



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

April 15, 2025
File #: ZBR-25-14

NOTICE OF PUBLIC HEARING UNDER 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
May 5, 2025 at 7:00 PM

In regards to the petition of:

Applicant: Alyssa Brown

Owner of Record: Alyssa and Richard Brown

Location: 21 MAGNOLIA ST , BRISTOL, RI, 02809
Plat: 29 Lot: 19

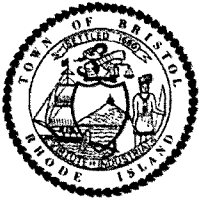
Applicant is requesting a **Dimensional Variance** under the Zoning Ordinance as follows:

To construct a 24ft. x 40ft. second-story addition to an existing single-family dwelling to create a second residential dwelling unit with less than the required lot area per dwelling unit.

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-25-14

21 Magnolia Street 29 19

March 31, 2025

Applicant

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

Location for Application

Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	21 Magnolia Street	29	19

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	1,020 feet
Width in Feet	40 feet
Length in Feet	24 feet
Height Above Grade	28 feet
Number of Stories	2

Setbacks

Front Yard in Feet	21 feet
Rear Yard in Feet	55 feet
Left Side Yard in Feet	28 feet
Right Side Yard in Feet	11 feet
Height in Feet	0 feet

Extension Request

Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

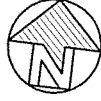
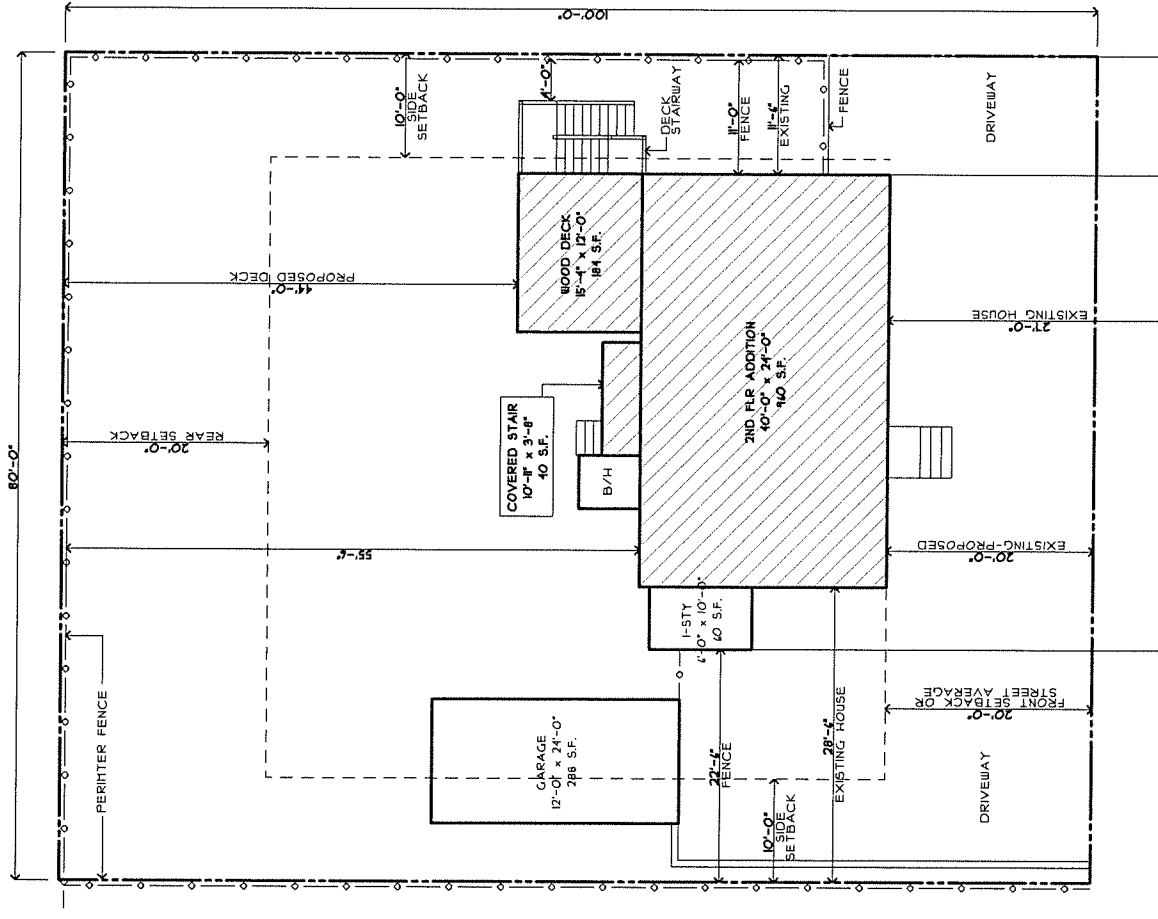
We are requesting relief from the Dimensional Table in Section 28-111 of the zoning ordinance for lot area per dwelling unit. The ordinance requires 10,000 square feet of lot area for a two family dwelling in the R-6 zone, but your lot contains only 8,000 square feet.

