



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, February 10, 2025 at 7:00 PM

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

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **Thursday, February 6th, 2025**.

1. **Pledge of Allegiance**
2. **Approval of Minutes** - January 6, 2025
3. **Continued Petitions**

3A. 2025-02 Brandon M. and Cassie M. Andrade (continued from January) - Dimensional Variance: to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

Located at **21 Naomi Street**; Assessor's Plat 118, Lot 100; Zone: R-15

3B. 2025-03 Elena M. Bao (continued from January) - Dimensional Variances: to construct an approximate 26ft. x 34ft. 7in. living area addition and attached 13ft. x 21ft 7in. pergola addition to the rear of an existing single family dwelling; and to construct an 18ft. x 23ft. 6in. garage addition to an existing accessory carriage house structure with less than the required rear yard; less than the required right side yard; larger than permitted size for an accessory structure; and greater than permitted lot coverage by structures.

Located at **19 Byfield Street**; Assessor's Plat 14, Lot 67; Zone: R-6

4. New Petitions

4A. 2025-04 Paul and Kara Sousa - Dimensional

Variance: to construct a 22ft. x 24ft. accessory pool house structure with less than the required front yard from Ambrose Drive on a corner lot.

Located at **4 Columban Drive**; Assessor's Plat 172, Lot 5; Zone: R-15

4B. 2025-05 Kevin J. Ferro / KJ Ferro, LLC - Dimensional

Variance: to construct a 24ft. x 40ft. second-story living area addition to an existing single-family dwelling with less than the required left side yard.

Located at **122 Fatima Drive**; Assessor's Plat 123, Lot 42; Zone: R-10

4C. 2025-06 Francis J. Holbrook and Katlyn LaBella - Dimensional Variance

Variance: to construct a two-story single-family dwelling, attached accessory dwelling unit (ADU), and attached two-car garage with less than the required front yard from Metacom Avenue on a corner lot; and with less than the required lot area for an ADU within a new structure.

Located at **76 Griswold Avenue**; Assessor's Plat 163, Lot 65; Zone: R-15

4D. February 2025 Staff Reports

5. Adjournment

Date Posted: January 23, 2025

Posted By: emt



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-02

PUBLIC HEARING

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

Monday, January 6, 2025

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: Brandon M. and Cassie M. Andrade

PROPERTY OWNER: Brandon M. and Cassie M. Andrade

LOCATION: 21 Naomi Street

PLAT: 118 LOT: 100

ZONE: Residential R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://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. Written comments should be received no later than 12:00 p.m. on Thursday, January 2, 2025.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2024 DEC 11 AM 11:22

APPLICATION

File No: **2025-02**
 Accepted by ZEO: *SMT 12/11/2024*

APPLICANT:	Name: <u>Brandon Andrade</u>		
	Address: <u>21 Naomi St.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>774-365-1513</u>	Email: <u>brandon_andrade1@yahoo.com</u>	
PROPERTY OWNER:	Name: <u>Brandon Andrade</u>		
	Address: <u>21 Naomi St.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>774-365-1513</u>	Email: <u>brandon_andrade1@yahoo.com</u>	

1. Location of subject property: 21 Naomi St., Bristol, RI 02809
 Assessor's Plat(s) #: 118-0100-000 Lot(s) #: 6 ~~118-0100-000~~

2. Zoning district in which property is located: R-15

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

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

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

6. How long have you owned the property? 8 years (9/7/2016)

7. Present use of property: Single Family Dwelling

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
26 x 34', 1,532 square ft

10. Proposed use of property: Single Family Dwelling

11. Give extent of proposed alterations: 8'x40' first floor rear addition, two story garage addition with master suite above, 6'x46 Farmers porch

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): addition sq ft = 1,040

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

Front lot line(s):	Required Setback: <u>35'</u>	Proposed Setback: <u>35'</u>
Left side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>20'</u>
Right side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>16'</u>
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>35'</u>
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

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

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

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

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

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

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

Applicant's Signature: *Brandon Andrade* Date: 12/10/2024

Print Name: Brandon Andrade

Property Owner's Signature: *Brandon Andrade* Date: 12/10/2024

Print Name: Brandon Andrade

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

Name: _____ Phone #: _____

Address: _____

Question # 5

Property Location: 21 Naomi Street, Bristol RI, 02809

Dear Members of the Zoning Board,

I am writing to formally request a variance for the expansion of our current home at 21 Naomi Street. My family and I have thoroughly enjoyed living in this home and being part of such a supportive community. We are currently facing the joyful yet challenging situation of expanding our family—our 5-year-old is eagerly awaiting the arrival of a new sibling in early 2025.

As both my wife and I work from home, our current living space no longer adequately supports the needs of our growing family.

To ensure we continue to thrive in our home and maintain a balanced lifestyle, we are proposing an expansion to accommodate our children and provide dedicated workspaces for both of us.

We fully understand the importance of maintaining the aesthetic and integrity of our neighborhood. We are committed to making sure that our expansion will not negatively impact our neighbors' views, privacy, or the overall character of the area.

We have had positive relationships with our neighbors and plan to continue fostering those relationships by keeping open communication about the project and addressing any concerns that may arise.

We believe that this modification will not only improve our quality of life but will also preserve the long-term stability and enjoyment of our home in this community. We are more than willing to work with the planning department and neighbors to ensure that the expansion is done thoughtfully and in compliance with all regulations.

Sincerely,
Brandon Andrade

Plat/Lot 118-0100-000 **Account: 6159** **LUC.01** **Zone R-15** **Assessment** **\$393,500**

Owner ▶ Owner Account #: 50-0016-00 % Owned
 Owner 1 **ANDRADE, CASSIE M & BRANDON M TE**
 Owner 2
 Owner 3
 Address **21 NAOMI ST, BRISTOL, RI 02809**

▶ **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FERREIRA, CASSIE	09/08/2020	0	2055-275		Q
CATALAN, BRANDON A,	09/07/2016	315,000	1861-80	L	T
CATALAN, BRANDON A.	02/11/2014	0	1745-350	A	Q
MOSTERTZ, GAIL	04/30/2008	299,900	1433-250		A
NAOMI PROPERTIES I	09/02/1999	157,000	714-56	A	W

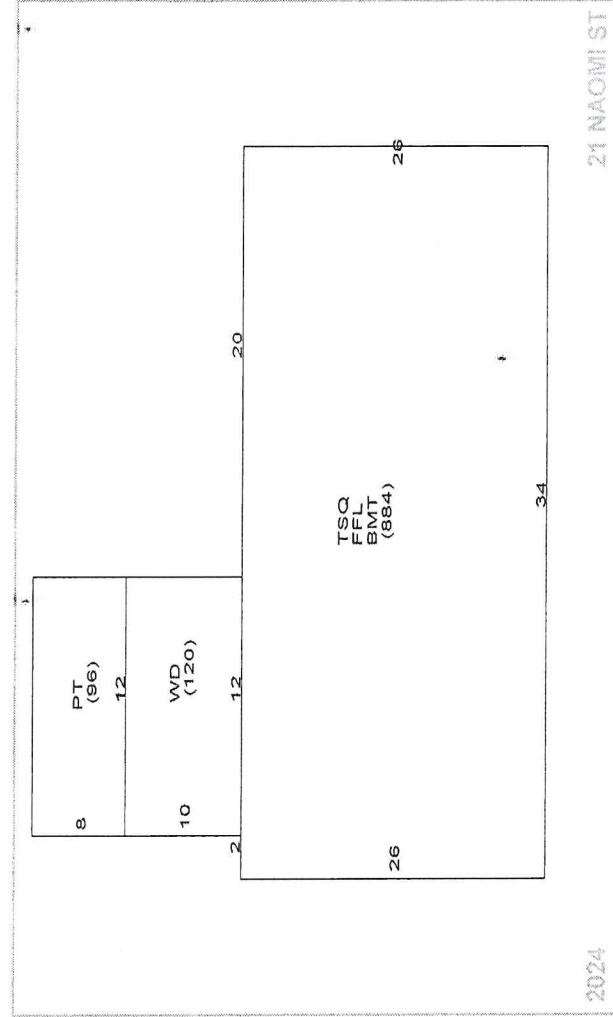
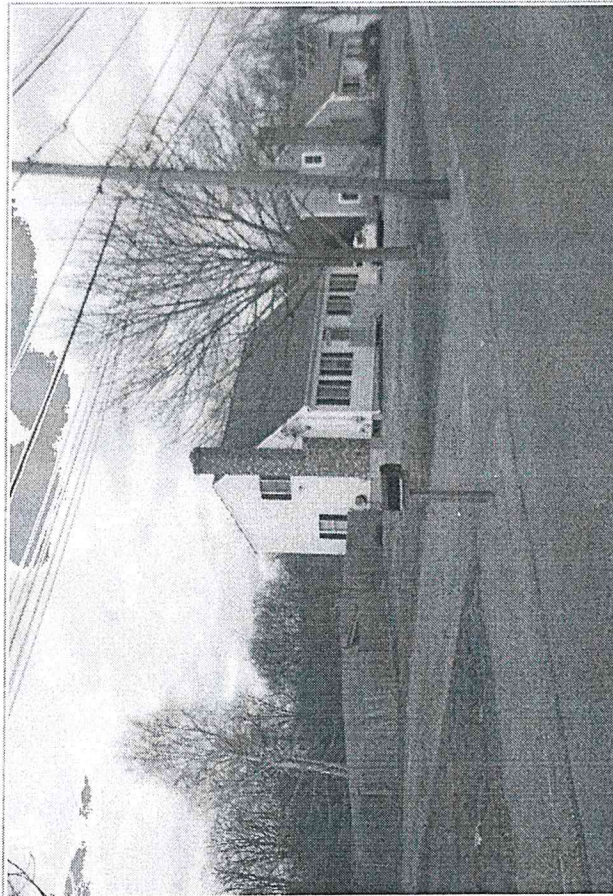
▶ **Assessment**

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	223,100	0	0.36	170,400	0	393,500
TOTAL	223,100	0	0.36	170,400	0	393,500

Source > Mkt Adj Cost VAL per SQ Unit/Card > 148.66 VAL per SQ Unit/Parcel > 148.66

▶ **Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	223,100	0	0	170,400	0	393,500	393,500
2023	01	223,100	0	0	170,400	0	393,500	393,500
2022	01	223,100	0	0	170,400	0	393,500	393,500
2021	01	175,300	0	0	142,800	0	318,100	318,100
2020	01	175,300	0	0	142,800	0	318,100	318,100
2019	01	175,300	0	0	142,800	0	318,100	318,100



▶ **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 01 Single Fam	0.34435	AC	P	1.00	555,000	489,328	E							168,500			1.00	0
2 01 Single Fam	0.01148	AC	EX	0.20	555,000	165,505	E							1,900			1.00	0
3																		
4																		

Building Information

Description	Description
BLDG Type	Cape
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Vnrl Siding
Roof Type 1	Gable
Roof Cover 1	Asphalt Shir
INT Wall 1	Drywall
Floors 1	Hardwood
BMT Garages	
Plumbing	Color Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	1
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceil HIGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Grade

Grade	Q4	Q4
Year Built	1999	EFF Year
Alt LUC	0.00	Alt %

Other Factors

Flood Hazard	LEVEL
Street	PAVED
Traffic	
Bas \$/SQ	135.00
Size Adj	1.11
Constr Adj	1.01
Adj \$/SQ	151.24
Othr Featrs	29,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	286,052
Depreciation	62,931
Depr Total	223,121
Total Depreciation %	> 22.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	884	884	151.24	133,696
TSQ	3/4 STORY	663	663	151.24	100,272
BMT	BASEMENT	884	0	22.69	20,058
PT	PATIO	96	0	3.81	366
WD	WOOD DECK	120	0	18.00	2,160
Total		2,647	1,547		256,552

Notes

Remodeling History

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

Condo Data

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

Building Permits

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

Special Features & Yard Items

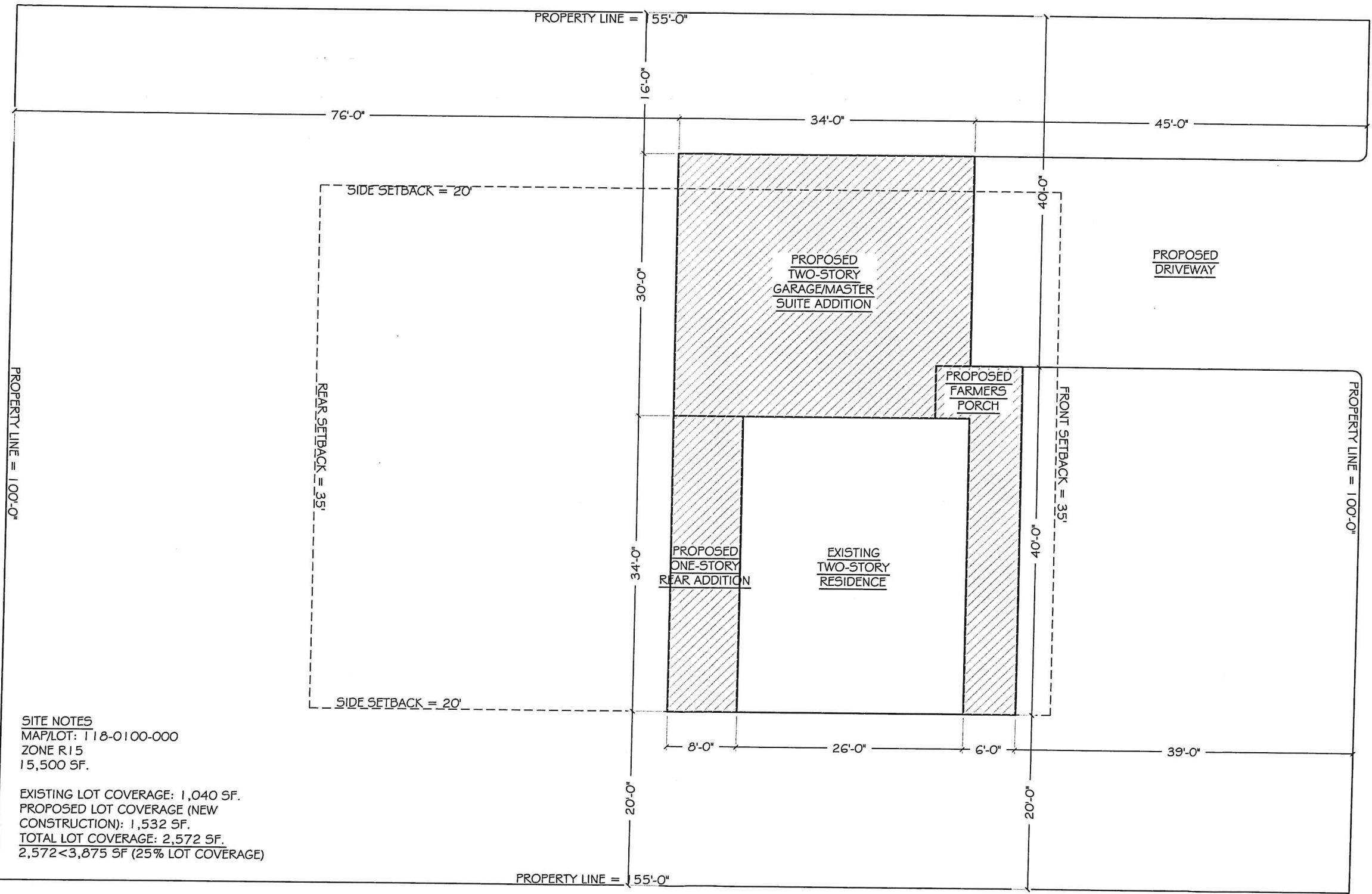
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	151 S Pump1	1	Y	1				1	3	AV	1999	0
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	Priority
Priority1	
Priority2a	
Priority2b	
Priority2c	
Priority3a	
Priority3b	
Priority3c	

Room Counts by Floor

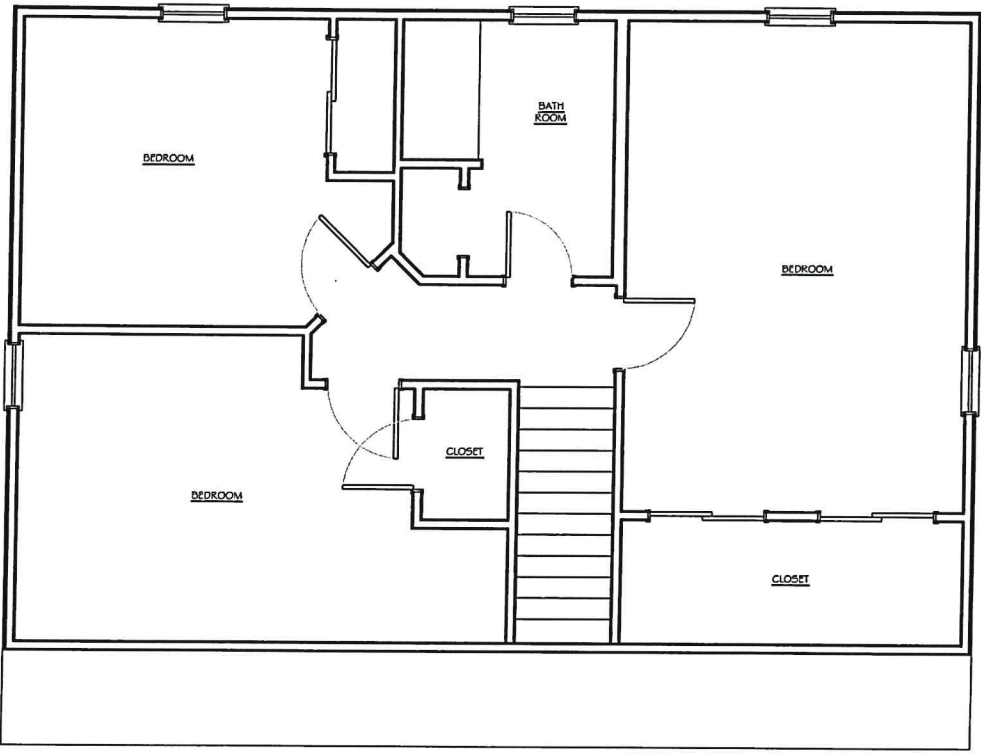
Units	# Rooms	# Bedrooms	Floor Level
1	1	7	4
2			U
3			
4			
Totals	1	7	4



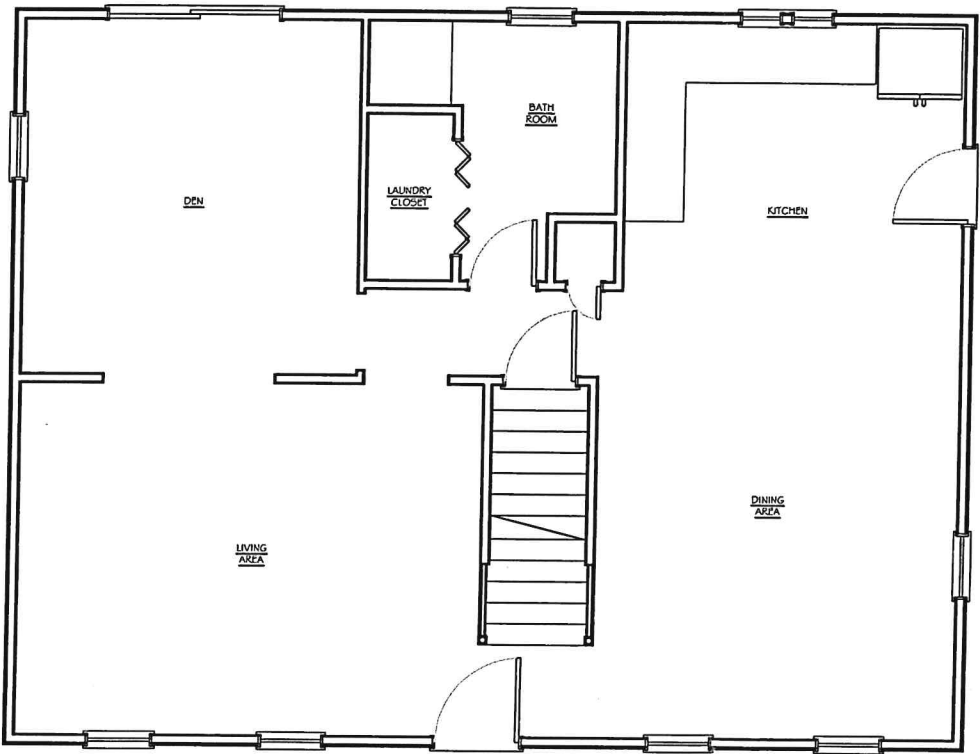
SITE NOTES
 MAP/LOT: T118-0100-000
 ZONE R15
 15,500 SF.
 EXISTING LOT COVERAGE: 1,040 SF.
 PROPOSED LOT COVERAGE (NEW CONSTRUCTION): 1,532 SF.
 TOTAL LOT COVERAGE: 2,572 SF.
 2,572 < 3,875 SF (25% LOT COVERAGE)



 R.D.G. ARCHITECTURE	
SITE PLAN	
ANDRADE 21 NAOMI ST. BRISTOL, RI	S1
DATE: 11.25.2024 DRAWN BY: EP3	
SCALE: NTS ISSUE FOR ZONING	




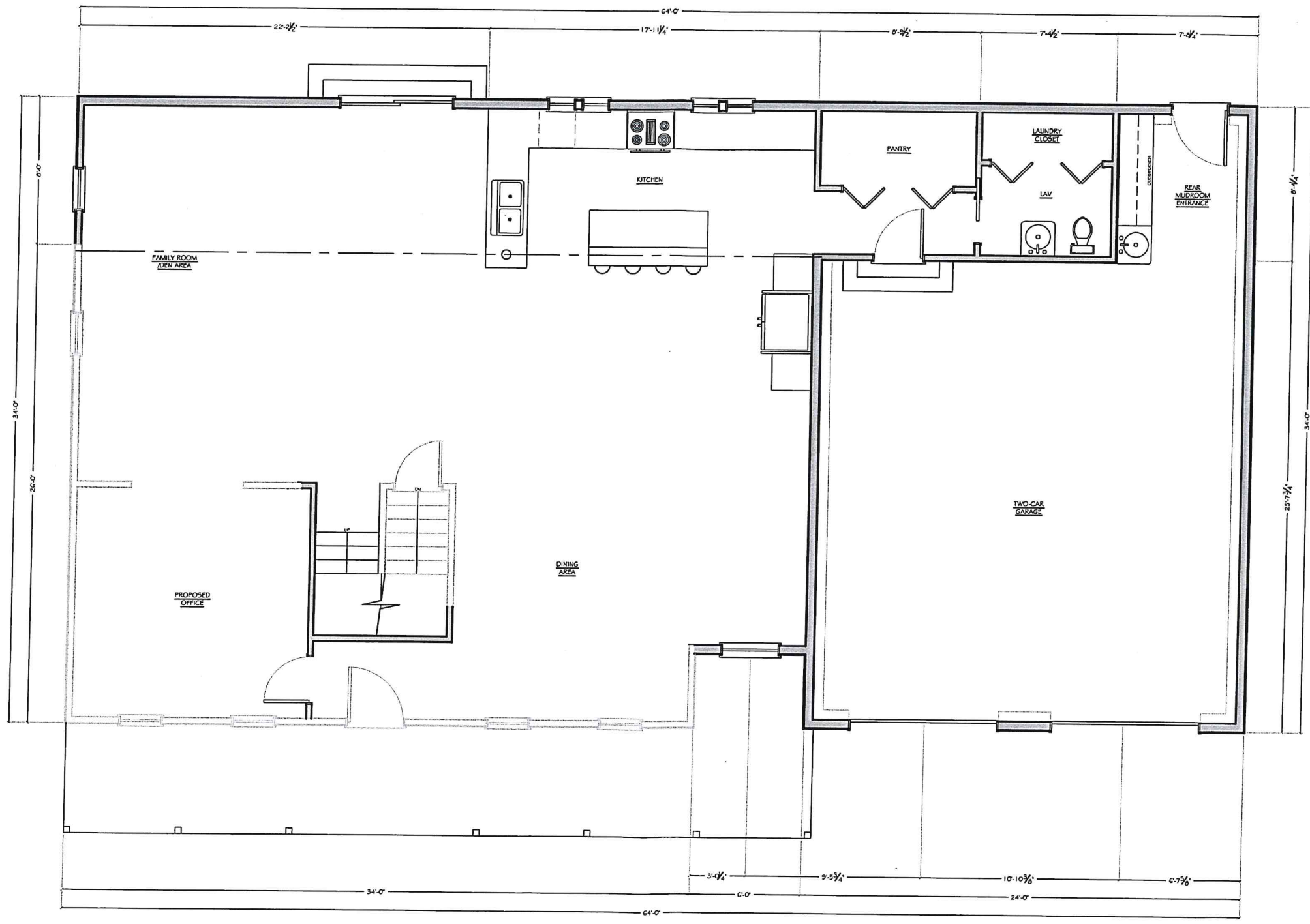
EXISTING 2nd FLOORPLAN



EXISTING 1st FLOORPLAN



 RDG <small>REGISTERED DESIGNER</small>	
EXISTING 1st & 2nd FLOORPLANS	
<small>ANDRADE 21 NAOMI ST. BRISTOL, RI</small>	
<small>DATE: 11.25.2004 DRAWN BY: EP3</small>	
<small>SCALE: 1/4" = 1'-0" ISSUE FOR ZONING</small>	
A1	




RDG.
 ARCHITECTURE

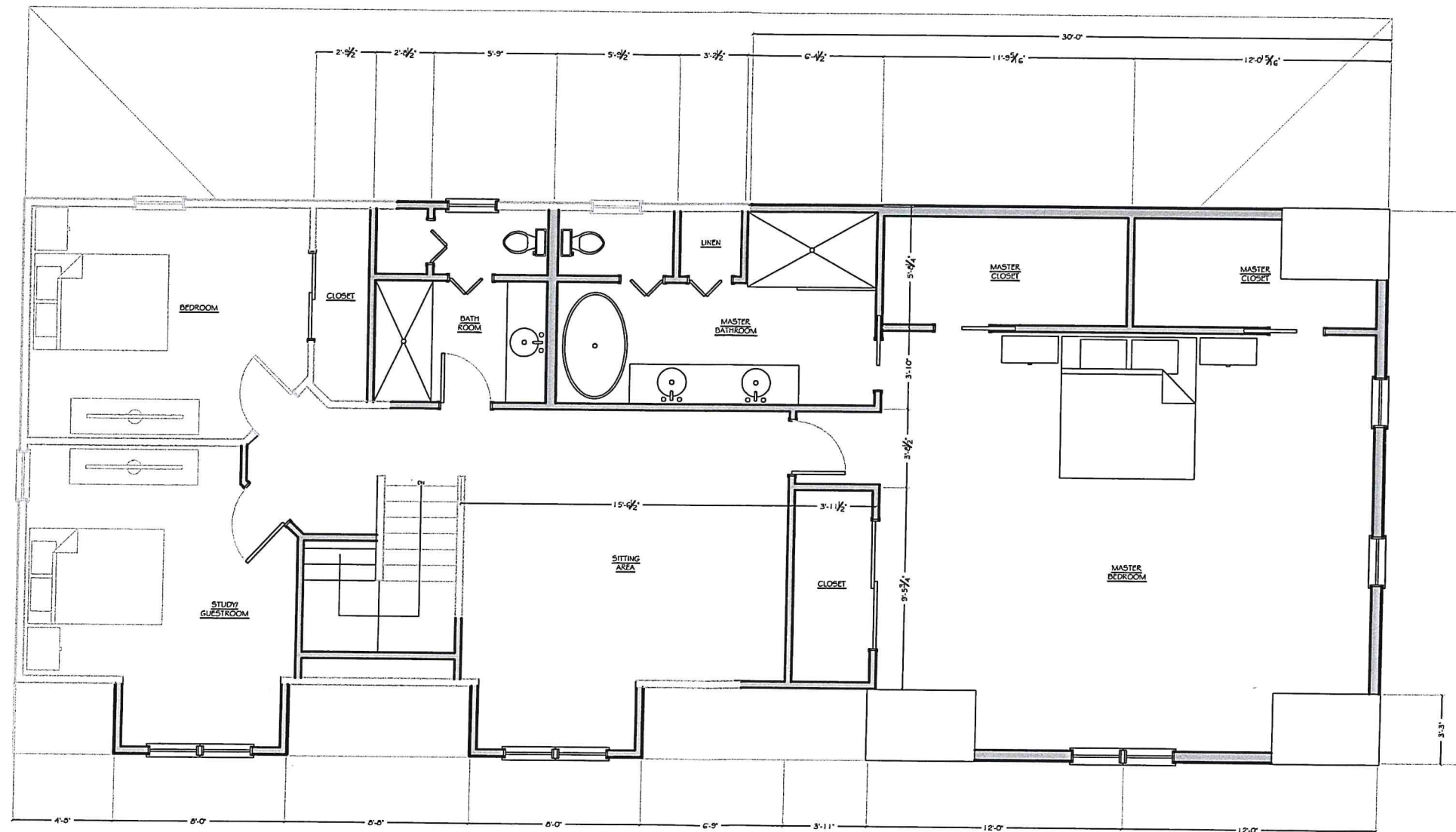
PROPOSED FIRST FLOOR PLAN

ANDRADE
 21 NAOMI ST.
 BRISTOL, RI

DATE: 11.28.2024
 DRAWN BY: EP3

SCALE: 1/4"=1'-0"
 ISSUE FOR ZONING

A2




R.D.G.
REGISTERED ARCHITECT

PROPOSED SECOND FLOOR PLAN

<small>ANDRADE 31 RAONI ST. BRISTOL, RI</small>	A3
<small>DATE: 11.25.2024 DRAWN BY: EJS</small>	
<small>SCALE: 1/4" = 1'-0" ISSUE FOR ZONING</small>	

EXISTING EAST



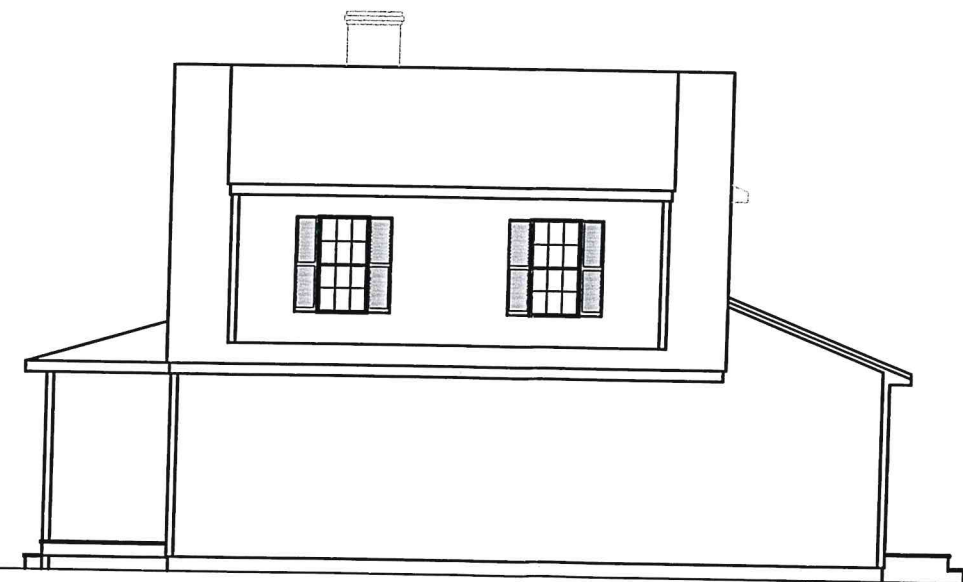
EXISTING NORTH




PROPOSED EAST



PROPOSED NORTH




R.D.G.
REGISTERED DESIGNER

**PROPOSED
ELEVATIONS**

ANDRADE
NACMI ST.
BRISTOL, RI

DATE: 11.28.2024
DRAWN BY: EP2

SCALE: 3/16" = 1'-0"
ISSUE FOR ZONING

A4

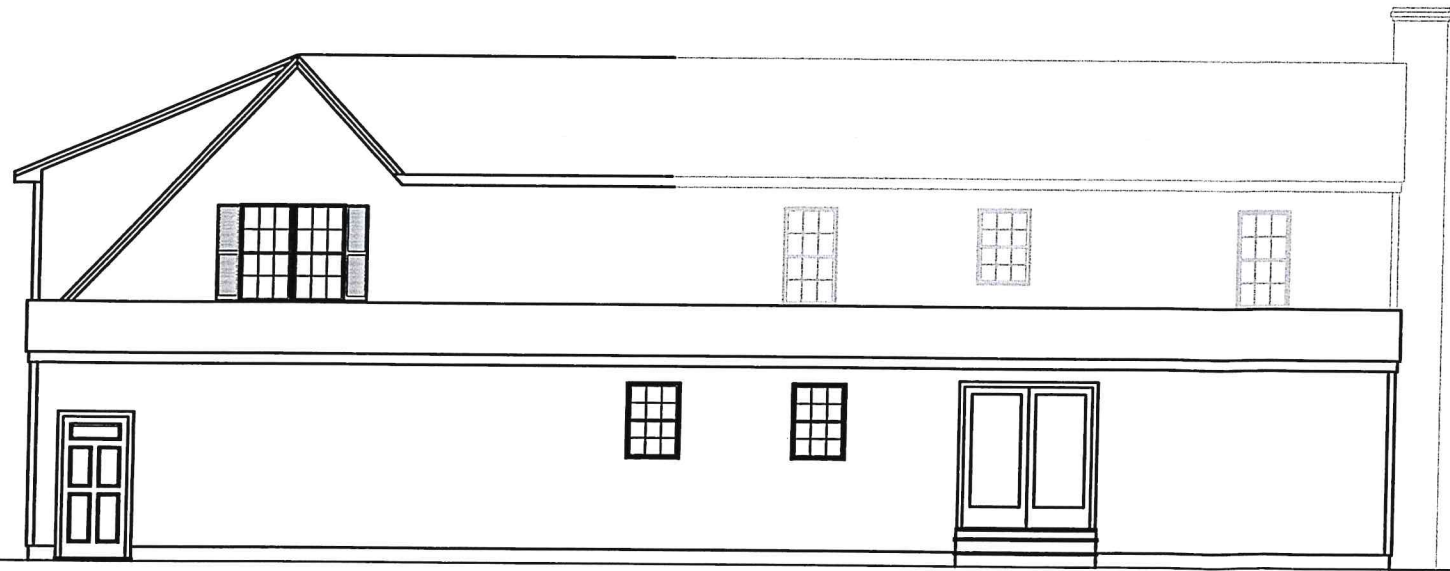
EXISTING WEST



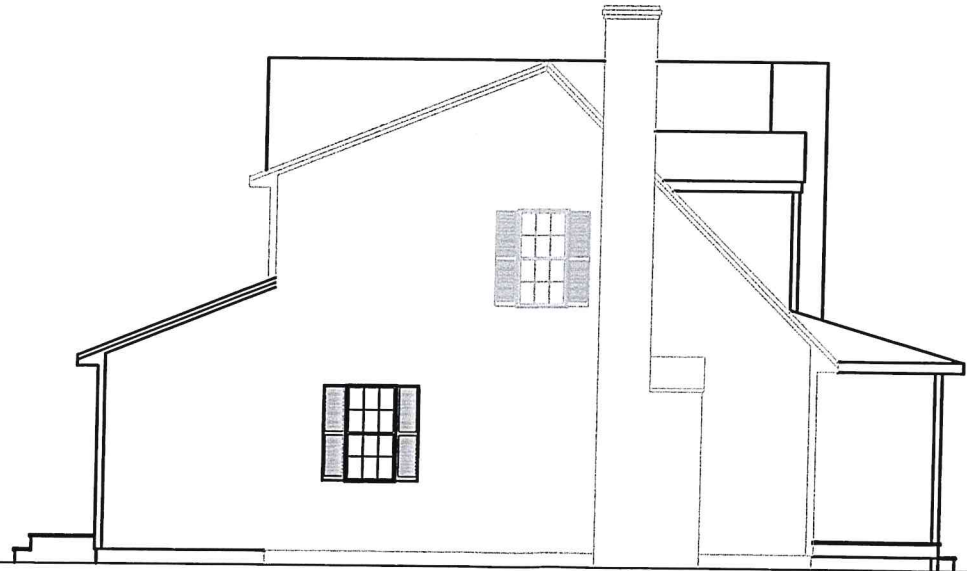
EXISTING SOUTH



PROPOSED WEST



PROPOSED SOUTH



R.D.G.
REGISTERED ARCHITECT

**PROPOSED
ELEVATIONS**

ANDRADE NAOMI ST., BRISTOL, RI	A5
DATE: 11.26.2024	
DRAWN BY: EPJ	
SCALE: 3/16" = 1'-0" ISSUE FOR ZONING	



21 Naomi St. - 300' Radius

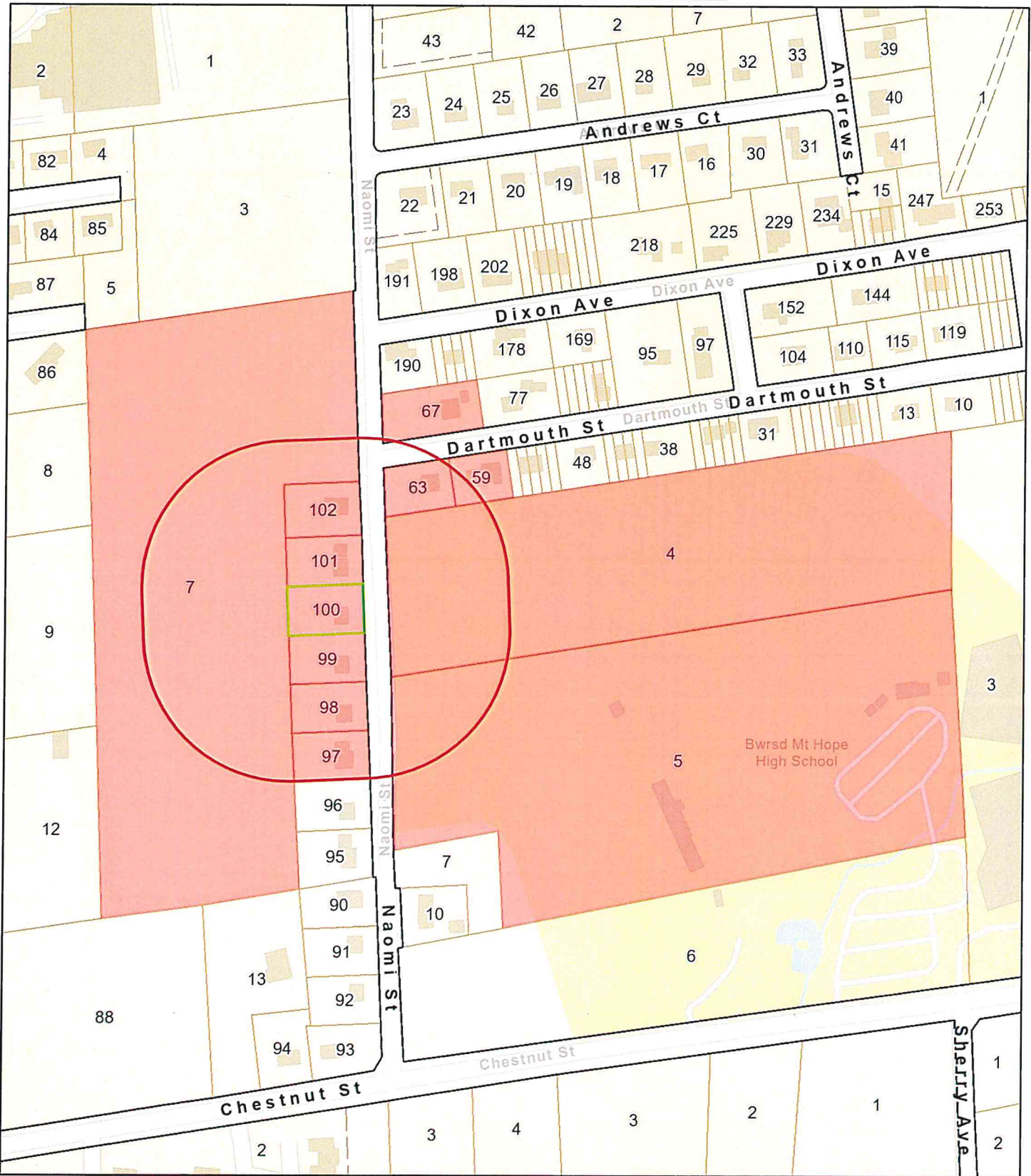
Bristol, RI



1 inch = 282 Feet

www.cai-tech.com

December 13, 2024



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



300 feet Abutters List Report

Bristol, RI
December 13, 2024

Subject Property:

Parcel Number: 118-100	Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
CAMA Number: 118-100	
Property Address: 21 NAOMI ST	21 NAOMI ST BRISTOL, RI 02809

Abutters:

Parcel Number: 113-59	Mailing Address: PASQUAL, SUSAN
CAMA Number: 113-59	8 DARTMOUTH ST
Property Address: 8 DARTMOUTH ST	BRISTOL, RI 02809

Parcel Number: 113-63	Mailing Address: SOARES, TIAGO M & VANESSA P TE
CAMA Number: 113-63	4 DARTMOUTH ST
Property Address: 4 DARTMOUTH ST	BRISTOL, RI 02809

Parcel Number: 113-67	Mailing Address: EGAN, LINDA K.
CAMA Number: 113-67	5 DARTMOUTH ST
Property Address: 5 DARTMOUTH ST	BRISTOL, RI 02809

Parcel Number: 117-4	Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number: 117-4	HIGH SCHOOL
Property Address: NAOMI ST	235 HIGH ST BRISTOL, RI 02809

Parcel Number: 117-5	Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number: 117-5	HIGH SCHOOL
Property Address: 199 CHESTNUT ST	235 HIGH ST BRISTOL, RI 02809

Parcel Number: 118-100	Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
CAMA Number: 118-100	
Property Address: 21 NAOMI ST	21 NAOMI ST BRISTOL, RI 02809

Parcel Number: 118-101	Mailing Address: DIETERICH, MARK K. & GRIFFITH-
CAMA Number: 118-101	DIETERICH, KAREN M.
Property Address: 23 NAOMI ST	23 NAOMI ST BRISTOL, RI 02809

Parcel Number: 118-102	Mailing Address: COELHO, RICHARD A. AUDREY N. TE
CAMA Number: 118-102	25 NAOMI ST
Property Address: 25 NAOMI ST	BRISTOL, RI 02809

Parcel Number: 118-7	Mailing Address: TOWN OF BRISTOL
CAMA Number: 118-7	10 COURT ST
Property Address: NAOMI ST	BRISTOL, RI 02809

Parcel Number: 118-97	Mailing Address: SEGALA, DAVID B
CAMA Number: 118-97	15 NAOMI ST
Property Address: 15 NAOMI ST	BRISTOL, RI 02809



www.cai-tech.com

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ANDRADE, CASSIE M & BRAND
21 NAOMI ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

BRISTOL HIGH SCHOOL
C/O BRISTOL HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

COELHO, RICHARD A.
AUDREY N. TE
25 NAOMI ST
BRISTOL, RI 02809

DIETERICH, MARK K. & GRIF
23 NAOMI ST
BRISTOL, RI 02809

EGAN, LINDA K.
5 DARTMOUTH ST
BRISTOL, RI 02809

MARSHALL, DAVID M.
17 NAOMI ST
BRISTOL, RI 02809

PASQUAL, SUSAN
8 DARTMOUTH ST
BRISTOL, RI 02809

SEGALA, DAVID B
15 NAOMI ST
BRISTOL, RI 02809

SOARES, TIAGO M &
VANESSA P TE
4 DARTMOUTH ST
BRISTOL, RI 02809

SQUATRITO, PETER J.
19 NAOMI ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

REVISED
STAFF REPORT FOR:

FILE NO. 2025-03

APPLICANT: Elena M. Bao

LOCATION: 19 Byfield Street

PLAT: 14 LOT: 67 ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Original Request: Construct an approximate 26ft. x 34ft. 7in. living area addition and attached 13ft. x 21ft 7in. pergola addition to the rear of an existing single family dwelling; and to construct an 18ft. x 23ft. 6in. garage addition to an existing accessory carriage house structure with less than the required rear yard; less than the required right side yard; larger than permitted size for an accessory structure; and greater than permitted lot coverage by structures.

COMPREHENSIVE PLAN REVIEW:

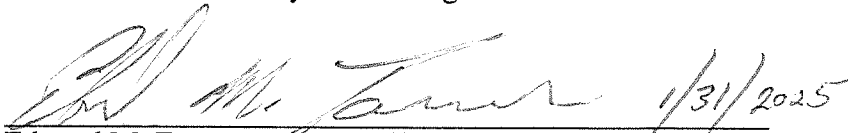
As this application is for dimensional variances, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant has submitted revised plans for this property reducing the number of dimensional variances being requested. With these revised plans, the applicant has eliminated the previously proposed garage addition to the existing barn / carriage house. The applicant has also eliminated the previously proposed pergola structure at the rear of the dwelling. In addition, the applicant has reduced the size of the proposed living area addition to the rear of the existing dwelling to a size of 25ft. x 33ft. 7in. (839 square feet). The result of these changes is the elimination of all previously requested property line setback and accessory structure size variances.

Based upon a review of the revised plans, it appears that only one dimensional variance for lot coverage by structures is now required. The proposed addition to the dwelling would increase the property's lot coverage by structures to approximately 34 percent. The zoning ordinance permits a maximum lot coverage by structures of 30 percent for residential uses in the R-6 zoning district.

As noted in my previous staff report, this property is located within the Bristol Historic District Overlay Zone; and any alterations to the exterior of structures on this property require review and approval of the Bristol Historic District Commission (HDC). The applicant has not formally presented this proposal for approval by the HDC, but they did appear before the commission on December 5, 2024 for a conceptual plan review. The applicant has submitted minutes from that HDC meeting at which the original site design proposal was discussed. It appears that HDC members were generally agreeable to the proposal, but no formal vote was taken and no approval has been granted. The applicant has recently submitted an application to the HDC with plans that depict the revised design proposal for review at the commission's February 6th meeting.


 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-03

PUBLIC HEARING

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

Monday, January 6, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Elena M. Bao**
PROPERTY OWNER: **Elena M. Bao Revocable Trust**
LOCATION: **19 Byfield Street**
PLAT: **14** LOT: **67**
ZONE: **Residential R-6**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 26ft. x 34ft. 7in. living area addition and attached 13ft. x 21ft 7in. pergola addition to the rear of an existing single family dwelling; and to construct an 18ft. x 23ft. 6in. garage addition to an existing accessory carriage house structure with less than the required rear yard; less than the required right side yard; larger than permitted size for an accessory structure; and greater than permitted lot coverage by structures.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, January 2, 2025.



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-03

APPLICANT: Elena M. Bao

LOCATION: 19 Byfield Street

PLAT: 14 LOT: 67 ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct an approximate 26ft. x 34ft. 7in. living area addition and attached 13ft. x 21ft 7in. pergola addition to the rear of an existing single family dwelling; and to construct an 18ft. x 23ft. 6in. garage addition to an existing accessory carriage house structure with less than the required rear yard; less than the required right side yard; larger than permitted size for an accessory structure; and greater than permitted lot coverage by structures.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct several additions to the existing dwelling and carriage house structures on this property located on the northerly side of Byfield Street. The dwelling on this property consists of a two and one-half story house that is located at the front property line. The applicant proposes to add an 899 square foot single-story addition to the rear of the dwelling along with an attached 13' x 21' 7" pergola structure. As proposed, this house addition would extent to the 20 foot rear property line setback, and the proposed pergola would extend to within approximately 7 feet of the rear property line. The zoning ordinance requires a 20 foot rear yard for principal structures in the R-6 zoning district. The proposed house addition would also extend to within approximately 8 feet of the easterly right side property line. The zoning ordinance requires a 10 foot side yard for principal structures in the R-6 zoning district.

In addition to proposed alterations to the existing dwelling, the applicant is also requesting dimensional variances to construct a 409 square foot single-story garage addition to an existing two-story carriage house accessory structure. The existing carriage house structure is located at the northwesterly corner of the property at the northerly rear property line. The proposed garage addition would extend off the easterly side of the carriage house and it would be inset approximately 6 inches from the rear property line. The proposed 18' x 23' 6" garage addition would be added to the existing approximate 20' x 24' carriage house to create an accessory structure that would measure approximately 42 feet in length and 20 to 23 feet in width. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' and with a minimum 6 foot side and rear property line setback in the R-6 zoning district.

The proposed additions to the dwelling and accessory structure would also increase the property's lot coverage by structures to approximately 41 percent. The zoning ordinance permits a maximum lot coverage by structures of 30 percent for residential uses in the R-6 zoning district.

This property is located within the Bristol Historic District Overlay Zone and any alterations to the exterior of structures on this property require review and approval of the Bristol Historic District Commission (HDC). The applicant has not formally presented this proposal for approval by the HDC, but they did appear before the commission for a conceptual plan review. The applicant has submitted minutes from the December 5, 2024 HDC meeting at which this proposal was discussed. It appears that HDC members were generally agreeable to the proposal, but no formal vote was taken and no approval has been granted. The zoning board typically requires that applicant's receive HDC approval for projects in the historic district before zoning relief is granted. The Board may wish to continue this application until formal HDC approval is received, or the Board may wish to condition any zoning relief on HDC approval for the project as currently presented. It is also noted that the minutes from the HDC meeting reference the future use of the carriage house as an accessory dwelling unit (ADU). There is no mention of this use in the zoning board application, and no residential use of the carriage house is depicted on plans submitted with this application. Future conversion of the carriage house accessory structure may be permitted by right with proper building permits if the unit conforms to dimensional requirements found in state law.

