



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-22

PUBLIC HEARING

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

Monday, June 5, 2023

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: Thomas A. and Lee H. Dawson

PROPERTY OWNER: Thomas A. and Lee H. Dawson

LOCATION: 15 Burton Street

PLAT: 15 LOT: 79

ZONE: Residential R-6

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct an 18ft. 8in. x 22ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left 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://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, June 1, 2023.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development Zoning Board of Review

May 12 PM 2:18

APPLICATION

File No: **2023-22**

Accepted by ZEO:

APPLICANT:	Name:	THOMAS A. DAWSON		
	Address:	15 BURTON STREET		
	City:	BRISTOL	State:	R.I.
	Phone #:	508-498-7335	Zip:	02809
PROPERTY OWNER:		Email:	TDAWSONARCHITECTPC@GMAIL.COM	
	Name:	TOM + LEE DAWSON		
	Address:	(SAME AS ABOVE)		
	City:		State:	
	Phone #:		Zip:	

1. Location of subject property: 15 BURTON ST., BRISTOL

Assessor's Plat(s) #: 15

Lot(s) #: 79

2. Zoning district in which property is located: R-6 (RESIDENTIAL)

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):

28-111

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. (SEE ATTACHED)

6. How long have you owned the property? ALMOST 6 YEARS (SINCE 8/10/17)

7. Present use of property: RESIDENTIAL, SINGLE FAMILY

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):

35' X 27' (HOUSE) & DECK: 13'10" X 12'2"; 32'4" FADE TO EXISTING RIDGE

10. Proposed use of property: (SAME USE, RESIDENTIAL)

11. Give extent of proposed alterations: TWO STORY ADDITION @ REAR OF EXISTING HOUSE, WITH ENTRY/MUDROOM, BACK FAMILY ROOM, & ACCESSIBLE FULL BATHROOM @ FIRST FLOOR, PRIMARY BEDROOM & CLOSET @ SECOND FLOOR. RENOVATION OF KITCHEN & IMPROVEMENTS AT EXISTING HOUSE, BOTH FLOORS (AS SHOWN IN INCLOSED DRAWING SET).

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):

22'0" X 18'8", 410 SF (X 2 FLOORS), 27'9" (GRADE TO NEW RIDGE)

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>AVERAGE ON BLOCK, OR 20'</u>	Proposed Setback: <u>AVERAGE ON BLOCK, OR 20'</u>
Left side lot line:	Required Setback: <u>10'-0"</u>	Proposed Setback: <u>5'-0"</u>
Right side lot line:	Required Setback: <u>10'-0"</u>	Proposed Setback: <u>10'-0"</u>
Rear lot line:	Required Setback: <u>20'-0"</u>	Proposed Setback: <u>20'-0"</u>
Building height:	Required: <u>AVERAGE ON BLOCK, OR 35'</u>	Proposed: <u>AVERAGE ON BLOCK, OR 35'</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: <u>COVERAGE: 30%</u>	Proposed: <u>23.7%</u>	

EXISTING IS: 16.9%

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, NOT YET.

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? YES.

18. Is the property located in a flood zone? NO. If yes, which one?: N/A.

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: [Signature] Date: 5/10/2023

Print Name: THOMAS A. DANSON

Property Owner's Signature: [Signature] Date: 5/10/2023

Print Name: THOMAS A. DANSON & LEE A. DANSON

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

Name: THOMAS A. DANSON (ARCHITECT) Phone #: 508-498-7335 (C)

Address: 15 BURTON ST., BRISTOL

5. The grounds for the requested dimensional variance, and meeting the standards as presented in section 28-409 of Bristol's Zoning Ordinance:

We are seeking relief from the side setback requirement of 10'-0", as our existing house is 4'-6" from the side property line (see engineer's professional site plan included), between us at 15 Burton Street, and our neighbors at 11 Burton Street.

As designed and drawn, we would like to build our addition at 5'-0" from the existing property line, so a small improvement from our pre-existing non-conforming situation. Our addition is designed to be behind our existing house, with a 6" bump to the inside. This is shown on the labeled proposed drawings, also included in this submittal.

We are asking for relief because:

- We plan to retire in this town, and would like to have the option of a "future" bedroom and accessible bathroom on the first floor; and
- We have tried a design away from this side, more toward the center of the lot in the back, and this would completely consume our two (2) off-street parking spaces in the rear. We do also have resident on-street parking, but competition for these spots can get "robust" when our neighbors The Herreshoff Museum host an event, or there is a weekend wedding in their rental tent and facility. In addition,
- We have a family friend who stays with us occasionally, and he is a quadriplegic, and has stayed the night by sleeping in our current family room, since getting upstairs to bedrooms is very difficult.

Thank you for reading this, and your consideration.

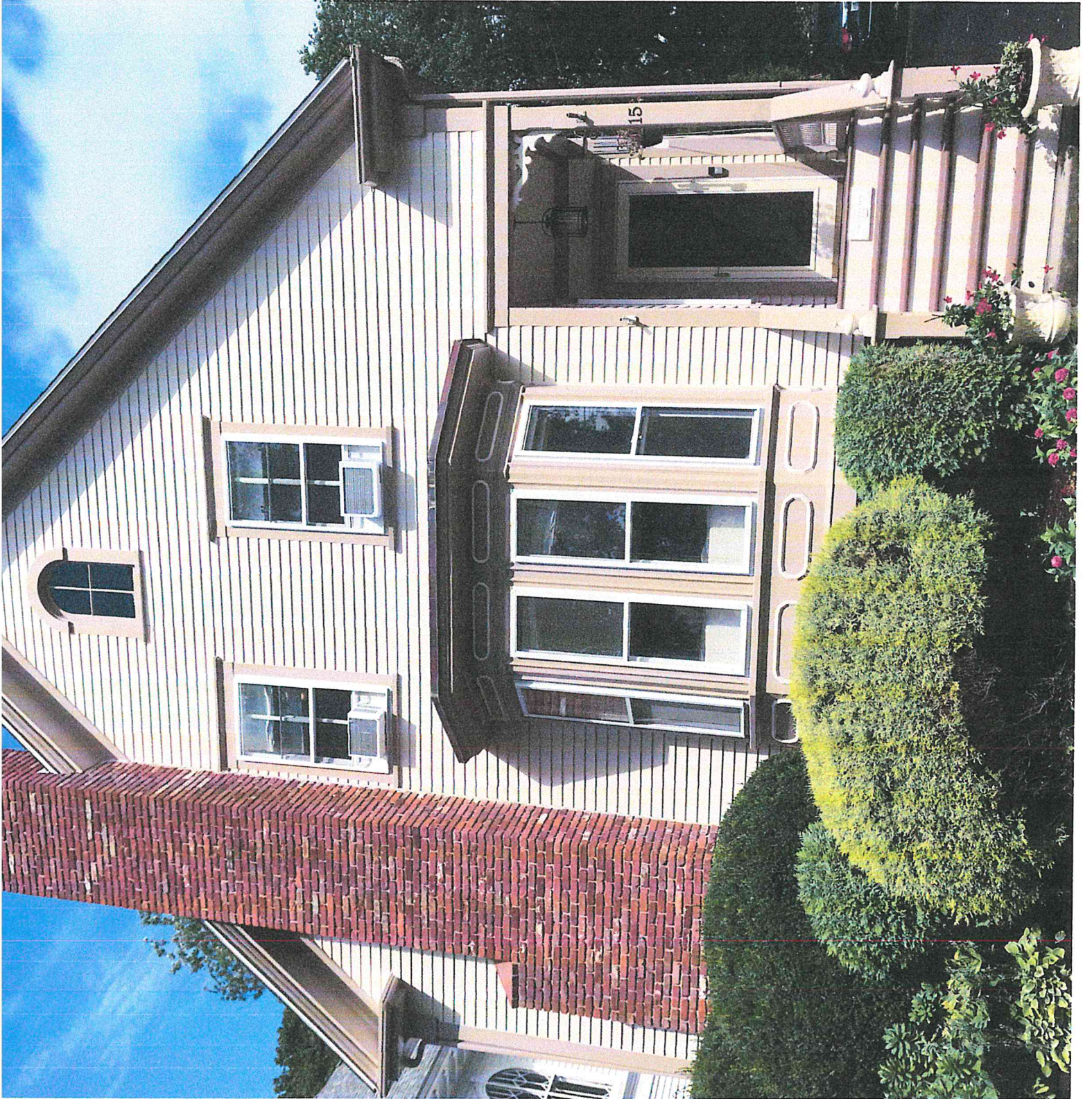
Thomas A. Dawson: _____

Lee H. Dawson: _____

Date: 05-10-23.



