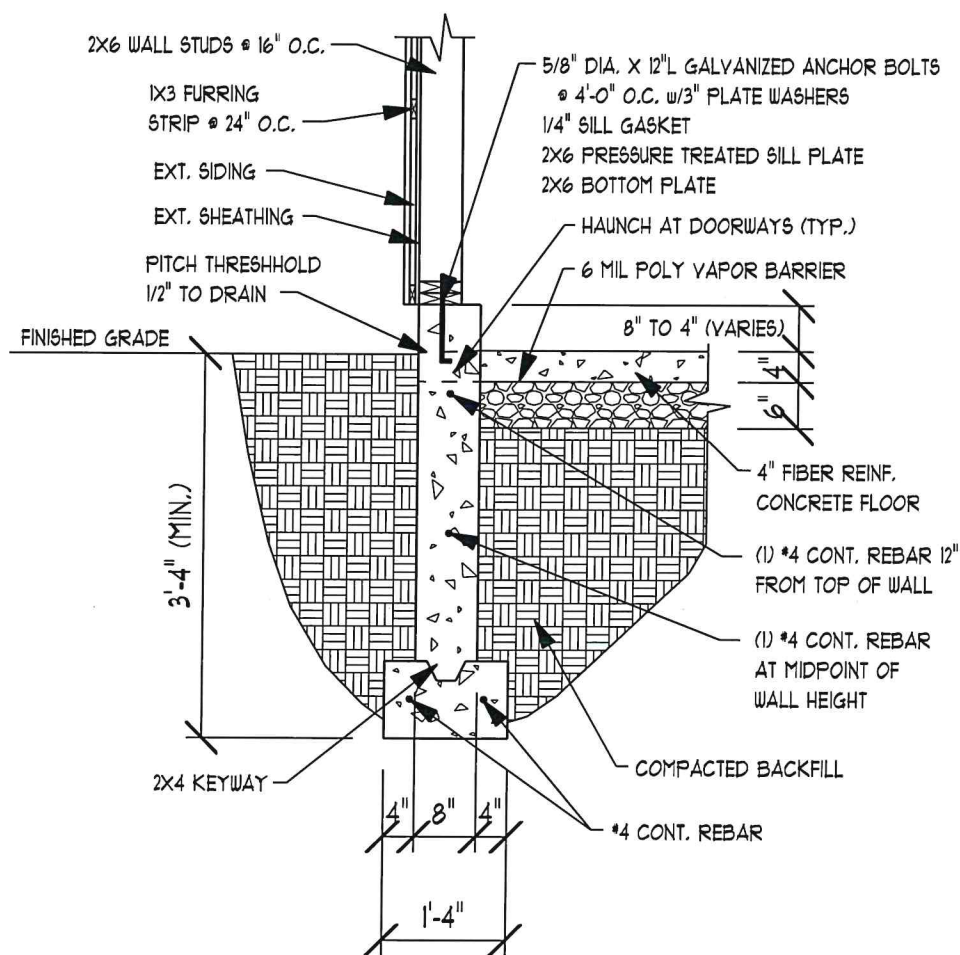
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A-2 OF 8

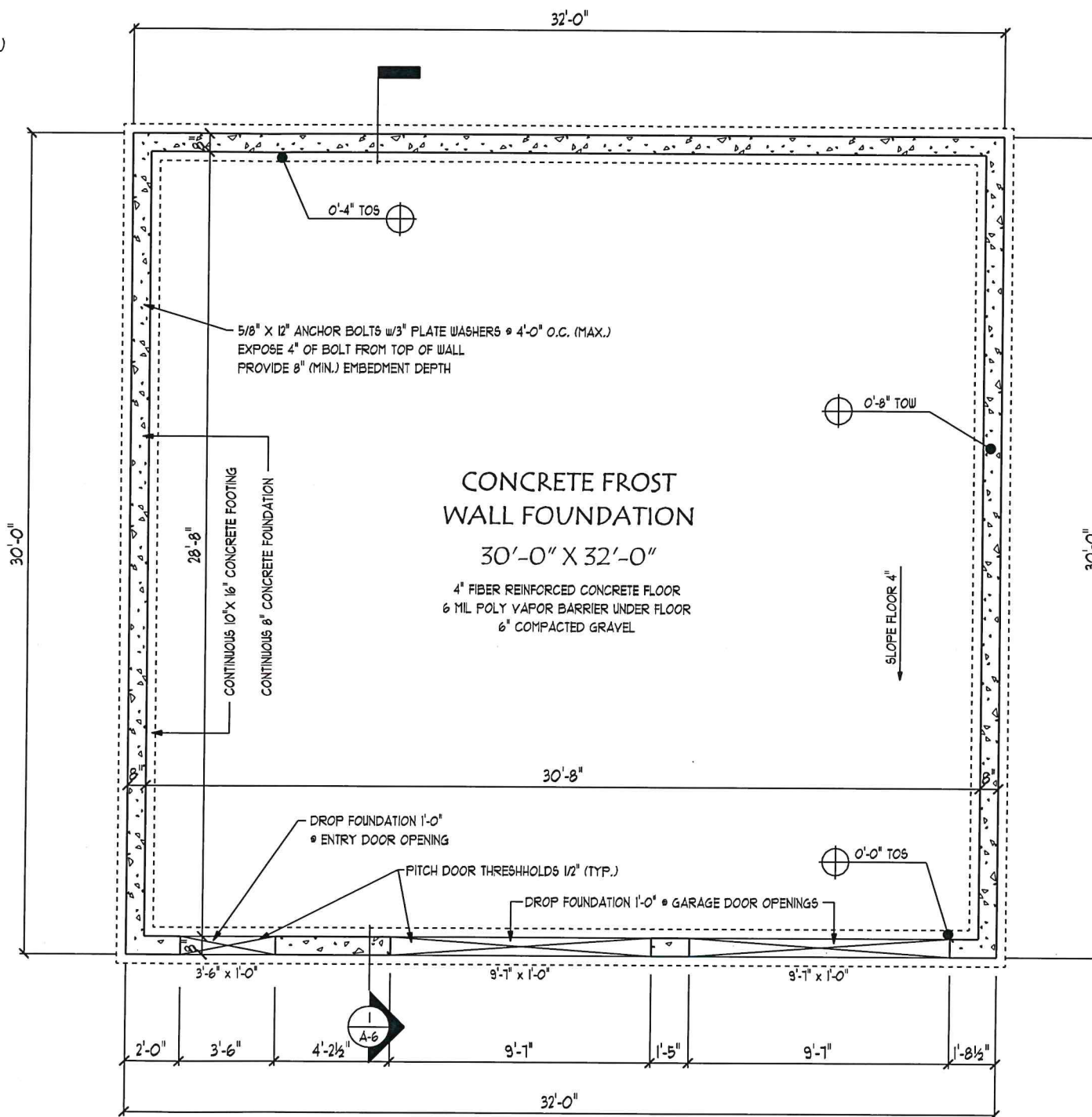




**FOUNDATION DETAIL @ OH DOOR**  
SCALE: 1/4" = 1'-0"



**FOUNDATION SECTION DETAIL**  
SCALE: 1/2" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 3/16" = 1'-0"

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860-895-0636  
RTE. 6 BETHEL, CT  
203-740-7433  
www.GREATCOUNTRYGARAGES.com



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**THE BARN YARD**  
ROOSEVELT GARAGE FOR:  
50PATH TOWN  
188 POPPASQUASH ROAD  
BRISTOL, RI 02809

FOUNDATION PLAN  
STYLE:  
ROOSEVELT

JOB NO: 10358

DATE: 4/17/24

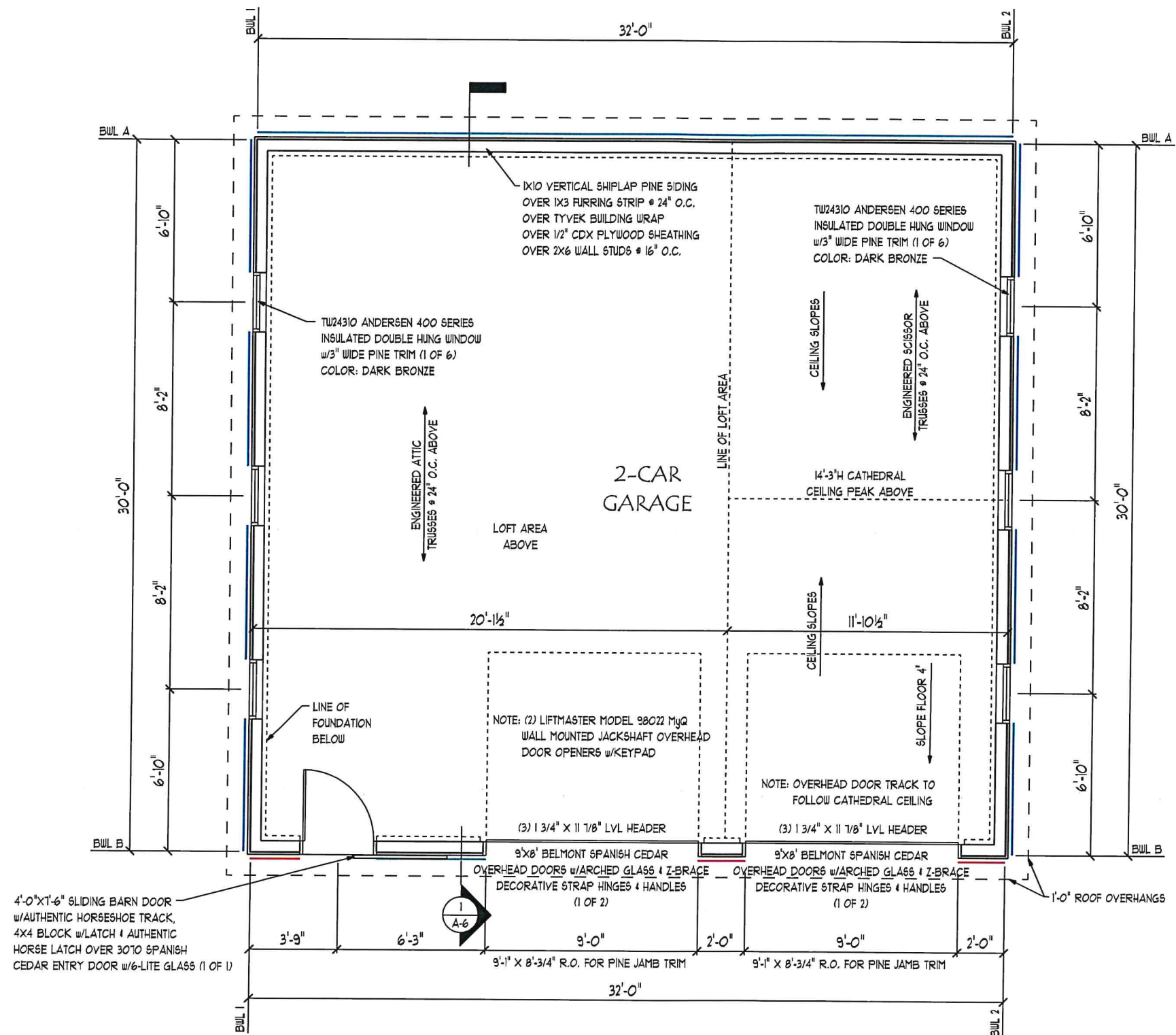
SCALE: AS NOTED

DRAWN BY: KRO

CHECKED BY: JRO

SEALED BY:

DRAWING #  
A-3 OF 8



**FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"

— SHEAR WALL LOCATION SEE SCHEDULE ON SHEET 1  
 — SHEAR WALL LOCATION \* GARAGE DOOR WALL SEE SCHEDULE ON SHEET 1

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**THE BARN YARD**  
 SHOWCASE LOCATIONS  
 RTE. 81 WEST ROAD  
 ELLINGTON, CT 06029  
 860-886-0606

HEADQUARTERS  
 9 VILAGE STREET  
 ELLINGTON, CT 06029  
 860-454-9103

RTE. 6 BETHEL CT  
 203-740-7433  
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FABRICATED BY:  
**THE BARN YARD**

ROOSEVELT GARAGE FOR:  
 60 PATH TOWN  
 188 POPPASQUASH ROAD  
 BRISTOL, RI 02809

JOB NO: 10358  
 DATE: 4/17/24  
 SCALE: AS NOTED  
 DRAWN BY: KRO  
 CHECKED BY: JRO

SEALED BY:

DRAWING #  
 A-4 OF 8

**STRUCTURAL NOTES:**  
 ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE RISCVI-RHODE ISLAND ONE AND TWO FAMILY DWELLING CODES. DIMENSIONS AND DETAILS SHALL BE CHECKED AGAINST ENGINEERING DRAWINGS. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS, BELIEVES AND ANCHOR BOLTS AS REQUIRED BY ALL TRACES OF PERMITS NOT SPECIFICALLY SHOWN SHALL BE APPROVED BY THE ENGINEER. ALL WORK TO CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS, AND THE CODES OR DESIGNATED CONTRACTORS SHALL SECURE APPROPRIATE PERMITS REQUIRED BEFORE COMMENCEMENT OF ACTUAL CONSTRUCTION.  
 ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHER PERSONS ENGAGED IN ANY CAPACITY ON THIS PROJECT SHALL BE SUBJECT TO PROVISIONS OF THE OSHA (OCCUPATIONAL SAFETY AND HEALTH) ADMINISTRATION WHICH IS ADMINISTERED AND ENFORCED BY U.S. DEPARTMENT OF HEALTH.

