



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

September 17, 2025

File #: ZBR-25-27

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

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

Bristol Town Hall

10 Court Street, Bristol, RI 02809

October 6, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Kyle Nassaney

Owner of Record: Kyle J. and Elizabeth A. Nassaney

Location: 24 LUGENT LANE , BRISTOL, RI, 02809

Plat: 28 Lot: 142

Zoning District: R-20

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

to construct a 15ft. x 15ft. family room addition to an existing single-family dwelling with less than the required rear yard.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-27

24 lugent lane 28 142

August 9, 2025

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

Location for Application			
Property Type	Plat/Lot		
Zoning District	R-20		
Address, Plat, Lot	Address	Plat	Lot
	24 lugent lane	28	142

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	225 feet
Width in Feet	15 feet
Length in Feet	15 feet
Height Above Grade	15 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	15 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Describe the extent of the proposed alterations and the reasons for the requesting relief
Looking to add a 4 season room

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	10,000
Lot Frontage	35
Lot Depth	100

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,950	Building/Structure Detail if Other: None

Kyle Nassaney
24 Lugent Lane
Bristol, RI 02809
4014876398
knassaney@yahoo.com

9/8/2025

Edward Tanner
Principal Planner, Zoning Enforcement Officer
Bristol Rhode Island Zoning Department
Bristol RI 02809

Application for zoning variance for proposed addition at 24 Lugent Lane, Bristol RI.

Dear Mr. Tanner,

Approval is requested for a new addition to the property located at 24 Lugent Lane, Bristol RI 02809.

The Proposed project involves the construction of a 15x15 single story family room addition off the rear of the house. The existing deck will be extended to adjoin the new room. The addition will be built in accordance with all local building codes and will be a seamless extension of the existing structure.

The project will provide additional living space for our family. The new area works well with the layout and will keep the same style and flow of the house. With my wife working from home and needing a home office space and two growing twin boys we will use this addition to creating more living space on the main floor. The addition will create a better working environment and a larger area for our family to gather. This addition will not obstruct any views and there are no neighbors behind the lot that will be disturbed.

All relevant property details have been submitted to the portal to help expedite review. The construction will be performed by a licensed contractor and will be confined to regular working hours to minimize disruptions to neighbors.

If further information or documentation is required to complete the process, please advise. Contact can be made by phone at 4014876398 or knassaney@yahoo.com

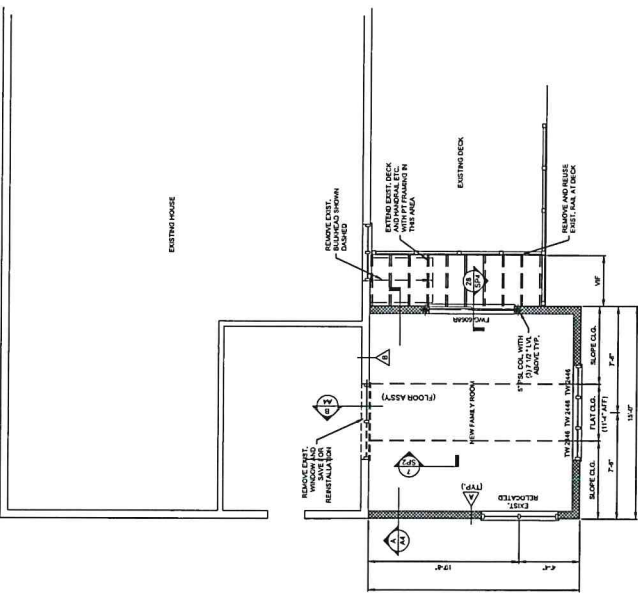
Thank you for your attention,

Sincerely,

Kyle Nassaney

[illegible]