HARRISON'S REALTY
CHARLIE KURKE
401-463-3007
FOR SALE





Bristol

15 BURTON ST

Card 1 of 1

Plat/Lot 15 79

Account: 988

LUC 01

Zone R-6

Assessment

\$497,300

Owner

Owner Account #:

Owner 1 DAWSON, THOMAS A &

Owner 2 LEE H TE

Owner 3

Address 15 BURTON ST, BRISTOL, RI 02809-0000

% Owned

0.00

0.00

Previous Owners & Sales Information

Grantor

Date

Sale Price

Leg Ref

Deed Type

SALINGER, JOHN J III

08/10/2017

435,000

1904-130

W

SALINGER, JOHN J III

12/18/2014

1

1783-304

A

SALINGER, JOHN J JR & JO

06/27/2008

206,500

1443-164

A

Assessment									
Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value	Year	LUC	Building
01	227,300	700	0.14	269,300	0	497,300	2022	01	227,300
TOTAL	227,300	700	0.14	269,300	0	497,300	2021	01	172,600
							2020	01	172,600
							2019	01	172,600
							2018	01	119,700
							2017	01	114,700
Source > Mkt Adj Cost							VAL per SQ Unit/Parcel >		
							203.17		

WD (168)

TSQ FFL BMT (797)

ATF OFF (40)

FFL BMT 7161

10

3

10

6

2

5

8

23

5

14

12

8

31

2022

15 BURTON ST

Land Information									
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2
01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,942,065	I	Partial View 25	Inf 3
01 Single Fam	0.00292	AC	EX	0.20	1,535,000	616,438	I		Inf 2 %
									Inf 3 %
									Appr Value
									267,500
									1,800
									Spec Land
									1.00
									Fact
									1.00
									Use Value
									0
									0

Print Date = 5/15/2023

Printed By = Counter

Year ID: 2022

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted.

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 COTTAGE 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.

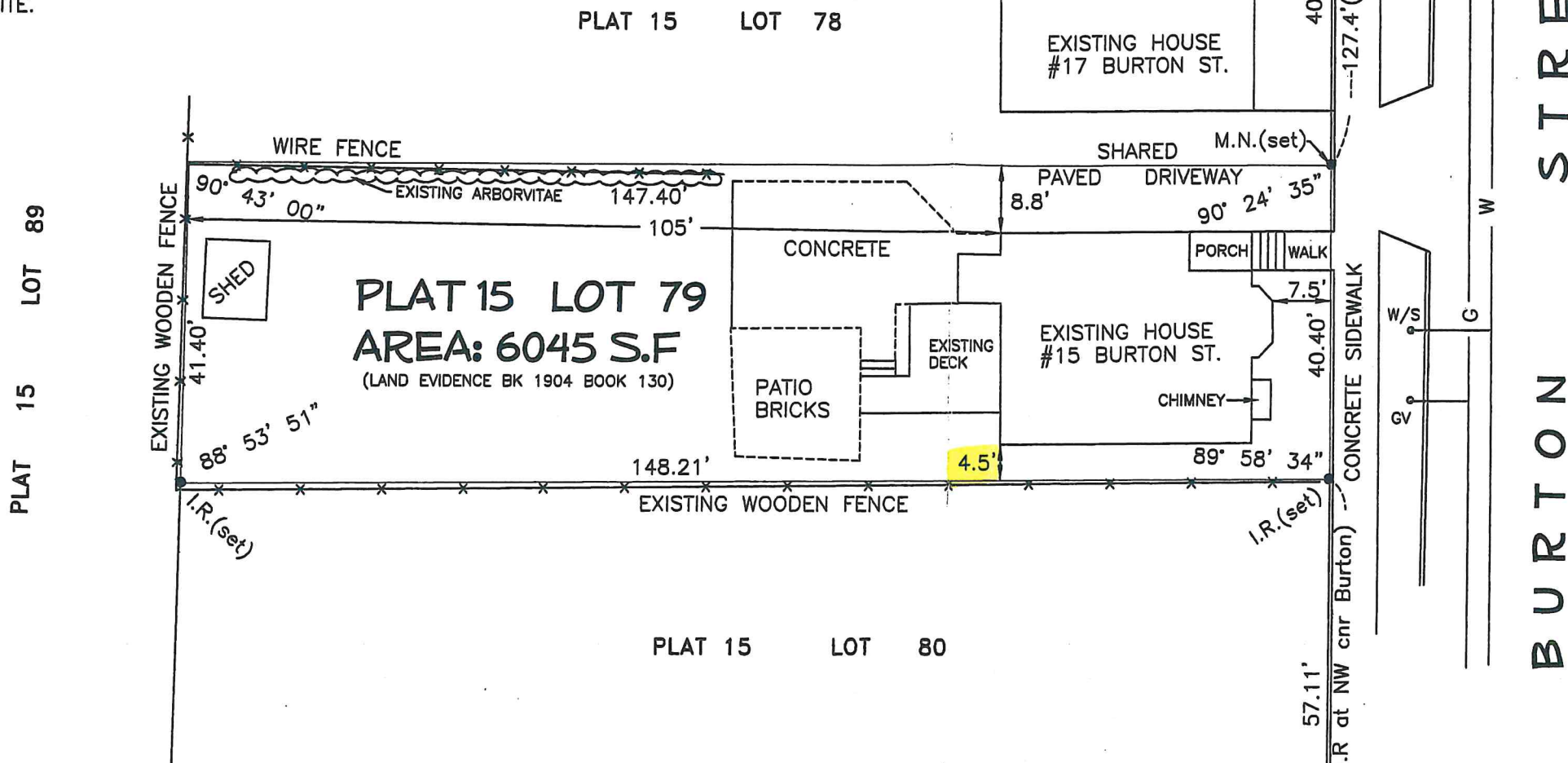
NORTH

LEGEND

I.R. IRON ROD
D.H. GRANITE BOUND
-W- EXISTING WATER LINE
-G- EXISTING GAS LINE
W/S WATER STOP
GV GAS VALVE
G.B. GRANITE BOUND
MN. MAGNETIC NAIL

ZONING

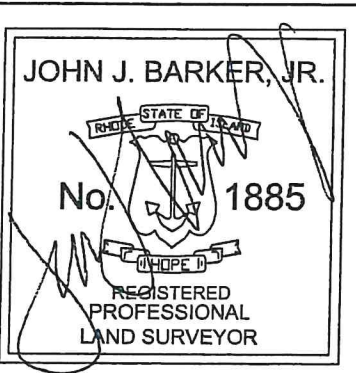
R-6 ZONE MIN. LOT AREA : 6000 S.F
MIN LOT WIDTH : 60'
LOT FRONTAGE : 60'
MAX. BLDG COVERAGE : 30%
BUILDING SETBACKS
FRONT : AVERAGE SETBACK OF BLOCK
OR 20' WHICHEVER IS LESS.
REAR : 20'
SIDE : 10'



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.



JOHN J. BARKER, JR. PLS #1885
C.O.A # LS-A302

EXISTING.

