

March 10, 2023

Louis Cabral
14 Union Street
Bristol RI 02809

1533 ST HWY 101
COMMUNITY DEV.

2023 MAR 13 PM 12: 17

Dear Members of the Zoning Board of Review:

I appeared before you on February 6, 2022 seeking dimensional relief for work I propose at 14 Union Street, whereby my wife and I seek to re-introduce and construct a front porch, add a second floor to the back of the house and construct a new 3 car garage to replace the existing one on the current footprint, though enlarged.

Prior to appearing before you in February, I had requested a "Concept Review" from the Historic District Commission (HDC). At their meeting of August 3, 2022 my plan and concept was reviewed and the minutes of the meeting state, "The Commissioners generally gave positive feedback..."

At your Zoning Board meeting in February, I understood the feedback to be that there did not appear to be concerns with the porch or the addition to back of the house, especially when considering that the property is situated in a R-6 zone and the lot is just shy of 13,000 square feet.

The proposed garage did generate discussion, given that it was being proposed on the same footprint of the existing garage, which is approximately one (1) foot from the property boundary line, and that I am seeking a second floor for storage. You may recall that I agreed and committed to moving the proposed garage six (6) feet from the boundary line and to also look at a different roof line.

I have had my architect and engineer re-work the plans and I have submitted a new site plan and garage design to your Board that I hope addresses the issues discussed at the meeting.

There is one issue however, that has left me on uncertain ground. At the February meeting, the Zoning Board suggested I return to the HDC, get their sign-off on my original plan, and then proceed back to Zoning for further review. In conversations with staff, the HDC chairperson has indicated that the Commission will only review the final application, which my wife and I are not yet prepared to submit as we have not finalized our decision on doors, windows, roof singles, siding, etc. Moreover, should Zoning not grant the relief being sought, I really should not be presenting a plan to HDC that you may not approve.

My application has been continued to your April 3, 2023 meeting. I will come before you on that date and ask for relief consistent with the new site plan and garage design. I understand and accept that any relief granted will be subject to final HDC approval.

I ask for your consideration of this request and hope you understand the predicament I find myself in.

Best Regards,

Louis Cabral

Ed Tanner

From: Lou Cabral <lou.cabral@cox.net>
Sent: Monday, March 13, 2023 11:37 AM
To: Ed Tanner; Melanie Wolfe
Cc: lou.cabral@cox.net
Subject: 14 Union Zoning Sub. 3.13.23
Attachments: Cabral (Union St) 3.13.23.pdf; Zoning Board Letter 3.10.23.docx

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Ed and Melanie;

Attached are two documents for the Zoning Board's consideration. You will see an explanation why getting HDC sign-off is a challenge for me at this time. You will also find a new site plan with the six (6) foot set-back for the proposed new garage as well as a different roof line.

I'm on the west coast this entire week and hope this information is sufficient for submittal.

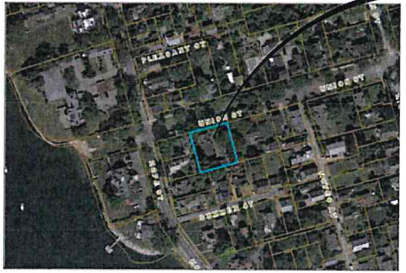
Thank you for your assistance;

Lou

ZONING VARIANCE NOTE:

THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE TOWN OF BRISTOL'S ZONING REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRE RELIEF:

- 1.) **MINIMUM FRONT YARD SETBACK-**
- MINIMUM DISTANCE TO FRONT PROPERTY LINE = 20 FEET
*10.0 FEET PROPOSED / 3.3' TO COVERED PORCH
- 2.) **MINIMUM REAR YARD SETBACK-**
- MINIMUM DISTANCE TO REAR PROPERTY LINE = 20 FT
*1.3' PROPOSED
- 3.) **ACCESSORY STRUCTURES -**
- MAXIMUM FOOTPRINT OF ACCESSORY STRUCTURES = 22' x 24'
*24' x 36' PROPOSED



SITE LOCUS
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- - - - -	- BUTTER LINE
S.F.	- SQUARE FEET	- - - - -	- EXISTING CONTOUR
C.B.	- CONCRETE BOUND	X	- FENCE
D.H.	- DRILL HOLE	---	- TREE LINE
I.R.	- IRON ROD	---	- EXISTING EDGE OF PAVEMENT
(FND.)	- FOUND	---	- EXISTING WELL
---	- EXISTING BUILDING FOOTPRINT	---	
---	- PROPOSED BUILDING FOOTPRINT	---	

ZONING (R-6)

REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE:	6,000 SF	12,979 SF
MIN. LOT WIDTH/FRONTAGE:	60 SF	110 SF
SETBACKS:		
MIN. FRONT YARD:	20 FT	10.0 FT
MIN. REAR YARD:	20 FT	0.9 FT
MIN. SIDE YARD:	10 FT	18.0/32.1 FT
MAX. BLD. HEIGHT:	35 FT	<35 FT
MAX. LOT COVERAGE:	30%	16.7%
MAX. ACC. BLD. HEIGHT:	20' (22' x 24' MAX. FOOTPRINT)	20.6%

SURVEY NOTE:

CLASS 1 STANDARD BOUNDARY SURVEY CONDUCTED BY:
BARKER LAND SURVEYING, INC.
JOHN BARKER, PLS NO. 1885
BRISTOL, RI 02809
(401) 254-0824

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOT COVERAGE:

EX. DWELLING (TO BE REMOVED) - ±1,440 SF
EX. COVERED PORCH (TO BE REMOVED) - ±120 SF
EX. GARAGE (TO BE REMOVED) - ±606 SF

TOTAL EXISTING LOT COVERAGE - 2,166 SF

PROP. DWELLING - ±1545 SF
PROP. COVERED PORCH - ±268 SF
PROP. GARAGE - 864 SF

TOTAL PROPOSED LOT COVERAGE - 2,677 SF
TOTAL LOT AREA - 12,979 SF

TOTAL PROPOSED LOT COVERAGE (%) - 2,677 / 12,979
20.6% TOTAL PROPOSED LOT COVERAGE < 30% ALLOWABLE O.K.



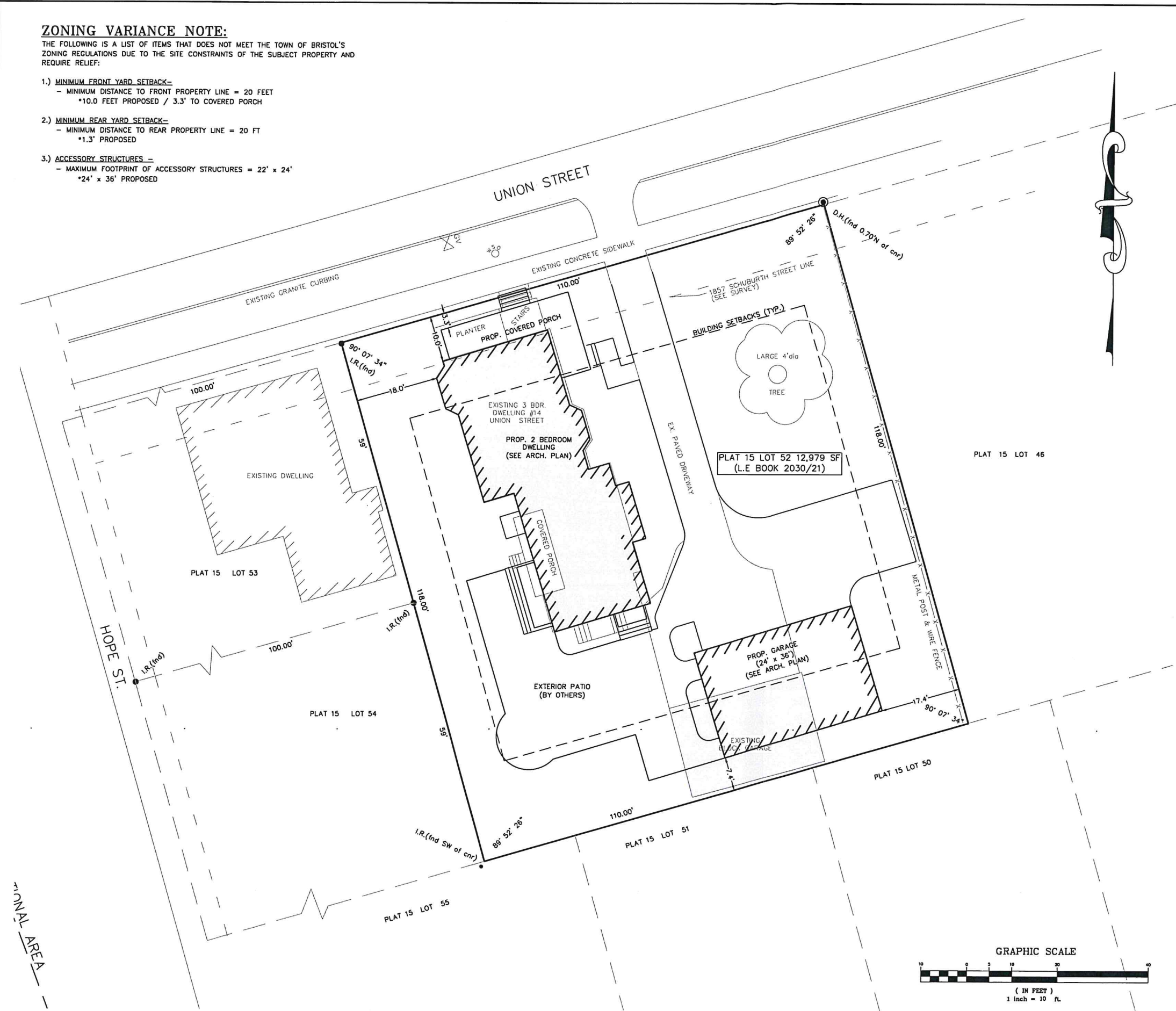
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DR.
TIVERTON, RI 02878
401-816-8385
www.PrincipeCompany.com

REVISIONS

No.	DATE	DRWN	CHKD

ZONING PLOT PLAN
for
14 UNION STREET
AP 15 LOT 52
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 1 of 1
DRAWN BY: JRM	DESIGN BY: JRM
DATE: 02/27/2023	CHECKED BY: TJP
PROJECT NO.: SVY-2021-21	



C:\Users\Principe\Documents\Projects\Bristol\Bristol_15_Lot_52\Bristol_15_Lot_52_Plot_Plan.dwg, P13 to 57, .pc3

2023 MAR 13 PM 3:05

TOWN OF BRISTOL
COMMUNITY DEV.

