



23000

23-028

BRISTOL HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No) 1200 Hope St. Bristol RI

2. Plat # 103 Lot # 2+14 Contributing Significant Non-Contributing _____

3. a. Applicant: MI 1200 Hope St LLC

Mailing Address: 120 Tallman Ave, Portsmouth RI 02781

Phone: 401-999-0869 Email: kyle@expressrealtystllc.com

b. Owner (if different from applicant written authorization of owner required): _____

Mailing Address: _____

Phone: _____ Email: _____

4. a. Architect/Draftsman: Mark Fontaine

Address: 304 Thames St

Phone: 401-965-4886 Email: markcfontaine@aol.com

b Contractor: RCSRI LLC

Address: 513 Broadway, Newport RI

Phone: 401-999-0869 Email: kyle@rcsri.com

5. Work Category: X Replacing in-kind* authorization required _____

X New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

X Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: Insignificant Windows location change, relocation of bulkhead, minor change of rear deck to extend to edge of home, deletion of 1 window on SE side facing

back yard of home, Addition of 2- in kind wood garage door for under structure to reduce automobile visibility on-site, location of exterior ac condensers, modification of accepted duplex unit to have garage and layout to accomodate due to land area being expanded

*All changes must match the existing in materials, design and configuration.

2023 FEB 13 PM 2:00

COMMUNITY DEV.

(Continued): _____

☒ Check here if continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

☒ Overall view of property from street(s) ☒ Overall views of building
☒ Existing details to be altered by work
_____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

☒ Site Plan(s) (drawn to scale) ☒ Floor plan(s) (drawn to scale)
☒ Exterior Elevations _____ Details

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications
_____ Other (Identify) _____

Kyle Ritchie, Manager

Applicant's Name - Printed

Applicant's Signature

Date: 2/11/23

Contact Person if other than Applicant:

Name (Printed): _____

Phone: _____ Email: _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

2023 FEB 13 PM 2:00

C. J. RITCHIE, JR.

Bristol

(Summary Data - may not be Complete Representation of Property)



Parcel: 103 2 Location: 1200 HOPE ST Owner: MI 1200 HOPE ST LLC
 Account: 5652 User Acct: LUC: 01 - Single Fam Zoning: R-10

Parcel Values
 Total: \$763,900 Land: \$191,200 Land Area: 1.2 AC Building: \$572,700 Assessed: \$763,900

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
2173-176	Warranty	05/19/2022	\$0	EXPRESS REALTY TRUST, LLC
2110-96	Warranty	05/07/2021	\$800,000	1200 HOPE ST LONGFIELD PROJECT LLC

Building Type: Victorian **Year Built:** 1900 **Grade:** Q3+ **Condition:** AG
Heat Fuel: Gas **Heat Type:** BB Hot Water **% Air Conditioned:** 0.00 **Fireplaces:** 2
Exterior Wall: Clapboard **Bsmnt Garage:** 0 **Roof Cover:** Asphalt Shingle **# of Units:** 1
of Rooms: 15 **# of Bedrooms:** 5 **Full Bath:** 2 **1/2 Baths:** 0

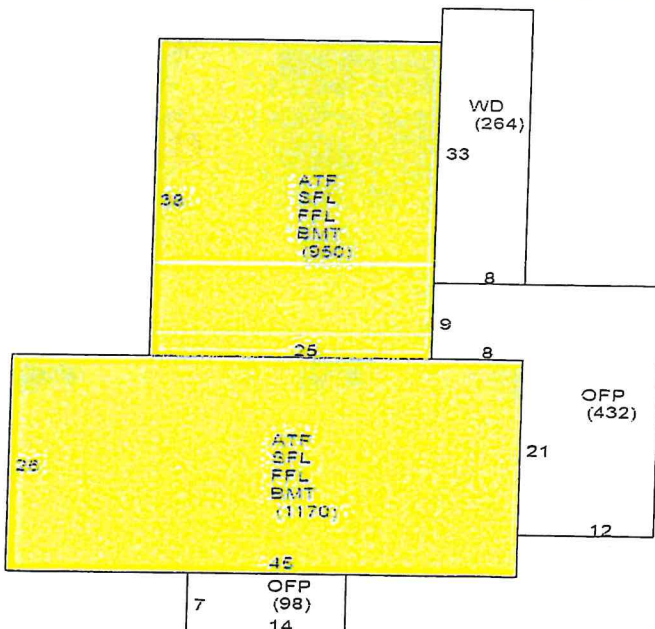
Yard Item(s)

