



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-21

15 Burton Street 15 79

April 14, 2026

Applicant	
Name of Applicant	Thomas Albert Dawson
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
	15 Burton Street	15	79

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building If other, Detail:
	Other If other, Detail: New storage shed to replace old storage shed
New Building Type	

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	192 feet
Width in Feet	12 feet
Length in Feet	16 feet
Height Above Grade	10 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	4 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	2 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Zone R-6, Rear setback requirement of 20' (6' for accessory structures, like sheds)

Describe the extent of the proposed alterations and the reasons for the requesting relief
I would like to replace my existing 8' x 10' shed with a new larger one, to be 12' x 16'. I would like to place the new shed about 2' from the existing rear fenceline (my property line), so I am asking for dimensional relief of 4' at the rear setback. As for the side property line, I would like to place the new shed 4' from my side fenceline (property line), so I am asking for dimensional relief of 2' at the side setback.

Placing this new shed further into my yard in either direction will take away from lawn space, as this area is currently only about 50' x 30'. Also, tucking the new shed basically in the corner (with 4' beside it for lawn waste cans and exterior storage), will put it close to existing smaller trees, which will screen the shed's view from my neighbors. I feel this is a better outcome for my neighbors; and this is probably what I would prefer, vs. having to look at my shed.

Thanks, Tom D.

(please see drawing/diagram I have attached here).

Existing Lot Specifications	
Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	6,000
Lot Frontage	60
Lot Depth	148.21

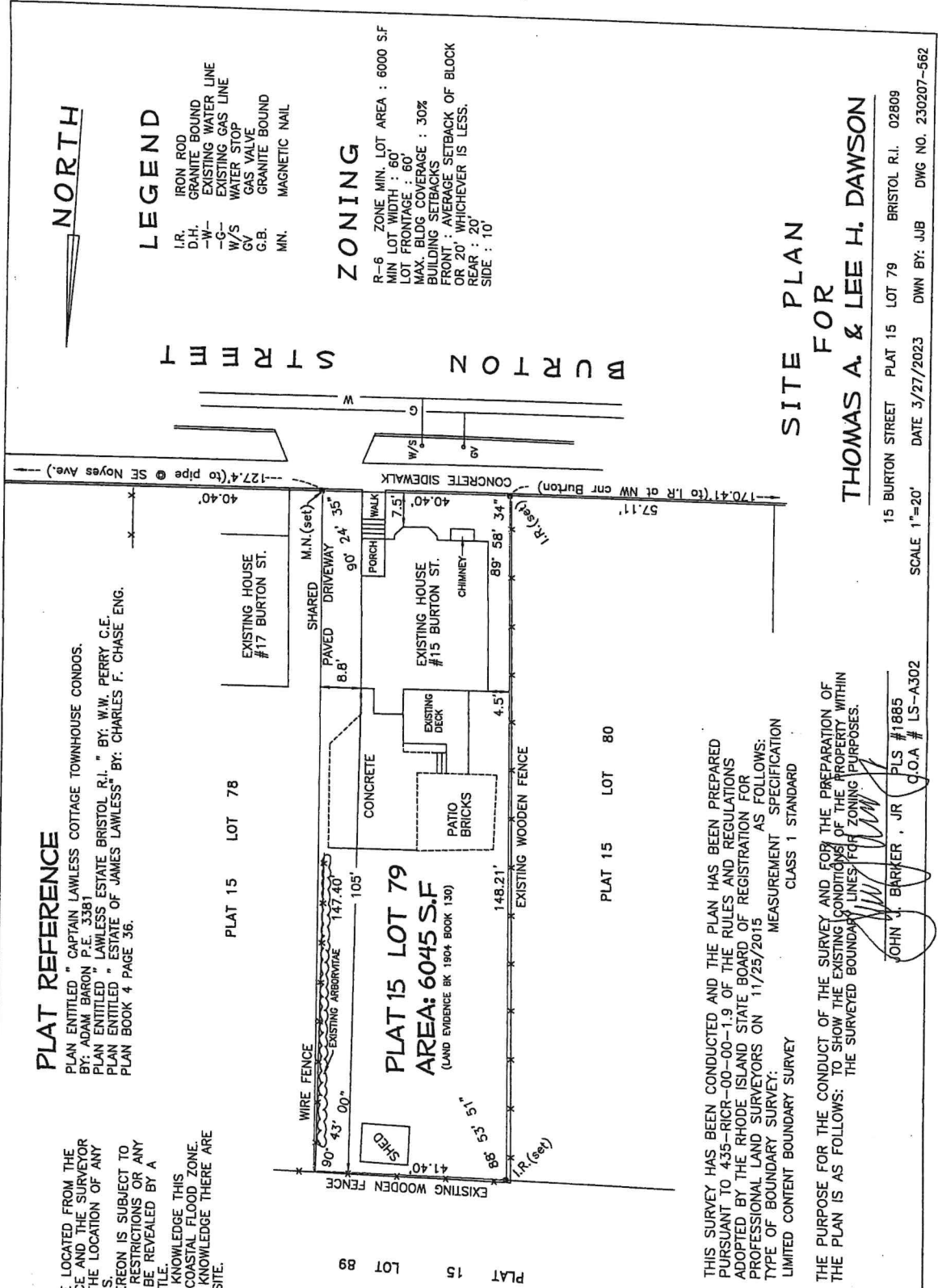
Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 2,300	Building/Structure Detail if Other:
Structure: Other	Square Footage: 80	Building/Structure Detail if Other: shed