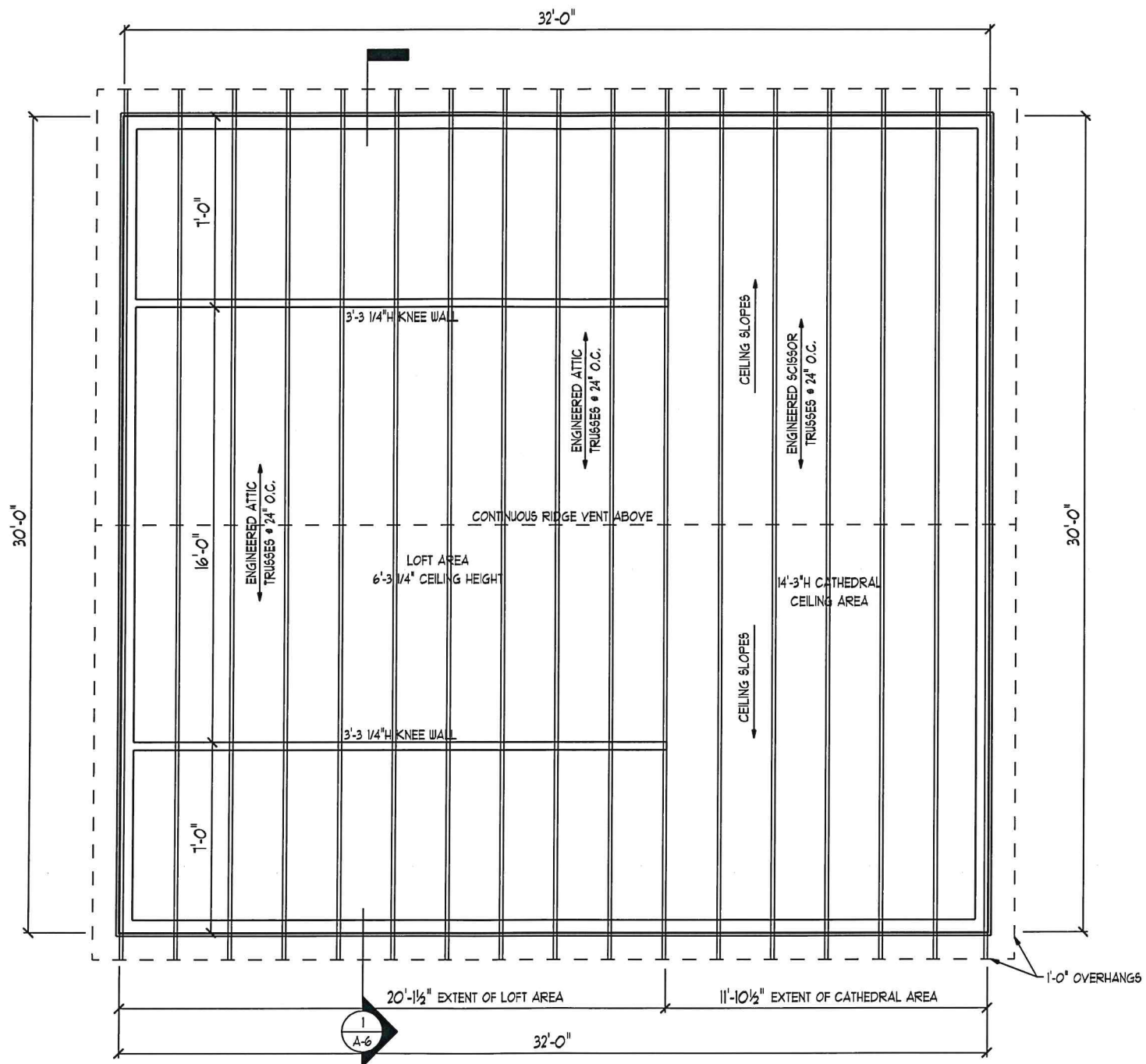
**FOUNDATIONS:**  
 ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL OR GRANULAR FILL. ELEVATIONS OR BOTTOM OF FOOTING SHOWN ON PLANS ARE FOR BIDDING PURPOSES AND SHALL BE LOWERED IF NECESSARY TO THE REQUIRED BEARING MATERIAL AS FOUND FROM EXCAVATION. IF THE REQUIRED BEARING MATERIAL IS NOT ENCOUNTERED AT ELEVATIONS SHOWN, NOTIFY ENGINEER IMMEDIATELY. CONTROLLED BACK FILL AND COMPACTION IF REQUIRED.  
 A. SCOPE: WHERE UNACCEPTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH PROPER MATERIAL. A CONTROLLED PROCEDURE MUST BE FOLLOWED TO ENSURE PROPER BEARING FOR THE BUILDING. B. FILLING AND GRADING: BEFORE BACK FILLING, REMOVE CONSTRUCTION DEBRIS, STUMPS, TREES, ROOTS, SCD, HEAVY GRADES, DECAYED VEGETABLE MATTER AND OTHER UNSUITABLE MATERIALS. FILL MATERIAL SHALL BE AS APPROVED BY THE ENGINEER.  
 C. CONSTRUCTION METHODS: AFTER DEPOSITING FILL OR BACK FILL IN 1500 LBS. BELL BASKETS IN CONTACT TO THE FOLLOWING PERCENT OPTIMUM DENSITY:  
 THE COMPACTION SHALL NOT BE LESS THAN 95% OF THE DRY DENSITY FOR THAT SOIL WHEN TESTED IN ACCORDANCE WITH ASTM D997, "METHOD C". IN THIS TEST, MATERIALS OBTAINED ON THE THREE-QUARTER SIEVE SHALL BE REPLACED WITH MATERIAL RETAINED ON THE NO. 4 SIEVE, AS NOTED AS AN OPTION IN THE SPECIFICATIONS FOR THIS TEST.  
 D. FIELD TESTS: PERFORM ONE FIELD DENSITY TEST FOR EACH SOURCE OF FILL MATERIAL, PERFORMED IN ACCORDANCE WITH ASTM D997. PERFORM STANDARD FIELD DENSITY TESTS EACH OF AN ACCURACY OF PLUS OR MINUS ONE PERCENT.  
 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND TESTING LABORATORY WHEN EACH LAYER OF FILL IS TO BE IN PLACE AND READY FOR TESTING. THE CONTRACTOR SHALL ALLOW SIXTEEN (16) INCHES WITHOUT TESTING, IT SHALL BE SUBJECT TO REMOVAL. GIVE ANALYSIS SHALL BE AT THE CONTRACTOR'S EXPENSE.  
 E. OBSERVATION: ALL EXCAVATION OF UNSUITABLE MATERIAL, INSTALLATION OF CONTROLLED FILL, COMPACTION, FIELD TESTING AND LABORATORY TESTING SHALL BE DONE UNDER THE SUPERVISION OF A TESTING LABORATORY WHO SHALL PROVIDE WRITTEN REPORTS OF ALL PHASES OF THE WORK TO THE ENGINEER.

**REINFORCED CONCRETE:**  
 ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 318-02).  
 CONCRETE SHALL BE 3000 P.S.I. NORMAL WEIGHT.  
 ALL REINFORCING SHALL BE HIGH STRENGTH, DEFORMED BARS ASTM A 615-GRADE 60.  
 DETAIL ALL BARS IN ACCORDANCE WITH A.C.I. DETAILING MANUAL THAT SHOW ON THE PLACING DRAWINGS THE NUMBER AND LOCATION OF ALL BAR SUPPORTS AND ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT IN POSITIONS INDICATED.  
 PROVIDE CONCRETE PROTECTION FOR REINFORCEMENT WHEN NOT OTHERWISE INDICATED SHALL BE:  
 1" FOR CONCRETE POURED AGAINST EARTH  
 1 1/2" FOR BARS #5 AND SMALLER  
 2" FOR BARS LARGER THAN #5  
 1 1/2" FOR FLENS  
 3/4" FOR SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER  
 NO SPICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. LAP SPICES WHERE PERMITTED SHALL BE A MINIMUM OF 36 BAR DIAMETERS UNLESS SHOWN OTHERWISE. MAKE ALL BARS CONTINUOUS AROUND CORNERS.  
 PROVIDE 2" (1 EACH FACE) WITH 1" O.C. PROTECTION AROUND ALL OPENINGS IN CONCRETE. ALL BARS SHALL BE PLACED IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN OR AT CENTER OF SUPPORT WITH VERTICAL BULKHEADS, HORIZONTAL KEYS AND REINFORCING CONTINUING THROUGH. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER.

**GRADES AND SPECIES OF WOOD:**  
 ALL LUMBER USED FOR STRUCTURAL JOISTS, RAFTERS AND COLUMNS SHALL BE OF EITHER ONE OF THE FIR, SPRUCE OR DOUGLASS SPECIES WHICH SHALL BE NOT LESS THAN NO. 1 GRADE AND SHALL HAVE A MINIMUM MODULUS OF ELASTICITY (E) OF 1,400,000 PSI AND A SINGLE MEMBER FLEXURE STRESS IN BENDING (Fb) OF 1,000 PSI. MOISTURE CONTENT AT DELIVERY SHALL NOT EXCEED 19%.  
 LIGHT FRAMING LUMBER USED FOR STUDS IN WALLS AND PARTITIONS SHALL NOT BE LESS THAN STUD OR STANDARD GRADE OR BETTER AND SHALL HAVE A COMPRESSIVE STRESS PARALLEL TO GRAIN (Fc) OF NOT LESS THAN 400 PSI.  
 ALL SHEATHING MATERIAL SHALL BE SOFTWOOD PLYWOOD MEETING THE REQUIREMENTS OF PRODUCT STANDARD #8-1 FOR SOFTWOOD PLYWOOD CONSTRUCTION AND INDUSTRIAL AS USED BY THE AMERICAN PLYWOOD ASSOCIATION OR APPROVED EQUAL. FOR ROOF SHEATHING, USE STANDARD C-D WITH EXTERIOR GLUE 1/2" 4" ELY 20/0 OR GROUP 1.  
 LUMBER FOR ALL PLATES SHALL BE TREATED AGAINST WET-ROTT DAMAGE AND DECAY, USING WOLMAN PRESSURE TREATMENT, CHROMIATED COPPER ARSENATE PRESSURE TREATMENT, PENTACHLOROPHENOL PRESSURE TREATMENT, OR APPROVED EQUAL.

