



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-02

***CONTINUED PUBLIC HEARING**

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

PLEASE NOTE REVISED DATE

***Monday, February 10, 2025**

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: **Brandon M. and Cassie M. Andrade**

PROPERTY OWNER: **Brandon M. and Cassie M. Andrade**

LOCATION: **21 Naomi Street**

PLAT: **118** LOT: **100**

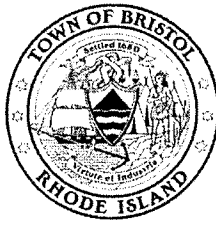
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

A handwritten signature in black ink, appearing to read "Ed M. Tanner", is written over a horizontal line.

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, February 6, 2025.



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Zoning Board of Review

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File #2025-02


PUBLIC HEARING

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that a public hearing will be held on the following application:

Monday, January 6, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Brandon M. and Cassie M. Andrade**
PROPERTY OWNER: **Brandon M. and Cassie M. Andrade**
LOCATION: **21 Naomi Street**
PLAT: **118** LOT: **100**
ZONE: **Residential R-15**

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Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2025-02**

APPLICANT: Brandon M. and Cassie M. Andrade

LOCATION: 21 Naomi Street

PLAT: 118 LOT: 100 ZONE: Residential R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

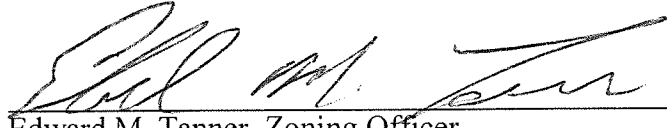
COMPREHENSIVE PLAN REVIEW:

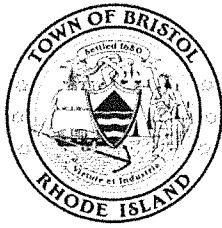
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a two-story addition to the existing single-family dwelling on this property located on the westerly side of Naomi Street. The dwelling on this property consists of a two-story Cape-style house. The applicant proposes to add several additions to the dwelling, including a covered front porch, a single-story addition to the rear, and a two-car garage with living space above. According to the site plan submitted with this application, only the proposed garage with second story living area addition requires zoning relief. As proposed, this addition would extent to within 16 feet of the northerly right side property line. The zoning ordinance requires a 20 foot side yard in the R-15 zoning district.

Given that the location of the dwelling and proposed additions at or within the required property line setbacks (as depicted on the site plan), I have requested that the applicant submit a survey site plan prepared by a professional land surveyor to confirm building and setback locations. Should the site plan submitted by the applicant be confirmed as accurate, this proposal may qualify for an administrative zoning modification permit per Section 28-152 of the zoning ordinance, and a dimensional variance from the zoning board may not be required.

 12/27/2024
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2024 DEC 11 AM 11:22

APPLICATION

File No: 2025-02

Accepted by ZEO: ENT 12/11/2024

APPLICANT:	Name: <u>Brandon Andrade</u>
	Address: <u>21 Naomi St.</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>774-365-1513</u> Email: <u>brandon_andrade1@yahoo.com</u>
PROPERTY OWNER:	Name: <u>Brandon Andrade</u>
	Address: <u>21 Naomi St.</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>774-365-1513</u> Email: <u>brandon_andrade1@yahoo.com</u>

1. Location of subject property: 21 Naomi St., Bristol, RI 02809

Assessor's Plat(s) #: 118-0100-000 Lot(s) #: 6 ~~118-0100-000~~

2. Zoning district in which property is located: R-15

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? 8 years (9/7/2016)

7. Present use of property: Single Family Dwelling

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): 26' x 34', 1,532 square ft.

10. Proposed use of property: Single Family Dwelling

11. Give extent of proposed alterations: 8'x40' first floor rear addition, two story
garage addition with master suite above, 6'x46 Farmers porch

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
addition sq ft = 1,040

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>35'</u>	Proposed Setback: <u>35'</u>
Left side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>20'</u>
Right side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>16'</u>
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>35'</u>
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? 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: ✓ 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:  Date: 12/10/2024

Print Name: Brandon Andrade

Property Owner's Signature:  Date: 12/10/2024

Print Name: Brandon Andrade

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

Name: _____ Phone #: _____

Address: _____

Question # 5

Property Location: 21 Naomi Street, Bristol RI, 02809

Dear Members of the Zoning Board,

I am writing to formally request a variance for the expansion of our current home at 21 Naomi Street. My family and I have thoroughly enjoyed living in this home and being part of such a supportive community. We are currently facing the joyful yet challenging situation of expanding our family—our 5-year-old is eagerly awaiting the arrival of a new sibling in early 2025.

As both my wife and I work from home, our current living space no longer adequately supports the needs of our growing family.

