Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-35

PUBLIC HEARING

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

Monday, October 2, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Nicole and Keith Benjamin**

PROPERTY OWNER: **Nicole and Keith Benjamin**

LOCATION: **38 Viking Drive**

PLAT: **145** LOT: **9**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES** TO: **construct a 16ft. x 20ft. single-story garage addition to an existing single-family dwelling with less than the required front yard and less than the required right 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, September 28, 2023.

Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

2023 SEP -8 AM 11:41

APPLICATION

File No: 2023-35

Accepted by ZEO: EJT 9/8/2023

APPLICANT	Name: Nicole and Keith Benjamin		
	Address: 38 Viking Drive		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: 401-427-6212	Home: 401-440-9388	Work/Cell:
PROPERTY OWNER	Name: Nicole and Keith Benjamin		
	Address: 38 Viking Drive		
	City: Bristol	State: RI	ZIP: 02809
	Telephone #: 401-427-6212	Home: 401-440-9388	Work/Cell:

1. **Location of subject property:** 38 Viking Drive, Bristol, RI 02809

   Assessor's Plat(s)#: 145 **Lot(s) #:** 9

2. **Zoning district in which property is located:** R-10

3. **Zoning Approval(s) required (check all that apply):**

   X **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): Article IV, Section 28-111; minimum front yard setback; minimum side yard setback
   Special Use Permit Section(s):
   Use Variance Section(s):

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.**
   Please see attached addendum.

6. **How long have you owned the property?:** Since October 2018

7. **Present use of property:** Single family home

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):**
   61' x 31' 1,656 sq. ft. 16' high

10. **Proposed use of property:** Addition of attached single-car garage.

11. **Give extent of proposed alterations:** Addition of 16' x 20' single car garage to right side of front yard.

12. **Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):**
16' x 20' 320 sq. ft. 13' high

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:** 30'	**Proposed Setback:** 12' 8"
Left side lot line:	**Required Setback:** 15'	**Proposed Setback:** 11' (EMT)
Right side lot line:	**Required Setback:** 15'	**Proposed Setback:** no relief sought
Rear lot line:	**Required Setback:** 30'	**Proposed Setback:** no relief sought
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:** 1 **Before** 1 **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:** Town **Sewer:** Town

17. **Is the property located in the Bristol Historic District or is it an individually listed property?:** No

18. **Is the property located in a flood zone?** No **If yes, which one?:** 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: Nicole J. Benjamin **Date:** 9/8/2023

Print Name: Nicole J. Benjamin Keith J. Benjamin

Property Owner's Signature: Nicole J. Benjamin **Date:** 9/8/2023

Print Name: Nicole J. Benjamin Keith J. Benjamin

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

Name: Nicole J. Benjamin, Esq. (pro se) **Telephone #:** 401-427-6212

Address: 38 Viking Drive, Bristol, RI 02809

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

Addendum to the Application of Nicole and Keith Benjamin
38 Viking Drive
Bristol, RI 02809

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.

The applicants are seeking zoning relief to add an attached one car garage. The home does not presently have a garage. The applicants are in the process of moving their aging parents back home to Rhode Island from their retirement home in Florida. The applicants' father has applied for admission to the Veterans Home in Bristol where he will receive appropriate memory care and the applicants anticipate that their mother will reside with them for a period of time while their father resides blocks away at the Veterans Home. The addition of a garage will allow for the necessary storage space to accommodate the applicants' mother in the short term and will also allow for the appropriate ingress and egress for the applicants' mother in inclement winter weather.

The applicants intend to reside at the property for the long term. In the longer term, the applicants anticipate that having the garage will allow them to conform to the State of Rhode Island's carbon reduction goals as they will have the ability to appropriately charge an electric vehicle in the garage space.

The applicants are seeking relief from the minimum front yard setback and minimum side yard setback set forth in Article IV – Dimensional Regulations; Section 28-111 – Residential Zones.

The property is located in the R-10 zone with a minimum front yard setback of 30 feet and a minimum side yard setback of 15 feet. The applicants seek a dimensional variance to construct an attached single-car 16' x 20' garage with less than the required front yard and side yard setback.

The hardship from which the applicants seek relief is due to the unique characteristics of the subject land and not to the general characteristics of the surrounding area and not due to a physical or economic disability of the applicants.

The property was developed and the building was constructed in 1958, prior to the Town's Zoning Code, which was first codified in 1961, and prior to the Town's Comprehensive Plan.

As a result, the building was situated closer to the road than it likely would have been situated if it had been built after the enactment of the Town's Zoning Code. As presently configured and, as a result of the shape of the land lots, the rear of the existing home presently has an 11-foot side setback. The planned garage would be in keeping with that 11-foot side setback and would not exceed it.

