



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-21

PUBLIC HEARING

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

Monday, June 3, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Isaac C. Holmstrom**
PROPERTY OWNER: **Isaac C. Holmstrom**
LOCATION: **2 Church Cove Road**
PLAT: **160** LOT: **7**
ZONE: **Residential R-40**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct
approximately 100 linear feet of 5ft. high picket fence at a height greater than permitted
in the front yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol 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,
May 30, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.
 2024 MAY -9 AM 9:19

APPLICATION

File No: **2024-21**
 Accepted by ZEO: *EMT* 5/9/2024

APPLICANT:	Name: <u>ISAAC HOLMSTROM</u>		
	Address: <u>2 CHURCH COVE RD</u>		
	City: <u>BRISTOL</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401 864 9767</u>	Email: <u>ISAACHOLMSTROM@GMAIL.COM</u>	
PROPERTY OWNER:	Name: <u>ISAAC HOLMSTROM</u>		
	Address: <u>2 CHURCH COVE RD</u>		
	City: <u>BRISTOL</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401 864 9767</u>	Email: <u>ISAACHOLMSTROM@GMAIL.COM</u>	

1. Location of subject property: 2 CHURCH COVE RD, BRISTOL RI, 02809
 Assessor's Plat(s) #: 160 Lot(s) #: 7

2. Zoning district in which property is located: R-40

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): ARTICLE V, SEC. 28-146(b)(1)
 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? 3.5 YEARS

7. Present use of property: 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): 1,700 SQ. FT, APPX 15 ft. tall

10. Proposed use of property: HOME

11. Give extent of proposed alterations: PROPOSAL IS FOR FRONT FENCE TO BE 5 FEET TALL RATHER THAN 4 FEET. FENCE IS HIGH QUALITY ALUMINUM PICKET, CAUSING NO OBSTRUCTION TO VISIBILITY. REASON FOR EXTRA HEIGHT IS TO HELP KEEP DEER FROM YARD.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
HEIGHT - 5 FT. LENGTH - 100 FT.

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>40 FT</u>	Proposed Setback: <u>15 FT</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 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? _____
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: [Signature] Date: 08 MAY 2024

Print Name: ISAAC HOLMSTROM

Property Owner's Signature: [Signature] Date: 08 MAY 2024

Print Name: ISAAC HOLMSTROM

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

Name: N/A Phone #: _____

Address: _____

Fencing Variance Application
2 Church Cove Road
Bristol RI, 02809

Submitted by:
Isaac Holmstrom and Emily Garcia

May 8th, 2024

Dear Members of the Zoning Board,

Thank you for the opportunity to submit an application for a variance on our front yard fence. We are requesting this variance as a means to prevent deer damage to our home and property, and to minimize the introduction of deer-borne ticks into the yard. Our request is for a white picket fence in our front yard to be five feet tall rather than four feet. The fence will cause no impedance to visibility, and when complete, will blend in seamlessly with the cottage garden which we plan to establish around it.

Our yard is located in an area of extremely high deer traffic; the deer have caused thousands of dollars of damage to our yard, to the siding of our home, our downspouts, and even to our central air-conditioning condenser unit. We frequently come home after work to find as many as a dozen deer in our yard eating shrubs, trees and other plants into which we have invested hard-earned money and countless hours of planting and care. Nearly every tree, shrub and perennial which we have planted over the last few years has either been completely eaten, or broken in half by deer rubbing their antlers. We have tried to plant deer-resistant plants like blue holly to form privacy hedges, but even these have been eaten to the ground.

We aim to reduce this damage by putting up a five-foot fence. We have watched deer jump over four-foot stone walls in our neighborhood, so our concern is that a four-foot fence would not be a strong enough deterrent. While a six-foot fence would have been an even stronger deterrent than our proposed solution, we felt that five feet would be the better visual option, and is ultimately the best aesthetical and functional compromise.

