



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-03

PUBLIC HEARING

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

Tuesday, January 3, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Larissa Laver
PROPERTY OWNER: Larissa and Esteban Laver
LOCATION: 103 Kickemuit Avenue
PLAT: 133 LOT: 34
ZONE: R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to keep up to 10 chicken
hens on a residential property.

A handwritten signature in blue 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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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, December 29, 2022.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2022 DEC -2 PM 2:14

APPLICATION

File No: 2023-03

Accepted by ZEO: EMT 12/2/2022

APPLICANT	Name: Larissa Laver
	Address: 103 Kickemuit Ave
	City: Bristol State: RI Zip: 02809
	Telephone #: 401-369-3270 Home: Work/Cell:
PROPERTY OWNER	Name: Esteban and Larissa Laver
	Address: 103 Kickemuit Ave
	City: Bristol State: RI ZIP: 02809
	Telephone #: 401-369-3270 Home: Work/Cell:

1. Location of subject property: 103 Kickemuit Ave

Assessor's Plat(s) #: 133

Lot(s) #: 34

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):

for keeping chickens

5. In a separate written statement, 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?: <1 year

7. Present use of property: Primary residence

8. Is there a building on the property at present?: Yes, single family house

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):

Single story finished space 2,096/sqft, roughly 90' x 36 ft'. Roughly 14-15 ft height

10. Proposed use of property: Single family residence with chicken coop

11. Give extent of proposed alterations: No alterations to existing structures

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
8' by 8' coop that's under 6 feet high. Connected and enclosed run that's 8 ft by 8 ft and 8 ft high. Chicken coop is roughly 64 sq ft and run is 64 sq ft with a total area of 128 sq ft.

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: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
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: _____ Before _____ 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?: yes (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: no Sewer: yes

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: 30 November 2022

Print Name: Larissa Laver

Property Owner's Signature:  

Date: 30 November 2022

Print Name: Esteban Laver Larissa Laver

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

Name: _____ Telephone #: _____

Address: _____

30 November 2022

To: Town of Bristol- Zoning Board
10 Court Street, Bristol, RI 02809

From: Larissa Laver
103 Kickemuit Avenue, Bristol, RI 02809

Dear Sir/Madam,

I am writing in the hopes of obtaining a special use permit for keeping no more than 10 chickens (all hens, no roosters) at my residence of 103 Kickemuit Avenue, Bristol, RI 02809.

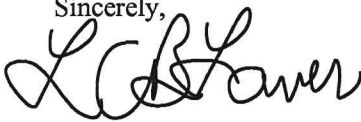
In September 2019, my husband Esteban and I purchased a home that had a chicken coop on the property. On closing day during our walkthrough of the property, to our surprise the chickens were still in the coop! That day we had to make a quick decision regarding what to do with these hens. Not only did we decide to keep them, but shortly after becoming their new owners (parents?), Esteban and I both became vegetarians because of how fond we were of our chickens. When we moved to Bristol in January 2022, we brought our lovely chickens with us. So far, we have all – chickens included – loved living in Bristol.

Since Esteban and I had never gone through the process of building a coop or starting a flock ourselves, we were unaware that we needed to have a permit for such an endeavor here in Bristol. Please accept this as our sincerest apologies for this oversight on our part and know that we are doing and will continue to do whatever we can to make this right in the eyes of the Town of Bristol. Since beginning this application process, we have learned that the coop must be 40 feet from the property lines; we are planning to move the coop in order to comply with this regulation.

The coop itself, while not a permanent structure on the property, is secure and safe for our hens. The 8'x8' coop has two windows each secured with ½" hardware cloth for ventilated protection; the coop has three nesting boxes as well as ample roosting space. The attached walk-in run, which is covered all around with ½" hardware cloth, extends 8' in front of the coop; the run also extends underneath the coop so the chickens have covered space to hide, rest, and dustbathe. The entire area has a hardware cloth skirt around the outside of the coop to deter digging intruders. I clean the coop *at minimum* once per week with deeper cleans as needed. We love our chickens, and do everything in our power to keep them happy, healthy, and safe.