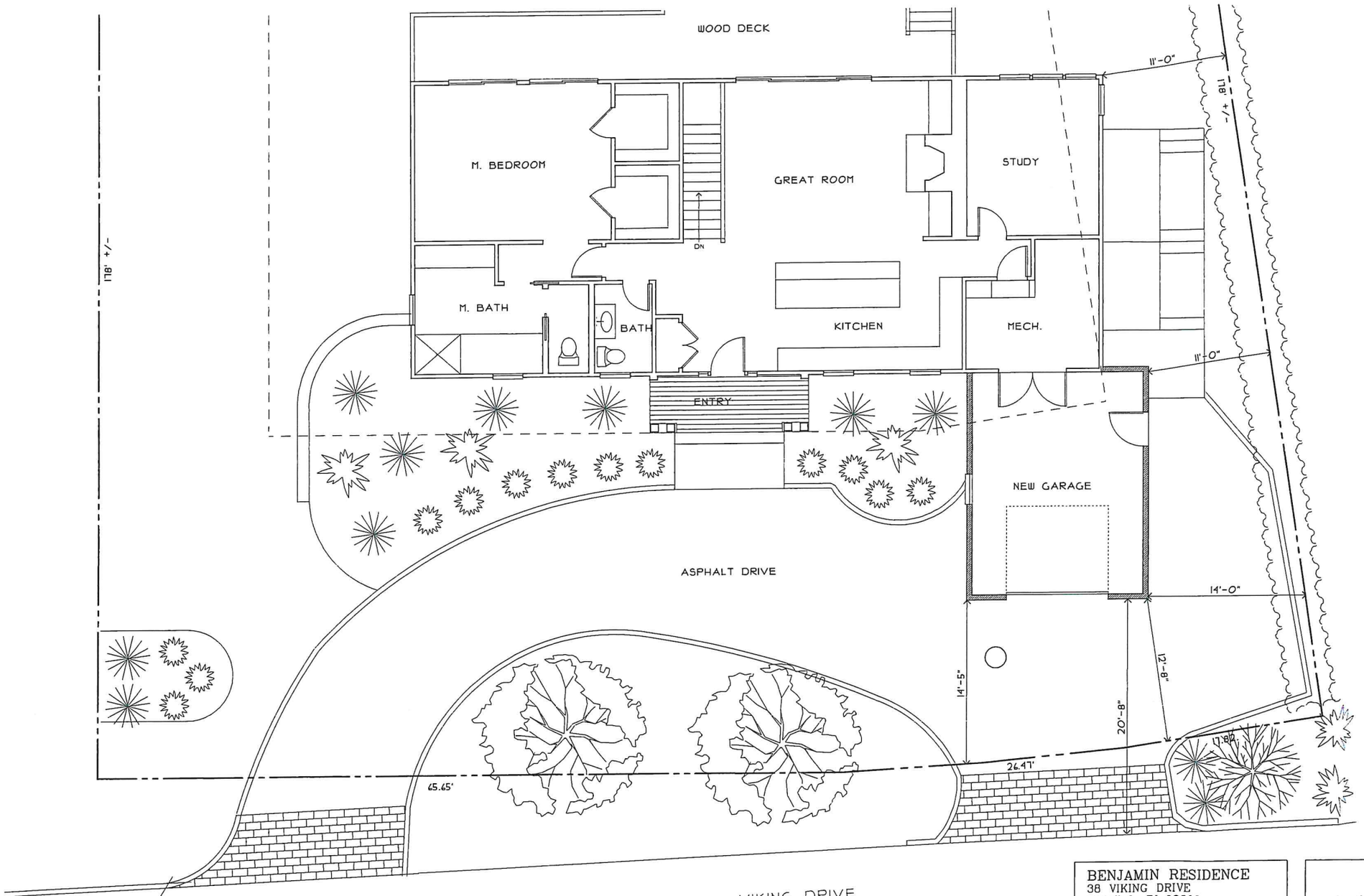
Additionally, a line of dense trees separates the applicants' property from the next abutting residential property, creating an appropriate buffer between the two properties notwithstanding that the garage would require relief from the side setback requirement.

It is not feasible to locate the garage elsewhere on the property because of the orientation of the existing building, the slope of the land and the existence of a retaining wall on the right side of the property to prevent erosion because of the typography of the land.

This hardship is not the result of any prior action of the applicants as they purchased the property in its present configuration and this hardship does not result from the desire of the applicant to realize greater financial gain.

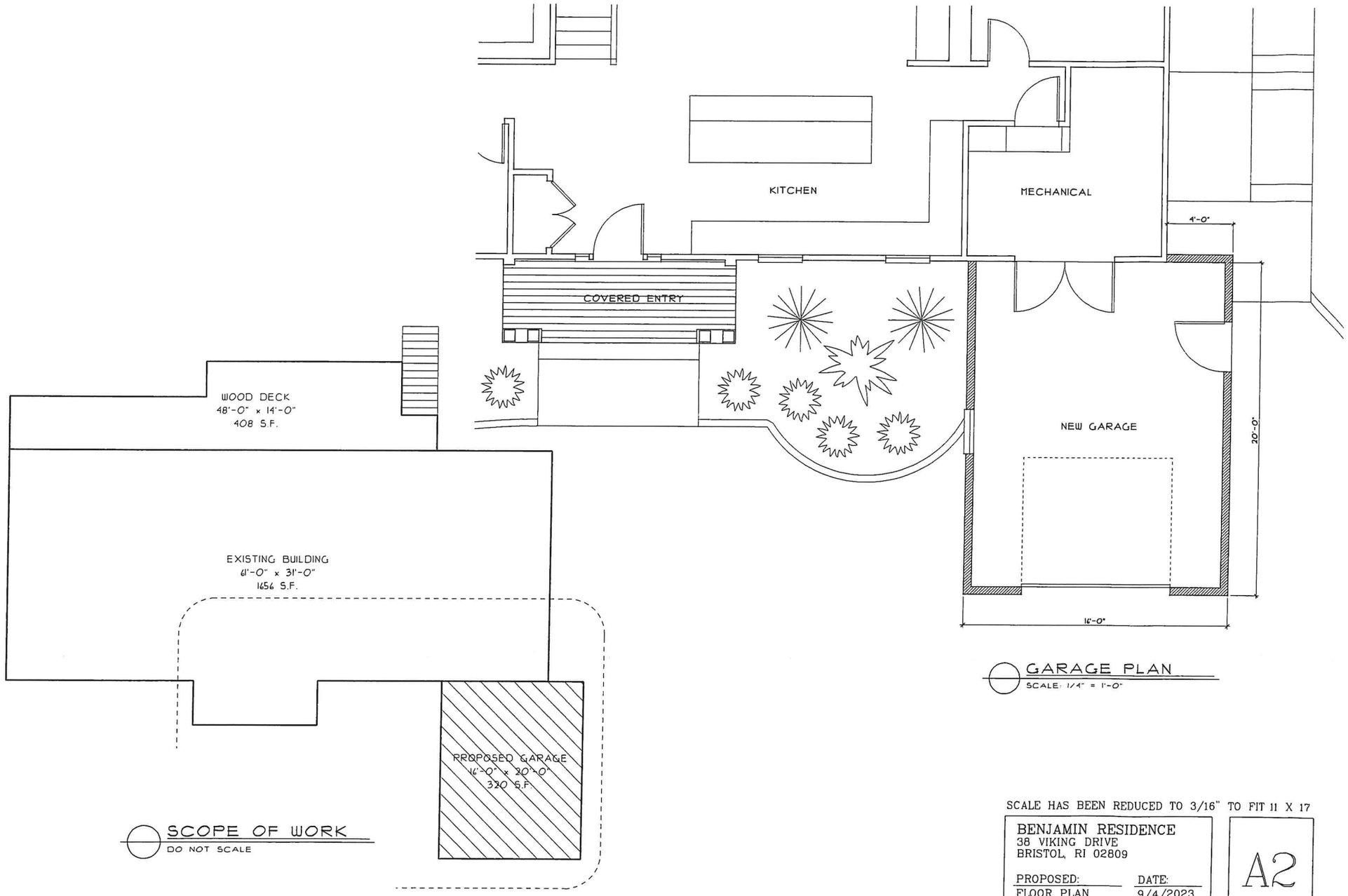
Granting the requested variance will not alter the general characteristic of the surrounding area as other neighboring homes have less than the 30-foot front yard setback. None of the four lots to the left side of the property comport with the 30-foot setback, therefore, uniformity would not be achieved by enforcing the 30-foot setback. *See* https://www.axisgis.com/BristolRI/ (145-8; 145-7; 145-6; 145-5). Additionally, nearly all neighboring homes have garages, this property being the exception.

