



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-17
133.5 Ferry Road 165 4
March 29, 2026

Applicant	
Name of Applicant	David Butera
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-40		
Address, Plat, Lot	Address	Plat	Lot
	133.5 Ferry Road	165	4

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: 3 car garage with ADU

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	988 feet
Width in Feet	26 feet
Length in Feet	38 feet
Height Above Grade	22.5 feet
Number of Stories	3

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	10 feet
Height in Feet	2.5 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
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Auxillary Structure Dimensional Relief Sought

Describe the extent of the proposed alterations and the reasons for the requesting relief

We would like to combine a three-car garage and an Accessory Dwelling Unit (ADU) into a single structure.

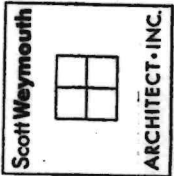
While the town zoning code currently allows for both of these uses, dimensionally and functionally it requires them to be in separate buildings. To reduce the overall impact on the lot, we would like to propose a single building that serves both purposes. This would create more open space and a more appealing aesthetic for the neighborhood.

Existing Lot Specifications

Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	47,626
Lot Frontage	62
Lot Depth	530

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401-415-9110

PROJECT
BUTER A
RESIDENCE

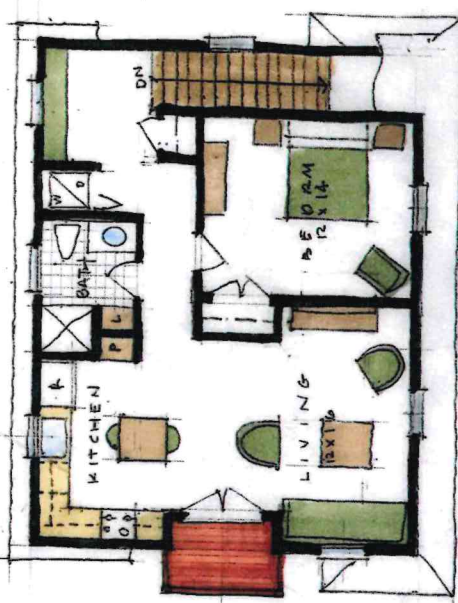
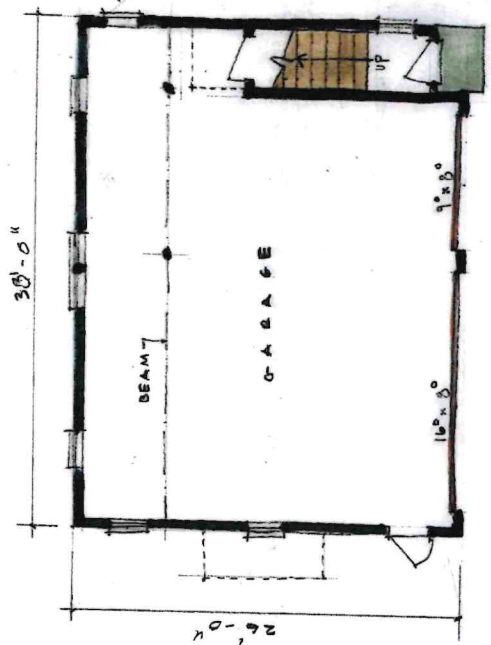
FERRY
ROAD

BOSTON
R.I.