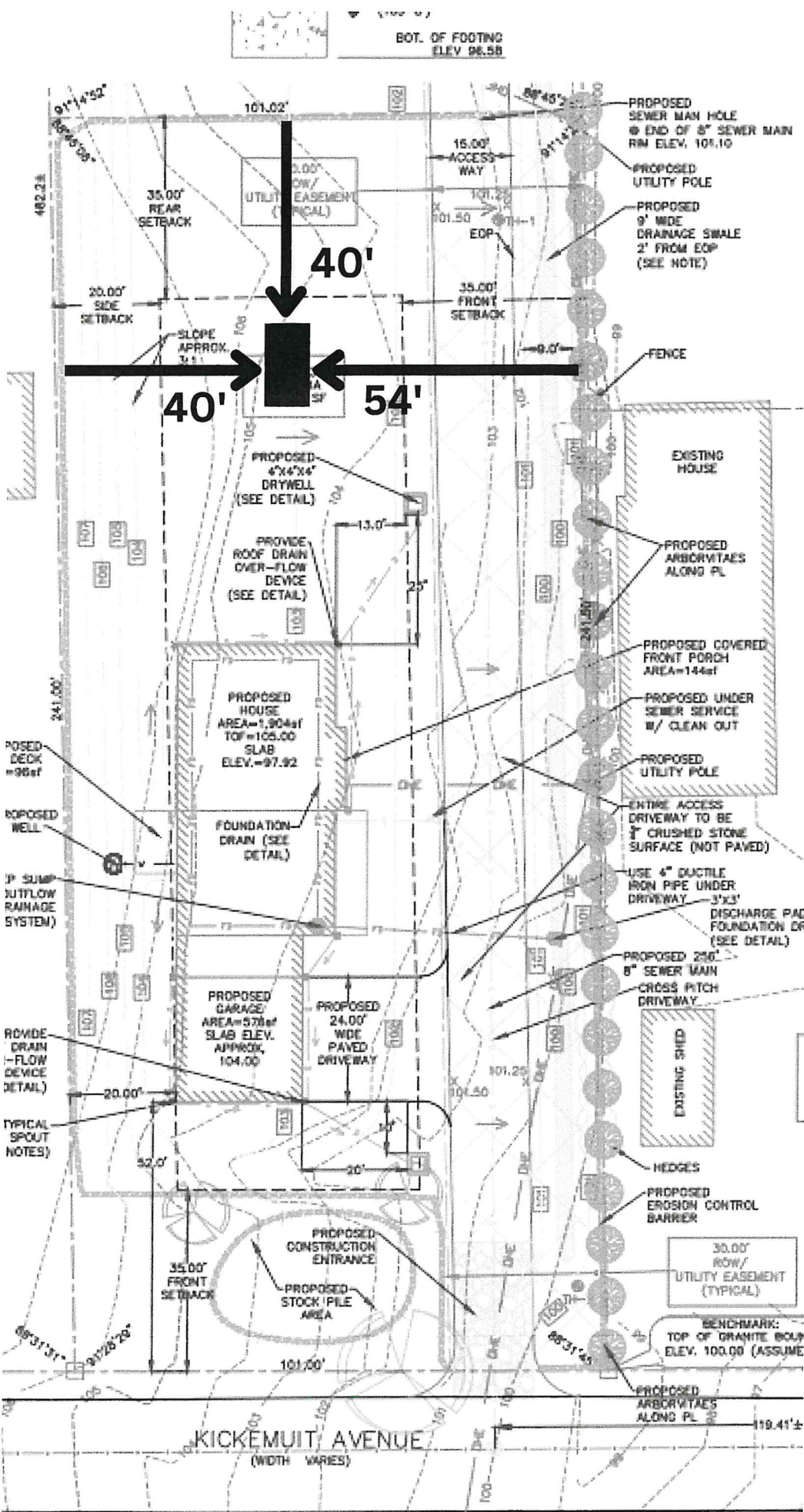
I hope the Town of Bristol will accept my sincerest apologies for my error in not applying for this permit sooner; and I hope the Town will now approve this special use permit so that we can keep our existing ten hens in their new home here in Bristol. If you have any questions, please contact me at 401-369-3270.

