



**Town of Bristol, Rhode Island  
Zoning Board of Review**

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

File #2024-22

**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: **Amanda L. Valentino**  
PROPERTY OWNER: **Amanda L. Valentino and Maureen E. McManus**  
LOCATION: **20 Beach Road**  
PLAT: **64**   LOTS: **90 & 91**  
ZONE: **Residential R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 16ft. x 24ft. accessory garage structure with less than the required front yard and 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](mailto: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**  
**Zoning Board of Review**

**STAFF REPORT FOR:**

FILE NO. 2024-22

APPLICANT: Amanda L. Valentino  
LOCATION: 20 Beach Road  
PLAT: 64                      LOTS: 90 & 91                      ZONE: R-10

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:**


Construct a 16ft. x 24ft. accessory garage structure with less than the required front yard and less than the required right 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 dimensional variances to construct a 16ft. x 24ft. accessory garage structure on this residential property located on the southerly side of Beach Road. This property consists of two Assessor's lots which I have determined are merged together per Section 28-221(c)(2) of the zoning ordinance into one 9,535 square foot parcel. The garage is proposed to be located at the front right (west) side of the property. The structure would be two stories high and would accommodate interior parking for one vehicle on the first floor. The second floor of the structure would consist of a 15ft. x 16ft. unfinished storage area with a 7ft. x 15ft. covered front deck. An external landing and stairway at the rear of the structure would provide access to the second floor. As proposed, the structure would be located approximately 19 feet from the front property line at Beach Road. The structure would also be located approximately 3 feet from the right side property line. The zoning ordinance requires a minimum front yard setback of 30 feet in the R-10 zoning district. In addition, the zoning ordinance requires a minimum side yard setback of 6 feet for accessory structures.

  
Edward M. Tanner, Zoning Officer



# 20 Beach Road

Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

May 21, 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.



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

TOWN OF BRISTOL  
 COMMUNITY DEV.  
 2024 MAY 10 PM 1:48

**APPLICATION**

File No: 2024-22  
 Accepted by ZEO: EMT 5/10/2024

<b>APPLICANT:</b>	Name: <u>Amanda L. Valentino</u>		
	Address: <u>20 Beach Road</u>		
	City: <u>Bristol, RI 02809</u>	State:	Zip:
	Phone #: <u>203-804-5021</u>	Email: <u>avalentin7@gmail.com</u>	
<b>PROPERTY OWNER:</b>	Name: <u>Amanda L. Valentino</u>		
	Address: <u>20 Beach Road</u>		
	City: <u>Bristol, RI 02809</u>	State:	Zip:
	Phone #: <u>203-804-5021</u>	Email: <u>avalentin7@gmail.com</u>	

1. Location of subject property: 20 Beach Road Bristol, RI 02809  
 Assessor's Plat(s) #: 64 Lot(s) #: 90891
  
2. Zoning district in which property is located: Residential 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): \_\_\_\_\_
  
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? October 2015
  
7. Present use of property: Residence
  
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): Residential Home: 1677 sq. feet
  
10. Proposed use of property: One car garage for storage purposes. Storage of items for our family including our 9 month old son and for seeing the future necessary storage etc for him and his toys, bikes, etc.

11. Give extent of proposed alterations: Building a one car garage for storage purposes  
where it would meet the already existing driveway.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
16' x 24' Garage

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>30ft.</u>	Proposed Setback: <u>19 ft. 2 inches</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: <u>6ft.</u>	Proposed Setback: <u>3ft.</u>
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: 2 Before 0 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: BCWA

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: 5/3/24

Print Name: Amanda L. Valentini

Property Owner's Signature: [Signature] Date: 5/3/24

Print Name: Amanda L. Valentini

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

Name: Amanda L. Valentini Phone #: 203-804-5821

Address: 20 Beach Rd. Bristol, RI 02809

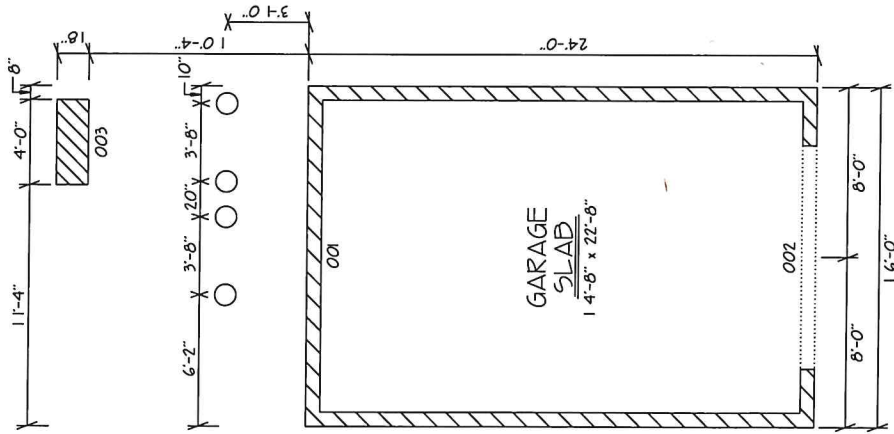
#5:

We are respectfully requesting a dimensional variance to provide storage for our growing family, specifically for our son who was born in the summer of 2023. We would like to build a one car garage, with a second floor for storage in hopes that we can keep our son's, and any potential future children's, personal belongings safe and out of the elements. This would be a huge benefit to our family, as we do not currently have a basement or an attic, so we are lacking in suitable dry storage space.

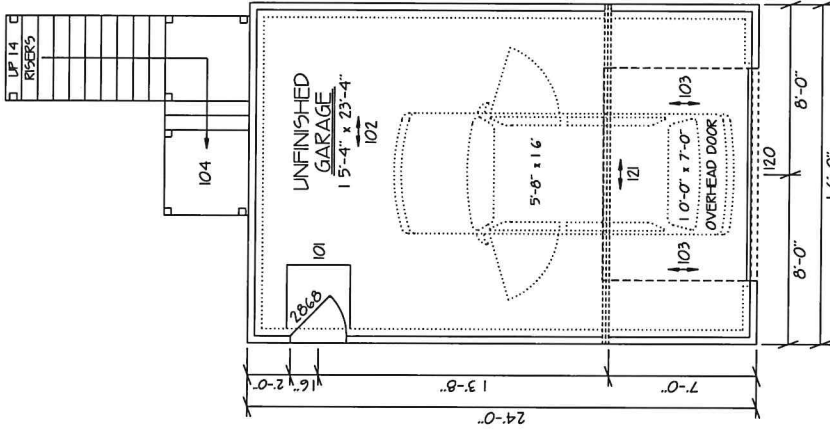
The granting of the requested variance will comply with Section 28-409 of the Zoning Ordinance and will not alter the general characteristics of the surrounding area. We are requesting the variance with the proposed setbacks due to an already existing structure on the property (above ground pool) as well as being mindful of neighbors and also the water view from the home.

We respectfully request this variance to be granted, as we would love to be able to provide our child with adequate and dry storage space for his clothing, toys, a safe play area, and easy access to bicycles and any other outdoor activities he might like to partake in (as we are so very lucky to be on the East Bay Bike Path and Narragansett Bay). Covered parking for our family vehicle will also provide additional years of usage by removing salt water deterioration and also provide for shelter for our son when we are loading him in and out of the vehicle during inclement weather.

