



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

File No: 2024-28

Accepted by ZEO: ENT
8/5/24

APPLICATION

APPLICANT:	Name:	Susan Dell		
	Address:	41 Harrison St.		
	City:	Bristol RI	State:	RI Zip: 02809
	Phone #:	401-286-2900	Email:	delljunk@cox.net
PROPERTY OWNER:	Name:	Same as above		
	Address:			
	City:		State:	Zip:
	Phone #:		Email:	

1. Location of subject property: 5 Lindberg Ave, Bristol

Assessor's Plat(s) #: 148

Lot(s) #: 68

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):

Special Use Permit Section(s):

Use Variance Section(s):

height of fence

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? 1 1/2 years

7. Present use of property: single family home

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

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

10. Proposed use of property: single family home

11. Give extent of proposed alterations: We want to build a privacy fence around property. Portions of the fence will be 6-ft. high within the front yard of Lindberg & Paine

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

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

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

Required: 4 foot fence

Proposed: 6 foot fence

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: BCWA Sewer: Town of Bristol

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: Susan J. Dell

Date: 8/5/2024

Print Name: Susan J. Dell

Property Owner's Signature: Susan J. Dell

Date: 8/5/2024

Print Name: Susan J. Dell

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

Name: _____ Phone #: _____

Address: _____

5 Lindberg Dimensional Variance Written Statement

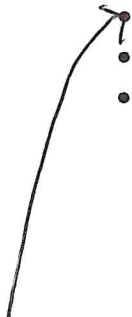
The houses on Lindberg Ave go street to street (Lindberg Ave on the front side and Paine Ave on the rear side). Many house lots are undersized based on current standards. A fence permit for 4 foot has been approved. This variance requests a 6 foot fence. Requested placement of the fence and the 6-foot height is consistent with other houses on the street.

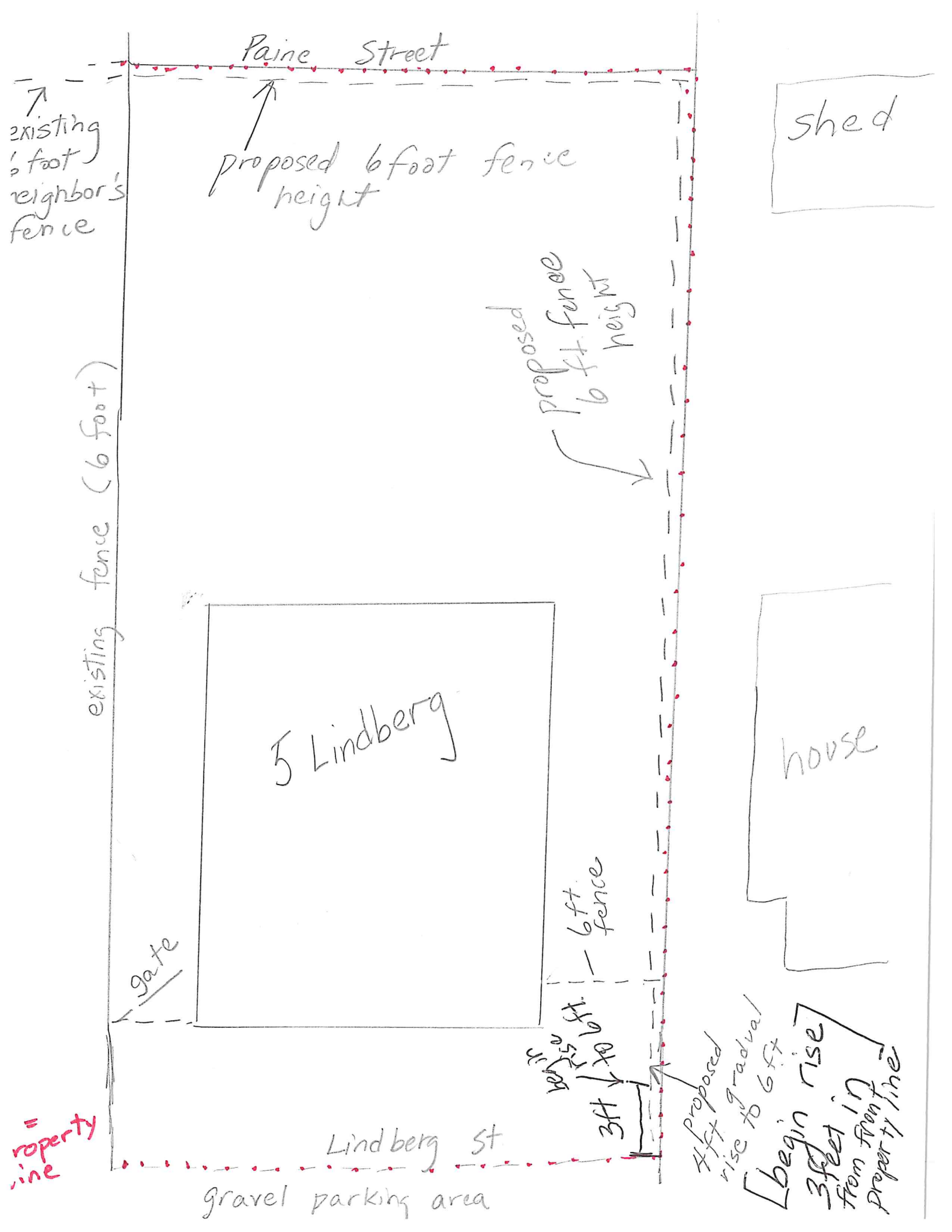
Reasoning for fence: A six-foot stockade fence would allow privacy for 5 Lindberg and would help block a clear view of the abutting properties from the house windows. The six foot height would also help with containment of pets and humans to the backyard.