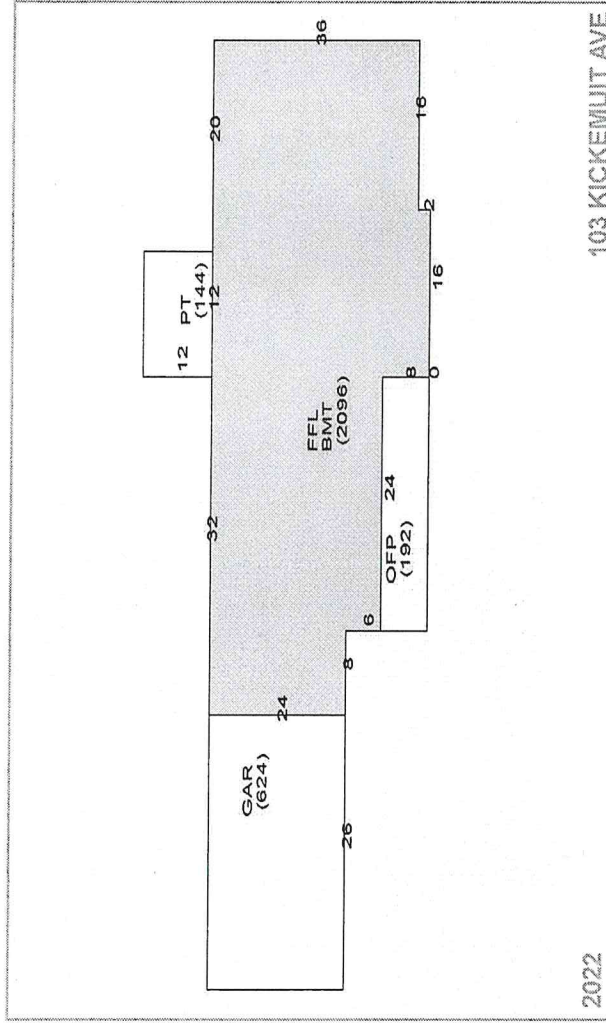
Sincerely,



Larissa Laver







Building Information

Description	Story Height	1 Story
BLDG Type	Ranch	1
RES Units	1	
Foundation	Concrete	
Frame 1	Wood	
EXT Wall 1	Vinyl Siding	
Roof Type 1	Asphalt Shingles	
Roof Cover 1	Drywall	
INT Wall 1	Hardwood	
Floors 1	Color	Grey
BMT Garages	Electrical	200
Plumbing	INT vs EXT	
Insulation	Heat Type	FWA w/AC
Heat Fuel	% Heated	100
# Heat Sys	% A/C	100
% Solar HW	% Vacuum	
% COM Wall	Ceiling Type	
Ceil HGHT	% Sprinkled	
Parking Type		
EXT View		

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	2,096	2,096	125.76	263,593
BMT	BASEMENT	2,096	0	18.86	39,531
GAR	GARAGE	624	0	36.41	22,720
OPF	OPEN PORCH	192	0	12.13	2,329
PT	PATIO	144	0	3.29	474
Total		5,152	2,096		328,647

Other Factors

Grade	Q3	Q3	Flood Hazard	Topography	Street	Rolling	Paved
Year Built	2020	EFF Year					
Alt LUC		Alt %	0.00				
Depreciation							
Code	AV	AV - Average	1.0				
Condition	Functional						
Economic							
Special							
OV							
Total Depreciation %	>	1.0					

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				
Complex				
Location				
Tot Units				
FL Level				
# Floors				
Bldg Seq				1