 12/27/2024
Edward M. Tanner, Zoning Officer

2024 DEC 13 AM 11:17
Town of Bristol, Rhode Island



Department of Community Development
Zoning Board of Review

APPLICATION

File No: 2025-03
Accepted by ZEO: EMT 12/13/24

APPLICANT:	Name: John Lusk, JHL Tecture		
	Address: 190 High Street		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-396-9630	Email: jlusk@jhlteature.com	
PROPERTY OWNER:	Name: Elena M. Bao		
	Address: 19 Byfield St, 2000		
	City: Bristol	State: RI	Zip: 02809
	Phone #: (914)482-7555	Email: Byfield19@gmail.com	

1. Location of subject property: 19 Byfield Street
 Assessor's Plat(s) #: 14 Lot(s) #: 67

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

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

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

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

6. How long have you owned the property? 10 yrs.

7. Present use of property: Single-Family Residential

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
House: 34' x 26', 884 sf, 33' high; Carriage House: 24.5' x 20.5', 480 sf, 24.5' high
Covered Porch: 7' x 25', 175 sf, 14' high

10. Proposed use of property: Single-Family Residential

11. Give extent of proposed alterations: single-story, 899 sf great room & kitchen addition to emulate historic addition on north side; single-story, 409 sf garage addition on east side of existing carriage house

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Addition: 34.5' x 26', 899 sf, 17.5' high (22.5' to top of cupola)
Garage: ~~17.5'~~ x 23.5', 409 sf, 14' high (17' to top of cupola)

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>6" (Ex. = 5")</u>
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, <u>lot coverage</u> , lot area, parking, sign dimensions, etc.):		
Required:	<u>35%, 2,424 sf</u>	Proposed: <u>41%, 2,847</u>

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

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

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

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

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

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

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

Applicant's Signature: John H. Lusk Date: 12/12/24

Print Name: JOHN H. LUSK, ARCHITECT

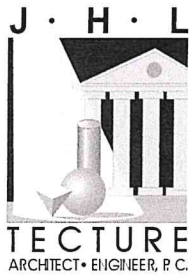
Property Owner's Signature: Elena M. Bao Date: 12/12/2024

Print Name: Elena M. Bao

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

Name: _____ Phone #: _____

Address: _____



190 High Street, Bristol, Rhode Island 02809

Phone: (301) 396-9630 Fax: (401) 410-0079

December 11, 2024
Ed Tanner, Principal Planner
Zoning Board of Appeals
235 High Street
Bristol, RI, 02809

Dear Ed Tanner & Zoning Board:

On behalf of our clients Elena Bao and Heath Robbins, JHL would like to submit our design for 19 Byfield Street (Plat 14, Lot 67) for a variance from Sec. 28-111 Table B "Maximum Lot Coverage by Structures," "Minimum Rear Yard Setback," and Sec. 28-142 "Yard Requirements and Exceptions" (D)(1).

The scope of the project will be the construction of a new 899 SF addition off of the north face of the existing home and a 409 SF garage attached to the existing carriage house; these will require a variance from Sec. 28-111 Table B "Maximum Lot Coverage by Structures," from an existing coverage of 1,539 SF (22%) to 2,847 SF (41%) overall. Being in a Historic District, the new addition will emulate the historic addition that was removed from the property by a previous owner (see sheets EX1.03-EX1.05 for photos/map reference) while also having less of an impact on the site. The addition will be located within the 20' rear setback as well as the eastern 10' side setback.

The scope will also include the construction of a 409 SF, single-story garage addition off of the eastern face of the existing carriage house, with the current conditions of the existing structure not being suitable for the support of vehicles, in addition to other conditions that may accompany (i.e. oil/water damage from leaks or drips, etc.). A variance of the rear yard setback requirement from Sec. 28-111 Table B (20') will be required. The garage will be inset 6" from the north edge of the existing non-conforming carriage house to ensure construction does not affect current property lines, considering current neighbor's structures from property at 40 Church Street (Plat 14, Lot 66) directly abut the property edge. The northern walls of the existing carriage house and new garage will be clad with fiber cement siding for fireproofing given the close vicinity to other properties and structures.

Sincerely,

John Lusk
JHL Tecture

Bristol

(Summary Data - may not be Complete Representation of Property)

Parcel: 014-0067-000	Location: 19 BYFIELD ST	Owner: BAO, ELENA M - TRUSTEE
Account: 864	User Acct: 50-0073-92	LUC: 01 - Single Fam Zoning: R-6

Parcel Values				
Total: \$582,800	Land: \$227,000	Land Area: 0.159 AC	Building: \$355,800	Assessed: \$582,800

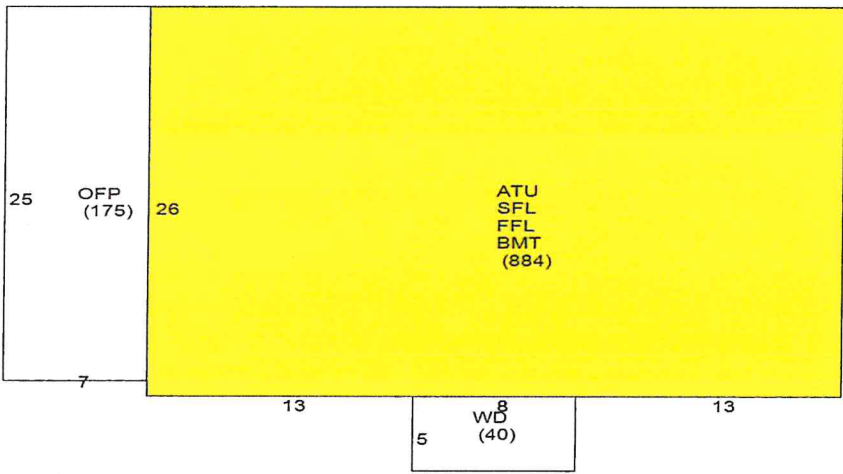
Sales Information				
Book and Page	Instrument Type	Date	Price	Grantor
2165-297	Quit Claim	03/29/2022	\$0	BAO, ELENA M
2087-36	Warranty	01/28/2021	\$672,500	RACE ROCK, LLC

Building Type: Restored Historic	Year Built: 1830	Grade: Q4+	Condition: GD
Heat Fuel: Gas	Heat Type: Radiant Hot Water	Year Conditioned: 0.00	Fireplaces: 0
Exterior Wall: Wood Shngle	Bsmnt Garage: 0	Roof Cover: Asphalt Shingle	# of Units: 1
# of Rooms: 7	# of Bedrooms: 3	Full Bath: 2	1/2 Baths: 0

Yard Item(s)						
Description	Quantity	Size	Year	Condition	Quality	Value
Barn w/Loft	1	480	1830	AV	Average	\$6,600.00
Gas Fireplace	1	2	2015	GD	Good	\$4,500.00

Building Areas		
Area	Net Area	Finished Area
1st FLOOR	884 SF	884 SF
2nd FLOOR	884 SF	884 SF
BASEMENT	884 SF	0 SF
OPEN PORCH	175 SF	0 SF
UNFINISHED ATTIC	353.6 SF	0 SF
WOOD DECK	40 SF	0 SF

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





Town of Bristol, Rhode Island

Historic District Commission

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

December 12, 2024

Members of the Bristol Zoning Board
10 Court St
Bristol, RI 02809

RE: Confirmation of Concept Review for 19 Byfield Street

Honorable Members:

At its December 5, 2024 meeting, the Bristol Historic District Commission held a concept review for the project proposed at 19 Byfield St (Plat 14, Lot 67) presented on behalf of the homeowner by John Lusk.

Attached are the minutes from that part of the December 5 meeting discussing the project. The Commission provided feedback but as it was only a concept review, no vote or approval was provided.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Toth', is written over a horizontal line.

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

3. 24-170: 19 Byfield St, Elena Bao Concept review of preliminary designs of building an addition to property.

John Lusk, the architect, present, and Elena and Keith Bao who are also present.

Lusk: Elena and Keith are looking to do an addition to the house and adding a garage. The building has been modified over the years. The exterior is not original. It was a hip roof not gabled as it is now. The 1881 photo shows where the addition had been. There was a 2-story addition in the 1881 lithograph and then there was another L shaped addition to the property line. It is seen in a photo from 1903, and it was there until 1947. It is shown on the Sanborn map. The first indication that additions may have been removed in 1963 is an aerial which shows the property, and the addition had been removed. I met with Ed Tanner. The addition will be 900sqft which is still under the lot coverage. In order to make everything work, the new garage lined up with the ADU. With the addition, it provides a better solution. The drawings show an arbor which is being pulled back to 6ft. We are going back on some things. We didn't want to overpower the house. The addition is in such a way that it is a 1-story with gables and everything intact. Looking at it being shingle shakes and using detailing similar to the original house. Unlike big bay windows, we actually kept the facades from public views simple in order to fit into the streetscapes. Just wanted to make it fit in with the neighborhood.

Lima: Looking at this A9.00 not sure of orientation. Which is Byfield?

Millard: This is the existing barn and this is the view.

Lusk: Again, one thing is to go to zoning because the garage is back to the property line and connecting to ADU.

Millard: I like this drawing from the back, but we don't see how far you are from the east property line from the neighbor.

Lusk: The new addition is right on the property line.

Millard: The garden arbor is on that line with the back too.

Lusk: We can go 6ft with a pergola. What you are seeing there gets moved back 6ft with landscaping. The garage

isn't 24ft. It is a one car garage. We tried to use the garage and put a gateway between the two buildings.

Millard: I wasn't sure if it was a connector. People did that in the past.

Lusk: It maintains a lot of greenery and open space.

Ponder: Nothing really changes on the streetscape or side. It is all in the back?

Lusk: One change is putting back a single window on the east elevation. It was a double but going back to a single window, so the integrity is maintained. We are putting back some integrity of the original house.

Millard: What about the old barn.

Lusk: We're keeping the structure. The client is a professional photographer. He is actually selling his property and moving here. That second level will be his studio and first floor to be a fitness center.

Millard: The door swings out and that stairway goes up.

Lusk: That door was a later addition. It would have had a typical entrance, but it was modified. There was a structural analysis done. What we are doing is giving it more of the character of the carriage house. It won't be that same door that is there now.

Ponder: I like it personally. I think it is appropriate. I think A9.01 is scaled appropriately. You may want to stake out the buildings and bring a picture so we can see it. We've had people do that during applications.

Lusk: One challenge was to fit furniture and make it compliment the current home.

Ponder: It is a big lot. Just this image makes it look crowded.

Lusk: We will do renderings. It is nice to be here and see everyone.

Lima: What we have done in the past is a site visit so if you mark out the parameters and corners, we can see exactly where the buildings will start and end so we can see the whole picture in terms of distance on the property, etc. It does help for conceptual reasons. My suggestion.

Lusk: Good idea.

Lima: I need to see things. It would be helpful.

Line to be amended,
addition will have
basement, not ADU
(garage)

Lusk: Good for the client.

Allen: Looks great.

Church: Will the addition have a basement?

Lusk: The garage will not, but the ADU will have a basement.

Lima: Is there anything else? Good luck. We look forward to it.

Lusk: Thank you.

Bristol

19 BYFIELD ST

Card 1 of 1



PlayLot 014-0067-000

Account: 864

LUC 01

Zone R-6

Assessment

\$582,800

Owner 1 BAO, ELENA M. - TRUSTEE

% Owned

Owner 2 ELENA M BAO REVOCABLE TRUST

Owner 3

Address 19 BYFIELD ST, BRISTOL, RI 02809

Previous Owners & Sales Information

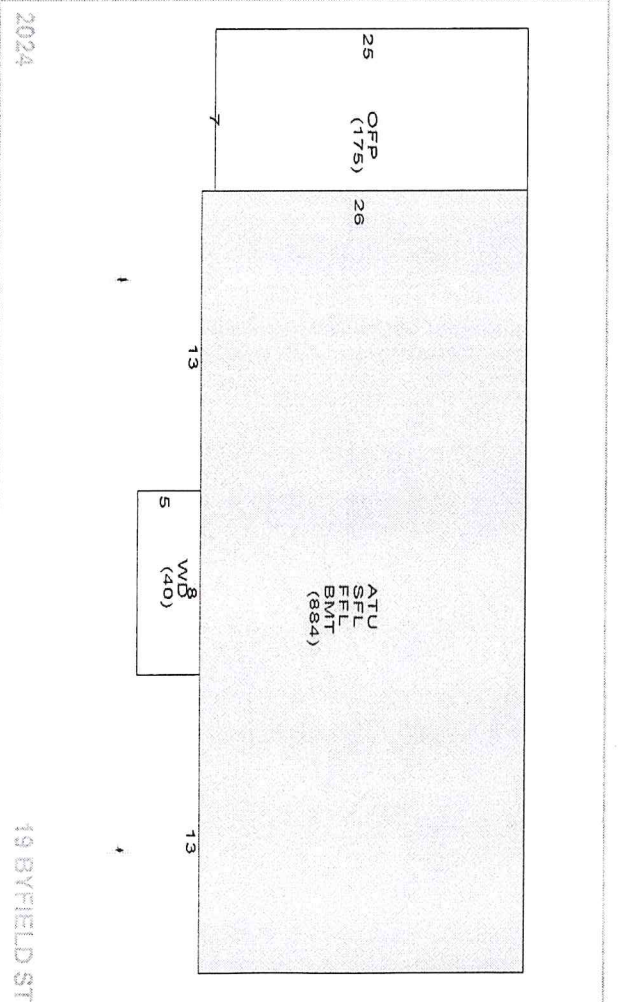
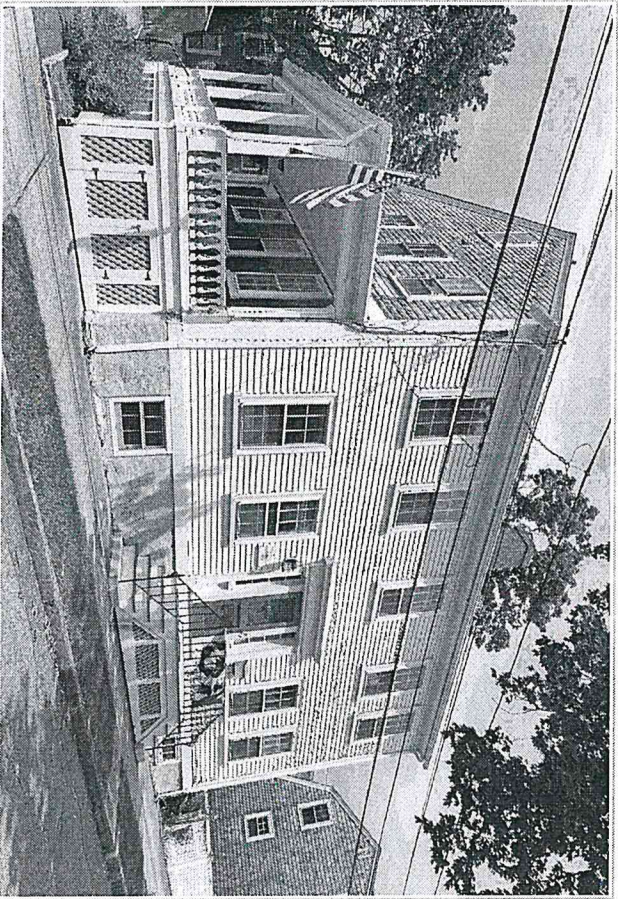
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BAO, ELENA M	03/29/2022	0	2165-297		Q
RACE ROCK, LLC	01/28/2021	672,500	2087-36		W
ENRIGHT CHARLES T & MERIS R TE	04/12/2019	0	1978-103		D
MONAHAN-BELL LIVING TRUST	12/12/2014	325,000	1782-258		T
BELL, BARBARA A.	03/27/2006	0	1284-76		Q

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	351,300	4,500	0.16	227,000	0	582,800
TOTAL	351,300	4,500	0.16	227,000	0	582,800

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	351,300	4,500	0	227,000	0	582,800	582,800
2023	01	351,300	4,500	0	227,000	0	582,800	582,800
2022	01	351,300	4,500	0	227,000	0	582,800	582,800
2021	01	246,300	4,500	0	216,200	0	469,000	469,000
2020	02	253,600	4,500	0	216,200	0	476,300	476,300
2019	02	253,600	4,500	0	216,200	0	476,300	476,300



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,553,652	1							214,000		1.00		0
01 Single Fam	0.02124	AC	EX	0.20	1,535,000	612,053	1							13,000		1.00		0



Plat/Lot 014-0067-000 **Assessment \$582,800**

Building Information

Description	Description
BLDG Type Restored	Story Height 2 Story Attic Unfin
RES Units 1	COM Units 0
Foundation Stone	BMT Floor Concrete
Frame 1 Wood	Frame 2
EXT Wall 1 Wood Shngl	EXT Wall 2 Clapboard % 25
Roof Type 1 Gable	Roof Type 2
Roof Cover 1 Asphalt Shtr	Roof Cover 2
INT Wall 1 Plaster	INT Wall 2
Floors 1 Hardwood	Floors 2
BMT Garages	Color NATURAL
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel Gas	Heat Type Radiant Hot Water
# Heat Sys	% Heated 100
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceill HGH	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Grade

Grade	Q4+	Q4+
Year Built 1830	EFF Year	
Alt LUC	Alt % 0.00	

Depreciation

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

Other Factors

Flood Hazard	LEVEL
Topography	
Street	
PAVED	
Traffic	
Bas \$/SQ	195.00
Size Adj	1.03
Const Adj	0.99
Adj \$/SQ	198.08
Othr Feats	46,500
Grade Fac	1.09
Neigh Infr	1.00
Land Factor	1.00
Adj Total	472,219
Depreciation	127,499
Depr Total	344,720

Remodeling History

Additions	Plumbing	Electric	Heating	General	2014
Interior					
Exterior					
Kitchen					
Baths					

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
02/13/2018	B45287		BLDG	1,950	0	Closed	Replace side door, jambs and all....
01/10/2017	B26603		BLDG	0		Closed	RESHINGLE ROOF MAIN ROOF ONLY IN KIND APPROVED BY BHDC
01/10/2017	17-17-B	07/05/2017	BLDG	3,900		Closed	STRIP & REPLACE FRONT MAIN ROOF ONLY IN KIND MATERIAL / ASPHALT
06/01/2015	0111-15-M	08/10/2015	MECH	3,000		Closed	INSTALL GAS BOILER VENT AND INSTALL 2 GAS FP VENTS
06/01/2015	M16169		MECH	0		Closed	INSTALL GAS BOILER VENT AND TWO (2) GAS FIREPLACE VENTS
05/06/2015	M13837		MECH	0		Closed	INSTALL GAS STEAM BOILER AND GAS PIPING FOR GAS FIRE PLACE
05/06/2015	89-15-M	08/10/2015	MECH	6,000		Closed	INSTALL GAS BOILER AND GAS PIPING FOR GAS FIP
03/25/2015	61-15-B	08/10/2015	BLDG	3,000		Closed	STRIP AND RESIDE EAST ELEVATION W W C SHINGLES
03/25/2015	B24540		BLDG	0		Closed	APPROVED BY BHDRESIDE EAST ELEVATION WITH W. C. SHINGLES

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Under Val
FLL	1st FLOOR	884	884	198.08	175,103
SFL	2nd FLOOR	884	884	198.08	175,103
BMT	BASEMENT	884	0	29.71	26,264
OFF	OPEN PORCH	175	0	12.43	2,175
ATU	UNF ATTIC	354	0	19.81	7,005
WD	WOOD DECK	40	0	27.00	1,080
Total		3,221		1,768	386,730

Notes

ELECTRIC SERVICE UPGRADE 12/05 EAS memo of trust bk 1782 pg 254

Visit History

Date	Result	By
8/16/2021	REVIEW	
7/14/2021	INFORMATIC	
12/4/2018	LISTED	
10/5/2018	REVIEW	
9/27/2018	MEASURED	
1/26/2015	SALES VERI	
11/23/2007	MEASURE	
11/23/2007	LISTED	

Room Counts by Floor

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

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	4	Barn loft	1	1	1		480	2	4	GD	2015	6,600
2	99	Gas Fireplac	1	1	1		480	2	4	GD	2015	4,500

Other Info.

AFDU	Priority	Year
ntTermRental	YES	
Priority1c		
Priority2a		
Priority2b		
Priority2c		
Priority3a		
Priority3b		
Priority3c		

TOWN OF BRISTOL
COMMUNITY DEV.

2024 DEC 13 AM 11:18

PROPOSED WORK FOR:

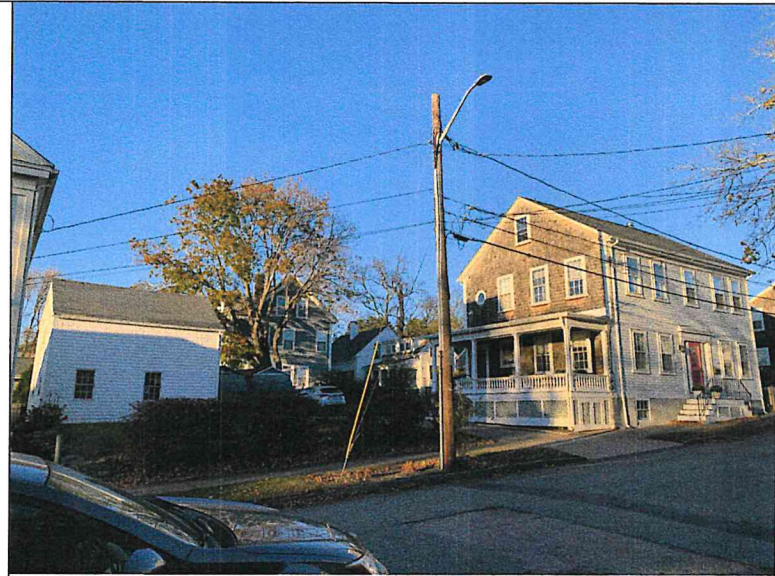
Bao Residence Renovation

JHL TECTURE # 7478

Elena M. Bao

19 Byfield Street, Bristol, RI 02809

ZONING REVIEW



PROJECT DIRECTORY

TENANT

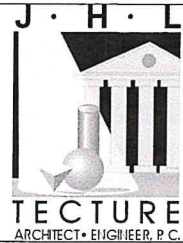
Elena M. Bao
19 Byfield Street, Bristol, RI
02809

PROPERTY OWNER

Elena M. Bao
19 Byfield Street, Bristol, RI
02809

ARCHITECT

JHL TECTURE A.E. P.C.
HORNALL STUDIO BRISTOL STUDIO
97 MAIN STREET 190 HIGH STREET
HORNELL, NY 14843 BRISTOL, RI 02809

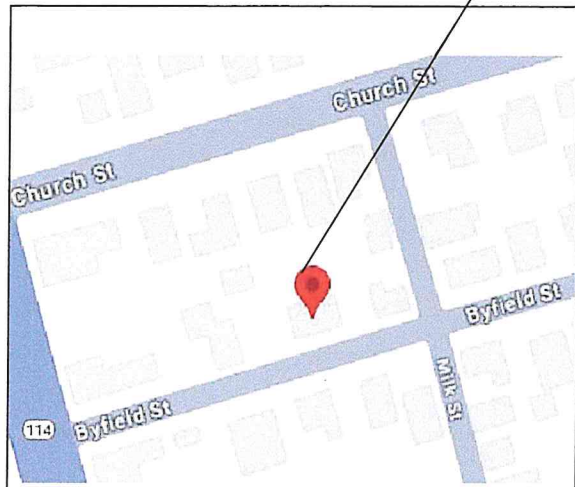


PROJECT DRAWING LIST

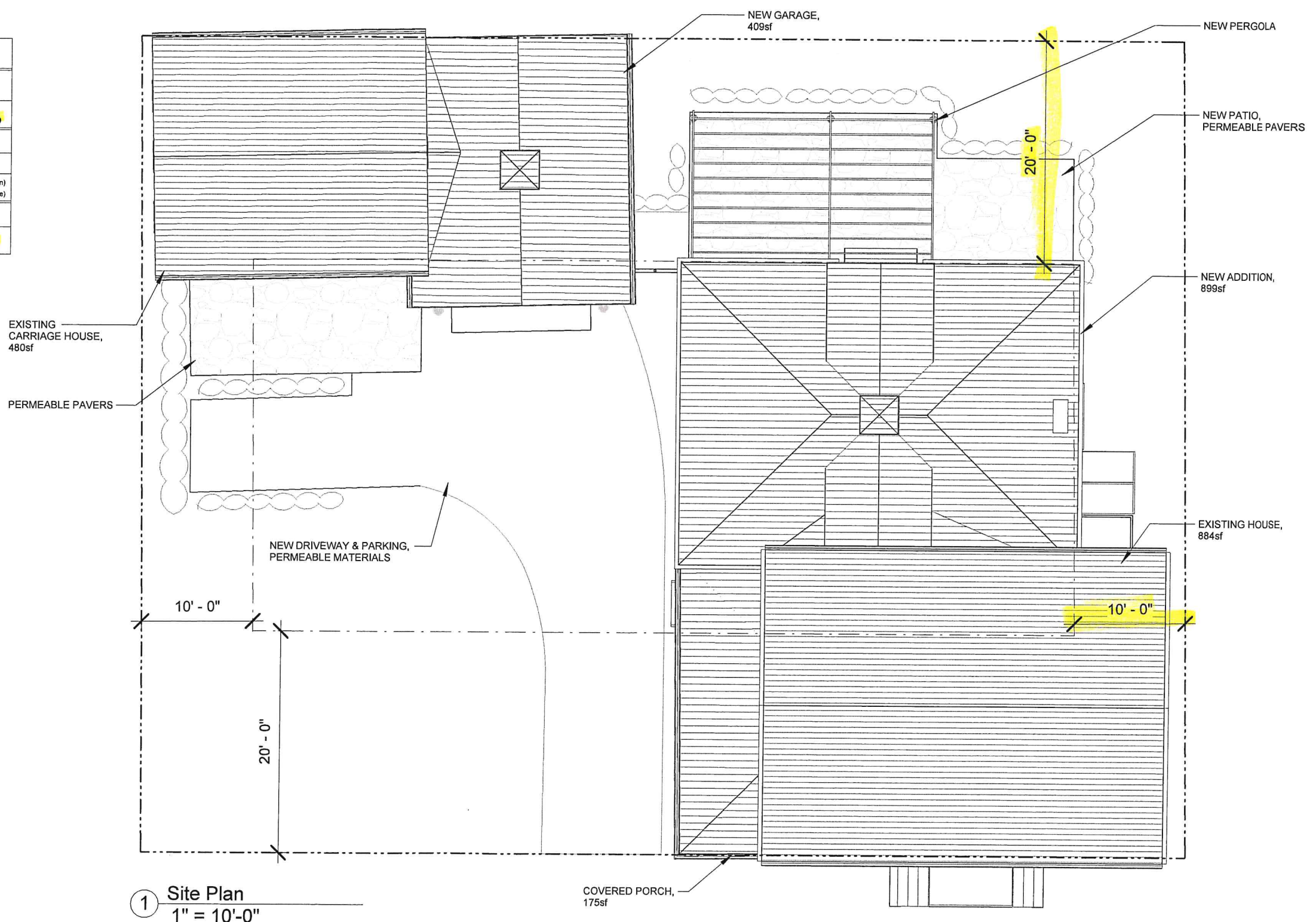
GENERAL	
TS0.01	TITLE SHEET
SITE	
AS0.01	SITE PLAN
ARCHITECTURAL	
EX1.00	SITE PHOTOS
EX1.01	SITE PHOTOS 2
EX1.02	SITE PHOTOS 3
EX1.03	HISTORIC SITE PHOTO
EX1.04	HISTORIC ADDITION PHOTO
EX1.05	HISTORIC SANBORN MAP
EX1.06	SITE PHOTOS 4
A0.01	PROPOSED FIRST FLOOR PLAN
A0.02	PROPOSED SECOND FLOOR PLAN
A0.03	PROPOSED ROOF PLAN
A0.04	PROPOSED SOUTH ELEVATION
A0.05	PROPOSED WEST ELEVATION
A0.06	PROPOSED NORTH ELEVATION
A0.07	PROPOSED EAST ELEVATION
A1.00	3D VIEW 1
A1.01	3D VIEW 2

LOCUS MAP

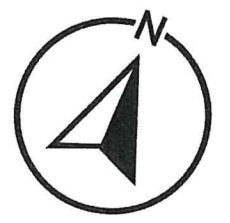
PROJECT LOCATION



ZONING INFORMATION			
ZONE: R-6 RESIDENTIAL			
SITE SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	AVG. SETBACK OF BLOCK (OR 20')	< 1'	-
REAR	20'	House: 47' Garage: < 1'	21'
SIDES	10'	East: 1' 11" (House) West: 1' 0" (Garage)	East: 10' 2" (Addition) West: 25' 2" (Garage)
LOT AREA MIN.	6,000 sf, 0.138 acres	6,925 sf, 0.159 acres	-
COVERAGE	30%; 2,077.5 sf	22%; 1,539 sf	41%; 2,847 sf

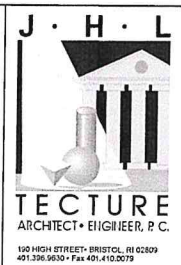


1 Site Plan
1" = 10'-0"



GENERAL NOTES:

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- Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
- The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
- Large scale plans of details shall take precedence over smaller scale drawings.
- All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
- All work to be performed and inspected as required by the local governing code enforcement office.
- All work is to be installed in accordance with manufacturer's recommendations and specifications.



**ISSUED FOR:
ZONING REVIEW**

NOT APPROVED

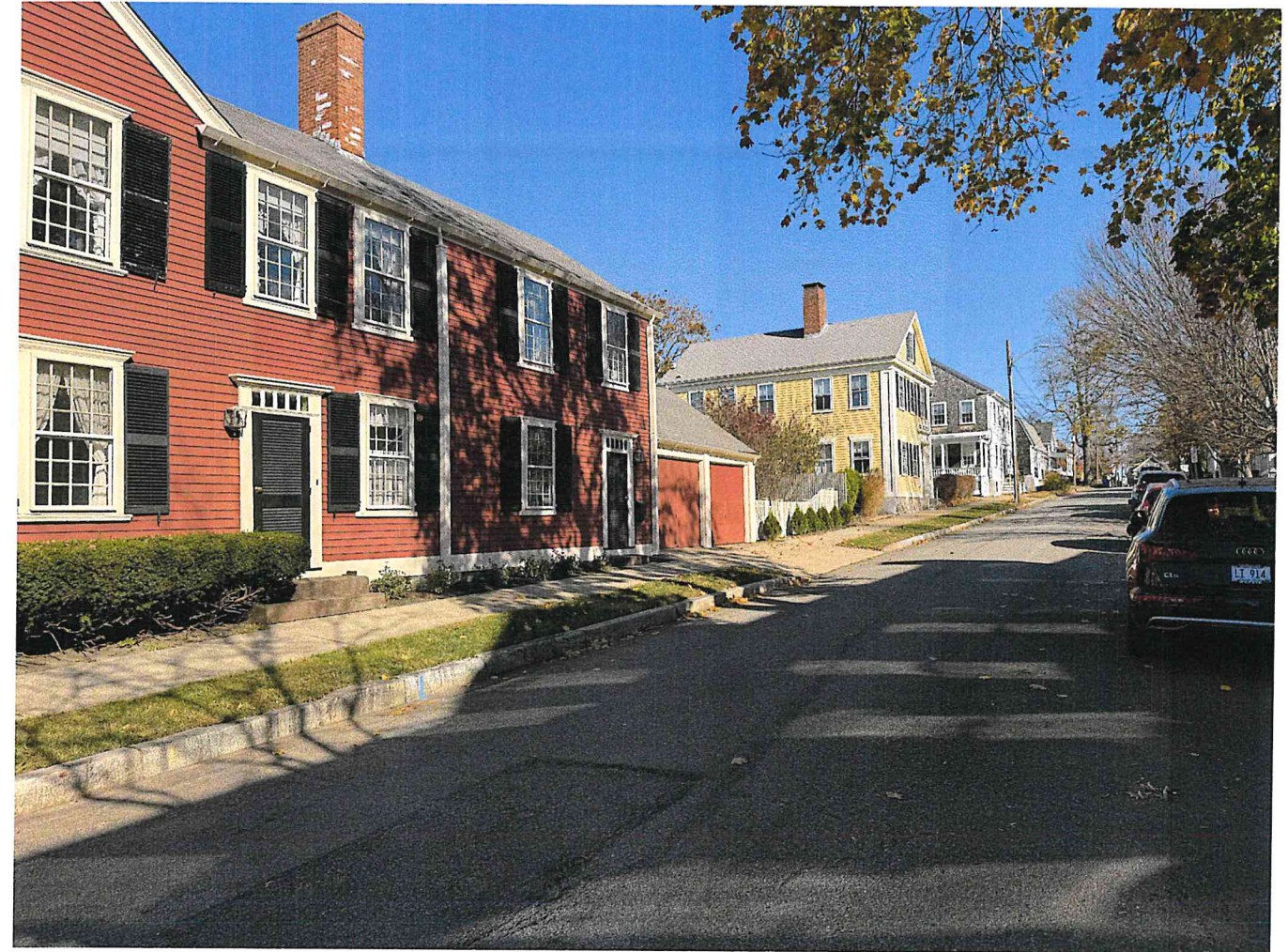
THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED NEW BUILDING FOR:

Bao Residence Renovation


19 Byfield Street, Bristol, RI 02809

DRAWING NAME:	SITE PLAN
ISSUE DATE: DATE: DECEMBER 10, 2024	
SCALE: 1" = 10'-0"	
DRAWN BY: JHL	
PROJECT NUMBER:	7478
DRAWING NUMBER:	AS0.01



	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. 3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. 4: Large scale plans of details shall take precedence over smaller scale drawings. 5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. 6: All work to be performed and inspected as required by the local governing code enforcement office. 7: All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p><small>190 HIGH STREET • BRISTOL, RI 02809 401.296.9530 • FAX 401.410.0078</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p><u>NOT APPROVED</u></p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.00</p>
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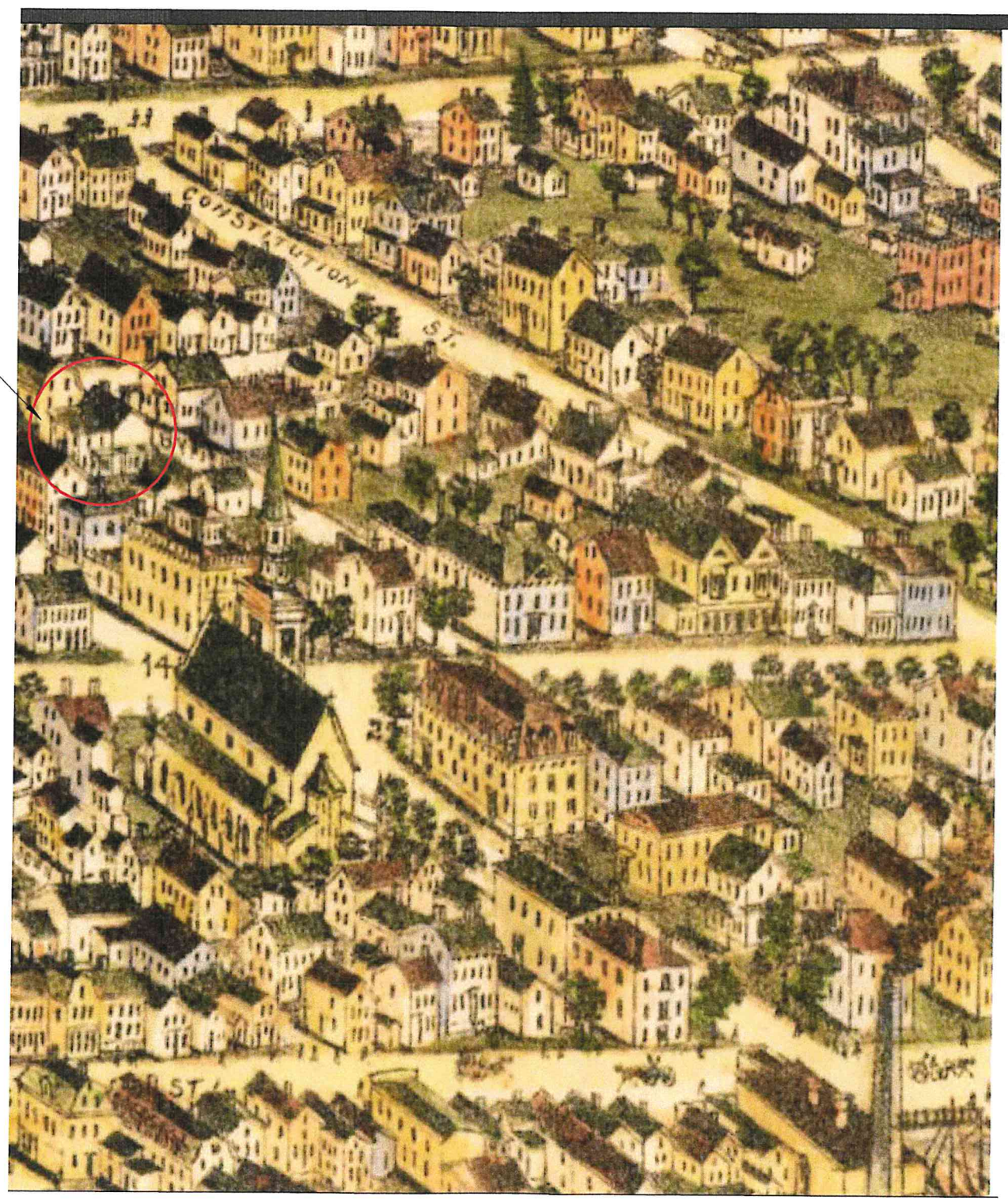


	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. 3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. 4: Large scale plans of details shall take precedence over smaller scale drawings. 5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. 6: All work to be performed and inspected as required by the local governing code enforcement office. 7: All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L  TECTURE ARCHITECT • ENGINEER, P.C. <small>190 HIGH STREET • BRISTOL, RI 02809 401.296.9630 • Fax 401.410.0078</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 2</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.01</p>
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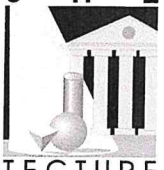


	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>190 HIGH STREET, BRISTOL, RI 02809 401.236.9630 • Fax 401.410.0073</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 3</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.02</p>
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SITE LOCATION:
19 BYFIELD STREET



1891 Birds-eye Map


	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT-ENGINEER, P. C.</p> <p><small>100 HIGH STREET- BRISTOL, RI 02809 401.296.9630 • FAX 401.410.0079</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p><small>DRAWING NAME:</small> HISTORIC SITE PHOTO</p> <p><small>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</small></p> <p><small>PROJECT NUMBER: 7478</small></p> <p><small>DRAWING NUMBER:</small> EX1.03</p>
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ENIR SUPPLEMENT 1903.

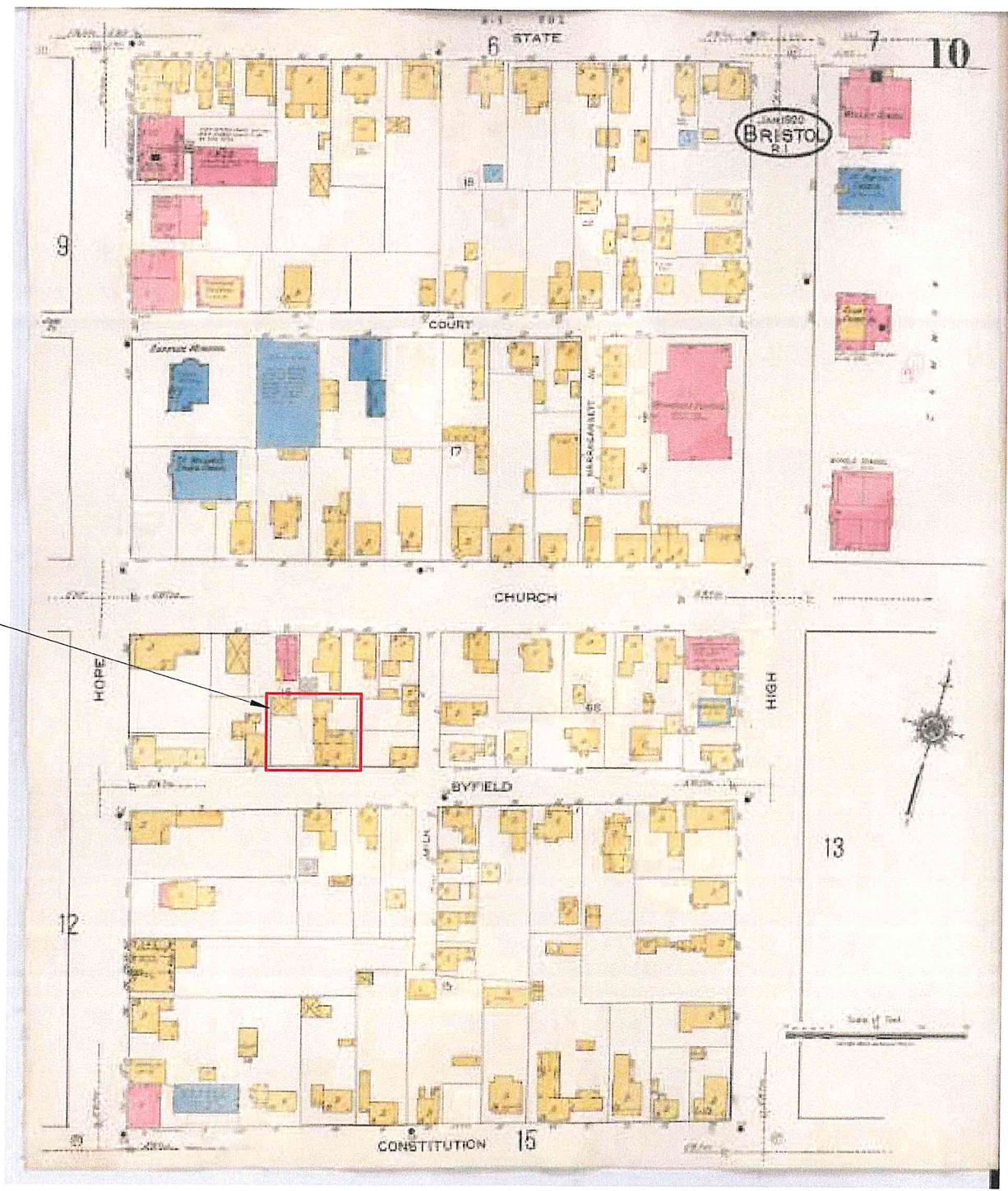


RESIDENCE OF DR. W. FRED WILLIAMS, BYFIELD STREET. (#19)
PHOTO BY ANDERSTROM

1903 Photograph of Historic Addition

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.236.9530 • FAX 401.410.0079</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: HISTORIC ADDITION PHOTO</p> <p><small>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</small></p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.04</p>
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SITE LOCATION:
19 BYFIELD STREET

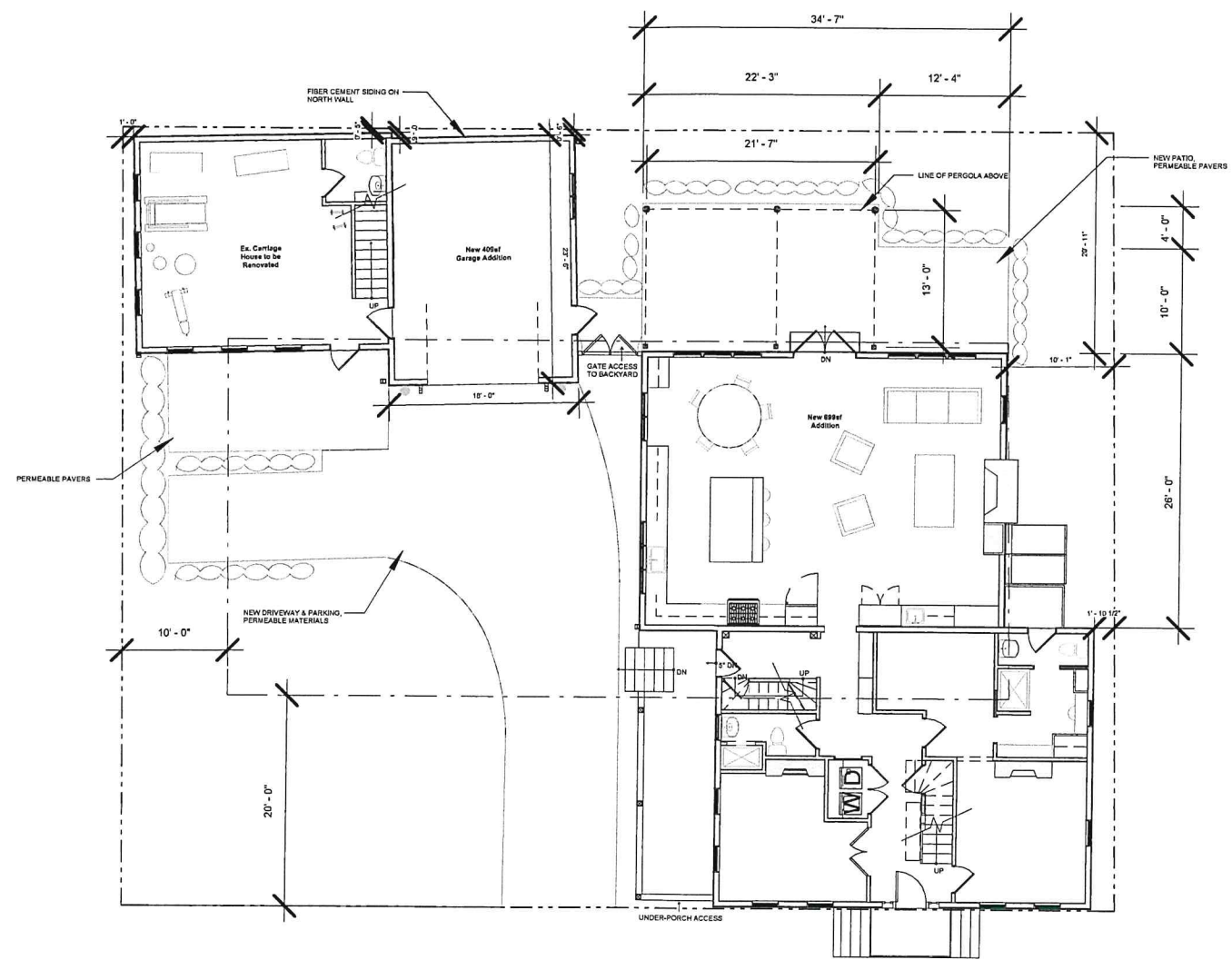


1947 Fire Insurance Sanborn Map
Bristol, RI

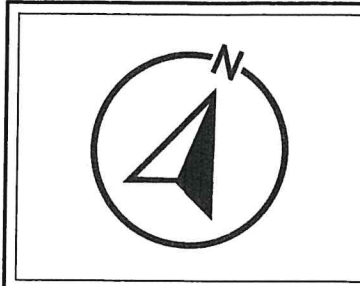
	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.296.9530 • FAX 401.419.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: HISTORIC SANBORN MAP</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024</p> <p>SCALE: Author</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.05</p>
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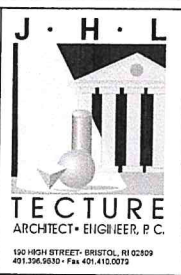
	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. 3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. 4: Large scale plans of details shall take precedence over smaller scale drawings. 5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. 6: All work to be performed and inspected as required by the local governing code enforcement office. 7: All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT + ENGINEER, P. C. 190 HIGH STREET - BRISTOL, RI 02809 401.396.9630 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 4</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.06</p>
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1 First Floor
1/16" = 1'-0"



- GENERAL NOTES:**
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**ISSUED FOR:
ZONING REVIEW**

NOT APPROVED

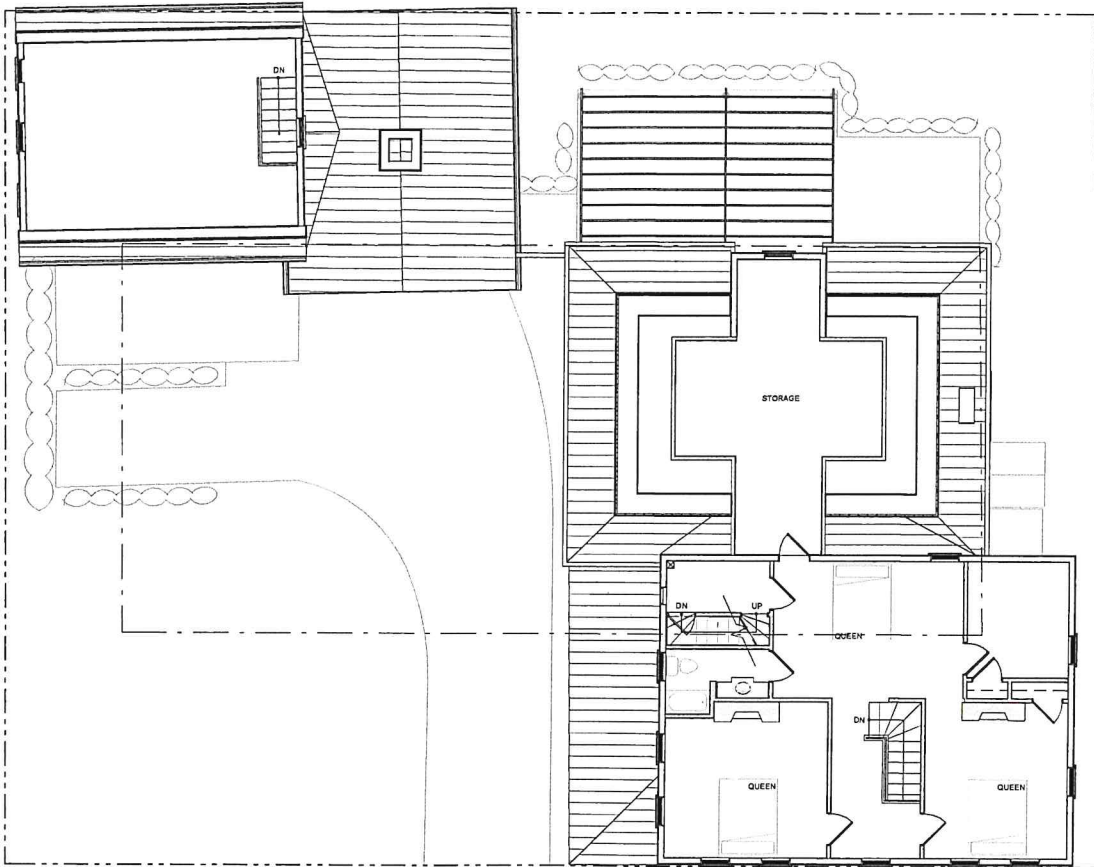
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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