SITE PLAN
FOR
THOMAS A. & LEE H. DAWSON

15 BURTON STREET PLAT 15 LOT 79 BRISTOL R.I. 02809
SCALE 1"=20' DATE 3/27/2023 DWN BY: JJB DWG NO. 230207-562

ZONING SUMMARY: The DAWSON RESIDENCE

15 BURTON STREET, BRISTOL, RI 02809

DETERMINED FROM MAP, this PROPERTY is in the R-6 - RESIDENTIAL (6,000 SF Lot Size)
DETERMINED FROM MAP, this PROPERTY is also in the BRISTOL HISTORIC DISTRICT (HDC)

REQUIRED LOT DIMENSIONS (In SF or Feet, or as designated):

- | | |
|--|--|
| ~ MINIMUM LOT AREA - 6,000 SF | ~ MINIMUM SIDE YARD SETBACK - 10' |
| ~ MINIMUM LOT WIDTH - 60 FT (Single Dwelling Unit) | ~ MINIMUM REAR YARD SETBACK - 20' |
| ~ MINIMUM LOT FRONTAGE - 60' | ~ MAXIMUM HEIGHT - Average height of the block,
or 35', whichever is greater. |
| ~ MINIMUM FRONT YARD SETBACK - Average setback of the block,
or 20', whichever is less. | ~ MAXIMUM HEIGHT of ACCESSORY STRUCTURE - 20' |
| ~ MAXIMUM LOTY COVERAGE - 30% (Residential) | ~ MAXIMUM SIZE of ACCESSORY STRUCTURE - 22' X 24' |

Done by: Thomas A. Dawson, RA, LEED AP, NCARB - Architect.
Tom Dawson Architecture, 15 Burton Street, Bristol, RI

Based upon: Bristol Zoning ByLaws, of Aug. 24, 2022, Section 28-111,
Table B, Article IV; and the Bristol Zoning Map (of Jan. 27, 2021) - both online.

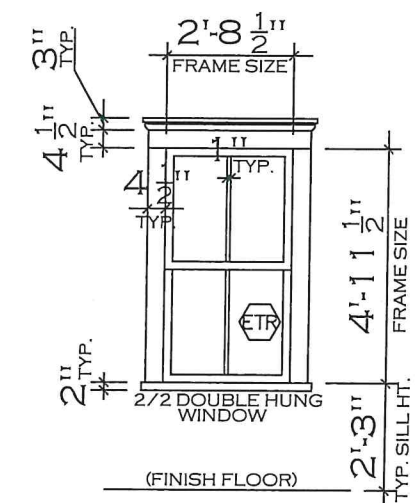
2

EXISTING CONDITIONS: ZONING & WINDOW SPEC.

(SCALED to FIT 11x17 PRINT)