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	1

Notes

LAND AREA REDUCED PLAT 133 LOT 133 CREATED SEE ENV #574 5/18/09 LAND EASEMENT & ROW TO LOT 133 BK 1486 PG 62 5/18/09

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/29/2020	M50932		MECH	8,500		Closed	SUPPLY AND INSTALL 2 ZONE WARM AIR HEATING AND AC SYSTEM 80,000 £
08/24/2020	E50902		ELEC	16,000		Closed	Wire new house with UG service
08/11/2020	M50835		MECH	1,700		Closed	Install direct vent fireplace to manufacturers instructions
08/07/2020	M50821		MECH	2,000		Closed	Install gas piping to service the furnace, stove and water heater
08/07/2020	P50822		PLMB	14,000		Closed	Install plumbing for new home
06/01/2020	B50426		BLDG	25,000		Closed	Install foundation
03/27/2020	B50150		BLDG	185,000	85	Closed	construct single family residence with two car garage

Special Features & Yard Items

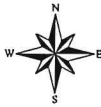
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
PriorD1b	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	6	3	
2			
3			
4			
Totals	0	6	3



103 Kickemuit Ave - 300' Radius

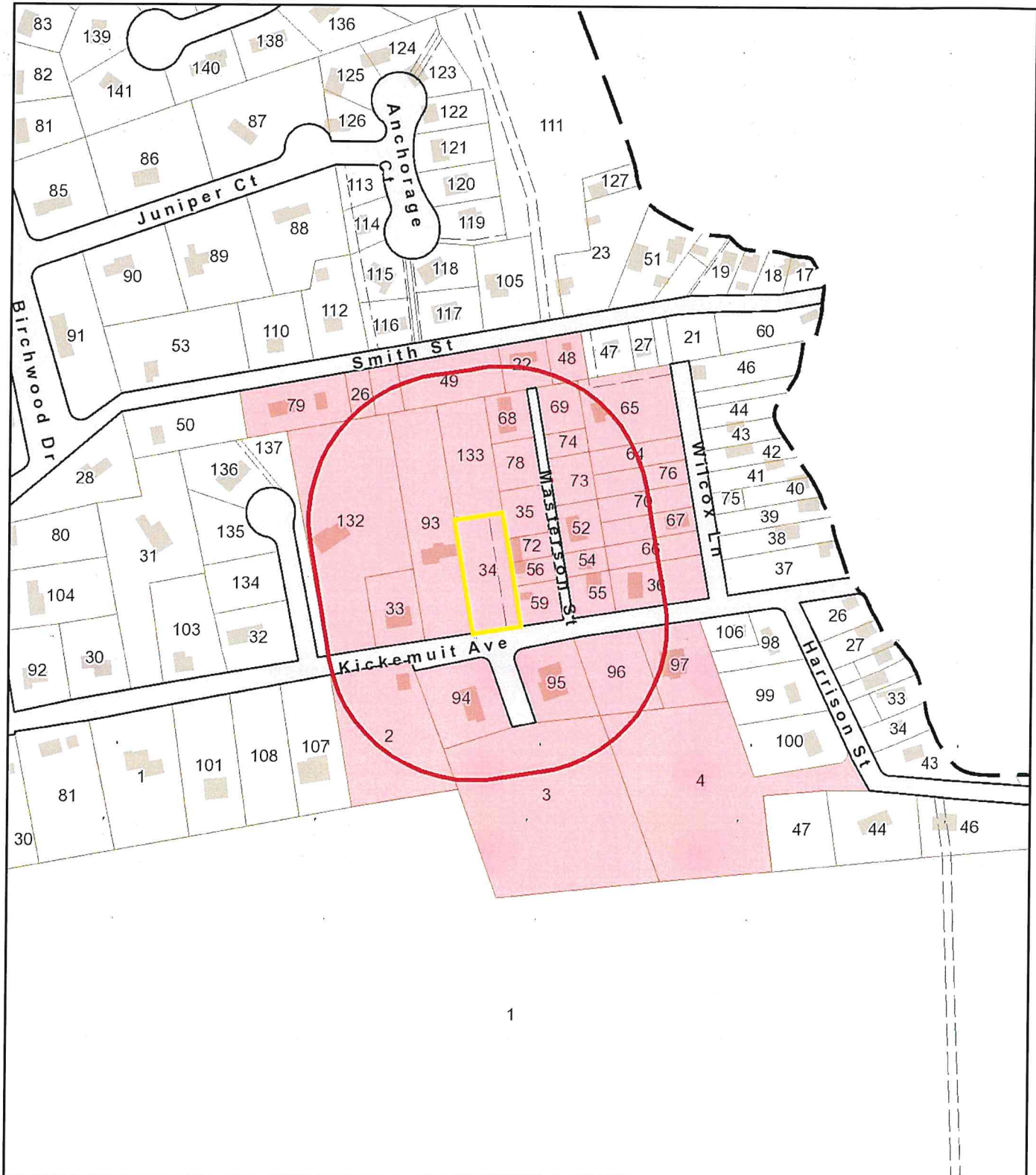
Bristol, RI



December 13, 2022

1 inch = 281 Feet

www.cai-tech.com





300 foot Abutters List Report

Bristol, RI
December 13, 2022

Subject Property:

Parcel Number: 133-34
CAMA Number: 133-34
Property Address: 103 KICKEMUIT AVE

Mailing Address: LAVER, ESTEBAN & LARISSA TE
24 ANOKA AVE
BARRINGTON, RI 02806

Abutters:

Parcel Number: 133-131
CAMA Number: 133-131
Property Address: SMITH ST

Mailing Address: SHARPE, KENNETH G. ET AL MICHELE
LAGUARDIA
24 SMITH STREET
BRISTOL, RI 02809

Parcel Number: 133-132