The requested relief is the least relief necessary for the home to have a garage that will allow the applicants to accommodate their elderly mother in the near term, a goal that is in keeping with the General Assembly's recent efforts to address the State's housing shortage. In the longer term, having a garage will allow the applicants to further the General Assembly's carbon reduction goals as it will allow the applicants to appropriately charge an electric vehicle at their property.



PROPOSED PLAN
SCALE: 1/8" = 1'-0"

BENJAMIN RESIDENCE 38 VIKING DRIVE BRISTOL, RI 02809	A1
PROPOSED: ELEVATIONS	DATE: 9/4/2023



GARAGE PLAN
SCALE: 1/4" = 1'-0"

SCOPE OF WORK
DO NOT SCALE

SCALE HAS BEEN REDUCED TO 3/16" TO FIT 11 X 17

BENJAMIN RESIDENCE
38 VIKING DRIVE
BRISTOL, RI 02809

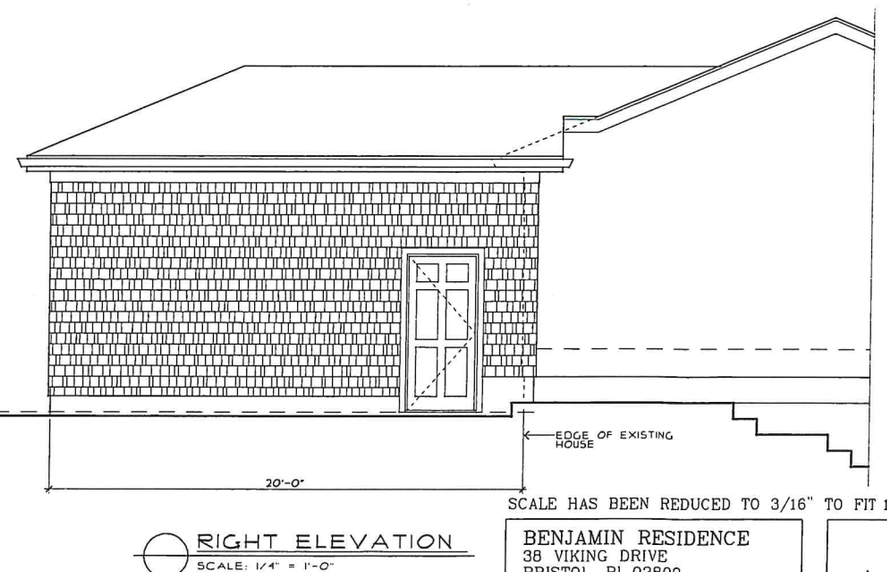
PROPOSED: FLOOR PLAN

DATE: 9/4/2023

A2

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEFT ELEVATION
SCALE: 1/4" = 1'-0"



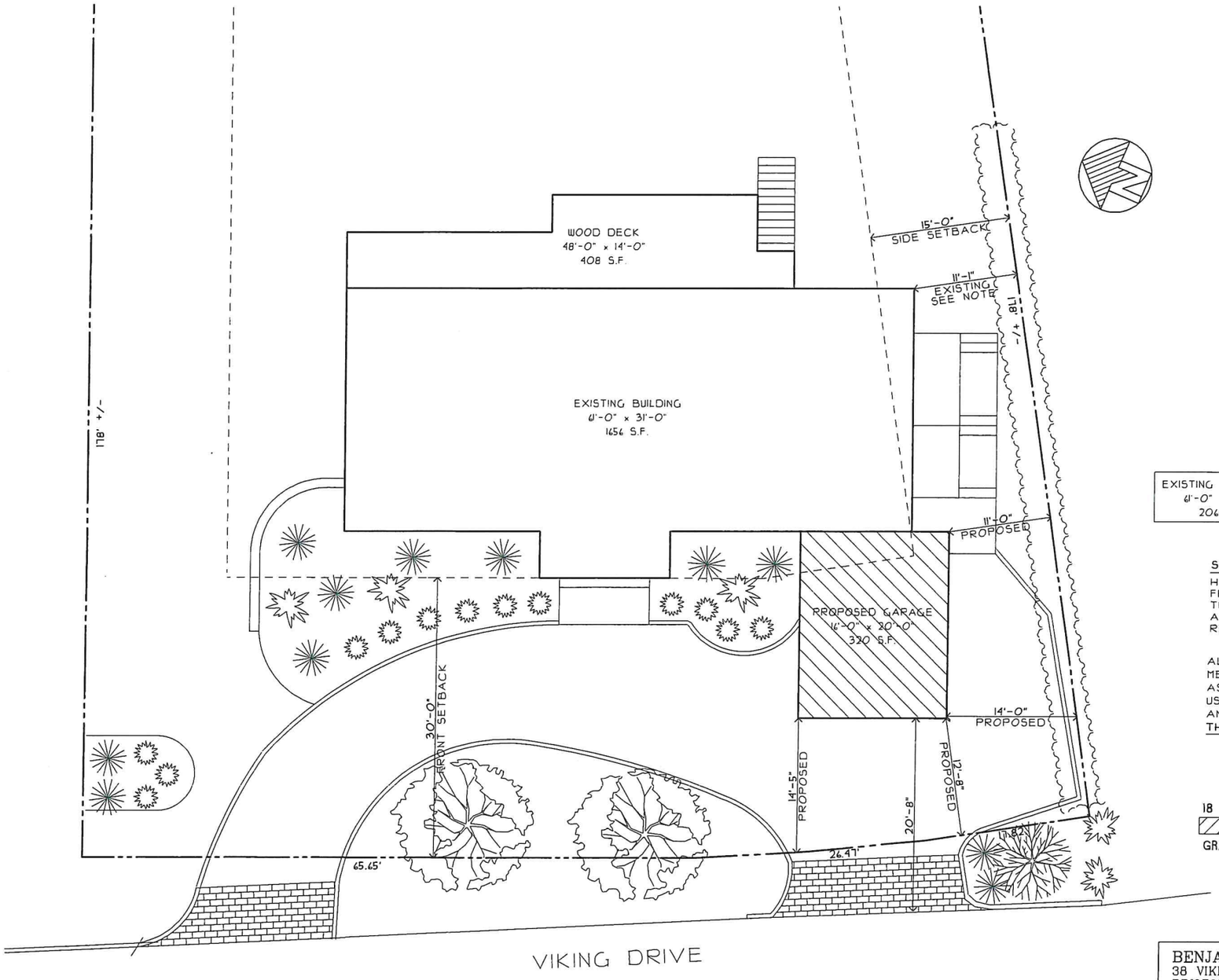
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SCALE HAS BEEN REDUCED TO 3/16" TO FIT 11 X 17

