TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda
Monday, December 7, 2026 at 7:00 PM
Burnside Building, 400 Hope Street, 2nd Flr., Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **Thursday, December 3rd, 2026.**

1. Pledge of Allegiance

2. Approval of Minutes - November 2, 2026

3. Continued Petitions

3A. **ZBR-26-50 Yvonne Posa – Dimensional Variance (continued from November 2nd)**: to remove existing rear decks and construct an approximate 19ft. x 26ft. rear deck addition to an existing single family dwelling with less than the required left side yard. Located at **17 Shore Road**; Assessor's Plat 74, Lot 18; Zone: R-20.

4. New Petitions

4A. **ZBR-26-52 125 Hope Street, LLC – Special Use Permit and Dimensional Variances**: to demolish an existing single-family dwelling and to construct an approximate 2,603 square foot single-family dwelling at a height greater than 25 feet above grade in the flood zone; with greater than permitted gross floor area (GFA) for the dwelling; and with a second-story footprint greater than two-thirds the size of the first floor footprint. Located at **125 Hope Street**; Assessor's Plat 16, Lot 51; Zone: R-6.

4B. **ZBR-26-54 Edward P. Grace, III – Dimensional Variance**: to construct a 16ft. x 20ft. screen porch addition and an approximate 6ft. x 8ft. basement entrance addition to the rear of an existing single-family dwelling with less that the required rear yard. Located at **3 Knowlton Court**; Assessor's Plat 103, Lot 87; Zone: R-10.

4C. **ZBR-26-57 Byron J. Connell – Special Use Permit and Dimensional Variances**: to demolish an existing single-family dwelling and to construct a 31ft. x 50.5ft. single-family dwelling at a height greater than 25 feet above grade in the flood

zone; with less than the required front yard; and with less than the required right side yard. Located at **3 Brookwood Road**; Assessor's Plat 79, Lot 498; Zone: R-10.

4D. **ZBR-26-58 Jeremiah O'Connor – Dimensional Variance**: to construct an approximate 8ft. x 36ft. covered front porch addition to an existing single family dwelling with less than the required front yard. Located at **1 Adelaide Avenue**; Assessor's Plat 84, Lot 48; Zone: R-10.

4E. **ZBR-26-59 Timothy Michael McGinn – Dimensional Variances**: to construct a 20ft. x 25ft. attached garage and bedroom addition and a 4ft. x 7.5ft. front entrance addition to an existing single-family dwelling with less than the required front yard; and to construct a 20ft. x 20ft. rear family room addition with less than the required rear yard. Located at **9 Lea Drive**; Assessor's Plat 100, Lot 34; Zone: R-10.

4F. **ZBR-26-60 Quinn Deaton and Kylie Tromp – Special Use Permit**: to operate a short-term rental within a residential zoning district. Located at **30 Loring Road**; Assessor's Plat 79, Lot 415; Zone: R-10.

4G. **ZBR-26-61 Adam and Tracy Ramos – Dimensional Variances**: to construct a 30ft. x 36ft. freestanding accessory dwelling unit (ADU) structure with an 8ft. x 30ft. attached porch at a size and height greater than permitted for accessory structures in the R-6 zoning district; with less than the required lot area for an ADU within a new structure; and with a floor area greater than 60 percent of the floor area of the existing principal residential structure. Located at **116 Bayview Avenue**; Assessor's Plat 23, Lot 143; Zone: R-6.

5. Adjournment

Date Posted: November 16, 2026

Posted By: mbw

Town of Bristol, Rhode Island
Zoning Board of Review

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

October 16, 2026
File #: ZBR-26-50

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

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

In regards to the petition of:

Applicant: Yvonne Posa
Owner of Record: Yvonne Posa
Location: 17 SHORE RD , BRISTOL, RI, 02809
Plat: 74 Lot: 18
Zoning District: R-20

Applicant is requesting **a Dimensional Variance** to:

remove existing rear decks and construct an approximate 19ft. x 26ft. rear deck 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 website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-50

17 Shore Rd. 74 18

October 6, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-20		
Address, Plat, Lot	Address	Plat	Lot
	17 Shore Rd.	74	18

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Rear Deck
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	433 feet
Width in Feet	26 feet
Length in Feet	19 feet
Height Above Grade	4 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	13 feet
Right Side Yard in Feet	0 feet
Height in Feet	4 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Section 28-111. Table B Dimensional Table. Side yard setback.

Describe the extent of the proposed alterations and the reasons for the requesting relief
Extend existing 16'x10' deck to line up with other existing 8'x11' deck to make new deck all one level and eliminate existing 8'x6' landing and stairs. Existing decks including landing are 296sqft. Proposed addition 137sqft.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	16,555
Lot Frontage	91.5
Lot Depth	167

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,630	Building/Structure Detail if Other:
Structure: Deck	Square Footage: 296	Building/Structure Detail if Other: Rear Deck and Landing
Structure: Deck	Square Footage: 144	Building/Structure Detail if Other: Front Porch

17 Shore Rd
Bristol R.I. 02809
October 6, 2026

To: Town of Bristol Zoning Board of Appeals
Re: Application for Variance

I hereby grant authority to the following individuals to represent me at the November Planning Board meeting for 17 Shore Road, Bristol RI:

Serafino Posa
Jonathan Daponte
Frank Daponte

Signed,
Yvonne Posa

Yvonne Posa, trustee for the Yvonne Posa Family Trust

STATE OF RHODE ISLAND
COUNTY OF BRISTOL

On this 6 day of October, 2026 I certify that the this is a true, exact, complete and unaltered copy made by me of Letter, presented to me by Yvonne Posa, and to the best of my knowledge the copied document is neither a vital record nor a publicly recordable document, certified copies of which may be available from an official source other than a notary.

Margarida Chaves
Notary Public:
My Commission Expires: 7/1/30

MARGARIDA CHAVES
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID # 774228
MY COMMISSION EXPIRES 7/1/30

Bristol | **17 SHORE RD** | Card 1 of 1

Plat/Lot 074-0018-000 | **Account: 4603** | LUC 27 | Zone R-20 | **Assessment** $815,100

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 50-0100-30

		% Owned
Owner 1	POSA, YVONNE TRUSTEE	
Owner 2		
Owner 3		
Address	40 CUTTING CROSS WAY, WAYLAND, MA 01778	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
VOUTES, GEORGE & LISA	05/15/2026	1,450,000	2321-212		W
STARKMAN, JOAN B TRUSTEE	08/09/2022	940,000	2183-328		T
STARKMAN, JOAN	10/24/2017	0	1914-137	A	Q
STARKMAN, MARVIN & GLICKMAN, JOAN	05/01/2017	0	1890-151	A	Q

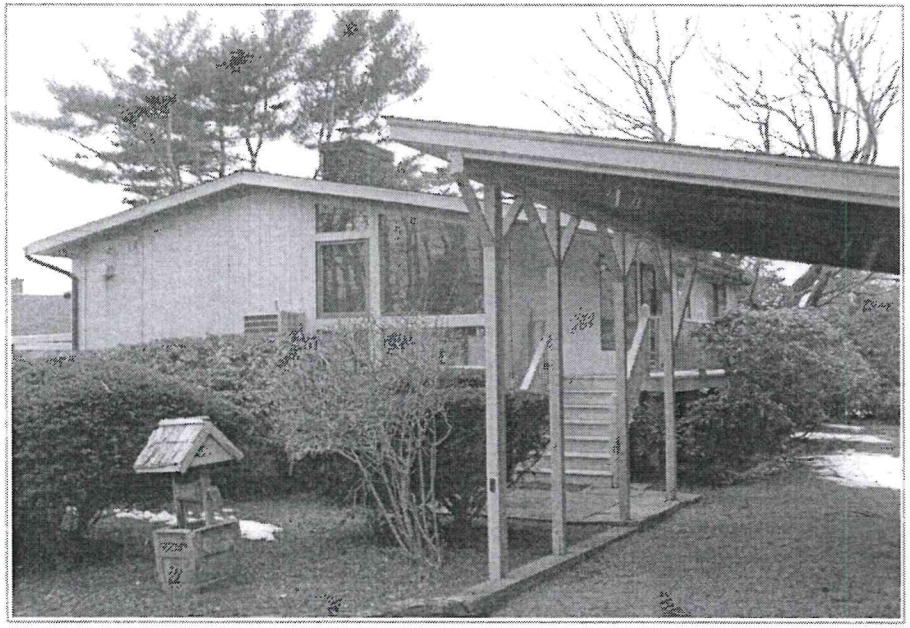
Assessment

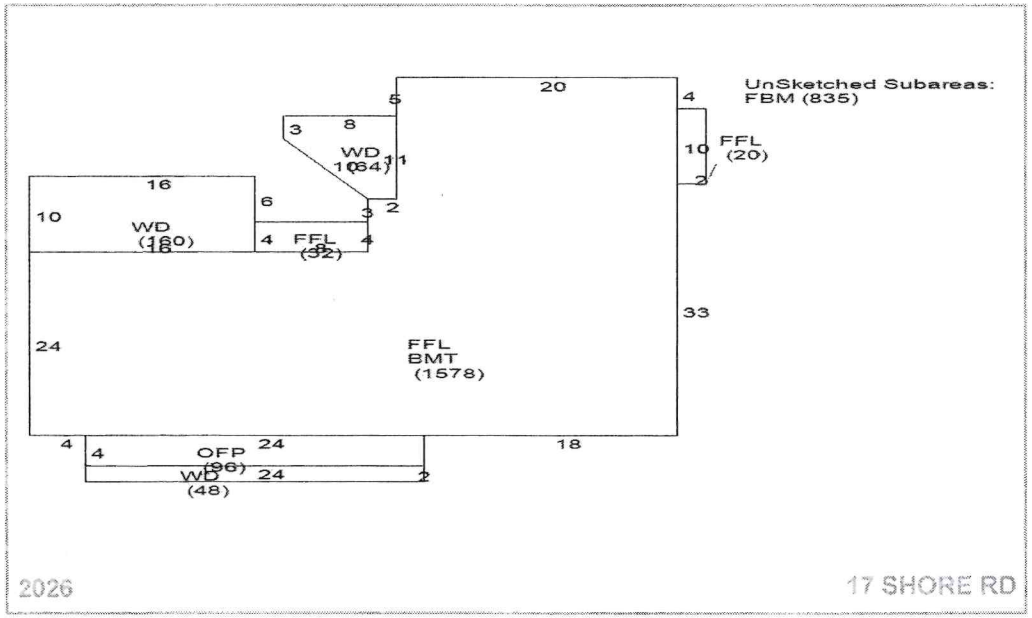
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	448,300	5,000	0.38	361,800	0	815,100
TOTAL	448,300	5,000	0.38	361,800	0	815,100

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 184.79 | VAL per SQ Unit/Parcel > 184.79

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	27	448,300	5,000	0	361,800	0	815,100	815,100
2025	27	448,300	5,000	0	361,800	0	815,100	815,100
2024	01	243,900	5,000	0	301,500	0	550,400	550,400
2023	01	237,300	5,000	0	348,100	0	590,400	590,400
2022	01	237,300	5,000	0	348,100	0	590,400	590,400
2021	01	205,200	5,000	0	458,400	0	668,600	668,600





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	27	R Single Fa	0.38005	AC	P	1.00	778,800	951,980	F	Waterview	50	R o w	-5			361,800			1.00	0
2																				
3																				
4																				

Print Date = 10/9/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 3A.

Bristol | **17 SHORE RD** | Card 1 of 1

Plat/Lot 074-0018-000 | **Account: 4603** | LUC 27 | Zone R-20 | **Assessment** $815,100

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Building Information

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

	Quantity	Quality
Full Bath	2	Typical
Ext Full Bath		
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Room Counts by Floor

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

Grade

Grade	Q3	Q3	
Year Built	1975	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

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

Bas $/SQ	209.00
Size Adj	1.09
Constr Adj	1.01
Adj $/SQ	231.03
Othr Featrs	47,628
Grade Fac	1.18
Neigh Infl	1.00
Land Factor	1.00
Adj Total	614,054
Depreciation	165,795
Depr Total	448,259

Remodeling History

Additions		Plumbing	
Interior		Electric	
Exterior		Heating	2023
Kitchen	2023	General	
Bath(s)	2023		

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,630	1,630	231.03	376,578
FBM	FIN BMT	835	835	41.59	34,728
OFP	OPEN PORCH	96	0	15.25	1,464
WD	WOOD DECK	272	0	21.19	5,293
BMT	BASEMENT	1,578	0	34.66	54,693
Total		4,411	2,465		472,756

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/24/2025	REVIEW	MP
1/14/2025	BP	MP
7/8/2021	REVIEW	
9/7/2018	REVIEW	
8/28/2018	MEASURED	
5/26/2007	LISTED	
5/26/2007	CALL BACK	MP
5/11/2007	CALL BACK	MP

Notes

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	08/01/2025	B61792		BLDG	0	100	Closed	Remove and discard existing roof, includes the carport, install GAF roofing sy
2	01/17/2024	P58027		PLMB	5,000	100	Closed	Rough and finish plumbing
3	11/30/2023	E57794		ELEC	8,000	100	Closed	Rewire kitchen, 2 bathrooms. General lighting and power upgrades
4	11/20/2023	B57734		BLDG	26,400	100	Closed	Remodel bathroom,install new kitchen cabinets,remove and frame in2 window
5	08/24/2023	M57163		MECH	18,000	100	Closed	REPLACE OIL FIRED FURNACE AND TRANE AC
6	11/29/2004	M12073		MECH	0	100	Closed	REPLACE OLD WARM AIR FURNANCE WITH NEW CONCORD WARM AIR FUR
7	04/03/1990	B42076		BLDG	0	100	Closed	ADDITION
8								
9								

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	27	Carport	1	Y	1	24	23	552	4	AV	1975	5,000
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 10/9/2026 Printed By = Ed Tanner

Year ID: 2026

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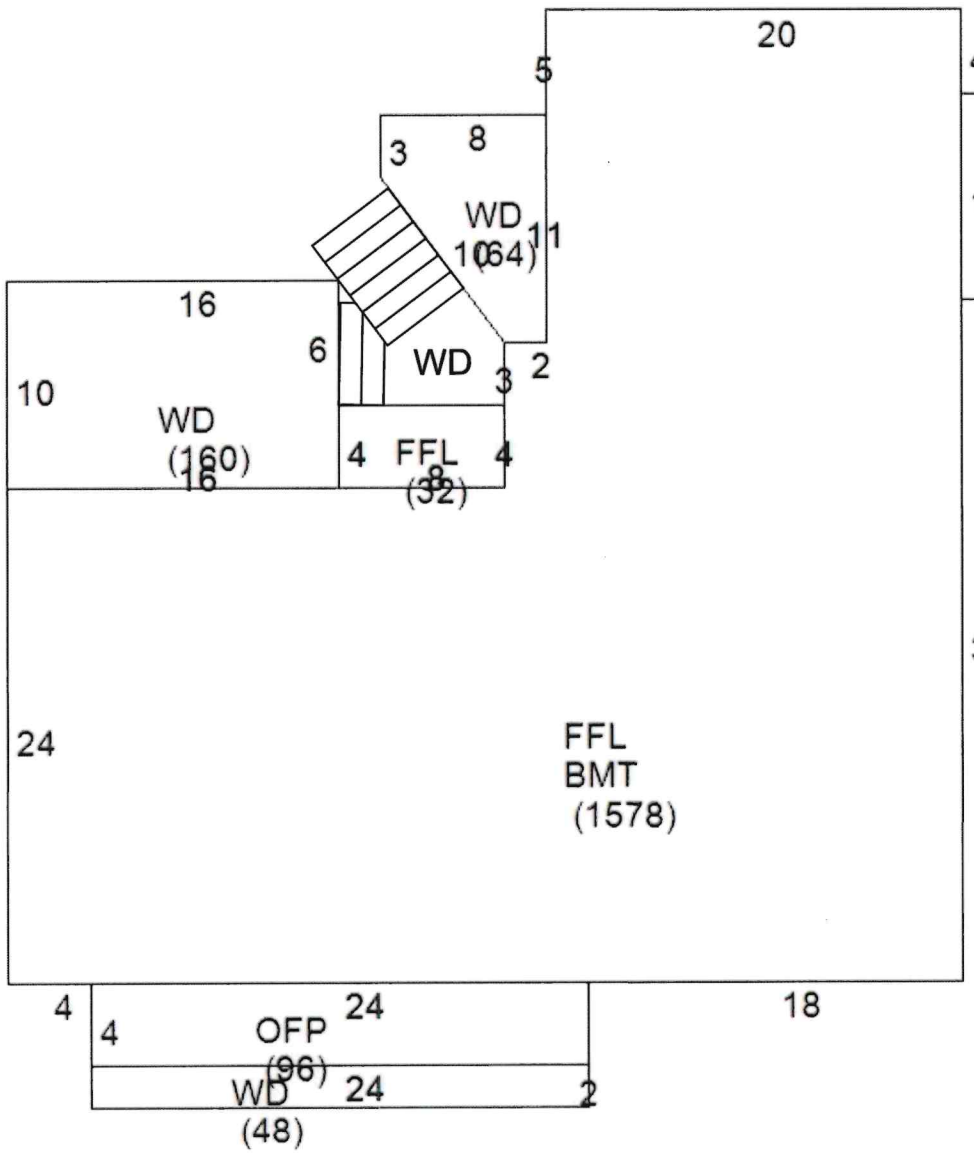
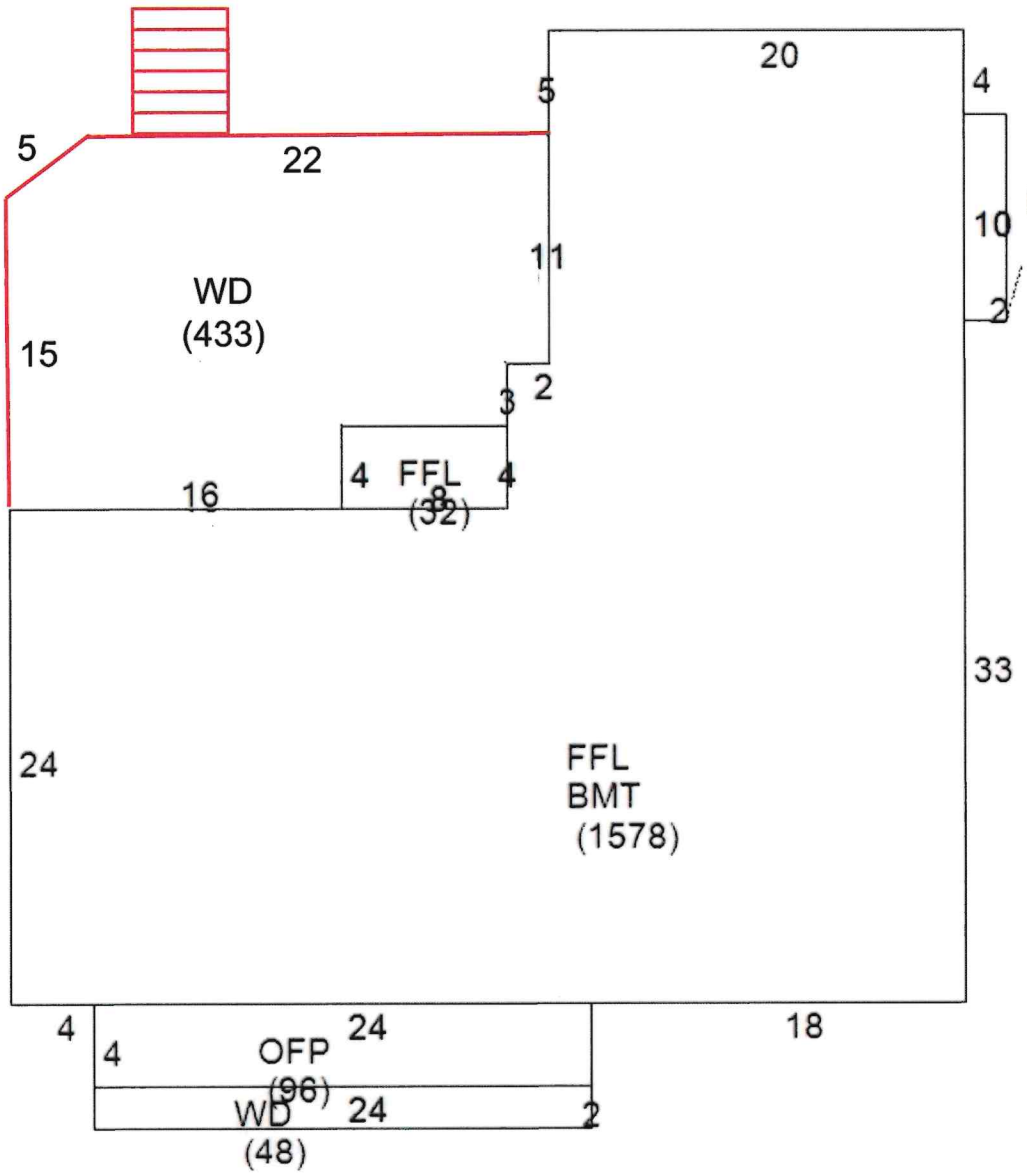
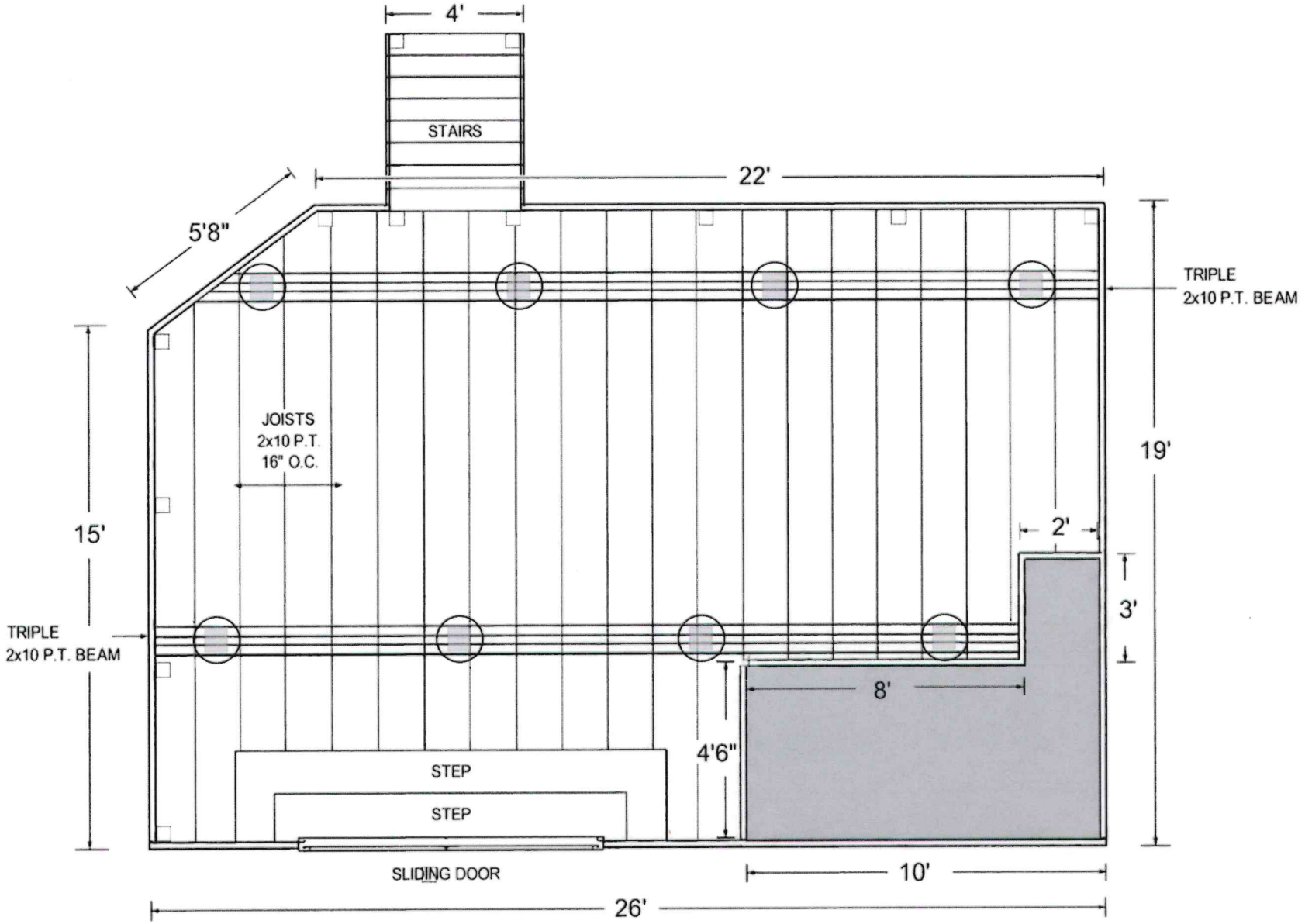


Posa Residence
17 Shore Road Bristol, RI



Proposed Deck
Posa Residence
17 Shore Road Bristol, RI

Item 3A.



LEGEND

- 4x4 POST
- 6x6 POST
- 12" SONOTUBE CONCRETE FOOTING
- TRIPLE 2x10 P.T. BEAM
- 2x10 P.T. JOIST @ 16" O.C.

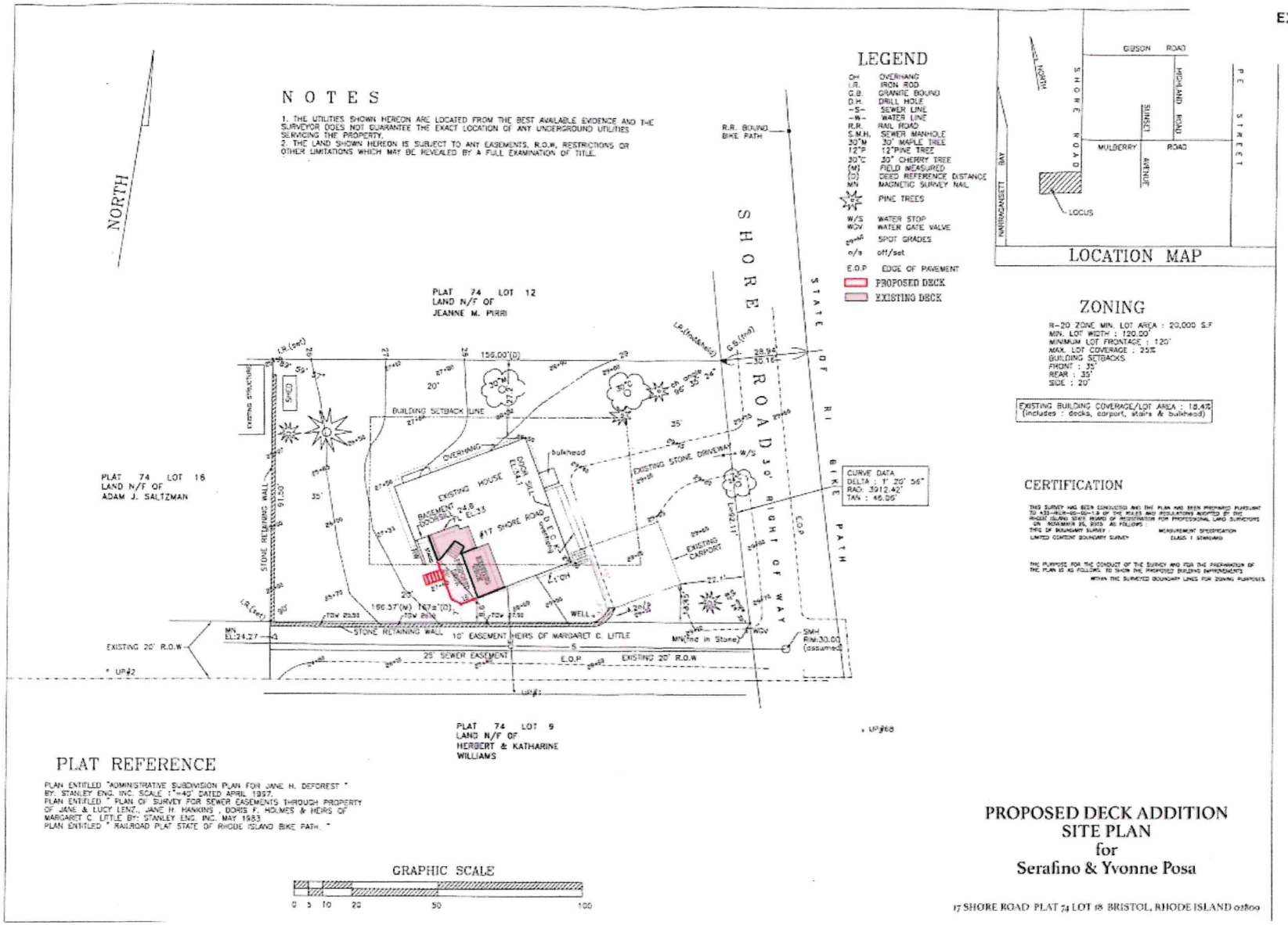
NOTES

- ALL LUMBER PRESSURE TREATED (P.T.)
- JOISTS: 2x10 @ 16" O.C., RUNNING PERPENDICULAR TO BEAMS
- BEAMS: TRIPLE 2x10 P.T.
- POSTS: 6x6 ON FOOTINGS
- FOOTINGS NO MORE THAN 8' APART

DECK FRAMING PLAN

Posa Rear Deck
17 Shore Rd. Bristol, RI
F.T. Construction Co. Inc.

EXHIBIT B



Item 3A.

EXHIBIT B

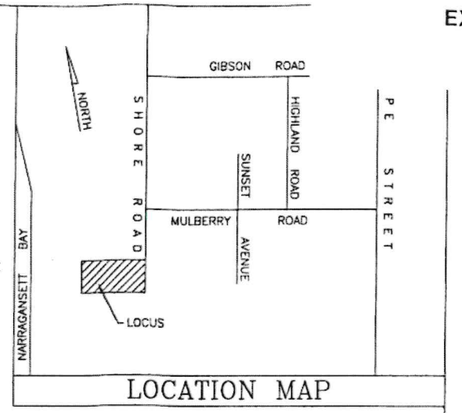
NORTH

NOTES

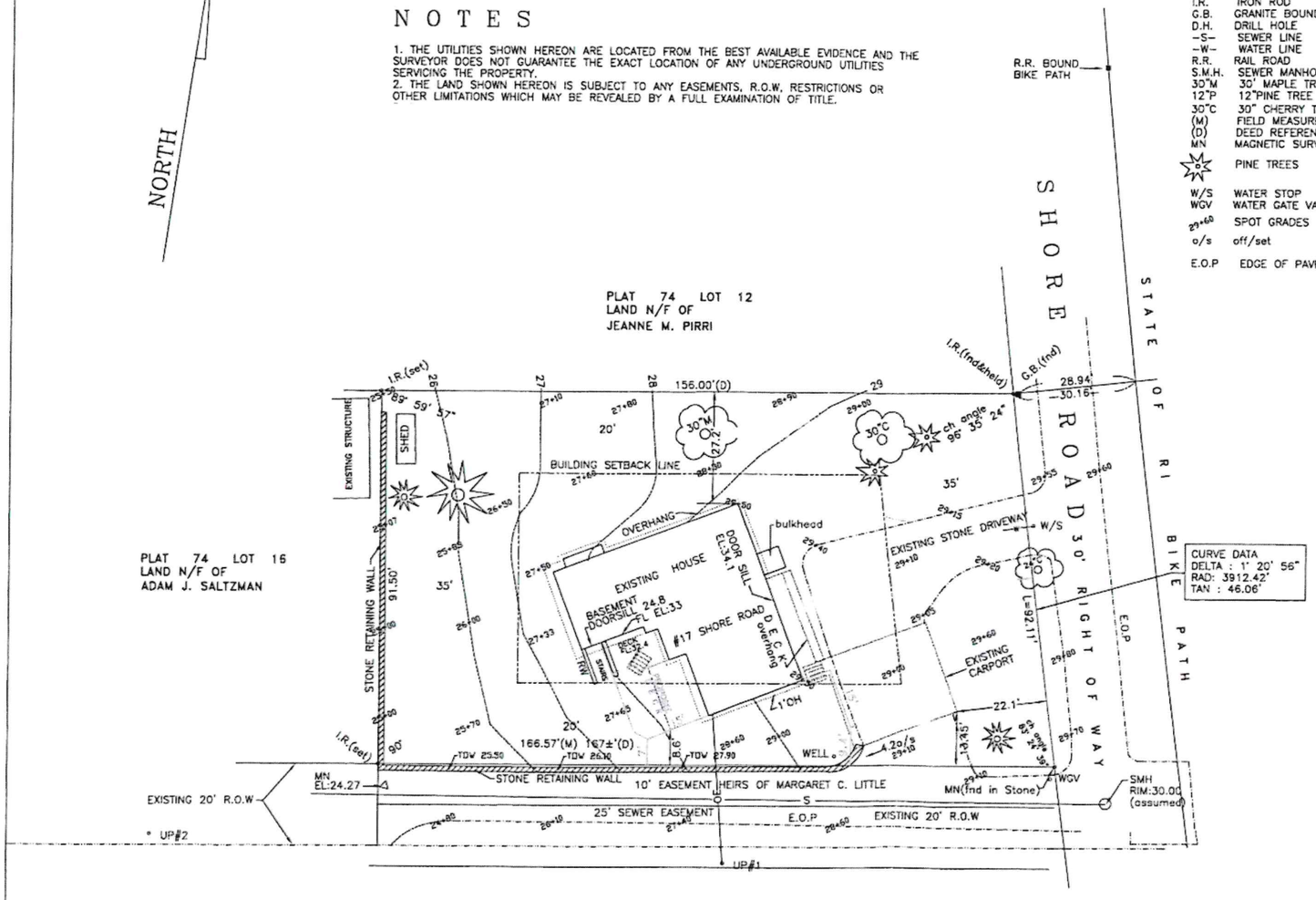
1. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.

LEGEND

OH	OVERHANG
I.R.	IRON ROD
G.B.	GRANITE BOUND
D.H.	DRILL HOLE
-S-	SEWER LINE
-W-	WATER LINE
R.R.	RAIL ROAD
S.M.H.	SEWER MANHOLE
30"M	30" MAPLE TREE
12"P	12"PINE TREE
30"C	30" CHERRY TREE
(M)	FIELD MEASURED
(D)	DEED REFERENCE DISTANCE
MN	MAGNETIC SURVEY NAIL
	PINE TREES
W/S	WATER STOP
WGV	WATER GATE VALVE
29+60	SPOT GRADES
o/s	off/set
E.O.P	EDGE OF PAVEMENT



LOCATION MAP



ZONING

R-20 ZONE MIN. LOT AREA : 20,000 S.F
MIN. LOT WIDTH : 120.00'
MINIMUM LOT FRONTAGE : 120'
MAX. LOT COVERAGE : 25%
BUILDING SETBACKS
FRONT : 35'
REAR : 35'
SIDE : 20'

EXISTING BUILDING COVERAGE/LOT AREA : 18.4%
(includes : decks, carport, stairs & bulkhead)

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS :

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

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED BUILDING IMPROVEMENTS WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.

PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR JANE H. DEFOREST " BY: STANLEY ENG. INC. SCALE 1"=40' DATED APRIL 1997.
PLAN ENTITLED " PLAN OF SURVEY FOR SEWER EASEMENTS THROUGH PROPERTY OF JANE & LUCY LENZ., JANE H. HANKINS , DORIS F. HOLMES & HEIRS OF MARGARET C. LITTLE BY: STANLEY ENG. INC. MAY 1983.
PLAN ENTITLED " RAILROAD PLAT STATE OF RHODE ISLAND BIKE PATH. "

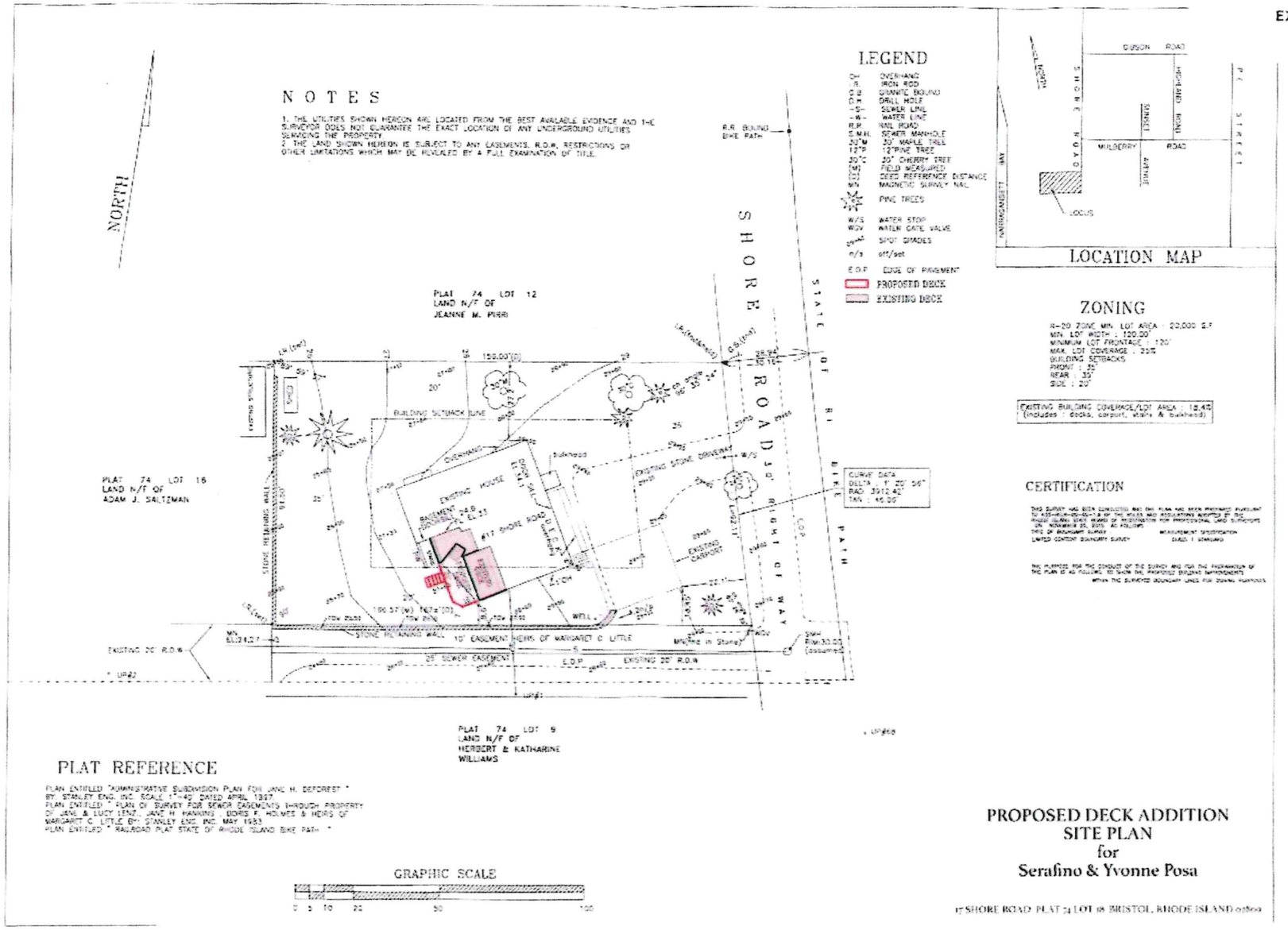
GRAPHIC SCALE

0 5 10 20 50 100

PROPOSED DECK ADDITION
SITE PLAN
for
Serafino & Yvonne Posa

17 SHORE ROAD PLAT 74 LOT 18 BRISTOL, RHODE ISLAND 02809

EXHIBIT B



PROPOSED DECK ADDITION
SITE PLAN
for
Serafino & Yvonne Posa

17 SHORE ROAD PLAT 74 LOT 16 BRISTOL, RHODE ISLAND 02809

17 Shore Road - 300' Radius

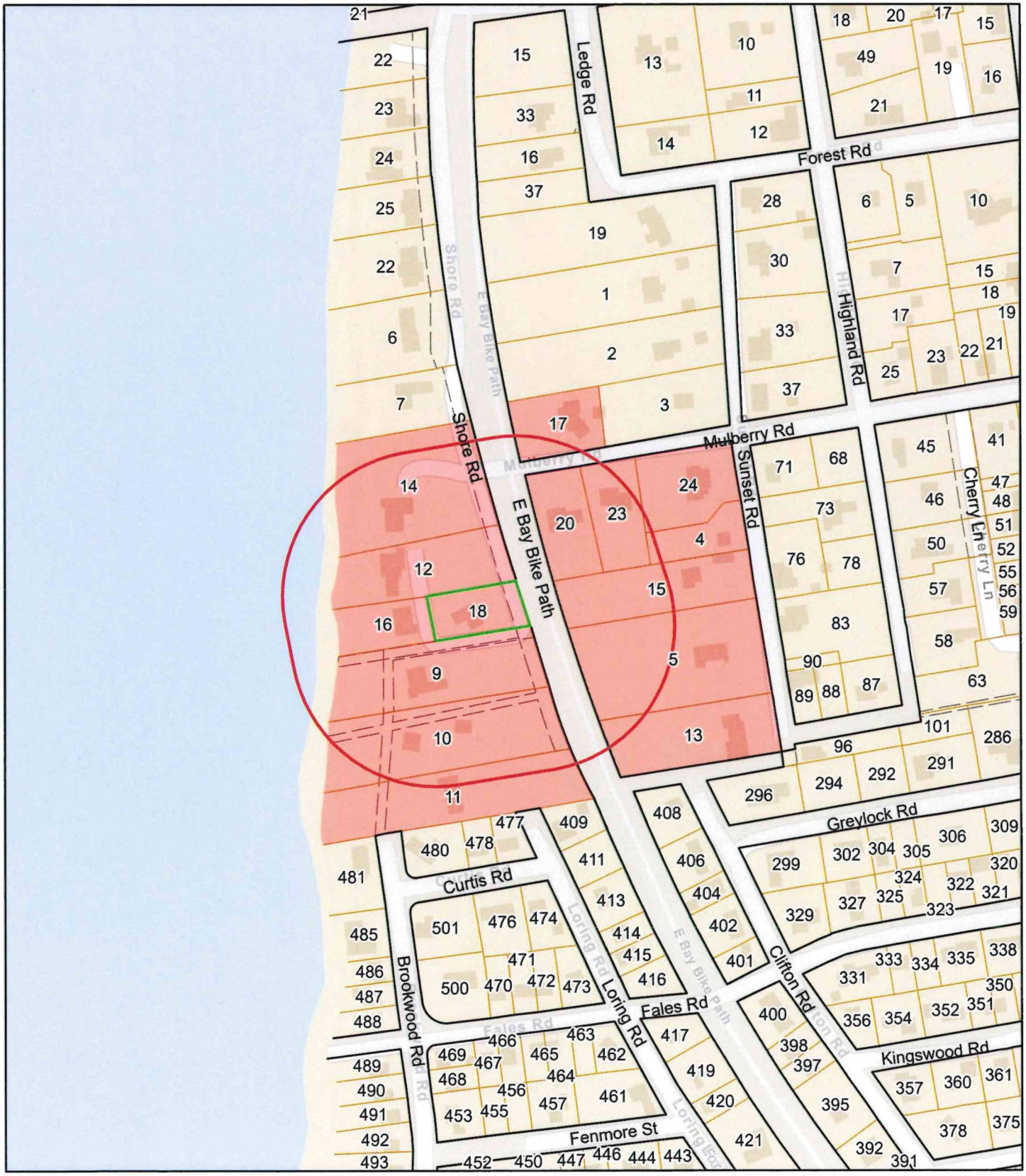
Town of Bristol, RI

1 inch = 282 Feet

0 282 564 846

October 8, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



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

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Subject Property:

Parcel Number: 74-18
CAMA Number: 74-18
Property Address: 17 SHORE RD

Mailing Address: POSA, YVONNE TRUSTEE
40 CUTTING CROSS WAY
WAYLAND, MA 01778

Abutters:

Parcel Number: 74-10
CAMA Number: 74-10
Property Address: 5 SHORE RD

Mailing Address: DEFOREST, ROBERT E & ELIZA H
TRSTS JANE H. DEFOREST FAMILY TRST
5506 9TH AVE DR WEST
BRADENTON, FL 34209

Parcel Number: 74-11
CAMA Number: 74-11
Property Address: 1 SHORE RD

Mailing Address: CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

Parcel Number: 74-12
CAMA Number: 74-12
Property Address: 2 MULBERRY RD

Mailing Address: PIRRI, JEANNE M TRUSTEE JEANNE M PIRRI LIV TRUST AGMT
2 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-13
CAMA Number: 74-13
Property Address: 1 SUNSET RD

Mailing Address: ONEIL, MICHAEL T & LOUISE M. JT
1 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-14
CAMA Number: 74-14
Property Address: 4 MULBERRY RD

Mailing Address: KRANOWITZ, MELISSA & DAVID TE
509 RYE LN
DELRAY BEACH, FL 33444

Parcel Number: 74-15
CAMA Number: 74-15
Property Address: 17 SUNSET RD

Mailing Address: VITALE, CHRISTOPHER P & AMY C TE
17 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-16
CAMA Number: 74-16
Property Address: 11 SHORE RD

Mailing Address: SALTZMAN, ADAM J
11 SHORE RD
BRISTOL, RI 02809

Parcel Number: 74-17
CAMA Number: 74-17
Property Address: 17 MULBERRY RD

Mailing Address: ROMANO, EMILY E & & ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

Parcel Number: 74-18
CAMA Number: 74-18
Property Address: 17 SHORE RD

Mailing Address: POSA, YVONNE TRUSTEE
40 CUTTING CROSS WAY
WAYLAND, MA 01778

Parcel Number: 74-20
CAMA Number: 74-20
Property Address: 8 MULBERRY RD

Mailing Address: LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Parcel Number:	74-23	Mailing Address:	WHEELER, JESSICA A., TRUSTEE THE JESSICA A WHEELER TRUST 1 10 MULBERRY ROAD BRISTOL, RI 02809
CAMA Number:	74-23		
Property Address:	10 MULBERRY RD		
Parcel Number:	74-24	Mailing Address:	FISHER, CRAIG M. KATHRYN M TE 25 SUNSET RD BRISTOL, RI 02809
CAMA Number:	74-24		
Property Address:	25 SUNSET RD		
Parcel Number:	74-4	Mailing Address:	FISHER, CRAIG M KATHRYN M ETUX TE 25 SUNSET ROAD BRISTOL, RI 02809
CAMA Number:	74-4		
Property Address:	21 SUNSET RD		
Parcel Number:	74-5	Mailing Address:	SANTONI, MICHAEL & PAPPAS, ALEXIS I. TE 9 SUNSET ROAD BRISTOL, RI 02809
CAMA Number:	74-5		
Property Address:	9 SUNSET RD		
Parcel Number:	74-9	Mailing Address:	WILLIAMS, HERBERT R. (1/2) TRUSTEE WILLIAMS, KATHARINE B. (1/2) TRUSTEE 9 SHORE RD BRISTOL, RI 02809
CAMA Number:	74-9		
Property Address:	9 SHORE RD		

CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

DEFOREST, ROBERT E & ELIZ
JANE H. DEFOREST FAMILY T
5506 9TH AVE DR WEST
BRADENTON, FL 34209

FISHER, CRAIG M
KATHRYN M ETUX TE
25 SUNSET ROAD
BRISTOL, RI 02809

FISHER, CRAIG M.
KATHRYN M TE
25 SUNSET RD
BRISTOL, RI 02809

KRANOWITZ, MELISSA & DAVI
509 RYE LN
DELRAY BEACH, FL 33444

LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

ONEIL, MICHAEL T & LOUISE
1 SUNSET RD
BRISTOL, RI 02809

PIRRI, JEANNE M TRUSTEE
JEANNE M PIRRI LIV TRUST
2 MULBERRY RD
BRISTOL, RI 02809

POSA, YVONNE TRUSTEE
40 CUTTING CROSS WAY
WAYLAND, MA 01778

ROMANO, EMILY E &
& ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

SALTZMAN, ADAM J
11 SHORE RD
BRISTOL, RI 02809

SANTONI, MICHAEL &
PAPPAS, ALEXIS I. TE
9 SUNSET ROAD
BRISTOL, RI 02809

VITALE, CHRISTOPHER P & A
17 SUNSET RD
BRISTOL, RI 02809

WHEELER, JESSICA A., TRUS
THE JESSICA A WHEELER TRU
10 MULBERRY ROAD
BRISTOL, RI 02809

WILLIAMS, HERBERT R. (1/2
WILLIAMS, KATHARINE B. (1
9 SHORE RD
BRISTOL, RI 02809

ZBR-26-

Item 3A.

LICENSED INSURED

F.T. Construction Co. Inc.

401-749-0999

NEW HOMES - REMODELING
ROOFING - FINISH

55 Woodlawn Ave.
Bristol, R.I. 02809

Date: 11 - 10 - 2026

RE: Rear Deck Renovation – Revised Site Plan
Property Address: 17 Shore Road, Bristol, RI 02809
Property Owner: Yvonne Posa

To Whom It May Concern:

This letter is intended to provide formal clarification regarding the proposed rear deck renovation at **17 Shore Road, Bristol, Rhode Island** and the modifications made to the original site plan design submitted.

The revised site plan reflects a change in the proposed deck's design. Specifically, the new deck will be constructed **parallel to the existing right-of-way**, rather than in the configuration illustrated on the original site plan.

Although the revised design will still require a variance and relief of **10 feet, 6 inches (10'-6") from the 20 feet (20'0") setback, it will maintain the existing deck setback of 9 feet, 6 inches (9'-6") from the right-of-way**. This adjustment is intended to accommodate the abutter's objections that were previously faced on the original site plan submitted.

The updated site plan is intended to accurately represent the proposed deck's revised location, design and relationship to the right-of-way.

We respectfully request that the revised site plan be reviewed and considered as part of the rear deck renovation setback relief approval process.

Should any additional information or clarification be required, please do not hesitate to contact us.

Sincerely,

F.T. Construction Co. Inc.

401-749-0999

FTConstructioninc@hotmail.com

EXHIBIT B

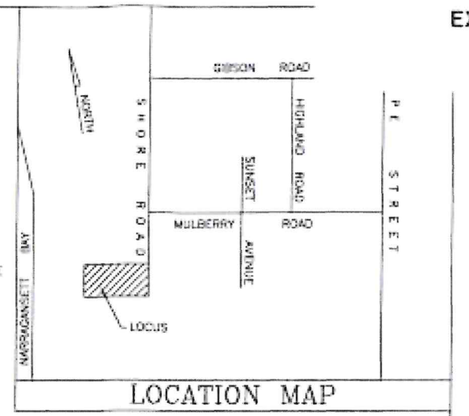
NORTH

NOTES

1. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W. RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.

LEGEND

O/H	OVERHANG
I.R.	IRON ROD
C.B.	GRANITE BOUND
D.H.	DRILL HOLE
-S-	SEWER LINE
-W-	WATER LINE
R.R.	RAIL ROAD
S.M.H.	SEWER MANHOLE
30"M	30" MAPLE TREE
12"P	12"PINE TREE
30"C	30" CHERRY TREE
(M)	FIELD MEASURED
(D)	DEED REFERENCE DISTANCE
MN	MAGNETIC SURVEY NAIL
	PINE TREES
W/S	WATER STOP
WGV	WATER GATE VALVE
27.46	SPOT GRADES
o/s	off/set
E.O.P	EDGE OF PAVEMENT
	PROPOSED DECK
	EXISTING DECK



LOCATION MAP

PLAT 74 LOT 12
LAND N/F OF
JEANNE M. PIRRI

PLAT 74 LOT 16
LAND N/F OF
ADAM J. SALTZMAN

PLAT 74 LOT 9
LAND N/F OF
HERBERT & KATHARINE WILLIAMS

R.R. BOUND
BIKE PATH

SHORE ROAD 30'

STATE OF RI BIKE PATH

155.00'(D)
166.57'(M) 167±'(D)
I.R.(Lost)
C.B.(Found)
I.R.(Undefined)
SHED
EXISTING STRUCTURE
BUILDING SETBACK LINE
OVERHANG
EXISTING HOUSE
BASEMENT 24.8
FOOTPRINT
FF EL.33
#17 SHORE ROAD
DOOR SILL EL.34.1
bulkhead
EXISTING STONE DRIVEWAY
W/S
EXISTING CARPORT
EXISTING GAZEBO
STONE RETAINING WALL
WELL
TOV 85.93
TOV 85.92
TOV 87.00
MN EL.24.27
10' EASEMENT OF HERBERT & KATHARINE WILLIAMS
MN(Ind. in Stone)
WGV
SMH RIM:30.00 (assumed)
25' SEWER EASEMENT
E.O.P.
EXISTING 20' R.O.W.
EXISTING 20' R.O.W
UP#1
UP#2
UP#68
O/H
E.O.P.
LIGHT OF WAY
PATH
22.1'
3.8'
5.6'
5.0'
Lr=92.11'
Ly=0.4'

CURVE DATA
DELTA : 1° 20' 56"
RAD: 3912.42'
TAN : 46.06'

ZONING

R-20 ZONE MIN. LOT AREA : 20,000 S.F
MIN. LOT WIDTH : 120.00'
MINIMUM LOT FRONTAGE : 120'
MAX. LOT COVERAGE : 25%
BUILDING SETBACKS
FRONT : 35'
REAR : 35'
SIDE : 20'

EXISTING BUILDING COVERAGE/LOT AREA : 18.4%
(includes : decks, carport, stairs & bulkhead)

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS :

TYPE OF BOUNDARY SURVEY :	MEASUREMENT SPECIFICATION
LIMITED CURRENT BOUNDARY SURVEY	CLASS I STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED BUILDING IMPROVEMENTS WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.

PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR JANE H. DEFOREST " BY: STANLEY ENG. INC. SCALE 1"=40' DATED APRIL 1997.
PLAN ENTITLED " PLAN OF SURVEY FOR SEWER EASEMENTS THROUGH PROPERTY OF JANE & LUCY LENZ., JANE H. HANKINS , DORIS F. HOLMES & HEIRS OF MARGARET C. LITTLE BY: STANLEY ENG. INC. MAY 1983.
PLAN ENTITLED " RAILROAD PLAT STATE OF RHODE ISLAND BIKE PATH. "

GRAPHIC SCALE

0 5 10 20 50 100

PROPOSED DECK ADDITION
SITE PLAN
for
Serafino & Yvonne Posa

17 SHORE ROAD PLAT 74 LOT 18 BRISTOL, RHODE ISLAND 02809

Town of Bristol, Rhode Island
Zoning Board of Review

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

November 13, 2026
File #: ZBR-26-52

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Alfred R. Rego, Jr., Esq.
Owner of Record: 125 Hope Street, LLC
Location: 125 HOPE ST , BRISTOL, RI, 02809
Plat: 16 Lot: 51
Zoning District: R-6

Applicant is requesting **a Special Use Permit and Dimensional Variances** to:

demolish an existing single-family dwelling and to construct an approximate 2,603 square foot single-family dwelling at a height greater than 25 feet above grade in the flood zone; with greater than permitted gross floor area (GFA) for the dwelling; and with a second-story footprint greater than two-thirds the size of the first floor footprint.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-52

125 Hope Street 16 51

October 8, 2026

Applicant	
Name of Applicant	Alfred R. Rego, Jr., Esq.
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Nancy Laurienzo / 125 Hope Street, LLC

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	125 Hope Street	16	51

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

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Special Use Permit Section: Section 28-250(eee) Dimensional Variance Section: Section 28-211

Describe the extent of the proposed alterations and the reasons for the requesting relief
Special use 8 foot height variance, total height 33 feet.

Additional gross floor 838.1 square foot dimensional variance and

278 square foot second floor area dimensional variance.

See attached narrative for the requested relief.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	13,573
Lot Frontage	140
Lot Depth	129

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

TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

APPLICATION FOR DIMENSIONAL VARIANCE AND SPECIAL USE PERMIT

Applicant / Owner: 125 Hope Street, LLC

Mailing Address: 2 Stafford Court, Cranston, RI 02920

Contact: Nancy Laurienzo, (508) 857-7934

Property Address: 125 Hope Street, Bristol, Rhode Island

Assessor's Designation: Plat 16, Lot 51

Zoning District: R-6 (Residential)

Flood Zone: FEMA V-Zone (coastal high-hazard), Bristol Harbor

Relief Requested. The applicant requests (1) a special use permit in an R-6 district triggered by the height of the new home being more than 25 ft above grade, for construction of a single-family dwelling elevated to comply with FEMA V-Zone flood-construction requirements; and (2) a dimensional variance authorizing a 2nd story of 77.2% of the 1st floor, in lieu of second story massing limit of 66.66% as set forth in the Board's special use standards, together with relief from the 0.30 Floor Area Ration (FAR) to 0.36 , and any related relief needed for construction of the HDC approved dwelling on this parcel. Relief is sought under R.I. Gen. Laws § 45-24-41 and Bristol Zoning Ordinance § 28-150(eee).