CAMA Number: 133-132
Property Address: 93 KICKEMUIT AVE

Mailing Address: MORRIS, ROBERT D etal TC MORRIS-
SARDINHA, SHEILA &
93 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-133
CAMA Number: 133-133
Property Address: 105 KICKEMUIT AVE

Mailing Address: CAROMILE CONSTRUCTION. INC. PAUL
CAROMILE
35 CEDAR DR.
BRISTOL, RI 02809

Parcel Number: 133-2
CAMA Number: 133-2
Property Address: 100 KICKEMUIT AVE

Mailing Address: LOPES, FABIO M & RODRIGUES,
MEGHAN JT
100 KICKIMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-22
CAMA Number: 133-22
Property Address: 22 SMITH ST

Mailing Address: QUINN, JOHN T SR LE REM QUINN,
JOHN T JR etal TC
22 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-26
CAMA Number: 133-26
Property Address: 24 SMITH ST

Mailing Address: SHARPE, KENNETH G. ET AL MICHELE
LAGUARDIA
24 SMITH STREET
BRISTOL, RI 02809

Parcel Number: 133-3
CAMA Number: 133-3
Property Address: KICKEMUIT AVE

Mailing Address: FRANCIS BROTHERS REALTY, INC.
115 TUPELO ST.
BRISTOL, RI 02809

Parcel Number: 133-33
CAMA Number: 133-33
Property Address: 93B KICKEMUIT AVE

Mailing Address: SARDINHA, SHEILA ANN MORRIS-
93B KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-34
CAMA Number: 133-34
Property Address: 103 KICKEMUIT AVE

Mailing Address: LAVER, ESTEBAN & LARISSA TE
24 ANOKA AVE
BARRINGTON, RI 02806

Parcel Number: 133-35
CAMA Number: 133-35
Property Address: MASTERSON LN

Mailing Address: CAMELO, MICHAEL & JODI L TE
11 MASTERSON LN
BRISTOL, RI 02809



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12/13/2022

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300 foot Abutters List Report