What this variance requests:

- Construction of a 6-foot stockade fence on the Paine Street lot line and the lot between 5 Lindberg and the abutting house.
- Extend the fence on the right of the house from the house to the lot line. This will gradually be reduced from the requested 6-foot at the house to 4-foot at the lot line.
- On left of house: a 6-foot fence with gate will connect with abutting neighbor's fence
- On the right of house: a 6-foot fence closing in the property.
- On the back lot line: a 6-foot fence with a gate.

from
Lindberg





Photos supporting this request:

Photo of close neighbor to right



Photos of fences/hedges on Paine Street (Back of 5 Lindberg lot) showing 6 ft fences/hedges





5 Lindberg Avenue - 300' Radius

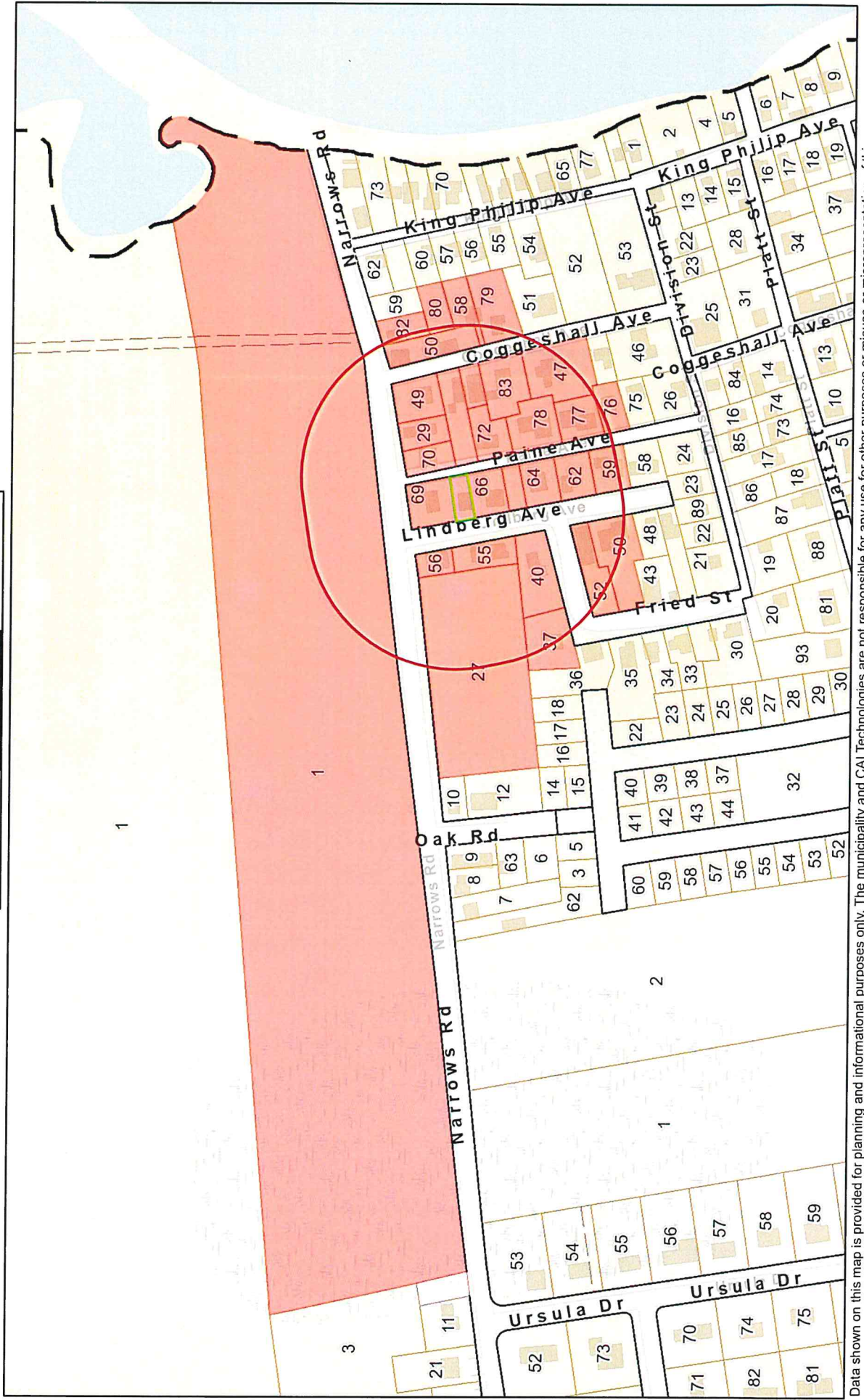
Bristol, RI

1 inch = 282 Feet

August 6, 2024



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300 feet Abutters List Report

Bristol, RI
August 06, 2024

Subject Property:

Parcel Number: 148-68
CAMA Number: 148-68
Property Address: 5 LINDBERG AVE

Mailing Address: DELL, JOHNATHAN EUGENE & SUSAN
JEAN TE
41 HARRISON ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 142-1
CAMA Number: 142-1
Property Address: NARROWS RD

Mailing Address: WAYPOYSET PRESERVE TRUST C/O
STEVEN JOHNSON
345 CHANNEL VIEW, UNIT 101
WARWICK, RI 02889