Describe the extent of the proposed alterations and the reasons for the requesting relief

Would like to convert to mutli- family home for my mother in law to live above us. Currently we have 1020 square feet of living space on 1st floor. We are looking to build directly above existing house for an additional 960 square feet of living space.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	8,000
Lot Frontage	80
Lot Depth	100

Existing Buildings & Structures		
Structure: Other	Square Footage: 288	Building/Structure Detail if Other: Garage



BROWN RESIDENCE
16 MAGNOLIA STREET
BRISTOL, RI 02809

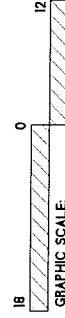
MAP-LOT: 29-19
 SIZE: 8,000 S.F.
 ZONING: R-6

FRONT: STREET AVG. OR 20'
 REAR: 20'
 SIDE: 10'

MAX. COVER: 30% OR 2,400 S.F.

NEW COVERAGE
 53'-0" x 40'-0"
 1,628 S.F.

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



BROWN RESIDENCE
16 MAGNOLIA STREET
BRISTOL, RI 02809

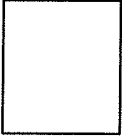
PROPOSED: _____ DATE: 3/16/2025
 SITE PLAN

MAGNOLIA STREET

SITE PLAN

SCALE: 1" = 12'