Bristol, RI
December 13, 2022

Parcel Number: 133-36 CAMA Number: 133-36 Property Address: 125 KICKEMUIT AVE	Mailing Address: WEBSTER, DENISE 125 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 133-4 CAMA Number: 133-4 Property Address: KICKEMUIT AVE	Mailing Address: FRANCIS BROTHERS REALTY, INC. 115 TUPELO ST. BRISTOL, RI 02809
Parcel Number: 133-48 CAMA Number: 133-48 Property Address: 30 SMITH ST	Mailing Address: RZEGOCKI, JANE E 133 MIDDLE RD PORTSMOUTH, RI 02871
Parcel Number: 133-49 CAMA Number: 133-49 Property Address: 11 SMITH ST	Mailing Address: GONEAU, WILLIAM L. 11 SMITH ST. BRISTOL, RI 02809
Parcel Number: 133-52 CAMA Number: 133-52 Property Address: 4 MASTERSON LN	Mailing Address: MELLO, JEROME R. ET AL MARY E. OCONNELL 4 MASTERSON LANE BRISTOL, RI 02809
Parcel Number: 133-54 CAMA Number: 133-54 Property Address: 2 MASTERSON LN	Mailing Address: BENN, VICTOR G. GAIL B. TE 286 MCCOMBS ROAD MURPHY, NC 28906
Parcel Number: 133-55 CAMA Number: 133-55 Property Address: KICKEMUIT AVE	Mailing Address: BENN, VICTOR G. GAIL B. TE 286 MCCOMBS ROAD MURPHY, NC 28906
Parcel Number: 133-56 CAMA Number: 133-56 Property Address: 3 MASTERSON LN	Mailing Address: FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809
Parcel Number: 133-59 CAMA Number: 133-59 Property Address: MASTERSON LN	Mailing Address: FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809
Parcel Number: 133-64 CAMA Number: 133-64 Property Address: WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-65 CAMA Number: 133-65 Property Address: 8 WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-66 CAMA Number: 133-66 Property Address: WILCOX ST	Mailing Address: CAMARA, THOMAS A. ET UX JOANNE C. 15 WILCOX ST BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI

December 13, 2022

Parcel Number: 133-67
CAMA Number: 133-67
Property Address: 15 WILCOX ST

Mailing Address: CAMARA, THOMAS A. ET UX JOANNE C.
15 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 133-68
CAMA Number: 133-68
Property Address: 11 MASTERSON LN

Mailing Address: CAMELO, MICHAEL JODI L. TE
11 MASTERSON LN
BRISTOL, RI 02809

Parcel Number: 133-69
CAMA Number: 133-69
Property Address: MASTERSON LN

Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE
T TE
8 WILCOX LANE
BRISTOL, RI 02809

Parcel Number: 133-70
CAMA Number: 133-70
Property Address: WILCOX ST

Mailing Address: SAOBENTO, KRIS MARIE STEVEN A
35 MONMOUTH DR
RIVERSIDE, RI 02915

Parcel Number: 133-72
CAMA Number: 133-72
Property Address: MASTERSON LN

Mailing Address: FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 133-73
CAMA Number: 133-73
Property Address: MASTERSON LN

Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE
T TE
8 WILCOX LANE
BRISTOL, RI 02809

Parcel Number: 133-74
CAMA Number: 133-74
Property Address: MASTERSON LN

Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE
T TE
8 WILCOX LANE
BRISTOL, RI 02809

Parcel Number: 133-76
CAMA Number: 133-76
Property Address: WILCOX ST

Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE
T TE
8 WILCOX LANE
BRISTOL, RI 02809

Parcel Number: 133-78
CAMA Number: 133-78
Property Address: MASTERSON LN

Mailing Address: CAMELO, MICHAEL & JODI L TE
11 MASTERSON LN
BRISTOL, RI 02809

Parcel Number: 133-79
CAMA Number: 133-79
Property Address: 20 SMITH ST

Mailing Address: CHISHOLM, WILLIAM N & POWERS,
WILLIAM G TE
20 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-93
CAMA Number: 133-93
Property Address: 95 KICKEMUIT AVE