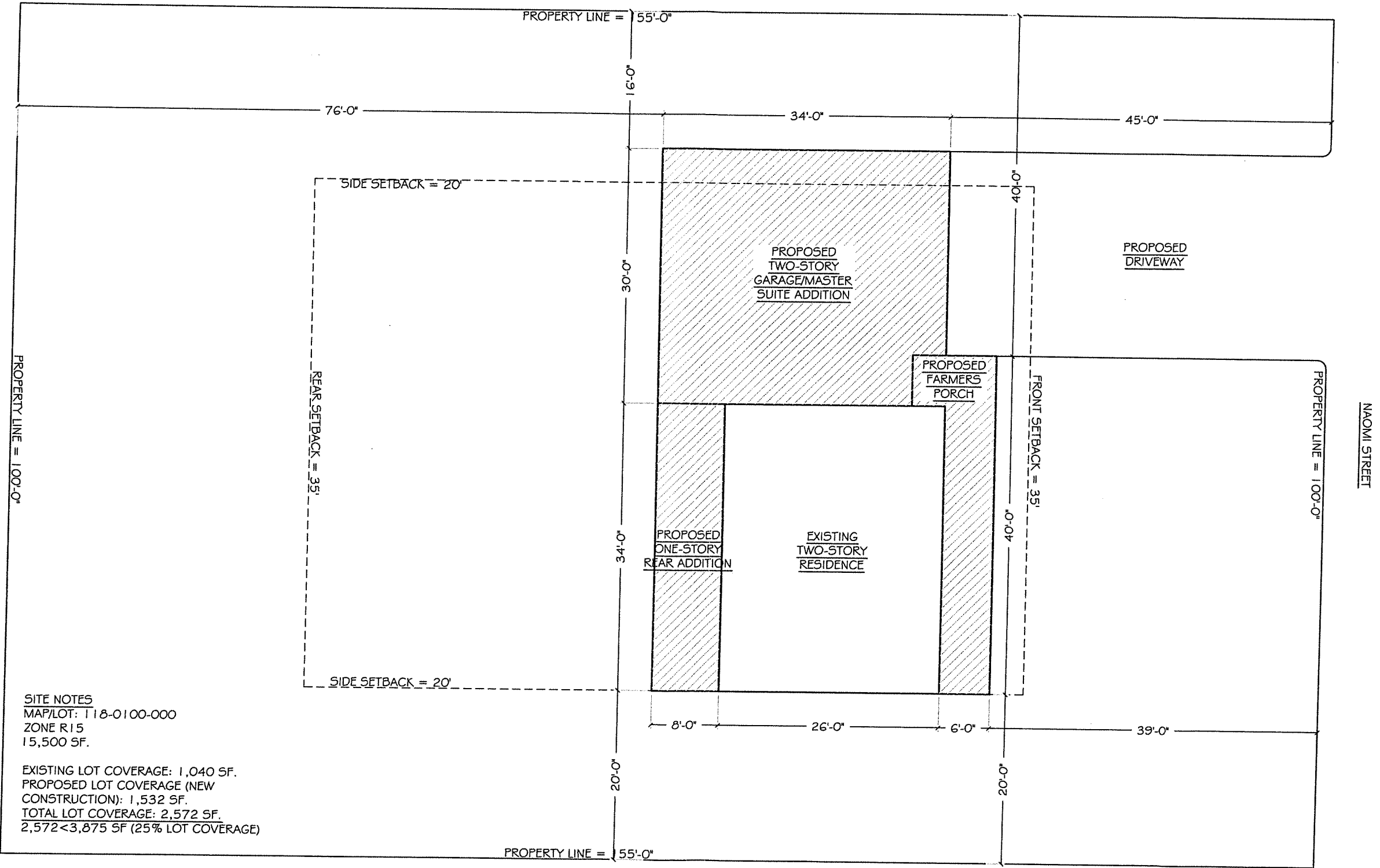
To ensure we continue to thrive in our home and maintain a balanced lifestyle, we are proposing an expansion to accommodate our children and provide dedicated workspaces for both of us.

We fully understand the importance of maintaining the aesthetic and integrity of our neighborhood. We are committed to making sure that our expansion will not negatively impact our neighbors' views, privacy, or the overall character of the area.

We have had positive relationships with our neighbors and plan to continue fostering those relationships by keeping open communication about the project and addressing any concerns that may arise.

We believe that this modification will not only improve our quality of life but will also preserve the long-term stability and enjoyment of our home in this community. We are more than willing to work with the planning department and neighbors to ensure that the expansion is done thoughtfully and in compliance with all regulations.