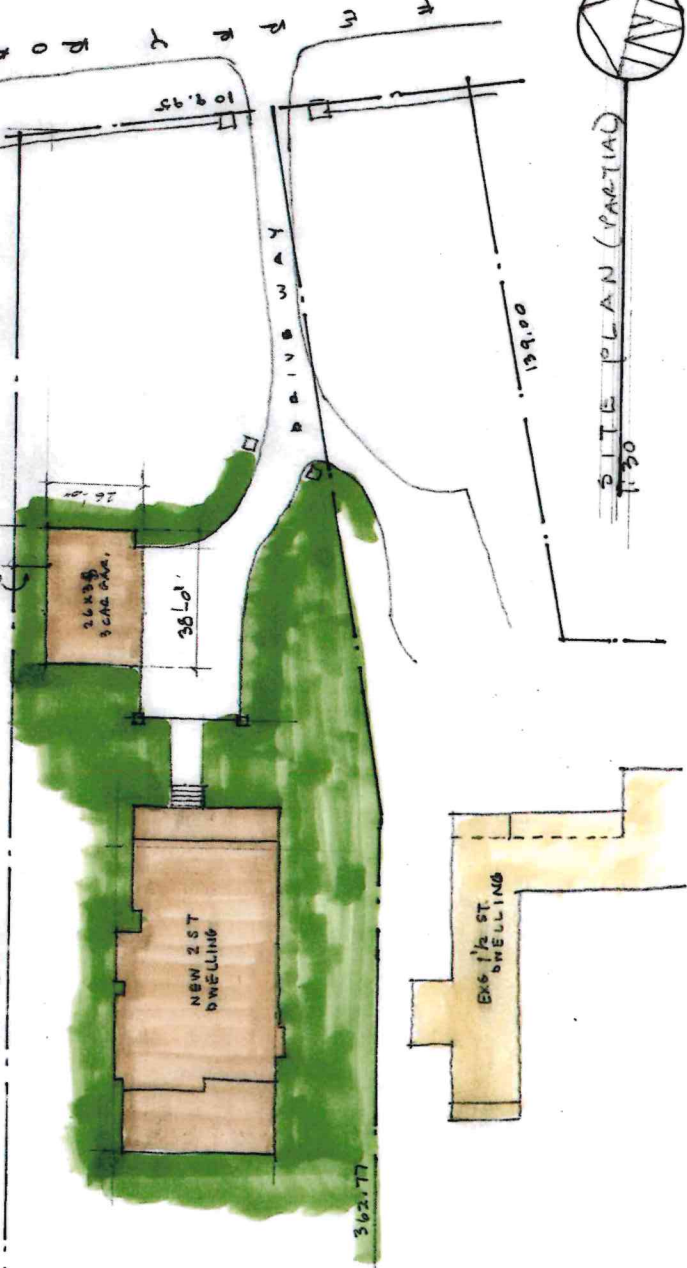
SHEET TITLE
GARAGE
SITE PLAN
FLOOR PLANS

SCALE
NOTED

DATE
2.17.24



FIRST FLOOR 519.64
SECOND FLOOR 100.00





Scott Weymouth

ARCHITECT • INC.