NOTES

1. UTILITIES SHOWN ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE LOCATION OF ANY UNDERGROUND POSITIONS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR ANY LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
3. TO THE BEST OF MY KNOWLEDGE THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
4. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.

PLAT REFERENCE

PLAN ENTITLED "CAPTAIN LAWLESS COITAGE TOWNHOUSE CONDOS. BY: ADAM BARON P.E. 3381
 PLAN ENTITLED "LAWLESS ESTATE BRISTOL R.I." BY: W.W. PERRY C.E.
 PLAN ENTITLED "ESTATE OF JAMES LAWLESS" BY: CHARLES F. CHASE ENG.
 PLAN BOOK 4 PAGE 36.



CERTIFICATION

JOHN J. BARKER, JR.
 No. 1885
 REGISTERED
 LAND SURVEYOR

SITE PLAN FOR
THOMAS A. & LEE H. DAWSON

15 BURTON STREET PLAT 15 LOT 79 BRISTOL R.I. 02809
 DATE 3/27/2023 DWN BY: JUB DWG NO. 230207-562

CAPE COD WITH DORMER, 12X16

\$11,811.00 / SHED

Description

SKU: 010-1-26

Shed Colors: Clay Siding, Sandstone trim, Weatherwood shingle.
Siding Type: Wood- Duratemp

Additional Features Included: New England Trim Package, Country Transom Windows, Loft, Shelf, Diamond Plate Threshold, 24x36 Wi Vents.

Shipping & Returns



Plat/Lot 015-0079-000

Account: 988

LUC 27

Zone R-6

Assessment

\$720,700

Owner ▶ Owner Account #: 50-0030-89

Owner	% Owned
Owner 1 DAWSON, THOMAS A &	0.00
Owner 2 LEE H TE	0.00
Owner 3	0.00

Address: 15 BURTON ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
SALINGER, JOHN J III	08/10/2017	435,000	1904-130	NAL	W
SALINGER, JOHN J III	12/18/2014	1	1783-304	A	Q
SALINGER, JOHN J JR & JO	06/27/2008	206,500	1443-164	A	W