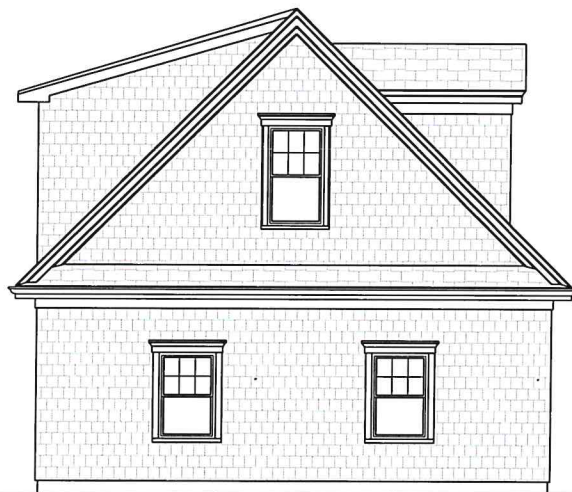


NORTH ELEVATION

1/4" = 1'-0"

SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

2023 MAR 13 PM 12:17

1004-3-10-10
CORNERSTONE DEV.

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. MINOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-679-2500
FAX - (508)-679-2600

DRAWN BY: M. POTOCKI
REVIEWED BY: M. POTOCKI
CSTONE PROJECT #: 21503
DATE: 26 FEB 23
SCALE: AS NOTED

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

A-1

SHEET 3 OF



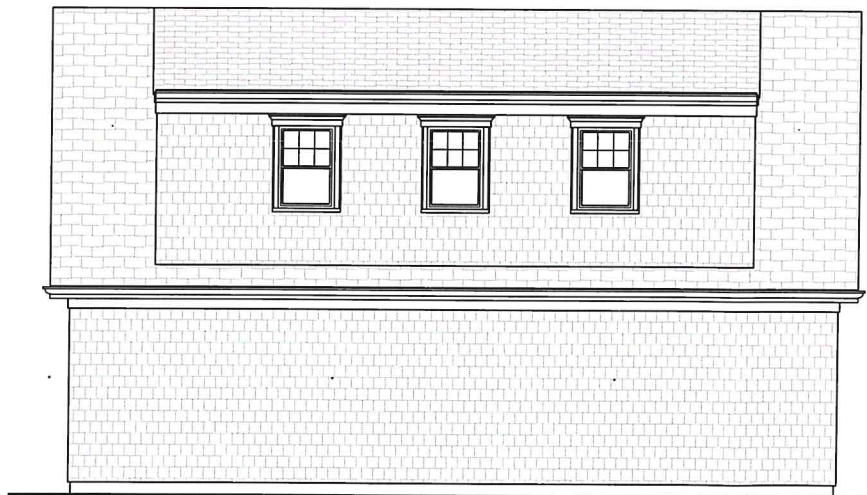
WEST ELEVATION

1/4" = 1'-0"



GARAGE NORTH ELEVATION

1/4" = 1'-0"



GARAGE SOUTH ELEVATION

1/4" = 1'-0"

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REVISIONS				
NO.	DATE	BY	CHANGE	

PROJECT:

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
 PROJECT LOCATION:
 14 UNION STREET
 BRISTOL, RHODE ISLAND



CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE
 SUANSEA, MASSACHUSETTS 02111
 TEL - (508)-678-2500
 FAX - (508)-678-2600

DRAWN BY: M. POTOCKI
 REVIEWED BY: M. POTOCKI
 CSTONE PROJECT #: 21503
 DATE: 26 FEB 23
 SCALE: AS NOTED

SHEET TITLE:

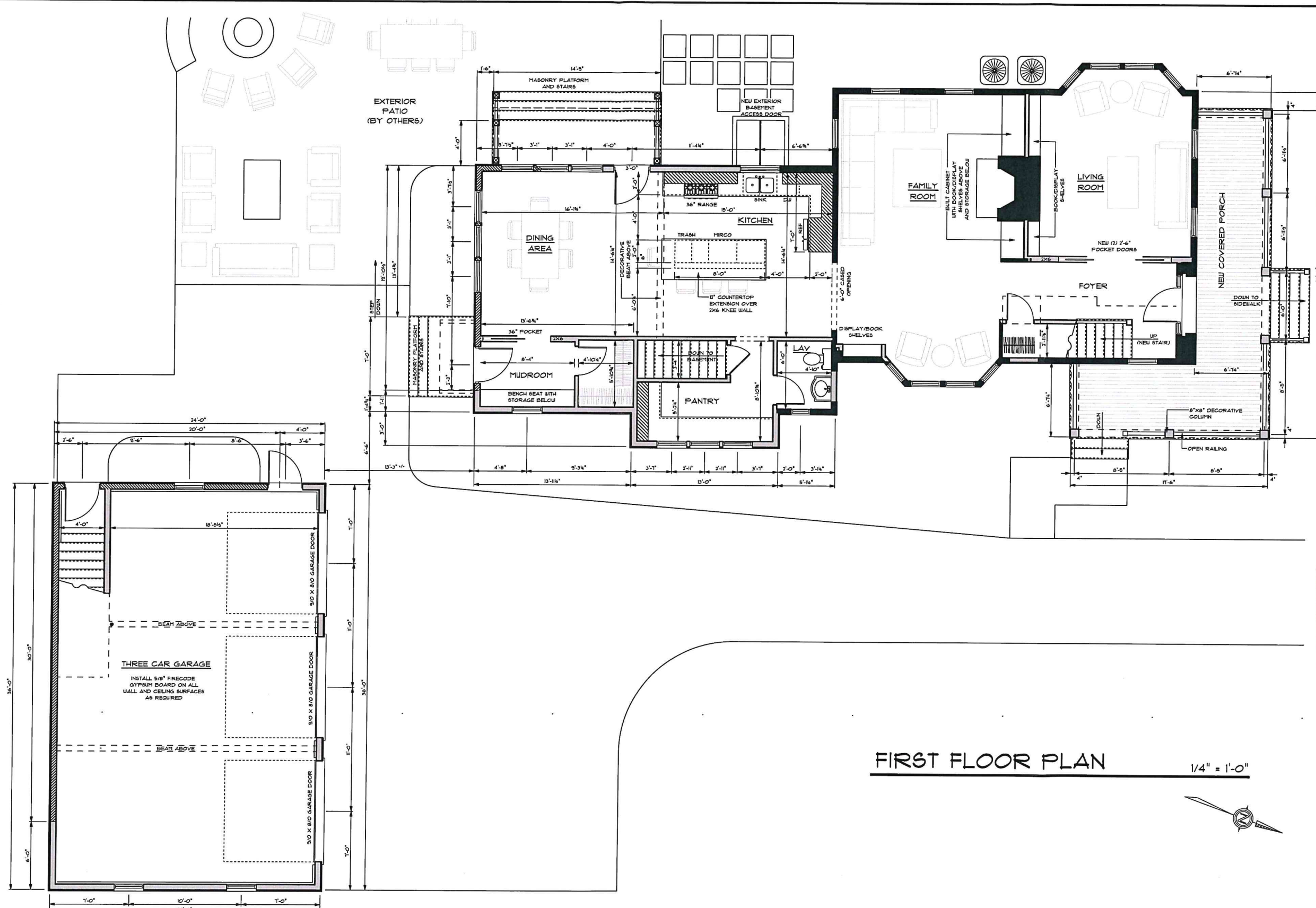
**EXTERIOR
 ELEVATIONS**

A-2

SHEET 4 OF 4

2023 MAR 13 PM 12:17

2023 MAR 13 PM 12:17
 CORNERSTONE.DWG



FIRST FLOOR PLAN 1/4" = 1'-0"



THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508) 679-2500
FAX - (508) 679-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI

REVIEWED BY: M. POTOCKI

CSTONE PROJECT #: 21503

DATE: 26 FEB 23

SCALE: AS NOTED

SHEET TITLE:

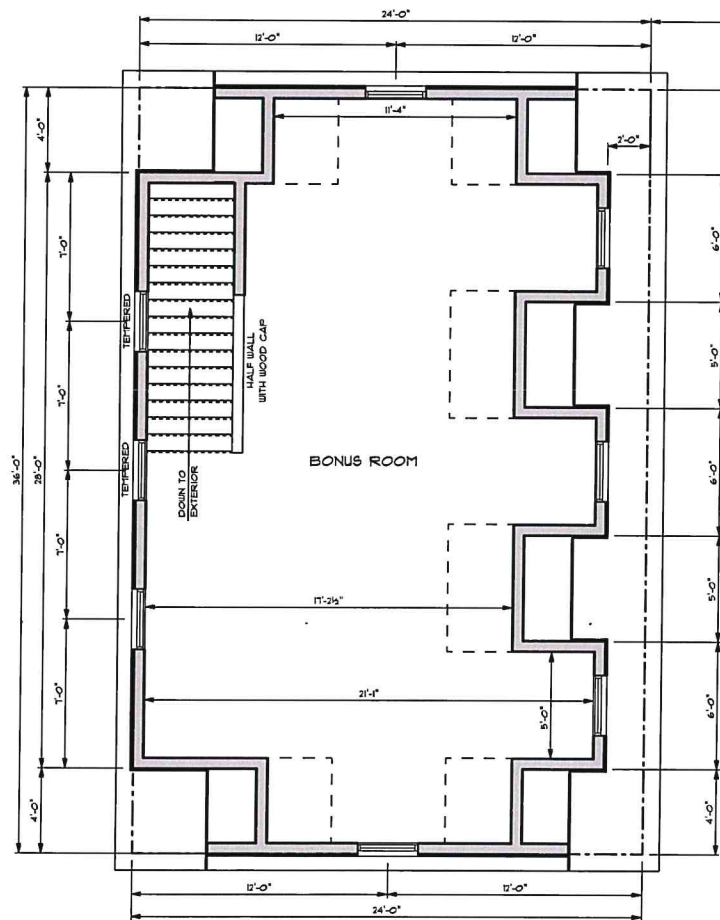
FIRST FLOOR PLAN

A-3

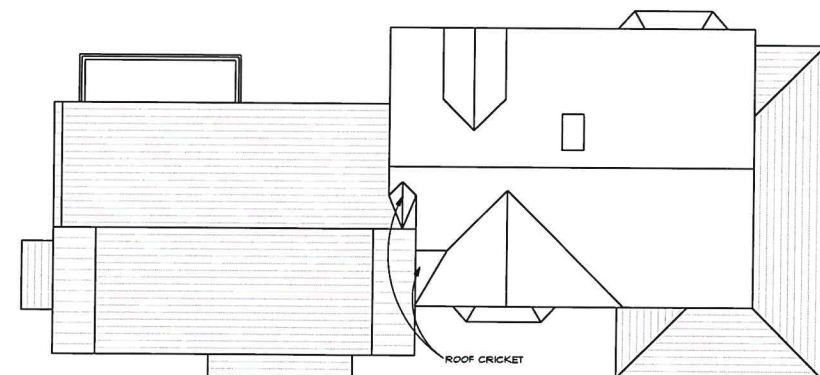
SHEET 5 OF 5

2023 MAR 13 PM 12:17

2023-03-13 PM 12:17
CORNERSTONE DESIGN/BUILD SERVICES, INC.



