

TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board Meeting Agenda

Monday, October 03, 2022

at 7:00 PM

Bristol Town Hall - 10 Court Street, Bristol Rhode Island

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 29, 2022.

1. Pledge of Allegiance

2. Approval of Minutes: August 30, 2022; September 19, 2022

3. Petitions Pending Decision: Zoning Board of Appeal, August 30, 2022

Public hearing is closed. This is only to review and vote on the draft decision.

3A. #2022-23 Application of Friends of Historic Bristol, Inc.; William Curtis; James S. and Jane L. Lavender; Leonard Place, LLC; and Leif Jensen for Appeal: of Planning Board decision dated May 16, 2022 approving a Major Land Development Project Master Plan for the Bristol Yarn Mills (a/k/a Robin Rug) submitted by Brady Sullivan Properties, LLC for the re-development of existing mill buildings into mixed use property with 127 residential dwelling units and 6,300 square feet of commercial space.

4. Continued Petitions

4A. 2022-26 Paul J. Padula, 13 Hattie Brown Lane

Dimensional Variance: to construct a 16ft. x 24ft. freestanding accessory pool deck with less than the required front yard on a corner lot.

5. New Petitions

5A. 2022-30 Diane F. and Francis W. Lawless, 5 Captain Street

Dimensional Variance: to construct a 12ft. x 16ft. attached shed addition to an existing single-family dwelling with less than the required left side yard

5B. 2022-31 Frederick T. and Patti A. Nenna, 12 Greg Drive

Dimensional Variance: to install approximately 24 linear feet of six foot high privacy fencing at a height greater than permitted in the front yard on a corner lot

5C. 2022-32 Jennifer and David Bissonnette, 56 Sherman Avenue

Dimensional Variance: to construct an approximate 24ft. x 35ft. two-story garage addition to an existing single-family dwelling with less than the required left side yard

6. Adjourn

Date Posted: September 23, 2022

Posted by: emt



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

10 Court Street
Bristol, RI 02809
401-253-7000

File #2022-26

CONTINUED PUBLIC HEARING

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

Monday, September 19, 2022*

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **Paul J. Padula**
PROPERTY OWNER: **Paul J. Padula**
LOCATION: **13 Hattie Brown Lane**
PLAT: **28** LOT: **108**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE** TO: **construct a 16ft. x 24ft. freestanding accessory pool deck with less than the required front yard on a corner lot.**

A handwritten signature in black ink, appearing to read "Ed M. Tanner", is written over a horizontal line.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

** Note Change in Meeting Date*

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday July 7, 2022.



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000

File #2022-26

PUBLIC HEARING

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

Monday, July 11, 2022

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **Paul J. Padula**
PROPERTY OWNER: **Paul J. Padula**
LOCATION: **13 Hattie Brown Lane**
PLAT: **28** LOT: **108**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE** TO: **construct a 16ft. x 24ft. freestanding accessory pool deck with less than the required front yard on a corner lot.**

A handwritten signature in black ink, appearing to read "Edward M. Tanner", is written over a horizontal line.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/> . If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday July 7, 2022.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2022-26**

APPLICANT: Paul J. Padula
LOCATION: 13 Hattie Brown Lane
PLAT: 28 LOT: 108 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:


Construct a 16ft. x 24ft. freestanding accessory pool deck with less than the required front yard on a corner lot.

COMPREHENSIVE PLAN REVIEW:

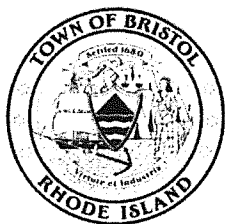
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a 16ft. x 24ft. freestanding accessory pool deck structure on this property located on the easterly side of Hattie Brown Lane and the southerly side of King Street. The proposed shed would provide access to an existing above ground swimming pool, and it would be located on the northerly side of the property's rear yard. As proposed, the deck would extend to within 14 feet of the northerly property line at King Street. As this property is a corner lot, it has two front yards for purposes of determining zoning setbacks. The zoning ordinance requires a 30 foot front yard setback for principal and accessory structures in the R-10 zone.

 6/29/2022

Edward M. Tanner, Zoning Officer



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

TOWN OF BRISTOL
 COMMUNITY DEV.
 2022 JUN 21 AM 10:13

APPLICATION

File No: 2022-26

Accepted by ZEO: EMT
6/21/2022

APPLICANT	Name: <u>Paul Padula</u>		
	Address: <u>13 Hattiebrown Lane</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Telephone #: <u>401 641 8815</u>	Home:	Work/Cell:
PROPERTY OWNER	Name: <u>Paul Padula</u>		
	Address: <u>13 Hattiebrown Lane</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	ZIP: <u>02809</u>
	Telephone #: <u>401 641 8815</u>	Home:	Work/Cell:

1. Location of subject property: 13 Hattiebrown Lane
 Assessor's Plat(s) #: 28 Lot(s) #: 108
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): Sec 28-214 Sec 28-111
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: 16 years
7. Present use of property: Residential Dwelling - Private Residence
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):
Existing - 35 wide 40 deep 32 high
10. Proposed use of property: Maintain existing use

11. Give extent of proposed alterations: Add additional 16x24 free standing accessory pool deck with less than required setback from front setback corner lot
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 16x24' x 48" high
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- | | | |
|---|-----------------------------|-----------------------------|
| Front lot line(s): | Required Setback: <u>30</u> | Proposed Setback: <u>60</u> |
| Left side lot line: | Required Setback: <u>30</u> | Proposed Setback: <u>14</u> |
| Right side lot line: | Required Setback: <u>6</u> | Proposed Setback: <u>70</u> |
| Rear lot line: | Required Setback: <u>6</u> | Proposed Setback: <u>10</u> |
| Building height: | Required: _____ | Proposed: _____ |
| Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.): | | |
| Required: _____ | Proposed: _____ | |
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? no (just submitted)
If yes, has he refused a permit? _____ If refused, on what grounds? pending variance approval
15. Are there any easements on your property?: no (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: ✓ Sewer: ✓
17. Is the property located in the Bristol Historic District or is it an individually listed property?: no
18. Is the property located in a flood zone? no If yes, which one?: _____

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

Applicant's Signature: Paul J. Padula

Date: 6/20/2022

Print Name: Paul J. Padula

Property Owner's Signature: Paul J. Padula

Date: 6/20/2022

Print Name: Paul J. Padula

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

Name: Joshua Cordeiro Telephone #: 401-572-4550

Address: 3 Shannon Ct. unit 309

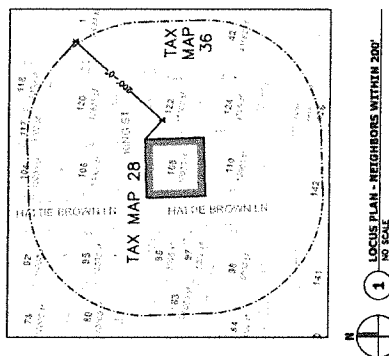
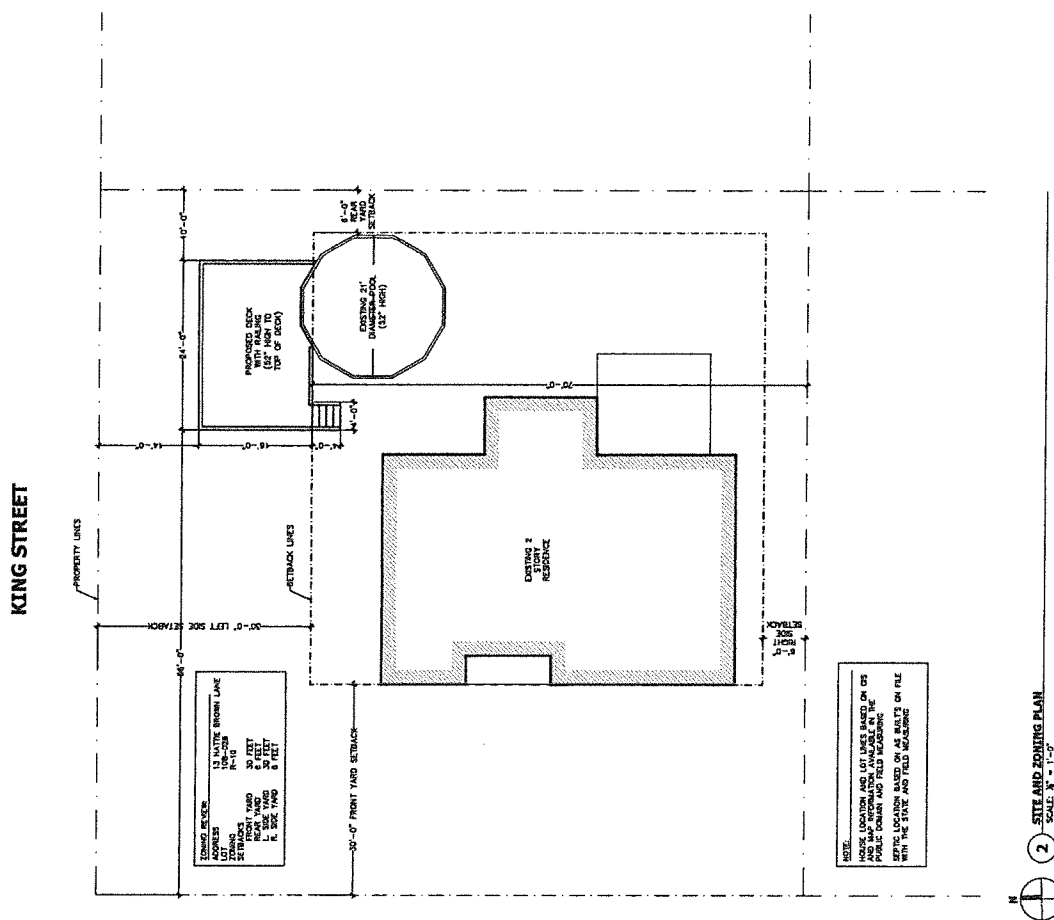
Dear Zoning Board Members,

Thank you for reviewing our request for a dimensional variance at the address of 13 Hattie Brown Lane, Bristol, RI. We are requesting a dimensional variance in the amount of 16' of the required front yard setback (30' required) on the north side of the property in conformance with the corner lot setback requirements. We would like to build a 16' x 24' deck located to the north side of the existing pool which is located to the north east of the existing dwelling structure. The deck will serve as the main means of entrance and exit to the pool. The current owners have been long time Bristol residents and have been living at this address for the last 16 years.

The deck location that we are proposing is due to existing setback and structure limitations. The existing pool is located approximately 6-7 feet off the rear setback requirement, which is abutting their neighbor's side yard. This does not allow a pool deck structure to be located to the east (rear) position of the lot without encroaching on the neighbors property line. The south side of the pool also offers limitations due the existing location of the pool relative to the main dwelling structure. If the proposed deck were to be located to south side of pool, the structure would be reduced greatly in size rendering the deck mostly unusable space due to the access required to enter the pool. If the pool deck were to be built at this location it would also hinder the homeowners' means of egress and ability to functionally navigate around the exterior of the house. Due to these limitations, the most suitable location for a functional pool deck is located to the north side of the property. After extensive planning and layout based on the homeowners' functional needs, the final deck size proposed is 16'x24' and will match the existing elevation of T.O. Pool. This proposal requests an allowance for a dimensional variance off of King St. (north side of property) in the amount of 16', changing required setbacks of 30' to a proposed setback of 14'.

Sincerely on behalf of Paul and Allison Padula,

Joshua Cordeiro



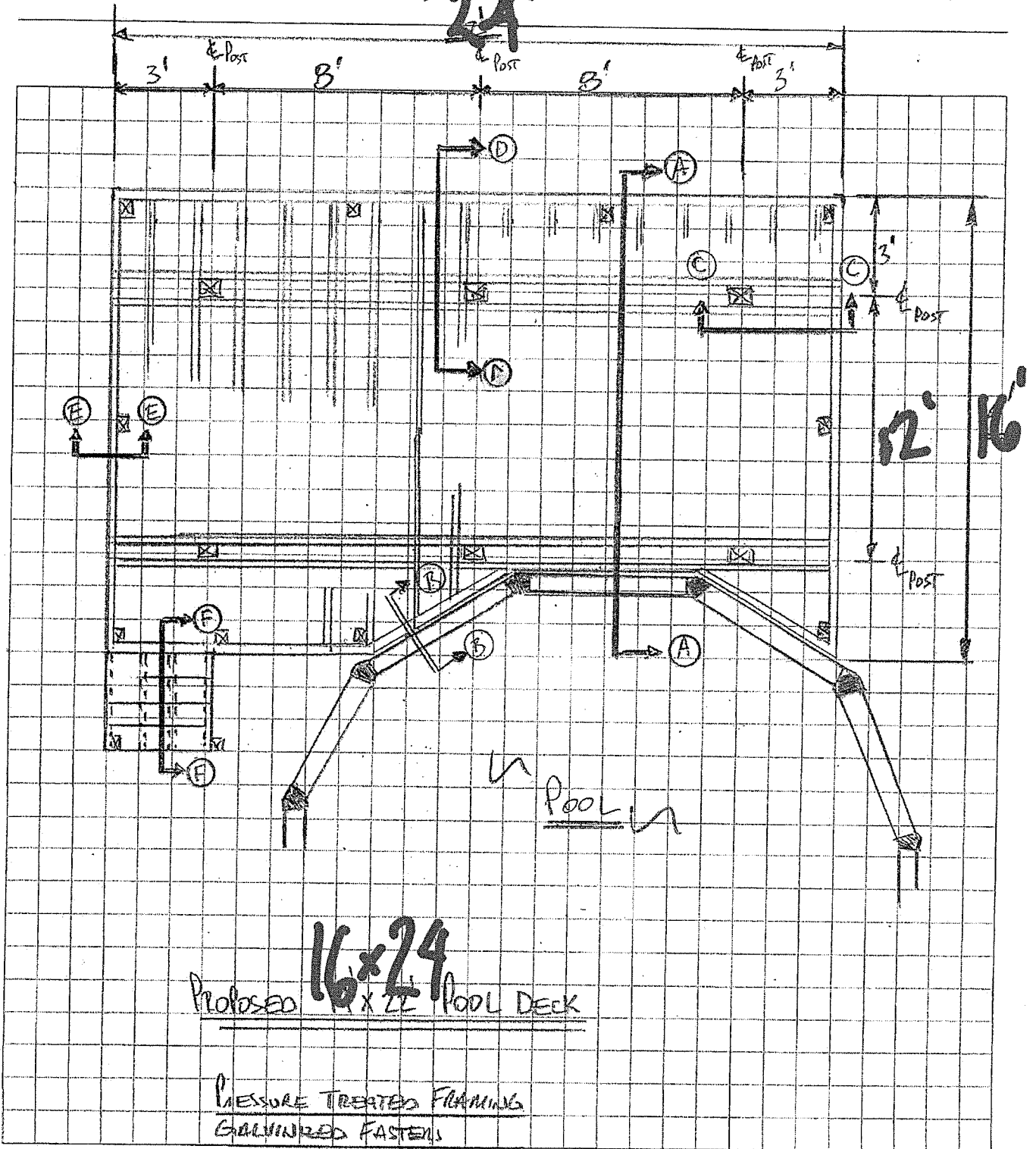
Gilbane Building Company

PROJECT

PAOLA FAMILY POOL DECK

13 HATTIE BROWN LANE, BRISTOL, RI 02809

DATE 8/14/21



Gilbane

► Bristol

► 13 HATTIE BROWN LN

Card 1 of 1

► Plat/Lot 28 108

► Account: 2269

LUC 01

Zone R-10

► Assessment

\$438,600



NORTHEAST

REVALUATION GROUP LLC

► Visit History

Date	Result	By
7/27/2018	REV	JH
7/17/2018	MEASURED	BT
11/12/2007	CB	
10/4/2007	LIST	
10/4/2007	CB	

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
SFL	2nd FLOOR	1,112	1,112	100.76	112,046
FFL	1st FLOOR	1,092	1,092	100.76	110,030
BMT	BASEMENT	1,092	0	15.11	16,500
GAR	GARAGE	572	0	57.00	27,958
OFF	OPEN PORCH	48	0	21.50	1,032
PT	PATIO	224	0	2.92	654
Total		4,140	2,204		268,220

► Notes

RECREATED FROM LOT 122 SEE ENV #488 8/05 LOT 109 MERGED WITH THIS LOT
CONSTRUCTION COMPLETE C/O 7/28/06 EAS CORRECTIVE DEED BK 1490 PG 220
6/15/2009

► Other Factors

Grade	Q3	Q3	Year Built	2005 EFF Year	Alt LUC	Alt %	0.00	Flood Hazard	Topography	Street	Traffic
Depreciation	Code	Description	%	Condition	AV	AV - Average	13.0	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
Functional								99.00	1.02	1.00	100.76
Economic											38,014
Special											1.18
OV											1.00
											361,357
											46,976
											314,381

► Condo Data

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

► Remodeling History

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

► 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	2	Shed	1	Y	1		140	3	AV	2010	1,200
2											
3											
4											
5											
6											
7											
8											
9											
10											

► Other Info.