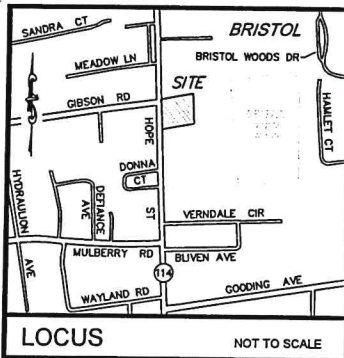
Description	Quantity	Size	Year	Condition	Quality	Value
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Building Areas

Area	Net Area	Finished Area
1st FLOOR	2,120 SF	2,120 SF
2nd FLOOR	2,120 SF	2,120 SF
BASEMENT	2,120 SF	0 SF
FINISHED ATTIC	848 SF	848 SF
OPEN PORCH	530 SF	0 SF
WOOD DECK	264 SF	0 SF

Disclaimer: This information is for tax
 assessing purposes
 and is not warranted





NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC, ON AUGUST 3, 2018. WETLANDS DISPLAYED ARE APPROXIMATE AND ARE BASED OFF OF "BRISTOL COUNTY MEDICAL ASSOC., SITE IMPROVEMENT PLAN" BY AYUB ENGINEERING, SIGNED BY THE BRISTOL PLANNING BOARD ON OCTOBER 4, 2000.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS LOCATED WITHIN A ZONE X FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF BRISTOL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445393 0011 H (EFFECTIVE DATE JULY 7, 2014).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC, ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
- WETLAND DELINEATION PERFORMED BY NATURAL RESOURCE SERVICES INC., ON MARCH 15, 2019.

LOCAL PERMITS

PLANNING BOARD DECISION:
RECORDED DECEMBER 16, 2019.
DOC# 00003581, BOOK: 2012, PG: 82

ZONING BOARD DECISION:
RECORDED DECEMBER 19, 2018.
DOC# 0003744, BOOK: 1967, PG: 269-270

STATE PERMITS

RIDOT PAPA NO. 190510
RIDEM WETLANDS APPLICATION NO. 19-0149
GROUNDWATER DISCHARGE/UIC NO. 001920
RIPDES NO. RIR-101910

ZONING REQUIREMENTS:

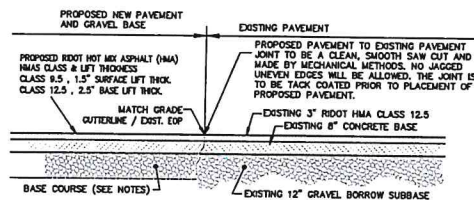
CONSERVATION DEVELOPMENT LAND DEVELOPMENT
PROJECT / MULTI FAMILY DWELLING UNITS
UNDERLYING DISTRICT: RESIDENTIAL DISTRICT (R-10)
SITE IS ALSO AN INDIVIDUALLY LISTED PROPERTY IN THE BRISTOL HISTORICAL DISTRICT.

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	52,311 S.F.	52,311 S.F.
LOT FRONTAGE	80 FT.	220 FT.	220 FT.
FRONT YARD SETBACK	75 FT.	73.1 FT.	73.1 FT.*
SIDE YARD SETBACK	50 FT.	47.6 FT.	14.7 FT.*
REAR YARD SETBACK	50 FT.	85.3 FT.	22 FT.*
MAX. LOT COVERAGE	25%	5.75%	16.5%
MAX. BUILDING HEIGHT	35 FT.	-	35 FT.**
SETBACK BETWEEN 2 MULTI-FAMILY BUILDINGS	50 FT.	N/A	30 FT.*
OPEN SPACE	50%	88.7%	54.6%

(*ZONING RELAT RECEIVED, ZONING BOARD PERMIT FILE NO. 2018-11, RECORDED IN LAND EVIDENCE 12-18-2018, DOCUMENT NO. 3744 BK. 1967 PG. 269)
(**35 FT. HEIGHT FOR THE PROPOSED CONDOS. EXISTING STRUCTURE TO REMAIN UNCHANGED)

BY RIGHT DENSITY = 5 DWELLING UNITS
(CONVENTIONAL)

PROPOSED DENSITY = 10 DWELLING UNITS
(LAND DEVELOPMENT PROJECTS - RESOURCE CONSERVATION AND CREATIVE DEVELOPMENT OVERLAY)