Sincerely,
Brandon Andrade

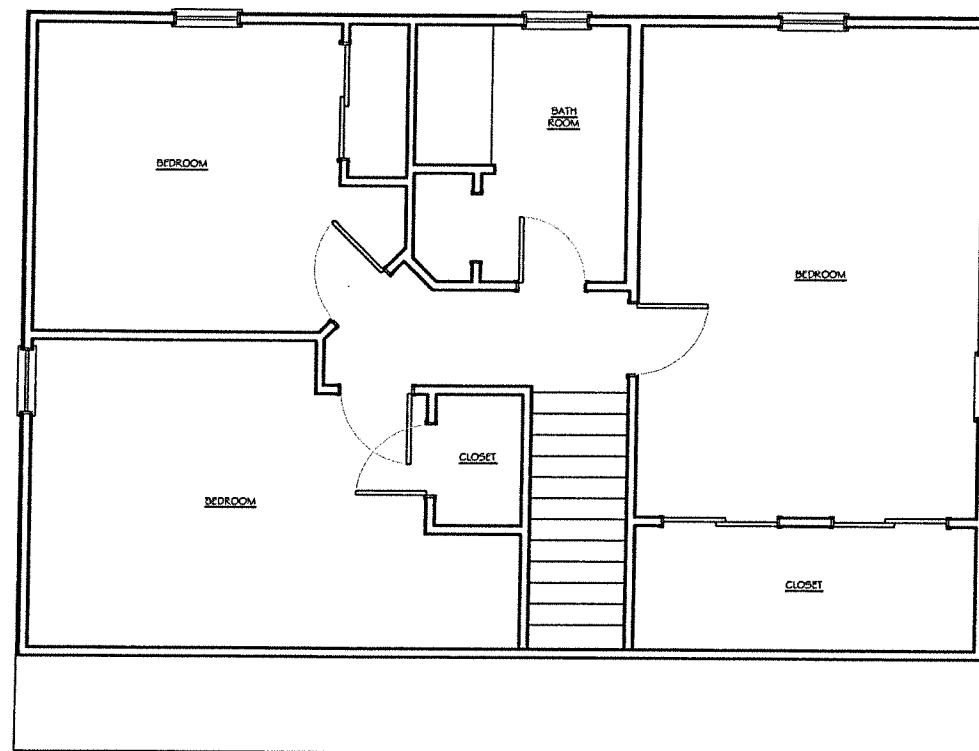


SITE NOTES
 MAP/LOT: 118-0100-000
 ZONE R15
 15,500 SF.
 EXISTING LOT COVERAGE: 1,040 SF.
 PROPOSED LOT COVERAGE (NEW CONSTRUCTION): 1,532 SF.
 TOTAL LOT COVERAGE: 2,572 SF.
 2,572 < 3,875 SF (25% LOT COVERAGE)

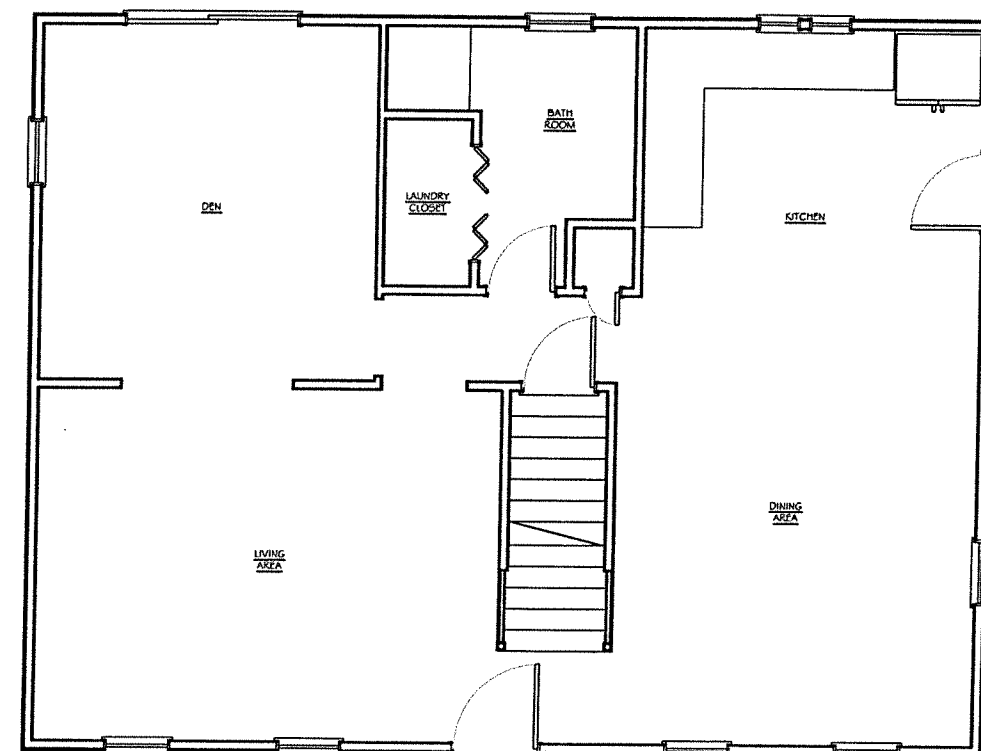


 SITE PLAN	
ANDRADE 21 NAOMI ST. BRISTOL, NJ	
DATE: 11.25.2024 DRAWN BY: EP3	
SCALE: NTS ISSUE FOR ZONING	

S1




EXISTING 2nd FLOORPLAN

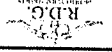


EXISTING 1st FLOORPLAN



 R.D.G. <small>REGISTERED DESIGNER & ARCHITECT</small>	
EXISTING 1st & 2nd FLOORPLANS	
ANDRADE 41 NAOMI ST. BRISTOL, RI	<div style="font-size: 2em; font-weight: bold; text-align: center;">A1</div>
DATE: 11.26.2024 DRAWN BY: EDG	
SCALE: 1/4"=1'-0" ISSUE FOR ZONING	