AFDU	PriorID1b	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

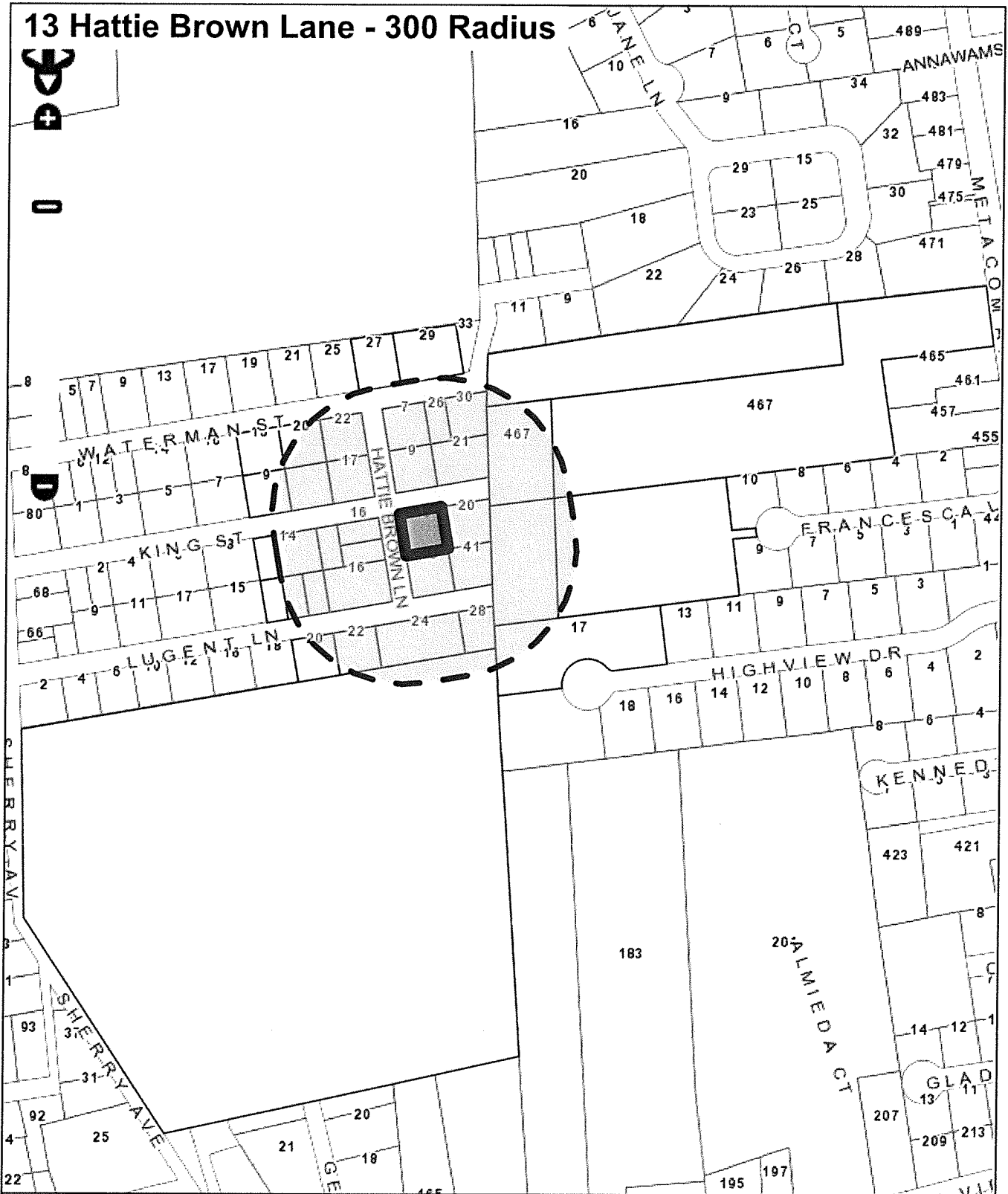
► Building Information

Description	Story Height	2 story	Description
BLDG Type	Colonial	1	COM Units
RES Units	Foundation	0	BMT Floor
Frame 1	Frame 2	%	
EXT Wall 1	Wood Shncl	EXT Wall 2	Clapboard
Roof Type 1	Asphalt	Roof Type 2	%
Roof Cover 1	INT Wall 1	Roof Cover 2	%
INT Wall 1	Floors 1	INT Wall 2	%
Floors 1	BMT Garages	Floors 2	%
Plumbing	Plumbing	Color	
Insulation	Insulation	Electrical	
Heat Fuel	Heat Type	INT vs EXT	
# Heat Sys	Oil	Heat Type	FWA w/AC
% Solar HW	% Heated	% A/C	100
% COM Wall	% Vacuum	% A/C	100
Ceiling Type	Ceiling Type	% Vacuum	
Parking Type	% Sprinkled	Ceiling Type	
EXT View		% Sprinkled	

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	6	3
2			U
3			
4			
Totals	1	6	3

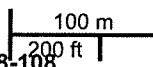
13 Hattie Brown Lane - 300 Radius



Town of Bristol, Rhode Island

Selected Parcel: 13 HATTIE BROWN LANE ID: 28-108

Printed on 8/25/2022



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Bristol, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Parcel ID: 28-103
CARREIRO, ARTHUR
CYNTHIA A.
29 WATERMAN AVE
BRISTOL RI 02809

Parcel ID: 28-104
COPELAND, EDWARD R. etal TC
TRUSTEE
KATHLEEN MARY COPELAND
TRUSTEE
7 HATTIE BROWN LANE
BRISTOL RI 02809

Parcel ID: 28-106
ISABELLE, VINCENT A
MARION JOAN TE
9 HATTIE BROWN LN
BRISTOL RI 02809

Parcel ID: 28-108
PADULA, PAUL J.
13 HATTIE BROWN LANE
BRISTOL RI 02809

Parcel ID: 28-110
CARVALHO, MELISSA A & JEFFREY M
TE
21 BORDEN ST
EAST PROVIDENCE RI 02915

Parcel ID: 28-117
DE MELLO, DAVID A. ET UX
VICKI L.
26 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-118
ARSENAULT, ANDRE L &
MARY A. TE
30 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-120
GIORGI, SEAN ADAM & PATTON,
MIKAYLA J TC
21 KING STREET
BRISTOL RI 02809

Parcel ID: 28-122
CAREY, ANN TRUSTEE
20 KING ST
BRISTOL RI 02809

Parcel ID: 28-124
TULLY, MICHAEL S.
41 LUGENT LN
BRISTOL RI 02809

Parcel ID: 28-126
BROWN, ASHLEY & MICHAEL TE
28 LUGENT LN
BRISTOL RI 02809

Parcel ID: 28-140
YANYAR, ERIK P
20 Lugent Ln
BRISTOL RI 02809

Parcel ID: 28-141
VAN DEUSEN, RYAN ALLEN & NICOL
22 LUGENT LN
BRISTOL RI 02809

Parcel ID: 28-142
NASSANEY, KYLE J & ELIZABETH A TE
24 LUGENT LN
BRISTOL RI 02809

Parcel ID: 28-67
AGUIAR, JOSE F.
MARIANA P
18 WATERMAN ST.
BRISTOL RI 02809

Parcel ID: 28-69
CLARKE, IAN ALEXANDER & NANCY
ANN TE
9 KING ST
BRISTOL RI 02809

Parcel ID: 28-71
MCFADDEN, JENNIFER LYNN &
LAMM, BENJAMIN P TE
14 KING ST
BRISTOL RI 02809

Parcel ID: 28-73
HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER NH 03104

Parcel ID: 28-74
HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER NH 03104

Parcel ID: 28-78
PACHECO, JESSICA ANNE
20 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-80
GARCIA, ALLAN R
JOANNE
17 KING ST
BRISTOL RI 02809

Parcel ID: 28-83
CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL RI 02809

Parcel ID: 28-84
HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER NH 03104

Parcel ID: 28-91
PEPERE, WALTER JR
27 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-92
DEVEAU, DAVID M
22 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-95
GARCIA, ALLAN R
JOANNE
17 KING ST
BRISTOL RI 02809

Parcel ID: 28-96
CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL RI 02809

Parcel ID: 28-97
CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL RI 02809

Parcel ID: 28-98
HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER NH 03104

Parcel ID: 36-1
JUNIPER HILL
SHERRY AVE
BRISTOL RI 02809

Parcel ID: 48-1
FRANCO, DOMENIC A. JR.
P O BOX 446
BRISTOL RI 02809

Parcel ID: 48-3
TOWN OF BRISTOL
10 COURT ST
BRISTOL RI 02809

Parcel ID: 48-42
NARRAGANSETT ELECTRIC CO.
C/O PROPERTIES DEPT
40 SYLVAN RD
WALTHAM MA 02451

Parcel ID: 48-69
PAUL, DAVID J.
17 HIGHVIEW DRIVE
BRISTOL RI 02809

Parcel ID: 48-73
PACHECO, DAVID A. ET AL
DOMENIC FRANCO JR.
P O BOX 446
BRISTOL RI 02809



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

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

File #2022-30

PUBLIC HEARING

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

Monday, October 3, 2022

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: Diane F. and Francis W. Lawless

PROPERTY OWNER: Diane F. and Francis W. Lawless

LOCATION: 5 Captain Street

PLAT: 163 LOT: 52

ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 12ft. x 16ft. attached shed addition to an existing single-family dwelling with less than the required left side yard.

A handwritten signature in black ink, appearing to read "Edward M. Tanner", is written over a horizontal line.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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

APPLICATION

File No: 2022-30

Accepted by ZEO:

APPLICANT	Name: <u>Diane + Francis Lawless</u>		
	Address: <u>5 Captain St</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Telephone #: <u>401-419-6609</u> Home: <u>401-253-5213</u> Work/Cell: _____		
PROPERTY OWNER	Name: <u>Diane + Francis Lawless</u>		
	Address: <u>5 Captain St</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	ZIP: <u>02809</u>
	Telephone #: <u>401-419-6609</u> Home: <u>401-253-5213</u> Work/Cell: _____		

1. Location of subject property: 5 Captain St.
 Assessor's Plat(s) #: 163 Lot(s) #: 0052
2. Zoning district in which property is located: R-15
3. Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) _____ Special Use Permit _____ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): 28-111 Residential Zones
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance. See attached
6. How long have you owned the property?: 30 years
7. Present use of property: residence
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):
2022 sq ft 28 ft
10. Proposed use of property: residence

11. Give extent of proposed alterations: Construct 12 x 16 shed that attaches to the east side of garage. Structure will be 12 ft wide + 16 ft deep. Existing setback is 27 ft - 12 ft for the shed leaves 15 ft setback.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
12' x 16' 192 sqft 18 ft high

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: <u>20 ft</u>	Proposed Setback: <u>13 ft</u>
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

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

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

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

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

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: Francis W Lawless / Diane Lawless Date: 8/10/22

Print Name: Francis W Lawless / Diane Lawless

Property Owner's Signature: Francis W Lawless / Diane Lawless Date: 8/10/22

Print Name: Francis W. Lawless / Diane Lawless

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

Name: _____ Telephone #: _____

Address: _____

5. We would like to build a shed attached to the garage. This will allow us to get back full use of our garage where we are currently storing a riding mower, generator, snow blower, tools + sports equipment.

We do not want the shed freestanding or anywhere else on our property.

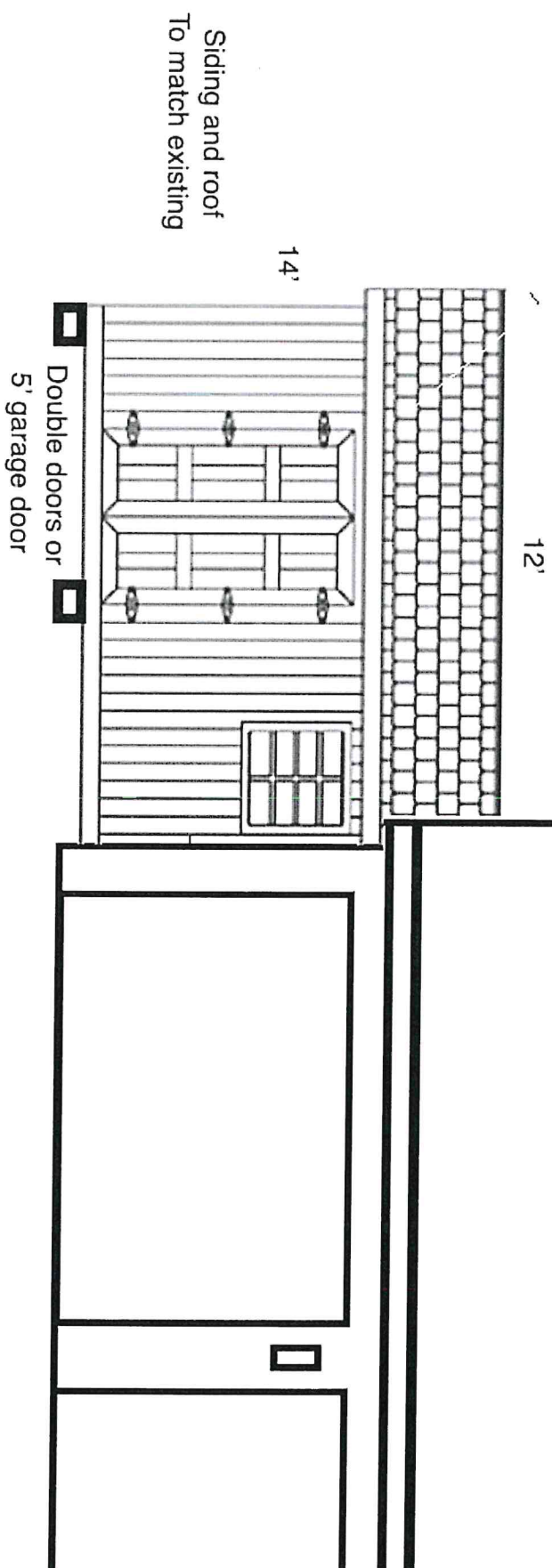
Being attached to the garage will give us access to the driveway for the snowblower and/or generator when needed.