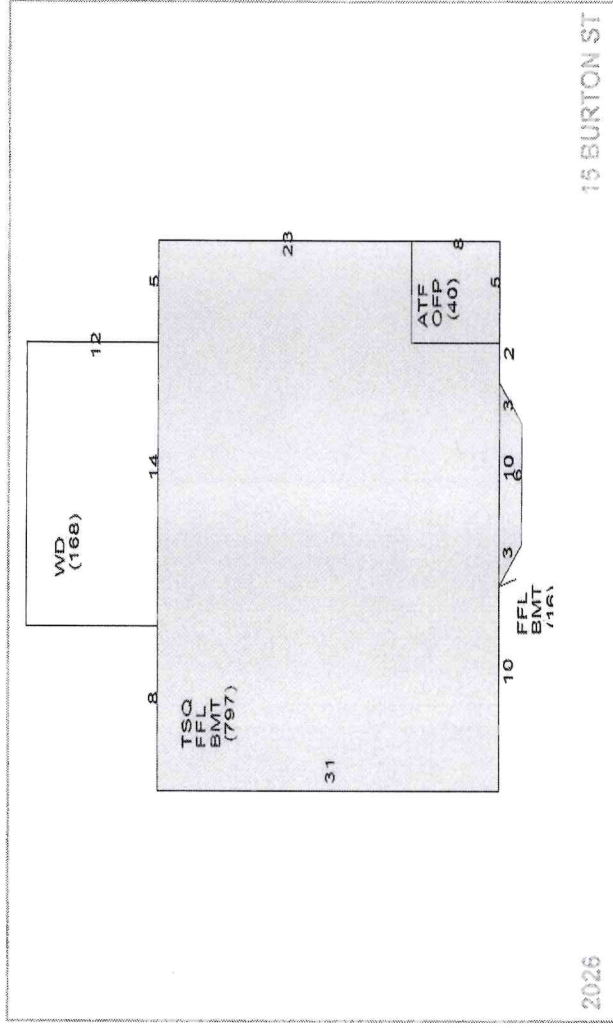
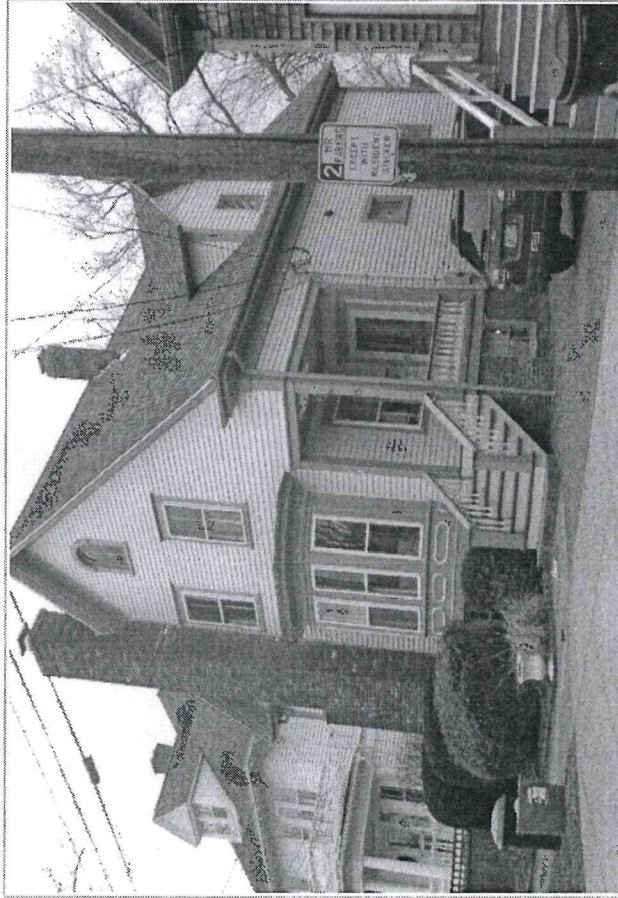
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	396,700	700	0.14	323,300	0	720,700
TOTAL	396,700	700	0.14	323,300	0	720,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 294.43 VAL per SQ Unit/Parcel > 294.43

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	396,700	700	0	323,300	0	720,700	720,700
2024	01	227,300	700	0	269,300	0	497,300	497,300
2023	01	227,300	700	0	269,300	0	497,300	497,300
2022	01	227,300	700	0	269,300	0	497,300	497,300
2021	01	172,600	800	0	258,800	0	432,200	432,200
2020	01	172,600	800	0	258,800	0	432,200	432,200



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 27 R Single F#	0.13774	AC	P	1.00	1,842,000	2,331,204	I	Partial View 25			321,100			1.00	0
2 27 R Single F#	0.00292	AC	EX	0.20	1,842,000	753,425	I				2,200			1.00	0
3															
4															

Plat/Lot 015-0079-000

Account: 988

LUC 27

Zone R-6

Assessment \$720,700

Building Information

Table with columns: Description, BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View. Values include: Convention, 1, Concrete, Wood, Clapboard, Gable, Asphalt Shir, Drywall, Hardwood, Color, Electrical, INT vs EXT, Oil, Heat Type, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled.

Grade

Table with columns: Year Built, Q4, Q4, EFF Year, Alt %, Q4, Flood Hazard, Topography, Street, Traffic. Values include: 1880, 1880, 0.00, 0.00, 281.00, 1.14, 1.01, 322.53, 69.994, 1.00, 1.00, 1.00.