Our goal is to establish a walking garden with roses, tulips, clematis, azaleas and many other plants which are routinely attacked by deer. We also want to establish a kitchen garden which we can enjoy from spring through fall. Above all, we want our yard to be a living space which we can truly and fully use. So far this has proved impossible. We are unable to even create a privacy hedge along Griswold Ave (old Metacom), as the deer-proof privacy shrubs which we planted were completely destroyed. As a result, the many pedestrians and drivers along this road are able to look directly through our back yard into our dining room and bedroom windows as they pass. An attractive privacy hedge would be a natural solution to this, but is not possible so long as the deer can enter the yard.

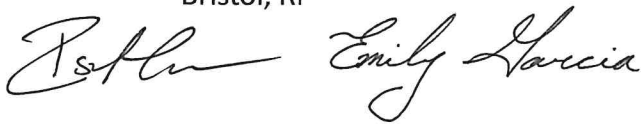
Last but certainly not least, the uncontrolled deer population is leading to an extremely high number of ticks on our property. We remove ticks from ourselves almost every time we work outside, and have already required treatment for Lyme disease this season. We do not use pesticides on our property due to the extensive ecological damage which they cause; a fence is a simple, effective and ecologically responsible option for minimizing the tick population in our yard.

We have exhausted all forms of deer repellent including sprays, scented granules and motion-activated noise machines, but none of these have been effective. Based on research, including on the URI Extension website, the only reliable way to keep the deer out is with a fence. The solution which we are proposing is a beautiful white picket fence which will have a colorful cottage garden around it, and will allow for full use of our property for planting, harvesting, and living.

Thank you again for your consideration of our project, and we look forward to discussing it in person!

Sincerely,

Isaac and Emily
2 Church Cove Rd
Bristol, RI

Handwritten signatures of Isaac and Emily. The signature on the left is 'Isaac' and the signature on the right is 'Emily Garcia'.

PLAT 160 LOT 5
LAND N/F OF TOWN OF BRISTOL

D.H.(fnd & held)

C/L OF WALL IS P/L

I.R.(set)

180.00'
← N 84° 15' 30" W

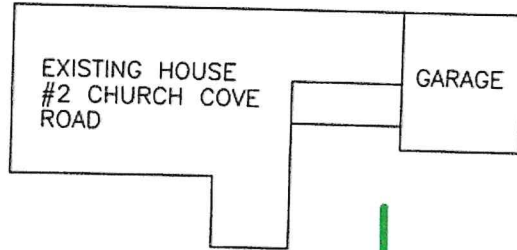
FACE OF WALL
S P/L

S.F

ETACOM AVENUE

← S 6° 15' 16" W
126.87'

PLAT 160 LOT 7
AREA: 25,510 S.F
(L.E. BOOK 2061 PAGE 20)



142.00'
N 6° 15' 16" E

CURVE DATA

DELTA : 90° 30' 45"

RAD: 15'

TAN : 15.13'

5 Foot Tall, White Picket Fence

-7 FEET FROM PROPERTY LINE

-14 FEET FROM THE STREET

164.87'



spike(set in base of tree)