A. Description of the Property

The subject property is a single residential lot of record located within the R-6 zoning district, having a lot area of approximately 0.311 acre (approximately 13,547 square feet) and frontage of 140 feet on Hope Street. The parcel is a waterfront lot fronting on Bristol Harbor and lies within a FEMA-designated V-Zone coastal high-hazard area. Municipal water and sewer serve the property, and there are no easements of record. The applicant acquired the property in January 2025.

The lot is presently improved with a single-family dwelling containing approximately 4,426 square feet (1,562 square feet on the first floor, 957 square feet on the second floor, a 1,362-square-foot finished walk-out lower level, and a 20-square-foot porch, together with a detached 525-square-foot shed/garage. The Bristol Historic District Commission has approved demolition of the existing dwelling and shed/garage and construction of the proposed replacement dwelling. The existing dwelling and shed/garage are to be removed.

A-1. Extensive Historic Review and Design Development

The proposed dwelling is the product of an unusually extensive historic-preservation review. The completed application was received on February 11, 2025. The Commission's written decision references designs and design iterations presented at ten meetings dated March 6, March 26, April 3, May 1, July 17, August 7, and September 29, 2025, and January 6, March 5, and June 5, 2026. The process also included the Commission's examination of the property and site visit, multiple expert testimony concerning the condition of the buildings and their location in the VE Flood Zone, and the advisory opinion of the Rhode Island Historical Preservation and Heritage Commission. After consideration of the final design at its June 29, 2026 meeting, the projects 11th public meeting, the Commission unanimously approved the application. The formal Decision Letter and Certificate of Appropriateness were issued on July 15, 2026.

Since acquiring the property, the applicant made four major design revisions, together with multiple additional minor revisions responding to comments from the Commission and other reviewing authorities. The design progressed through four materially different approaches:

- renovation and adaptation of the existing dwelling;
- replacement of the existing dwelling with two smaller detached homes (note, the Property meets all zoning requirements so as to be 2 separate buildable lots);
- replacement with one - two-unit residential building; and
- the ultimately approved replacement with one single-family home.

This progression demonstrates that the final proposal was not selected at the outset or designed merely to maximize development. Rather, it emerged from a sustained, iterative process in which the Commission and the applicant's architect worked to identify the most appropriate response to this singular waterfront property.

The approved design is historically informed and captures important elements of the existing International Style dwelling while satisfying the practical and regulatory requirements applicable to new construction on this site, including FEMA flood requirements, the Rhode Island State Building Code, Rhode Island Coastal Resources Management Council requirements, and the needs of the future residents. The result is a one-of-a-kind design prepared for a one-of-a-kind lot after substantial review by local and state officials.

The Commission expressly found that the approved new house and garage are in keeping with the scale and massing of the previous structures and neighboring Historic District structures, although taller than the previous structures because of flood-zone requirements. This finding directly supports the requested zoning relief: the additional height is not an arbitrary design preference, but a consequence of constructing a compliant replacement dwelling on this VE Flood Zone property.

The Commission also recognized the historical importance of the existing connected buildings, including the rare Bristol example of a residential International Style building associated with its owner and architect, A. Sidney Herreshoff, and the smaller attached building associated with Nathaniel G. Herreshoff. Nevertheless, the Commission reluctantly found that the existing buildings cannot reasonably be rehabilitated or restored. That finding was based on the Commission's examination and site visit, multiple expert testimony concerning the buildings' condition and VE Flood Zone location, and the advisory opinion of the Rhode Island Historical Preservation and Heritage Commission.

The Commission further found that its decision conforms to Standards 3, 9, and 10 of the Secretary of the Interior's Standards, including the principles that new work be differentiated from the old while remaining compatible with historic materials, features, size, scale, proportion, and massing. These formal findings confirm that the approved replacement design was carefully evaluated for compatibility with the property and the surrounding Historic District.

B. The Proposed Project

The applicant proposes to construct a new single-family, historically informed replacement structure consisting of four bedrooms, plus architectural roof features, together with two levels of exterior decks/balconies. Because the parcel lies within a V-Zone, the lowest habitable floor must be elevated at or above the Base Flood Elevation on an open foundation. All mechanical, electrical, and plumbing systems will be located above the Base Flood Elevation.

The area beneath the elevated first habitable floor is designed to remain free of obstruction to the passage of floodwaters and wave action. Any enclosure will be limited to open wood lattice, insect screening, or non-supporting breakaway walls engineered to collapse under wind and water loads without transferring load to, or otherwise jeopardizing, the dwelling or its pile foundation. The space will contain no fill or structural support below the Base Flood Elevation.

Because the structure must be elevated to satisfy V-Zone flood-construction requirements while still providing habitable ceiling heights on two stories, code-compliant roof construction, and HDC required shapes and massing the proposed building height measures thirty-three (33) feet, which is 2' lower than the height requirement in the R6 district. However, it is more than 25' above grade and, solely because it is located in the FEMA V-Zone, triggers a Special Use Permit under Section 28-150 (eee).

The zoning relief requested is therefore narrowly focused on allowing the Historic District Commission-approved design to be constructed in a manner that is safe, code-compliant, and faithful to the architectural resolution reached through the historic review process. The application does not seek to reopen or evade that HDC process. Rather, the applicant is before you seeking the limited zoning relief necessary to implement its result.

C. Justification for Dimensional Relief

Under R.I. Gen. Laws § 45-24-41, the Board may grant dimensional relief where the hardship arises from the unique characteristics of the land, is not the result of the applicant's prior action, will not alter the general character of the area or impair the purpose of the ordinance, and the relief sought is the least relief necessary for the reasonable enjoyment of the permitted use. Each element is satisfied here.

1. Hardship Due to Unique Characteristics of the Land.

The hardship arises from a characteristic unique to this parcel: its location within a FEMA V-Zone on Bristol Harbor. Federal and local flood-construction standards require that the lowest habitable floor be elevated on an open foundation at or above the Base Flood Elevation. That mandatory elevation, combined with ceiling heights,

and HDC requirements for shape and massing causes the overall building height to exceed the twenty-five (25) foot height above grade and trigger the Special Use Permit requirement . The proposed dwelling conforms to every applicable setback and to the district's minimum lot area. The Gross Floor Area (GFA) (0.30 required / 0.36 proposed) and proportion of second floor to the first floor are the only dimensions for which relief is required along with the issuance of the Special Use Permit.

The parcel is also unique in that it combines the presence of an existing International Style dwelling, the severe coastal flood constraints, and is located in the Bristol Historic District. The HDC approved final building form reflects the need to reconcile those overlapping site, architectural, flood-resilience, code, and historic-preservation considerations on this particular property.

2. Not the Result of the Applicant's Prior Action.

The flood-zone designation and the parcel's coastal elevation predate and are independent of the applicant's acquisition of the property in January 2025. The hardship is not self-created, and the requested relief is not sought merely to realize greater financial gain.

The dimensional characteristics now before the Board also reflect the outcome of the extended historic review process. Four major redesigns and multiple minor revisions narrowed the proposal to the single-family design unanimously approved by the Historic District Commission. The requested relief should therefore be evaluated as relief necessary to implement a carefully vetted public-review outcome, not as a self-created preference fora more intensive project.

3. Consistency with the Comprehensive Plan and Neighborhood Character.

The proposed dwelling is compatible in scale and appearance with the surrounding waterfront neighborhood and has received Bristol Historic District Commission approval for demolition and reconstruction. The design preserves existing view corridors and minimizes shadowing of adjacent properties. Granting the requested relief will not alter the general character of the area, impair surrounding property values, or contravene the intent of the Bristol Zoning Ordinance or the Town's Comprehensive Community Plan, which encourages infill and redevelopment on existing lots of record.

The Historic District Commission's unanimous approval is particularly relevant to neighborhood character. It followed ten referenced design-review meetings beginning March 6, 2025, consideration of the final design on Jüne 29, 2026, a site visit, multiple expert testimony, state preservation consultation, and repeated architectural revisions. The Commission then expressly found that the approved structures are in keeping with the scale and massing of the prior structures and neighboring Historic District structures, notwithstanding the relief requested.

4. Minimum Relief.

The requested relief is the minimum necessary to construct a structurally sound, code-compliant, and proportionate dwelling on an elevated V-Zone foundation. Without the Special Use Permit and relief the applicant would be unable to build the house designed as a result of more than a year of input from the HDC, and denying reasonable enjoyment of the permitted residential use. There is no reasonable alternative that permits the applicant to enjoy the legally permitted use without the Special Use Permit and relief requested..

The relief is also the minimum necessary because the applicant explored and presented materially different alternatives over the course of the historic review, including renovation, two detached homes, and a two-unit building. The final single-family proposal represents the most refined and least intensive solution to emerge from that process, while still meeting site, flood, building-code, coastal, and residential needs.

D. Special Use Permit Criteria

The applicant seeks a special use permit authorizing a 2nd story of 77.2% of the 1st floor, in lieu of the second story massing limit of 66.66% as set forth in the Board's special use standards. The proposed second story contains approximately 2,022 square feet over a first floor of approximately 2,616 square feet. This equates to a 2nd story dimensional modification of 278 square feet.

- The proposed dwelling conforms to every dimensional requirement of the R-6 district except building height, upper-story massing, and lot coverage, each separately justified above.

- Comparable first- and second-floor areas are necessary to achieve a structurally sound and architecturally proportionate elevated design consistent with the Bristol Historic District Commission's approval, and represent the minimum departure needed to accomplish that result.
- The structure will not create adverse impacts upon neighboring properties, will not impair traffic circulation, and will be served by existing municipal water and sewer.
- The proposed use, a single-family dwelling, is a permitted residential use consistent with the goals of Bristol's Comprehensive Community Plan encouraging infill development and productive reuse of existing lots of record. In fact the Bristol Zoning Ordinance permits 2 single family lots or a 2 unit dwelling on this property.
- The requested upper-story form is not an isolated design choice. It is a central component of the final single-family design produced through ten referenced Historic District Commission design-review meetings, a site visit, state preservation consultation, expert testimony, and extensive architectural revision. Altering the second-story form now would materially disturb the proportions and composition approved unanimously by the Commission and found compatible with the scale and massing of the surrounding Historic District.

E. Relief Requested

The applicant respectfully requests that the Bristol Zoning Board of Review:

1. Grant dimensional variances under R.I. Gen. Laws § 45-24-41 authorizing the proposed second-story massing and a Floor area Ratio (FAR) of 0.36 where 0.30 is otherwise required; and

2. Because the HDC approved home's height exceeds 25 feet above grade, grant a Special Use Permit authorizing construction of the single-family dwelling on the described lot of record.

3. To include any and all relief to construct the home approved by the Bristol Historic District Commission on June 29, 2026 and as detailed in their July 15, 2026 decision.

In considering this request, the applicant respectfully asks the Board to give substantial weight to the extraordinary level of local and state review already devoted to this property and design. The requested zoning relief will allow implementation of the unanimously approved single-family design without undoing the careful balance reached among historic character, flood resilience, building-code compliance, coastal regulation, neighborhood context, and the reasonable residential use of the property.

F. Supporting Materials

- Certified plot plan showing the proposed dwelling and building elevations.
- Architectural drawings showing front and side elevations with height dimensions referenced to the Base Flood Elevation.
- Copy of the recorded deed confirming the parcel's status as a lot of record.
- The Bristol Historic District Commission Decision Letter and Certificate of Appropriateness issued July 15, 2026, together with a concise chronology of the proceedings, the referenced meeting dates, the site visit, state preservation consultation, principal design alternatives, and the final plans unanimously approved at the June 29, 2026 meeting.

Respectfully submitted,

125 HOPE STREET, LLC

By: _____

Its Attorney / Authorized Representative

Dated: 10-7-2026

EXHIBIT A

TABLE OF DIMENSIONAL AND USE STANDARDS

125 Hope Street, LLC — 125 Hope Street, Bristol, Rhode Island (Plat 16, Lot 51; Zone R-6)

The following table compares each dimensional and use standard against the applicant's proposed condition for the single-family dwelling described in the foregoing application. Figures are drawn from the applicant's specifications; where the ordinance states a standard in different units, the proposed figure is converted only for comparison (e.g., 0.311 acre ≈ 13,547 square feet against the 6,000-square-foot minimum). The lot-area, frontage, yard, building-height, and lot-coverage standards are governed by the Bristol Zoning Ordinance Dimensional Table (Table B), § 28-211; the second-story massing standard arises under § 28-150(4)(a)(eee) (special use permit standards, Item 4a).

Dimensional / Use Standard	Required by Ordinance	Proposed Condition	Variance Requested
Lot area	6,000 sq ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	0.311 AC	N/A — conforms (±13,547 sq ft > 6,000 sq ft)
Frontage	100 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	140 ft	N/A — conforms
Front setback	30 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	15.2 ft	N/A — conforms
Left side yard	15 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	21.3 ft	N/A — conforms
Right side yard	15 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	15 ft	N/A — conforms
Rear yard (waterside)	30 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	33 ft	N/A — conforms
Building height	25 ft limit Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	33 ft	8 ft — special use requested
Lot coverage	30% max. Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	17.4 %	N/A — conforms
Second-story floor area (special use, Item 4a)	≤ ⅔ of first-floor area (≈ 1,743.3 sq ft) Bristol Zoning Ord. § 28-150(eee) (special use permit standards, Item 4a)	2,022 sq ft (first floor: 2,616 sq ft)	≈ 278 sq ft over ⅔ limit — special use permit requested
Maximum Gross Floor Area	4,071.9 sq ft Section 28-150(eee)	4,910 sq ft	838.1 sq ft over 4,071.9 limit - Special Use Permit Request

125 Hope St, Bristol, RI

Map/Lot: 16-51

1 inch = 30 Feet

0 30 60 90

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

BRISTOL TOWN CODE, PART III - SPECIAL ACTS, CHAPTER 28 - ZONING, ARTICLE V - SUPPLEMENTARY REGULATIONS, SEC. 28-150 SPECIAL USE PERMIT STANDARDS FOR VARIOUS USES:

(EEE) SPECIAL USE PERMIT STANDARDS FOR STRUCTURES IN RESIDENTIAL ZONES IN THE FLOOD ZONE GREATER THAN 25 FEET ABOVE GRADE.

(1) AT A MINIMUM, EVERY SPECIAL USE PERMIT GRANTED PURSUANT TO THIS SECTION SHALL BE CONDITIONED ON THE CONSTRUCTION CONFORMING TO THE STATE BUILDING CODE REQUIREMENTS OF THE FLOOD ZONE (SEE ALSO SECTION 28-301 TO 28-310).

(2) THE PITCH OF ALL ROOF AREAS SHALL BE NO LESS THAN 6/12. ROOF PITCHES OF LESS THAN 6/12 SHALL ONLY BE ALLOWED DIRECTLY BELOW THE FOOTPRINT OF A DECK.

(3) FOR LOTS WITH REAR LOT LINES ABUTTING A COASTAL FEATURE, THE MINIMUM FRONT YARD SHALL BE THE AVERAGE SETBACK OF THOSE PARCELS WITHIN 250 FEET OF THE PARCEL ON THE SAME SIDE OF THE STREET.

(4) THE MAXIMUM LOT COVERAGE BY STRUCTURES PERCENTAGE AS DEFINED BY ARTICLE IV IS NOT APPLICABLE. INSTEAD BUILDING SIZE SHALL BE DETERMINED AS FOLLOWS

A. FOR STRUCTURES WITH TWO FLOORS OF LIVING SPACE (LIVING SPACE DOES NOT INCLUDE THE FIRST FLOOR CAR PARK AND STORAGE AREA). A FLOOR AREA RATIO (FAR) 0.30 SHALL BE USED TO CALCULATE THE MAXIMUM ALLOWABLE GROSS FLOOR AREA (GFA) FOR THE PARCEL. THE GFA IS CALCULATED BY MULTIPLYING THE PARCEL SIZE BY 0.30. THE FOOTPRINT OF THE FIRST FLOOR SHALL BE NO GREATER THAN 60 PERCENT OF THE GFA AND THE FOOTPRINT OF THE SECOND FLOOR, IF ANY, SHALL BE NO GREATER THAN 40 PERCENT OF THE GFA. IN NO CASE SHALL THE AREA OF THE 2ND FLOOR FOOTPRINT EXCEED TWO-THIRDS OF THE FIRST FLOOR FOOTPRINT.

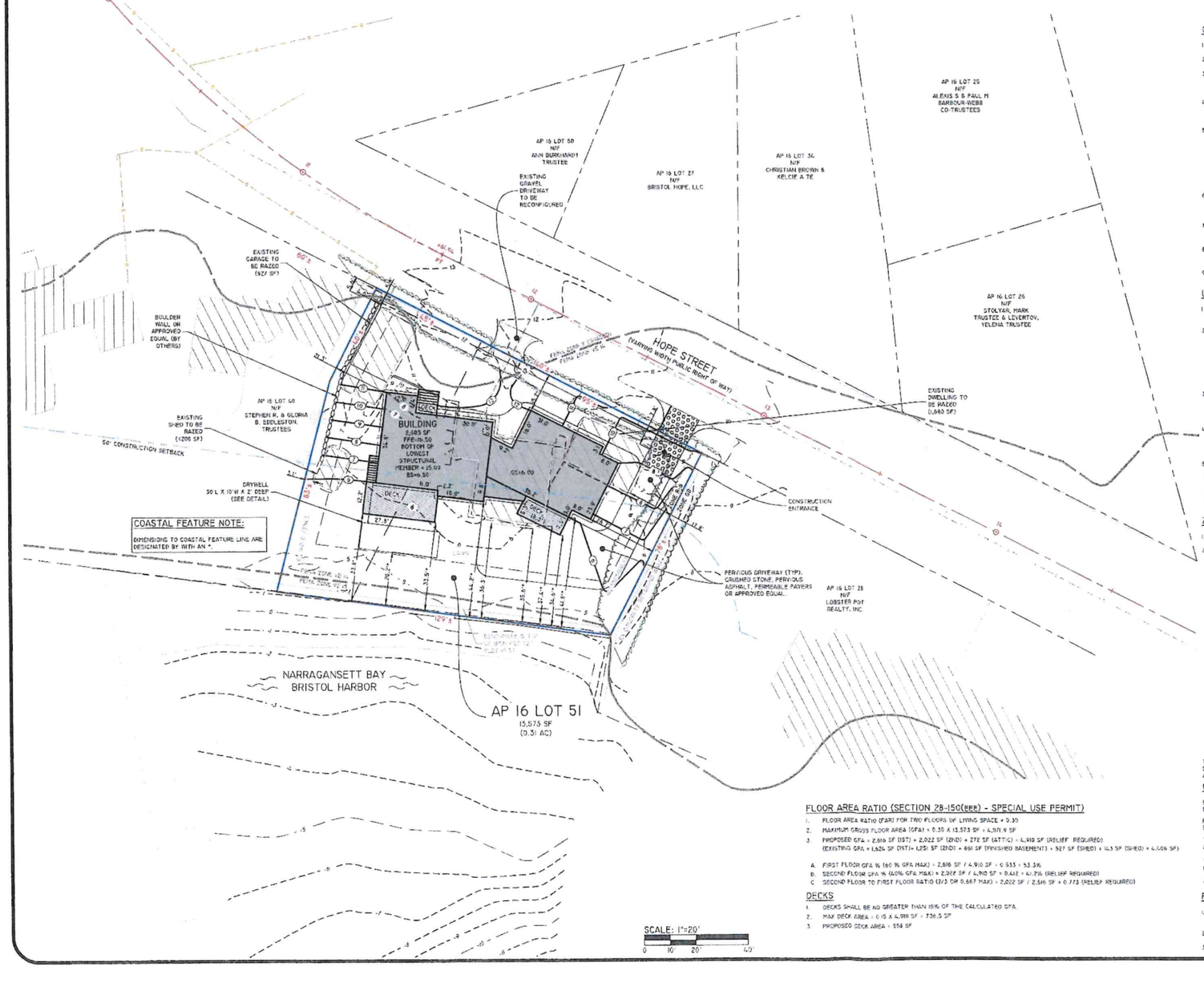
B. FOR STRUCTURES WITH ONE FLOOR OF LIVING SPACE (LIVING SPACE DOES NOT INCLUDE THE FIRST FLOOR CAR PARK AND STORAGE AREA). A FLOOR AREA RATIO OF 0.2 SHALL BE USED TO CALCULATE THE MAXIMUM ALLOWABLE GROSS FLOOR AREA FOR THE PARCEL. THE GFA IS CALCULATED BY MULTIPLYING THE PARCEL SIZE BY 0.20.

C. DECKS SHALL BE NO GREATER IN SIZE THAN 15 PERCENT OF THE CALCULATED GFA. INTEGRATED SECOND STORY DECKS LOCATED DIRECTLY OVER THE FOOTPRINT OF THE FIRST FLOOR OF THE STRUCTURE SHALL NOT BE INCLUDED IN THIS CALCULATION. DECKS LOCATED ABOVE THE HIGHEST FLOOR OF LIVING SPACE SHALL NOT BE PERMITTED.

(5) ARTICULATION SHALL BE REQUIRED FOR STRUCTURAL WALLS THAT FACE A PUBLIC RIGHT-OF-WAY AND EXCEED 24 FEET IN LENGTH. ARTICULATION SHALL BE IN THE FORM OF A STRUCTURAL PROJECTION OF AT LEAST ONE FOOT IN DEPTH AND SIX FEET IN LENGTH AND MUST EXTEND ALONG THE ENTIRE VERTICAL PLANE OF THE WALL. THE REQUIRED PROJECTION MAY BE DIVIDED INTO MORE THAN ONE, PROVIDED THE TOTAL WIDTH OF THESE PROJECTIONS IS AT LEAST 6 FEET IN LENGTH.



LOCUS MAP Not To Scale



GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 19, LOT 51 IN THE TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 2270, PAGE 86 IS HOPE ST, LLC.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE VE (EL. 14) AND X (SHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0041H, MAP REVISED JULY 7, 2014. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED R-6 (RESIDENTIAL-6,000 SF) BASED ON THE TOWN OF BRISTOL ZONING MAPS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THE SITE IS WITHIN A
   NATURAL HERITAGE AREAS (RIDEM)
   SPECIAL FLOOD HAZARD OVERLAY DISTRICT (TOWN)

   THE SITE IS NOT WITHIN A
   GROUNDWATER PROTECTION AREA (RIDEM)
   SPECIAL AREA MANAGEMENT PLAN (CRMC)
6. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
7. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 23,2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
8. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CI/ASCE STANDARD 38-02 *(STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA)* LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED, ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
   5.1. WATER INFORMATION OBTAINED FROM BRISTOL COUNTY WATER AUTHORITY
   5.2. SEWER INFORMATION OBTAINED FROM 'BRISTOL SEWER COMMISSION, TOWN OF BRISTOL, SEWAGE DISPOSAL, INTERCEPTOR AND FORCE MAINS PLAN AND PROFILE' BY H.K. BARRONS, DATED NOV. 23, 1931
   5.3. GAS INFORMATION OBTAINED FROM RHODE ISLAND ENERGY
   5.4. ELECTRIC AND DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

ZONING NOTES

1. THE PARCEL IS ZONED R-6 PER THE ASSESSOR'S ONLINE DATABASE.
2. THE ZONING ORDINANCE SECTION 28-111 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

	REQUIRED (SECTION 28-111)	REQUIRED SECTION 28-150(EEE)(3)	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SF	N/A	13,573 SF	13,573 SF
MINIMUM FRONTAGE AND LOT WIDTH	60 FT	N/A	140.0 FT	140.0 FT
MINIMUM FRONT YARD	5.7 FT *	9.2 FT *	5.8 FT	15.2 FT
MINIMUM SIDE YARD	10 FT	N/A	4.6 FT	21.3 FT
MINIMUM REAR YARD	20 FT	N/A	36.3 FT	53.8 FT
MAXIMUM LOT COVERAGE	30% **	N/A	17.4%	23.5%
MAXIMUM GROSS FLOOR AREA	N/A	4,071.9 SF***	4,409 SF**	6,910 SF** (RELIEF REQUIRED)
MAXIMUM HEIGHT	35 FT ***	N/A	32 FT+	35.0 FT **

* PER SECTION 28-111, THE FRONT YARD SETBACK IS THE AVERAGE SETBACK OF THE BLOCK OR 20 FEET, WHICHEVER IS LESS. AVERAGE SETBACK = 5.8 FT (AP 16 LOT 49)+5.8 FT (AP 16 LOT 50) / 2 = 5.7 FEET. AP 16 LOT 28 IS NOT INCLUDED IN THIS CALCULATION DUE TO THE DIFFERENT ZONE/USE.

** FOR STRUCTURES IN RESIDENTIAL ZONES, IN THE FLOOD ZONE, GREATER THAN 25 FEET ABOVE GRADE, THE MAXIMUM LOT COVERAGE BY STRUCTURES PERCENTAGE AS DEFINED BY ARTICLE IV IS NOT APPLICABLE. SEE FLOOR AREA RATIO AND DECK CALCULATIONS.

*** THE MAXIMUM HEIGHT OF THE PRINCIPAL STRUCTURE IS 35 FEET OR THE AVERAGE OF THE BUILDING HEIGHTS ON THE SAME BLOCK, WHICHEVER IS GREATER.

* PER SECTION 28-150(EEE)(3) FOR LOTS WITH REAR LOT LINES ABUTTING A COASTAL FEATURE, THE MINIMUM FRONT YARD SHALL BE THE AVERAGE SETBACK OF THOSE PARCELS WITHIN 250 FEET OF THE PARCEL ON THE SAME SIDE OF THE STREET. AVERAGE SETBACK = 5.6 FT (AP 16 LOT 40)+5.8 FT (AP 16 LOT 51)+14.5 FT (AP 16 LOT 29) / 3 = 8.9 FEET. AP 16 LOT 28 IS NOT INCLUDED IN THIS CALCULATION DUE TO THE DIFFERENT ZONE/USE.

** THE PROPOSED BUILDING HEIGHT IS MEASURED FROM ELEVATION 15 WHICH IS ABOVE THE BASE FLOOD ELEVATION AND ASSOCIATED FREEBOARD.

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF BRISTOL ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

FLOOR AREA RATIO (SECTION 28-150(EEE) - SPECIAL USE PERMIT)

1. FLOOR AREA RATIO (FAR) FOR TWO FLOORS OF LIVING SPACE = 0.30
2. MAXIMUM GROSS FLOOR AREA (GFA) = 0.30 X 13,573 SF = 4,071.9 SF
3. PROPOSED GFA = 2,616 SF (1ST) + 2,022 SF (2ND) + 272 SF (ATTIC) = 4,910 SF (RELIEF REQUIRED)
   (EXISTING GFA = 1,624 SF (1ST)+ 1,251 SF (2ND) + 461 SF (FINISHED BASEMENT) + 527 SF (SHED) + 143 SF (SHED) = 4,006 SF)

A. FIRST FLOOR GFA % (60 % GFA MAX) = 2,616 SF / 4,910 SF = 0.533 = 53.3%
B. SECOND FLOOR GFA % (40% GFA MAX) = 2,022 SF / 4,910 SF = 0.412 = 41.2% (RELIEF REQUIRED)
C. SECOND FLOOR TO FIRST FLOOR RATIO (2/3 OR 0.667 MAX) = 2,022 SF / 2,616 SF = 0.773 (RELIEF REQUIRED)

DECKS

1. DECKS SHALL BE NO GREATER THAN 15% OF THE CALCULATED GFA.
2. MAX DECK AREA = 0.15 X 4,910 SF = 736.5 SF
3. PROPOSED DECK AREA = 554 SF

CRMC STRUCTURAL LOT COVERAGE CALCULATIONS

EXISTING SITE STRUCTURAL LOT COVERAGE:
EXISTING DWELLING AND EXISTING GARAGE* = 1,680 SF+527 SF = 2,207 SF+/-

PROPOSED SITE STRUCTURAL LOT COVERAGE:
EXISTING AND PROPOSED STRUCTURES: 1,680 SF+1,260 SF = 2,803 SF

TOTAL ALLOWABLE SQUARE FEET PER CRMC SECTION 150.E.3.C.15 CALCULATED AS FOLLOWS:
2,207 SF + 1,103.5 SF (50% INCREASE) = 3,310.5 SF

THE SITE PROPOSES A TOTAL STRUCTURAL LOT COVERAGE OF 2,803 SF AND IS LESS THAN A 25% INCREASE, THEREFORE NO NEW COASTAL BUFFER ZONE SHALL BE REQUIRED PER CRMC SECTION 150.E.3.C.

*THE EXISTING STRUCTURAL LOT COVERAGE DOES NOT INCLUDE ANY STRUCTURES LESS THAN 200 SF IN AREA.

FEMA CONSTRUCTION NOTES:

1. BUILDING CONSTRUCTION SHALL MEET FEMA V ZONE (WAVE VELOCITY) CONSTRUCTION REQUIREMENTS INCLUDING BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER BEING ONE FOOT MINIMUM ABOVE THE BASE FLOOD ELEVATION.
2. BASE FLOOD ELEVATION = 14.00
3. BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER ELEVATION REQUIRED = 15.00 MINIMUM

DiPrete Engineering
Boston • Providence • Newport

JASON P. CLOUGH
No. 9410
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY
2	06/16/2025	ZONING SUBMISSION	CAW
1	04/11/2025	ZONING SUBMISSION	CAW

SITE PLAN
125 HOPE STREET
ASSESSOR'S PLAT 19, LOT 51
BRISTOL, RHODE ISLAND

PREPARED FOR:
125 HOPE STREET, LLC
72 ALPINE STREET
BRISTOL, RHODE ISLAND

SHEET 1 OF 2

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MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL, RI 02809

SITE PLAN

A0.0

1 A0.0 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

MELCHERT ARCHITECTURE

EXISTING PLANS

125 HOPE STREET

BRISTOL, RI 02809

EXIST. PLANS A0.1

1 A0.1 EXISTING BASEMENT PLAN SCALE: 1/4" = 1'-0"

2 A0.1 EXISTING FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

EXISTING PLANS

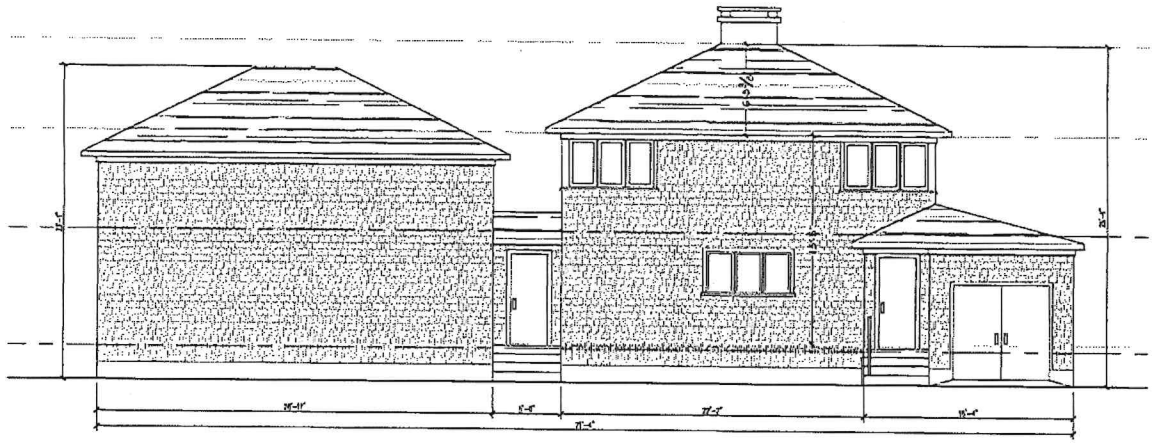
ZONING

EXIST. PLANS
A0.2

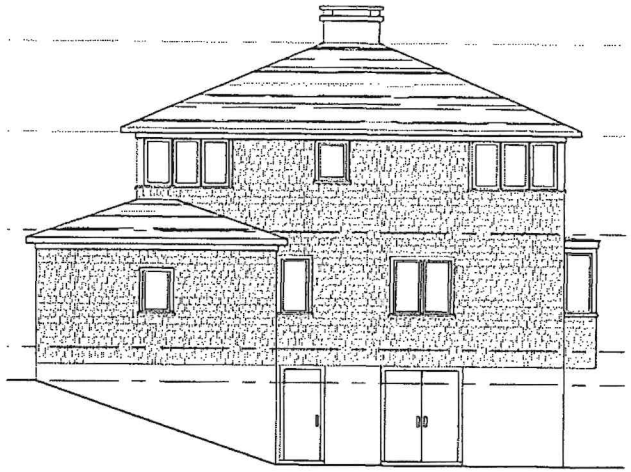
1 / A0.2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

7'-3" CEILING HEIGHT

2 / A0.2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



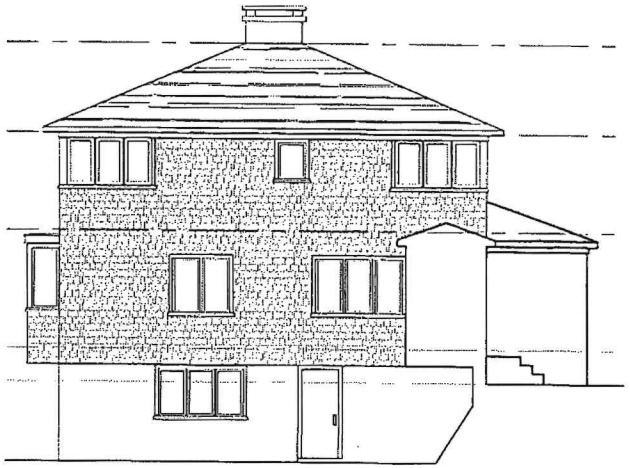
1 A0.3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A0.3 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A0.3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A0.3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

EXISTING PLANS

ZONING

EXIST. PLANS
A0.3

Item 4A.

MELCHERT ARCHITECTURE

125 HOPE STREET

BRISTOL, RI 02809

PROPOSED PLANS

A1.0

1 A1.0 PROPOSED EXAMINATION PLAN SCALE 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET

BRISTOL RI 02809

PROPOSED PLANS

A1.1

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

PROPOSED PLANS

A1.2

MELCHERT ARCHITECTURE

125 HOPE STREET

BRISTOL, RI 02809

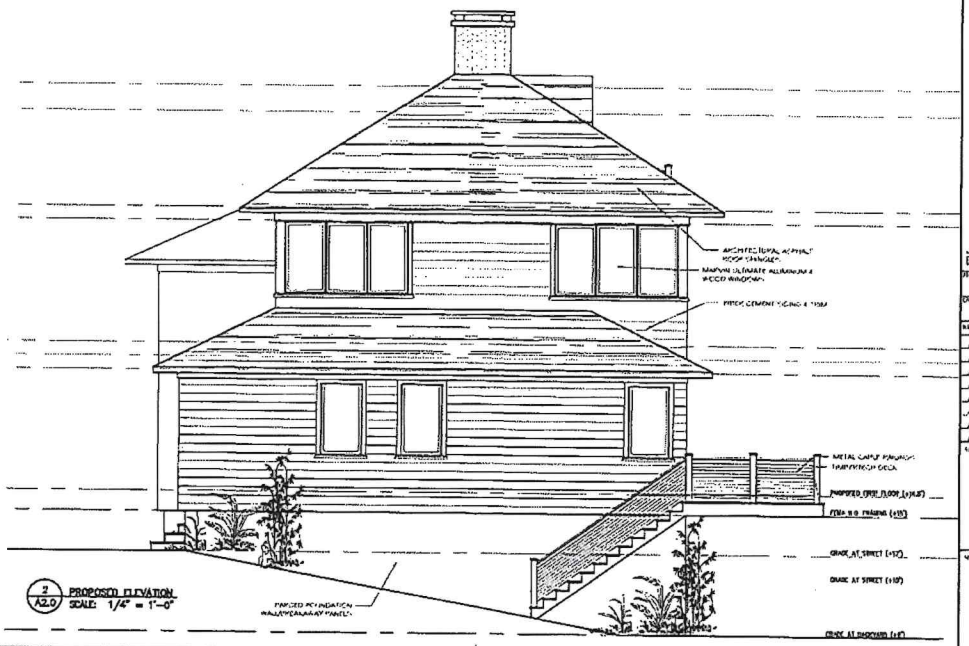
PROPOSED PLANS

A1.3

1 A1.3 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A2.0 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.0 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

PROPOSED ELEVATIONS

ZONING

MM

A2.0

Item 4A.



1 A2.1 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.1 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL, RI 02809

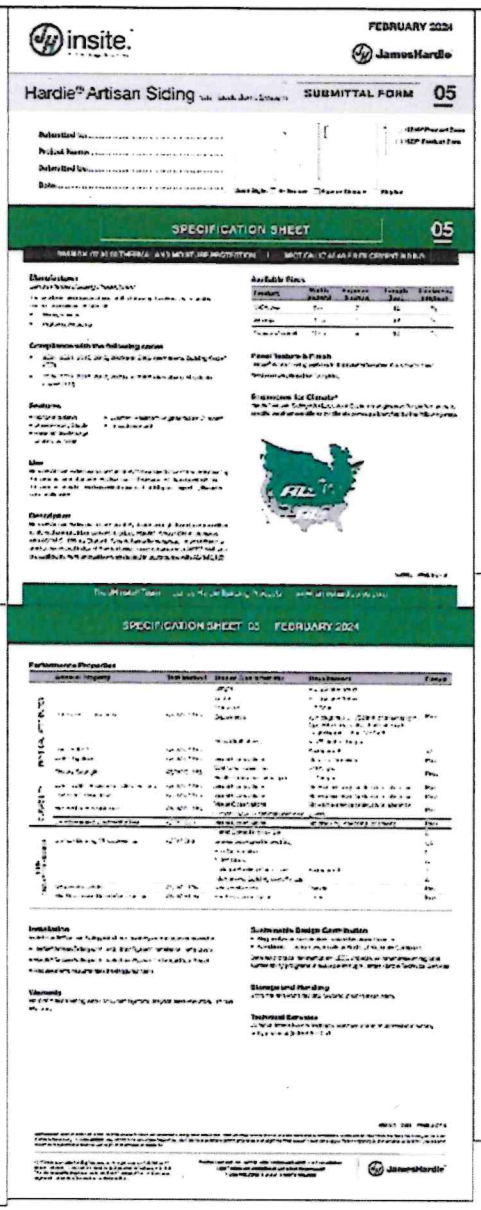
PROPOSED ELEVATIONS

ZONING

A2.1

Item 4A.











MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

PROPOSED MATERIALS

A3.1

Item 4A.

125 HOPE STREET - EXISTING



125 HOPE STREET - PROPOSED



125 HOPE STREET - EXISTING



125 HOPE STREET - PROPOSED



125 HOPE STREET - EXISTING

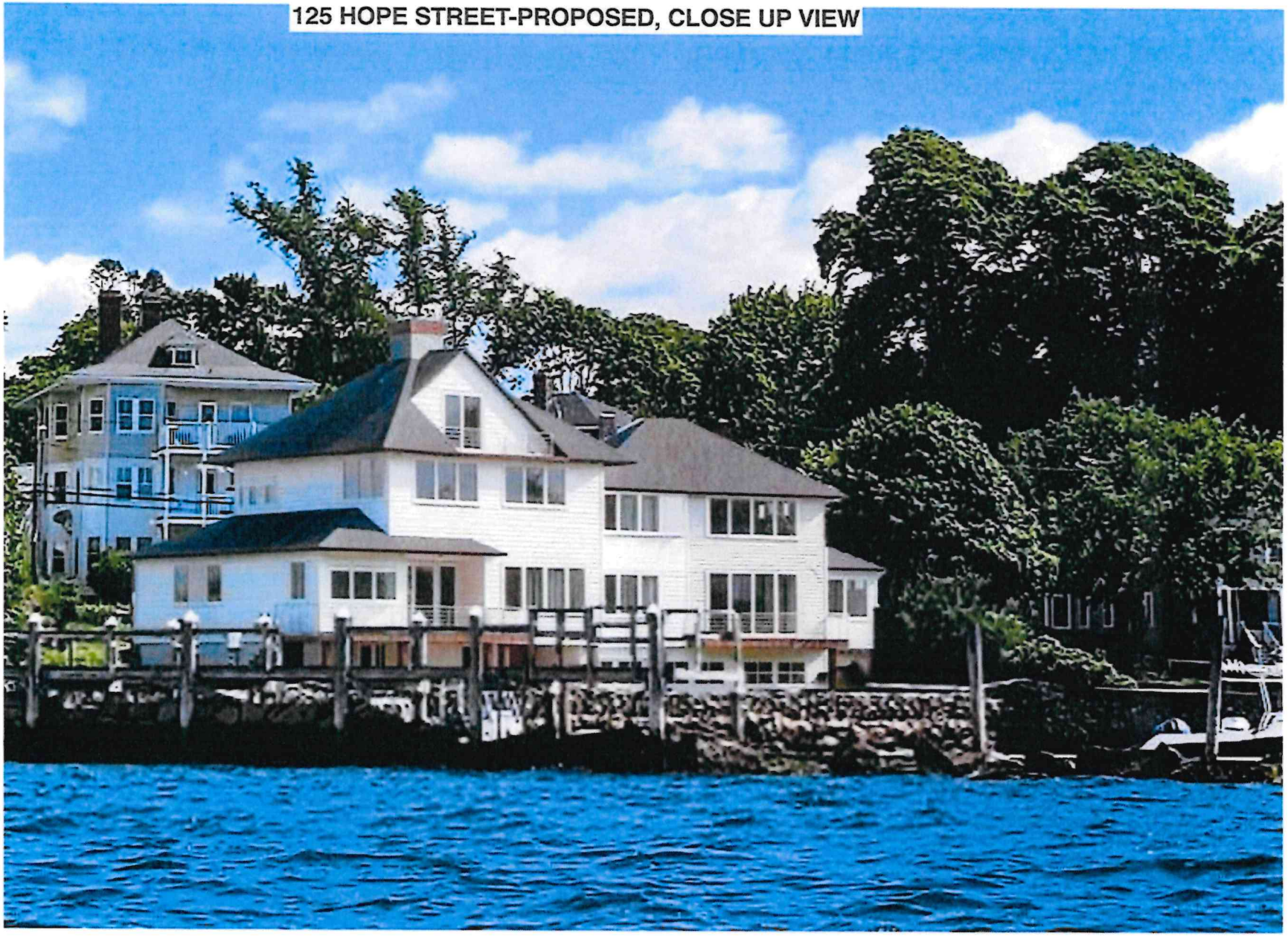




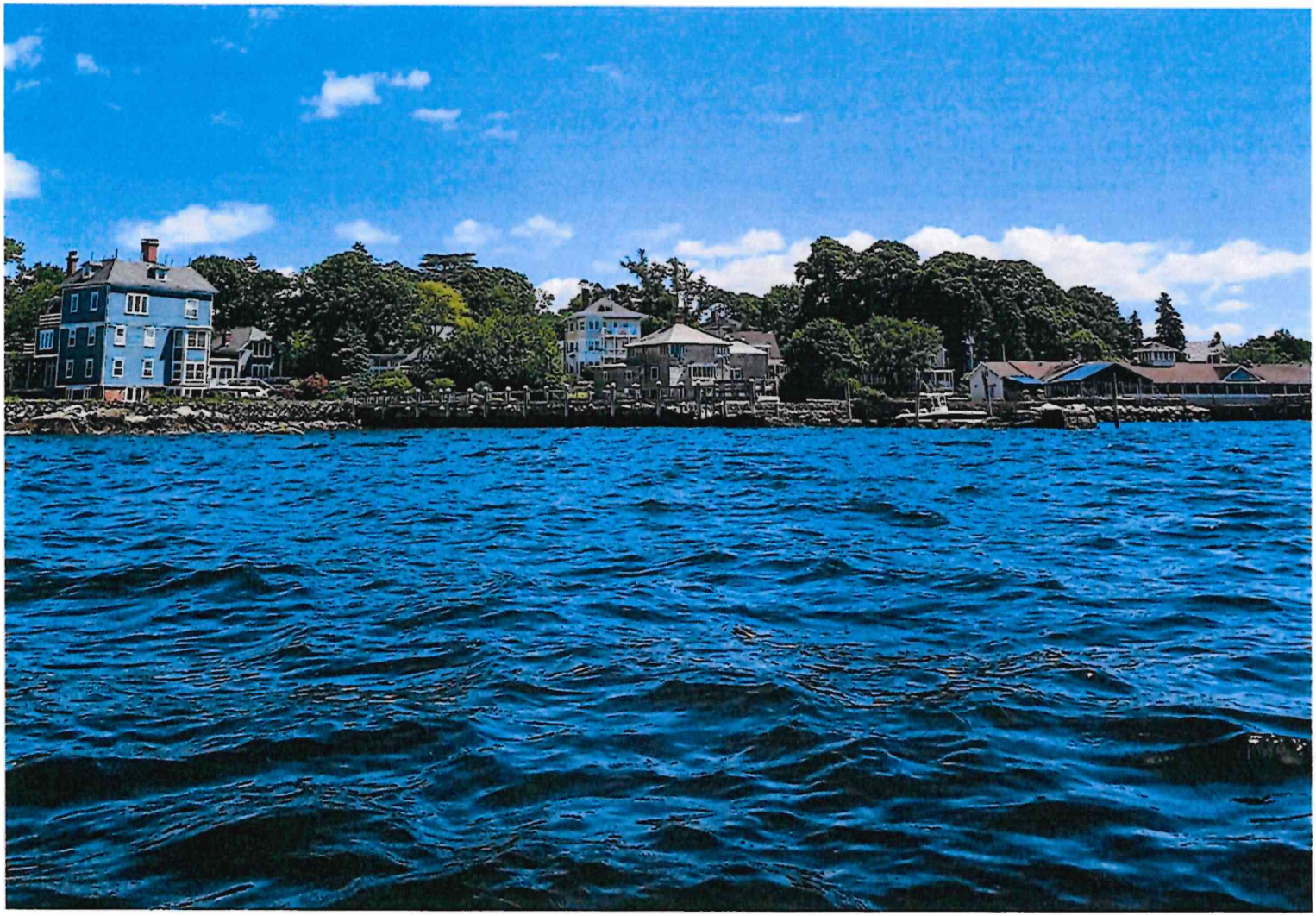




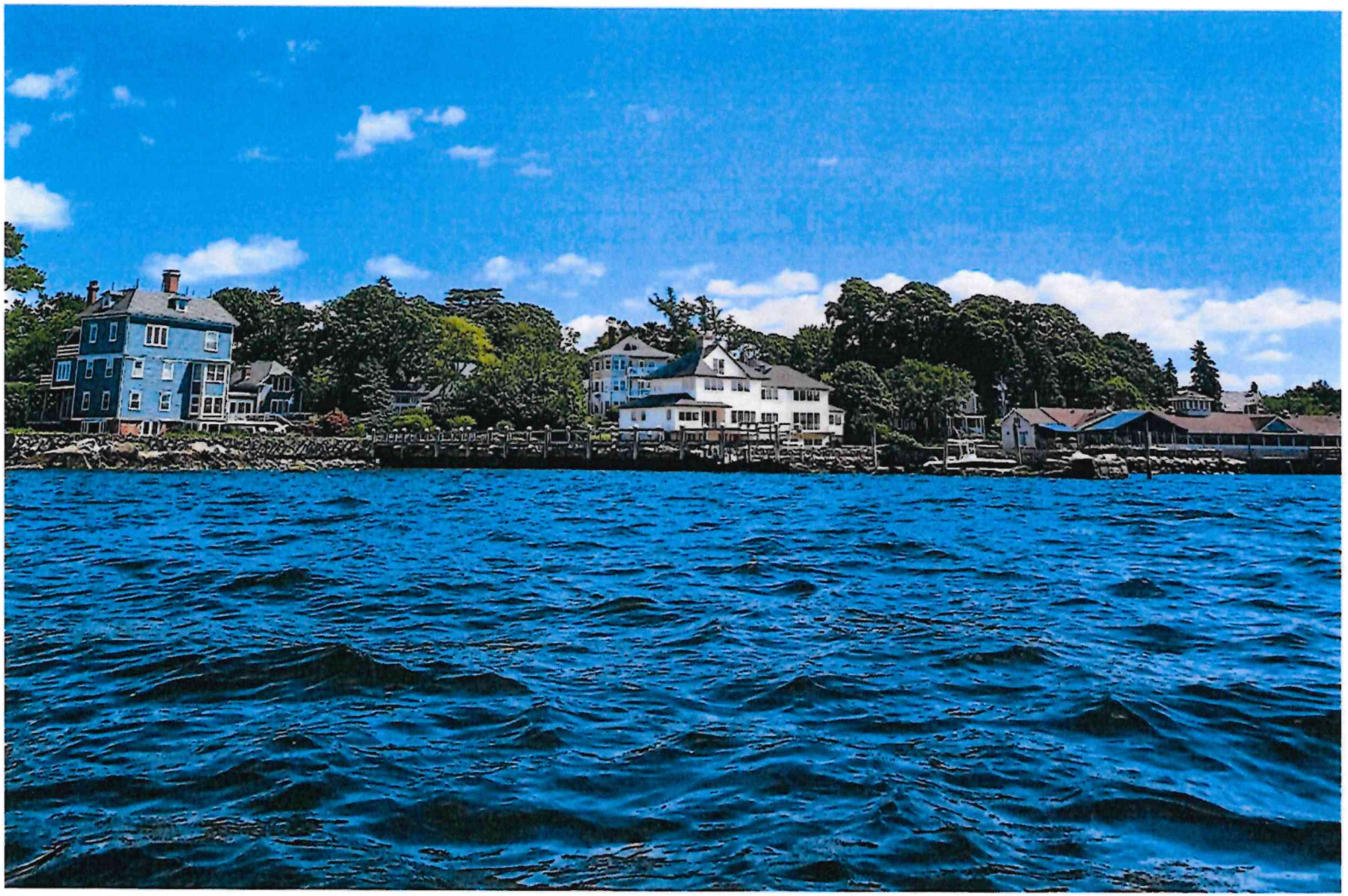
125 HOPE STREET-PROPOSED, CLOSE UP VIEW



125 HOPE STREET - EXISTING



125 HOPE STREET - PROPOSED



TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

Bristol Historic District Commission
Decision Letter

July 15, 2026

125 HOPE ST , BRISTOL, RI, 02809 , MBL # 016-0051-000

Application HDC-25-12

Nancy DiPrete Laurienzo/
Two Stafford Court Cranston, RI 02920
RE: BHDC Review

Dear Applicant:

At its June 29, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve application 25-12 for construction of new house and garage at 125 Hope Street with design presented at June 29, 2026 meeting using presented materials, based on commission's comments on designs and iterations of design presented at previous meetings (minutes referenced 6/5/2026, 3/5/2026, 1/6/2026, 9/29/2025, 8/7/2025, 7/17/2025, 5/1/2025, 4/3/2025, 3/26/2025, 3/6/2025). The Commission finds that the new structures are in keeping with the scale and massing of both the previous structures and with the neighboring Historic District structures, although taller than the previous structures due to flood zone requirements.

To approve application 25-12 for demolition of existing buildings on the property at 125 Hope Street. The existing connected buildings are contributing structures to the Bristol Historic District. They include a rare (in Bristol) example of a residential International Style building which is also valuable due to its association with its owner/architect A. Sidney Herreshoff. The smaller attached building, while less architecturally distinguished, is valuable for its association with the world-famous Nathainel G. Herreshoff (Sidney's father) due to its housing a recreation of the famous model-room from Nathaniel Herreshoff's home.

However, the commission reluctantly makes the finding that the existing buildings on this property cannot reasonably be rehabilitated or restored. This finding is based on the Commission's examination of the property, including its site visit to the property, the multiple expert testimony regarding the buildings' condition and their location in the VE Flood zone. This finding is also based on the advisory opinion of the RI Historic Preservation and Heritage Commission. (minutes referenced 6/5/2026, 3/5/2026, 1/6/2026, 9/29/2025, 8/7/2025, 7/17/2025, 5/1/2025, 4/3/2025, 3/26/2025, 3/6/2025).

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

3 - Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10 - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Commission member Robert Page will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth
Planner/HDC Clerk
Town of Bristol Department of Community Development

01/08/2025
02:47:35 PM
4 Pages
TRUSTEES DEED
Bk: 2270 Pg: 86
Instr: 2025-55

21-J-12000

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that I, HALSEY C. HERRESHOFF, in his capacity as Trustee of the "HALSEY C. HERRESHOFF REVOCABLE TRUST", dated September 18, 2020, as amended and restated in its entirety on November 25, 2024, with an address of P.O. Box 687, Bristol, Rhode Island 02809, by the power conferred by said the Trust Agreement and by every other power and authority thereunto enabling, for consideration paid in the amount of $725,000.00, the receipt and suffering of which is hereby acknowledged, grant to 125 HOPE STREET, LLC, a Rhode Island Liability Company, having its principal place of business at 2 Stafford Court, Cranston, Rhode Island 02920, the following described premises:

SEE ATTACHED EXHIBIT A

Being the same premises conveyed to this grantor by deed of HALSEY C. HERRESHOFF, and recorded on June 2, 2021, in the Records of Land Evidence in the Town of Bristol, State of Rhode Island, in Book 2115 at Page 111.

Subject to taxes and assessments assessed as of December 31, 2024.

I, HALSEY C. HERRESHOFF, Trustee of the HALSEY C. HERRESHOFF REVOCABLE TRUST, do hereby covenant that the Settlor and all of the current beneficiaries under said Trust are residents of Rhode Island in compliance with RIGL 44-30-71.3, as evidenced by affidavit. No withholding is required.

The undersigned hereby certifies compliance with the requirements and all other provisions of the smoke detector and carbon monoxide detector laws and regulations of the Rhode Island Fire Safety Code.

12614
Town of Bristol, Rhode Island
Real Estate Conveyance Tax
Tax: $3335.00
Date: 01/08/2025
Clerk: MCH

Unofficial Copy

WITNESS my hand and seal this 16th day of December, 2024.

HALSEY C. HERRESHOFF REVOCABLE TRUST
DATED SEPTEMBER 18, 2020

Haley C. Herreshoff

HALSEY C. HERRESHOFF, Trustee

STATE OF RHODE ISLAND)
COUNTY OF BRISTOL)

In the Town of Bristol, on the 16th day of December, 2024, before me personally appeared HALSEY C. HERRESHOFF, Trustee of the HALSEY C. HERRESHOFF REVOCABLE TRUST, dated September 18, 2020, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument as TRUSTEE of said TRUST and acknowledged he executed said instrument with proper authority for the purpose stated therein as his free act and deed as Trustee, and the free act and deed of said Trust.

Notary Public

JOHN G. REGO
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID 12941
COMMISSION EXPIRES 6/16/2025

Unofficial Copy

EXHIBIT A

Those certain parcels of land with all buildings and improvements thereon, situated on the southwesterly side of Hope Street, in the Town of Bristol, County of Bristol, State of Rhode Island, bounded and described as follows:

Parcel No. 1

That certain parcel of land with all buildings and improvements thereon, situated in the southerly part of the Town of Bristol, R.I., on the southerly side of Hope Street, between Walley and High Streets, being a portion of that tract of land delineated on a plat drawn by J. S. Mason, dated May 13, 1869, and on file in the Town Clerk's Office in said Bristol, and is part of lot #5, the whole of lot #6, and a part of lot #7, on said plat, bounded and described as follows: From the intersection of the Southerly sides of Walley and Hope Street go one hundred twenty-seven (127) feet, along Hope Street to the point of beginning; thence Southerly along Hope street to land of the heirs of Charles DeW. Brownell ninety-five (95) feet; thence Southwesterly along said Brownell land seventy-seven (77) feet, more or less, to sea-wall; thence Westerly along sea-wall one hundred (100) feet, more or less; thence Northeasterly one hundred ten (110) feet, more or less, to the point of beginning.

Unofficial Copy Unofficial C

Parcel No. 2

That certain lot or parcel of land with all the buildings and improvements thereon, bounded and described as follows:

Beginning at a point in the southwesterly line of Hope Street at the northerly corner of Parcel No. 1 described above and said point being the easterly corner of land hereby conveyed; thence running northwesterly, bounded northeasterly on said Hope Street forty-five (45) feet to a corner; thence turning a right angle and running southwesterly forty (40) feet to a corner; thence turning and running more southerly to a point on the sea-wall 28'8" westerly along said sea-wall from said Parcel No. 1; thence turning and running at an interior angle with said sea-wall of 85° to Bristol Harbor, the last three (3) courses bounding westerly and northwesterly on other land of said homestead estate; thence turning and running easterly, bounding southerly on said Bristol Harbor 28 2/3 feet, more or less, to Parcel No. 1; thence turning and running northerly and northeasterly, bounded southerly and northeasterly on said land of Parcel No. 1 to Hope Street and the point or place of beginning.

Together with all littoral, and riparian, shore, and other rights in any way belonging to or appurtenant to said Parcel No. 1 and Parcel No. 2.

Or however the same may be bounded and described, meaning and intending to convey Lot 31 on Tax Assessors' Plat 16, for future reference only.