S1



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Drafting
& Design

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02809

e-mail
MacCADD@mac.com

BROWN
RESIDENCE

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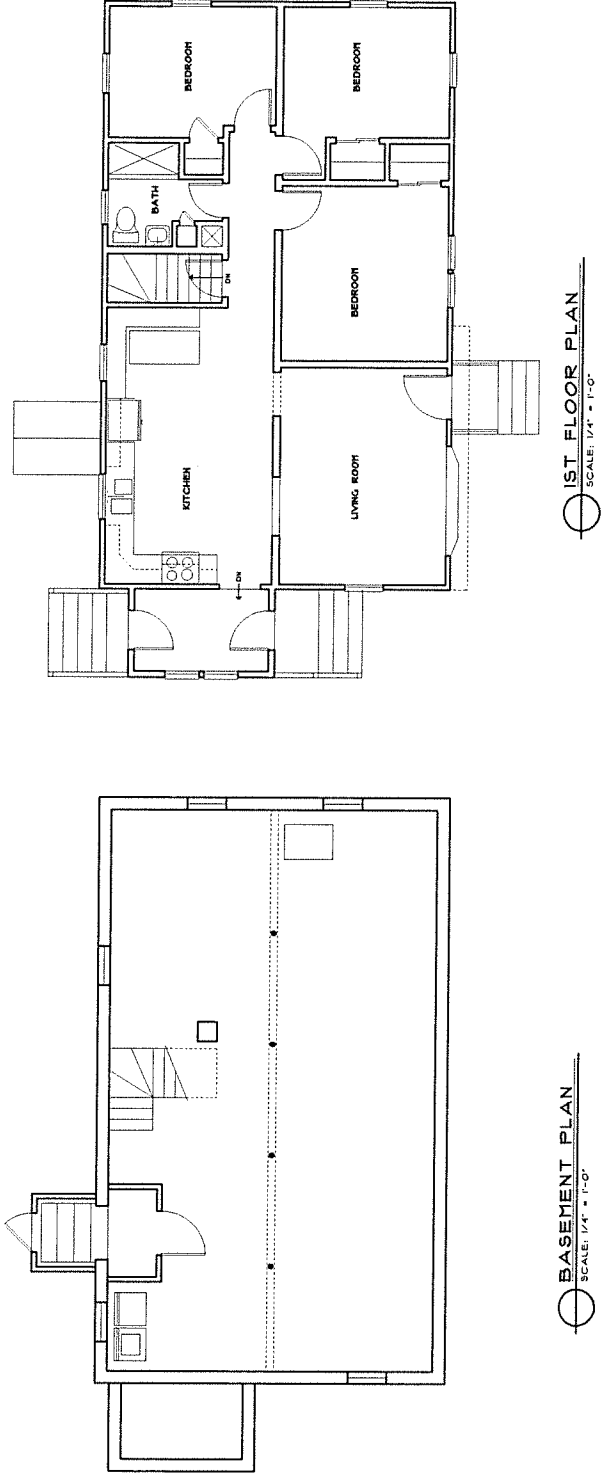
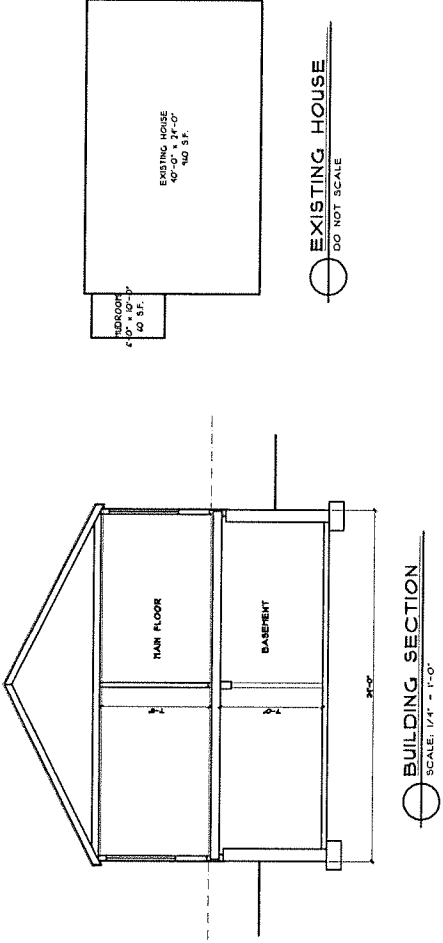
16 MACNOLIA ST.
BRISTOL, RI
02808

DATE: 2/21/2025

REVISIONS:

EXI

SHEET NO:





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BRISTOL, RI
02809

e-mail
MacCADD@aol.com

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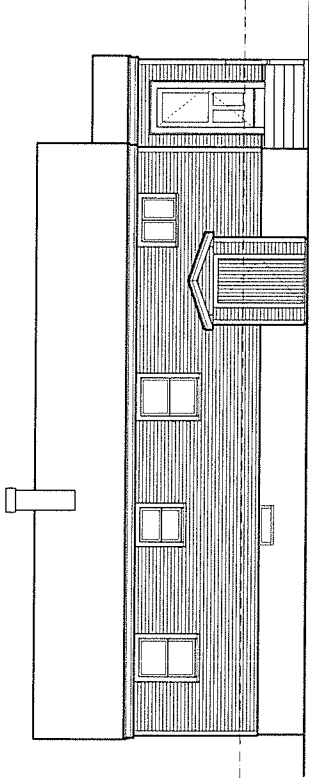
16 MAGNOLIA ST.
BRISTOL, RI
02808