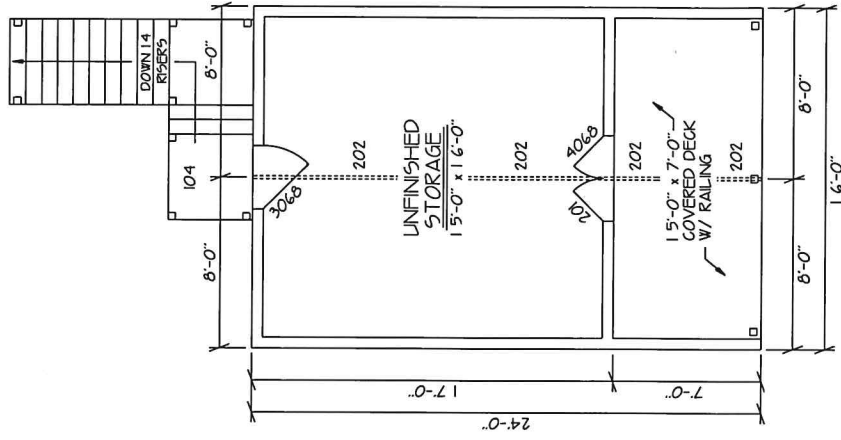
Thank you for your consideration.



FOUNDATION PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**KEY NOTES:**

- 001 8" WIDE x 3'-1 0" HIGH CONCRETE FOUNDATION WALL
- 002 DROP FOUNDATION FOR GARAGE DOOR OPENING, 6" WIDE x 22" HIGH CONCRETE FOUNDATION WALL & GAPPED W/ 8" CONCRETE GARAGE SLAB.
- 003 INSTALL 1 0" x 1 8" x 4'-0" CONCRETE JOISTS (1 ABOVE), HANG 2" x 8" FLOOR JOISTS TO #2 FLUSH BEAM W/ 5/8" SPAN HANGERS.
- 004 4" x 4" x 4'-0" P.T. WOOD LANDING, STAIRS & HANGERS.
- 001 3'-0" x 3'-0" P.T. WOOD LANDING.
- 002 DIRECTION OF 2" x 12" @ 12" O.C. FLOOR JOISTS (ABOVE).
- 003 DIRECTION OF 2" x 8" @ 16" O.C. FLOOR JOISTS (ABOVE), HANG 2" x 8" FLOOR JOISTS TO #2 FLUSH BEAM W/ 5/8" SPAN HANGERS.
- 004 4" x 4" x 4'-0" P.T. WOOD LANDING, STAIRS & HANGERS.
- 201 MARVIN FULL LITE 4068 FRENCH DOOR.

**STRUCTURAL - TO BE SIZED BY OTHERS**

- 120 (2) - 1 1/2" x 11 7/8" T.L.V. (GARAGE HEADER ABOVE) (11'-0" CLEAR SPAN)
- 121 (2) - 1 1/2" x 11 7/8" T.L.V. (FLUSH BEAM ABOVE) (11'-0" OVERALL LENGTH)
- 202 (1) - 1 1/2" x 1 1/4" T.L.V. (RIDGE BEAM ABOVE) (24'-0" OVERALL LENGTH)

NOTE: 2" x 4" STUDS UNDER FLUSH BEAM & HEADER (NAIL ALL STUDS TOGETHER) W/ SOLID BLOCKING TO FOUNDATION

**NOTES:**

- 1 GARAGE CONCRETE WALLS TO BE 8".
- 2 GARAGE CONCRETE FOOTINGS TO BE 6" x 24" CONTINUOUS.
- 3 GARAGE CONCRETE SLABS TO BE 4" FILL W/ CONCRETE TO BE 1 1/2" MINIMUM BELOW GRADE.
- 4 ALL 5000 PSI CONCRETE (40' MINIMUM BELOW GRADE).

PROPOSED 16' x 24' GARAGE

MS. VALENTINO & MCMANUS

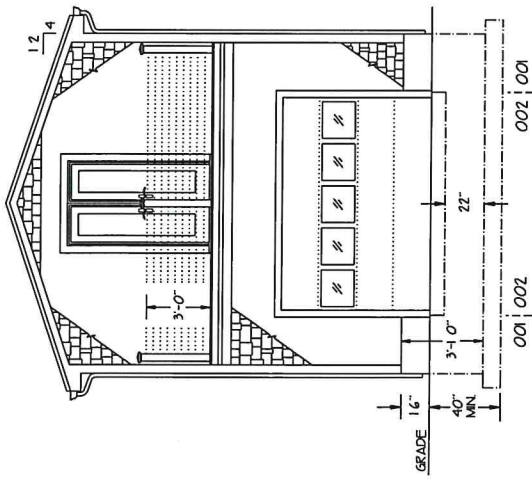
FOUNDATION, FIRST &

SECOND FLOOR PLANS

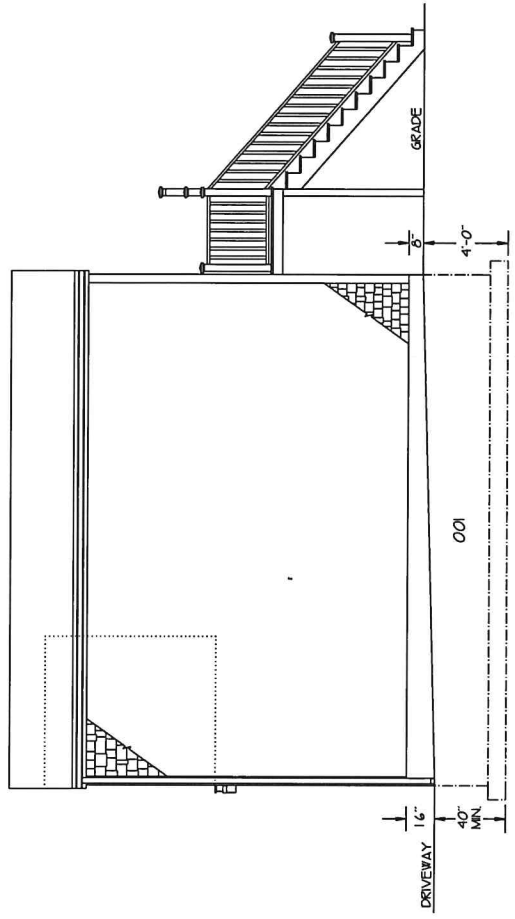
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SCALE: 1/4" = 1'-0"

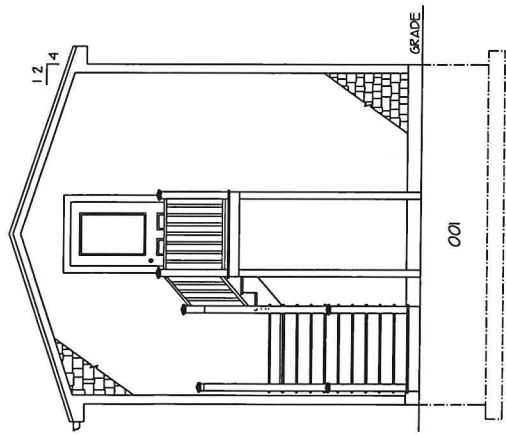
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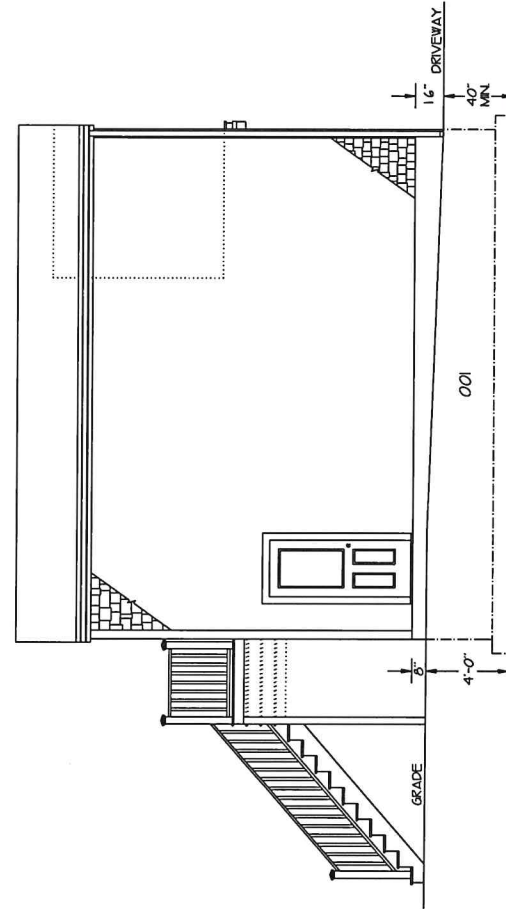
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