Received for record at Bristol, RI
1/8/2025 02:47:35 PM

PROPERTY ADDRESS:
125 Hope Street
Bristol, RI 02809

Unofficial Copy

Bristol | **125 HOPE ST** | Card 1 of 1

Plat/Lot 016-0051-000 | **Account: 1052** | LUC 01 | Zone R-6 | **Assessment** $1,048,200

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 08-0687-00

		% Owned
Owner 1	125 HOPE ST, LLC	
Owner 2		
Owner 3		
Address	2 STAFFORD CT, CRANSTON, RI 02920	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HERRESHOFF, HALSEY C, TRUSTEE	01/08/2025	725,000	2270-86		T
HERRESHOFF, HALSEY C.	06/02/2021	0	2115-111		Q
HERRESHOFF, REBECCA C.	09/27/1993	0	489-159		
HERRESHOFF, ALGERNON & REBECCA C. & DEWOLF	01/01/1965	0	160-311		Q
HERRESHOFF, ALGERNON & REBECCA C. & DEWOLF	01/01/1953	0	124-579		

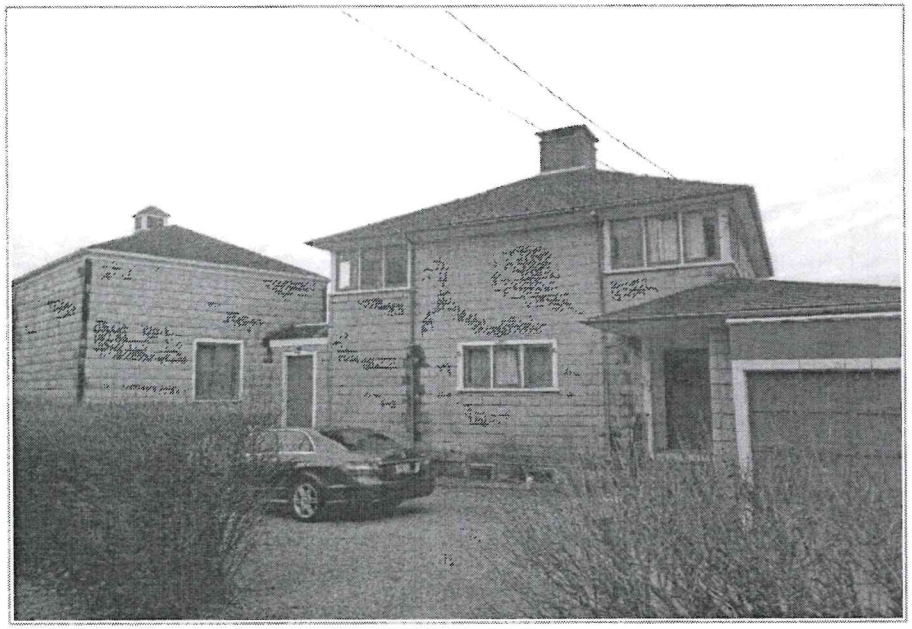
Assessment

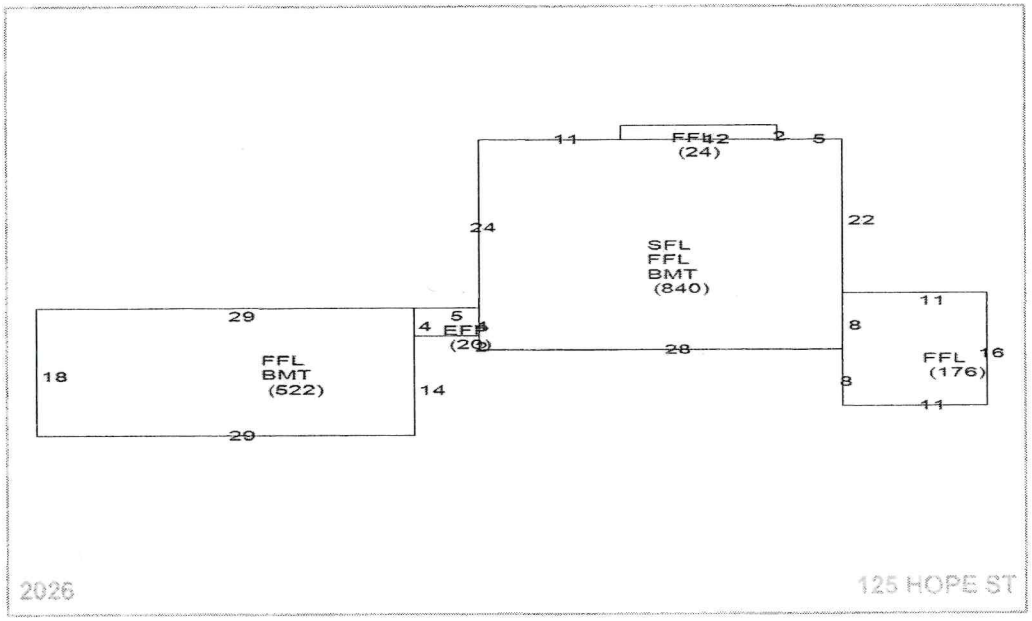
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	220,100	3,000	0.31	825,100	0	1,048,200
TOTAL	220,100	3,000	0.31	825,100	0	1,048,200

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 277.01 | VAL per SQ Unit/Parcel > 277.01

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	220,100	3,000	0	825,100	0	1,048,200	1,048,200
2025	01	220,100	3,000	0	825,100	0	1,048,200	1,048,200
2024	01	226,600	3,000	0	687,600	0	917,200	917,200
2023	01	226,600	3,000	0	687,600	0	917,200	917,200
2022	01	226,600	3,000	0	687,600	0	917,200	917,200
2021	01	182,800	3,000	0	660,700	0	846,500	846,500





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.13774	AC	P	1.00	1,842,000	5,593,873	I	WF	200					770,500			1.00	0
2	01	NR Single I	0.17307	AC	EX	0.20	1,842,000	315,479	I							54,600			1.00	0
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 4A.

Bristol | **125 HOPE ST** | Card 1 of 1 | CATALIS

Plat/Lot 016-0051-000 | **Account: 1052** | LUC 01 | Zone R-6 | **Assessment** $1,048,20

Building Information

	Description		Description
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Asbestos	EXT Wall 2	%
Roof Type 1	Hip	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Linoleum % 5
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	95
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	3	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures	1	Typical
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	10	4	U
2				
3				
4				
Totals	1	10	4	

Grade

Grade	Q4	Q4	
Year Built	1930	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	ROLLING
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	VP	VP - Very Poo	61.2
Functional		-	0.0
Economic	04	04 - C/I Infl	5.0
Special		-	0.0
OV		-	
Total Depreciation % >			63.1

Bas $/SQ	211.00
Size Adj	1.00
Constr Adj	1.01
Adj $/SQ	212.97
Othr Featrs	41,308
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	597,098
Depreciation	377,008
Depr Total	220,090

Remodeling History

Additions		Plumbing	
Interior		Electric	
Exterior	2014	Heating	
Kitchen		General	
Bath(s)			

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,562	1,562	212.97	332,659
SFL	2nd FLOOR	840	840	212.97	178,895
BMT	BASEMENT	1,362	0	31.95	43,516
EFP	ENCL PORCH	20	0	36.00	720
Total		3,784	2,402		555,790

Visit History

Date	Result	By
4/1/2025	HEARING CH	KK
1/10/2025	REVIEW	MP
8/16/2021	REVIEW	
11/26/2018	LISTED	
10/19/2018	REVIEW	
10/16/2018	MEASURED	
4/8/2008	LISTED	
4/8/2008	CALL BACK	
12/20/2007	MEASURE	MP

Notes

GARAGE CONVERTED TO LIV AREA

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	06/20/2014	353-14-B	09/29/2014	BLDG	2,000	100	Closed	REROOF FGR TO CODE
2	06/20/2014	B26257		BLDG	0	100	Closed	APPROVED BY BHDCRESHINGLE ROOF ON GARAGE TO CODE
3	03/18/2004	E1294		ELEC	0	100	Closed	INSTALLATION / UPGRADE OF EXISTING ALARM SYSTEM
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			525	4	AV	1930	3,000
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrant

Town of Bristol, RI

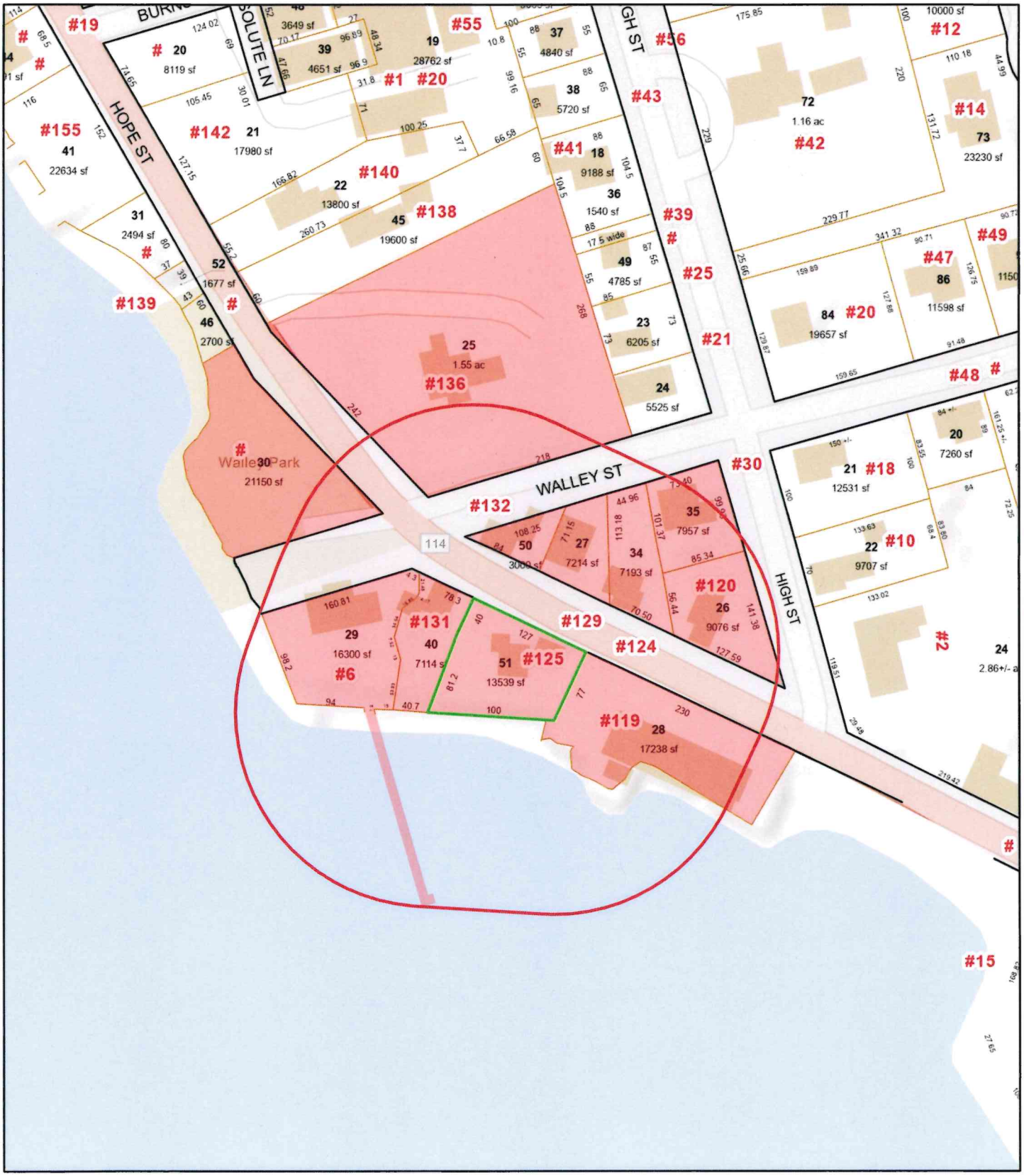
125 Hope Street - 200' Radius

1 inch = 141 Feet

November 13, 2026

0 141 282 423

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

200 feet Abutters List Report

Bristol, RI
November 13, 2026

Subject Property:

Parcel Number:	16-51	Mailing Address:	125 HOPE ST, LLC
CAMA Number:	16-51		2 STAFFORD CT
Property Address:	125 HOPE ST		CRANSTON, RI 02920

Abutters:

Parcel Number:	16-25	Mailing Address:	DEININGER, THOMAS D.
CAMA Number:	16-25		136 HOPE ST
Property Address:	136 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-26	Mailing Address:	STOLYAR, MARK TRUSTEE &
CAMA Number:	16-26		LEVERTOV, YELENA TRUSTEE
Property Address:	120 HOPE ST		120 HOPE ST
			BRISTOL, RI 02809
Parcel Number:	16-27	Mailing Address:	BRISTOL HOPE, LLC
CAMA Number:	16-27		84 CENTER SQUARE
Property Address:	129 HOPE ST		EAST LONGMEADOW, MA 01028
Parcel Number:	16-28	Mailing Address:	LOBSTER POT REALTY INC.
CAMA Number:	16-28		PO BOX 905
Property Address:	119 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	SMITH BENJAMIN M TRUSTEE
CAMA Number:	16-29-001		6 WALLEY ST
Property Address:	6 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	SMITH BENJAMIN M TRUSTEE
CAMA Number:	16-29-002		6 WALLEY ST
Property Address:	10 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	ABRAMS, RICHARD I JOAN
CAMA Number:	16-29-003		P O BOX 899
Property Address:	8 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	ABRAMS, RICHARD I JOAN
CAMA Number:	16-29-004		P O BOX 899
Property Address:	12 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-30	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	16-30		10 COURT ST
Property Address:	HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-34	Mailing Address:	BROWN, CHRISTIAN & KELCIE A TE
CAMA Number:	16-34		124 HOPE ST
Property Address:	124 HOPE ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	16-35	Mailing Address:	BARBOUR-WEBB, ALEXIS S & WEBB, PAUL M CO-TRUSTEES 30 WALLEY ST BRISTOL, RI 02809
CAMA Number:	16-35		
Property Address:	30 WALLEY ST		
Parcel Number:	16-40	Mailing Address:	EDDLESTON, STEVEN R & GLORIA B TRUSTEES 9 MONKEY WRENCH LN BRISTOL, RI 02809
CAMA Number:	16-40		
Property Address:	131 HOPE ST		
Parcel Number:	16-50	Mailing Address:	JG HOLDINGS, LLC 4480 POST RD, UNIT 4 EAST GREENWICH, RI 02818
CAMA Number:	16-50		
Property Address:	132 HOPE ST		
Parcel Number:	16-51	Mailing Address:	125 HOPE ST, LLC 2 STAFFORD CT CRANSTON, RI 02920
CAMA Number:	16-51		
Property Address:	125 HOPE ST		

125 HOPE ST, LLC
2 STAFFORD CT
CRANSTON, RI 02920

ABRAMS, RICHARD I
JOAN
P O BOX 899
BRISTOL, RI 02809

BARBOUR-WEBB, ALEXIS S &
WEBB, PAUL M CO-TRUSTEES
30 WALLEY ST
BRISTOL, RI 02809

BRISTOL HOPE, LLC
84 CENTER SQUARE
EAST LONGMEADOW, MA 01028

BROWN, CHRISTIAN &
KELCIE A TE
124 HOPE ST
BRISTOL, RI 02809

DEININGER, THOMAS D.
136 HOPE ST
BRISTOL, RI 02809

EDDLESTON, STEVEN R &
GLORIA B TRUSTEES
9 MONKEY WRENCH LN
BRISTOL, RI 02809

JG HOLDINGS, LLC
4480 POST RD, UNIT 4
EAST GREENWICH, RI 02818

LOBSTER POT REALTY INC.
PO BOX 905
BRISTOL, RI 02809

SMITH BENJAMIN M TRUSTEE
6 WALLEY ST
BRISTOL, RI 02809

STOLYAR, MARK TRUSTEE & L
120 HOPE ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Zoning Board of Review

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

November 13, 2026
File #: ZBR-26-54

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Edward P Grace III
Owner of Record: Edward P. III and Holly P. Grace
Location: 3 KNOWLTON CT , BRISTOL, RI, 02809
Plat: 103 Lot: 87
Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct a 16ft. x 20ft. screen porch addition and an approximate 6ft. x 8ft. basement entrance addition to the rear of an existing single-family dwelling with less that the required rear yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-54

3 Knowlton Court 103 87

October 11, 2026

Applicant	
Name of Applicant	Edward P Grace III
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	3 Knowlton Court	103	87

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	320 feet
Width in Feet	20 feet
Length in Feet	16 feet
Height Above Grade	1 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	16 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Dimensional variance needed, as R10 has 30' setback requirement

Describe the extent of the proposed alterations and the reasons for the requesting relief
Seeking to add a 16'x20' screen porch over an existing patio area and to build a doghouse to replace the existing basement hatch door

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	11,577
Lot Frontage	105
Lot Depth	127

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 2,293	Building/Structure Detail if Other:

November 4, 2026

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

Applicant: Edward P. "Ned" Grace III

Property Address: 3 Knowlton Court, Bristol, RI

Subject: Project Narrative for Proposed Screen Porch and Basement Entrance Upgrades

Dear Members of the Zoning Board of Review,

Please accept this letter as the formal project narrative supporting my application for the property located at 3 Knowlton Court. I am seeking the Board's approval to make two sensible, modest improvements to my home: enclosing an existing outdoor patio to create a screen porch, and replacing the existing basement bulkhead with a framed "doghouse" style entrance. Both of these projects are designed to improve the safety, functionality, and enjoyment of the property while working within the unique geometric constraints of the lot.

1. Screen Porch Addition: Shortly after purchasing the property in August of this year, my family and I sat outside on the existing patio to enjoy the evening. We were promptly overwhelmed by mosquitoes, making it immediately clear that to reasonably enjoy our outdoor space, the patio would need to be enclosed.

We are proposing a screen porch that will occupy this exact same footprint.

- **Dimensions:** The proposed structure will extend 16 feet off the house and be 20 feet wide.....exact same size as existing patio.
- **Setback Considerations:** Our lot has an unusual shape, where the turning lot line creates a unique challenge in meeting standard setback lines. Despite this geometric constraint, the proposed screen porch will still preserve slightly more than 16 feet of distance to the abutter's property line.
- **Neighborhood Impact:** Because this project simply encloses an existing patio area, it does not push the footprint of our active outdoor living space any closer to our neighbors than what currently exists. It will be a visually appealing addition that aligns with the character of the neighborhood.

2. Basement Entrance ("Doghouse") Replacement The second part of this application involves replacing the existing metal bulkhead entrance to our basement with a standard, framed "doghouse" structure.

- **Purpose:** The existing bulkhead is rather ugly and and less practical for safe, weather-resistant access to the basement. Upgrading to a doghouse structure over the stairs will significantly improve water runoff, provide safer access to the basement, and offer a much more aesthetically pleasing architectural tie-in to the main house.
- **Footprint:** This is effectively an upgrade of an existing structural access point rather than a new encroachment, utilizing the existing stairwell foundation.

I purchased this home with the intention of caring for it and improving it responsibly. These upgrades are practical solutions to immediate functional issues—insect mitigation and weather-safe basement access—while remaining respectful of our abutters and the unusual shape of our property lines.

Thank you very much for your time, review, and consideration of this application. I look forward to discussing the project with you in more detail and answering any questions you may have at the upcoming hearing.

Respectfully submitted,
Edward P. "Ned" Grace III
Owner, 3 Knowlton Court

3 Knowlton Ct, Bristol, RI

Map/Lot: 103-87

1 inch = 22 Feet

0 22 44 66

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



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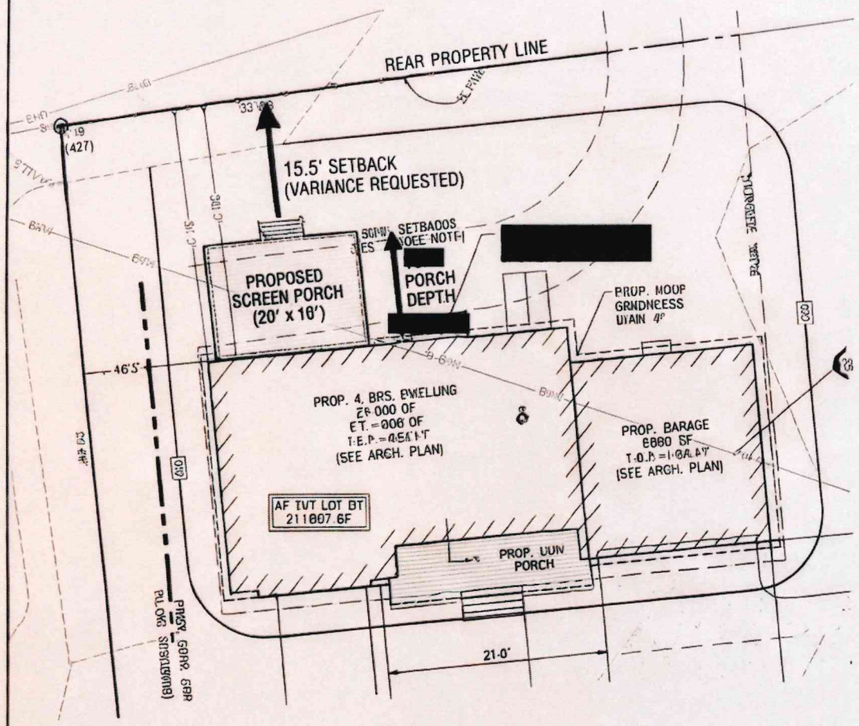
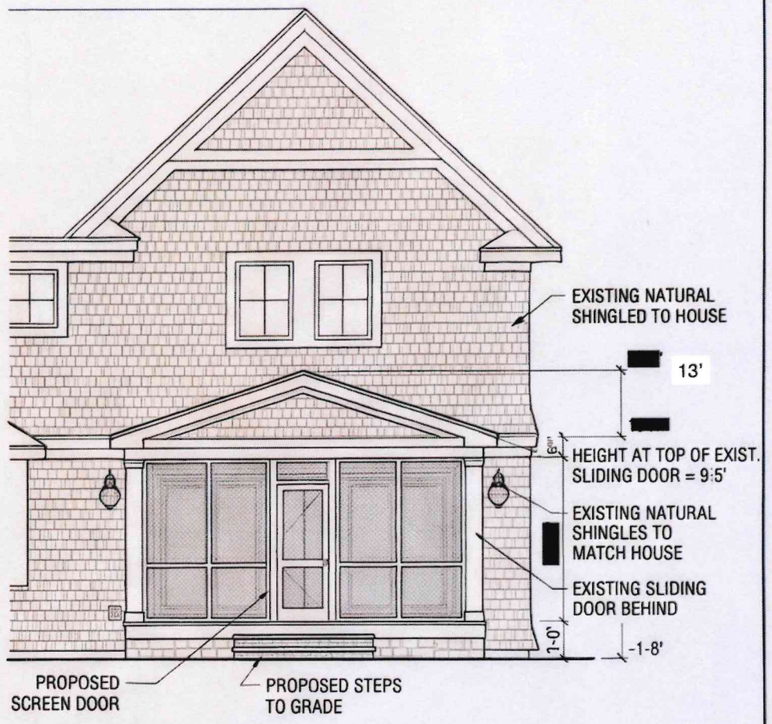
ZONING BOARD REVIEW SUBMISSION



1 PROPOSED SITE & SETBACK PLAN
DERIVED PLAN



2 PROPOSED REAR ELEVATION
NENDERING BASED

APPLICATION FOR DIMENSIONAL VARIANCE
PROPOSED SCREEN PORCH
Town of Bristol, RI Zoning Board of Review

Town of Bristol, RI Zoning Board of Review
Property: 3 Knowlton Court, Bristol, RI
Owner: Edward P. Grace III
Date: October 2026
Sheet No. A-1

ZONING – R10

	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	11,577 SF	REMAINS
MIN. LOT FRONTAGE: 80 FT	104.71 FT	REMAINS
MAX. LOT COVERAGE: 25%	N/A	19.81%
REQUIRED YARD SETBACKS		
MIN. FRONT YARD: 30 FT	N/A	31.8 FT
MIN. REAR YARD: 30 FT	N/A	31.9 FT
MIN. SIDE YARD: 15 FT	N/A	16.3 FT/16.8 FT

ZONING NOTE:

PER SEC. 28-142. – YARD REQUIREMENTS AND EXCEPTIONS
(G) A DECK MAY EXTEND UP TO ONE-THIRD OF THE WAY INTO THE REQUIRED REAR YARD AND MUST MEET ALL REQUIRED SIDE YARD SETBACKS.
(H) A PORCH MAY EXTEND UP TO ONE-THIRD OF THE WAY INTO THE REQUIRED FRONT YARD AND MUST MEET ALL REQUIRED SIDE YARD SETBACKS.

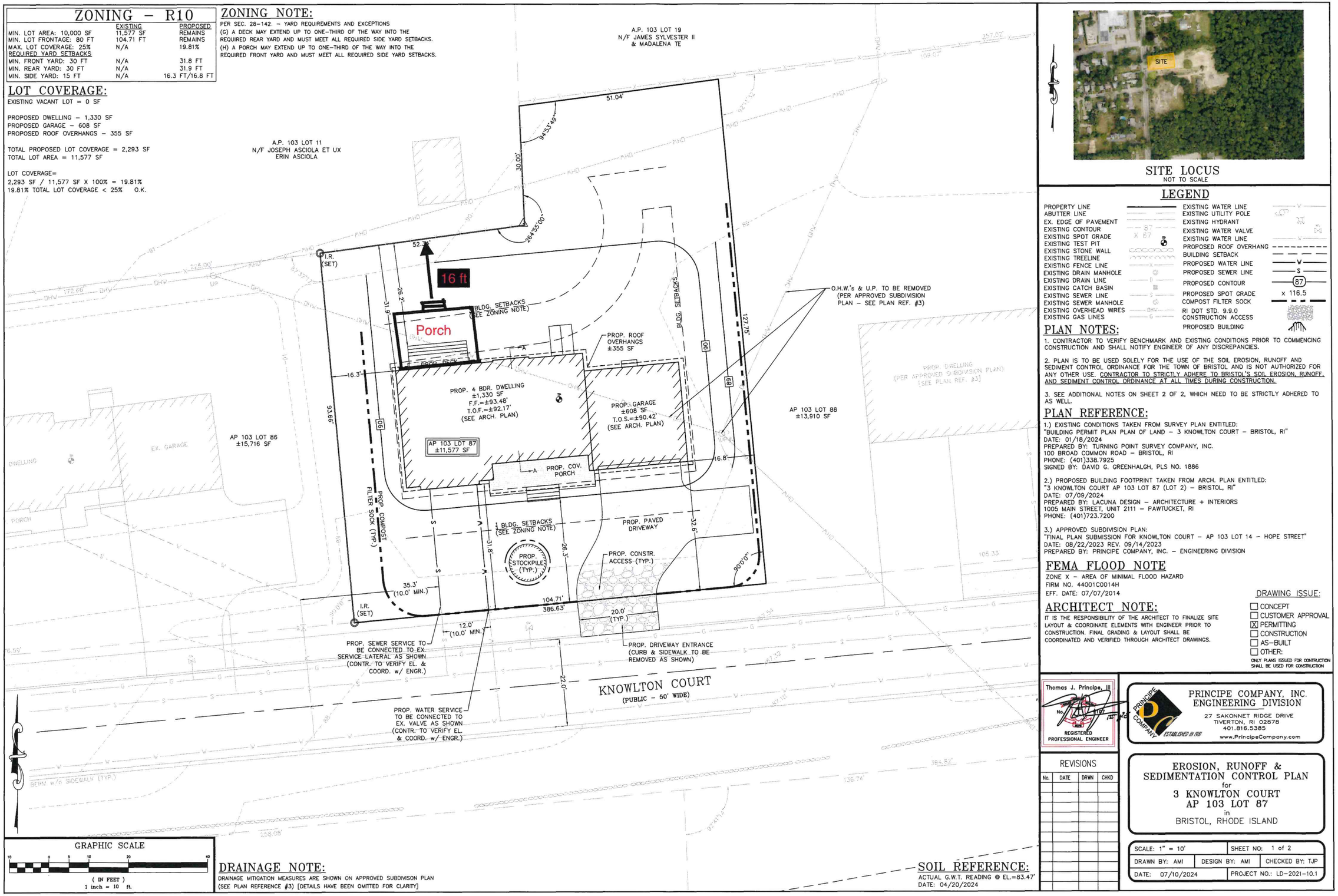
LOT COVERAGE:

EXISTING VACANT LOT = 0 SF

PROPOSED DWELLING – 1,330 SF
PROPOSED GARAGE – 608 SF
PROPOSED ROOF OVERHANGS – 355 SF

TOTAL PROPOSED LOT COVERAGE = 2,293 SF
TOTAL LOT AREA = 11,577 SF

LOT COVERAGE=
2,293 SF / 11,577 SF X 100% = 19.81%
19.81% TOTAL LOT COVERAGE < 25% O.K.



SITE LOCUS
NOT TO SCALE

LEGEND

PROPERTY LINE
ABUTTER LINE
EX. EDGE OF PAVEMENT
EXISTING CONTOUR
EXISTING SPOT GRADE
EXISTING TEST PIT
EXISTING STONE WALL
EXISTING TREELINE
EXISTING FENCE LINE
EXISTING DRAIN MANHOLE
EXISTING DRAIN LINE
EXISTING CATCH BASIN
EXISTING SEWER LINE
EXISTING SEWER MANHOLE
EXISTING OVERHEAD WIRES
EXISTING GAS LINES
EXISTING WATER LINE
EXISTING UTILITY POLE
EXISTING HYDRANT
EXISTING WATER VALVE
EXISTING WATER LINE
PROPOSED ROOF OVERHANG
BUILDING SETBACK
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED CONTOUR
PROPOSED SPOT GRADE
COMPOST FILTER SOCK
RI DOT STD. 9.9.0
CONSTRUCTION ACCESS
PROPOSED BUILDING

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 2 OF 2, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

PLAN REFERENCE:

1.) EXISTING CONDITIONS TAKEN FROM SURVEY PLAN ENTITLED:
"BUILDING PERMIT PLAN PLAN OF LAND – 3 KNOWLTON COURT – BRISTOL, RI"
DATE: 01/18/2024
PREPARED BY: TURNING POINT SURVEY COMPANY, INC.
100 BROAD COMMON ROAD – BRISTOL, RI
PHONE: (401)338.7925
SIGNED BY: DAVID G. GREENHALGH, PLS NO. 1886

2.) PROPOSED BUILDING FOOTPRINT TAKEN FROM ARCH. PLAN ENTITLED:
"3 KNOWLTON COURT AP 103 LOT 87 (LOT 2) – BRISTOL, RI"
DATE: 07/09/2024
PREPARED BY: LACUNA DESIGN – ARCHITECTURE + INTERIORS
1005 MAIN STREET, UNIT 2111 – PAWTUCKET, RI
PHONE: (401)723.7200

3.) APPROVED SUBDIVISION PLAN:
"FINAL PLAN SUBMISSION FOR KNOWLTON COURT – AP 103 LOT 14 – HOPE STREET"
DATE: 08/22/2023 REV. 09/14/2023
PREPARED BY: PRINCIPE COMPANY, INC. – ENGINEERING DIVISION

FEMA FLOOD NOTE

ZONE X – AREA OF MINIMAL FLOOD HAZARD
FIRM NO. 44001C0014H
EFF. DATE: 07/07/2014

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONTRUCTION SHALL BE USED FOR CONSTRUCTION

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

DRAINAGE NOTE:

DRAINAGE MITIGATION MEASURES ARE SHOWN ON APPROVED SUBDIVISON PLAN (SEE PLAN REFERENCE #3) [DETAILS HAVE BEEN OMITTED FOR CLARITY]

SOIL REFERENCE:

ACTUAL G.W.T. READING @ EL.=83.47'
DATE: 04/20/2024

Thomas J. Principe, III
No. 9107
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeCompany.com

REVISIONS

No.	DATE	DRWN	CHKD

EROSION, RUNOFF & SEDIMENTATION CONTROL PLAN
for
3 KNOWLTON COURT
AP 103 LOT 87
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 1 of 2
DRAWN BY: AMI	DESIGN BY: AMI	CHECKED BY: TJP
DATE: 07/10/2024		PROJECT NO.: LD-2021-10.1







Bristol | **3 KNOWLTON CT** | Card 1 of 1

Plat/Lot 103-0087-000 | **Account: 9571** | LUC 01 | Zone R-10 | **Assessment** $1,504,900

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

Owner Account #: 01-0000-12

		% Owned
Owner 1	GRACE, EDWARD P. III & GRACE, HOLLY P.	
Owner 2		
Owner 3		
Address	3 KNOWLTON CT, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
A.G. CONSTRUCTION, INC.	08/18/2026	1,625,000	2334-81		W
1202 HOPE STREET	12/21/2023	1,100,000	2232-108	K	W
KNOWLTON, LAVINA FALES	07/16/2019	560,000	1990-179	L	E

Assessment

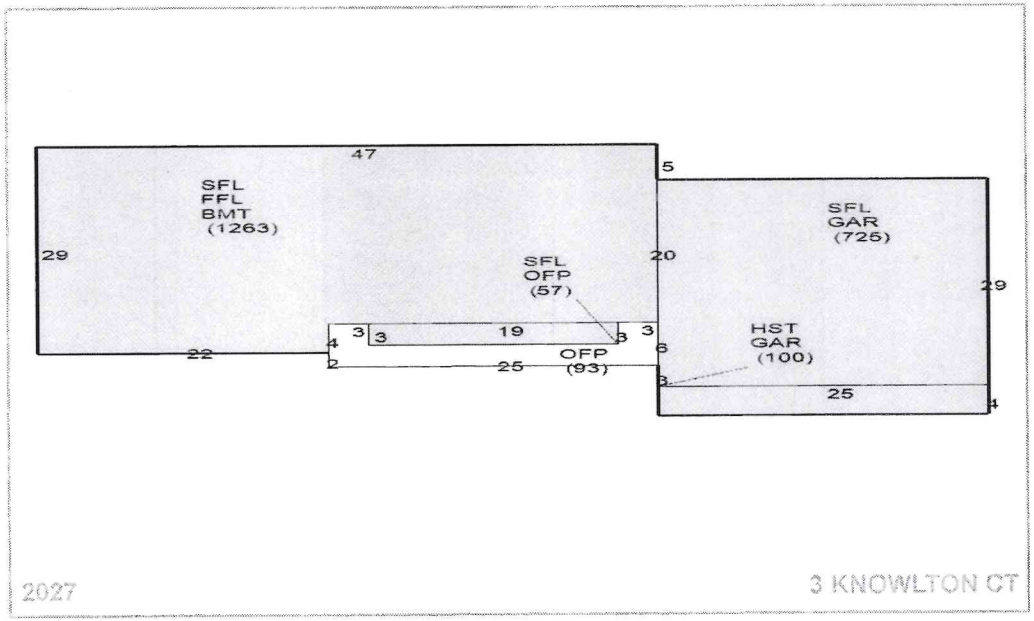
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	1,314,600	0	0.27	190,300	0	1,504,900
TOTAL	1,314,600	0	0.27	190,300	0	1,504,900

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 234.92 | VAL per SQ Unit/Parcel > 268.92

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	1,314,600	0	0	190,300	0	1,504,900	1,504,900
2025	01	395,200	0	0	190,300	0	585,500	585,500
2024	13	0	0	0	158,600	0	158,600	158,600





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.22957	AC	P	1.00	666,000	797,578	E							183,100			1.00	0
2	01	NR Single I	0.0362	AC	EX	0.20	666,000	198,895	E							7,200			1.00	0
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 4B.

Bristol | **3 KNOWLTON CT** | Card 1 of 1 | CATALIS

Plat/Lot 103-0087-000 | **Account: 9571** | LUC 01 | Zone R-10 | **Assessment** $1,504,90

Building Information

	Description		Description
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Gas	Heat Type	
# Heat Sys	1	% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Good
Ext Full Bath		
Half Bath	1	Good
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Good
Ext Kitchens		
Fireplaces		
W.S. Flues		

Room Counts by Floor

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

Grade

Grade	Q3+	Q3+	
Year Built	2025	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AV	AV - Average	1.0
Functional		-	
Economic		-	
Special		-	
OV		-	
Total Depreciation % >			1.0

Bas $/SQ	211.00
Size Adj	0.94
Constr Adj	1.01
Adj $/SQ	200.95
Othr Featrs	81,753
Grade Fac	1.60
Neigh Infl	1.00
Land Factor	1.00
Adj Total	1,327,860
Depreciation	13,279
Depr Total	1,314,581

Remodeling History

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

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	1

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	2,045	2,045	200.95	410,943
FFL	1st FLOOR	1,263	1,263	200.95	253,800
HST	HALF STORY	50	50	200.95	10,048
OFP	OPEN PORCH	150	0	17.49	2,550
BMT	BASEMENT	1,263	0	30.14	38,067
GAR	GARAGE	825	0	52.76	32,752
Total		5,596	3,358		748,160

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/14/2025	BP	MP
1/2/2024	CHANGE NO	MD

Notes

Deed recorded 12/5/22 transferring 24,433 sf from lot 14 to lot 2 Bk 2196 Pg 264

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	09/04/2024	B59639		BLDG	525,000	30	Closed	Construction of new single family home
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												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Town of Bristol, RI

3 Knowlton Ct. - 300' Radius

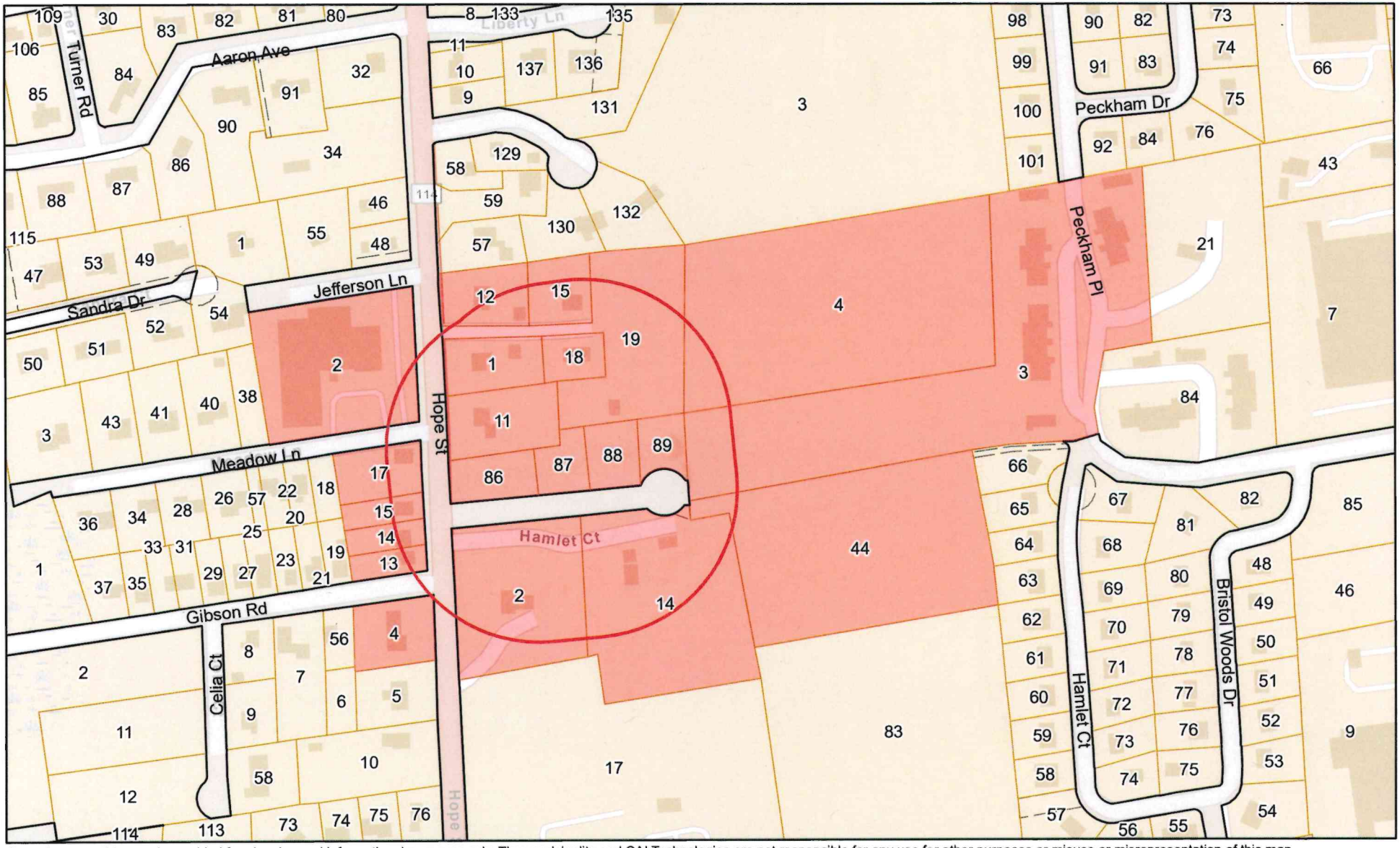
1 inch = 282 Feet

0 282 564 846

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



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

Item 4B.

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Subject Property:

Parcel Number:	103-87	Mailing Address:	GRACE, EDWARD P. III & GRACE, HOLLY P. CO-TRUSTEES 3 KNOWLTON CT BRISTOL, RI 02809
CAMA Number:	103-87		
Property Address:	3 KNOWLTON CT		

Abutters:

Parcel Number:	103-1	Mailing Address:	SYLVESTER, JAMES J II & MADALENA TE 1224 HOPE ST BRISTOL, RI 02809
CAMA Number:	103-1		
Property Address:	1222 HOPE ST		
Parcel Number:	103-11	Mailing Address:	ASCIOLA, JOSEPH P. & ERIN TE 1220 HOPE ST BRISTOL, RI 02809
CAMA Number:	103-11		
Property Address:	1220 HOPE ST		
Parcel Number:	103-12	Mailing Address:	STRONG, EDWARD C & LAURIE WEISS TE 1226 HOPE ST BRISTOL, RI 02809
CAMA Number:	103-12		
Property Address:	1226 HOPE ST		
Parcel Number:	103-14	Mailing Address:	GABLINSKE, DOUGLAS W. & PATRICIA B. TE 6 KNOWLTON CT BRISTOL, RI 02809
CAMA Number:	103-14		
Property Address:	6 KNOWLTON CT		
Parcel Number:	103-15	Mailing Address:	IANNUCCILLI, DIANE M & EDWARD A TE 1222 R HOPE ST BRISTOL, RI 02809
CAMA Number:	103-15		
Property Address:	1222R HOPE ST		
Parcel Number:	103-18	Mailing Address:	SYLVESTER, JAMES J II & MADALENA TE 1224 HOPE ST BRISTOL, RI 02809
CAMA Number:	103-18		
Property Address:	1224 HOPE ST		
Parcel Number:	103-19	Mailing Address:	SYLVESTER, JAMES J II & MADALENA TE 1224 HOPE ST BRISTOL, RI 02809
CAMA Number:	103-19		
Property Address:	HOPE ST		
Parcel Number:	103-2	Mailing Address:	INFINITY 1217, LLC 545 CAMP DIXIE RD PASCOAG, RI 02859
CAMA Number:	103-2		
Property Address:	1200 HOPE ST		
Parcel Number:	103-3	Mailing Address:	HAWK, DAVID Q. & HAWK, JANET L. TRUSTEES 331 JACK NICKLAUS DR LAKEWAY, TX 78738
CAMA Number:	103-3-001		
Property Address:	C-1 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	NOBLE, JOHN A. & POISSON, PHYLLIS C-2 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-002		
Property Address:	C-2 BRISTOL WOODS DR		

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	103-3	Mailing Address:	BILOTTI, JACQUELYN 3 BRISTOL WOODS DR # C 3 BRISTOL, RI 02809
CAMA Number:	103-3-003		
Property Address:	C-3 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	USTUNKOK, OKAN & MUALLA TE C-4 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-004		
Property Address:	C-4 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	SILVIA, STEVEN R. & HOPPS, PETER C. TRUSTEES C-5 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-005		
Property Address:	C-5 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	MORAIS, MARIO B & LENTINI, ANDREA R TE C-6 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-006		
Property Address:	C-6 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	DREW, LANA M & DAVID J JT C-8 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-007		
Property Address:	C-8 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	SILVA, DENISE A. 1D BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-008		
Property Address:	D-1 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	CHALMERS PATRICIA E D2 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-009		
Property Address:	D-2 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	GERARDI, FRANK W & BRENDA E TE 490 THAMES ST NEWPORT, RI 02840
CAMA Number:	103-3-010		
Property Address:	D-3 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	RIDDER, ELISABETH ANNE D-4 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-011		
Property Address:	D-4 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	ROCKLAND TRUST BANK C/O SCOTT SCALES 58 MAIN ST FRANKLIN, MA 02038
CAMA Number:	103-3-012		
Property Address:	D-5 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	JONES, JOSEPH HUW & JONES, SANDRA LEE TE D-6 BRISTOL WOODS DR Bristol, RI 02809
CAMA Number:	103-3-013		
Property Address:	D-6 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	JOHNSON, GAIL A. TRUSTEE GAIL A. JOHNSON TRUST BRISTOL WOODS DR UNIT D8 BRISTOL, RI 02809
CAMA Number:	103-3-014		
Property Address:	D-8 BRISTOL WOODS DR		

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	103-3	Mailing Address:	TULENFELD, ROSA
CAMA Number:	103-3-015		2030 SOUTH OCEAN DR UNIT 1124
Property Address:	E-1 BRISTOL WOODS DR		HALLANDALE, FL 33009
Parcel Number:	103-3	Mailing Address:	VIEIRA, GEORGE DEBORAH TE
CAMA Number:	103-3-016		E2 BRISTOL WOODS DR
Property Address:	E-2 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	ROSSI, MARIE CLAUDE LIFE EST
CAMA Number:	103-3-017		ROSSI, KATHARINE
Property Address:	E-3 BRISTOL WOODS DR		E-3 BRISTOL WOODS DR
			BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	TABOR, WARNER H III
CAMA Number:	103-3-018		E-4 BRISTOL WOODS DR
Property Address:	E-4 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	FAY, LEILA J.
CAMA Number:	103-3-019		E-5 BRISTOL WOODS DR
Property Address:	E-5 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	BELLAFATTO, JOHN A.
CAMA Number:	103-3-020		E-6 BRISTOL WOODS DR.
Property Address:	E-6 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	RODERICK, ELAINE S. TRUSTEE
CAMA Number:	103-3-021		E-7 BRISTOL WOODS DR
Property Address:	E-7 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	WALKER, DEBORAH I.
CAMA Number:	103-3-022		E-8 BRISTOL WOODS
Property Address:	E-8 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	RECUPERO, JOSEPH J. & PATRICIA R.
CAMA Number:	103-3-023		TE
Property Address:	E-10 BRISTOL WOODS DR		E-10 BRISTOL WOODS DR
			BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	CASTRO, ELISIO & ARMINDA P TE
CAMA Number:	103-3-024		E-12 BRISTOL WOODS DR
Property Address:	E-12 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-4	Mailing Address:	KLEIN, DOUGLAS C. JR & SARAH TE
CAMA Number:	103-4		3 OLD ORCHARD FARM RD
Property Address:	HOPE ST		BRISTOL, RI 02809
Parcel Number:	103-44	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	103-44		10 COURT ST
Property Address:	HAMLET CT		BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	103-86	Mailing Address:	WERNECKE, JOEL A. & JIN Y. TE 1 KNOWLTON CT BRISTOL, RI 02809
CAMA Number:	103-86		
Property Address:	1 KNOWLTON CT		
Parcel Number:	103-87	Mailing Address:	GRACE, EDWARD P. III & GRACE, HOLLY P. CO-TRUSTEES 3 KNOWLTON CT BRISTOL, RI 02809
CAMA Number:	103-87		
Property Address:	3 KNOWLTON CT		
Parcel Number:	103-88	Mailing Address:	LANCASTER, MICHAEL HANLON & ROBIN NEWCOMER TE 5 KNOWLTON CT BRISTOL, RI 02809
CAMA Number:	103-88		
Property Address:	5 KNOWLTON CT		
Parcel Number:	103-89	Mailing Address:	JABOUR, KATHY A. 7 KNOWLTON CT BRISTOL, RI 02809
CAMA Number:	103-89		
Property Address:	7 KNOWLTON CT		
Parcel Number:	66-13	Mailing Address:	ANTONEVICH, KARL W & ANTONEVICH, KYLE T TE 1215 HOPE ST BRISTOL, RI 02809
CAMA Number:	66-13		
Property Address:	1215 HOPE ST		
Parcel Number:	66-14	Mailing Address:	CRESCENZO, MICHAEL & KATHLEEN TE 1217 HOPE ST BRISTOL, RI 02809
CAMA Number:	66-14		
Property Address:	1217 HOPE ST		
Parcel Number:	66-15	Mailing Address:	PICA, JOHN J JR. & JILL A. TE 1219 HOPE ST BRISTOL, RI 02809
CAMA Number:	66-15		
Property Address:	1219 HOPE ST		
Parcel Number:	66-17	Mailing Address:	CHESHIRE, SUSAN J. 1223 HOPE ST BRISTOL, RI 02809
CAMA Number:	66-17		
Property Address:	1223 HOPE ST		
Parcel Number:	66-2	Mailing Address:	ROCKWELL SCHOOL C/O BRISTOL SCHOOL DEPT 151 STATE ST BRISTOL, RI 02809
CAMA Number:	66-2		
Property Address:	1225 HOPE ST		
Parcel Number:	66-4	Mailing Address:	FRANCIS, WILLIAM & REBECCA TE 1205 HOPE ST BRISTOL, RI 02809
CAMA Number:	66-4		
Property Address:	1205 HOPE ST		

ANTONEVICH, KARL W &
ANTONEVICH, KYLE T TE
1215 HOPE ST
BRISTOL, RI 02809

ASCIOLA, JOSEPH P. & ERIN
1220 HOPE ST
BRISTOL, RI 02809

BELLAFATTO, JOHN A.
E-6 BRISTOL WOODS DR.
BRISTOL, RI 02809

BILOTTI, JACQUELYN
3 BRISTOL WOODS DR # C 3
BRISTOL, RI 02809

CASTRO, ELISIO & ARMINDA
E-12 BRISTOL WOODS DR
BRISTOL, RI 02809

CHALMERS PATRICIA E
D2 BRISTOL WOODS DR
BRISTOL, RI 02809

CHESHIRE, SUSAN J.
1223 HOPE ST
BRISTOL, RI 02809

CRESCENZO, MICHAEL & KATH
1217 HOPE ST
BRISTOL, RI 02809

DREW, LANA M & DAVID J J
C-8 BRISTOL WOODS DR
BRISTOL, RI 02809

FAY, LEILA J.
E-5 BRISTOL WOODS DR
BRISTOL, RI 02809

FRANCIS, WILLIAM & REBECC
1205 HOPE ST
BRISTOL, RI 02809

GABLINSKE, DOUGLAS W. & P
6 KNOWLTON CT
BRISTOL, RI 02809

GERARDI, FRANK W &
BRENDA E TE
490 THAMES ST
NEWPORT, RI 02840

GRACE, EDWARD P. III & GR
3 KNOWLTON CT
BRISTOL, RI 02809

HAWK, DAVID Q. & HAWK, JA
331 JACK NICKLAUS DR
LAKEWAY, TX 78738

IANNUCCILLI, DIANE M & ED
1222 R HOPE ST
BRISTOL, RI 02809

INFINITY 1217, LLC
545 CAMP DIXIE RD
PASCOAG, RI 02859

JABOUR, KATHY A.
7 KNOWLTON CT
BRISTOL, RI 02809

JOHNSON, GAIL A. TRUSTEE
GAIL A. JOHNSON TRUST
BRISTOL WOODS DR UNIT D8
BRISTOL, RI 02809

JONES, JOSEPH HUW &
JONES, SANDRA LEE TE
D-6 BRISTOL WOODS DR
Bristol, RI 02809

KLEIN, DOUGLAS C. JR & SA
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

LANCASTER, MICHAEL HANLON
5 KNOWLTON CT
BRISTOL, RI 02809

MORAIS, MARIO B &
LENTINI, ANDREA R TE
C-6 BRISTOL WOODS DR
BRISTOL, RI 02809

NOBLE, JOHN A. &
POISSON, PHYLLIS
C-2 BRISTOL WOODS DR
BRISTOL, RI 02809

PICA, JOHN J JR. & JILL A
1219 HOPE ST
BRISTOL, RI 02809

RECUPERO, JOSEPH J. & PAT
E-10 BRISTOL WOODS DR
BRISTOL, RI 02809

RIDDER, ELISABETH ANNE
D-4 BRISTOL WOODS DR
BRISTOL, RI 02809

ROCKLAND TRUST BANK
C/O SCOTT SCALES
58 MAIN ST
FRANKLIN, MA 02038

ROCKWELL SCHOOL
C/O BRISTOL SCHOOL DEPT
151 STATE ST
BRISTOL, RI 02809

RODERICK, ELAINE S. TRUST
E-7 BRISTOL WOODS DR
BRISTOL, RI 02809

ROSSI, MARIE CLAUDE LIFE
ROSSI, KATHARINE
E-3 BRISTOL WOODS DR
BRISTOL, RI 02809

SILVA, DENISE A.
1D BRISTOL WOODS DR
BRISTOL, RI 02809

SILVIA, STEVEN R. & HOPPS
C-5 BRISTOL WOODS DR
BRISTOL, RI 02809

STRONG, EDWARD C &
LAURIE WEISS TE
1226 HOPE ST
BRISTOL, RI 02809

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

SYLVESTER, JAMES J II & M
1224 HOPE ST
BRISTOL, RI 02809

TABOR, WARNER H III
E-4 BRISTOL WOODS DR
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TULENFELD, ROSA
2030 SOUTH OCEAN DR UNIT 1124
HALLANDALE, FL 33009

USTUNKOK, OKAN & MUALLA T
C-4 BRISTOL WOODS DR
BRISTOL, RI 02809

VIEIRA, GEORGE
DEBORAH TE
E2 BRISTOL WOODS DR
BRISTOL, RI 02809

WALKER, DEBORAH I.
E-8 BRISTOL WOODS
BRISTOL, RI 02809

WERNECKE, JOEL A. & JIN Y
1 KNOWLTON CT
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Zoning Board of Review

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

November 13, 2026
File #: ZBR-26-57

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Byron J. Connell
Owner of Record: Blue Lobster Escape, LLC
Location: 3 BROOKWOOD RD , BRISTOL, RI, 02809
Plat: 79 Lot: 498
Zoning District: R-10

Applicant is requesting **a Special Use Permit and Dimensional Variances** to:

demolish an existing single-family dwelling and to construct a 31ft. x 50.5ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; with less than the required front yard; and with less than the required right side yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-57

3 Brookwood Road 79 498

November 6, 2026

Applicant	
Name of Applicant	Byron J. Connell
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Byron Connell

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	3 Brookwood Road	79	498

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	2,475 feet
Width in Feet	31 feet
Length in Feet	50.5 feet
Height Above Grade	38.5 feet
Number of Stories	3

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Zoning Code Seeking Relief 28-150- Special Use Permit Standards for Various Uses (eee) Special use permit standards for structures in residential zones in the flood zone greater than 25 feet above grade

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

Building Height

The property at 3 Brookwood Rd is located within an VE Flood Zone with a Base Flood Elevation of 16 feet. In accordance with state building code requirements for construction in flood hazard areas, the structure must be elevated

above the required flood protection level. To meet these regulations, we have set design flood elevation of the home at elevation 17. This elevation ensures that the building remains protected from potential flooding and allows adequate clearance for mechanical systems to be located outside of the flood zone.

By elevating the structure to this required level it has significantly reduced the vertical space available making the 25 foot height limit infeasible. Maintaining compliance with the height restriction and the lowest minimum roof pitch of 4:12 would result in reduced ceiling heights less than 7 feet tall which does not create a habitable space per the building code. For this reason we are seeking a variance to the height restriction listed in section 28-150 (eee). When measuring the building from the Design Flood Elevation the proposed building height is 33'-0". The allowable building height in a R-10 zone is 35'-0". The proposed building height is within the allowable building height for the zone, but due to the nature of the lot being located within a flood zone and the town restriction of a height limit of 25 feet, the home becomes unbuildable if a variance is not granted. The requested relief is necessary to reconcile zoning height limitations with mandatory floodplain construction requirements.

Front Setback

The code section pertaining to this special use states: "For lots with rear lot lines abutting a coastal feature, the minimum front yard shall be the average setback of those parcels within 250 feet of the parcel on the same side of the street." Applying this requirement would result in a front setback of 22'-4". Complying with this setback would push the home closer to the water, increasing its exposure to potential flooding and creating a greater impact on the adjacent neighbor's existing view.

We are therefore also requesting a variance to maintain the existing 20'-6" front setback. Maintaining this setback allows the home to remain consistent with the existing neighborhood character while keeping it approximately 10 feet farther back from the street than the neighboring home.

Side Setback

We are also requesting a variance to maintain the existing 5'-9" side setback along the north side of the home. We are able to meet the reduced 13'-3" side setback requirement, as permitted for an undersized lot, on the opposite side of the home.

The proposed home remains below the allowable gross floor area (GFA). Maintaining the existing north side setback and widening the home allows us to avoid pushing the house further back toward the water, where it would be more susceptible to flooding. This approach also minimizes the impact on the adjacent neighbor by preserving their existing view.