DATE: 4/1/2025

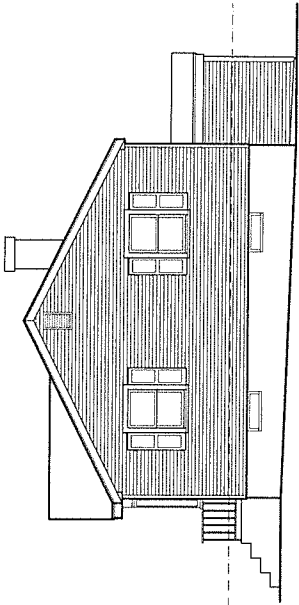
REVISIONS:

EX2

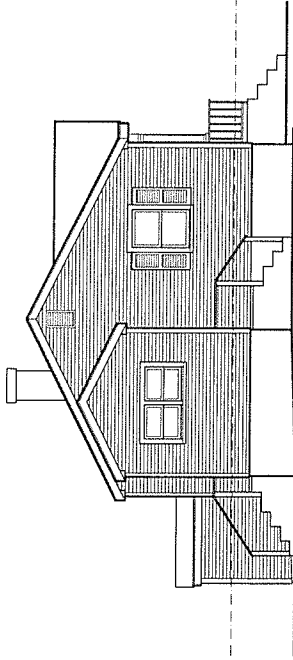
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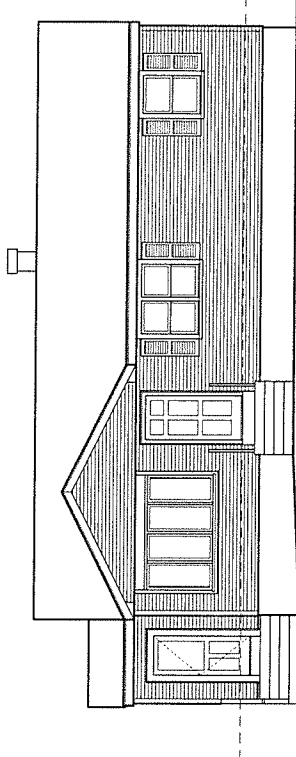
REAR ELEVATION
SCALE: 1/4" = 1'-0"



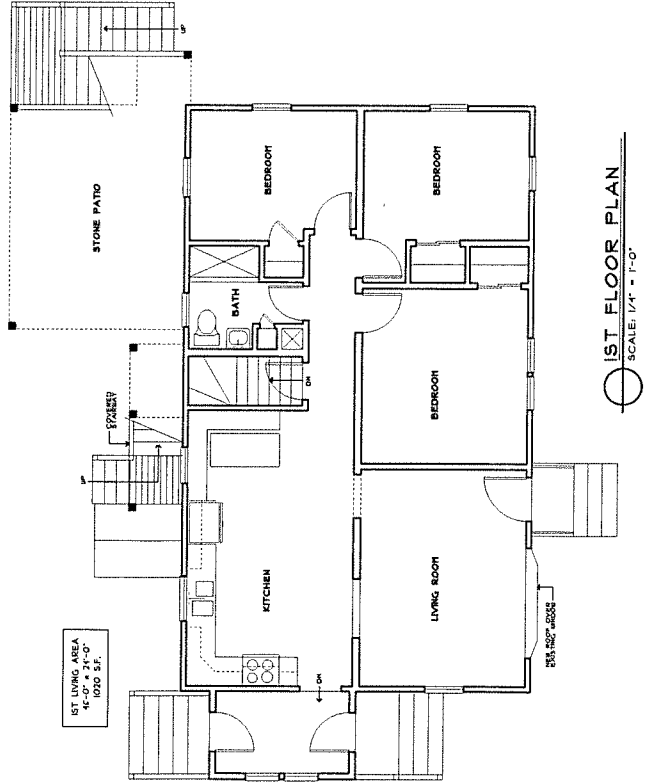
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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