KEY NOTES:

- 001 8" WIDE x 3'-4" HIGH CONCRETE FOUNDATION WALL.
- 002 DROP FOUNDATION FOR GARAGE DOOR OPENING, 8" WIDE x 22" HIGH CONCRETE FOUNDATION WALL & CAPPED W/ 8" CONCRETE GARAGE SLAB.

TYPICAL EXTERIOR SPECIFICATIONS  
 ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, VINYL SHAKE SHING, 1" x 5" CORNER BOARDS, 1" x 6" PLYWOOD BOARDS, 1" x 10" SILLING, 1" x 6" VENTILATION CASING, 2" x 4" RAKE BOARDS & 1" x 4" DOOR 2 CASING ( ALL TRIM TO BE COMPOSITE )

PROPOSED 16' x 24' GARAGE

M5. VALENTINO & McMANUS

ELEVATIONS

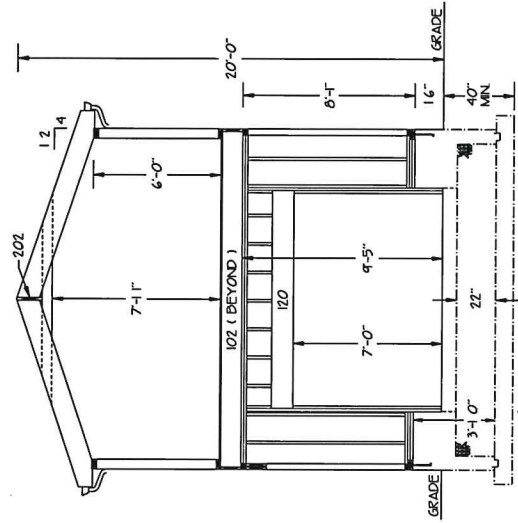


**KEY NOTES:**

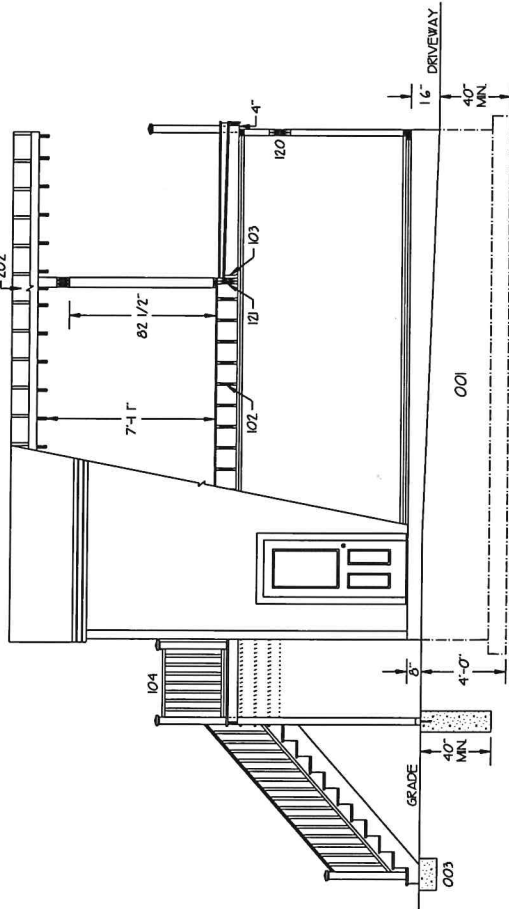
- 001 8" WIDE x 3'-1 0" HIGH CONCRETE FOUNDATION WALL.
- 002 DROP FOUNDATION FOR GARAGE DOOR OPENING, 8" WIDE x 22" HIGH CONCRETE FOUNDATION WALL & CAPPED W/ 6" CONCRETE GARAGE SLAB.
- 003 INSTALL 1 0" x 1 6" W x 4'-0" CONCRETE FOOTING AT TRANSFER POINTS, 1 6" x 3 6" LEVEL LANDING AREA AT BASE OF STAIRCASE.
- 004 DIRECTION OF 2" x 1 2" x 1 2" O.G. FLOOR JOISTS ( ABOVE ).
- 005 DIRECTION OF 2" x 1 6" x 1 6" O.G. FLOOR JOISTS ( ABOVE ), HANG 2" x 8" FLOOR JOISTS TO #12 FLUSH BEAM W/ SIMPSON HANGERS.
- 006 4'-0" x 4'-0" P.T. WOOD LANDING, STAIRS & HANDRAILS.

**STRUCTURAL - TO BE SIZED BY OTHERS**

- 120 ( 2 ) - 1 3/4" x 1 1/2" L.V.L. ( GARAGE HEADER ABOVE ) ( 1 0'-0" CLEAR SPAN ).
  - 121 ( 2 ) - 1 3/4" x 1 1/2" L.V.L. ( FLUSH BEAM ABOVE ) ( 1 6'-0" OVERALL LENGTH ).
  - 202 ( 1 ) - 1 3/4" x 1 1/2" L.V.L. ( ROUGE BEAM ABOVE ) ( 24'-0" OVERALL LENGTH ).
- NOTE: SOLID 2" x 4" x 6" STUDS UNDER FLUSH JOISTS ( NAME, ALL STUDS TOGETHER W/ SOLID FLOORING TO FOUNDATION )