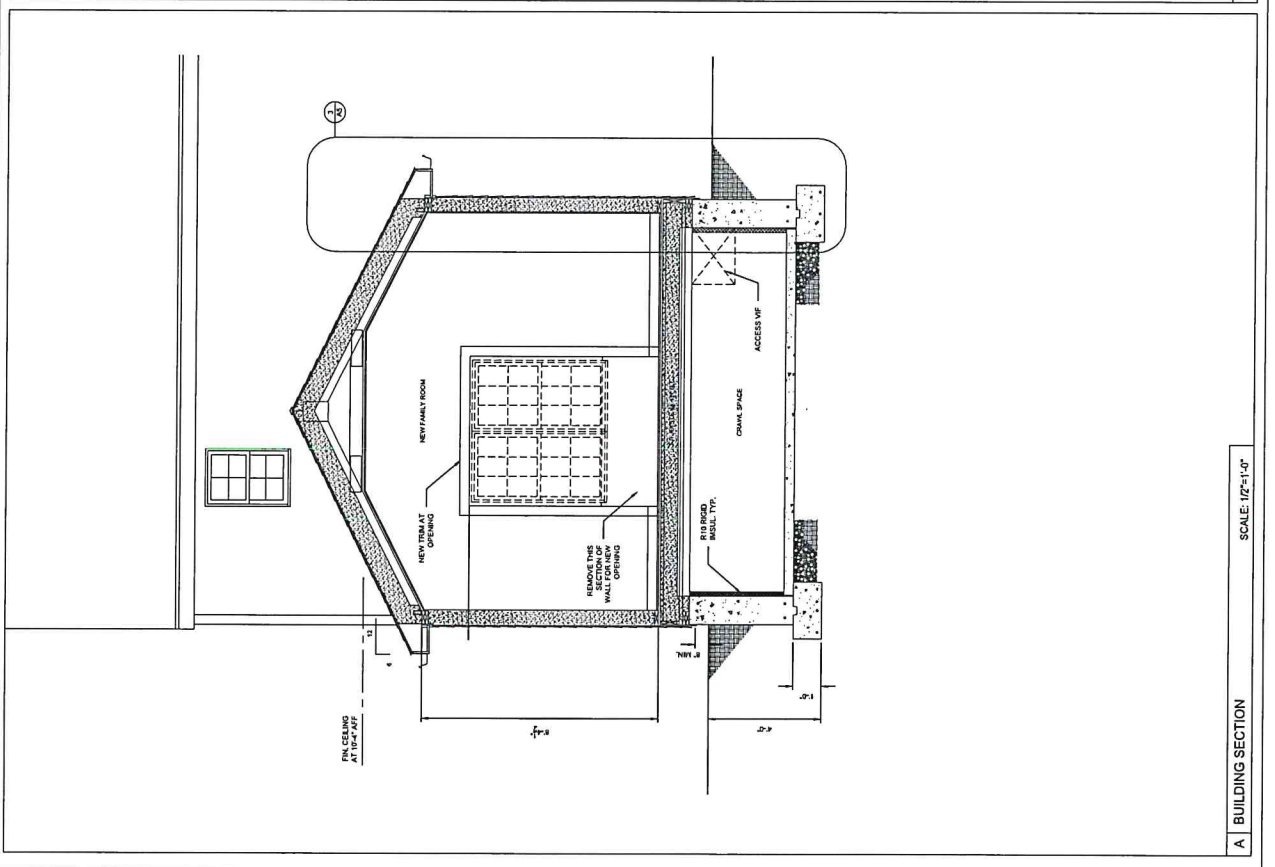
2222



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

Issued number	2025.01
Issued date	7/25/25
Issued by	MPK
Issued for permit	

PROB. SCAM; (DO NOT SCALE THE DRAUGHT) AS NOTED



WALL SECTION

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

[illegible]

NEW EXT. SIKING COVER 1/2"
SPRINK. SLABING TYP.

SPRAY OR BUILT UP POLYURETHANE PER
CODE REQUIREMENTS TYP.

(1) 2x4 HEADS UNLESS OTHERWISE
NOTED TYP.

FLASHING AT ALL WINDOW HEADS
AND SILL TYP.

WINDOW GLASS PER
WINDOW TRIM TYP.

FINISH SECOND FLOOR

WINDOW BASE
AND TRIM TYP.