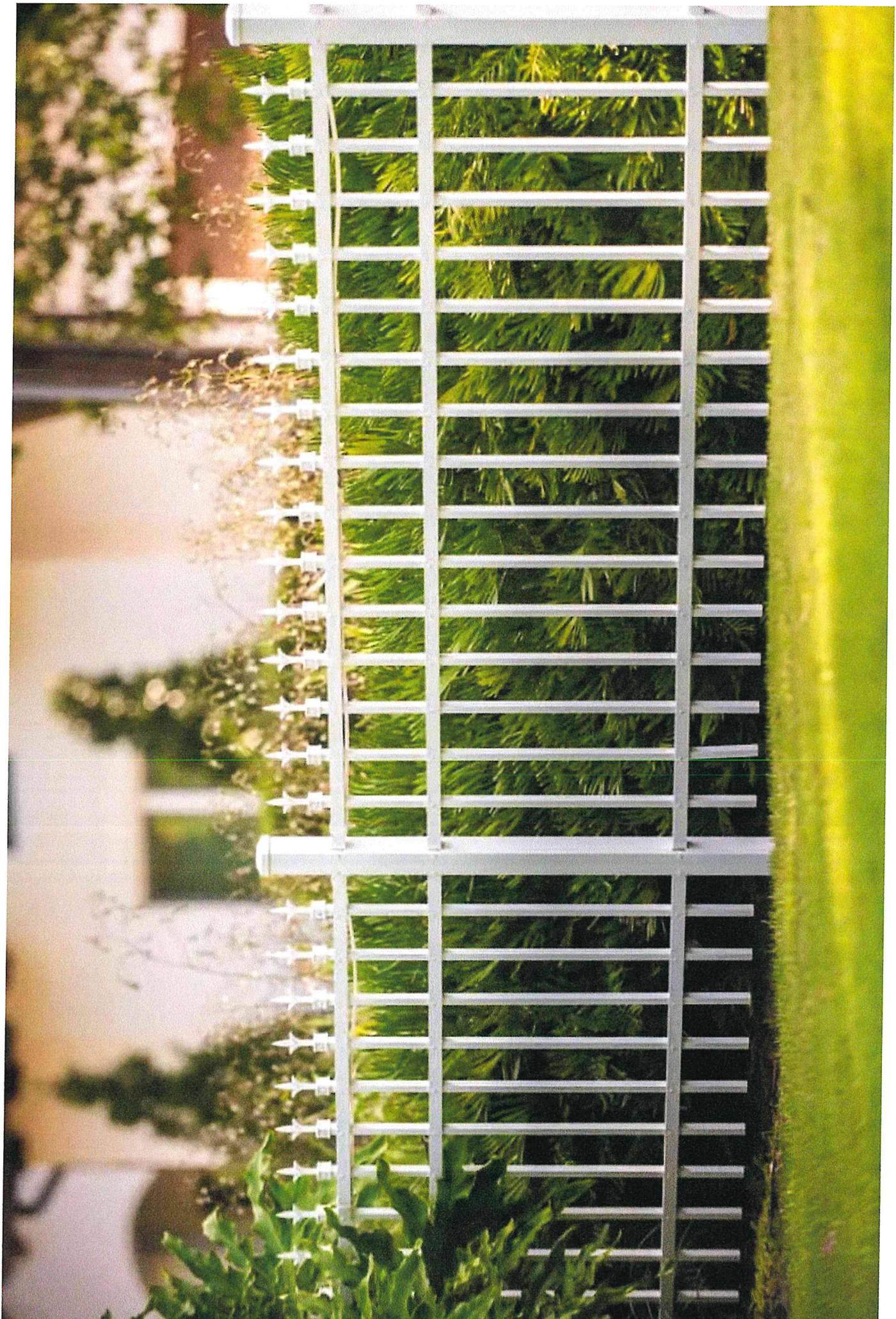
S 84° 15' 30" E

I.R.(set)

C.B.(fnd)

CHURCH COVE ROAD

40'



Plat/Lot 160-0007-000

Account: 9087

LUC 01

Zone R-40

Assessment

\$514,000

Owner 1 HOLMSTROM, ISAAC COOK

Owner 2

Owner 3

Address 341 HOPE ST, BRISTOL, RI 02809

Owner Account #: 50-0072-44

% Owned

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
JANARIO, DONNA P.	10/02/2020	458,000	2061-20		W
JANARIO, PHYLLIS L.	06/09/2005	0	1212-173		Q
JANARIO, PHYLLIS L. REV	06/09/2005	0	1212-171		T