001 | 002  
FRONT ELEVATION /  
CROSS-SECTION PLAN

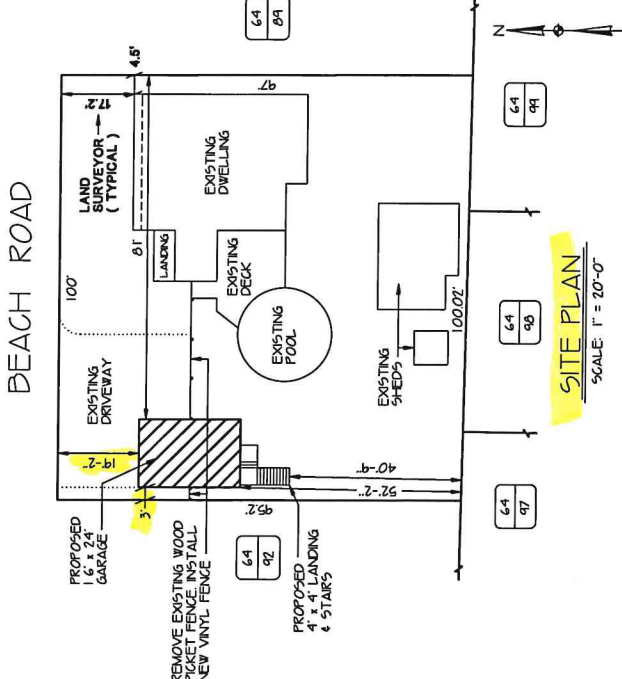


LEFT ELEVATION /  
CROSS-SECTION PLAN

- TYPICAL ROOF RAFTER CONSTRUCTION  
( 1 ) - 1 3/4" x 1 1/2" L.V.L. ROUGE BEAM  
( 2 ) - 1 3/4" x 1 1/2" L.V.L. RAFTERS  
W/ 2" x 4" KEYWAY, 6" CONCRETE FOUNDATION  
WALL ( 2500 P.S.I. ), 1/2" x 6" ANCHOR BOLTS @  
1 0" O.C. x 1 2" MAX. FROM CORNERS, SILL  
MAX. 4" x 6" LVL PLATE &  
2" x 4" KD SILL PLATE
- TYPICAL SOFFIT CONSTRUCTION  
1" x 8" FASOLA BOARD, 1" x 1 0" SOFFIT BOARD,  
1" x 8" VENTS & 4" x 1 1/2" ALUMINUM GUTTERS  
( ALL TRIM TO BE COMPOSITE )  
• DOWNSPOUTS ( ALL TRIM TO BE COMPOSITE )
- TYPICAL RUBBER DECK CONSTRUCTION  
ALL PRESSURE TREATED LAMBER - 2" x 8"  
LEADER FLASHING EACH SIDE EXTERIOR GRADE  
4" STAGGERED NAILS MAX. 12" ON CENTER  
STRUCTURAL NAILS ON TO #12 FLUSH BEAM  
DECK JOIST HANGERS, 2" x 8" TAPPED TO  
SIMPSON 1 25 O.G. ROUGE DECK JOIST ( 2 )  
3/4" TIG ADVANTAGE OVER ROOF SHEATHING  
EPDM RUBBER ROOFING & FLASHING AS NEEDED  
PRESSURE TREATED 5/4" x 6" DECKING,  
4" x 4" POSTS & POST CAPS  
FASTENERS ( 3 6" MIN. RAIL HEIGHT x 4"  
MAX. SPACING )

- TYPICAL INTERIOR CEILING CONSTRUCTION  
1" x 3" x 1 6" O.G. FLOORING & UNFINISHED  
TYP. EXTERIOR RAFTERS & CEILING CONST.  
COMPOSITE WAINSCOTING
- TYPICAL GARAGE EXTERIOR WALL CONSTRUCTION  
2" x 4" x 1 6" O.G. STUDS, 1/2" COX PLY-SKORE  
SHEATHING, TYRAR VAPOR BARRIER, VINYL  
SHAKE SIDING ( 2 ) - 2" x 4" TOP PLATES,  
2" x 6" BOTTOM PLATE & ( 3 ) - 2" x 8"  
HEADERS ( SEE APPENDIX "AA" FOR CODE  
DETAILS )
- TYP. 2ND FLOOR EXTERIOR WALL CONSTRUCTION  
5/8" x 6" O.G. VAPOR BARRIER  
SHAKE SIDING ( 2 ) - 2" x 4" TOP PLATES,  
2" x 6" BOTTOM PLATE & ( 3 ) - 2" x 8"  
HEADERS ( SEE APPENDIX "AA" FOR CODE  
DETAILS )
- TYPICAL ( ALL ) INTERIOR WALLS CONSTRUCTION  
UNFINISHED
- TYPICAL FLOOR CONSTRUCTION  
( 1 ) - 2" x 1 2" O.G. FLOOR JOISTS x 3/4" T-G  
( 2 ) - ADVANTAGE TIG BREATHING 3/8" FLOORING  
( GULF & VALUED )
- TYPICAL EXTERIOR STAR CONSTRUCTION  
2" x 1 2" STRUNGERS, 1 4" RISERS @ 7/8" 1 0"  
THREADS & HANDRAIL AS PER BUILDING CODE

- TYPICAL FOUNDATION CONSTRUCTION  
1 0" x 24" CONTINUOUS CONCRETE FOOTING,  
2" x 4" KEYWAY, 6" CONCRETE FOUNDATION  
WALL ( 2500 P.S.I. ), 1/2" x 6" ANCHOR BOLTS @  
1 0" O.C. x 1 2" MAX. FROM CORNERS, SILL  
MAX. 4" x 6" LVL PLATE &  
2" x 4" KD SILL PLATE
- TYPICAL GARAGE FLOOR CONSTRUCTION  
4" CONCRETE SLAB ( 3000 P.S.I. ) - PITCH  
TOWARDS GARAGE DOOR, AS NEEDED, VAPOR  
BARRIER, 6" GRAVEL & 2" x 6" WIRE MESH
- TYPICAL STAR CONSTRUCTION  
ALL PRESSURE TREATED LAMBER - 2" x 6"  
LEADER WITH FLASHING, FASTEN W/ ( 5 ) -  
5/8" x 6" NAILS EACH SIDE EXTERIOR GRADE  
STRUCTURE, GARBAGE DOOR, 2" x 4" SILL  
PLATES, DECK JOIST HANGERS, 2" x 4" x 6"  
1 6" O.G. DECK JOISTS, 2" x 1 2" STRUNGERS,  
4" x 4" POSTS, POST ANCHOR BASES, ( ALL  
FASTENERS TO BE GALVANIZED ) & ALL  
CONCRETE TO MINIMUM BELOW FLOOR W/  
CONCRETE 40' MIN. BELOW FLOOR W/  
PRESSURE TREATED 5/4" x 6" DECKING,  
HANDRAILS & DALLUSTERS ( 3 6" MIN. RAIL  
HEIGHT x 4" MAX. SPACING )
- INSTALL 1 0" x 1 6" W x 4'-0" CONCRETE  
FOOTING AT BASE OF TRANSFER POINTS,  
3 6" LEVEL LANDING AREA AT BASE OF  
STAIRCASE
- TYPICAL MEASUREMENTS FOR CONSTRUCTION  
FIELD VERIFY ALL MEASUREMENTS



SITE PLAN  
SCALE: 1" = 20'-0"

DATE	3 - 6 - 2 3	SCALE	1/4" = 1'-0"	PAGE	3 OF 3
PROPOSED 16' x 24' GARAGE					
MS. VALENTINO & McMANUS					
CROSS-SECTION & SITE PLANS					

20 BEACH ROAD  
PLAT 64  
LOTS 90 & 91  
9,677 SQ. FT.

**REFERENCES:**

- TOWN OF BRISTOL, CLERK'S OFFICE
- PLAT BOOK A, PAGE 110 "REPLAT OF BEACH TERRACE"
- PLAT BOOK B, PAGE 6 "PORTION OF BEACHMONT PLAT"
- DEED BOOK 1821, PAGE 210

**R-10 ZONING REQUIREMENTS: (Single Family)**

- AREA 10,000 S.F. MIN.
- FRONTAGE 80' MIN.
- FRONT SETBACK 30' MIN.
- REAR SETBACK 30' MIN.
- SIDE SETBACK 15' MIN.
- BLDG. HEIGHT 35' MAX.
- LOT COVERAGE 25% MAX.
- ACCESSORY STRUCTURE 6' MIN. (SIDE & REAR)

**EXISTING LOT COVERAGE:**

TOTAL LOT AREA = 9,677 S.F.	
EXISTING DWELLING	1,377 S.F.
EXISTING DECK	342 S.F.
EXISTING SHED 1	49 S.F.
EXISTING SHED 2	451 S.F.
EXISTING POOL	380 S.F.
<b>TOTAL AREA</b>	<b>2,599 S.F.</b>
	<b>2,599 S.F./9,677 S.F. = 26.85%</b>

**FEMA INFO:**

ALL LOTS ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.I.R.M. 44007C0010H, 7/07/2014.

