

Bristol Planning Board  
10 Court Street  
Bristol, RI 02809

March 8, 2024

Mr. Chairman and Members of the Planning Board,

I have been asked by Mr. Josh Agosti, acting on behalf of Magnolia Improvements, to review a subdivision plan relative to lots 185, 189 and 192, in which the three lots are reconfigured into two lots, both with sufficient area and frontage to meet the current R6 Bristol Zoning Board requirements.

An existing house currently sits on lots 185 & 189. By increasing the frontage of lot 192, to the required 60' frontage, the existing house is left with 8+ of side yard, whereas the side yard requirement for the R6 zone is 10'. Therefore, requiring a variance to accommodate the less than required side yard of less than 2' or less than 20% relief.

The immediate neighborhood, defined by Dewolf Avenue to the east, Wood Street to the west, Bay View Avenue to the north and Franklin Street to the south is a densely populated area, with a mix of single family and 2-8 family homes. The neighborhood was mostly built out prior to Bristol implementing a zoning law in the 1950's. It is common and typical in this neighborhood for homes not to meet frontage requirements, front yard, side yard and rear yard current R6 requirements.

After reviewing the neighborhood and knowing the neighborhood and home values in the neighborhood, in my professional opinion, there would be no adverse impact on value to any adjacent or nearby homes in the neighborhood if this variance was granted.

Regards,



Douglas W. Gablinske

## Qualifications: Douglas W. Gablinske

Douglas W. Gablinske is a 1975 Providence College graduate and has been appraising residential properties in Rhode Island for the past 16 years. Doug was trained by Scott T. Nagy at Nyberg Associates, Providence, RI and has appraised residential properties in all 39 cities and towns.

Prior to appraising, he owned and operated Douglas Properties, a residential single family home building and general contracting company located in Bristol, RI.

Douglas Properties built and sold more than 50 single family homes and rehabilitated numerous multifamily properties from Bristol to Providence.



**Douglas W. Gablinske**

In 1995 Doug founded East Bay Appraisal, Ltd., a residential appraisal firm that specialized in the Bristol and Newport County areas.

As the company grew, clients requested that the firm also accept a substantial amount of assignments throughout the rest of Rhode Island and nearby Massachusetts.

Doug responded by hiring Scott as Senior Staff Appraiser, and other appraisers with specific geographic appraisal expertise in Providence, Kent and Washington Counties, as well as nearby Massachusetts. He has managed the growth of the firm since its founding as East Bay Appraisal, and changed the name to AppraiseRI to reflect the growing geographical area that the company now serves and the firm has completed more than 17,000 appraisal assignments since 1997.

Besides appraising and general contracting, Doug sold real estate in the late 70's and still maintains a brokers license, however, he does not list or sell properties. One hundred percent of his time is spent managing the appraisal business.

The firm does, however, provide 203k consulting services to a limited number of clients. Doug is one of only three RI appraisers, who is an approved 203k consultant and FHA appraiser.

# Douglas W. Gablinske

AppraiserRI

(401)253-9910

doug@appraiserri.biz

## Pertinent Professional Experience

1996- Present: President & Certified Residential Appraiser-AppraiserRI

1987-1995: President, Douglas Properties: Homebuilder, General Contractor and Developer

1976-1979: Salesman, Rondeau Associates: Real Estate Sales Company

## General Education

1971 Bristol High School, College Prep

1975 Providence College, BA, Social Sciences

2014 Appraisal Institute, SRA Designation

2015 Appraisal Institute, AI – RRS Designation

## Professional License

RI Real Estate Appraiser #CRA.oA00562

RI Real Estate Broker #B09801

FHA Approved Appraiser #CRA.oA00562

HUD 203K Consultant (Former License) #P0311

RI Builder (Former License) #4500

## Professional Affiliations

Appraisal Institute

RI Association of Realtors

RI Mortgage Bankers Association-(Former) Board Member

RI Builders Association (Past Affiliation)

## Real Estate Appraisal Education

<u>Date</u>	<u>Hours</u>	<u>Course</u>	<u>Date</u>	<u>Hours</u>	<u>Course</u>
02/92	15	AP1002 The Basics of Appraisal	10/08	7	Declining Markets & Sales Concessions
03/92	15	AP2002 Real Estate Analysis	11/08	7	USPAP Update
04/92	15	AP5003 Appraisal Standards & Ethics	02/09	7	FHA Appraising
05/92	15	AP3002 Sales Comparison Approach	04/09	3	1004MC Form
06/92	15	AP4002 Cost & Income Approaches	11/09	7	USPAP Update
12/92	60	Introduction to Appraisal Real Property	12/09	5	Business Practice in Ethics
06/93	N/A	1210 – Residential Case Study	04/10	2	HVCC Legislation
08/93	16	Standards of Professional Practice, Part A	02/11	7	Secondary Market Guidelines
08/93	11	Standards of Professional Practice, Part B	05/11	8	Appraisal Curriculum Overview
02/95	20	Advanced Residential Form/Narrative Write	08/11	7	UAD
09/95	14	Residential Demonstration Appraisal Write	09/12	7	UAD Aftereffects
01/95	3	20 Common Appraisal Errors	04/13	7	USPAP Update
02/96	2	What Do You Do? & How Do You DO It?	04/13	3	Book of Adjustments
02/97	2	Expert Witness	05/13	7	Appraising Green
04/98	16	Standards of Professional Practice, Part C	09/13	15	Market Analysis/Highest & Best Use
01/99	3	FHA Appraisals – Appraisal Report Guide	09/13	15	Finance, Statistics & Valuation Modeling
02/99	3	Building Code Compliance Fire/ADA Req	02/14	15	Advanced Application Case Study, Part 1
04/99	6	Big 3 Issue – RIA 158	02/14	30	Advanced Residential Report Writing, Part 2
10/00	3	Short Form Appraisal/FNMA Desktop	06/14	15	Review Theory – Residential
11/00	15	AP6003 Elementary Income Cap	12/14	7	USPAP Update
03/01	15	Income Valuation of Small/Mixed Use	01/15	7	USPAP Update
03/02	7	Fundamentals Relocation Appraising	09/15	2	Deed Restricted Land Valuation
03/02	7	FHA Update	01/16	7	2016-17 USPAP
04/02	7	310 Basic Income Capitalization	06/16	7	Technology to Measure/Support Adjustments
05/03	7	Subdivision Analysis	07/16	2	AI Charlotte Conference
09/03	8	420 Business Practices and Ethics	07/16	4	AI Charlotte Conference
01/04	7	Scope of Work: Expanding Services	07/16	3	AI Charlotte Conference
03/04	7	National USPAP Update Course	07/16	4	AI Charlotte Conference
03/04	2	Appraiser Independence: App & Bankers	06/17	4	Economic Rights Risks of Climate Change
03/04	2	Do's & Don'ts of the Appraisal Profession	02/19	7	USPAP
06/05	3	Current Issues in USPAP	10/19	7	NE Appraisers Residential Programs
06/05	7	Professional Guide Uniform Appraisal Report	01/20	7	USPAP
01/06	7	How to Meet Client Expectations			
07/07	18	Practical Residential Appraising			
07/07	7	USPAP Update			

609 Total Hours