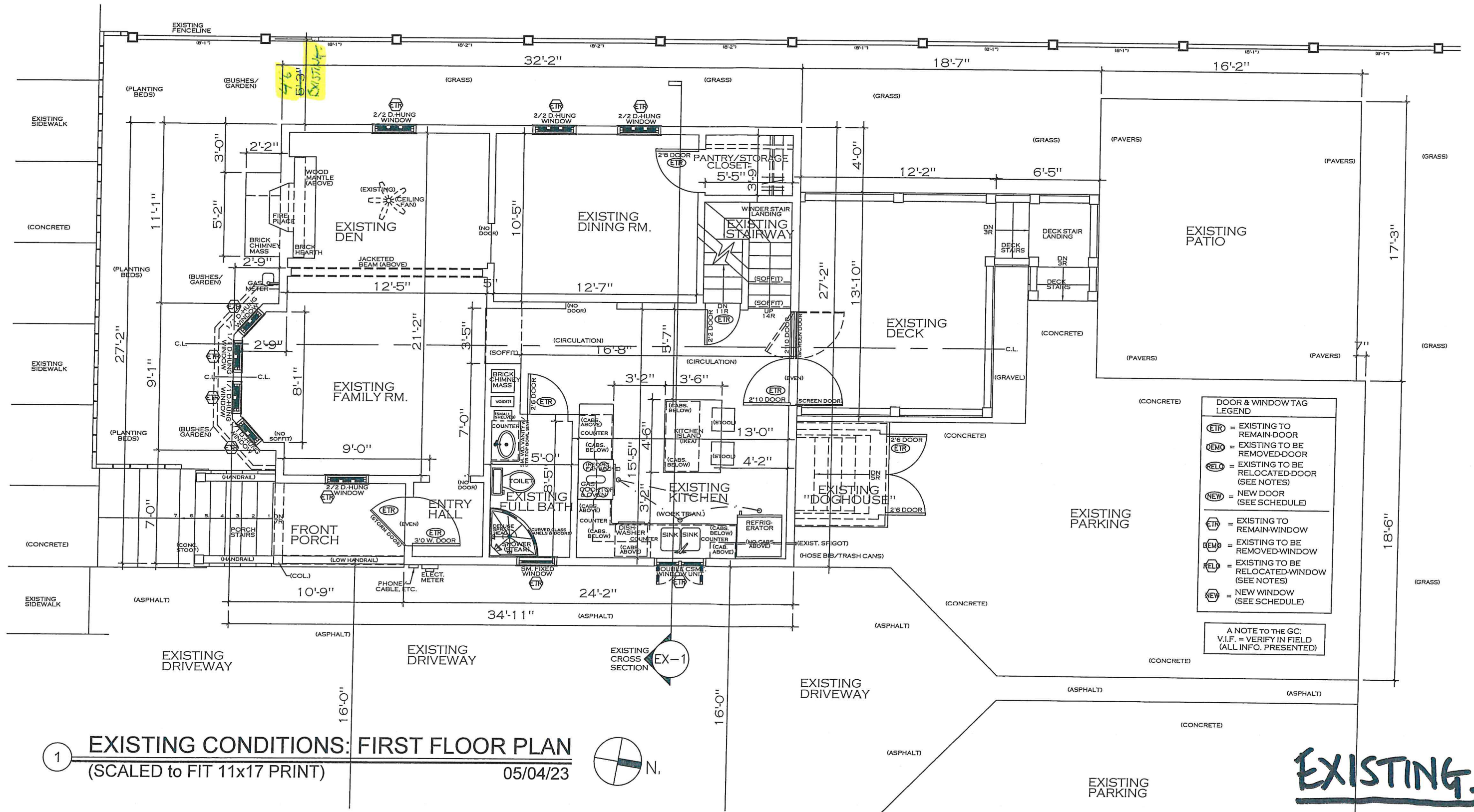
05/04/23

The "House Standard" Window

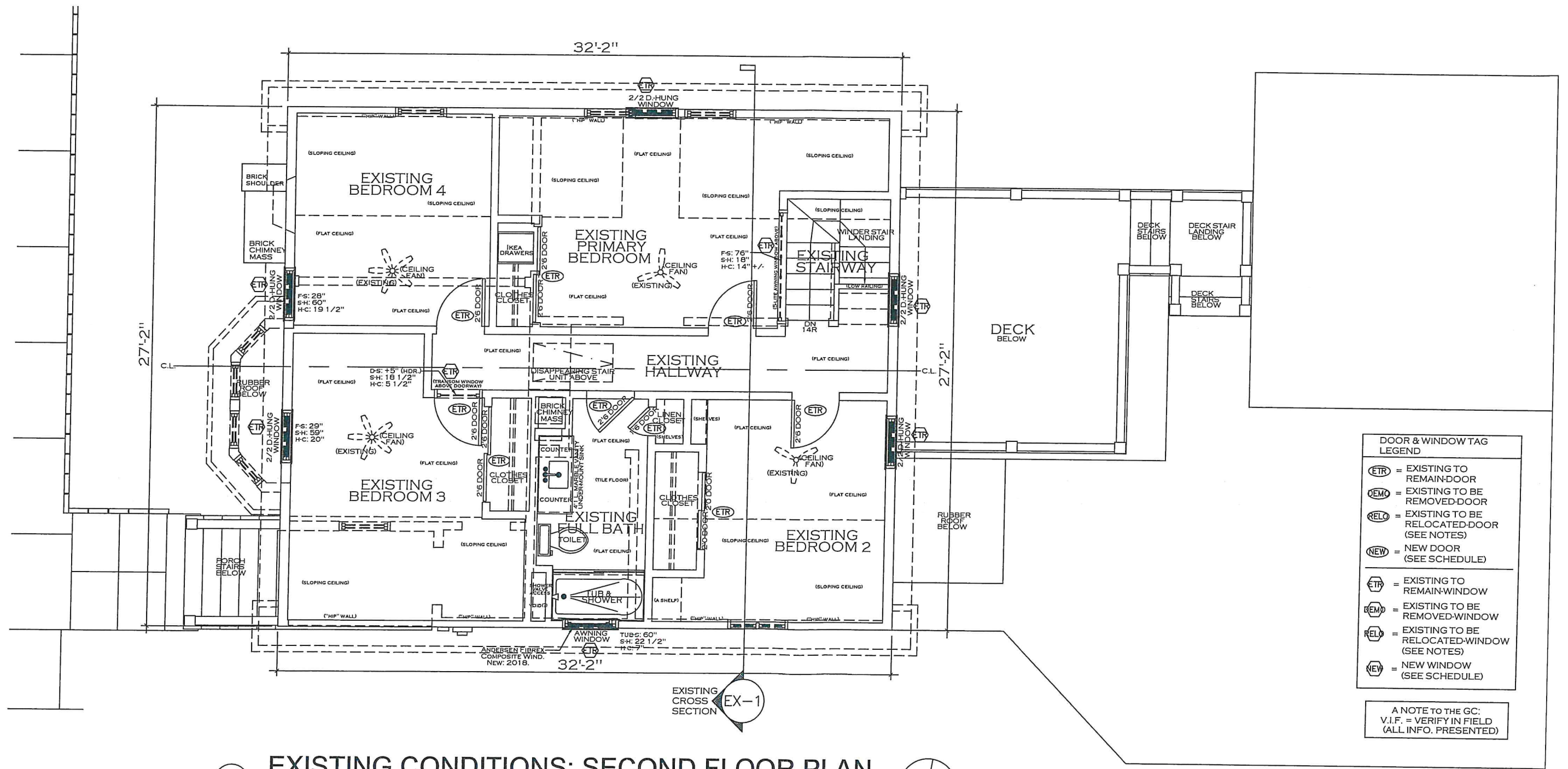


- EXISTING WINDOW SPECIFICATION:
- CALLING THIS "THE HOUSE STANDARD"
 - 2/2 DOUBLE HUNG WINDOW;
 - SIZE IS: 2'-8 1/2" WIDE X 4'-1 1/2" HIGH (FRAME SIZE; & FLOOR - SILL = 2'-3" TYPICAL;
 - THERE ARE SEVEN (7) EXISTING;
 - ALL EXISTING HAVE EXTERNAL STORM WINDOWS;

EXISTING.



EXISTING.

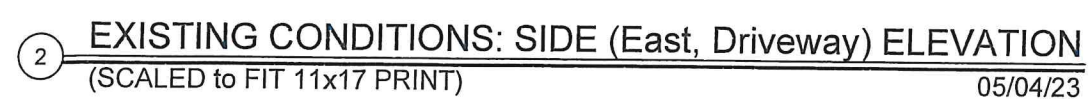
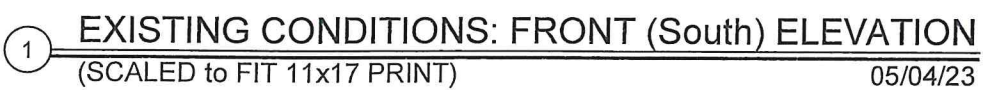


1 **EXISTING CONDITIONS: SECOND FLOOR PLAN**
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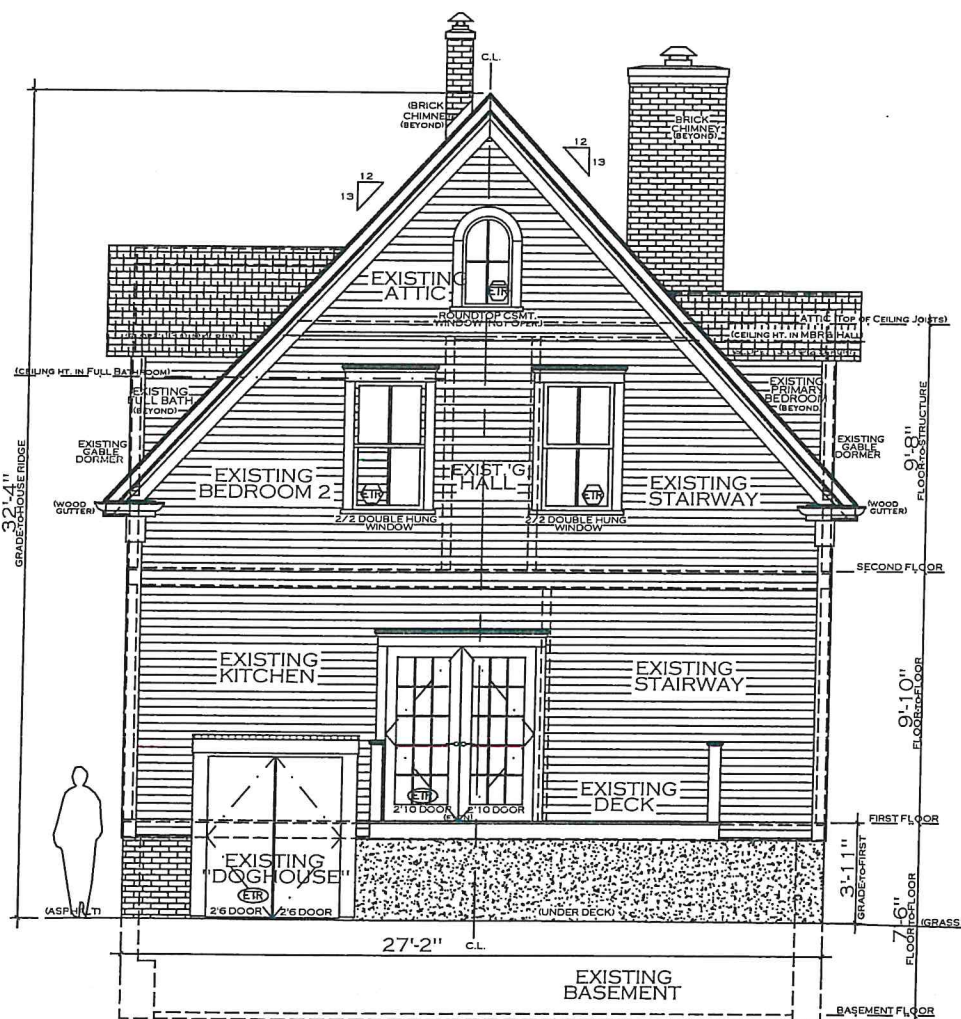
05/04/23



EXISTING.



EXISTING.

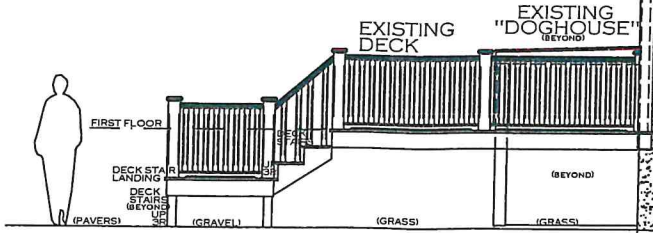


1 EXISTING CONDITIONS: REAR (North) ELEVATION
(SCALED to FIT 11x17 PRINT)

05/04/23

DOOR & WINDOW TAG LEGEND	
(ETR)	= EXISTING TO REMAIN-DOOR
(EM)	= EXISTING TO BE REMOVED-DOOR
(EL)	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
(NEW)	= NEW DOOR (SEE SCHEDULE)
(ETW)	= EXISTING TO REMAIN-WINDOW
(EW)	= EXISTING TO BE REMOVED-WINDOW
(ELW)	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
(NEW)	= NEW WINDOW (SEE SCHEDULE)