PAVEMENT SAW CUT & MATCH ROADWAY ENTRANCE & UTILITY TRENCH

- NOTES:
- ROADWAY PAVEMENT SAW CUTTING CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 932 AND SECTION 934.03.1 OF THE R.I. STANDARD SPECIFICATIONS.
 - AGGREGATES, GRAVEL BASE AND SUBBASE COURSES MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 300 AND SECTION M.01 OF THE R.I. STANDARD SPECIFICATIONS.
 - PAVEMENT MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 400 AND SECTION M.03 OF THE R.I. STANDARD SPECIFICATIONS AND HOT MIX ASPHALT (HMA) CONSTRUCTION.
 - CONCRETE MATERIAL AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 400 OF THE R.I. STANDARD SPECIFICATIONS.
 - DEPTH(S) OF NEW MATERIALS SHALL AT MINIMUM MATCH EXISTING PAVEMENT CONSTRUCTION DEPTHS FOR GRAVEL BORROW, SUBBASE, BASE, AND HOT MIX ASPHALT (HMA).
 - PAVEMENT CONSTRUCTION SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.09 AND RIDOT SECT. 401.03.11 AND HOT MIX ASPHALT (HMA) CONSTRUCTION.
 - GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11.
 - GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY MSHTD-111 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 50	8-25	
NO. 200	0-10	

LEGEND

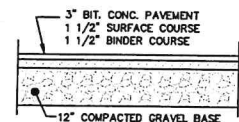
⊙	DRAIN MANHOLE	+88.88	PROPOSED GRADE
⊙	FIRE HYDRANT	88	PROPOSED CONTOUR
⊙	MAIL BOX	12" D	PROPOSED DRAIN LINE
⊙	SEWER MANHOLE	6	PROPOSED GAS LINE
⊙	SPOT ELEVATION	88.7	PROPOSED ELECTRIC/TELEPHONE/CABLE
⊙	STONE WALL	FM	LOW PRESSURE SEWER
⊙	TREE LINE		
⊙	UTILITY POLE		
⊙	WATER GATE		
⊙	WATER LINE		
⊙	UNDERGROUND GAS		
⊙	WETLAND FLAG		
⊙	WETLANDS		

CURRENT OWNER
EXPRESS REALTY TRUST, LLC
25 LILLIS AVENUE
BARRINGTON, RI 02806

TITLE REFERENCE:
DEED BK.2110/PG.96

SITE LOCATION:
1200 HOPE STREET
BRISTOL, RHODE ISLAND

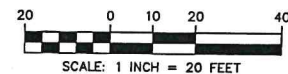
ASSESSORS REFERENCE:
MAP 103 PARCEL 2



BID ALTERNATIVE NOTE:
EXISTING BITUMINOUS PAVEMENT PARKING TO BE RECLAIMED/RECYCLED PER RIDOT SECTION 406.

TYPICAL BITUMINOUS CONCRETE
PAVEMENT
NOT TO SCALE

PARKING TABLE	
REQUIRED	PROPOSED
2 SPACES/ DWELLING UNIT	10 DWELLING UNITS = 20 SPACES
EXTERIOR PARKING SPACES	10 SPACES
GARAGE PARKING SPACES	10 SPACES



Level Development Engineering & Consulting LLC
207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T: 401-354-2050 F: 401-369-8775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
1.	3/15/2023	MODIFIED DRIVEWAY LOCATIONS	

PLAN REVISIONS
DATE: MARCH 6, 2023

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: RLM

PROJECT NO. 22024

ISSUED FOR:

PERMITTING



PROPOSED SITE PLAN
1200 & 1202 HOPE STREET
BRISTOL, RHODE ISLAND
ASSESSORS MAP 103, PARCEL 2 & 14
PREPARED FOR
PREFERRED REALTY SERVICES, LLC

DRAWING TITLE:

SITE PLAN

SCALE: 1" = 20'

SHEET NO.

4 OF 9

MEMBER

DATE

PLANNING BOARD SIGNATURES



TYPICAL FRONT ELEVATION
CARRIAGE HOUSE
LONGFIELD ESTATES



TYPICAL REAR ELEVATION
CARRIAGE HOUSE
LONGFIELD ESTATES



TYPICAL SIDE ELEVATION
CARRIAGE HOUSE
LONGFIELD ESTATES



FRONT ELEVATION UNITS #1 & #2
CARRIAGE HOUSE
LONFIELD ESTATES



**SIDE ELEVATION UNITS #1 & #2
CARRIAGE HOUSE
LONGFIELD ESTATES**