Compliance

The proposed design is otherwise compliant with the following zoning requirements listed in section 28-150 (eee). The project adheres to state building code requirements for flood zones, maintains a roof pitch greater than 4:12, does not exceed allowable lot coverage, proposes a gross floor area that is appropriate for the site, and includes a deck that remains within permitted limits. Given these considerations, the requested height relief represents reasonable and necessary accommodation to ensure both code compliance and the creation of a safe, functional dwelling.

Proposed Gross Floor Area (GFA):

Existing Lot Area: 8,881 sq ft

Proposed First Floor: 1,485 sq ft

Proposed Second Floor: 990 sq ft

Maximum Allowable Gross Floor Area = Lot area x Floor Area Ratio

Floor Area Ratio = 0.30

8,881 x 0.30 = 2,664.3 sq ft

Footprint of first floor shall be no greater than 60% of GFA

Gross Floor Area x 0.60 = allowable first floor

2,664.3 x 0.60 = 1,598.58 sq ft allowable first floor GFA

Proposed First Floor: 1,485 sq ft

Footprint of second floor shall be no greater than 40% of GFA

Gross Floor Area x 0.40 = allowable second floor

2,664.3 x 0.40 = 1,065.72 sq ft allowable second floor GFA

Proposed Second Floor: 990 sq ft

Footprint of decks shall be no greater than 15% of GFA

Fross Floor Area x 0.15 = allowable deck square footage

2,664.3 x .15 = 399.645 sq ft

Proposed deck size (including stair) = 390 sq ft

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	8,881
Lot Frontage	50
Lot Depth	177.5

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 850	Building/Structure Detail if Other: 2 Story Wood Frame Existing Dwelling w/ Rear Deck & Front Porch
Structure: Accessory	Square Footage: 65	Building/Structure Detail if Other: Shed

OWNER AUTHORIZATION LETTER

Date: 11/5/2026

This letter is to certify that I, BYRON CONNELL,

authorize CORDISEN DESIGN ARCHITECTURE to submit my

Special Use Permit Application for my property address at,

3 BROOKWOOD ROAD, BRISTOL, RI 02809 on my behalf.

By signing this letter I, the property owner, understand that I, or my legal attorney must be present at the Special Use Permit meeting where my application scheduled to be heard.

Property Owner Signature

BYRON J. CONNELL

Property Owner Name

650-814-6887

Property Owner Phone Number

3 Brookwood Rd, Bristol, RI

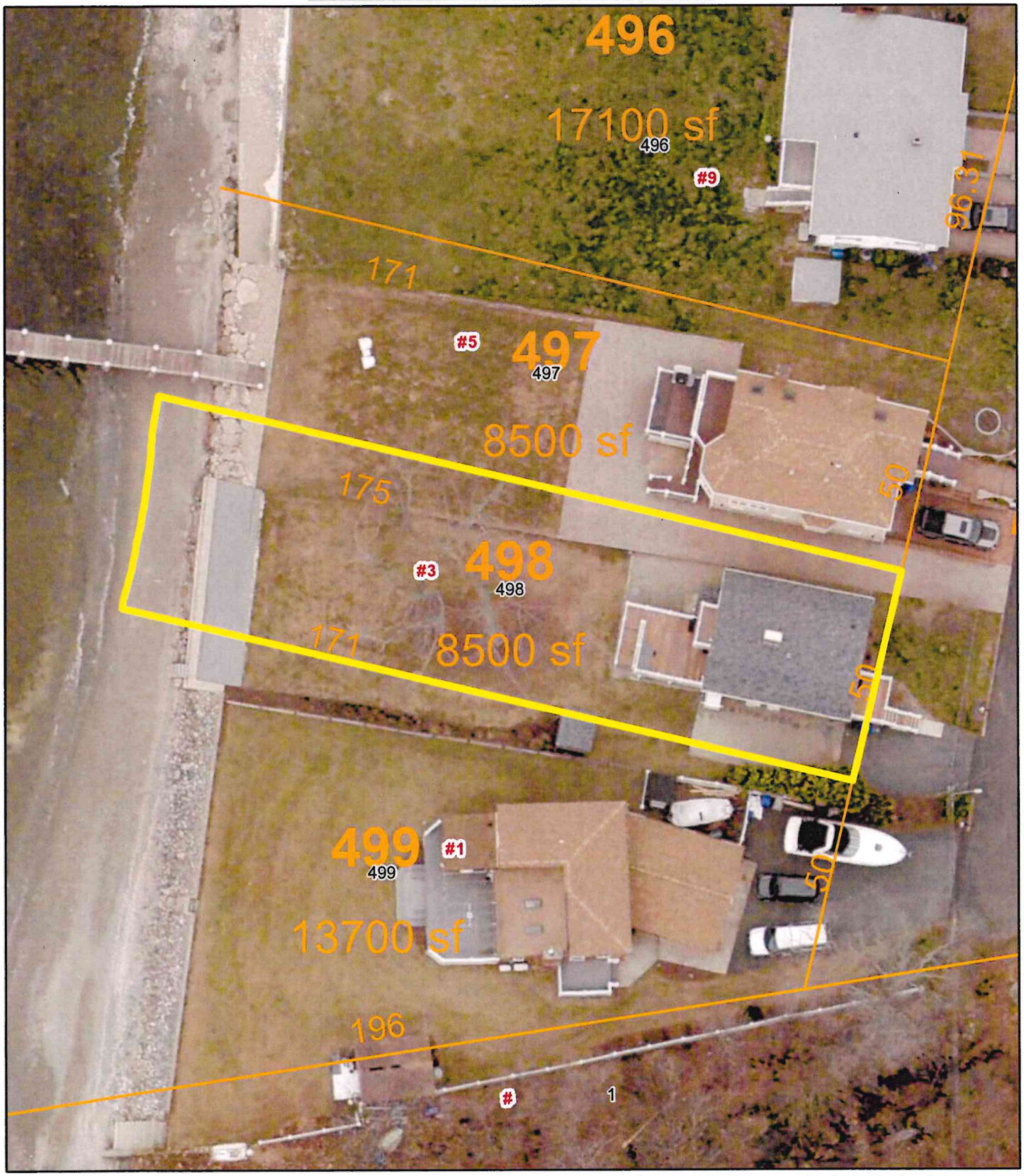
Map/Lot: 79-498

1 inch = 32 Feet

0 32 64 96

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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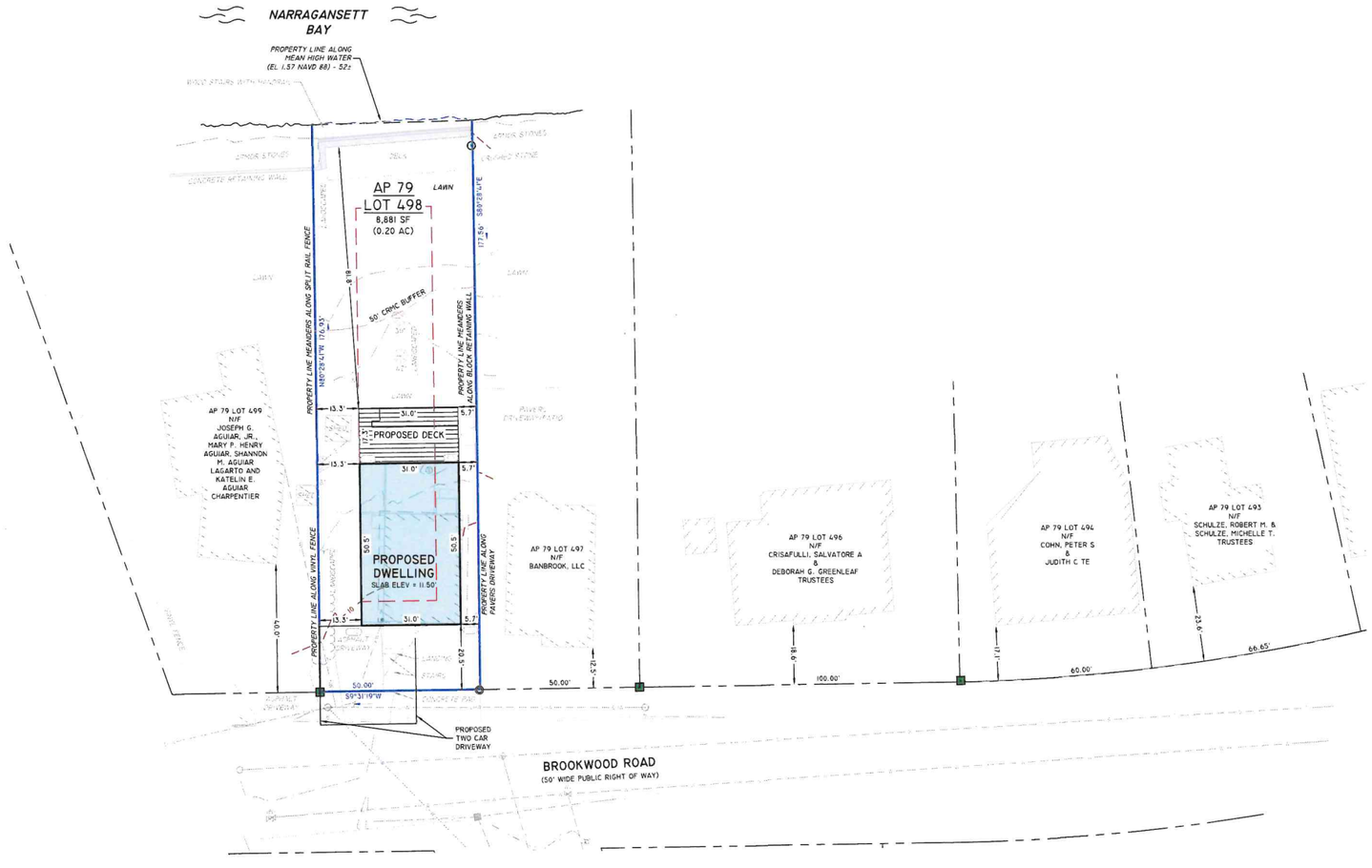
RI STATE PLANE NAD 83



EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- CRMC-BUFFER

- 123/1234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- (R) RECORD
- (CA) CHORD ANGLE
- (D) DEED
- (M) MEASURED
- NAIL/SPIKE FOUND/SET
- DRILL HOLE FOUND/SET
- IRON ROD/PIPE FOUND/SET
- BOUND FOUND/SET
- HC HANDICAPPED
- LSA LANDSCAPING
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE

- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- 108 MINOR CONTOUR LINE
- 110 MAJOR CONTOUR LINE
- EDGE OF PAVEMENT
- BUILDING FOOTPRINT
- CONCRETE
- UNDERGROUND DRAINAGE SYSTEM OUTLINE



LOCUS MAP Not To Scale

GENERAL NOTES

1. THE PARCEL IS LOCATED IN THE TOWN OF BRISTOL, KENT COUNTY, RHODE ISLAND, ASSESSORS PLAT 79, LOT 498.
2. THE OWNER PER DEED BOOK 2263, PAGE 47 IS BLUE LOBSTER ESCAPE, LLC.
3. THIS PARCEL IS LOCATED IN FEMA FLOOD ZONE VE (EL 16). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0010H, MAP REVISED JULY 7, 2014. THIS DESIGNATION IS SUBJECT TO CHANGE BASED ON REVIEW BY A QUALIFIED FLOOD ZONE SPECIALIST OR THE RESULTS OF A DETAILED FLOOD STUDY.
4. THE PARCEL IS ZONED RESIDENTIAL-10 (R-10) PER THE TOWN OF BRISTOL ASSESSOR'S ONLINE DATABASE AND ZONING ORDINANCE. THIS INFORMATION IS BASED SOLELY ON PUBLICLY AVAILABLE DATA. ANY SPECIAL PERMITS, VARIANCES, OR OVERLAY DISTRICTS SPECIFIC TO THIS PARCEL HAVE NOT BEEN REVIEWED. CONTACT THE ZONING DEPARTMENT FOR ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING
5. BASED ON A FIELD INSPECTION BY DIPRETE ENGINEERING, NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE IDENTIFIED WITHIN THE LIMITS OF THE PARCEL. THIS STATEMENT IS LIMITED TO VISIBLE SURFACE EVIDENCE.
6. THE PARCEL WAS SURVEYED BY DIPRETE ENGINEERING ON AUGUST 10, 2026. CONDITIONS SHOWN HEREON REFLECT THOSE OBSERVED AT THE TIME OF THE SURVEY AND MAY HAVE CHANGED SINCE THAT DATE.
7. A CLOSING LINE IS A COMPUTED LINE USED SOLELY FOR BOUNDARY CLOSURE CALCULATIONS AND DOES NOT REPRESENT A PROPERTY LINE.
8. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-2 TOPOGRAPHIC SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS CLASSIFICATION IS BASED ON FIELD-LOCATED SITE FEATURES AND ELEVATIONS COLLECTED BY DIPRETE ENGINEERING USING CONVENTIONAL SURVEY METHODS AND SURVEY-GRADE GPS. ALL CONTOURS AND ELEVATIONS REFLECT VERIFIED GROUND DATA AND MAY BE RELIED UPON FOR DESIGN AND ENGINEERING PURPOSES.
9. MEAN HIGH WATER ELEVATION = 1.57 FEET PER NOAA STATION 8452660.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR PROPERTY ABSTRACT. DIPRETE ENGINEERING PERFORMED STANDARD RESEARCH OF AVAILABLE PUBLIC RECORDS AT THE LOCAL LAND EVIDENCE OFFICE. THE SURVEY IS BASED ON THAT INFORMATION AND CONDITIONS VISIBLE OR AVAILABLE AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNRECORDED, UNDISCLOSED, OR INACCURATELY DESCRIBED EASEMENTS, ENCROACHMENTS, RIGHTS-OF-WAY, OWNERSHIP INTERESTS, OR OTHER MATTERS OF TITLE OR RECORD THAT MAY AFFECT THE PARCEL.

PLAN REFERENCES

1. BAYSIDE SHORES BRISTOL, R.I. BY WATERMAN ENGINEERING CO. MARCH, 1947
   SCALE 1"=100'-0". PLAN BOOK 6 PAGE 63A.

DIMENSIONAL REGULATIONS:

CURRENT ZONING: R-10 - RESIDENTIAL 10,000 SQ. FT. LOT SIZE

	REGULATION REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	8,881 SF *
MINIMUM FRONTAGE AND LOT WIDTH:	71.5' (88%)	50' *
MINIMUM FRONT YARD	22.36' **	20.5' ***
MINIMUM SIDE YARD:	13.2' (88%) **	5.7' ***
MINIMUM REAR YARD:	26.4' (88%) **	81.8'
MAXIMUM STRUCTURE HEIGHT:	35'	SEE BUILDING HEIGHT CALCULATIONS BELOW
MAXIMUM LOT COVERAGE:	28%*	27.7% (SEE ARCHITECTURAL PLANS)

* UNDERSIZED LOT OF RECORD

** PER SECTION 28-150 (eee)(3). FOR LOTS WITH REAR LOT LINES ABUTTING A COASTAL FEATURE, THE MINIMUM FRONT YARD SHALL BE THE AVERAGE SETBACK OF THOSE PARCELS WITHIN 250 FEET OF THE PARCEL ON THE SAME SIDE OF THE STREET.

*** RELIEF REQUESTED

BUILDING HEIGHT CALCULATION:

FEMA VE ZONE BASE FLOOD ELEVATION = 16.0'
AVERAGE EXISTING GRADE WITHIN PROPOSED FOOTPRINT = 9.6'
UTILIZED FREEBOARD = 5.0'
ALLOWED BUILDING HEIGHT = 35.0'

(BASE FLOOD ELEVATION + UTILIZED FREEBOARD) - AVERAGE EXISTING GRADE
(16.0 ' + 5.0') - 9.6' = 11.4'

BUILDING HEIGHT= 46.40' (11.4' + 35.0')
MAXIMUM ALLOWED PEAK ELEVATION = 9.6' + 46.40' = 56.0'
PROPOSED PEAK ELEVATION = 11.50' (SLAB ELEVATION) + 38.5' (STRUCTURE HEIGHT) = 50.0'

SCALE: 1"=20'

0 10' 20' 40'

MATTHEW INSANA
No. 2537
PROFESSIONAL LAND SURVEYOR

11/6/2024

MATTHEW INSANA, RIPLS #2537, COA #LS.0004160

SURVEYOR'S CERTIFICATE

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

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) — CLASS I
- DATA ACCUMULATION SURVEY (PLANIMETRIC) — CLASS III
- TOPOGRAPHIC SURVEY — CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT FOR THE PURPOSES OF SITE ENGINEERING AND PERMITTING.

DiPrete Engineering
Engineers · Planners · Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

MOLLY R. TITUS
No. 16687
11/6/2024
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
6	10/25/2026	SITE PLAN	J.A.R.

SITE PLAN

3 BROOKWOOD ROAD

ASSESSOR'S PLAT 079 LOT 498
BRISTOL, RHODE ISLAND

PREPARED FOR:
BYRON J CONNELL
11 FALES ROAD
BRISTOL, RHODE ISLAND

SHEET 1 OF 1

DE JOB NO. 3776-00 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPARTMENTS\3776-001 BROOKWOOD ROAD 3\MYDRAD PROJECTS\3776-001 SITE.DWG PLOTTED: 11/6/2026

RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. DESIGN FEATURES, COLORS , MATERIALS, AND SCALE ARE SUBJECT TO CHANGE AND VARIATION. REFER TO ARCH. DWGS FOR PROPOSED DESIGN.

CORDTSEN
DESIGN
ARCHITECTURE

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689

CONNELL RESIDENCE

3 BROOKWOOD RD
BRISTOL, RI

Zoning Set: November 6th, 2026

DRAWING LIST

ARCHITECTURAL DRAWINGS

X0.2	EXISTING ARCHITECTURAL SITE PLAN
A0.2	ARCHITECTURAL SITE PLAN
A1.0	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS

CORDTSEN
DESIGN
ARCHITECTURE

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689

REVISIONS:

DESCRIPTION:

SCALE:

DATE: November 6th, 2026

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

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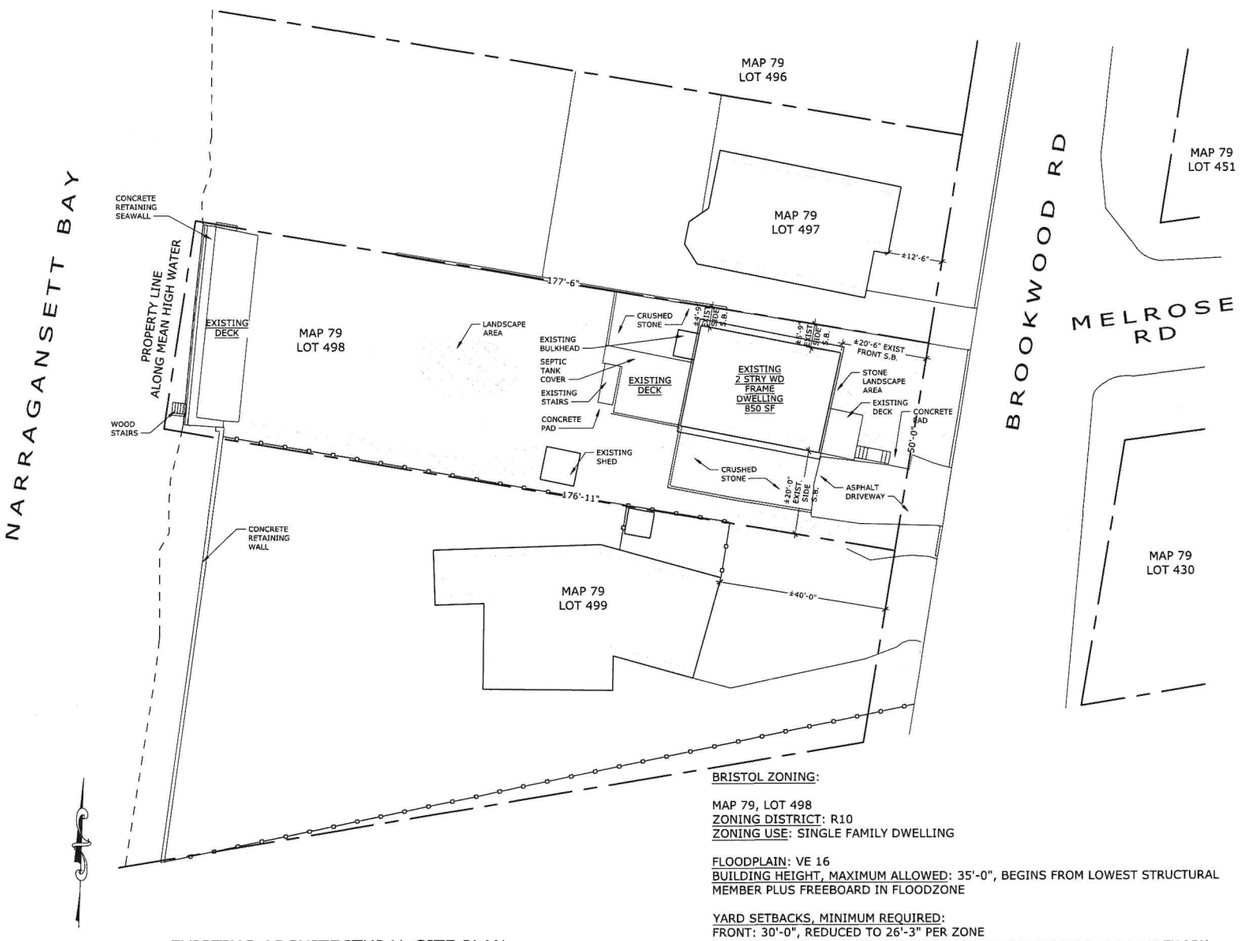

1 EXISTING ARCHITECTURAL SITE PLAN
Scale: 1/16"= 1'-0"

BRISTOL ZONING:

MAP 79, LOT 498
ZONING DISTRICT: R10
ZONING USE: SINGLE FAMILY DWELLING

FLOODPLAIN: VE 16
BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0", BEGINS FROM LOWEST STRUCTURAL MEMBER PLUS FREEBOARD IN FLOODZONE

YARD SETBACKS, MINIMUM REQUIRED:
FRONT: 30'-0", REDUCED TO 26'-3" PER ZONE
REDUCED TO 22-4" BASED ON AVERAGE OF ADJACENT FRONT SETBACKS W/IN 250'
(SEE CIVIL DRAWINGS FOR ALL SETBACKS)
SIDE: 15'-0", REDUCED TO 13'-3" DUE TO UNDERSIZED LOT
REAR: BASED ON COASTAL SETBACK LINE, FOOTPRINT CANNOT EXTEND FURTHER SEAWARD W/O ADDING VEGETATIVE BUFFER FOLLOWED BY 25' CONSTRUCTION SETBACK

MINIMUM LOT SIZE REQUIRED: 10,000 SF
EXISTING LOT SIZE: 8,881 SF, UNDERSIZED LOT

LOT COVERAGE, ALLOWED %: 25%, REDUCED TO 28% DUE TO UNDERSIZED LOT
LOT COVERAGE, ALLOWED SF: 2,464 SF

GFA: 2,658 SF TOTAL
FIRST FLOOR ALLOWED (60% GFA): 1,598 SF
SECOND FLOOR ALLOWED (40% GFA): 1,065 SF
DECK ALLOWED (15% GFA): 399 SF

CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISIONS:

DESCRIPTION: EXISTING ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"
DATE: November 6th, 2026

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

X0.2

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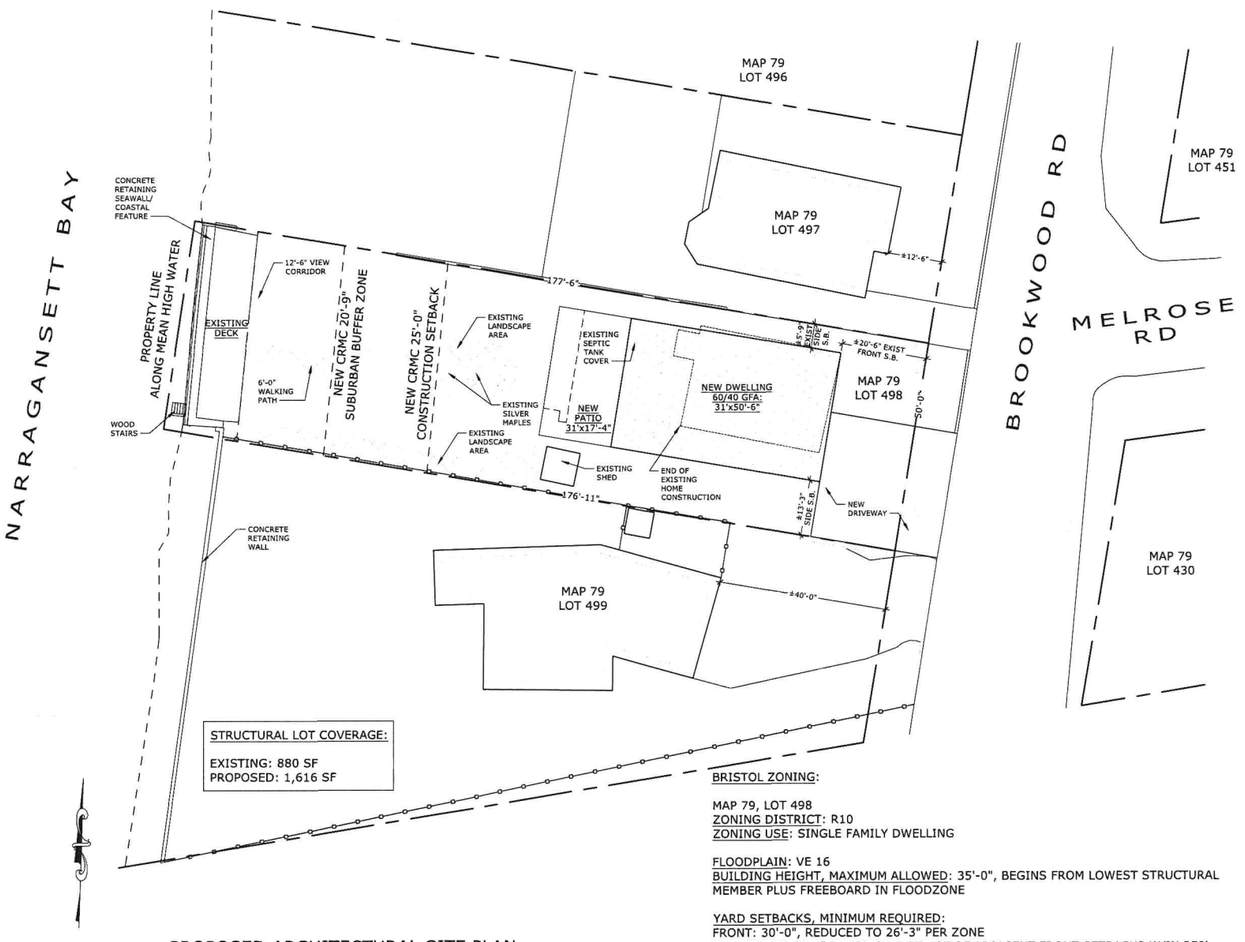

STRUCTURAL LOT COVERAGE:

EXISTING: 880 SF
PROPOSED: 1,616 SF

1 PROPOSED ARCHITECTURAL SITE PLAN

Scale: 1/16"= 1'-0"

SITE PLAN NOTES:

1. ALL ELEVATIONS SHALL BE MEASURED IN NAVD88 DATUM
2. FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW FOUND. DUE TO THICKNESS OF VARIOUS MATERIALS (IE. SIDING)- SEE FOUND. PLAN
3. ALL UTILITY DESIGNATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
4. THIS IS AN ARCHITECTS SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS THE ARCHITECTS BEST OF KNOWLEDGE AND WAS OBTAINED FROM ONLINE INFORMATION.

BRISTOL ZONING:

MAP 79, LOT 498
ZONING DISTRICT: R10
ZONING USE: SINGLE FAMILY DWELLING

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CORDTSEN DESIGN ARCHITECTURE
40 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISIONS:

DESCRIPTION: ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"
DATE: November 6th, 2026

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

A0.2

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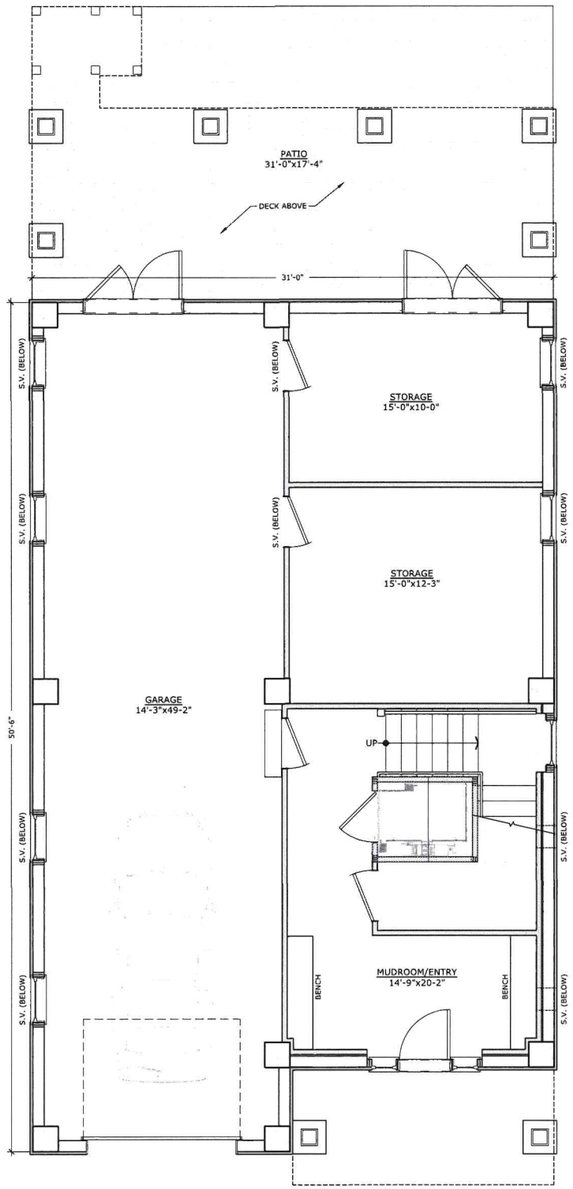
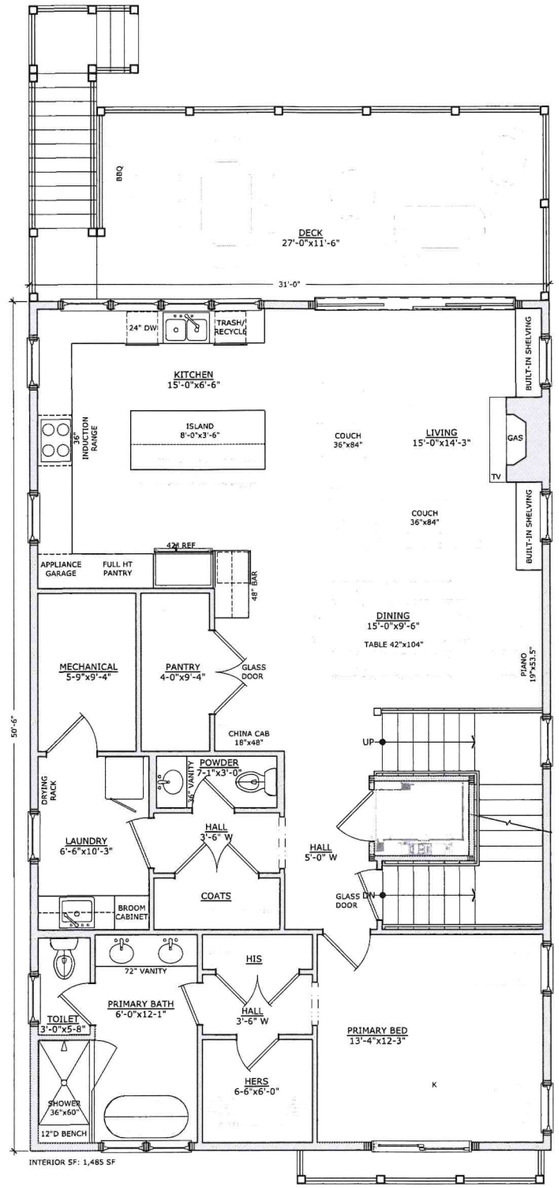


WALL LEGEND:
PROPOSED COLUMN
PROPOSED EXTERIOR BREAKAWAY WALL
PROPOSED INTERIOR BREAKAWAY WALL

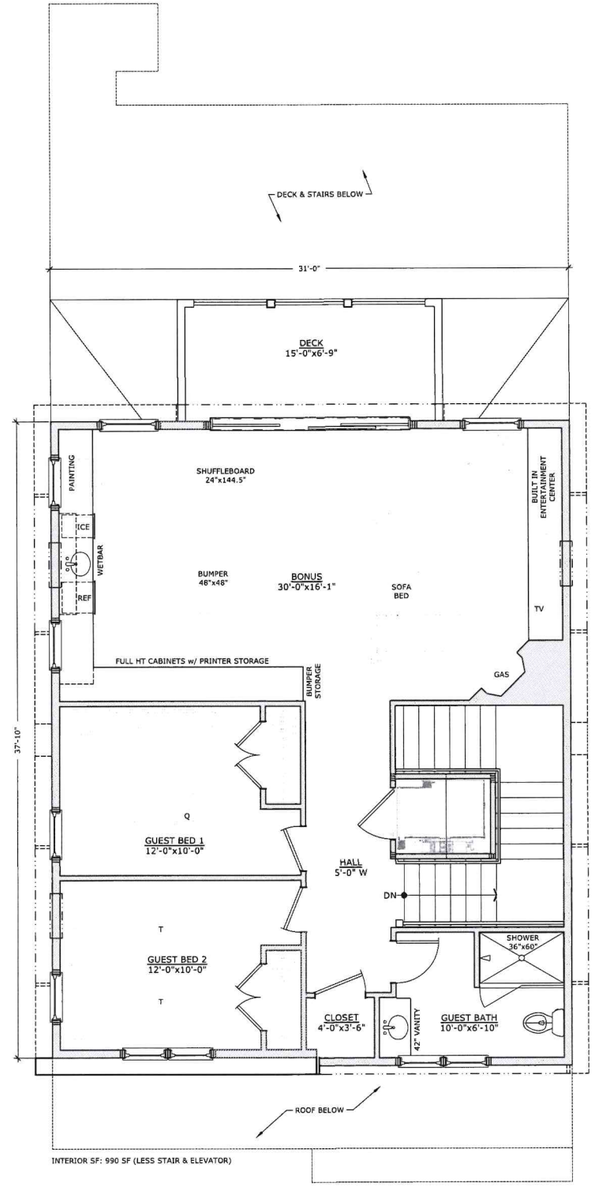
1 GROUND FLOOR PLAN
Scale: 1/4"= 1'-0"



INTERIOR SF: 1,485 SF

WALL LEGEND:
PROPOSED WALL

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



INTERIOR SF: 990 SF (LESS STAIR & ELEVATOR)

WALL LEGEND:
PROPOSED WALL

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

0 2' 4' 8'
1/4"=1'-0"

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CORDTSEN DESIGN ARCHITECTURE
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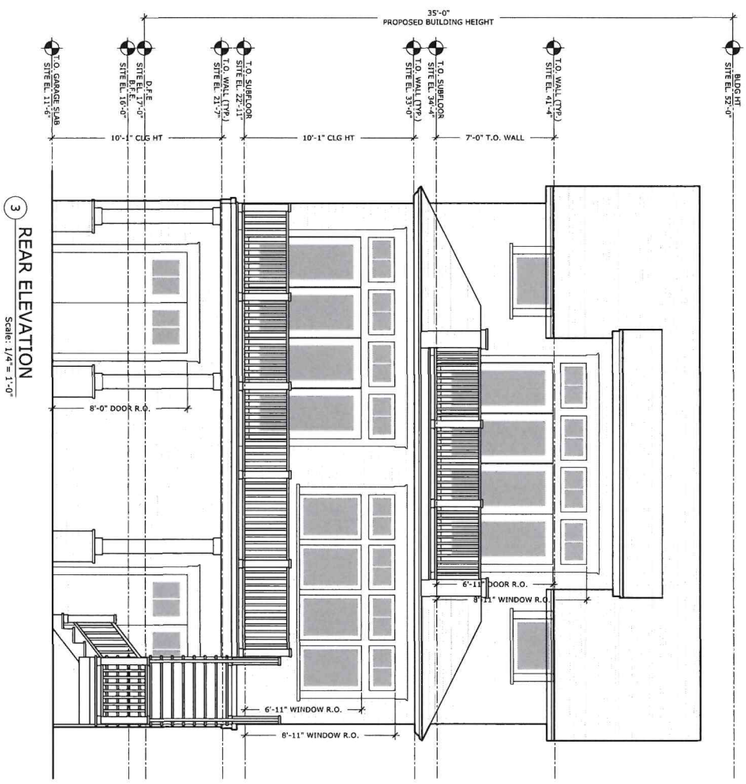
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISIONS:

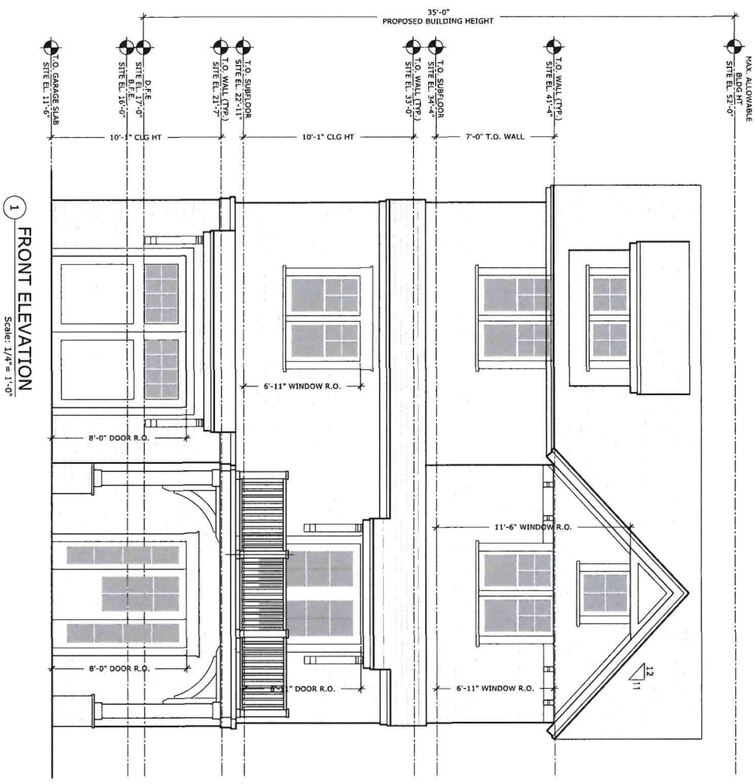
DESCRIPTION: FLOOR PLANS
SCALE: 1/4"=1'-0"
DATE: November 6th, 2026

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

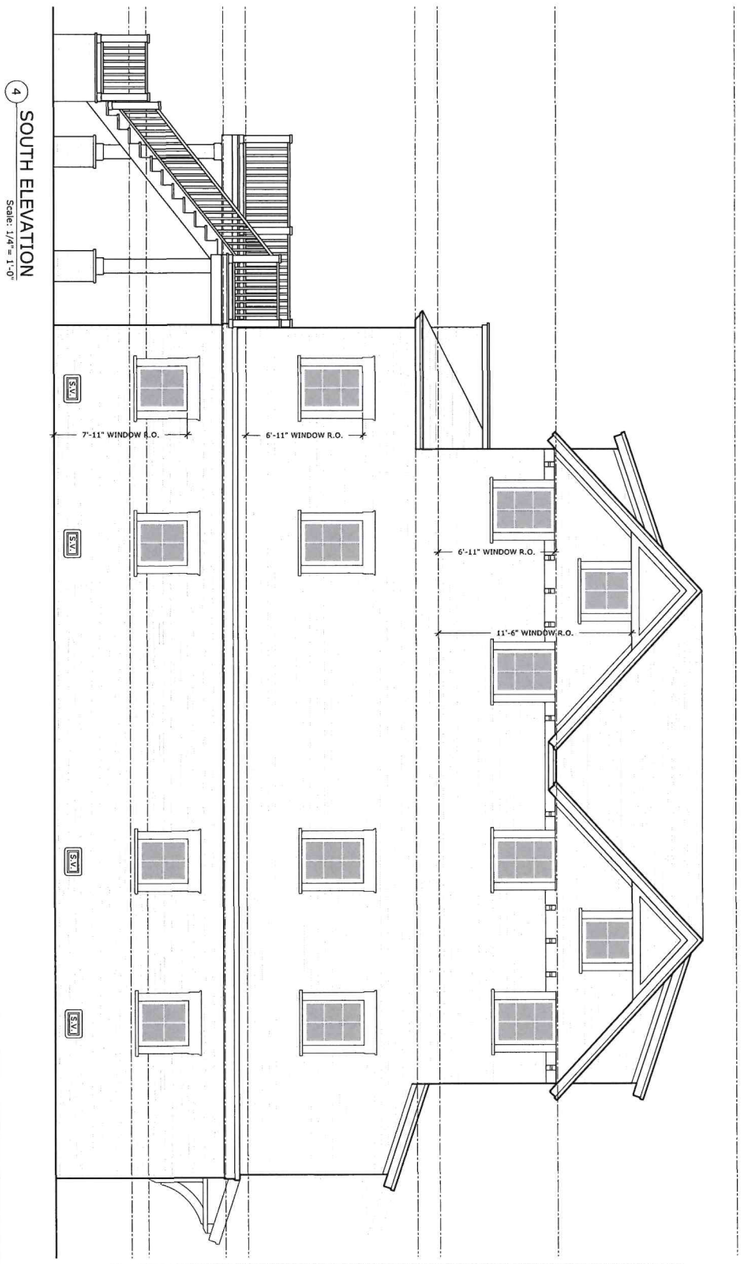
A1.0



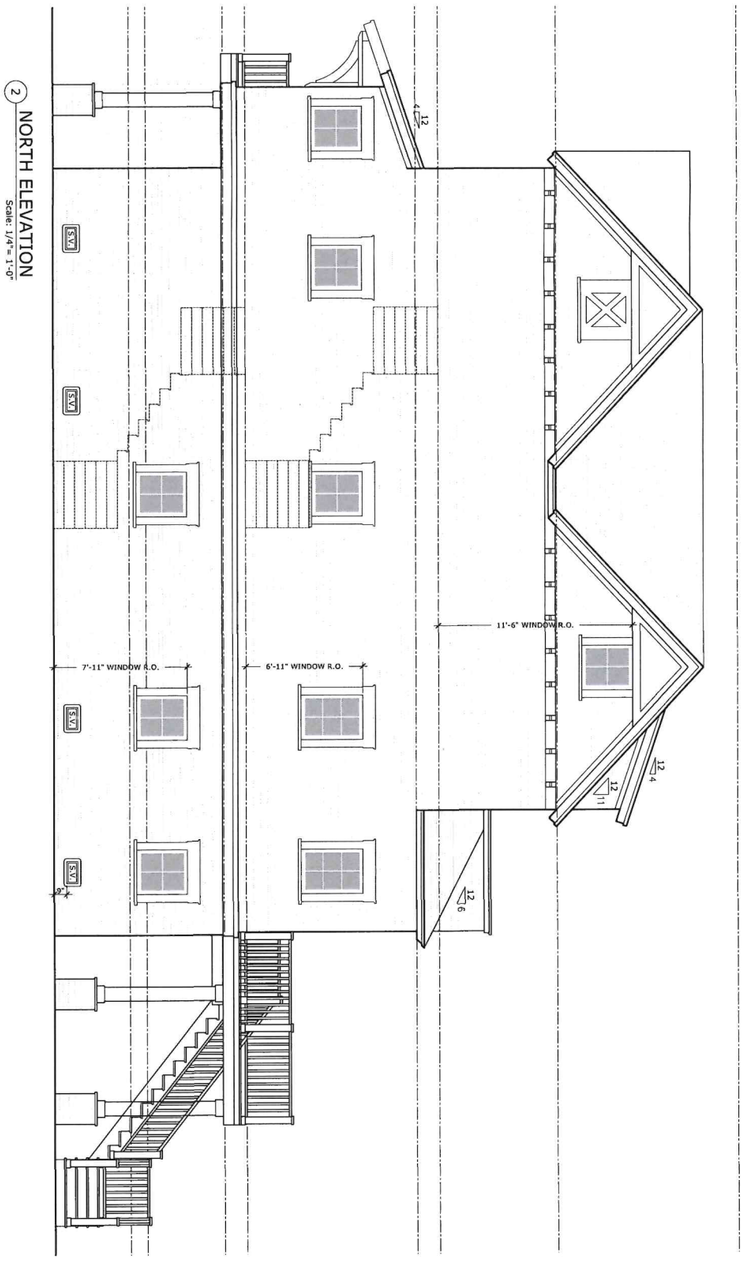
3 REAR ELEVATION
Scale: 1/4" = 1'-0"



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



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



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

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A2.0

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

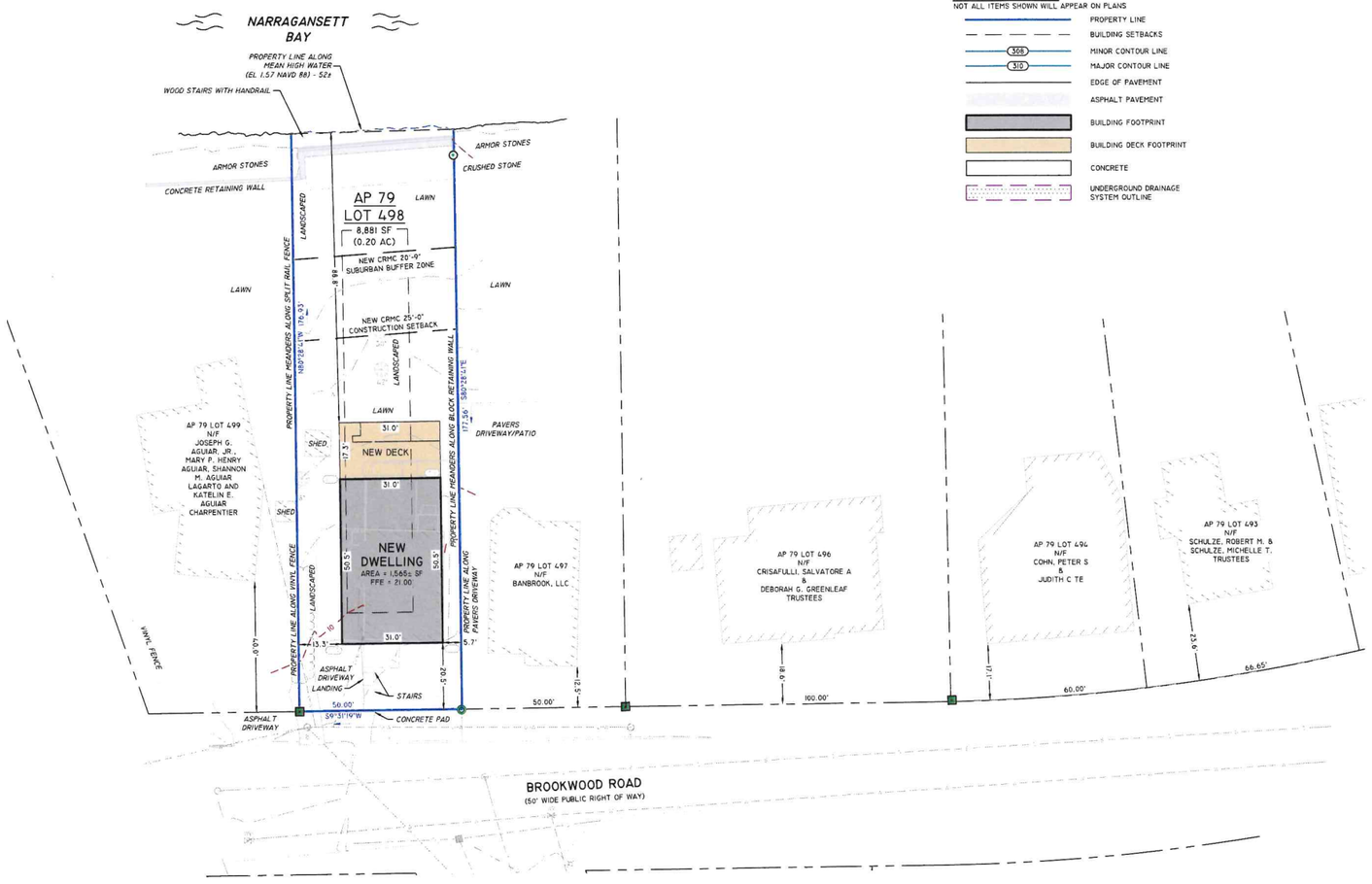
DESCRIPTION: EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: November 6th, 2026

REVISIONS:

CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

CDA

RI STATE PLANE NAD 83



EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL

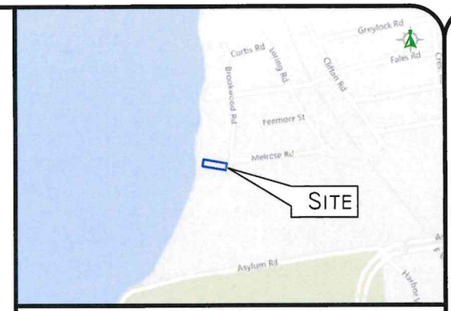
- 123/234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- (R) RECORD
- (CA) CHORD ANGLE
- (D) DEED
- (M) MEASURED
- NAIL/SPIKE FOUND/SET
- DRILL HOLE FOUND/SET
- IRON ROD/PIPE FOUND/SET
- BOUND FOUND/SET
- HC HANDICAPPED
- LSA LANDSCAPING
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE

- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- 308 MINOR CONTOUR LINE
- 310 MAJOR CONTOUR LINE
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- BUILDING FOOTPRINT
- BUILDING DECK FOOTPRINT
- CONCRETE
- UNDERGROUND DRAINAGE SYSTEM OUTLINE



LOCUS MAP NOT TO SCALE

GENERAL NOTES

1. THE PARCEL IS LOCATED IN THE TOWN OF BRISTOL, KENT COUNTY, RHODE ISLAND, ASSESSORS PLAT 79, LOT 498.
2. THE OWNER PER DEED BOOK 2263, PAGE 47 IS BLUE LOBSTER ESCAPE, LLC.
3. THIS PARCEL IS LOCATED IN FEMA FLOOD ZONE VE (EL 16). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0010H, MAP REVISED JULY 7, 2014. THIS DESIGNATION IS SUBJECT TO CHANGE BASED ON REVIEW BY A QUALIFIED FLOOD ZONE SPECIALIST OR THE RESULTS OF A DETAILED FLOOD STUDY.
4. THE PARCEL IS ZONED RESIDENTIAL-10 (R-10) PER THE TOWN OF BRISTOL ASSESSOR'S ONLINE DATABASE AND ZONING ORDINANCE. THIS INFORMATION IS BASED SOLELY ON PUBLICLY AVAILABLE DATA. ANY SPECIAL PERMITS, VARIANCES, OR OVERLAY DISTRICTS SPECIFIC TO THIS PARCEL HAVE NOT BEEN REVIEWED. CONTACT THE ZONING DEPARTMENT FOR ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. BASED ON A FIELD INSPECTION BY DIPRETE ENGINEERING, NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE IDENTIFIED WITHIN THE LIMITS OF THE PARCEL. THIS STATEMENT IS LIMITED TO VISIBLE SURFACE EVIDENCE.
6. THE PARCEL WAS SURVEYED BY DIPRETE ENGINEERING ON AUGUST 10, 2026. CONDITIONS SHOWN HEREON REFLECT THOSE OBSERVED AT THE TIME OF THE SURVEY AND MAY HAVE CHANGED SINCE THAT DATE.
7. A CLOSING LINE IS A COMPUTED LINE USED SOLELY FOR BOUNDARY CLOSURE CALCULATIONS AND DOES NOT REPRESENT A PROPERTY LINE.
8. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-2 TOPOGRAPHIC SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS CLASSIFICATION IS BASED ON FIELD-LOCATED SITE FEATURES AND ELEVATIONS COLLECTED BY DIPRETE ENGINEERING USING CONVENTIONAL SURVEY METHODS AND SURVEY-GRADE GPS. ALL CONTOURS AND ELEVATIONS REFLECT VERIFIED GROUND DATA AND MAY BE RELIED UPON FOR DESIGN AND ENGINEERING PURPOSES.
9. MEAN HIGH WATER ELEVATION = 1.57 FEET PER NOAA STATION 8452660.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR PROPERTY ABSTRACT. DIPRETE ENGINEERING PERFORMED STANDARD RESEARCH OF AVAILABLE PUBLIC RECORDS AT THE LOCAL LAND EVIDENCE OFFICE. THE SURVEY IS BASED ON THAT INFORMATION AND CONDITIONS VISIBLE OR AVAILABLE AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNRECORDED, UNDISCLOSED, OR INACCURATELY DESCRIBED EASEMENTS, ENCROACHMENTS, RIGHTS-OF-WAY, OWNERSHIP INTERESTS, OR OTHER MATTERS OF TITLE OR RECORD THAT MAY AFFECT THE PARCEL.

PLAN REFERENCES

1. BAYSIDE SHORES BRISTOL, R.I. BY WATERMAN ENGINEERING CO. MARCH, 1947 SCALE 1"=100'-0", PLAN BOOK 4 PAGE 63A.

DIMENSIONAL REGULATIONS:

CURRENT ZONING: R-10 - RESIDENTIAL 10,000 SQ. FT. LOT SIZE

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	8,881 SF *
MINIMUM FRONTAGE AND LOT WIDTH:	80'	50'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	20.5' - (EXISTING FRONT SETBACK)
MINIMUM SIDE YARD:	15'	5.7' - (EXISTING SIDE SETBACK)
MINIMUM REAR YARD:	30'	88.8''
MAXIMUM STRUCTURE HEIGHT	35'	35'
MAXIMUM LOT COVERAGE:	25%	17.6%

*UNDERSIZED LOT OF RECORD

SCALE: 1"=20'

0 10' 20' 40'

DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 - Tel 401-943-1000

NO.	DATE	DESCRIPTION	BY
0	AS-BUILT PLAN		J.M.R.

11/4/2026

DRAFT

SITE PLAN
3 BROOKWOOD ROAD
ASSESSOR'S PLAT 079 LOT 498
BRISTOL RHODE ISLAND

PREPARED FOR:
BYRON CONNELL
17 FALES ROAD
BRISTOL, RHODE ISLAND

SHEET 1 OF 1

DR JOB NO. 3776 (C) COPYRIGHT 2026 BY DIPRETE ENGINEERING & ASSOCIATES, INC.

Z:\DRAWINGS\3776-001 BROOKWOOD ROAD 3\AUTOCAD DRAWINGS\3776-001 SITE.DWG PLOTTED: 11/4/2026



Bristol | **3 BROOKWOOD RD** | **Card 1 of 1**

Plat/Lot 079-0498-000 | **Account: 4757** | LUC 01 | Zone R-10 | **Assessment** $921,500

CATALIS — ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Owner

▶ Owner Account #: 50-0046-26

		% Owned
Owner 1	BLUE LOBSTER ESCAPE, LLC	
Owner 2		
Owner 3		
Address	11 FALES RD, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CONNELL, BYRON J III &	11/04/2024	0	2263-47		T
CONNOR, WILLIAM P	09/04/2018	640,000	1954-165		W
JOHNSON-HUTCHINSON, JULIANNA E	11/02/2016	575,000	1869-325	L	W
HUTCHINSON, MURIEL S.	02/27/2004	0	1096-254		W

Assessment

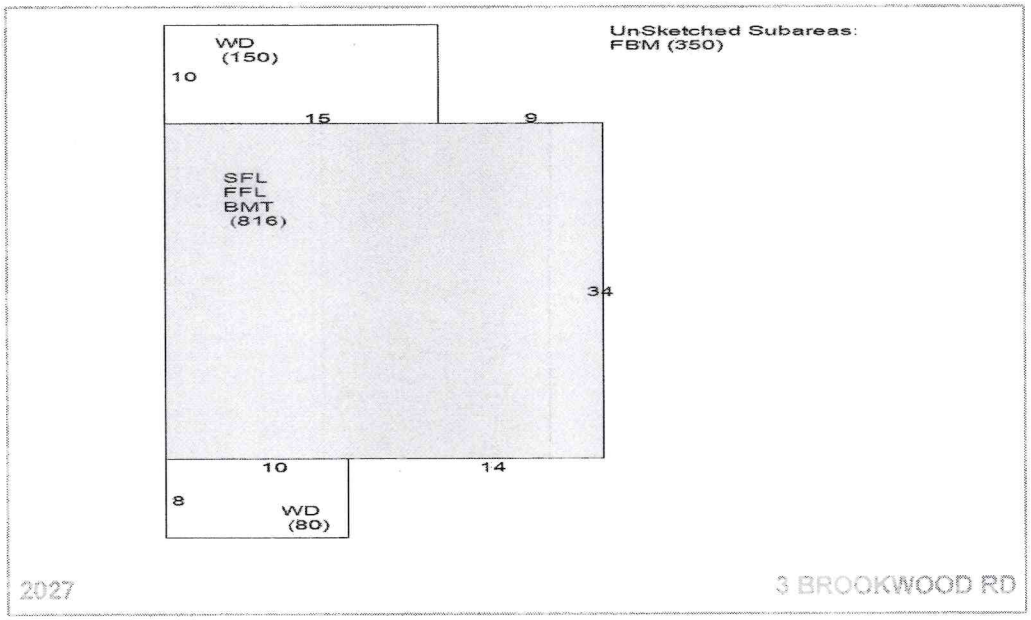
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	332,600	0	0.20	588,900	0	921,500
TOTAL	332,600	0	0.20	588,900	0	921,500

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 304.33 | VAL per SQ Unit/Parcel > 304.33

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	332,600	0	0	588,900	0	921,500	921,500
2025	01	332,600	0	0	588,900	0	921,500	921,500
2024	01	192,200	0	0	490,700	0	682,900	682,900
2023	01	192,200	0	0	490,700	0	682,900	682,900
2022	01	192,200	0	0	490,700	0	682,900	682,900
2021	01	142,700	0	0	487,700	0	630,400	630,400





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.19513	AC	P	1.00	778,800	3,017,988	F	WF	200					588,900			1.00	0
2																				
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 4C.