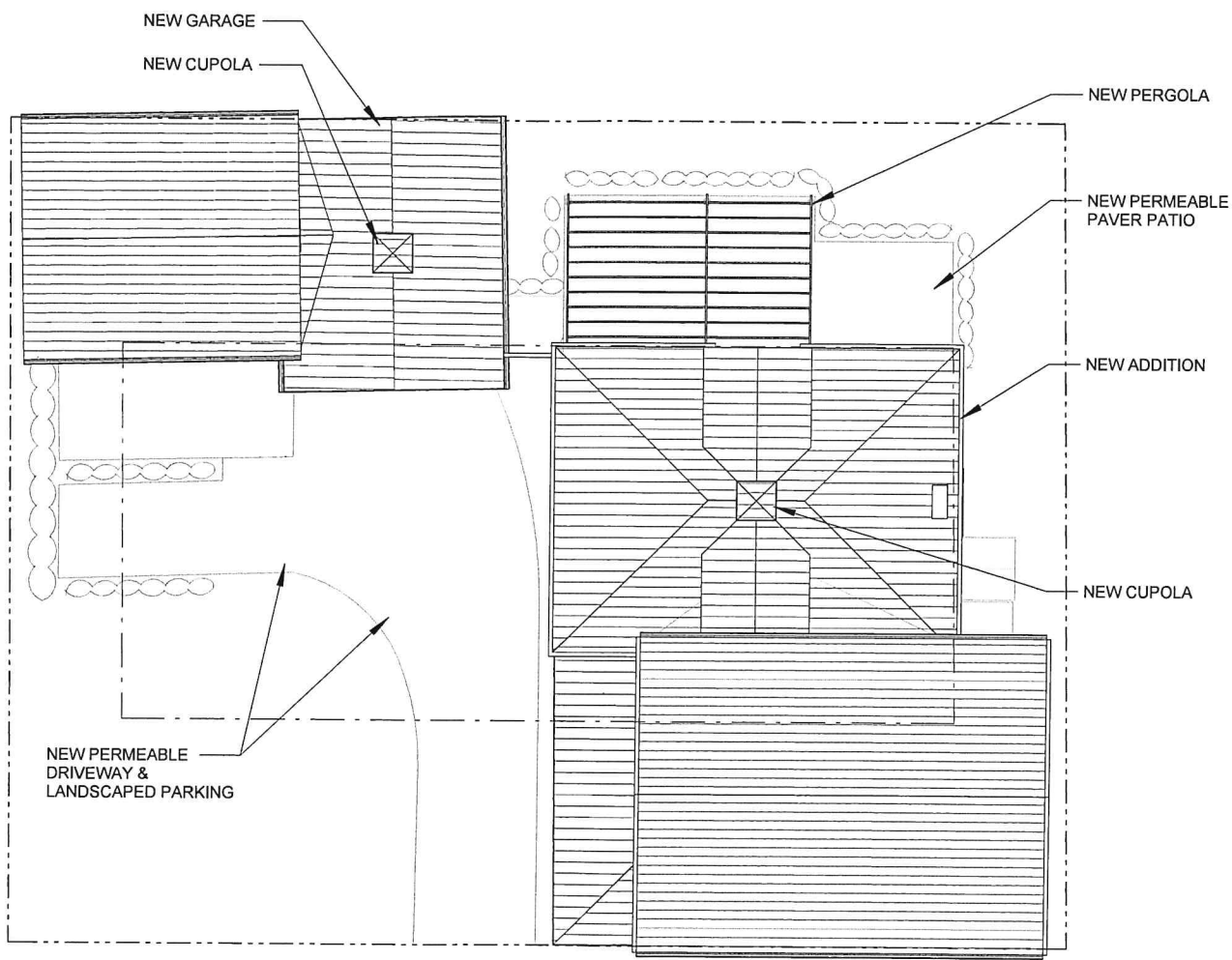
19 Byfield Street, Bristol, RI 02809

DRAWING NAME: PROPOSED FIRST FLOOR PLAN
ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/16" = 1'-0" DRAWN BY: JHL
PROJECT NUMBER: 7478
DRAWING NUMBER: A0.01

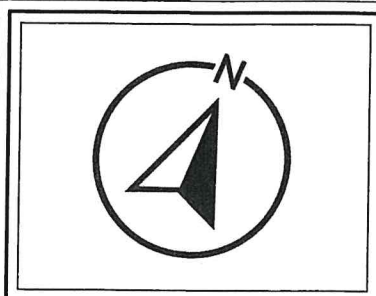


① Second Floor
1/16" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.296.9830 • Fax 401.412.5079</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p><u>NOT APPROVED</u></p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p><small>DRAWING NAME:</small> PROPOSED SECOND FLOOR PLAN</p> <p><small>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/16" = 1'-0" DRAWN BY: JHL</small></p> <p><small>PROJECT NUMBER:</small> 7478</p> <p><small>DRAWING NUMBER:</small> A0.02</p>
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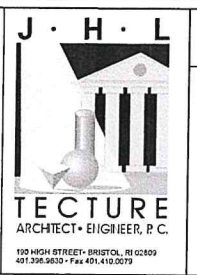


1 Roof Plan
1/16" = 1'-0"



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**ISSUED FOR:
ZONING REVIEW**

NOT APPROVED

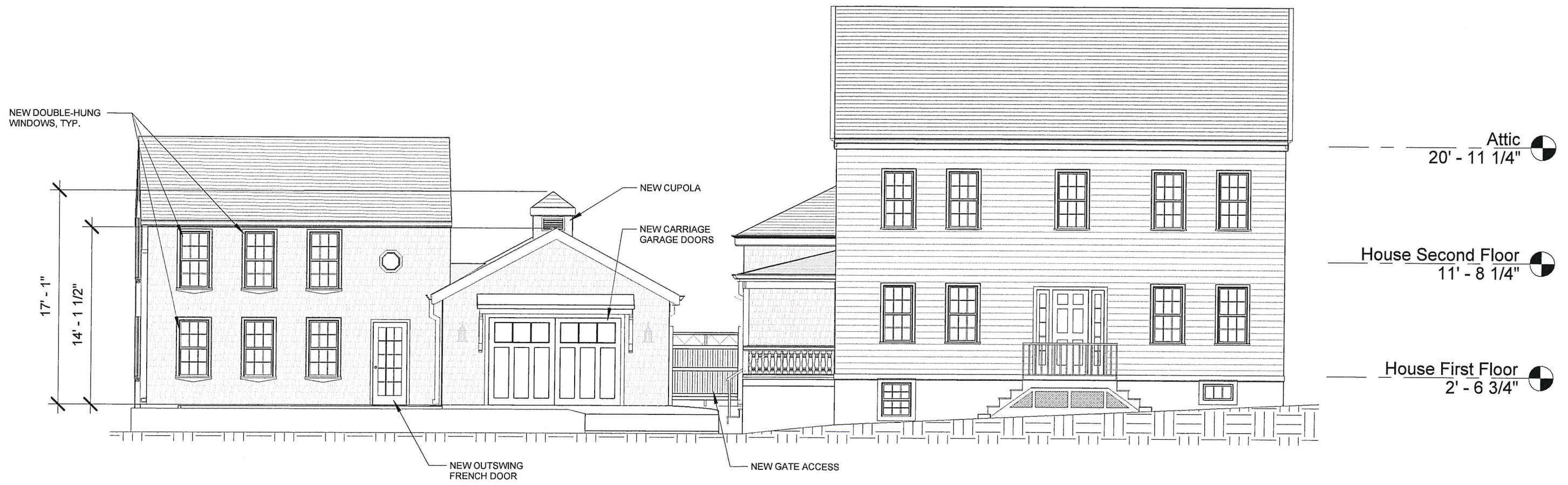
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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME: PROPOSED ROOF PLAN
ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/16" = 1'-0" DRAWN BY: CDS
PROJECT NUMBER: 7478
DRAWING NUMBER: A0.03

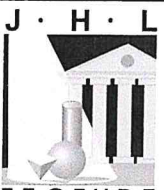


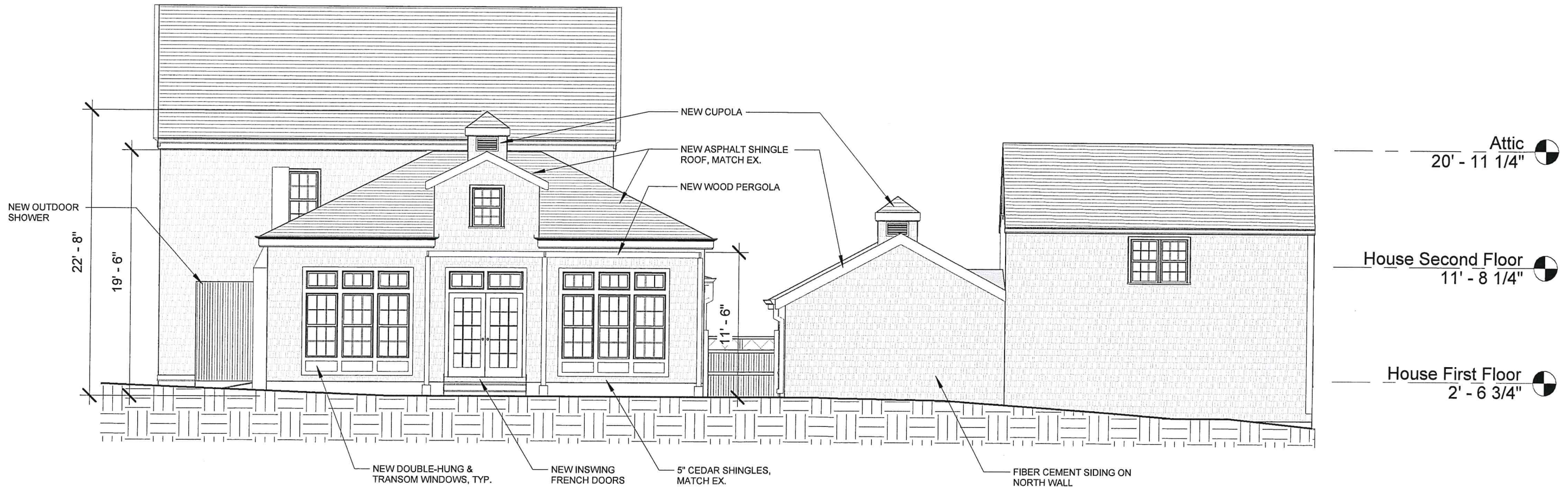
2 Proposed South Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.296.9930 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED SOUTH ELEVATION</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.04</p>
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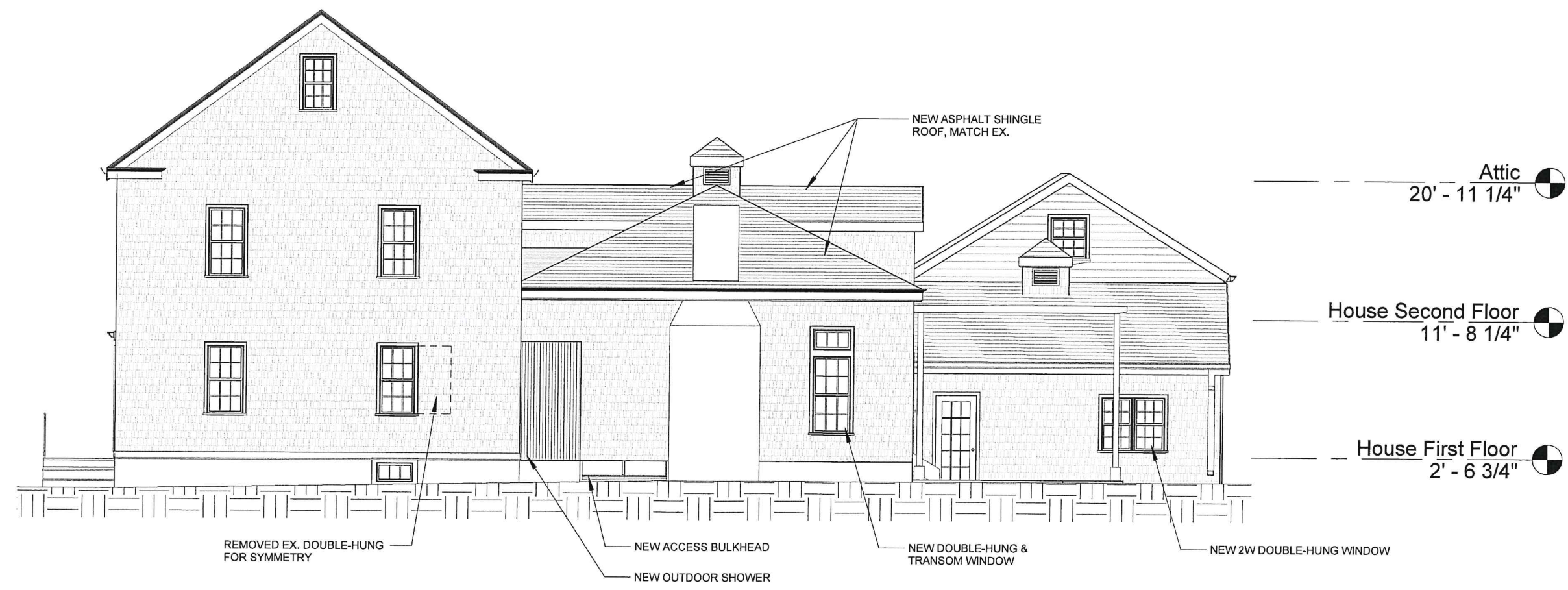
4 Proposed West Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.236.9630 • FAX 401.410.2073</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED WEST ELEVATION</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: CDS</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.05</p>
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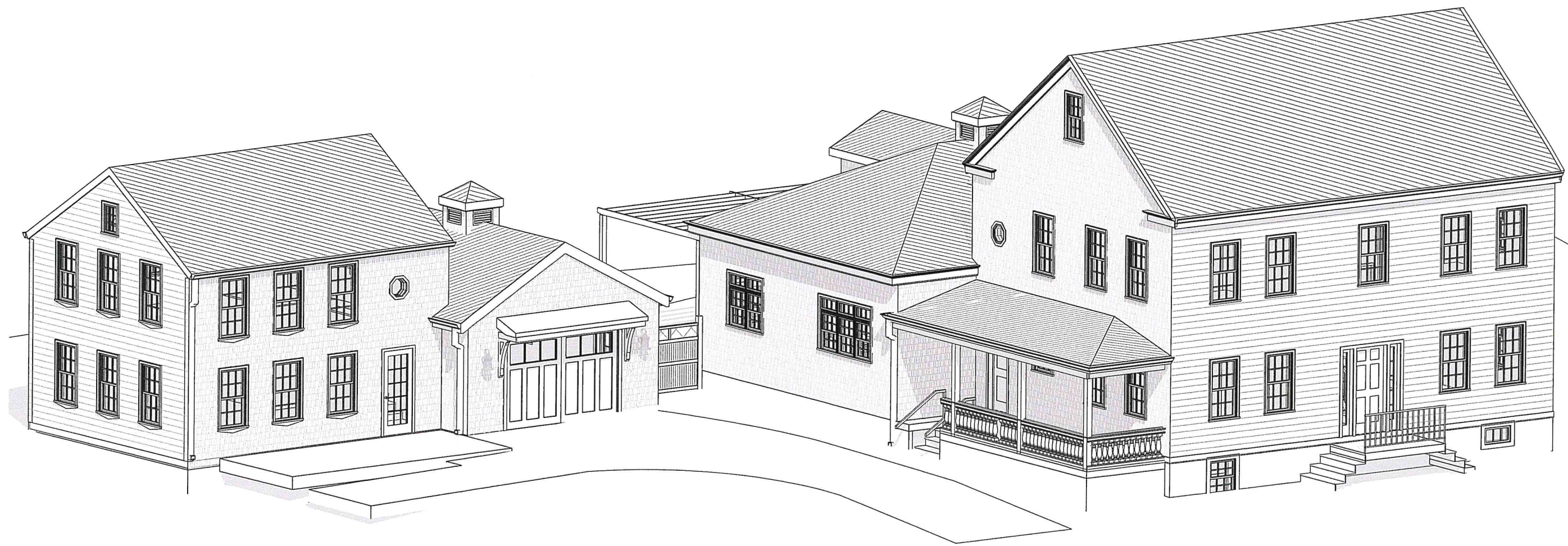
1 Proposed North Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.326.9630 • Fax 401.415.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED NORTH ELEVATION</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.06</p>
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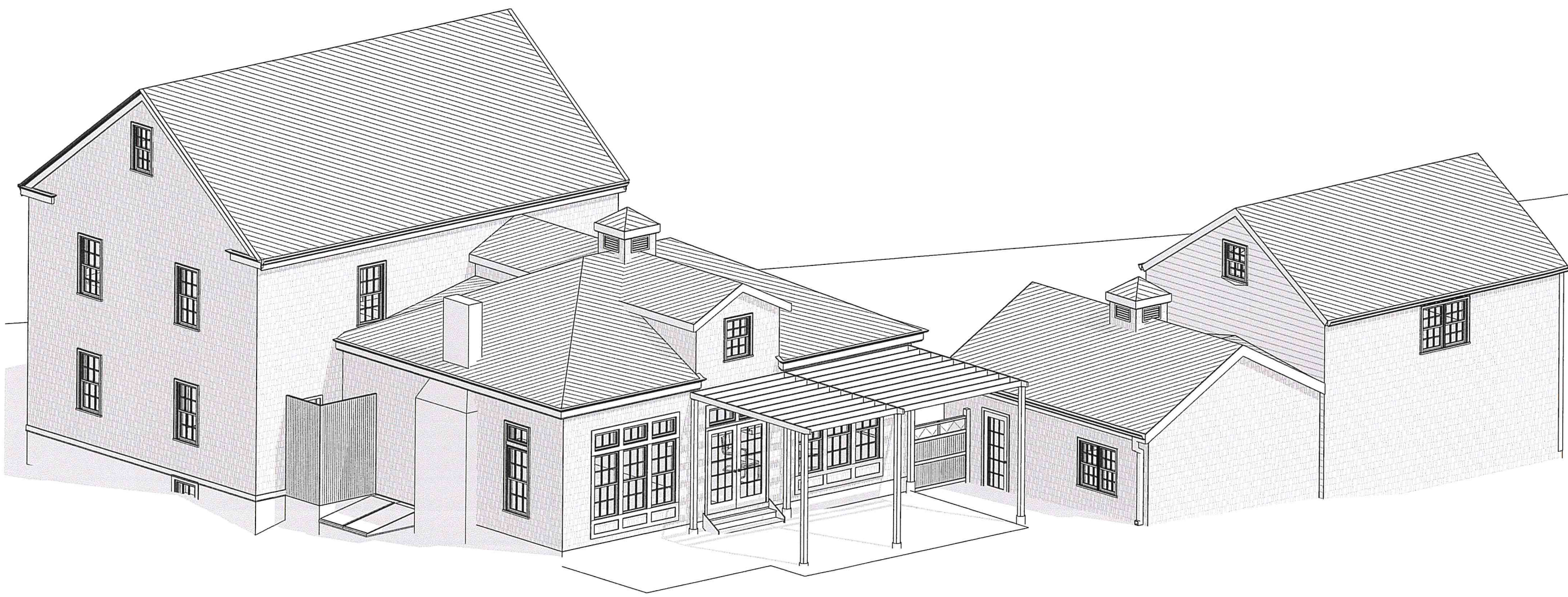
1 Proposed East Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P. C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.396.9530 • FAX 401.410.0078</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED EAST ELEVATION</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.07</p>
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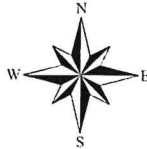
1 Proposed Southwest 3D View

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p><small>190 HIGH STREET • BRISTOL, RI 02809 401.296.9530 • Fax 401.410.2079</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: 3D VIEW 1</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A1.00</p>
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1 Proposed Northeast 3D View

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT · ENGINEER, P. C.</p> <p><small>190 HIGH STREET, BRISTOL, RI 02809 401.296.9930 • Fax 401.410.0919</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p><i>NOT APPROVED</i></p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: 3D VIEW 2</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: CDS</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A1.01</p>
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19 Byfield St. - 200' Radius

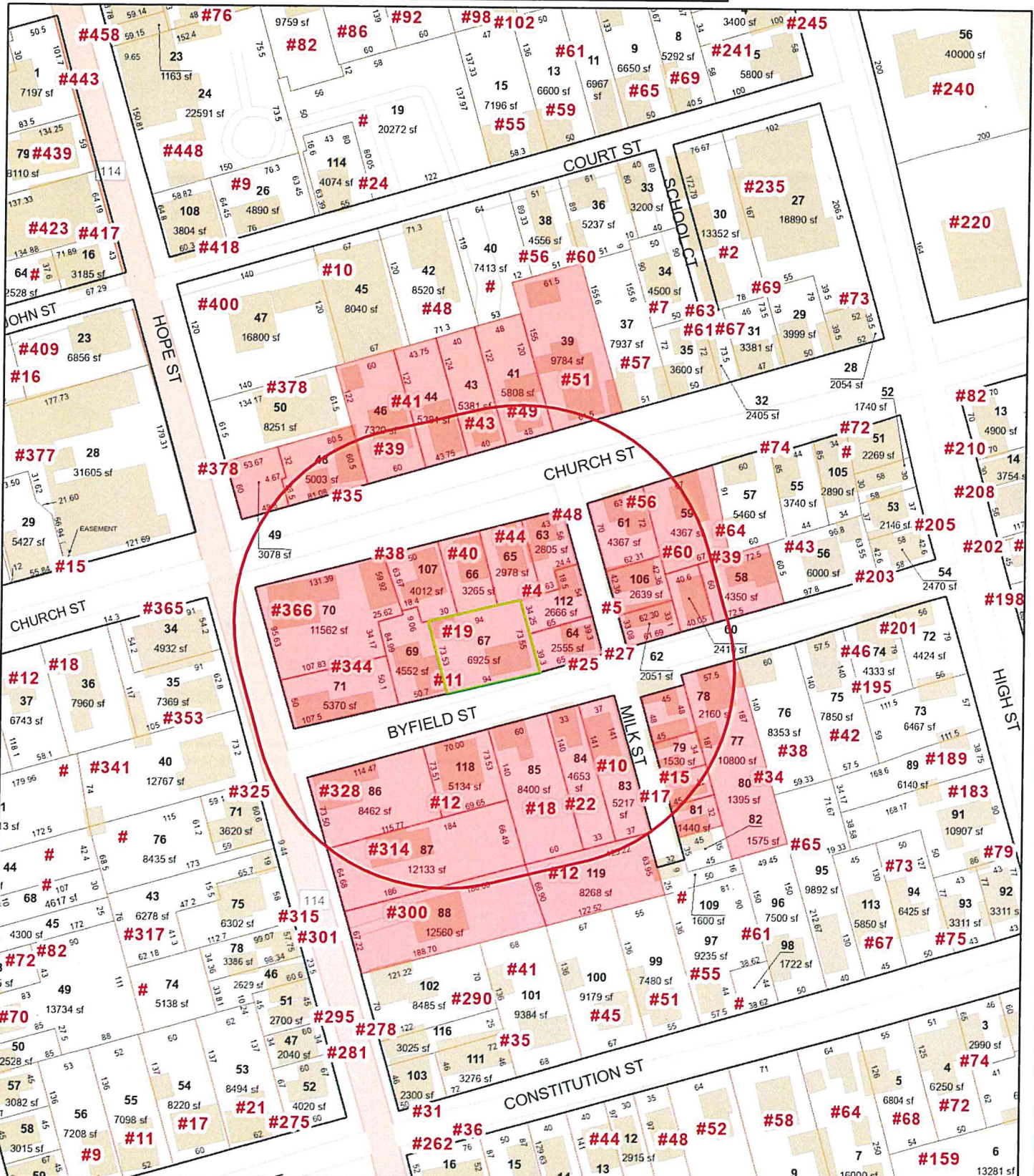
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

December 13, 2024



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



200 feet Abutters List Report

Bristol, RI
December 13, 2024

Subject Property:

Parcel Number: 14-67
CAMA Number: 14-67
Property Address: 19 BYFIELD ST

Mailing Address: BAO, ELENA M - TRUSTEE ELENA M
BAO REVOCABLE TRUST
19 BYFIELD ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 14-106
CAMA Number: 14-106
Property Address: 5 MILK ST

Mailing Address: PELLEGRINO, MARY ANN
25 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-107
CAMA Number: 14-107
Property Address: 38 CHURCH ST

Mailing Address: CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

Parcel Number: 14-112
CAMA Number: 14-112
Property Address: 4 MILK ST

Mailing Address: CHRISTINA, DANIEL & JULIE TE
4 MILK ST
BRISTOL, RI 02809

Parcel Number: 14-118
CAMA Number: 14-118
Property Address: 12 BYFIELD ST

Mailing Address: GARDNER, MATTHEW R (1/3);
GARDNER, STEVEN D & ANN
TRUSTEES-GARDNER TRUST (2/3)
12 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-119
CAMA Number: 14-119
Property Address: 12 MILK ST

Mailing Address: FEINSTEIN, CAROL M
22 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-39
CAMA Number: 14-39
Property Address: 51 CHURCH ST

Mailing Address: DAVIDSON, JOSHUA B & KATHERINE N
TE
51 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-41
CAMA Number: 14-41
Property Address: 49 CHURCH ST

Mailing Address: FORTY-NINE CHURCH STREET, LLC
26 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 14-43
CAMA Number: 14-43
Property Address: 43 CHURCH ST

Mailing Address: BONNER, KERRY S & MERRILL, DEBRA
A TC
43 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-44
CAMA Number: 14-44
Property Address: 41 CHURCH ST

Mailing Address: BERGENHOLTZ, THOMAS A. MARIANNE
366 HOPE ST UNIT 1
BRISTOL, RI 02809

Parcel Number: 14-46
CAMA Number: 14-46
Property Address: 39 CHURCH ST

Mailing Address: SCOTT, DONALD & MARCIA TE
39 CHURCH ST
BRISTOL, RI 02809



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12/13/2024

Page 1 of 4



200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 14-48 CAMA Number: 14-48 Property Address: 35 CHURCH ST	Mailing Address: JACOBUS, ROBERT J & CAROLINE W TE 35 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-49 CAMA Number: 14-49 Property Address: 378 HOPE ST	Mailing Address: ST MICHAELS CHURCH P.O. BOX 414 399 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-58 CAMA Number: 14-58 Property Address: 39 BYFIELD ST	Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A JT 39 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-59 CAMA Number: 14-59 Property Address: 60 CHURCH ST	Mailing Address: WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-60 CAMA Number: 14-60 Property Address: 33 BYFIELD ST	Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID JT 33 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-61 CAMA Number: 14-61 Property Address: 56 CHURCH ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-62 CAMA Number: 14-62 Property Address: 27 BYFIELD ST	Mailing Address: KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE 27 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-63 CAMA Number: 14-63 Property Address: 48 CHURCH ST	Mailing Address: CHITTICK, WILLIAM F 48 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-64 CAMA Number: 14-64 Property Address: 25 BYFIELD ST	Mailing Address: PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN 25 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-65 CAMA Number: 14-65 Property Address: 44 CHURCH ST	Mailing Address: ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES 44 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-66 CAMA Number: 14-66 Property Address: 40 CHURCH ST	Mailing Address: JGR, LLC 443 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-67 CAMA Number: 14-67 Property Address: 19 BYFIELD ST	Mailing Address: BAO, ELENA M - TRUSTEE ELENA M BAO REVOCABLE TRUST 19 BYFIELD ST BRISTOL, RI 02809



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12/13/2024

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200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 14-69 CAMA Number: 14-69 Property Address: 11 BYFIELD ST	Mailing Address: MONAHAN-BELL LIVING TRUST 11 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-70 CAMA Number: 14-70 Property Address: 366 HOPE ST	Mailing Address: LEONARD PLACE LLC 385 HIGH ST BRISTOL, RI 02809
Parcel Number: 14-71 CAMA Number: 14-71 Property Address: 344 HOPE ST	Mailing Address: JOHNSON, JOAN D TRUSTEE 344 HOPE STREET BRISTOL, RI 02809
Parcel Number: 14-77 CAMA Number: 14-77 Property Address: 34 BYFIELD ST	Mailing Address: SIROIS, ROSEMARIE G. 34 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-78 CAMA Number: 14-78 Property Address: 11 MILK ST	Mailing Address: CARREIRO, MARY M TRUSTEE MARY M CARREIRO FAMILY TRUST 4 OVERLOOK DR BRISTOL, RI 02809
Parcel Number: 14-79 CAMA Number: 14-79 Property Address: 15 MILK ST	Mailing Address: ROUNDS, ANDREA L. TRUSTEE OF 15 MILK ST BRISTOL, RI 02809
Parcel Number: 14-80 CAMA Number: 14-80 Property Address: 17 MILK ST	Mailing Address: CANARIO, DOROTHY LE REM-AREL, PATRICIA etal TC 17 MILK ST BRISTOL, RI 02809
Parcel Number: 14-81 CAMA Number: 14-81 Property Address: 21 MILK ST	Mailing Address: ENOS, RICHARD & PATRICIA TE PO BOX 605 BRISTOL, RI 02809
Parcel Number: 14-83 CAMA Number: 14-83 Property Address: 10 MILK ST	Mailing Address: SIMAS, ANTONIO J & ROSA M LE TE DIGIACOMO, MICHELLE & 10 MILK ST BRISTOL, RI 02809
Parcel Number: 14-84 CAMA Number: 14-84 Property Address: 22 BYFIELD ST	Mailing Address: FEINSTEIN, JONATHAN L. CAROL M. TE 22 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-85 CAMA Number: 14-85 Property Address: 18 BYFIELD ST	Mailing Address: MOREIRA, ELIZABETH H LIFE EST MOREIRA, MARK S. ETAL TC 47 COTTAGE ST BRISTOL, RI 02809
Parcel Number: 14-86 CAMA Number: 14-86 Property Address: 328 HOPE ST	Mailing Address: REYNOLDS, MARTIN BURTON & REYNOLDS, LINDA MARIE CO- TRUSTEES 328 HOPE ST BRISTOL, RI 02809



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12/13/2024

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200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 14-87
CAMA Number: 14-87
Property Address: 314 HOPE ST

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

Parcel Number: 14-88
CAMA Number: 14-88
Property Address: 300 HOPE ST

Mailing Address: WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915



www.cai-tech.com

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ANDERSON, ZANE &
ANDERSON, CAROLE TRUSTEES
44 CHURCH STREET
BRISTOL, RI 02809

DAVIDSON, JOSHUA B &
KATHERINE N TE
51 CHURCH ST
BRISTOL, RI 02809

LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809

BAO, ELENA M - TRUSTEE
ELENA M BAO REVOCABLE TRU
19 BYFIELD ST
BRISTOL, RI 02809

ENOS, RICHARD &
PATRICIA TE
PO BOX 605
BRISTOL, RI 02809

MONAHAN-BELL LIVING TRUST
11 BYFIELD ST
BRISTOL, RI 02809

BERGENHOLTZ, THOMAS A.
MARIANNE
366 HOPE ST UNIT 1
BRISTOL, RI 02809

FEINSTEIN, CAROL M
22 BYFIELD ST
BRISTOL, RI 02809

MOREIRA, ELIZABETH H LIF
MOREIRA, MARK S. ETAL T
47 COTTAGE ST
BRISTOL, RI 02809

BLAIR, DEBORAH M &
BUTLER, SARA A JT
39 BYFIELD ST
BRISTOL, RI 02809

FEINSTEIN, JONATHAN L.
CAROL M. TE
22 BYFIELD ST
BRISTOL, RI 02809

PELLEGRINO, MARY ANN
25 BYFIELD ST
BRISTOL, RI 02809

BONNER, KERRY S & MERRILL
43 CHURCH ST
BRISTOL, RI 02809

FORTY-NINE CHURCH STREET,
26 PATRICIA ANN DR
BRISTOL, RI 02809

PELLEGRINO, MARY B. LIFE
PELLEGRINO, MARY ANN
25 BYFIELD ST
BRISTOL, RI 02809

CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

GARDNER, MATTHEW R (1/3);
TRUSTEES-GARDNER TRUST (2
12 BYFIELD ST
BRISTOL, RI 02809

REGO, DAVID E.
FERNANDA P REGO IRREV LIV
652 HOPE ST
BRISTOL, RI 02809

CANARIO, DOROTHY LE
REM-AREL, PATRICIA etal T
17 MILK ST
BRISTOL, RI 02809

JACOBUS, ROBERT J &
CAROLINE W TE
35 CHURCH ST
BRISTOL, RI 02809

REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
328 HOPE ST
BRISTOL, RI 02809

CARREIRO, MARY M TRUSTEE
MARY M CARREIRO FAMILY TR
4 OVERLOOK DR
BRISTOL, RI 02809

JGR, LLC
443 HOPE ST
BRISTOL, RI 02809

ROUNDS, ANDREA L. TRUSTEE
15 MILK ST
BRISTOL, RI 02809

CHITTICK, WILLIAM F
48 CHURCH STREET
BRISTOL, RI 02809

JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

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

CHRISTINA, DANIEL & JULIE
4 MILK ST
BRISTOL, RI 02809

KURLAND, MORTON DAVID &
MATHERS-KURLAND, CARRIE R
27 BYFIELD ST
BRISTOL, RI 02809

SCOTT, DONALD & MARCIA T
39 CHURCH ST
BRISTOL, RI 02809

SIMAS, ANTONIO J & ROSA M
DIGIACOMO, MICHELLE &
10 MILK ST
BRISTOL, RI 02809

SIROIS, ROSEMARIE G.
34 BYFIELD ST
BRISTOL, RI 02809

SMITH, DORAN C & SQUILLAN
33 BYFIELD ST
BRISTOL, RI 02809

ST MICHAELS CHURCH
P.O. BOX 414
399 HOPE ST
BRISTOL, RI 02809

WHEET, KAREN R
60 CHURCH ST
BRISTOL, RI 02809

WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-03

***CONTINUED PUBLIC HEARING**

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

PLEASE NOTE REVISED DATE

***Monday, February 10, 2025**

at 7:00 P.M.

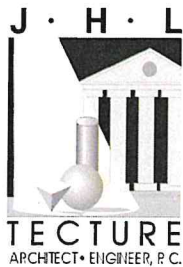
Bristol Town Hall
10 Court Street

APPLICANT: **Elena M. Bao**
PROPERTY OWNER: **Elena M. Bao Revocable Trust**
LOCATION: **19 Byfield Street**
PLAT: **14** LOT: **67**
ZONE: **Residential R-6**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 26ft. x 34ft. 7in. living area addition and attached 13ft. x 21ft 7in. pergola addition to the rear of an existing single family dwelling; and to construct an 18ft. x 23ft. 6in. garage addition to an existing accessory carriage house structure with less than the required rear yard; less than the required right side yard; larger than permitted size for an accessory structure; and greater than permitted lot coverage by structures.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, February 6, 2025.



190 High Street, Bristol, Rhode Island 02809

Phone: (301) 396-9630 Fax: (401) 410-0079

January 17, 2025
Ed Tanner, Principal Planner
Zoning Board of Appeals
235 High Street
Bristol, RI, 02809

Dear Ed Tanner & Zoning Board:

On behalf of our clients Elena Bao and Heath Robbins, JHL would like to re-submit our design for 19 Byfield Street (Plat 14, Lot 67) with only a single a variance from Sec. 28-111 Table B "Maximum Lot Coverage by Structures," a reduction from the previously reported three variances.

Per the requests of the board at the previous meeting, significant efforts have been made in reducing the proposed design's impact on the site, namely removing the 409 SF garage addition and the detached pergola in the rear yard. Further efforts were made in reducing the size of the proposed addition in an effort to ensure the least relief necessary given the unique characteristics of the existing historical structure. The new proposed 1 ½ story addition will now be 839 SF (33' 7" x 25', 19' 3" high), reducing the initially proposed lot coverage from over 41% down to 34%, slightly over the 30% threshold for residential properties in the R-6 zone and ensuring all overall dimensions remain less than those of the existing house. The new structure will now be within all setbacks, including roof overhangs and detail (although allowed in the R-6 zone), with all site work still being done with permeable materials and pavers.

With these changes and improvements to the design and having met with the HDC Coordinator for further guidance, we would respectfully ask the board to consider approving our design subject to the approval of the HDC.

Sincerely,

A handwritten signature in black ink that reads "John Lusk". The signature is written in a cursive, flowing style.

John Lusk
JHL Tecture

PROPOSED WORK FOR:

Bao Residence Renovation

JHL TECTURE # 7478

Elena M. Bao

19 Byfield Street, Bristol, RI 02809

ZONING REVIEW

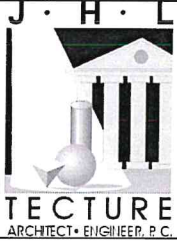


PROJECT DIRECTORY

TENANT
Elena M. Bao
19 Byfield Street, Bristol, RI
02809

PROPERTY OWNER
Elena M. Bao
19 Byfield Street, Bristol, RI
02809

ARCHITECT
JHL TECTURE A.E. P.C.
HORNALL STUDIO BRISTOL STUDIO
97 MAIN STREET 190 HIGH STREET
HORNELL, NY 14843 BRISTOL, RI 02809

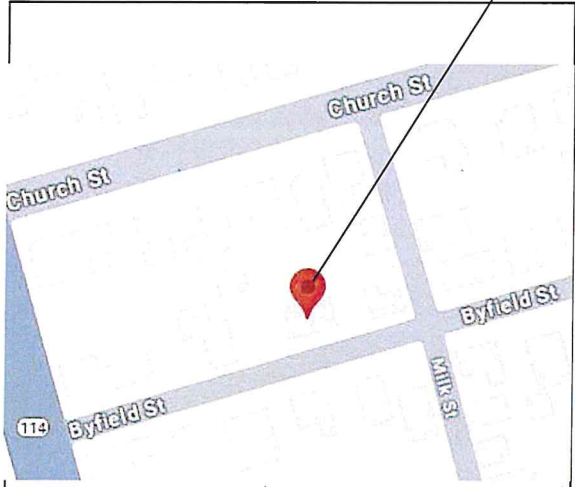


PROJECT DRAWING LIST

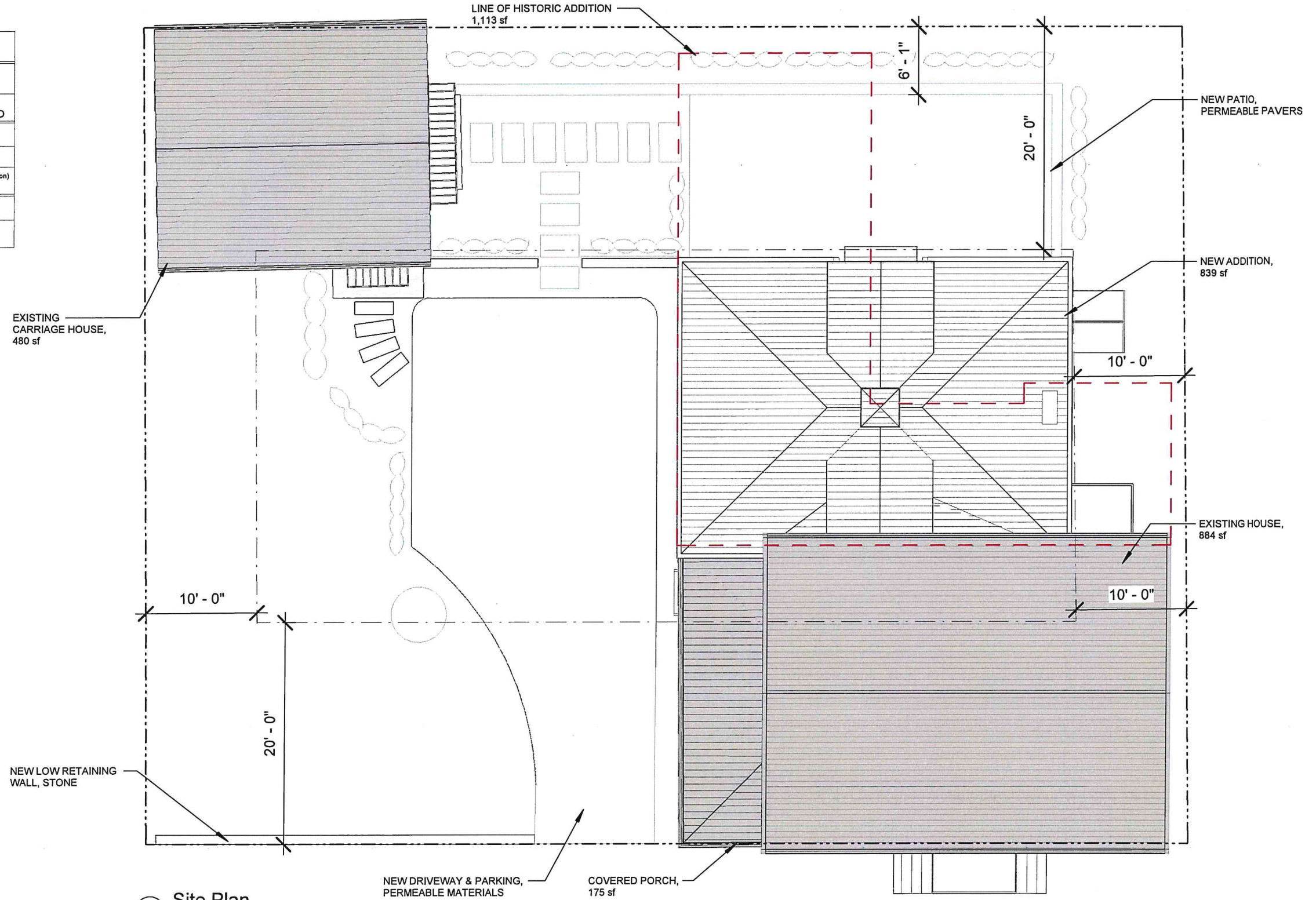
GENERAL	
TS0.01	TITLE SHEET
SITE	
AS0.01	SITE PLAN
ARCHITECTURAL	
EX1.00	SITE PHOTOS
EX1.01	SITE PHOTOS 2
EX1.02	HISTORIC SANBORN MAP
A0.01	PROPOSED FIRST FLOOR PLAN
A0.02	PROPOSED SECOND FLOOR PLAN
A0.03	PROPOSED ROOF PLAN
A0.04	PROPOSED SOUTH ELEVATION
A0.05	PROPOSED WEST ELEVATION
A0.06	PROPOSED NORTH ELEVATION
A0.07	PROPOSED EAST ELEVATION
A0.08	PROPOSED ADDITION WEST ELEVATION
A1.00	3D VIEW 1
A1.01	3D VIEW 2
A1.02	SITE RENDERING 1
A1.03	SITE RENDERING 2
A1.04	SITE RENDERING 3

LOCUS MAP

PROJECT LOCATION



ZONING INFORMATION			
ZONE: R-6 RESIDENTIAL			
SITE SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	AVG. SETBACK OF BLOCK (OR 20')	< 1'	-
REAR	20'	House: 47' Garage: < 1'	22'
SIDES	10'	East: 1' 11" (House) West: 1' 0" (Garage)	East: 11' 1" (Addition) -
LOT AREA MIN.	6,000 sf, 0.138 acres	6,925 sf, 0.159 acres	-
COVERAGE	30%; 2,078 sf	22.2%; 1,539 sf	34%; 2,378 sf



1 Site Plan
1" = 10'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J • H • L TECTURE ARCHITECT • ENGINEER, P.C. 190 HIGH STREET • BRISTOL, RI 02809 401.396.9530 • Fax 401.410.0076</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PLAN</p>
					<p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: 1" = 10'-0" DRAWN BY: JHL</p>
					<p>PROJECT NUMBER: 7478 DRAWING NUMBER: AS0.01</p>



Photo #1: Front West side view, southwest corner of property

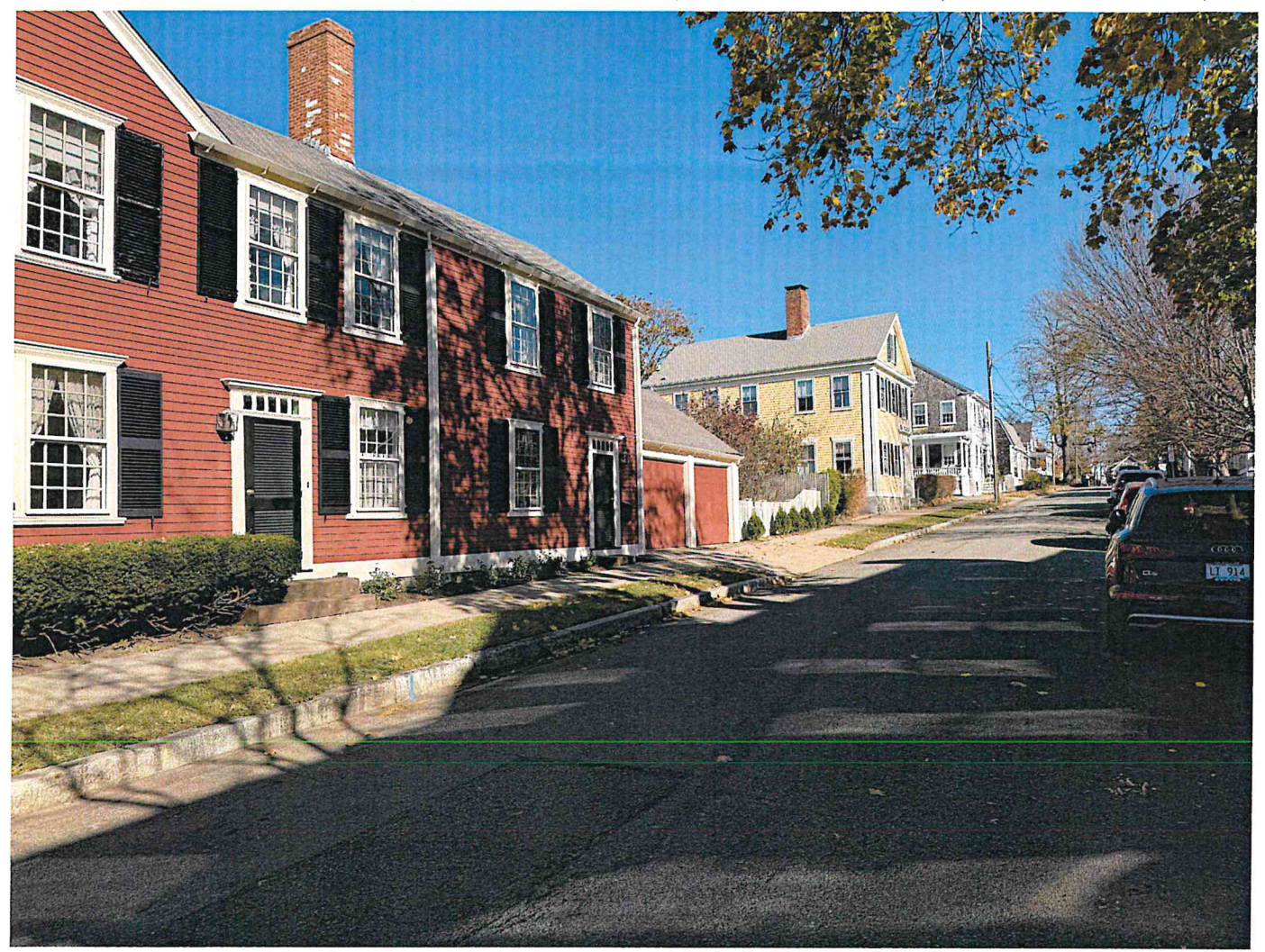


Photo #2: Front West side view, down by Hope Street

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.396.9630 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.00</p>
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Photo #3: View of north side of property, with existing carriage house & abutting neighbor's sheds