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02809

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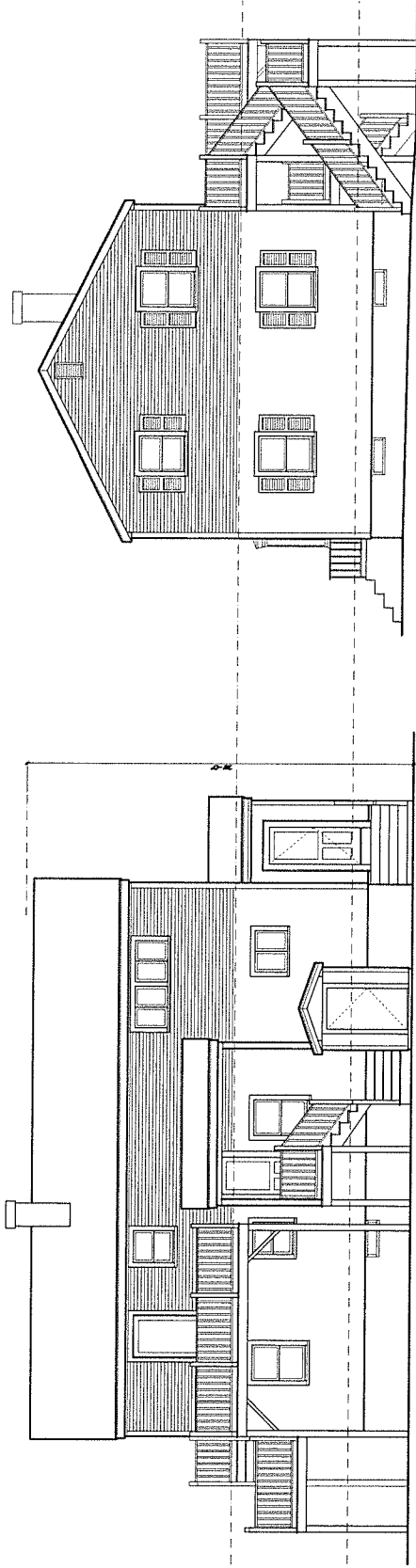
21 MACNOLLA ST.
BRISTOL, RI
02806

DATE: 3/16/2025

REVISIONS:

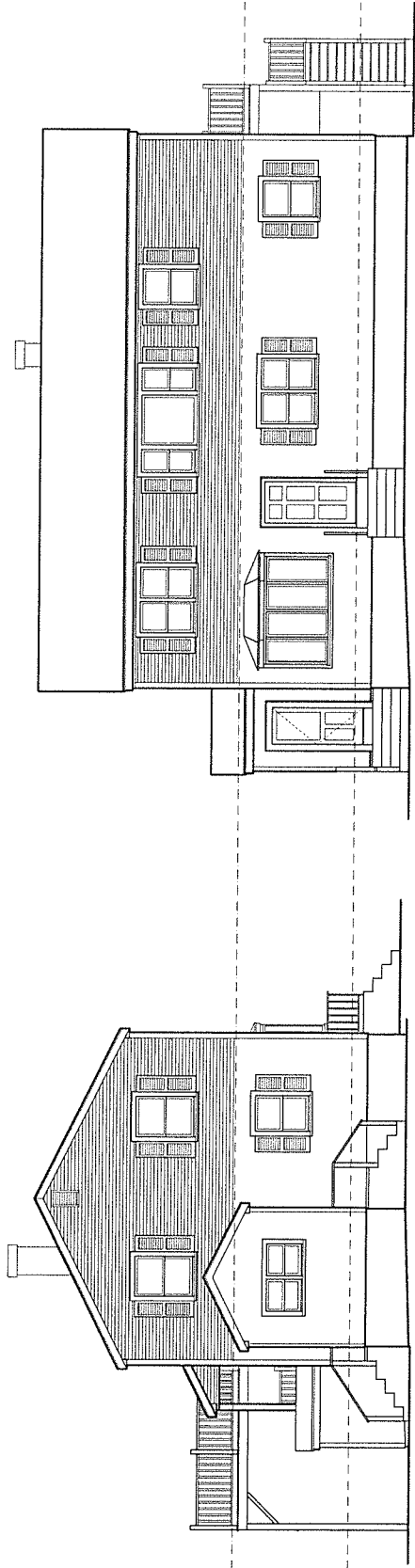
A2

SHEET NO.