3 FLOOR TO WALL CONNECTION DETAIL SCALE: 1" = 4'-0"

[illegible]

CONT: FOOTING DETAIL

HIGH DECK FOOTING FRAMING DETAIL

SCALE: 1" = 1'-0"

NOT USED

SCALE 1" = 110'

1

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	986	986	221.50	218,399
SFL	2nd FLOOR	936	936	221.50	207,324
BMT	BASEMENT	968	0	33.23	32,157
GAR	GARAGE	576	0	36.94	21,277
OPF	OPEN PORCH	198	0	12.03	2,382
Total		3,664	1,922		481,539

▶ Visit History	Date	Result	By
	1/13/2025	REVIEW	MP
	8/5/2021	REVIEW	
	7/27/2018	REVIEW	
	7/18/2018	MEASURED	
	5/26/2015	HEARING Ct	

REC LOG

Notes

Item #	% Done	Status	Description/Directions	Year	Assessed Value
100	Closed		INSTALL GAS FIREPLACE		
100	Closed		CONSTRUCT SFD		
100	Closed		SFD W/ 2 1/2 BATHS & FIXTURES 1 KIT SINK		
100	Closed		PLUMBING NEW HOUSE 2 1/2 BATHS & KITCHEN		
100	Closed		INSTALL 2 GAS FURNACES W/ A/C AND DUCT WORK		
100	Closed		INSTALL TWO (2) GAS FURNACES WITH A/C AND DUCTWORK		
100	Closed		INSTALL GAS FIREPLACE AND VENTING. GAS LINE WORK BY OTHERS		
100	Closed		INSTALL GAS PIPE LINE AND VENT		
100	Closed		WIRE SFD TO RESIDENCE CODE		