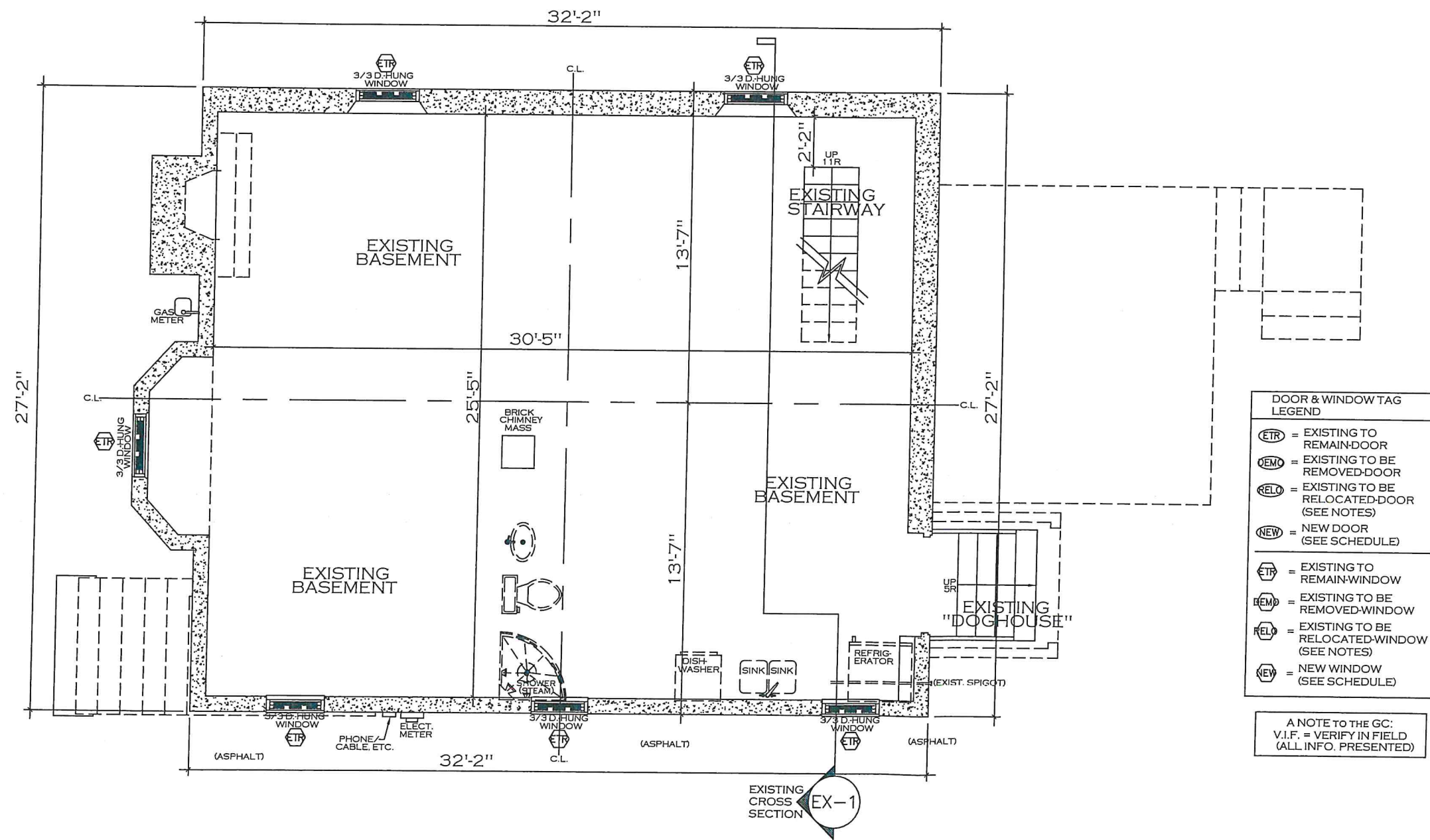
A NOTE TO THE GC:
V.I.F. = VERIFY IN FIELD
(ALL INFO. PRESENTED)



2 EXISTING CONDITIONS: SIDE (West, Yard) ELEVATION
(SCALED to FIT 11x17 PRINT)

05/04/23

EXISTING.



DOOR & WINDOW TAG LEGEND	
	EXISTING TO REMAIN-DOOR
	EXISTING TO BE REMOVED-DOOR
	EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
	NEW DOOR (SEE SCHEDULE)
	EXISTING TO REMAIN-WINDOW
	EXISTING TO BE REMOVED-WINDOW
	EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
	NEW WINDOW (SEE SCHEDULE)

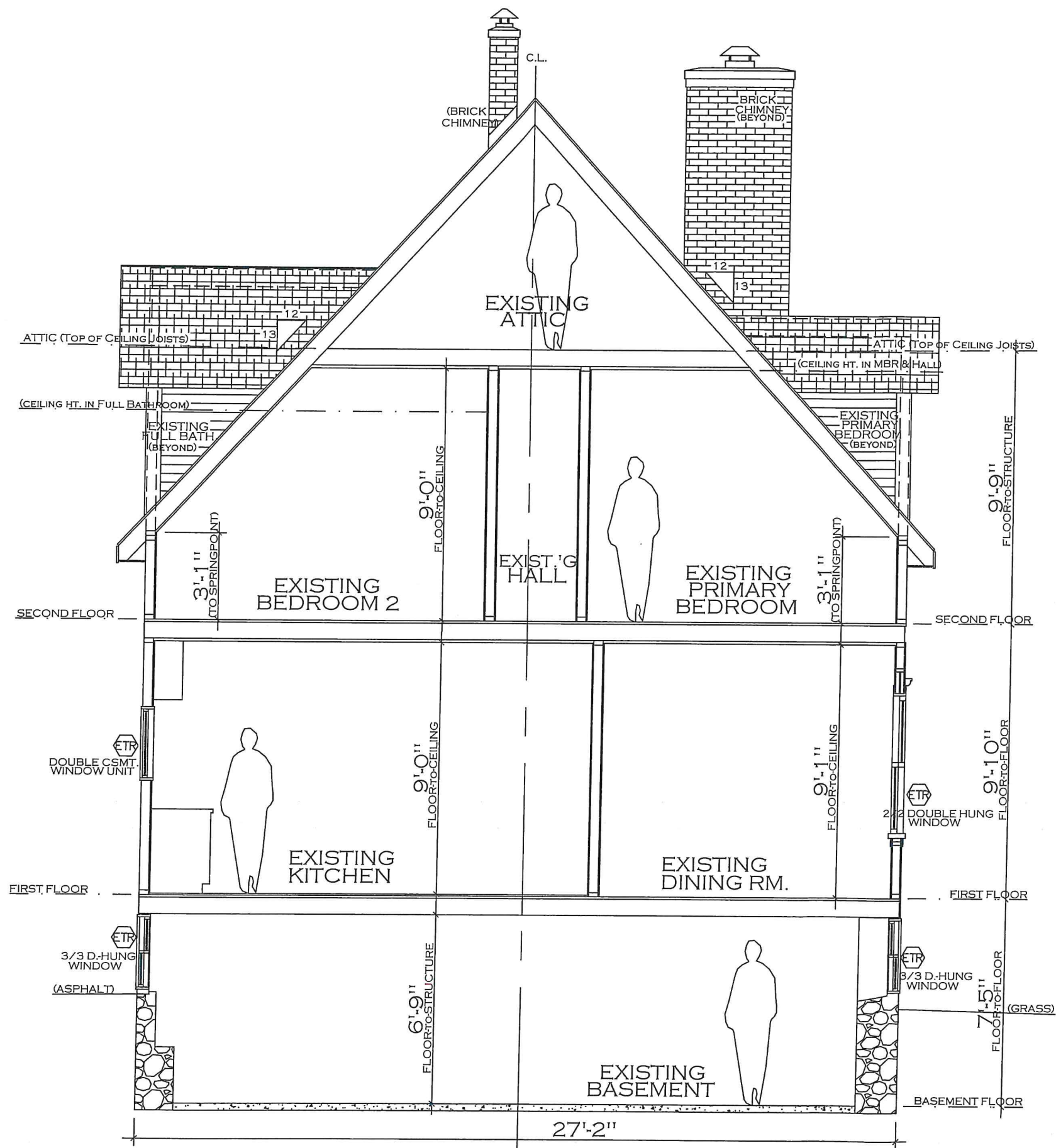
A NOTE TO THE GC:
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(ALL INFO. PRESENTED)

1 **EXISTING CONDITIONS: BASEMENT/FOUNDATION PLAN**
(SCALED to FIT 11x17 PRINT)

05/04/23



EXISTING.