SECOND FLOOR PLAN 1/4" = 1'-0"



ROOF PLAN 1/8" = 1'-0"

(M.E.) = MATCH EXISTING

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. UNITS DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
 PROJECT LOCATION:
 14 UNION STREET
 BRISTOL, RHODE ISLAND

538 WILBUR AVENUE
 SWANSEA, MASSACHUSETTS 02111
 TEL - (508)-679-2500
 FAX - (508)-679-2600

CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI
 REVIEWED BY: M. POTOCKI
 CSStone PROJECT #: 21503
 DATE: 26 FEB 23
 SCALE: AS NOTED

SHEET TITLE:
SECOND FLOOR AND ROOF PLAN

A-4

SHEET 6 OF -

2023 MAR 13 PM 12:17

1004-14-110
 CORNERSTONE



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-08

APPLICANT: Louis and Joan Cabral
LOCATION: 14 Union Street
PLAT: 15 LOT: 52 ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure with less than the required rear yard and at a size and height greater than permitted for accessory structures in the R-6 zoning district.

COMPREHENSIVE PLAN REVIEW:


As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a front porch addition to the existing single-family dwelling, and to construct a new accessory garage structure at this property located on the southerly side of Union Street. The proposed front porch addition would measure approximately 6ft. 8in. wide and approximately 29 feet long across the front and a portion of the left side of the existing dwelling. This porch would have a roof covering and would replace an existing stone and masonry step that leads from the sidewalk to the front door of the dwelling. The proposed front porch would extend to within approximately 3ft. 3in. of the front property line located just behind the existing Union Street sidewalk. The zoning ordinance requires a minimum front yard setback of 20 feet or the average of the block (whichever is less) in the R-6 zoning district. In addition, the zoning ordinance permits front porches to extend up to 1/3 into a front yard setback (see Section 28-142(h)). I have calculated that the average setback of this block on the south side of Union Street is approximately 13 feet. Thus, the minimum front setback for a porch on this property is approximately 9 feet.

The applicant also proposes the demolition of an existing 20' x 30' accessory garage structure and the construction of a new 24' x 36' three car accessory garage in its place. The proposed garage would be located at the southern rear portion of the property in line with the existing driveway. The structure would be larger in size and height than what the zoning ordinance permits for accessory structures in the R-6 zoning district. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-6 zone. The second floor of the structure would reportedly be utilized for an open "bonus room" with no specific use proposed. The height of the proposed structure would be 22 ft. 9³/₄in. above grade. The zoning ordinance permits accessory structures to a maximum height of 20 feet in the R-6 zone. In addition, the proposed garage would be located approximately 1.3 feet from the rear property line. The zoning ordinance requires a minimum 6 foot rear yard setback for accessory structures in a residential zoning district.

This property is also located within the Bristol Historic District Overlay Zone. As such, any exterior alterations to the property are subject to review and approval of the Bristol Historic District Commission (HDC). The applicant has submitted copies of minutes from the August 4, 2022 HDC meeting in which the board "generally gave positive feedback" to the conceptual design of both the front porch and garage additions. However, the HDC has not given final approval of the proposed project. Any approvals should be conditional and subject to final approval of the HDC.

 2/3/2023
Edward M. Tanner, Zoning Officer

Catherine and Gustavus Esselen
TOWN OF BRISTOL
COMMUNITY DEV.

January 28, 2023

2023 FEB -1 PM 12:30

Zoning Board of Review
Attn: Mr. Edward M. Tanner
10 Court Street
Bristol, RI 02809

Re: Review of 14 Union Street, Lot 52 = File #2023-08

Dear Mr. Tanner and fellow committee members,

My husband and I are in receipt of the notice of the Public Hearing to review the request by Louis and Joan Cabral for dimensional variances on the above-mentioned property. We have no issue with the porch request. However, we do have concerns with their plans to demolish the existing garage and construct a larger two story, three car garage.

While the existing garage has three-bays, it sits very close or on the property line between our property at 23 Summer Street, and our neighbor's, the Berg's at 19 Summer Street. This existing garage was likely built long before there were historic and zoning requirements. There is approximately 12" from the back side of our fence to the stone building material of this garage.

We appreciate that many cars are larger today than they were a hundred years ago, and we don't object to some modifications being granted to allow for larger cars, but we feel that the additional second story on the proposed 3 bay 24Ft x 36ft is not in keeping with the historic district's character, or the town's dimensional regulations for the lot size, placement vis a vie the boundaries of the property. We assume because the existing garage is a 3 bay, that they might have "grandfathered" rights to keep 3 bays. We can accept that, but adding another story, concerns us that the property begins to look overbuilt, more in keeping with a neighborhood of newer homes. Another concern is where rain run-offs would fall from a two-story roof when the structure sits so close to abetting properties.

Most homes in the "circled" 200' radius don't have garages, if they do, they are older, smaller scale one or two bay garages, or an old barn. There are a few exceptions. Part of the historic nature of the Bristol Historic District is that homeowners acknowledge the guidelines to protect the historic character.

We will attend the hearing to learn how this proposal will be determined.

Thank you,


Catherine and Gustavus (Jack) Esselen

Catherine and Gustavus Esselen

January 28, 2023

Zoning Board of Review
Attn: Mr. Edward M. Tanner
10 Court Street
Bristol, RI 02809

Re: Review of 14 Union Street, Lot 52 = File #2023-08

Dear Mr. Tanner and fellow committee members,

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While the existing garage has three-bays, it sits very close or on the property line between our property at 23 Summer Street, and our neighbor's, the Berg's at 19 Summer Street. This existing garage was likely built long before there were historic and zoning requirements. There is approximately 12" from the back side of our fence to the stone building material of this garage.

We appreciate that many cars are larger today than they were a hundred years ago, and we don't object to some modifications being granted to allow for larger cars, but we feel that the additional second story on the proposed 3 bay 24ft x 36ft is not in keeping with the historic district's character, or the town's dimensional regulations for the lot size, placement vis a vie the boundaries of the property. We assume because the existing garage is a 3 bay, that they might have "grandfathered" rights to keep 3 bays. We can accept that, but adding another story, concerns us that the property begins to look overbuilt, more in keeping with a neighborhood of newer homes. Another concern is where rain run-offs would fall from a two-story roof when the structure sits so close to abetting properties.

Most homes in the "circled" 200' radius don't have garages, if they do, they are older, smaller scale one or two bay garages, or an old barn. There are a few exceptions. Part of the historic nature of the Bristol Historic District is that homeowners acknowledge the guidelines to protect the historic character.

We will attend the hearing to learn how this proposal will be determined.

Thank you,

Catherine and Gustavus (Jack) Esselen

23 Summer Street, Bristol, RI 02809

Ed Tanner

From: Catherine Esselen <cesselen@gmail.com>
Sent: Tuesday, January 31, 2023 10:07 AM
To: Ed Tanner
Subject: 14 Union Street - Lot 52 Zoning Request
Attachments: Esselen-LettertoZoningBoard.pdf

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ed,

I am dropping off at your office later today a copy of the attached letter signed by me and my husband. A pdf of that letter is attached for your convenience.

If you need any additional information from us, please do not hesitate to contact me or call.

Thank you,

Cathi Esselen

401-523-1379

Ed Tanner

From: Amy Berg [REDACTED]
Sent: Thursday, February 2, 2023 8:43 AM
To: Ed Tanner
Cc: Berg, Keith
Subject: Fwd: Review of 14 Union Street, Lot 52 = File #2023-08

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Tanner and fellow committee members,

My husband, Keith and I received the notice of the Public Hearing to review the request of Louis and Joan Cabral for the dimensional variances on their property at 14 Union Street, Bristol, RI. We have no issue with their request to construct a covered porch. We do, however, have concerns with their plans to demolish the existing garages and construct a larger, two story car garage.

The existing garage is literally on our property line / behind us. We are located directly behind 14 Union Street at 19 Summer Street. There is less than 15" from the back side of our fence to the stone building of the existing garage. We have concerns that a two-story structure will not be in keeping with the historic district's character, as well as privacy issues, as the proposed structure will be right on top of our small backyard. Furthermore, we have concerns that rain run-offs may fall from a two story roof when the structure sits so close to the abetting properties, both ours, and our neighbors, the Esslen's, at 23 Summer Street.

We appreciate that the owners would like to enlarge the garage bays, built many years ago when cars were smaller, to accommodate today's larger vehicles, but as mentioned, we have real concerns about the building of a second story to an even larger structure.

In looking around our "neighborhood," very few homes have garages, if they do, they were built many years ago, and they are smaller, have a single or two bay garage, with a smaller footprint. Part of the charm of living in the historic district is the homes being within historic character.

We are unfortunately unable to attend the meeting on February 6th, but wanted our voice to be heard. Thank you for your consideration.

Amy and Keith Berg
19 Summer Street
Bristol, RI



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-08

CORRECTED PUBLIC HEARING*

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

Monday*, February 6, 2023 (date correction*)

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **Louis and Joan Cabral**
PROPERTY OWNER: **Louis Cabral and Joan F. Greenwell**
LOCATION: **14 Union Street**
PLAT: **15** LOT: **52**
ZONE: **R-6**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure with less than the required rear yard and at a size and height greater than permitted for accessory structures in the R-6 zoning district.

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, February 2, 2023.



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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 JAN 12 AM 11:15

APPLICATION

File No: 2023-08

Accepted by ZEO: EMT 1/12/2023

APPLICANT	Name: <u>LOUIS AND JOAN CABRAL</u>
	Address: <u>304 CHURCH POND DRIVE</u>
	City: <u>TIVERTON</u> State: <u>RI</u> Zip: <u>02878</u>
	Phone #: <u>774-578-5878</u> Email: <u>lou.cabral@cox.net</u>
PROPERTY OWNER	Name: <u>LOUIS AND JOAN CABRAL</u>
	Address: <u>304 CHURCH POND DRIVE</u>
	City: <u>TIVERTON</u> State: <u>RI</u> Zip: <u>02878</u>
	Phone #: <u>774-578-5878</u> Email: <u>lou.cabral@cox.net</u>

1. Location of subject property: 14 UNION STREET
Assessor's Plat(s) #: 15 Lot(s) #: 52

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

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): 1. FRONT YARD SET-BACK FOR PORCH
☐ Special Use Permit Section(s): 2. ACCESSORY GARAGE
☐ Use Variance Section(s): 3. OVERALL SEZE AND REAR YARD SETBACK

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. ATTACHED

6. How long have you owned the property?: 2.5 YEARS

7. Present use of property: SINGLE FAMILY RESIDENCE VACANT

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): PLEASE SEE ATTACHED SITE PLAN

10. Proposed use of property: SINGLE FAMILY RESIDENCE

11. Give extent of proposed alterations: A. REINTRODUCE AND CONSTRUCT A PORCH IN FRONT OF THE HOUSE.
B. CONSTRUCT A SECOND FLOOR ADDITION ON BACK SIDE OF THE HOUSE WHERE CURRENTLY ONLY ONE
FLOOR EXISTS. C. RECONSTRUCT THE EXISTING THREE CAR GARAGE FROM A SINGLE LEVEL
(20'X30') STRUCTURE INTO A 24'X36' USABLE GARAGE THAT INCLUDES A SECOND LEVEL

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

PLEASE SEE ATTACHED SITE PLAN

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: ONE Before ONE 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?: 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?: _____

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: Louis A. Cabral Joan Cabral

Date: 1/12/2023

Print Name: LOUIS A. CABRAL JOAN CABRAL

Property Owner's Signature: Louis A. Cabral Joan Cabral

Date: 1/12/2023

Print Name: LOUIS A. CABRAL JOAN CABRAL

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

Name: _____

Telephone #: _____

Address: _____

**Department of Community Development
Zoning Board of Review**

Applicant:

Louis Cabral
304 Church Pond Drive
Tiverton RI 02878

Re: 14 Union Street

Application request under question #5; written statement describing grounds for request of dimensional variance(s) as found in Section 28-409 of the Zoning Ordinance.