Bristol | **3 BROOKWOOD RD** | **Card 1 of 1**

Plat/Lot 079-0498-000 | **Account: 4757** | LUC 01 | Zone R-10 | **Assessment $921,500**

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Building Information

	Description		Description
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Gambrel	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Ceramic Til % 5
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	50
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Good
Ext Full Bath		
Half Bath		Typical
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Room Counts by Floor

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

Grade

Grade	Q4	Q4	
Year Built	1961	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	GD	GD - Good	27.0
Functional	OB	OB - One Bed	5.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.7

Bas $/SQ	211.00
Size Adj	1.09
Constr Adj	1.01
Adj $/SQ	233.05
Othr Featrs	51,851
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	479,584
Depreciation	146,992
Depr Total	332,592

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	816	816	233.05	190,169
SFL	2nd FLOOR	816	816	233.05	190,169
FBM	FIN BMT	350	350	41.95	14,683
WD	WOOD DECK	230	0	18.68	4,185
BMT	BASEMENT	816	0	34.96	28,527
Total		3,028	1,982		427,733

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/24/2025	REVIEW	MP
1/14/2025	BP	MP
7/12/2021	REVIEW	
9/21/2018	LISTED	
9/21/2018	REVIEW	
9/12/2018	MEASURED	
5/9/2007	MEASURE	MP
5/9/2007	LISTED	MP

Notes

ASSESSMENT REDUCED BY BOARD #2002-201 4/03 EAS. FUNC = NO HEAT 2ND FL & ONLY 1 BDRM.- UPDATED WINDOWS

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	02/12/2024	P58183		PLMB	3,000	100	Closed	2nd floor bathroom renovation 1- Toilet 1- Lav 1 - Shower
2	02/02/2024	E58117		ELEC	850	100	Closed	Reconfigure 2nd floor bathroom wiring for renovations
3	12/11/2023	B57941		BLDG	12,000	100	Closed	Making an existing half bath to a full bathroom adding shower
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	8	8	64	0	AV	2010	0
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	YES
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Town of Bristol, RI

3 Brookwood Road - 300' Radius

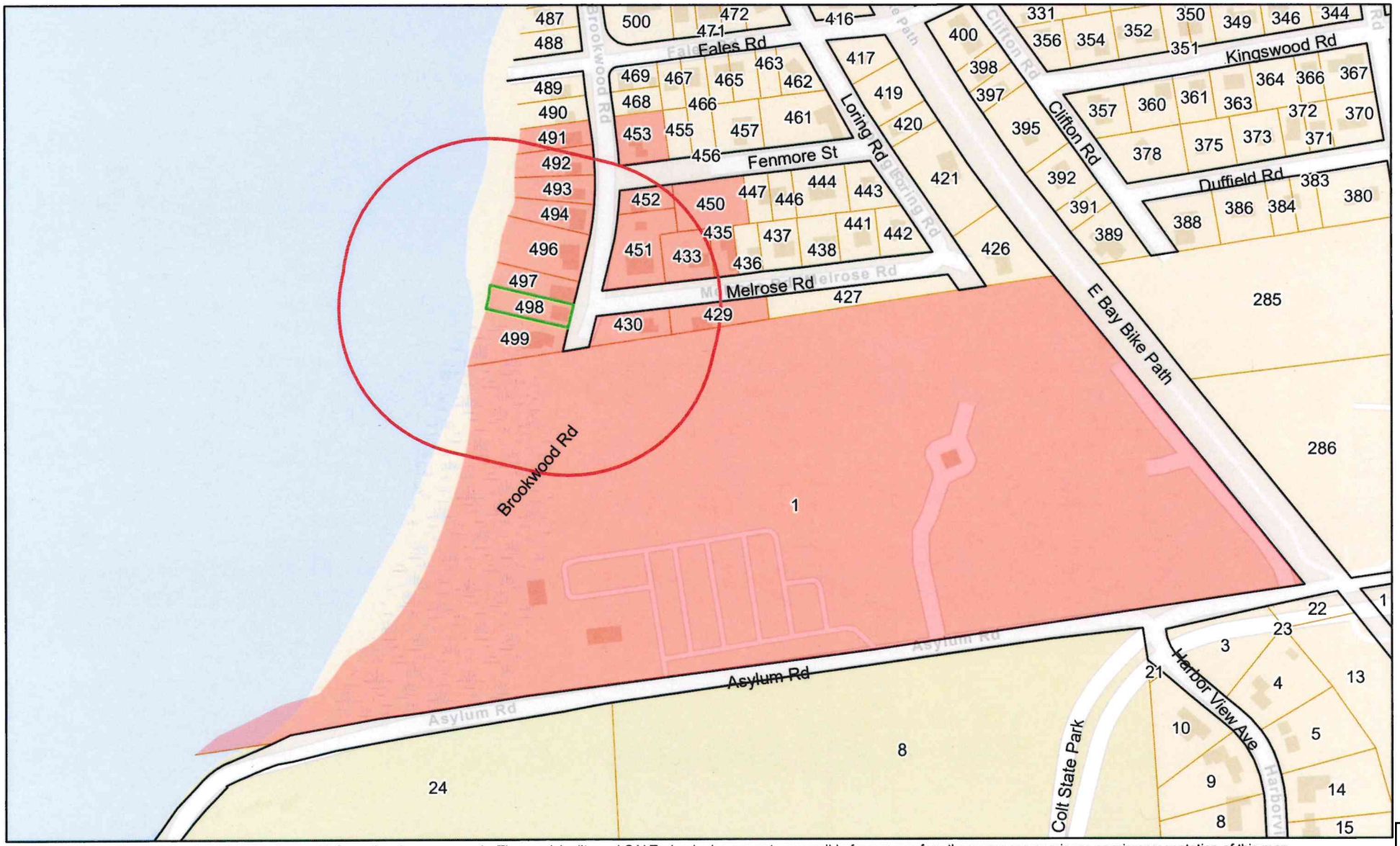
1 inch = 282 Feet

0 282 564 846

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com



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

Item 4C.

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Subject Property:

Parcel Number:	79-498	Mailing Address:	BLUE LOBSTER ESCAPE, LLC
CAMA Number:	79-498		11 FALES RD
Property Address:	3 BROOKWOOD RD		BRISTOL, RI 02809

Abutters:

Parcel Number:	79-429	Mailing Address:	TREMBLAY, LOGAN MICHAEL & RENEE MARIE TRUSTEES TR MICHAEL AND THERESA TREMBLAY IRR TRUST 6 MELROSE RD BRISTOL, RI 02809
CAMA Number:	79-429		
Property Address:	6 MELROSE RD		
Parcel Number:	79-430	Mailing Address:	SPIRITO,JOSEPH A JR & JILL M TRUSTEES 7 MEADOWBROOK ROAD WEST YARMOUTH, MA 02673
CAMA Number:	79-430		
Property Address:	2 MELROSE RD		
Parcel Number:	79-433	Mailing Address:	KENNEY, CHRISTOPHER P & KENNEY, AWATIF TE 7 MELROSE RD BRISTOL, RI 02809
CAMA Number:	79-433		
Property Address:	7 MELROSE RD		
Parcel Number:	79-435	Mailing Address:	MELROSE COTTAGE, LLC 21 HAWTHORNE DR SEEKONK, MA 02774
CAMA Number:	79-435		
Property Address:	9 MELROSE RD		
Parcel Number:	79-450	Mailing Address:	RINALDI, RICHARD & RINALDI, EILEEN TRUSTEES 80 SHERRY AVE BRISTOL, RI 02809
CAMA Number:	79-450		
Property Address:	FENMORE RD		
Parcel Number:	79-451	Mailing Address:	RELLE, ROBERT E LIFE ESTATE & TRUSTEE ROBERT E RELLE LIVING TRUST 5 MELROSE RD BRISTOL, RI 02809
CAMA Number:	79-451		
Property Address:	5 MELROSE RD		
Parcel Number:	79-452	Mailing Address:	LEESER, DANIEL L & LILLIAN C TRUSTEES LILLIAN C LEESER FAMILY TRUST 11 CRESTWOOD DR FRAMINGHAM, MA 01701
CAMA Number:	79-452		
Property Address:	12 BROOKWOOD RD		
Parcel Number:	79-453	Mailing Address:	POLULAK, MYRON & JOANN TE 16 BROOKWOOD RD BRISTOL, RI 02809
CAMA Number:	79-453		
Property Address:	16 BROOKWOOD RD		
Parcel Number:	79-491	Mailing Address:	CRYAN, JOHN J & CRYAN, KAREN L TE 17 BROOKWOOD RD BRISTOL, RI 02809
CAMA Number:	79-491		
Property Address:	17 BROOKWOOD RD		
Parcel Number:	79-492	Mailing Address:	SCHULZE, ROBERT M. & SCHULZE, MICHELLE T. TRUSTEES P.O. BOX 46 BRISTOL, RI 02809
CAMA Number:	79-492		
Property Address:	15 BROOKWOOD RD		

CAI Technologies
www.cai-tech.com
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300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	79-493	Mailing Address:	SCHULZE, ROBERT M. & SCHULZE, MICHELLE T. TRUSTEES P.O. BOX 46 BRISTOL, RI 02809
CAMA Number:	79-493		
Property Address:	13 BROOKWOOD RD		
Parcel Number:	79-494	Mailing Address:	COHN, PETER S & JUDITH C TE 11 BROOKWOOD RD BRISTOL, RI 02809
CAMA Number:	79-494		
Property Address:	11 BROOKWOOD RD		
Parcel Number:	79-496	Mailing Address:	CRISAFULLI, SALVATORE A & DEBORAH G. GREENLEAF TRUSTEES 9 BROOKWOOD ROAD BRISTOL, RI 02809
CAMA Number:	79-496		
Property Address:	9 BROOKWOOD RD		
Parcel Number:	79-497	Mailing Address:	BANBROOK, LLC 3092 BANYAN RD, Unit B BOCA RATON, FL 33432
CAMA Number:	79-497		
Property Address:	5 BROOKWOOD RD		
Parcel Number:	79-498	Mailing Address:	BLUE LOBSTER ESCAPE, LLC 11 FALES RD BRISTOL, RI 02809
CAMA Number:	79-498		
Property Address:	3 BROOKWOOD RD		
Parcel Number:	79-499	Mailing Address:	AGUIAR, JOSEPH G. JR & AGUIAR, MARY P. HENRY LE LAGARTO, SHANNON M. AGUIAR & 1 BROOKWOOD RD BRISTOL, RI 02809
CAMA Number:	79-499		
Property Address:	1 BROOKWOOD RD		
Parcel Number:	81-1	Mailing Address:	TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
CAMA Number:	81-1		
Property Address:	ASYLUM RD		

AGUIAR, JOSEPH G. JR & AG
LAGARTO, SHANNON M. AGUIA
1 BROOKWOOD RD
BRISTOL, RI 02809

BANBROOK, LLC
3092 BANYAN RD, Unit B
BOCA RATON, FL 33432

BLUE LOBSTER ESCAPE, LLC
11 FALES RD
BRISTOL, RI 02809

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

CRISAFULLI, SALVATORE A &
DEBORAH G. GREENLEAF TRUS
9 BROOKWOOD ROAD
BRISTOL, RI 02809

CRYAN, JOHN J &
CRYAN, KAREN L TE
17 BROOKWOOD RD
BRISTOL, RI 02809

KENNEY, CHRISTOPHER P &
KENNEY, AWATIF TE
7 MELROSE RD
BRISTOL, RI 02809

LEESER, DANIEL L & LILLIA
LILLIAN C LEESER FAMILY T
11 CRESTWOOD DR
FRAMINGHAM, MA 01701

MELROSE COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02774

POLULAK, MYRON & JOANN TE
16 BROOKWOOD RD
BRISTOL, RI 02809

RELLE, ROBERT E LIFE ESTA
ROBERT E RELLE LIVING TRU
5 MELROSE RD
BRISTOL, RI 02809

RINALDI, RICHARD &
RINALDI, EILEEN TRUSTEES
80 SHERRY AVE
BRISTOL, RI 02809

SCHULZE, ROBERT M. &
SCHULZE, MICHELLE T. TRUS
P.O. BOX 46
BRISTOL, RI 02809

SCHULZE, ROBERT M. & SCHU
P.O. BOX 46
BRISTOL, RI 02809

SPIRITO,JOSEPH A JR &
JILL M TRUSTEES
7 MEADOWBROOK ROAD
WEST YARMOUTH, MA 02673

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TREMBLAY, LOGAN MICHAEL &
MICHAEL AND THERESA TREMB
6 MELROSE RD
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Zoning Board of Review

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

November 13, 2026
File #: ZBR-26-58

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Jeremiah OConnor
Owner of Record: Jeremiah O'Connor
Location: 1 ADELAIDE AVE , BRISTOL, RI, 02809
Plat: 84 Lot: 48
Zoning District: R-10

Applicant is requesting **a Dimensional Variance** to:

construct an approximate 8ft. x 36ft. covered front porch addition to an existing single family dwelling with less than the required front yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-58

1 Adelaide Ave 84 48

November 6, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	1 Adelaide Ave	84	48

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	288 feet
Width in Feet	36 feet
Length in Feet	8 feet
Height Above Grade	0 feet
Number of Stories	0

Setbacks	
Front Yard in Feet	7 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

We are requesting a dimensional variance under Section 28-111, Table B, and Section 28-142(h) to build a covered front porch. The porch and roof would extend 8 feet from the front of the house, 4 feet beyond the existing front steps. It would sit 7 feet from the front property line where 14 feet is required, so we are requesting 7 feet of relief.

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

We propose to replace the existing front steps with a covered front porch extending 8 feet from the front of the house, 4 feet beyond the current entry. The porch would be open, single-story, and designed to match the existing home. It would sit 7 feet from the front property line where 14 feet is required.

The current entry is only 4 feet deep, has no roof, and is deteriorating and needs to be replaced. It provides no protection from rain, snow, or ice at the main entrance and no room to sit. An 8-foot depth is the minimum that allows a safe, covered entry with space for a chair.

The house was built before zoning was adopted and already sits partially within the front setback. Because of that pre-existing condition, no usable front porch can be built without relief. The hardship comes from the placement of the house on the lot, not from anything we did. We are requesting only the relief needed for a functional porch, and it will not be enclosed or used as living space.

A full project narrative is attached.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	7,050
Lot Frontage	14
Lot Depth	14

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

Project Narrative

Front Yard Variance for Covered Front Porch

Property: 1 Adelaide Ave, Bristol, RI 02809
Applicant: Jeremiah O'Connor
Submitted to: Town of Bristol Zoning Board of Review
Date: November 9, 2026

Proposal

We are requesting a dimensional variance under Section 28-111, Table B – Dimensional Table, and Section 28-142(h) for front porches, to build a covered front porch. The porch and roof would extend 8 feet from the front of the house, 4 feet beyond the existing front steps. The front edge of the porch would sit 7 feet from the front property line where 14 feet is required, so we are requesting 7 feet of relief.

Design

The porch is a modest, open, single-story covered entry designed to match the style, materials, and scale of the existing home. Design plans and a site plan showing the porch and its distance to the front property line are included with this application.

Hardship

The house was built before zoning was adopted and already sits partially within the front setback. Because of that pre-existing condition, no front porch of any usable depth can be built without relief. The hardship comes from the placement of the house on the lot, not from anything we did, and it is not driven by financial gain.

Need

The current entry is only 4 feet deep, has no roof, and is deteriorating and needs to be replaced. It offers no protection from rain, snow, or ice at the main entrance and no room to sit. An 8-foot depth is the minimum that allows a covered, safe entry with space for a chair.

Least Relief Necessary

We are asking only for the depth needed for a functional porch. It will not be enclosed or used as living space.

Neighborhood Impact

A front porch is consistent with the character of the neighborhood and will improve the look of the home from the street. It will not affect neighbors' light, privacy, or sight lines, or the use of surrounding properties.

Respectfully submitted,
Jeremiah O'Connor

1 Adelaide Ave, Bristol, RI

Map/Lot: 84-48

1 inch = 20 Feet

0 20 40 60

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



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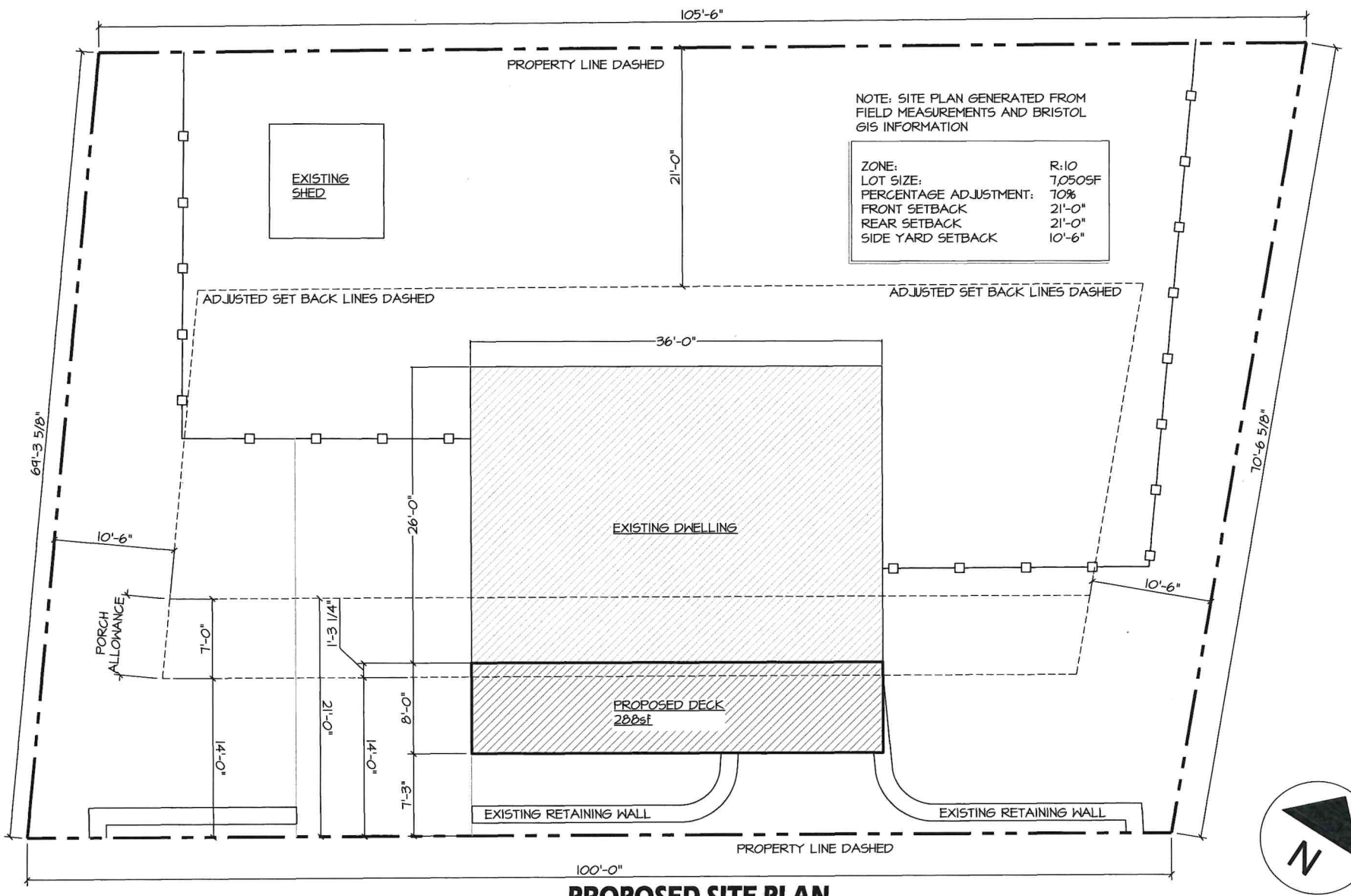


PROPOSED SITE PLAN

EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 1 ADELAIDE AVE
BRISTOL, RHODE ISLAND, 02809

REVISIONS:

DO NOT SCALE DRAWINGS

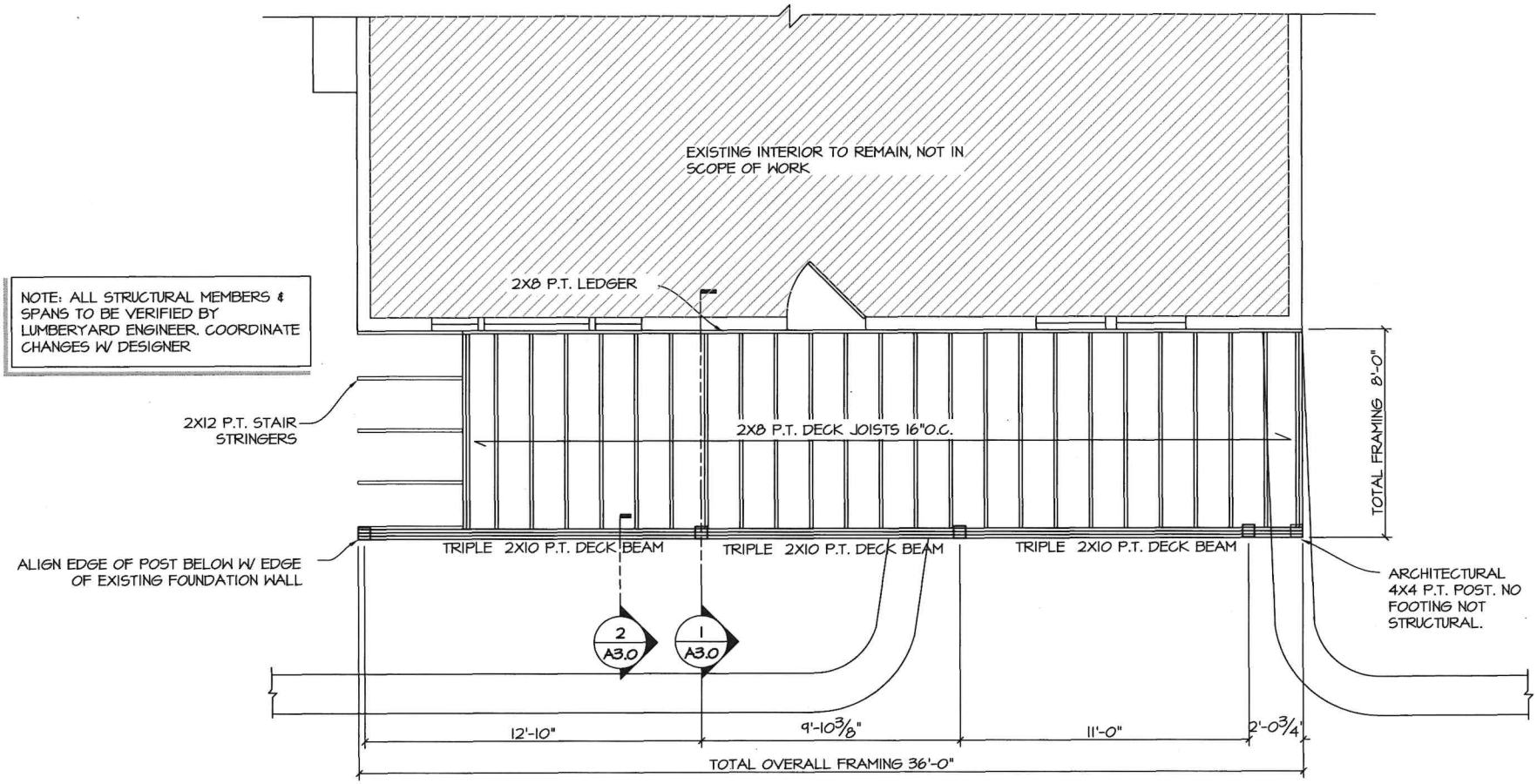
STATUS: FOR PERMIT

DATE: 11.6.26

DESCRIPTION: PROPOSED SITE PLAN

DRAWING #

SITE



1 DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"

EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 1 ADELAIDE AVE
BRISTOL, RHODE ISLAND, 02809

REVISIONS:

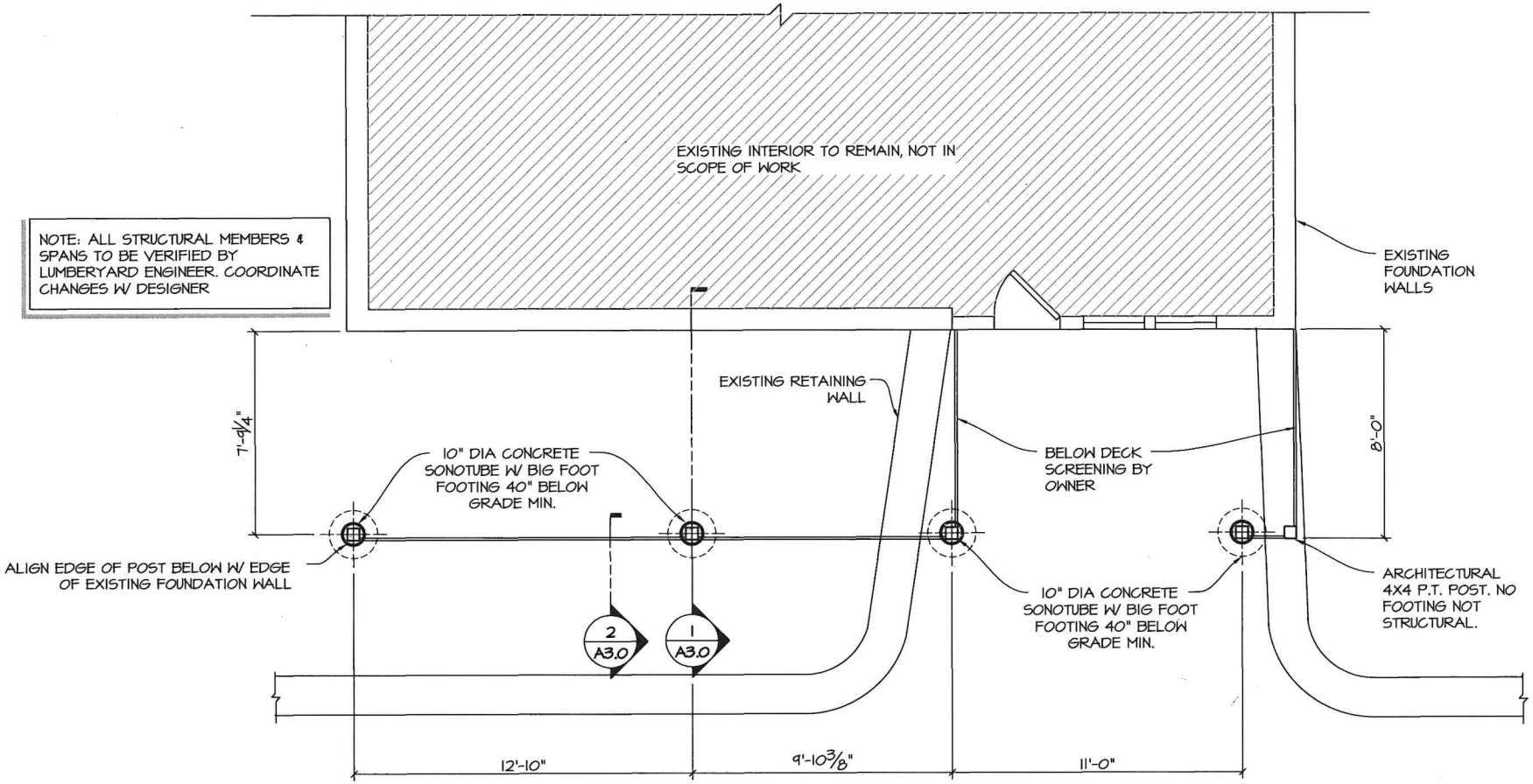
DO NOT SCALE DRAWINGS

STATUS: FOR PERMIT

DATE: 10.7.26

DESCRIPTION: **FIRST FLOOR PLAN**

DRAWING # **S1.0**



1 GRADE LEVEL PLAN
SCALE: 1/4" = 1'-0"

EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 1 ADELAIDE AVE
BRISTOL, RHODE ISLAND, 02809

REVISIONS:

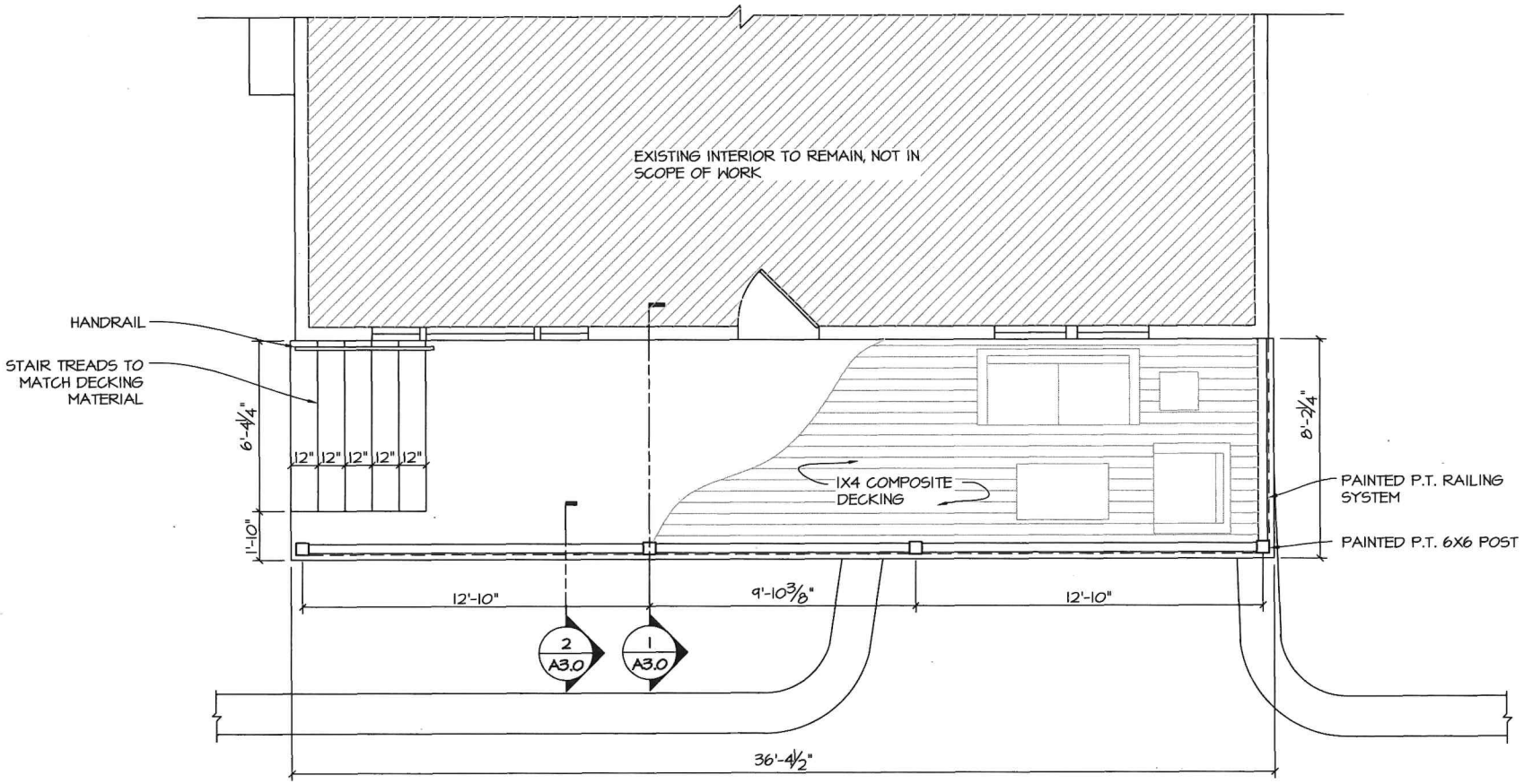
DO NOT SCALE DRAWINGS

STATUS:
FOR PERMIT

DATE:
10.7.26

DESCRIPTION:
GROUND LEVEL FLOORPLAN

DRAWING #
A1.0



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

EMAIL:
MANNYPIMENTEL38
@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 1 ADELAIDE AVE

BRISTOL, RHODE ISLAND, 02809

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS:
FOR PERMIT

DATE:
10.7.26

DESCRIPTION:
FIRST FLOOR PLAN

DRAWING #
A1.1



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

EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 1 ADELAIDE AVE
BRISTOL, RHODE ISLAND, 02809

REVISIONS:

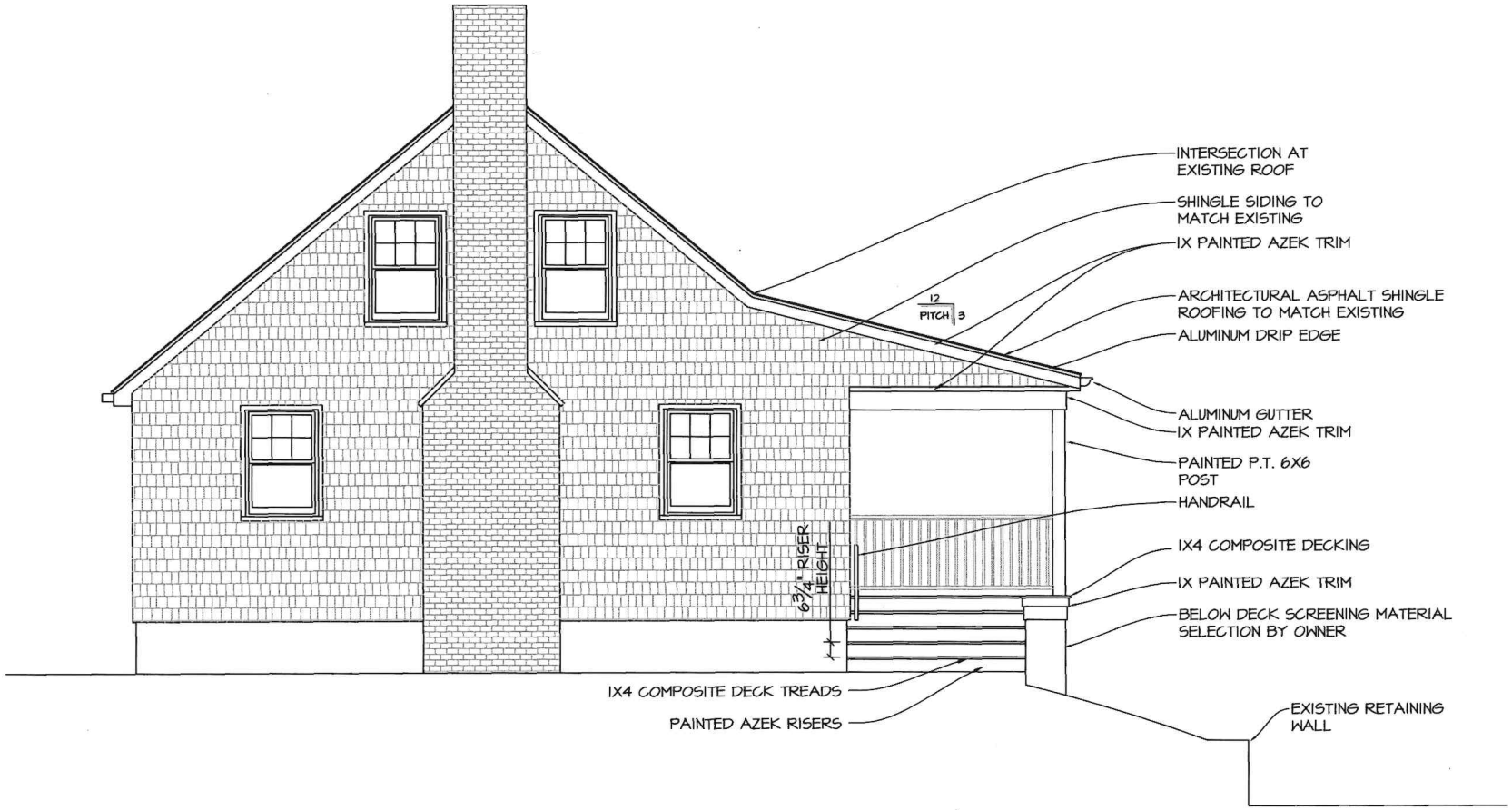
DO NOT SCALE DRAWINGS

STATUS:
FOR PERMIT

DATE:
10.7.26

DESCRIPTION:
EXTERIOR ELEVATIONS

DRAWING #
A2.0



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

EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 1 ADELAIDE AVE
BRISTOL, RHODE ISLAND, 02809

REVISIONS:

DO NOT SCALE DRAWINGS

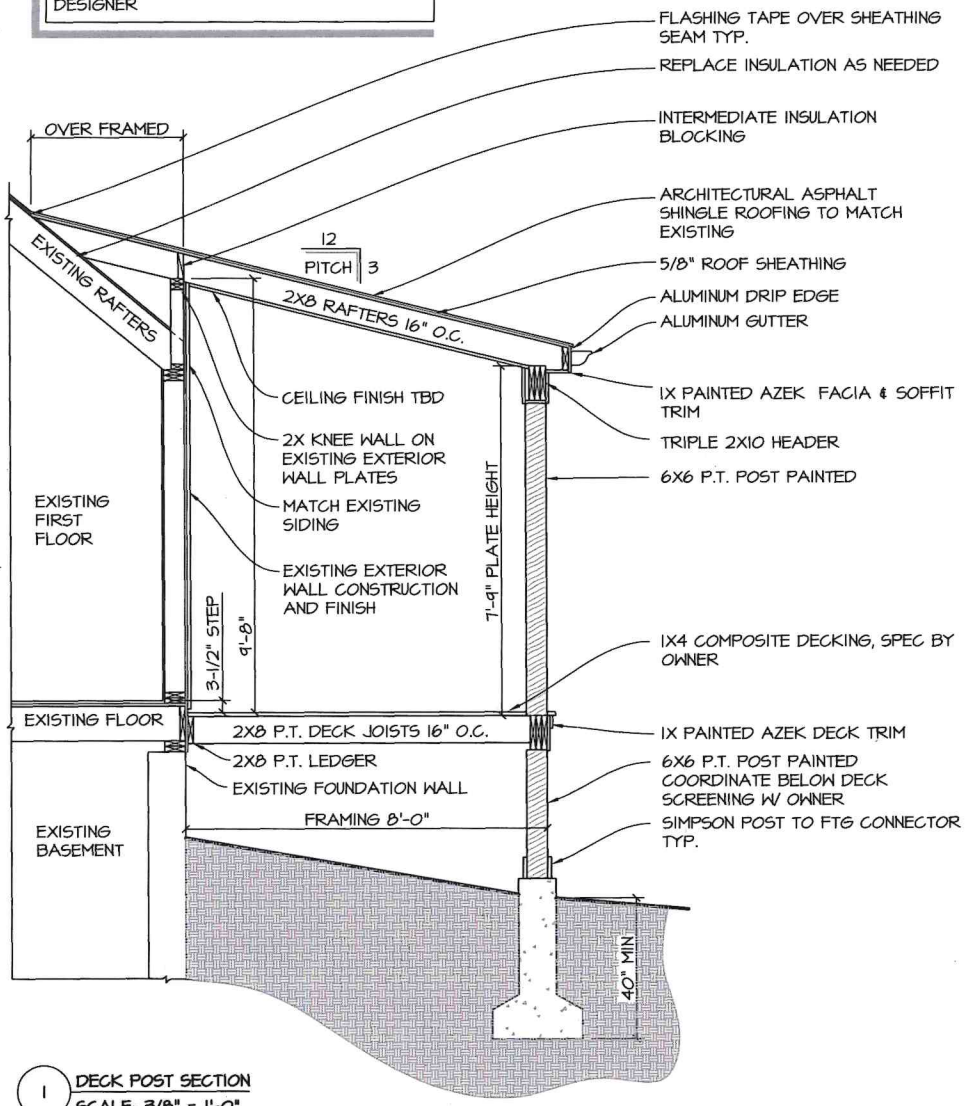
STATUS:
FOR PERMIT

DATE:
10.7.26

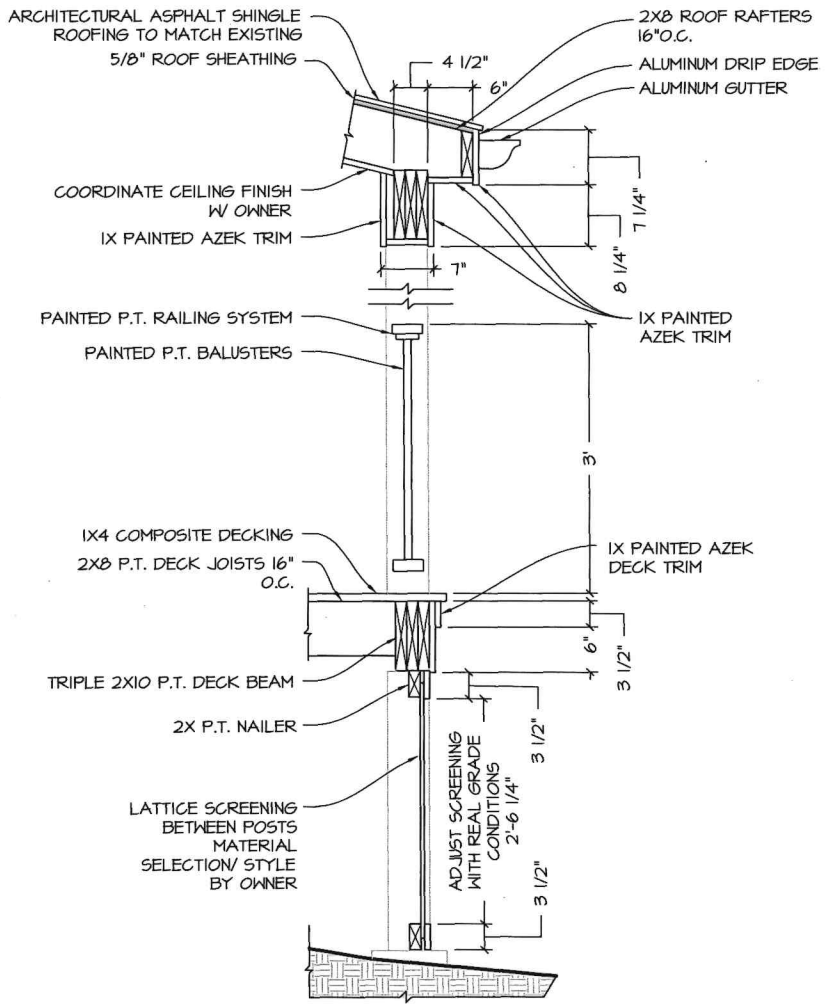
DESCRIPTION:
EXTERIOR ELEVATIONS

DRAWING #
A2.1

NOTE: ALL STRUCTURAL MEMBERS & SPANS TO BE VERIFIED BY LUMBERYARD ENGINEER. COORDINATE CHANGES W/ DESIGNER



1 DECK POST SECTION
SCALE: 3/8" = 1'-0"



2 DECK RAILING AND SOFFIT SECTION
SCALE: 3/4" = 1'-0"

EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 1 ADELAIDE AVE
BRISTOL, RHODE ISLAND, 02809

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS: FOR PERMIT

DATE: 10.7.26

DESCRIPTION: BUILDING SECTIONS

DRAWING # A3.0

Item 4D.

Bristol | **1 ADELAIDE AVE** | Card 1 of 1

Plat/Lot 084-0048-000 | **Account: 5072** | LUC 02 | Zone R-10 | **Assessment** $563,900

CATALIS — ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Owner

Owner Account #: 50-0043-49

		% Owned
Owner 1	O'CONNOR, JEREMIAH	
Owner 2		
Owner 3		
Address	1 ADELAIDE AVE, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
MCGRAW, JOHN F &	08/26/2025	689,000	2291-1		W
SYLVARIA, DAVID M & CHELSEA	03/16/2018	359,900	1932-154		W
HANCOCK, ROBERT D. & GWENDOLYN M. TE	07/03/2012	300,000	1657-69		W
HANCOCK, ROBERT D.	09/10/2010	0	1554-177	A	Q
CALHOUN, WILLIAM J. & LI	04/14/2006	338,000	1289-163		W

Assessment

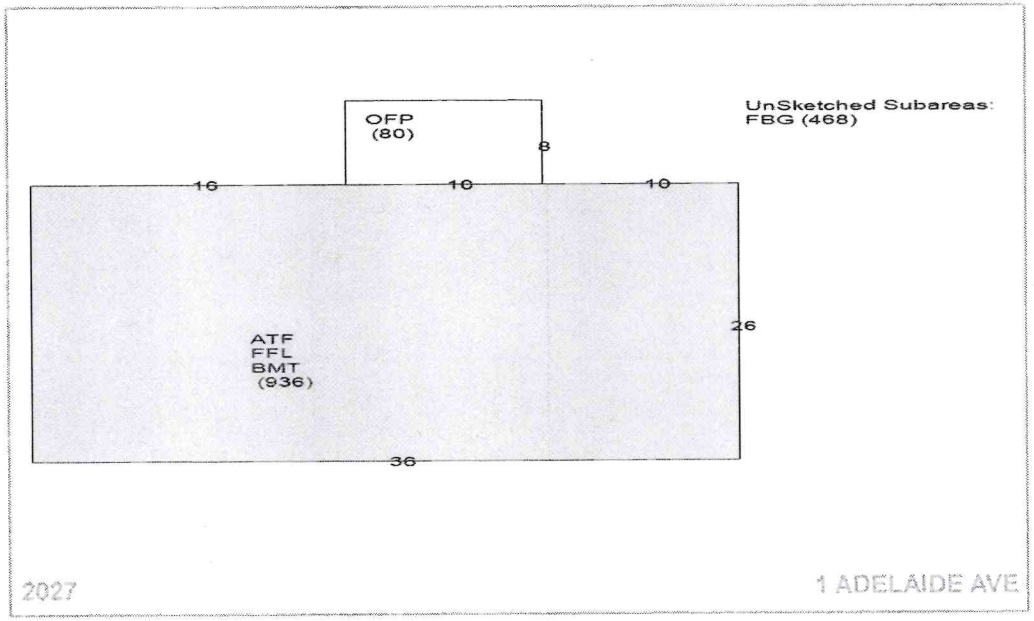
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	367,600	900	0.16	195,400	0	563,900
TOTAL	367,600	900	0.16	195,400	0	563,900

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 201.80 | VAL per SQ Unit/Parcel > 201.80

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	02	367,600	900	0	195,400	0	563,900	563,900
2025	28	367,600	900	0	195,400	0	563,900	563,900
2024	02	226,500	900	0	162,800	0	390,200	390,200
2023	02	226,500	900	0	162,800	0	390,200	390,200
2022	02	226,500	900	0	162,800	0	390,200	390,200
2021	02	199,700	0	0	149,000	0	348,700	348,700





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	02	NR 2-5 Fan	0.16185	AC	P	1.00	963,600	1,207,291	H							195,400			1.00	0
2																				
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrant

Item 4D.

Bristol | **1 ADELAIDE AVE** | Card 1 of 1 | CATALIS

Plat/Lot 084-0048-000 | **Account: 5072** | LUC 02 | Zone R-10 | **Assessment** $563,900

Building Information

	Description		Description
BLDG Type	Cape	Story Height	1 Story Attic Finish
RES Units	1	COM Units	
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	3	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures	1	Typical
Kitchens	2	Good
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Grade

Grade	Q4	Q4	
Year Built	1960	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	ROLLING
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AG	AG - Avg-Goo	30.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.8

Bas $/SQ	237.00
Size Adj	1.17
Constr Adj	1.01
Adj $/SQ	279.18
Othr Featrs	93,224
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	531,253
Depreciation	163,626
Depr Total	367,627

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	0	0	279.18	0
BMT	BASEMENT	0	0	41.88	0
ATF	FIN ATTIC	0	0	279.18	0
FBG	FIN BSMT G	0	0	69.79	0
OFP	OPEN PORCH	0	0	0.00	0
Total		0	0		0

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/24/2025	REVIEW	MP
7/27/2021	REVIEW	
7/26/2021	REVIEW	
4/15/2019	HEARING NC	
9/21/2018	REVIEW	
9/14/2018	MEASURED	
3/25/2013	MEASURE	
3/25/2013	LISTED	

Notes

2 NEW BOILERS 12/06 EAS, 10 x 12 SHED N/V New kitchen and flooring in lower level after sale in 2012. Relative lives in bsmnt. Roof appears recent. KR

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	10/17/2025	B62308		BLDG	0	0	Open	I'm looking to add a pergola over the top of my back patio and deck,10000
2	05/04/2020	B50285	08/27/2020	BLDG	2,500	100	Closed	Replacing existing exterior door & 70 square feet of exterior siding (no structu
3	12/29/2019	B49812		BLDG	1,509	100	Closed	Replacement of (1) exterior door - NO structural work being done
4	02/26/2019	M48315	08/27/2020	MECH	1,500	100	Closed	Replace oil tank
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		10	12	120	3	AV	2000	900
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	2	5	3	U
2				
3				
4				
Totals	2	10	6	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

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

Town of Bristol, RI

1 Adelaide Ave. - 300' Radius

1 inch = 282 Feet

0 282 564 846

November 13, 2026

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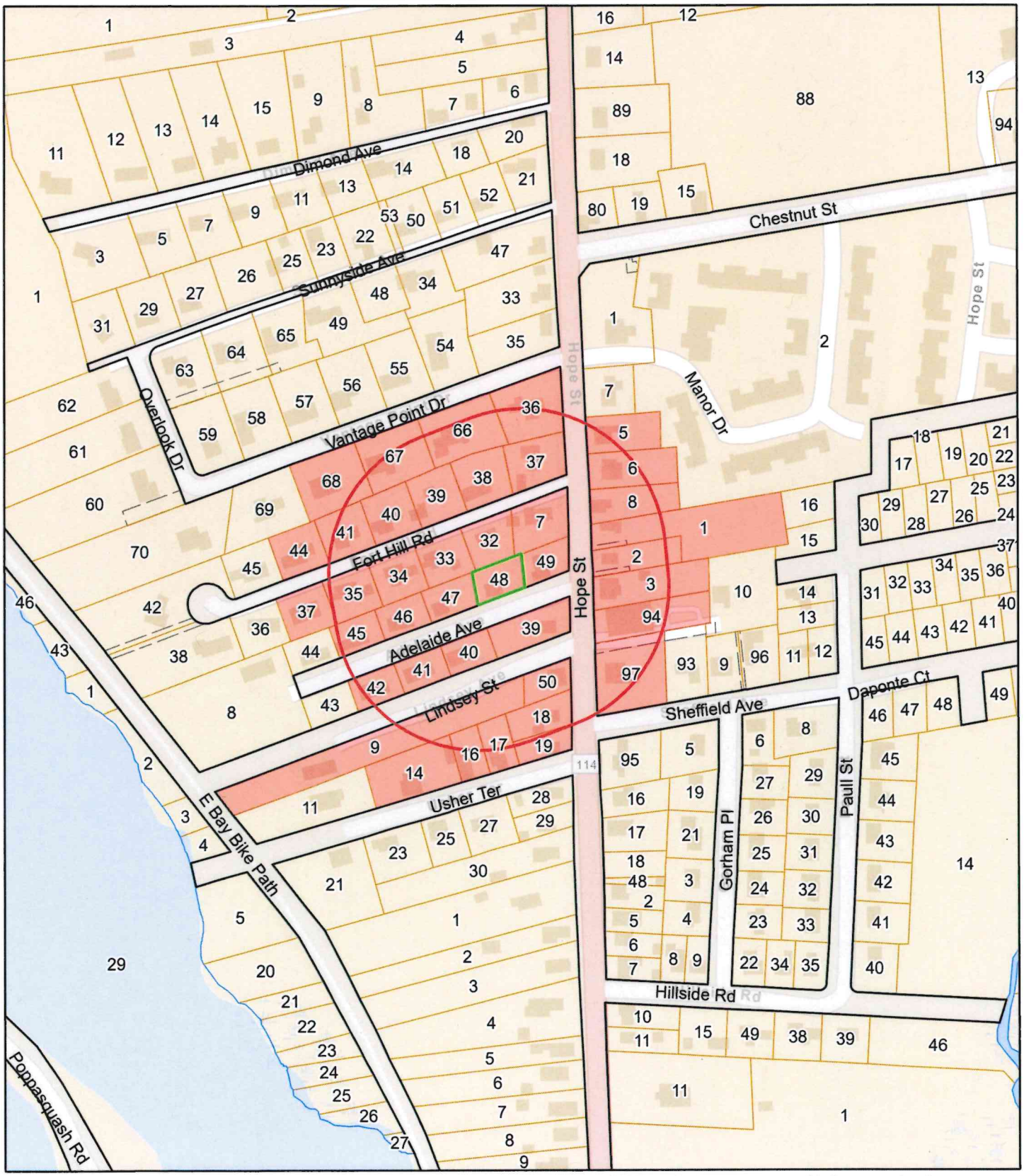

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300 feet Abutters List Report

Bristol, RI
November 13, 2026

Subject Property:

Parcel Number:	84-48	Mailing Address:	O'CONNOR, JEREMIAH
CAMA Number:	84-48		1 ADELAIDE AVE
Property Address:	1 ADELAIDE AVE		BRISTOL, RI 02809

Abutters:

Parcel Number:	2-5	Mailing Address:	PERRY, MATTHEW C & GEORGIA J TRUSTEES
CAMA Number:	2-5		996 HOPE ST
Property Address:	996 HOPE ST		BRISTOL, RI 02809
Parcel Number:	2-6	Mailing Address:	SOUSA, KEVIN
CAMA Number:	2-6		8138 SANTA ROSA CT
Property Address:	990 HOPE ST		SARASOTA, FL 34243
Parcel Number:	2-8	Mailing Address:	ALMEIDA, GILBERT L & CLAUDETTE TE
CAMA Number:	2-8		984 HOPE ST
Property Address:	984 HOPE ST		BRISTOL, RI 02809
Parcel Number:	3-1	Mailing Address:	COLLINS, ALFRED L & KAREN M TE
CAMA Number:	3-1		980 HOPE ST
Property Address:	980 HOPE ST		BRISTOL, RI 02809
Parcel Number:	3-2	Mailing Address:	CARREIRO, RONALD J.
CAMA Number:	3-2		974 HOPE ST
Property Address:	974 HOPE ST		BRISTOL, RI 02809
Parcel Number:	3-3	Mailing Address:	WHITHAM, BEVERLY A. LE JACOBSON, KIMBERLY ANN &
CAMA Number:	3-3		972 HOPE ST
Property Address:	972 HOPE ST		BRISTOL, RI 02809
Parcel Number:	3-94	Mailing Address:	EAST BAY PROFESSIONALS LLC
CAMA Number:	3-94		970 HOPE STREET
Property Address:	970 HOPE ST		BRISTOL, RI 02809
Parcel Number:	3-97	Mailing Address:	MADDEN, HUGH A JR & KRISTEN E TE
CAMA Number:	3-97		956 HOPE ST
Property Address:	956 HOPE ST		BRISTOL, RI 02809
Parcel Number:	83-36	Mailing Address:	O'CONNELL, THOMAS (1/2) & MUNIAK-O'CONNELL, CHRISTINE (1/2)
CAMA Number:	83-36		999 HOPE ST
Property Address:	999 HOPE ST		BRISTOL, RI 02809
Parcel Number:	83-37	Mailing Address:	FURTADO, PAUL J. LUCY TE
CAMA Number:	83-37		997 HOPE STREET
Property Address:	997 HOPE ST		BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	83-38	Mailing Address:	TANNER, EDWARD M.
CAMA Number:	83-38		5 FORT HILL RD
Property Address:	5 FORT HILL RD		BRISTOL, RI 02809
Parcel Number:	83-39	Mailing Address:	TAMUL, JOHN W & DARLING, SANDRA C
CAMA Number:	83-39		TRUSTEES
Property Address:	7 FORT HILL RD		7 FORT HILL RD
			BRISTOL, RI 02809
Parcel Number:	83-40	Mailing Address:	GENDREAU, ROLAND JANET TE
CAMA Number:	83-40		9 FORT HILL ROAD
Property Address:	9 FORT HILL RD		BRISTOL, RI 02809
Parcel Number:	83-41	Mailing Address:	OSE, BETSY D LE OSE, ERIK D
CAMA Number:	83-41		22 GIBSON RD
Property Address:	11 FORT HILL RD		BRISTOL, RI 02809
Parcel Number:	83-44	Mailing Address:	L & L REALTY HOLDING CORP.
CAMA Number:	83-44		C/O MICHAEL DOBRINDA 110
Property Address:	13 FORT HILL RD		ALEXANDER MCGREGOR RD
			PAWTUCKET, RI 02861
Parcel Number:	83-66	Mailing Address:	KOPSACK, DANIEL G.& MELISSA A. TE
CAMA Number:	83-66		3 VANTAGE POINT DR
Property Address:	3 VANTAGE POINT DR		BRISTOL, RI 02809
Parcel Number:	83-67	Mailing Address:	RAMOS, PAULINE J. LIFE ESTATE
CAMA Number:	83-67		FERREIRA, JENNIFER A.
Property Address:	7 VANTAGE POINT DR		7 VANTAGE POINT DR
			BRISTOL, RI 02809
Parcel Number:	83-68	Mailing Address:	BRUNO, NICHOLAS M & JILLIAN M TE
CAMA Number:	83-68		9 VANTAGE POINT DR
Property Address:	9 VANTAGE POINT DR		BRISTOL, RI 02809
Parcel Number:	84-14	Mailing Address:	GREGORY, NILES & MARY ELLEN TE
CAMA Number:	84-14		27 USHER TERRACE
Property Address:	27 USHER TERRACE		BRISTOL, RI 02809
Parcel Number:	84-16	Mailing Address:	TOOLAN, CHARLES M. & TOOLAN,
CAMA Number:	84-16		CLAUDIA H. TRUSTEES
Property Address:	21 USHER TERRACE		36 USHER TERRACE
			BRISTOL, RI 02809
Parcel Number:	84-17	Mailing Address:	LANGERMAN, ADAM F. MARJORIE JT
CAMA Number:	84-17		19 USHER TERRACE
Property Address:	19 USHER TERRACE		BRISTOL, RI 02809
Parcel Number:	84-18	Mailing Address:	PRINCIPE, PAMELA A
CAMA Number:	84-18		949 HOPE ST
Property Address:	949 HOPE ST		BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	84-19	Mailing Address:	DUFFY, MICHAEL G P ROSALIE J. TE 943 HOPE STREET BRISTOL, RI 02809
CAMA Number:	84-19		
Property Address:	943 HOPE ST		
Parcel Number:	84-32	Mailing Address:	RUTKOWSKI, MICHAEL W & MARY ANNE 4 FORT HILL RD BRISTOL, RI 02809
CAMA Number:	84-32		
Property Address:	4 FORT HILL RD		
Parcel Number:	84-33	Mailing Address:	ALTICE, KENNETH M & ALTICE-LEITE, JANE ANN JT 6 FORT HILL RD BRISTOL, RI 02809
CAMA Number:	84-33		
Property Address:	6 FORT HILL RD		
Parcel Number:	84-34	Mailing Address:	MARESIC, CARYN & LARIVIERE, JAMES K JT 8 FORT HILL RD BRISTOL, RI 02809
CAMA Number:	84-34		
Property Address:	8 FORT HILL RD		
Parcel Number:	84-35	Mailing Address:	MASONE, ANTHONY M JR & CHRISTINE A TE 10 FORT HILL RD BRISTOL, RI 02809
CAMA Number:	84-35		
Property Address:	10 FORT HILL RD		
Parcel Number:	84-37	Mailing Address:	SARAPAS, SARAH ELIZABETH & MICHAEL ALAN TE 14 FORT HILL RD BRISTOL, RI 02809
CAMA Number:	84-37		
Property Address:	14 FORT HILL RD		
Parcel Number:	84-39	Mailing Address:	PIRRI, ANGELO M. 1 COMMERCIAL WAY WARREN, RI 02885
CAMA Number:	84-39		
Property Address:	963 HOPE ST		
Parcel Number:	84-40	Mailing Address:	VOLPICELLI, EMILIO F. & PAULA J. TE 4 ADELAIDE AVE BRISTOL, RI 02809
CAMA Number:	84-40		
Property Address:	4 ADELAIDE AVE		
Parcel Number:	84-41	Mailing Address:	AUGUST, THEODORE J IV & REBEKAH S TE 6 ADELAIDE AVE BRISTOL, RI 02809
CAMA Number:	84-41		
Property Address:	6 ADELAIDE AVE		
Parcel Number:	84-42	Mailing Address:	PARKER, DAVID L - TRUSTEE DAVID L PARKER TRUST 8 ADELAIDE AVE BRISTOL, RI 02809
CAMA Number:	84-42		
Property Address:	8 ADELAIDE AVE		
Parcel Number:	84-45	Mailing Address:	RUGGEIRO, JOSEPH JR & ANGELA LE RUGGIERO, JOSEPH F. III 2202 WALDEMERE ST SARASOTA, FL 34239
CAMA Number:	84-45		
Property Address:	9 ADELAIDE AVE		
Parcel Number:	84-46	Mailing Address:	MELLO, CHRISTOPHER C VICTORIA R. TE 7 ADELAIDE AVE BRISTOL, RI 02809
CAMA Number:	84-46		
Property Address:	7 ADELAIDE AVE		

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	84-47	Mailing Address:	RAAD, WENDY J & GALE, ANDREJS V TE 5 ADELAIDE AVE BRISTOL, RI 02809
CAMA Number:	84-47		
Property Address:	5 ADELAIDE AVE		
Parcel Number:	84-48	Mailing Address:	O'CONNOR, JEREMIAH 1 ADELAIDE AVE BRISTOL, RI 02809
CAMA Number:	84-48		
Property Address:	1 ADELAIDE AVE		
Parcel Number:	84-49	Mailing Address:	SQUATRITO, TONELLA P. & SQUATRITO, JEROME MICHAEL, JR TRUSTEES 19 GORHAM PL BRISTOL, RI 02809
CAMA Number:	84-49		
Property Address:	971 HOPE ST		
Parcel Number:	84-50	Mailing Address:	MAURICIO, MARIE 951 HOPE ST BRISTOL, RI 02809
CAMA Number:	84-50		
Property Address:	951 HOPE ST		
Parcel Number:	84-7	Mailing Address:	TOMPKINS,ROBERT M. ELLEN CATHERINE 985 HOPE ST BRISTOL, RI 02809
CAMA Number:	84-7		
Property Address:	985 HOPE ST		
Parcel Number:	84-9	Mailing Address:	SHERMAN, JOHN A 1 LINDSEY AVE BRISTOL, RI 02809
CAMA Number:	84-9		
Property Address:	1 LINDSEY AVE		

ALMEIDA, GILBERT L & CLAU
984 HOPE ST
BRISTOL, RI 02809

ALTICE, KENNETH M &
ALTICE-LEITE, JANE ANN J
6 FORT HILL RD
BRISTOL, RI 02809

AUGUST, THEODORE J IV &
6 ADELAIDE AVE
BRISTOL, RI 02809

BRUNO, NICHOLAS M & JILLI
9 VANTAGE POINT DR
BRISTOL, RI 02809

CARREIRO, RONALD J.
974 HOPE ST
BRISTOL, RI 02809

COLLINS, ALFRED L & KAREN
980 HOPE ST
BRISTOL, RI 02809

DUFFY, MICHAEL G P
ROSALIE J. TE
943 HOPE STREET
BRISTOL, RI 02809

EAST BAY PROFESSIONALS LL
970 HOPE STREET
BRISTOL, RI 02809

FURTADO, PAUL J.
LUCY TE
997 HOPE STREET
BRISTOL, RI 02809

GENDREAU, ROLAND
JANET TE
9 FORT HILL ROAD
BRISTOL, RI 02809

GREGORY, NILES & MARY ELL
27 USHER TERRACE
BRISTOL, RI 02809

KOPSACK, DANIEL G.& MELIS
3 VANTAGE POINT DR
BRISTOL, RI 02809

L & L REALTY HOLDING CORP
C/O MICHAEL DOBRINDA
110 ALEXANDER MCGREGOR RD
PAWTUCKET, RI 02861

LANGERMAN, ADAM F.
MARJORIE JT
19 USHER TERRACE
BRISTOL, RI 02809

MADDEN, HUGH A JR & KRIST
956 HOPE ST
BRISTOL, RI 02809

MARESIC, CARYN & LARIVIER
8 FORT HILL RD
BRISTOL, RI 02809

MASONE, ANTHONY M JR & CH
10 FORT HILL RD
BRISTOL, RI 02809

MAURICIO, MARIE
951 HOPE ST
BRISTOL, RI 02809

MELLO, CHRISTOPHER C
VICTORIA R. TE
7 ADELAIDE AVE
BRISTOL, RI 02809

O'CONNELL, THOMAS (1/2) &
MUNIAK- O'CONNELL, CHRIST
999 HOPE ST
BRISTOL, RI 02809

O'CONNOR, JEREMIAH
1 ADELAIDE AVE
BRISTOL, RI 02809

OSE, BETSY D LE
OSE, ERIK D
22 GIBSON RD
BRISTOL, RI 02809

PARKER, DAVID L - TRUSTEE
DAVID L PARKER TRUST
8 ADELAIDE AVE
BRISTOL, RI 02809

PERRY, MATTHEW C & GEORGI
996 HOPE ST
BRISTOL, RI 02809

PIRRI, ANGELO M.
1 COMMERCIAL WAY
WARREN, RI 02885

PRINCIPE, PAMELA A
949 HOPE ST
BRISTOL, RI 02809

RAAD, WENDY J &
GALE, ANDREJS V TE
5 ADELAIDE AVE
BRISTOL, RI 02809

RAMOS, PAULINE J. LIFE ES
FERREIRA, JENNIFER A.
7 VANTAGE POINT DR
BRISTOL, RI 02809

RUGGEIRO, JOSEPH JR & ANG
RUGGIERO, JOSEPH F. III
2202 WALDEMERE ST
SARASOTA, FL 34239

RUTKOWSKI, MICHAEL W & MA
4 FORT HILL RD
BRISTOL, RI 02809

SARAPAS, SARAH ELIZABETH
14 FORT HILL RD
BRISTOL, RI 02809

SHERMAN, JOHN A
1 LINDSEY AVE
BRISTOL, RI 02809

SOUSA, KEVIN
8138 SANTA ROSA CT
SARASOTA, FL 34243

SQUATRITO, TONELLA P. &
SQUATRITO, JEROME MICHAEL
19 GORHAM PL
BRISTOL, RI 02809

TAMUL, JOHN W &
DARLING, SANDRA C TRUSTEE
7 FORT HILL RD
BRISTOL, RI 02809

TANNER, EDWARD M.
5 FORT HILL RD
BRISTOL, RI 02809

TOMPKINS,ROBERT M.
ELLEN CATHERINE
985 HOPE ST
BRISTOL, RI 02809

TOOLAN, CHARLES M. & TOOL
36 USHER TERRACE
BRISTOL, RI 02809

VOLPICELLI, EMILIO F. & P
4 ADELAIDE AVE
BRISTOL, RI 02809

WHITHAM, BEVERLY A. LE
JACOBSON, KIMBERLY ANN &
972 HOPE ST
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Zoning Board of Review

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

November 23, 2026
File #: ZBR-26-59

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: T Mike McGinn
Owner of Record: Timothy Michael, Jr. and Christine McGinn
Location: 9 LEA DR , BRISTOL, RI, 02809
Plat: 100 Lot: 34
Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct a 20ft. x 25ft. attached garage and bedroom addition and a 4ft. x 7.5ft. front entrance addition to an existing single-family dwelling with less than the required front yard; and to construct a 20ft. x 20ft. rear family room addition with less than the required rear yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-59

9 Lea Drive 100 34

November 9, 2026

Applicant	
Name of Applicant	T Mike McGinn
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	9 Lea Drive	100	34

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	900 feet
Width in Feet	20 feet
Length in Feet	20 feet
Height Above Grade	20 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	7 feet
Rear Yard in Feet	3 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

We are requesting a front yard variance for the new garage and front entrance. We are also requesting a rear yard variance for the new family room

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

We are adding a two car garage so we can turn our existing garage into a bedroom for use as an in-law suite for my mother-in-law. We need a variance because our house is currently only 22ft from the road and the garage will be added the existing house. We

are also asking for a variance for a new entrance. Currently our entrance is too small and congested for our growing family. We are also requesting a variance for a new family room off the back of the house so we can have more room to host family parties

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	11,210
Lot Frontage	118
Lot Depth	95

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,200	Building/Structure Detail if Other:

9 Lea Dr, Bristol, RI

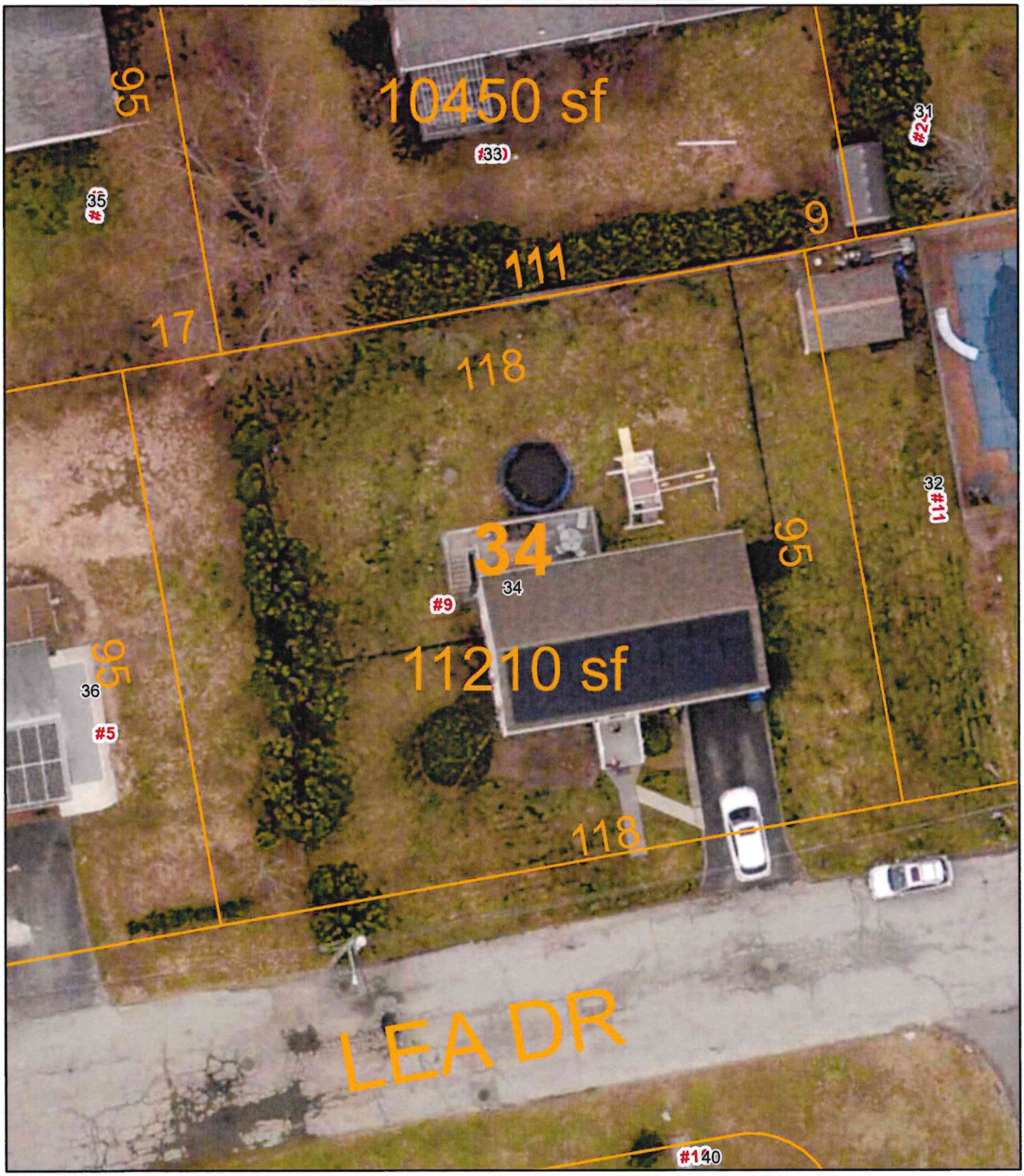
Map/Lot: 100-34

1 inch = 24 Feet

0 24 48 72

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



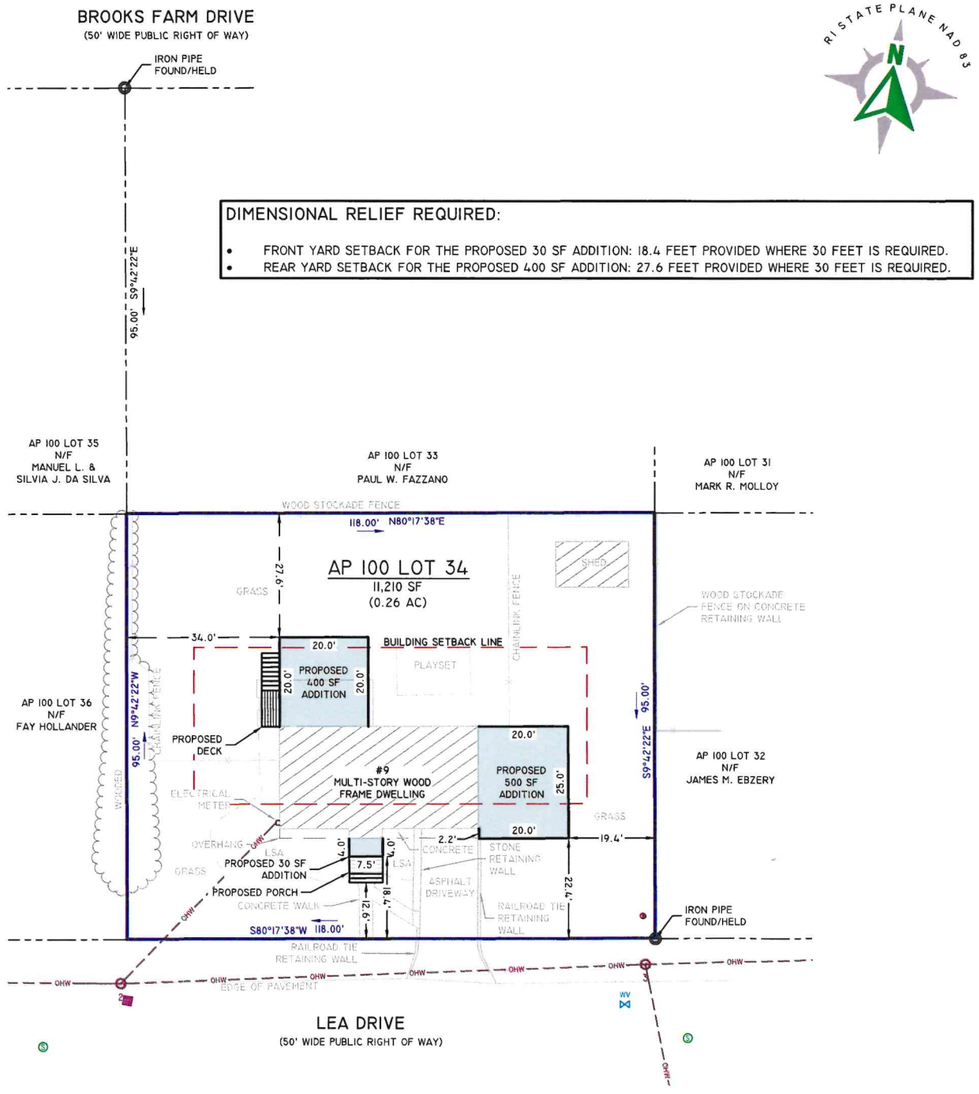
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

LEGEND

PROPERTY LINE	123/1234	DEED BOOK/PAGE	NAIL/SPIKE FOUND/SET
ASSESSORS LINE	AP	ASSESSOR'S PLAT	DRILL HOLE FOUND/SET
TREELINE	N/F	NOW OR FORMERLY	IRON ROD/PIPE FOUND/SET
GUARDRAIL	(R)	RECORD	BOUND FOUND/SET
FENCE	(CA)	CHORD ANGLE	
RETAINING WALL	(D)	DEED	
STONE WALL	(M)	MEASURED	

PLAN REFERENCES

1. SECTION "B", BROOKS FARM PLAT, BRISTOL, R.I., FOR FRANCES BROS. INC, SCALE 1" =50', DATED JUNE, 1962. SAID PLAN RECORDED AT THE BRISTOL TON CLERK'S OFFICE IN PLAT FOLDER 6, DRAWER 3 AND ALSO AS PLAT CARD NO. 169.



SCALE: 1"=20'

0 10' 20' 40'

DIMENSIONAL RELIEF REQUIRED:

- FRONT YARD SETBACK FOR THE PROPOSED 30 SF ADDITION: 18.4 FEET PROVIDED WHERE 30 FEET IS REQUIRED.
- REAR YARD SETBACK FOR THE PROPOSED 400 SF ADDITION: 27.6 FEET PROVIDED WHERE 30 FEET IS REQUIRED.



LOCUS MAP NOT TO SCALE

GENERAL NOTES

1. THE PARCEL IS LOCATED IN THE TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND (ASSESSORS PLAT 100, LOT 34).
2. THE OWNERS PER DEED BOOK 2301, PAGE 43 ARE TIMOTHY MICHAEL (JR) & CHRISTINE MCGINN.
3. THIS PARCEL IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0011H, MAP REVISED JULY 7, 2014. THIS DESIGNATION IS SUBJECT TO CHANGE BASED ON REVIEW BY A QUALIFIED FLOOD ZONE SPECIALIST OR THE RESULTS OF A DETAILED FLOOD STUDY.
4. BASED ON A FIELD INSPECTION BY DIPRETE ENGINEERING, NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE IDENTIFIED WITHIN THE LIMITS OF THE PARCEL. THIS STATEMENT IS LIMITED TO VISIBLE SURFACE EVIDENCE.
5. THE PARCEL WAS SURVEYED BY DIPRETE ENGINEERING ON SEPTEMBER 18, 2026. CONDITIONS SHOWN HEREON REFLECT THOSE OBSERVED AT THE TIME OF THE SURVEY AND MAY HAVE CHANGED SINCE THAT DATE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR PROPERTY ABSTRACT. DIPRETE ENGINEERING PERFORMED STANDARD RESEARCH OF AVAILABLE PUBLIC RECORDS AT THE LOCAL LAND EVIDENCE OFFICE. THE SURVEY IS BASED ON THAT INFORMATION AND CONDITIONS VISIBLE OR AVAILABLE AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNRECORDED, UNDISCLOSED, OR INACCURATELY DESCRIBED EASEMENTS, ENCROACHMENTS, RIGHTS-OF-WAY, OWNERSHIP INTERESTS, OR OTHER MATTERS OF TITLE OR RECORD THAT MAY AFFECT THE PARCEL.

ZONING NOTES

1. THE PARCEL IS ZONED R-10 PER THE TOWN OF BRISTOL ASSESSOR'S ONLINE DATABASE.
2. SECTION 28-111 OF THE ZONING ORDINANCE LISTS THE FOLLOWING DIMENSIONAL REGULATIONS FOR THIS ZONING DISTRICT:

	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SQUARE FEET	11,210 SQUARE FEET
MINIMUM FRONTAGE	80 FEET	118.0 FEET
MINIMUM LOT WIDTH	80 FEET	118.0 FEET
MINIMUM FRONT YARD	30 FEET	18.4* FEET
MINIMUM SIDE YARD	15 FEET	19.4 FEET
MINIMUM REAR YARD	30 FEET	27.6* FEET
MAXIMUM LOT COVERAGE	25%	17.5%
MAXIMUM HEIGHT	35 FEET	21.5 FEET±

*DIMENSIONAL RELIEF REQUIRED

3. THESE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF BRISTOL ASSESSOR'S ONLINE DATABASE AND ZONING ORDINANCE. ANY SPECIAL PERMITS, VARIANCES, OR OVERLAY DISTRICTS SPECIFIC TO THIS PARCEL HAVE NOT BEEN REVIEWED. CONTACT THE ZONING DEPARTMENT FOR ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

SURVEYOR'S CERTIFICATE

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

- COMPREHENSIVE BOUNDARY SURVEY — CLASS I
- DATA ACCUMULATION SURVEY (PLANIMETRIC) — CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: DEPICT THE RELATIONSHIP BETWEEN THE LOT LINES AND PROPOSED BUILDING ADDITIONS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT.

MATTHEW INSANA
No. 2537
PROFESSIONAL LAND SURVEYOR

10/9/2026

MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

DiPrete Engineering
Engineers • Planners • Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000

NO.	DATE	DESCRIPTION	BY:
0	10-09-2026	BOUNDARY SURVEY PLAN	J.J.S.

BUILDING PLOT PLAN

9 LEA DRIVE

ASSESSOR'S PLAT 100 LOT 34
BRISTOL, RHODE ISLAND

PREPARED FOR:
MIKE MCGINN
9 LEA DRIVE, BRISTOL, RHODE ISLAND 02809

SHEET 1 OF 1

DE JOB NO: 3794-001 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEMAIN\PROJECTS\3794-001 LEA DRIVE 9\AUTOCAD DRAWINGS\3794-001-PPLN.DWG PLOTTED: 10/9/2026



Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing House
3.	Foundation Plan
4.	Basement Floor Plan
5.	Floor Plan
6.	Elevations
7.	Cross Section & Details
8.	Cross Section & Details



EXISTING

GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINED OF 6%(+/-) FOR ALL CONCRETE EXPOSED WEATHER. MAXIMUM WATER/CEMENT RATIO W/C=.45 (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).

2. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
   FOOTINGS – 3 INCHES
   FOUNDATION WALLS – 2 INCHES

3. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.

4. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.

5. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.

6. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% MAXIMUM DENSITY TO 8" LOOSE LAYERS. UNDER INTERIOR FLOOR SLAB TO 95% OF MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.

7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

8. ALL MORTAR SHALL BE TYPE M OR S.

9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.

10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.

11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.

12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTIONS DEPARTMENT AND THE IRC 2012 CODE AND/OR ANY APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT THE PROJECT SITE.

14. ALL MECHANICAL, PLUMBING AND ELECTRICAL TRADE WORK WILL BE DESIGN BUILD AND MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.

15. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

16. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE THE STRUCTURAL WORK AND BUILDING WORK REQUIRED FOR THE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.

17. SITE GRADING TO BE FIELD DETERMINED. PROVIDE MINIMUM POSITIVE DRAINAGE AWAY FROM FOUNDATION WALL.

18. CONFIRM QUANTITY, TYPE AND LOCATION OF SMOKE DETECTORS WITH LOCAL FIRE OFFICIAL OR AUTHORITY HAVING JURISDICTION.

19. CONTRACTOR TO COORDINATE ALL INTERIOR FINISHES, DOOR STYLE, MATERIAL, TRIM, CASING, CLOSET ROD, SHELVING, FLOORING AND ACCESSORIES WITH OWNER.

20. ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODES.

21. ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.

22. THESE DRAWINGS WERE PREPARED WITH REASONABLE CARE HOWEVER, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR, THEREFORE IT IS IMPERATIVE THAT THE CONTRACTORS CHECK ALL DIMENSIONS, DETAILS AND MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT THE CONSTRUCTION SITE BEFORE ORDERING MATERIALS AND BEGINNING CONSTRUCTION.

23. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.

24. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER WOULD MAKE NULL AND VOID.

25. NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.

26. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.

27. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM (DIG SAFE) AT 1-800-225-4977.

SM
Design and Drafting
Riverside, RI 02915
Email: Smed54@msn.com

Proposed Home Improvements For:

Timothy & Christine Mcginn

9 Lea Drive

Bristol, RI 02809

Map 100 Lot 34

PROJECT NUMBER:	00406
Drawn By:	SM
Checked By:	X
Issue Date:	03-19-19

Revisions

No	Date	Description

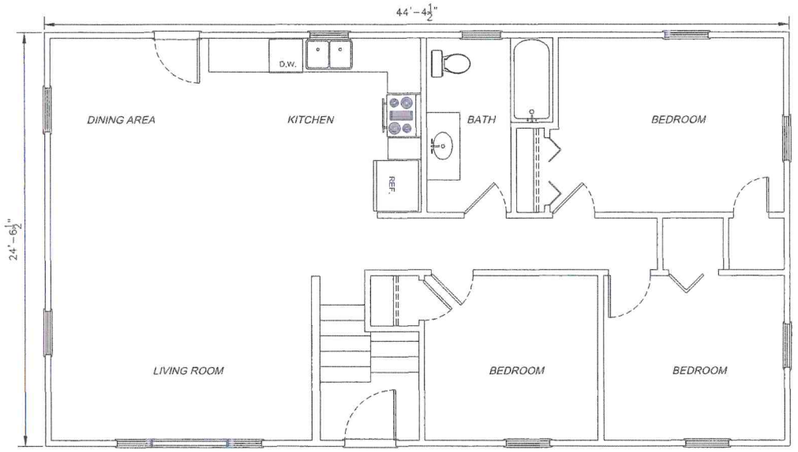
Drawing Title:

Cover Sheet

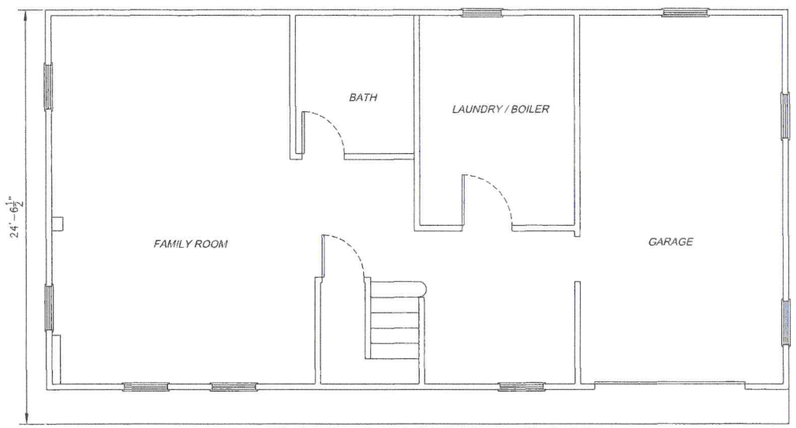
Scale: 3/16" = 1'

Drawing Number

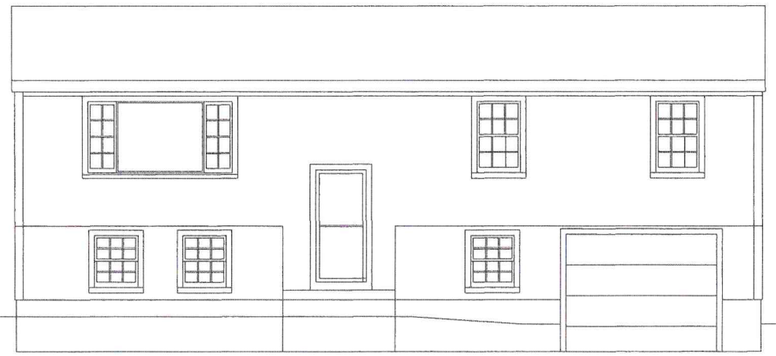
1 of 8



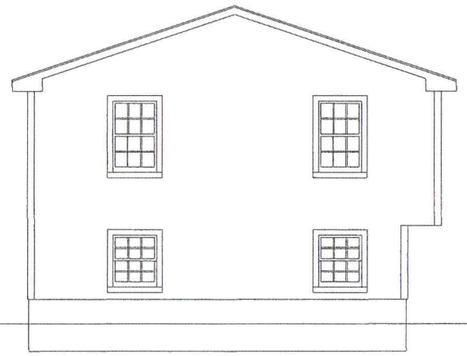
EXISTING MAIN FLOOR



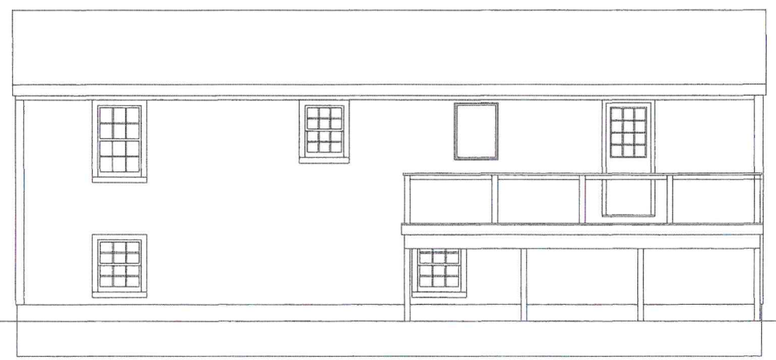
EXISTING BASEMENT FLOOR



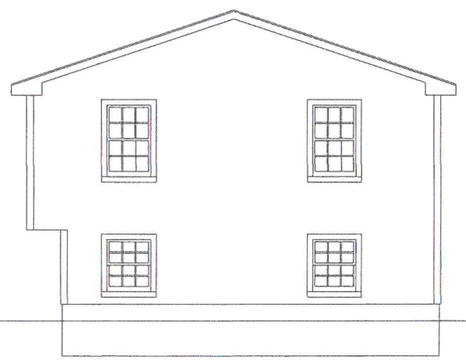
EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION

SM
Design and Drafting
Riverside, RI 02915
Email: Smed54@msn.com

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Bristol, RI 02809

Map 100 Lot 34

PROJECT NUMBER:	00406
Drawn By:	SM
Checked By:	X
Issue Date:	03-06-19

Revisions

No	Date	Description

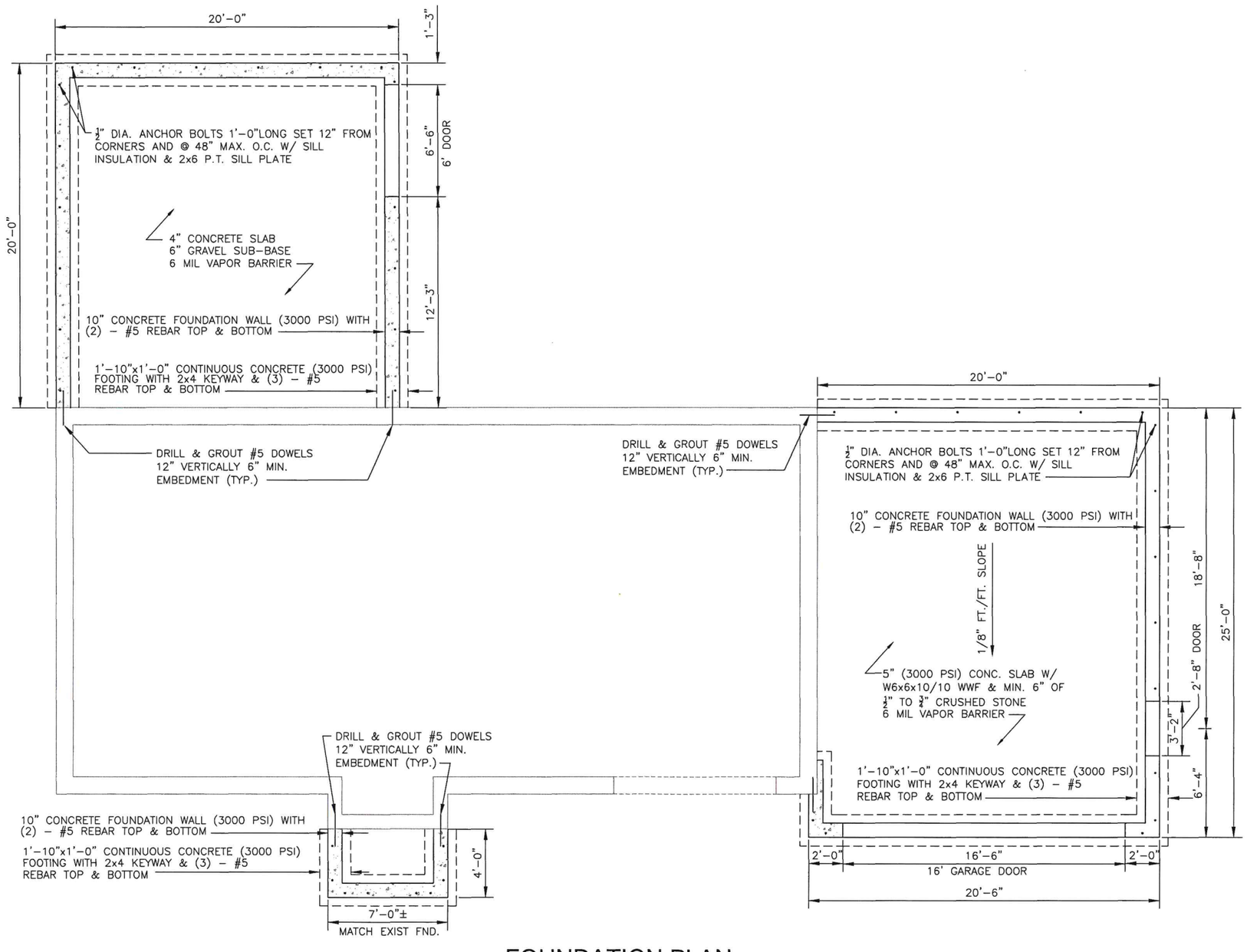
Drawing Title:

Existing House

Scale: 3/16" = 1'

Drawing Number

2 of 8



FOUNDATION PLAN

SM
Design and Drafting
Riverside, RI 02915
Email: Smed54@msn.com

Proposed Home Improvements For:

Timothy & Christine Mcginn

9 Lea Drive

Bristol, RI 02809

Map 100 Lot 34

PROJECT NUMBER:	00406
Drawn By:	SM
Checked By:	X
Issue Date:	03-06-19

Revisions

No	Date	Description

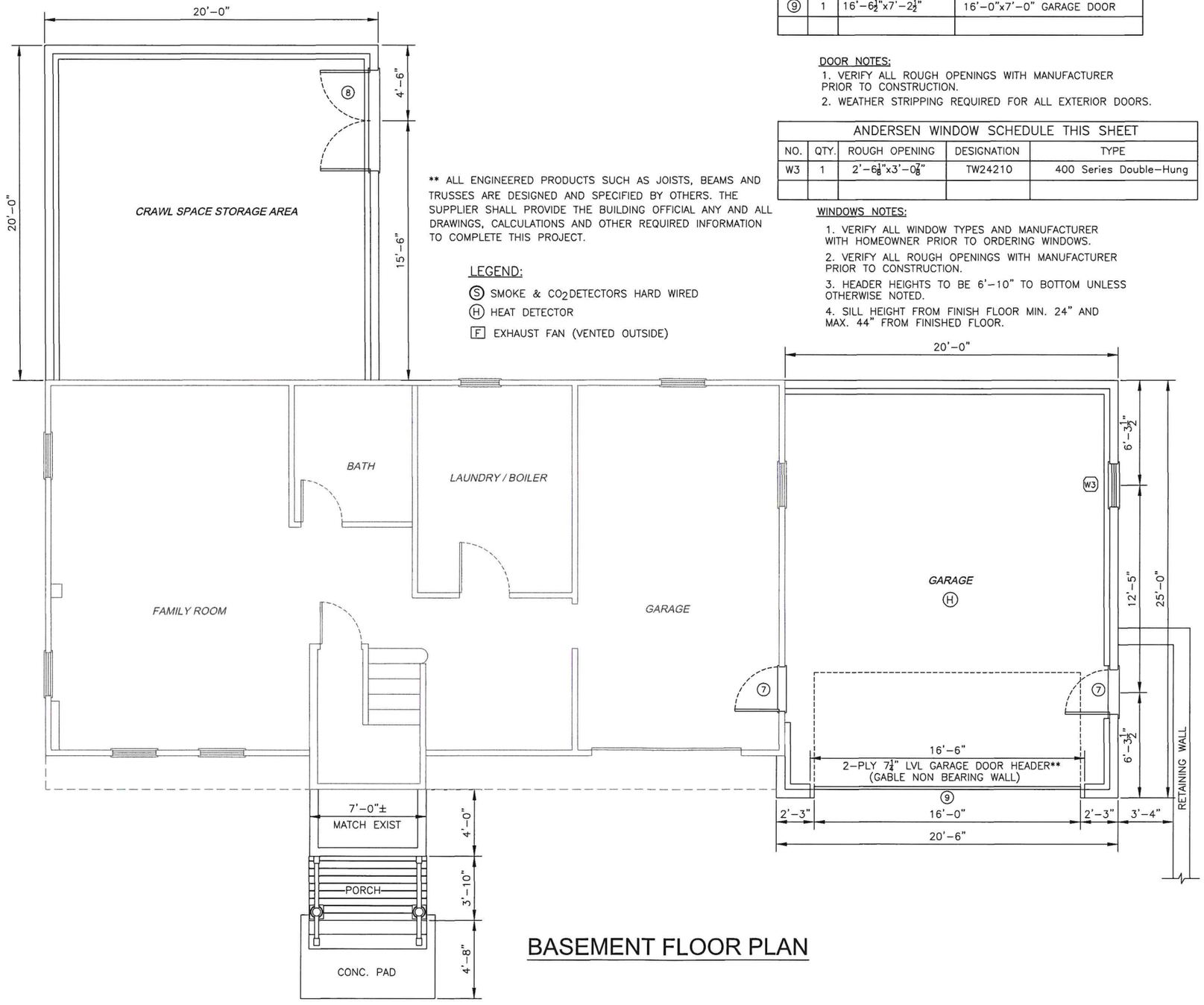
Drawing Title:

Foundation Plan

Scale: 1/4" = 1'

Drawing Number

3 of 8



DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
⑦	2	2'–10½"x6'–10½"	2'–8"x6'–8" STEEL EXTERIOR
⑧	1	6'–6½"x4'–0½"	6'–0"x4'–0" CUSTOM MADE
⑨	1	16'–6½"x7'–2½"	16'–0"x7'–0" GARAGE DOOR

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

ANDERSEN WINDOW SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W3	1	2'–6⅛"x3'–0⅞"	TW24210	400 Series Double–Hung

WINDOWS NOTES:

1. VERIFY ALL WINDOW TYPES AND MANUFACTURER WITH HOMEOWNER PRIOR TO ORDERING WINDOWS.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'–10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

** ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.

LEGEND:

Ⓢ SMOKE & CO_2 DETECTORS HARD WIRED
Ⓗ HEAT DETECTOR
Ⓕ EXHAUST FAN (VENTED OUTSIDE)

BASEMENT FLOOR PLAN

SM
Design and Drafting
Riverside, RI 02915
Email: Smed54@msn.com

Proposed Home Improvements For:

Timothy & Christine Mcginn

9 Lea Drive

Bristol, RI 02809

Map 100 Lot 34

PROJECT NUMBER:	00406
Drawn By:	SM
Checked By:	X
Issue Date:	03-06-19

Revisions

No	Date	Description

Drawing Title:

Basement Floor Plan

Scale: 1/4" = 1'

Drawing Number

4 of 8

DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
①	1	6'–0½"x6'–10½"	3' DOOR WITH SIDELIGHTS
②	3	2'–8½"x6'–10½"	2'–6"x6'–8" INTERIOR
③	1	2'–6½"x6'–10½"	2'–4"x6'–8" INTERIOR
④	2	1'–8½"x6'–10½"	1'–6"x6'–8" INTERIOR
⑤	1	4'–2½"x6'–10½"	4'–0"x6'–8" BI–FOLD INTERIOR
⑥	1	6'–2½"x6'–10½"	6'–0"x6'–8" SLIDING GLASS

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

ANDERSEN WINDOW SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	2	3'–2⅜"x4'–8⅞"	TW3046	400 Series Double–Hung
W2	1	9'–2½"x4'–6¾"	45–5642–20	Bay Window w/ Privacy Curtain
W3	2	2'–6⅛"x3'–0⅞"	TW24210	400 Series Double–Hung
W4	2	2'–8⅛"x4'–8⅞"	TW2646	400 Series Double–Hung
W5	1	1'–6"x5'–0"	5016	Transom

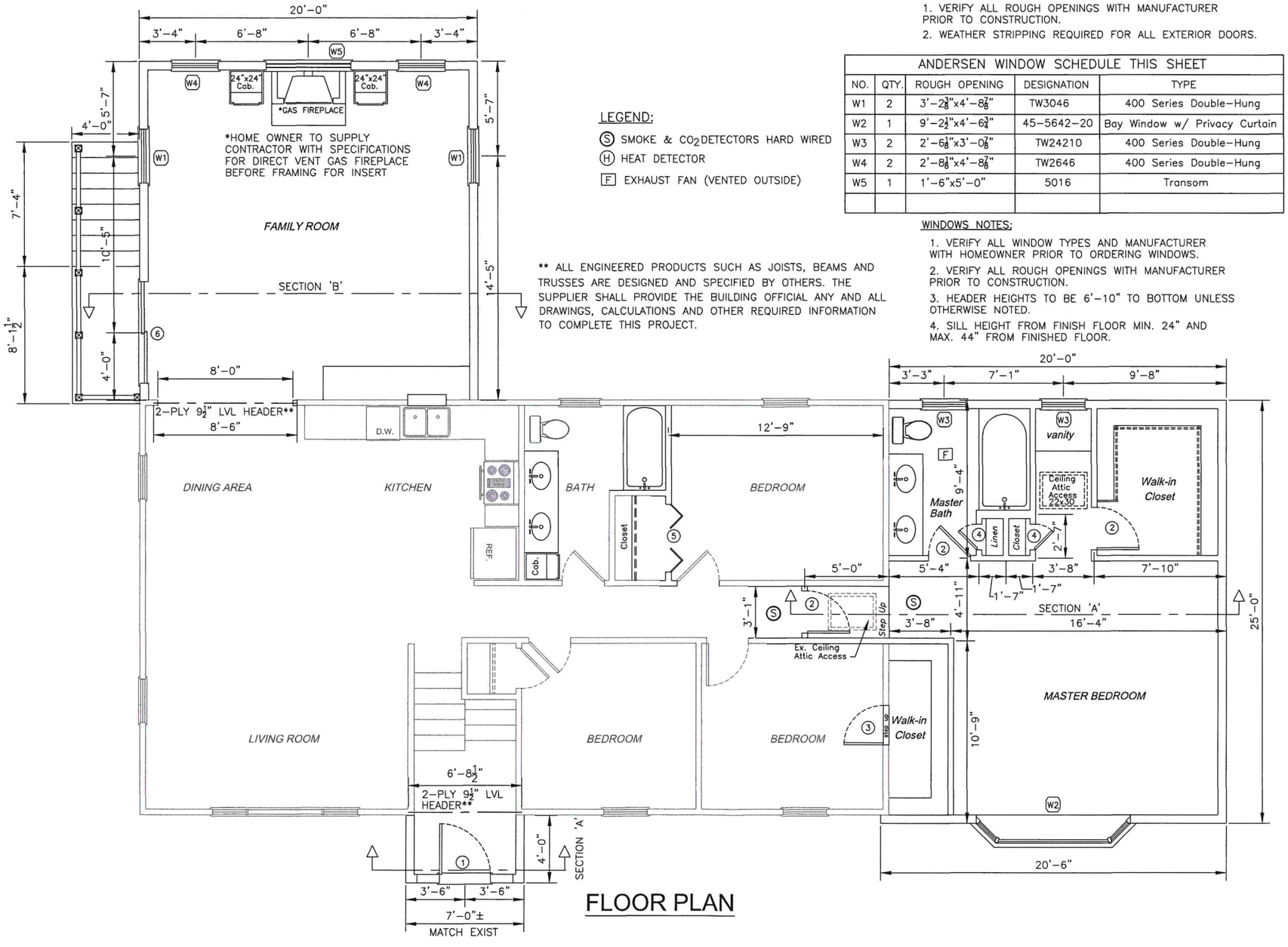
WINDOWS NOTES:

1. VERIFY ALL WINDOW TYPES AND MANUFACTURER WITH HOMEOWNER PRIOR TO ORDERING WINDOWS.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'–10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

LEGEND:

Ⓢ SMOKE & CO_2 DETECTORS HARD WIRED
Ⓗ HEAT DETECTOR
Ⓕ EXHAUST FAN (VENTED OUTSIDE)

** ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.



FLOOR PLAN

SM
Design and Drafting
Riverside, RI 02915
Email: Smed54@msn.com

Proposed Home Improvements For:

Timothy & Christine Mcginn

9 Lea Drive

Bristol, RI 02809

Map 100 Lot 34

PROJECT NUMBER:	00406
Drawn By:	SM
Checked By:	X
Issue Date:	03-06-19

Revisions

No	Date	Description

Drawing Title:

Floor Plan

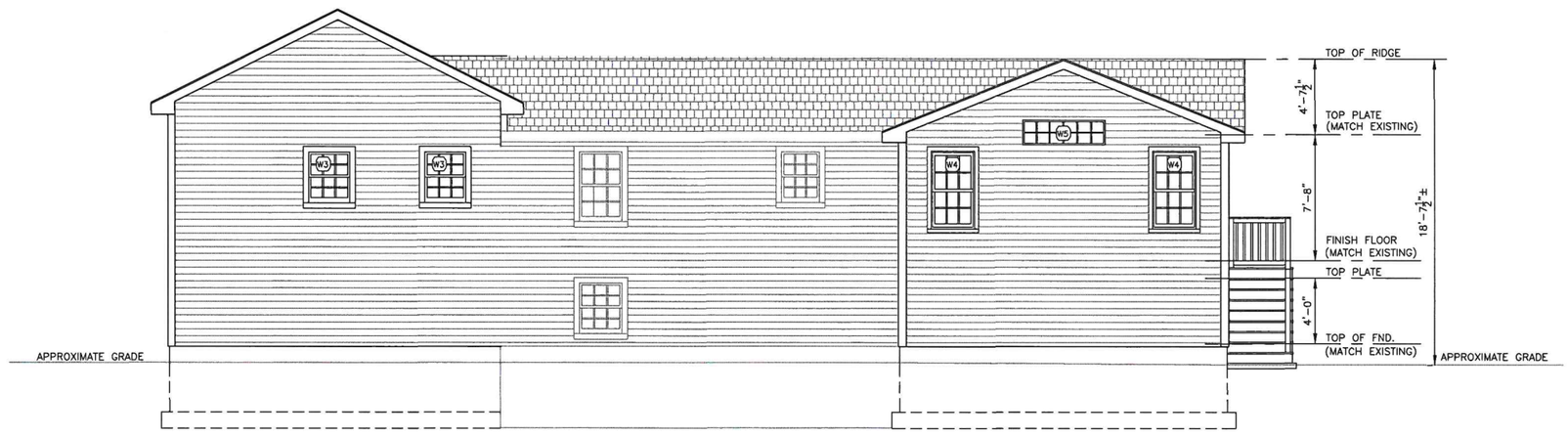
Scale: 1/4" = 1'

Drawing Number

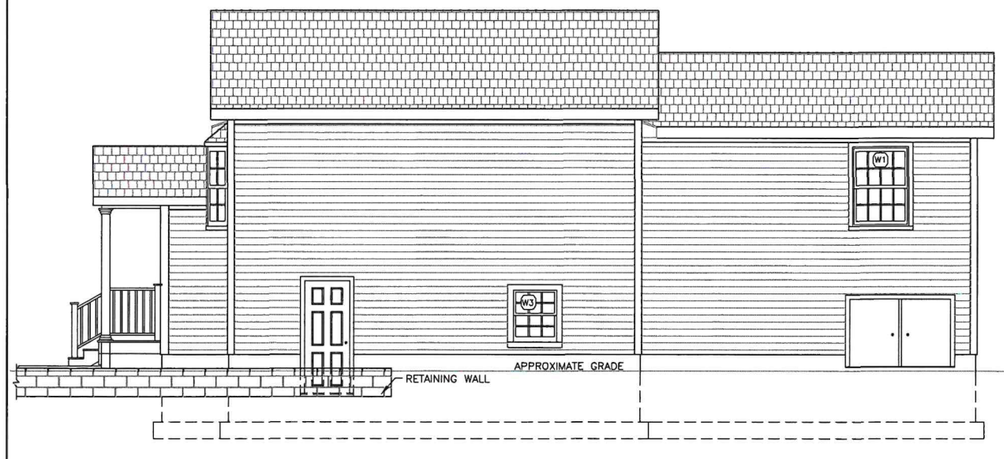
5 of 8



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION

SM
Design and Drafting
Riverside, RI 02915
Email: Smed54@msn.com

Proposed Home Improvements For:

Timothy & Christine Mcginn

9 Lea Drive

Bristol, RI 02809

Map 100 Lot 34

PROJECT NUMBER:	00406
Drawn By:	SM
Checked By:	X
Issue Date:	03-06-19

Revisions

No	Date	Description

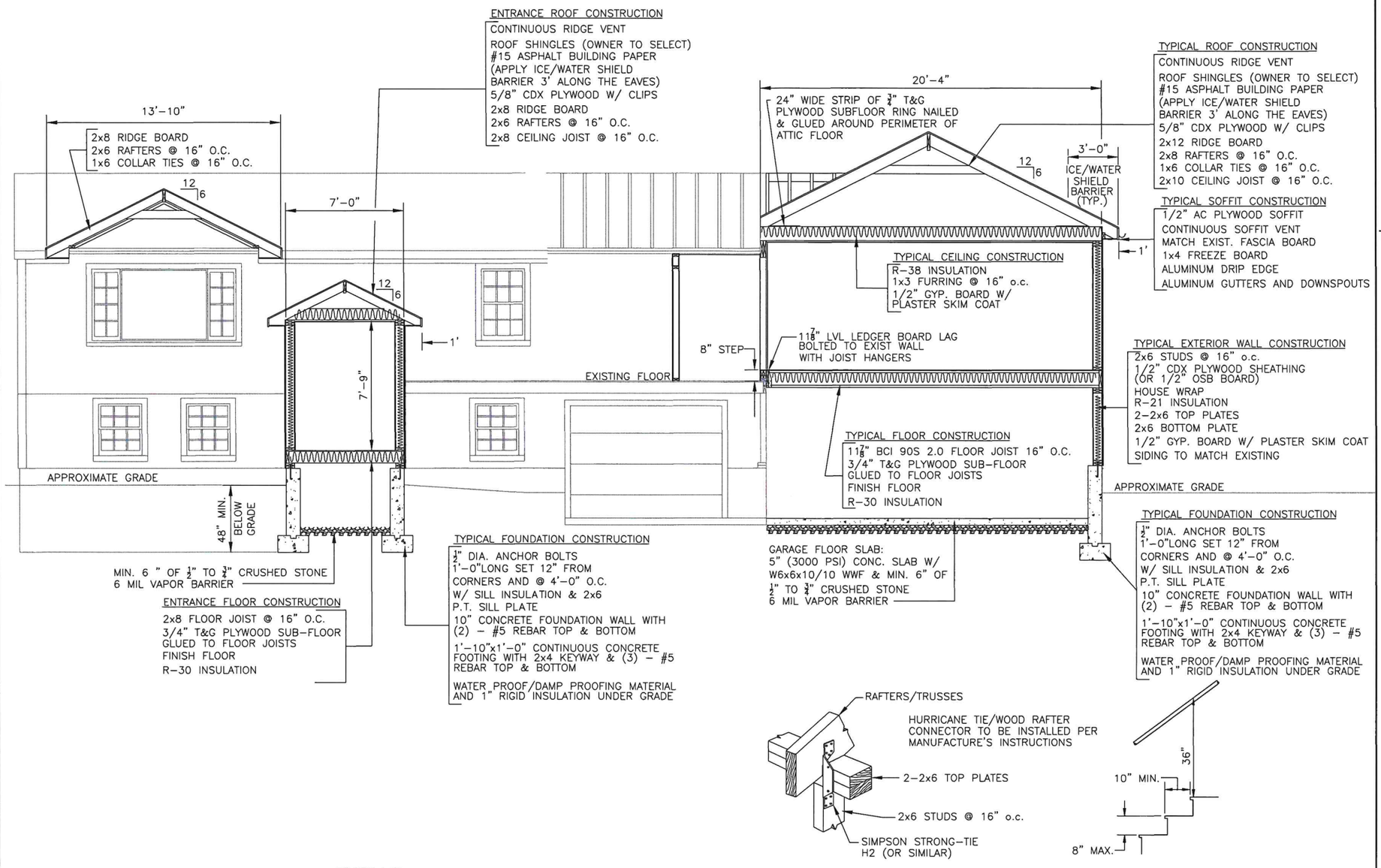
Drawing Title:

Elevations

Scale: 3/16" = 1'

Drawing Number

6 of 8

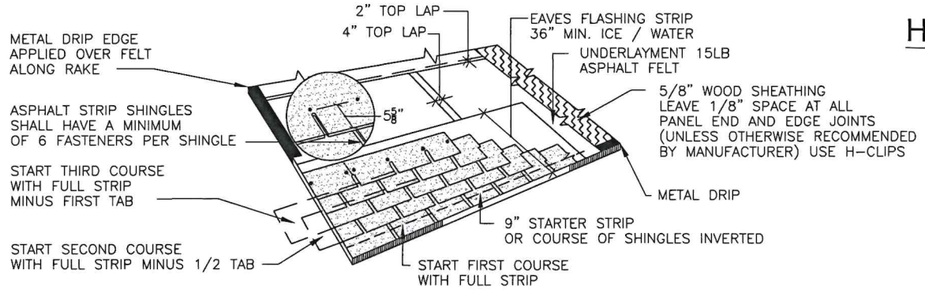


HURRICANE TIE DETAIL

NOT TO SCALE

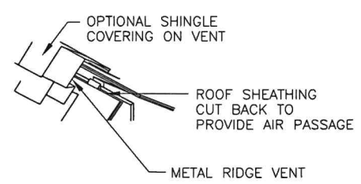
STAIR DETAIL TYP.