DOOR & WINDOW TAG LEGEND	
	ETR = EXISTING TO REMAIN-DOOR
	DEMO = EXISTING TO BE REMOVED-DOOR
	RELO = EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
	NEW = NEW DOOR (SEE SCHEDULE)
	ETR = EXISTING TO REMAIN-WINDOW
	DEMO = EXISTING TO BE REMOVED-WINDOW
	RELO = EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
	NEW = NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:
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(ALL INFO. PRESENTED)

3

EXISTING CONDITIONS: CROSS SECTION EX-1
(SCALED to FIT 11x17 PRINT)

05/04/23

EXISTING.

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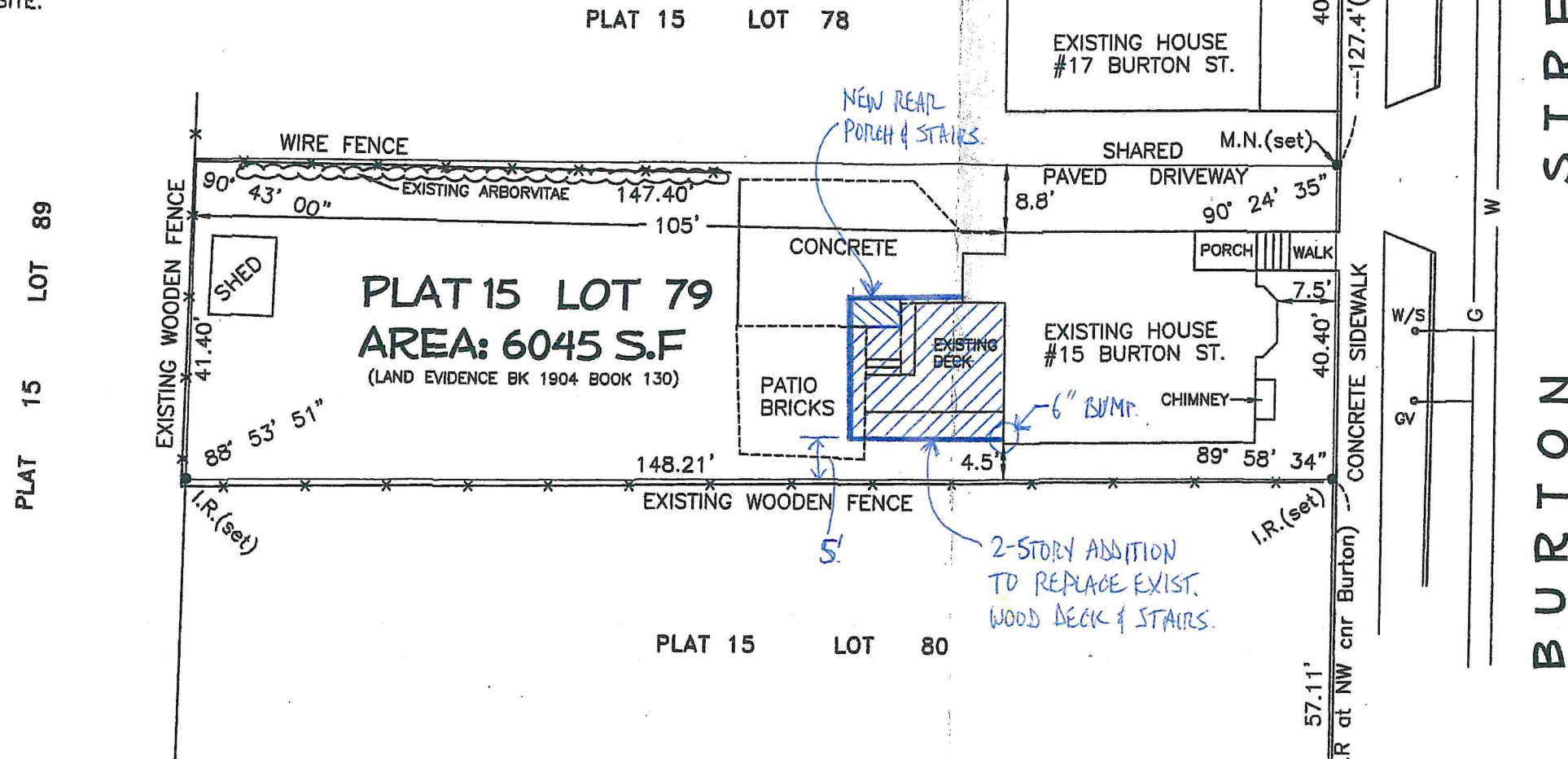
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-W-	EXISTING WATER LINE
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G.B.	GRANITE BOUND
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ZONING

R-6 ZONE MIN. LOT AREA : 6000 S.F.
MIN LOT WIDTH : 60'
LOT FRONTAGE : 60'
MAX. BLDG COVERAGE : 30%
BUILDING SETBACKS
FRONT : AVERAGE SETBACK OF BLOCK
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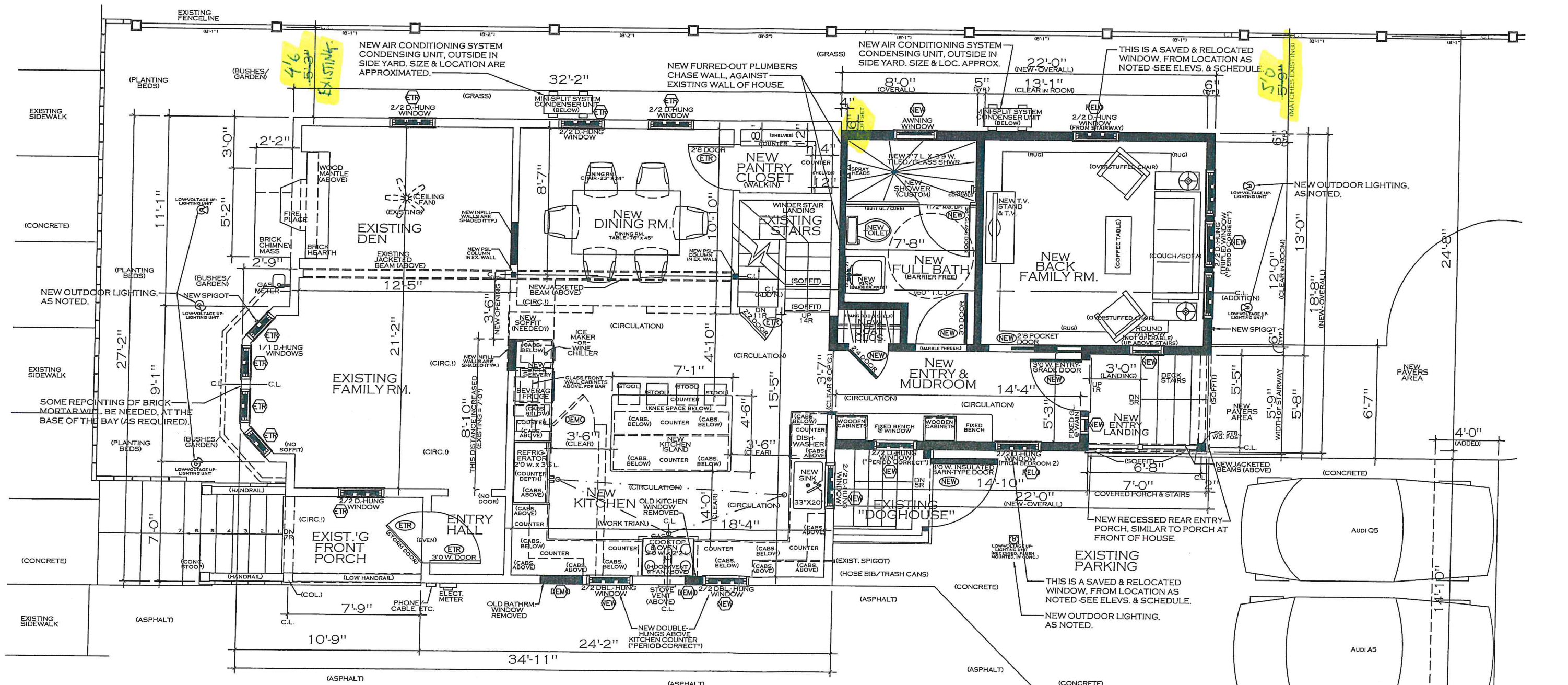