SF Size	Quality	Condition	Year	Assessed Value
1	3	AV	2014	1,900



24 Lugent Lane - 300' Radius

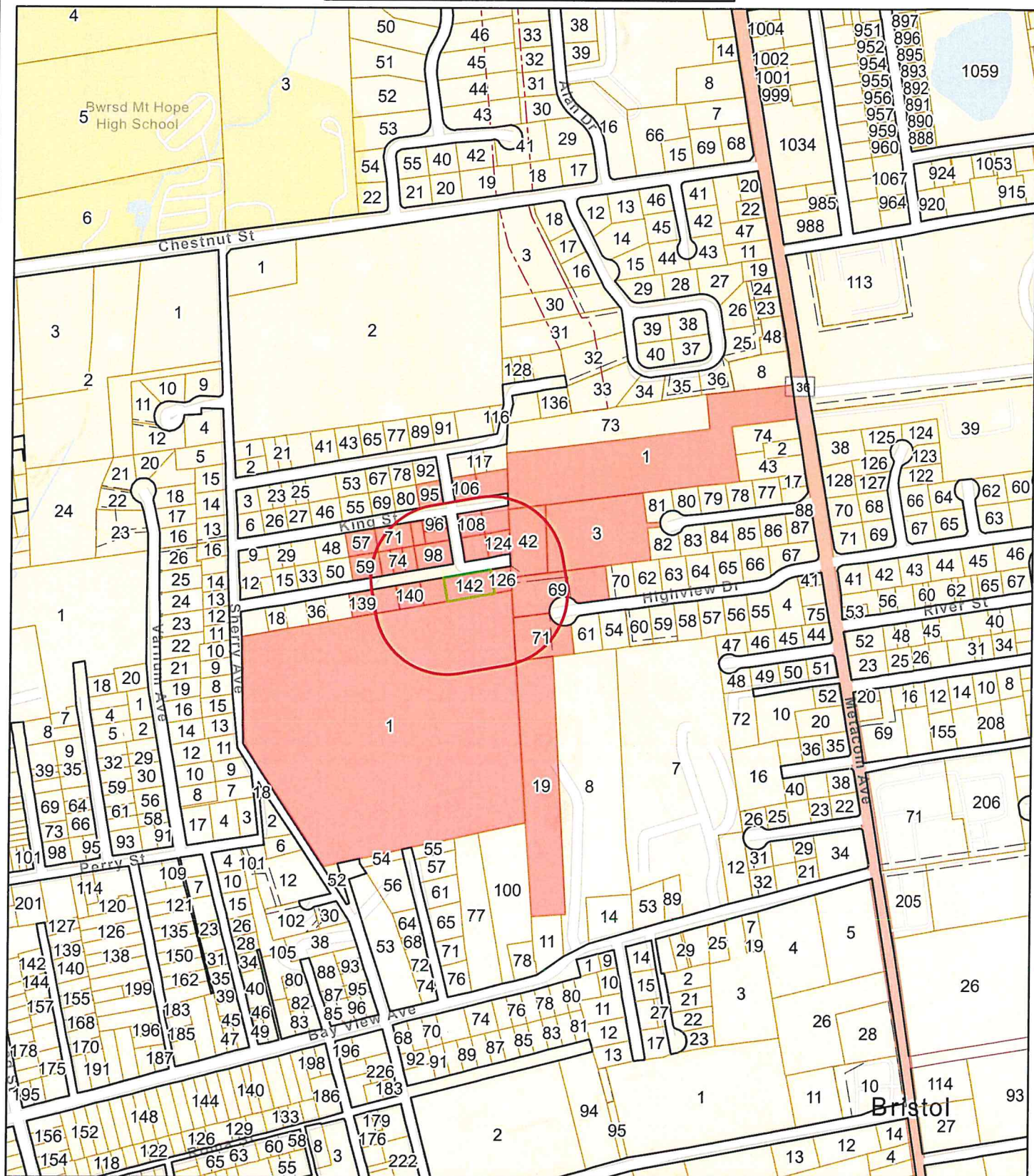
Town of Bristol, RI

1 inch = 563 Feet



www.cai-tech.com

September 16, 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
September 16, 2025

Subject Property:

Parcel Number: 28-142
CAMA Number: 28-142
Property Address: 24 LUGENT LANE

Mailing Address: NASSANEY, KYLE J & ELIZABETH A TE
24 LUGENT LN
BRISTOL, RI 02809

Abutters:

Parcel Number: 28-106
CAMA Number: 28-106
Property Address: 9 HATTIE BROWN LN

Mailing Address: ISABELLE, VINCENT A MARION JOAN TE
9 HATTIE BROWN LN
BRISTOL, RI 02809

Parcel Number: 28-108
CAMA Number: 28-108
Property Address: 13 HATTIE BROWN LN

Mailing Address: PADULA, PAUL J.
13 HATTIE BROWN LANE
BRISTOL, RI 02809

Parcel Number: 28-110
CAMA Number: 28-110
Property Address: 15 HATTIE BROWN LN

Mailing Address: CARVALHO, MELISSA A & JEFFREY M TE
15 HATTIE BROWN LANE
BRISTOL, RI 02809

Parcel Number: 28-120
CAMA Number: 28-120
Property Address: 21 KING ST

Mailing Address: GIORGI, SEAN ADAM & MIKAYLA J. TE
21 KING ST
BRISTOL, RI 02809

Parcel Number: 28-122
CAMA Number: 28-122
Property Address: 20 KING ST

Mailing Address: GUTIERREZ, NICHOLAS ADRIAN & KEY, TYLER TE
20 KING ST
BRISTOL, RI 02809

Parcel Number: 28-124
CAMA Number: 28-124
Property Address: 41 LUGENT LN

Mailing Address: TULLY, MICHAEL S.
41 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-126
CAMA Number: 28-126
Property Address: 28 LUGENT LN

Mailing Address: BROWN, ASHLEY & MICHAEL TE
28 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-139
CAMA Number: 28-139
Property Address: 16 LUGENT LN

Mailing Address: COELHO, RYAN M & NANCY TC
16 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-140
CAMA Number: 28-140
Property Address: 20 LUGENT AVE

Mailing Address: YANYAR, ERIK P
20 Lugent Ln
BRISTOL, RI 02809

Parcel Number: 28-141
CAMA Number: 28-141
Property Address: 22 LUGENT LANE

Mailing Address: VAN DEUSEN, RYAN ALLEN & NICOL
22 LUGENT LN
BRISTOL, RI 02809



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300 feet Abutters List Report

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September 16, 2025

Parcel Number: 28-142
CAMA Number: 28-142
Property Address: 24 LUGENT LANE

Mailing Address: NASSANEY, KYLE J & ELIZABETH A TE
24 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-38
CAMA Number: 28-38
Property Address: 18 LUGENT LN

Mailing Address: FINN, JAMES E & O BRIEN, KATHERINE
R TC
18 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-57
CAMA Number: 28-57
Property Address: 8 KING ST