Other Factors

Table with columns: Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total. Values include: 281.00, 1.14, 1.01, 322.53, 69.994, 1.00, 1.00, 1.00, 573,262, 176,565, 396,697.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows include: FFL 1st FLOOR, TSQ 3/4 STORY, ATF FIN ATTIC, OFP OPEN PORCH, WD WOOD DECK, BMT BASEMENT, Total.

Visit History

Table with columns: Date, Result, By. Rows include: 1/14/2025 BP, 1/10/2025 REVIEW, 8/16/2021 REVIEW, 10/5/2018 MEASURED, 10/1/2018 MEASURED, 4/2/2008 LISTED, 4/2/2008 CALL BACK, 3/27/2008 CALL BACK, 1/2/2008 MEASURE.

Notes

PARTIAL VIEW

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s). Values include: Interior, Exterior, Kitchen, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq. Values include: 0, 1.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost. Rows include: 08/26/2024 M59590, 08/08/2024 E59481, 07/19/2024 M59356, 07/19/2024 P59355, 02/01/2024 B58243, 10/05/2017 0656-17-B, 10/05/2017 B29728.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF, Size, Quality, Condition, Year, Assessed Value. Rows include: 13 Patio, 17, 17, 289, 3, AV, 2010, 700.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows include: 1, 1, 7, 4, U; 2, 1, 7, 4, U; 3, 1, 7, 4, U; 4, 1, 7, 4, U; Totals, 1, 7, 4, 4.

Other Info.

Table with columns: AFDU, xTermRental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.