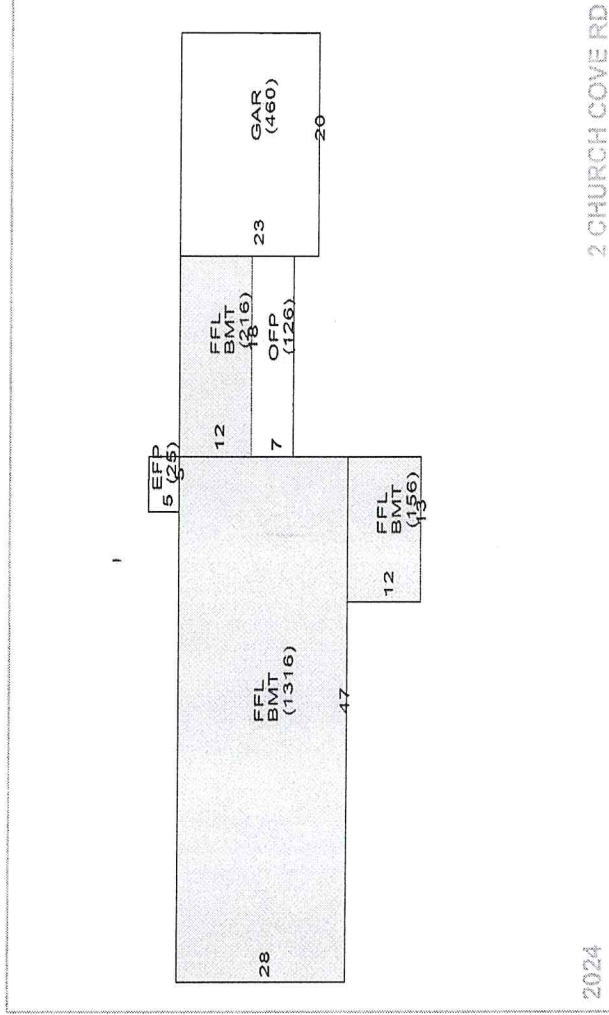
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	200,300	0	0.59	313,700	0	514,000
TOTAL	200,300	0	0.59	313,700	0	514,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 128.92 VAL per SQ Unit/Parcel > 128.92

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	200,300	0	1	313,700	0	514,000	514,000
2022	01	200,300	0	1	313,700	0	514,000	514,000
2021	01	152,100	0	1	231,900	0	384,000	384,000
2020	01	152,100	0	1	231,900	0	384,000	384,000
2019	01	152,100	0	1	231,900	0	384,000	384,000
2018	01	123,800	0	1	254,500	0	378,300	378,300



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 Single Fam	0.58563	AC	P	1.00	399,000	535,662	M							313,700			1.00	0

Plat/Lot 160-0007-000

Account: 9087

Zone R-40

Assessment

\$514,000



Building Information

Description	Quantity	Quality
BLDG Type	Ranch	1 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Wood Shndl	EXT Wall 2
Roof Type 1	Gable	Roof Type 2
Roof Cover 1	Asphalt Shir	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Hardwood	Floors 2
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Oil	Heat Type
# Heat Sys	1	% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Other Factors

Code	Description	Area	Fin. Area	Rate	Undep. V
FFL	1st FLOOR	1,688	1,688	132.32	223,356
BMT	BASEMENT	1,688	0	19.85	33,508
EFP	ENCL PORCH	25	0	36.00	900
GAR	GARAGE	460	0	38.70	17,802
OPP	OPEN PORCH	126	0	13.76	1,734
Total		3,987	1,688		277,300

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep. V
FFL	1st FLOOR	1,688	1,688	132.32	223,356
BMT	BASEMENT	1,688	0	19.85	33,508
EFP	ENCL PORCH	25	0	36.00	900
GAR	GARAGE	460	0	38.70	17,802
OPP	OPEN PORCH	126	0	13.76	1,734
Total		3,987	1,688		277,300

Visit History

Date	Result	By
8/13/2021	REVIEW	
5/10/2021	MEASURED	
6/22/2018	REVIEW	
5/31/2018	MEASURED	
4/18/2008	LISTED	
4/18/2008	CALL BACK	
4/17/2008	CALL BACK	
2/19/2008	MEASURE	

Notes

ASSESSMENT CORRECTED DECK REMOVED 08/11 EAS || 05/10/2021 Per exterior inspection and measurements by the Data Collector; add central air conditioning and add a 5 x 5 enclosed porch on the rear of the building.