**WOOD TRUSSES:**  
 ALL WOOD TRUSSES SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH "CODE OF STANDARD PRACTICE FOR THE METAL PLATE CONNECTED WOOD TRUSS INDUSTRY".  
 TRUSSES SHALL BE BRACED DURING ERECTION IN ACCORDANCE WITH "COMPLEMENTARY AND RESPONSIBILITY FOR BRACING WOOD TRUSSES" PUBLISHED BY TRUSS PLATE INSTITUTE.  
 TEMPORARY TRUSS BRACING SHALL NOT BE REMOVED UNTIL PERMANENT LATERAL TRUSS BRACING IS INSTALLED AND ALL OTHER PREVENTIVE MEASURES ARE COMPLETE.  
 PERMANENT TRUSS BRACING SHALL BE ANCHORED TO SOLID END WALLS OR CROSS-BRACED AT BRACING ENDS.  
 PERMANENT TRUSS BRACING SHALL BE PROVIDED IN THE PLANE OF THE TRUSS BOTTOM CHORD AND SHALL CONSIST OF BOTH LATERAL BRACING (SPACED AT NO MORE THAN 10 FEET ON CENTER AND DIAGONAL BRACED BAYS AT BUILDING ENDS AND INTERMEDIATE INTERVALS OF NOT GREATER THAN 30 FEET ON CENTER).  
 PERMANENT TRUSS BRACING SHALL BE AT LEAST A NOMINAL 2x4.  
 NO SPICES, CUTS OR OTHER MODIFICATIONS SHALL BE MADE TO TRUSS MEMBERS UNLESS APPROVED BY THE ENGINEER OR SHOWN ON THE SHOP DRAWINGS.  
 BASIC ROOF SLOPE SHALL CONFORM TO LOCAL BUILDING CODE REQUIREMENT, CONSIDERING SHEEDING, STACKING AND SLIDING ENOUGH.  
 THE ALLOWABLE WOOD STRESSES MAY BE INCREASED 5% WHEN USED UNDER SNOW LOADING.  
 WOOD TRUSSES ARE TO BE DESIGNED FOR ANY REACTIONS RESULTING FROM ADDITIONAL MEMBERS SUPPORTED BY WOOD TRUSSES.  
 BOTTOM CHORD TO BE DESIGNED FOR A MINIMUM LOADING OF 10 PSF.  
 ALL TRUSS DETAILS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF RHODE ISLAND. ALL SUBMISSIONS SHALL BEAR REGISTRATION SEAL OF DESIGN ENGINEER.

ALL TRUSS MEMBERS SHALL INCLUDE THE FOLLOWING:  
 A. ALL TRUSS LOCATIONS, SPACING, BEARING DETAILS, MEMBERS SIZES, PITCH, SPANS AND DIMENSIONS.  
 B. SIZE, SPECIES AND STRESS OF GRADE LUMBER.  
 C. JOINTING CONNECTIONS AND BUSHING INCREASES.  
 D. NOMINAL SIZES AND LOCATIONS OF CONNECTOR PLATES AT ALL JOINTS.  
 E. ACTUAL AXIAL LOADS IN EACH MEMBER.  
 F. CATHETER REQUIREMENTS.  
 G. LOCATION OF PERMANENT LATERAL BRACING.  
 H. LOCATION OF TEMPORARY LATERAL BRACING AS REQUIRED FOR ERECTION.  
 I. MANUFACTURER'S DATA OR FABRICATOR'S SHOP DRAWING FOR METAL TRUSS HANGERS AND THEIR LOCATIONS.  
 PROVIDE MULTIPLE TRUSSES AS REQUIRED FOR LOADING AND BEARING.  
 TRUSS SUPPLIER SHALL PROVIDE ALL REQUIRED HANGERS, ANCHORS AND CLIPS RATED FOR ANTICIPATED TRUSS OR BEAM END REACTIONS, FRAMING INTO AND/OR SUPPORTED BY ALL TRUSSES. HURRICANE RESTRAINT ANCHORS SHALL BE SUPPLIED AT ALL SUPPORT AND BEARING LOCATIONS OF ALL ROOF TRUSSES.



**ROOF FRAMING PLAN**  
 SCALE: 3/16" = 1'-0"

**THE BARN YARD**  
 HEADQUARTERS  
 9 VILLAGE STREET  
 ELLINGTON, CT 06029  
 860-898-0638  
 860-898-0638  
 CT LICENSE # 55816  
 MA LICENSE # 17250  
 WWW.GREENTCOUNTRYGARAGES.COM

**The BARN YARD**

ROOSEVELT GARAGE FOR:  
 50 PATH TOWN  
 188 POPPASQUASH ROAD  
 BRISTOL, RI 02809

ROOF FRAMING  
 PLAN & NOTES  
 STYLE:  
 ROOSEVELT

JOB NO: 10358

DATE: 4/17/24

SCALE: AS NOTED

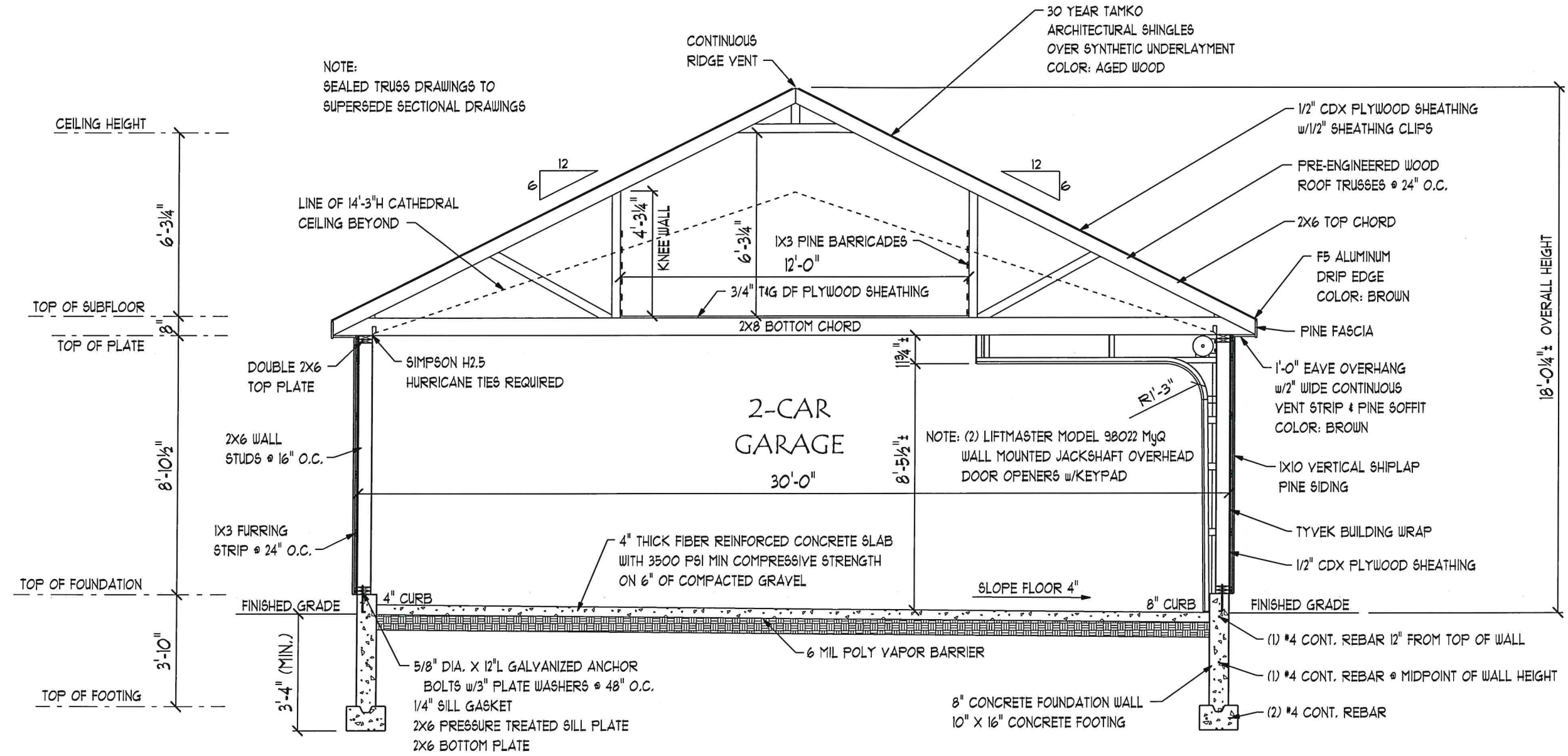
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NOTE:  
SEALED TRUSS DRAWINGS TO  
SUPERSEDE SECTIONAL DRAWINGS

CONTINUOUS  
RIDGE VENT

30 YEAR TAMKO  
ARCHITECTURAL SHINGLES  
OVER SYNTHETIC UNDERLAYMENT  
COLOR: AGED WOOD

1/2" CDX PLYWOOD SHEATHING  
w/1/2" SHEATHING CLIPS

PRE-ENGINEERED WOOD  
ROOF TRUSSES @ 24" O.C.

2X6 TOP CHORD

F5 ALUMINUM  
DRIP EDGE  
COLOR: BROWN

PINE FASCIA

1'-0" EAVE OVERHANG  
w/2" WIDE CONTINUOUS  
VENT STRIP & PINE SOFFIT  
COLOR: BROWN

1X10 VERTICAL SHIPLAP  
PINE SIDING

TYVEK BUILDING WRAP

1/2" CDX PLYWOOD SHEATHING

FINISHED GRADE

(1) #4 CONT. REBAR 12" FROM TOP OF WALL

(1) #4 CONT. REBAR @ MIDPOINT OF WALL HEIGHT

(2) #4 CONT. REBAR

NOTE: (2) LIFTMASTER MODEL 98022 MyQ  
WALL MOUNTED JACKSHAFT OVERHEAD  
DOOR OPENERS w/KEYPAD

2-CAR  
GARAGE  
30'-0"

4" THICK FIBER REINFORCED CONCRETE SLAB  
WITH 3500 PSI MIN COMPRESSIVE STRENGTH  
ON 6" OF COMPACTED GRAVEL

SLOPE FLOOR 4"

8" CONCRETE FOUNDATION WALL  
10" X 16" CONCRETE FOOTING

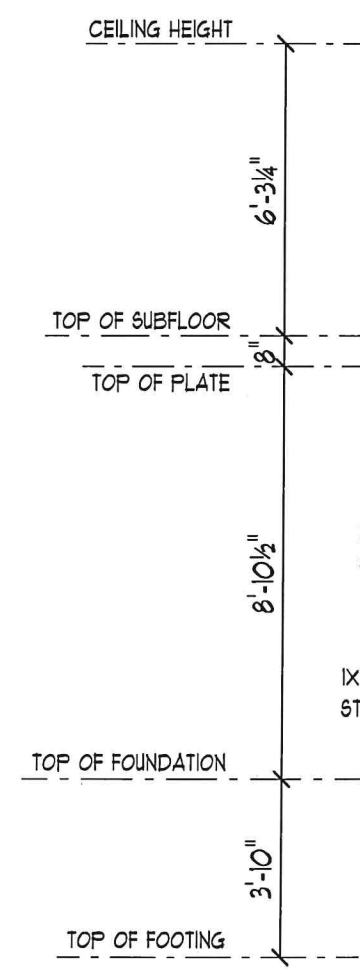
DOUBLE 2X6  
TOP PLATE  
SIMPSON H2.5  
HURRICANE TIES REQUIRED

2X6 WALL  
STUDS @ 16" O.C.

1X3 FURRING  
STRIP @ 24" O.C.