PROPOSED FIRST FLOOR PLAN



ANDRADE
21 MADONN ST.
BRISTOL, RI

DATE: 11-25-2024
DRAWN BY: EJD
SCALE: 1/4"=1'-0"
ISSUE FOR ZONING

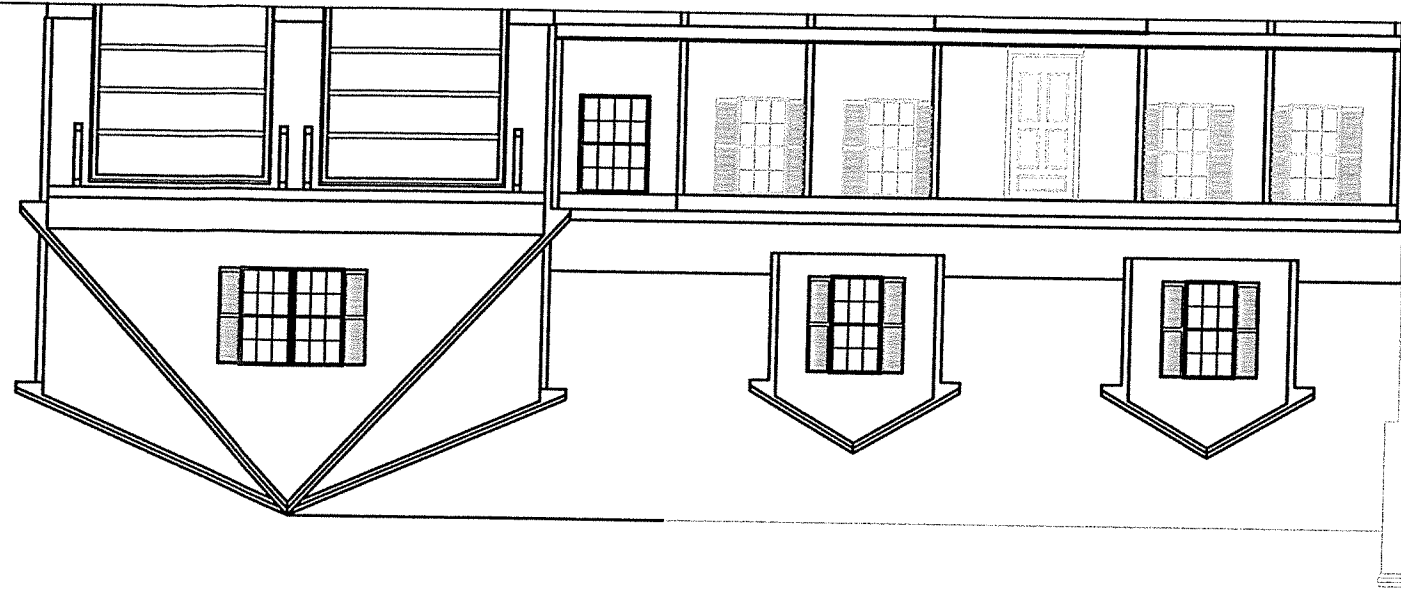
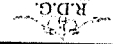
A2

The floor plan shows a rectangular building footprint with overall dimensions of 34'-0" by 64'-0". The layout includes:

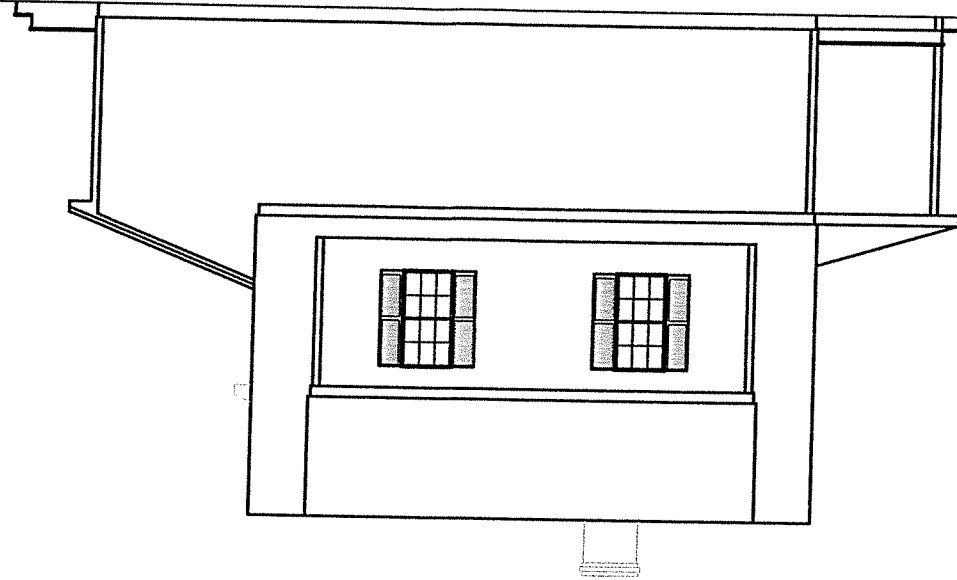
- Living Area:** A large open space on the right side, measuring 26'-0" by 34'-0".
- Dining Area:** A space measuring 10'-10 3/4" by 3'-0", located between the living area and the kitchen.
- Kitchen:** A space measuring 17'-1 1/4" by 7'-0", featuring a sink, stove, and refrigerator.
- Bedroom:** A space measuring 12'-0" by 7'-0", located at the bottom left.
- Bathroom:** A space measuring 7'-0" by 7'-0", located at the bottom left, adjacent to the bedroom.
- Staircase:** A central staircase measuring 10'-0" by 10'-0", with a landing area.
- Other Rooms:** A "PROPOSED OFFICE" (10'-0" by 10'-0"), a "FAMILY ROOM" (10'-0" by 10'-0"), a "KITCHEN" (10'-0" by 10'-0"), a "BATH" (7'-0" by 7'-0"), and a "BED" (7'-0" by 7'-0").