NOT TO SCALE



ROOF SHINGLE APPLICATION DETAIL

NOT TO SCALE



GABLE RIDGE VENT DETAIL

NOT TO SCALE

SM
Design and Drafting
Riverside, RI 02915
Email: Smed54@msn.com

Proposed Home Improvements For:

Timothy & Christine Mcginn

9 Lea Drive

Bristol, RI 02809

Map 100 Lot 34

PROJECT NUMBER:	00406
Drawn By:	SM
Checked By:	X
Issue Date:	03-06-19

Revisions

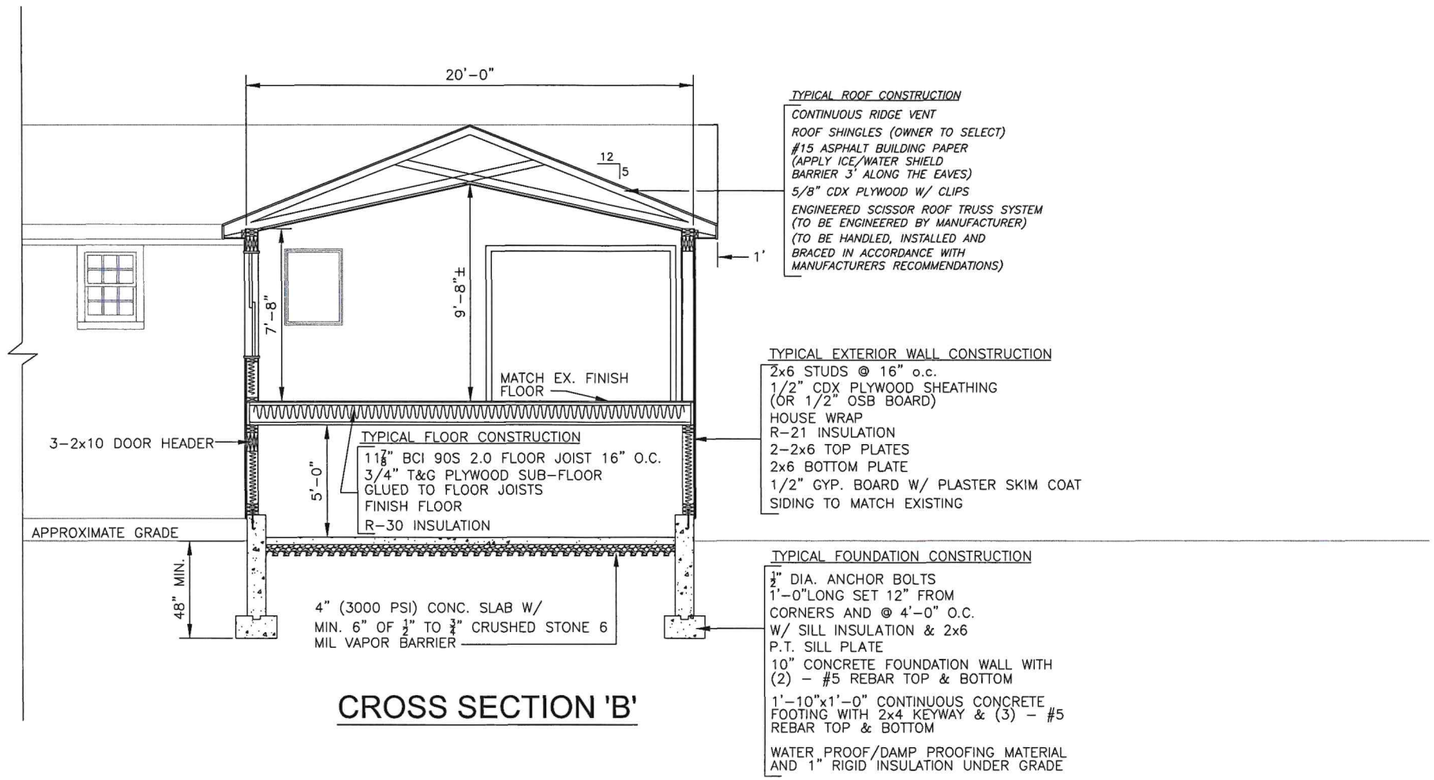
No	Date	Description

Drawing Title:

Cross Section 'A' & Details

Scale: 1/4" = 1'

Drawing Number



CROSS SECTION 'B'



PORCH / DECK DETAIL

SM
Design and Drafting
Riverside, RI 02915
Email: Smed54@msn.com

Proposed Home Improvements For:

Timothy & Christine Mcginn

9 Lea Drive

Bristol, RI 02809

Map 100 Lot 34

PROJECT NUMBER:	00406
Drawn By:	SM
Checked By:	X
Issue Date:	03-06-19

Revisions

No	Date	Description

Drawing Title:

Cross Section 'B' & Details

Scale: 1/4" = 1'

Drawing Number

8 of 8

Bristol | **9 LEA DR** | Card 1 of 1

Plat/Lot 100-0034-000 | **Account: 5549** | LUC 27 | Zone R-10 | **Assessment** $489,400

CATALIS — ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Owner

▶ Owner Account #: 13-1547-37

		% Owned
Owner 1	MCGINN, TIMOTHY MICHAEL JR & MCGINN,	
Owner 2		
Owner 3		
Address	9 LEA DR, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
MCGINN, CHRISTINE A.	02/02/2026	0	2310-43		Q
FURTADO, CHRISTINE A.	01/04/2012	0	1629-50	A	Q
MCGINN, TIMOTHY M. & BARBARA J.	10/21/2009	215,000	1509-346		W
MCGINN, TIMOTHY M. & BAR	01/16/2007	0	1349-340		Q

Assessment

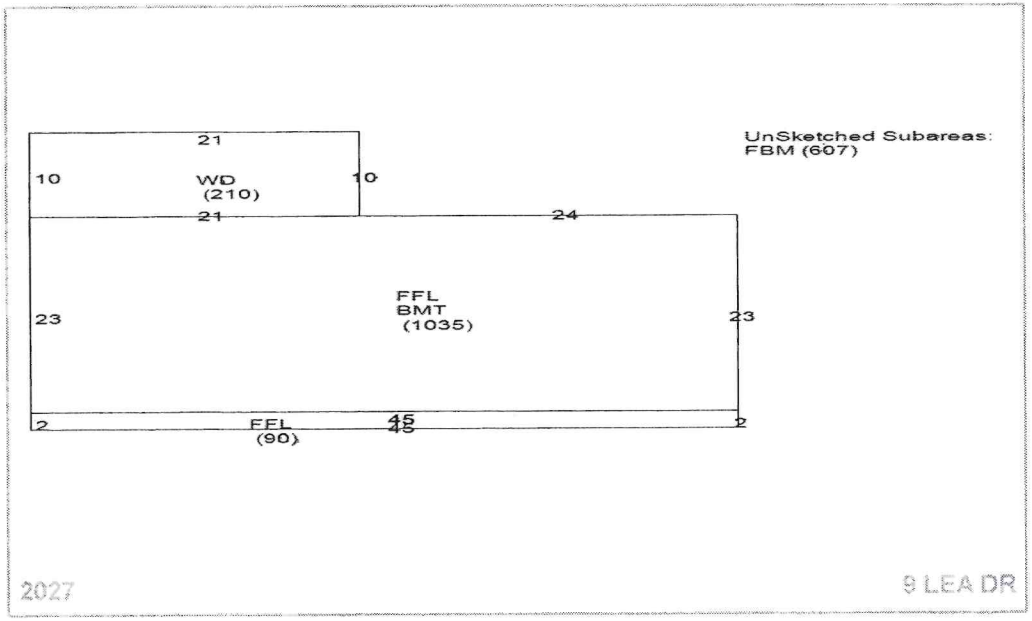
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	299,800	900	0.26	188,700	0	489,400
TOTAL	299,800	900	0.26	188,700	0	489,400

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 164.39 | VAL per SQ Unit/Parcel > 164.39

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	27	299,800	900	0	188,700	0	489,400	489,400
2025	27	299,800	900	0	188,700	0	489,400	489,400
2024	01	169,700	900	0	157,200	0	327,800	327,800
2023	01	169,700	900	0	157,200	0	327,800	327,800
2022	01	169,700	900	0	157,200	0	327,800	327,800
2021	01	125,500	900	0	131,700	0	258,100	258,100





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	27	R Single Fa	0.22957	AC	P	1.00	666,000	797,578	E							183,100			1.00	0
2	27	R Single Fa	0.02778	AC	EX	0.20	666,000	201,584	E							5,600			1.00	0
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 4E.

Bristol | **9 LEA DR** | Card 1 of 1

Plat/Lot 100-0034-000 | **Account: 5549** | LUC 27 | Zone R-10 | **Assessment** $489,400

CATALIS — ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Building Information

	Description		Description
BLDG Type	Raised	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages	1	Color	Tan
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Electric	Heat Type	BB Electric
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4	
Year Built	1965	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AG	AG - Avg-Goo	30.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.8

Bas $/SQ	239.00
Size Adj	1.23
Constr Adj	0.99
Adj $/SQ	290.18
Othr Featrs	26,600
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	433,185
Depreciation	133,421
Depr Total	299,764

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,125	1,125	290.18	326,452
FBM	FIN BMT	607	607	52.23	31,704
WD	WOOD DECK	210	0	16.07	3,375
BMT	BASEMENT	1,035	0	43.53	45,054
Total		2,977	1,732		406,585

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
7/2/2021	REVIEW	
8/3/2018	REVIEW	
8/1/2018	MEASURED	
3/21/2013	MEASURE	
3/21/2013	LISTED	
6/16/2007	CALL BACK	
6/14/2007	CALL BACK	

Notes

new siding mccb

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	08/12/2019	S49141		SLR	32,240	100	Closed	One or Two Family Dwelling
2	07/30/2012	B31241		BLDG	0	100	Closed	INSTALL VINYL SIDING
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	150	Solar P	1	Y							2019	0	
2	2	Shed	1	Y	1			160	3	AV	1965	900	
3													
4													
5													
6													
7													
8													
9													
10													

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Town of Bristol, RI

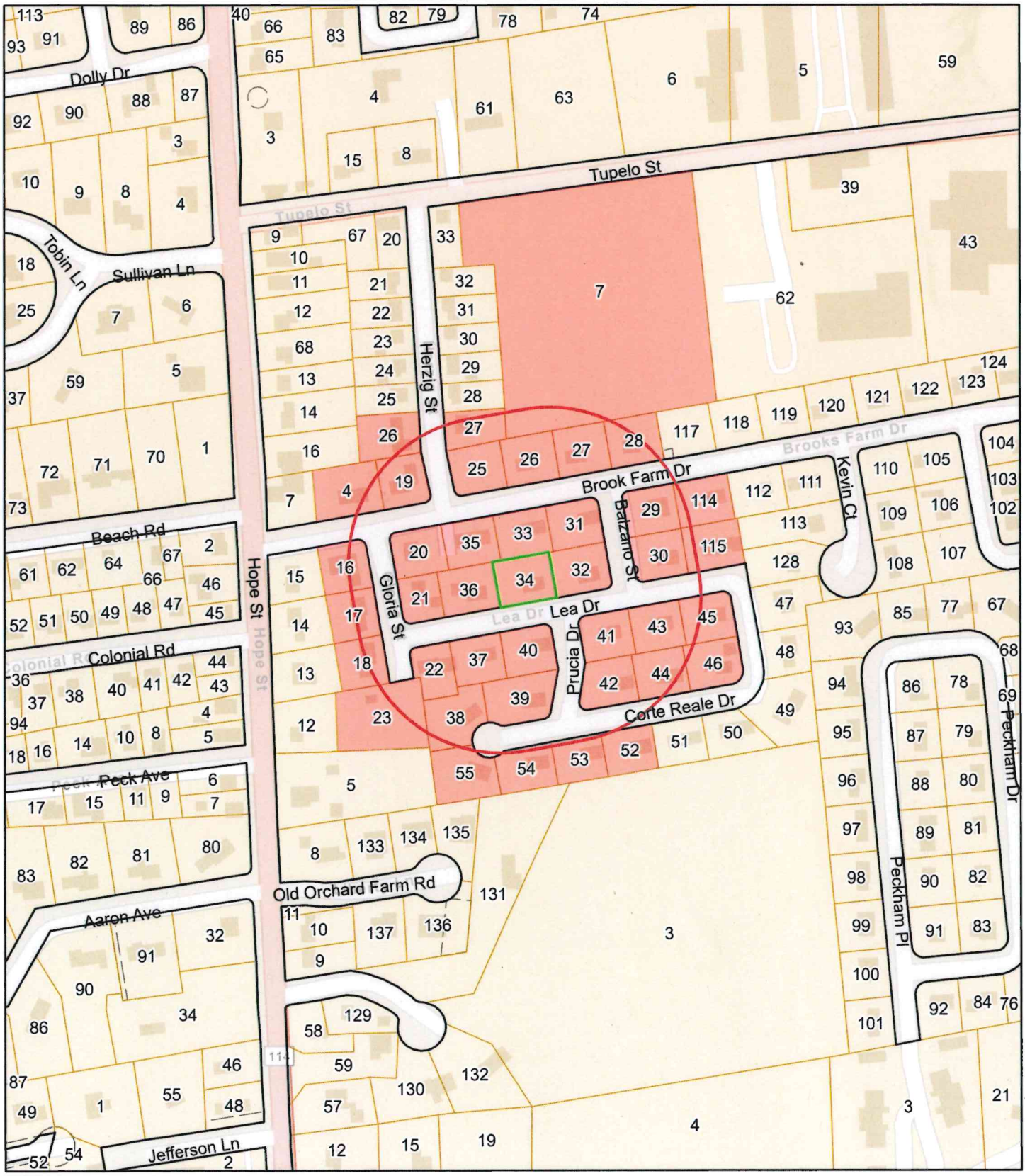
9 Lea Drive - 300' Radius

1 inch = 282 Feet

0 282 564 846

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Subject Property:

Parcel Number:	100-34	Mailing Address:	MCGINN, TIMOTHY MICHAEL JR &
CAMA Number:	100-34		MCGINN, CHRISTINE TRU
Property Address:	9 LEA DR		9 LEA DR
			BRISTOL, RI 02809

Abutters:

Parcel Number:	100-114	Mailing Address:	MEDEIROS, DIANE
CAMA Number:	100-114		30 BROOKS FARM DRIVE
Property Address:	30 BROOKS FARM DR		BRISTOL, RI 02809
Parcel Number:	100-115	Mailing Address:	MAILLE, RUTH A. TRUSTEE
CAMA Number:	100-115		19 LEA DR
Property Address:	19 LEA DR		BRISTOL, RI 02809
Parcel Number:	100-16	Mailing Address:	CAMARA, MONICA
CAMA Number:	100-16		6 BROOKS FARM DR
Property Address:	6 BROOKS FARM DR		BRISTOL, RI 02809
Parcel Number:	100-17	Mailing Address:	MCPOLAND, JOHN
CAMA Number:	100-17		7 GLORIA ST
Property Address:	7 GLORIA ST		BRISTOL, RI 02809
Parcel Number:	100-18	Mailing Address:	PARKS, DANIEL C & AMANDA J TE
CAMA Number:	100-18		5 GLORIA ST
Property Address:	5 GLORIA ST		BRISTOL, RI 02809
Parcel Number:	100-19	Mailing Address:	COSTA, RICHARD
CAMA Number:	100-19		11 BROOKS FARM DRIVE
Property Address:	11 BROOKS FARM DR		BRISTOL, RI 02809
Parcel Number:	100-20	Mailing Address:	DARMODY, SUSAN J.
CAMA Number:	100-20		12 GLORIA ST
Property Address:	12 GLORIA ST		BRISTOL, RI 02809
Parcel Number:	100-21	Mailing Address:	MCELROY, PAMELA R & NORTON,
CAMA Number:	100-21		CAITLIN M TRUSTEES-PAMELA R
Property Address:	8 GLORIA ST		MCELROY TRUST
			8 GLORIA ST
			BRISTOL, RI 02809
Parcel Number:	100-22	Mailing Address:	CAROMILE, JOSEPH DOROTHY A,
CAMA Number:	100-22		TRUSTEES & JOSEPH
Property Address:	2 LEA DR		2 LEA DR
			BRISTOL, RI 02809
Parcel Number:	100-23	Mailing Address:	FONSECA, MICHAEL J. & LISA S. TE
CAMA Number:	100-23		1 GLORIA ST
Property Address:	1 GLORIA ST		BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	100-25	Mailing Address:	SILVA, ARNOLD A & ELEANOR, LE DENNIS, WILLIAM P. TRUST ETAL 15 BROOKS FARM DR BRISTOL, RI 02809
CAMA Number:	100-25		
Property Address:	15 BROOKS FARM DR		
Parcel Number:	100-26	Mailing Address:	CORDIS, EDWARD ERIC & STEPHANIE L TE 19 BROOKS FARM DR BRISTOL, RI 02809
CAMA Number:	100-26		
Property Address:	19 BROOKS FARM DR		
Parcel Number:	100-27	Mailing Address:	LEMAY DENALD E LEMAY BOBBI JO 21 BROOKS FARM DR BRISTOL, RI 02809
CAMA Number:	100-27		
Property Address:	21 BROOKS FARM DR		
Parcel Number:	100-28	Mailing Address:	BUTLER, AJA 23 BROOKS FARM DR BRISTOL, RI 02809
CAMA Number:	100-28		
Property Address:	23 BROOKS FARM DR		
Parcel Number:	100-29	Mailing Address:	BARBOZA, MANUEL S, & MARIA C.LE MEDEIROS, DEBORAH, & FERREIRA, MADELINE & MEDEIROS 28 BROOKS FARM DR BRISTOL, RI 02809
CAMA Number:	100-29		
Property Address:	28 BROOKS FARM DR		
Parcel Number:	100-30	Mailing Address:	CAMARA, LISA 15 LEA DR BRISTOL, RI 02809
CAMA Number:	100-30		
Property Address:	15 LEA DR		
Parcel Number:	100-31	Mailing Address:	MOLLOY, MARK R 24 BROOKS FARM DR BRISTOL, RI 02809
CAMA Number:	100-31		
Property Address:	24 BROOKS FARM DR		
Parcel Number:	100-32	Mailing Address:	EBZERY, JAMES M 11 LEA DR BRISTOL, RI 02809
CAMA Number:	100-32		
Property Address:	11 LEA DR		
Parcel Number:	100-33	Mailing Address:	ST ANGELO, PAUL M. LE FAZZANO, PAUL W. 20 BROOKS FARM DR BRISTOL, RI 02809
CAMA Number:	100-33		
Property Address:	20 BROOKS FARM DR		
Parcel Number:	100-34	Mailing Address:	MCGINN, TIMOTHY MICHAEL JR & MCGINN, CHRISTINE TRU 9 LEA DR BRISTOL, RI 02809
CAMA Number:	100-34		
Property Address:	9 LEA DR		
Parcel Number:	100-35	Mailing Address:	DA SILVA, SILVIA J.TRST MANUEL L.&SILVIA J.DASILVIA L 16 BROOKS FARM DR BRISTOL, RI 02809
CAMA Number:	100-35		
Property Address:	16 BROOKS FARM DR		
Parcel Number:	100-36	Mailing Address:	HOLLANDER, FAYE 5 LEA DR BRISTOL, RI 02809
CAMA Number:	100-36		
Property Address:	5 LEA DR		

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	100-37	Mailing Address:	PAON, DAVID L
CAMA Number:	100-37		6 LEA DR
Property Address:	6 LEA DR		BRISTOL, RI 02809
Parcel Number:	100-38	Mailing Address:	ALMEIDA, RUSSELL D (SURV)
CAMA Number:	100-38		1 CORTE REAL DR
Property Address:	1 CORTE REALE DR		BRISTOL, RI 02809
Parcel Number:	100-39	Mailing Address:	PARENTE, ANTONIO R. CARLA A.
CAMA Number:	100-39		3 CORTE REALE DR
Property Address:	3 CORTE REALE DR		BRISTOL, RI 02809
Parcel Number:	100-4	Mailing Address:	HAYES, KIMBERLY A. & HAYES,
CAMA Number:	100-4		MELISSA A. TC
Property Address:	7 BROOKS FARM DR		7 BROOK FARM DR
			BRISTOL, RI 02809
Parcel Number:	100-40	Mailing Address:	HARRINGTON, JOSEPH H.
CAMA Number:	100-40		10 LEA DRIVE
Property Address:	10 LEA DR		BRISTOL, RI 02809
Parcel Number:	100-41	Mailing Address:	MAURO, MARC C.
CAMA Number:	100-41		1355 WAMPANOAG TRAIL, APT 315
Property Address:	12 LEA DR		RIVERSIDE, RI 02915
Parcel Number:	100-42	Mailing Address:	FERNANDES, MATTHEW & KATELYN TE
CAMA Number:	100-42		
Property Address:	7 CORTE REAL DR		7 CORTE REAL DR
			BRISTOL, RI 02809
Parcel Number:	100-43	Mailing Address:	VINCIGUERRA, STACEY M & MICHAEL
CAMA Number:	100-43		16 LEA DR
Property Address:	16 LEA DR		BRISTOL, RI 02809-4222
Parcel Number:	100-44	Mailing Address:	FARTURA, JOHN F. & ANNE J. TE
CAMA Number:	100-44		11 CORTE REAL DR
Property Address:	11 CORTE REAL DR		BRISTOL, RI 02809
Parcel Number:	100-45	Mailing Address:	AMARAL, VICTOR M & KARA LEE A TE
CAMA Number:	100-45		17 LEA DR
Property Address:	17 LEA DR		BRISTOL, RI 02809
Parcel Number:	100-46	Mailing Address:	SARTRYS, SCOTT D.
CAMA Number:	100-46		15 CORTE REAL DR
Property Address:	15 CORTE REALE DR		BRISTOL, RI 02809
Parcel Number:	100-52	Mailing Address:	BRANDAO, MARIA LIFE EST ET AL
CAMA Number:	100-52		LUBELIA MARTIN
Property Address:	8 CORTE REAL DR		8 CORTE REAL DR
			BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	100-53	Mailing Address:	MOTA, KATEY & ZACHERY TE
CAMA Number:	100-53		6 CORTE REALE DR
Property Address:	6 CORTE REALE DR		BRISTOL, RI 02809
Parcel Number:	100-54	Mailing Address:	HANSON, DANIEL D. PAULA L. TE
CAMA Number:	100-54		4 CORTE REALE DR
Property Address:	4 CORTE REALE DR		BRISTOL, RI 02809
Parcel Number:	100-55	Mailing Address:	TERRA, DANNY M. MARY ANN TE
CAMA Number:	100-55		2 CORTE REALE DR
Property Address:	2 CORTE REALE DR		BRISTOL, RI 02809
Parcel Number:	92-26	Mailing Address:	FASANO, ALEXANDRA & NECZYPOR, EVA TE
CAMA Number:	92-26		1 HERZIG ST
Property Address:	1 HERZIG ST		BRISTOL, RI 02809
Parcel Number:	92-27	Mailing Address:	WATKINSON, GLENN W & KATHLEEN A. TE
CAMA Number:	92-27		2 HERZIG ST
Property Address:	2 HERZIG ST		BRISTOL, RI 02809
Parcel Number:	92-7	Mailing Address:	MACK HOLDING CO., L.L.C.
CAMA Number:	92-7		66 TUPELO ST.
Property Address:	TUPELO ST		BRISTOL, RI 02809

ALMEIDA, RUSSELL D (SURV)
1 CORTE REAL DR
BRISTOL, RI 02809

AMARAL, VICTOR M & KARA L
17 LEA DR
BRISTOL, RI 02809

BARBOZA, MANUEL S, & MARI
MEDEIROS, DEBORAH, & FERR
28 BROOKS FARM DR
BRISTOL, RI 02809

BRANDAO, MARIA LIFE EST
ET AL LUBELIA MARTIN
8 CORTE REAL DR
BRISTOL, RI 02809

BUTLER, AJA
23 BROOKS FARM DR
BRISTOL, RI 02809

CAMARA, LISA
15 LEA DR
BRISTOL, RI 02809

CAMARA, MONICA
6 BROOKS FARM DR
BRISTOL, RI 02809

CAROMILE, JOSEPH
DOROTHY A, TRUSTEES & JOS
2 LEA DR
BRISTOL, RI 02809

CORDIS, EDWARD ERIC & STE
19 BROOKS FARM DR
BRISTOL, RI 02809

COSTA, RICHARD
11 BROOKS FARM DRIVE
BRISTOL, RI 02809

DA SILVA, SILVIA J.TRST
MANUEL L.&SILVIA J.DASILV
16 BROOKS FARM DR
BRISTOL, RI 02809

DARMODY, SUSAN J.
12 GLORIA ST
BRISTOL, RI 02809

EBZERY, JAMES M
11 LEA DR
BRISTOL, RI 02809

FARTURA, JOHN F. & ANNE J
11 CORTE REAL DR
BRISTOL, RI 02809

FASANO, ALEXANDRA &
NECZYPOR, EVA TE
1 HERZIG ST
BRISTOL, RI 02809

FERNANDES, MATTHEW & KATE
7 CORTE REAL DR
BRISTOL, RI 02809

FONSECA, MICHAEL J. & LIS
1 GLORIA ST
BRISTOL, RI 02809

HANSON, DANIEL D.
PAULA L. TE
4 CORTE REALE DR
BRISTOL, RI 02809

HARRINGTON, JOSEPH H.
10 LEA DRIVE
BRISTOL, RI 02809

HAYES, KIMBERLY A. & HAYE
7 BROOK FARM DR
BRISTOL, RI 02809

HOLLANDER, FAYE
5 LEA DR
BRISTOL, RI 02809

LEMAY DENALD E
LEMAY BOBBI JO
21 BROOKS FARM DR
BRISTOL, RI 02809

MACK HOLDING CO., L.L.C.
66 TUPELO ST.
BRISTOL, RI 02809

MAILLE, RUTH A. TRUSTEE
19 LEA DR
BRISTOL, RI 02809

MAURO, MARC C.
1355 WAMPANOAG TRAIL, APT 315
RIVERSIDE, RI 02915

MCELROY, PAMELA R & NORTO
TRUSTEES-PAMELA R MCELROY
8 GLORIA ST
BRISTOL, RI 02809

MCGINN, TIMOTHY MICHAEL J
9 LEA DR
BRISTOL, RI 02809

MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

MEDEIROS, DIANE
30 BROOKS FARM DRIVE
BRISTOL, RI 02809

MOLLOY, MARK R
24 BROOKS FARM DR
BRISTOL, RI 02809

MOTA, KATEY & ZACHERY TE
6 CORTE REALE DR
BRISTOL, RI 02809

PAON, DAVID L
6 LEA DR
BRISTOL, RI 02809

PARENTE, ANTONIO R.
CARLA A.
3 CORTE REALE DR
BRISTOL, RI 02809

PARKS, DANIEL C & AMANDA
5 GLORIA ST
BRISTOL, RI 02809

SARTRYS, SCOTT D.
15 CORTE REAL DR
BRISTOL, RI 02809

SILVA, ARNOLD A & ELEANOR
DENNIS, WILLIAM P. TRUST
15 BROOKS FARM DR
BRISTOL, RI 02809

ST ANGELO, PAUL M. LE
FAZZANO, PAUL W.
20 BROOKS FARM DR
BRISTOL, RI 02809

TERRA, DANNY M.
MARY ANN TE
2 CORTE REALE DR
BRISTOL, RI 02809

VINCIGUERRA, STACEY M & M
16 LEA DR
BRISTOL, RI 02809-4222

WATKINSON, GLENN W &
KATHLEEN A. TE
2 HERZIG ST
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Zoning Board of Review

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

November 13, 2026
File #: ZBR-26-60

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Quinn Deaton and Kylie Tromp
Owner of Record: Quinn M. Deaton and Kylie Michelle Tromp
Location: 30 LORING RD , BRISTOL, RI, 02809
Plat: 79 Lot: 415
Zoning District: R-10

Applicant is requesting **a Special Use Permit** to:

operate a short-term rental within a residential zoning district.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-60

30 Loring Road 79 415

November 10, 2026

Applicant	
Name of Applicant	Quinn Deaton and Kylie Tromp
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	30 Loring Road	79	415

Type of Application	
Application Type	Special Use Permit
Proposed	
	If other, Detail:
New Building Type	
	If other, Detail:

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Section 28-162. Short-Term Rentals

Describe the extent of the proposed alterations and the reasons for the requesting relief
Please see attachment labeled Tromp_Deaton_STR_Special_Use_Permit_Request_30 _Loring_Road for our request for relief. Thank you.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	5,314
Lot Frontage	50
Lot Depth	108

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 2,240	Building/Structure Detail if Other:
Structure: Other	Square Footage: 192	Building/Structure Detail if Other: Shed
Structure: Other	Square Footage: 48	Building/Structure Detail if Other: Shed
Structure: Deck	Square Footage: 40	Building/Structure Detail if Other:
Structure: Other	Square Footage: 60	Building/Structure Detail if Other: Open Porch
Structure: Other	Square Footage: 48	Building/Structure Detail if Other: Bulkhead
Structure: Other	Square Footage: 210	Building/Structure Detail if Other: Patio

Dear Members of the Bristol Town Council,

We are writing to respectfully request consideration of a limited short-term rental waiver for our home in Bristol.

Purchasing our home was an incredibly meaningful milestone for us. Like many young couples, we have worked hard for the opportunity to become homeowners and begin building a future for our family. We chose Bristol for its charm, strong sense of community, and the opportunity to establish lasting roots. Kylie fell in love with the bike path on her first visit in 2019, and Quinn has been excited to join Bristol's thriving sailing and hydrofoil community since his first visit in 2023. Our parents have also purchased the home where they plan to retire, making Bristol a place where we hope to build our lives together across generations. Thankfully, their forever home is an 8-minute car ride away for all our future babysitting needs.

While our long-term goal is to settle down and raise our family here, our careers currently require us to travel for work often. We had hoped to occasionally rent our home during these periods to help offset mortgage payments and other homeownership expenses while we work toward that next chapter.

Our offer to purchase the property was accepted on July 27, 2026, nearly seven weeks before the Town officially approved the new short-term rental ordinance on September 16, 2026, the very day we closed on our home. While we recognize that regulatory changes had been under discussion, the ordinance had not yet been approved when we committed to purchasing the property. The ability to occasionally rent our home was an important consideration in our financial planning, and the timing of this change significantly affected those expectations.

Additionally, during the purchasing process, we agreed to an extended closing period to give the sellers additional time to find their next home. We were happy to accommodate their needs in good faith, never anticipating that the regulations would change on the exact date of our closing. We respectfully ask the Council to consider these circumstances and the commitments we made before the ordinance's approval.

We fully understand and respect the Town's desire to protect its neighborhoods and preserve the quality of life for residents. Our intention is not to operate a full-time commercial rental, but to responsibly rent our future family home during periods when work takes us away. We would implement a thorough guest screening process, establish clear expectations regarding noise, parking, occupancy, and conduct, and take an active role in ensuring our guests treat both our home and our neighbors with respect.

We are not asking the town to reconsider its broader policy, but rather to consider a limited exception based on the timing of our purchase, our intended use of the property, and our long-term commitment to Bristol. The ability to occasionally rent our home would provide meaningful financial flexibility during these early years of homeownership while allowing us to maintain the future we are working to build here.

We sincerely appreciate your time and consideration. Bristol is where we envision raising our children, being close to family, and becoming lifelong members of the community. We would be deeply grateful for the opportunity to make that vision a reality.

Sincerely,

Kylie Tromp & Quinn Deaton
30 Loring Road
Bristol, Rhode Island 02809

State of Rhode Island
Department of Business Regulation
Division of Commercial Licensing
Real Estate Section
1511 Pontiac Ave, Bldg. 69-1
Cranston, RI 02920

SHORT-TERM RENTAL REGISTRATION

30 Loring Road

located in the city/town of **Bristol**

has complied with all provisions of the law of this State, relative to the Short-Term Rental Registration and is hereby authorized to be listed on third-party hosting sites to transact business as a Short-Term Rental pursuant to the provisions of § 42-63.1-14 of the General Laws of Rhode Island.

Registration No: RE.0210133.STR **Expiration Date:** 09/20/2027

Associate Director

Item 4F.

30 Loring Rd, Bristol, RI

Map/Lot: 79-415

1 inch = 21 Feet

0 21 42 63

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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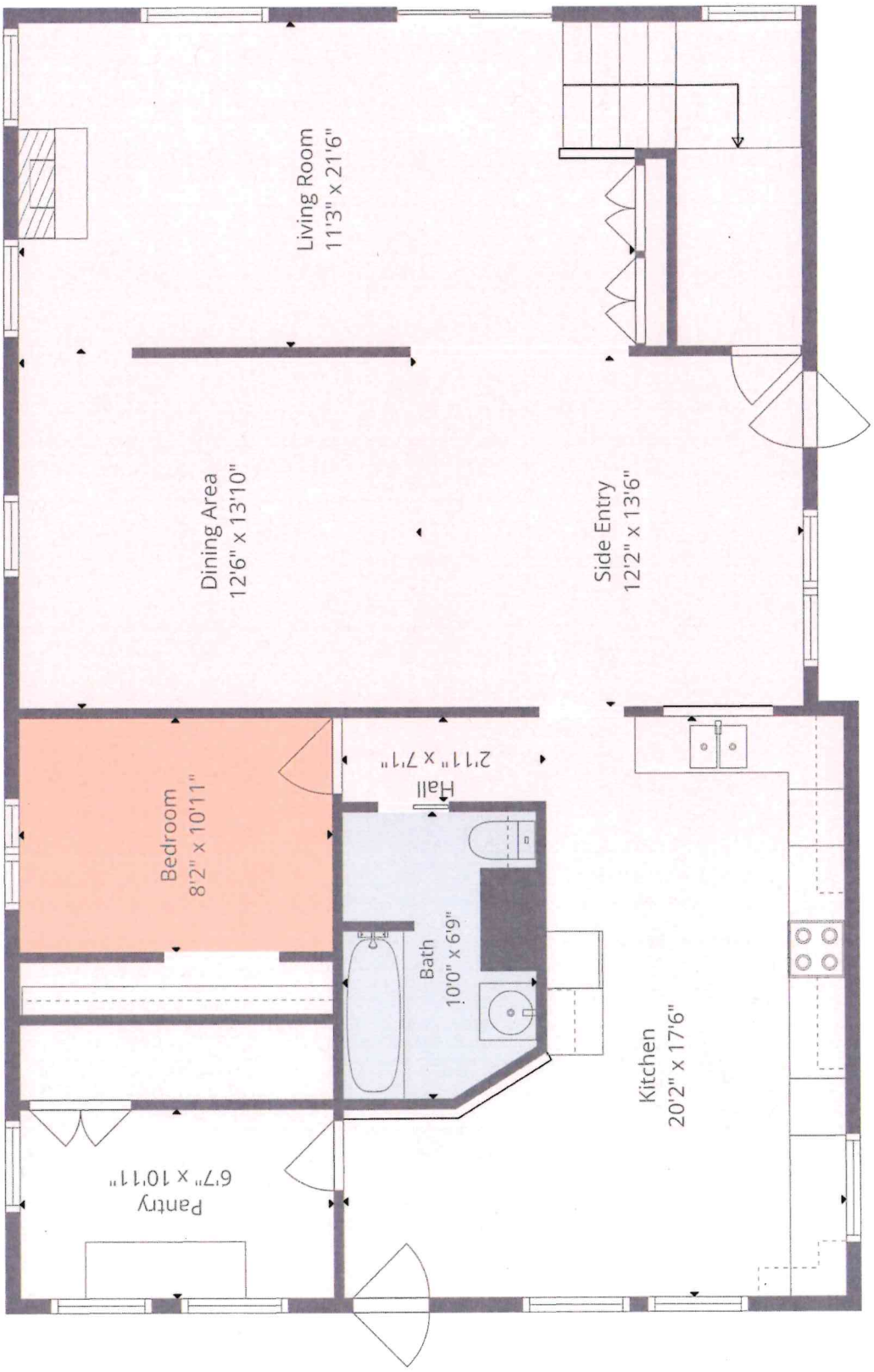
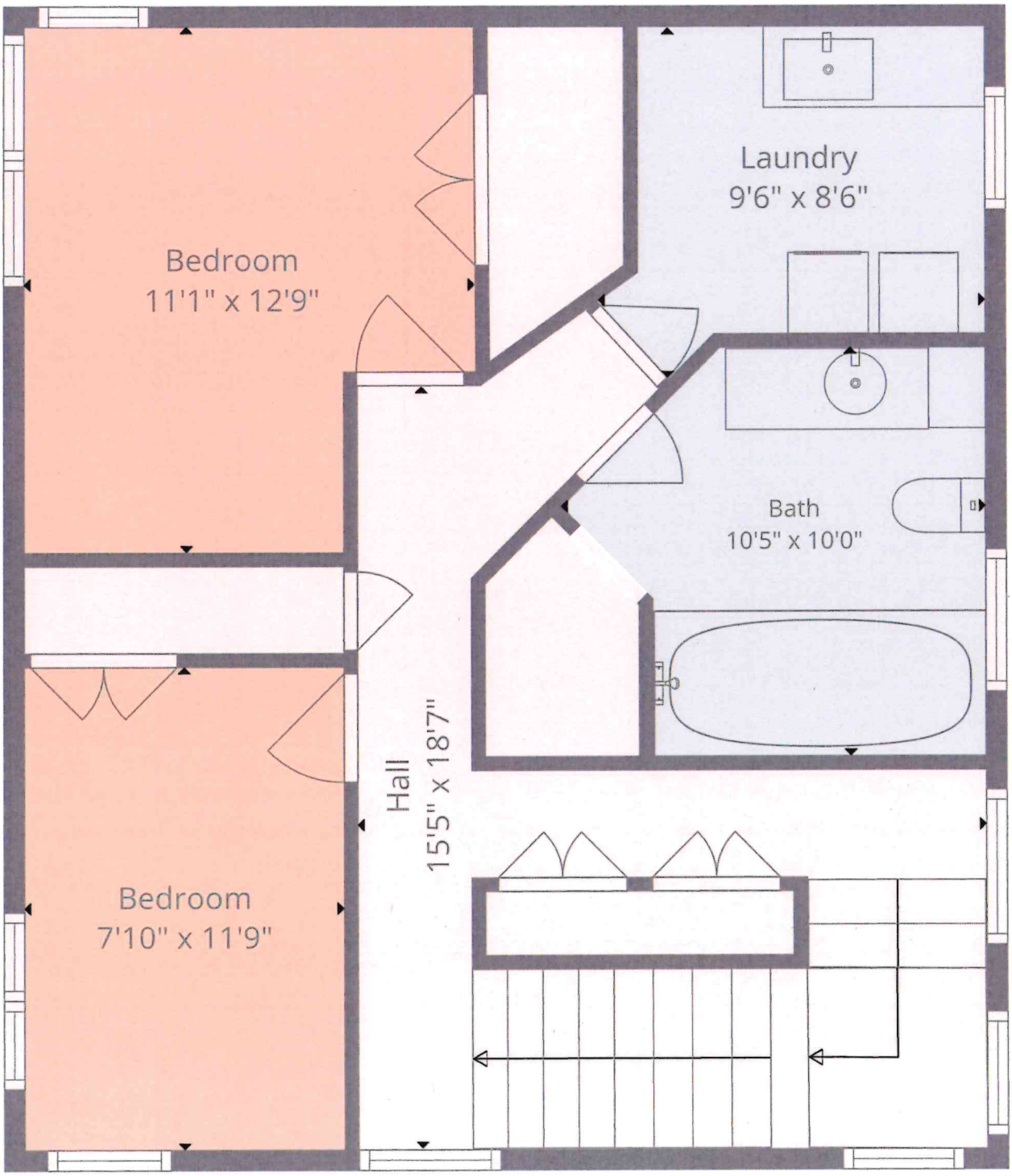
30 Loring Road | Bristol | Rhode Island



1st Floor Layout

**All Measurements are approximate and not deemed exact

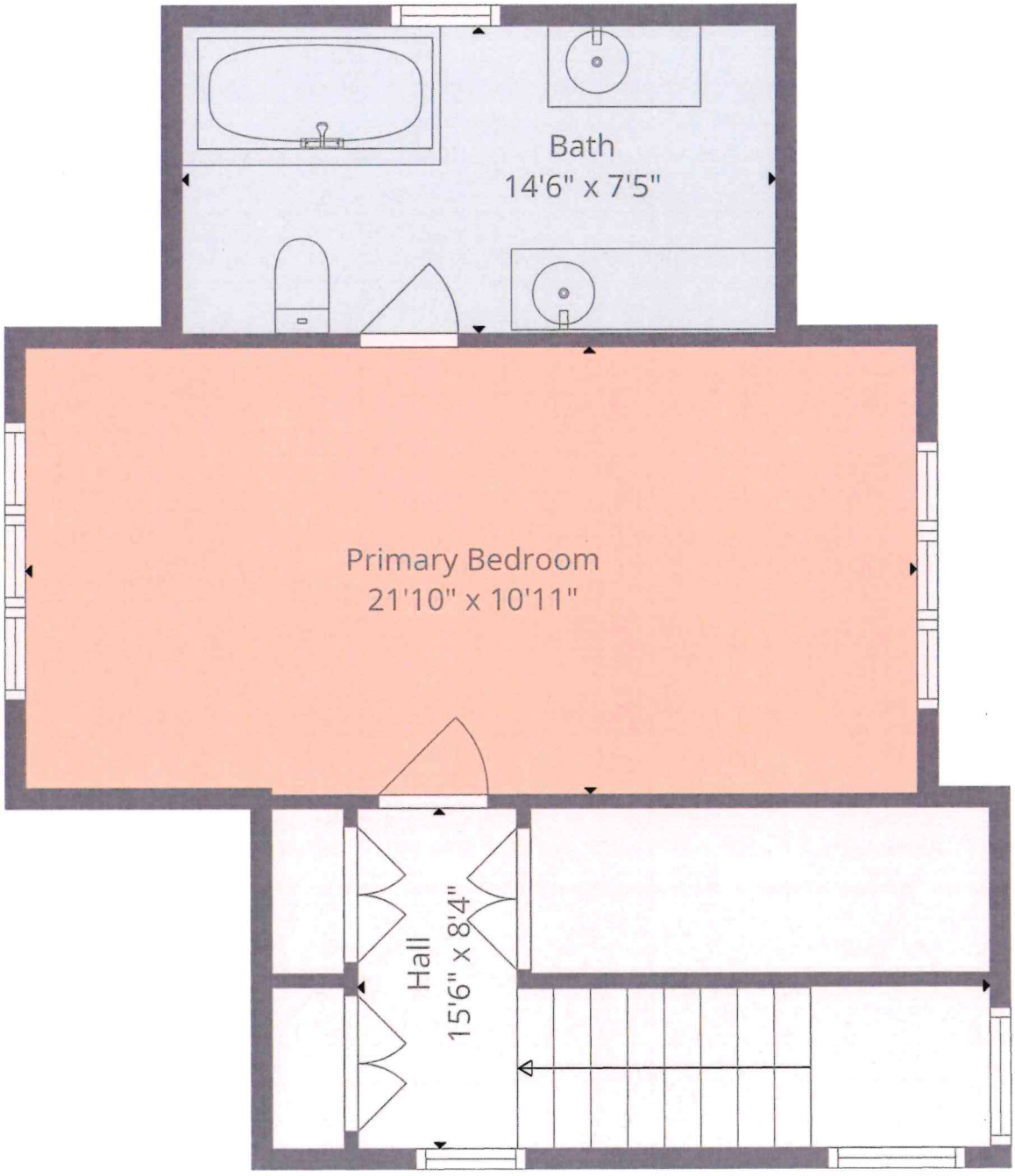
30 Loring Road | Bristol | Rhode Island



2nd Floor Layout

**All Measurements are approximate and not deemed exact

30 Loring Road | Bristol | Rhode Island



3rd Floor Layout

**All Measurements are approximate and not deemed exact



Sketch only, not to scale. Parking spaces 1 to 4 are approximately 9 ft x 18 ft each.

Bristol | **30 LORING RD** | Card 1 of 1

Plat/Lot 079-0415-000 | **Account: 4695** | LUC 01 | Zone R-10 | **Assessment** $638,600

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 04-0637-10

		% Owned
Owner 1	TROMP, KYLIE MICHELLE & DEATON, QUINN M. TC	
Owner 2		
Owner 3		
Address	30 LORING RD, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
DAUBENEY, GLENN A.	09/16/2026	660,000	2337-180		W

Assessment

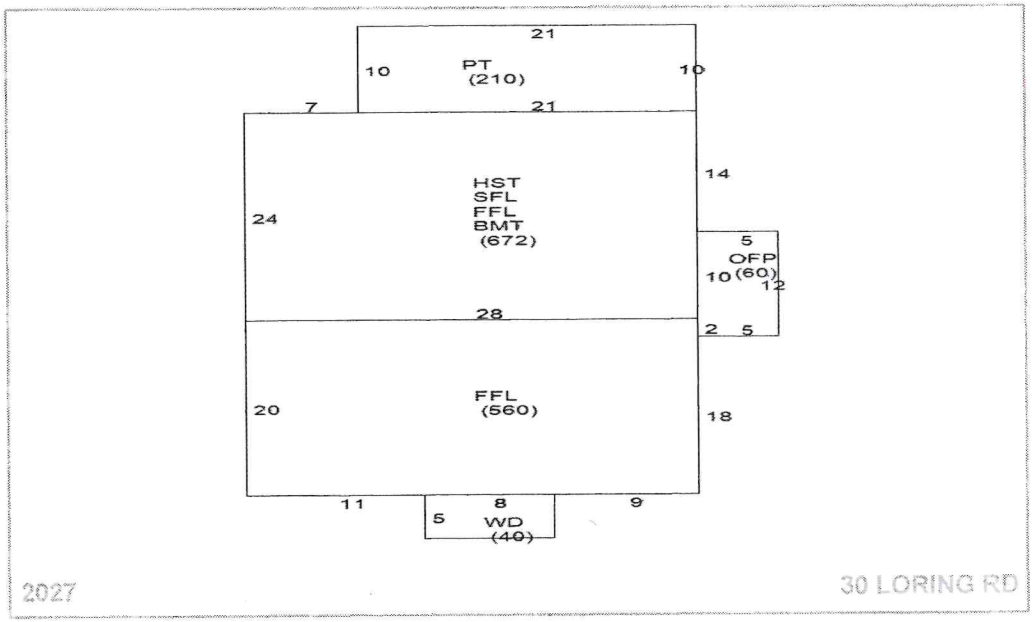
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	463,200	2,000	0.12	173,400	0	638,600
TOTAL	463,200	2,000	0.12	173,400	0	638,600

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 198.20 | VAL per SQ Unit/Parcel > 198.20

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	566,800	2,000	0	173,400	0	742,200	742,200
2025	01	566,800	2,000	0	173,400	0	742,200	742,200
2024	01	297,800	2,000	0	144,500	0	444,300	444,300
2023	01	297,800	2,000	0	144,500	0	444,300	444,300
2022	01	297,800	2,000	0	144,500	0	444,300	444,300
2021	01	207,100	2,000	0	143,600	0	352,700	352,700





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.12167	AC	P	1.00	778,800	1,425,166	F							173,400			1.00	0
2																				
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrant

Bristol | **30 LORING RD** | Card 1 of 1 | CATALIS

Plat/Lot 079-0415-000 | **Account: 4695** | LUC 01 | Zone R-10 | **Assessment** $638,600

Building Information

	Description		Description
BLDG Type	Convention	Story Height	2 1/2 Story Finishe
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	Plaster % 30
Floors 1	Hardwood	Floors 2	Vinyl % 40
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	3	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues		

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	8	4	U
2				
3				
4				
Totals	1	8	4	

Grade

Grade	Q4	Q4	
Year Built	1950	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AV	AV - Average	35.0
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			35.0

Bas $/SQ	281.00
Size Adj	1.01
Constr Adj	1.01
Adj $/SQ	286.73
Othr Featrs	36,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	710,521
Depreciation	248,682
Depr Total	461,839

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,232	1,232	286.73	353,252
SFL	2nd FLOOR	672	672	286.73	192,683
HST	HALF STORY	336	336	286.73	96,341
OFP	OPEN PORCH	60	0	19.00	1,140
PT	PATIO	210	0	2.96	622
WD	WOOD DECK	40	0	27.00	1,080
BMT	BASEMENT	672	0	43.01	28,903
Total		3,222	2,240		674,021

Visit History

Date	Result	By
10/9/2026	CHANGE NC	KL
1/30/2025	REVIEW	MP
1/24/2025	REVIEW	MP
7/12/2021	REVIEW	
9/21/2018	REVIEW	
9/10/2018	MEASURED	
7/31/2007	LISTED	MP
6/16/2007	CALL BACK	
5/16/2007	CALL BACK	MP

Notes

TWO STORY ADDITION COMPLETE C/O 4/22/05 EAS. 12x16 SHED NV.

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	09/14/2004	E5801		ELEC	0	100	Closed	WIRE ADDITION TO CODE , UPGRADE SERVICE TO 200 AMP
2	08/31/2004	E5799		ELEC	0	100	Closed	REFUND CONTRACTOR - NEW CONTRACTOR ON THE JOB
3	08/23/2004	M11672		MECH	0	100	Closed	INSTALL OIL FIRED BOILER W/ TWO ZONES AND HOT WATER TANK, OIL TAN
4	08/15/2004	P20438		PLMB	0	100	Closed	INSTALL TWO BATHS AND WASHER
5	08/15/2003	B42347		BLDG	0	100	Closed	CONSTRUCT TWO STORY ADDITION BEHIND EXISTING HOUSE
6								
7								
8								
9								

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	1			1	3	AV	1950	1,400
2	2	Shed	1	Y	1	13	29	377	3	AV	1950	2,000
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warran

Item 4F.

Town of Bristol, RI

30 Loring Road - 300' Radius

1 inch = 141 Feet

November 13, 2026

0 141 282 423

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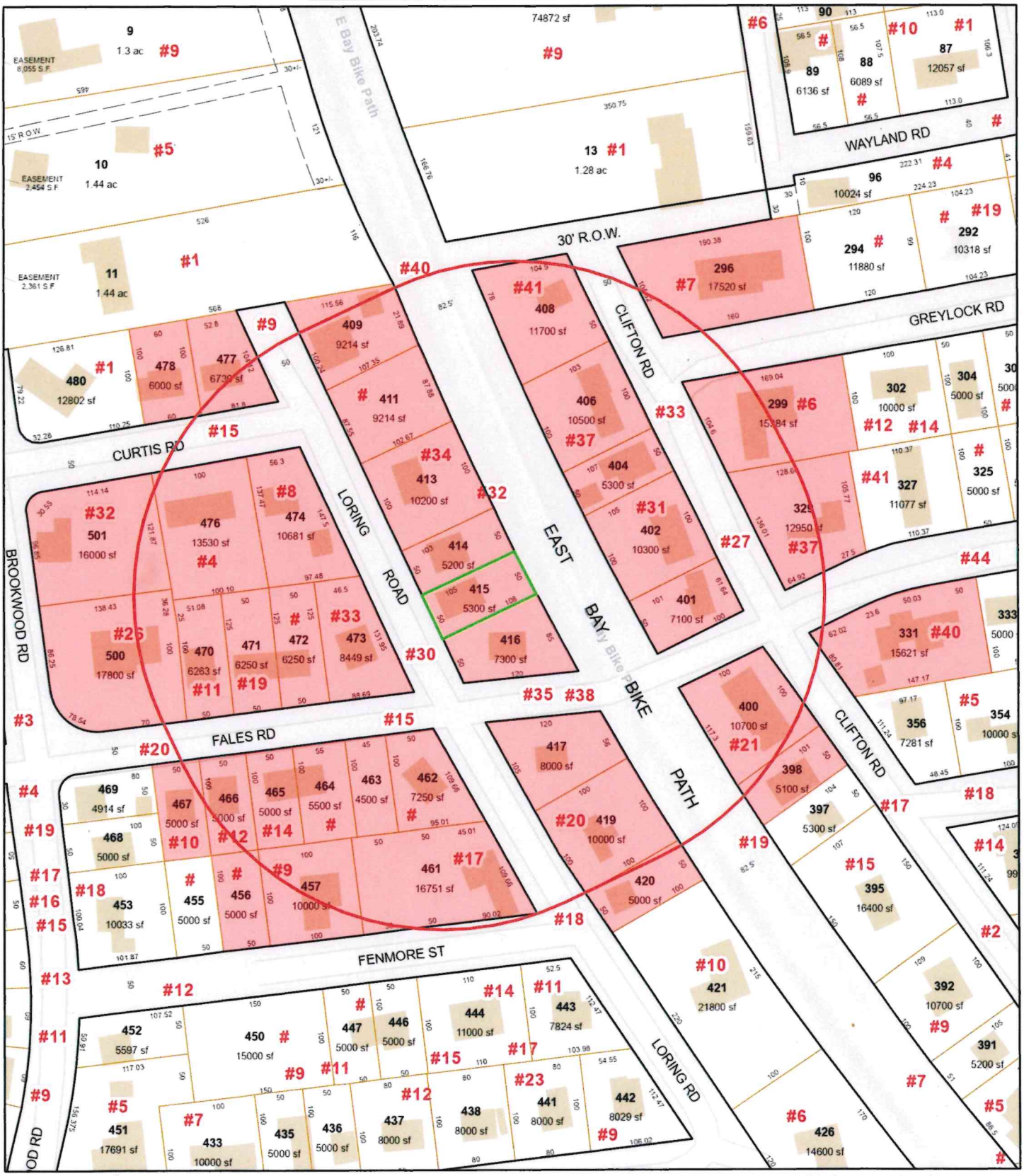
www.cai-tech.com



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300 feet Abutters List Report

Bristol, RI
November 13, 2026

Subject Property:

Parcel Number: 79-415
CAMA Number: 79-415
Property Address: 30 LORING RD

Mailing Address: TROMP, KYLIE MICHELLE & DEATON, QUINN M. TC
30 LORING RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 79-296
CAMA Number: 79-296
Property Address: 7 GREYLOCK RD

Mailing Address: PIRRI, ANGELO M. TRUSTEE
7 GREYLOCK RD
BRISTOL, RI 02809

Parcel Number: 79-299
CAMA Number: 79-299
Property Address: 6 GREYLOCK RD

Mailing Address: PIRRI, DOMENIC M
ONE COMMERCIAL WAY
WARREN, RI 02885

Parcel Number: 79-329
CAMA Number: 79-329
Property Address: 37 FALES RD

Mailing Address: RAPOSA, GEORGE M & LIMA, FRANCISCA SILVIA TE
37 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-331
CAMA Number: 79-331
Property Address: 40 FALES RD

Mailing Address: GOLDBERGER, BRIAN & MORSE, KIMBERLY TE
40 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-398
CAMA Number: 79-398
Property Address: 19 CLIFTON RD

Mailing Address: HUGHES, GREGORY A. DEBORAH L. TE
19 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 79-400
CAMA Number: 79-400
Property Address: 21 CLIFTON RD

Mailing Address: DK LYN LLC
19 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 79-401
CAMA Number: 79-401
Property Address: 27 CLIFTON RD

Mailing Address: HUGHES, GREGORY A DEBORAH L TE
27 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 79-402
CAMA Number: 79-402
Property Address: 31 CLIFTON RD

Mailing Address: DAGER, DEBORAH
31 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 79-404
CAMA Number: 79-404
Property Address: 33 CLIFTON RD

Mailing Address: EMMA, MICHAEL R. & DAVIS, WENDY B. TE
33 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 79-406
CAMA Number: 79-406
Property Address: 37 CLIFTON RD

Mailing Address: TURENNE, MARCIA E & QUIGLEY, ANNE D TRUSTEES
37 CLIFTON RD
BRISTOL, RI 02809

CAI Technologies
www.cai-tech.com
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.