JOHN J. BARKER, JR. PLS #1885
C.O.A # LS-A302

PROPOSED

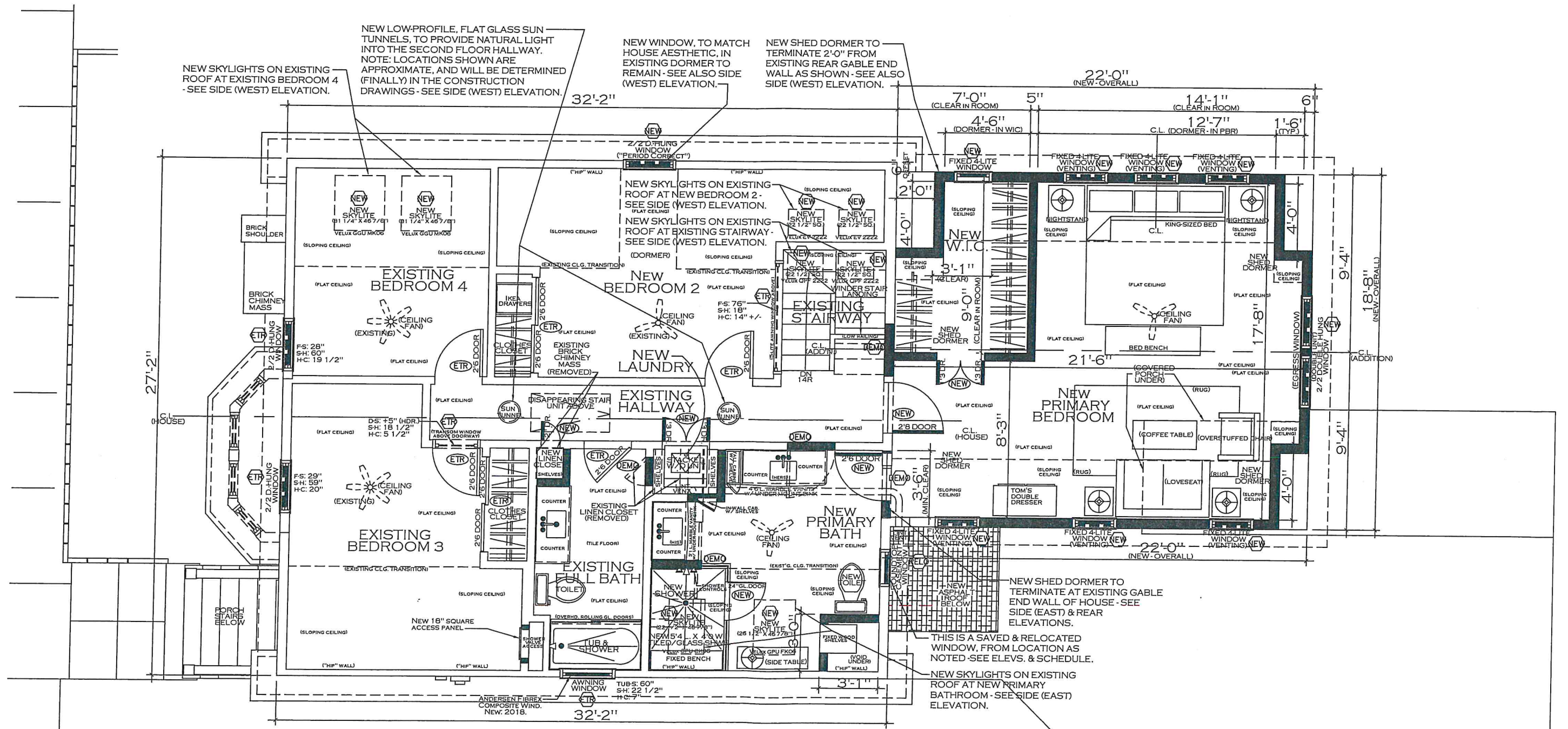
SITE PLAN
FOR
THOMAS A. & LEE H. DAWSON

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SCALE 1"=20' DATE 3/27/2023 DWN BY: JJB DWG NO. 230207-562



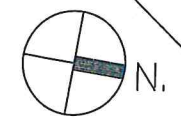
1 **NEW CONSTRUCTION: TOTAL HOUSE FIRST FLOOR PLAN**
(SCALED to FIT 11x17 PRINT) 05/04/23

PROPOSED.

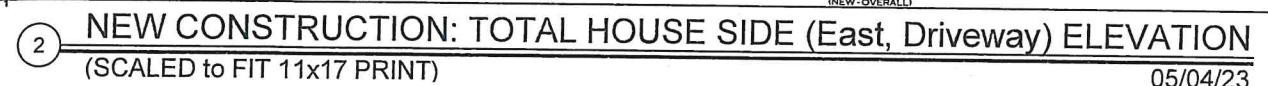
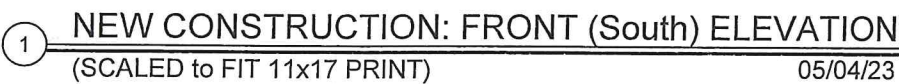


1 **NEW CONSTRUCTION: TOTAL HOUSE SECOND FLOOR PLAN**
(SCALED to FIT 11x17 PRINT)

05/04/23



PROPOSED.



PROPOSED.

The "House Standard" Window

Diagram of a 2 1/2 Double Hung Window showing frame size and typical dimensions. The frame size is 2'-8 1/2" wide by 4'-1 1/2" high. Typical dimensions include 3" for the top sash, 4 1/2" for the bottom sash, 4" for the frame, 2 1/2" for the sill, and 2'-3" for the floor-to-sill height. The window is labeled '2 1/2 DOUBLE HUNG WINDOW' and 'ETR'.

EXISTING WINDOW SPECIFICATION:

- CALLING THIS "THE HOUSE STANDARD"
- 2 1/2 DOUBLE HUNG WINDOW;
- SIZE IS: 2'-8 1/2" WIDE X 4'-1 1/2" HIGH (FRAME SIZE; & FLOOR - SILL = 2'-3" TYPICAL;
- THERE ARE SEVEN (7) EXISTING;
- TWO (2) WILL BE SAVED & REUSED;
- SO FIVE (5) TO REMAIN IN PLACE;
- ALL EXISTING HAVE EXTERNAL STORM WINDOWS;

DAWSON RESIDENCE – 15 Burton Street, Bristol, RI		
EXTERIOR FINISHES SCHEDULE		
05/04/23		
LOCATION:	EXISTING MATERIAL IS:	NEW MATERIAL TO BE:
ROOFING	ASPHALT SHINGLE, & RUBBER ROOFING (2 LOCS.)	ASPHALT SHINGLE
GUTTERS	PAINTED WOOD (ROTTED/ROTTING)	FIBERGLASS (MOLDED), TO LOOK LIKE WOOD (PAINTED)
RETURNS & DOWNSPOUTS	PAINTED ALUMINUM (NOT "PERIOD CORRECT")	GALVANIZED (LT. GAUGE) STEEL, TO BE PAINTED
SIDING	CLAPBOARDS, CEDAR (TBD) PAINTED or STAINED (TBD)	NEW, IN-KIND, PRIMED & PAINTED
TRIM	PAINTED WOOD	PVC (MOLDED) TO LOOK LIKE WOOD (PAINTED)
MOLDINGS (ACCENTS)	PAINTED WOOD	HIGH DENSITY URETHANE (MOLDED) TO LOOK LIKE WOOD (PAINTED)
DECKS & STAIRWAYS	PAINTED WOOD	NEW, IN-KIND, PRIMED & PAINTED
(HARDSCAPE) @ PATIOS	PAVERS	PAVERS

A NOTE on BUILDING ELEMENTS:

ALL EXISTING WINDOWS & DOORS, TO BE REMOVED TO ALLOW FOR AN ADDITION AND/OR RENOVATION, WILL BE EITHER REUSED/RELOCATED OR STORED IN THE OWNERS STOCK OF MATERIALS. NO "PERIOD" OR HISTORIC BUILDING ELEMENTS WILL BE DISCARDED.