15 Burton St. - 200' Radius

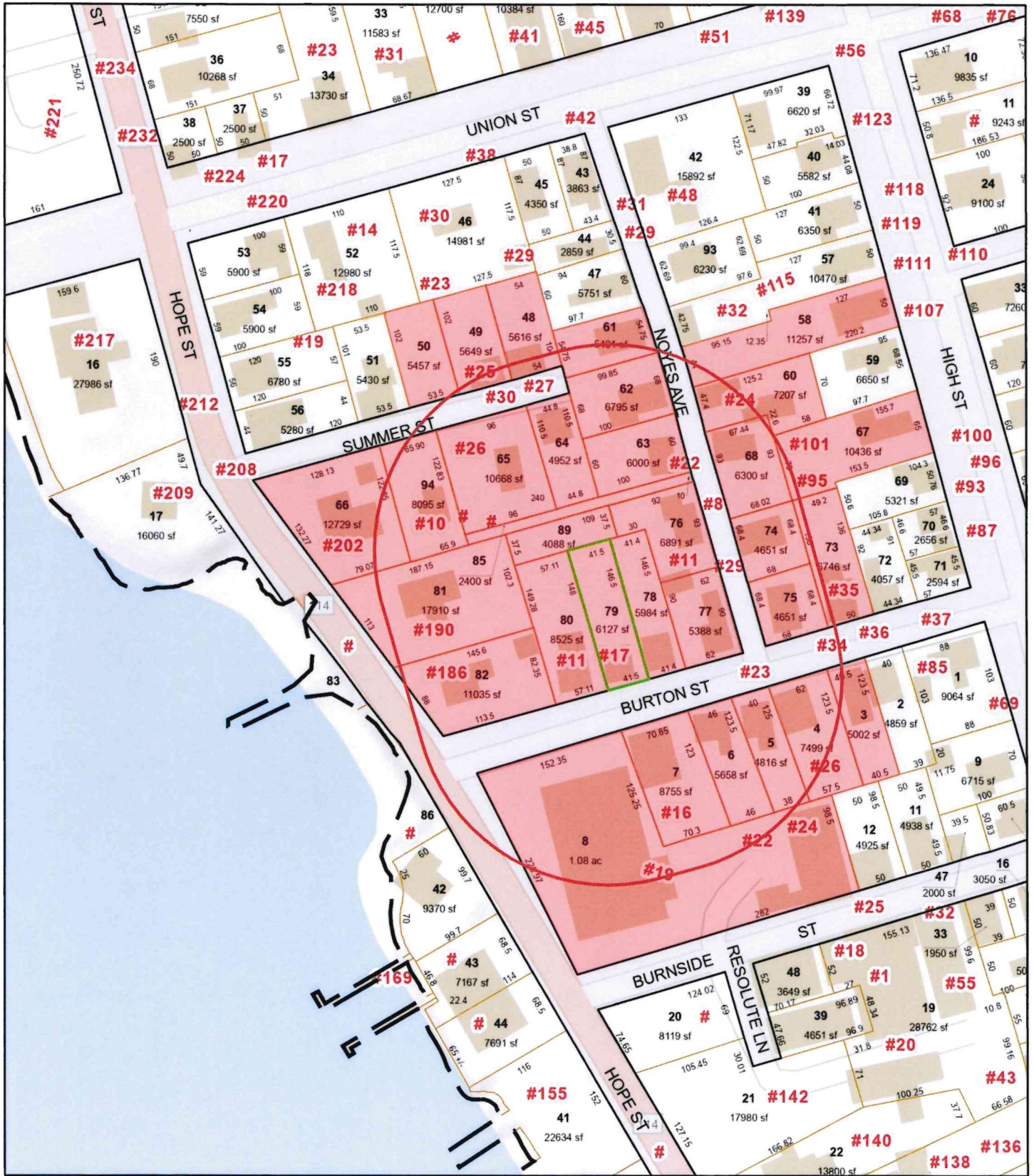
Town of Bristol, RI

1 inch = 141 Feet



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May 8, 2026



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200 feet Abutters List Report

Bristol, RI
May 08, 2026

Subject Property:

Parcel Number: 15-79
CAMA Number: 15-79
Property Address: 15 BURTON ST

Mailing Address: DAWSON, THOMAS A & LEE H TE
4 JAMIE LANE
HOPKINTON, MA 01748

Abutters:

Parcel Number: 15-48
CAMA Number: 15-48
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-49
CAMA Number: 15-49
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN & LINDA TE
25 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-50
CAMA Number: 15-50
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN IV GUSTAVUS J TRUSTEE
ESSELEN CATHERINE M TRUSTEE
23 SUMMER ST
Bristol, RI 02809

Parcel Number: 15-58
CAMA Number: 15-58
Property Address: 111 HIGH ST

Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R
TE
PO BOX 215
BARTON, VT 05822

Parcel Number: 15-60
CAMA Number: 15-60
Property Address: 24 NOYES AVE

Mailing Address: LAVOIE, ROXANNE L. LE GIUSTI,
GENNA L. & FORLEO, LYNETTE L. JT
24 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-61
CAMA Number: 15-61
Property Address: 27 NOYES AVE

Mailing Address: PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-62
CAMA Number: 15-62
Property Address: 25 NOYES AVE

Mailing Address: GUILD, MITCHELL A & JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-63
CAMA Number: 15-63
Property Address: 23 NOYES AVE

Mailing Address: FERRATO, JAMES D. & FERRATO,
PAULA TRUSTEES (1/2) TC
23 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-64
CAMA Number: 15-64
Property Address: 30 SUMMER ST

Mailing Address: LEVY, MARK L & KEATING, CELINE M
TE
30 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-65
CAMA Number: 15-65
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. & MAURER, MARI-
LYNN CO-TRUSTEES
26 SUMMER ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-67 CAMA Number: 15-67 Property Address: 101 HIGH ST	Mailing Address: HOWE, DAVID & KATHLEEN TE 101 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-68 CAMA Number: 15-68 Property Address: 22 NOYES AVE	Mailing Address: HANNEY MICHAEL J. & PEGGY A. TE 22 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-73 CAMA Number: 15-73 Property Address: 35 BURTON ST	Mailing Address: OLIVER, JOHN S. KEATING, KATHLEEN A. TE 35 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-75 CAMA Number: 15-75 Property Address: 29 BURTON ST	Mailing Address: HIGH STREET HOMES, LLC 118 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-81 CAMA Number: 15-81 Property Address: 190 HOPE ST	Mailing Address: STERLING, CAROL A. 190 HOPE ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 15-82 CAMA Number: 15-82 Property Address: 186 HOPE ST	Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S. CAMPBELL TE 186 HOPE ST. BRISTOL, RI 02809
Parcel Number: 15-85 CAMA Number: 15-85 Property Address: HOPE ST	Mailing Address: STERLING, CAROL A. TRUSTEE 190 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-89 CAMA Number: 15-89 Property Address: NOYES AVE	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809
Parcel Number: 16-3 CAMA Number: 16-3 Property Address: 34 BURTON ST	Mailing Address: GUCK, LARS & VICTORIA TE 34 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-4 CAMA Number: 16-4 Property Address: 26 BURTON ST	Mailing Address: SIOBHAN HOLDINGS, LLC 207 LAMMS MILL RD WERNERSVILLE, PA 19565
Parcel Number: 16-5 CAMA Number: 16-5 Property Address: 24 BURTON ST	Mailing Address: WROBLEWSKI, ALAN F & LORING, MARIA L - TRUSTEES LORING WROBLEWSKI TRUST 24 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-6 CAMA Number: 16-6 Property Address: 22 BURTON ST	Mailing Address: AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-7 CAMA Number: 16-7 Property Address: 16 BURTON ST	Mailing Address: 16 BURTON ST LLC C/O SERAPHIN & MARJORIE DAPONT 65 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-001 Property Address: 19 BURNSIDE ST	Mailing Address: HH ACQUISITIONS LLC 19 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-002 Property Address: 17 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-003 Property Address: 1 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809