Porch:

According to historical records, the house at 14 Union Street previously had a front porch. "The front porch was removed sometime after the publication of the 1920 Sanborn Map."

As new owners of the property, we (the applicants), would like to reintroduce and construct a new front porch consistent with the Greek Revival style of the house as well as integrating and joining other properties Union Street with porches.

Of the 33 houses on Union Street, 13 currently have porches and 9 have landings. Three (3) of the 13 porches are built up to the sidewalk line. Six (6) of the 13 porches are set-back approximately 3 feet from the sidewalk line. Four (4) of the 13 porches are set-back approximately 6 feet from the sidewalk line.

We believe the rebuilding the front porch aligns with the general characteristics of the surrounding area and will not impair the intent or purpose of Section 28-409 of the Zoning Ordinance or the comprehensive plan of the town.

Garage:

The existing three (3) car garage on property presents a functional challenge as its current dimensions cannot accommodate today's longer, wider, and higher vehicles.

The hardship is, even though the property has a three-car garage, the existing dimensional constraints create a garage parking problem significantly more than a mere inconvenience (Section 28-409). Even with smaller vehicles, car doors can not be fully opened once inside the existing garage.

Our proposal seeks relief by having the existing garage building footprint extend two (2) feet north and six (6) feet east on the parcel. Extending the existing garage building footprint as proposed provides the least amount of relief necessary as the hardship is due to the unique characteristics of the existing structure.

The hardship was not created by the applicant and by granting the dimensional relief will not alter the general characteristics of the surrounding area.



Refer to page 10 re: concept review

**BRISTOL HISTORIC DISTRICT
COMMISSION**

AUGUST 4, 2022 MINUTES

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

Held: August 4, 2022 at 10 Court Street (Town Hall), Bristol, Rhode Island
Present: Chairman Oryann Lima, Vice Chairman John Allen, Secretary Mary Millard,
Benjamin Bergenholtz, Sally Butler, Victor Cabral, Christopher Ponder
Also Present: Andy Teitz, Esq. Assistant Town Solicitor, Jonathan Ames HDC Coordinator,
Susan Church
Absent: Christopher Ponder

Chairman Ory Lima brought the meeting to order at 7:00 pm.

The meeting began with the Pledge of Allegiance. The Commissioners then discussed and approved the July 7th Minutes without changes.

First: Sally Butler
Second: Ben Bergenholtz
Vote: 7-0

The Commissioners then discussed the July 22nd special visitation meeting minutes. Andy Teitz proposed a few changes, as approved by Ory Lima, and Ben Bergenholtz suggested a few comments as well.

First: Victor Cabral
Second: Sally Butler
Vote: 7-0

Andy Tietz then announced that Susan Church has applied for the Commissioner position made vacant by Sonny Furtado's retirement. She has been unanimously appointed by the Town Council, but because she has not yet been sworn in, she is attending the meeting as a non-voting member of the public.

Applications

#21-041-B: 500 Wood Street, Unity Park

Chris Fartudier represented the project. The project is for two signs, one for Pivotal Brewing, the other for Chris Cote Architecture. Chris brought examples of the signs as supplemental exhibits for the Commissioners.

Chris explained that the sign for Pivotal Brewing will be made of wood and painted blue, with the same dimensions as described in the application and the exhibit. Ory asked if the sign

Bristol Historic District Commission Minutes, August 4, 2022

Commission suggested some number of craftsmen, and asked Jon Ames to prepare a list to be made accessible for the Mogers and other applicants in the future.

22-084: 14 Union Street

Louis and Joan Cabral, and Mike Potocki, presented. They are hoping to get some feedback on their project, to expand the garage, create an addition on the rear of the property, and add a porch. There is some historical photographic evidence of a porch on the front of the house, and they intend to maintain that Greek revival style as was original to the house. They do not intend to add dormers to the roof, nor to the addition in the rear of the property. The applicants assured that the porch will not affect the door, nor the framework or trim to the door.

The Commissioners generally gave positive feedback but recommended that the applicants come back with better drawings and plans that can more clearly illustrate the intended plans and scope of the project. The Commissioners also suggested the applicants look to porches in the neighborhood to get some examples of approved and compliant architecture.

Monitor Reports & Project Updates

None to be had.

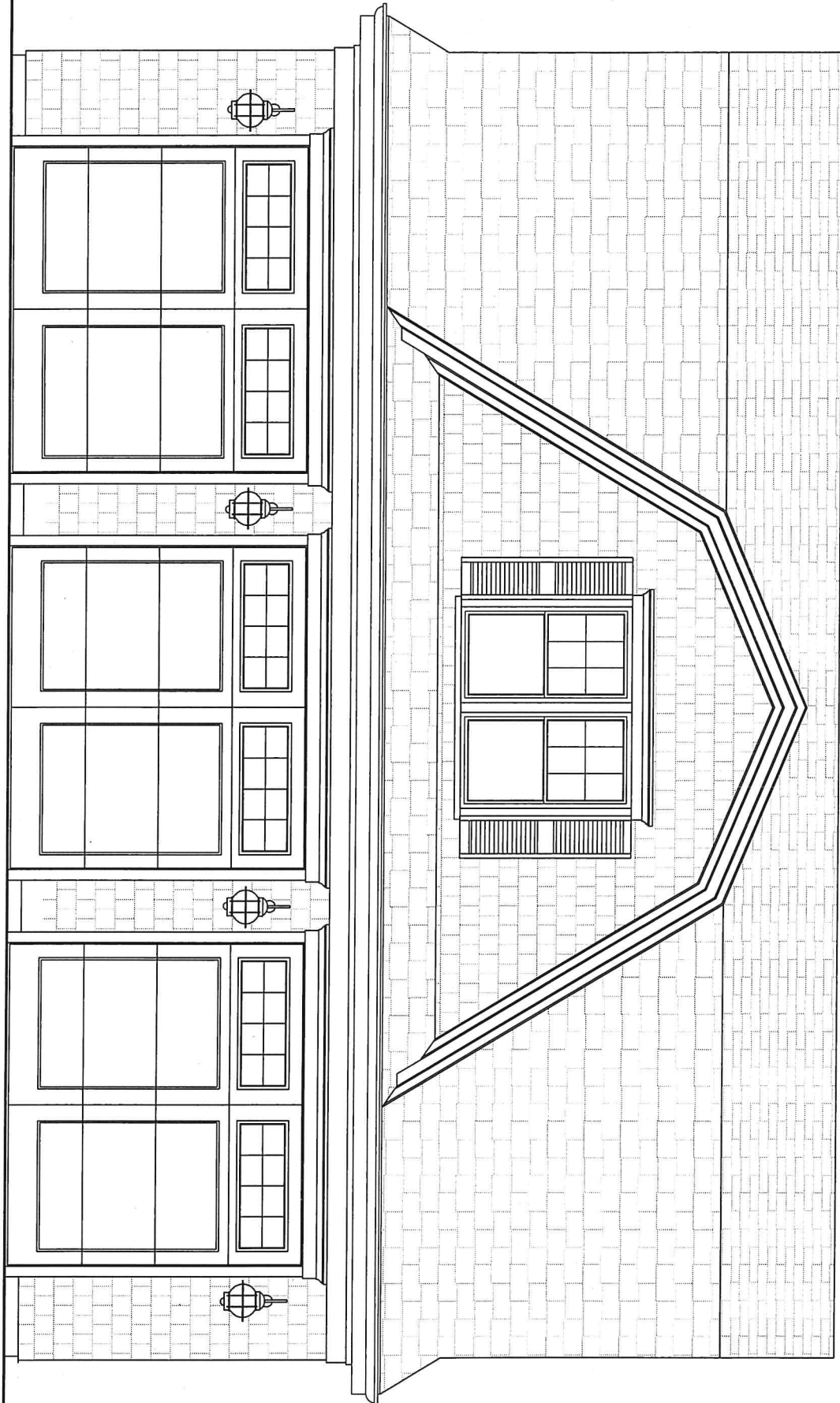
HDC Coordinator Approvals

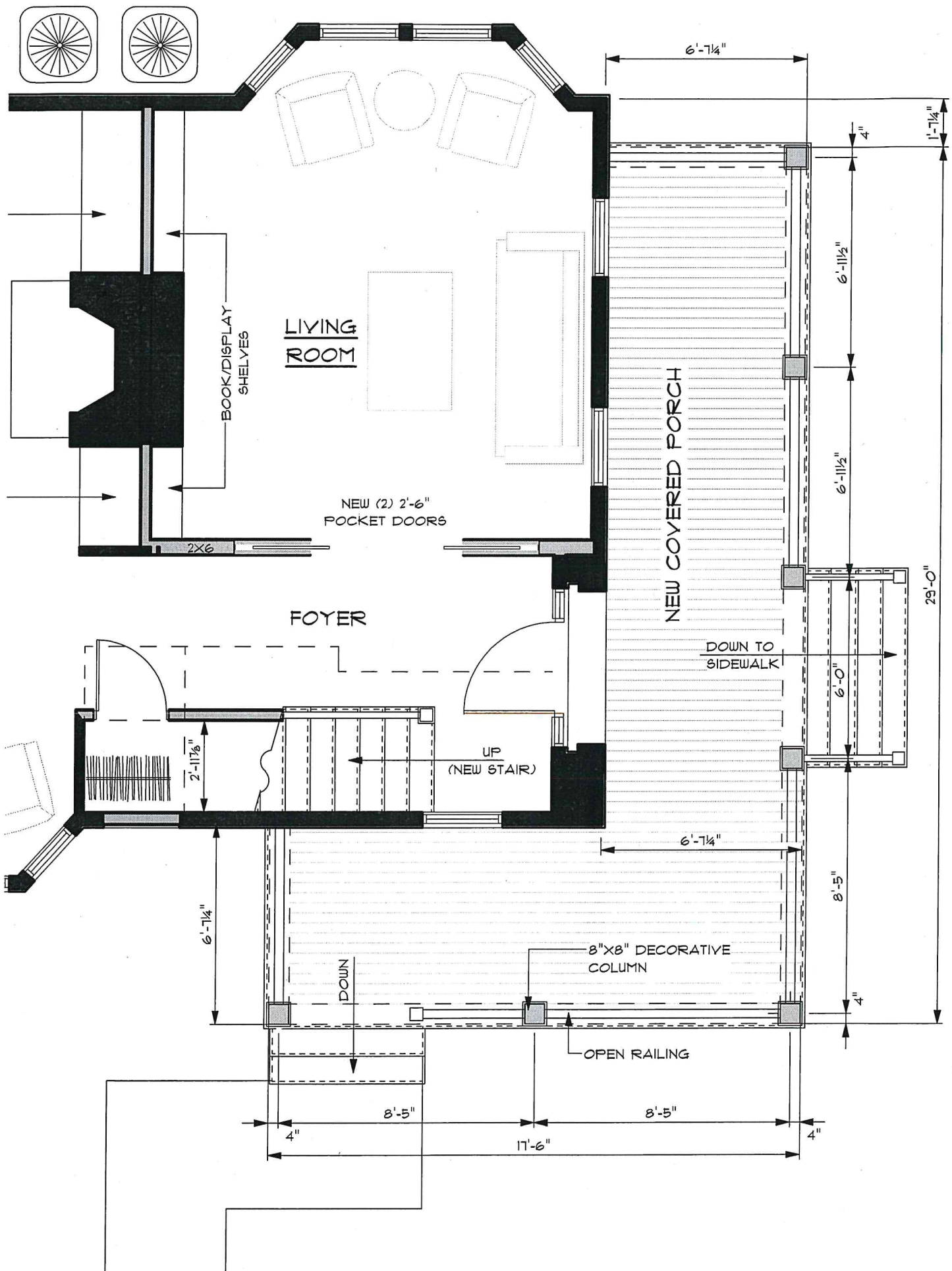
Jonathan Ames explained that there were seven applications that accepted for Administrative Review. Each of the applications were brought to Oryann Lima's attention and approved by Jonathan Ames and Oryann Lima. The applications' details are as follows:

#22-069	105 State Street	Approved by Administrative Review 6/29/2022	Replace in-kind roof and Shutters.
#22-073	284 High Street	Approved by Administrative Review 6/28/2022	Replace IN-KIND the green picket fence Replace IN-KIND the 6 ft. stockade fence
#22-076	56 High Street	Approved by Administrative Review 6/28/2022	The replacement in kind of Greek-style columns.
#22-081	28 Central Street	Approved by Administrative Review 7/12/2022	Replace IN-KIND Wooden Fence Along Eastern Property Line.
#22-082	1 Constitution Street	Approved by Administrative Review 7/15/2022	Replace IN-KIND Existing A/C Mini Split System.

AFDD	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

22'-9 3/4"





ZONING VARIANCE NOTE:

THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE TOWN OF BRISTOL'S ZONING REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRE RELIEF:

- 1.) MINIMUM FRONT YARD SETBACK—
— MINIMUM DISTANCE TO FRONT PROPERTY LINE = 20 FEET
*10.0 FEET PROPOSED / 3.3' TO COVERED PORCH
- 2.) MINIMUM REAR YARD SETBACK—
— MINIMUM DISTANCE TO REAR PROPERTY LINE = 20 FT
*1.3' PROPOSED
- 3.) ACCESSORY STRUCTURES —
— MAXIMUM FOOTPRINT OF ACCESSORY STRUCTURES = 22' x 24'
*24' x 36' PROPOSED



SITE LOCUS
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

N/F	— NOW OR FORMERLY	—	— PROPERTY LINE
A.P.	— ASSESSOR'S PLAT	—	— ABUTTER LINE
S.F.	— SQUARE FEET	—	— EXISTING CONTOUR
C.B.	— CONCRETE BOUND	—	— FENCE
D.H.	— DRILL HOLE	—	— TREELINE
I.R.	— IRON ROD	—	— EXISTING EDGE OF PAVEMENT
(FND.)	— FOUND	—	— EXISTING WELL
—	— EXISTING BUILDING FOOTPRINT		
—	— PROPOSED BUILDING FOOTPRINT		

ZONING (R-6)

REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE:	6,000 SF	12,979 SF
MIN. LOT WIDTH/FRONTAGE:	60 SF	110' or
SETBACKS:		
MIN. FRONT YARD:	20 FT	10.0 FT
MIN. REAR YARD:	20 FT	0.9 FT
MIN. SIDE YARD:	10 FT	18.0/32.1 FT
MAX. BLD. HEIGHT:	35 FT	<35 FT
MAX. LOT COVERAGE:	30%	16.7%
MAX. ACC. BLD. HEIGHT:	20' (22' x 24' MAX. FOOTPRINT)	20.6%

SURVEY NOTE:

CLASS I STANDARD BOUNDARY SURVEY CONDUCTED BY:
BARKER LAND SURVEYING, INC.
JOHN BARKER, PLS NO. 1885
BRISTOL, RI 02809
(401) 254-0824

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LOT COVERAGE:

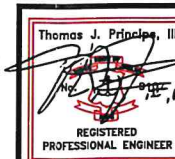
EX. DWELLING (TO BE REMOVED) — ±1,440 SF
EX. COVERED PORCH (TO BE REMOVED) — ±120 SF
EX. GARAGE (TO BE REMOVED) — ±606 SF

TOTAL EXISTING LOT COVERAGE — 2,166 SF

PROP. DWELLING — ±1545 SF
PROP. COVERED PORCH — ±268 SF
PROP. GARAGE — 864 SF

TOTAL PROPOSED LOT COVERAGE — 2,677 SF
TOTAL LOT AREA — 12,979 SF

TOTAL PROPOSED LOT COVERAGE (%) — 2,677 / 12,979
20.6% TOTAL PROPOSED LOT COVERAGE < 30% ALLOWABLE O.K.



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DR.
TIVERTON, RI 02878
401-816-5385
www.PrincipeCompany.com

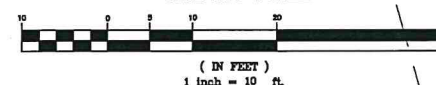
REVISIONS

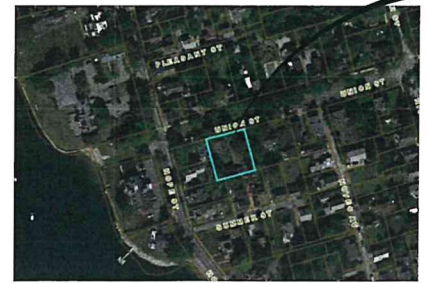
No.	DATE	BY	CHKD

ZONING PLOT PLAN
for
14 UNION STREET
AP 15 LOT 52
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 1 of 1
DRAWN BY: JRM	DESIGN BY: JRM
DATE: 01/09/2023	CHECKED BY: TJP
PROJECT NO.: SVY-2021-21	

GRAPHIC SCALE



[illegible]



NORTH ELEVATION
EXISTING

1/4" = 1'-0"



WEST ELEVATION
EXISTING

1/4" = 1'-0"



SOUTH ELEVATION
EXISTING

1/4" = 1'-0"



EAST ELEVATION
EXISTING

1/4" = 1'-0"

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. PRIOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL. - (508) 678-7500
FAX - (508) 678-2600

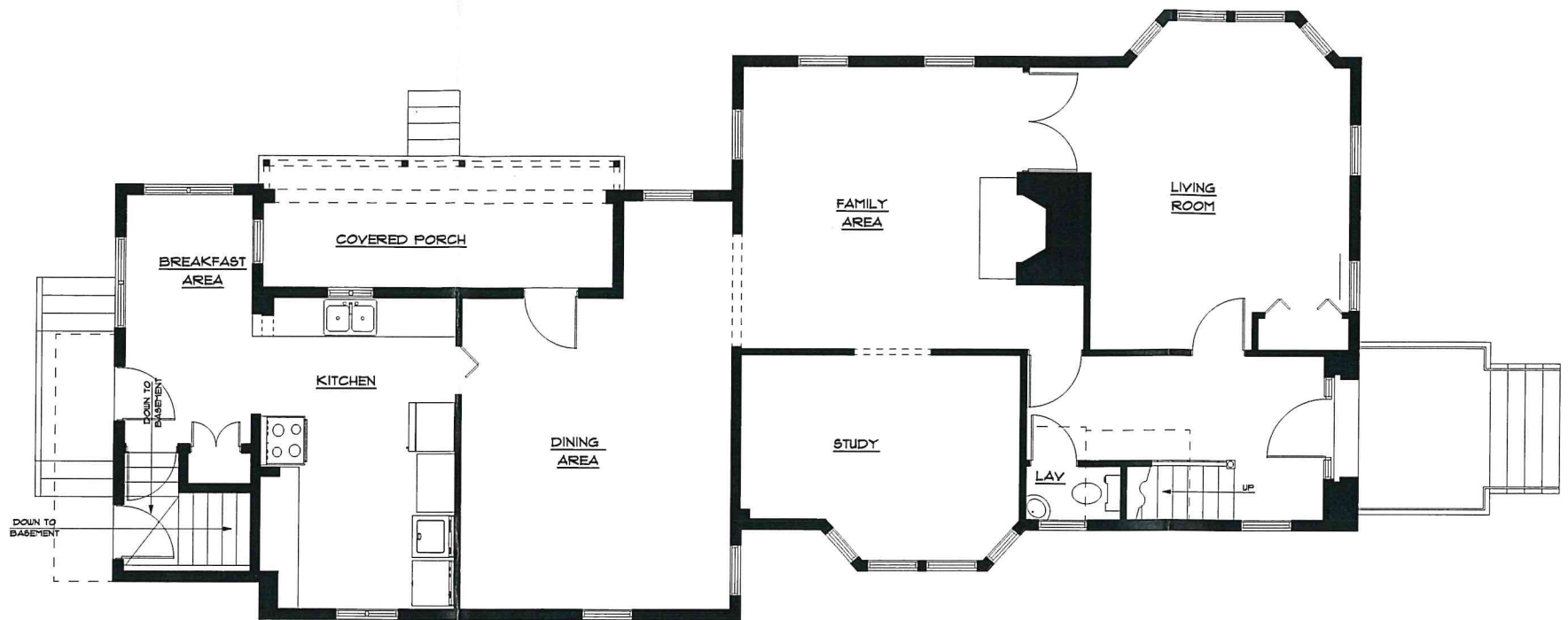
DRAWN BY: M. FOTOCKI
REVIEWED BY: M. FOTOCKI
CSTONE PROJECT #: 21503
DATE: 10 JAN 22
SCALE: AS NOTED

SHEET TITLE:

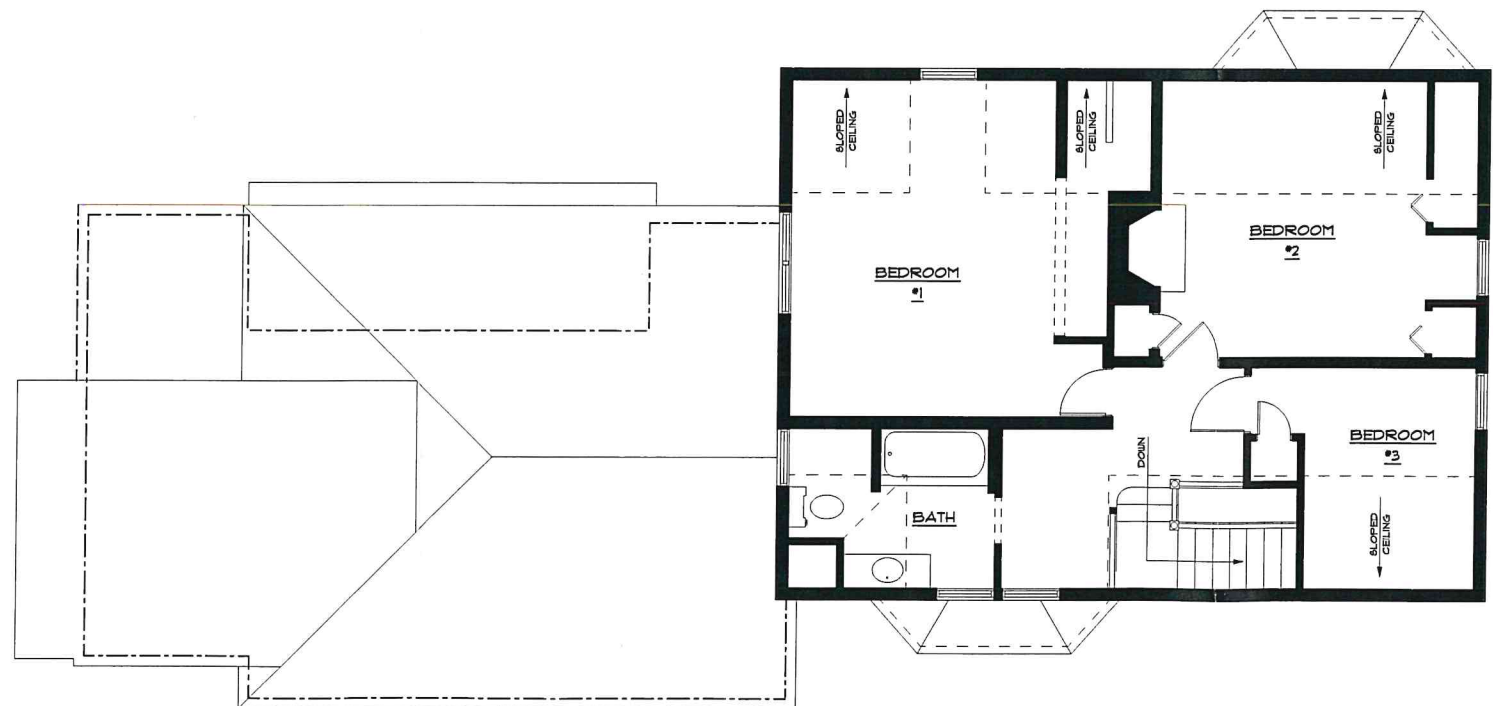
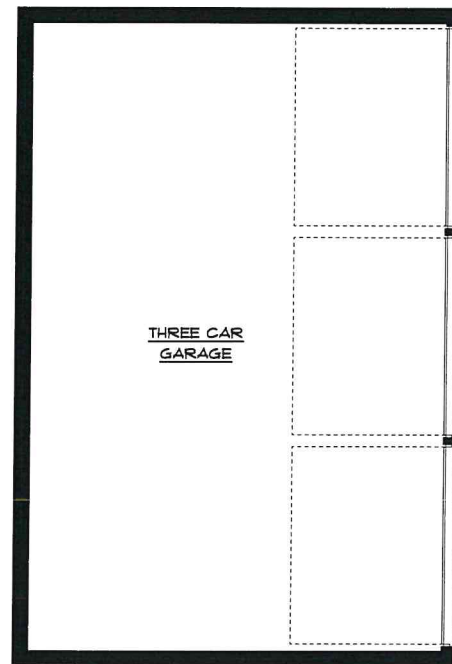
**EXISTING
EXTERIOR
ELEVATIONS**

EX-1

SHEET 1 OF 1



FIRST FLOOR PLAN
EXISTING 1/4" = 1'-0"



SECOND FLOOR PLAN
EXISTING 1/4" = 1'-0"

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND


538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL. - (508)-678-2500
FAX - (508)-678-2600
CORNERSTONE
DESIGN/BUILD SERVICES, INC.

DRAWN BY: M. POTOCKI
REVIEWED BY: M. POTOCKI
CSTONE PROJECT #: 21503
DATE: 10 JAN 22
SCALE: AS NOTED

SHEET TITLE:
**EXISTING
FLOOR PLANS**

EX-2

SHEET 2 OF 2



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
 PROJECT LOCATION:
 14 UNION STREET
 BRISTOL, RHODE ISLAND



CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE
 SWANSEA, MASSACHUSETTS 02777
 TEL - (508)-673-2500
 FAX - (508)-673-2600

DRAWN BY: M. POTOCKI
 REVIEWED BY: M. POTOCKI
 CSTONE PROJECT #: 21503
 DATE: 10 JAN 22
 SCALE: AS NOTED

SHEET TITLE:

**EXTERIOR
 ELEVATIONS**

A-1

SHEET 3 OF -



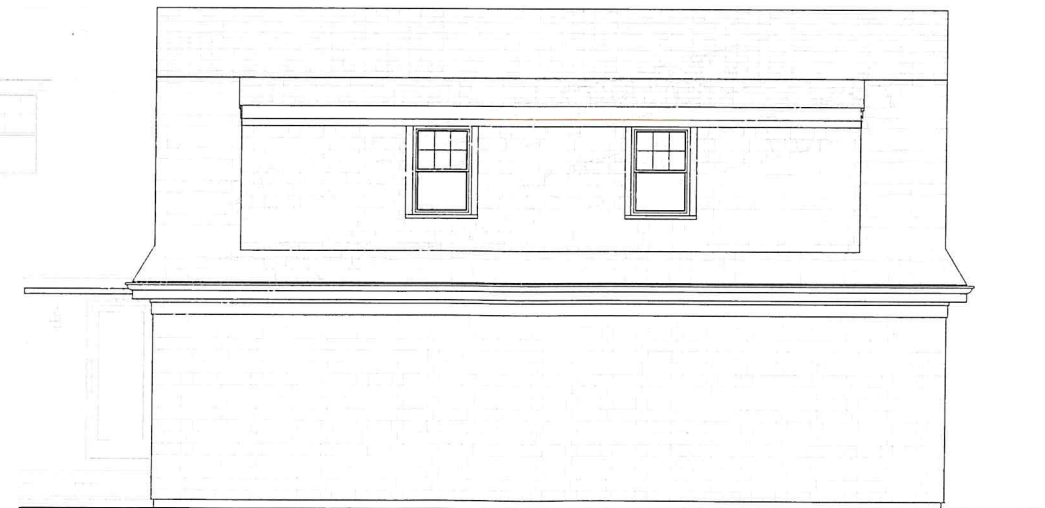
WEST ELEVATION

1/4" = 1'-0"



GARAGE NORTH ELEVATION

1/4" = 1'-0"



GARAGE SOUTH ELEVATION

1/4" = 1'-0"

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
 PROJECT LOCATION:
 14 UNION STREET
 BRISTOL, RHODE ISLAND



CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE
 QUINCY, MASSACHUSETTS 02771
 TEL - (508) 679-2500
 FAX - (508) 679-2600

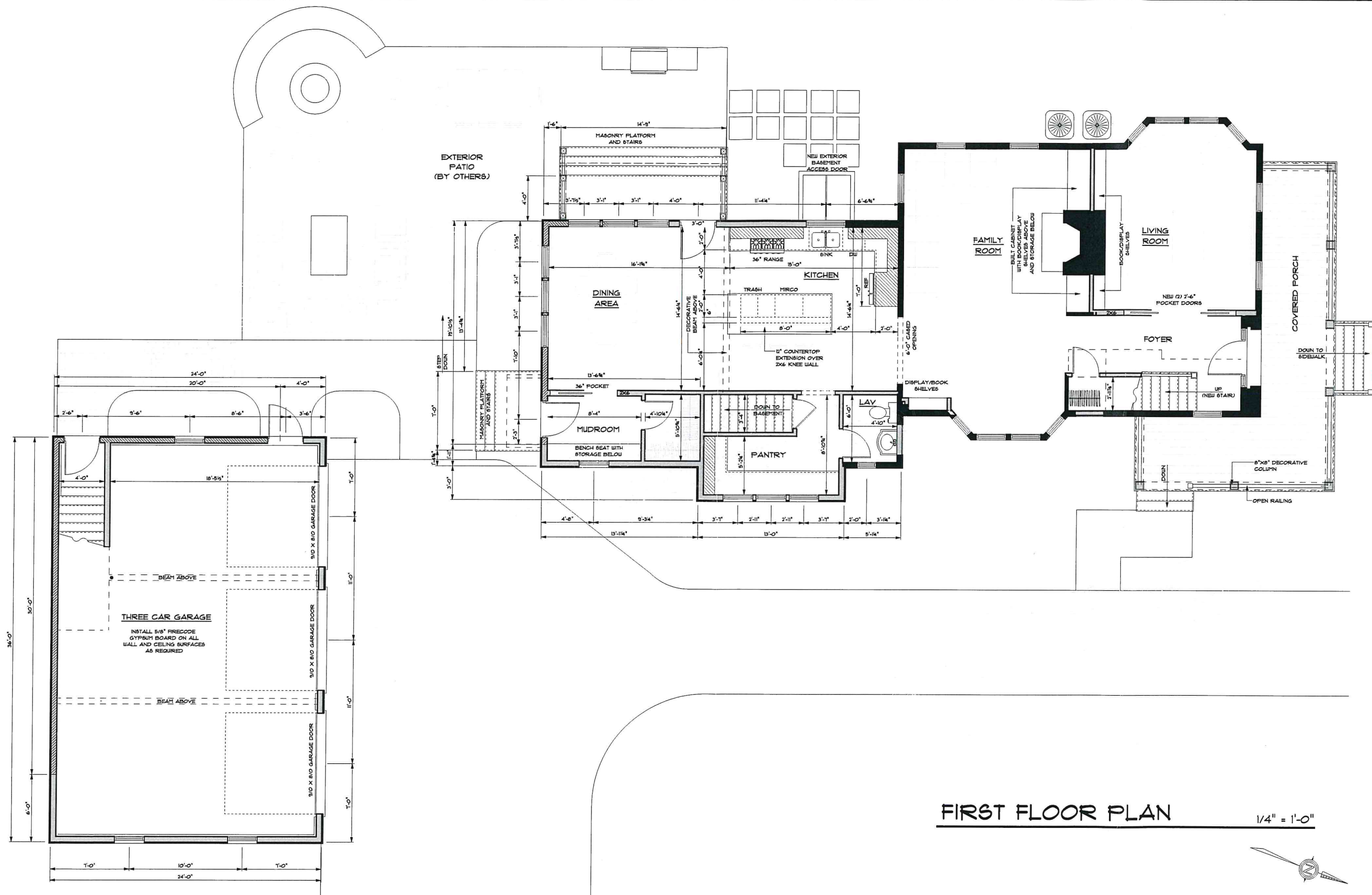
DRAWN BY: M. POTOCKI
 REVIEWED BY: M. POTOCKI
 CSTONE PROJECT #: 21503
 DATE: 10 JAN 22
 SCALE: AS NOTED

SHEET TITLE:

**EXTERIOR
 ELEVATIONS**

A-2

SHEET 4 OF 4



FIRST FLOOR PLAN 1/4" = 1'-0"


THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
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BRISTOL, RHODE ISLAND