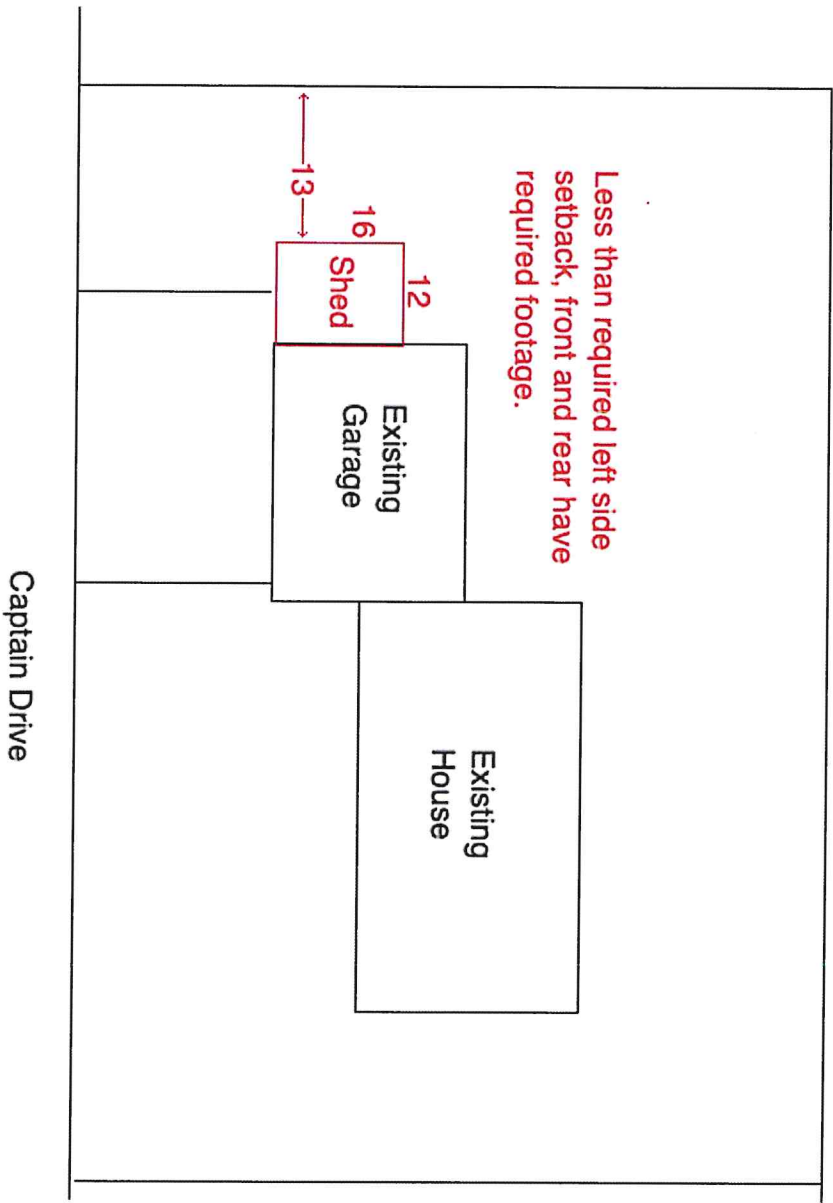
Thank you,
Diane + Frank Lawless

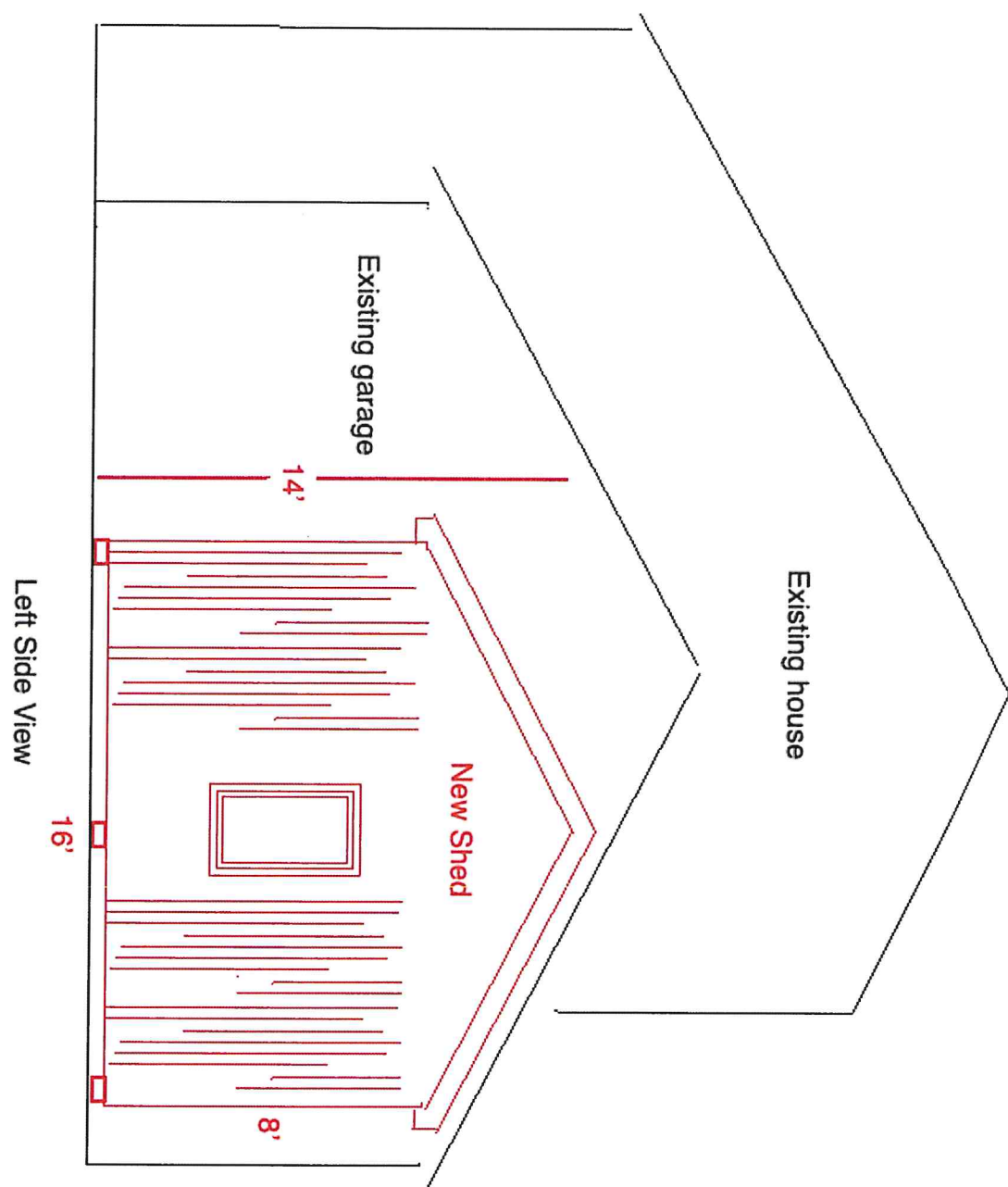


Dime + Frank Lawless
5 Captain St

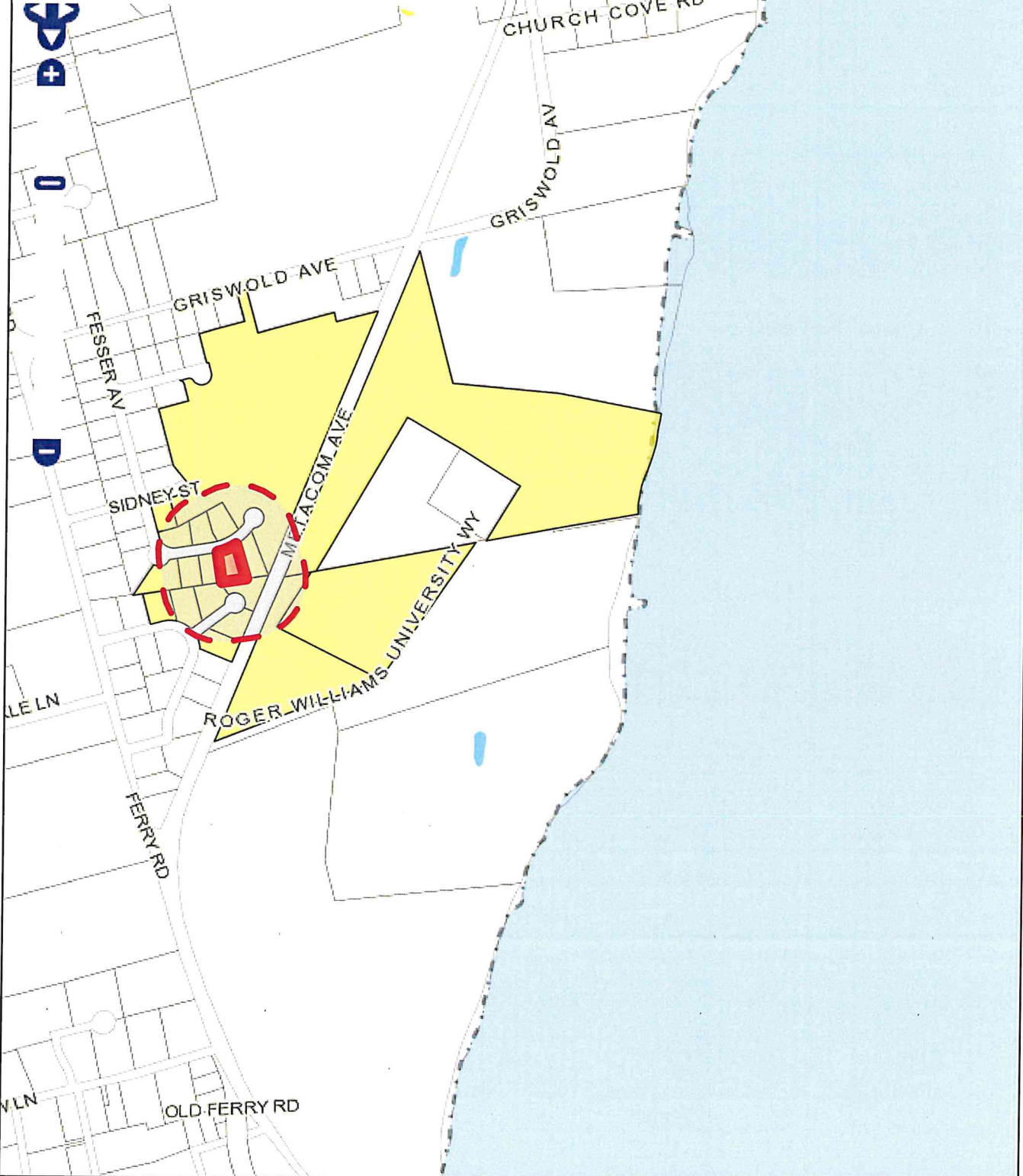
12' x 16' Shed will attach to the left side of the existing garage. The shed will leave less than the required side setback. Once the shed is constructed the remaining side setback will be 13'.







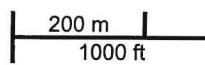
5 Captain Street - 300 Radius



Town of Bristol, Rhode Island

Selected Parcel: 5 CAPTAIN STREET ID: 163-52

Printed on 9/1/2022



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Bristol, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Parcel ID: 163-1
CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL RI 02809

Parcel ID: 163-32
LAPARLE, EUGENE JR &
PAULETTE TE
20 FESSER AVE
BRISTOL RI 02809

Parcel ID: 163-45
SALINARO, MEGAN L &
ADAM D TE
25 FESSER AVE
BRISTOL RI 02809

Parcel ID: 163-46
SHEUSI, JAMES C
HELENA
1 CAPTAIN ST
BRISTOL RI 02809

Parcel ID: 163-47
FERREIRA, JESSE
2920 Comer Drive
Murfreesboro TN 37130

Parcel ID: 163-49
DION, RICHARD
LISA TE
2 CAPTAIN STREET
BRISTOL RI 02809

Parcel ID: 163-50
DELEO, RAYMOND S JR
3 CAPTAIN ST
BRISTOL RI 02809

Parcel ID: 163-51
DUBORD, ROGER JR
DONNA
4 CAPTAIN STREET
BRISTOL RI 02809

Parcel ID: 163-52
LAWLESS, FRANCIS W.
5 CAPTAIN STREET
BRISTOL RI 02809

Parcel ID: 163-53
LAPOINTE, RICHARD E &
NOREEN TRUSTEES
7 CAPTAIN ST
BRISTOL RI 02809

Parcel ID: 163-6
CAPTAIN JOHN DEWOLF FARM, INC
PO BOX 687
Bristol RI 02809

Parcel ID: 164-5
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-8
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 172-16
PRUELL, SARAJANE M & JONATHAN G
17 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-17
MAZZONE, MICHAEL
2 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-18
QUIGLEY, JAMES T & GENEVIEVE
3 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-19
WALSH, MATTHEW &
KATHLEEN TE
1 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-20
RICHARDS, MARGARET &
PERRY, DAVID TE
15 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-21
LABOLLITA, MARK L
LISA M ETUX TE
9 AMBROSE DR
BRISTOL RI 02809



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

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

File #2022-31

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 3, 2022

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: Frederick T. and Patti A. Nenna

PROPERTY OWNER: Frederick T. and Patti A. Nenna

LOCATION: 12 Greg Drive

PLAT: 86 LOT: 42

ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to install approximately 24 linear feet of six foot high privacy fencing at a height greater than permitted in the front yard on a corner lot.

A handwritten signature in black ink, reading "Edward M. Tanner", is written over a horizontal line.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 29, 2022.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.Department of Community Development
Zoning Board of Review

2022 AUG 31 PM 3: 56

APPLICATION

File No: 2022-31

Accepted by ZEO: ENT 8/31/2022

APPLICANT	Name:	FRED NEMNA		
	Address:	12 GREG DRIVE		
	City:	BRISTOL	State:	RI Zip: 02809
	Telephone #:	401-808-9866	Home:	Work/Cell:
PROPERTY OWNER	Name:	SAME AS ABOVE		
	Address:	SAME AS ABOVE		
	City:		State:	ZIP:
	Telephone #:		Home:	Work/Cell:

- Location of subject property: 12 GREG DRIVE
Assessor's Plat(s) #: 86, (ENT) Lot(s) #: 42, (ENT)
- Zoning district in which property is located: R-15
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): 28-146 (B)
Special Use Permit Section(s):
Use Variance Section(s):
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 33 years
- Present use of property: Residential
- Is there a building on the property at present?: YES
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 34 x 26 - 28 FT TO PEAK
- Proposed use of property: Single family and will stay

11. Give extent of proposed alterations: Replace TREES w/ fence
Refer to # 5
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- | | | |
|----------------------|-------------------------|-------------------------|
| Front lot line(s): | Required Setback: _____ | Proposed Setback: _____ |
| Left side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Right side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Rear lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Building height: | Required: _____ | Proposed: _____ |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: _____ Proposed: _____
13. Number of families before/after proposed alterations: _____ Before _____ After
14. Have you submitted plans for the above alterations to the Building Official? _____
 If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: _____ (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: ✓ Sewer: ✓
17. Is the property located in the Bristol Historic District or is it an individually listed property?: NO
18. Is the property located in a flood zone? NO If yes, which one?: _____

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

Applicant's Signature: Fred Nenna

Date: 8/31/22

Print Name: FRED NENNA

Property Owner's Signature: Fred Nenna

Date: 8/31/22

Print Name: FRED NENNA

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

Name: _____ Telephone #: _____

Address: _____

#5 4 #11

We are asking for a height variance of 6 feet to install a fence along Jameson Dr. which is our side/back part of our property. We have a corner lot at Jameson & Greg Dr and have lived here for 33 years

We had to have 3 fully grown trees removed due to disease, and this took away our privacy to our backyard. The fence will be constructed of pressure treated wood and will have a louvered design.

We will be installing 3, 6 ft by 8ft fence panels all secured together.

2 panels along Jameson Dr at 15 ft from the road

1 panel at a 90 degree angle along our back property line 6 ft from that property line.