**CERTIFICATION:**

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

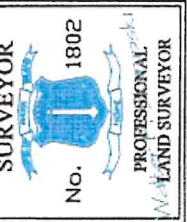
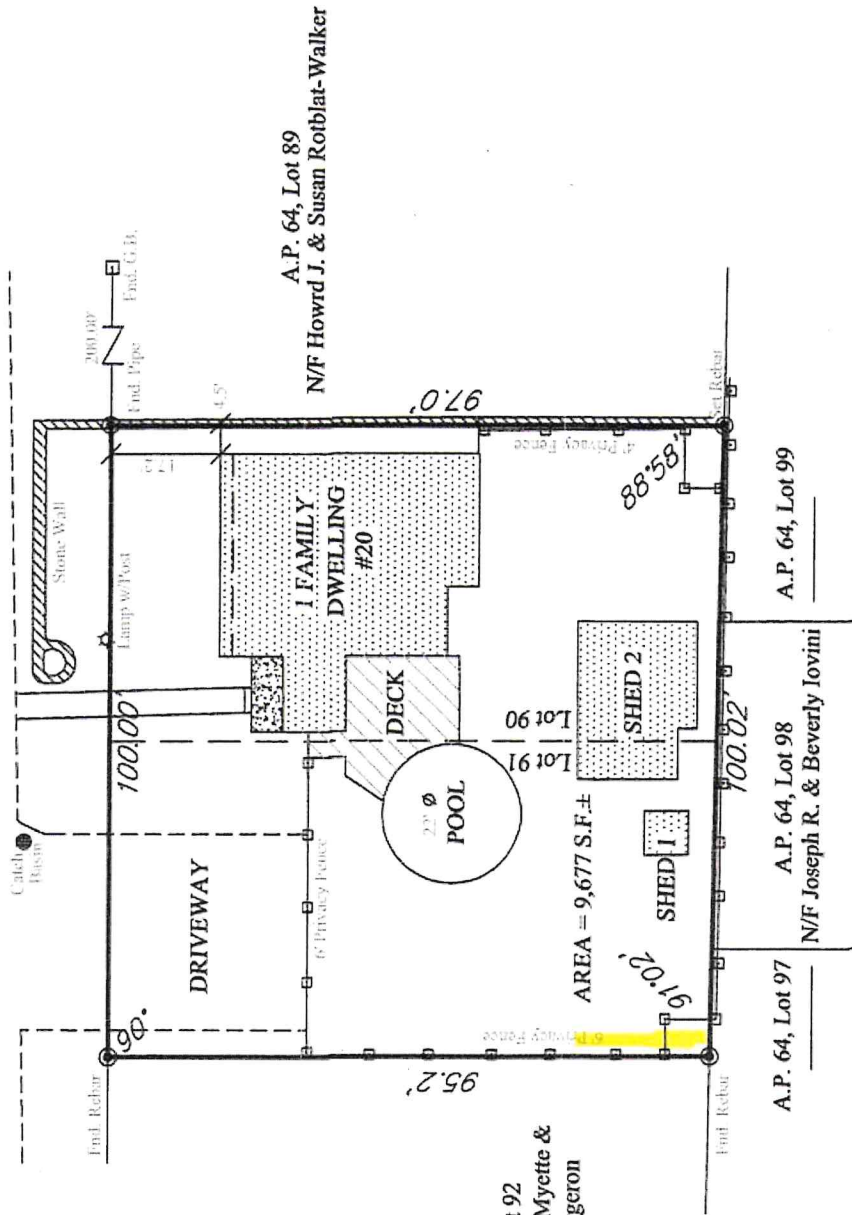
LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS 1

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Existing Site Features, Dwelling and Perimeter Property Lines at 20 Beach Rd., Town of Bristol, A. P. 64, Lots 90 & 91.

By: Walter P. Skorupski Date: 6/25/2021  
 Walter P. Skorupski  
 Registered Professional Land Surveyor  
 LS A37B-COA

**BEACH RD.**



**Owners:**  
 Amanda Leigh Valentino &  
 Maureen Elizabeth McManus  
 20 Beach Road  
 Bristol, R.I. 02809  
 June, 2021

**SURVEY & EXISTING SITE PLAN**  
 TOWN OF BRISTOL  
 20 BEACH ROAD  
 ASSESSOR'S PLAT 64  
 LOTS 90 & 91

**Bristol** 20 BEACH RD

Plat/Lot 064-0090-000

Account: 4183

LUC 01

Zone R-10

Assessment

\$294,300

Card 1 of 1



Owner Account #: 50-0001-47

Owner 1 private owner

Owner 2

Owner 3

Address

% Owned  
0.00  
0.00

Previous Owners & Sales Information

Grantor  
COSTA, JOSEPH F. & LISA A. TE  
Date  
10/16/2015  
12/11/2013  
Sale Price  
360,000  
0  
Leq Ref  
1821-210  
1737-273  
NAL  
K  
Q  
Deed Type  
W  
Q

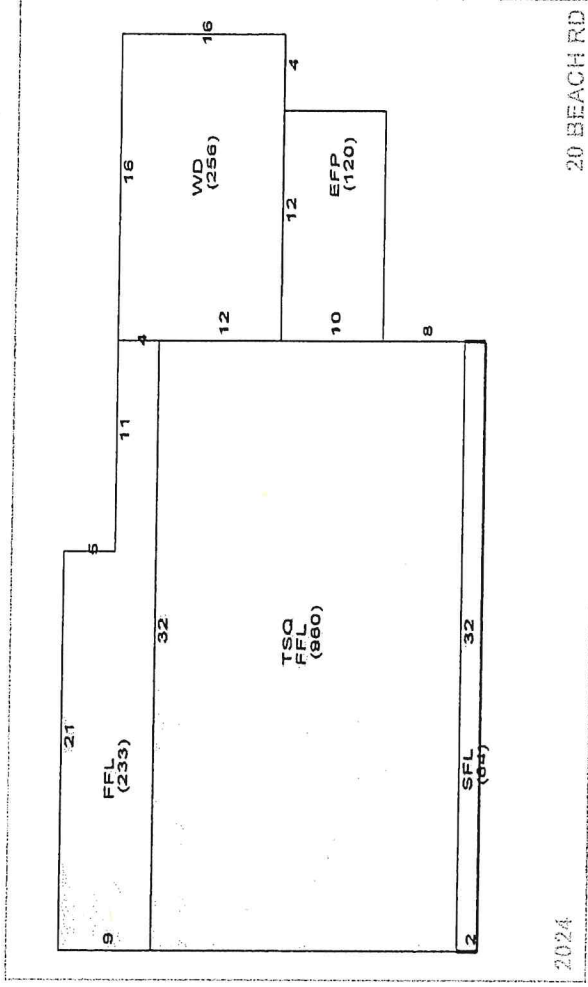
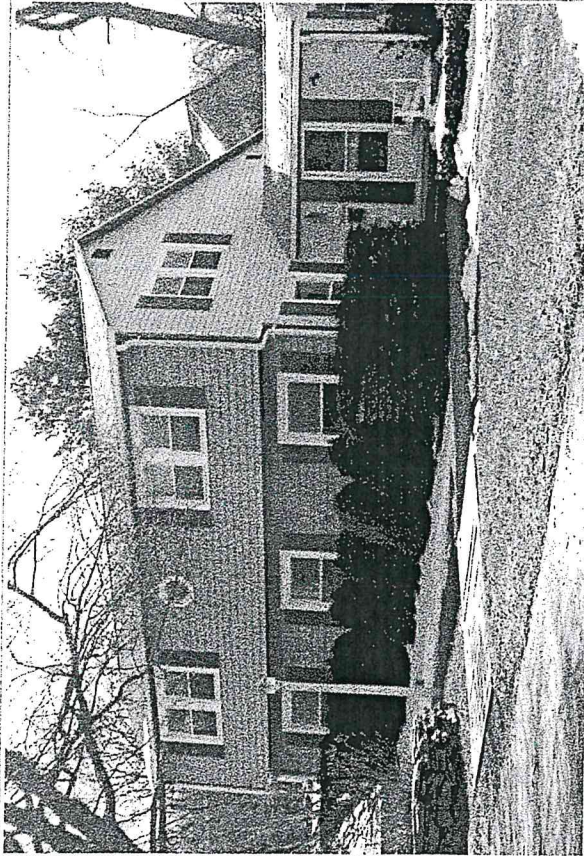
Assessment