Dimensions are labeled throughout the plan, including overall dimensions (34'-0" x 64'-0") and room-specific measurements.

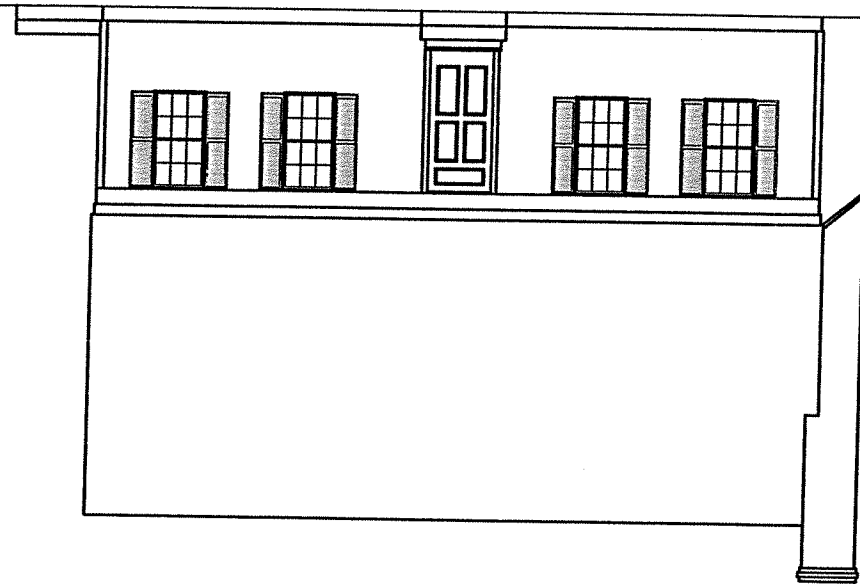
**PROPOSED
ELEVATIONS**



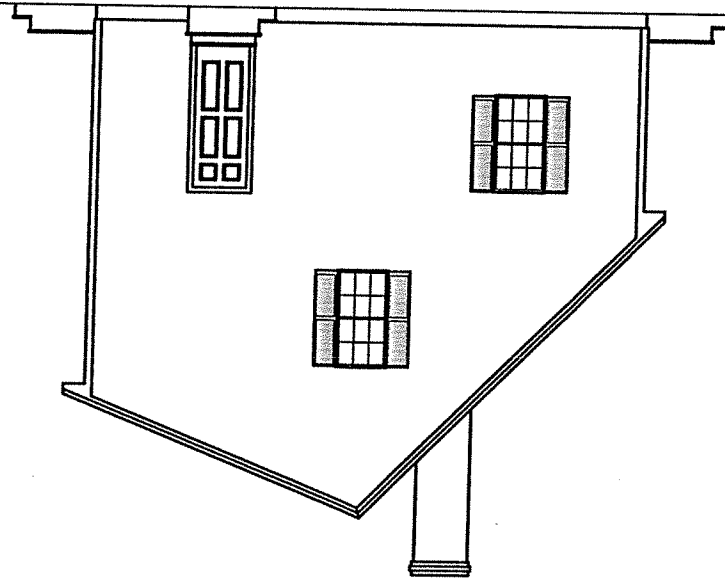
PROPOSED EAST



PROPOSED NORTH



EXISTING EAST



EXISTING NORTH

DATE: 11.25.2024

DRAWN BY: BJA

SCALE: 3/8" = 1'-0"