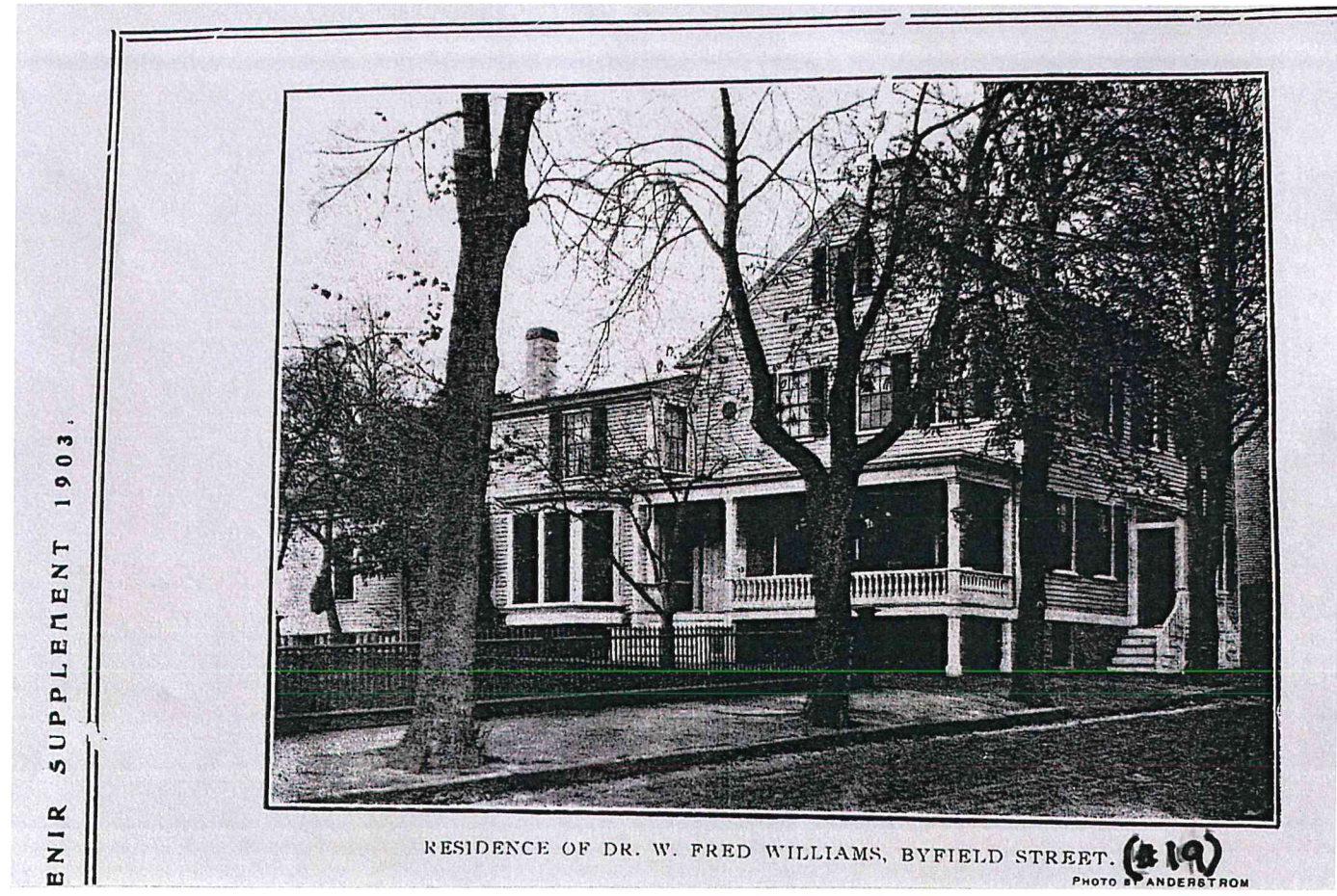


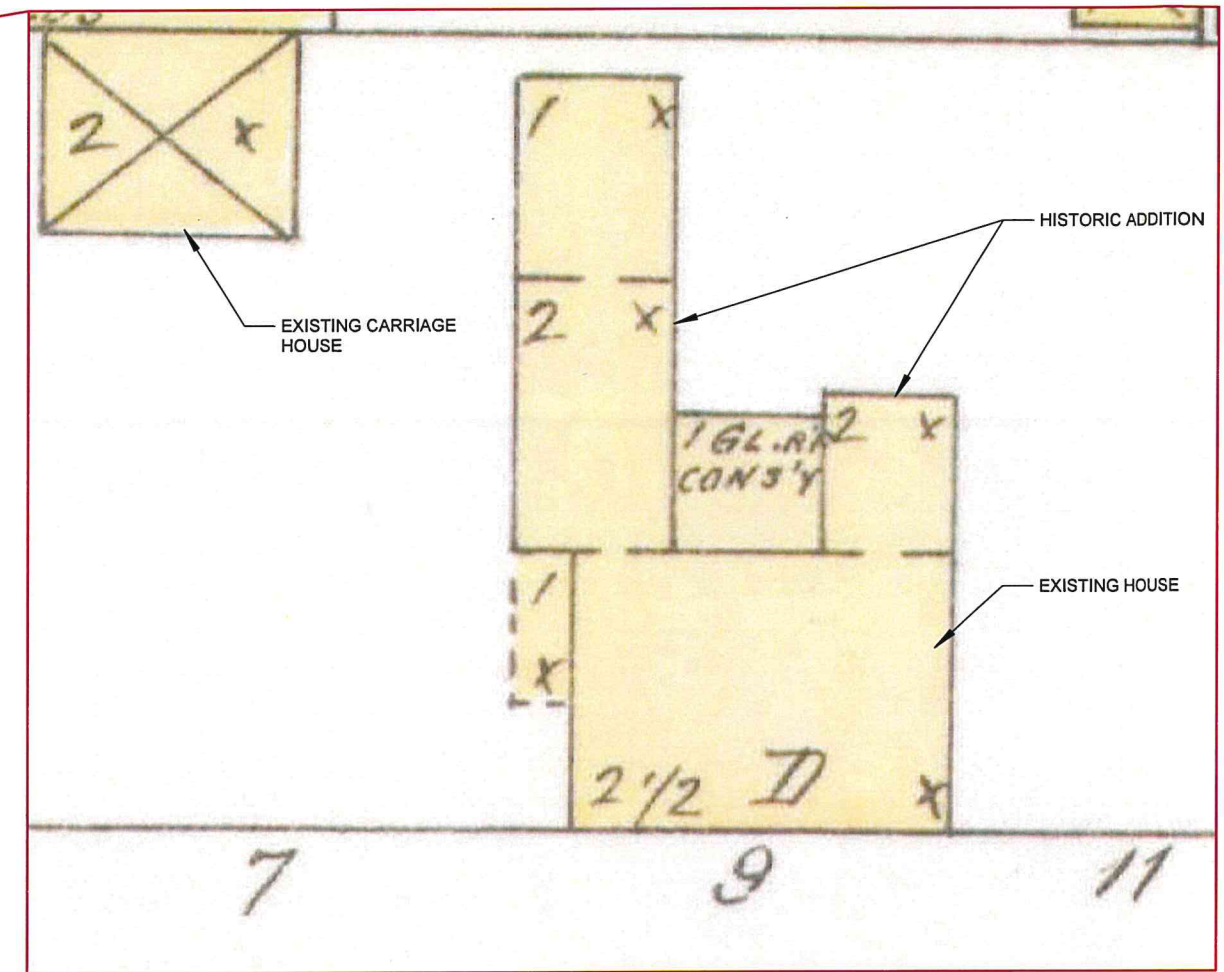
Photo #4: 1903 Photograph of Historic Addition

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.398.9630 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 2</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.01</p>
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SITE LOCATION:
19 BYFIELD STREET

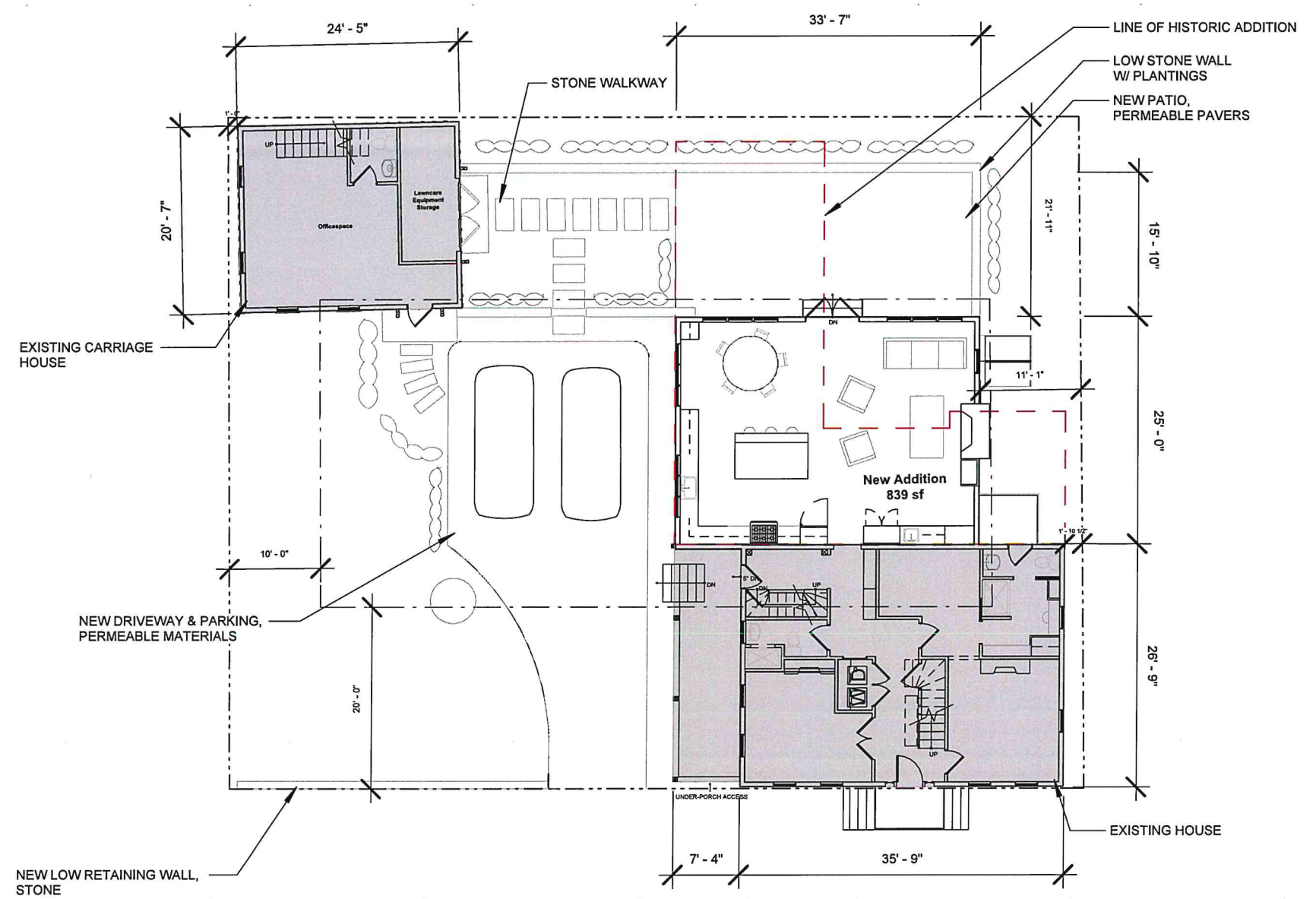


Photo #5: 1896 Fire Insurance Sanborn Map
Bristol, RI



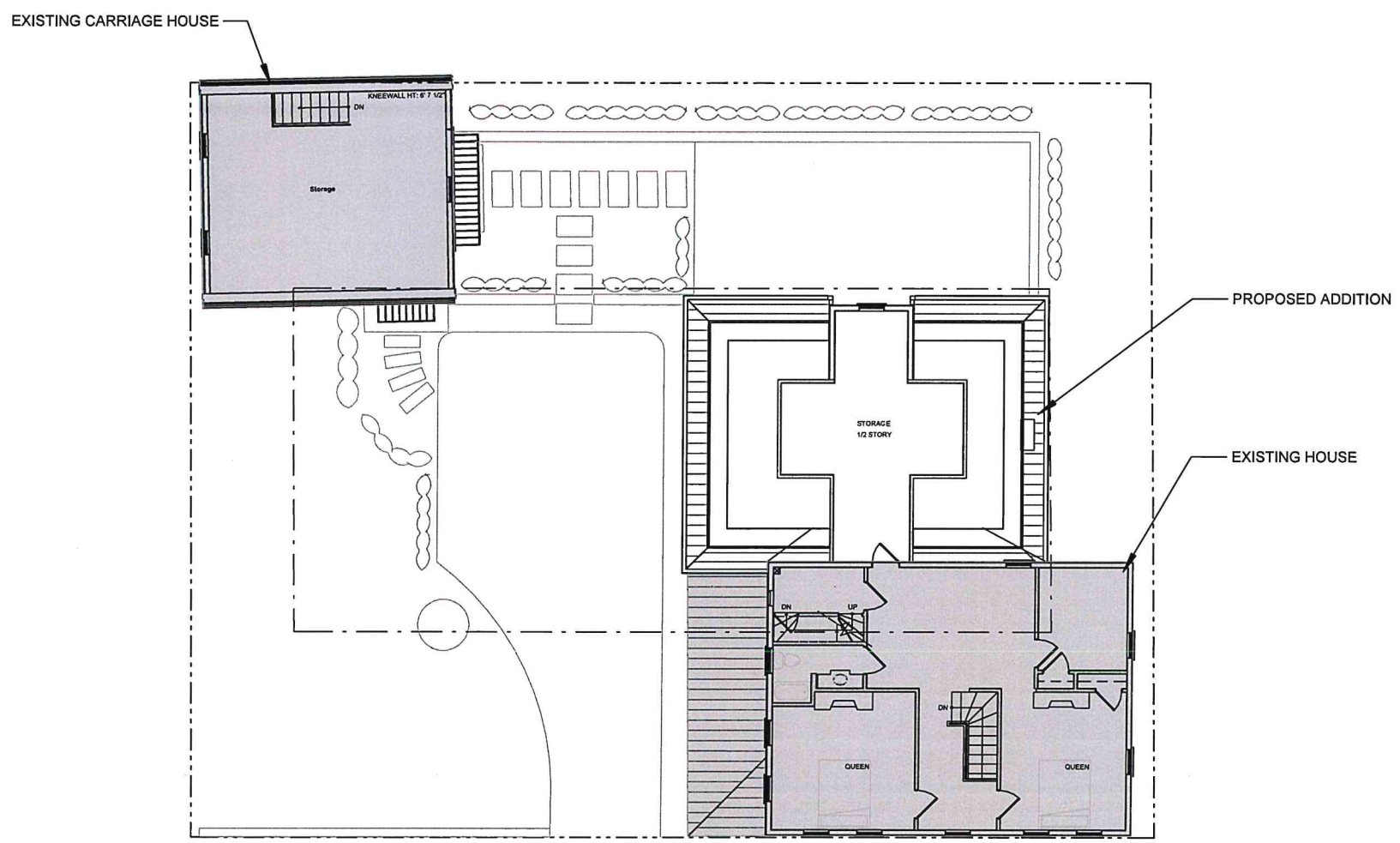
19 Byfield Street

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans or details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p>190 HIGH STREET, BRISTOL, RI 02809 401.384.9630 • Fax: 401.415.0770</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: HISTORIC SANBORN MAI</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.02</p>
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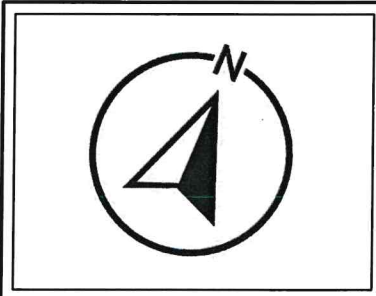


1 First Floor
1/16" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p><small>190 HIGH STREET, BRISTOL, RI 02809 401.396.9630 • Fax: 401.410.0079</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p><small>DRAWING NAME:</small> PROPOSED FIRST FLOOR PLAN</p> <p><small>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: 1/16" = 1'-0" DRAWN BY: JHL</small></p> <p><small>PROJECT NUMBER:</small> 7478</p> <p><small>DRAWING NUMBER:</small> A0.01</p>
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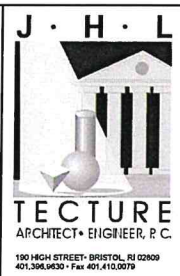


① Second Floor
1/16" = 1'-0"



GENERAL NOTES:

- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
- Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
- The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
- Large scale plans of details shall take precedence over smaller scale drawings.
- All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
- All work to be performed and inspected as required by the local governing code enforcement office.
- All work is to be installed in accordance with manufacturer's recommendations and specifications.



**ISSUED FOR:
ZONING REVIEW**

NOT APPROVED

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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

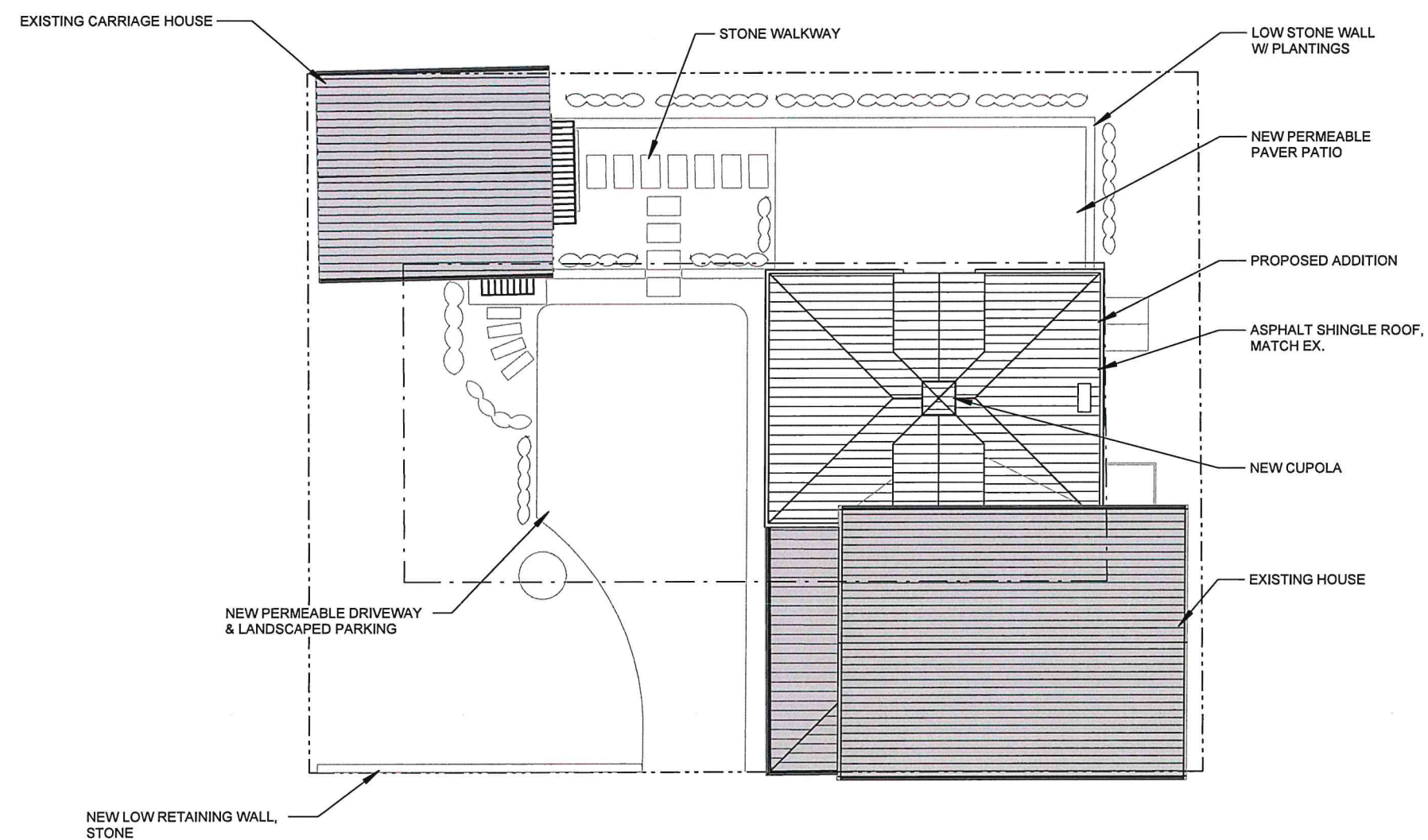
19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
PROPOSED SECOND FLOOR PLAN

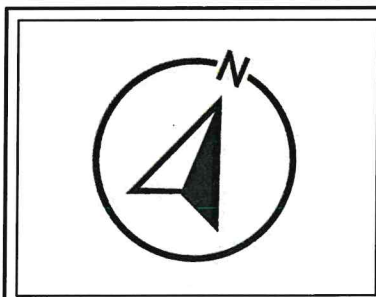
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SCALE: 1/16" = 1'-0"
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:
A0.02

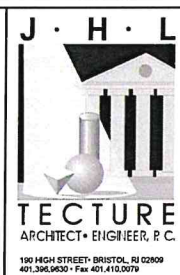


① Roof Plan
1/16" = 1'-0"



GENERAL NOTES:

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- Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

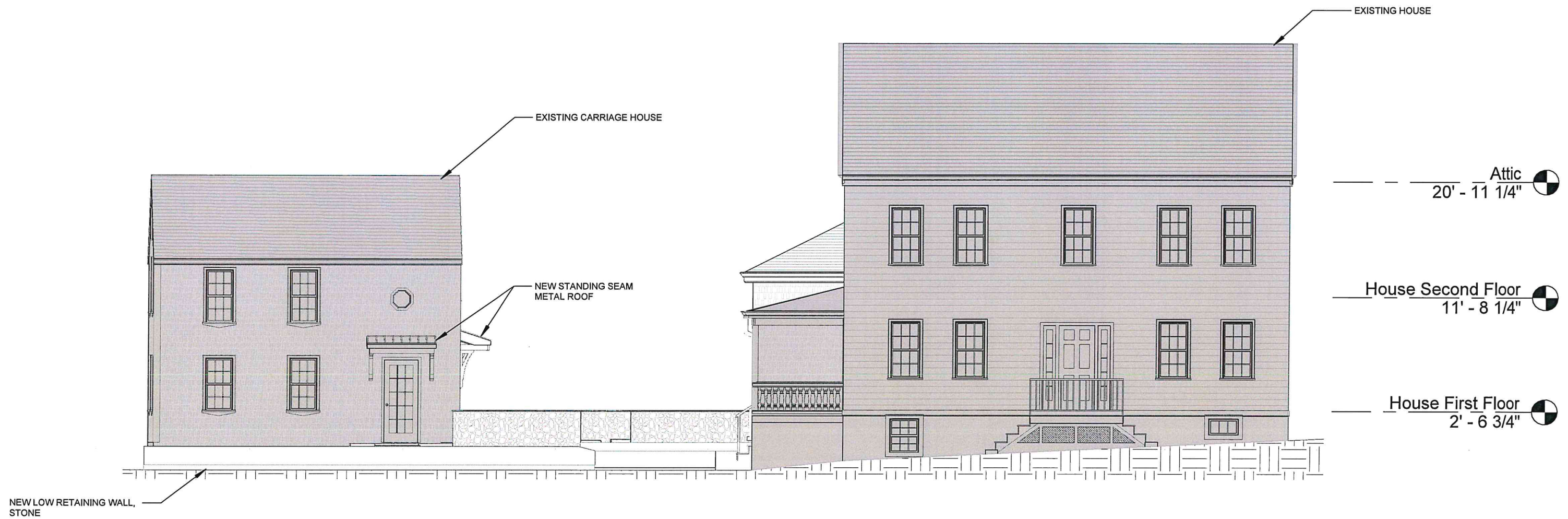
19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
PROPOSED ROOF PLAN

ISSUE DATE: DATE: JANUARY 17, 2025
SCALE: 1/16" = 1'-0"
DRAWN BY: JHL

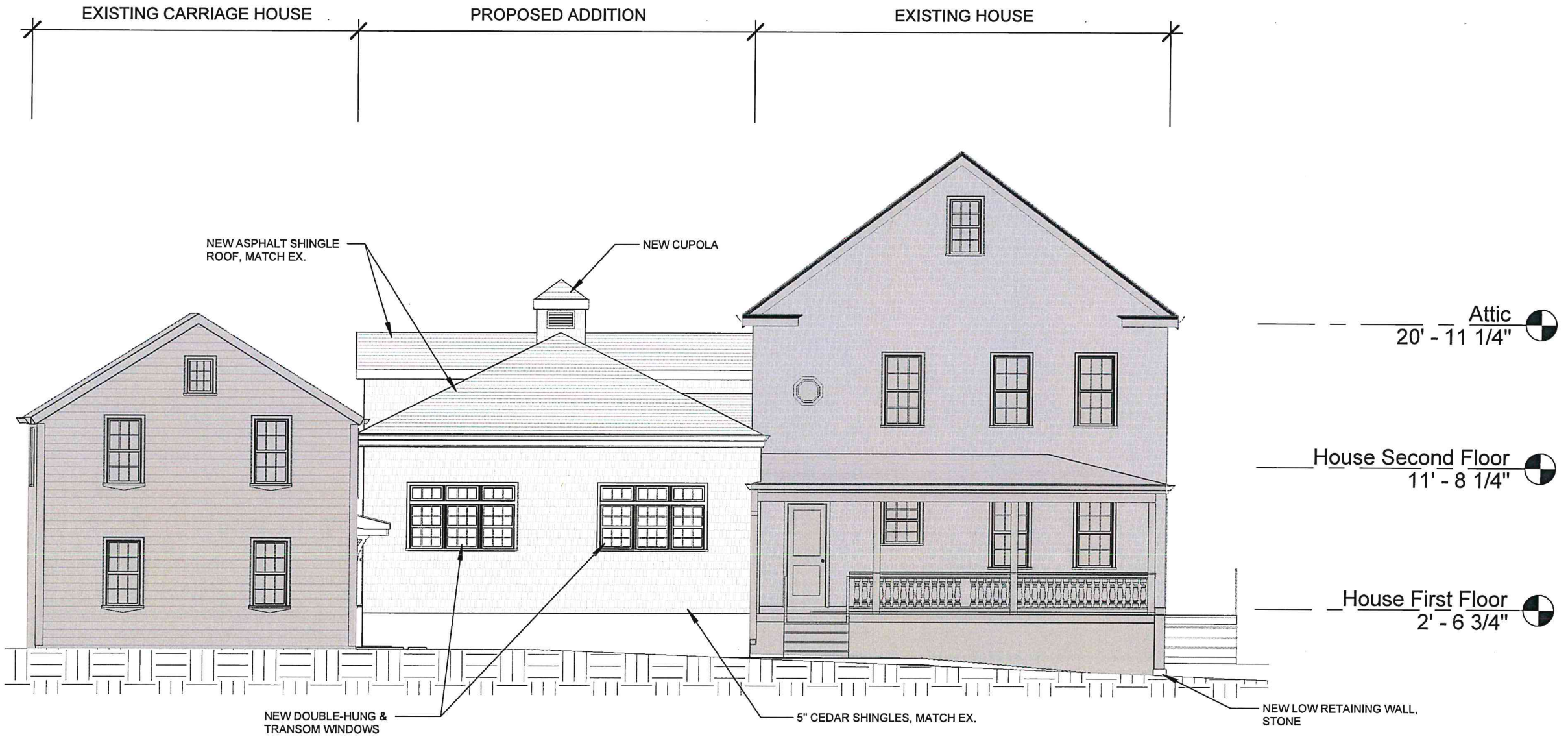
PROJECT NUMBER: **7478**

DRAWING NUMBER:
A0.03



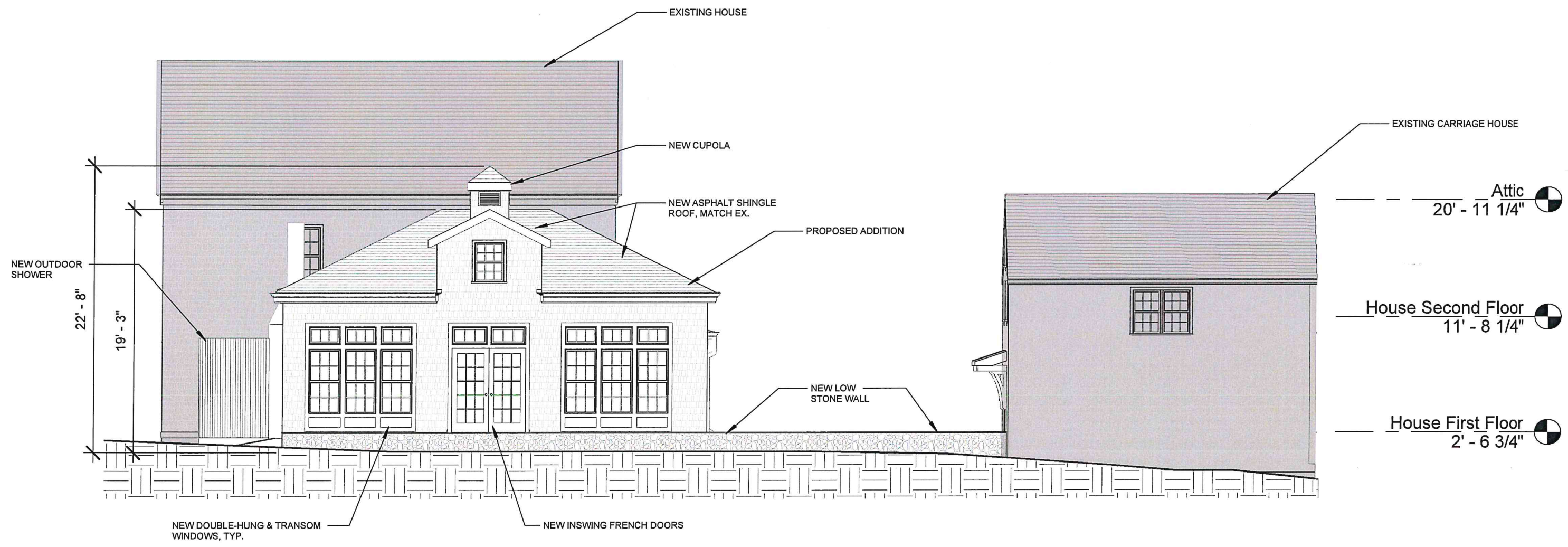
② Proposed South Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.396.9030 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED SOUTH ELEVATION</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.04</p>
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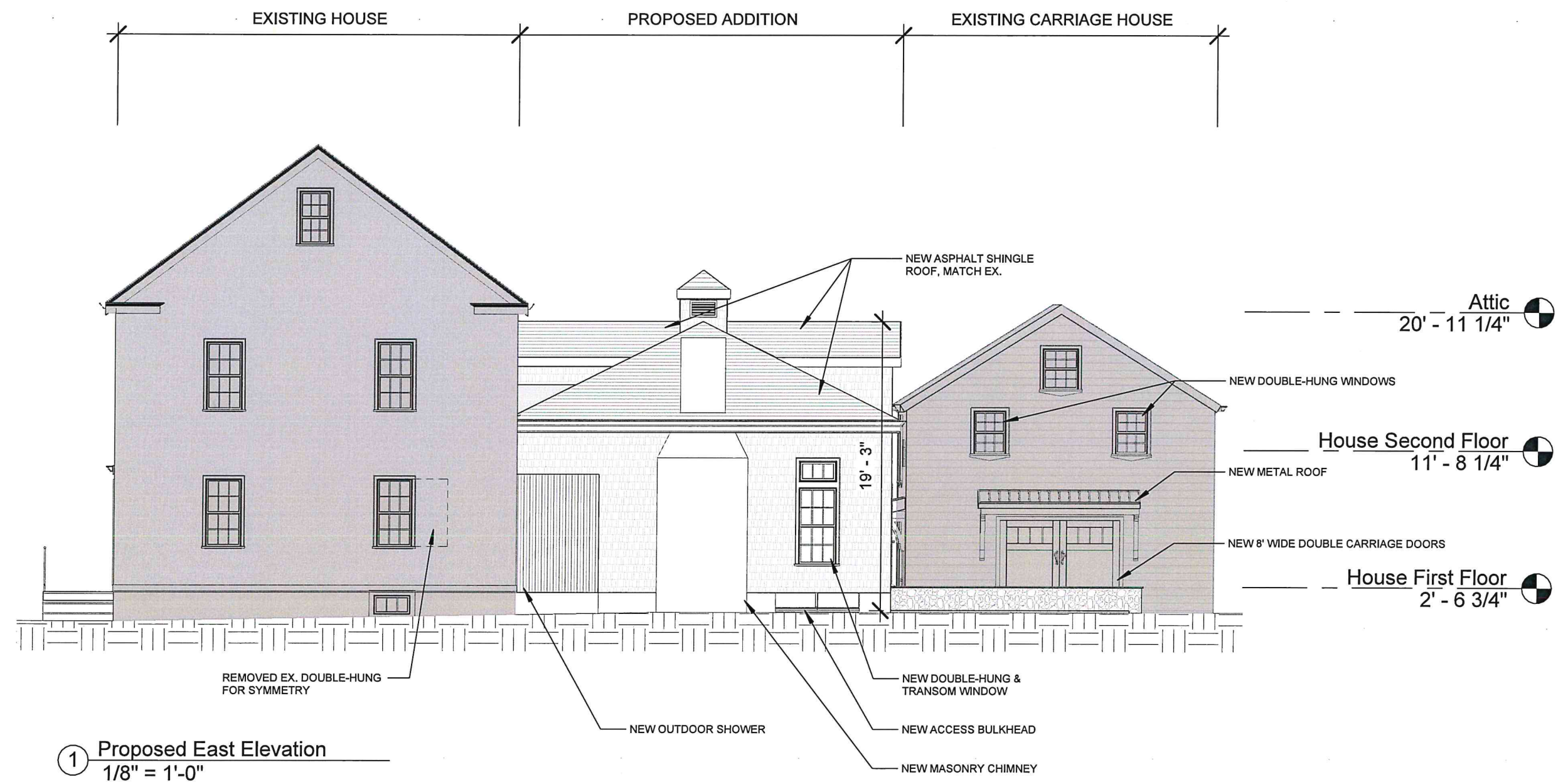
4 Proposed West Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT · ENGINEER · P · C.</p> <p>190 HIGH STREET · BRISTOL, RI 02809 401.396.9630 · Fax 401.410.0070</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED WEST ELEVATION</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.05</p>
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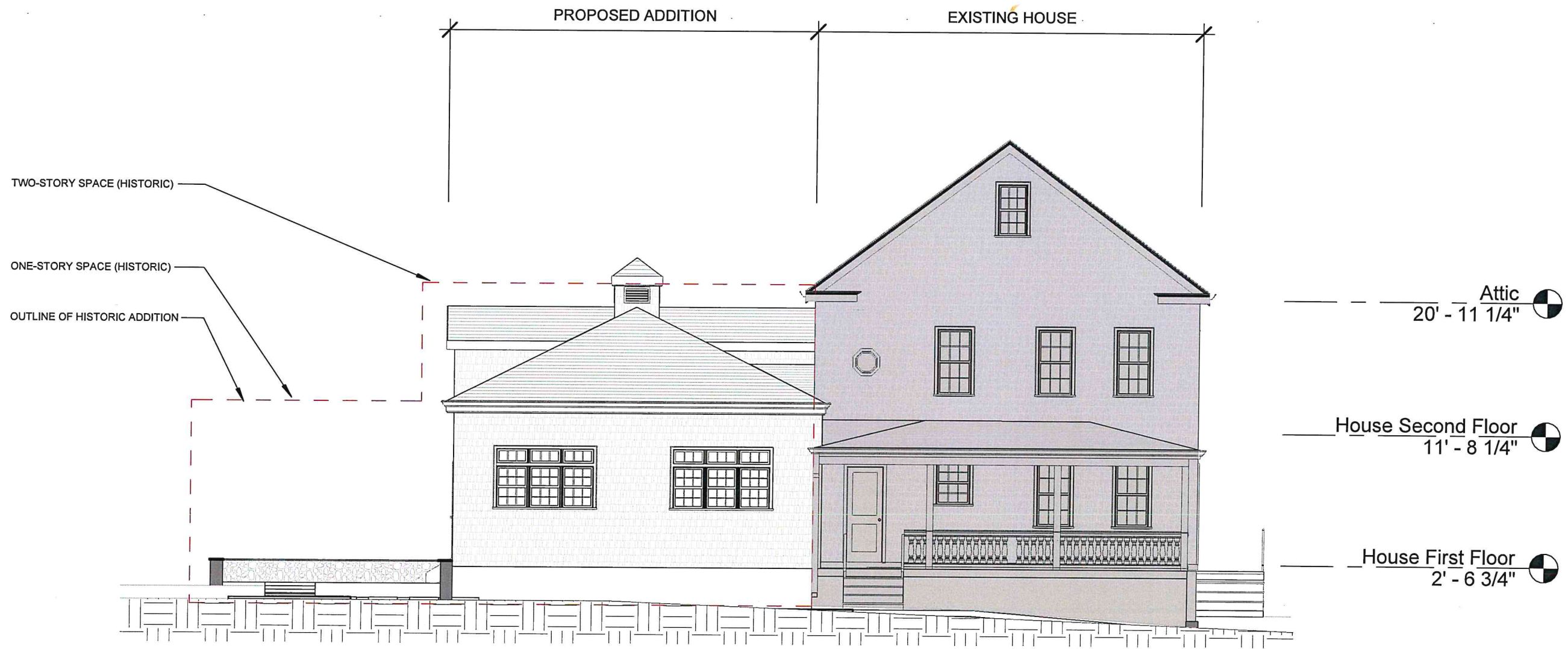
1 Proposed North Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.396.9030 • Fax 401.410.9070</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED NORTH ELEVATION</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.06</p>
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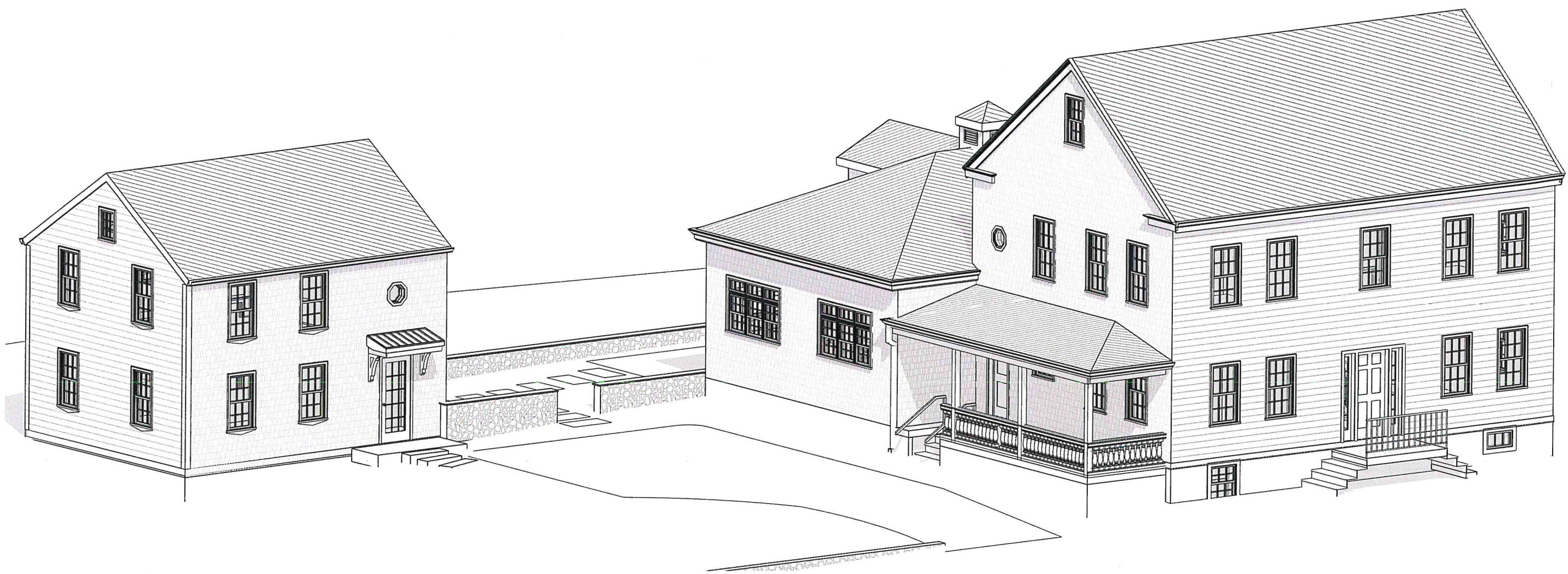
1 Proposed East Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.396.9030 • Fax 401.412.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED EAST ELEVATION</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.07</p>
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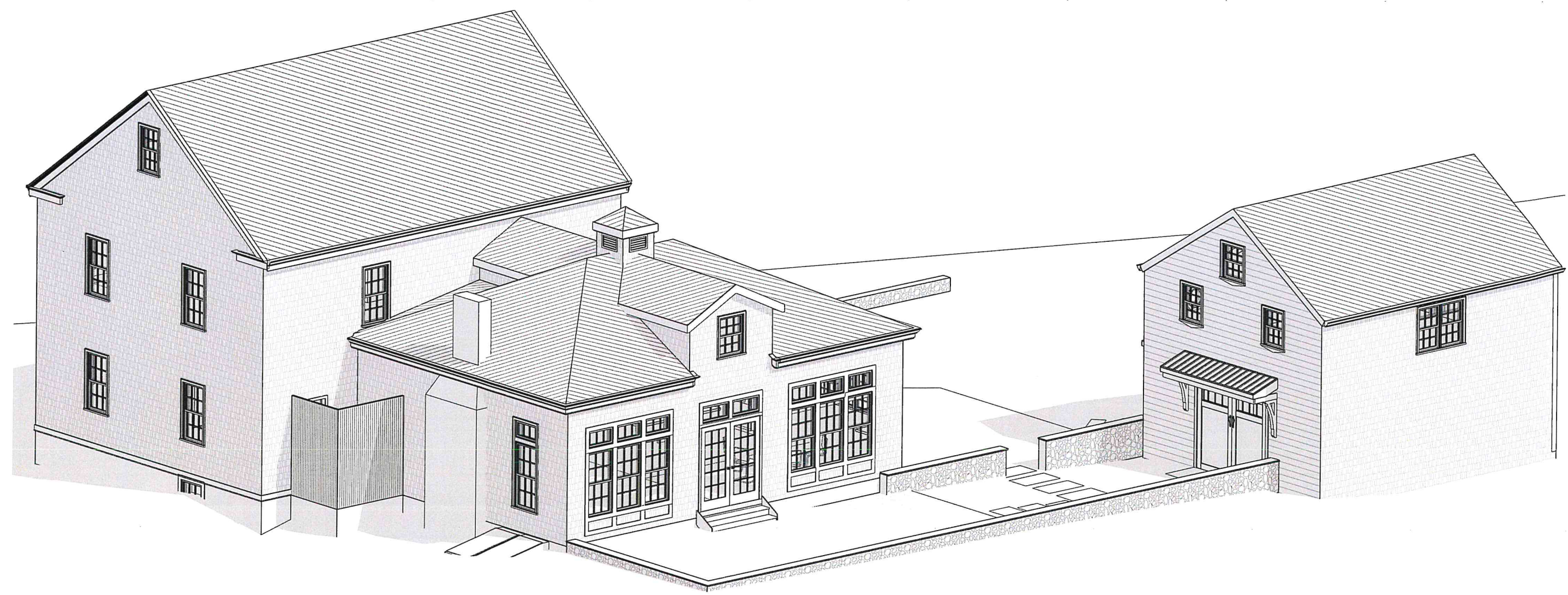
① Addition West Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p>190 HIGH STREET, BRISTOL, RI 02809 401.394.9020 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED ADDITION WEST ELEVATION</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.08</p>
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1 Proposed Southwest 3D View

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P. C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.396.9030 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: 3D VIEW 1</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A1.00</p>
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1 Proposed Northeast 3D View

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS, Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p>190 HIGH STREET- BRISTOL, RI 02809 401.398.0630 · Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p><u>NOT APPROVED</u></p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: 3D VIEW 2</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A1.01</p>
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FRONT EAST SIDE VIEW

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>100 HIGH STREET • BRISTOL, RI 02809 401.396.9630 • Fax: 401.419.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE RENDERING 1</p> <hr/> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: DRAWN BY: JHL</p> <hr/> <p>PROJECT NUMBER: 7478</p> <hr/> <p>DRAWING NUMBER: A1.02</p>
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FRONT WEST SIDE VIEW

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>190 HIGH STREET - BRISTOL, RI 02809 401.395.9630 • Fax 401.415.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE RENDERING 2</p> <p>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A1.03</p>
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SIDE YARD VIEW

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p><small>190 HIGH STREET • BRISTOL, RI 02809 401.396.9530 • Fax: 401.413.0079</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p><small>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</small></p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p><small>DRAWING NAME:</small> SITE RENDERING 3</p> <p><small>ISSUE DATE: DATE: JANUARY 17, 2025 SCALE: DRAWN BY: JHL</small></p> <p><small>PROJECT NUMBER:</small> 7478</p> <p><small>DRAWING NUMBER:</small> A1.04</p>
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Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-04

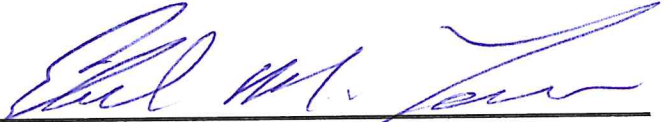
PUBLIC HEARING

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

Monday, February 10, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Paul and Kara Sousa**
PROPERTY OWNER: **Paul and Kara Sousa**
LOCATION: **4 Columban Drive**
PLAT: **172** LOT: **5**
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 22ft. x 24ft. accessory pool house structure with less than the required front yard from Ambrose Drive on a corner lot.



Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://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. Written comments should be received no later than 12:00 p.m. on Thursday, February 6, 2025.



Town of Bristol, Rhode Island
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.
2025 JAN -6 PM 1:38

APPLICATION

File No: 2025-04
Accepted by ZEO: EMT 4/6/25

APPLICANT:	Name:	Paul Sousa		
	Address:	4 Columban Dr.		
	City:	Bristol	State:	RI Zip: 02809
	Phone #:	401-578-1210	Email:	PSOUSA44@COX.NET
PROPERTY OWNER:	Name:	Paul & Kara Sousa		
	Address:			
	City:		State:	Zip:
	Phone #:		Email:	

1. Location of subject property: 4 Columban Dr. Bristol

Assessor's Plat(s) #: 172 Lot(s) #: 5

2. Zoning district in which property is located: Residential R-15

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

Dimensional Variance(s) Special Use Permit Use Variance

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

Dimensional Variance Section(s): Section 28-142(d)(1) set back from accessory structure

Special Use Permit Section(s): _____

Use Variance Section(s): _____

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

6. How long have you owned the property? December 2012 (12 years)

7. Present use of property: Single family

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

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

10. Proposed use of property: Single family dwelling with new swimming pool and pool house.

11. Give extent of proposed alterations: 22x24 Pool house accessory

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 22x24

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

Front lot line(s): "Ambrose"	Required Setback: <u>35'</u>	Proposed Setback: <u>22'</u>
Left side lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>14'</u>
Right side lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>86'</u>
Rear lot line: NA	Required Setback: <u>NA</u>	Proposed Setback: <u>NA</u>
Building height:	Required: <u>20'</u>	Proposed: <u>19'</u>

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

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

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

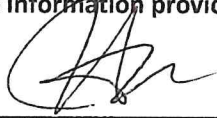
15. Are there any easements on your property? NO (If yes, their location must be shown on site plan)

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


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

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

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

Applicant's Signature:  Date: 11/5/2025

Print Name: Paul Sousa

Property Owner's Signature:  Date: 11/5/2025

Print Name: Paul Sousa / Kara Saisa

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

Name: _____ Phone #: _____

Address: _____

1/5/2025

Dear Members of the Bristol Zoning Board,

My wife and I are seeking relief from the required 35' minimum setback from Ambrose Drive to construct a 24'x 22' Pool House at the rear of our property located at 4 Columban Drive. The relief request is a result of the unique shape and location of our lot which contains three front yards. Specifically, the front of our house faces Bristol Ferry Road, the back towards Ambrose Drive, and the south side towards Columban Drive. Please refer to the pictures below including the land survey included with the zoning application.

Your review, consideration, and approval of the proposed 22' setback would be greatly appreciated.

Sincerely,

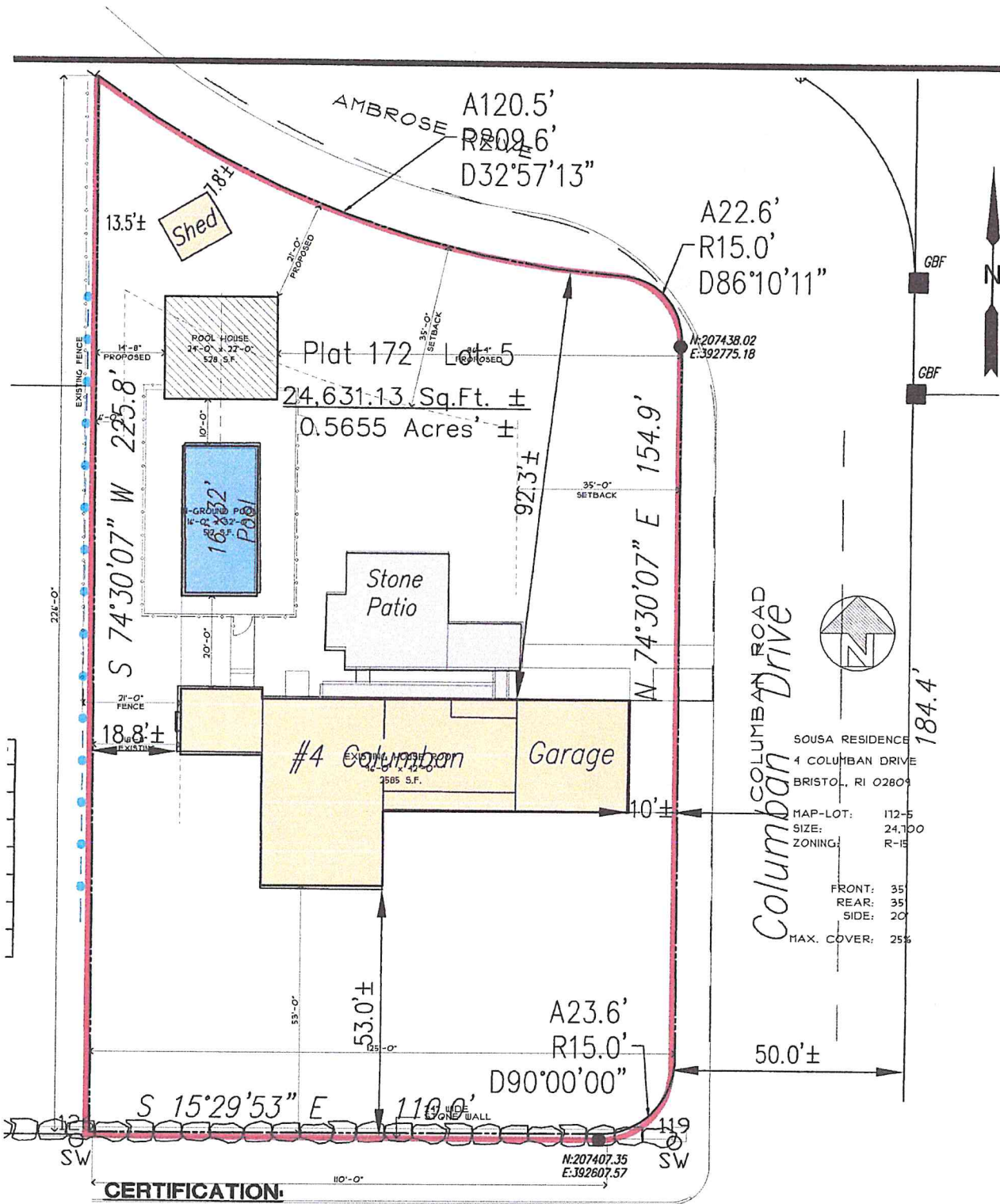
Paul & Kara Sousa



Back yard view from Columban Drive.



Front yard view from Columban Drive.