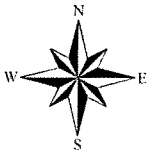
REAR ELEVATION
SCALE: 1/4" = 1'-0"

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



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

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



21 Magnolia St 200' radius map

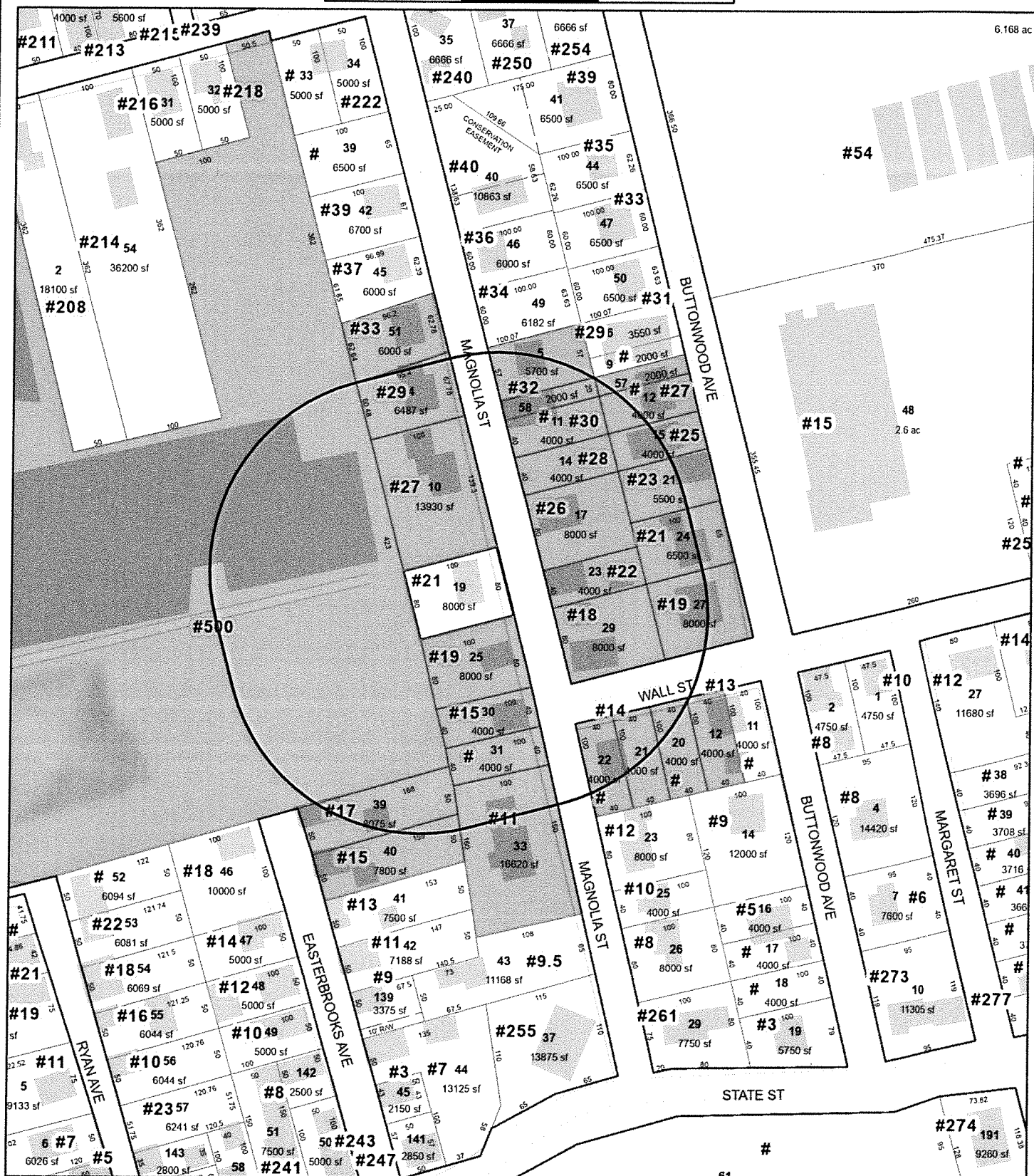
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

April 14, 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.