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	79-408	Mailing Address:	QUIGLEY, MARK R. ANNE D. ETUX TE
CAMA Number:	79-408		41 CLIFTON RD
Property Address:	41 CLIFTON RD		BRISTOL, RI 02809
Parcel Number:	79-409	Mailing Address:	ZAYDON, PAUL TRUSTEE & BISSETT,
CAMA Number:	79-409		AMELIA TRST TC
Property Address:	40 LORING RD		40 LORING RD
			BRISTOL, RI 02809
Parcel Number:	79-411	Mailing Address:	MELLO, ROBERT W JR. ETUX MELLO,
CAMA Number:	79-411		DONNA A.
Property Address:	LORING RD		16 HILLSIDE RD
			BRISTOL, RI 02809
Parcel Number:	79-413	Mailing Address:	MELLO, ROBERT W & SHEILA C JT
CAMA Number:	79-413		34 LORING RD
Property Address:	34 LORING RD		BRISTOL, RI 02809
Parcel Number:	79-414	Mailing Address:	CROCKER, STEVEN E TRUSTEE SEVEN
CAMA Number:	79-414		E CROCKER LIVING TRUST
Property Address:	32 LORING RD		32 LORING RD
			BRISTOL, RI 02809
Parcel Number:	79-415	Mailing Address:	TROMP, KYLIE MICHELLE & DEATON,
CAMA Number:	79-415		QUINN M. TC
Property Address:	30 LORING RD		30 LORING RD
			BRISTOL, RI 02809
Parcel Number:	79-416	Mailing Address:	PLOHR, BRADLEY
CAMA Number:	79-416		4 COX CT
Property Address:	35 FALES RD		BRISTOL, RI 02809
Parcel Number:	79-417	Mailing Address:	DUONG, HONG CHAU T.
CAMA Number:	79-417		38 FALES RD
Property Address:	38 FALES RD		BRISTOL, RI 02809
Parcel Number:	79-419	Mailing Address:	BENEDETTI, JOANNA LIFE ESTATE
CAMA Number:	79-419		BENEDETTI, BAILOR
Property Address:	20 LORING RD		20 LORING RD
			BRISTOL, RI 02809
Parcel Number:	79-420	Mailing Address:	DIXON, KELLEY & PETER TE
CAMA Number:	79-420		18 LORING RD
Property Address:	18 LORING RD		BRISTOL, RI 02809
Parcel Number:	79-456	Mailing Address:	KRUSHNOWSKI, ERIC JOHN & CAROL
CAMA Number:	79-456		LEE TRUSTEES
Property Address:	FENMORE RD		9 FENMORE RD
			BRISTOL, RI 02809
Parcel Number:	79-457	Mailing Address:	KRUSHNOWSKI, ERIC JOHN & CAROL
CAMA Number:	79-457		LEE TRUSTEES
Property Address:	9 FENMORE RD		9 FENMORE RD
			BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	79-461	Mailing Address:	SIMMONS, VIRGINIA TRUST
CAMA Number:	79-461		17 LORING RD
Property Address:	17 LORING RD		BRISTOL, RI 02809
Parcel Number:	79-462	Mailing Address:	HENRIE, AMY LIPTON & ALEXANDER
CAMA Number:	79-462		O'GORMAN TE
Property Address:	LORING RD		15 LORING RD
			BRISTOL, RI 02809
Parcel Number:	79-463	Mailing Address:	HENRIE, AMY LIPTON & ALEXANDER
CAMA Number:	79-463		O'GORMAN TE
Property Address:	15 LORING RD		15 LORING RD
			BRISTOL, RI 02809
Parcel Number:	79-465	Mailing Address:	PERRY, SCOTT M. JR & JESSICA TE
CAMA Number:	79-465		14 FALES RD
Property Address:	14 FALES RD		BRISTOL, RI 02809
Parcel Number:	79-466	Mailing Address:	MARTIN, CARLA A TRUSTEE HEATHER
CAMA Number:	79-466		A MARTIN IRREVOCABLE TRUST
Property Address:	12 FALES RD		270 NEWLAND AVE
			WOONSOCKET, RI 02895
Parcel Number:	79-467	Mailing Address:	MCCABE, MARION L.
CAMA Number:	79-467		10 FALES RD
Property Address:	10 FALES RD		BRISTOL, RI 02809
Parcel Number:	79-470	Mailing Address:	CONNELL, ROBIN D. & CONNELL,
CAMA Number:	79-470		BYRON J. III, TRUSTEES
Property Address:	11 FALES RD		11 FALES RD
			BRISTOL, RI 02809
Parcel Number:	79-471	Mailing Address:	BABYAK, EDWARD E. JR & JACQUELINE
CAMA Number:	79-471		D. TE
Property Address:	19 FALES RD		19 FALES ROAD
			BRISTOL, RI 02809
Parcel Number:	79-472	Mailing Address:	BABYAK, EDWARD E. JR & JACQUELINE
CAMA Number:	79-472		D. TE
Property Address:	FALES RD		19 FALES ROAD
			BRISTOL, RI 02809
Parcel Number:	79-473	Mailing Address:	PENATZER, JOHN JR & NEWTON,
CAMA Number:	79-473		KIMBERLEY JT
Property Address:	33 FALES RD		33 FALES RD
			BRISTOL, RI 02809
Parcel Number:	79-474	Mailing Address:	MARISCAL, JUAN
CAMA Number:	79-474		8 CURTIS RD
Property Address:	8 CURTIS RD		BRISTOL, RI 02809
Parcel Number:	79-476	Mailing Address:	SOUSA, JOSEPH
CAMA Number:	79-476		4 CURTIS RD
Property Address:	4 CURTIS RD		BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	79-477	Mailing Address:	DAUBENEY, KEITH A
CAMA Number:	79-477		9 CURTIS ST
Property Address:	9 CURTIS RD		BRISTOL, RI 02809
Parcel Number:	79-478	Mailing Address:	JONES, PAUL T. JR & JONES, LINDA
CAMA Number:	79-478		TRUSTEES
Property Address:	15 CURTIS RD		15 CURTIS RD
			BRISTOL, RI 02809
Parcel Number:	79-500	Mailing Address:	TO, KING W. TRUSTEE
CAMA Number:	79-500		26 BROOKWOOD RD
Property Address:	26 BROOKWOOD RD		BRISTOL, RI 02809
Parcel Number:	79-501	Mailing Address:	TOYE, MARY P
CAMA Number:	79-501		32 BROOKWOOD RD
Property Address:	32 BROOKWOOD RD		BRISTOL, RI 02809

BABYAK, EDWARD E. JR & JA
19 FALES ROAD
BRISTOL, RI 02809

BENEDETTI, JOANNA LIFE E
BENEDETTI, BAILOR
20 LORING RD
BRISTOL, RI 02809

CONNELL, ROBIN D. &
CONNELL, BYRON J. III, TR
11 FALES RD
BRISTOL, RI 02809

CROCKER, STEVEN E TRUSTEE
SEVEN E CROCKER LIVING TR
32 LORING RD
BRISTOL, RI 02809

DAGER, DEBORAH
31 CLIFTON RD
BRISTOL, RI 02809

DAUBENEY, KEITH A
9 CURTIS ST
BRISTOL, RI 02809

DIXON, KELLEY & PETER TE
18 LORING RD
BRISTOL, RI 02809

DK LYN LLC
19 CLIFTON RD
BRISTOL, RI 02809

DUONG, HONG CHAU T.
38 FALES RD
BRISTOL, RI 02809

EMMA, MICHAEL R. & DAVIS,
33 CLIFTON RD
BRISTOL, RI 02809

GOLDBERGER, BRIAN &
MORSE, KIMBERLY TE
40 FALES RD
BRISTOL, RI 02809

HENRIE, AMY LIPTON &
ALEXANDER O'GORMAN TE
15 LORING RD
BRISTOL, RI 02809

HUGHES, GREGORY A
DEBORAH L TE
27 CLIFTON RD
BRISTOL, RI 02809

HUGHES, GREGORY A.
DEBORAH L. TE
19 CLIFTON RD
BRISTOL, RI 02809

JONES, PAUL T. JR & JONES
15 CURTIS RD
BRISTOL, RI 02809

KRUSHNOWSKI, ERIC JOHN &
9 FENMORE RD
BRISTOL, RI 02809

MARISCAL, JUAN
8 CURTIS RD
BRISTOL, RI 02809

MARTIN, CARLA A TRUSTEE
HEATHER A MARTIN IRREVOCA
270 NEWLAND AVE
WOONSOCKET, RI 02895

MCCABE, MARION L.
10 FALES RD
BRISTOL, RI 02809

MELLO, ROBERT W & SHEILA
34 LORING RD
BRISTOL, RI 02809

MELLO, ROBERT W JR. ETUX
MELLO, DONNA A.
16 HILLSIDE RD
BRISTOL, RI 02809

PENATZER, JOHN JR & NEWTO
33 FALES RD
BRISTOL, RI 02809

PERRY, SCOTT M. JR & JESS
14 FALES RD
BRISTOL, RI 02809

PIRRI, ANGELO M. TRUSTEE
7 GREYLOCK RD
BRISTOL, RI 02809

PIRRI, DOMENIC M
ONE COMMERCIAL WAY
WARREN, RI 02885

PLOHR, BRADLEY
4 COX CT
BRISTOL, RI 02809

QUIGLEY, MARK R.
ANNE D. ETUX TE
41 CLIFTON RD
BRISTOL, RI 02809

RAPOSA, GEORGE M &
LIMA, FRANCISCA SILVIA T
37 FALES RD
BRISTOL, RI 02809

SIMMONS, VIRGINIA TRUST
17 LORING RD
BRISTOL, RI 02809

SOUSA, JOSEPH
4 CURTIS RD
BRISTOL, RI 02809

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

TOYE, MARY P
32 BROOKWOOD RD
BRISTOL, RI 02809

TROMP, KYLIE MICHELLE & D
30 LORING RD
BRISTOL, RI 02809

TURENNE, MARCIA E & QUIGL
37 CLIFTON RD
BRISTOL, RI 02809

ZAYDON, PAUL TRUSTEE &
BISSETT, AMELIA TRST TC
40 LORING RD
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Zoning Board of Review

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

November 13, 2026
File #: ZBR-26-61

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Adam and Tracy Ramos
Owner of Record: Adam Ramos and Tracy Cooper Ramos
Location: 116 BAY VIEW AVE , BRISTOL, RI, 02809
Plat: 23 Lot: 143
Zoning District: R-6

Applicant is requesting **Dimensional Variances** to:

construct a 30ft. x 36ft. freestanding accessory dwelling unit (ADU) structure with an 8ft. x 30ft. attached porch at a size and height greater than permitted for accessory structures in the R-6 zoning district; with less than the required lot area for an ADU within a new structure; and with a floor area greater than 60 percent of the floor area of the existing principal residential 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 website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-61

116 Bay View Ave. 23 143

November 12, 2026

Applicant	
Name of Applicant	Adam and Tracy Ramos
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	116 Bay View Ave.	23	143

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: Accessory Dwelling Unit ("ADU")

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,080 feet
Width in Feet	30 feet
Length in Feet	36 feet
Height Above Grade	22 feet
Number of Stories	1

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Section 28-151 - Accessory Dwelling Units

Describe the extent of the proposed alterations and the reasons for the requesting relief
We are requesting a variance to be eligible to build an ADU that is more than 60% of the square footage of the primary structure and has a larger footprint than the primary structure, but that does not require relief from the setback requirements or the lot coverage requirements. We also are seeking relief to build on a non-conforming lot because we have only 50 feet of frontage. As indicated under Section 28-151(d)(3), any ADU applications that do not meet the requirements of the section shall be reviewed through an application for a dimensional variance. A longer narrative for the project is attached to this application as well.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	10,100
Lot Frontage	50
Lot Depth	202

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,445	Building/Structure Detail if Other: Two story 21'x36' home with 4 bedrooms and 2 full baths. Loose fieldstone foundation, full basement, crawl space attic.

Dear Chair Asciola, Vice Chair Burke, Members Brum, Duarte, and Kern, and Alternate Members Palmer and Teves,

Thank you for your consideration of our variance request to construct an Accessory Dwelling Unit ("ADU") on our single-family property located at 116 Bayview Avenue.

We are seeking this variance because we want to be able to facilitate multi-generational living for our family. Tracy bought this house as a two-family in 2006 – before we started dating. She lived on the first floor, and she rented the second floor. Not long afterward, we started dating, fell in love, and started a family. Before our son, Max, was born, we decided that we would live in the whole house and make a nice home to raise our family. Our daughter, Lily, was born shortly afterward and since then, this house has been a beloved family home as our children have grown.

Throughout, Adam's father, Jeff Ramos, and Stepmother, Jackie Ramos – known as Papa and Grandma (or P&G) to the kids – have been an instrumental part of our lives, supporting us and celebrating our kids with us every step of the way. Although they have lived in Cranston and Warwick for most of their lives, they have both spent lots of time in Bristol as part of our family since the kids were born. Jeff was even an assistant little league coach when Adam coached Max's baseball teams in King Philip Little League, and he has always supported whatever needs we have when it comes to home repair at 116 Bayview. Jackie has been a steadfast supporter of all of us throughout the years. Jeff and Jackie spend Christmas with us, and have been there for countless family dinners. We are blessed to have had such amazing, engaged and involved grandparents in Max and Lily's life as they have grown up.

Now, as Jeff and Jackie have moved into retirement and are planning for the rest of their lives, we want to have them close to us. Our hope is that they will be able to age in place while maintaining independence, saving money and benefiting from proximity to us so we can support them as their needs evolve. This is the genesis of the idea to build an ADU for them. Additionally, it is our hope and expectation that, as we age, we also will eventually retire to the ADU (with the hope that Max or Lily lives at 116 Bayview in adulthood to continue the multigenerational Ramos family legacy at the property).

Our plan is to construct a single story ADU on the back portion of our property that has a 30' x 36' footprint, plus an 8' deep front porch facing toward the back of the existing house. The indoor living space would be approximately 1,080 square feet, exclusive of a planned full basement. The new building would be set back 15' from the rear of the property, and 10' from both side boundaries. The exterior design of the new building would mimic the exterior design of the existing house. The new building would have a height of 22', and the existing building is approximately 26' high.

The lot has 50' of frontage on Bayview Avenue. The existing house is a two-story structure that has a footprint of 21' x 36', with a 6' deep front porch facing Bayview Avenue. It is only 6' from the western property line, but 23' from the eastern property boundary.

The lot, overall, is approximately 10,100 square feet. With the addition of the ADU, the total lot coverage for residential structures will be only 1,836 square feet, which is 18 percent, well below, the 30 percent lot coverage limit required for residential structures under § 28-111 of the Zoning Ordinance.

The property is in the R-6 Zone, which requires 60' of lot width for one dwelling and 80' of lot width for two dwellings, as well as 60' of frontage, under § 28-111 of the Zoning Ordinance. Accordingly, as it currently exists, our home is a non-conforming use, and we are seeking a variance to permit the construction of the ADU consistent with the existing non-conforming use as to frontage and insufficient lot width.

Additionally, because our proposed ADU does not conform to all the requirements of § 28-151, we are seeking approval to construct the ADU pursuant to § 28-151(d)(3), which provides for review of any application for an ADU that "does not meet the requirements of this section."

We are excited for this new phase of life; Jeff and Jackie are really excited to move to Bristol and be a part of our incredible community. We are looking forward to having them nearby as we plan to send our kids off to college, and grateful for your consideration as our family transitions into this new phase of life.

We are happy to answer any questions or discuss any aspect of our plans with you to address concerns you may have about this project. We are grateful that the Town of Bristol has shown support for ADU development, as we believe it speaks to the family values orientation of the town, which we share.

Sincerely,

Adam and Tracy Ramos

116 Bay View Ave, Bristol, RI

Map/Lot: 23-143

1 inch = 33 Feet

0 33 66 99

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



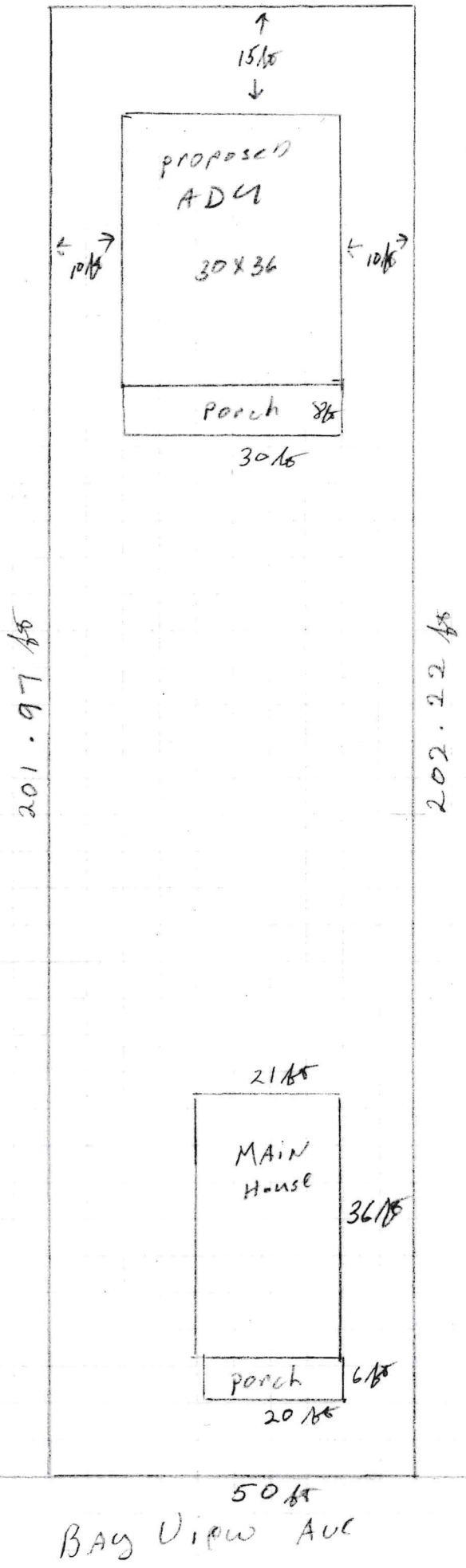
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

ADAM + Tracy Ramos

023-0143-000

Scale 1/4" = 5'

Site Plan

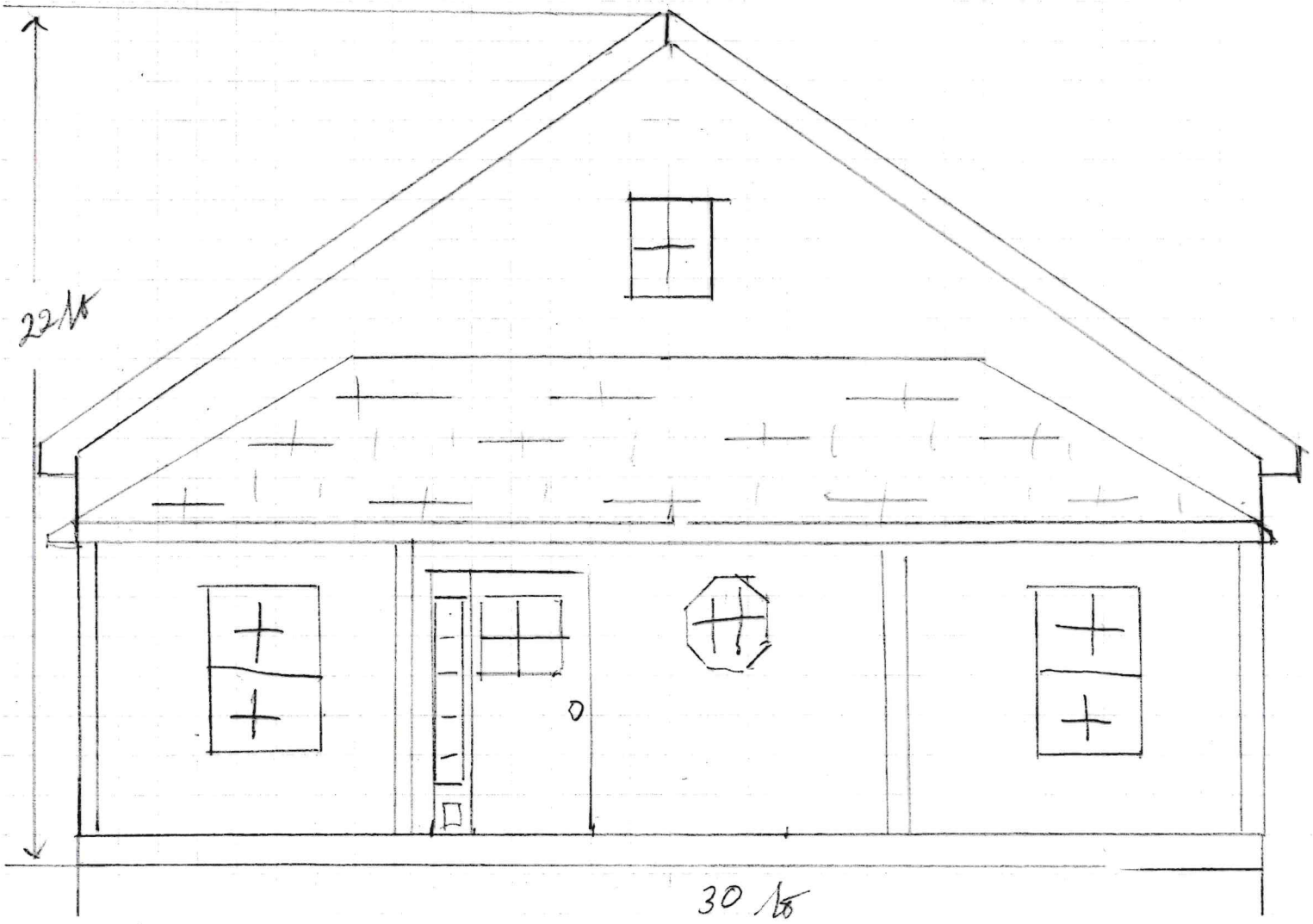


ADAM + TRACY RAMOS

028 - 0143 - 000

SCALE 1/4" = 1'

FRONT ELEVATION

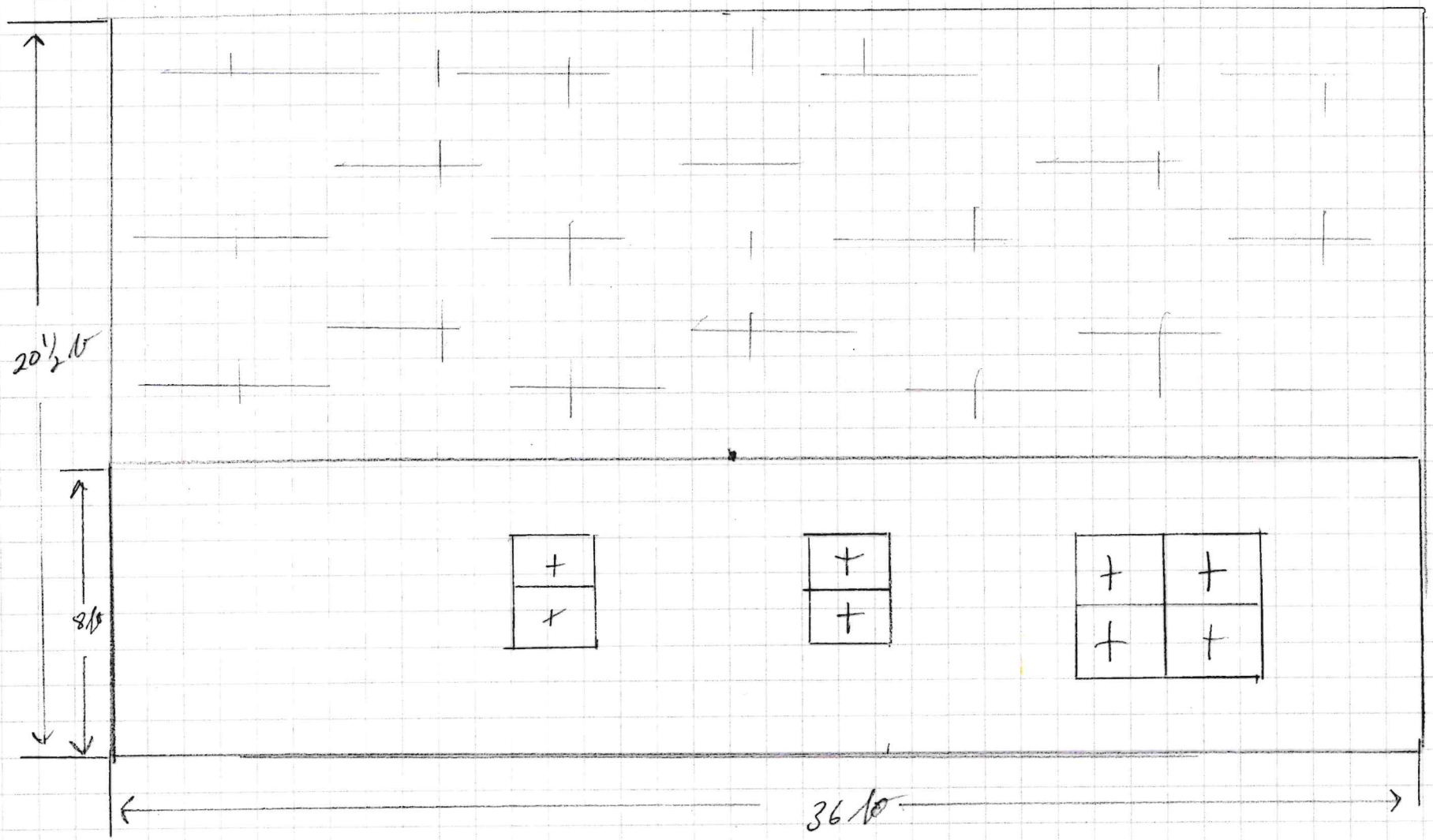


ADAM + TRACY RAMOS

028-0143-000

SCALE 1/4" = 1'

LEFT SIDE ELEVATION



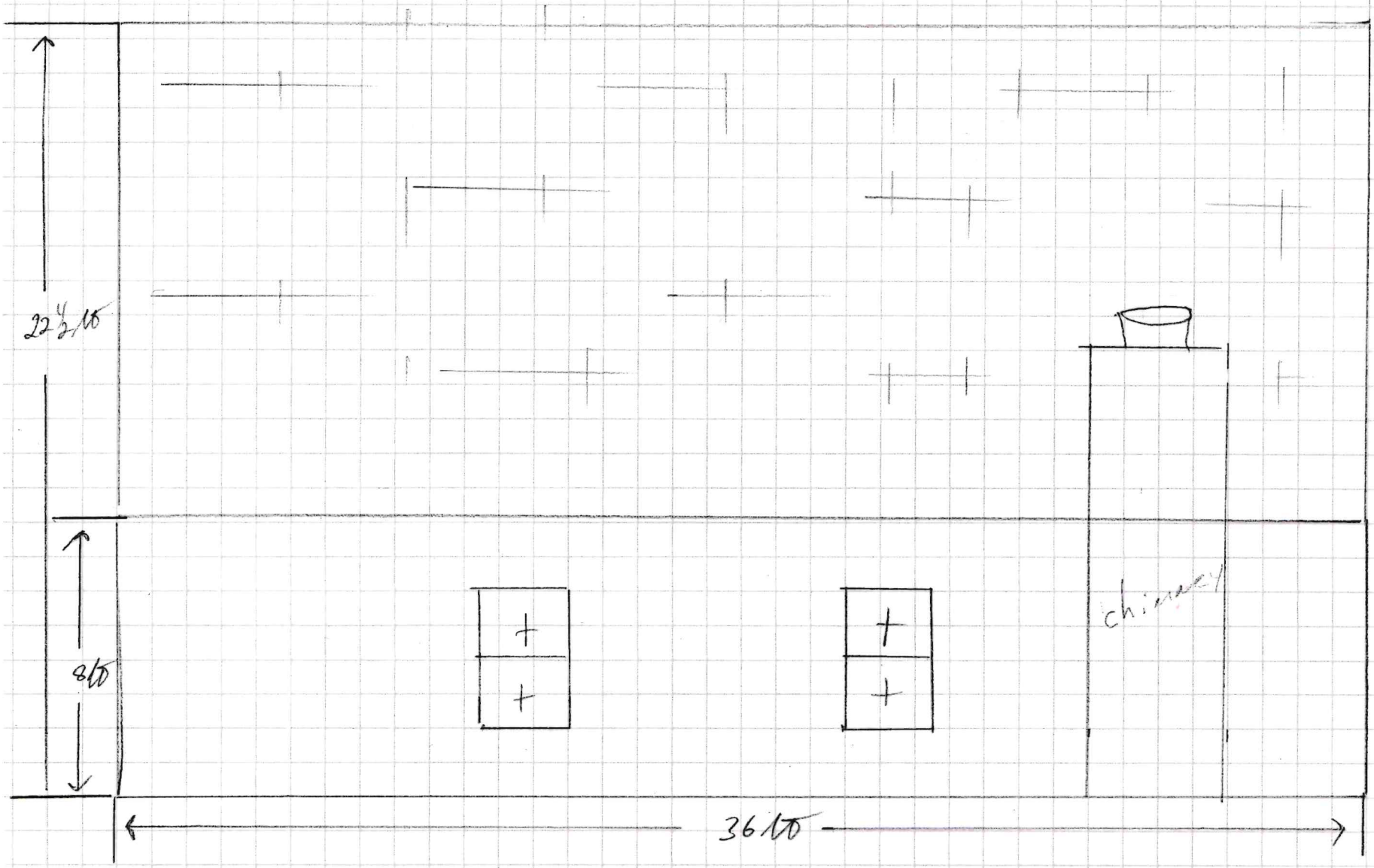
Item 4G.

ADAM + TRACY RAMOS

028-0143-000

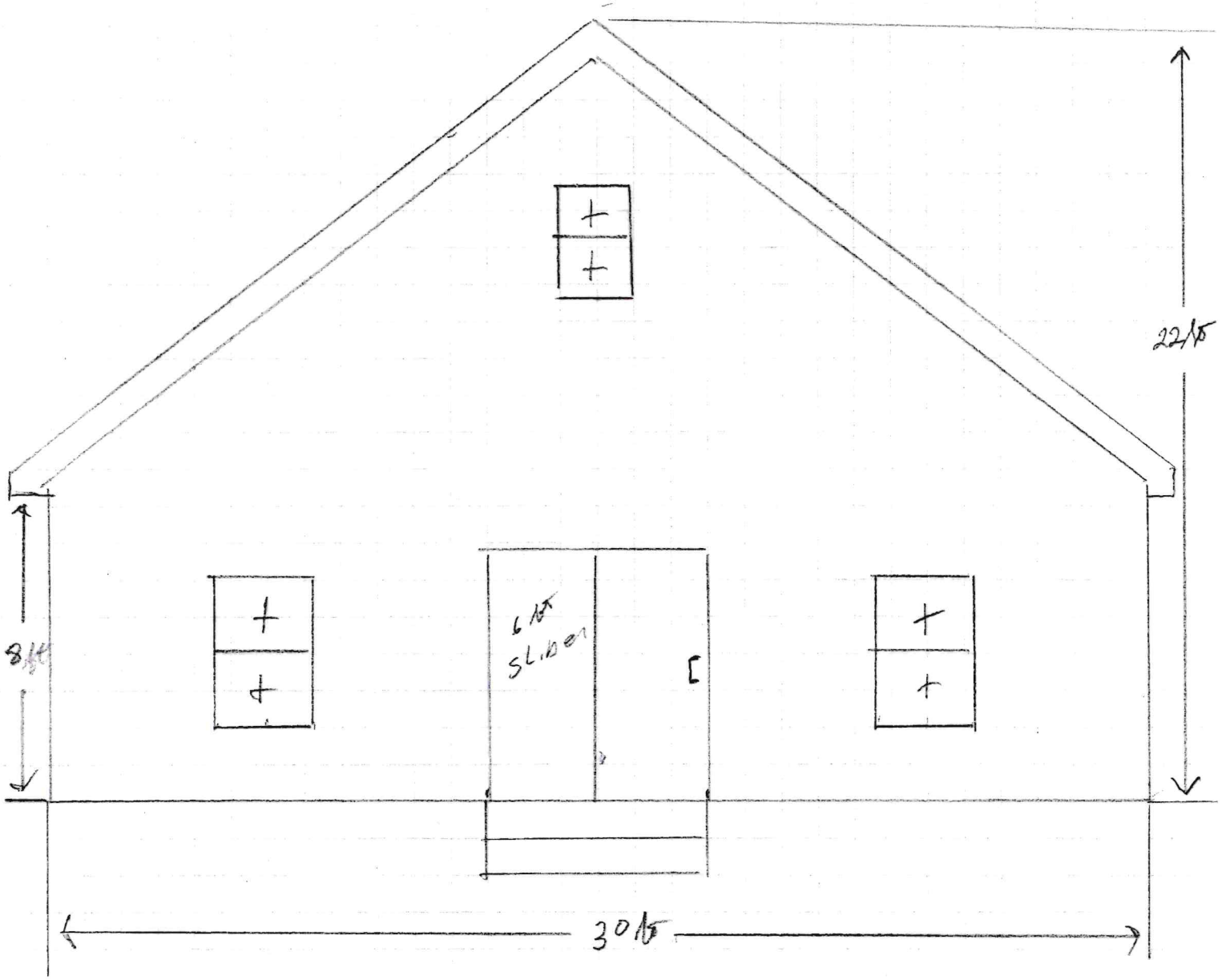
SCALE 1/4" = 1'

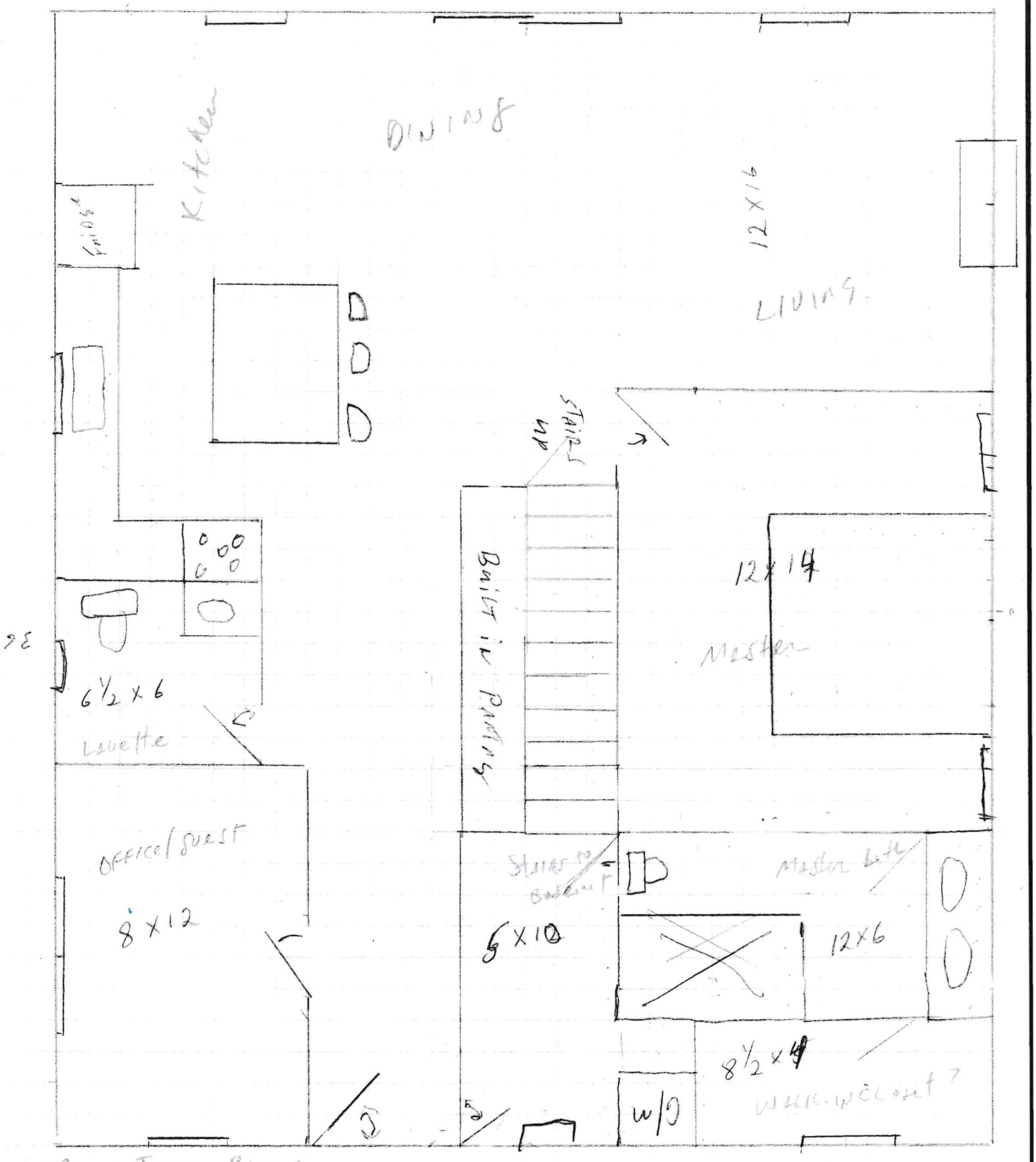
RIGHT SIDE ELEVATION



Item 4G.

ADAM + TRACY RAMOS
028-0143-000
SCALE ¼" = 1'
REAR ELEVATION





ADAM + TRACY RAMOS
028-0143-000
SCALE ¼" = 1'
FLOOR PLAN

Bristol | **116 BAY VIEW AVE** | Card 1 of 1

Plat/Lot 023-0143-000 | **Account: 1801** | LUC 27 | Zone R-6 | **Assessment** $545,100

CATALIS — ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

Owner Account #: 18-0313-20

		% Owned
Owner 1	RAMOS, ADAM & RAMOS, TRACY COOPER TE	
Owner 2		
Owner 3		
Address	116 BAY VIEW AVE, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
RAMOS, TRACY C.	03/04/2024	0	2237-279		Q
COOPER, TRACY A.	08/18/2009	0	1502-1	A	Q
ELLIOTT, SUSAN	05/25/2006	295,000	1298-55		W
DOHERTY, JEFFREY J. & EL	11/15/2004	0	1163-333		Q
REGO ANTHONY H . C	09/28/2001	170,000	823-249	A	W

Assessment

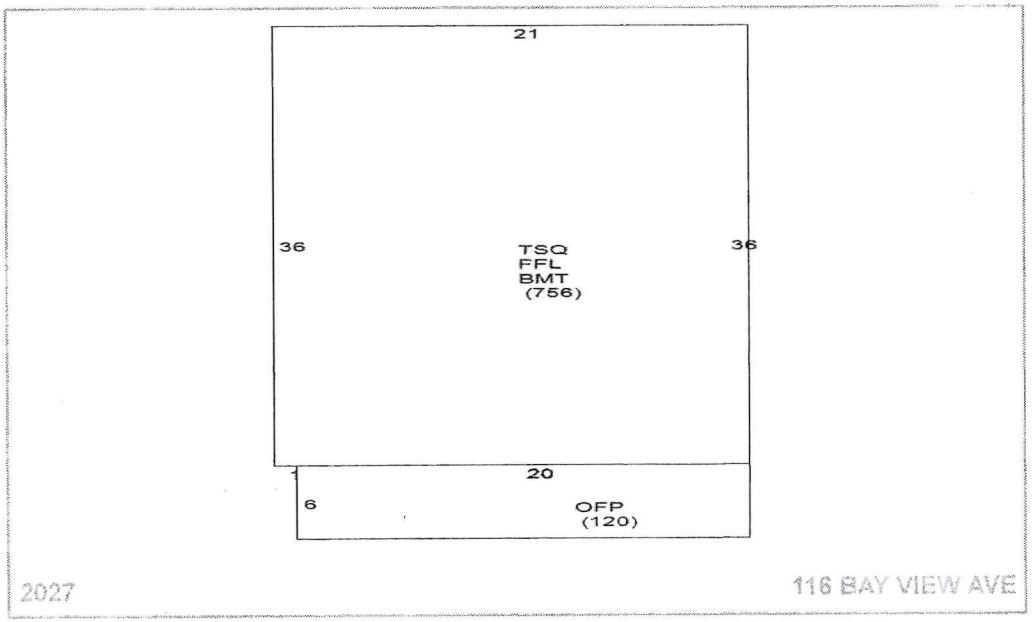
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	367,000	0	0.23	178,100	0	545,100
TOTAL	367,000	0	0.23	178,100	0	545,100

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 247.89 | VAL per SQ Unit/Parcel > 247.89

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	27	367,000	0	0	178,100	0	545,100	545,100
2025	27	367,000	0	0	178,100	0	545,100	545,100
2024	01	199,300	0	0	148,400	0	347,700	347,700
2023	02	170,000	0	0	148,400	0	318,400	318,400
2022	02	170,000	0	0	148,400	0	318,400	318,400
2021	02	137,600	0	0	132,400	0	270,000	270,000





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	27	R Single Fa	0.13774	AC	P	1.00	1,092,000	1,105,706	J							152,300			1.00	0
2	27	R Single Fa	0.09435	AC	EX	0.20	1,092,000	273,450	J							25,800			1.00	0
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 4G.

Bristol | **116 BAY VIEW AVE** | Card 1 of 1 | CATALIS

Plat/Lot 023-0143-000 | **Account: 1801** | LUC 27 | Zone R-6 | **Assessment** $545,100

Building Information

	Description		Description
BLDG Type	Convention	Story Height	1 3/4 Story Finishe
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Carpet % 50
BMT Garages		Color	BLUE
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4	
Year Built	1900	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AG	AG - Avg-Goo	30.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.8

Bas $/SQ	281.00
Size Adj	1.16
Constr Adj	1.01
Adj $/SQ	328.38
Othr Featrs	57,000
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	530,367
Depreciation	163,353
Depr Total	367,014

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	756	756	328.38	248,255
TSQ	3/4 STORY	567	567	328.38	186,191
BMT	BASEMENT	756	0	49.26	37,241
OFP	OPEN PORCH	120	0	14.00	1,680
Total		2,199	1,323		473,367

Visit History

Date	Result	By
1/13/2025	REVIEW	MP
8/30/2023	VISIT	MD
8/4/2021	REVIEW	
7/13/2018	REVIEW	
7/13/2018	MEASURED	
5/3/2018	LISTED	
11/9/2007	MEASURE	
11/9/2007	LISTED	

Notes

EXTERIOR RENOVATION 12/08EAS

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	07/31/2023	E57048		ELEC	1,000	100	Closed	Adding a 240 volt 30 amp feed for a mini split AC unit. Also adding a 120 volt
2	07/20/2023	E56938		ELEC	3,800	100	Closed	Existing service is 120/240 volt 200 amp with 2 meters. Meter #1 is a 100 amp
3	04/19/2023	E56209		ELEC	5,000	100	Closed	Kitchen remodel
4	04/11/2023	M56123		MECH	2,500	100	Closed	Kitchen Remodel: Install new gas range / Install new toe kick heater in kitchen
5	02/13/2023	P55775		PLMB	4,500	100	Closed	Kitchen remodel: Supply and install new ball valves and trap under sink, conn
6	01/26/2023	B55661		BLDG	49,899	100	Closed	Kitchen Remodel: Remove existing cabs, countertops and flooring. Strip all ki
7	06/03/2020	P50436		PLMB	2,100	100	Closed	Install washing machine boxInstall new vanityInstall new toiletInstall shower v
8	06/03/2020	E50437		ELEC	2,000	100	Closed	Add recessed lights ,add gfi and move switchs in bathroom and add circuits f
9	05/11/2020	B50307		BLDG	17	100	Closed	remove sheetrock, plaster, tile from first floor bath and shower. install new sh

Special Features & Yard Items

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

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

Town of Bristol, RI

116 Bay View Avenue - 200' Radius

1 inch = 141 Feet

November 13, 2026

0 141 282 423

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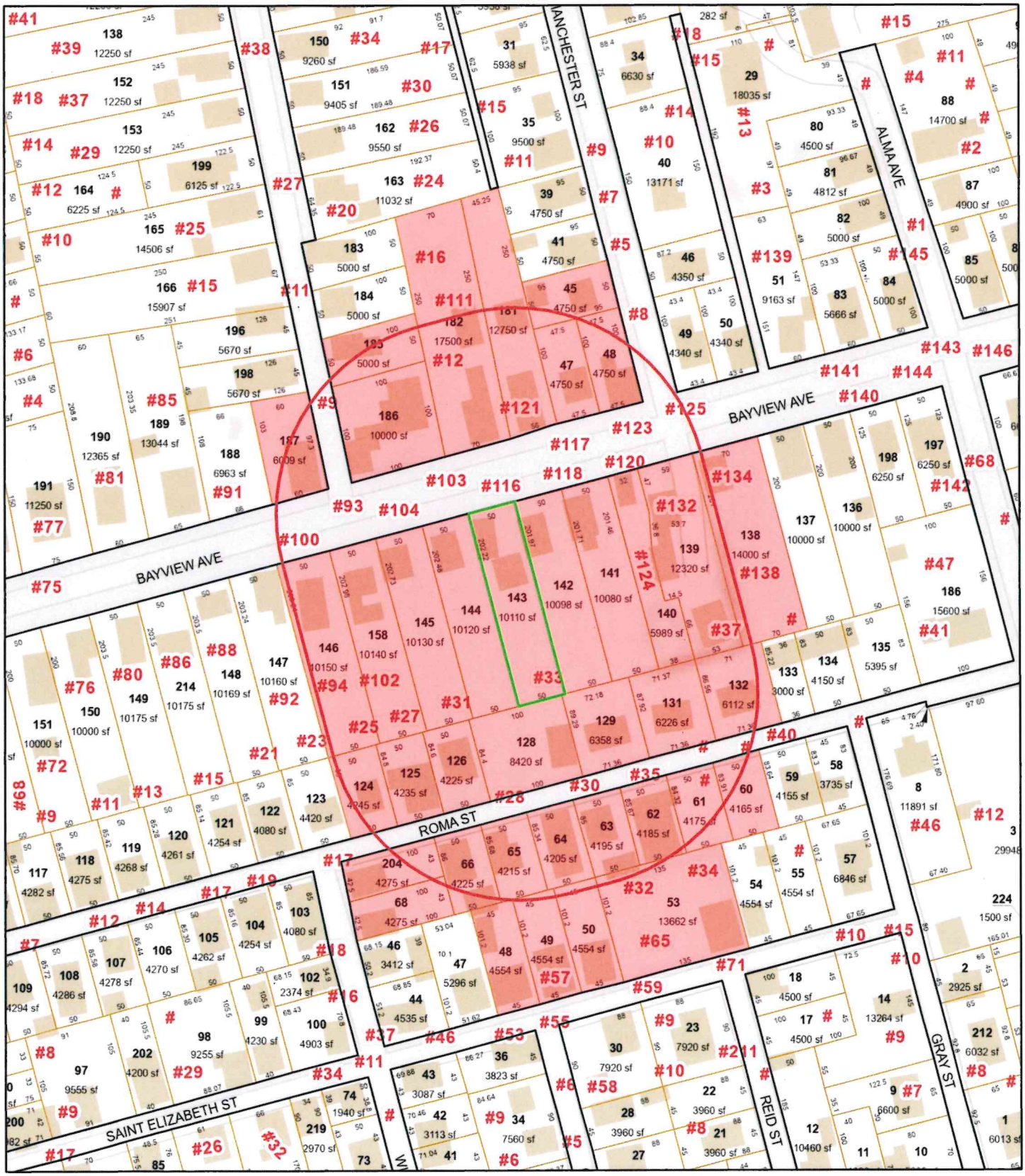

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

200 feet Abutters List Report

Bristol, RI
November 13, 2026

Subject Property:

Parcel Number:	23-143	Mailing Address:	RAMOS, ADAM & RAMOS, TRACY COOPER TE
CAMA Number:	23-143		116 BAY VIEW AVE
Property Address:	116 BAY VIEW AVE		BRISTOL, RI 02809

Abutters:

Parcel Number:	22-181	Mailing Address:	LOPEZ, MARY H. ETAL TC BOTELHO, JOSEPH JR & ROBERT
CAMA Number:	22-181		117 BAY VIEW AVE
Property Address:	117 BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	22-182	Mailing Address:	RAPOSA, JUDITH A. & MANUEL H.A. TE
CAMA Number:	22-182		111 BAY VIEW AVE
Property Address:	111 BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	22-185	Mailing Address:	HAKEEM, NOEL C
CAMA Number:	22-185		P.O. BOX 1005
Property Address:	12 THOMPSON AVE		BRISTOL, RI 02809
Parcel Number:	22-186	Mailing Address:	GAME MANAGEMENT, LCC
CAMA Number:	22-186		9 JANE LANE
Property Address:	103 BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	22-187	Mailing Address:	NASSIMS PROPERTIES LLC
CAMA Number:	22-187		5 PHEASANT DR
Property Address:	93 BAY VIEW AVE		EAST GREENWICH, RI 02818
Parcel Number:	23-124	Mailing Address:	WOOD, ROBERT B & LORI A TE
CAMA Number:	23-124		101 OLD BULGARMARSH RD
Property Address:	23 ROMA ST		TIVERTON, RI 02878
Parcel Number:	23-125	Mailing Address:	CASTIGLIEGO, DOMENIC R
CAMA Number:	23-125		25 ROMA ST UNIT C
Property Address:	25 ROMA ST		BRISTOL, RI 02809
Parcel Number:	23-126	Mailing Address:	HUGHES, GREGORY A & DEBORAH L
CAMA Number:	23-126		19 CLIFTON RD
Property Address:	27 ROMA ST		BRISTOL, RI 02809
Parcel Number:	23-128	Mailing Address:	BERSHADSKY, VICTORIA
CAMA Number:	23-128		49 CRANE NECK RD
Property Address:	31 ROMA ST		SETAUKET, NY 11733
Parcel Number:	23-129	Mailing Address:	FOSTER, BETHANY A
CAMA Number:	23-129		33 ROMA ST
Property Address:	33 ROMA ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	23-131	Mailing Address:	LIMA, ANA MARIA & ANTONIO C. LE LACHAPELLE, SUSIE MARY 35 ROMA ST BRISTOL, RI 02809
CAMA Number:	23-131		
Property Address:	35 ROMA ST		
Parcel Number:	23-132	Mailing Address:	GRAHAM, JEFFREY J. LYNN Y. GRAHAM TE 37 ROMA ST. BRISTOL, RI 02809
CAMA Number:	23-132		
Property Address:	37 ROMA ST		
Parcel Number:	23-138	Mailing Address:	FREITAS, LEE ANN 134 BAY VIEW AVE BRISTOL, RI 02809
CAMA Number:	23-138		
Property Address:	134 BAY VIEW AVE		
Parcel Number:	23-139	Mailing Address:	GANLEY, ADRIAN P. & PARK, DEVON M. JT 132 BAY VIEW AVE BRISTOL, RI 02809
CAMA Number:	23-139		
Property Address:	132 BAY VIEW AVE		
Parcel Number:	23-140	Mailing Address:	FLYNN, JAMES M & ELIZABETH C TE 124 BAY VIEW AVE BRISTOL, RI 02809
CAMA Number:	23-140		
Property Address:	124 BAY VIEW AVE		
Parcel Number:	23-141	Mailing Address:	AURELIO J LEAL DA SILVEIRA TRUST & MARIA D COSTA TRUST JT 120 BAYVIEW AVE BRISTOL, RI 02809
CAMA Number:	23-141		
Property Address:	120 BAY VIEW AVE		
Parcel Number:	23-142	Mailing Address:	MIRANDA, BENJAMIN 37 METROPOLITAN PARK DR RIVERSIDE, RI 02915
CAMA Number:	23-142		
Property Address:	118 BAY VIEW AVE		
Parcel Number:	23-143	Mailing Address:	RAMOS, ADAM & RAMOS, TRACY COOPER TE 116 BAY VIEW AVE BRISTOL, RI 02809
CAMA Number:	23-143		
Property Address:	116 BAY VIEW AVE		
Parcel Number:	23-144	Mailing Address:	MEND PROPERTIES, LLC 50 KICKEMUIT AVE BRISTOL, RI 02809
CAMA Number:	23-144		
Property Address:	104 BAY VIEW AVE		
Parcel Number:	23-145	Mailing Address:	MOREIRA, MATTHEW & MEREDITH TE 102 BAY VIEW AVE BRISTOL, RI 02809-3421
CAMA Number:	23-145		
Property Address:	102 BAY VIEW AVE		
Parcel Number:	23-146	Mailing Address:	SILVA, DENNIS 94 BAY VIEW AVE BRISTOL, RI 02809
CAMA Number:	23-146		
Property Address:	94 BAY VIEW AVE		
Parcel Number:	23-158	Mailing Address:	PIRRI, FRANK A. JR. 100 BAY VIEW AVE BRISTOL, RI 02809
CAMA Number:	23-158		
Property Address:	100 BAY VIEW AVE		

200 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	23-204	Mailing Address:	MORAN, ANTONETTE
CAMA Number:	23-204		6 WOBURN ST
Property Address:	20 WILSON ST		BRISTOL, RI 02809
Parcel Number:	23-48	Mailing Address:	SALZANO, NICHOLAS
CAMA Number:	23-48		55 ST. ELIZABETH ST
Property Address:	55 ST ELIZABETH ST		BRISTOL, RI 02809
Parcel Number:	23-49	Mailing Address:	LEB REALTY LIMITED PARTNERSHIP
CAMA Number:	23-49		150 FRANKLIN ST
Property Address:	57 ST ELIZABETH ST		BRISTOL, RI 02809
Parcel Number:	23-50	Mailing Address:	SHIYU BRISTOL, LLC
CAMA Number:	23-50		111 HORIZON DR
Property Address:	59 ST ELIZABETH ST		TIVERTON, RI 02878
Parcel Number:	23-53	Mailing Address:	THOW, PHILLIP B & SUSAN TE & THOW, DAVID A
CAMA Number:	23-53		1425 GREEN END AVE
Property Address:	65 ST ELIZABETH ST		MIDDLETOWN, RI 02842
Parcel Number:	23-61	Mailing Address:	PIRRI, ANGELO
CAMA Number:	23-61		32 ROMA ST
Property Address:	ROMA ST		BRISTOL, RI 02809
Parcel Number:	23-62	Mailing Address:	PIRRI, ANGELO
CAMA Number:	23-62		32 ROMA ST
Property Address:	34 ROMA ST		BRISTOL, RI 02809
Parcel Number:	23-63	Mailing Address:	PIRRI, ANGELO
CAMA Number:	23-63		32 ROMA ST
Property Address:	32 ROMA ST		BRISTOL, RI 02809
Parcel Number:	23-64	Mailing Address:	PACHECO, PAUL C. & ALCIDA C. TE
CAMA Number:	23-64		17 ORCHARD ST
Property Address:	30 ROMA ST		BRISTOL, RI 02809
Parcel Number:	23-65	Mailing Address:	BOVE, MICHAEL J V
CAMA Number:	23-65		28 ROMA ST
Property Address:	28 ROMA ST		BRISTOL, RI 02809
Parcel Number:	23-66	Mailing Address:	KNIGHT, JESSICA M.
CAMA Number:	23-66		33 CHAMPLAIN RD
Property Address:	26 ROMA ST		ORLEANS, MA 02653
Parcel Number:	23-68	Mailing Address:	VIERA, JORDAN
CAMA Number:	23-68		18 WILSON ST
Property Address:	18 WILSON ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	27-45	Mailing Address:	MARTIN, KERRY & PARENTI, GINA MARIE TC 5 MANCHESTER ST BRISTOL, RI 02809
CAMA Number:	27-45		
Property Address:	5 MANCHESTER ST		
Parcel Number:	27-47	Mailing Address:	SUGHEIR, IAN 121 BAY VIEW AVE BRISTOL, RI 02809
CAMA Number:	27-47		
Property Address:	121 BAY VIEW AVE		
Parcel Number:	27-48	Mailing Address:	DAPONTE, ANTHONY J. TRUSTEE FRANCES A. DAPONTE LIV TRUST 123 BAY VIEW AVE BRISTOL, RI 02809
CAMA Number:	27-48		
Property Address:	123 BAY VIEW AVE		

AURELIO J LEAL DA SILVEIR
MARIA D COSTA TRUST JT
120 BAYVIEW AVE
BRISTOL, RI 02809

BERSHADSKY, VICTORIA
49 CRANE NECK RD
SETAUKET, NY 11733

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BRISTOL, RI 02809

CASTIGLIEGO, DOMENIC R
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BRISTOL, RI 02809

DAPONTE, ANTHONY J. TRUST
FRANCES A. DAPONTE LIV TR
123 BAY VIEW AVE
BRISTOL, RI 02809

FLYNN, JAMES M &
ELIZABETH C TE
124 BAY VIEW AVE
BRISTOL, RI 02809

FOSTER, BETHANY A
33 ROMA ST
BRISTOL, RI 02809

FREITAS, LEE ANN
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BRISTOL, RI 02809

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BRISTOL, RI 02809

GANLEY, ADRIAN P. &
PARK, DEVON M. JT
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GRAHAM, JEFFREY J.
LYNN Y. GRAHAM TE
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BRISTOL, RI 02809

HAKEEM, NOEL C
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BRISTOL, RI 02809

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BRISTOL, RI 02809

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ORLEANS, MA 02653

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BRISTOL, RI 02809

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BOTELHO, JOSEPH JR & ROBE
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