FINISHED GRADE

5/8" DIA. X 12" L. GALVANIZED ANCHOR  
BOLTS w/3" PLATE WASHERS @ 48" O.C.  
1/4" SILL GASKET  
2X6 PRESSURE TREATED SILL PLATE  
2X6 BOTTOM PLATE



18'-0 1/4" OVERALL HEIGHT

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

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THE BARN YARD  
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9 VILLAGE STREET  
ELLINGTON, CT 06029  
860-884-0636  
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ROOSEVELT GARAGE FOR:  
SOPATH TOWN  
188 POPPASQUASH ROAD  
BRISTOL, RI 02809

BUILDING SECTION  
STYLE:  
ROOSEVELT

JOB NO: 10358

DATE: 4/17/24

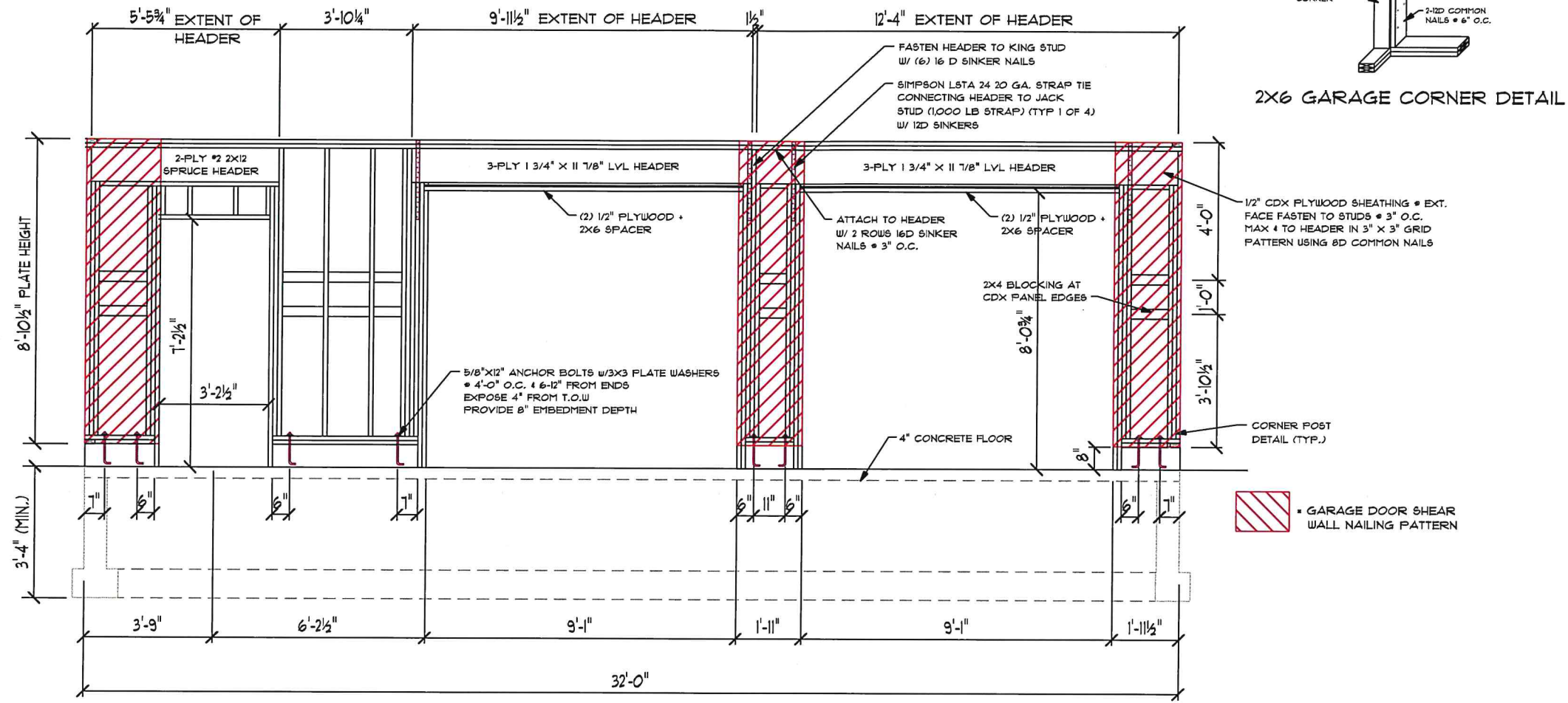
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### SHEAR WALL SECTION

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

SHEAR WALL SCHEDULE & NOTES					
METHOD	NAIL	PERIMETER NAIL	INTERIOR NAIL	SHEATHING	SHEATHING ORIENTATION
WALL SHEATHING	8D COMMON	6" O.C. (MAX)	12" O.C. (MAX)	1/2" APA RATED PLYWOOD SHEATHING (SINGLE SIDE)	VERTICAL
WALL SHEATHING & GARAGE DOOR SHEAR WALL	8D COMMON	3" O.C. (MAX)	3"X3" GRID (MAX)	1/2" APA RATED PLYWOOD SHEATHING (SINGLE SIDE)	HORIZONTAL

SEALED BY:

**THE BARN YARD**  
 HEADQUARTERS  
 9 VILLAGE STREET  
 ELLINGTON, CT 06029  
 860-454-9103  
 860-898-9638

**SHOWCASE LOCATIONS**  
 RTE. 83 WEST ROAD  
 ELLINGTON, CT 06029  
 860-898-9638

**CT LICENSE # 558916**  
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**The BARN YARD**

**ROOSEVELT GARAGE FOR:**  
 SOPATH TOWN  
 188 POPPASQUASH ROAD  
 BRISTOL, RI 02809

**BRACED WALL SECTION & DETAILS**  
**STYLE: ROOSEVELT**

**JOB NO: 10358**  
**DATE: 4/17/24**  
**SCALE: AS NOTED**  
**DRAWN BY: KRO**  
**CHECKED BY: JRO**

**DRAWING #**  
**A-1 OF 8**

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# TRUSS INFORMATION

NOT TO SCALE

TRUSSES SPEC'D &  
ENGINEERED BY  
TRUSS MANUFACTURER

SEALED BY:

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CHECKED BY: JRO

DRAWN BY: KRO

SCALE: AS NOTED

DATE: 4/17/24

JOB NO: 10358

TRUSS INFORMATION  
STYLE:  
ROOSEVELT

ROOSEVELT GARAGE FOR:  
SOPATH TOWN  
188 POPPASQUASH ROAD  
BRISTOL, RI 02809

FABRICATED BY:



THE BARN YARD  
SHOWCASE LOCATIONS  
RTE. 43 WEST ROAD  
ELLINGTON, CT 06029  
860-498-0638

HEADQUARTERS  
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ELLINGTON, CT 06029  
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**Town of Bristol, Rhode Island**  
**Zoning Board of Review**

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

File #2024-32

**PUBLIC HEARING**

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

**Monday, October 7, 2024**

**at 7:00 P.M.**

**Bristol Town Hall**  
**10 Court Street**

APPLICANT:               **Jon M. Egan**  
PROPERTY OWNER:   **Egan Estates, LLC**  
LOCATION:                 **434 Metacom Avenue**  
PLAT: **155**                                 LOT: **54**  
ZONE: **Residential R-10SW**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to demolish an existing 12ft. x 22ft. detached accessory garage structure and construct a new 24ft. x 30ft. accessory dwelling unit (ADU) structure in its place at a size greater than permitted for accessory structures in the Residential R-10 zoning district; and with less than the required lot area for an ADU within a new accessory structure.

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, October 3, 2024.



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

**APPLICATION**

File No: **2024-32**  
 Accepted by ZEO: **EMT 9/3/24**

<b>APPLICANT:</b>	Name: Jon Egan		
	Address: 434 Metacom Ave		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 4012862086	Email: jonathan.egan.mwa@gmail.com	
<b>PROPERTY OWNER:</b>	Name: same		
	Address:		
	City:	State:	Zip:
	Phone #:	Email:	

**1. Location of subject property:** 434 Metacom Ave

**Assessor's Plat(s) #:** 155                      **Lot(s) #:** 0054

**2. Zoning district in which property is located:** R-10

**3. Zoning Approval(s) required (check all that apply):**

**Dimensional Variance(s)**                       **Special Use Permit**                       **Use Variance**

**4. Which particular provisions of the Zoning Ordinance is applicable to this application?**

**Dimensional Variance Section(s):** pre-existing structure to an ADU

**Special Use Permit Section(s):** \_\_\_\_\_

**Use Variance Section(s):** \_\_\_\_\_

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

**6. How long have you owned the property?** 6 years +

**7. Present use of property:** single family (residential)

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

**9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):** \_\_\_\_\_

12.6 feet X 20 feet, 252 square feet, 14 feet high

**10. Proposed use of property:** ADU for my aging father

2024 SEP -3 PM 1:26  
 COMMUNITY DEV. DEPT.  
 TOWN OF BRISTOL



11. Give extent of proposed alterations: Demolish existing garage & build an ADU in the same location

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): \_\_\_\_\_  
 Hoping for 24x30, 720 square feet. 14 feet in height. If need be, we will reduce to 24x22.

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

Front lot line(s):	Required Setback: <u>30</u>	Proposed Setback: <u>34.5</u>
Left side lot line:	Required Setback: <u>6</u>	Proposed Setback: <u>9.2</u>
Right side lot line:	Required Setback: <u>6</u>	Proposed Setback: <u>10.8</u>
Rear lot line:	Required Setback: <u>35</u>	Proposed Setback: <u>41.5</u>
Building height:	Required: <u>none</u>	Proposed: <u>14</u>

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

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

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


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

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

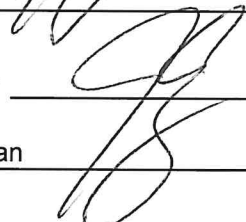
17. Is the property located in the Bristol Historic District or is it an individually listed property? no

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

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

Applicant's Signature:  Date: 8/15/24

Print Name: Jon Egan

Property Owner's Signature:  Date: 8/15/24

Print Name: Jon Egan

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

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Dear Zoning Board,

My wife and I are requesting a variance for 434 Metacom Ave. We have a 10,000 sf lot that is situated on Metacom and River Street. The lot includes the main house with a driveway on Metacom as well as an old, nearly dilapidated garage with a driveway on River Street.

My father is turning 74 this year and lives in West Kingston. His physical and mental health is deteriorating and we would like to move him closer to us. Building an ADU in place of the dilapidated garage would be a perfect situation that we feel would not intrude on neighbors and would also improve the quality of the buildings in our neighborhood.

We had Steve Murgo complete a survey of the property and we are in compliance with frontage to the road (River Street) as well as setbacks from the neighbors (nearly 19 feet with a 24x22 ADU).

We are in compliance and would not need a variance to build this ADU if we were to simply keep the garage footprint and build two floors. With my father's age and health, we would need to avoid two floors and stairs.

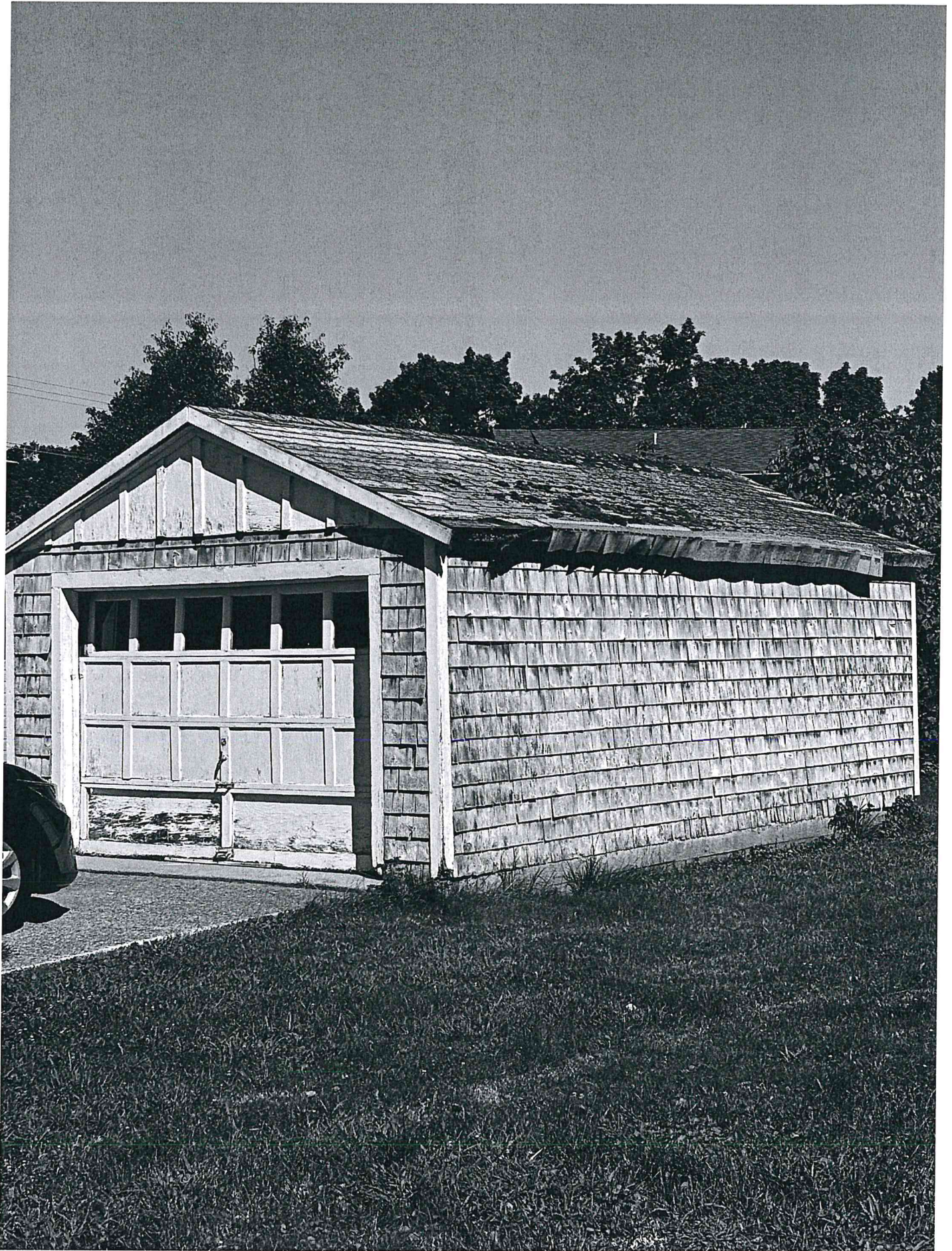
As you can see from the attached picture of the garage, we will ultimately need to tear this building down and replace it. We would like to get ahead of that and fix two situations in one. You will also see our attached designs for the floorplan of the ADU. We have attached a 24x22 plan which is a bit tight for a potential handicapped situation in the future with my father. He will need larger doorways, bathroom and no pocket doors. We have also attached plans for a 24x30 ADU.