Use Code	Bldg Value	SF/M Value	Land Size	Land Value	AG Credit	Assessed Value
01	208,000	1,300	0.11	85,000	0	294,300
TOTAL	208,000	1,300	0.11	85,000	0	294,300

Source > Mkt Adj Cost VAL per SQ Unit/Parcel > 125.07 VAL per SQ Unit/Parcel > 125.07

Previous Assessments

Year	LUC	Building	SF/M	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	208,000	1,300	0	85,000	0	294,300	294,300
2022	01	208,000	1,300	0	85,000	0	294,300	294,300
2021	01	177,500	1,300	0	140,500	0	319,300	319,300
2020	01	177,500	1,300	0	140,500	0	319,300	319,300
2019	01	177,500	1,300	0	140,500	0	319,300	319,300
2018	01	165,700	1,700	0	127,800	0	285,200	285,200



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.10962	AC	P	1.00	649,000	775,406	F				85,000			1.00	0
2															
3															
4															



Building Information

Description	Quantity	Description
BLDG Type	Salt Box	Story Height 1 1/2 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Wood Shnal	EXT Wall 2
Roof Type 1	Salt Box	Roof Type 2
Roof Cover 1	Asphalt Shir	Roof Cover 2
INT Wall 1	Plaster	INT Wall 2
Floors 1	Hardwood	Floors 2
Floors 1	Laminate	% 25

Other Factors

Code	Description	%
Q4	Grade	0.00
Q4	Year Built 1935	EFF Year
Q4	Alt LUC	Alt %
Q4	Flood Hazard	Topography
Q4	Street	PAVED
Q4	Traffic	
Bas \$/SQ	125.00	
Size Adj	1.04	
Constr Adj	1.01	
Adj \$/SQ	131.33	
Other Featrs	34,420	
Grade Fac	1.00	
Neigh Infl	1.00	
Land Factor	1.00	
Adj Total	300,576	
Depreciation	92,577	
Depr Total	207,999	
Total Depreciation %	>	30.8

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,193	1,193	131.33	156,677
TSQ	3/4 STORY	720	720	131.33	94,558
SFL	2nd FLOOR	64	64	131.33	8,405
EFP	ENCL PORCH	120	0	21.00	2,520
WD	WOOD DECK	256	0	15.61	3,996
Total		2,353	1,977		266,156

Visit History

Date	Result	By
6/29/2021	REVIEW	
11/29/2018	LISTED	
8/24/2018	REVIEW	
8/21/2018	MEASURED	
3/11/2013	MEASURE	
3/11/2013	LISTED	

Notes

STRUCTURE IS OFF - W/LOT 91. siding 2012 mcb || 08-30-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), input "Units For Size Adjustment" for land pricing.

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior	Electric	2022		
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
05/18/2022	M54121		MECH	11,000	0	Closed	INSTALL A MULTI ZONE FUJITSU DUCTLESS AC
07/20/2021	F52527		FNC	2,500		Closed	Replacing an old fence
12/12/2016	356-16-E	02/10/2017	ELEC	725		Closed	WIRE 3 TON SPLIT AND INSTALL WEATHERPROOF GF
12/01/2016	M17016		MECH	0		Closed	INSTALL WOOD STOVE ON 2: THICK ONE (1) PIECE SLATE HEARTH, INSULA
12/01/2016	282-16-M	02/10/2017	MECH	3,700		Closed	INSTALL WOOD STOVE AND SS LINER TO TOP OF CHIMNEY
11/21/2016	295-16-M	02/10/2017	MECH	12,000		Closed	INSTALL CENTRAL AIR SYSTEM
10/21/2016	M10827		MECH	0		Closed	INSTALL NEW FREESTAND WOOD STOVE. LINER WITH STAINLESS T TO DOL
10/14/2016	B30252		BLDG	0		Closed	RESHINGLE ROOF TO CODE
05/01/2015	B31791		BLDG	0		Closed	RESHINGLE ROOF ON FRONT OF HOUSE ONLY TO CODE

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Shed	1	Y	1			468	2	AV	1935	1,300

Room Counts by Floor

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

Other Info.

Priority	Term	Rental
PriorID1c		AFDU
PriorID2a		
PriorID2b		
PriorID2c		
PriorID3a		
PriorID3b		
PriorID3c		

**Bristol**

**BEACH RD**

Card of

**Plat/Lot 064-0091-000**

**Account: 4184**

**Zone R-10**

**Assessment**

**\$84,700**



► Owner Account #: 50-0001-47

► Previous Owners & Sales Information

Owner 1 private owner  
 Owner 2  
 Owner 3  
 Address

Grantor  
 COSTA, JOSEPH F

Date  
 10/16/2015

Sale Price  
 360,000

Leg Ref  
 1821-210

Deed Type  
 W

NAL  
 K

► **Assessment**

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
12	0	0	0.11	84,700	0	84,700
TOTAL	0	0	0.11	84,700	0	84,700

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

► **Previous Assessments**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	12	0	0	0	84,700	0	84,700	84,700
2022	12	0	0	0	84,700	0	84,700	84,700
2021	13	0	0	0	70,200	0	70,200	70,200
2020	13	0	0	0	70,200	0	70,200	70,200
2019	13	0	0	0	70,200	0	70,200	70,200
2018	13	0	0	0	63,800	0	63,800	63,800

► **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 12 Oth Imprv	0.10927	AC	P	1.00	649,000	775,144	F							84,700			1.00	0	
2																			
3																			
4																			

2024

BEACH RD

Plot/Lot 064-0091-000

Account: 4184

LUC 12 Zone R-10

Assessment \$84,700

Building Information

BLDG Type	Story Height
RES Units	COM Units
Foundation	BMT Floor
Frame 1	Frame 2
EXT Wall 1	EXT Wall 2
Roof Type 1	Roof Type 2
Roof Cover 1	Roof Cover 2
INT Wall 1	INT Wall 2
Floors 1	Floors 2
BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Heat Type
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceil HIGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street	
Traffic	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeb V
Total					

Visit History

Date	Result	By
6/29/2021	REVIEW	
8/24/2018	REVIEW	
8/21/2018	VACANT LO	

Assessment

Bas \$/SQ	Size Adj
Constr Adj	Adj \$/SQ
Othr Featrs	Grade Fac
Neigh Infl	Land Factor
Adj Total	Depreciation
Depr Total	

Remodeling History

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

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			
2			
3			
4			
Totals			

Notes

W/LOT 90 || 08-30-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), change land use from "13" to "12" to reflect more appropriate land use and input "Units For Size Adjustment" for land pricing, MRM.

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
---------	----------	-----------	----------	----------	----------

Other Info.