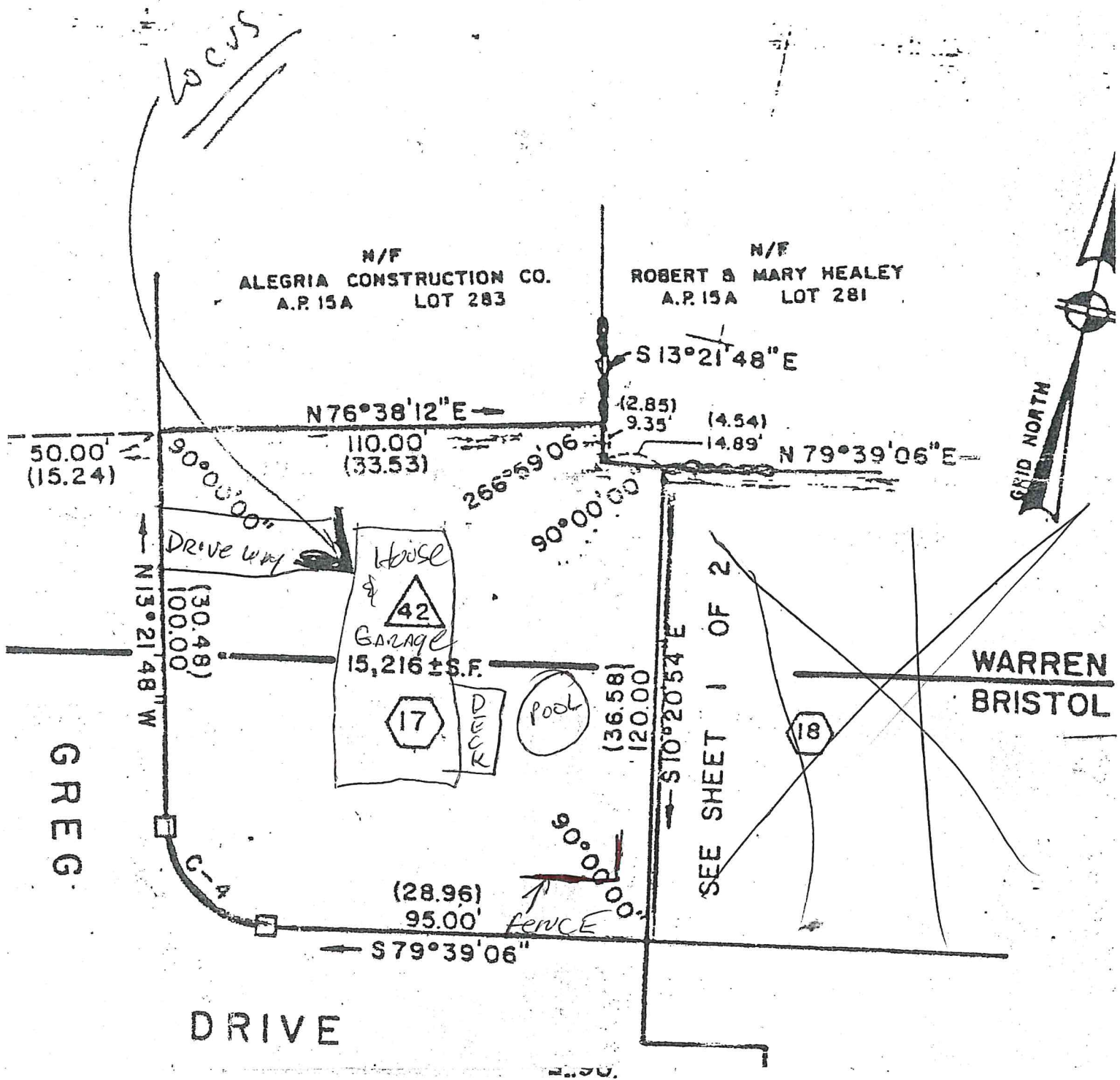
The property is single family and will remain a single family.

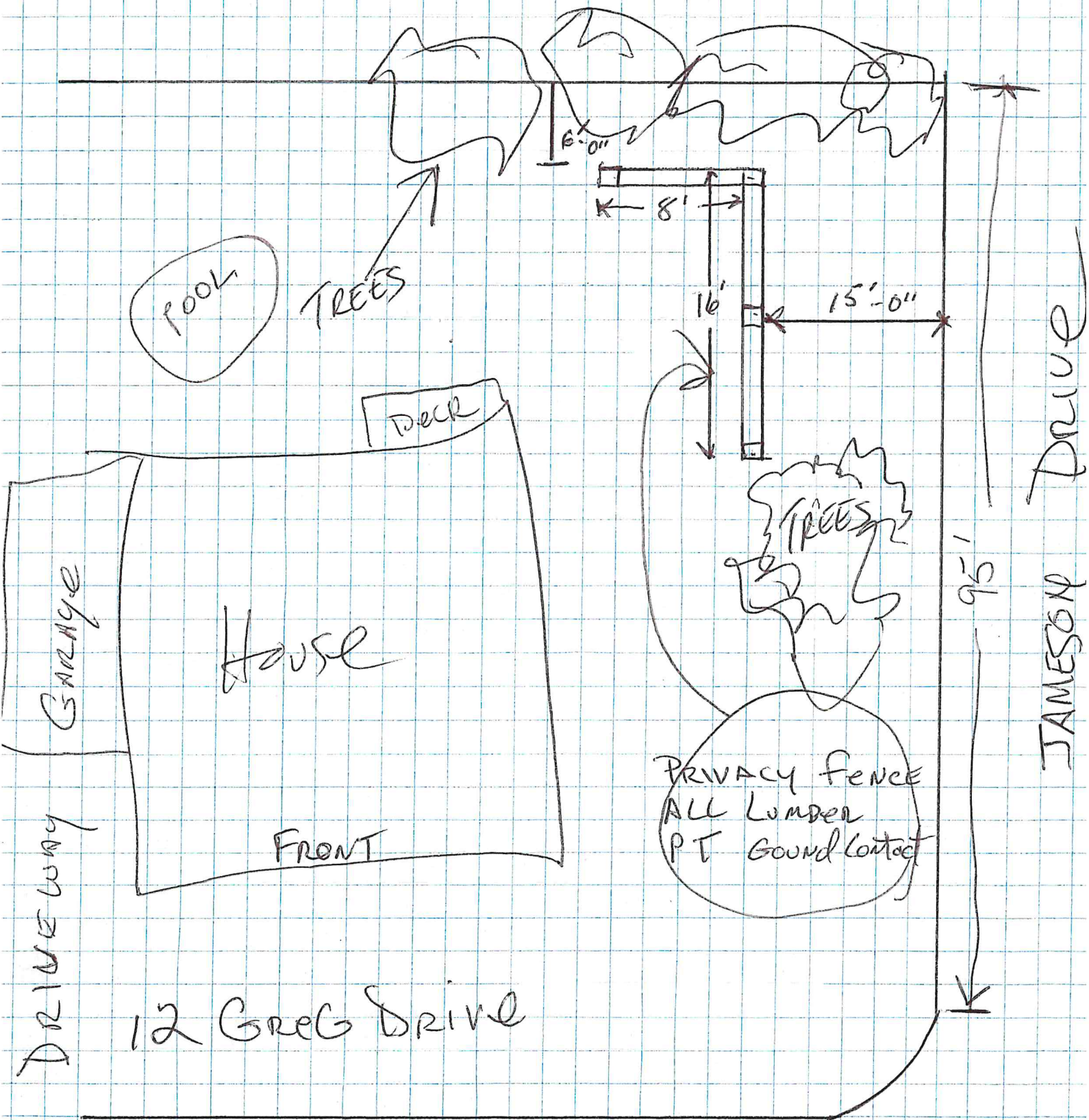
Thank you for time.