ALL WINDOW CASINGS, HOUSE TRIM, & DECORATIVE ELEMENTS WILL BE RESTORED/REFURBISHED WHERE POSSIBLE AND APPROPRIATE. ROTTED TRIM/STOCK WOOD SPOTS WILL BE REPLACED WITH A SUITABLE REPLACEMENT THAT IS CONTEXTURAL WITH THE HOUSE. NEW ITEMS WILL MATCH AND/OR IMPROVE THE HOUSE'S CONTEXT, WITH A SPECIFICATION THAT THE ITEM WILL OUTLAST IT'S PREVIOUSLY WOODEN MAKEUP.

DOOR & WINDOW TAG LEGEND	
ETR	= EXISTING TO REMAIN-DOOR
DEMO	= EXISTING TO BE REMOVED-DOOR
RELO	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
NEW	= NEW DOOR (SEE SCHEDULE)
ETR	= EXISTING TO REMAIN-WINDOW
DEMO	= EXISTING TO BE REMOVED-WINDOW
RELO	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
NEW	= NEW WINDOW (SEE SCHEDULE)

PROPOSED.



15 Burton Street - 200' Radius

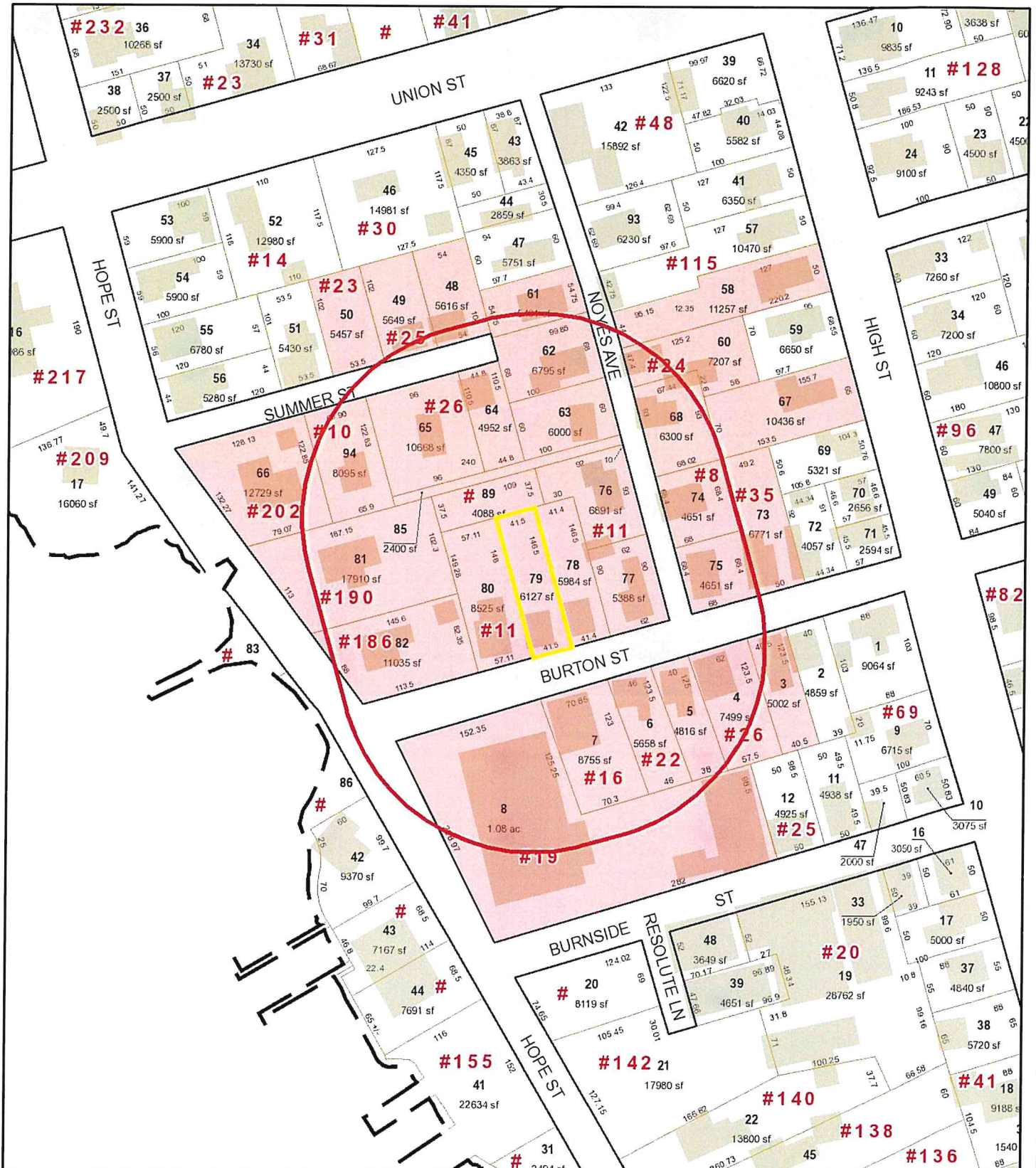
Bristol, RI



May 16, 2023

1 inch = 140 Feet

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200 foot Abutters List Report

Bristol, RI
May 16, 2023

Subject Property:

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

Mailing Address: DAWSON, THOMAS A & LEE H TE
15 BURTON ST
BRISTOL, RI 02809

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
25 SUMMER ST
BRISTOL, RI 02809

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

Mailing Address: ESSELEN, GUSTAVUS J. IV TE &
CATHERINE M.
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.
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
697 WEST END AVE, APT. 5-D
NEW YORK, NY 10025

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

Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN
MAURER JT
26 SUMMER ST.
BRISTOL, RI 02809



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5/16/2023

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Page 1 of 3



200 foot Abutters List Report

Bristol, RI
May 16, 2023

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: RANDALL, BRUCE D. 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 22 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-73 CAMA Number: 15-73 Property Address: 35 BURTON ST	Mailing Address: OLIVER, JOHN S. 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 15 BURTON ST BRISTOL, RI 02809
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: CARLETON, APRIL M. TRUSTEE 190 HOPE ST BRISTOL, RI 02809



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5/16/2023

Page 2 of 3



200 foot Abutters List Report

Bristol, RI
May 16, 2023

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: CARLETON, APRIL M. 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: SEGAL, THADDEUS G 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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5/16/2023

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Page 3 of 3

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

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

OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809

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

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

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

BAKER, JOHN
LINDA
25 SUMMER ST
BRISTOL, RI 02809

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

RANDALL, BRUCE D.
101 HIGH ST
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. ET AL
MARI-LYNN MAURER JT
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

SEGAL, THADDEUS G
34 BURTON ST
BRISTOL, RI 02809

CARLETON, APRIL M. TRUSTE
190 HOPE ST
BRISTOL, RI 02809

HH ACQUISITIONS LLC
19 BURNSIDE ST
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

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

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

DAWSON, THOMAS A &
LEE H TE
15 BURTON ST
BRISTOL, RI 02809

LAVOIE, ROXANNE L.
24 NOYES AVE
BRISTOL, RI 02809

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

ESSELEN, GUSTAVUS J. IV T
& CATHERINE M.
23 SUMMER ST
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C
697 WEST END AVE, APT. 5-D
NEW YORK, NY 10025

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