AFDU	xtTermRental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c
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# 20 Beach Road - 300' Radius

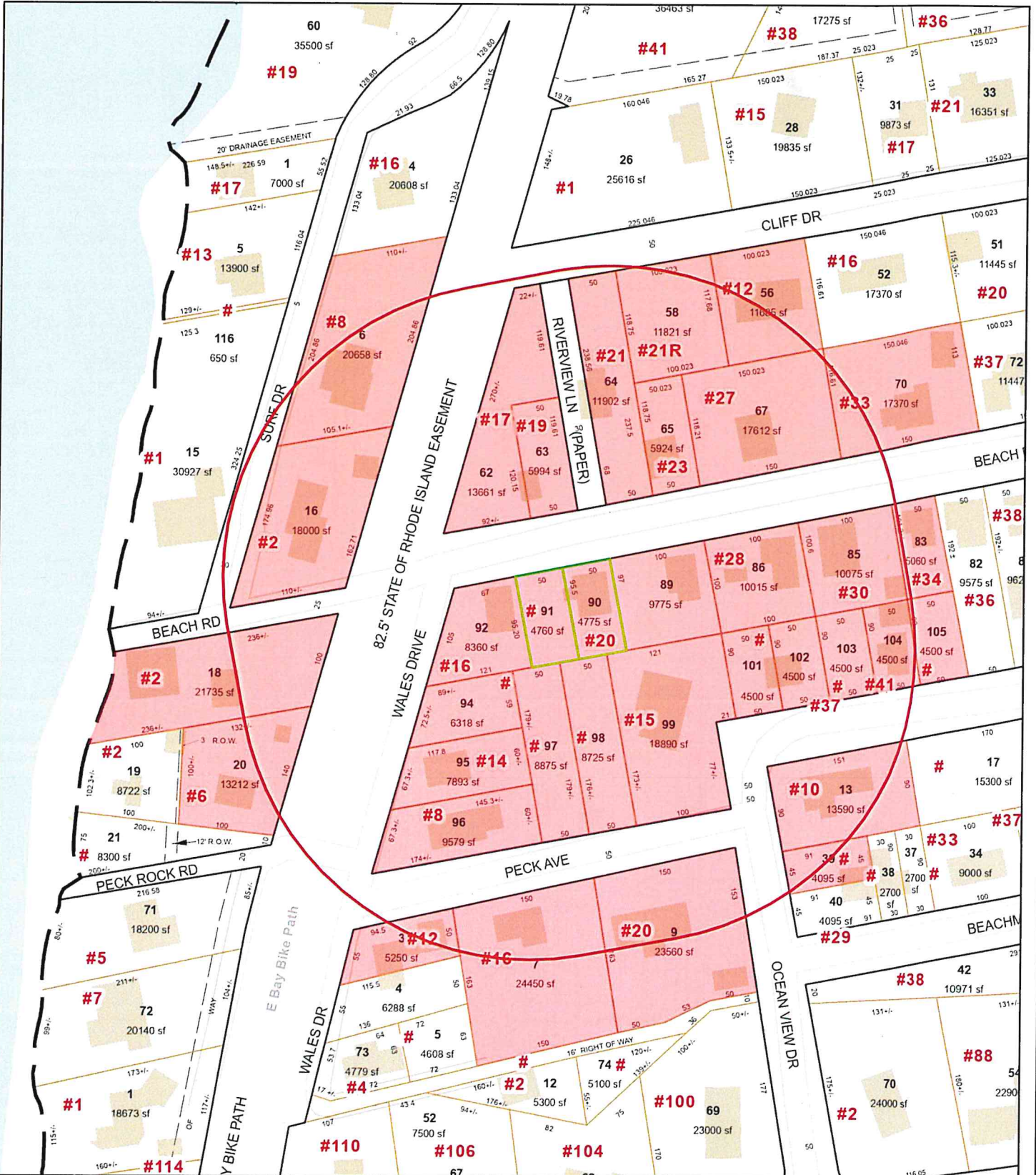
Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 10, 2024



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# 300 feet Abutters List Report

Bristol, RI  
May 10, 2024

## Subject Properties:

Parcel Number: 64-90  
CAMA Number: 64-90  
Property Address: 20 BEACH RD

Mailing Address: VALENTINO, AMANDA LEIGH &  
McMANUS, MAUREEN ELIZABETH TE  
20 BEACH RD  
BRISTOL, RI 02809-1505

Parcel Number: 64-91  
CAMA Number: 64-91  
Property Address: BEACH RD

Mailing Address: VALENTINO, AMANDA LEIGH &  
McMANUS, MAUREEN ELIZABETH TE  
20 BEACH RD  
BRISTOL, RI 02809-1505

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## Abutters:

Parcel Number: 64-101  
CAMA Number: 64-101  
Property Address: PECK AVE

Mailing Address: SYLVARIA, MARY JEAN  
37 PECK AVE  
BRISTOL, RI 02809

Parcel Number: 64-102  
CAMA Number: 64-102  
Property Address: 37 PECK AVE

Mailing Address: SYLVARIA, MARY JEAN  
37 PECK AVE  
BRISTOL, RI 02809

Parcel Number: 64-103  
CAMA Number: 64-103  
Property Address: PECK AVE

Mailing Address: MEDEIROS, SUSAN C & STEPHANIE A  
TRUSTEES  
41 PECK AVE  
BRISTOL, RI 02809

Parcel Number: 64-104  
CAMA Number: 64-104  
Property Address: 41 PECK AVE

Mailing Address: MEDEIROS, SUSAN C & STEPHANIE A  
TRUSTEES  
41 PECK AVE  
BRISTOL, RI 02809

Parcel Number: 64-105  
CAMA Number: 64-105  
Property Address: PECK AVE

Mailing Address: RAPOSO, VANESSA M & MOORE,  
CHARLES C JT  
34 BEACH RD  
BRISTOL, RI 02809

Parcel Number: 64-16  
CAMA Number: 64-16  
Property Address: 2 SURF DR

Mailing Address: SILVA, MARK D  
2 SURF DR  
BRISTOL, RI 02809

Parcel Number: 64-18  
CAMA Number: 64-18  
Property Address: 2 BEACH RD

Mailing Address: MILNER, KARA K.  
2 BEACH RD  
BRISTOL, RI 02809

Parcel Number: 64-20  
CAMA Number: 64-20  
Property Address: 6 PECK ROCK RD

Mailing Address: THE BUNGALOW LLC  
C/O 1 RIO RD  
BARRINGTON, RI 02806

Parcel Number: 64-56  
CAMA Number: 64-56  
Property Address: 12 CLIFF DR

Mailing Address: VARGAS, MANUEL E ET UX ELIZABETH  
M JT  
12 CLIFF DR  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
May 10, 2024

Parcel Number: 64-58 CAMA Number: 64-58 Property Address: 21R BEACH RD	Mailing Address: CAMBRA, JOHN R & ELIZABETH W LE REM: CAMBRA, JONATHAN W & MEGAN E TC 21 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-6 CAMA Number: 64-6 Property Address: 8 SURF DR	Mailing Address: WEINBERG, MARC S. LORI R. TE 8 SURF DR BRISTOL, RI 02809
Parcel Number: 64-62 CAMA Number: 64-62 Property Address: 17 BEACH RD	Mailing Address: INGRAM, BETHANY J 17 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 64-63 CAMA Number: 64-63 Property Address: 19 BEACH RD	Mailing Address: FISHER, ANA J. 813 WAVERLY ST HOUSTON, TX 77007
Parcel Number: 64-64 CAMA Number: 64-64 Property Address: 21 BEACH RD	Mailing Address: CAMBRA, JOHN R & ELIZABETH W LE REM: CAMBRA, JONATHAN W & MEGAN E TC 21 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-65 CAMA Number: 64-65 Property Address: 23 BEACH RD	Mailing Address: PEASE, SUSAN HAY 23 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 64-67 CAMA Number: 64-67 Property Address: 27 BEACH RD	Mailing Address: KERNS, MARGARET 27 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-70 CAMA Number: 64-70 Property Address: 33 BEACH RD	Mailing Address: SULLIVAN, TIMOTHY S & JILLIAN M TE 30 REVERE BEACH PARKWAY, #601 MEDFORD, MA 02155
Parcel Number: 64-83 CAMA Number: 64-83 Property Address: 34 BEACH RD	Mailing Address: RAPOSO, VANESSA M & MOORE, CHARLES C JT 34 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-85 CAMA Number: 64-85 Property Address: 30 BEACH RD	Mailing Address: MAUDIE, JOYCE A. GALLIVAN, KARYN M. JT 30 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-86 CAMA Number: 64-86 Property Address: 28 BEACH RD	Mailing Address: CRAWFORD, MARY A. (S) TRSTEE CRAWFORD FAMILY REVOCABLE TRST 28 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 64-90 CAMA Number: 64-90 Property Address: 20 BEACH RD	Mailing Address: VALENTINO, AMANDA LEIGH & McMANUS, MAUREEN ELIZABETH TE 20 BEACH RD BRISTOL, RI 02809-1505