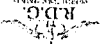
ISSUE FOR ZONING

APPROVALS

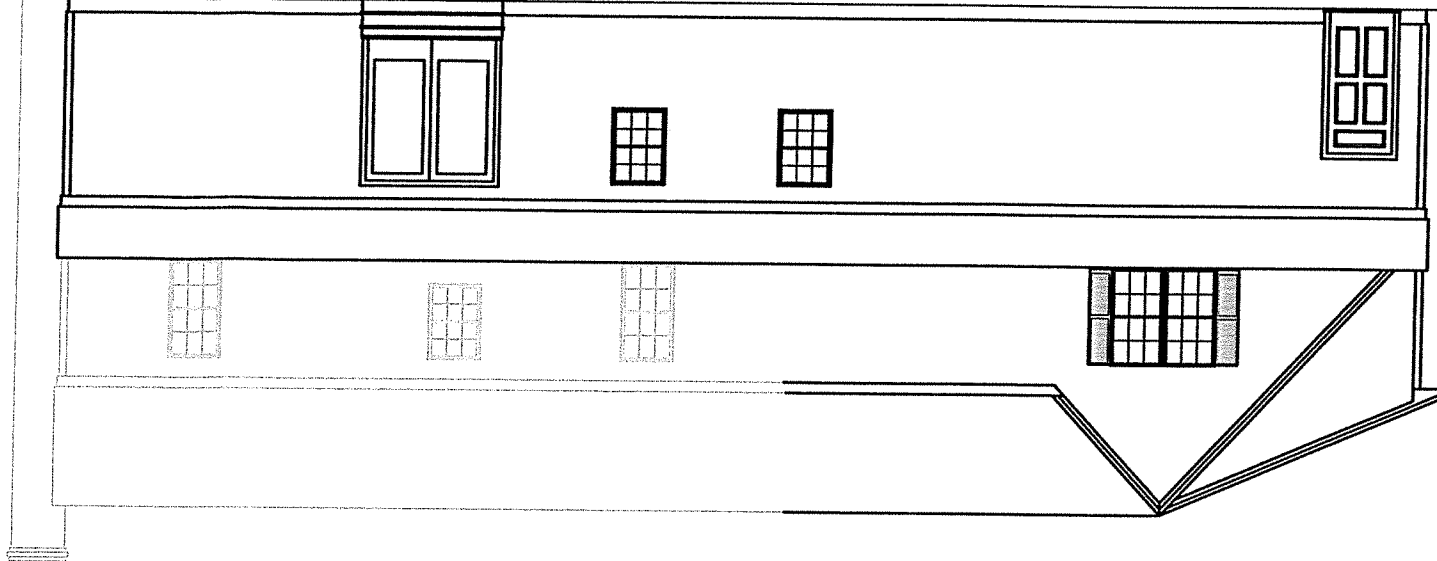
NADH ST.

BRISTOL, NJ

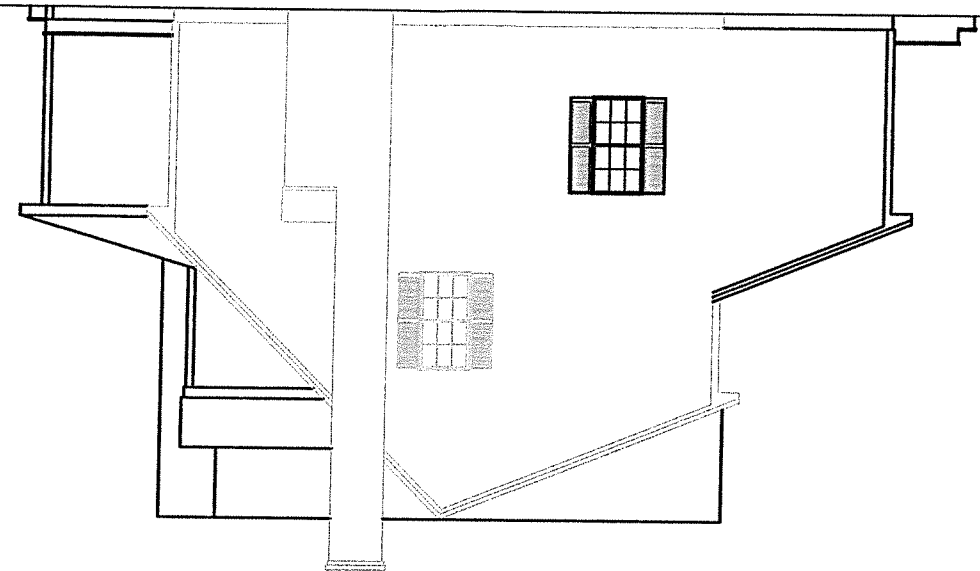
PROPOSED ELEVATIONS



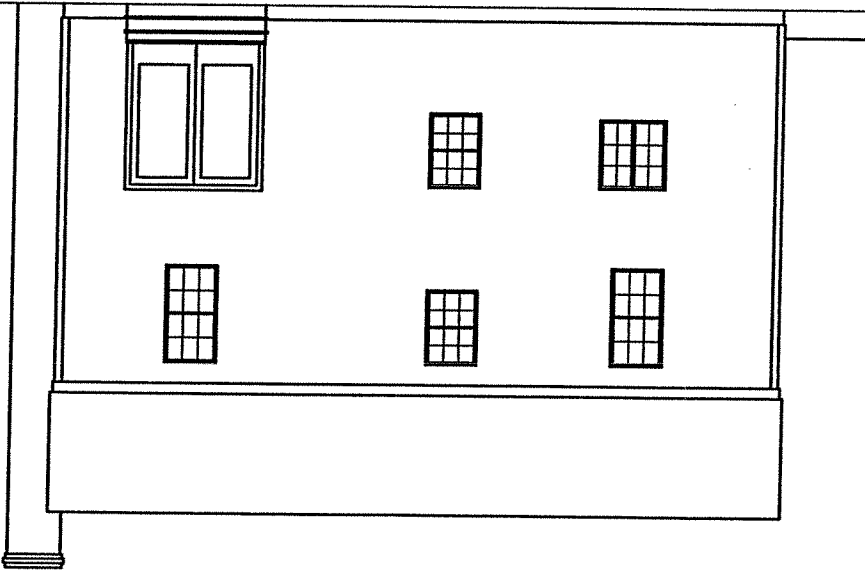
A5



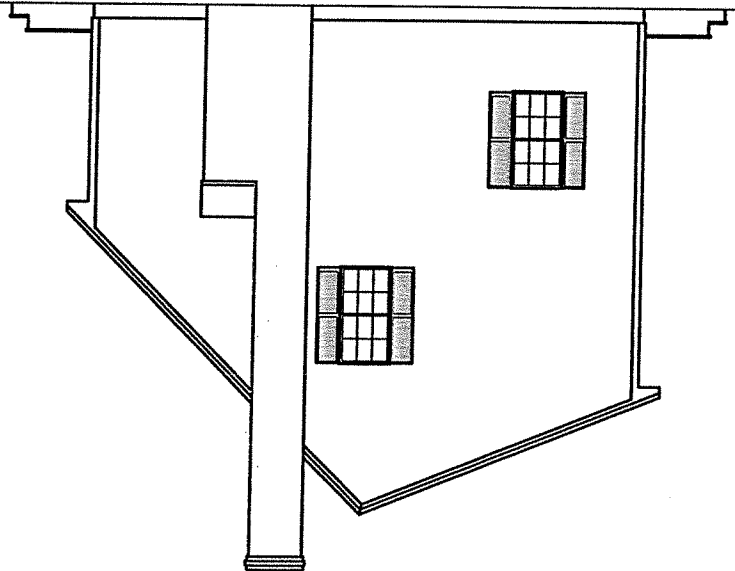
PROPOSED WEST



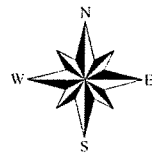
PROPOSED SOUTH



EXISTING WEST



EXISTING SOUTH



21 Naomi St. - 300' Radius

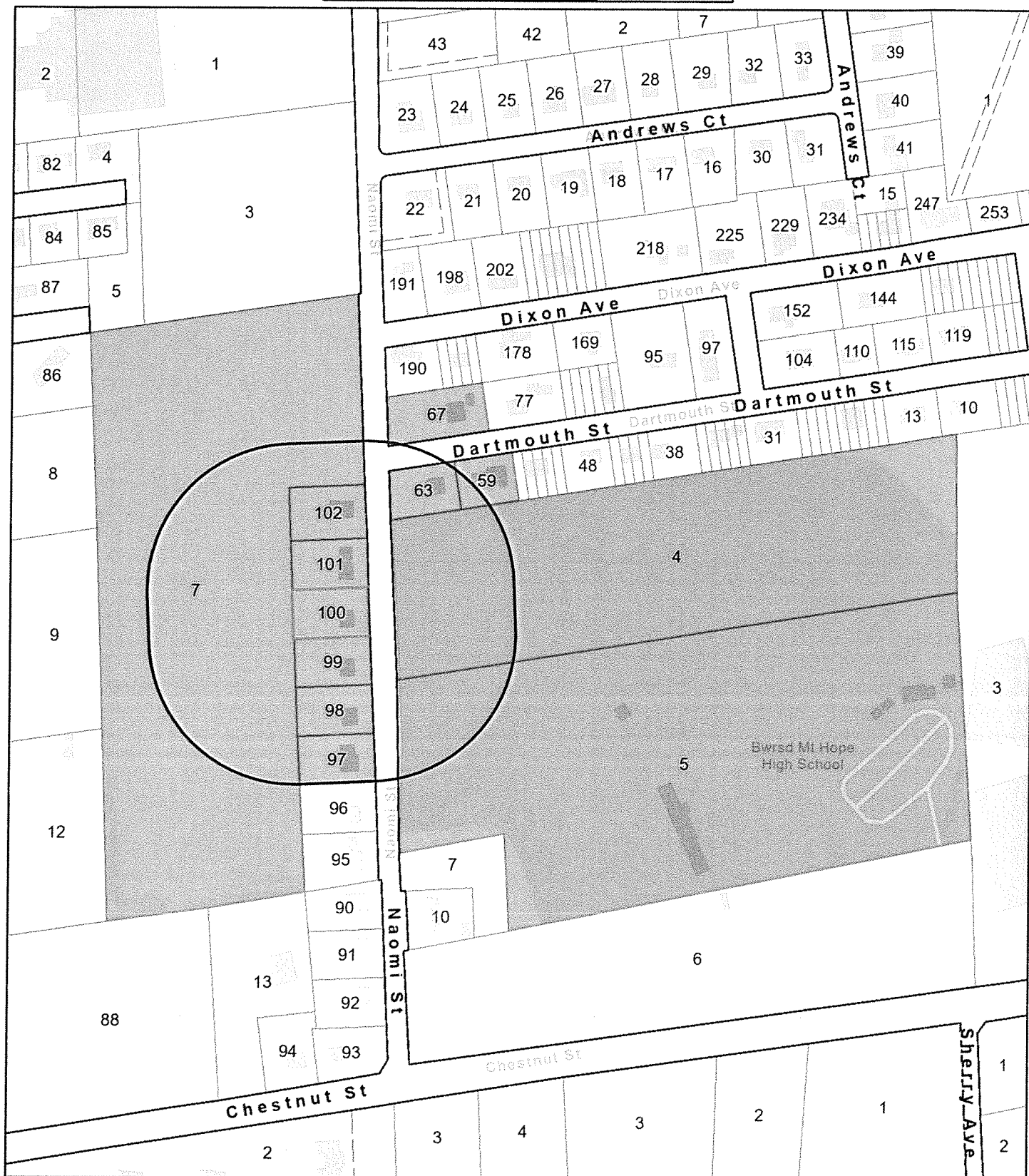
Bristol, RI



1 inch = 282 Feet

www.cai-tech.com

December 13, 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.



300 feet Abutters List Report

Bristol, RI
December 13, 2024

Subject Property:

Parcel Number: 118-100
CAMA Number: 118-100
Property Address: 21 NAOMI ST

Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
21 NAOMI ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 113-59
CAMA Number: 113-59
Property Address: 8 DARTMOUTH ST

Mailing Address: PASQUAL, SUSAN
8 DARTMOUTH ST
BRISTOL, RI 02809

Parcel Number: 113-63
CAMA Number: 113-63
Property Address: 4 DARTMOUTH ST

Mailing Address: SOARES, TIAGO M & VANESSA P TE
4 DARTMOUTH ST
BRISTOL, RI 02809

Parcel Number: 113-67
CAMA Number: 113-67
Property Address: 5 DARTMOUTH ST

Mailing Address: EGAN, LINDA K.
5 DARTMOUTH ST
BRISTOL, RI 02809

Parcel Number: 117-4
CAMA Number: 117-4
Property Address: NAOMI ST

Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

Parcel Number: 117-5
CAMA Number: 117-5
Property Address: 199 CHESTNUT ST

Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

Parcel Number: 118-100
CAMA Number: 118-100
Property Address: 21 NAOMI ST

Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
21 NAOMI ST
BRISTOL, RI 02809

Parcel Number: 118-101
CAMA Number: 118-101
Property Address: 23 NAOMI ST

Mailing Address: DIETERICH, MARK K. & GRIFFITH-
DIETERICH, KAREN M.
23 NAOMI ST
BRISTOL, RI 02809

Parcel Number: 118-102
CAMA Number: 118-102
Property Address: 25 NAOMI ST

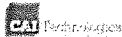
Mailing Address: COELHO, RICHARD A. AUDREY N. TE
25 NAOMI ST
BRISTOL, RI 02809

Parcel Number: 118-7
CAMA Number: 118-7
Property Address: NAOMI ST

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

Parcel Number: 118-97
CAMA Number: 118-97
Property Address: 15 NAOMI ST

Mailing Address: SEGALA, DAVID B
15 NAOMI ST
BRISTOL, RI 02809



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300 feet Abutters List Report

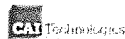
Bristol, RI
December 13, 2024

Parcel Number: 118-98
CAMA Number: 118-98
Property Address: 17 NAOMI ST

Mailing Address: MARSHALL, DAVID M.
17 NAOMI ST
BRISTOL, RI 02809

Parcel Number: 118-99
CAMA Number: 118-99
Property Address: 19 NAOMI ST

Mailing Address: SQUATRITO, PETER J.
19 NAOMI ST
BRISTOL, RI 02809



www.cai-tech.com

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ANDRADE, CASSIE M & BRAND
21 NAOMI ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

BRISTOL HIGH SCHOOL
C/O BRISTOL HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

COELHO, RICHARD A.
AUDREY N. TE
25 NAOMI ST
BRISTOL, RI 02809

DIETERICH, MARK K. & GRIF
23 NAOMI ST
BRISTOL, RI 02809

EGAN, LINDA K.
5 DARTMOUTH ST
BRISTOL, RI 02809

MARSHALL, DAVID M.
17 NAOMI ST
BRISTOL, RI 02809

PASQUAL, SUSAN
8 DARTMOUTH ST
BRISTOL, RI 02809

SEGALA, DAVID B
15 NAOMI ST
BRISTOL, RI 02809

SOARES, TIAGO M &
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BRISTOL, RI 02809