BENJAMIN RESIDENCE
38 VIKING DRIVE
BRISTOL, RI 02809

PROPOSED:	DATE:
ELEVATIONS	9/4/2023

A3



BENJAMIN RESIDENCE

38 VIKING DRIVE

BRISTOL, RI 02809

MAP-LOT:	145-9
SIZE:	18,900 S.F.
ZONING:	R-10

FRONT:	30'
REAR:	30'
SIDE:	15'
MAX. COVER:	25% OR 4,725 S.F.

EXISTING COVERAGE	PROPOSED COVERAGE
61'-0" x 45'-0"	65'-0" x 60'-0"
2064 S.F.	2384 S.F

SOURCE REFERENCE:

HOUSE SETBACKS SHOWN WERE TRACED FROM CLASS I SURVEY PREPARED BY TURNING POINT DURVEY, INC. DATED 12/19/2014 ANY INFORMATION SHOWN HAS NOT BEEN REVIEWED OR CONFIRMED AS SHOWN.

ALL MEASUREMENTS SHOWN WERE MEASURED IN FIELD USING REASONABLE ASSUMPTIONS FOR PROPERTY LINE USING ESTABLISHED FENCES, PLANTINGS, AND CURRENT LAND USEAGE.
THIS IS NOT A PROFESSIONAL SURVEY.

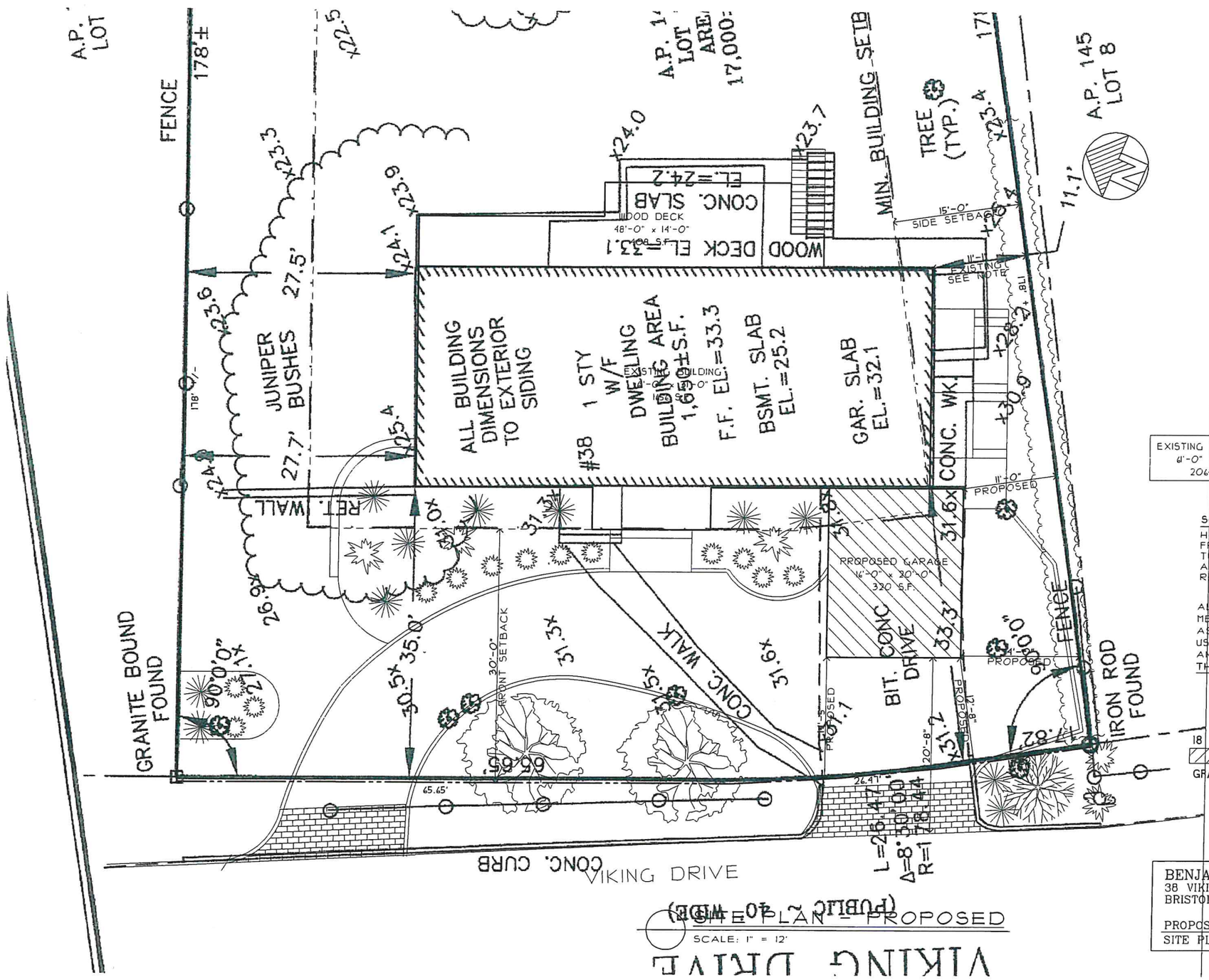
18 0 12

GRAPHIC SCALE:

SITE PLAN - PROPOSED

SCALE: 1" = 12'

BENJAMIN RESIDENCE 38 VIKING DRIVE BRISTOL, RI 02809		S1
PROPOSED:	DATE:	
SITE PLAN	9/4/2023	



SITE PLAN – PROPOSED

BENJAMIN RESIDENCE
38 VIKING DRIVE
BRISTOL, RI 02809

MAP-LOT: 145-9
SIZE: 18,900 S.F.
ZONING: R-10

FRONT: 30'
REAR: 30'
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MAX. COVER: 25% OR 4,725 S.F.