79 ALFRED BROWN ROAD
BARRINGTON, R.I. 02806
401.415-8110

PROJECT
DUTELA
RESIDENCE

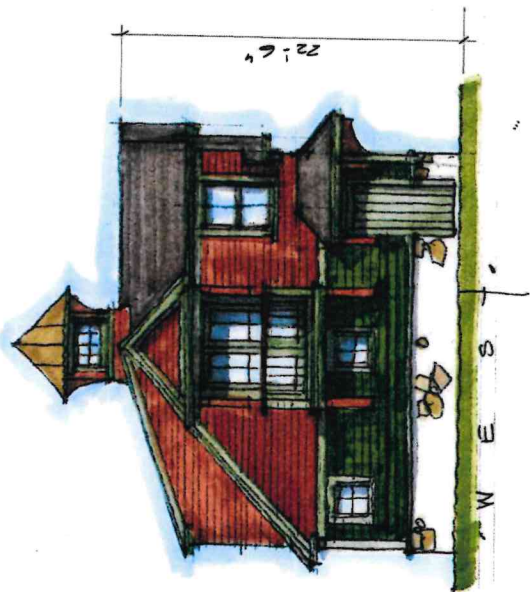
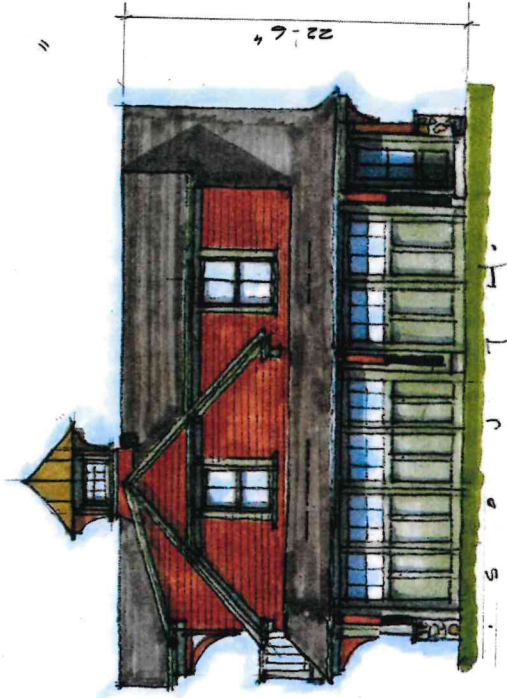
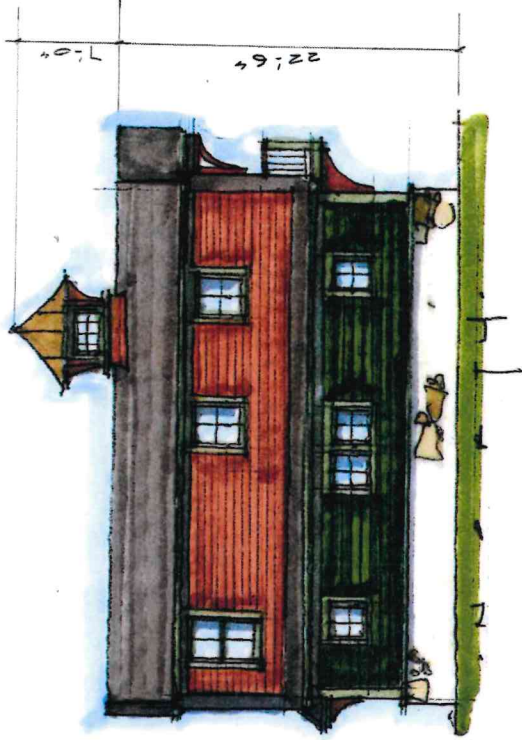
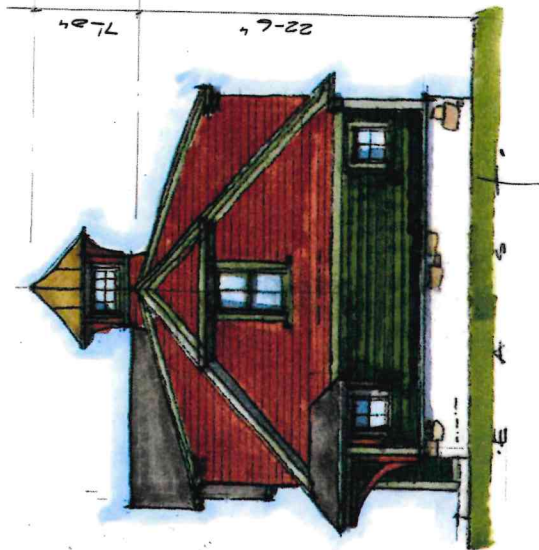
F E M Y

B A I S T O L

SHEET TITLE
GARAGE
ELEVATIONS

SCALE
1/8" = 1'-0"

DATE
2-17-26



Plat/Lot 165-0004-000

Account: 9549

LUC 13

Zone R-40

Assessment

\$1,211,000

Owner ▶ Owner Account #: 50-0045-77

Owner 1 BUTERA, DAVID TRUSTEE

Owner 2 C/O BUTERA BUILDING

Owner 3

Address 275 NYATT RD, BARRINGTON, RI 02806

% Owned

Previous Owners & Sales Information

Grantor

OLSON, CHRISTOPHER P TRUSTEE

Date

10/23/2023

Sale Price

0

Leg Ref

2066-151

Deed Type

NAL

O

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	1.09	1,211,000	0	1,211,000
TOTAL	0	0	1.09	1,211,000	0	1,211,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > VAL per SQ Unit/Parcel >

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	13	0	0	1	1,211,000	0	1,211,000	1,211,000
2024	13	0	0	1	1,121,400	0	1,121,400	1,121,400
2023	13	0	0	1	1,121,400	0	1,121,400	1,121,400
2022	13	0	0	1	1,121,400	0	1,121,400	1,121,400
2021	13	0	0	1	829,100	0	829,100	829,100

Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	13 Res Vacant	0.91827	AC	P	1.00	478,800	1,294,173	M	WF	200	Easement	-10			1,188,400			1.00	0
2	13 Res Vacant	0.17505	AC	EX	0.20	478,800	129,106	M			Easement	-10			22,600			1.00	0
3																			
4																			

2026

133.5 FERRY RD

Plat/Lot 165-0004-000

Account: 9549

LUC 13

Zone R-40

Assessment

\$1,211,000

Building Information

Table with columns: Description, Quantity, Quality. Rows include BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View.

Grade

Table with columns: Year Built, Alt LUC, EFF Year, Alt %. Rows include Condition, Functional, Economic, Special, OV.

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Includes a Total row.