We are more than happy to discuss any and all of this and want to work with your group to do this correctly.

Thank you for your time and efforts.

Jon & Vanessa Egan







**NATIONAL**  
DESIGN & DRAFTING  
177 ALICE ST.  
OFFICE: 860.838.8844

**434 METACOM**  
NEW ADU  
434 METACOM AVE  
BRISTOL, RI 02809

**GENERAL NOTES**

- ALL EXTERIOR WALLS ARE NORMAL 2x6 @ 16" OC UNLESS OTHERWISE NOTED
- ALL INTERIOR WALLS ARE NORMAL 2x4 @ 16" OC UNLESS OTHERWISE NOTED
- DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL
- DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF HALL/PARKING
- INTERIORS WILL BE OPEN GARAGE AND BUILDING SHOWN ON 2D @ 16" OC

**LEGEND**

- SD1 SMOKE/CO DETECTOR
- CO CO DETECTOR
- SDI SMOKE DETECTOR
- HD HEAT DETECTOR
- EFT EXHAUST FAN

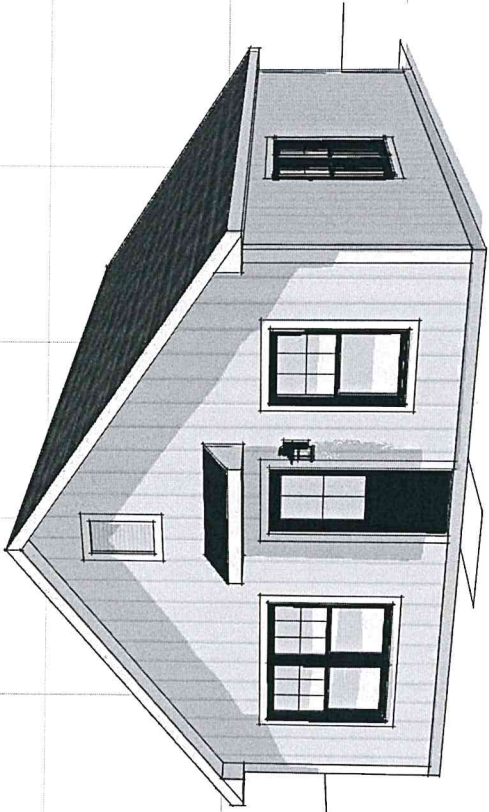
USE OF THESE DRAWINGS CONSTITUTES AN AGREEMENT TO HOLD NATIONAL DESIGN & DRAFTING RESPONSIBLE FOR ANY ERRORS WHICH MAY ARISE BEFORE, DURING OR AFTER CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SUBCONTRACTORS MUST ENSURE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE AND MEETS ALL APPLICABLE CODES AND REGULATIONS.

**A100A**

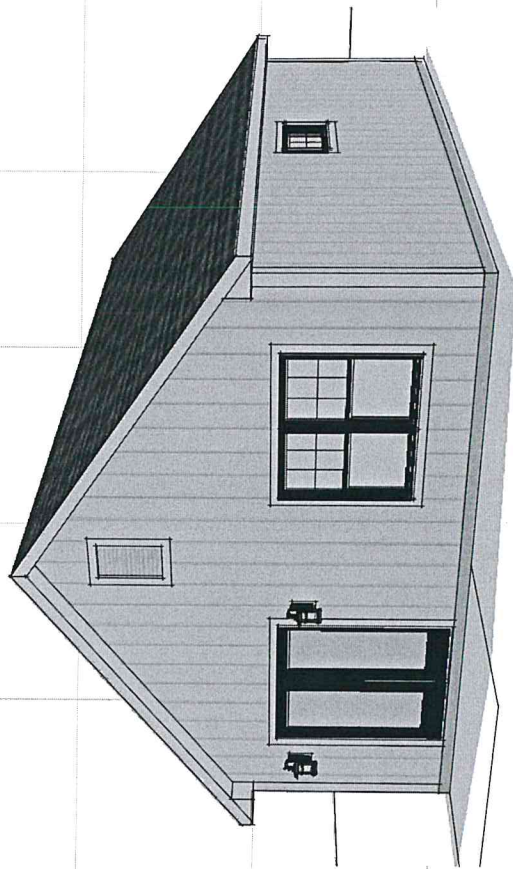
DESIGN PLAN

4/25/24	KR	2/1/24	05
09/03/2024			

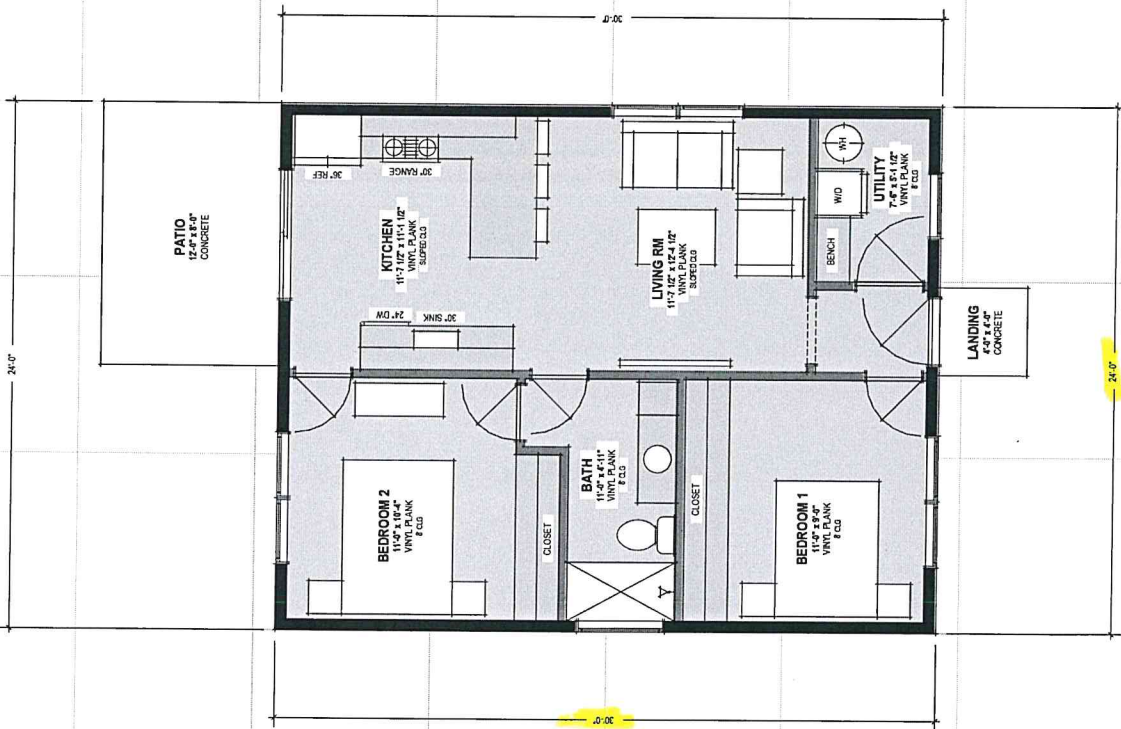
2 3D VIEW  
A100A  
NOT TO SCALE



3 3D VIEW  
A100A  
NOT TO SCALE



1 FLOOR PLAN  
A100A  
1/4" = 1'-0"





**NATIONAL**  
DESIGN & DRAFTING  
1017 W. 25th  
0Pfcggn03@att.net

**434 METACOM**  
NEW ADU  
434 METACOM AVE  
BRISTOL, RI 02809

**GENERAL NOTES**

- \* ALL EXTERIOR WALLS ARE NOMINAL 2x6 @ 16" OC UNLESS OTHERWISE NOTED
- \*\* ALL INTERIOR WALLS ARE NOMINAL 2x4 @ 16" OC UNLESS OTHERWISE NOTED
- 1. INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" OC
- 2. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL
- 3. DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING

**LEGEND**

- S01. SMOKE/CO DETECTOR
- C01. CO DETECTOR
- S01. SMOKE DETECTOR
- H01. HEAT DETECTOR
- E01. EXHAUST FAN

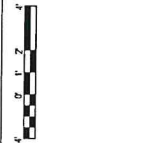
USE OF THESE DRAWINGS CONSTITUTES AN AGREEMENT TO HOLD NATIONAL DESIGN & DRAFTING, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES WHICH MAY ARISE BEFORE, DURING OR AFTER CONSTRUCTION, THE USE OF THESE DRAWINGS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF NATIONAL DESIGN & DRAFTING, INC. SHALL BE AT THE USER'S RISK. NATIONAL DESIGN & DRAFTING, INC. DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, ACCURATE, OR UP-TO-DATE. THE USER SHALL VERIFY ALL APPLICABLE CODES AND REGULATIONS.