EXISTING COVERAGE	PROPOSED COVERAGE
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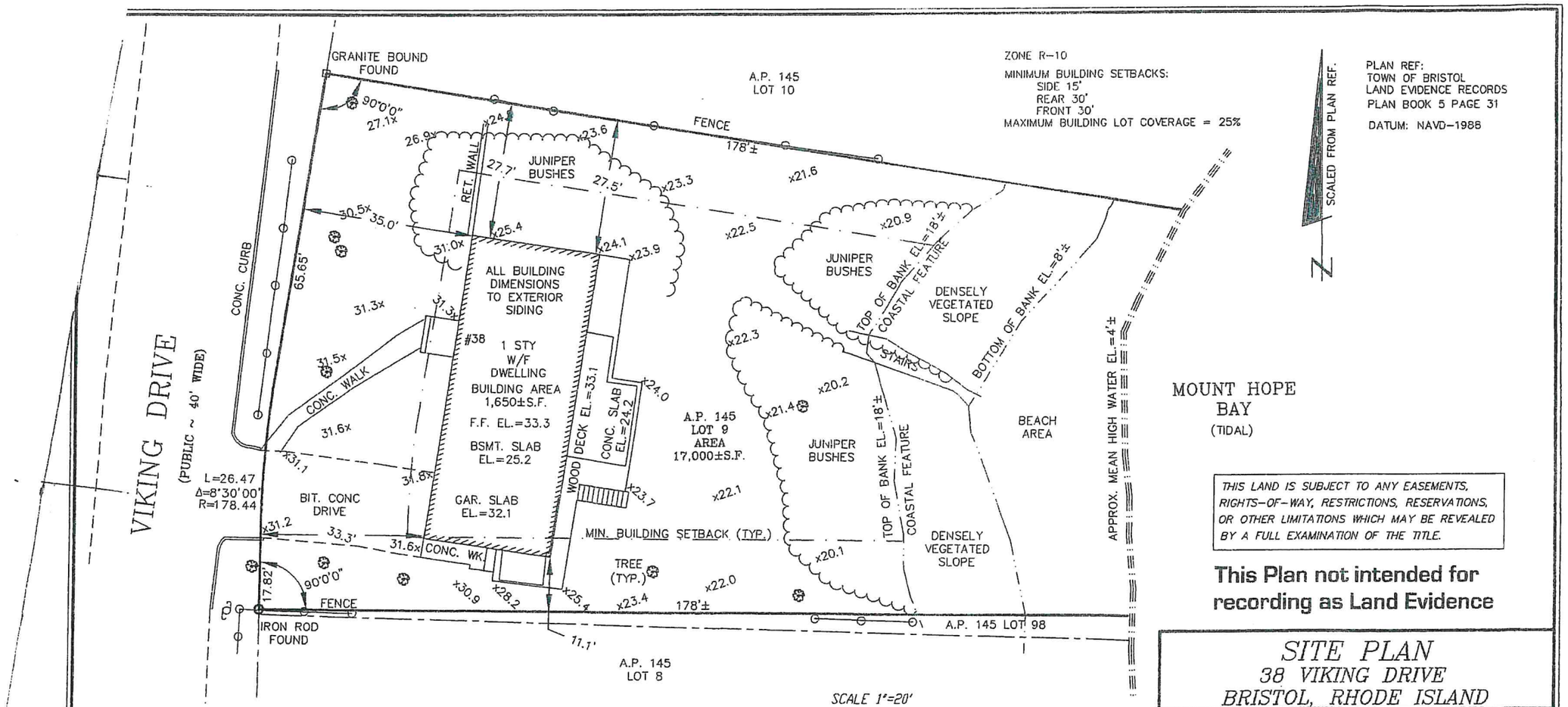
BENJAMIN RESIDENCE
38 VIKING DRIVE
BRISTOL, RI 02809

PROPOSED:	DATE:
SITE PLAN	9/4/2023

S1



THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.

This Plan not intended for recording as Land Evidence

CERTIFICATION:

PROPERTY LINES SHOWN ON THIS PLAN WERE ESTABLISHED BY RHODE ISLAND CLASS 1 LAND SURVEYING PROCEDURES. THIS PLAN CONFORMS TO A CLASS 3 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO IRA HOLTZ THAT THE LOCATION OF THE STRUCTURES AS SHOWN IS A RESULT OF A PROPERTY SURVEY PERFORMED ON THE GROUND ON DECEMBER 19, 2014, IN ACCORDANCE WITH THE NORMAL STANDARD OF CARE EXERCISED BY PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF RHODE ISLAND, AND THAT THE MONUMENTS, LINES, AND CORNERS ON THIS PLAN REPRESENT THE RECORD LOT LINES AND CORNERS OF THE SUBJECT PROPERTY AS SHOWN ON THE REFERENCED PLANS AND OR DEEDS.

I ALSO FIND THAT, BY SCALE, A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE "VE-23" AND THE DWELLING IS LOCATED IN "ZONE X" (AREA OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD) AS SHOWN ON F.I.R.M. MAP FOR BRISTOL COUNTY, RHODE ISLAND COMMUNITY PANEL #44001C0015H REVISED 7/7/2014

David G. Greenhalgh — 12-22-14

PROFESSIONAL LAND SURVEYOR — DATE
TURNING POINT SURVEY CO., INC.

DAVID G. GREENHALGH
STATE OF RHODE ISLAND
No. 1886
PROFESSIONAL LAND SURVEYOR

SITE PLAN
38 VIKING DRIVE
BRISTOL, RHODE ISLAND

SURVEYED FOR IRA HOLTZ

Turning Point Survey Company, Inc.
100 Broad Common Road
Bristol, RI 02809
Ph. 401.253.1800
Turningpointsurvey.com

DEC. 19, 2014	*A.P. 145 LOT 9*
SCALE: 1" = 20'	*Proj. #14-157-02*

Bristol | **38 VIKING DR** | **Card 1 of 1**

Plat/Lot 145 9 | **Account: 7238** | LUC 01 | Zone R-10 | **Assessment** $1,049,700

NORTHEAST REVALUATION GROUP LLC

▶ Owner

▶ Owner Account #:

		% Owned
Owner 1	BENJAMIN, KEITH &	
Owner 2	NICOLE TE	
Owner 3		
Address	10 FOOTE ST, BARRINGTON, RI 02806	