538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL. - (508)-673-2500
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DRAWN BY: M. POTOCKI
REVIEWED BY: M. POTOCKI
CSTONE PROJECT #: 21503
DATE: 10 JAN 22
SCALE: AS NOTED

SHEET TITLE:
FIRST FLOOR PLAN

A-3
SHEET 5 OF 5

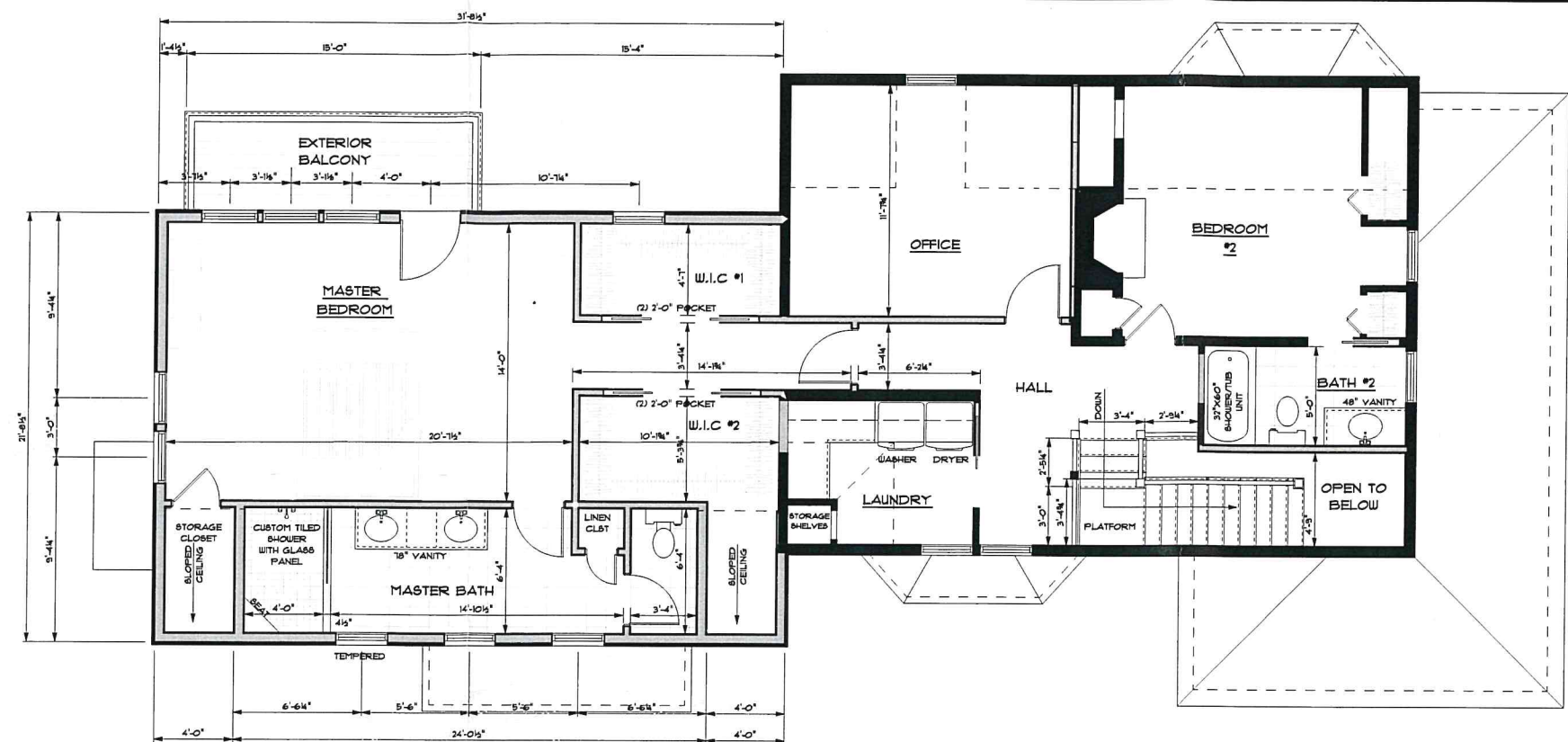


Diagram illustrating a roof cricket, which is a raised section of a roof designed to divert water flow around a structural obstruction or change in roof slope. The diagram shows a cross-section of the roof structure with a curved arrow indicating the path of water flow over the cricket.

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CONSERVATION.

THESE PLANS ARE TO BE USED BY THE CONTRACTOR ONLY AND ARE NOT TO BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER GOVERNED INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THE CONTRACTOR UNDERSTANDS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ANY DISCREPANCIES, OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS.

WRITTEN PERMISSION ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR THE PURPOSES OF OBTAINING VERIFICATION OF THE SCALE AND MEASUREMENTS OF THE SITE AND SHALL BE RESPONSIBLE FOR THE ASSEMBLY AND INSTALLATION OF HIS OR HER WORK, KNOWN OR UNKNOWN, AND SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT HIS OR HER OWN RISK AND SHALL BE ACCOMPLISHED BY HIM OR HER WITH THE INTENT OF THIS PROJECT.

[illegible]

A NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-679-2500
FAX - (508)-679-2600

DRAWN BY: M. POTOCKI
REVIEWED BY: M. POTOCKI
CSTONE PROJECT #: 21503
DATE: 10 JAN 22
SCALE: AS NOTED

SECOND FLOOR AND ROOF PLAN

A-4

SHEET 6 OF -



14 Union St. - 200' Radius

Bristol, RI

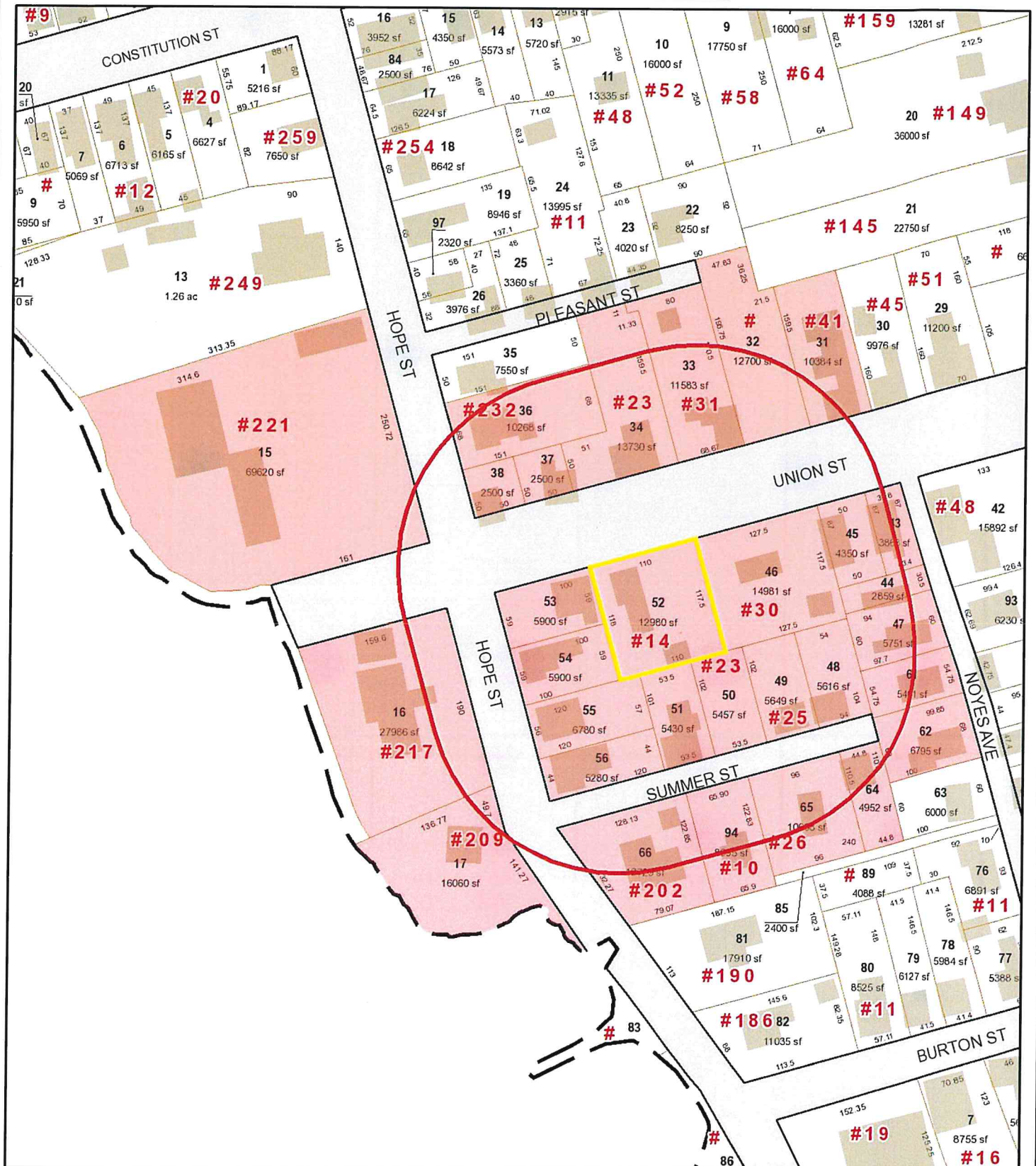


January 17, 2023

1 inch = 140 Feet

www.cai-tech.com

0 140 281 422



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 foot Abutters List Report

Bristol, RI
January 17, 2023

Subject Property:

Parcel Number: 15-52
CAMA Number: 15-52
Property Address: 14 UNION ST

Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN
F TE
14 UNION ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 11-15
CAMA Number: 11-15-001
Property Address: 221 HOPE ST

Mailing Address: BROWN, MURIEL M.
221 HOPE ST UNIT# 1
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-002
Property Address: 221 HOPE ST

Mailing Address: BURNETT, ROBIN D & BURNETT, BETH
MCCANN CO-TRUST
221 HOPE ST UNIT 2
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-003
Property Address: 221 HOPE ST

Mailing Address: CABANA, LEO C
221 HOPE ST, UNIT 3
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-004
Property Address: 221 HOPE ST

Mailing Address: LUBECK, KATHLEEN R. CO-TRST
KATHLEEN LUBECK LIV TRST AGMT
221 HOPE STREET UNIT 4A
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-005
Property Address: 221 HOPE ST 5

Mailing Address: KENNEDY, HOLLY P. TRUSTEE
233 CLUB SUGARBUSH SOUTH
WARREN, VT 05674-4468

Parcel Number: 11-15
CAMA Number: 11-15-006
Property Address: 221 HOPE ST

Mailing Address: CURRY, MAUREEN C. EDWARD W. TE
221 HOPE ST UNIT 6
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-007
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA A
221 HOPE ST UNIT 7
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-008
Property Address: 221 HOPE ST

Mailing Address: JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-009
Property Address: 221 HOPE ST

Mailing Address: PASQUAL, THOMAS A & JO-ANN
TRUSTEES
221 HOPE ST UNIT # 9
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-010
Property Address: 221 HOPE ST