200 feet Abutters List Report

Bristol, RI
April 16, 2025

Subject Property:

Parcel Number: 29-19
CAMA Number: 29-19
Property Address: 21 MAGNOLIA ST

Mailing Address: BROWN, RICHARD & ALYSSA TE
21 MAGNOLIA ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 29-10
CAMA Number: 29-10
Property Address: 27 MAGNOLIA ST

Mailing Address: MEDEIROS, MARIA A TRUSTEE MARIA
A MEDEIROS LIV TRUST
27 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-010
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-020
Property Address: 500 WOOD ST

Mailing Address: BRISTOL PROPERTIES ASSOC LLC
1 GRACIE TERRACE APT. 11D
NEW YORK, NY 10028

Parcel Number: 29-1
CAMA Number: 29-1-021
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-030
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-045
Property Address: 500 WOOD ST

Mailing Address: 23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-11
CAMA Number: 29-11
Property Address: 30 MAGNOLIA ST

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

Parcel Number: 29-12
CAMA Number: 29-12
Property Address: 27 BUTTONWOOD ST

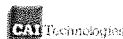
Mailing Address: FRANCO, DOMENIC ANTHONY, JR. &
FRANCO, LINDA JEAN TRUSTEES
P.O. BOX 446
BRISTOL, RI 02809

Parcel Number: 29-14
CAMA Number: 29-14
Property Address: 28 MAGNOLIA ST

Mailing Address: ARRUDA, ARISTIDES NORBINA LIFE
C/O 28 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 29-15
CAMA Number: 29-15
Property Address: 25 BUTTONWOOD ST

Mailing Address: WOMENS RESOURCE CENTER
NEWPORT & BRISTOL COUNTIES
PO BOX 3204
NEWPORT, RI 02840



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200 feet Abutters List Report

Bristol, RI
April 16, 2025

Parcel Number: 29-17
CAMA Number: 29-17
Property Address: 26 MAGNOLIA ST

Mailing Address: SALINARO, CYNTHIA TRUSTEE C/O
CHARTIER, MONICA
36 PLATT ST
BRISTOL, RI 02809

Parcel Number: 29-19
CAMA Number: 29-19
Property Address: 21 MAGNOLIA ST

Mailing Address: BROWN, RICHARD & ALYSSA TE
21 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-21
CAMA Number: 29-21
Property Address: 23 BUTTONWOOD ST

Mailing Address: AZEVEDO, CHARLES M. ETAL ANDRE F.
AZEVEDO JT
23 BUTTONWOOD ST.
BRISTOL, RI 02809

Parcel Number: 29-23
CAMA Number: 29-23
Property Address: 22 MAGNOLIA ST

Mailing Address: LIMA, JAMES LE REM-
TAVARES, FRANCIS & RICHARD TC
22 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-24
CAMA Number: 29-24
Property Address: 21 BUTTONWOOD ST

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

Parcel Number: 29-25
CAMA Number: 29-25
Property Address: 19 MAGNOLIA ST

Mailing Address: COUTO, JOSE T & MARIA P TE LE REM:
COUTO, PETER A
19 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-27
CAMA Number: 29-27
Property Address: 19 BUTTONWOOD ST

Mailing Address: ADEBIMPE, ISAU O. & ADEBIMPE,
SHAKIRUDEEN JT
19 BUTTONWOOD ST
BRISTOL, RI 02809

Parcel Number: 29-29
CAMA Number: 29-29
Property Address: 18 MAGNOLIA ST

Mailing Address: LAGARTO, STEVEN A. LISA A. ETUX
18 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-4
CAMA Number: 29-4
Property Address: 29 MAGNOLIA ST

Mailing Address: BOTELHO, JOSE L. ET UX MARIE F.
BOTELHO TE
29 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 29-5
CAMA Number: 29-5
Property Address: 32 MAGNOLIA ST

Mailing Address: BRANQUINHO, JOAO & ALDA LE
BOTELHO, KRYSTAL MARIE
32 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-51
CAMA Number: 29-51
Property Address: 33 MAGNOLIA ST

Mailing Address: MEDEIROS, DANIEL R. MARIA R. ETUX
33 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-57
CAMA Number: 29-57
Property Address: BUTTONWOOD ST