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HOLTZ, IRA	10/05/2018	1,000,000	1959-62		W
HOLTZ TRUSTEE IRA	10/05/2018	0	1959-60	A	T
HOLTZ IRA	10/09/2015	1	1821-82	A	W
MILLER, MARCIA D.	11/25/2014	599,000	1781-0044		W
WYCKOFF, DENNIS R.	08/30/2006	729,000	1319-187		W

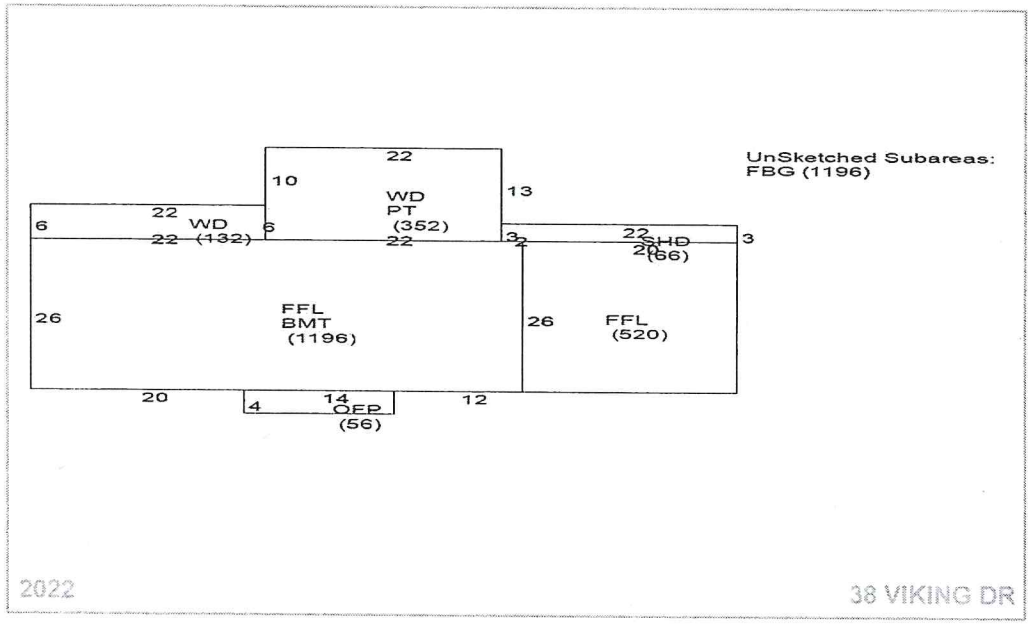
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	571,000	16,000	0.43	462,700	0	1,049,700
TOTAL	571,000	16,000	0.43	462,700	0	1,049,700

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 207.20 | VAL per SQ Unit/Parcel > 207.20

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	571,000	16,000	0	462,700	0	1,049,700	1,049,700
2021	01	470,800	16,000	0	425,900	0	912,700	912,700
2020	01	470,800	16,000	0	425,900	0	912,700	912,700
2019	01	470,800	16,000	0	425,900	0	912,700	912,700
2018	01	257,000	15,100	0	352,200	0	624,300	624,300
2017	01	257,000	15,100	0	352,200	0	624,300	624,300



▶ 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	01	Single Fam	0.22957	AC	P	1.00	630,000	1,892,669	N	WF	200					434,500			1.00	0
2	01	Single Fam	0.20432	AC	EX	0.20	630,000	138,019	N							28,200			1.00	0
3																				
4																				

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

Bristol — 38 VIKING DR — Card 1 of 1

Plat/Lot 145 9 — Account: 7238 — LUC 01 — Zone R-10 — Assessment $1,049,700

NORTHEAST REVALUATION GROUP LLC

Building Information

	Description		Description
BLDG Type	Ranch	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	Wood Shngle % 50
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	YELLOW
Plumbing		Electrical	200
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	Reg A/C
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Very Good
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures	2	Good
Kitchens	1	Very Good
Ext Kitchens	1	Good
Fireplaces	2	Typical
W.S. Flues		

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	4	2	U
2				
3				
4				
Totals	1	4	2	

Grade

Grade	Q2	Q2	
Year Built	1958	EFF Year	
Alt LUC		Alt %	0.00

Depreciation

	Code	Description	%
Condition	VG	VG - Very Goc	22.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			22.8

Bas $/SQ	121.00
Size Adj	1.08
Constr Adj	1.01
Adj $/SQ	131.95
Othr Featrs	122,692
Grade Fac	1.75
Neigh Infl	1.00
Land Factor	1.00
Adj Total	739,633
Depreciation	168,636
Depr Total	570,997

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Remodeling History

Additions		Plumbing	
Interior	2015	Electric	
Exterior	2015	Heating	
Kitchen		General	
Bath(s)			

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	1

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,716	1,716	131.95	226,426
FBG	FIN BSMT G	1,196	1,196	32.99	39,456
OFP	OPEN PORCH	56	0	19.71	1,104
PT	PATIO	352	0	2.68	943
SHD	SHED	66	0	11.29	745
WD	WOOD DECK	484	0	16.31	7,613
BMT	BASEMENT	1,196	0	19.79	23,669
Total		5,066	2,912		299,956

Visit History

Date	Result	By
8/12/2021	REVIEW	JH
4/22/2019	N/C HEARIN	JH
6/8/2018	REVIEW	JH
5/30/2018	MEASURED	JN
1/9/2015	MEASURE	
9/19/2007	MEASURE	
9/19/2007	LISTED	

Notes

ELECTRICAL UPGRADE 12/06 EAS, BASEMENT IS IN THE PROCESS OF BEING REFINISHED. 1/9/15-OUTDOOR SHOWER HEAD - JM. WATER FRONT. FBM EST.