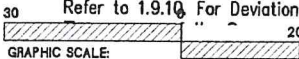


CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to 4.35-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Jan 4th, 2022, as follows:

NOTE: ALL DIMENSIONS SHOWN WERE REFERENCED TO THE BOUNDARY SURVEY PREPARED BY STEVEN M. MURGO SR. DATED 5/11/2017 Comprehensive Boundary Survey

(b) GPS Relative Positioning for Discrete Direct Measurements (2) Refer to 1.9.10 For Deviation From Published Standards



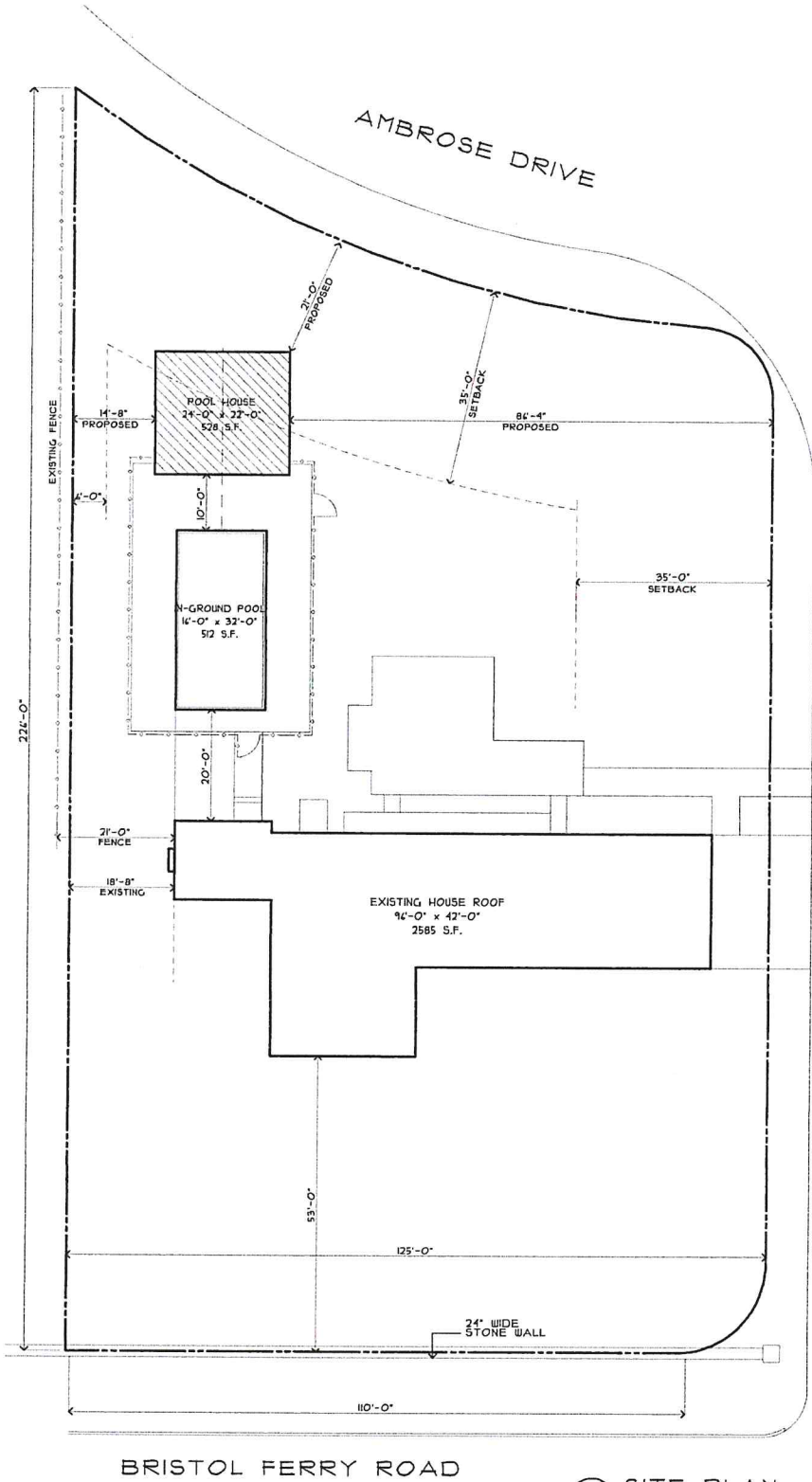
SCALE: 1" = 20'

Measurement Specification

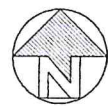
STEPHEN M. MURGO Sr.
STATE OF

SOUSA RESIDENCE
4 COLUMBAN DRIVE
BRISTOL, RI 02809
PROPOSED: DATE:
SITE PLAN 11/29/2024

S2



COLUMBAN ROAD



SOUSA RESIDENCE
4 COLUMBAN DRIVE
BRISTOL, RI 02809

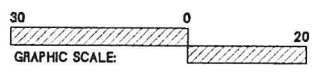
MAP-LOT: 112-5
SIZE: 24,100
ZONING: R-15

FRONT: 35'
REAR: 35'
SIDE: 20'
MAX. COVER: 25%

BRISTOL FERRY ROAD

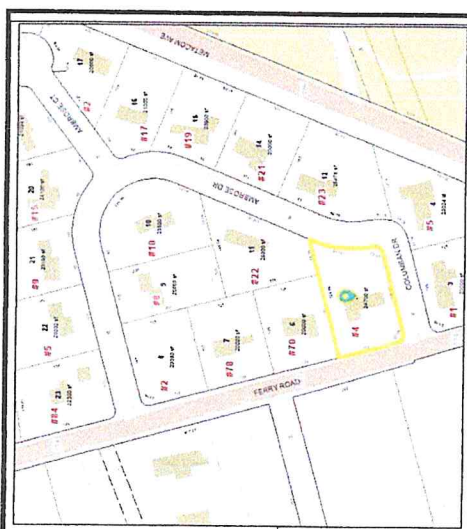
SITE PLAN
SCALE: 1" = 20'

NOTE:
ALL DIMENSIONS SHOWN WERE
REFERENCED TO CLASS 1 SURVEY
PREPARED BY STEVEN H. TURGO SR.
DATED SEPT. 13TH, 2024



SOUSA RESIDENCE
4 COLUMBAN DRIVE
BRISTOL, RI 02809
PROPOSED: _____ DATE: _____
SITE PLAN _____ 11/29/2024

S1



LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

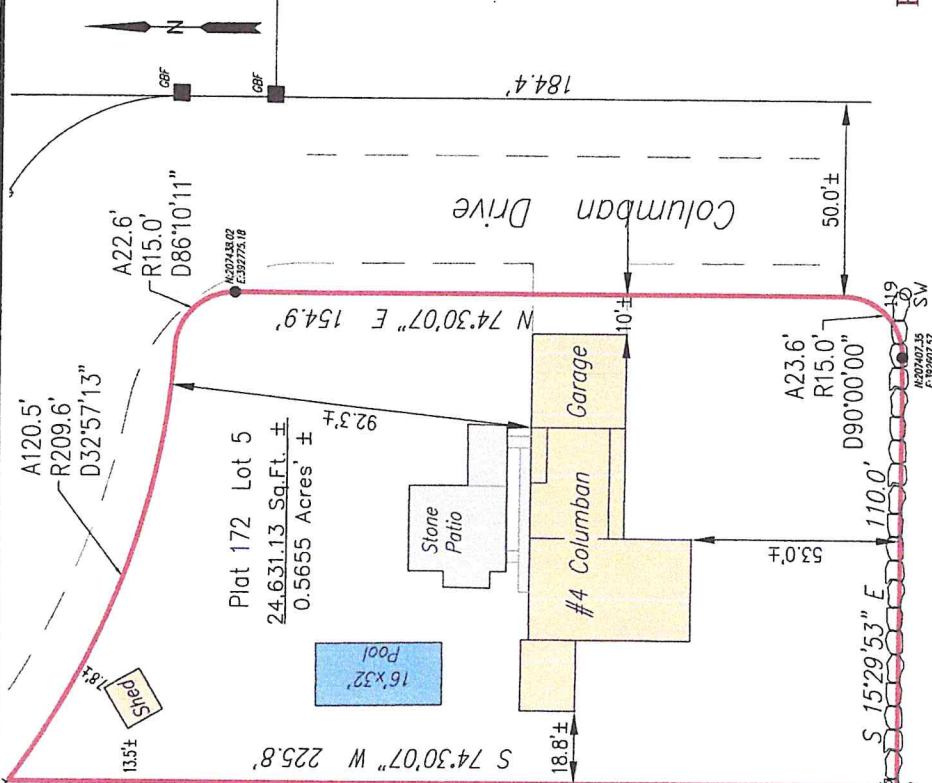
- IRON ROD FOUND
- WATER
- IRON ROD SET
- GAS
- MONUMENT TO BE SET
- MANHOLE
- PK NAIL FOUND
- EXISTING FIRE HYDRANT
- FENCE POST
- CATCH BASIN DOUBLE
- MONUMENT FOUND
- SOWER
- FENCE LINE
- UTILITY POLE
- DRILL HOLE FOUND
- TAX ASSESSOR
- SPOT GRADE
- DRILL HOLE SET
- SURVEY POINT
- EXISTING WATER VALVE
- RMB
- EXISTING GAS VALVE
- I.P. IRON PIPE FOUND
- EXISTING CATCH BASIN

Paul and Kara Sousa
ASSESSOR'S PLAT 172, LOT 05

SITUATED AT
4 COLUMBIAN DRIVE
IN
BRISTOL, RHODE ISLAND

PREPARED BY
STEPHEN M. MURGO SR.

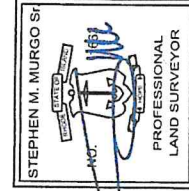
PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS & RHODE ISLAND
401-253-0092
[Cell & Text]
116 IVY STREET
EAST PROVIDENCE, RHODE ISLAND
02914
StephenMurgoLandSurveying@gmail.com



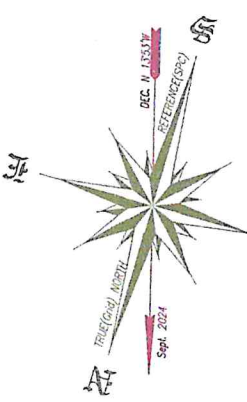
CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-19 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Jan 4th, 2022, as follows:

- (a) Type of Boundary Survey: Comprehensive Boundary Survey
- (b) GPS Relative Positioning for Discrete Direct Measurements (2) Refer to 1.9.10. For Deviation From Published Standards
- (c) The Survey and Plan is to show properly line information, the location of Structures and Other Relative Features.



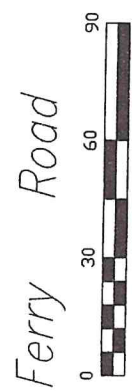
BY: Stephen M. Murgo Sr. PLS 10953
COA TS A33
Sep. 13th, 2024



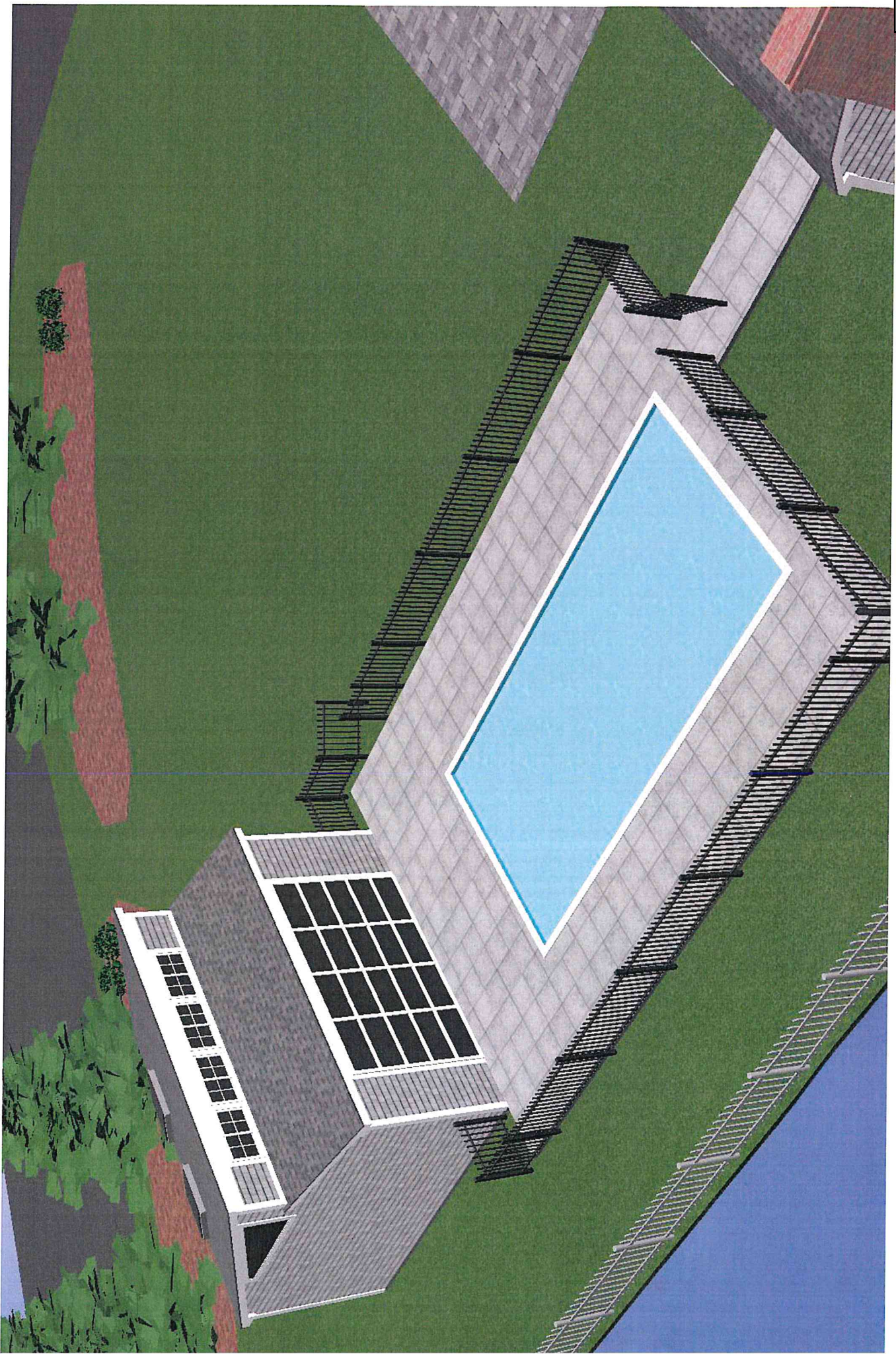
Zoning Residential 15

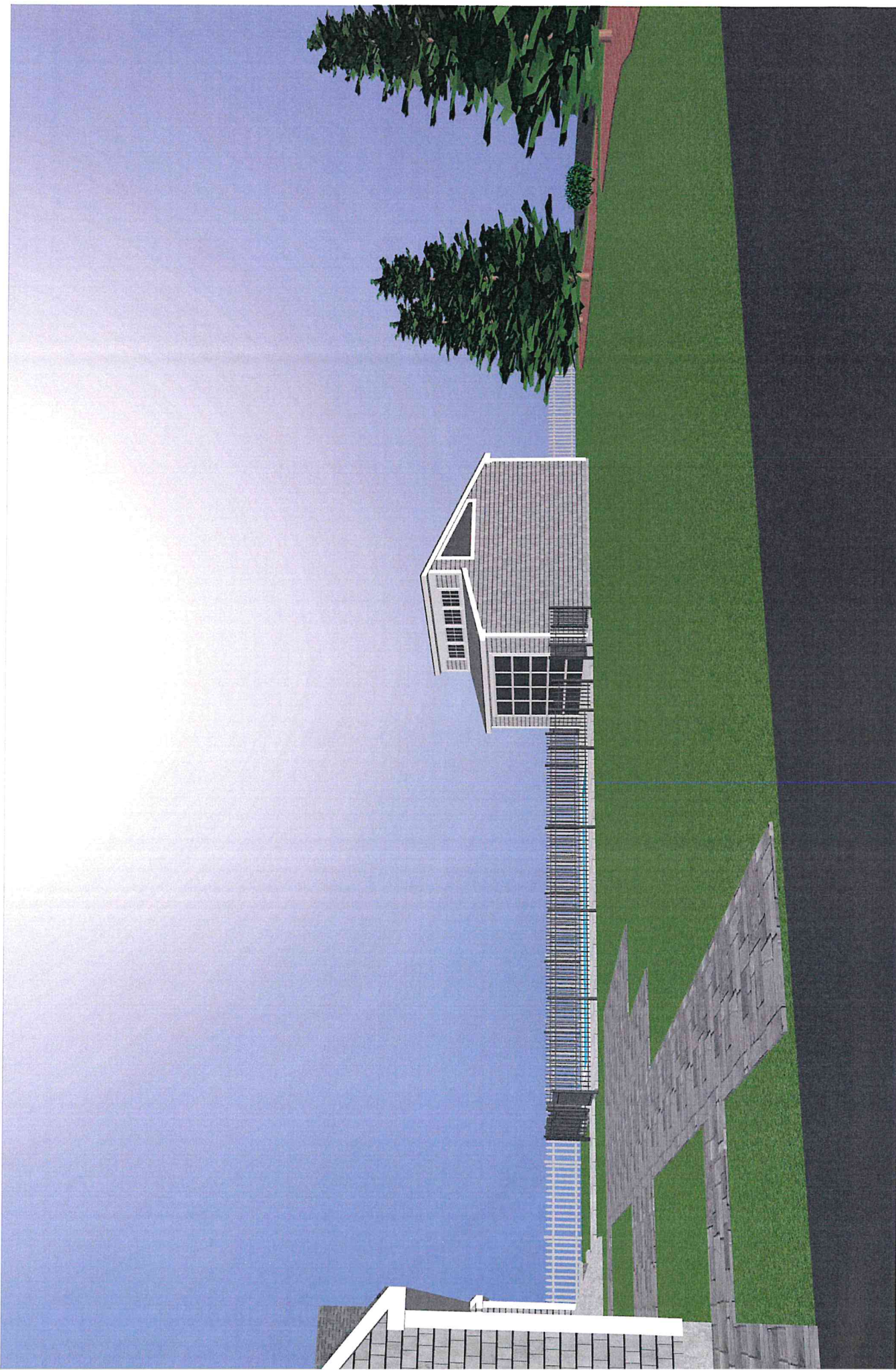
MIN. LOT AREA	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	100'	100'	35'
MIN. LOT FRONTAGE	100'	35'	35'
MAX. LOT COVERAGE	25%	16.1%	53'
MIN. FRONT YARD	35'	20'	8.6'
MIN. SIDE YARD	35'	20'	8.6'
MIN. REAR YARD	35'	48.3'	

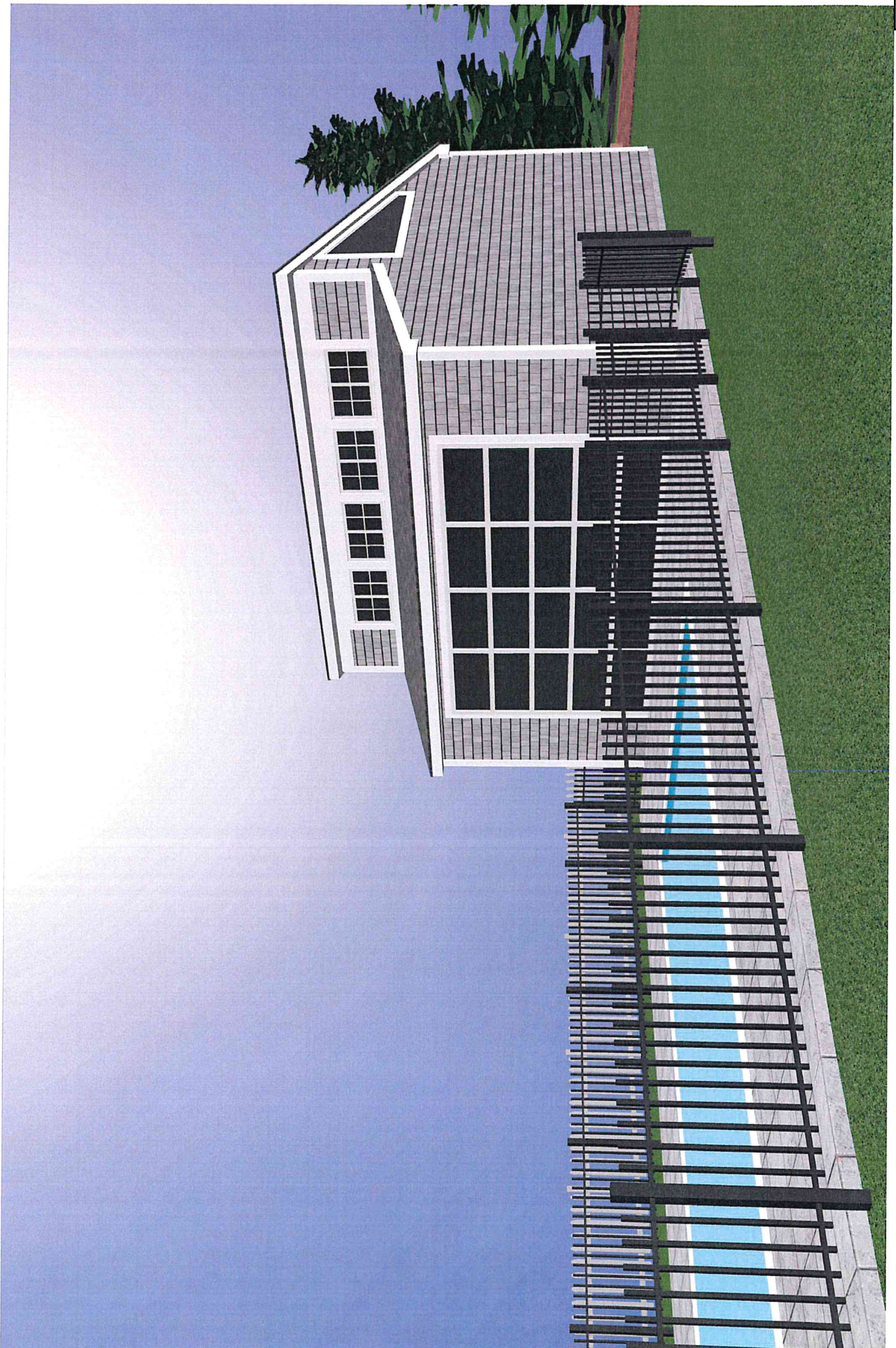
Max Accessory Bldg. 22'x24'
Existing Lot Cover = 3976 sf

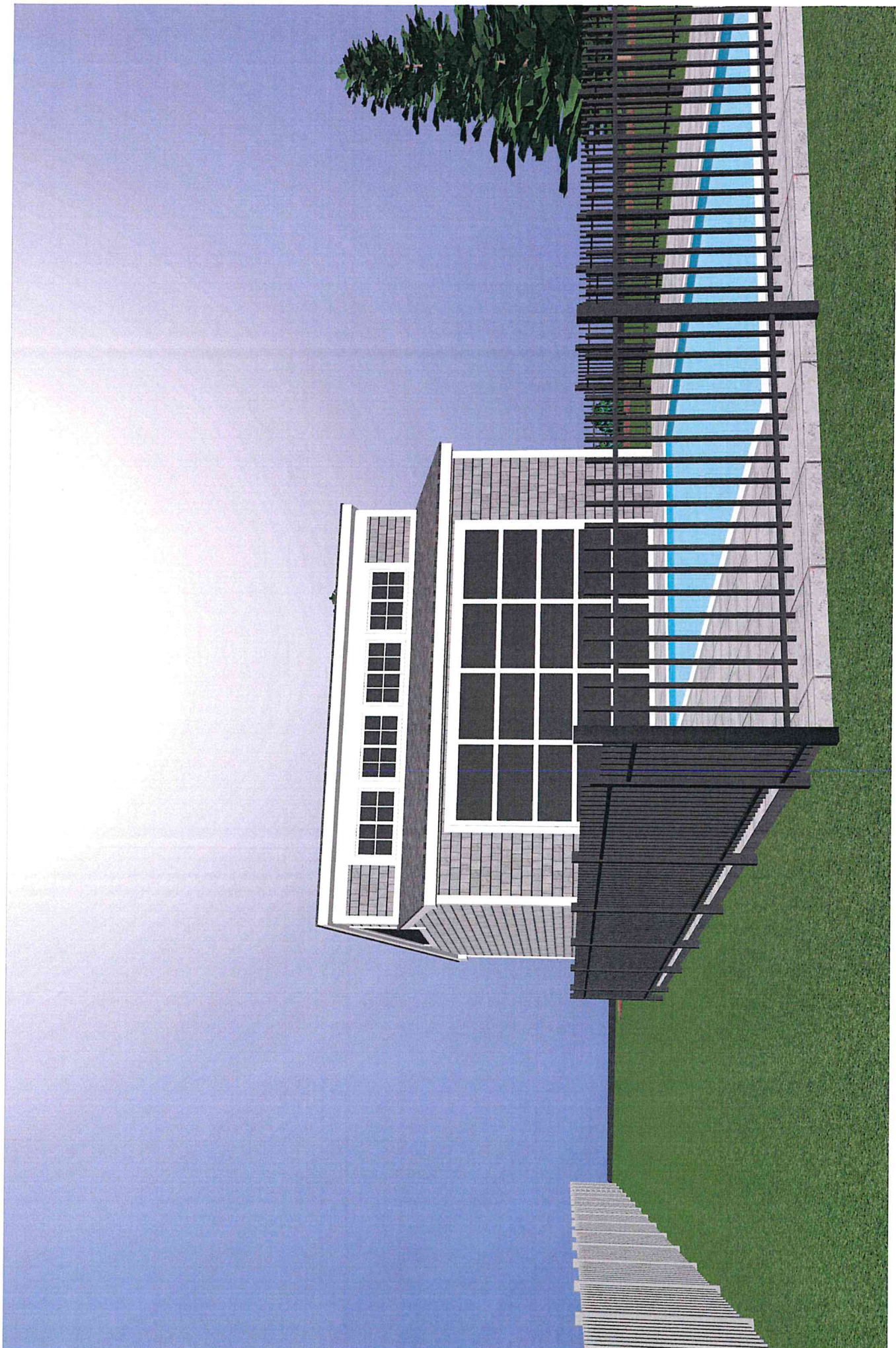


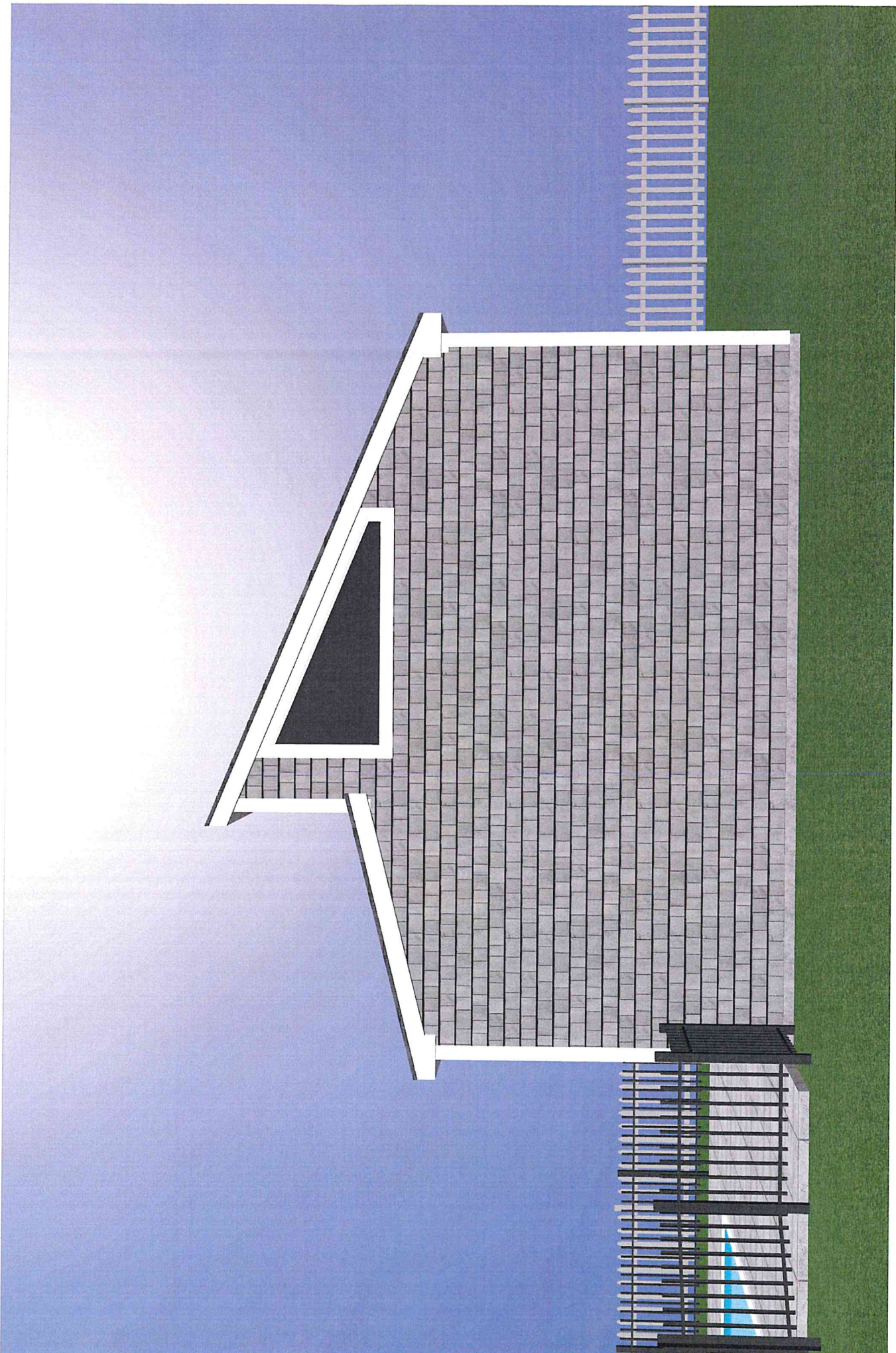
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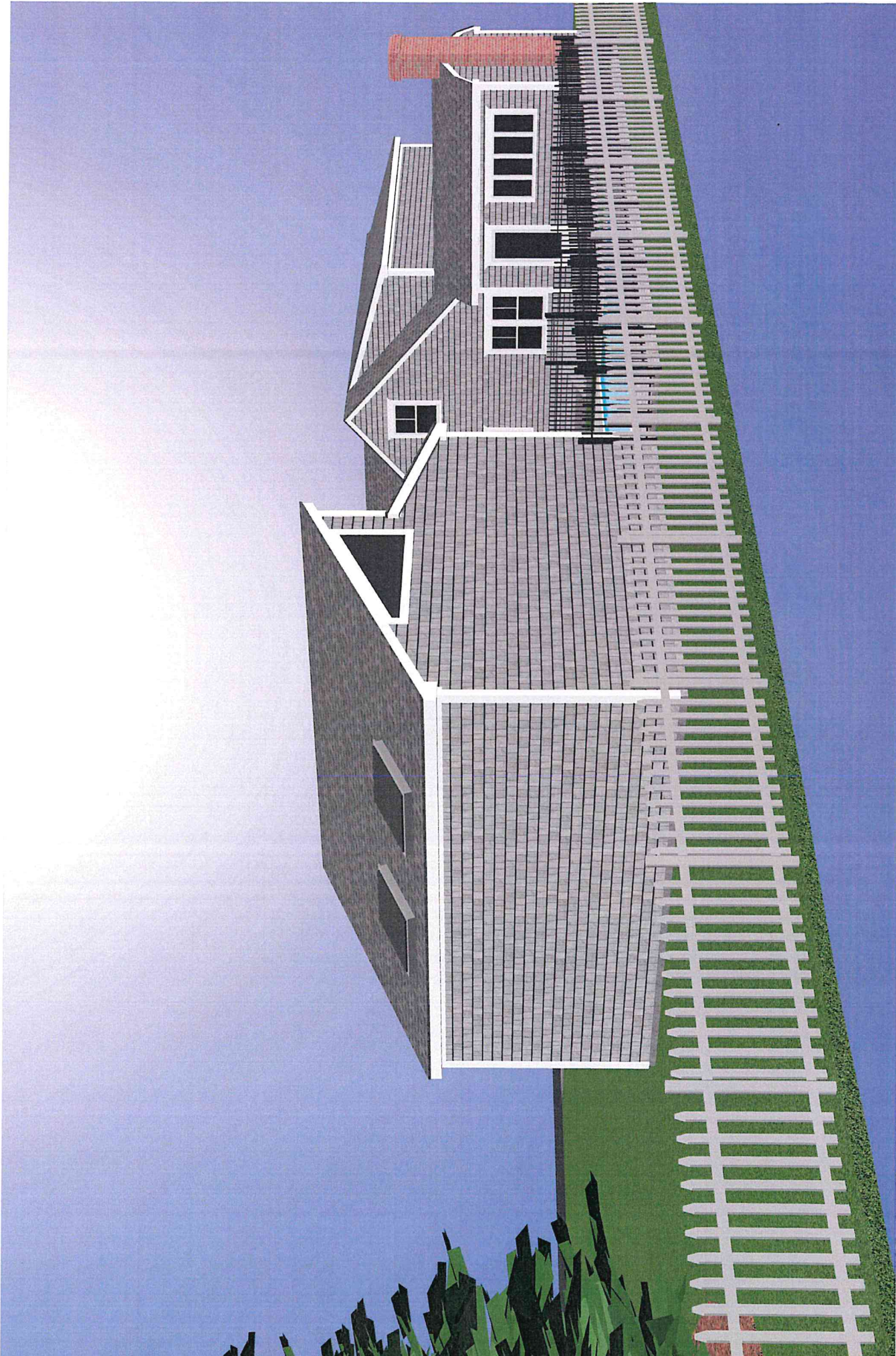












► **Owner** ► Owner Account #: 19-2445-61

Owner	% Owned
Owner 1 SOUSA, PAUL	0.00
Owner 2 KARA ETUX TE	0.00
Owner 3	

Address 4 COLUMBAN DR, BRISTOL, RI 02809-0000

► **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	Deed Type
BLANCHARD, DEAN & SANDRA, TRUSTEE	12/19/2012	360,000	1684-211	W
AFFIDAVIT OF TRUST	12/19/2012	0	1684-200	
BLANCHARD, JANET W	09/26/2012	0	1670-188	
BLANCHARD, JANET W	10/28/2011	0	UNK-	D
BLANCHARD, DEAN JR ET UX JANET W	05/16/2000	0	740-166	W

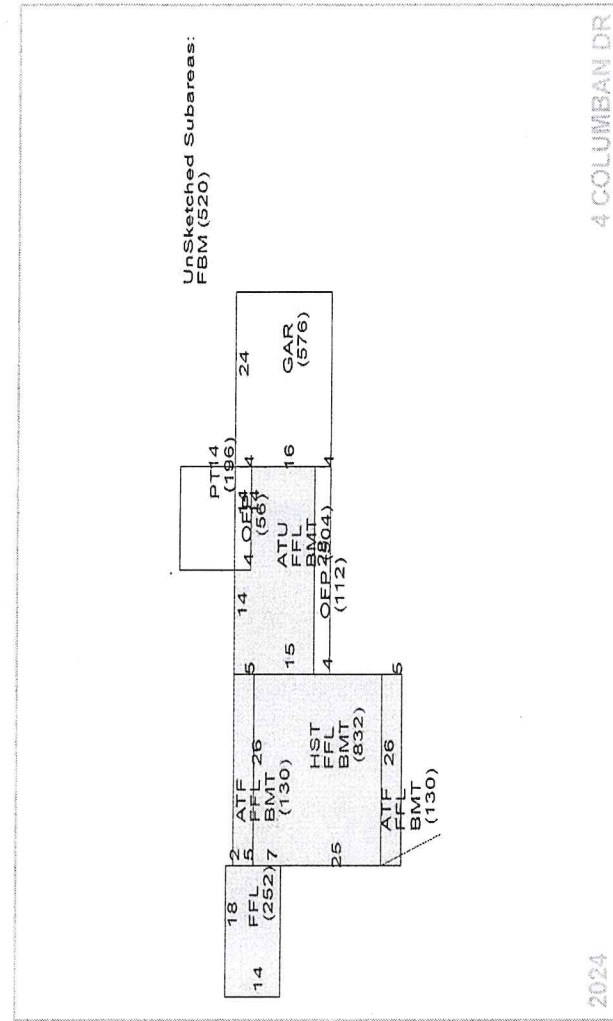
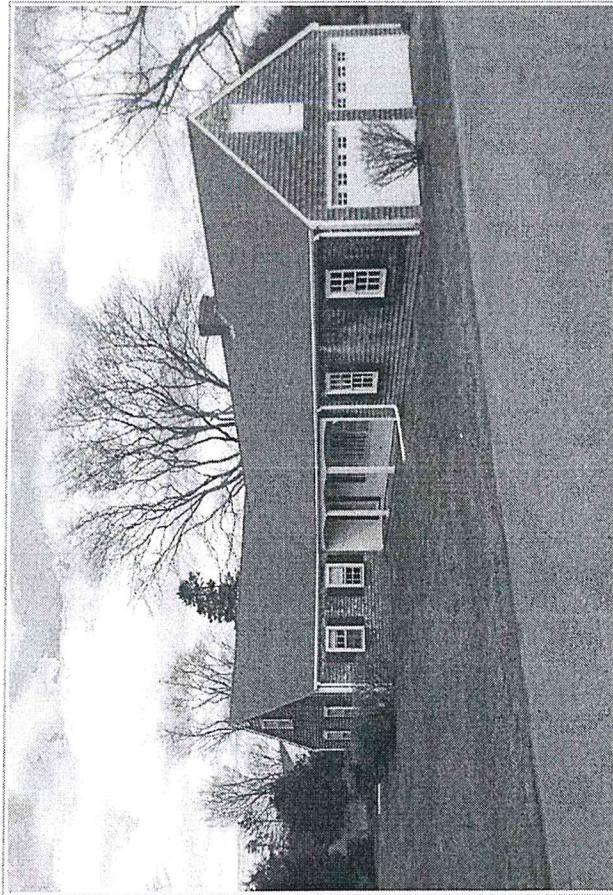
► **Assessment**

Use Code	Bldg Value	SF/YI	Land Value	Land Size	AG Credit	Assessed Value	% Owned
01	340,200	900	212,200	0.57	0	553,300	0.00
TOTAL	340,200	900	212,200	0.57	0	553,300	0.00

Source > Mkt Adj Cost VAL per SQ Unit/Card > 98.35 VAL per SQ Unit/Parcel > 98.35

► **Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	340,200	900	1	212,200	0	553,300	553,300
2023	01	340,200	900	1	212,200	0	553,300	553,300
2022	01	340,200	900	1	212,200	0	553,300	553,300
2021	01	241,400	0	1	224,200	0	465,600	465,600
2020	01	241,400	0	1	224,200	0	465,600	465,600
2019	01	241,400	0	1	224,200	0	465,600	465,600



► **Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.34435	AC	P	1.00	530,000	525,918	L					181,100			1.00	0
2 01 Single Fam	0.22268	AC	EX	0.20	530,000	139,662	L					31,100			1.00	0
3																
4																

Plat/Lot 172-0005-000

Account: 9323

LUC 01 Zone R-15

Assessment \$553,300

Building Information

Description	Description
BLDG Type	Cape
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Wood Shngl
Roof Type 1	Gable
Roof Cover 1	Asphalt Shir
INT Wall 1	Drywall
Floors 1	Hardwood

Description	Description
BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceil HGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Quantity	Quality
2	Typical
1	Typical
1	Typical
2	Typical

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	8	3
2	1	0	U
3	1	0	U
4	1	0	U
Totals	1	8	3

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,848	1,848	134.55	248,650
FBM	FIN BMT	520	520	24.22	12,594
HST	HALF STORY	416	416	134.55	55,973
ATF	FIN ATTIC	104	104	134.54	13,992
OPF	OPEN PORCH	168	0	17.04	2,712
PT	PATIO	196	0	3.02	592
ATU	UNF ATTIC	202	0	13.46	2,714
GAR	GARAGE	576	0	36.94	21,277
BMT	BASEMENT	1,596	0	20.18	32,207
Total		5,626	2,888		390,711

Notes

AFFIDAVIT OF TRUST BK 1670 PG 188 9/26/2012

Other Factors

Code	Description	Value
Bas \$/SQ		135.00
Size Adj		0.99
Constr Adj		1.01
Adj \$/SQ		134.55
Othr Featrs		36,800
Grade Fac		1.09
Neigh Infl		1.00
Land Factor		1.00
Adj Total		465,987
Depreciation		125,816
Depr Total		340,171

Condo Data

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

Remodeling History

Year	Description
2017	Plumbing Electric Heating General

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
02/07/2024	B58403		BLDG	46,000	0	Open	Install 16x32 vinyl lined steel wall inground swimming pool
09/12/2017	0612-17-B	01/19/2018	BLDG	45,000		Closed	REPLACE WINDOWS AND WOOD SIDING RELOCATE GARAGE DOOR
09/12/2017	B28174		BLDG	0		Closed	REPLACE WINDOWS AND WOOD SHINGLE SIDING & RELOCATE GARAGE DC

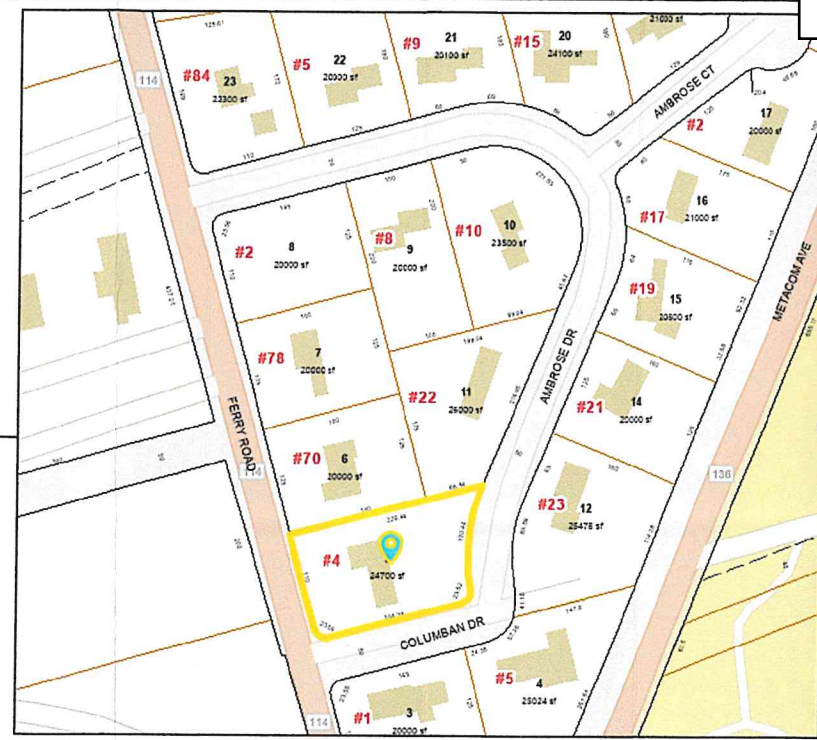
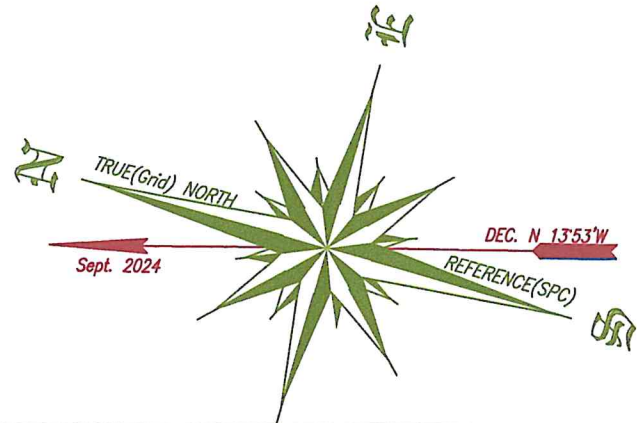
Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1	10	12	120	3	AV	2000	900

Other Info.

Code	Description
AFDU	AFDU
rtTerm	Rental
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

J:\Users\steph\Desktop\CAD FILES\4 COLUMBAN DRIVE PLAN.dwg, 9/13/2024 9:35:18 AM, HP DesignJet T125 24-in Printer (temporary).pc3



Plat 172 Lot 6
 OwnerName: ONEILL, STEPHEN T.
 CoOwnerName: ELEANOR TE
 OwnerAddress: 70 FERRY RD

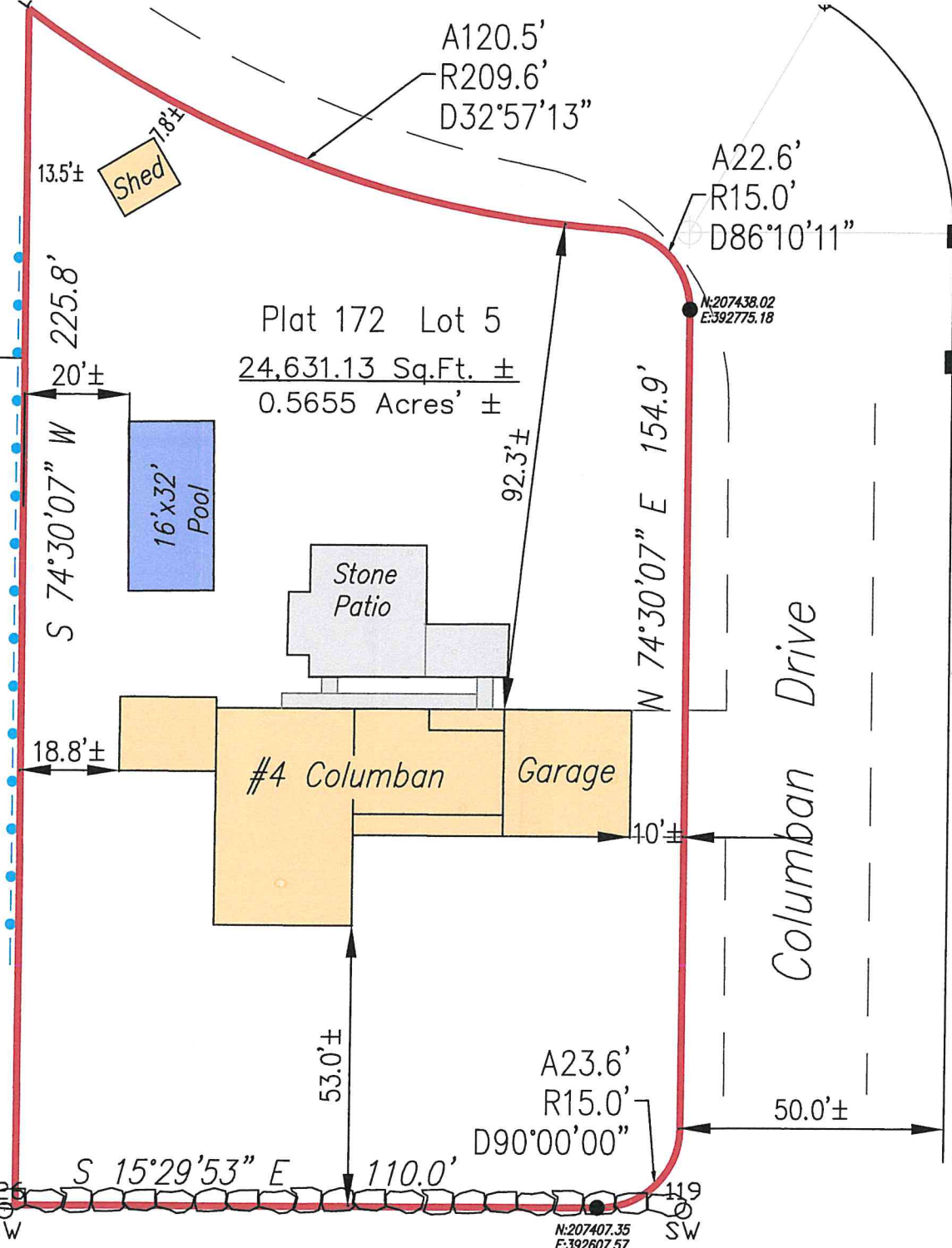
Plat 172 Lot 5
 24,631.13 Sq.Ft. ±
 0.5655 Acres' ±

Plat 172 Lot 3
 OwnerName: BENEVIDES, ANNA LE & JOSEPH
 CoOwnerName: BORGES, EDWARD V & PAUL J TRUSTEES
 OwnerAddress: 1 COLUMBAN DR

Zoning Residential 15

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000sf	24,631sf	24,631sf
MIN. LOT WIDTH	100'	35'	35'
MIN. LOT FRONTAGE	100'	35'	35'
MAX. LOT COVERAGE	25%	16.1%	
MIN. FRONT YARD	35'	53'	53'
MIN. SIDE YARD	20'	8.6'	
MIN. REAR YARD	35'	48.3'	

Max Accessory Bldg. 22'x24'
 Existing Lot Cover = 3976 sf



LEGEND
 (SYMBOLS MAY BE FOUND ON PLAN)

- IRON ROD FOUND
- IRON ROD SET
- MON TO BE SET
- △ PK PK NAIL FOUND
- FP FENCE POST
- MONUMENT FOUND
- - - FENCE LINE
- DHF DRILL HOLE FOUND
- X SPOT GRADE
- △ SURVEY POINT
- RIHB
- I.P. IRON PIPE FOUND
- WATER
- GAS
- MANHOLE
- EXISTING FIRE HYDRANT
- CATCH BASIN DOUBLE
- SEWER
- UTILITY POLE
- T/A TAX ASSESSOR
- DHS DRILL HOLE SET
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN

1144.00'

Ferry Road



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 This Survey is being Provided Solely for the use of the Current Parties, and that no License has been Created, Expressed or Implied, to copy the Survey except as it is Necessary in Conjunction with the Original Transaction.

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the The Rhode Island State Board of Registration for Professional Land Surveyors on Jan 4TH, 2022 as follows:
 (a) Type of Boundary Survey: Comprehensive Boundary Survey
 (b) GPS Relative Positioning for Discrete Direct Measurements (2)
 Refer to 1.9.10. For Deviation From Published Standards
 The purpose of the Survey and Plan is to show properly line Information, the Location of Structures and Other Relative Features.