Mailing Address: HAYES, WILLIAM F & MARY ANN LE
HAYES, KIMBERLY A & MELISSA A TC
95 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-94
CAMA Number: 133-94
Property Address: 102 KICKEMUIT AVE

Mailing Address: FRANCIS, CHRISTOPHER V ETUX
PATRICIA M. FRANCIS TE
102 KICKEMUIT AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI

December 13, 2022

Parcel Number: 133-95
CAMA Number: 133-95
Property Address: 104 KICKEMUIT AVE

Mailing Address: MATRONE, RICHARD M. ET UX
CHRISTINE F. MATRONE TE
104 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-96
CAMA Number: 133-96
Property Address: KICKEMUIT AVE

Mailing Address: 40 DIXON STREET, LLC
104 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-97
CAMA Number: 133-97
Property Address: 108 KICKEMUIT AVE

Mailing Address: LATESSA, BRIAN A. MONIQUE L.
108 KICKEMUIT AVE
BRISTOL, RI 02809



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12/13/2022

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40 DIXON STREET, LLC
104 KICKEMUIT AVE
BRISTOL, RI 02809

GONEAU, WILLIAM L.
11 SMITH ST.
BRISTOL, RI 02809

SAOBENTO, KRIS MARIE
STEVEN A
35 MONMOUTH DR
RIVERSIDE, RI 02915

BENN, VICTOR G.
GAIL B. TE
286 MCCOMBS ROAD
MURPHY, NC 28906

HAYES, WILLIAM F & MARY A
HAYES, KIMBERLY A & MELIS
95 KICKEMUIT AVE
BRISTOL, RI 02809

SARDINHA, SHEILA ANN MORR
93B KICKEMUIT AVE
BRISTOL, RI 02809

CAMARA, THOMAS A. ET UX
JOANNE C.
15 WILCOX ST
BRISTOL, RI 02809

LATESSA, BRIAN A.
MONIQUE L.
108 KICKEMUIT AVE
BRISTOL, RI 02809

SHARPE, KENNETH G. ET AL
MICHELE LAGUARDIA
24 SMITH STREET
BRISTOL, RI 02809

CAMELO, MICHAEL
JODI L. TE
11 MASTERSON LN
BRISTOL, RI 02809

LAVER, ESTEBAN & LARISSA
24 ANOKA AVE
BARRINGTON, RI 02806

VAUGHN, MICHAEL D ET UX
JEANNINE T TE
8 WILCOX LANE
BRISTOL, RI 02809

CAMELO, MICHAEL &
JODI L TE
11 MASTERSON LN
BRISTOL, RI 02809

LOPES, FABIO M &
RODRIGUES, MEGHAN JT
100 KICKIMUIT AVE
BRISTOL, RI 02809

WEBSTER, DENISE
125 KICKEMUIT AVE
BRISTOL, RI 02809

CAROMILE CONSTRUCTION. IN
PAUL CAROMILE
35 CEDAR DR.
BRISTOL, RI 02809

MATRONE, RICHARD M. ET UX
CHRISTINE F. MATRONE TE
104 KICKEMUIT AVE
BRISTOL, RI 02809

CHISHOLM, WILLIAM N & POW
20 SMITH ST
BRISTOL, RI 02809

MELLO, JEROME R. ET AL
MARY E. OCONNELL
4 MASTERSON LANE
BRISTOL, RI 02809

FRANCIS BROTHERS REALTY,
115 TUPELO ST.
BRISTOL, RI 02809

MORRIS, ROBERT D etal TC
MORRIS-SARDINHA, SHEILA &
93 KICKEMUIT AVE
BRISTOL, RI 02809

FRANCIS, CHRISTOPHER V ET
PATRICIA M. FRANCIS TE
102 KICKEMUIT AVE
BRISTOL, RI 02809

QUINN, JOHN T SR LE
REM QUINN, JOHN T JR eta
22 SMITH ST
BRISTOL, RI 02809

FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

RZEGOCKI, JANE E
133 MIDDLE RD
PORTSMOUTH, RI 02871