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



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4/16/2025

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200 feet Abutters List Report

Bristol, RI
April 16, 2025

Parcel Number: 29-58
CAMA Number: 29-58
Property Address: MAGNOLIA ST

Mailing Address: FRANCO, DOMENIC A JR
PO BOX 446
BRISTOL, RI 02809

Parcel Number: 30-12
CAMA Number: 30-12
Property Address: 13 BUTTONWOOD ST

Mailing Address: MARABELLO, KENNETH
13 BUTTONWOOD ST.
BRISTOL, RI 02809

Parcel Number: 30-20
CAMA Number: 30-20
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-21
CAMA Number: 30-21
Property Address: 14 MAGNOLIA ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-22
CAMA Number: 30-22
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-30
CAMA Number: 30-30
Property Address: 15 MAGNOLIA ST

Mailing Address: BERRETTO, PAULINE MARIA
148 HIGH ST
BRISTOL, RI 02809

Parcel Number: 30-33
CAMA Number: 30-33
Property Address: 11 MAGNOLIA ST

Mailing Address: WARD, TERESA J. DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 30-39
CAMA Number: 30-39
Property Address: 17 EASTERBROOKS AVE

Mailing Address: COLLAMORE-HARPER, ERICA LEIGH &
HARPER, JUSTIN JT
17 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-40
CAMA Number: 30-40
Property Address: 15 EASTERBROOKS AVE

Mailing Address: CIRILLO, LOUIS P. SUSAN E. CO-TRS &
CIRILLO FAM
28 CENTRAL ST.
BRISTOL, RI 02809



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4/16/2025

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23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

COLLAMORE-HARPER, ERICA L
17 EASTERBROOKS AVE
BRISTOL, RI 02809

SALINARO, CYNTHIA TRUSTEE
C/O CHARTIER, MONICA
36 PLATT ST
BRISTOL, RI 02809

ADEBIMPE, ISAU O. & ADEBI
19 BUTTONWOOD ST
BRISTOL, RI 02809

COUTO, JOSE T & MARIA P
REM: COUTO, PETER A
19 MAGNOLIA ST
BRISTOL, RI 02809

UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

ARRUDA, ARISTIDES
NORBINA LIFE
C/O 28 MAGNOLIA STREET
BRISTOL, RI 02809

FRANCO, DOMENIC A JR
PO BOX 446
BRISTOL, RI 02809

WARD, TERESA J.
DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

AZEVEDO, CHARLES M. ETAL
ANDRE F. AZEVEDO JT
23 BUTTONWOOD ST.
BRISTOL, RI 02809

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

WOMENS RESOURCE CENTER NE
& BRISTOL COUNTIES
PO BOX 3204
NEWPORT, RI 02840

BERRETTO, PAULINE MARIA
148 HIGH ST
BRISTOL, RI 02809

GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

BOTELHO, JOSE L. ET UX
MARIE F. BOTELHO TE
29 MAGNOLIA STREET
BRISTOL, RI 02809

LAGARTO, STEVEN A.
LISA A. ETUX
18 MAGNOLIA ST
BRISTOL, RI 02809

BRANQUINHO, JOAO & ALDA
BOTELHO, KRYSTAL MARIE
32 MAGNOLIA ST
BRISTOL, RI 02809

LIMA, JAMES LE
REM-TAVARES, FRANCIS & RICHA
22 MAGNOLIA ST
BRISTOL, RI 02809

BRISTOL PROPERTIES ASSOC
1 GRACIE TERRACE APT. 11D
NEW YORK, NY 10028

MARABELLO, KENNETH
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BRISTOL, RI 02809

CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

MEDEIROS, DANIEL R.
MARIA R. ETUX
33 MAGNOLIA ST
BRISTOL, RI 02809

CIRILLO, LOUIS P.
SUSAN E. CO-TRS & CIRILLO
28 CENTRAL ST.
BRISTOL, RI 02809

MEDEIROS, MARIA A TRUSTEE
MARIA A MEDEIROS LIV TRUS
27 MAGNOLIA ST
BRISTOL, RI 02809