Fred & Patti Nenna

12 Greg Dr

Bristol, RI

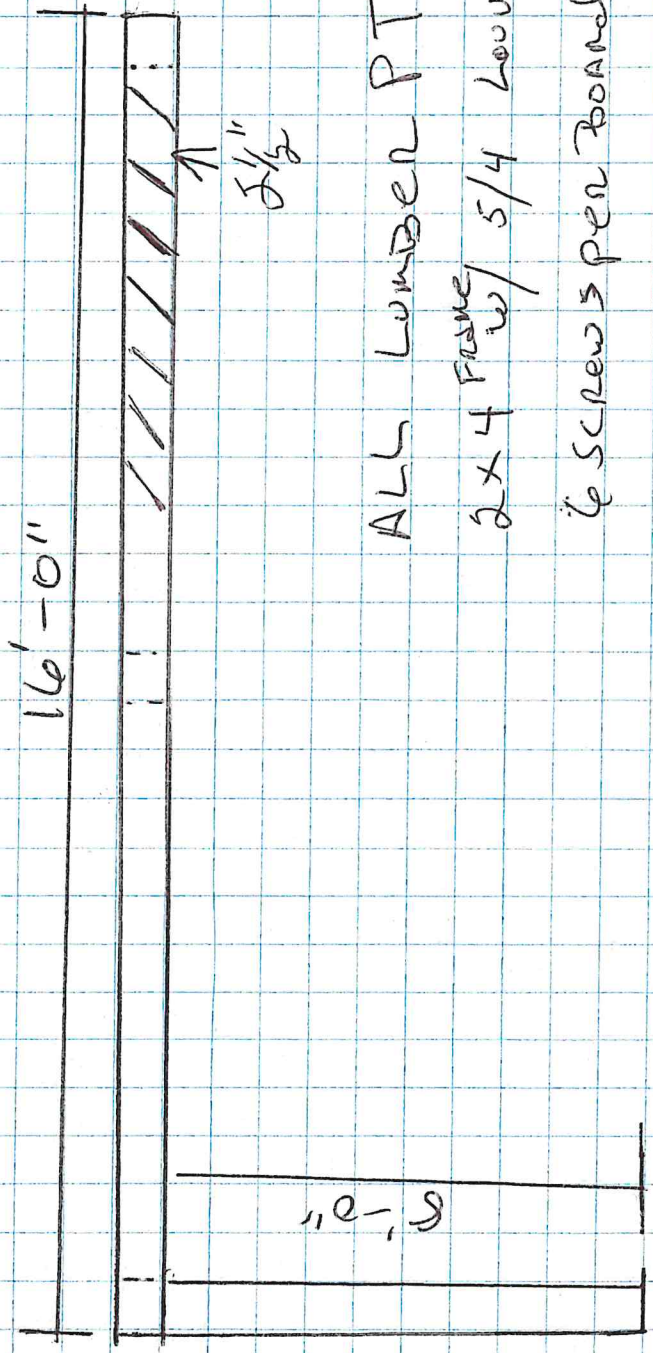




GREG

12 GREG DRIVE

TOP VIEW

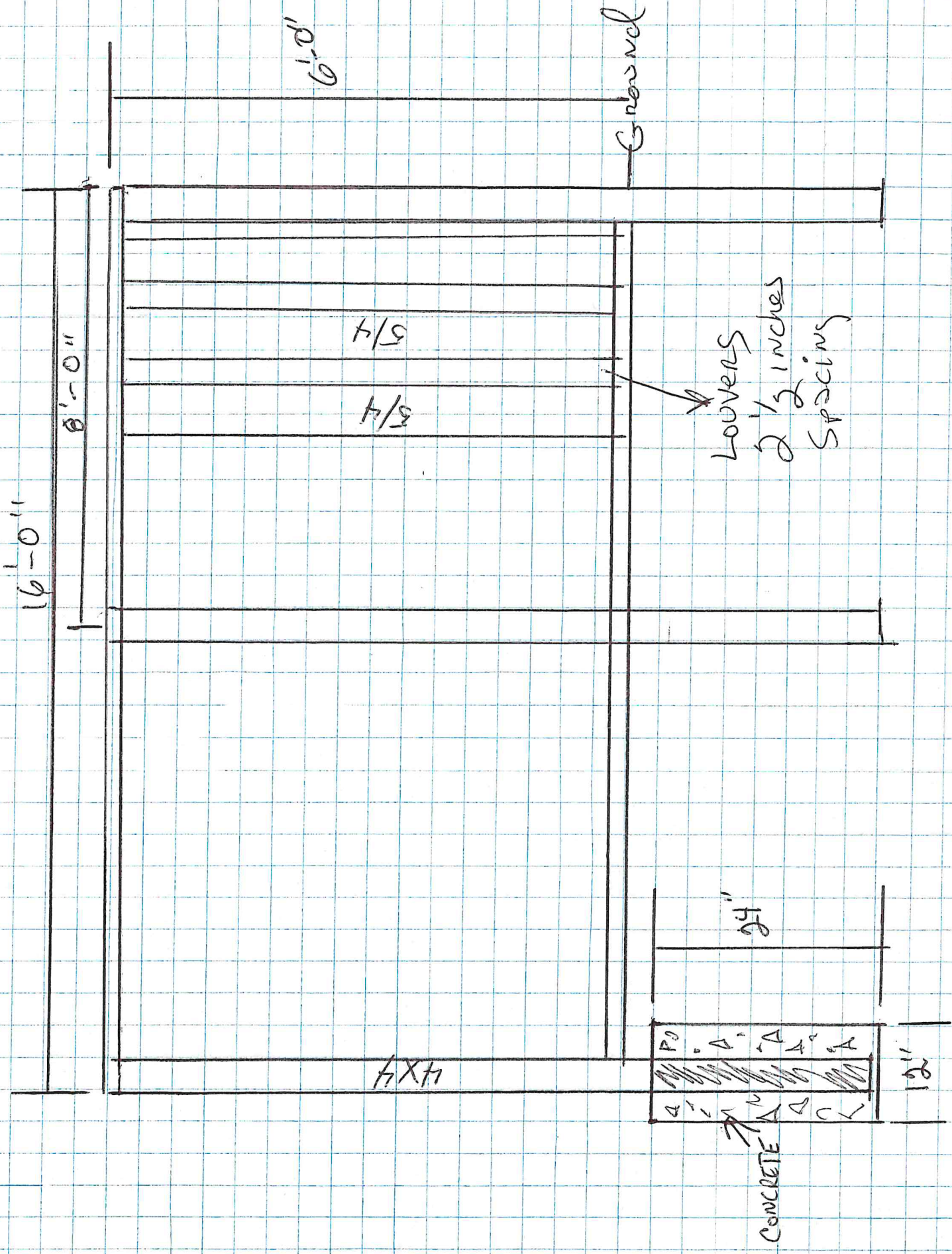


ALL LUMBER PT

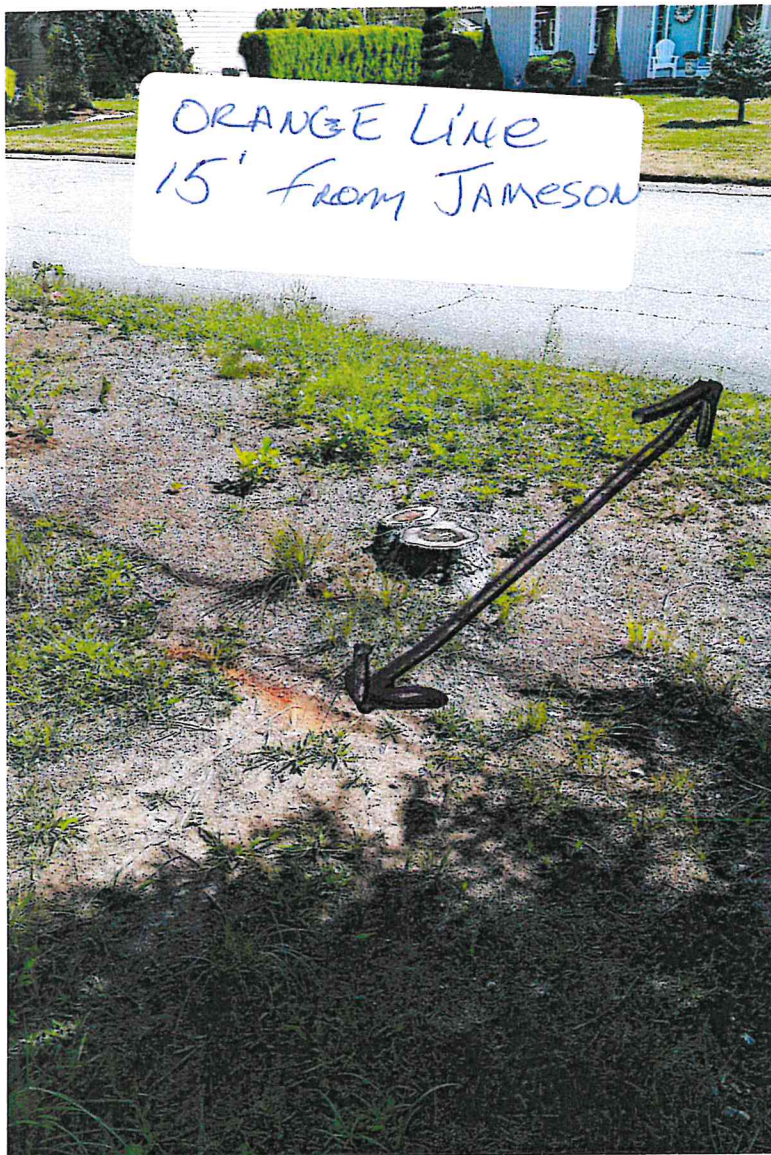
2x4 FRAME w/ 5/4 LOUVERS

6 SCREWS PER BOARD (vertical) 3 1/2"

12 GREG Drive



ORANGE LINE
15' from JAMESON



DECK TO FRONT
CORNER FROM
BACKYARD

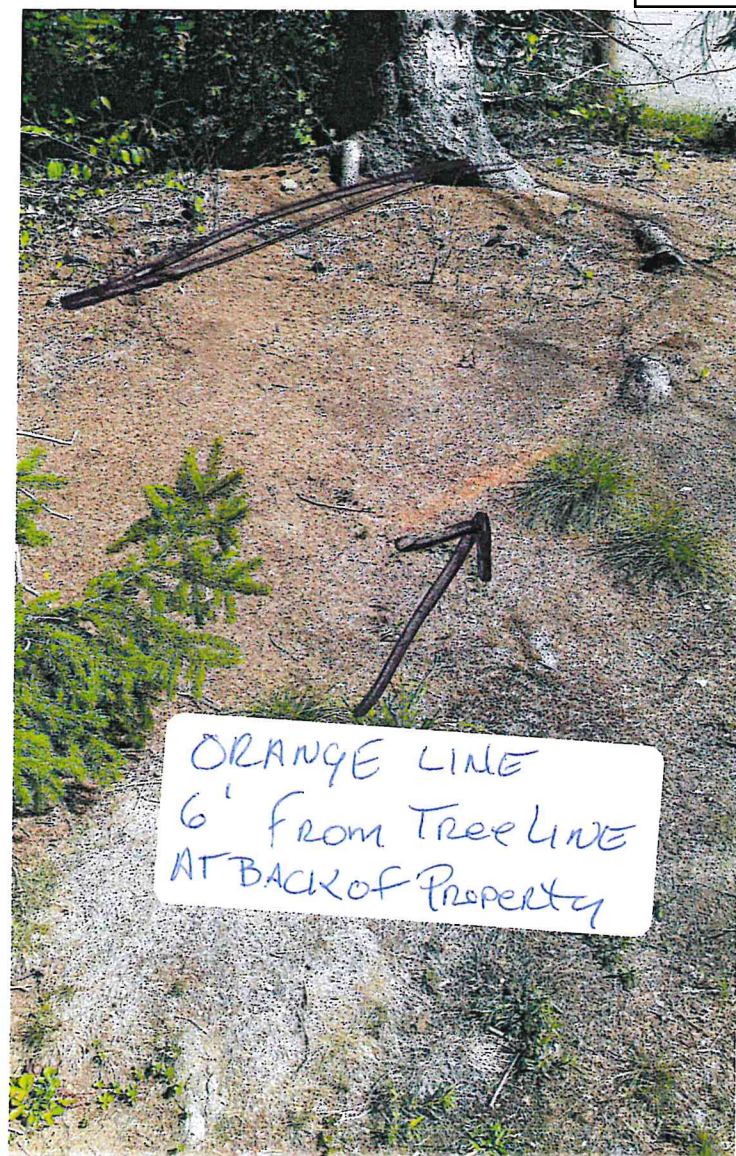


8' Panel



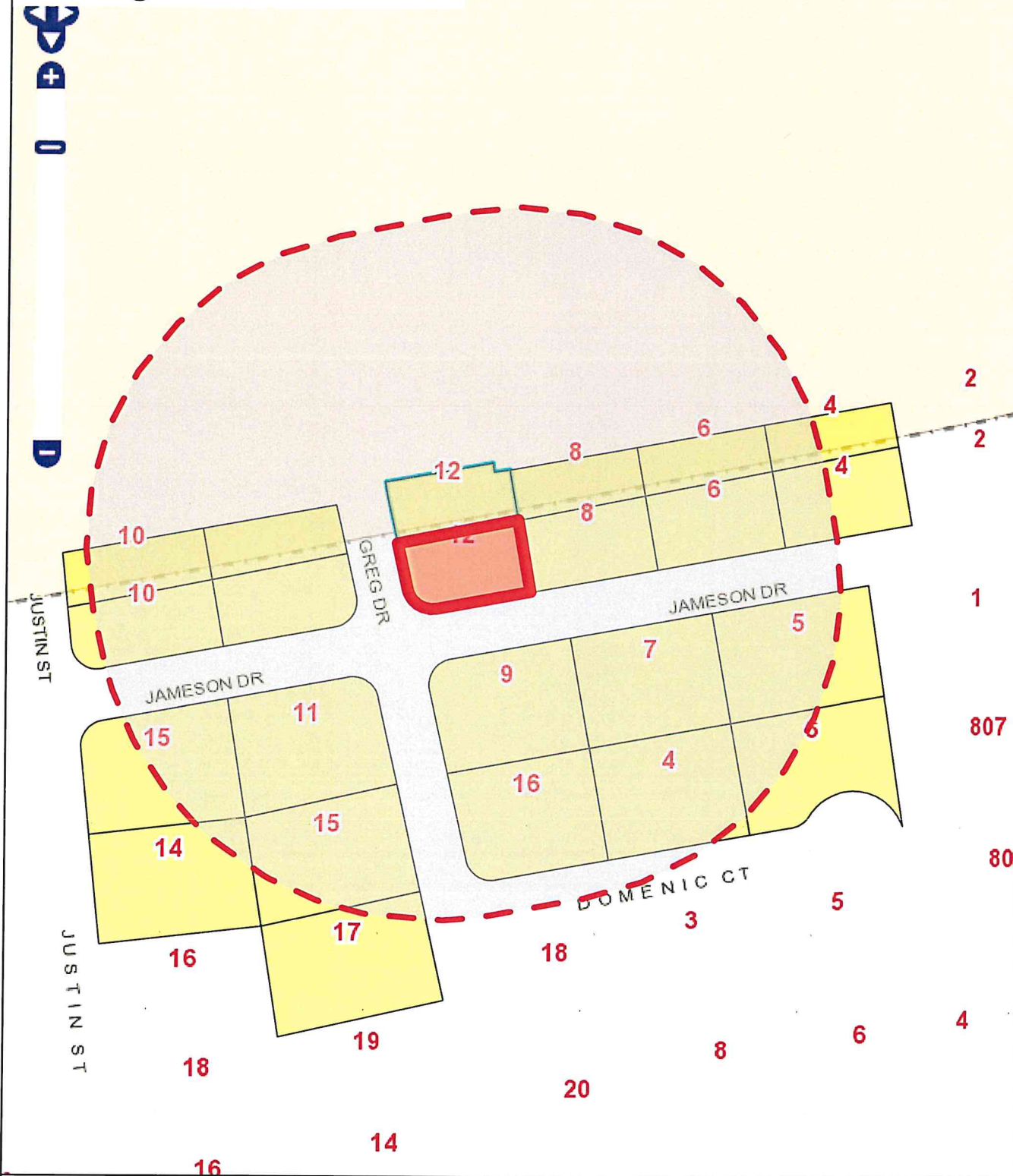
From our Deck To
JAMESON DR

FENCE
HERE



9/12/22

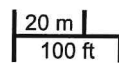
12 Greg Drive - 300 Radius



Town of Bristol, Rhode Island

Selected Parcel: 12 GREG DRIVE ID: 86-42

Printed on 9/1/2022



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

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Parcel ID: 86-30
ABBRUZZI, KEVIN B.
RACHELLE L. TE
PO BOX 952
BRISTOL RI 02809

Parcel ID: 86-31
RAPOSA, JOHN N.
DONNA M.
7 JAMESON DR
BRISTOL RI 02809

Parcel ID: 86-32
FERREIRA, MARIO J. ET UX
MARIA C. TE
9 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-33
ABRAIN, TODD
KERRI TE
16 GREG DR
BRISTOL RI 02809

Parcel ID: 86-34
VALES, JOSEPH M. ET UX
JOANNE
11 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-35
AGUIAR, LYNDSY & DUTRA, BRIAN TE
17 JUSTIN ST
BRISTOL RI 02809

Parcel ID: 86-36
CORREIA, GEORGE S.
ADELINE LIFE ESTATE
15 JAMESON DR
BRISTOL RI 02809

Parcel ID: 86-37
CAMERON, ROBERT J
14 JUSTIN STREET
BRISTOL RI 02809

Parcel ID: 86-40
CARPENTER, BRIAN E & SUSAN M TE
10 JUSTIN ST
BRISTOL RI 02809

Parcel ID: 86-41
FIGUERIDO, EDMUNDO ET UX
LEONILDE L.
9 GREG DRIVE
BRISTOL RI 02809

Parcel ID: 86-42
NENNA, FREDERICK T.
PATTI A. ETUX
12 GREG DR
BRISTOL RI 02809

Parcel ID: 86-43
WIERCINSKI, BRIAN P.
8 JAMESON DRIVE
BRISTOL RI 02809

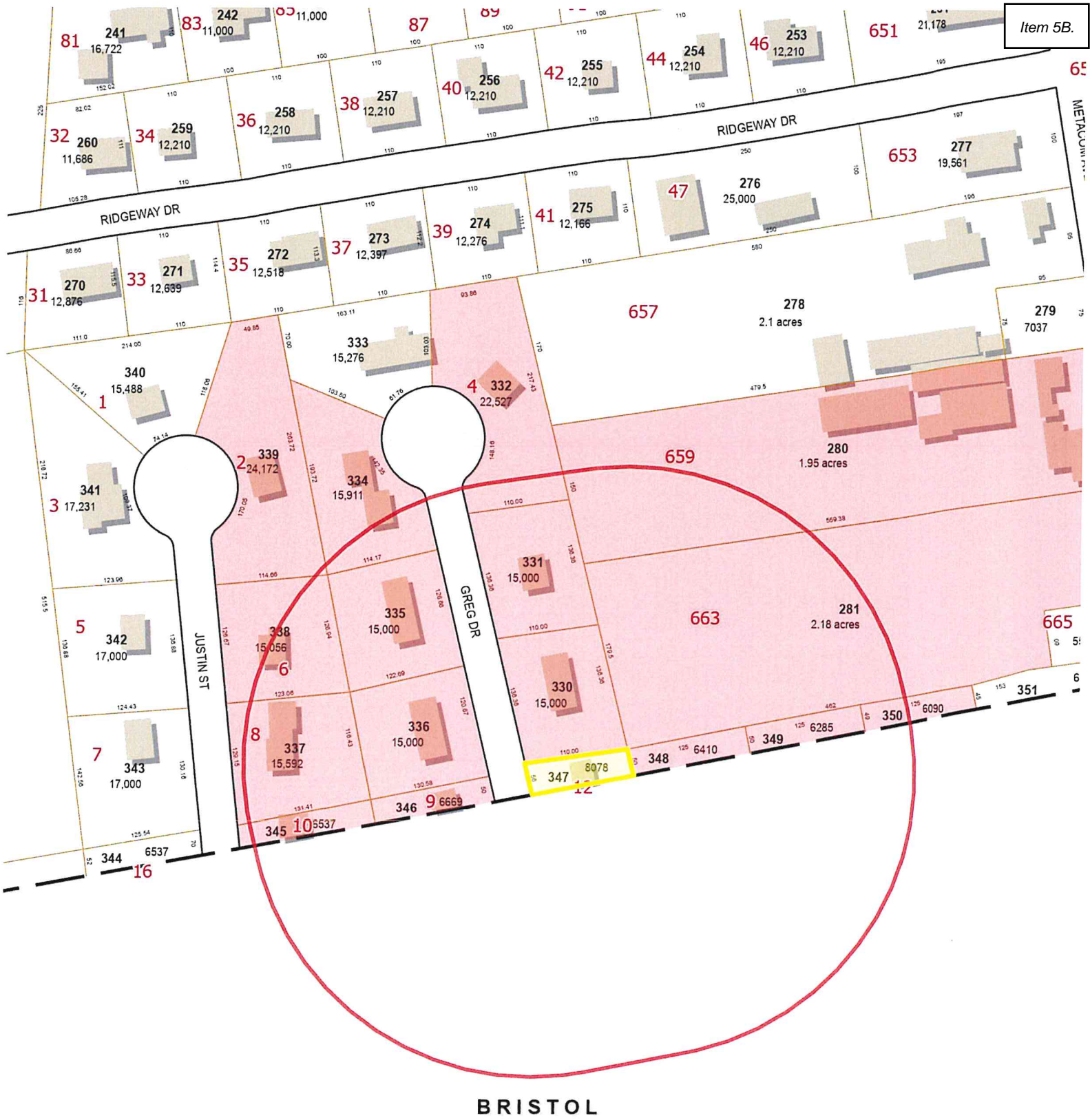
Parcel ID: 86-44
LEWIS, RICHARD A.
ET UX JANET H.
6 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-45
ARAUJO, EVARISTO ET UX
4 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-46
BELMORE, ARTHUR ET UX
LISA A.
4 DOMENIC COURT
BRISTOL RI 02809

Parcel ID: 86-47
LAROCHE, ANN MARIE
6 DOMENIC COURT
BRISTOL RI 02809

Parcel ID: 86-66
GOMES, ILDA LE
GOMES, CARLOS M & GEORGE H JT
17 GREG DR
BRISTOL RI 02809



Item 5B.

ISTOL

BRISTOL

Warren abutters
list - 300 radius
mailed 9-12-22

also: Warren Town Council
c/o Town Clerk Sandra Speroni
514 Main St. Warren
+ Mr. Bob Rulli Dir of Planning + Comm Dev.
514 Main St. Warren



300 foot Abutters List Report

Warren, RI
September 12, 2022

Subject Property:

Parcel Number: 15A-347
CAMA Number: 15A-347
Property Address: 12 GREG DR

Mailing Address: NENNA FREDERICK T PATTI A
12 GREG DR
BRISTOL, RI 02809-2831

Abutters:

Parcel Number: 15A-280
CAMA Number: 15A-280
Property Address: 659 METACOM AVE

Mailing Address: PASQUA MARIO
657A METACOM AVE
WARREN, RI 02885-2346

Parcel Number: 15A-281
CAMA Number: 15A-281
Property Address: 663 METACOM AVE

Mailing Address: OBRIEN DENISE
345 THAMES ST, Unit APT 206
BRISTOL, RI 02809

Parcel Number: 15A-330
CAMA Number: 15A-330
Property Address: 8 GREG DR

Mailing Address: CAHILL DANIEL JAMES ENRIQUEZ
VANESSA C
8 GREG DR
WARREN, RI 02885

Parcel Number: 15A-331
CAMA Number: 15A-331
Property Address: 6 GREG DR

Mailing Address: CUMMINS MICHAEL A MICHELE A
6 GREG DRIVE
WARREN, RI 02885

Parcel Number: 15A-332
CAMA Number: 15A-332
Property Address: 4 GREG DR

Mailing Address: LUSIGNAN ANNE MARIE
4 GREG DR
WARREN, RI 02885-3804

Parcel Number: 15A-334
CAMA Number: 15A-334
Property Address: 3 GREG DR

Mailing Address: BONVEGNA ELIZABETH C TORRY JAY
3 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-335
CAMA Number: 15A-335
Property Address: 5 GREG DR

Mailing Address: KENNA STEPHEN L TRUSTEE
5 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-336
CAMA Number: 15A-336
Property Address: 7 GREG DR

Mailing Address: HOWLAND WILLIAM H & BONNIE
7 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-337
CAMA Number: 15A-337
Property Address: 8 JUSTIN ST

Mailing Address: SILVIA JOSEPH J HELENA M
8 JUSTIN ST
WARREN, RI 02885-3810

Parcel Number: 15A-338
CAMA Number: 15A-338
Property Address: 6 JUSTIN ST

Mailing Address: COFFEY BERNARD W BRENDA M
6 JUSTIN ST
WARREN, RI 02885



www.cai-tech.com

9/12/2022

Data shown on this report 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 report.