BY:
 Stephen M. Murgo PLS # 1663
 COA LS A33
 Sept. 13th, 2024



Paul and Kara Sousa
ASSESSOR'S PLAT 172 , LOT 05
 SITUATED AT
4 COLUMBAN DRIVE
 IN
BRISTOL, RHODE ISLAND

PREPARED BY
STEPHEN M. MURGO SR.
 PROFESSIONAL LAND SURVEYOR
 MASSACHUSETTS & RHODE ISLAND
 116 IVY STREET
 EAST PROVIDENCE, RHODE ISLAND
 02914
 401-253-0092
 [Cell & Text]
 StephenMurgoLandSurveying@gmail.com



4 Columban Drive - 300' Radius

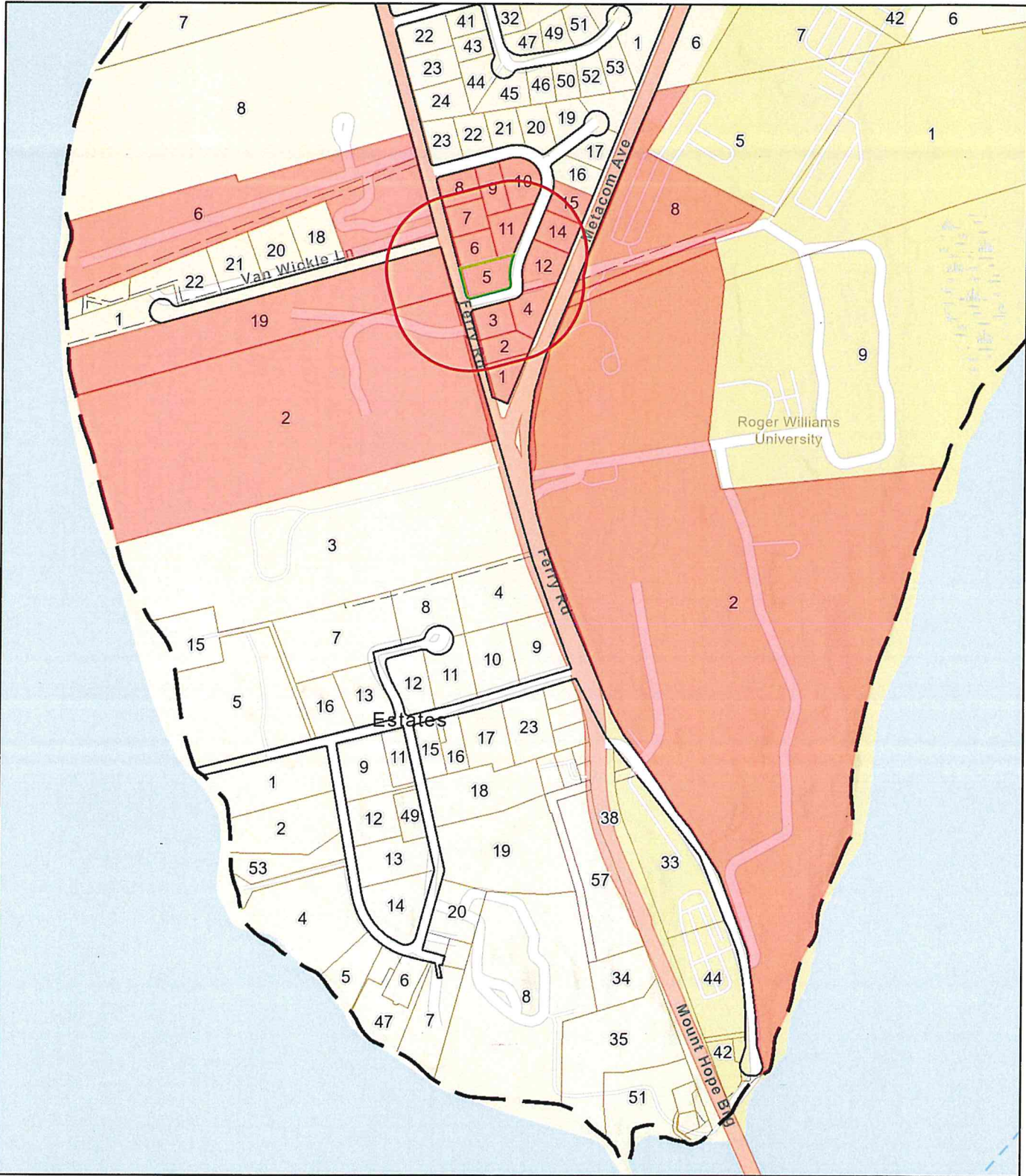
Bristol, RI



1 inch = 563 Feet

www.cai-tech.com

January 7, 2025



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



300 feet Abutters List Report

Bristol, RI
January 07, 2025

Subject Property:

Parcel Number: 172-5
CAMA Number: 172-5
Property Address: 4 COLUMBAN DR

Mailing Address: SOUSA, PAUL KARA ETUX TE
4 COLUMBAN DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 164-10
CAMA Number: 164-10
Property Address: CHAR TER

Mailing Address: ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

Parcel Number: 164-2
CAMA Number: 164-2
Property Address: CHAR TER

Mailing Address: ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

Parcel Number: 164-8
CAMA Number: 164-8
Property Address: CHAR TER

Mailing Address: ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL, RI 02809

Parcel Number: 166-19
CAMA Number: 166-19
Property Address: FERRY RD

Mailing Address: THE COLUMBAN FATHERS OF THE
CHINESE MISSION SOCIETY
P. O. BOX 65
BRISTOL, RI 02809

Parcel Number: 166-2
CAMA Number: 166-2
Property Address: 65 FERRY RD

Mailing Address: THE COLUMBAN FATHERS OF THE
CHINESE MISSION SOCIETY
P. O. BOX 65
BRISTOL, RI 02809

Parcel Number: 166-6
CAMA Number: 166-6
Property Address: FERRY RD

Mailing Address: HERITAGE FOUNDATION OF RI
101 FERRY ROAD
BRISTOL, RI 02809

Parcel Number: 166-6
CAMA Number: 166-6-001
Property Address: FERRY RD

Mailing Address: BLITHEWOLD MANSION GARDENS &
HERITAGE FOUNDATION
101 FERRY ROAD
BRISTOL, RI 02809

Parcel Number: 172-1
CAMA Number: 172-1
Property Address: 66 FERRY RD

Mailing Address: HUBBARD, TERRI L & MCCLAIN,
ANTHONY TE
66 FERRY RD
BRISTOL, RI 02809

Parcel Number: 172-10
CAMA Number: 172-10
Property Address: 10 AMBROSE DR

Mailing Address: MOTTA, ROBERT JEANNE M. ETUX TE
10 AMBROSE DR
BRISTOL, RI 02809

Parcel Number: 172-11
CAMA Number: 172-11
Property Address: 22 AMBROSE DR

Mailing Address: WADDELL, BRYON DEBRA TE
22 AMBROSE DR
BRISTOL, RI 02809



www.cai-tech.com

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1/7/2025

Page 1 of 2



300 feet Abutters List Report

Bristol, RI
January 07, 2025

Parcel Number: 172-12 CAMA Number: 172-12 Property Address: 23 AMBROSE DR	Mailing Address: BENEVIDES, JOSEPH E. 23 AMBROSE DRIVE BRISTOL, RI 02809
Parcel Number: 172-14 CAMA Number: 172-14 Property Address: 21 AMBROSE DR	Mailing Address: 918 REALTY, LLC 10 ARROW HEAD LN MILTON, MA 02186
Parcel Number: 172-15 CAMA Number: 172-15 Property Address: 19 AMBROSE DR	Mailing Address: BEAUREGARD, MICHAEL ETUX GAIL L. BEAUREGARD TE 19 AMBROSE DR. BRISTOL, RI 02809
Parcel Number: 172-2 CAMA Number: 172-2 Property Address: 68 FERRY RD	Mailing Address: COTSONAS, PETER MICHAEL TRUSTEE - PETER MICHAEL COTSONAS TRUST 68 FERRY RD BRISTOL, RI 02809
Parcel Number: 172-3 CAMA Number: 172-3 Property Address: 1 COLUMBAN DR	Mailing Address: BENEVIDES, ANNA LE & JOSEPH BORGES, EDWARD V & PAUL J TRUSTEES 1 COLUMBAN DR BRISTOL, RI 02809
Parcel Number: 172-4 CAMA Number: 172-4 Property Address: 5 COLUMBAN DR	Mailing Address: GORDON, JENNIE A. 5 COLUMBAN DR BRISTOL, RI 02809
Parcel Number: 172-5 CAMA Number: 172-5 Property Address: 4 COLUMBAN DR	Mailing Address: SOUSA, PAUL KARA ETUX TE 4 COLUMBAN DR BRISTOL, RI 02809
Parcel Number: 172-6 CAMA Number: 172-6 Property Address: 70 FERRY RD	Mailing Address: ONEILL, STEPHEN T. ELEANOR TE 70 FERRY RD BRISTOL, RI 02809
Parcel Number: 172-7 CAMA Number: 172-7 Property Address: 78 FERRY RD	Mailing Address: NELSON, DAVID & REBECCA M TE 78 FERRY RD BRISTOL, RI 02809
Parcel Number: 172-8 CAMA Number: 172-8 Property Address: 2 AMBROSE DR	Mailing Address: MCGARTY, DAVID R. & MCGARTY, HOPE P. TRUSTEES 2 AMBROSE DR BRISTOL, RI 02809
Parcel Number: 172-9 CAMA Number: 172-9 Property Address: 8 AMBROSE DR	Mailing Address: SINCLAIR ALAN DEBORAH 8 AMBROSE DR BRISTOL, RI 02809



www.cai-tech.com

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1/7/2025

Page 2 of 2

918 REALTY, LLC
10 ARROW HEAD LN
MILTON, MA 02186

MOTTA, ROBERT
JEANNE M. ETUX TE
10 AMBROSE DR
BRISTOL, RI 02809

BEAUREGARD, MICHAEL ETUX
GAIL L. BEAUREGARD TE
19 AMBROSE DR.
BRISTOL, RI 02809

NELSON, DAVID & REBECCA M
78 FERRY RD
BRISTOL, RI 02809

BENEVIDES, ANNA LE & JOSE
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BRISTOL, RI 02809

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DEBORAH
8 AMBROSE DR
BRISTOL, RI 02809

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TRUSTEE - PETER MICHAEL C
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BRISTOL, RI 02809

MCGARTY, DAVID R. & MCGAR
2 AMBROSE DR
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-05

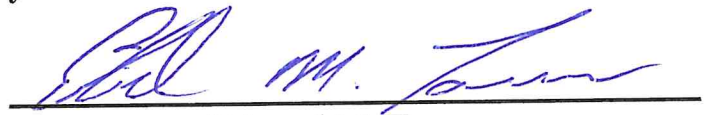
PUBLIC HEARING

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

Monday, February 10, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Kevin J. Ferro / KS Builders, Inc.**
PROPERTY OWNER: **KJ Ferro, LLC**
LOCATION: **122 Fatima Drive**
PLAT: **123** LOT: **42**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 24ft. x 40ft. second-story living area addition to an existing single-family dwelling with less than the required left side yard.



 Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://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. Written comments should be received no later than 12:00 p.m. on Thursday, February 6, 2025.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

2025 JAN 16 AM 10:07

APPLICATION

File No: 2025-05
Accepted by ZEO: *EMT* 1/16/2025

APPLICANT:	Name: KEVIN FERKO / KS Builders Inc		
	Address: 167 Franklin St		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401 639 6383	Email: KEFERKO@yahoo.com	
PROPERTY OWNER:	Name: KJ FERKO		
	Address: PO Box 154		
	City: Bristol	State: RI	Zip: 02809
	Phone #: Same	Email: "Same" #	

1. Location of subject property: 122 Fatima Drive
 Assessor's Plat(s) #: 123 Lot(s) #: 42

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

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

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

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

6. How long have you owned the property? 30 Days

7. Present use of property: 1/2 family Dwelling

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 24x40
960 sqft, 16 feet height

10. Proposed use of property: Same Use 1-2 family Dwelling

11. Give extent of proposed alterations: Add second floor to Existing
24x40 Dwelling

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
24x40 960 sqft 27 feet height

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

Front lot line(s):	Required Setback: <u>30 feet</u>	Proposed Setback: <u>40'6 Feet</u>
Left side lot line:	Required Setback: <u>15 feet</u>	Proposed Setback: <u>6 feet</u>
Right side lot line:	Required Setback: <u>15 feet</u>	Proposed Setback: <u>19 feet</u>
Rear lot line:	Required Setback: <u>30 feet</u>	Proposed Setback: <u>25'5 feet</u>
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):	Required: _____	Proposed: _____

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

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

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

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

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

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

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

Applicant's Signature: [Signature] Date: 1/15/2025

Print Name: KEVIN FERRO

Property Owner's Signature: SAME Date: _____

Print Name: _____

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

Name: _____ Phone #: _____

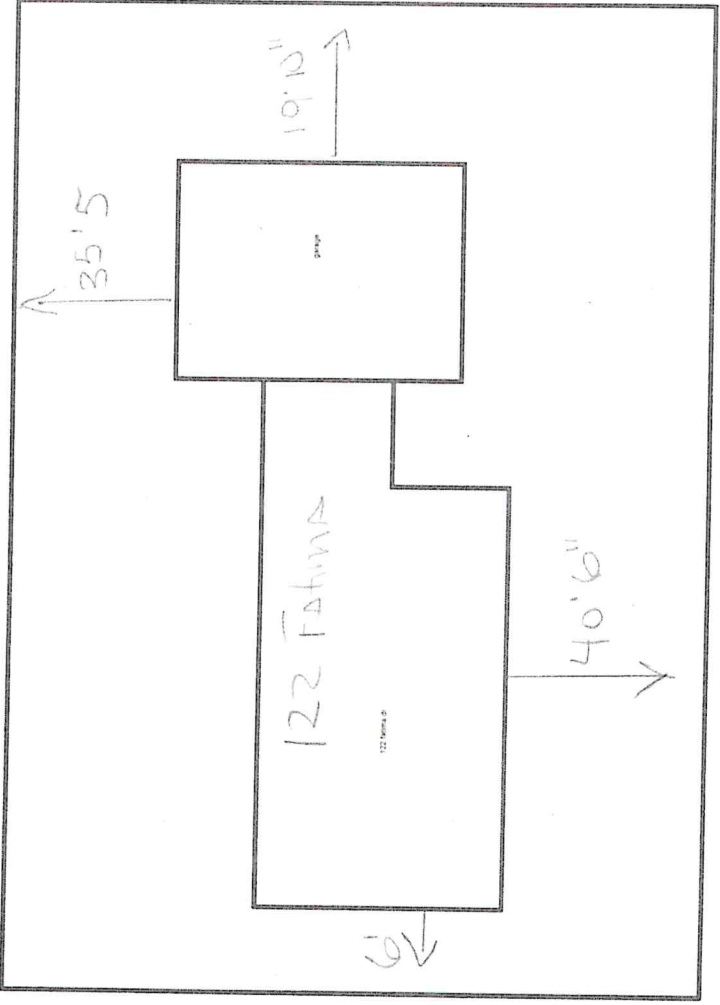
Address: _____

To members of the board,

I Kevin Ferro am seeking dimensional relief variance for the left side of the parcel 123-42 in request to adding a second story to the existing foot print of 24 x 40 (AS BUILT" adding additional 3 bedrooms / 1 bathroom. The addition will be equal size of existing structure and will have no additional encroachment to existing set backs.

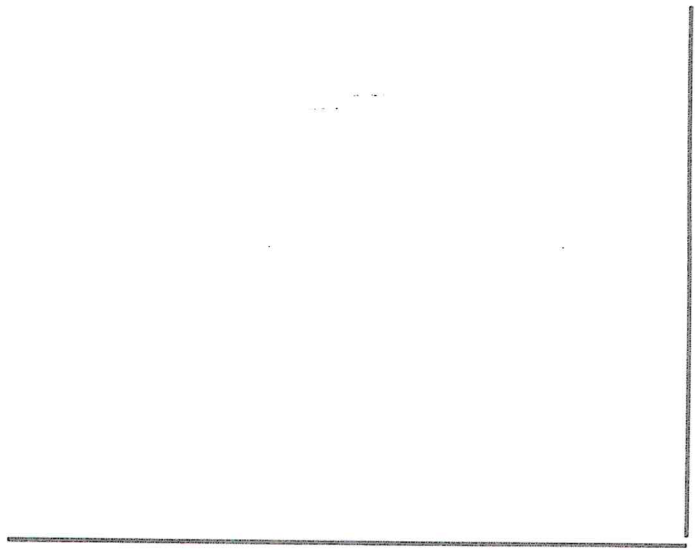
Best,

Kevin



Hawthorne Ave

FATIMA DR





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.

**K&S
Builders
Bristol, R.I.**

**Proposed
2nd Floor
Addition
For:**

**KJ FERRO, LLC
122 Fatima Drive
Bristol, R.I. 02809
Map 123 Lot 42**

PROJECT NUMBER: 00457
Drawn By: SM
Checked By: X
Issue Date: 1-3-25

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Foundation & Floor Plan
3.	Existing Elevations
4.	Proposed 1st Floor Plan
5.	Proposed 2nd Floor Plan
6.	Proposed Elevations
7.	Cross Sections

Revisions No	Date	Description

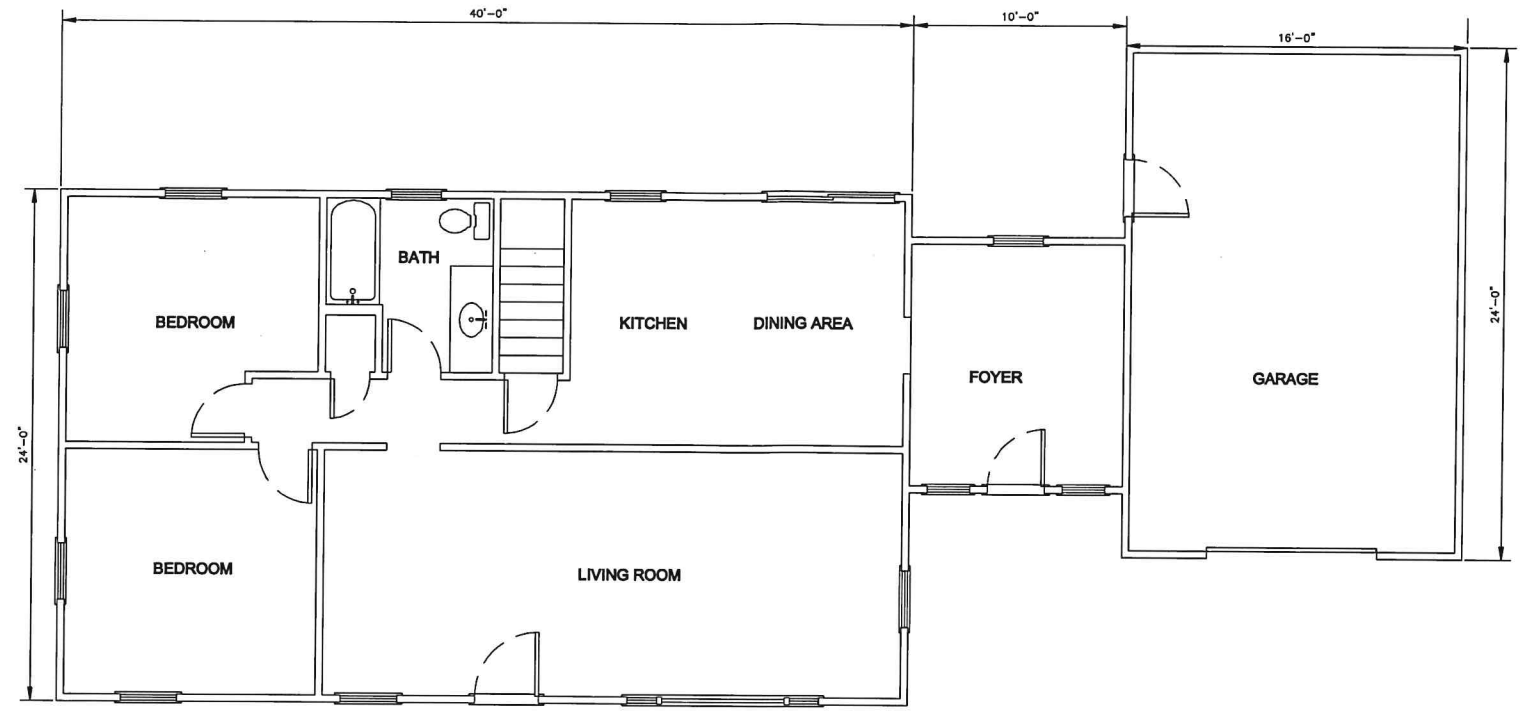
Drawing Title:

Cover Sheet

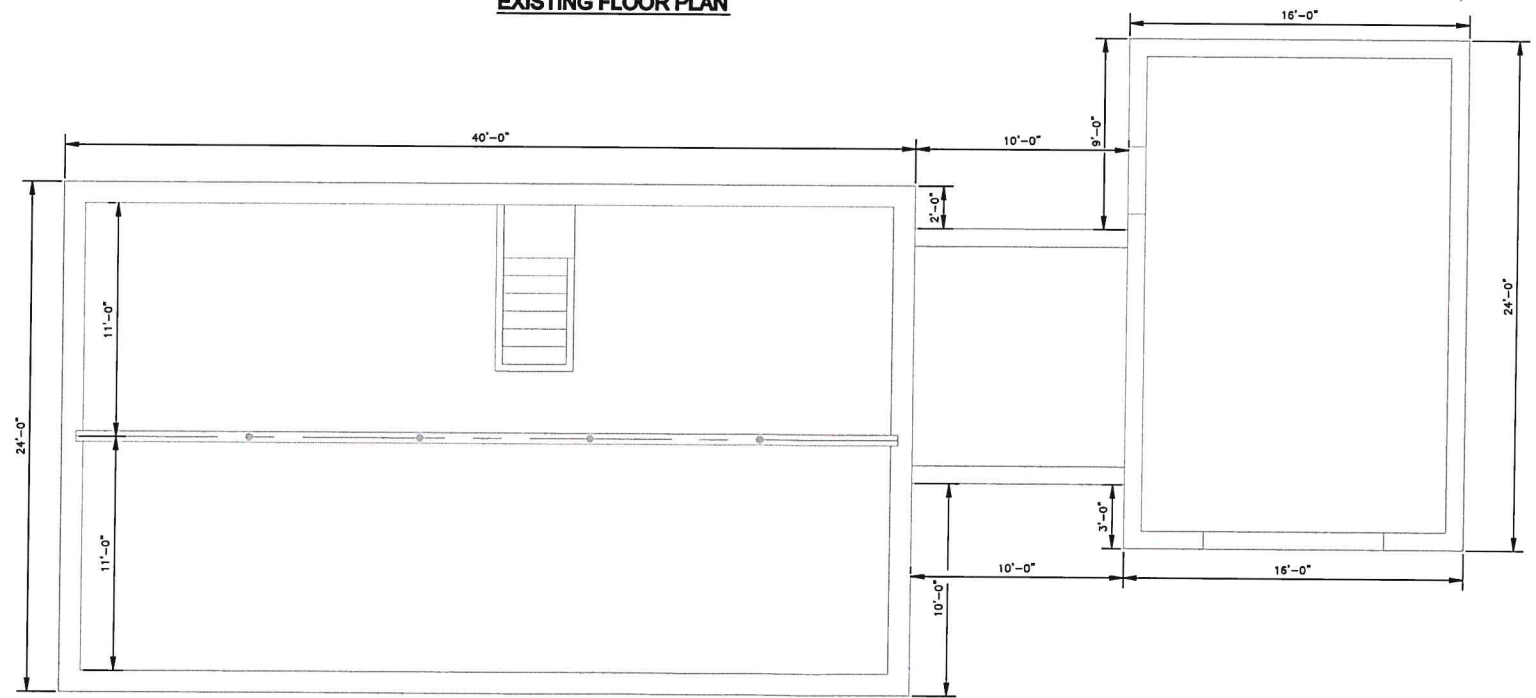
Scale:

Drawing Number

1 of 7



EXISTING FLOOR PLAN



EXISTING BASEMENT PLAN

K&S Builders
Bristol, R.I.

Proposed 2nd Floor Addition
For:

KJ FERRO, LLC
122 Fatima Drive
Bristol, R.I. 02809
Map 123 Lot 42

PROJECT NUMBER:	00467
Drawn By:	SM
Checked By:	X
Issue Date:	1-3-25

Drawing Index:

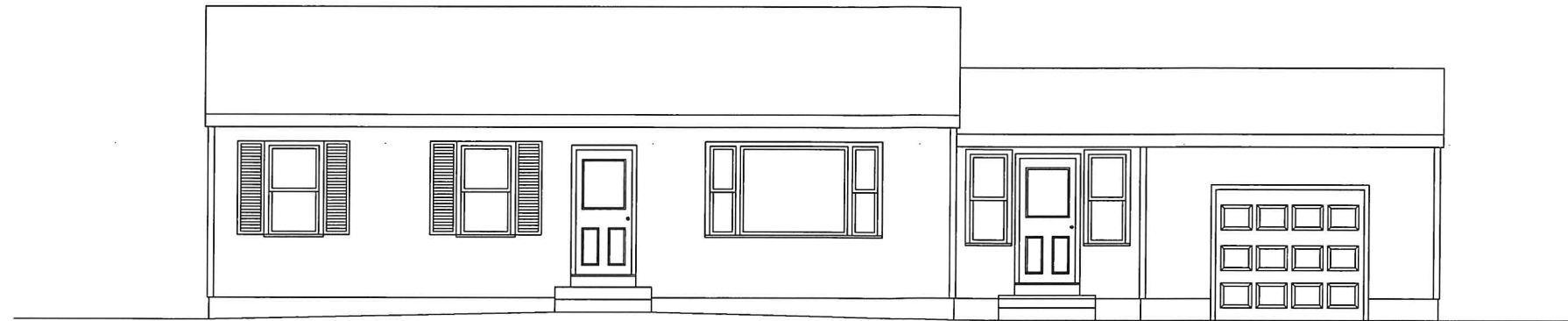
- | Sheet No. | Description |
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Revisions No.	Date	Description

Drawing Title:
Existing Foundation & Floor Plan

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

Drawing Number



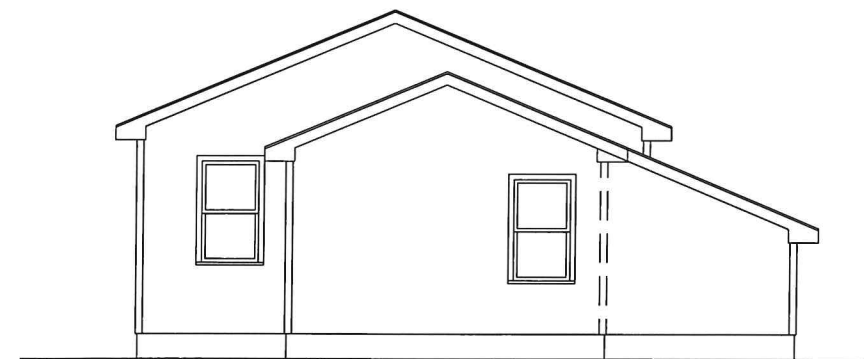
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

**K&S
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Revisions No	Date	Description

Drawing Title:
Existing Elevations

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

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Revisions

No	Date	Description

Drawing Title:
**Proposed
1st Floor Plan**
Scale: 1/4" = 1'-0"

Drawing Number
4 of 7

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET

NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-10 1/8" x 4'-8 7/8"	TW2846	400 Series Double-Hung
W2	3	2'-10 1/8" x 3'-8 7/8"	TW2836	400 Series Double-Hung
W3	2	1'-10 1/8" x 4'-8 7/8"	TW1846	400 Series Double-Hung

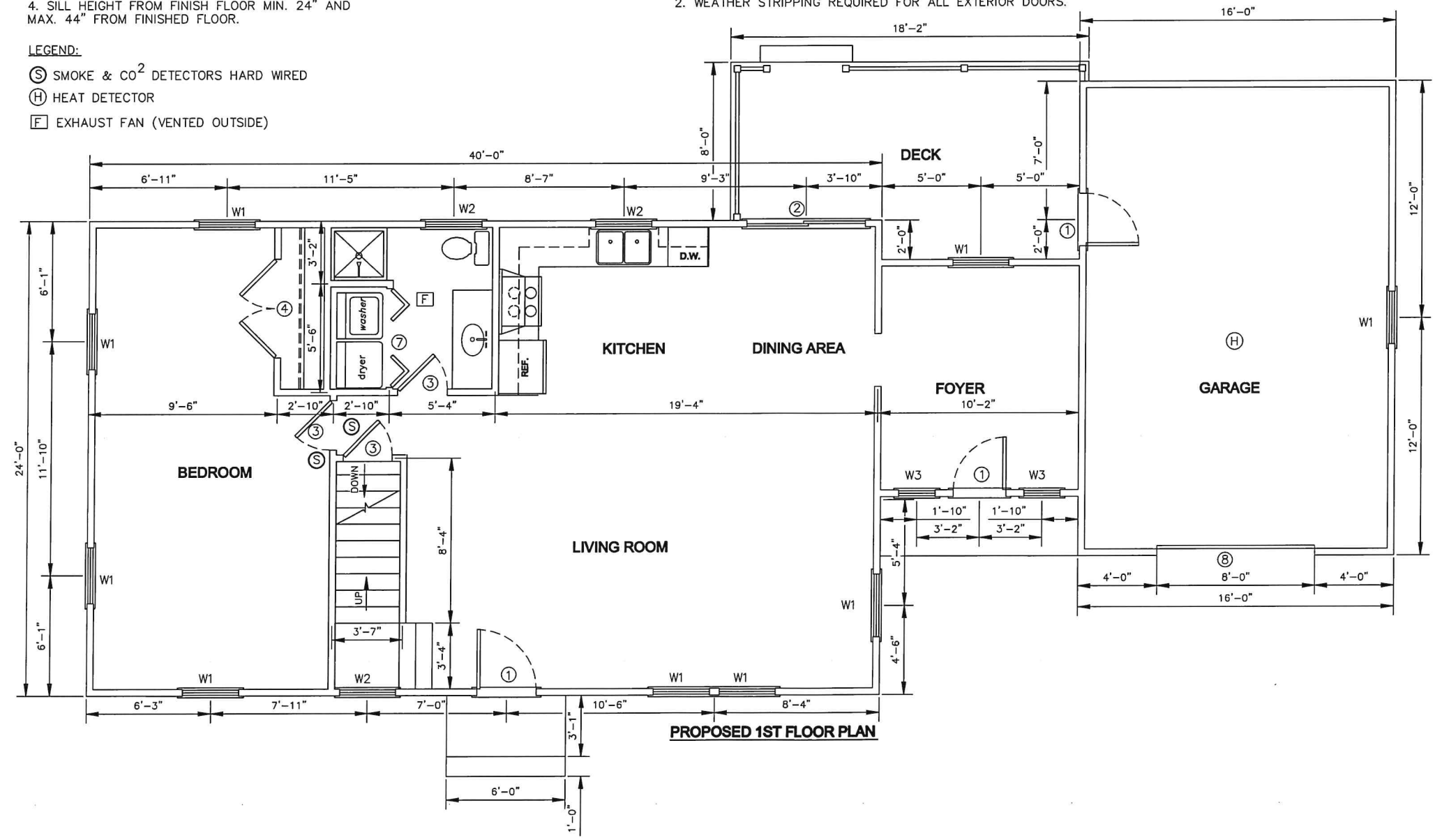
- WINDOWS NOTES:**
1. VERIFY ALL WINDOW TYPES AND MANUFACTURER WITH HOMEOWNER PRIOR TO ORDERING WINDOWS.
 2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
 3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
 4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM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

- LEGEND:**
- Ⓢ SMOKE & CO² DETECTORS HARD WIRED
 - Ⓜ HEAT DETECTOR
 - Ⓛ EXHAUST FAN (VENTED OUTSIDE)

DOOR SCHEDULE THIS SHEET

NO.	QTY	ROUGH OPENING	TYPE
①	3	3'-2 1/2" x 6'-10 1/2"	3'-0" x 6'-8" EXTERIOR DOOR
②	1	6'-0 1/2" x 6'-10 1/2"	6'-0" x 6'-8" SLIDING DOOR
③	1	2'-8 1/2" x 6'-10 1/2"	2'-6" x 6'-8" INTERIOR
④	1	5'-2 1/2" x 6'-10 1/2"	5'-0" x 6'-8" INTERIOR
⑦	1	5'-2 1/2" x 6'-10 1/2"	5'-0" x 6'-8" INTERIOR BI-FOLD
⑧	1	8'-6" x 7'-2"	8'-0" x 7'-0" GARAGE DOOR

- DOOR NOTES:**
1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
 2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



**K&S
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Bristol, R.I.**

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2.	Existing Foundation & Floor Plan
3.	Existing Elevations
4.	Proposed 1st Floor Plan
5.	Proposed 2nd Floor Plan
6.	Proposed Elevations
7.	Cross Sections

Revisions

No	Date	Description

Drawing Title:
**Proposed
2nd Floor Plan**
Scale: 1/4" = 1'-0"

Drawing Number

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET

NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-10 1/8" x 4'-8 7/8"	TW2846	400 Series Double-Hung
W2	1	2'-10 1/8" x 3'-8 7/8"	TW2836	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.

DOOR SCHEDULE THIS SHEET

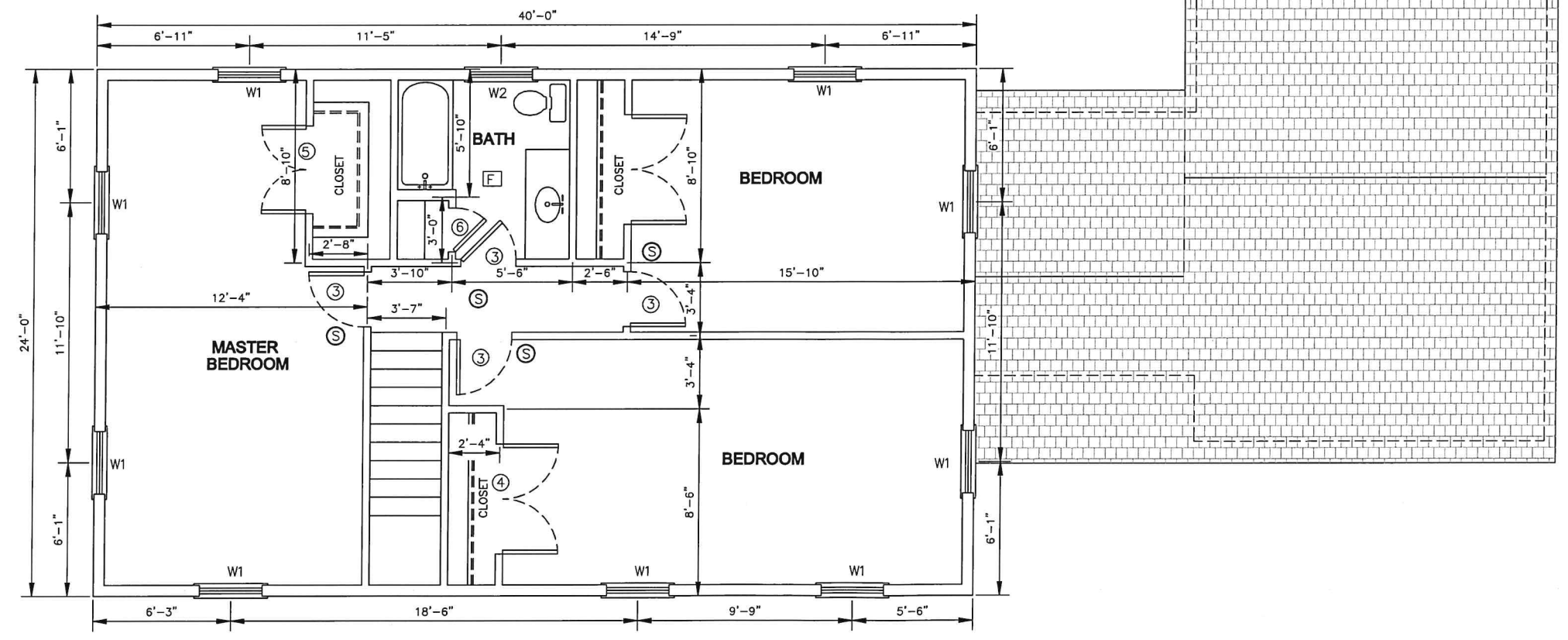
NO.	QTY	ROUGH OPENING	TYPE
③	4	2'-8 1/2" x 6'-10 1/2"	2'-6" x 6'-8" INTERIOR
④	2	5'-2 1/2" x 6'-10 1/2"	5'-0" x 6'-8" INTERIOR
⑤	1	4'-2 1/2" x 6'-10 1/2"	4'-0" x 6'-8" INTERIOR
⑥	1	2'-2 1/2" x 6'-10 1/2"	2'-0" x 6'-8" INTERIOR

DOOR NOTES:

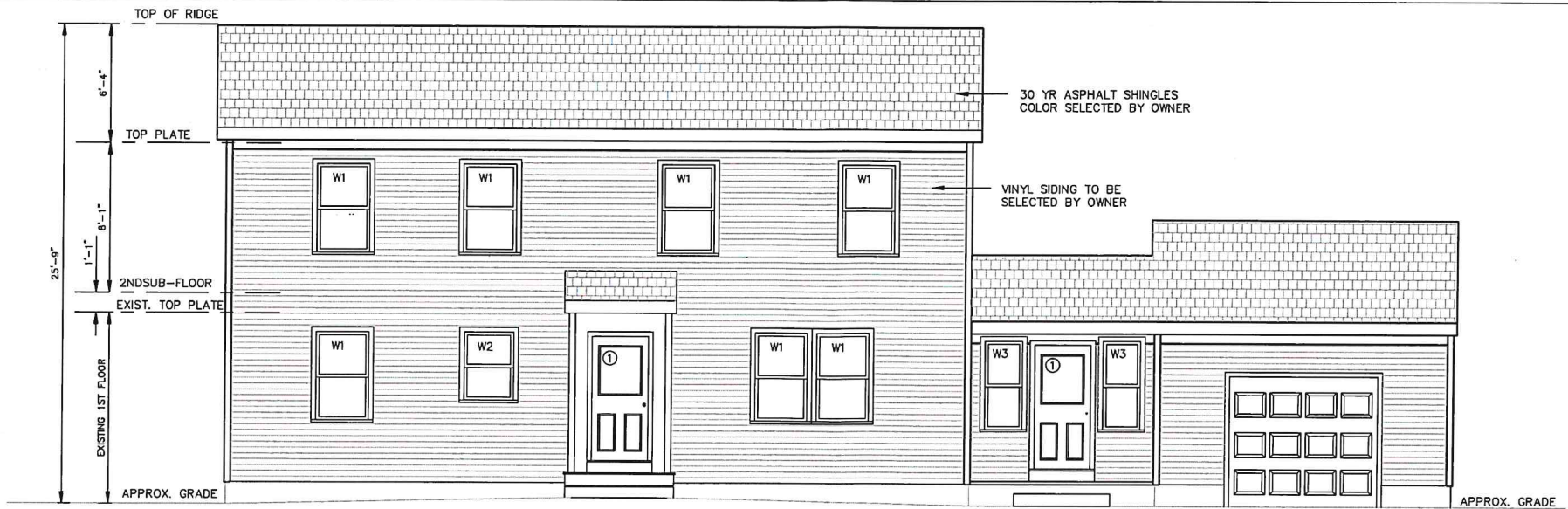
1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

LEGEND:

- Ⓢ SMOKE & CO² DETECTORS HARD WIRED
- Ⓜ HEAT DETECTOR
- Ⓛ EXHAUST FAN (VENTED OUTSIDE)



PROPOSED 2ND FLOOR PLAN



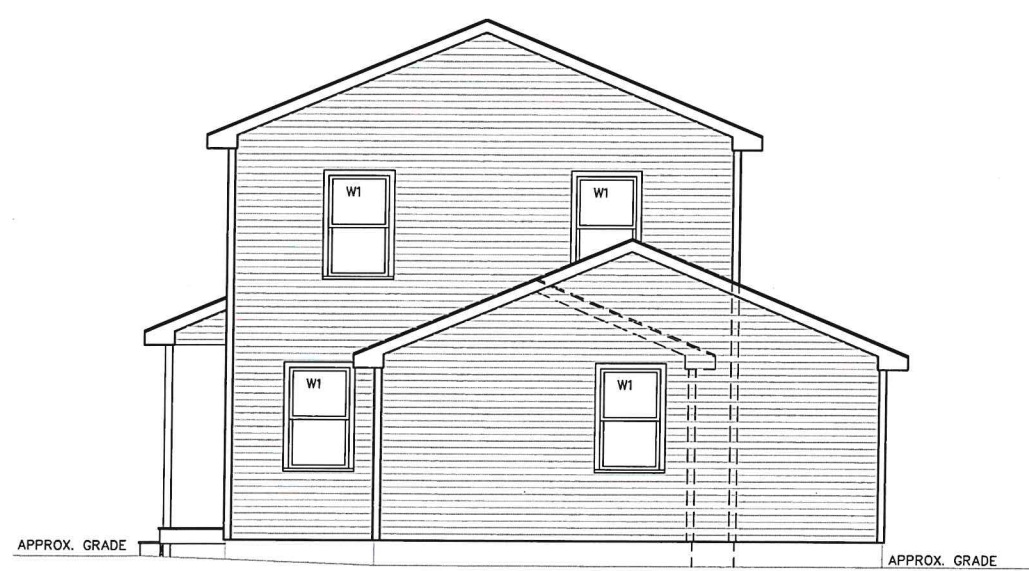
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

**K&S
Builders
Bristol, R.I.**

**Proposed
2nd Floor
Addition
For:**

**KJ FERRO, LLC
122 Fatima Drive
Bristol, R.I. 02809
Map 123 Lot 42**

PROJECT NUMBER:	00467
Drawn By:	SM
Checked By:	X
Issue Date:	1-3-26

Drawing Index:

- | Sheet No. | Description |
|-----------|----------------------------------|
| 1. | Cover Sheet |
| 2. | Existing Foundation & Floor Plan |
| 3. | Existing Elevations |
| 4. | Proposed 1st Floor Plan |
| 5. | Proposed 2nd Floor Plan |
| 6. | Proposed Elevations |
| 7. | Cross Sections |

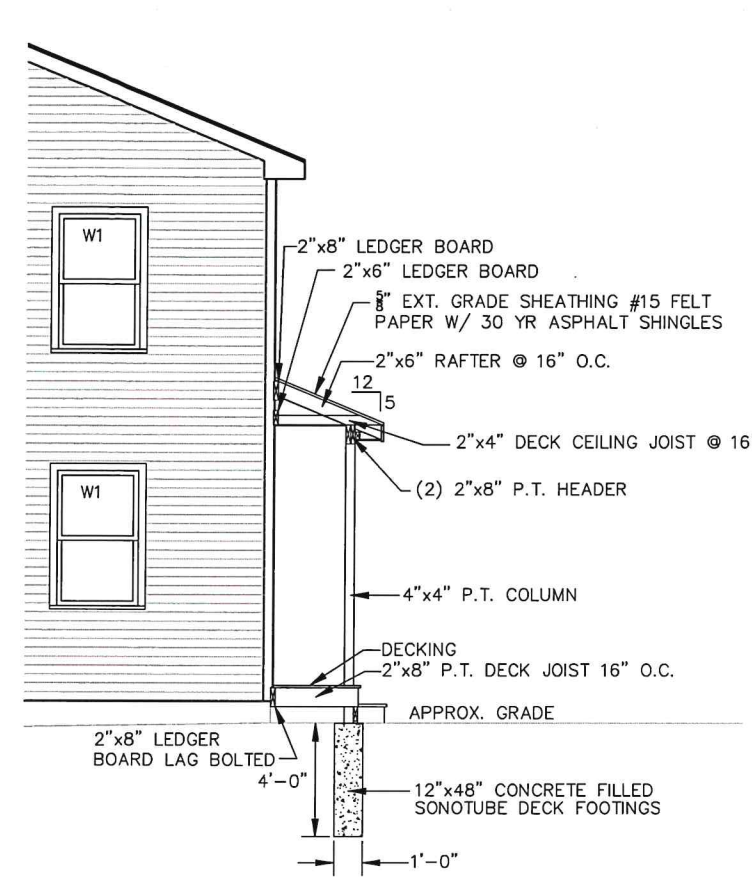
Revisions No.	Date	Description

Drawing Title:
Proposed Elevations

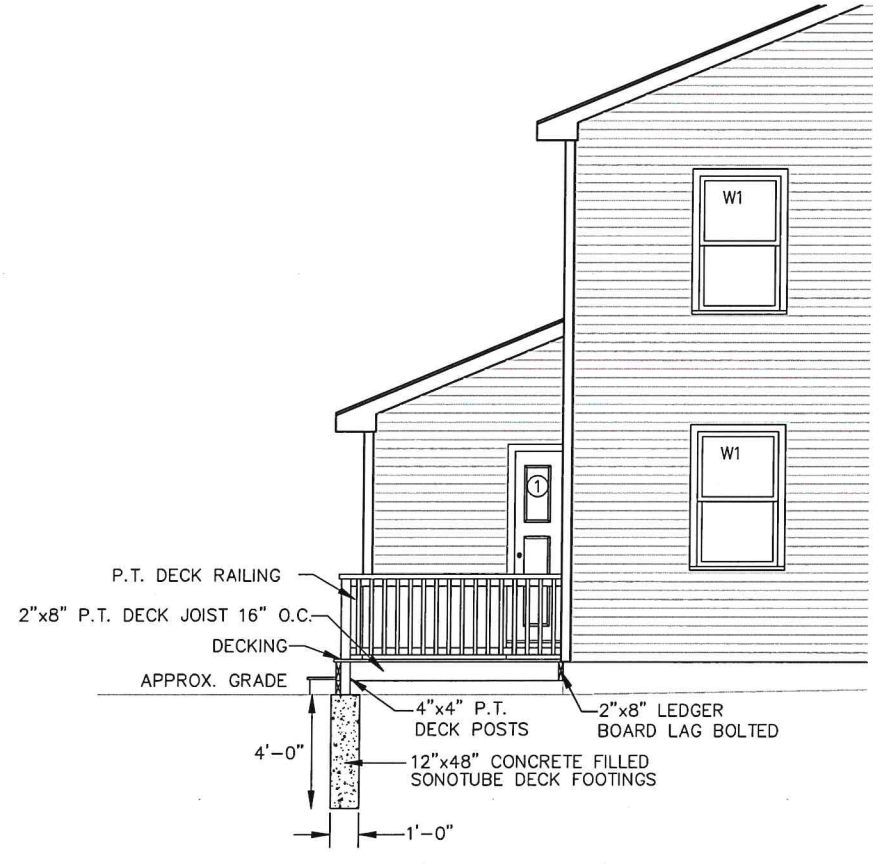
Scale: 3/16" = 1'-0"

Drawing Number

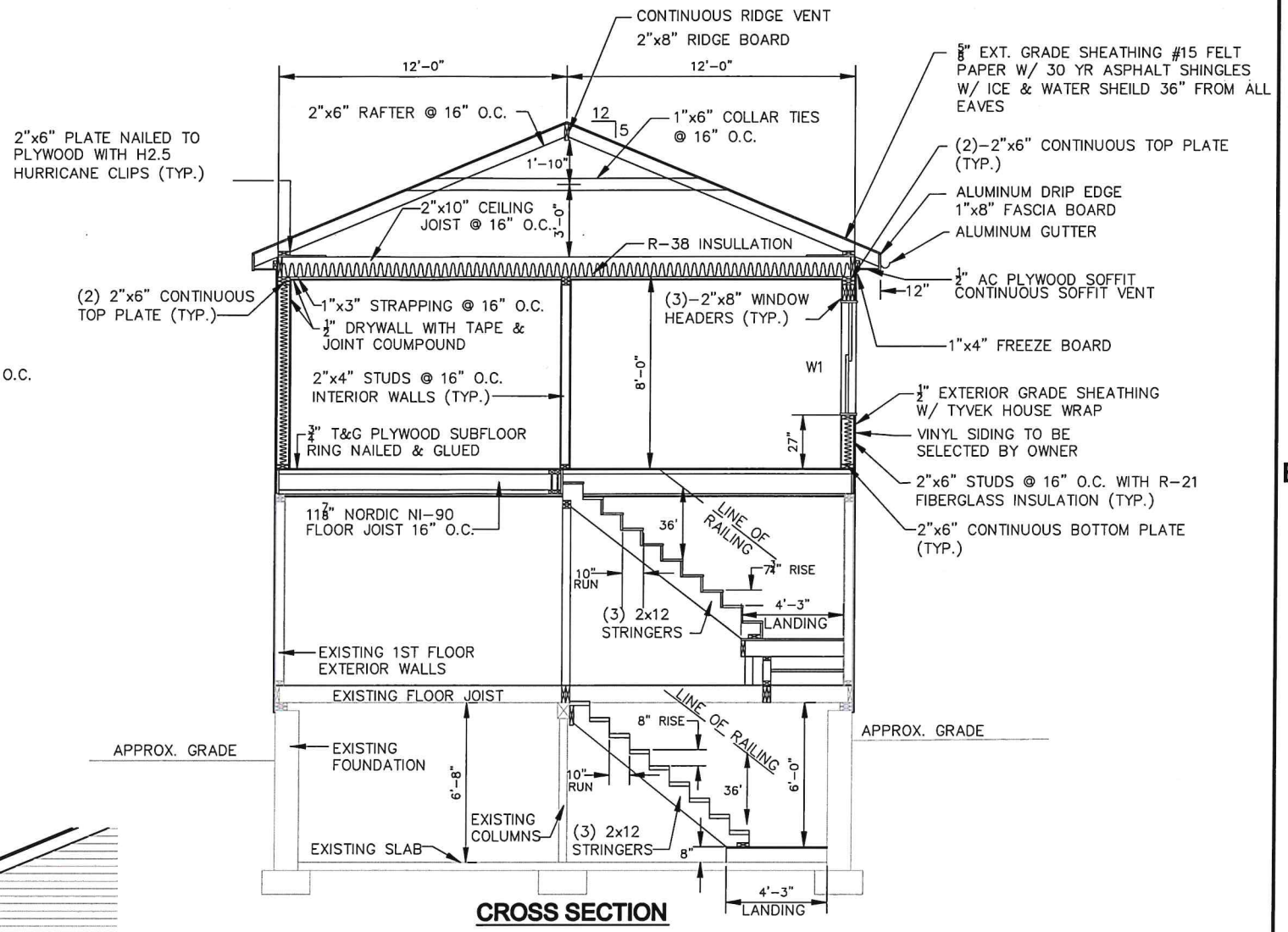
6 of 7



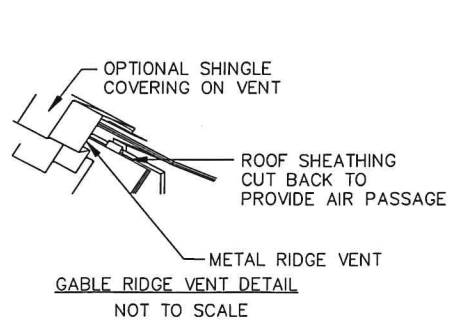
FRONT ENTRANCE DETAIL



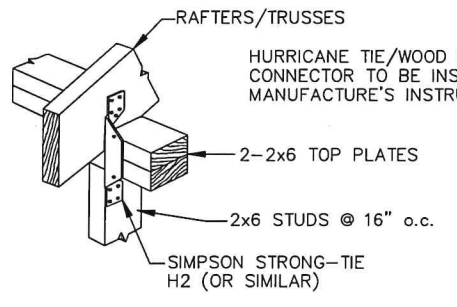
DECK DETAIL



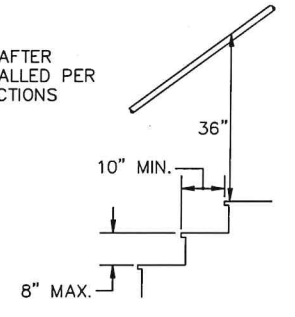
CROSS SECTION



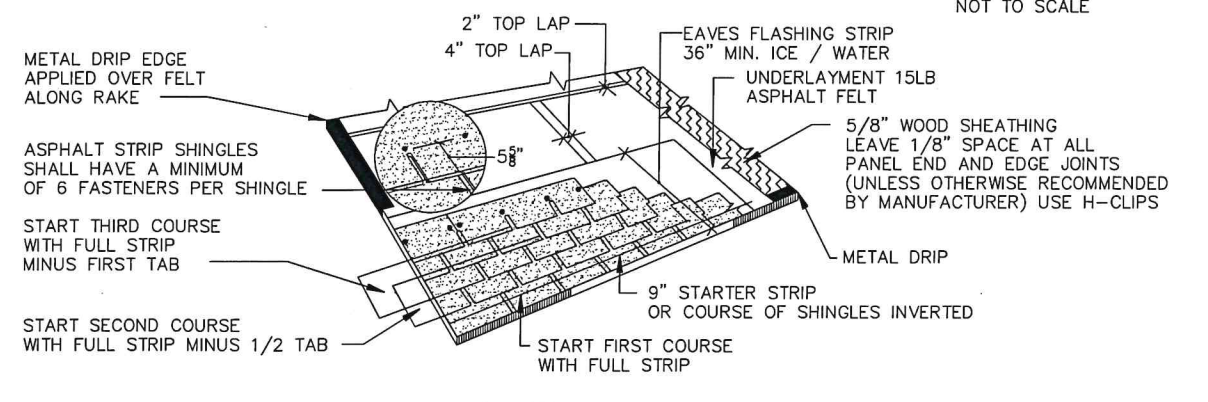
**GABLE RIDGE VENT DETAIL
NOT TO SCALE**