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	02/11/2016	M16752		MECH	0		Closed	INSTALL TWO (2) GAS FIREPLACE INSERTS AND VENTS
2	07/10/2015	186-15-E	10/10/2015	ELEC	5,200		Closed	INSTALL 200 AMP UNDER GRD SERVICE WIRING OF POOL
3	07/10/2015	E7679		ELEC	0		Closed	INSTALLING 200A UNDERGROUND SERVICE / EXISTING 200 AMP SERVICE FI
4	06/19/2015	B41525		BLDG	0		Closed	APPROVED BY CRMCINSTALL 24' X 12' INGROUND POOL
5	06/19/2015	319-15-B	10/10/2015	BLDG	21,000		Closed	INSTALL INGRD POOL 12 X 24
6	04/16/2015	M17425		MECH	0		Closed	GAS PIPE TO BOILER (1), GAS GRILLE (2), COOKTOP (1) AND POOL HEATER
7	04/16/2015	76-15-M	06/14/2015	MECH			Closed	OUTSIDE GAS PIPE TO BOILER GAS GRILL COOK TOP AND POOL HEATER
8	04/14/2015	91-15-E	06/14/2015	ELEC	500		Closed	LOW VOLTAGE AUDIO
9	04/14/2015	E6639		ELEC	0		Closed	LOW VOLTAGE (AUDIO)

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	6	In Gr Pool	1	Y	1			288	4	VG	2015	14,800
2	13	Patio	1	Y	1			432	4	GD	2015	1,200
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 9/11/2023 Printed By = Counter

Year ID: 2022

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

38 Viking Drive - 300' Radius

Bristol, RI

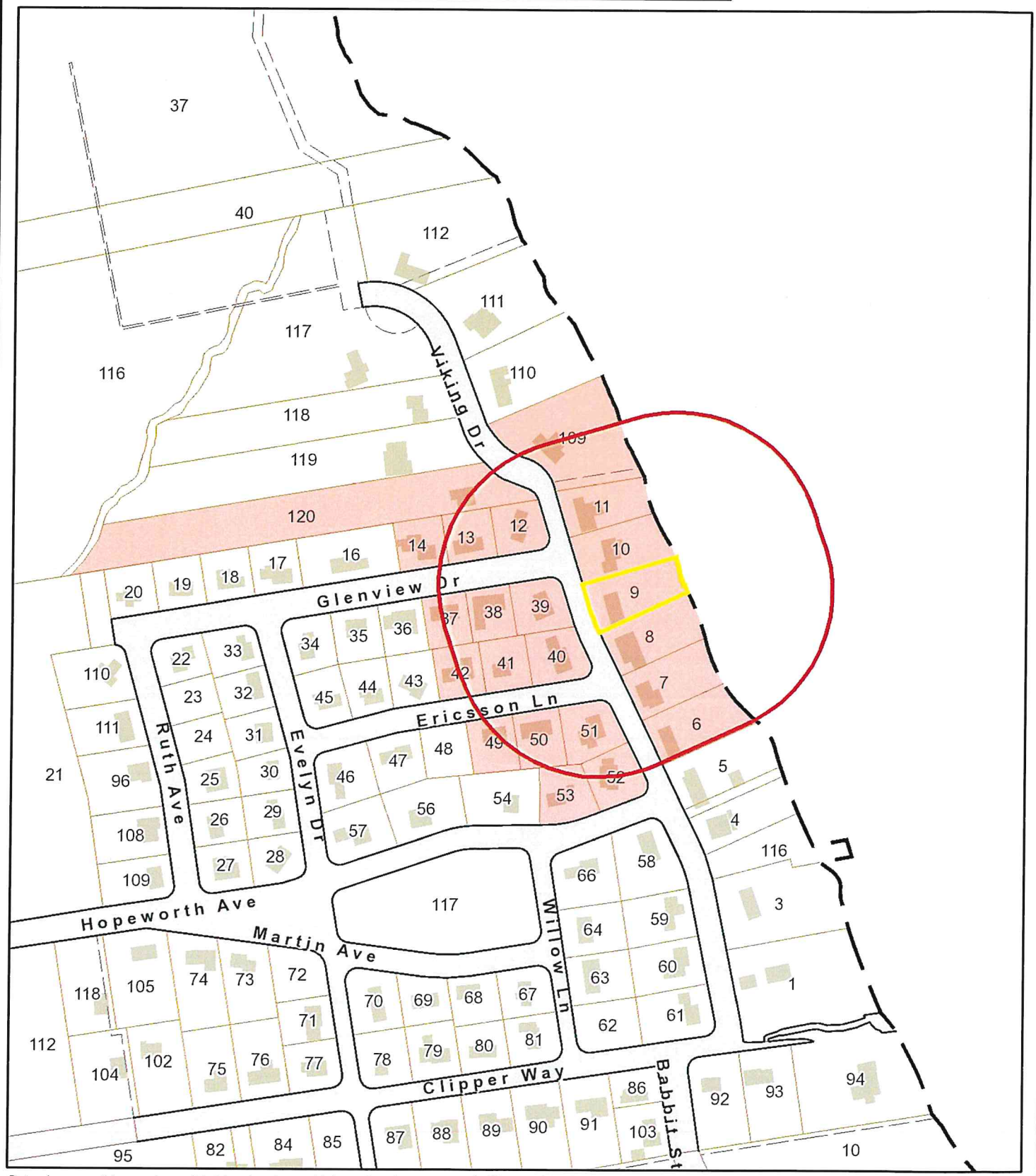
1 inch = 281 Feet

0 281 562 844

September 8, 2023

CAI Technologies
Precision Mapping. Geospatial Solutions.

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 foot Abutters List Report

Bristol, RI
September 08, 2023

Subject Property:

Parcel Number: 145-9
CAMA Number: 145-9
Property Address: 38 VIKING DR

Mailing Address: BENJAMIN, KEITH & NICOLE TE
10 FOOTE ST
BARRINGTON, RI 02806

Abutters:

Parcel Number: 145-10
CAMA Number: 145-10
Property Address: 40 VIKING DR

Mailing Address: WAHLBERG, LARS, U SIOBHAN TE
40 VIKING DR
BRISTOL, RI 02809

Parcel Number: 145-11
CAMA Number: 145-11
Property Address: 46 VIKING DR

Mailing Address: RAMAN, ANANTH & PADMAJA TE
46 VIKING DR
BRISTOL, RI 02809

Parcel Number: 145-12
CAMA Number: 145-12
Property Address: 45 VIKING DR

Mailing Address: ANDRADE, KEITH
PO BOX 245
SWANSEA, MA 02777

Parcel Number: 145-13
CAMA Number: 145-13
Property Address: 6 GLEN VIEW DR

Mailing Address: SAWYER, HAROLD A & DOROTHY A,
TRUSTEES SAWYER FAMILY TRUST
6 GLENVIEW DR
BRISTOL, RI 02809

Parcel Number: 145-14
CAMA Number: 145-14
Property Address: 8 GLEN VIEW DR

Mailing Address: DELMAGE, LEONORA
8 GLEN VIEW DR.
BRISTOL, RI 02809

Parcel Number: 145-37
CAMA Number: 145-37
Property Address: 7 GLEN VIEW DR

Mailing Address: WARDEN, JOHN W. III
7 GLEN VIEW DR
BRISTOL, RI 02809

Parcel Number: 145-38
CAMA Number: 145-38
Property Address: 5 GLEN VIEW DR

Mailing Address: ALLEN, CAITLIN
12 PRINCE PL
STAMFORD, CT 06905

Parcel Number: 145-39
CAMA Number: 145-39
Property Address: 39 VIKING DR

Mailing Address: NUTINI, ROBERT P & PAULA TE
39 VIKING DR
BRISTOL, RI 02809

Parcel Number: 145-40
CAMA Number: 145-40
Property Address: 35 VIKING DR

Mailing Address: KACHAPIS, JOHN A. MELISSA A. TE
121 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 145-41
CAMA Number: 145-41
Property Address: 11 ERICSSON LN