Page 1 of 2



300 foot Abutters List Report

Warren, RI
September 12, 2022

Parcel Number: 15A-339
CAMA Number: 15A-339
Property Address: 2 JUSTIN ST

Mailing Address: ROCHA DANIEL ROCHA DAWN
2 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-345
CAMA Number: 15A-345
Property Address: 10 JUSTIN ST

Mailing Address: CARPENTER BRIAN E CAER SUSAN M
10 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-346
CAMA Number: 15A-346
Property Address: 9 GREG DR

Mailing Address: FIGUEIREDO EDMUNDO LEONILDE
9 GREG DR
BRISTOL, RI 02809-2820

Parcel Number: 15A-348
CAMA Number: 15A-348
Property Address: 8 JAMESON DR

Mailing Address: WIERCINSKI BRIAN P EDWARDS J
8 JAMESON DR
BRISTOL, RI 02809

Parcel Number: 15A-349
CAMA Number: 15A-349
Property Address: 6 JAMESON DR

Mailing Address: LEWIS RICHARD A JANET
6 JAMESON DR
BRISTOL, RI 02809-2800

Parcel Number: 15A-350
CAMA Number: 15A-350
Property Address: 4 JAMESON DR

Mailing Address: ARAUJO EVARISTO MARIA R
4 JAMESON DR
BRISTOL, RI 02809



www.cai-tech.com

9/12/2022

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Page 2 of 2

Parcel Number: 15A-350
ARAUJO EVARISTO
MARIA R
4 JAMESON DR
BRISTOL, RI 02809

Parcel Number: 15A-332
LUSIGNAN ANNE MARIE
4 GREG DR
WARREN, RI 02885-3804

Parcel Number: 15A-334
BONVEGNA ELIZABETH C
TERRY JAY
3 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-281
OBRIEN DENISE
345 THAMES ST, Unit APT 206
BRISTOL, RI 02809

Parcel Number: 15A-330
CAHILL DANIEL JAMES
ENRIQUEZ VANESSA C
8 GREG DR
WARREN, RI 02885

Parcel Number: 15A-280
PASQUA MARIO
657A METACOM AVE
WARREN, RI 02885-2346

Parcel Number: 15A-345
CARPENTER BRIAN E
CAER SUSAN M
10 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-339
ROCHA DANIEL
ROCHA DAWN
2 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-338
COFFEY BERNARD W
BRENDA M
6 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-337
SILVIA JOSEPH J
HELENA M
8 JUSTIN ST
WARREN, RI 02885-3810

Parcel Number: 15A-331
CUMMINS MICHAEL A
MICHELE A
6 GREG DRIVE
WARREN, RI 02885

Parcel Number: 15A-348
WIERCINSKI BRIAN P
EDWARDS J
8 JAMESON DR
BRISTOL, RI 02809

Parcel Number: 15A-346
FIGUEIREDO EDMUNDO
LEONILDE
9 GREG DR
BRISTOL, RI 02809-2820

Parcel Number: 15A-336
HOWLAND WILLIAM H & BONNI
7 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-335
KENNA STEPHEN L TRUSTEE
5 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-349
LEWIS RICHARD A
JANET
6 JAMESON DR
BRISTOL, RI 02809-2800



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2022-32

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 3, 2022

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: Jennifer and David Bissonnette

PROPERTY OWNER: Jennifer and David Bissonnette

LOCATION: 56 Sherman Avenue

PLAT: 123 LOTS: 394 & 395

ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct an approximate 24ft. x 35ft. two-story garage addition to an existing single-family dwelling with less than the required left side yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, September 29, 2022.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2022 SEP -6 PM 12:49

APPLICATION

File No: **2022-32**

Accepted by ZEO: **EAT 9/6/22**

APPLICANT	Name: Jennifer And David Bissonnette		
	Address: 56 Sherman ave		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: 401 301-5354	Home:	Work/Cell:
PROPERTY OWNER	Name: Same AS Above		
	Address:		
	City:	State:	ZIP:
	Telephone #:	Home:	Work/Cell:

1. Location of subject property: **56 Sherman ave, Bristol RI**
Assessor's Plat(s)#: **123** Lot(s) #: **394/395**
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): **for left side of yard requesting 5.5 Setback from property line**
Special Use Permit Section(s): _____
Use Variance Section(s): _____
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: **three months**
7. Present use of property: **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): _____
10. Proposed use of property: **residential Garage with lift for storage**

11. Give extent of proposed alterations: _____
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
24' x 35' x 24'
W L H
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: <u>15</u> | Proposed Setback: <u>5.5</u> |
| Right side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Rear lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Building height: | Required: _____ | Proposed: _____ |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: _____ Proposed: _____
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? NO
 If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: ✓ Sewer: ✓
17. Is the property located in the Bristol Historic District or is it an individually listed property?: NO
18. Is the property located in a flood zone? NO If yes, which one?: _____

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

Applicant's Signature: Jennifer Neves Bissonnette

Date: 9-6-22

Print Name: Jennifer Neves Bissonnette

Property Owner's Signature: Jennifer N. Bissonnette

Date: 9-6-22

Print Name: JENNIFER N. BISSONNETTE + DAVID BISSONNETTE

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

Name: _____ Telephone #: _____

Address: _____

Dear Zoning Board,

Myself, Jennifer Neves Bissonnette, along with my husband, David Bissonnette are requesting a dimensional variance. We are requesting a left side setback of 5.5 feet versus the 15 required. We are seeking this variance in order to build a two car garage. The garage is needed in order to provide parking for myself and my husband. Currently there is only enough room to park two vehicles in the driveway but we have three children, two of which also own their own cars with a third child also getting a car this year. We would like to have them park on the property to keep the vehicles safe from the cars that race up and down our street . More importantly, we would like to keep the kids safe when entering and exiting their vehicles that are currently parked on the street. We did not realize when purchasing the property that it was such a busy street. It seems as though many cars speed down Sherman Ave heading towards the water.

In addition to the two car garage, we would like storage space above the garage. We recently sold our home and moved into this home with ¼ of the space. We have quickly realized that we need more storage for our belongings.

We hope you will consider our request and understand why we are in need of the proposed garage.

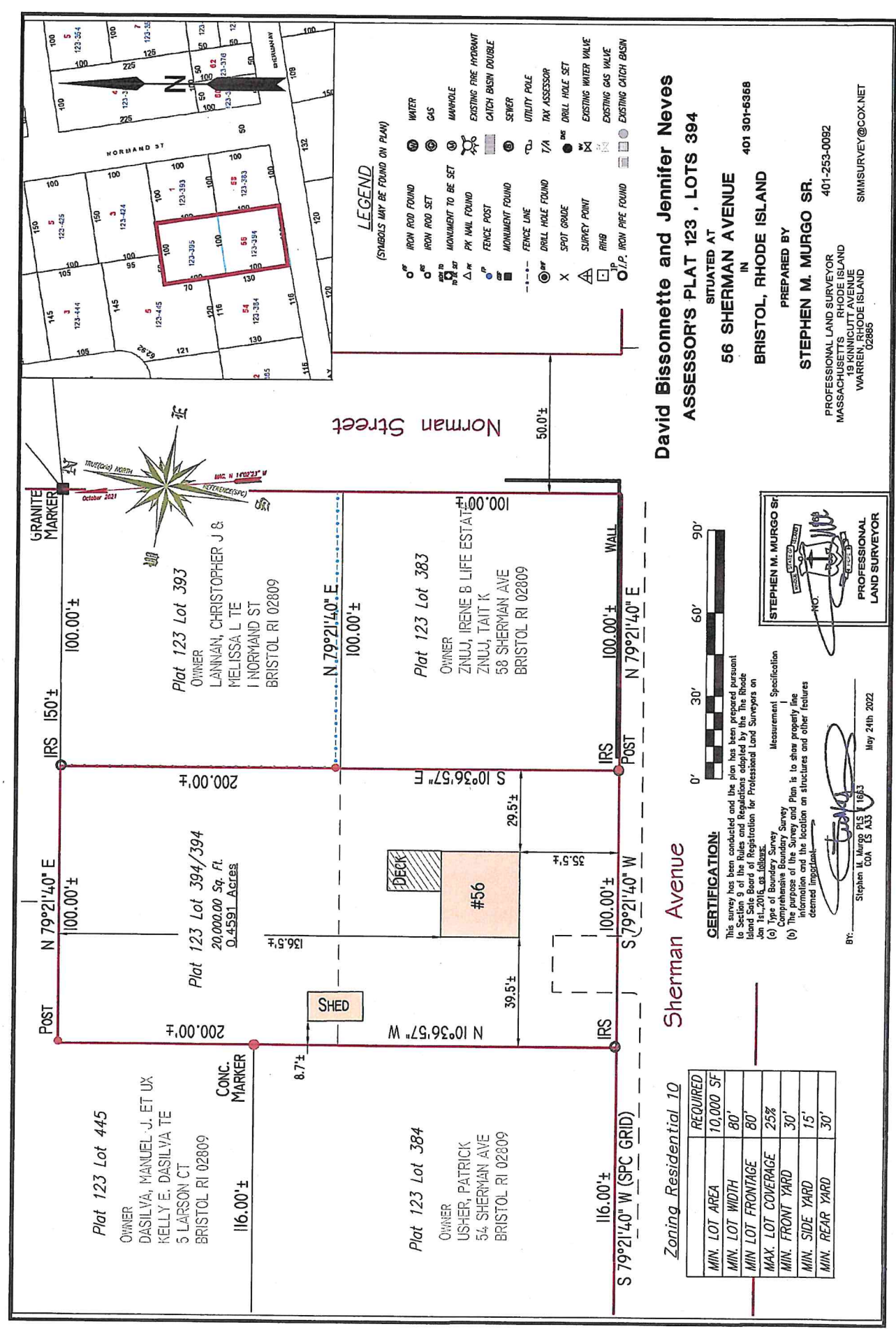
Best,



Jennifer Neves Bissonnette



David Bissonnette



- LEGEND**
(SYMBOLS MAY BE FOUND ON PLAN)
- IRON ROD FOUND
 - WATER
 - IRON ROD SET
 - GAS
 - MANHOLE
 - MONUMENT TO BE SET
 - EXISTING FIRE HYDRANT
 - CAUTION BUSH DOUBLE
 - SEWER
 - UTILITY POLE
 - DRILL HOLE FOUND
 - T/A ASSESSOR
 - SPOT GRADE
 - DRILL HOLE SET
 - SURVEY POINT
 - EXISTING WATER VALVE
 - R/W
 - EXISTING GAS VALVE
 - O.P. IRON PIPE FOUND
 - EXISTING CATCH BASIN

David Bissonette and Jennifer Neves
ASSESSOR'S PLAT 123 , LOTS 394
SITUATED AT
56 SHERMAN AVENUE
IN
BRISTOL, RHODE ISLAND 401 301-6368
PREPARED BY
STEPHEN M. MURGO SR. 401-253-0092
PROFESSIONAL LAND SURVEYOR
19 KINNICUTT AVENUE
WARREN, RHODE ISLAND 02886
SMMSURVEY@COX.NET

CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016, as follows:
(a) Type of Boundary Survey
Comprehensive Boundary Survey
(b) The purpose of the Survey and Plan is to show property line and location of structures and other features deemed important.

STEPHEN M. MURGO SR.
PROFESSIONAL LAND SURVEYOR

BY: *[Signature]* May 24th 2022
Stephen M. Murgos PLS #1093
COA #A33

Zoning Residential 10

	REQUIRED
MIN. LOT AREA	10,000 SF
MIN. LOT WIDTH	80'
MIN LOT FRONTAGE	80'
MAX. LOT COVERAGE	25%
MIN. FRONT YARD	30'
MIN. SIDE YARD	15'
MIN. REAR YARD	30'

PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING

4935 Hope Street STE 209

By request, AG

801.203.3191
info@pacific-vision.com

Pacific-Vision.com

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PROJECT NUMBER: 06-8975

DATE SUBMITTED 10/26/2014

56 SHERMAN AVE
RENOVATION & ADDITION

DURING SET
 ASSUED FOR: CLIENT REVIEW
 NOT FOR CONSTRUCTION
 4 AUGUST 2022

ZONING SET

[illegible]EXISTING BASEMENT FLOOR
LAH

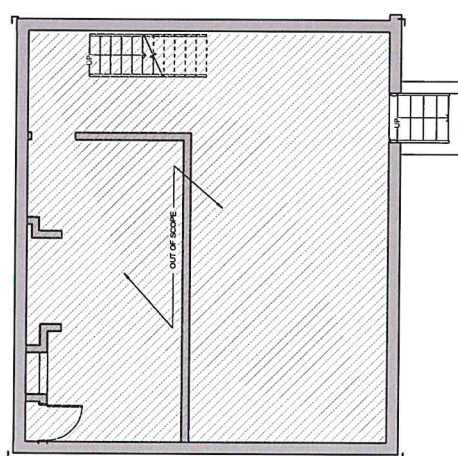
RAWN BY: KU
SEVEN BY: V8

SHEET SIZE: ARCH D 24" X 36"

EX1.00

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER.
- CONTRACTOR TO ENQUIRE THAT CONSTRUCTION MEETS REQUIREMENTS OF SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS





ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

11

EXISTING

7777

7777 DEMONSTRATION

NEW CORES

1000

10

1



PACIFIC VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING

11111 1st Ave
Seattle, WA 98144-3726
206.461.1111
info@pacificvisions.com

Pacific Visions Studio LLC
60022 Pacific Visions Studio LLC
PROJECT NUMBER: 220428

56 SHERMAN AVE
RENOVATION & ADDITION

56 SHERMAN AVE
SEATTLE, WA 98104-1209

DESIGNED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION
24 AUGUST 2022

2022 RELEASE SET
This drawing set contains
plans, specifications and
notes for construction. All
construction is to be done
in accordance with the
plans and specifications
shown and shall be the
responsibility of the
contractor.