**HURRICANE TIE DETAIL
NOT TO SCALE**



**STAIR DETAIL TYP.
NOT TO SCALE**



**ROOF SHINGLE APPLICATION DETAIL
NOT TO SCALE**

**K&S
Builders
Bristol, R.I.**

**Proposed
2nd Floor
Addition
For:**

**KJ FERRO, LLC
122 Fatima Drive
Bristol, R.I. 02809**

Map 123 Lot 42

PROJECT NUMBER: 00467
 Drawn By: SM
 Checked By: X
 Issue Date: 1-3-25

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Foundation & Floor Plan
3.	Existing Elevations
4.	Proposed 1st Floor Plan
5.	Proposed 2nd Floor Plan
6.	Proposed Elevations
7.	Cross Sections

Revisions

No.	Date	Description

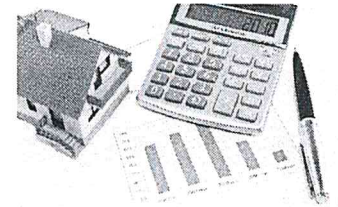
Drawing Title:
Cross Sections

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

Drawing Number

CATALIS[®]

Bristol, RI



Home Search Print Previous Next

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

Parcel Identification		Assessment	
Map/Lot	123-0042-000	Land	\$127,700
Account	6419	Building	\$147,600
State Code	01 - Single Fam	Card Total	\$275,300
Card	1/1	Parcel Total	\$275,300
User Account	19-2568-00		

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$127,700	\$147,600	\$0	\$275,300
2023	\$127,700	\$147,600	\$0	\$275,300
2022	\$127,700	\$147,600	\$0	\$275,300
2021	\$113,900	\$116,900	\$0	\$230,800
2020	\$113,900	\$116,900	\$0	\$230,800

Location and Owner

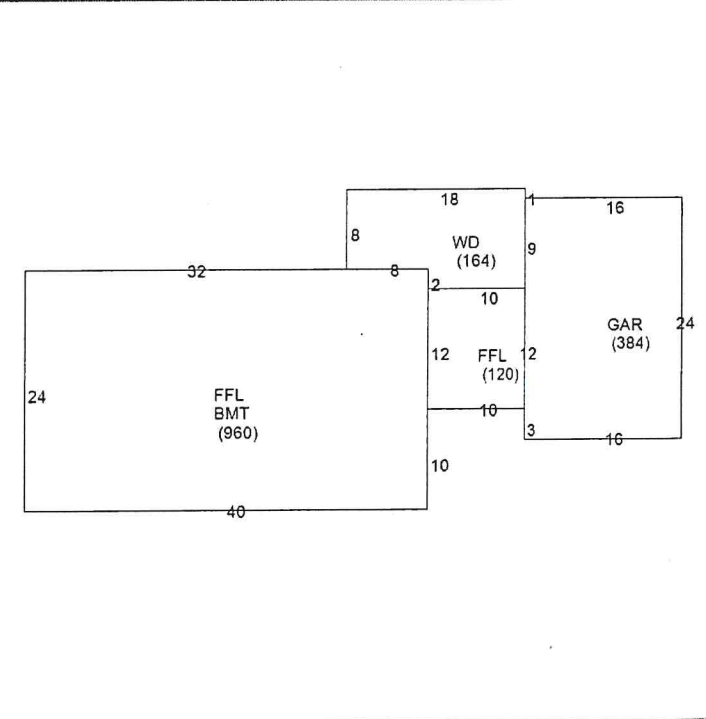
Location	122 FATIMA DR
Owner	KJ FERRO, LLC
Owner2	
Owner3	
Address	P.O. BOX 154
Address2	
Address3	BRISTOL RI 02809

Building Information

Design	Ranch
Year Built	1960
Heat	Forced Warm Air
Fireplaces	1
Rooms	5
Bedrooms	2
Bathrooms	1 Full Bath
Above Grade Living Area	1,080 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
12/19/2024	\$385,000	2267-213	Warranty
01/08/2019	\$0	1969-129	Quit Claim

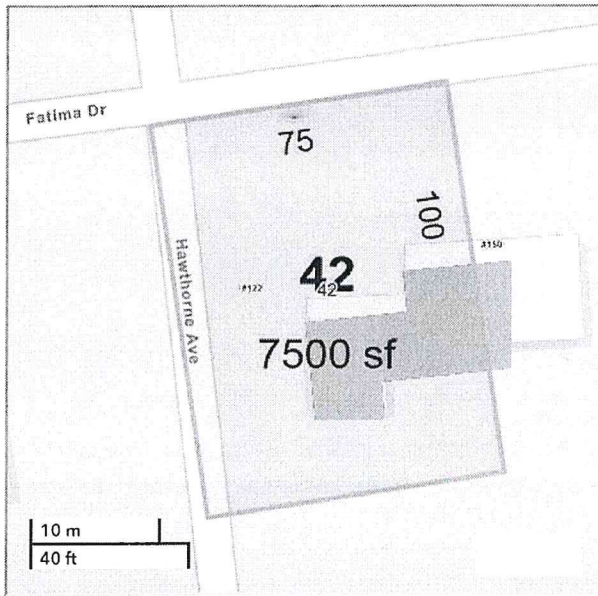


Building Sub Areas

Sub Area	Net Area
1st FLOOR	1,080 SF
BASEMENT	960 SF
GARAGE	384 SF
WOOD DECK	164 SF

Land Information

Land Value	\$127,700
Building Value	\$147,600
Card Total	\$275,300
Parcel Total	\$275,300



[Click To Open AxisGIS Maps](#)

Land Area	0.172 AC
Zoning	R-10
View	-
Neighborhood	B

Yard Item(s)



122 Fatima Drive - 300' Radius

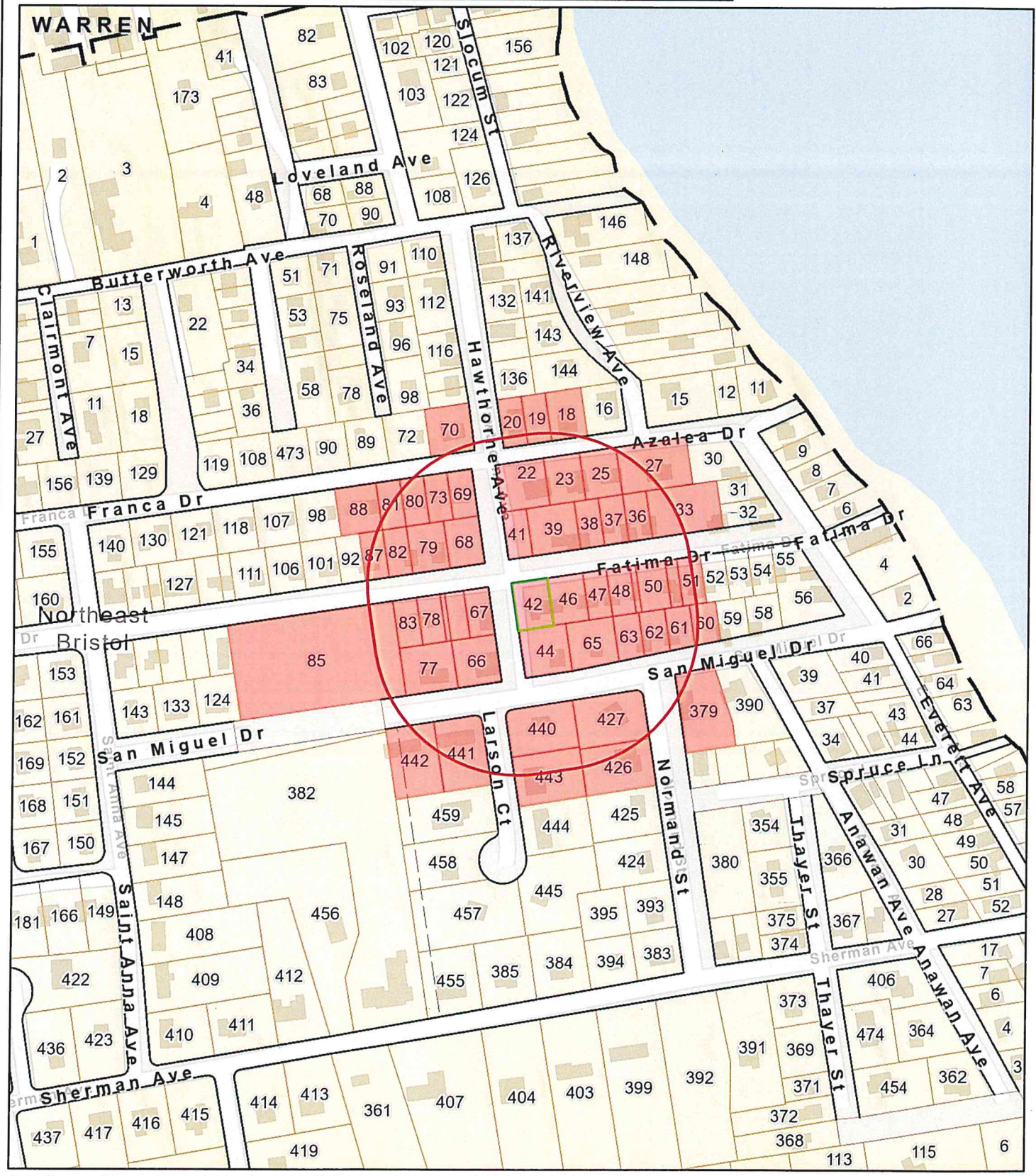
Bristol, RI



1 inch = 282 Feet

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January 16, 2025



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300 feet Abutters List Report

Bristol, RI
January 16, 2025

Subject Property:

Parcel Number: 123-42
CAMA Number: 123-42
Property Address: 122 FATIMA DR

Mailing Address: KJ FERRO, LLC
P.O. BOX 154
BRISTOL, RI 02809

Abutters:

Parcel Number: 123-18
CAMA Number: 123-18
Property Address: 55 FRANCA DR

Mailing Address: SCHERMA, JILL M. TRUSTEE
116 HOPE ST
BRISTOL, RI 02809

Parcel Number: 123-20
CAMA Number: 123-20
Property Address: 10 HAWTHORNE AVE

Mailing Address: JOCELYN, CHERYL A & CHARLES LE
DANIEL, CHERIE, KISELKA, COLEEN &
10 HAWTHORNE AVE
BRISTOL, RI 02809

Parcel Number: 123-22
CAMA Number: 123-22
Property Address: 52 FRANCA DR

Mailing Address: LAMORA, JOSEPH L. JR SUSAN ANN
52 FRANCA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-23
CAMA Number: 123-23
Property Address: 54 FRANCA DR

Mailing Address: CENTAZZO, KEVIN & MELANIE J TE
54 FRANCA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-25
CAMA Number: 123-25
Property Address: 56 FRANCA DR

Mailing Address: CENTAZZO, KEVIN & MELANIE J TE
56 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-27
CAMA Number: 123-27
Property Address: 58 FRANCA DR

Mailing Address: CAMARA, THOMAS A. & JOANNE C.
TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 123-33
CAMA Number: 123-33
Property Address: 169 FATIMA DR

Mailing Address: MILLER, EDWARD C & LENNOX, SARAH
JT
169 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-36
CAMA Number: 123-36
Property Address: 155 FATIMA DR

Mailing Address: CENTAZZO, DAVID P. ET AL CLAIRE
LEBOEUF JT
155 FATIMA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-37
CAMA Number: 123-37
Property Address: 153 FATIMA DR

Mailing Address: DPC PROPERTIES, LLC
155 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-379
CAMA Number: 123-379
Property Address: 10 NORMAND ST

Mailing Address: HARCOURT, KATHERINE M & HALT,
AMY R. TE
10 NORMAND STREET
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 16, 2025

Parcel Number: 123-38 CAMA Number: 123-38 Property Address: FATIMA DR	Mailing Address: DPC PROPERTIES, LLC 155 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-39 CAMA Number: 123-39 Property Address: 149 FATIMA DR	Mailing Address: MEDEIROS, TAMMY J & LAFLEUR, PAUL M TE 149 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-41 CAMA Number: 123-41 Property Address: FATIMA DR	Mailing Address: BOSCO, MARK A. ET AL WENDELA JISKOOT TC 17 FAIRVIEW AVE WARREN, RI 02885
Parcel Number: 123-42 CAMA Number: 123-42 Property Address: 122 FATIMA DR	Mailing Address: KJ FERRO, LLC P.O. BOX 154 BRISTOL, RI 02809
Parcel Number: 123-426 CAMA Number: 123-426 Property Address: 7 NORMAND ST	Mailing Address: MEDEIROS, MICHELLE R. HENRY A. TE 7 NORMAND ST BRISTOL, RI 02809
Parcel Number: 123-427 CAMA Number: 123-427 Property Address: 11 NORMAND ST	Mailing Address: CORREIA, KARL F. 11 NORMAD ST BRISTOL, RI 02809
Parcel Number: 123-44 CAMA Number: 123-44 Property Address: 27 HAWTHORNE AVE	Mailing Address: CAMBRA, JONATHAN MELANIE TE 27 HAWTHORNE AVE BRISTOL, RI 02809
Parcel Number: 123-440 CAMA Number: 123-440 Property Address: 11 SAN MIGUEL DR	Mailing Address: BENNETT, DAVID B ELLEN M LE 11 SAN MIGUEL DR BRISTOL, RI 02809
Parcel Number: 123-441 CAMA Number: 123-441 Property Address: 13 SAN MIGUEL DR	Mailing Address: GASPAR, ROBERT ET UX LORI A. 13 SAN MIGUEL DR BRISTOL, RI 02809
Parcel Number: 123-442 CAMA Number: 123-442 Property Address: 15 SAN MIGUEL DR	Mailing Address: MURPHY, JAMES W MURPHY, THERESA G 15 SAN MIGUEL DRIVE BRISTOL, RI 02809
Parcel Number: 123-443 CAMA Number: 123-443 Property Address: 1 LARSON CT	Mailing Address: MEEHAN, EMILEE & PETERSON, CARL JT 1 LARSON CT BRISTOL, RI 02809
Parcel Number: 123-46 CAMA Number: 123-46 Property Address: 150 FATIMA DR	Mailing Address: SOUTO, RUTH E. 150 FATIMA DRIVE BRISTOL, RI 02809



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1/16/2025

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300 feet Abutters List Report

Bristol, RI
January 16, 2025

Parcel Number: 123-463 CAMA Number: 123-463 Property Address: FATIMA DR	Mailing Address: REGO, ANTHONY J ET UX REGO, SANDRA M JT 116 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-47 CAMA Number: 123-47 Property Address: 152 FATIMA DR	Mailing Address: BURKE, KEITH C. HELENA A. ETUX TE 152 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-48 CAMA Number: 123-48 Property Address: 154 FATIMA DR	Mailing Address: MCCANN, RAYMOND & MELLO, AMANDA JT 154 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-49 CAMA Number: 123-49 Property Address: FATIMA DR	Mailing Address: MCCANN, RAYMOND & MELLO, AMANDA JT 154 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-50 CAMA Number: 123-50 Property Address: 156 FATIMA DR	Mailing Address: RHYNARD, LINDA L TRUSTEE 156 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-51 CAMA Number: 123-51 Property Address: 160 FATIMA DR	Mailing Address: FARIAS, MICHAEL J. 160 FATIMA DRIVE BRISTOL, RI 02809
Parcel Number: 123-60 CAMA Number: 123-60 Property Address: 6 SAN MIGUEL DR	Mailing Address: FARIAS, MICHAEL J. ET UX DIANNE M. FARIAS TE 160 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-61 CAMA Number: 123-61 Property Address: SAN MIGUEL DR	Mailing Address: DEAGUIAR, MARIA ALICE T - TRUSTEE, MARIA DEAGUIAR & TAVARES, DAVID C JT 6 VANTAGE POINT DR BRISTOL, RI 02809
Parcel Number: 123-62 CAMA Number: 123-62 Property Address: 18 SAN MIGUEL DR	Mailing Address: DEAGUIAR, MARIA ALICE T - TRUSTEE, MARIA DEAGUIAR & TAVARES, DAVID C JT 7 VANTAGE POINT DR BRISTOL, RI 02809
Parcel Number: 123-63 CAMA Number: 123-63 Property Address: 20 SAN MIGUEL DR	Mailing Address: MARSHALL, RICHARD D JR - TRUSTEE RICHARD D MARSHALL JR TRUST 20 SAN MIGUEL DR BRISTOL, RI 02809
Parcel Number: 123-65 CAMA Number: 123-65 Property Address: 7 SAN MIGUEL DR	Mailing Address: RICCIARDELLI, DINA M 7 SAN MIGUEL DR BRISTOL, RI 02809
Parcel Number: 123-66 CAMA Number: 123-66 Property Address: 26 HAWTHORNE AVE	Mailing Address: TINGLE, VICTORIA LEIGH & TREVOR JAMES TE 26 HAWTHORNE AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 16, 2025

Parcel Number: 123-67 CAMA Number: 123-67 Property Address: 120 FATIMA DR	Mailing Address: FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809
Parcel Number: 123-68 CAMA Number: 123-68 Property Address: 119 FATIMA DR	Mailing Address: PALAZIO, HENRY PAULINE 119 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-69 CAMA Number: 123-69 Property Address: 50 FRANCA DR	Mailing Address: ANTONIO, MARCO MADURO-ANTONIO, BETHANIE TE 50 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-70 CAMA Number: 123-70 Property Address: 51 FRANCA DR	Mailing Address: THERRIEN, LUCILLE TRUSTEE 51 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-73 CAMA Number: 123-73 Property Address: FRANCA DR	Mailing Address: ANTONIO, MARCO & MADURO- ANTONIO, BETHANIE 50 FRANCA DR BRISTOL, RI 02809
Parcel Number: 123-75 CAMA Number: 123-75 Property Address: FATIMA DR	Mailing Address: FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809
Parcel Number: 123-77 CAMA Number: 123-77 Property Address: 26 SAN MIGUEL DR	Mailing Address: MCGUIRE, JACOB HENRY & RACHEL 26 SAN MIGUEL DR BRISTOL, RI 02809
Parcel Number: 123-78 CAMA Number: 123-78 Property Address: 116 FATIMA DR	Mailing Address: REGO, ANTHONY J ET UX REGO, SANDRA M JT 116 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-79 CAMA Number: 123-79 Property Address: 117 FATIMA DR	Mailing Address: BEIER, RONALD W & LOWNEY, NANCY JT 117 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-80 CAMA Number: 123-80 Property Address: FRANCA DR	Mailing Address: FRANCIS, KEVIN 115 TUPELO STREET BRISTOL, RI 02809
Parcel Number: 123-81 CAMA Number: 123-81 Property Address: 48 FRANCA DR	Mailing Address: FRANCIS, KEVIN 115 TUPELO STREET BRISTOL, RI 02809
Parcel Number: 123-82 CAMA Number: 123-82 Property Address: 115 FATIMA DR	Mailing Address: LEITAO, CARLOS M. 115 FATIMA DR BRISTOL, RI 02809



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1/16/2025

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300 feet Abutters List Report

Bristol, RI
January 16, 2025

Parcel Number: 123-83
CAMA Number: 123-83
Property Address: FATIMA DR

Mailing Address: REGO, ANTHONY J ET UX REGO,
SANDRA M JT
116 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-85
CAMA Number: 123-85
Property Address: FATIMA DR

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

Parcel Number: 123-87
CAMA Number: 123-87
Property Address: 113 FATIMA DR

Mailing Address: WELCHMAN, KENNETH A. & CERRONE,
DANIELLE A. JT
113 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-88
CAMA Number: 123-88
Property Address: 44 FRANCA DR

Mailing Address: READ, SUSAN S. WEAVER, MICHAEL T.
TRST
44 FRANCA DR
BRISTOL, RI 02809



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ANTONIO, MARCO MADURO-ANTONIO, BETHANIE 50 FRANCA DR BRISTOL, RI 02809	CENTAZZO, KEVIN & MELANIE 56 FRANCA DR BRISTOL, RI 02809	HARCOURT, KATHERINE M & HALT, AMY R. TE 10 NORMAND STREET BRISTOL, RI 02809
ANTONIO, MARCO & MADURO-ANTONIO, BETHANIE 50 FRANCA DR BRISTOL, RI 02809	CORREIA, KARL F. 11 NORMAD ST BRISTOL, RI 02809	JOCELYN, CHERYL A & CHARL DANIEL, CHERIE, KISELKA, CO 10 HAWTHORNE AVE BRISTOL, RI 02809
BEIER, RONALD W & LOWNEY, NANCY JT 117 FATIMA DR BRISTOL, RI 02809	DEAGUIAR, MARIA ALICE T - & TAVARES, DAVID C JT 6 VANTAGE POINT DR BRISTOL, RI 02809	KJ FERRO, LLC P.O. BOX 154 BRISTOL, RI 02809
BENNETT, DAVID B ELLEN M LE 11 SAN MIGUEL DR BRISTOL, RI 02809	DEAGUIAR, MARIA ALICE T - & TAVARES, DAVID C JT 7 VANTAGE POINT DR BRISTOL, RI 02809	LAMORA, JOSEPH L. JR SUSAN ANN 52 FRANCA DRIVE BRISTOL, RI 02809
BOSCO, MARK A. ET AL WENDELA JISKOOT TC 17 FAIRVIEW AVE WARREN, RI 02885	DPC PROPERTIES, LLC 155 FATIMA DR BRISTOL, RI 02809	LEITAO, CARLOS M. 115 FATIMA DR BRISTOL, RI 02809
BURKE, KEITH C. HELENA A. ETUX TE 152 FATIMA DR BRISTOL, RI 02809	FARIAS, MICHAEL J. 160 FATIMA DRIVE BRISTOL, RI 02809	MARSHALL, RICHARD D JR - RICHARD D MARSHALL JR TRU 20 SAN MIGUEL DR BRISTOL, RI 02809
CAMARA, THOMAS A. & JOANN 15 WILCOX ST BRISTOL, RI 02809	FARIAS, MICHAEL J. ET UX DIANNE M. FARIAS TE 160 FATIMA DR BRISTOL, RI 02809	MCCANN, RAYMOND & MELLO, 154 FATIMA DR BRISTOL, RI 02809
CAMBRA, JONATHAN MELANIE TE 27 HAWTHORNE AVE BRISTOL, RI 02809	FRANCIS, KEVIN 115 TUPELO STREET BRISTOL, RI 02809	MCGUIRE, JACOB HENRY & RA 26 SAN MIGUEL DR BRISTOL, RI 02809
CENTAZZO, DAVID P. ET AL CLAIRE LEBOEUF JT 155 FATIMA DRIVE BRISTOL, RI 02809	FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809	MEDEIROS, MICHELLE R. HENRY A. TE 7 NORMAND ST BRISTOL, RI 02809
CENTAZZO, KEVIN & MELANIE 54 FRANCA DRIVE BRISTOL, RI 02809	GASPAR, ROBERT ET UX LOR 13 SAN MIGUEL DR BRISTOL, RI 02809	MEDEIROS, TAMMY J & LAF PAUL M TE 149 FATIMA DR BRISTOL, RI 02809

MEEHAN, EMILEE &
PETERSON, CARL JT
1 LARSON CT
BRISTOL, RI 02809

THERRIEN, LUCILLE TRUSTEE
51 FRANCA DR
BRISTOL, RI 02809

MILLER, EDWARD C &
LENNOX, SARAH JT
169 FATIMA DR
BRISTOL, RI 02809

TINGLE, VICTORIA LEIGH &
26 HAWTHORNE AVE
BRISTOL, RI 02809

MURPHY, JAMES W
MURPHY, THERESA G
15 SAN MIGUEL DRIVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

PALAZIO, HENRY
PAULINE
119 FATIMA DR
BRISTOL, RI 02809

WELCHMAN, KENNETH A. & CE
113 FATIMA DR
BRISTOL, RI 02809

READ, SUSAN S.
WEAVER, MICHAEL T. TRST
44 FRANCA DR
BRISTOL, RI 02809

REGO, ANTHONY J ET UX
REGO, SANDRA M JT
116 FATIMA DR
BRISTOL, RI 02809

RHYNARD, LINDA L TRUSTEE
156 FATIMA DR
BRISTOL, RI 02809

RICCIARDELLI, DINA M
7 SAN MIGUEL DR
BRISTOL, RI 02809

SCHERMA, JILL M. TRUSTEE
116 HOPE ST
BRISTOL, RI 02809

SOUTO, RUTH E.
150 FATIMA DRIVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

**Department of Community Development
Zoning Board of Review**

2025 JAN 16 PM 1:26

APPLICATION

File No: **2025-06**
Accepted by ZEO: *EMT*
1/16/25

APPLICANT	Name: Francis J. Holbrook and Katlyn LaBella		
	Address: 63 Buoy Street		
	City: Jamestown	State: RI	Zip: 02835
	Phone #: 401-855-4811	Email: f.holbrook@northeastern.edu	
PROPERTY OWNER	Name: Brian McCormick et al		
	Address: 28 Thomas Lane		
	City: Cranston	State: RI	Zip: 02809
	Phone #:	Email:	

1. Location of subject property: 76 Griswold Avenue, Bristol, RI

Assessor's Plat(s)#: 163 Lot(s) #: 65

2. Zoning district in which property is located: R-15

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

Dimensional Variance(s) Special Use Permit Use Variance

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

Dimensional Variance Section(s): 28-409, 28-151, 28-111

Special Use Permit Section(s): _____

Use Variance Section(s): _____

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

6. How long have you owned the property?: Purchase and Sales Agreement signed

7. Present use of property: Residential - Vacant land

8. Is there a building on the property at present?: No

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): N/A

10. Proposed use of property: Dwelling

11. Give extent of proposed alterations: N/A

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): See attached plans

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

Front lot line(s):	Required Setback: <u> 35ft </u>	Proposed Setback: <u> 35ft </u>
Left side lot line:	Required Setback: <u> 35ft* </u>	Proposed Setback: <u> 20ft </u>
Right side lot line:	Required Setback: <u> 20ft </u>	Proposed Setback: <u> 20ft </u>
Rear lot line:	Required Setback: <u> 35ft </u>	Proposed Setback: <u> 35ft </u>
Building height:	Required: <u> N/A </u>	Proposed: <u> N/A </u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: ADU 20,000 sq. ft. lot area required Proposed: 17,007 sq. ft. lot area proposed

13. Number of families before/after proposed alterations: 0 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? N/A
 If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: Yes (If yes, their location must be shown on site plan)
(stone wall preservation easement - Town of Bristol)

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

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

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

* See zoning decision dated November 12, 2013 attached as Appendix D

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

Applicant's Signature:   Date: 1/15/25

Print Name: Katlyn LaBella Francis Holbrook

Property Owner's Signature: See attached letter Date: _____

Print Name: Signed by sellers

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

Name: Francis S. Holbrook II, Esq. Telephone #: 401- 847-7500

Address: Miller Scott Holbrook & Jackson - 122 Touro Street, Newport, RI 02840

Bristol Zoning Board of Review

10 Court Street, Bristol, RI 02809

Subject: Letter of Support for Zoning Petition

Dear Members of the Bristol Zoning Board,

As the current owners of the property located at 76 Griswold Avenue, Bristol, RI 02809, we are writing to confirm the following:

1. We are fully aware that a zoning petition is being filed with the Bristol Zoning Board by the prospective buyers of the property.
2. We have reviewed the details of their petition and **fully support their request for relief** as outlined in their application.

Sincerely,

Brian W. McCormick

DocuSigned by:
Brian McCormick
ED816F2736C74F7...

Paula A. McCormick

Signed by:
Paula McCormick
5F7871D36391423...

Brian S. McCormick

Signed by:
B. S. McCormick
D51FE54F6E58492...

Shane C. McCormick

Signed by:
Shane McCormick
F7523FD8064D4D0...

5. Francis J. Holbrook and Katlyn LaBella have executed a Purchase and Sale Agreement with the owners of the property at 76 Griswold Avenue, Brian W. McCormick, Paula A. McCormick, Shane C. McCormick, and Brian S. McCormick to purchase this vacant lot. The Purchase and Sale Agreement is subject to the buyers obtaining zoning relief from the Town of Bristol.

Francis J. Holbrook and Katlyn LaBella plan on constructing a single-family dwelling with an accessory dwelling unit for Katlyn LaBella's mother, Eileen LaBella. Architectural and site plans have been drafted by Dave MacDougall, Bristol, Rhode Island and are attached.

The dwelling is a two story farmhouse design and has the appearance of a single family home when viewing the proposed home from Griswold street. The design of this particular home is compatible with the neighborhood.

This particular lot is unique in that the building envelope is triangular given the configuration of the lot. As the attached depiction indicates (Appendix A.), the triangular nature of this lot restricts the size and location of any proposed dwelling.

76 Griswold Street is a corner lot with frontage on both Griswold Street and Metacom Avenue. The Town of Bristol considers both as front yards, thus requiring a 35 foot setback on both Griswold Street and Metacom Avenue. A 20 foot side yard setback would be a more appropriate setback, see Appendix B. The applicant is requesting a dimensional variance on the easterly Metacom Avenue side of the property in the amount of 20 feet to accommodate the construction of the single family home. The garage of the property will be on the Metacom Avenue side and the driveway entrance will be from Griswold Street. The home would be some distance from the neighboring property at 74 Griswold Street. This design results in less intrusion on the neighboring properties.

The accessory dwelling unit relief is for a dimensional variance for lot area. State law requires 20,000 square feet relative to new construction with the inclusion of a accessory dwelling unit. The subject lot is 17,007 square feet per the zoning certificate issued by the Town of Bristol and dated December 3, 2024, attached as Appendix C.

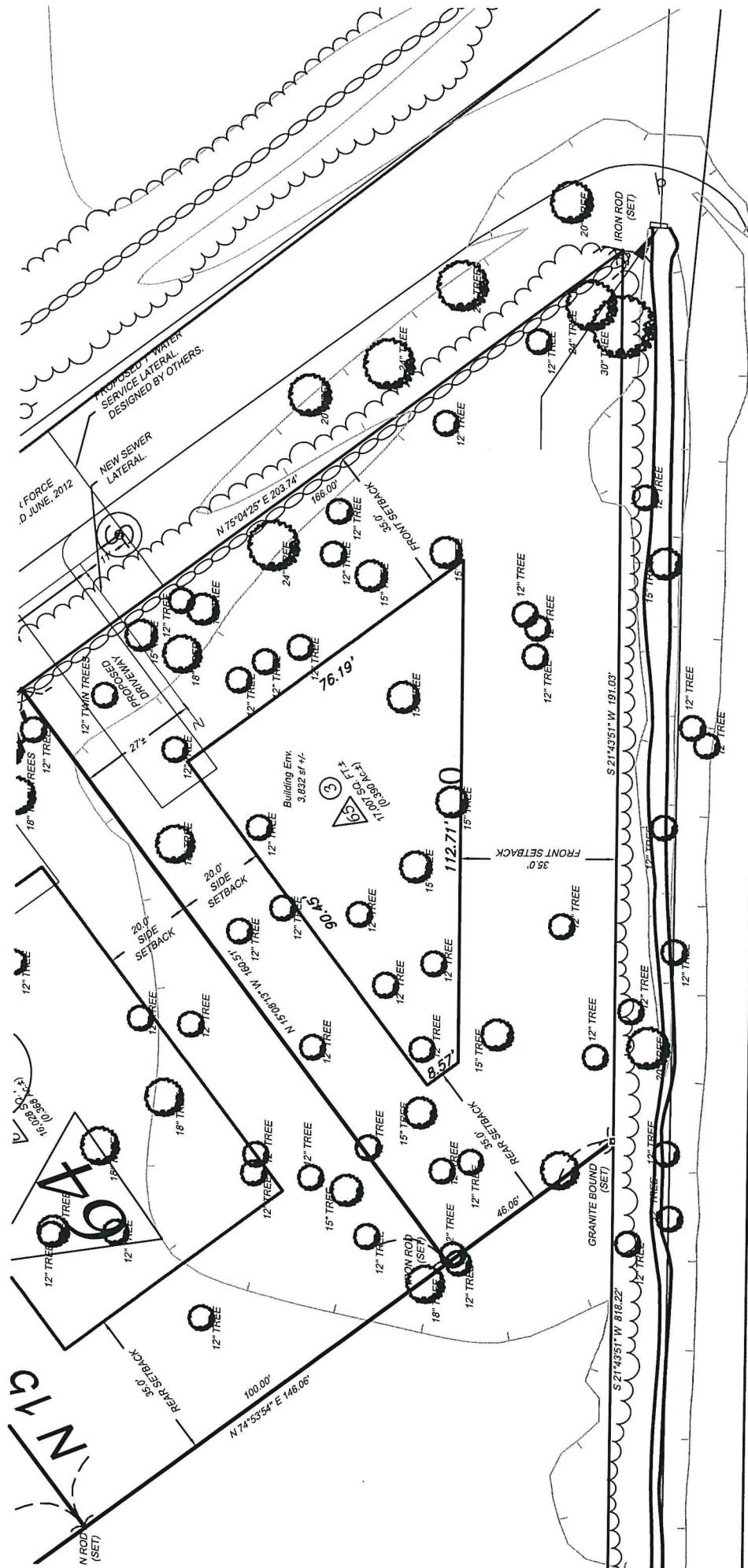
Given the configuration of the lot and the fact that it has frontage on two streets, dimensional relief on the easterly Metacom Avenue side of the property is appropriate. Furthermore, dimensional relief for the inclusion of an accessory dwelling unit is consistent with state law which now recognizes this as a beneficial and acceptable use of property.

Due to the unique characteristics and triangular configuration of this building lot, and the fact that it is a corner lot, a hardship exists which requires zoning relief. The hardship is the not result of any prior action of the applicant. The granting of this application will not alter the general characteristics of the surrounding area. The proposed single family dwelling is not out of character for the neighborhood.

NOTE: There was a previous application made to this zoning board in 2013 whereby the applicant sought a dimensional variance relative to the construction of a home on this same property, to include an accessory dwelling unit. Attached as Appendix D, is the copy of the Zoning Board of Review decision dated November 12, 2013. In that case, the Board determined that a variance was not required and found “due to the configuration of the subject lot, and its location as a corner lot with the proposed dwelling having access from and facing north towards Griswold Avenue, the easterly Metacom Avenue side of the property is a side yard for purposes of compliance with zoning ordinance setback requirements. Therefore, the eastern Metacom Avenue side of the lot shall require a 20 foot side yard setback rather than a 35-foot front yard setback.”

This prior Board decision states the reasoning of the Board relative to the characterization of the Metacom Avenue as a side yard with a 20 foot side yard set back.

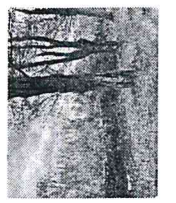
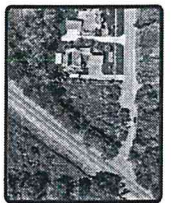
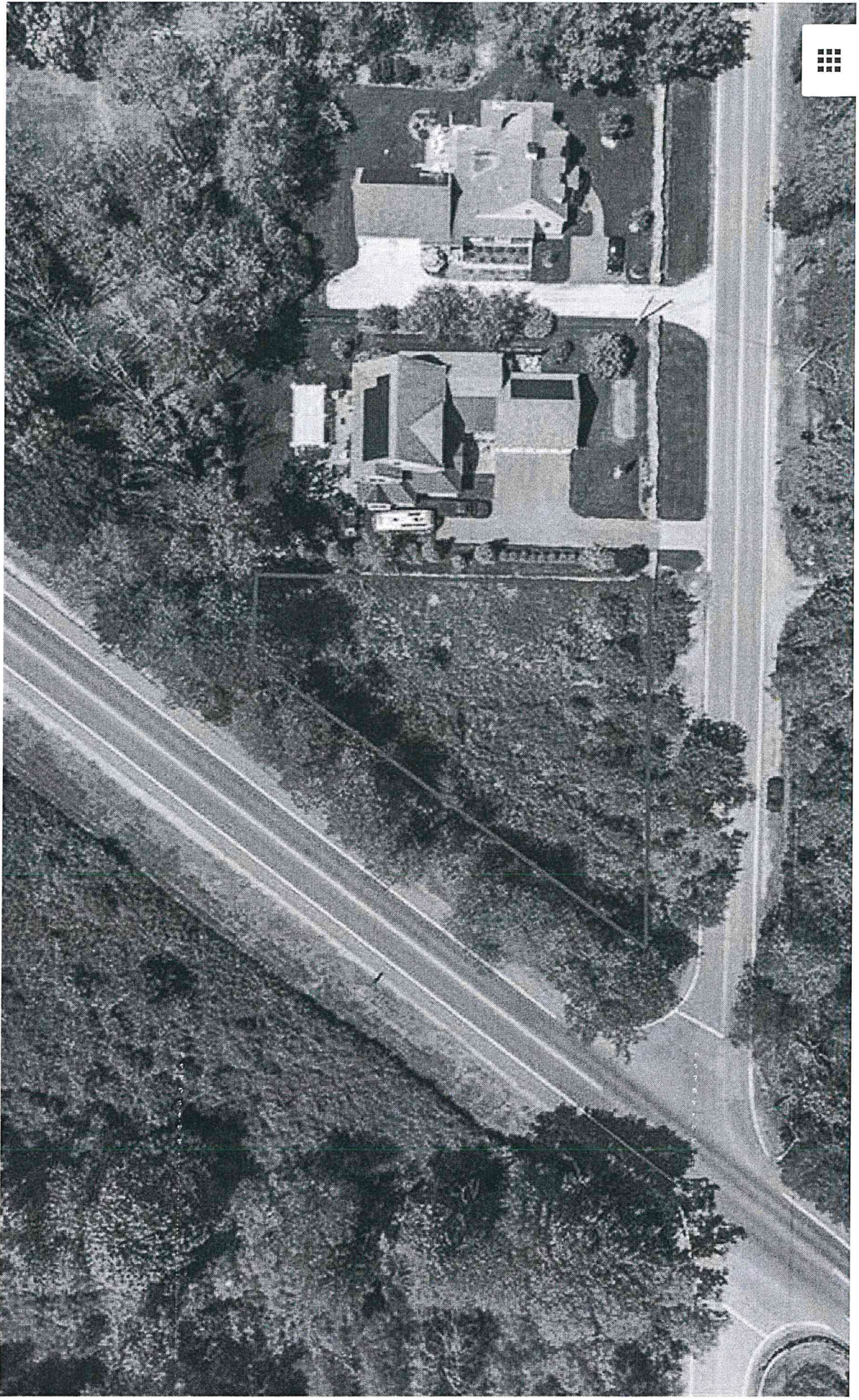
APPENDIX A



METACOM AVENUE. ~ R.I. ROUTE 136

METACOM AVENUE, R.I. ROUTE 136
(P. 100' SET)

X



Frank Holbrook

From: Ed Tanner <etanner@bristolri.gov>
Sent: Tuesday, December 3, 2024 3:54 PM
To: Frank Holbrook
Subject: RE: 76 Griswold
Attachments: Captain John DeWolf Farm Recorded 2014 Administrative Subdivision.pdf

Mr. Holbrook,

I am following up on the earlier email regarding the recorded subdivision plan for 76 Griswold Avenue. I realized that there was a later 2014 subdivision of land in this area and it altered the shape of some of the surrounding lots. It did not change the dimensions of the 76 Griswold lot, but it did enlarge the neighboring lots and add some land to the historic house to the west. This plan (see attached) is an accurate representation of the current lot lines and should match any property line information you see online.

Ed

Edward M. Tanner | Principal Planner / Zoning Officer
Town of Bristol, Rhode Island
Department of Community Development
235 High Street (mailing address: 10 Court Street)
Bristol, RI 02809
P: 401-253-7000 x128 | F: 401-396-5466
E: etanner@bristolri.gov

From: Ed Tanner
Sent: Tuesday, December 3, 2024 3:15 PM
To: fholbrook@millerscott.com
Subject: FW: 76 Griswold

Mr. Holbrook,

As requested, a copy of the recorded subdivision plan that includes the 76 Griswold Avenue lot is attached. Sheet 4 shows a close up of the lots and includes site dimensions and building setbacks. Feel free to contact me with any questions you might have.

Ed Tanner

Edward M. Tanner | Principal Planner / Zoning Officer
Town of Bristol, Rhode Island
Department of Community Development
235 High Street (mailing address: 10 Court Street)
Bristol, RI 02809
P: 401-253-7000 x128 | F: 401-396-5466
E: etanner@bristolri.gov

From: Melanie Wolfe
Sent: Tuesday, December 3, 2024 11:24 AM
To: Ed Tanner <etanner@bristolri.gov>
Subject: 76 Griswold

Hi Ed,

Mr. Holbrook stopped in to inquire about 76 Griswold – it's either going to be listed or is already for sale. He has some questions about zoning/wetlands/flood zone for that parcel.

Can you give him a call back at 401-935-4601?

Thank you,

Melanie B. Wolfe | Senior Clerk, Planning & Zoning
Town of Bristol
Department of Community Development
235 High Street, 1st Floor (Mailing address: 10 Court Street)
Bristol, RI 02809
P 401-253-7000, ext. 147
www.bristolri.gov
Office hours are Monday through Friday 8am – 4pm

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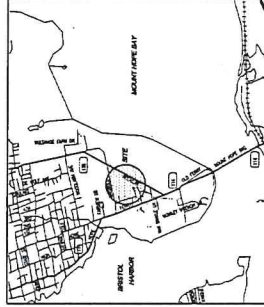
Received for Record on June 13, 2014 @ 2:40 pm @ [Signature] Town Clerk

ADMINISTRATIVE SUBDIVISION CAPTAIN JOHN DeWOLF FARM - SECTION 11

METACOM & GRISWOLD AVENUES
BRISTOL, RHODE ISLAND
JUNE 10, 2014

INDEX SHEET:

- SHEET 1 EXISTING CONDITIONS PLAN
- SHEET 2 ADMINISTRATIVE SUBDIVISION PLAN



LOCATION MAP

OWNERS / APPLICANTS:

- A.P. 183A LOT 1: CAPTAIN JOHN DeWOLF FARM, INC.
18 BURNING TREE STREET - P.O. BOX 687
BRISTOL, RHODE ISLAND 02808
- A.P. 183A LOT 3: RODERICK Y. & ROBERTA J. BUTLIN
18 BURNING TREE STREET
BRISTOL, RHODE ISLAND 02809
- A.P. 183A LOT 6B: EDWARD K. & SUSAN C. MALONEY
50 VAN WIGGLE LANE
BRISTOL, RHODE ISLAND 02809
- A.P. 183A LOT 6A: THOMAS B. & CYNTHIA J. CARROLL
41 CHELSEA DRIVE
PORTSMOUTH, RHODE ISLAND 02871



David W. Williams
Administrative Officer
June 13, 2014
Date
For Technical Review Committee

CONTRACT
THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

ENV # 033



Map Number
163A



- Property Boundary
- Right-of-Way
- Water Boundary
- Town Boundary
- Surge Boundary
- Survey Line
- Map Boundary
- Exemptions
- Water Body
- Water Body (Prior 2010)

TAX MAP
TOWN OF BRISTOL
Rhode Island



Scale: 1" = 100'
0 25 50 100 150 Feet
Parcel mapping data is current through December 31, 2019.
Publication Date: 3/27/2023
www.townofbristol.com

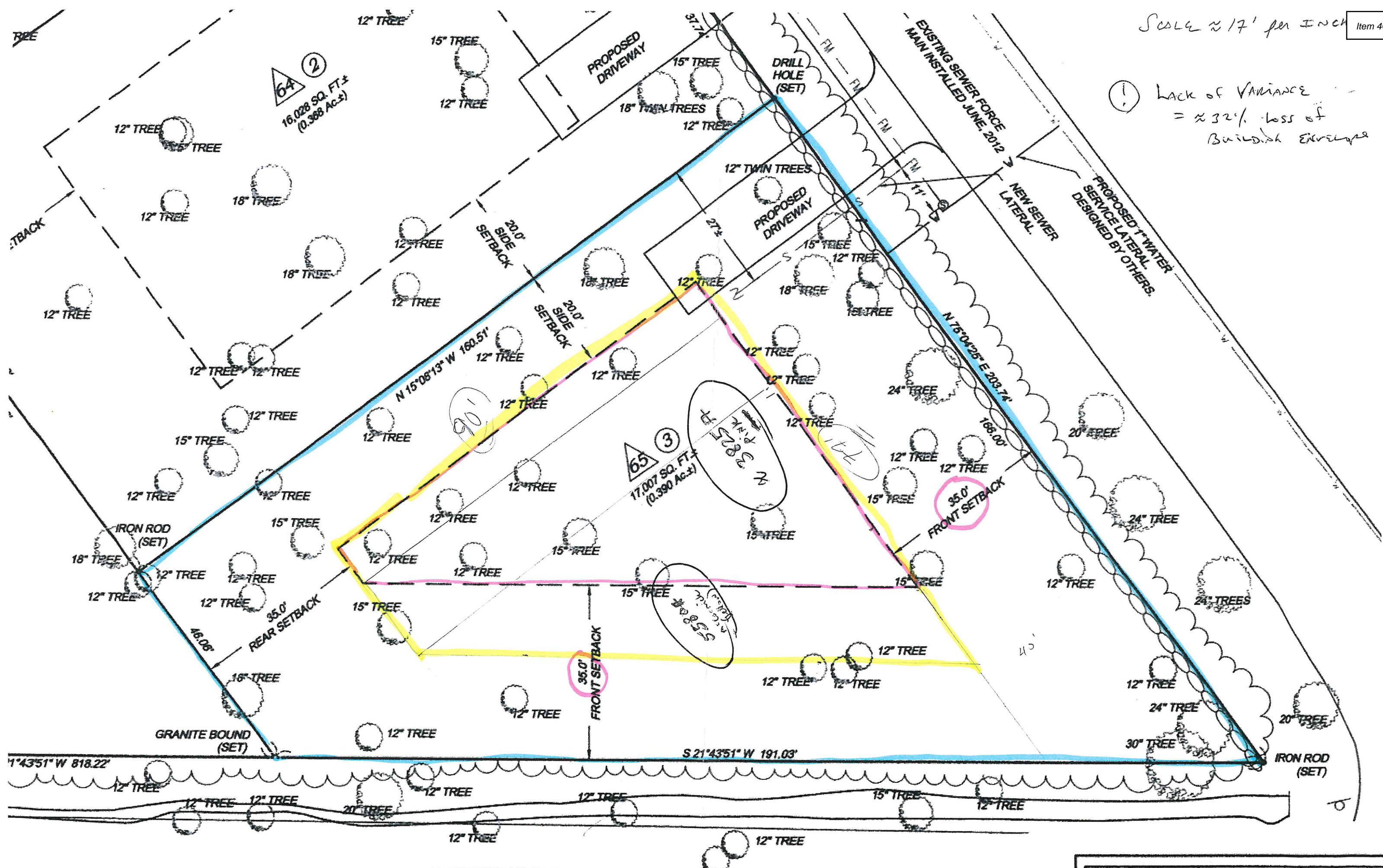
This map shall be used only to provide general data and information and does not constitute a warranty of any kind. The Town of Bristol, Rhode Island, is not responsible for any errors or omissions on this map. The Town of Bristol, Rhode Island, is not responsible for any errors or omissions on this map. The Town of Bristol, Rhode Island, is not responsible for any errors or omissions on this map.

DESIGNED & MANAGED BY
CAI Technologies
1000 Main Street, Suite 100
Providence, RI 02903
www.caitech.com

APPENDIX B

SCALE \approx 17' per INCH

Lack of VARIANCE = \approx 32% loss of BUILDING ENVELOPE



3	6/7/12	PLANNING DEPARTMENT COMM
4	6/7/12	PLANNING BOARD COMMENTS

APPENDIX C



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 Court Street • Bristol, Rhode Island 02809

ZONING CERTIFICATE

December 3, 2024

TO: WHOM IT MAY CONCERN

RE: 76 Griswold Avenue
Assessor's Plat 163, Lot 65
Zoned Residential R-15

The above property is located on the southerly side of Griswold Avenue and the westerly side of Metacom Avenue within the Residential R-15 zoning district. This property is an undeveloped parcel containing approximate 17,007 square feet of land area. Lot 65 was created in 2012 via an approved and recorded subdivision plan; and it conforms to the dimensional requirements for a lot in the R-15 zone. Thus, lot 65 is a **buildable lot**, and it may be improved with a single-family dwelling.

The construction of any dwelling on lot 65 would be required to conform to the following minimum construction setbacks for the R-15 zoning district:

Front Yard Setback: 35 feet (from Griswold Avenue and Metacom Avenue property lines)
Rear Yard Setback: 35 feet (from southerly property line)
Side Yard Setbacks: 20 feet (from westerly property line)

This determination may be appealed to the Zoning Board in accordance with the provisions of Section 28-410 of the Zoning Ordinance within 20 days of the date of this document.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Building Department
Tax Assessor

APPENDIX D



Town of Bristol, Rhode Island Zoning Board of Review

Document Number 00003934
BOOK 1734 PAGE 334

DECISION FOR VARIANCE

FILE # 2013-31

RE: Application of: **Sean C. and Kimberly J. McCormack**
Property Owner: **Captain John DeWolf Farm, Inc.**

For property located at **76 Griswold Avenue**, in Bristol, Rhode Island (**Tax Assessor's Plat 163, Lot 65**) in the following zoning district: **Residential R-15**.