**A200A**

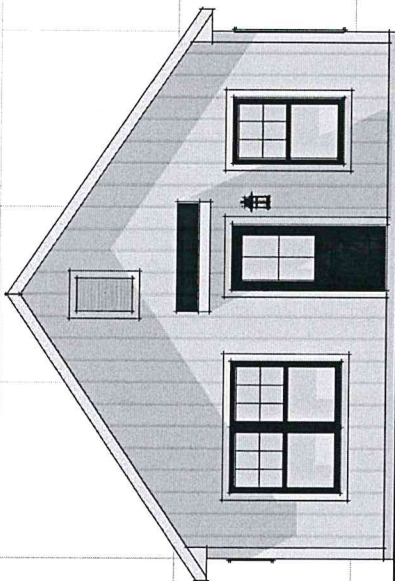
DESIGN PLAN

09/02/2024

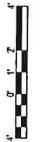
4/25/24 KR 2x11.3 02



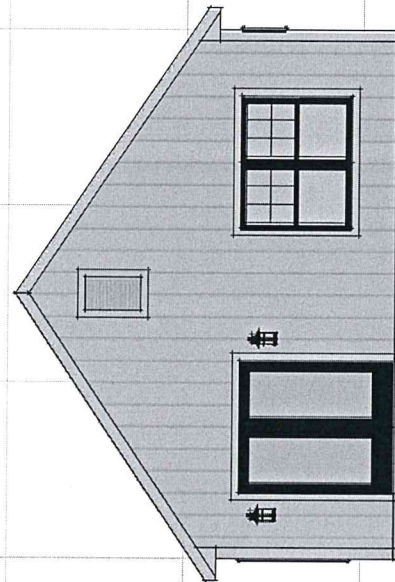
1 FRONT ELEVATION  
1/4" = 1'-0"



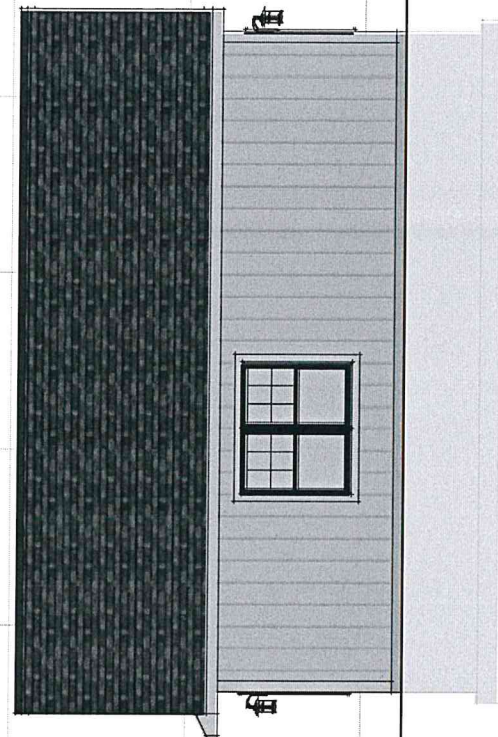
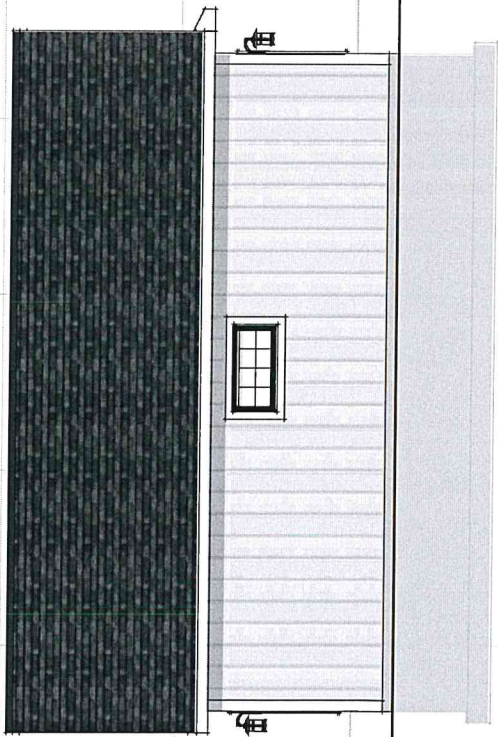
3 FRONT ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"



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





	<p><b>NATIONAL DESIGN &amp; DRAFTING</b>          (401) 714-2586          OFFICE@NDD.COM</p>	<p><b>434 METACOM</b>          NEW ADU          434 METACOM AVE          BRISTOL, RI 02809</p>	<p><b>GENERAL NOTES</b></p> <ul style="list-style-type: none"> <li>* ALL EXTERIOR WALLS ARE NOMINAL 2x6 @ 16" OC UNLESS OTHERWISE NOTED</li> <li>* ALL INTERIOR WALLS ARE NOMINAL 2x10 @ 16" OC UNLESS OTHERWISE NOTED</li> <li>* INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" OC</li> <li>* DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL</li> <li>* DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>SC1 SMOKE/CO DETECTOR</li> <li>CD CO DETECTOR</li> <li>SD1 SMOKE DETECTOR</li> <li>HD HEAT DETECTOR</li> <li>EF1 EXHAUST FAN</li> </ul> <p>USE OF THESE DRAWINGS CONSTITUTES AN AGREEMENT NOT TO HOLD NATIONAL DESIGN &amp; DRAFTING RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY ARISE BEFORE, DURING OR AFTER CONSTRUCTION. THE USER OF THESE DRAWINGS MUST ENSURE THAT THE INFORMATION AND SUBSTITUTIONS MUST BE ACCURATE AND COMPLETE. THE DRAWINGS AND THE INFORMATION SETS ALL APPLICABLE CODES AND REGULATIONS.</p>	<p><b>A200B</b></p> <p><b>DESIGN PLAN</b></p>	<p>06/02/2024</p> <p>432556 MS 2 IN 3 09</p>
<p><b>1 FRONT ELEVATION</b> 1/4" = 1'-0"</p>  	<p><b>2 REAR ELEVATION</b> 1/4" = 1'-0"</p>  	 	<p><b>3 FRONT ELEVATION</b> 1/4" = 1'-0"</p>  	<p><b>4 REAR ELEVATION</b> 1/4" = 1'-0"</p>  	<p><b>DESIGN PLAN</b></p>	



Owner Account #: 50-0045-56

Owner	% Owned
Owner 1 EGAN ESTATES, LLC	
Owner 2	
Owner 3	

Address 1206 MIDDLE RD, PORTSMOUTH, RI 02871

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
EGAN, JONATHAN M & MENDONCA, ANTONIO E LE	10/04/2021	0	2137-42		Q
MENDONCA, ANTONIO E LE	08/14/2018	244,000	1951-251	K	W
MENDONCA, ANTONIO E LE	08/14/2018	244,000	1951-251	K	W
MENDONCA, ANTONIO E & MENDONCA, MARIA J	08/10/2016	0	1857-168	A	Q
	08/10/2016	0	1857-166	A	P

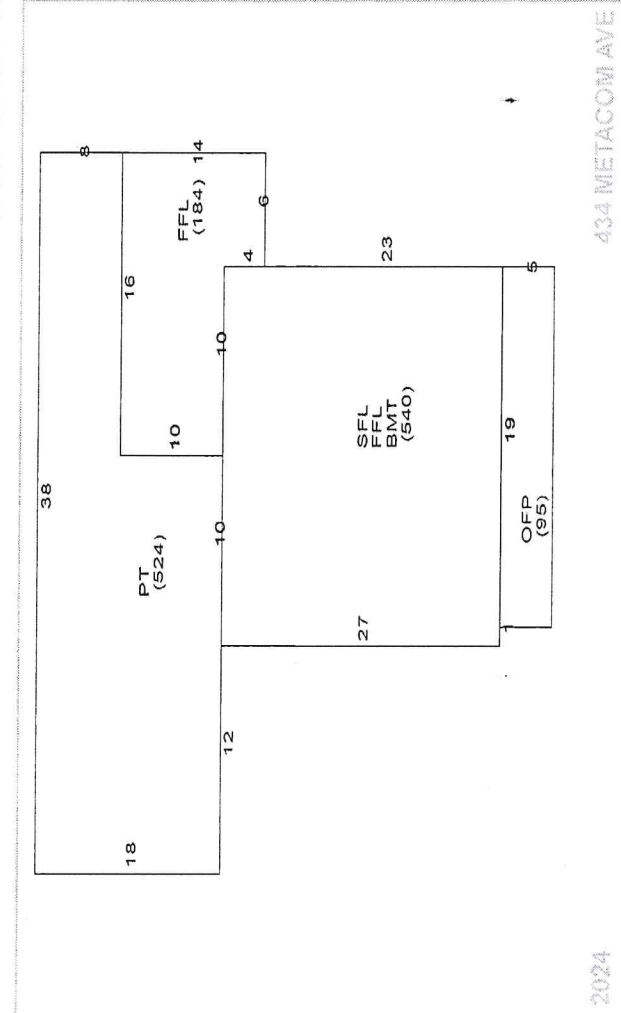
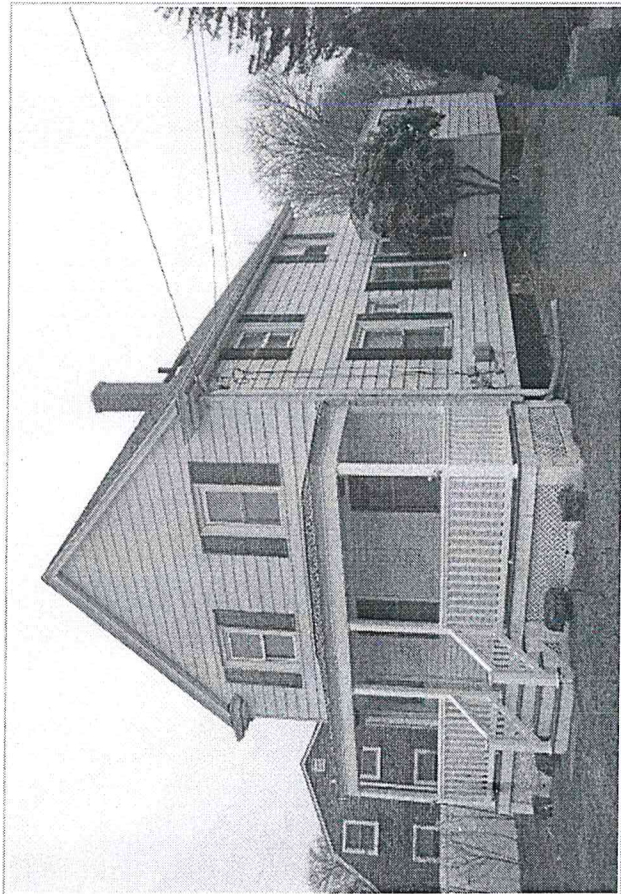
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	165,500	7,500	0.23	130,800	0	303,800
TOTAL	165,500	7,500	0.23	130,800	0	303,800

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	165,500	7,500	0	130,800	0	303,800	303,800
2023	01	165,500	7,500	0	130,800	0	303,800	303,800
2022	01	165,500	7,500	0	130,800	0	303,800	303,800
2021	01	124,900	7,500	0	120,400	0	252,800	252,800
2020	01	124,900	7,500	0	120,400	0	252,800	252,800
2019	01	124,900	2,800	0	91,800	0	219,500	219,500

Source > Mkt Adj Cost VAL per SQ Unit/Card > 69.62 VAL per SQ Unit/Parcel > 125.38



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 Single Fam	0.22957	AC	P	1.00	630,000	568,018	N	Traffic	-10					130,400			1.00	0
01 Single Fam	0.00251	AC	EX	0.20	630,000	159,363	N	Traffic	-10					400			1.00	0

Plat/Lot 155-0054-000

Account: 8345

LUC01

Zone R-10

Assessment

\$303,800

Building Information

Description	Quantity	Quality
BLDG Type Convention	1	Typical
RES Units	1	Typical
Foundation Concrete	1	Typical
Frame 1 Wood	1	Typical
EXT Wall 1 Vinyl Siding	1	Typical
Roof Type 1 Gable	1	Typical
Roof Cover 1 Asphalt Shirs	1	Typical
INT Wall 1 Drywall	1	Typical
Floors 1 Hardwood	1	Typical

Description	Quantity	Quality
BLMT Garages	0	
Plumbing	1	Typical
Insulation	1	Typical
Heat Fuel Oil	1	Typical
# Heat Sys	1	Typical
% Solar HW	100	Typical
% COM Wall	100	Typical
Ceil HIGHT	100	Typical
Parking Type	100	Typical
EXT View	100	Typical

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

Units	# Rooms	# Bedrooms	Floor Level
1	1	7	4
2	1	7	4
3	1	7	4
4	1	7	4
Totals	1	7	4

Print Date = 9/16/2024 Printed By = Ed Tanner

Other Factors

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	724	724	169.20	122,501
SFL	2nd FLOOR	540	540	169.20	91,368
BMT	BASEMENT	540	0	25.38	13,705
OFF	OPEN PORCH	95	0	15.32	1,455
PT	PATIO	524	0	2.54	1,331
Total		2,423	1,264		230,360

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	724	724	169.20	122,501
SFL	2nd FLOOR	540	540	169.20	91,368
BMT	BASEMENT	540	0	25.38	13,705
OFF	OPEN PORCH	95	0	15.32	1,455
PT	PATIO	524	0	2.54	1,331
Total		2,423	1,264		230,360

Notes

PATIO INV.- OPEN PORCH ADDED & NEW REAR ROOF 12/08 EAS

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	724	724	169.20	122,501
SFL	2nd FLOOR	540	540	169.20	91,368
BMT	BASEMENT	540	0	25.38	13,705
OFF	OPEN PORCH	95	0	15.32	1,455
PT	PATIO	524	0	2.54	1,331
Total		2,423	1,264		230,360