Mailing Address: FISHER, MARK D. ET UX RUTH A.
11 ERICSSON LANE
BRISTOL, RI 02809

300 foot Abutters List Report

Bristol, RI
September 08, 2023

Parcel Number:	145-42	Mailing Address:	MCJONES, STEPHEN & CALLENDER, MARY TRUST 7 ERICSSON LN BRISTOL, RI 02809
CAMA Number:	145-42		
Property Address:	7 ERICSSON LN		
Parcel Number:	145-49	Mailing Address:	GIRRIER, WILLIAM J 8 ERICSSON LANE BRISTOL, RI 02809
CAMA Number:	145-49		
Property Address:	8 ERICSSON LN		
Parcel Number:	145-50	Mailing Address:	WALL, THOMAS F & NEAMTU, RODICA TE 8 EVELYN DR BRISTOL, RI 02809
CAMA Number:	145-50		
Property Address:	10 ERICSSON LN		
Parcel Number:	145-51	Mailing Address:	BISBANO, DOLORES M. LIFE EST BISBANO, DONALD A. ETAL TC 29 VIKING DR BRISTOL, RI 02809
CAMA Number:	145-51		
Property Address:	29 VIKING DR		
Parcel Number:	145-52	Mailing Address:	FCD DEVELOPMENT, LLC 26 VIKING DR BRISTOL, RI 02809
CAMA Number:	145-52		
Property Address:	25 VIKING DR		
Parcel Number:	145-53	Mailing Address:	SECURO, ALICIA & JOSHUA M TE 159 HOPEWORTH AVE BRISTOL, RI 02809
CAMA Number:	145-53		
Property Address:	159 HOPEWORTH AVE		
Parcel Number:	145-6	Mailing Address:	FITTING, MARTHA A. 26 VIKING DR BRISTOL, RI 02809
CAMA Number:	145-6		
Property Address:	26 VIKING DR		
Parcel Number:	145-7	Mailing Address:	MACDOUGALL, JOHN P 3 WALNUT ST HAMPTON, NH 03842
CAMA Number:	145-7		
Property Address:	30 VIKING DR		
Parcel Number:	145-8	Mailing Address:	MACKNIS, JOHN & DIANE S TE 34 VIKING DR BRISTOL, RI 02809
CAMA Number:	145-8		
Property Address:	34 VIKING DR		
Parcel Number:	145-9	Mailing Address:	BENJAMIN, KEITH & NICOLE TE 10 FOOTE ST BARRINGTON, RI 02806
CAMA Number:	145-9		
Property Address:	38 VIKING DR		
Parcel Number:	145-98	Mailing Address:	TOWN OF BRISTOL BENJAMIN, KEITH & NICOLE TT 10 COURT ST BRISTOL, RI 02809
CAMA Number:	145-98		
Property Address:	VIKING DR		
Parcel Number:	156-109	Mailing Address:	DANIELS, JOHN R. ET UX ISABEL M. DANIELS TE 48 VIKING DRIVE BRISTOL, RI 02809
CAMA Number:	156-109		
Property Address:	48 VIKING DR		

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September 08, 2023

Parcel Number: 156-120
CAMA Number: 156-120
Property Address: 47 VIKING DR

Mailing Address: WEBSTER, LUCY CASE WOUTERS,
SALMONE WEBSTER JT
47 VIKING DR
BRISTOL, RI 02809

ALLEN, CAITLIN
12 PRINCE PL
STAMFORD, CT 06905

ANDRADE, KEITH
PO BOX 245
SWANSEA, MA 02777

BENJAMIN, KEITH &
NICOLE TE
10 FOOTE ST
BARRINGTON, RI 02806

BISBANO, DOLORES M. LIFE
BISBANO, DONALD A. ETAL T
29 VIKING DR
BRISTOL, RI 02809

DANIELS, JOHN R. ET UX
ISABEL M. DANIELS TE
48 VIKING DRIVE
BRISTOL, RI 02809

DELMAGE, LEONORA
8 GLEN VIEW DR.
BRISTOL, RI 02809

FCD DEVELOPMENT, LLC
26 VIKING DR
BRISTOL, RI 02809

FISHER, MARK D. ET UX
RUTH A.
11 ERICSSON LANE
BRISTOL, RI 02809

FITTING, MARTHA A.
26 VIKING DR
BRISTOL, RI 02809

GIRRIER, WILLIAM J
8 ERICSSON LANE
BRISTOL, RI 02809

KACHAPIS, JOHN A.
MELISSA A. TE
121 WINDWARD LANE
BRISTOL, RI 02809

MACDOUGALL, JOHN P
3 WALNUT ST
HAMPTON, NH 03842

MACKNIS, JOHN & DIANE S
34 VIKING DR
BRISTOL, RI 02809

MCJONES, STEPHEN &
CALLENDER, MARY TRUST
7 ERICSSON LN
BRISTOL, RI 02809

NUTINI, ROBERT P &
PAULA TE
39 VIKING DR
BRISTOL, RI 02809

RAMAN, ANANTH & PADMAJA
46 VIKING DR
BRISTOL, RI 02809

SAWYER, HAROLD A & DOROTH
SAWYER FAMILY TRUST
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SECURO, ALICIA & JOSHUA M
159 HOPEWORTH AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
BENJAMIN, KEITH & NICOLE
10 COURT ST
BRISTOL, RI 02809

WAHLBERG, LARS, U
SIOBHAN TE
40 VIKING DR
BRISTOL, RI 02809

WALL, THOMAS F & NEAMTU,
8 EVELYN DR
BRISTOL, RI 02809

WARDEN, JOHN W. III
7 GLEN VIEW DR
BRISTOL, RI 02809

WEBSTER, LUCY CASE
WOUTERS, SALMONE WEBSTER
47 VIKING DR
BRISTOL, RI 02809