Visit History

Table with columns: Date, Result, By. Rows include 1/13/2025 REVIEW MP, 8/11/2021 REVIEW MP, 8/18/2020 LISTED MD.

Notes

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions. Rows include 11/20/2019 D49703, 11/09/2017 B44555, 10/17/2014 B29284, 03/21/2014 60-14-B, 03/21/2014 B29250, 05/18/2007 B42327, 02/08/2006 B42328, 07/16/2003 B24765.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF, Size, Quality, Condition, Year, Assessed Value.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows include 1, 2, 3, 4, Totals.

Other Info.

Table with columns: AFDU, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.



133.5 Ferry Road - 300' Radius

Town of Bristol, RI

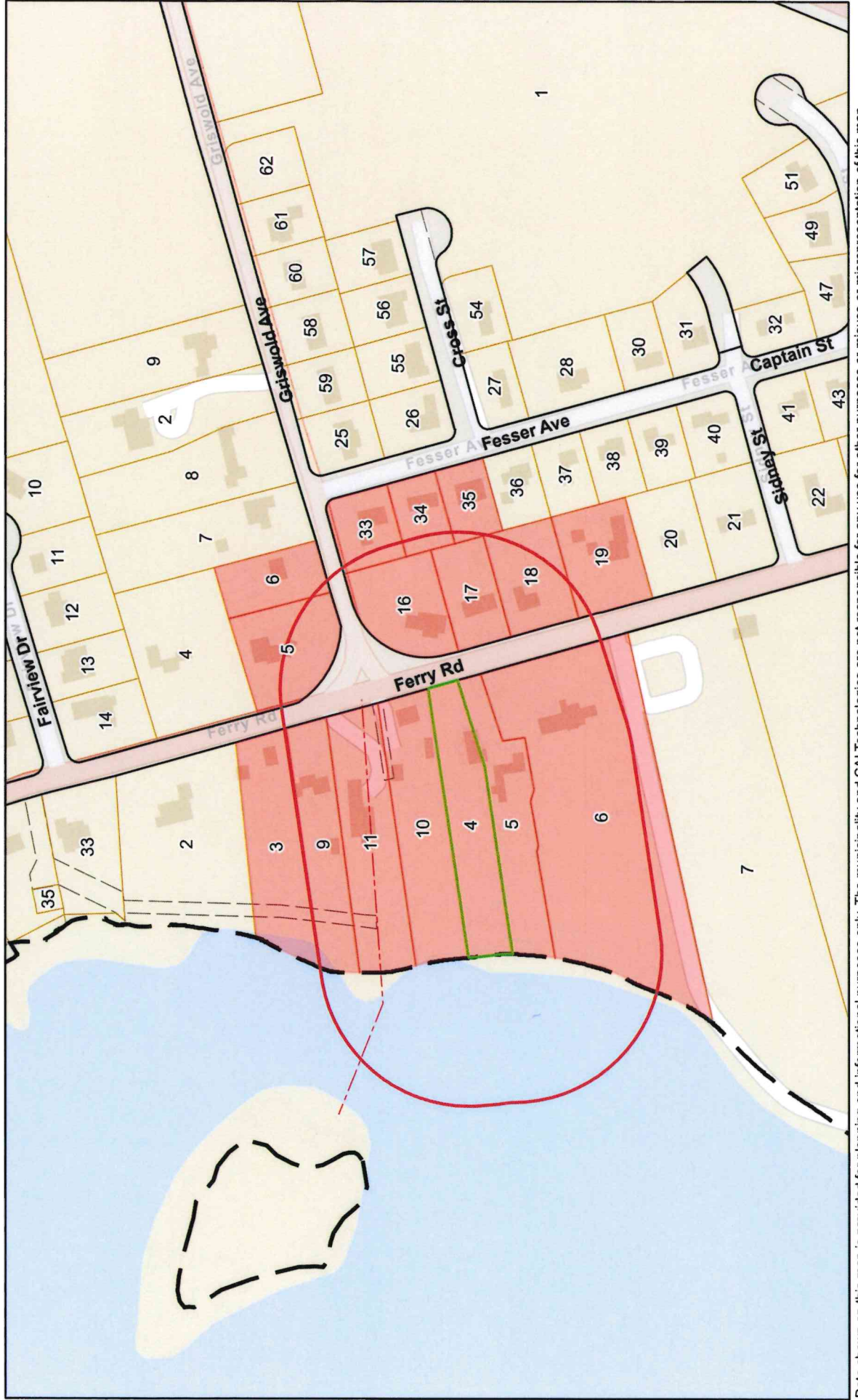
1 inch = 282 Feet



April 15, 2026



www.cai-tech.com



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.