Notes

PATIO INV.- OPEN PORCH ADDED & NEW REAR ROOF 12/08 EAS

Visit History

Date	Result	By
8/13/2021	REVIEW	
11/1/2019	CHANGE NC MD	
6/1/2018	REVIEW	
5/23/2018	MEASURED	
1/3/2008	LISTED	
9/29/2007	CALL BACK	
8/30/2007	MEASURE	

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
01/30/2020	M49920		MECH	3,600		Closed	Installation of gas line and steam boiler
01/16/2020	M49875		MECH	1,450		Closed	Install 6 diameter Stainless Steel Liner in boiler chimney (liability insurance or
05/09/2017	220-17-B	10/02/2017	BLDG	3,800		Closed	RESHINGLE ROOF TO CODE
05/09/2017	B25686		BLDG	0		Closed	RESHINGLE ROOF TO CODE
11/17/2014	B34533		BLDG	0		Closed	INSTALL TWO (2) WINDOWS WITH HEADERSON FIRST FLOOR OF HOUSE (2'
11/17/2014	0750-14-B	12/12/2014	BLDG	400		Closed	INSTALL 2 WINDOWS WIHEADERS 2 X 10 FIRST FLR FRONT OF HOUSE
09/23/2008	B38830		BLDG	0		Closed	DEMO FRONT ENCLOSED SECTION OF PORCH AND CONSTRUCT AN OPEN
09/15/2008	B33398		BLDG	0		Closed	REPLACING EXISTING ROOF OVER BACK SECTION OF HOUSE

Building Permits

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1			252	2	AV	1930	2,800
2	Garage	1	Y	1			252	2	AV	0	4,700

Special Features & Yard Items

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

Year ID: 2024

Print Date = 9/16/2024 Printed By = Ed Tanner

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



# 434 Metacom Avenue - 300' Radius

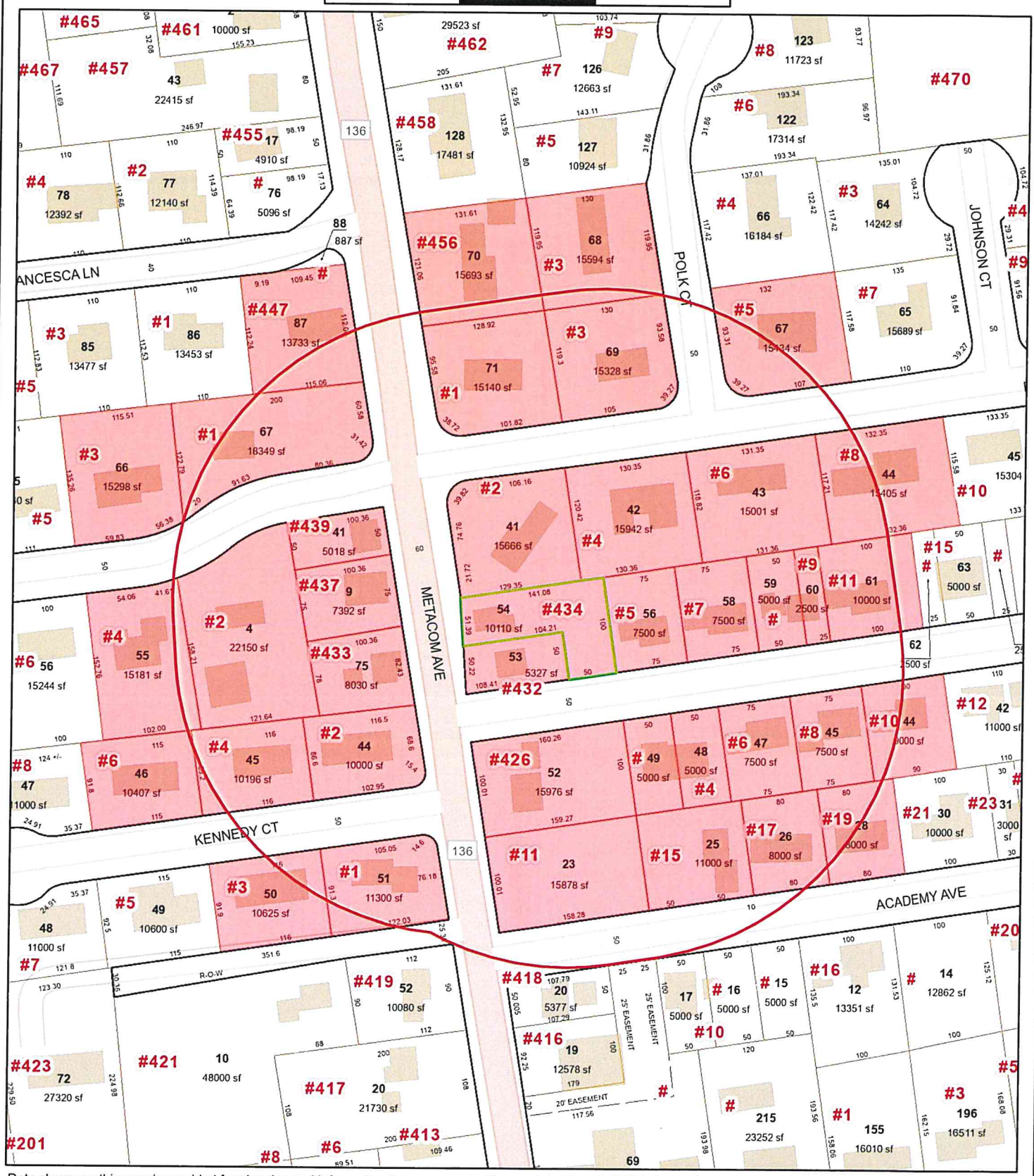
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

September 5, 2024



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  
September 05, 2024

### Subject Property:

Parcel Number: 155-54  
CAMA Number: 155-54  
Property Address: 434 METACOM AVE

Mailing Address: EGAN ESTATES, LLC  
1206 MIDDLE RD  
PORTSMOUTH, RI 02871

### Abutters:

Parcel Number: 155-23  
CAMA Number: 155-23  
Property Address: 11 ACADEMY AVE

Mailing Address: HOLSTEIN, KENNETH  
385 MARKET ST  
WARREN, RI 02885

Parcel Number: 155-25  
CAMA Number: 155-25  
Property Address: 15 ACADEMY AVE

Mailing Address: SOUSA, PAUL R.  
15 ACADEMY AVE  
BRISTOL, RI 02809

Parcel Number: 155-26  
CAMA Number: 155-26  
Property Address: 17 ACADEMY AVE

Mailing Address: OLIVER, CHRISTOPHER W  
17 ACADEMY AVE  
BRISTOL, RI 02809

Parcel Number: 155-28  
CAMA Number: 155-28  
Property Address: 19 ACADEMY AVE

Mailing Address: RICAMO, PAUL N & MICHELETTI, ERIN E  
JT  
19 ACADEMY AVE  
BRISTOL, RI 02809

Parcel Number: 155-44  
CAMA Number: 155-44  
Property Address: 10 RIVER ST

Mailing Address: CALCE, JOHN ELSIE LIFE EST  
10 RIVER STREET  
BRISTOL, RI 02809

Parcel Number: 155-45  
CAMA Number: 155-45  
Property Address: 8 RIVER ST

Mailing Address: CARREIRO, AUSTIN  
8 RIVER ST  
BRISTOL, RI 02809

Parcel Number: 155-47  
CAMA Number: 155-47  
Property Address: 6 RIVER ST

Mailing Address: CARREIRO, ALVARO F & STEVEN  
TRUSTEES FAM LIVG TRST VALENTINA  
A LIV TRUST  
6 RIVER ST  
BRISTOL, RI 02809

Parcel Number: 155-48  
CAMA Number: 155-48  
Property Address: 4 RIVER ST

Mailing Address: ANDRADE, FERNANDO M ETUX OLGA  
C. ANDRADE TE  
4 RIVER ST.  
BRISTOL, RI 02809

Parcel Number: 155-49  
CAMA Number: 155-49  
Property Address: RIVER ST

Mailing Address: ANDRADE, FERNANDO M ETUX OLGA  
C. ANDRADE TE  
4 RIVER ST.  
BRISTOL, RI 02809

Parcel Number: 155-52  
CAMA Number: 155-52  
Property Address: 426 METACOM AVE

Mailing Address: DEANE, LESTER BRUCE LENORA  
1621 GLEN ABBY LN  
WINTER HAVEN, FL 33881



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# 300 feet Abutters List Report

Bristol, RI  
September 05, 2024

Parcel Number: 155-53 CAMA Number: 155-53 Property Address: 432 METACOM AVE	Mailing Address: FERREIRA, DELPHINE RICHARD JR & ROBERTS, THERESA ANN JT 432 METACOM AVE BRISTOL, RI 02809
Parcel Number: 155-54 CAMA Number: 155-54 Property Address: 434 METACOM AVE	Mailing Address: EGAN ESTATES, LLC 1206 MIDDLE RD PORTSMOUTH, RI 02871
Parcel Number: 155-56 CAMA Number: 155-56 Property Address: 5 RIVER ST	Mailing Address: NICASTRO, VICTORIA & LALLY, BRIAN J TE 5 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-58 CAMA Number: 155-58 Property Address: 7 RIVER ST	Mailing Address: DEMELO, MARIA 7 RIVER ST BRISTOL, RI 02809
Parcel Number: 155-59 CAMA Number: 155-59 Property Address: RIVER ST	Mailing Address: LOMBARDO, CHARLES A & STACEY M TE 9 RIVER STREET BRISTOL, RI 02809
Parcel Number: 155-60 CAMA Number: 155-60 Property Address: 9 RIVER ST	Mailing Address: LOMBARDO, CHARLES A & STACEY M TE 9 RIVER STREET BRISTOL, RI 02809
Parcel Number: 155-61 CAMA Number: 155-61 Property Address: 11 RIVER ST	Mailing Address: ESTRELLA, DAVID TRUSTEE THE ESTRELLA FAMILY TRUST 11 RIVER ST BRISTOL, RI 02809
Parcel Number: 156-41 CAMA Number: 156-41 Property Address: 2 ROOSEVELT DR	Mailing Address: HADALSKI, JOHN MICHAEL & KAREN REED TE 2 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 156-42 CAMA Number: 156-42 Property Address: 4 ROOSEVELT DR	Mailing Address: LABRECQUE, MARY E TRUSTEE & TABOR, SUZANNE TC 4 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 156-43 CAMA Number: 156-43 Property Address: 6 ROOSEVELT DR	Mailing Address: HAMMON, BRETT E & CHRISTIE 6 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 156-44 CAMA Number: 156-44 Property Address: 8 ROOSEVELT DR	Mailing Address: FALES, FRANK M & JENNA TE 8 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 156-67 CAMA Number: 156-67 Property Address: 5 ROOSEVELT DR	Mailing Address: DEALMEIDA, URBANO JR ETU MARY LOU DEALMEIDA TE 5 ROOSEVELT DRIVE BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
September 05, 2024

Parcel Number: 156-68  
CAMA Number: 156-68  
Property Address: 3 POLK COURT

Mailing Address: MACDONOUGH, CHARLES S.  
3 POLK COURT  
BRISTOL, RI 02809

Parcel Number: 156-69  
CAMA Number: 156-69  
Property Address: 3 ROOSEVELT DR

Mailing Address: GUADALUPE, STEVEN & MARY JO TE  
3 ROOSEVELT ST  
BRISTOL, RI 02809

Parcel Number: 156-70  
CAMA Number: 156-70  
Property Address: 456 METACOM AVE

Mailing Address: ENOS, DANIELLE R.  
456 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 156-71  
CAMA Number: 156-71  
Property Address: 1 ROOSEVELT DR