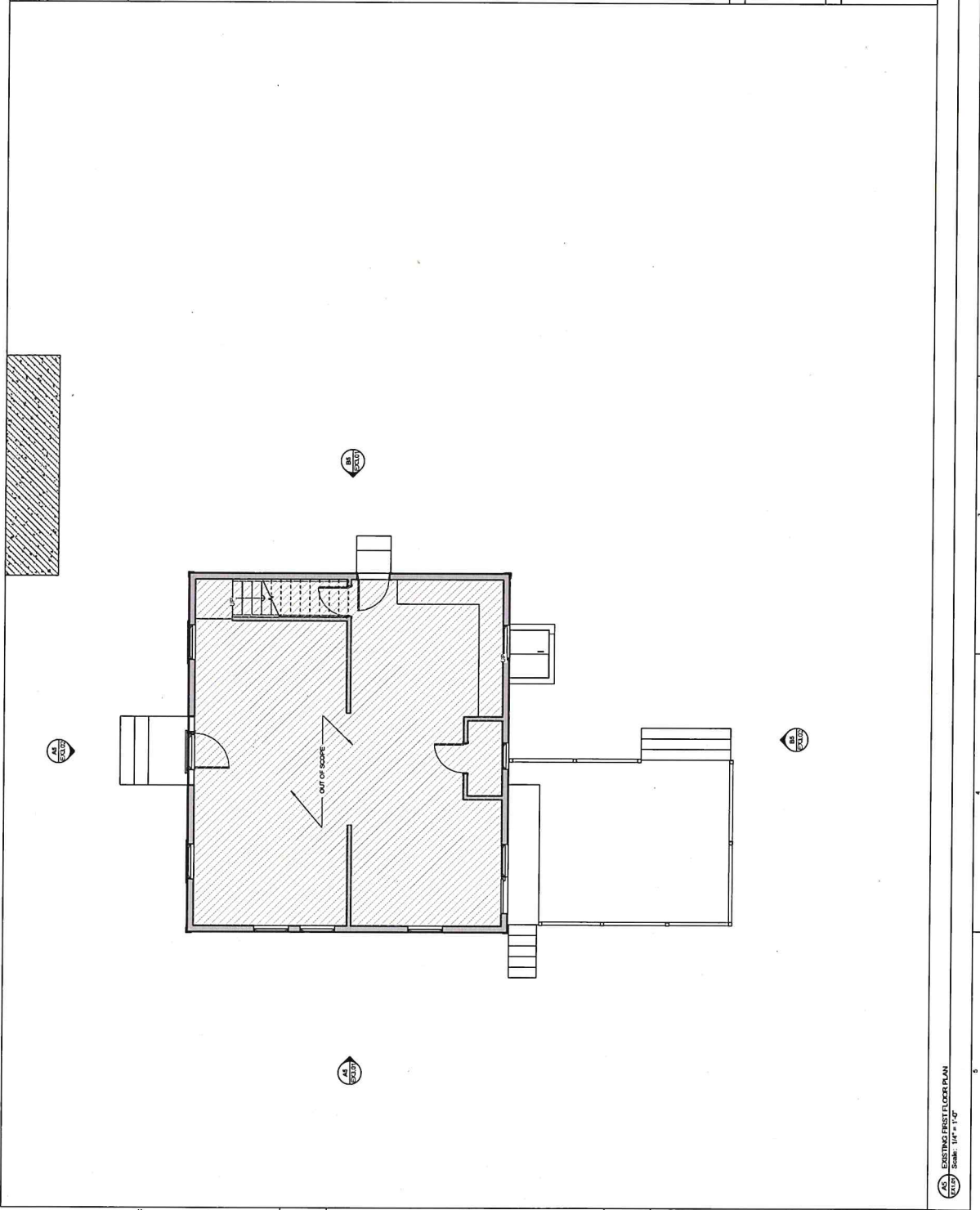
REVISIONS

EXISTING FIRST FLOOR PLAN

DRAWN BY: JVP
CHECKED BY: JVP
9-1/2" x 12-1/2" x 1/4"

EX1.01

- GENERAL NOTES
- ALL LOADS AND STRUCTURAL MEMBERS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER.
 - NOTES TO OWNER: THIS CONSTRUCTION SET IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT DOCUMENT. THE CONTRACT DOCUMENTS SHALL BE THE FINAL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS.



NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION

EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING

1100 SHERMAN AVE
SUITE 200
SAN ANTONIO, TX 78205

402.203.1191
info@pacific-visions.com

Pacific-Visions Studio LLC
62022 Pacific-Visions Studio LLC

PROJECT NUMBER: 200428

RENOVATION & ADDITION
56 SHERMAN AVE
SAN ANTONIO, TEXAS 78205

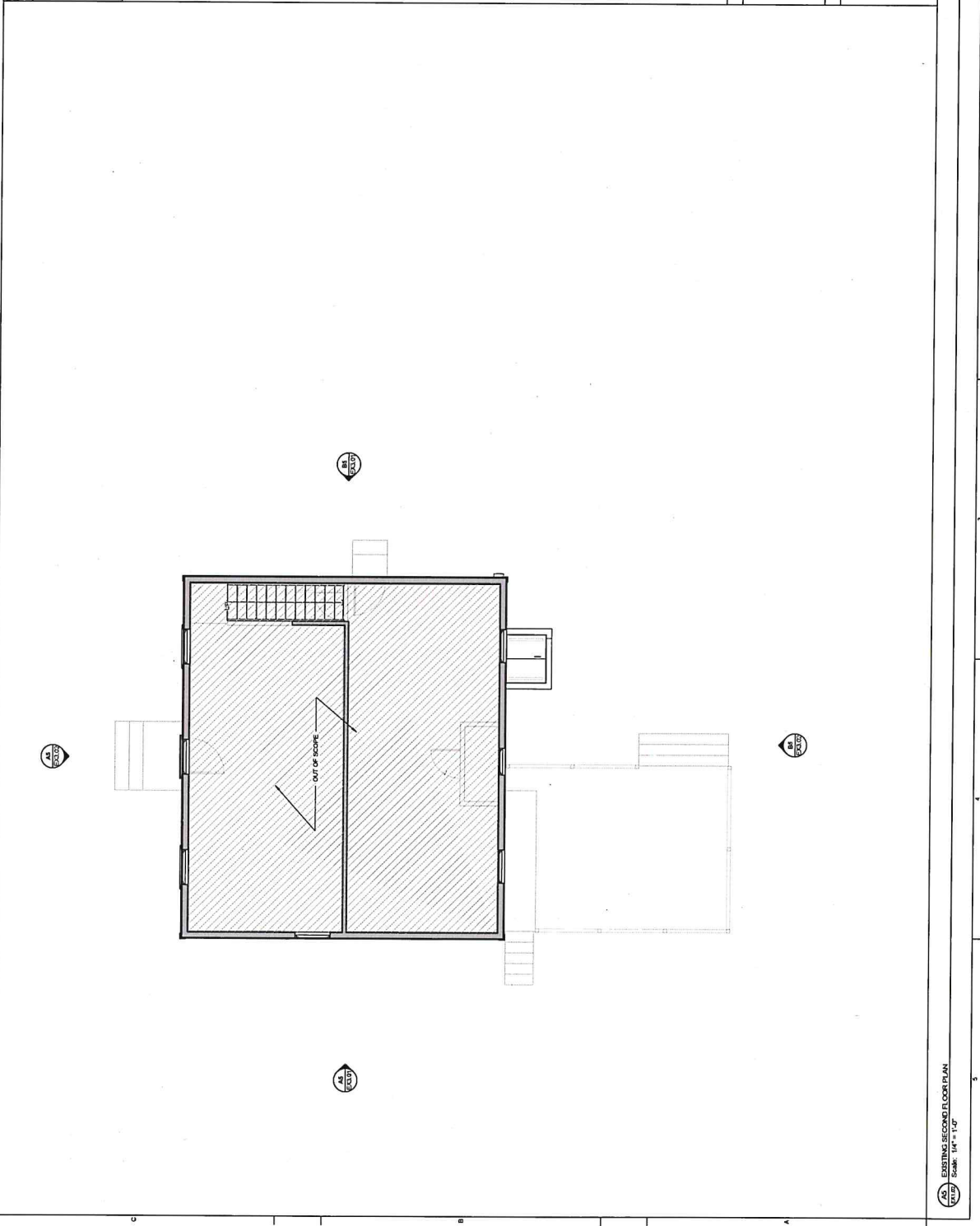
200428 SET
REVISIONS FOR CLIENT REVIEW
NOT FOR CONSTRUCTION
24 AUGUST 2022

REVISIONS
200428 SET
This drawing set is for review only. It is not to be used for construction or permitting. All information is preliminary and subject to change. It is to be reviewed and signed by a structural engineer.

EXISTING SECOND FLOOR PLAN
DRAWN BY: J.V.
CHECKED BY: J.V.
SHEET SIZE: ARCH D 36" x 48"

EX1.02

- GENERAL NOTES
- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER.
 - CONTRACTOR TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
 - CONTRACTOR TO VERIFY ALL DIMENSIONS.



EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING
1936 Hope Street STE 203
Seattle, WA 98101
Tel: 206.461.1111
Fax: 206.461.1112
www.pacificvisionsstudio.com

01_2013.3191
info@pacific-visiona.com

Pacific Vision, com

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PROJECT NUMBER 2204

1

56 SHERMAN AVE
RENOVATION & ADDITION

OPENING SET
 ISSUED FOR: CLIENT REVIEW
 NOT FOR CONSTRUCTION
 4 AUGUST 2022

ZONING SET
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

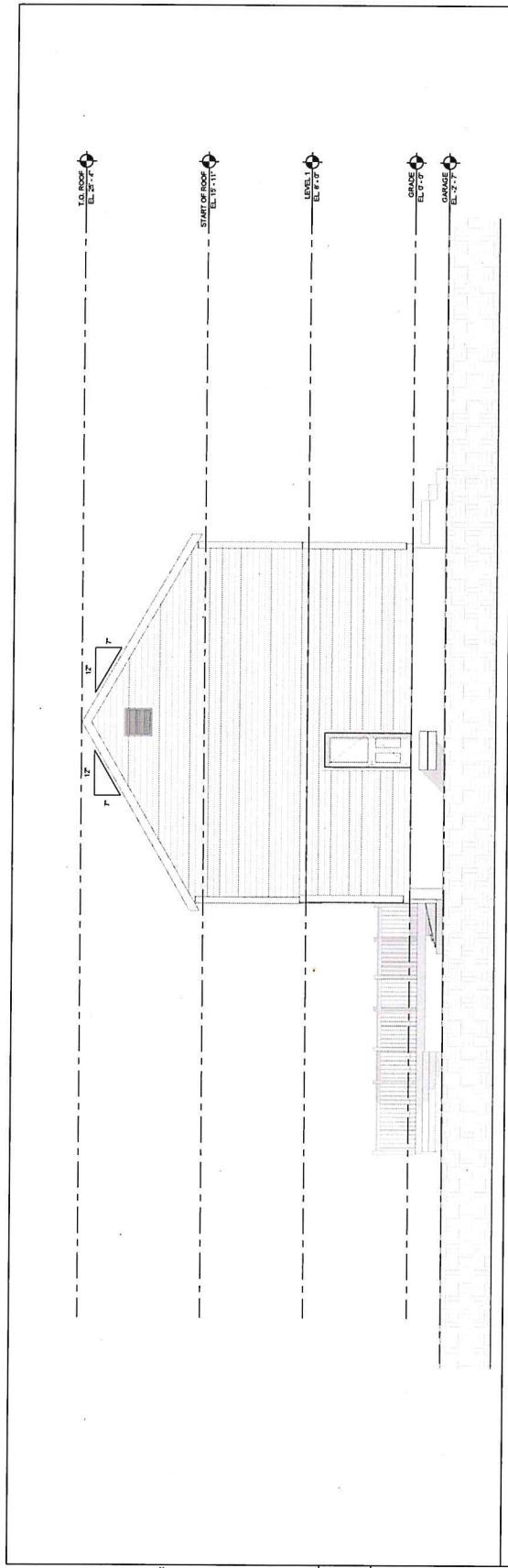
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EXISTING EXTERIOR ELEVATIONS

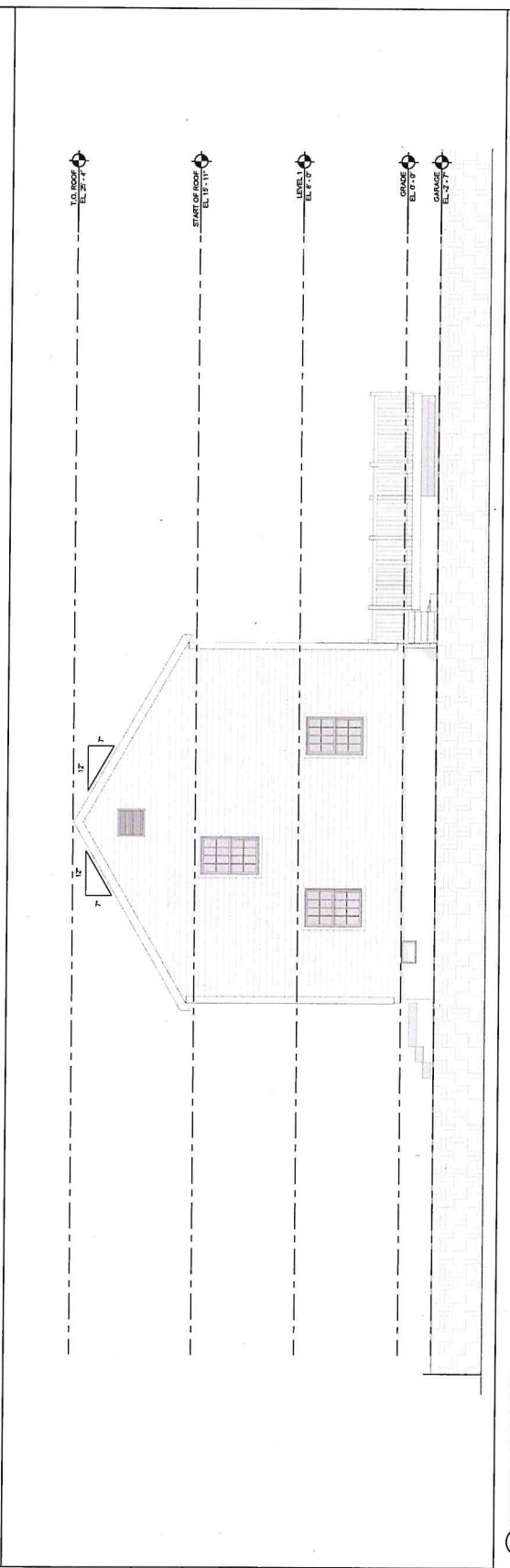
TRANSPORT BY: KU

CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX3.01



B5 EXISTING EAST EXTERIOR ELEVATION 4
EX.01 Scale: 1/4" = 1'-0"



A5 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING195 Hope Street STE 2B
 Bristol, RI 02809

Bristol, Rd

101.203.3191
info@pacific-visions.com

Dr. J. C. Wilson, Jr.
Dr. J. C. Wilson, Jr.

Pacific-Vision.com

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PROJECT NUMBER: 22000

1

56 SHERMAN AVE
RENOVATION & ADDITION

THESE

ED FOR: CLIENT REVIEW

FOR CONSTRUCTION OF THE...