Parcel Number: 147-47
CAMA Number: 147-47
Property Address: 22 COGGESHALL AVE

Mailing Address: ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-48
CAMA Number: 147-48
Property Address: 8 COGGESHALL AVE

Mailing Address: HEISLER, WALTER CHRISTOFF JR
8 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-49
CAMA Number: 147-49
Property Address: 2 COGGESHALL AVE

Mailing Address: MORENCY, LIONEL J LIFE ESTATE
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: FAIR WIND PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809

Parcel Number: 147-58
CAMA Number: 147-58
Property Address: 11 COGGESHALL AVE

Mailing Address: BOTELHO, EDWARD
4 MUNRO AVE
WARREN, RI 02885

Parcel Number: 147-75
CAMA Number: 147-75
Property Address: 10 COGGESHALL AVE

Mailing Address: MANCINI, LORI A.
10 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-79
CAMA Number: 147-79
Property Address: 15 COGGESHALL AVE

Mailing Address: MERKLE, JEFFREY C & EILEEN TE
15 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-80
CAMA Number: 147-80
Property Address: 132 NARROWS RD

Mailing Address: SHAW, ROBERT I & PATRICIA A. TE
67 TREASURE BOAT WAY
WEST WAREHAM, MA 02576

Parcel Number: 147-82
CAMA Number: 147-82
Property Address: 134 NARROWS RD

Mailing Address: CALLERY, ALLYSEN W. HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809