Mailing Address: DE MELO, JOSE S ET UX DE MELO,  
MARY TE  
1 ROOSEVELT DR  
BRISTOL, RI 02809

Parcel Number: 48-4  
CAMA Number: 48-4  
Property Address: 2 HIGHVIEW DR

Mailing Address: CABRAL, LUIS F ET UX AIDA M. CABRAL  
TE  
3 HIGHVIEW DRIVE  
BRISTOL, RI 02809

Parcel Number: 48-41  
CAMA Number: 48-41  
Property Address: 439 METACOM AVE

Mailing Address: CORREIA, SHAWN R  
439 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 48-44  
CAMA Number: 48-44  
Property Address: 2 KENNEDY CT

Mailing Address: LIVING IN FULFILLING ENVIRONMENTS,  
INC.  
490 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 48-45  
CAMA Number: 48-45  
Property Address: 4 KENNEDY CT

Mailing Address: COSTA, ELVIRA LIFE ESTATE COSTA,  
KEVIN J.  
4 KENNEDY CT  
BRISTOL, RI 02809

Parcel Number: 48-46  
CAMA Number: 48-46  
Property Address: 6 KENNEDY CT

Mailing Address: DALUZ, JOSE M. STELLA ETUX TE  
6 KENNEDY CT  
BRISTOL, RI 02809

Parcel Number: 48-50  
CAMA Number: 48-50  
Property Address: 3 KENNEDY CT

Mailing Address: MARTIN, ALLISON  
3 KENNEDY CT  
BRISTOL, RI 02809

Parcel Number: 48-51  
CAMA Number: 48-51  
Property Address: 1 KENNEDY CT

Mailing Address: TEIXEIRA, DANIEL S MARIA G LE  
1 KENNEDY CT  
BRISTOL, RI 02809

Parcel Number: 48-55  
CAMA Number: 48-55  
Property Address: 4 HIGHVIEW DR

Mailing Address: BRATSOS, JOHN A. AMY M ETUX TE  
4 HIGHVIEW DRIVE  
BRISTOL, RI 02809



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9/5/2024

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Page 3 of 4



# 300 feet Abutters List Report

Bristol, RI  
September 05, 2024

Parcel Number: 48-66  
CAMA Number: 48-66  
Property Address: 3 HIGHVIEW DR

Mailing Address: CABRAL, LUIS F. ET UX AIDA M.  
CABRAL TE  
3 HIGHVIEW DRIVE  
BRISTOL, RI 02809

Parcel Number: 48-67  
CAMA Number: 48-67  
Property Address: 1 HIGHVIEW DR

Mailing Address: ROCHA, JESS  
1 HIGHVIEW DR  
BRISTOL, RI 02809

Parcel Number: 48-75  
CAMA Number: 48-75  
Property Address: 433 METACOM AVE

Mailing Address: ARCHAMBAULT, DUSTIN P & MELINDA  
M TE  
2 MALLORY CT  
BRISTOL, RI 02809

Parcel Number: 48-87  
CAMA Number: 48-87  
Property Address: 447 METACOM AVE

Mailing Address: RAPOSO, LUIS M & MARIA G CO-  
TRUSTEES  
4 KATHY CT  
BRISTOL, RI 02809

Parcel Number: 48-9  
CAMA Number: 48-9  
Property Address: 437 METACOM AVE

Mailing Address: MONIZ, ESMERALDO & CREMILDE TE  
437 METACOM AVE  
BRISTOL, RI 02809



www.cai-tech.com

ANDRADE, FERNANDO M ETUX  
OLGA C. ANDRADE TE  
4 RIVER ST.  
BRISTOL, RI 02809

DALUZ, JOSE M.  
STELLA ETUX TE  
6 KENNEDY CT  
BRISTOL, RI 02809

GUADALUPE, STEVEN & MARY  
3 ROOSEVELT ST  
BRISTOL, RI 02809

ARCHAMBAULT, DUSTIN P &  
MELINDA M TE  
2 MALLORY CT  
BRISTOL, RI 02809

DE MELO, JOSE S ET UX  
DE MELO, MARY TE  
1 ROOSEVELT DR  
BRISTOL, RI 02809

HADALSKI, JOHN MICHAEL &  
2 ROOSEVELT DR  
BRISTOL, RI 02809

BRATSOS, JOHN A.  
AMY M ETUX TE  
4 HIGHVIEW DRIVE  
BRISTOL, RI 02809

DEALMEIDA, URBANO JR ETU  
MARY LOU DEALMEIDA TE  
5 ROOSEVELT DRIVE  
BRISTOL, RI 02809

HAMMON, BRETT E &  
CHRISTIE  
6 ROOSEVELT DR  
BRISTOL, RI 02809

CABRAL, LUIS F ET UX  
AIDA M. CABRAL TE  
3 HIGHVIEW DRIVE  
BRISTOL, RI 02809

DEANE, LESTER BRUCE  
LENORA  
1621 GLEN ABBY LN  
WINTER HAVEN, FL 33881

HOLSTEIN, KENNETH  
385 MARKET ST  
WARREN, RI 02885

CABRAL, LUIS F. ET UX  
AIDA M. CABRAL TE  
3 HIGHVIEW DRIVE  
BRISTOL, RI 02809

DEMELO, MARIA  
7 RIVER ST  
BRISTOL, RI 02809

LABRECQUE, MARY E TRUSTEE  
TABOR, SUZANNE TC  
4 ROOSEVELT DR  
BRISTOL, RI 02809

CALCE, JOHN  
ELSIE LIFE EST  
10 RIVER STREET  
BRISTOL, RI 02809

EGAN ESTATES, LLC  
1206 MIDDLE RD  
PORTSMOUTH, RI 02871

LIVING IN FULFILLING  
ENVIRONMENTS, INC.  
490 METACOM AVE  
BRISTOL, RI 02809

CARREIRO, ALVARO F & STEV  
VALENTINA A LIV TRUST  
6 RIVER ST  
BRISTOL, RI 02809

ENOS, DANIELLE R.  
456 METACOM AVE  
BRISTOL, RI 02809

LOMBARDO, CHARLES A &  
STACEY M TE  
9 RIVER STREET  
BRISTOL, RI 02809

CARREIRO, AUSTIN  
8 RIVER ST  
BRISTOL, RI 02809

ESTRELLA, DAVID TRUSTE  
THE ESTRELLA FAMILY TRUST  
11 RIVER ST  
BRISTOL, RI 02809

MACDONOUGH, CHARLES S.  
3 POLK COURT  
BRISTOL, RI 02809

CORREIA, SHAWN R  
439 METACOM AVE  
BRISTOL, RI 02809

FALES, FRANK M & JENNA T  
8 ROOSEVELT DR  
BRISTOL, RI 02809

MARTIN, ALLISON  
3 KENNEDY CT  
BRISTOL, RI 02809

COSTA, ELVIRA LIFE ESTATE  
COSTA, KEVIN J.  
4 KENNEDY CT  
BRISTOL, RI 02809

FERREIRA, DELPHINE RICHA  
ROBERTS, THERESA ANN JT  
432 METACOM AVE  
BRISTOL, RI 02809

MONIZ, ESMERALDO &  
CREMILDE TE  
437 METACOM AVE  
BRISTOL, RI 02809



NICASTRO, VICTORIA &  
LALLY, BRIAN J TE  
5 RIVER ST  
BRISTOL, RI 02809

OLIVER, CHRISTOPHER W  
17 ACADEMY AVE  
BRISTOL, RI 02809

RAPOSO, LUIS M &  
MARIA G CO-TRUSTEES  
4 KATHY CT  
BRISTOL, RI 02809

RICAMO, PAUL N &  
MICHELETTI, ERIN E JT  
19 ACADEMY AVE  
BRISTOL, RI 02809

ROCHA, JESS  
1 HIGHVIEW DR  
BRISTOL, RI 02809

SOUSA, PAUL R.  
15 ACADEMY AVE  
BRISTOL, RI 02809

TEIXEIRA, DANIEL S  
MARIA G LE  
1 KENNEDY CT  
BRISTOL, RI 02809



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

**STAFF REPORT FOR:**

FILE NO. **2024-31**

APPLICANT: Franklin Dennis McCool

LOCATION: 188 Poppasquash Road

PLAT: 179                      LOT: 141                      ZONE: R-40

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**


Construct a 30ft. x 32ft. accessory garage structure at a size greater than permitted for accessory structures in the Residential R-40 zoning district.

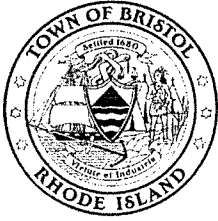
**COMPREHENSIVE PLAN REVIEW:**

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

**FINDINGS AND RECOMMENDATIONS BY STAFF:**

The applicant is requesting a dimensional variance to construct a 30' x 32' accessory garage / barn structure on this residential property located to the west of Poppasquash Road and the private right of way known as "Clam Shell Road". This property consists of approximately 6.7 acres of land which is improved with a single-family dwelling and several existing accessory structures. The applicant proposes to construct the garage towards the front of the property within approximately 35 feet of the southerly side property line and approximately 216 feet from the easterly "front" property line adjacent to Clam Shell Road. The applicant states that the proposed garage would be utilized for a tractor and other power equipment for use on the property. The zoning ordinance permits accessory structures to a maximum size of 26' x 28' in the R-40 zone.

  
Edward M. Tanner, Zoning Officer



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

### STAFF REPORT FOR:

FILE NO. **2024-32**

APPLICANT: Jon M. Egan

LOCATION: 434 Metacom Avenue

PLAT: 155                      LOT: 54                      ZONE: R-10SW

### APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Demolish an existing 12ft. x 22ft. detached accessory garage structure and construct a new 24ft. x 30ft. accessory dwelling unit (ADU) structure in its place at a size greater than permitted for accessory structures in the Residential R-10 zoning district; and with less than the required lot area for an ADU within a new accessory structure.

### COMPREHENSIVE PLAN REVIEW:

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

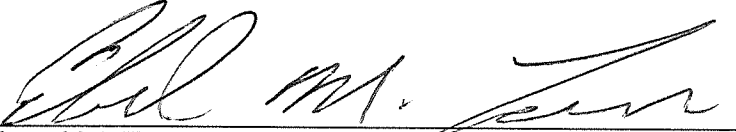
### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variance to raze an existing 12' x 22' accessory garage structure and construct a new 24' x 30' accessory dwelling unit (ADU) structure in its place on this residential property located off the easterly side of Metacom Avenue and the northerly side of River Street. This "L" shaped property contains an existing single-family dwelling and driveway adjacent to Metacom Avenue along with a detached garage structure with driveway located off River Street. The applicant proposes to remove the existing garage and to construct a new ADU to be used by an aging family member. The applicant has presented plans for both a 24' x 30' ADU structure and a 22' x 24' ADU structure which would comply with the maximum size requirements for an accessory structure in the R-10 zone. The applicant would prefer to construct the larger structure as it would provide additional room for accessibility.

As zoning board members are aware, the Rhode Island General Assembly has adopted new legislation regulating ADU's. This legislation was signed into law on June 24, 2024. The new legislation has changed many of the rules regarding the construction of ADU's and overrides much of the language regulating ADU's found in Section 28-151 of Bristol's zoning ordinance. Generally speaking, ADU's are no longer restricted to owner-occupied property or to occupancy by family members or as deed restricted affordable housing units. One ADU is now permitted by right within a new, existing, or expanded principal structure or accessory structure on single-family or multi-family properties that contain at least 20,000 square feet off lot area. On lots that contain less than 20,000 square feet of lot area, one ADU is permitted by right within an existing principal or accessory structure. However, local dimensional requirements for an accessory structure still apply; and a dimensional variance(s) is required to exceed the maximum size and/or height dimension for the applicable zoning district. As the applicant's property contains approximately 10,002 square feet of land, an ADU would be permitted by

right within the existing dwelling or accessory structure. However, a dimensional variance is required to construct an ADU within the new expanded structure.

In addition, the new law limits the size of a two-bedroom ADU to 1,200 square feet or 60% of the floor area of the principal dwelling, whichever is less (900 square feet or 60% for one bedroom). The tax assessor has calculated the floor area of the existing dwelling at 1,264 square feet. Therefore, a two bedroom ADU on this property is limited in size to 758 square feet. The applicant's proposed 24' x 30' ADU would contain approximately 720 square feet; and the smaller 22' x 24' one bedroom ADU would contain approximately 528 square feet.

 9/30/2024  
Edward M. Tanner, Zoning Officer