This matter was heard before the Board at a public hearing on **October 7, 2013** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Construct a single-family dwelling and attached accessory family dwelling unit (AFDU) with less than the required front yard on a corner lot.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The Board finds that due to the configuration of the subject lot, and its location as a corner lot with the proposed dwelling having access from and facing north towards Griswold Avenue, the easterly Metacom Avenue side of the property is a side yard for purposes of compliance with Zoning Ordinance setback requirements. Therefore, the eastern Metacom Avenue side of the lot shall require a 20-foot side yard setback rather than a 35 foot front yard setback.

Therefore the Board voted **5 to 0** to **approve** a motion that the eastern Metacom Avenue side of the lot is a side yard with a 20 foot building setback and that no dimensional variances are required for the proposed single-family dwelling.

Voting **in favor** of the motion: Kogan; Raposa; Simoes; Fonseca; and Hudak
Voting **against** the motion: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 12th day of November, 2013.


Diane M. Williamson, Director of Community Development

Recorded Nov 12, 2013 at 10:34:27A.
Louis P. Cirillo Town Clerk

October 9, 2013

5. 2013-031
SEAN C. & KIMBERLY J. MCCORMACK 76 Griswold Ave.: R-15
P. 163, Lot 65

Dimensional Variances to construct a single-family dwelling and attached accessory family dwelling unit (AFDU) with less than the required front yard on a corner lot.

Mr. Sean McCormack, 66 Ferry Road, presented the Petition to the Board. He explained that they are seeking a dimensional variance on a corner lot off of Griswold and Metacom. He has an elderly parent that is failing and they are looking to put an in-law off the back and still allow some independence for her. Because they are doing the 20' x 100 square foot home on that property with a garage behind it and then the in-law behind that to give her some independence. Because there's a triangle, they have to seek a variance in the back corner and then encroach upon Metacom, as opposed to a neighbor. They've avoided encroaching upon any neighbors, only the main roads. Living on 66 Ferry now, they understand what they're going to have to do in terms of landscaping to mitigate noise and maintain that wall for the balance of their neighbors down Griswold. So they are seeking a front variance and a side.

The Board reviewed the plans in detail with Mr. McCormack. Members have looked at the property and Mr. Kogan asked if the orange stake on the corner of the property was placed there by a surveyor. Mr. McCormack stated that it was and that would be the front corner line and there should be another orange stake at the very back corner line as well.

October 9, 2013

Mr. Kogan noted that the main portion of the house requires only a small variance of a few feet; but the in-law section requires a very substantial variance from the property line. Mr. McCormack stated he was correct and it was because of the 35-foot setback requirement, due to the corner lot two front yard designations. Mr. McCormack explained they have looked at multiple layouts and this was the best possible for all members to have privacy and his mother to keep her sense of independence. He explained the plans include extra wide hallways and a ramp for her present and future health and mobility needs.

Mr. McCormack confirmed that his purchase of the property is dependent on the ability to receive the variance; that he can get his deposit back if the request is not approved.

Mr. Tanner stated that the AFDU requires a permit through the Technical Review Committee of the Planning Board. Mr. McCormack also needs the variance, so he's kind of caught between which Board to go to first. So he believed he should come before Zoning to see if the variance was going to be approved; but they still need to go the the Technical Review Committee to get the AFDU approved. And that layout is what the TRC meeting would be looking at.

The Board discussed the visual impacts and the fact that setting the Metacom Avenue side as a side yard, the need for a variance on that side would not be needed.

Mr. Keith Maloney, 60 Van Wickle Lane at present, and soon hopefully will be at 72 Griswold spoke in favor of the Petition. He understands the

October 9, 2013

McCormack's request. He perceives the front of the lot to be on Griswold, just as on his lot the front is Griswold and he has to set back 35 feet and the rear line at 35 from it; the east and the west he has to set back are 20 foot setbacks. He has optimized his space within those requirements. He did not understand that this lot has two fronts. It just seems to him, based on what he understands the variances required are; that if they could grant the variance as a side street; that that would be beneficial to the McCormacks and he thinks it would work within the neighborhood.

Mr. Tom Carroll, currently lives in Portsmouth and he owns the lot in between and he's talked to the McCormacks and he certainly understands their dilemma; the fact that they have two front yards. They're willing to live next to Metacom and deal with the traffic, then he fully supports them. They've also expressed their intent to plant heavily, so he thinks it's going to be a good fit.

X X X X X X

MR. KOGAN: Does anybody want to make a motion? To put the question before the Board to vote on, I'll make a motion that the Board makes a Finding that the Metacom Avenue, which would be the eastern side of the property, is a side yard; and it would only require a 20-foot side yard setback. I'll make that as a motion to see what the support is; somebody would have to second that motion for us to vote on it.

MR. RAPOSA: I'll second that.

October 9, 2013

MR. KOGAN: So the motion has been made and second that the Board make a Finding that Metacom Avenue, the easterly side of the property is a side yard, requiring only a 20-foot side yard setback; all those in favor of that motion say aye.

MR. RAPOSA: Aye.

MR. SIMOES: Aye.

MR. KOGAN: Aye.

MR. FONSECA: Aye.

MR. HUDAK: Aye.

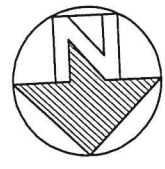
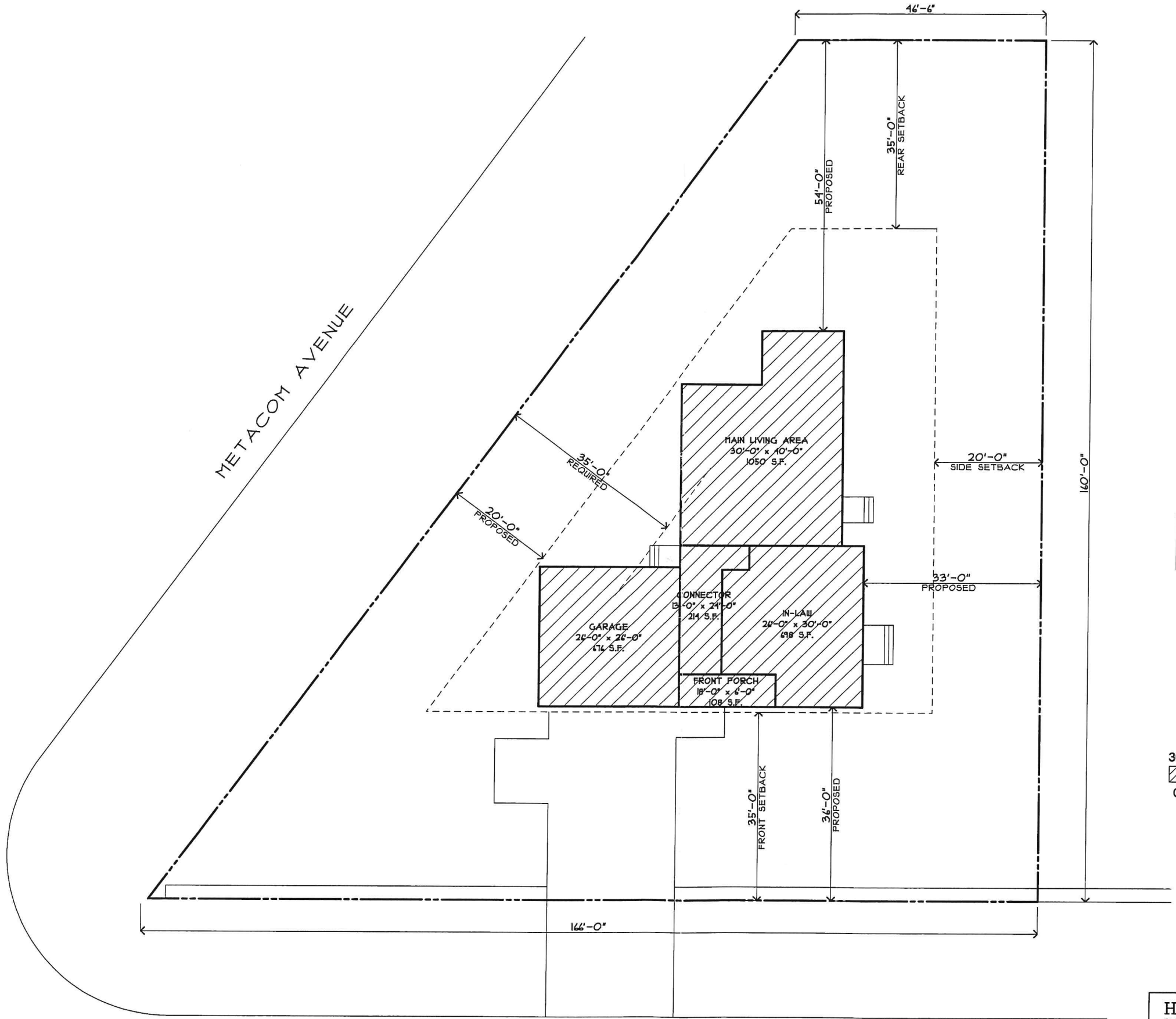
MR. KOGAN: It's unanimous. You have a Finding, we are not granting any variances, but we've made a Finding that Metacom is a side yard.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(A Finding was made, no variances granted)

**Site plans
Elevation sheet and
Renderings**



NEW RESIDENCE
 76 GRISWOLD AVENUE
 BRISTOL, RI 02809

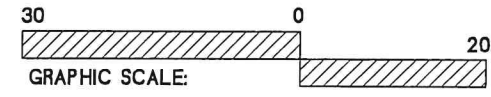
MAP-LOT: 163-65
 SIZE: 17,007
 ZONING: R-15

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

MAX. COVER: 25% OR 4,250 S.F.

PROPOSED COVERAGE
 64'-0" x 10'-0"
 2811 S.F.

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



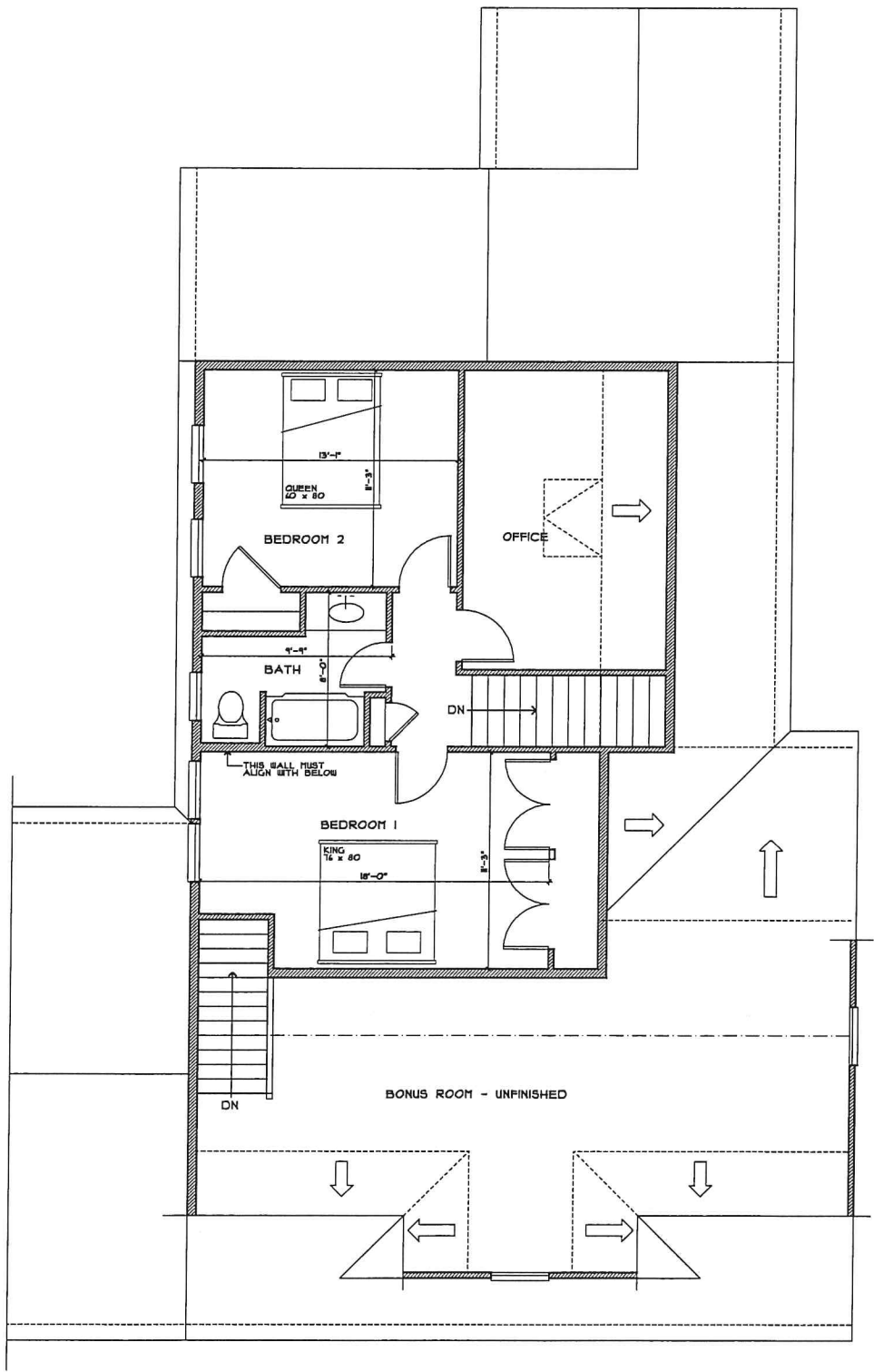
GRISWOLD AVENUE

SITE PLAN
 SCALE: 1" = 20'

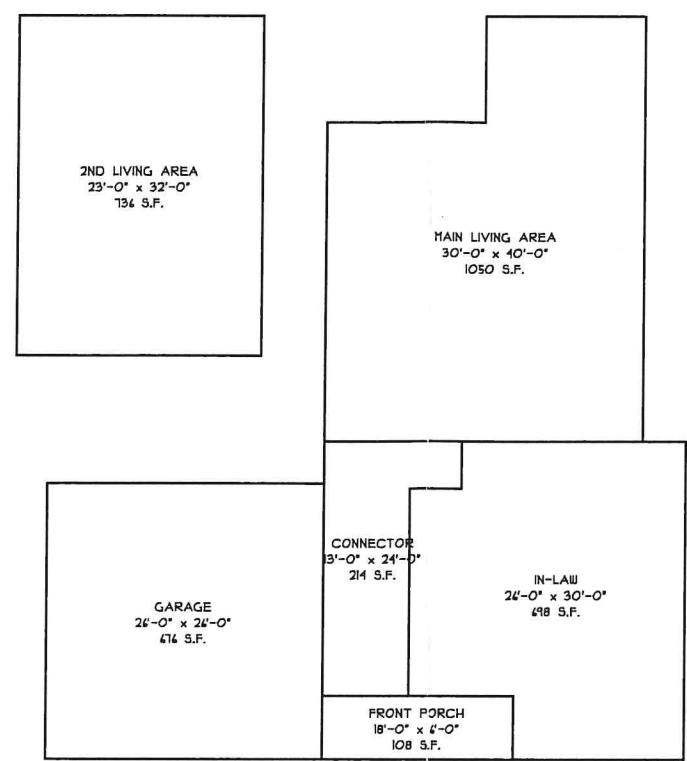
HOLBROOK RESIDENCE
 76 GRISWOLD AVENUE
 BRISTOL, RI 02809
 PROPOSED: _____ DATE: _____
 SITE PLAN 1/14/2025

S1

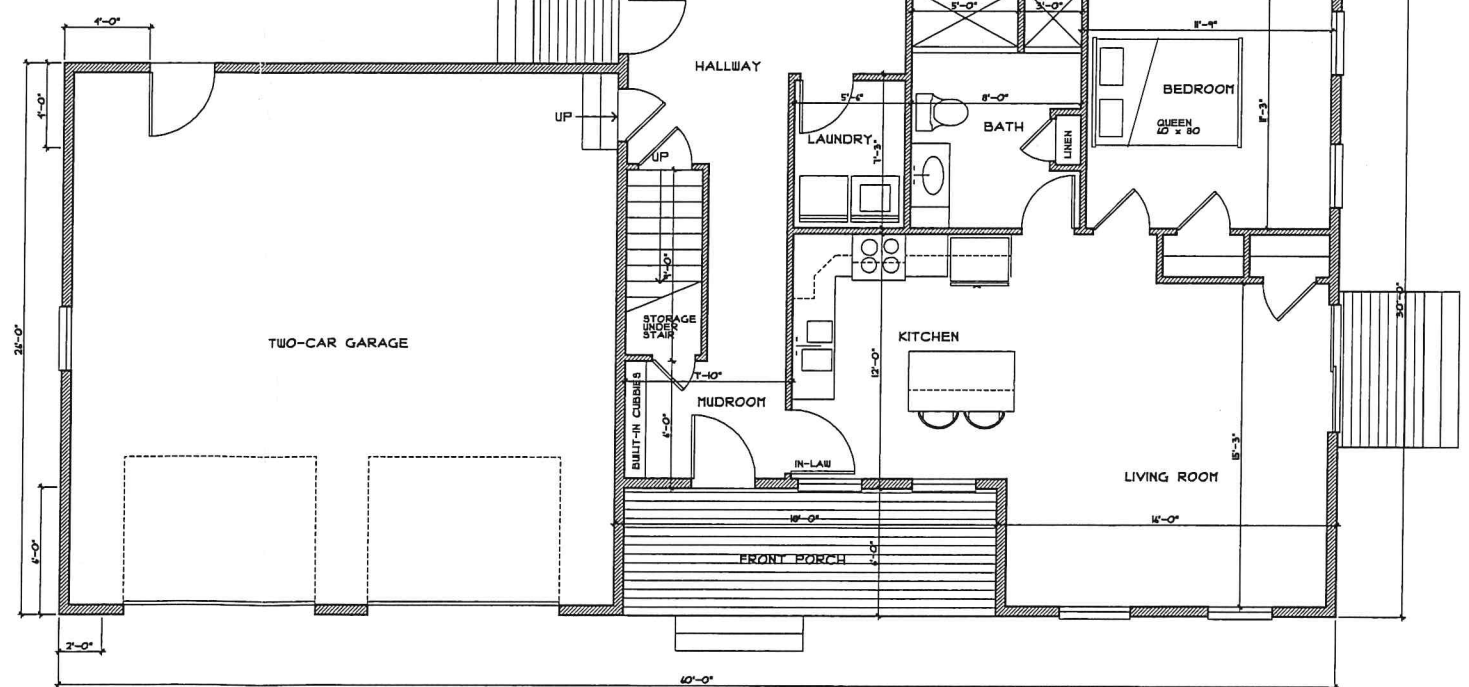
DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS



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



SCOPE OF WORK
DO NOT SCALE



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

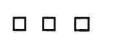
MacCADD
Drafting
& Design



BRISTOL, RI
02809

e-mail
MacCADD@aol.com

HOLBROOK
RESIDENCE



78 GRISWOLD AVE.
BRISTOL, RI
02809

DATE: 1/14/2025

REVISIONS:

A1

SHEET NO:

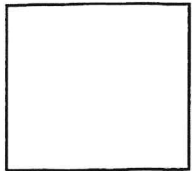
DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS



METACOM AVE. ELEVATION
SCALE: 1/4" = 1'-0"



GRISWOLD AVE. ELEVATION
SCALE: 1/4" = 1'-0"



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Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

HOLBROOK
RESIDENCE

□ □ □

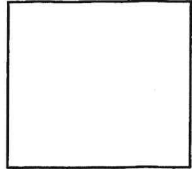
76 GRISWOLD AVE.
BRISTOL, RI
02809

DATE: 1/14/2025

REVISIONS:

A2
SHEET NO:

DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

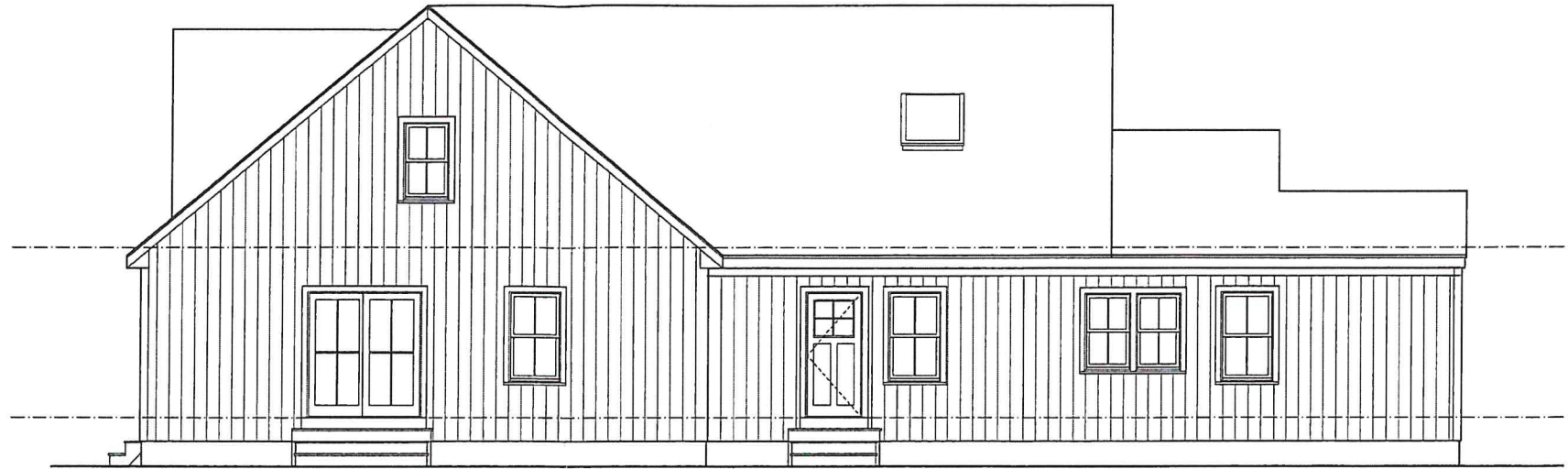


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Drafting
& Design

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02809

e-mail
MacCADD@aol.com



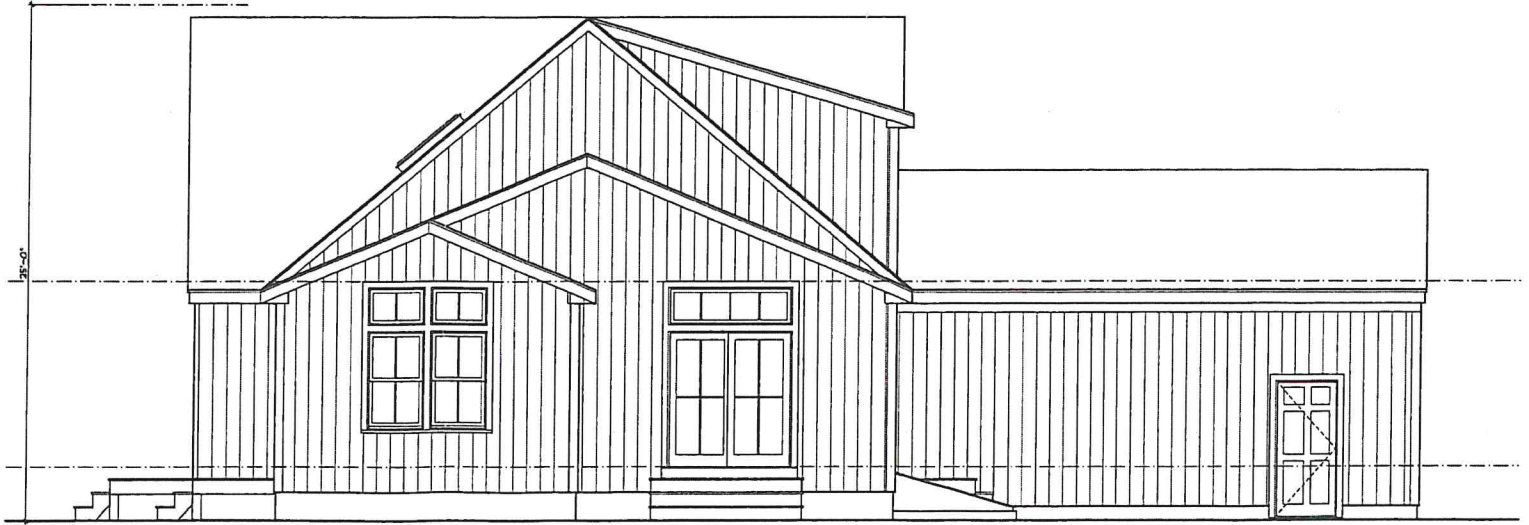
WEST ELEVATION
SCALE: 1/4" = 1'-0"

HOLBROOK
RESIDENCE

□ □ □

76 GRISWOLD AVE.
BRISTOL, RI
02809

DATE: 1/14/2025

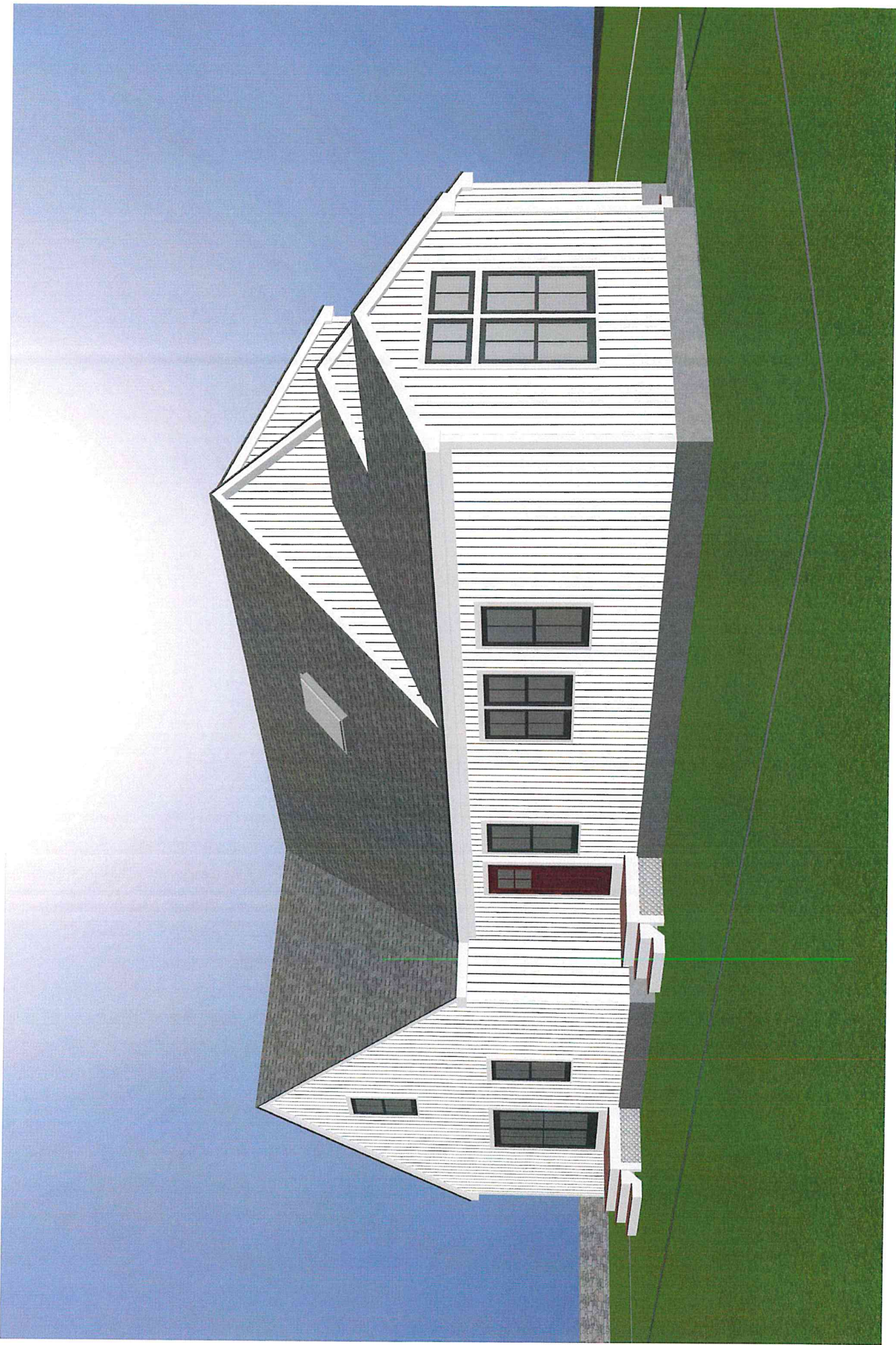


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:

A3
SHEET NO:

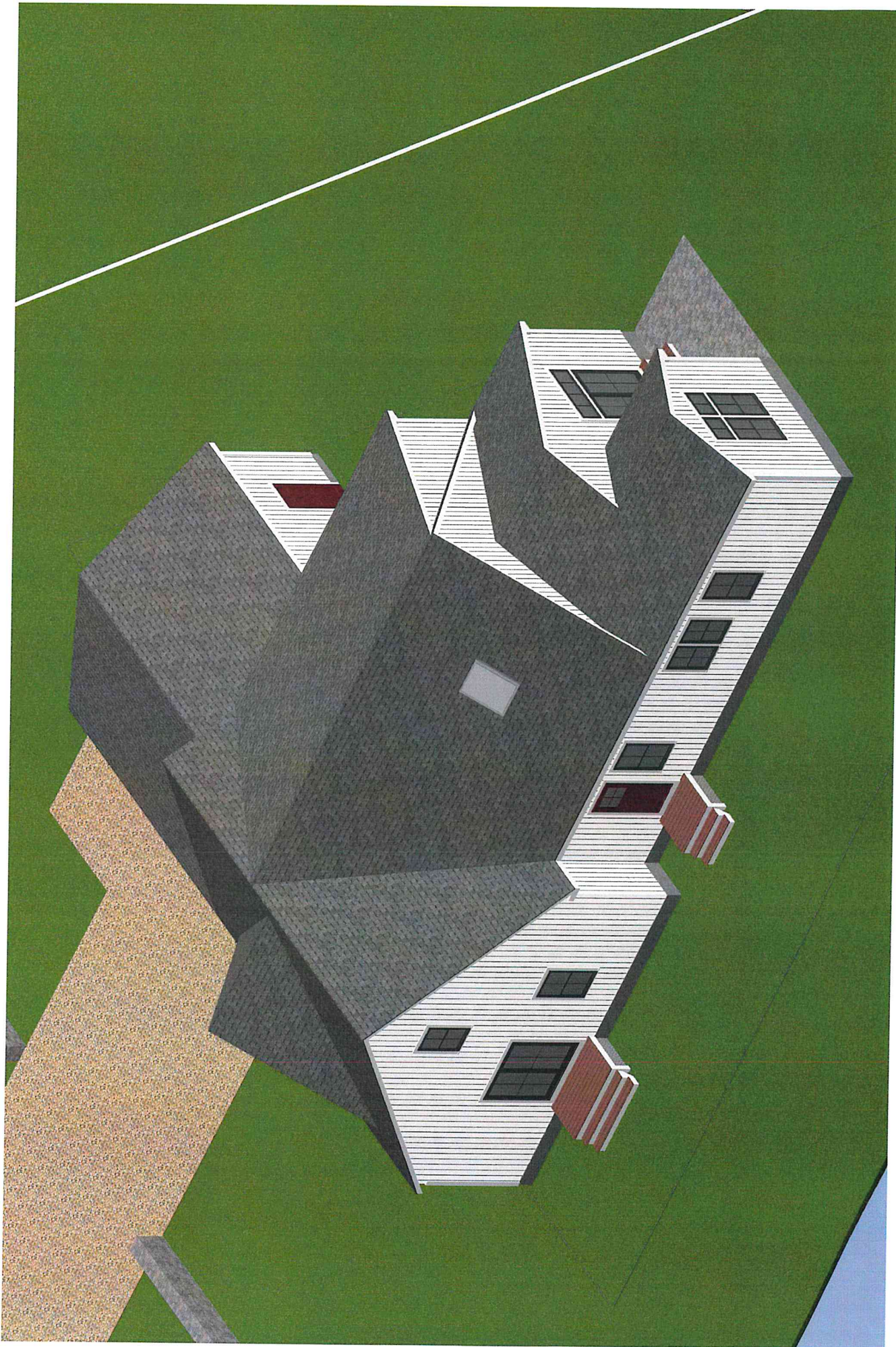






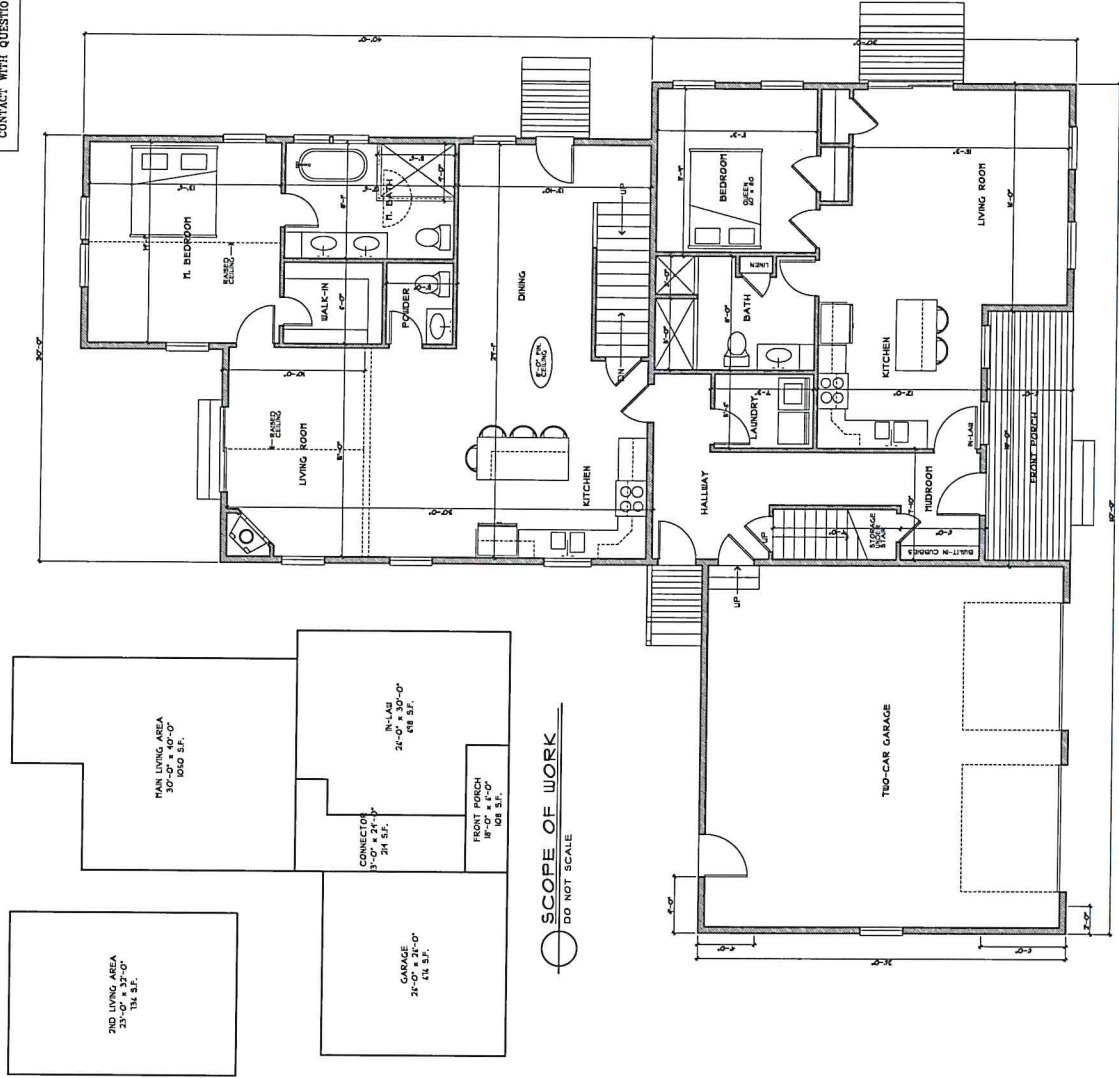




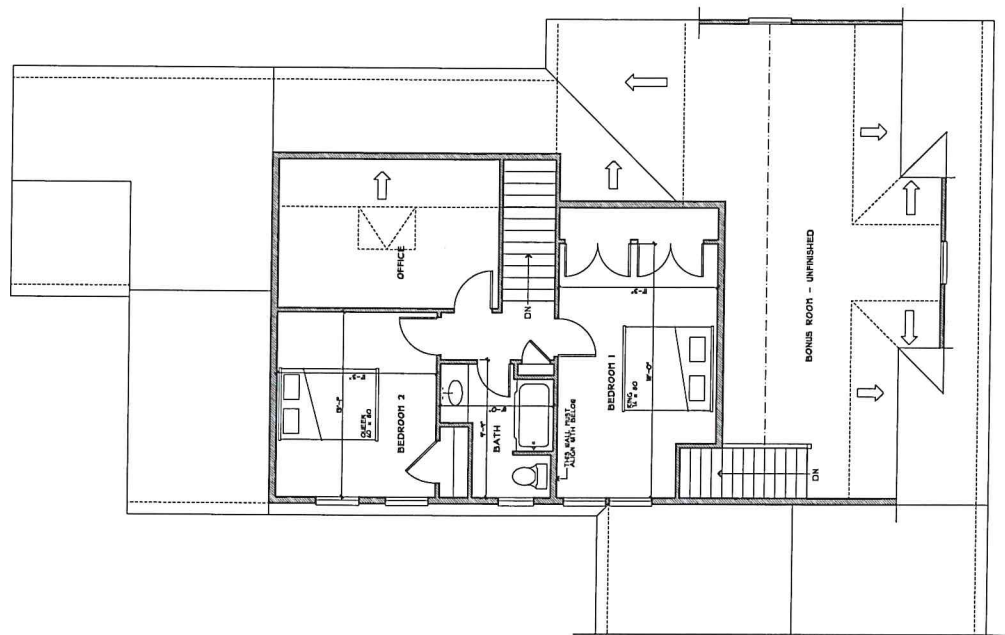


	MacCADD Drafting & Design □ □ □ BRISTOL, RI 02809 e-mail MacCADD@aol.com	HOLBROOK RESIDENCE □ □ □	76 CRISWOLD AVE. BRISTOL, RI 02809 DATE: 1/11/2025	REVISIONS: _____ _____ _____	A1 SHEET NO.
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DESIGN DRAWINGS ONLY
 NOT FOR CONSTRUCTION
 CONTACT WITH QUESTIONS



SCOPE OF WORK
 DO NOT SCALE





76 Griswold Ave - 300' Radius

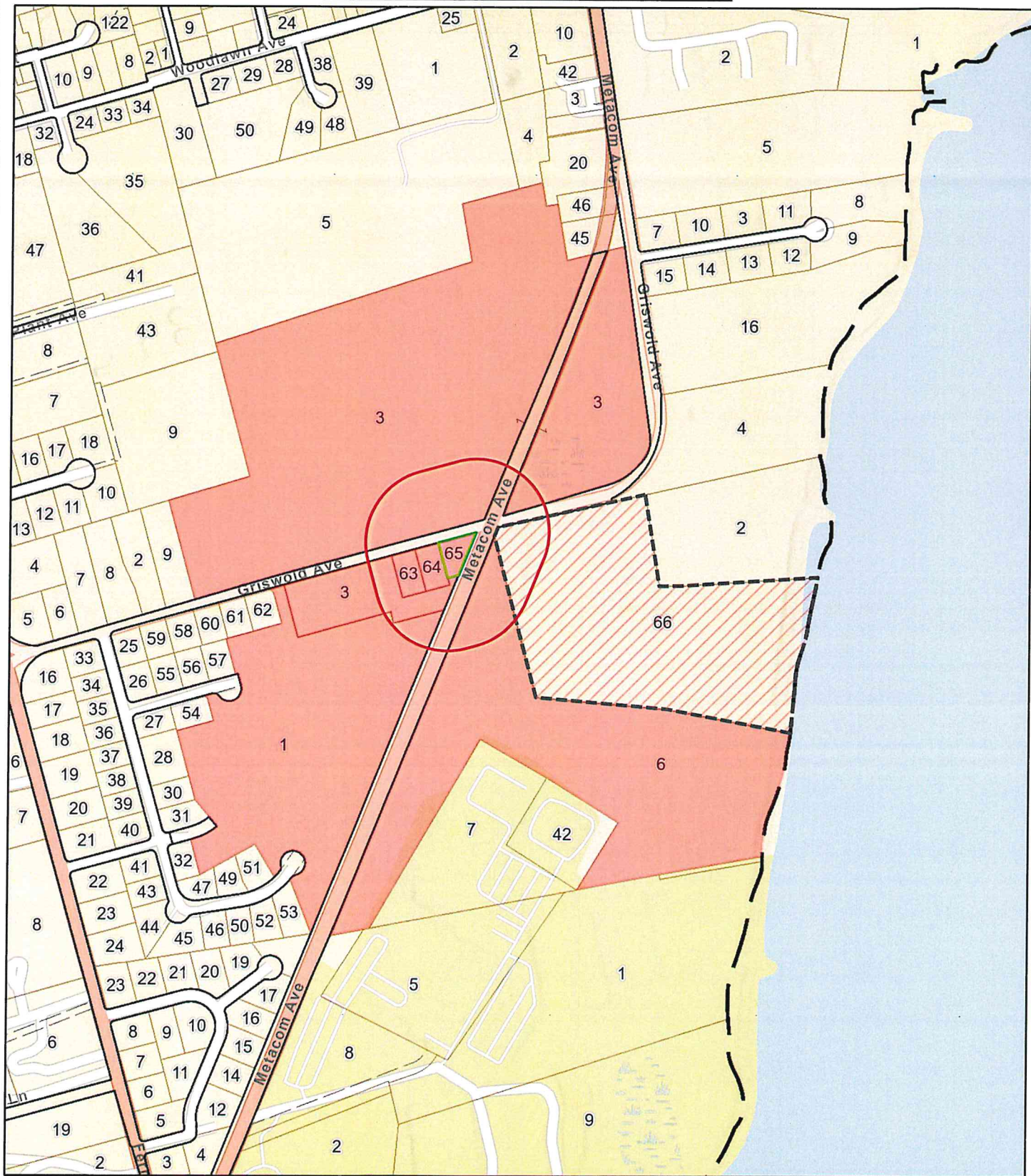
Bristol, RI

1 inch = 563 Feet



www.cai-tech.com

January 23, 2025



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300 feet Abutters List Report

Bristol, RI
January 23, 2025

Subject Property:

Parcel Number: 163-65
CAMA Number: 163-65
Property Address: 76 GRISWOLD AVE

Mailing Address: MCCORMICK, BRIAN W & PAULA A &
MCCORMICK, SHANE C &
28 THOMAS LN
CRANSTON, RI 02921

Abutters:

Parcel Number: 162-3
CAMA Number: 162-3
Property Address: GRISWOLD AVE

Mailing Address: FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809

Parcel Number: 163-1
CAMA Number: 163-1
Property Address: GRISWOLD AVE

Mailing Address: FERRY SWAMP, LLC
P.O. BOX 597
BRISTOL, RI 02809

Parcel Number: 163-3
CAMA Number: 163-3
Property Address: 70 GRISWOLD AVE

Mailing Address: LAFLAMME, CONSTANCE GAIL &
LAFLAMME, MICHAEL SCOTT CO-
TRUSTEES
1225 4TH ST BOX 363
SAN FRANCISCO, CA 94158

Parcel Number: 163-6
CAMA Number: 163-6
Property Address: GRISWOLD AVE

Mailing Address: FERRY SWAMP, LLC
P.O. BOX 597
BRISTOL, RI 02809

Parcel Number: 163-63
CAMA Number: 163-63
Property Address: 72 GRISWOLD AVE

Mailing Address: MALONEY, SUSAN C. & MALONEY,
EDWARD K. II CO-TRUSTEES
72 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-64
CAMA Number: 163-64
Property Address: 74 GRISWOLD AVE

Mailing Address: CARROLL, THOMAS B CYNTHIA J TE
PO BOX 1137
BRISTOL, RI 02809

Parcel Number: 163-65
CAMA Number: 163-65
Property Address: 76 GRISWOLD AVE

Mailing Address: MCCORMICK, BRIAN W & PAULA A &
MCCORMICK, SHANE C &
28 THOMAS LN
CRANSTON, RI 02921



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1/23/2025

Page 1 of 1

CARROLL, THOMAS B
CYNTHIA J TE
PO BOX 1137
BRISTOL, RI 02809

FERRY SWAMP, LLC
P.O. BOX 597
BRISTOL, RI 02809

FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809

LAFLAMME, CONSTANCE GAIL
LAFLAMME, MICHAEL SCOTT C
1225 4TH ST BOX 363
SAN FRANCISCO, CA 94158

MALONEY, SUSAN C.
& MALONEY, EDWARD K. II C
72 GRISWOLD AVE
BRISTOL, RI 02809

MCCORMICK, BRIAN W & PAUL
MCCORMICK, SHANE C &
28 THOMAS LN
CRANSTON, RI 02921



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-04

APPLICANT: Paul and Kara Sousa

LOCATION: 4 Columban Drive

PLAT: 172 LOT: 5 ZONE: Residential R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 22ft. x 24ft. accessory pool house structure with less than the required front yard from Ambrose Drive on a corner lot.


COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting a dimensional variance to construct a 22' x 24' accessory pool house structure on this property located on the easterly side of Ferry Road, northerly side of Columban Drive, and westerly side of Ambrose Drive. The property is improved with a single-family dwelling and attached garage. The applicants propose construction of an in-ground swimming pool and a pool house to the east of the dwelling in the portion of their property that they consider to be their "back yard". This lot has an unusual configuration with frontage on three sides by three different public streets. As such, this property has three front yards for purposes of determining zoning setbacks from property lines; and a portion of the area where the pool house is proposed is a front yard, as it is located within 35 feet of Ambrose Drive.

The proposed pool house structure would be located approximately 10 feet from the proposed swimming pool and would partially enclose the pool and its patio area. According to the site plan submitted with this application, the pool house would be located 21 feet from the Ambrose Drive property line at its closest point. The zoning ordinance requires a 35 foot front yard in the R-15 zoning district. The pool house structure would also be located approximately 15 feet from the northerly rear property line. However, the zoning ordinance permits accessory structures to be within six feet of a side or rear property line, so no relief is required for this property line setback.


Edward M. Tanner, Zoning Officer

1/31/2025



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-05**

APPLICANT: Kevin J. Ferro / KS Builders, Inc.

LOCATION: 122 Fatima Drive

PLAT: 123

LOT: 42

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

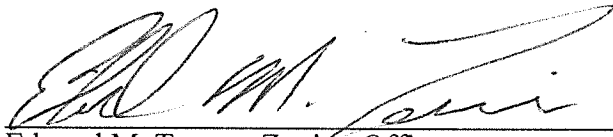
Construct a 24ft. x 40ft. second-story living area addition to an existing single-family dwelling with less than the required left side yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a second-story addition above the existing single-family dwelling on this property located on the southerly side of Fatima Drive and the easterly side of Hawthorne Avenue. The dwelling on this property consists of a single-story ranch-style house that is located partially within the easterly side yard setback. The existing dwelling is located approximately 6 feet from the easterly property line. As the second-story addition will be located above the existing house footprint, the addition will also be located approximately 6 feet from the side property line. The zoning ordinance requires a 15 foot side yard in the R-10 zoning district. However, as this property is a nonconforming 7,500 square foot lot in the R-10 zone, property line setbacks are reduced to 75% of the zoning requirement per Section 28-221(a)(2)b. of the zoning ordinance. Thus, the required side yard setback is 11 feet, and five feet of dimensional relief is required for the proposed second-story addition.

 1/31/2025
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-06

APPLICANT: Francis J. Holbrook and Katlyn LaBella

PROPERTY OWNER: Brian McCormick et al

LOCATION: 76 Griswold Avenue

PLAT: 163 LOT: 65 ZONE: Residential R-15

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a two-story single-family dwelling, attached accessory dwelling unit (ADU), and attached two-car garage with less than the required front yard from Metacom Avenue on a corner lot; and with less than the required lot area for an ADU within a new structure.

COMPREHENSIVE PLAN REVIEW:

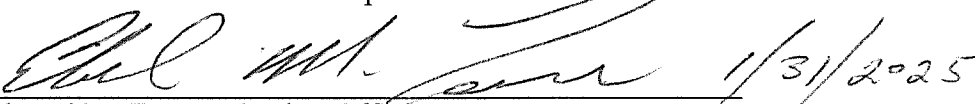
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a new single-family dwelling, attached garage, and attached accessory dwelling unit (ADU) on this undeveloped property located on the southerly side of Griswold Avenue and the westerly side of Metacom Avenue. This property is a corner lot with a triangular shaped building envelope. As a corner lot, with frontage on two public streets, the property has two front yards for purposes of determining zoning property line setbacks. The proposed structure would have a total footprint area of 2,811 square feet, and portions of the structure would extend into the front yard setback from Metacom Avenue. The proposed dwelling would be located on the southerly side of the lot's building envelop with the garage and AFDU located to the front northerly side of the dwelling. Portions of the main dwelling and the garage would extend to within approximately 20 feet from the eastern front property line at Metacom Avenue at their closest points. The Zoning Ordinance requires a minimum 35 foot minimum front yard setback in the R-15 zoning district.

In addition to the dimensional relief required for the front yard setback from Metacom Avenue, the applicants are also requesting relief from the requirement in state law that an ADU within a new structure is permitted on lots containing a minimum of 20,000 square feet of land area. This lot contains 17,007 square feet of lot area. Thus, a variance of approximately 3,000 square feet is required to build an ADU within the proposed structure.

It is noted that previous owners of the property received dimensional relief from the zoning board for the construction of a single-family dwelling with attached ADU on this lot in 2013 (File #2013-31). At that time, the zoning board made a finding that the easterly Metacom Avenue property line was a side yard with a 20 foot property line setback. However, after consultation with the solicitor's office, I have determined that the previous decision was specific for the previously proposed development; and that the 2013 decision has since expired.


 Edward M. Tanner, Zoning Officer