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300 feet Abutters List Report

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Parcel Number: 147-83
CAMA Number: 147-83
Property Address: 14 COGGESHALL AVE

Mailing Address: CATALANO, FRANK P SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 148-27
CAMA Number: 148-27
Property Address: NARROWS RD

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

Parcel Number: 148-29
CAMA Number: 148-29
Property Address: 126 NARROWS RD

Mailing Address: URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 148-37
CAMA Number: 148-37
Property Address: 12 FRIED AVE

Mailing Address: LEFFINGWELL, MELISSA & BRYAN TE
12 FRIED AVE
BRISTOL, RI 02809

Parcel Number: 148-40
CAMA Number: 148-40
Property Address: 6 FRIED AVE

Mailing Address: MARTINS, GILBERT C.
6 FRIED AVE
BRISTOL, RI 02809

Parcel Number: 148-50
CAMA Number: 148-50
Property Address: 28 LINDBERG AVE

Mailing Address: KEMMY, DAVID MICHAEL & TIM ANNICE
CO-TRUSTEES, KEMMY FAMILY TRUST
28 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-52
CAMA Number: 148-52
Property Address: 1 FRIED AVE

Mailing Address: DAPONTE, MARIA E. & EADIE, MICHAEL
T. JT
1 FRIED AVE
BRISTOL, RI 02809

Parcel Number: 148-55
CAMA Number: 148-55
Property Address: 4 LINDBERG AVE

Mailing Address: DOS ANJOS, DEOLINDA A
4 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-56
CAMA Number: 148-56
Property Address: 2 LINDBERG AVE

Mailing Address: MOWERY, MEGAN L
2 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-59
CAMA Number: 148-59
Property Address: 29 LINDBERG AVE

Mailing Address: KEMMY, MICHAEL D
29 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-62
CAMA Number: 148-62
Property Address: 21 LINDBERG AVE

Mailing Address: PINTO, MARK S.
21 LINDBERG AVE
BRISTOL, RI 02809

Parcel Number: 148-64
CAMA Number: 148-64
Property Address: 14 PAINE AVE

Mailing Address: SPATES, RICHARD M. TRACEY M. TE
14 PAINE AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

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Parcel Number: 148-65 CAMA Number: 148-65 Property Address: 12 PAINE AVE	Mailing Address: DELL, NATHAN ALTON & SARAH HOGAN TE 10 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 148-66 CAMA Number: 148-66 Property Address: 9 LINDBERG AVE	Mailing Address: USHER, PATRICK JR. LEITE, DIANE JT 9 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-68 CAMA Number: 148-68 Property Address: 5 LINDBERG AVE	Mailing Address: DELL, JOHNATHAN EUGENE & SUSAN JEAN TE 41 HARRISON ST BRISTOL, RI 02809
Parcel Number: 148-69 CAMA Number: 148-69 Property Address: 110 NARROWS RD	Mailing Address: LAFAZIA, JOSEPH K. CATHERINE T. 110 NARROWS ROAD BRISTOL, RI 02809
Parcel Number: 148-70 CAMA Number: 148-70 Property Address: 112 NARROWS RD	Mailing Address: SERRA, JOSE ANTONIO FIGUEROA & DIAZ, SABRINA CANCEL TE 112 NARROWS RD BRISTOL, RI 02809
Parcel Number: 148-72 CAMA Number: 148-72 Property Address: 9 PAINE AVE	Mailing Address: SECURO, FRANCES E. LE DESILETS, ERIC M. 9 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-76 CAMA Number: 148-76 Property Address: 21 PAINE AVE	Mailing Address: KITTELL, LISA M. 21 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-77 CAMA Number: 148-77 Property Address: 19 PAINE AVE	Mailing Address: PIRES, DAVID A. PATRICIA A. 19 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-78 CAMA Number: 148-78 Property Address: 15 PAINE AVE	Mailing Address: DUNCAN, WHITNEY P CHAIKIN, CAROLYN A JT 58 THIRD ST NEWPORT, RI 02840



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