Remodeling History

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

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
					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												
2												
3												
4												
5												
6												
7												
8												
9												
10												

Room Counts by Floor

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



2 Church Cove Road - 300' Radius

Bristol, RI

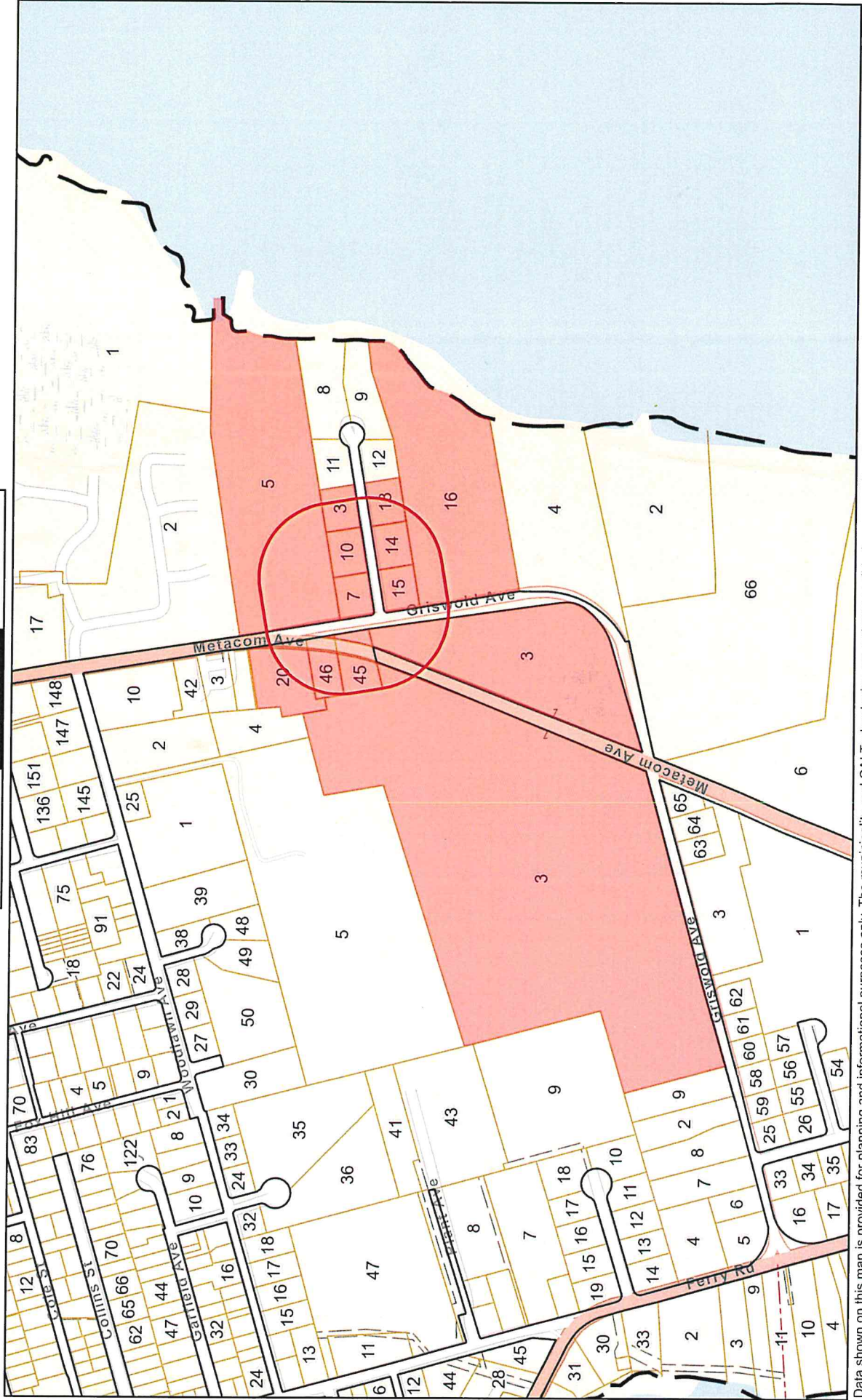


May 10, 2024

1 inch = 563 Feet



www.cai-tech.com



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



300 feet Abutters List Report

Bristol, RI
May 10, 2024

Subject Property:

Parcel Number: 160-7
CAMA Number: 160-7
Property Address: 2 CHURCH COVE RD

Mailing Address: HOLMSTROM, ISAAC COOK
341 HOPE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 160-10
CAMA Number: 160-10
Property Address: 4 CHURCH COVE RD

Mailing Address: FERREIRA, GABRIEL S. KATHLEEN A.
ETUX TE
4 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-13
CAMA Number: 160-13
Property Address: 5 CHURCH COVE RD

Mailing Address: WHIPP, STEPHEN J. ET UX SONYA P.
TE
5 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-14
CAMA Number: 160-14
Property Address: 3 CHURCH COVE RD

Mailing Address: DAMICO, PAUL A & ANN D LE D'AMICO,
PAUL A JR, & MICHELE L & D'AMICO-
STUTTS,
3 CHURCH COVE RD
BRISTOL, RI 02809

Parcel Number: 160-15
CAMA Number: 160-15
Property Address: 1 CHURCH COVE RD

Mailing Address: RODRIGUEZ, EDGARDO SUZANNE
CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 160-16
CAMA Number: 160-16
Property Address: 110 GRISWOLD AVE

Mailing Address: RODRIGUEZ, EDGARDO SUZANNE
CRUANES-RODRIGUEZ
110 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 160-3
CAMA Number: 160-3
Property Address: 6 CHURCH COVE RD

Mailing Address: DRAKE, PAUL S & DEBORAH A TE
6 CHURCH COVE ROAD
BRISTOL, RI 02809

Parcel Number: 160-5
CAMA Number: 160-5
Property Address: METACOM AVE

Mailing Address: WAMSUTTA LLC
PO BOX 506
BRISTOL, RI 02809

Parcel Number: 160-7
CAMA Number: 160-7
Property Address: 2 CHURCH COVE RD

Mailing Address: HOLMSTROM, ISAAC COOK
341 HOPE ST
BRISTOL, RI 02809

Parcel Number: 161-20
CAMA Number: 161-20
Property Address: 209 METACOM AVE

Mailing Address: GAMON, THOMAS JR. ALICE M.GAMON
TE
209 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 161-45
CAMA Number: 161-45
Property Address: 201 METACOM AVE

Mailing Address: BALZANO, WILLIAM I
C/O 201 METACOM AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
May 10, 2024

Parcel Number: 161-46
CAMA Number: 161-46
Property Address: 205 METACOM AVE

Mailing Address: BALZANO, WILLIAM I
C/O 201 METACOM AVE
BRISTOL, RI 02809

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



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5/10/2024

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BALZANO, WILLIAM I
C/O 201 METACOM AVE
BRISTOL, RI 02809

DAMICO, PAUL A & ANN D L
D'AMICO, PAUL A JR, & MIC
3 CHURCH COVE RD
BRISTOL, RI 02809

DRAKE, PAUL S &
DEBORAH A TE
6 CHURCH COVE ROAD
BRISTOL, RI 02809

FERREIRA, GABRIEL S.
KATHLEEN A. ETUX TE
4 CHURCH COVE RD
BRISTOL, RI 02809

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

GAMON, THOMAS JR.
ALICE M.GAMON TE
209 METACOM AVE
BRISTOL, RI 02809

HOLMSTROM, ISAAC COOK
341 HOPE ST
BRISTOL, RI 02809

RODRIGUEZ, EDGARDO
SUZANNE CRUANES-RODRIGUEZ
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BRISTOL, RI 02809

WAMSUTTA LLC
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5 CHURCH COVE RD
BRISTOL, RI 02809