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5/10/2024

Page 2 of 4



# 300 feet Abutters List Report

Bristol, RI  
May 10, 2024

Parcel Number: 64-91 CAMA Number: 64-91 Property Address: BEACH RD	Mailing Address: VALENTINO, AMANDA LEIGH & McMANUS, MAUREEN ELIZABETH TE 20 BEACH RD BRISTOL, RI 02809-1505
Parcel Number: 64-92 CAMA Number: 64-92 Property Address: 16 BEACH RD	Mailing Address: MYETTE, MICHEL F & BERGERON, DONNA I JT 16 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-94 CAMA Number: 64-94 Property Address: WALES DR	Mailing Address: MYETTE, MICHEL F & BERGERON, DONNA I JT 16 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-95 CAMA Number: 64-95 Property Address: 14 WALES DR	Mailing Address: GEIGER, ASHLEY MICHELLE & LUCIA, ADAM JORDAN TE 14 WALES DR BRISTOL, RI 02809
Parcel Number: 64-96 CAMA Number: 64-96 Property Address: 8 WALES DR	Mailing Address: DEASCENTIS, NATHANIEL & DEASCENTIS, MEGAN TE 8 WALES DR BRISTOL, RI 02809
Parcel Number: 64-97 CAMA Number: 64-97 Property Address: PECK AVE	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 64-98 CAMA Number: 64-98 Property Address: PECK AVE	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 64-99 CAMA Number: 64-99 Property Address: 15 OCEAN VIEW RD	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 65-13 CAMA Number: 65-13 Property Address: 10 OCEAN VIEW ROAD	Mailing Address: LAROCHE, DOUGLAS M. JULIE M. TE 10 OCEAN VIEW DR BRISTOL, RI 02809
Parcel Number: 65-3 CAMA Number: 65-3 Property Address: 12 PECK AVE	Mailing Address: PIMENTA, RICHARD JANE A. 12 PECK AVE BRISTOL, RI 02809
Parcel Number: 65-39 CAMA Number: 65-39 Property Address: OCEAN VIEW RD	Mailing Address: PERRONI, JOSEPH R. JULIE M. J. TE 29 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 65-7 CAMA Number: 65-7 Property Address: 16 PECK AVE	Mailing Address: BURKE, VANDA 16 PECK AVE BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
May 10, 2024

Parcel Number: 65-9  
CAMA Number: 65-9  
Property Address: 20 PECK AVE

Mailing Address: PERRONI, JOSEPH R MARY  
20 PECK AVE  
BRISTOL, RI 02809

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5/10/2024

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BURKE, VANDA  
16 PECK AVE  
BRISTOL, RI 02809

MEDEIROS, SUSAN C &  
STEPHANIE A TRUSTEES  
41 PECK AVE  
BRISTOL, RI 02809

SILVA, MARK D  
2 SURF DR  
BRISTOL, RI 02809

CAMBRA, JOHN R & ELIZABET  
REM: CAMBRA, JONATHAN W &  
21 BEACH RD  
BRISTOL, RI 02809

MENDOZA, LISA MARIE  
387 UNION ST APT 2  
BROOKLYN, NY 11231

SULLIVAN, TIMOTHY S & JIL  
30 REVERE BEACH PARKWAY, #601  
MEDFORD, MA 02155

CRAWFORD, MARY A. (S) TRS  
CRAWFORD FAMILY REVOCABLE  
28 BEACH ROAD  
BRISTOL, RI 02809

MILNER, KARA K.  
2 BEACH RD  
BRISTOL, RI 02809

SYLVARIA, MARY JEAN  
37 PECK AVE  
BRISTOL, RI 02809

DEASCENTIS, NATHANIEL &  
DEASCENTIS, MEGAN TE  
8 WALES DR  
BRISTOL, RI 02809

MYETTE, MICHEL F &  
BERGERON, DONNA I JT  
16 BEACH RD  
BRISTOL, RI 02809

THE BUNGALOW LLC  
C/O 1 RIO RD  
BARRINGTON, RI 02806

FISHER, ANA J.  
813 WAVERLY ST  
HOUSTON, TX 77007

MYETTE, MICHEL F & BERGER  
16 BEACH RD  
BRISTOL, RI 02809

VALENTINO, AMANDA LEIGH &  
MAUREEN ELIZABETH TE  
20 BEACH RD  
BRISTOL, RI 02809-1505

GEIGER, ASHLEY MICHELLE &  
LUCIA, ADAM JORDAN TE  
14 WALES DR  
BRISTOL, RI 02809

PEASE, SUSAN HAY  
23 BEACH ROAD  
BRISTOL, RI 02809

VARGAS, MANUEL E ET UX  
ELIZABETH M JT  
12 CLIFF DR  
BRISTOL, RI 02809

INGRAM, BETHANY J  
17 BEACH ROAD  
BRISTOL, RI 02809

PERRONI, JOSEPH R  
MARY  
20 PECK AVE  
BRISTOL, RI 02809

WEINBERG, MARC S.  
LORI R. TE  
8 SURF DR  
BRISTOL, RI 02809

KERNS, MARGARET  
27 BEACH RD  
BRISTOL, RI 02809

PERRONI, JOSEPH R.  
JULIE M. J. TE  
29 BEACHMOUNT AVE  
BRISTOL, RI 02809

LAROCHE, DOUGLAS M.  
JULIE M. TE  
10 OCEAN VIEW DR  
BRISTOL, RI 02809

PIMENTA, RICHARD  
JANE A.  
12 PECK AVE  
BRISTOL, RI 02809

MAUDIE, JOYCE A.  
GALLIVAN, KARYN M. JT  
30 BEACH RD  
BRISTOL, RI 02809

RAPOSO, VANESSA M &  
MOORE, CHARLES C JT  
34 BEACH RD  
BRISTOL, RI 02809



AFFIDAVIT OF MAILING

I, Melanie Wolfe, on May 14, 2024 on behalf of the application submitted for 20 Beach Rd (street address) mailed notices by first-class mail to all abutting property owners within the required radius.

Melanie Wolfe

(Print Name)

Melanie Wolfe

(Signature)

STATE OF RHODE ISLAND, COUNTY OF Bristol

On this 14 day, of May, 2024, before me, the undersigned notary public, personally appeared Melanie Wolfe, personally known to the notary to be the person whose name is signed on the preceding or attached document, and acknowledged to the notary to the notary that he/she signed it voluntarily for its stated purpose.

Edward Carusi

Notary Public

Commission Expiration:

