

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.

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.



Town of Bristol, Rhode Island Zoning Board of Review

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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.

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island TOWN OF BRISTOL COMMUNITY DEV. Department of Community Development Zoning Board of Review 1024 DEC | | AM | |: 22

APPLICATION

File No: 2025 - 02

Accepted by ZEO: 577 12/11/2024

APPLICANT:	Name: Brandon Andrade
	Address: 21 Ngomi St.
	City: Bristol State: RI Zip: 02809
	Phone #: 774-365-1513 Email: Drundon_ andrade 1@ vahoo. (em
PROPERTY	Name: Brandon Andrade
OWNER:	Address: 21 Naomi St.
	City: Bristol State: BI Zip: 02809
	Phone #: 774-365-1513 Email: brandon andrade 1@ yahoo. (om)
1. Location of s	ubject property: al Naomi St., Bristol, RT 02809
	r's Plat(s) #: 118 - 0100 - 000 Lot(s) #: 6 PARICE SANGUE COLLEGE
2. Zoning distri	ct in which property is located: <u>h - 15</u>
3. Zoning Appro	oval(s) required (check all that apply):
	Dimensional Variance(s)Special Use PermitUse Variance
Dimensi Special (ular provisions of the Zoning Ordinance is applicable to this application? onal Variance Section(s): Use Permit Section(s):
Use vai	iance Section(s):
5. In a separate	written statement (attach to this application), please describe the grounds for the requested variance ermit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
5. In a separate or special use pe	written statement (attach to this application), please describe the grounds for the requested variance
5. In a separate or special use pe6. How long have	written statement (attach to this application), please describe the grounds for the requested variance ermit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
5. In a separate or special use per6. How long have7. Present use of	written statement (attach to this application), please describe the grounds for the requested variance ermit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance. We you owned the property? $8 \text{ Years} \left(9/7/2016\right)$
5. In a separate or special use per feature of the separate of the sep	written statement (attach to this application), please describe the grounds for the requested variance ermit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance. We you owned the property? $8 \text{ Years} (9/7/2016)$ of property: $8 \text{ Single Family Dwelling}$

Bristol Zoning Board of Review Application (rev. 3-23)

	1 with master suite about	lux rear addition, two Stury e, 6' X46 Farmers porch
12. Dimensions of propose	ed building/addition (size in feet, area in	square feet, height of exterior in feet):
addition 34 FF	= 1,040	
 If dimensional relief is between the proposed 	being sought, please state the required a building/addition and each lot line:	and proposed dimensions and setback distances
Front lot line(s):	Required Setback: $35'$ Required Setback: $20'$	Proposed Setback: 351
Left side lot line:	Required Setback: 201	Proposed Setback: 201
Right side lot line:	Required Setback: 301 Required Setback: 351	Proposed Setback:
Rear lot line:		Proposed Setback: <u>35 '</u>
Building height:	• • • • • • • • • • • • • • • • • • •	
	ding size, lot coverage, lot area, parking,	sign dimensions, etc.): Proposed:
	fore/after proposed alterations:	
" Hamber of farmines ber	iore/arter proposed arterations:	1 Before 1 After
If yes, has he refused a	ans for the above alterations to the Build permit?unds?	
		yes, their location must be shown on site plan)
6. Which public utilities se	ervice the property?Water:	Sewer:
. Is the property located	in the Bristol Historic District or is it an i	ndividually listed property?
	in a flood zone?No	If yes, which one?:
s. Is the property located	in a flood zone?	If yes, which one?:
s. Is the property located	in a flood zone?	
the undersigned, attest the	in a flood zone?	If yes, which one?:
3. Is the property located	in a flood zone?No	If yes, which one?: pplication is true and accurate to the best of my
he undersigned, attest the owledge: plicant's Signature:	in a flood zone?	If yes, which one?: pplication is true and accurate to the best of my Date:
he undersigned, attest the owledge: plicant's Signature:	in a flood zone?	If yes, which one?: pplication is true and accurate to the best of my
the undersigned, attest the owledge:	in a flood zone?	If yes, which one?: pplication is true and accurate to the best of my Date:
he undersigned, attest the owledge: plicant's Signature: The Name: Sperty Owner's Signature. The Name: Brandon	in a flood zone? No nat all the information provided on this a Andrade Andrade	If yes, which one?: pplication is true and accurate to the best of my Date:
the undersigned, attest the owledge: Int Name: Randon Sperty Owner's Signature. Int Name: Brandon The Name: Brandon The Name of attorney or agent (in a flood zone? No nat all the information provided on this a Andrade Andrade engineer, architect, etc.), if any, who is a	If yes, which one?:
he undersigned, attest the owledge: olicant's Signature: perty Owner's Signature. ont Name: Brandon me of attorney or agent (in a flood zone? No nat all the information provided on this a Andrade Andrade engineer, architect, etc.), if any, who is a	If yes, which one?: pplication is true and accurate to the best of my Date:

1. Give extent of proposed garage addition	d alterations: 8'X40' first Fl with maskr suite above	you rear addition, to	orth
	d building/addition (size in feet, area in		in feet):
3. If dimensional relief is between the proposed I	peing sought, please state the required a building/addition and each lot line:	nd proposed dimensions and s	etback distances
Front lot line(s):	Required Setback: 35'	Proposed Setback:	
Left side lot line:	Required Setback: 201	Proposed Setback:	
Right side lot line:	Required Setback: 201	Proposed Setback:	
Rear lot line:	Required Setback: 351	Proposed Setback:	
Building height:	Required:	Proposed:	***************************************
Required:	ling size, lot coverage, lot area, parking,	sign dimensions, etc.): Proposed:	
. Number of families befo	pre/after proposed alterations:	1Before	1 After
If yes, has he refused a p	ns for the above alterations to the Build permit?		
. Are there any easement	s on your property? <u>ΛΙΟ</u> (If y	es, their location must be show	n on site plan)
. Which public utilities ser	rvice the property?Water:	Sewer:	<u> </u>
. Is the property located in	n the Bristol Historic District or is it an in	dividually listed property?	No
. Is the property located in	n a flood zone?No	If yes, which one?:	
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nt Name: <u>Brandoin</u>			
	Delile	Date: <u>12/</u>	10/2024
perty Owner's Signature:		Date: <u>12/</u> 1	10/2024
perty Owner's Signature: nt Name: <u>Brandon</u>			
ne of attorney or agent (e	Andrade		îcant:
nperty Owner's Signature: Int Name: <u>Brandon</u> The of attorney or agent (el	Andrade	thorized to represent the appl	îcant:

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

> Bristol			MI ST							Card	Card 1 of 1 Γ Δ T Δ I 15' ≫		الا <u>ال</u>
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Owner 2				CAT	CATALAN, BRANDON A,	INDON A,)/60	09/07/2016	315,000	1861-80	-) <u> </u>
Owner 3				CAT	CATALAN, BRANDON A.	INDON A.	2	./20	02/11/2014	0	1745-350	ı 4	G
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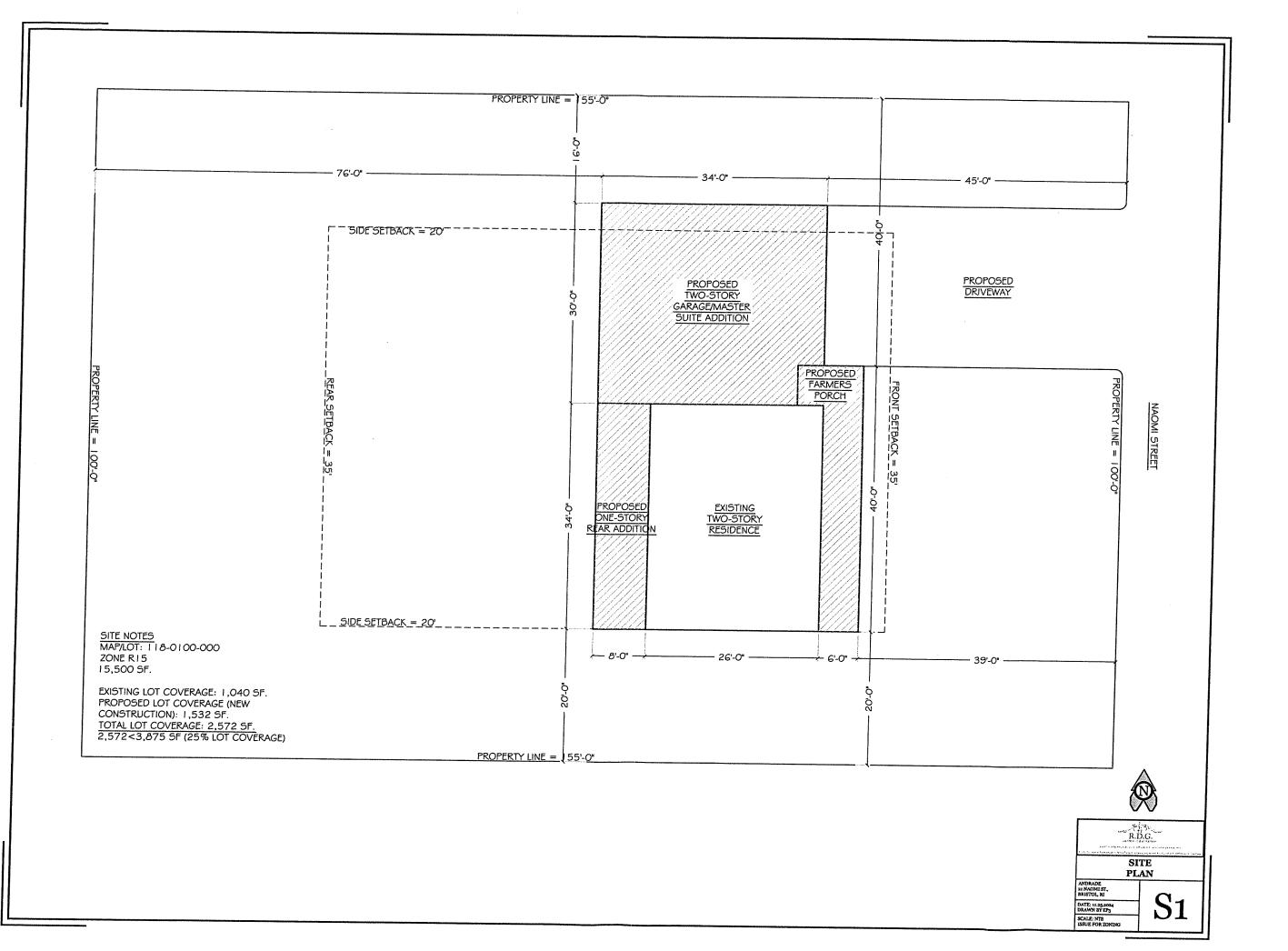
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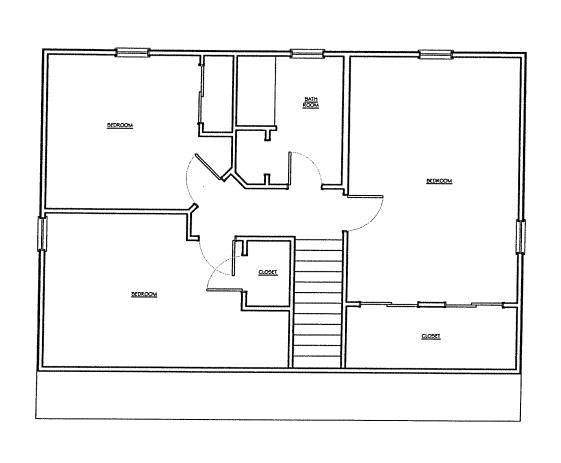
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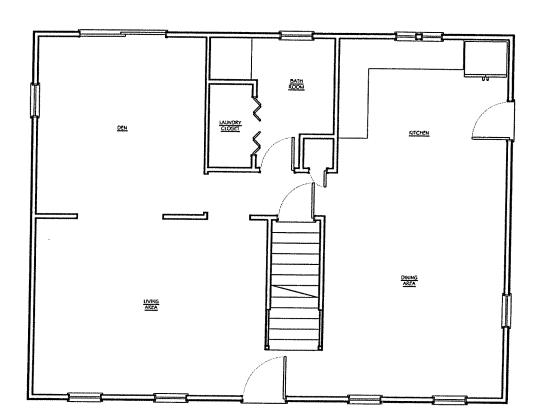
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Print Date = 12/16/2024 Printed By = Ed Tanner









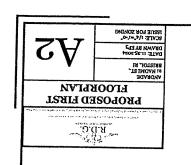
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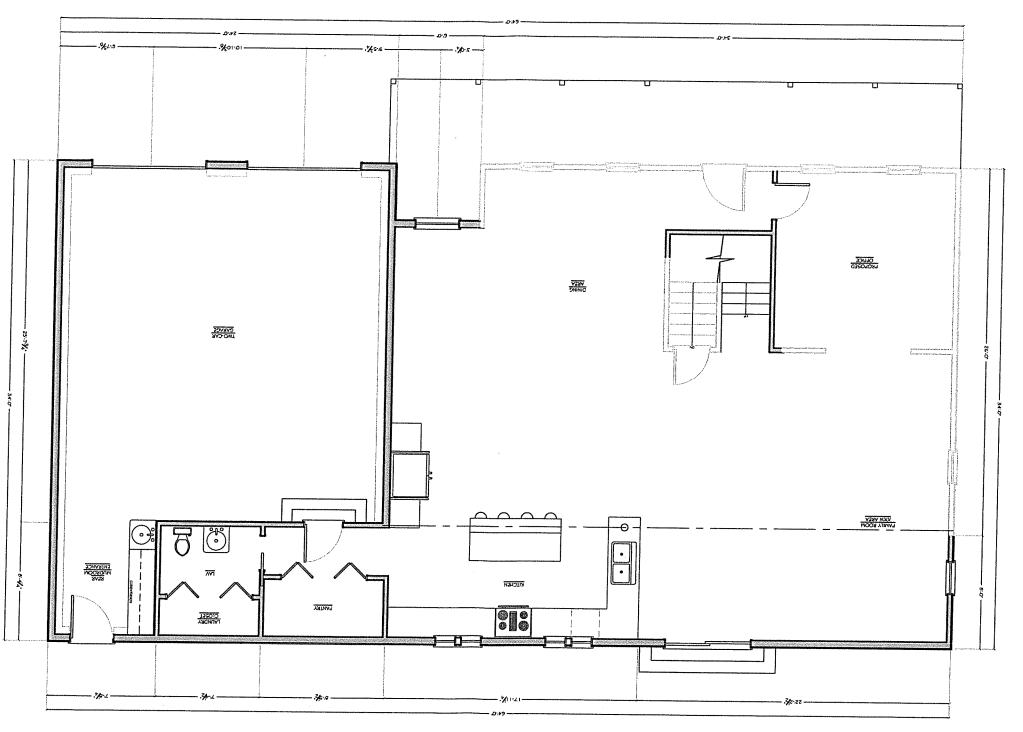




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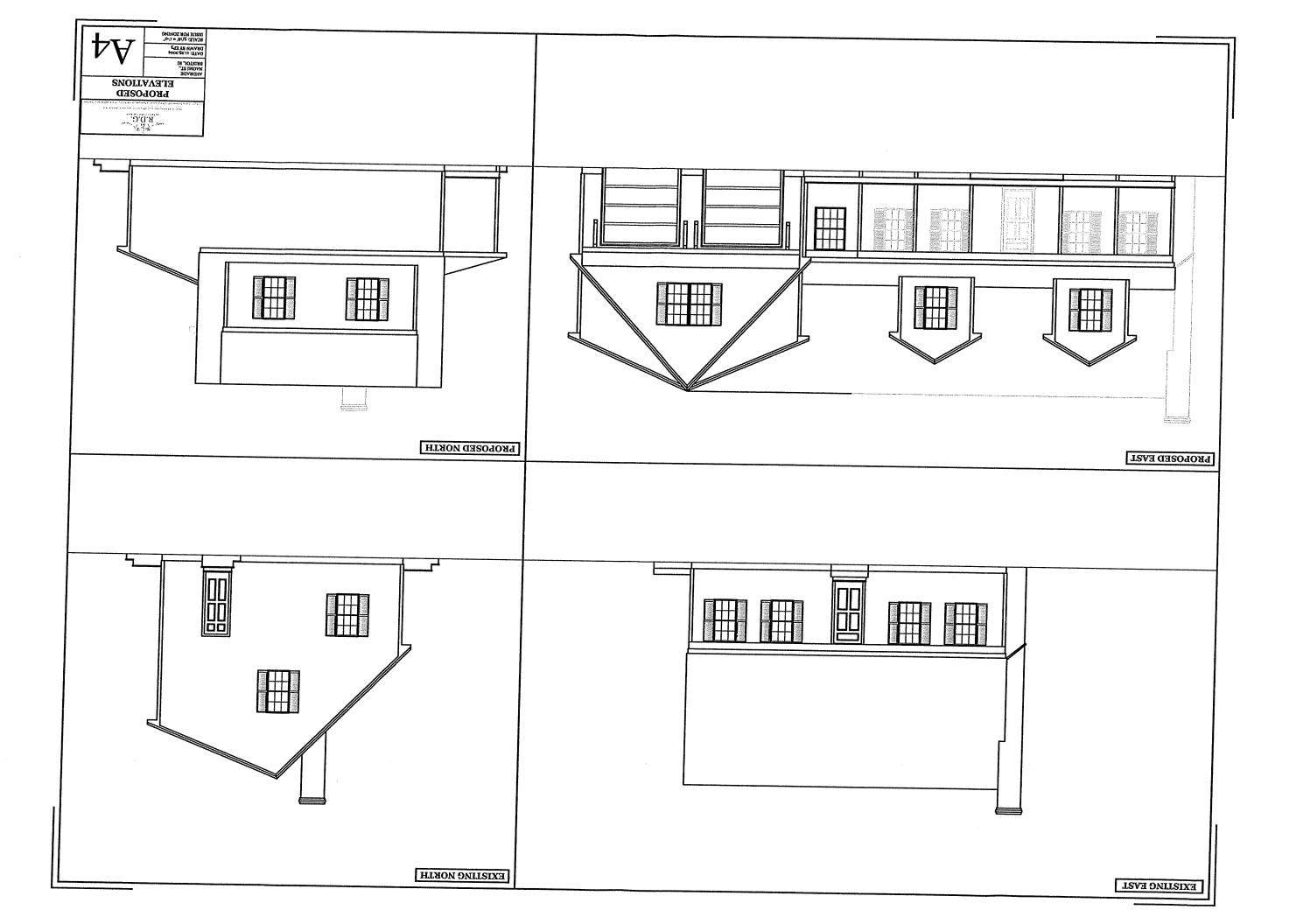
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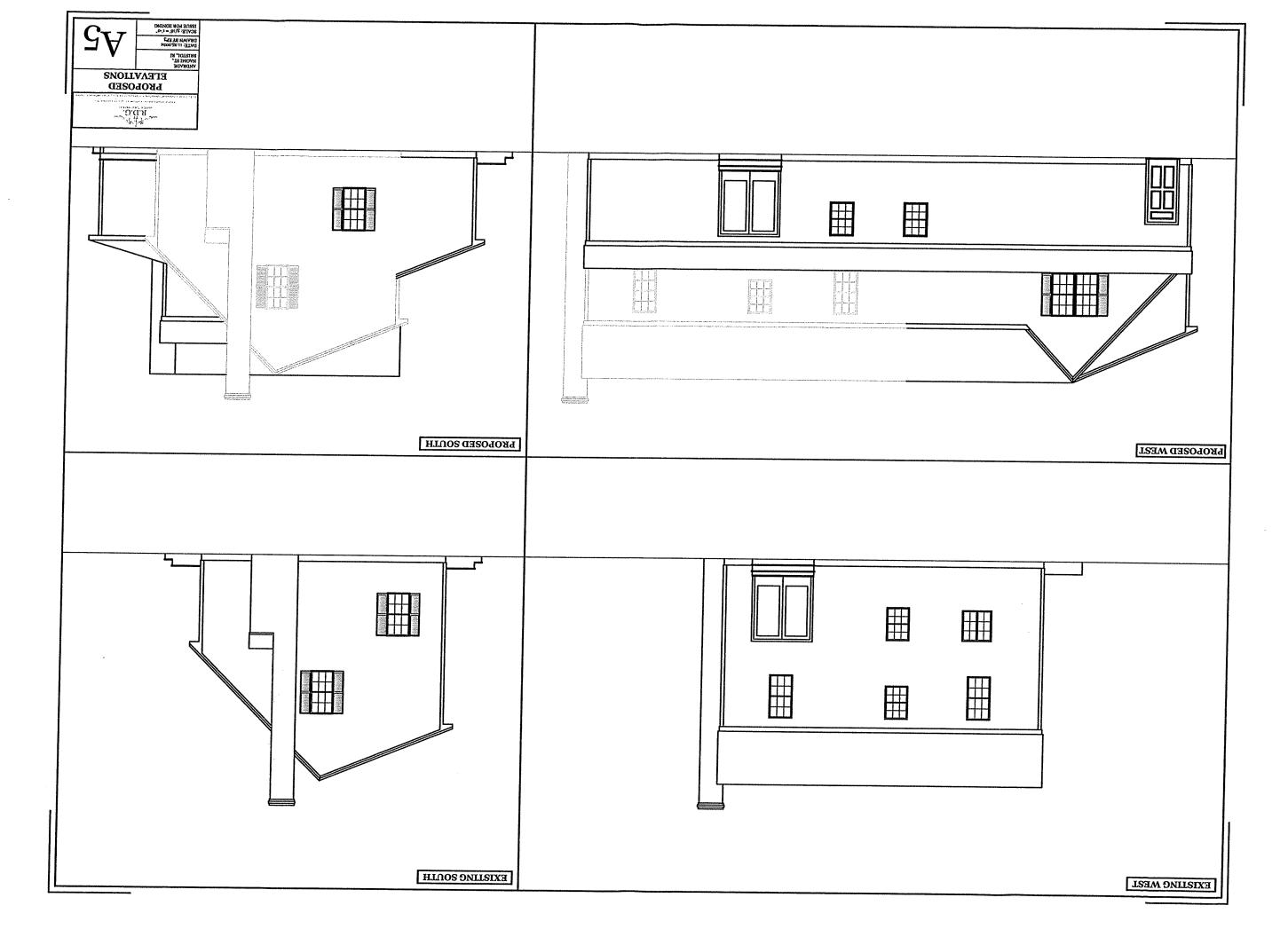


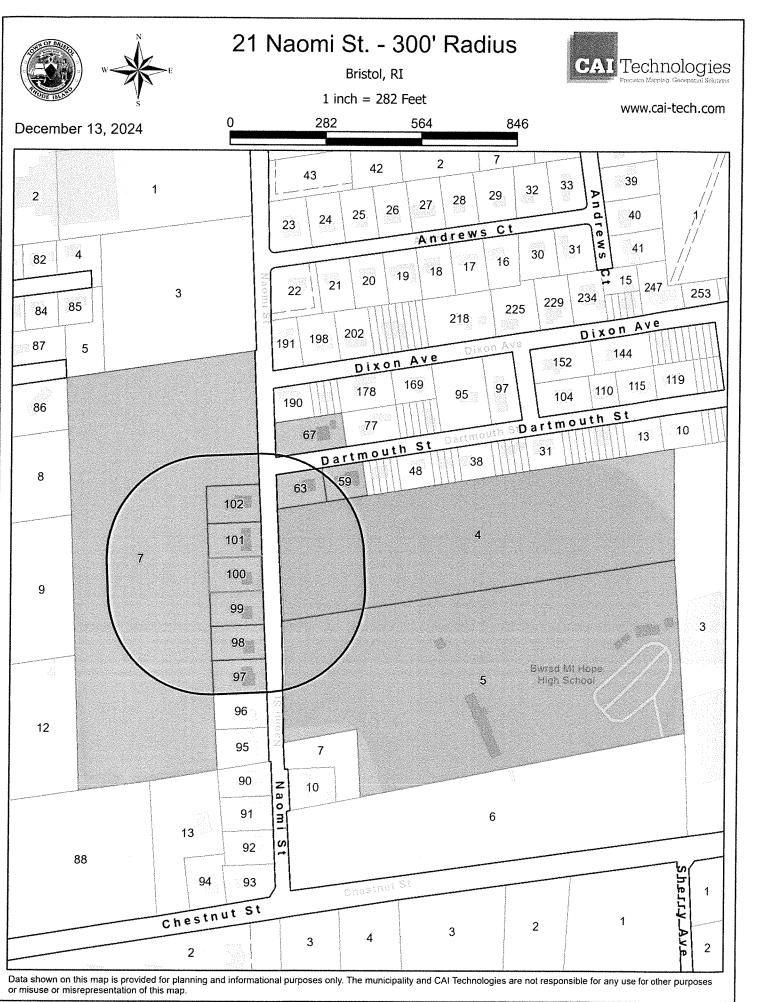




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or other purposes	
	or other purposes



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

Parcel Number: 113-63 CAMA Number: 113-63

Property Address: 4 DARTMOUTH ST

Parcel Number: 113-67

CAMA Number: 113-67

Property Address: 5 DARTMOUTH ST

Parcel Number: 117-4 CAMA Number: 117-4

Property Address: NAOMI ST

Parcel Number: 117-5

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

Parcel Number: 118-100 CAMA Number: 118-100

Property Address: 21 NAOMI ST

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

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

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

Parcel Number: 118-97 CAMA Number: 118-97 Property Address: 15 NAOMI ST Mailing Address: PASQUAL, SUSAN

8 DARTMOUTH ST BRISTOL, RI 02809

Mailing Address: SOARES, TIAGO M & VANESSAP TE

4 DARTMOUTH ST BRISTOL, RI 02809

Mailing Address: EGAN, LINDA K. 5 DARTMOUTH ST

BRISTOL, RI 02809

Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL

HIGH SCHOOL 235 HIGH ST BRISTOL, RI 02809

Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL HIGH SCHOOL

235 HIGH ST BRISTOL, RI 02809

Mailing Address: ANDRADE, CASSIE M & BRANDON M TE

21 NAOMI ST BRISTOL, RI 02809

Mailing Address: DIETERICH, MARK K. & GRIFFITH-

DIETERICH, KAREN M. 23 NAOMI ST **BRISTOL**, RI 02809

Mailing Address: COELHO, RICHARD A. AUDREY N. TE

25 NAOMI ST BRISTOL, RI 02809

Mailing Address: TOWN OF BRISTOL

10 COURT ST BRISTOL, RI 02809

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





Parcel Number: CAMA Number:

12/13/2024

118-98 118-98

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

Property Address: 17 NAOMI ST

Property Address: 19 NAOMI ST

Parcel Number: 118-99 CAMA Number: 118-99

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



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 & VANESSA P TE 4 DARTMOUTH ST BRISTOL, RI 02809

SQUATRITO, PETER J. 19 NAOMI ST BRISTOL, RI 02809