300 feet Abutters List Report

Bristol, RI
April 15, 2026

Subject Property:

Parcel Number: 165-4
CAMA Number: 165-4
Property Address: 133.5 FERRY RD

Mailing Address: BUTERA, DAVID TRUSTEE C/O BUTERA
BUILDING
275 NYATT RD
BARRINGTON, RI 02806

Abutters:

Parcel Number: 162-5
CAMA Number: 162-5
Property Address: 142 FERRY RD

Mailing Address: MCSOLEY, JANE M
142 FERRY RD
BRISTOL, RI 02809

Parcel Number: 162-6
CAMA Number: 162-6
Property Address: 5 GRISWOLD AVE

Mailing Address: SCHROTH, FERD & SCHROTH ANN M.
TRUSTEES
5 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-16
CAMA Number: 163-16
Property Address: 130 FERRY RD

Mailing Address: LIGEIRO, ELEANOR, TRUSTEE
130 FERRY RD
BRISTOL, RI 02809

Parcel Number: 163-17
CAMA Number: 163-17
Property Address: 126 FERRY RD

Mailing Address: EDDY, DONALD SCOTT & O' DONNELL,
SUSAN E. JT
126 FERRY RD
BRISTOL, RI 02809

Parcel Number: 163-18
CAMA Number: 163-18
Property Address: 120 FERRY RD

Mailing Address: SIMANSKI, MERSINA
195 COLONIAL DR
TIVERTON, RI 02878

Parcel Number: 163-19
CAMA Number: 163-19
Property Address: 114 FERRY RD

Mailing Address: TENTE, WILLIAM E & DONNA M TE
114 FERRY RD
BRISTOL, RI 02809

Parcel Number: 163-33
CAMA Number: 163-33
Property Address: 1 FESSER AVE

Mailing Address: CANDELMO, DOLORES A. LIFE EST
BLAZKA, DEENA C.
PO BOX 2
BRISTOL, RI 02809

Parcel Number: 163-34
CAMA Number: 163-34
Property Address: 3 FESSER AVE

Mailing Address: NUGENT, JANE E.
3 FESSER AVENUE
BRISTOL, RI 02809

Parcel Number: 163-35
CAMA Number: 163-35
Property Address: 5 FESSER AVE

Mailing Address: CHELLEL, SANDRA TRUSTEE SANDRA
CHELLEL 2019 TRUST
5 FESSER AVE
BRISTOL, RI 02809

Parcel Number: 165-10
CAMA Number: 165-10
Property Address: 135 FERRY RD

Mailing Address: KILLION, PAUL S. & KILLION, BETTINA W.
TRUSTEES TC
135 FERRY RD
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 165-11
CAMA Number: 165-11
Property Address: 137 FERRY RD

Mailing Address: TROMP, THOMAS A. & TIJA Z.TE
137 FERRY RD
BRISTOL, RI 02809

Parcel Number: 165-4
CAMA Number: 165-4
Property Address: 133.5 FERRY RD

Mailing Address: BUTERA, DAVID TRUSTEE C/O BUTERA
BUILDING
275 NYATT RD
BARRINGTON, RI 02806

Parcel Number: 165-5
CAMA Number: 165-5
Property Address: 133 FERRY RD

Mailing Address: ANDERSEN, JODI & SPEN, ALAN TE
133 FERRY RD
BRISTOL, RI 02809

Parcel Number: 165-6
CAMA Number: 165-6
Property Address: 131 FERRY RD

Mailing Address: PAYSON, RAYMOND P. TRUSTEE (50%)
& BLOUNT, MARCIA L. TRUSTEE (50%)
131 FERRY RD
BRISTOL, RI 02809

Parcel Number: 165-9
CAMA Number: 165-9
Property Address: 141 FERRY RD

Mailing Address: YANYAR, VIRGINIA M. LIFE EST REV LT
VIRGINIA M. YANYAR
141 FERRY RD
BRISTOL, RI 02809



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ANDERSEN, JODI & SPEN, AL
133 FERRY RD
BRISTOL, RI 02809

SCHROTH, FERD & SCHROTH A
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BRISTOL, RI 02809

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