Mailing Address: JORDAN, KEVIN E. LINDA S. ETUX TE
221 HOPE ST
BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 11-15
CAMA Number: 11-15-011
Property Address: 221 HOPE ST

Mailing Address: 221 HOPE LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-012
Property Address: 221 HOPE ST

Mailing Address: MACK, JOHN C & PATRICIA M
TRUSTEES JOHN C MACK & PATRICIA
M MACK REVOCABLE LIVING TRU
97 PEARL ST
ENGLEWOOD, FL 34223

Parcel Number: 11-15
CAMA Number: 11-15-013
Property Address: 221 HOPE ST

Mailing Address: DWYER, MARY L, TRUSTEE-MARY L
DWYER TRUST
221 HOPE ST., UNIT 13
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-014
Property Address: 221 HOPE ST

Mailing Address: BUTCHER, STEPHEN W & LISA B
221 HOPE ST UNIT 14
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-015
Property Address: 221 HOPE ST

Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE
221 HOPE ST UNIT 15
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-016
Property Address: 221 HOPE ST

Mailing Address: MCKENNA, MYONG-HWA & STEPHEN
TE
221 HOPE ST, #16
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-017
Property Address: 221 HOPE ST

Mailing Address: TIRPAECK, SARA JANE TRUSTEE
TIRPAECK RESIDENCE TRUST
221 HOPE ST UNIT #17
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-001
Property Address: 217 HOPE ST

Mailing Address: HOPKINS, COLLEEN P & OLIVA, JEANNE
M TE
217 HOPE ST., UNIT 1
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-002
Property Address: 217 HOPE ST

Mailing Address: WOOD, WILLIAM J & FORSTER, ROBYN
TC
217 HOPE ST, UNIT 2
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-003
Property Address: 217 HOPE ST

Mailing Address: RODRIGUES, RONALD J. ET UX JOYCE
C. TE
209 HOPE ST
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-004
Property Address: 217 HOPE ST 4

Mailing Address: GORHAM, MARIA C
217 HOPE ST, Unit 4
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-005
Property Address: 217 HOPE ST

Mailing Address: ARAUJO, LUCILLE M TRUSTEE LUCILE
M ARAUJO LIVING TRUST
54 BRIAN AVE
SOMERSET, MA 02726-3768



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Bristol, RI
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Parcel Number: 11-16
CAMA Number: 11-16-006
Property Address: 217 HOPE ST

Mailing Address: LAGOR, JEREMY & SOUZA, LISA JT
217 HOPE ST UNIT 6
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-007
Property Address: 217 HOPE ST

Mailing Address: HURLEY, JAMES T
7 DONALD RD
PLYMOUTH, MA 02360

Parcel Number: 11-16
CAMA Number: 11-16-008
Property Address: 217 HOPE ST

Mailing Address: KELLERMAN, ANNE C THE TIDES
217 HOPE ST. UNIT #8
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-009
Property Address: 217 HOPE ST 9

Mailing Address: BISBANO, RICHARD
101 HILLSIDE AVE APT 204
PROVIDENCE, RI 02906

Parcel Number: 11-16
CAMA Number: 11-16-010
Property Address: 217 HOPE ST

Mailing Address: BURSTEIN, ALEX S TRUSTEE
1304 MAINSAIL Circle
Jupiter, FL 33477

Parcel Number: 11-17
CAMA Number: 11-17
Property Address: 209 HOPE ST

Mailing Address: RODRIGUES, JOYCE C
209 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 15-31
CAMA Number: 15-31
Property Address: 41 UNION ST

Mailing Address: MICHAELS, ANDGELA ANDRES,
TRUSTEE ANGELA ANDREA MICHAELS
TRUST
41 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-33
CAMA Number: 15-33
Property Address: 31 UNION ST

Mailing Address: BARROW, ROBERT K IRENE K TE
31 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-34
CAMA Number: 15-34
Property Address: 23 UNION ST

Mailing Address: BOYCE, MICHAEL R.
23 UNION ST.
BRISTOL, RI 02809

Parcel Number: 15-36
CAMA Number: 15-36
Property Address: 232 HOPE ST

Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-37
CAMA Number: 15-37
Property Address: 17 UNION ST

Mailing Address: CHRISTINA, MARTHA
17 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-38
CAMA Number: 15-38
Property Address: 224 HOPE ST

Mailing Address: WHITE, GEORGE H TRUSTEE
224 HOPE ST
BRISTOL, RI 02809



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Parcel Number: 15-43 CAMA Number: 15-43 Property Address: 42 UNION ST	Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE 42 UNION ST BRISTOL, RI 02809
Parcel Number: 15-44 CAMA Number: 15-44 Property Address: 31 NOYES AVE	Mailing Address: STILWELL, CHRISTINE B. (SOLE OWNER) 31 NOYES AVENUE BRISTOL, RI 02809
Parcel Number: 15-45 CAMA Number: 15-45 Property Address: 38 UNION ST	Mailing Address: WARDWELL, WILLIAM A JR 38 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-46 CAMA Number: 15-46 Property Address: 30 UNION ST	Mailing Address: CLAIR, BRADFORD J & KAREN M TE 30 UNION ST BRISTOL, RI 02809
Parcel Number: 15-47 CAMA Number: 15-47 Property Address: 29 NOYES AVE	Mailing Address: DAVIS, JAMES F & VIRGINIA C TE 51 BRADFORD ST BRISTOL, RI 02809
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: 15-51 CAMA Number: 15-51 Property Address: 19 SUMMER ST	Mailing Address: BERG, KEITH & AMY TE 19 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-52 CAMA Number: 15-52 Property Address: 14 UNION ST	Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN F TE 14 UNION ST BRISTOL, RI 02809
Parcel Number: 15-53 CAMA Number: 15-53 Property Address: 220 HOPE ST	Mailing Address: TANSEY, CHARLES D. ET UX CHRISTINE D. 220 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-54 CAMA Number: 15-54 Property Address: 218 HOPE ST	Mailing Address: AGUIAR, ALMERINDA 218 HOPE ST BRISTOL, RI 02809



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Parcel Number: 15-55 CAMA Number: 15-55 Property Address: 212 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. ALFRED- CORTELLESSA, LORRAINE TE 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-56 CAMA Number: 15-56 Property Address: 208 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M ET CORTELLESSA, LORRAINE A 208 HOPE ST 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: 15-64 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
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: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809



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221 HOPE LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

BRAMLEY, CATHERINE M & AL
221 HOPE ST UNIT 15
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M ET
CORTELLESSA, LORRAINE A
208 HOPE ST
BRISTOL, RI 02809

AGUIAR, ALMERINDA
218 HOPE ST
BRISTOL, RI 02809

BROWN, MURIEL M.
221 HOPE ST UNIT# 1
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M.
ALFRED-CORTELLESSA, LORRAINE
208 HOPE ST
BRISTOL, RI 02809

ARAUJO, LUCILLE M TRUSTEE
LUCILE M ARAUJO LIVING TR
54 BRIAN AVE
SOMERSET, MA 02726-3768

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

CURRY, MAUREEN C.
EDWARD W. TE
221 HOPE ST UNIT 6
BRISTOL, RI 02809

ASCIOLLA, NILA A
221 HOPE ST UNIT 7
BRISTOL, RI 02809

BURNETT, ROBIN D &
BURNETT, BETH MCCANN CO-T
221 HOPE ST UNIT 2
BRISTOL, RI 02809

DAVIS, JAMES F & VIRGINIA
51 BRADFORD ST
BRISTOL, RI 02809

AVERILL, PAYSON, C.
KIMBERLY E. TE
42 UNION ST
BRISTOL, RI 02809

BURSTEIN, ALEX S TRUSTEE
1304 MAINSAIL Circle
Jupiter, FL 33477

DWYER, MARY L, TRUSTEE-MA
221 HOPE ST., UNIT 13
BRISTOL, RI 02809

BAKER, JOHN
LINDA
25 SUMMER ST
BRISTOL, RI 02809

BUTCHER, STEPHEN W &
LISA B
221 HOPE ST UNIT 14
BRISTOL, RI 02809

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

BARROW, ROBERT K
IRENE K TE
31 UNION ST
BRISTOL, RI 02809

CABANA, LEO C
221 HOPE ST, UNIT 3
BRISTOL, RI 02809

GORHAM, MARIA C
217 HOPE ST, Unit 4
BRISTOL, RI 02809

BERG, KEITH & AMY TE
19 SUMMER ST
BRISTOL, RI 02809

CABRAL, LOUIS A &
GREENWELL, JOAN F TE
14 UNION ST
BRISTOL, RI 02809

GUILD, MITCHELL A &
JUDITH TE
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BRISTOL, RI 02809

BISBANO, RICHARD
101 HILLSIDE AVE APT 204
PROVIDENCE, RI 02906

CHRISTINA, MARTHA
17 UNION ST
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

BOYCE, MICHAEL R.
23 UNION ST.
BRISTOL, RI 02809

CLAIR, BRADFORD J &
KAREN M TE
30 UNION ST
BRISTOL, RI 02809

HOPKINS, COLLEEN P & OLIV
217 HOPE ST., UNIT 1
BRISTOL, RI 02809

HURLEY, JAMES T
7 DONALD RD
PLYMOUTH, MA 02360

MICHAELS, ANDGELA ANDRES,
ANGELA ANDREA MICHAELS TR
41 UNION ST
BRISTOL, RI 02809

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

JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

WARDWELL, WILLIAM A JR
38 UNION ST.
BRISTOL, RI 02809

JORDAN, KEVIN E.
LINDA S. ETUX TE
221 HOPE ST
BRISTOL, RI 02809

PASQUAL, THOMAS A & JO-AN
221 HOPE ST UNIT # 9
BRISTOL, RI 02809

WHITE, GEORGE H TRUSTEE
224 HOPE ST
BRISTOL, RI 02809

KELLERMAN, ANNE C
THE TIDES
217 HOPE ST. UNIT #8
BRISTOL, RI 02809

RODRIGUES, JOYCE C
209 HOPE STREET
BRISTOL, RI 02809

WOOD, WILLIAM J & FORSTER
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233 CLUB SUGARBUSH SOUTH
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RODRIGUES, RONALD J. ET U
JOYCE C. TE
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BRISTOL, RI 02809

LAGOR, JEREMY & SOUZA, LI
217 HOPE ST UNIT 6
BRISTOL, RI 02809

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

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

SOUSA, LOUIS A.
CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

LUBECK, KATHLEEN R. CO-TR
KATHLEEN LUBECK LIV TRST
221 HOPE STREET UNIT 4A
BRISTOL, RI 02809

STILWELL, CHRISTINE B.
(SOLE OWNER)
31 NOYES AVENUE
BRISTOL, RI 02809

MACK, JOHN C & PATRICIA M
JOHN C MACK & PATRICIA M
97 PEARL ST
ENGLEWOOD, FL 34223

TANSEY, CHARLES D. ET UX
CHRISTINE D.
220 HOPE ST
BRISTOL, RI 02809

MCKENNA, MYONG-HWA & STEP
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BRISTOL, RI 02809

TIRPAECK, SARA JANE TRUST
TIRPAECK RESIDENCE TRUST
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BRISTOL, RI 02809