Mailing Address: WINGFIELD, KATHRYN A
8 KING ST
BRISTOL, RI 02809

Parcel Number: 28-59
CAMA Number: 28-59
Property Address: 15 LUGENT LN

Mailing Address: BURKE, STEVEN - TRUSTEE STEVEN
BURKE FAMILY TRUST
15 LUGENT LN
BRISTOL, RI 02809

Parcel Number: 28-71
CAMA Number: 28-71
Property Address: 14 KING ST

Mailing Address: MCFADDEN, JENNIFER LYNN & LAMM,
BENJAMIN P TE
14 KING ST
BRISTOL, RI 02809

Parcel Number: 28-73
CAMA Number: 28-73
Property Address: LUGENT LN

Mailing Address: HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

Parcel Number: 28-74
CAMA Number: 28-74
Property Address: LUGENT LN

Mailing Address: HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

Parcel Number: 28-83
CAMA Number: 28-83
Property Address: KING ST

Mailing Address: CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL, RI 02809

Parcel Number: 28-84
CAMA Number: 28-84
Property Address: LUGENT LN

Mailing Address: HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

Parcel Number: 28-95
CAMA Number: 28-95
Property Address: 17 KING ST

Mailing Address: GARCIA, LORAL LEE & GARCIA, HOLLY
J. CO- TRUSTEES
17 KING ST
BRISTOL, RI 02809

Parcel Number: 28-96
CAMA Number: 28-96
Property Address: 16 KING ST

Mailing Address: CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL, RI 02809

Parcel Number: 28-97
CAMA Number: 28-97
Property Address: HATTIE BROWN LN

Mailing Address: CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL, RI 02809



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300 feet Abutters List Report

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September 16, 2025

Parcel Number: 28-98
CAMA Number: 28-98
Property Address: 16 HATTIE BROWN LN

Mailing Address: HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER, NH 03104

Parcel Number: 36-1
CAMA Number: 36-1
Property Address: 24 SHERRY AVE

Mailing Address: JUNIPER HILL
24 SHERRY AVE
BRISTOL, RI 02809

Parcel Number: 48-1
CAMA Number: 48-1
Property Address: 467 METACOM AVE

Mailing Address: FRANCO, DOMENIC ANTHONY, JR. &
FRANCO, LINDA JEAN TRUSTEES
P.O. BOX 446
BRISTOL, RI 02809

Parcel Number: 48-19
CAMA Number: 48-19
Property Address: BAY VIEW AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 48-3
CAMA Number: 48-3
Property Address: FRANCESCA LN

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

Parcel Number: 48-42
CAMA Number: 48-42
Property Address: METACOM AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 48-69
CAMA Number: 48-69
Property Address: 17 HIGHVIEW DR

Mailing Address: WATSON, ROBERT A. & JENNAE M. TE
17 HIGHVIEW AVE
BRISTOL, RI 02809

Parcel Number: 48-71
CAMA Number: 48-71
Property Address: 20 HIGHVIEW DR

Mailing Address: DUMONT, CHRISTIE S.
8 JUSTIN ST
WARREN, RI 02885



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BRISTOL, RI 02809

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20 KING ST
BRISTOL, RI 02809

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MARION JOAN TE
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BRISTOL, RI 02809

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8 KING ST
BRISTOL, RI 02809

CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL, RI 02809

JUNIPER HILL
24 SHERRY AVE
BRISTOL, RI 02809

YANYAR, ERIK P
20 Lugent Ln
BRISTOL, RI 02809

COELHO, RYAN M & NANCY TC
16 LUGENT LN
BRISTOL, RI 02809

MCFADDEN, JENNIFER LYNN &
LAMM, BENJAMIN P TE
14 KING ST
BRISTOL, RI 02809

DUMONT, CHRISTIE S.
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WARREN, RI 02885

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C/O REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

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KATHERINE R TC
18 LUGENT LN
BRISTOL, RI 02809

NASSANEY, KYLE J & ELIZAB
24 LUGENT LN
BRISTOL, RI 02809

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FRANCO, LINDA JEAN TRUSTE
P.O. BOX 446
BRISTOL, RI 02809

PADULA, PAUL J.
13 HATTIE BROWN LANE
BRISTOL, RI 02809

GARCIA, LORAL LEE &
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BRISTOL, RI 02809

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BRISTOL, RI 02809

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