AUGUST 2022

ZOOMING SET

[illegible]EXISTING EXTERIOR
ELEVATIONS

FRAMNIBY: KJ

REVIEWED BY: VP

SHEET SIZE: ARCH D 24" X 36"

1011

A5 EXISTING NORTH EXTERIOR ELEVATION

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

EX3-02

Policy



PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING
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Boston, MA 02111
Tel: 617.452.2222
www.pacificvisions.com

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info@pacific-vitality.com

Pacific-Vision.com

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PROJECT NUMBER: 220428

RESEARCH AND EVALUATION

56 SHERMAN AVE
RENOVATION & ADDITION

DURING SET
 ISSUED FOR CLIENT REVIEW
 NOT FOR CONSTRUCTION
 4 AUGUST 2022

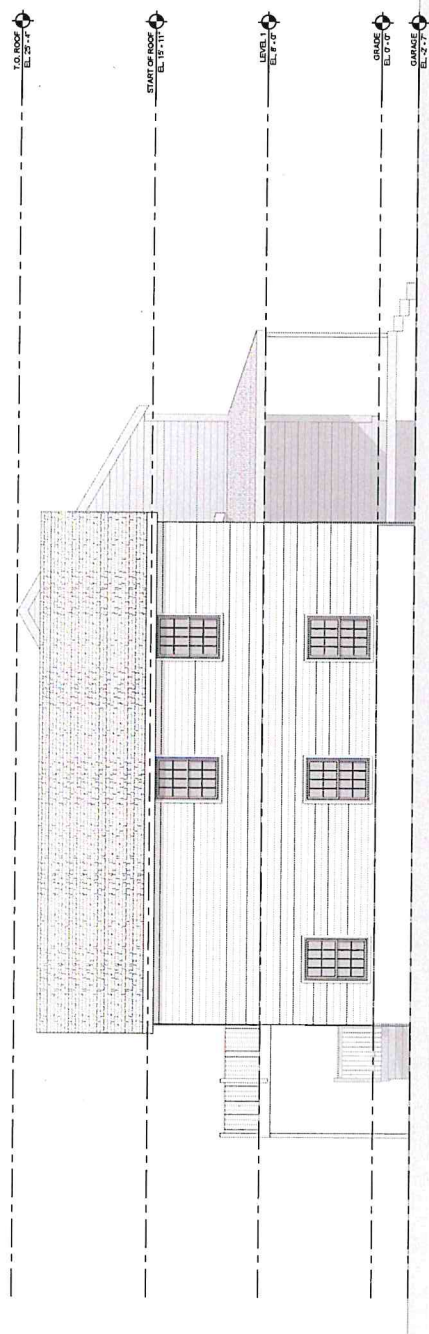
JOINING SET

[illegible]

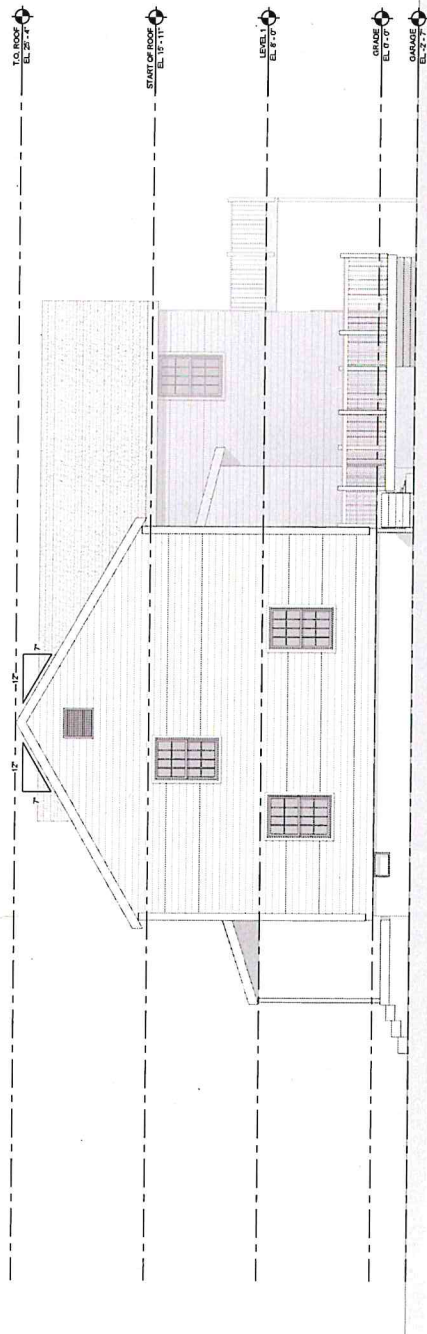
EXTERIOR ELEVATIONS

DRAWN BY: KJ
CHECKED BY: VP
SHEET SIZE: ARCH D (22" X 36")

A3.01



B5 PROPOSED EAST EXTERIOR ELEVATION
A.1.91 Scale: 1/4" = 1'-0"



A5 PROPOSED WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

Parcel ID: 123-354
PERRY, ANTHONY C ET UX
(LIFE EST)ETAL THOMAS R.
5 THAYER ST.
BRISTOL RI 02809

Parcel ID: 123-355
LIVING IN FULFILLING ENVIR
490 METACOM AVE
BRISTOL RI 02809

Parcel ID: 123-373
FRANCIS, THERESA
115 TUPELO ST
BRISTOL RI 02809

Parcel ID: 123-374
DEGNON, PETER M.
SLETTA, DAWN M.
64 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-375
DEGNON, PETER M.
SLETTA, DAWN M.
64 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-376
MCDERMOTT, DANIEL
59 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-380
PERRY, ANTHONY C ET UX
(LIFE EST)ETAL THOMAS R.
5 THAYER ST.
BRISTOL RI 02809

Parcel ID: 123-381
DEAL, SALLY C, TRUSTEE OF SALLY C
DEAL LIVING TRUST
60 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-383
ZNUJ, IRENE B LIFE ESTATE
ZNUJ, TAIT K
58 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-384
USHER, PATRICK
54 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-385
VEADER, CRAIG E
PO BOX 36
SEEKONK MA 02771

Parcel ID: 123-391
MCDERMOTT HILARY
59 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-392
KUTTER, KLAUS P. ET UX
ZEHOOR KUTTER TE
57 SHERMAN AVENUE
BRISTOL RI 02809

Parcel ID: 123-393
LANNAN, CHRISTOPHER J &
MELISSA L TE
1 NORMAND ST
BRISTOL RI 02809

Parcel ID: 123-394
BISSENETTE, DAVID & JENNIFER
NEVES TE
56 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-395
BISSENETTE, DAVID & JENNIFER
NEVES TE
56 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-399
ROBINSON, RUSSELL E.
BARBARA J.
55 SHERMAN AVE
BRISTOL RI 02809

Parcel ID: 123-403
DECESARIS, SANDRA PEARL
53 SHERMAN AVENUE
BRISTOL RI 02809

Parcel ID: 123-404
WATKINSON, KENNETH J SR
51 SHERMAN AVENUE
BRISTOL RI 02809

Parcel ID: 123-407
LAKE, ROBERT N
49 SHERMAN AVENUE
BRISTOL RI 02809

Parcel ID: 123-424
BROOKS, SUSANA M
3 NORMAND ST
BRISTOL RI 02809

Parcel ID: 123-425
BURROUGHS, KIMBERLYN, TRUSTEE
ROBERTA A FARIA IRROVOCABLE
TRUST
C/O 5 NORMAND ST
BRISTOL RI 02809

Parcel ID: 123-426
MEDEIROS, MICHELLE R.
HENRY A. TE
7 NORMAND ST
BRISTOL RI 02809

Parcel ID: 123-443
DEFARIA, ANTONIO JR ETUX
KRISTIN L. DEFARIA TE
1 LARSON CT
BRISTOL RI 02809

Parcel ID: 123-444
LEAL, MANUEL A ET UX
MARIA H. TE
3 LARSON CT
BRISTOL RI 02809

Parcel ID: 123-445
DASILVA, MANUEL J. ET UX
KELLY E. DASILVA TE
5 LARSON CT
BRISTOL RI 02809

Parcel ID: 123-455
MELO, JOSEPH C. ET UX
LUCY M. TE
50 SHERMAN AVE.
BRISTOL RI 02809

Parcel ID: 123-457
VACCARO, STEVEN P. ET UX
PATRICIA A. VACCARO TE
6 LARSON CT
BRISTOL RI 02809

Parcel ID: 123-458
MICHELETTI, MARK ET UX
TINA MICHELETTI TE
4 LARSON CT
BRISTOL RI 02809

Parcel ID: 123-459
KASHIAN, CAROL R
2 LARSON CT
BRISTOL RI 02809

PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING

1935 Hope Street STE 203

United Kingdom

01 JUL 2011
info@arxiv.org

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PROJECT NUMBER: 220428

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56 SHERMAN AVE
RENOVATION & ADDITION

BRISTOL, RHODE ISLAND, 02809

DRAWING SET
 ISSUED FOR: CLIENT REVIEW
 NOT FOR CONSTRUCTION
 14 AUGUST 2022

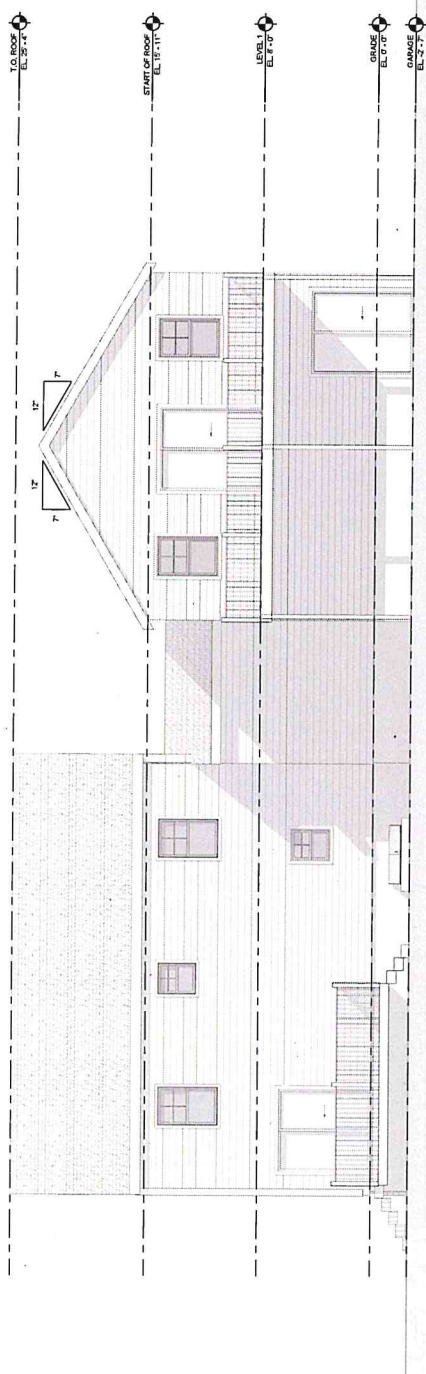
JOINING SET

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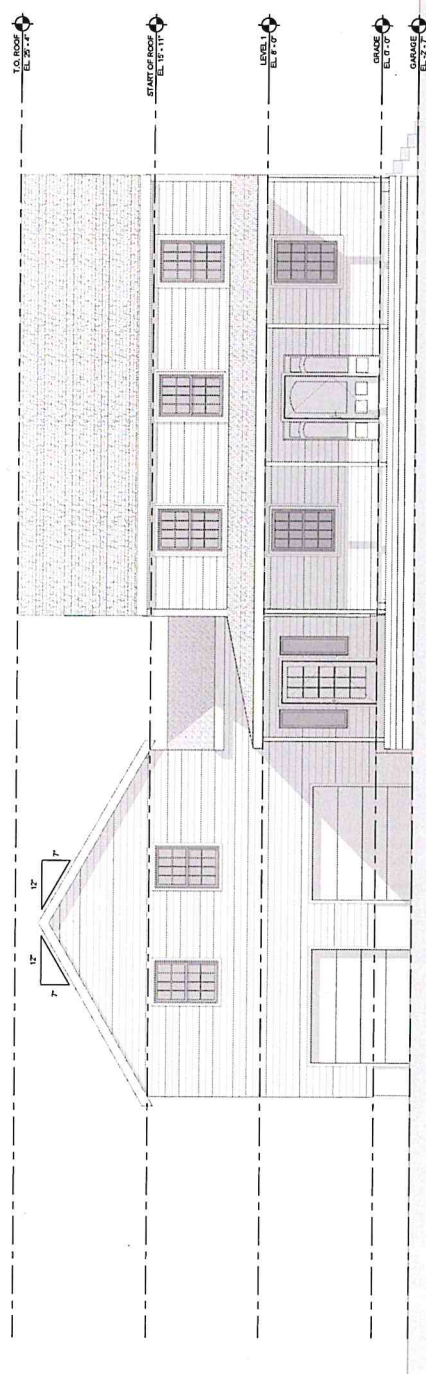
EXTERIOR ELEVATIONS

DRAWN BY: KJ
CHECKED BY: VP

A3.02

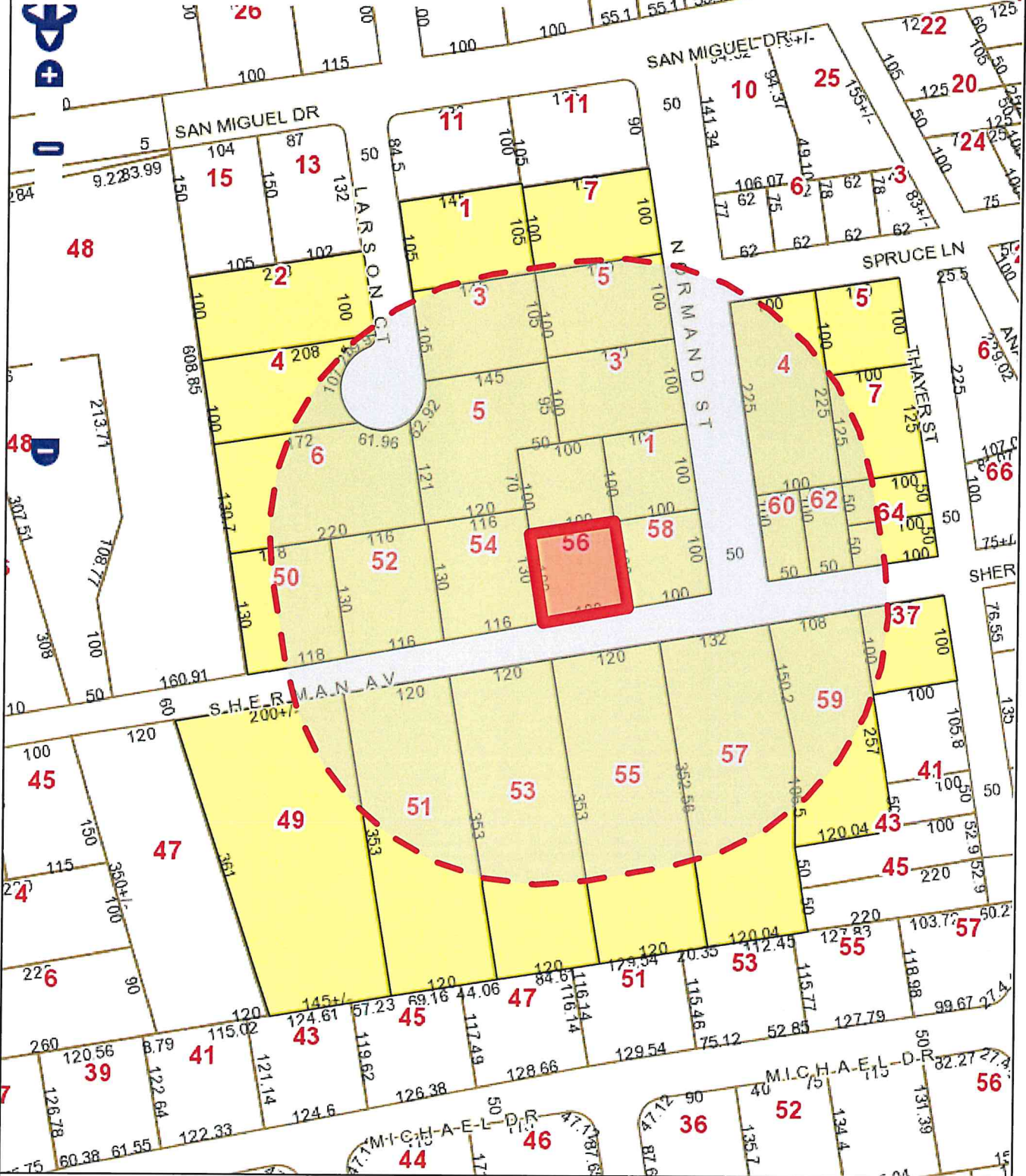


B5 PROPOSED SOUTH EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"



A5 PROPOSED NORTH EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"

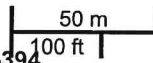
56 Sherman Avenue - 300 Radius



Town of Bristol, Rhode Island

Selected Parcel: 56 SHERMAN AVENUE ID: 123-394

Printed on 9/6/2022



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

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