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16 BURTON ST LLC
C/O SERAPHIN & MARJORIE D
65 VARNUM AVE
BRISTOL, RI 02809

FORD, DAVID
STRATTON, NANCY ETUX
11 BURTON ST
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C
30 SUMMER ST
BRISTOL, RI 02809

AUSTIN, EDWARD A III TRUS
EDWARD A AUSTIN III REVOC
C/O 45 HIGH ST
BRISTOL, RI 02809

GUCK, LARS & VICTORIA TE
34 BURTON ST
BRISTOL, RI 02809

OLIVER, JOHN S.
KEATING, KATHLEEN A. TE
35 BURTON ST
BRISTOL, RI 02809

BAKER, JOHN & LINDA TE
25 SUMMER ST
BRISTOL, RI 02809

GUILD, MITCHELL A &
JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

BECKMAN, ANNA E
COHEN, JESSE P TE
23 BURTON ST
BRISTOL, RI 02809

HANNEY MICHAEL J. & PEGGY
22 NOYES AVE
BRISTOL, RI 02809

READ, CLARA E & HURD, JAY
CLARA E READ & JAY B HURD
11 NOYES AVE
BRISTOL, RI 02809

BURKE, CHARLES A. & MAURE
26 SUMMER ST
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

SCHWENGEL, ROBERT H &
ELIZABETH N TRUSTEES
10 SUMMER ST
BRISTOL, RI 02809

CAMPBELL, WILLIAM K ETUX
JUDITH S. CAMPBELL TE
186 HOPE ST.
BRISTOL, RI 02809

HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

SIOBHAN HOLDINGS, LLC
207 LAMMS MILL RD
WERNERSVILLE, PA 19565

CITO, JEFFREY D &
KELLY, STEPHANIE JT
8 PARK AVE
WAPPINGERS, NY 12590

HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

STEPHENS, MARK S & SUZETT
17 BURTON ST
BRISTOL, RI 02809

DAWSON, THOMAS A &
LEE H TE
4 JAMIE LANE
HOPKINTON, MA 01748

HIGH STREET HOMES, LLC
118 HIGH ST
BRISTOL, RI 02809

STERLING, CAROL A.
190 HOPE ST
BRISTOL, RI 02809

ESSELEN IV GUSTAVUS J TRU
ESSELEN CATHERINE M TRUST
23 SUMMER ST
Bristol, RI 02809

HOWE, DAVID & KATHLEEN TE
101 HIGH ST
BRISTOL, RI 02809

STERLING, CAROL A. TRUSTE
190 HOPE ST
BRISTOL, RI 02809

FERRATO, JAMES D. &
FERRATO, PAULA TRUSTEES (
23 NOYES AVE
BRISTOL, RI 02809

LAVOIE, ROXANNE L. LE
GIUSTI, GENNA L. & FORLEO
24 NOYES AVE
BRISTOL, RI 02809

VANDEVENTER, BRENDAN P &
MONICA R TE
202 HOPE ST
BRISTOL, RI 02809

WROBLEWSKI, ALAN F & LORI
LORING WROBLEWSKI TRUST
24 BURTON ST
BRISTOL, RI 02809

YOUNG, CHRISTOPHER M &
LAUREN R TE
PO BOX 215
BARTON, VT 05822