



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-02

PUBLIC HEARING

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

Monday, January 6, 2025

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: Brandon M. and Cassie M. Andrade

PROPERTY OWNER: Brandon M. and Cassie M. Andrade

LOCATION: 21 Naomi Street

PLAT: 118 LOT: 100

ZONE: Residential R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with 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://bristol-ri.municodemeetings.com/>. 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, January 2, 2025.

11. Give extent of proposed alterations: 8'x40' first floor rear addition, two story garage addition with master suite above, 6'x46 Farmers porch

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): addition sq ft = 1,040

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>35'</u>	Proposed Setback: <u>35'</u>
Left side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>20'</u>
Right side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>16'</u>
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>35'</u>
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: ✓ Sewer: ✓

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?: _____

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: Brandon Andrade Date: 12/10/2024

Print Name: Brandon Andrade

Property Owner's Signature: Brandon Andrade Date: 12/10/2024

Print Name: Brandon Andrade

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

Name: _____ Phone #: _____

Address: _____

Question # 5

Property Location: 21 Naomi Street, Bristol RI, 02809

Dear Members of the Zoning Board,

I am writing to formally request a variance for the expansion of our current home at 21 Naomi Street. My family and I have thoroughly enjoyed living in this home and being part of such a supportive community. We are currently facing the joyful yet challenging situation of expanding our family—our 5-year-old is eagerly awaiting the arrival of a new sibling in early 2025.

As both my wife and I work from home, our current living space no longer adequately supports the needs of our growing family. To ensure we continue to thrive in our home and maintain a balanced lifestyle, we are proposing an expansion to accommodate our children and provide dedicated workspaces for both of us.

We fully understand the importance of maintaining the aesthetic and integrity of our neighborhood. We are committed to making sure that our expansion will not negatively impact our neighbors' views, privacy, or the overall character of the area.

We have had positive relationships with our neighbors and plan to continue fostering those relationships by keeping open communication about the project and addressing any concerns that may arise.

We believe that this modification will not only improve our quality of life but will also preserve the long-term stability and enjoyment of our home in this community. We are more than willing to work with the planning department and neighbors to ensure that the expansion is done thoughtfully and in compliance with all regulations.

Sincerely,
Brandon Andrade

21 NAOMI ST

Account: 6159

LUC 01

Zone R-15

Assessment

\$393,500

Card 1 of 1

CATALIS

ADVANCING GOVERNMENT. EMPOWERING CITIZENS.

Building Information

BLDG Type	Cape	Story Height	1 3/4 Story	Finishes
RES Units	1	COM Units	0	
Foundation	Concrete	BMT Floor	Concrete	
Frame 1	Wood	Frame 2	%	
EXT Wall 1	Vinyl Siding	EXT Wall 2	%	
Roof Type 1	Gable	Roof Type 2	%	
Roof Cover 1	Asphalt Shirs	Roof Cover 2	%	
INT Wall 1	Drywall	INT Wall 2	%	
Floors 1	Hardwood	Floors 2	Ceramic Til	10

BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Heat Type	BB Hot Water
# Heat Sys	% Heated	100
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceil HIGHT	Ceiling Type	
Parking Type	% Sprinkled	
EXT View		

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

Room Counts by Floor			
Units	# Rooms	# Bedrooms	Floor Level
1	1	7	4
2			U
3			
4			
Totals	1	7	4

Grade

Grade	Q4	Q4
Year Built	1999	EFF Year
Alt LUC		Alt %

Depreciation

Code	Description	AV	AV - Average	%
Functional				0.0
Economic				0.0
Special				0.0
OV				

Total Depreciation % > 22.0

Condition	AV	Adj \$/SQ	Depreciation	Depr Total
Bas \$/SQ	135.00			
Size Adj	1.11			
Constr Adj	1.01			
Adj \$/SQ	151.24			
Othr Featrs	29,500			
Grade Fac	1.00			
Neigh Infl	1.00			
Land Factor	1.00			
Adj Total	286,052			
Depreciation	62,931			
Depr Total	223,121			

Other Factors

Flood Hazard	Topography	LEVEL
Street	PAVED	
Traffic		

Condo Data

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

Remodeling History

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	151	S Pump1	1	Y	1			1	3	AV	1999	0
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	TermRental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	884	884	151.24	133,696
TSQ	3/4 STORY	663	663	151.24	100,272
BMT	BASEMENT	884	0	22.69	20,058
PT	PATIO	96	0	3.81	366
WD	WOOD DECK	120	0	18.00	2,160
Total		2,647	1,547		256,552

Notes

Visit History

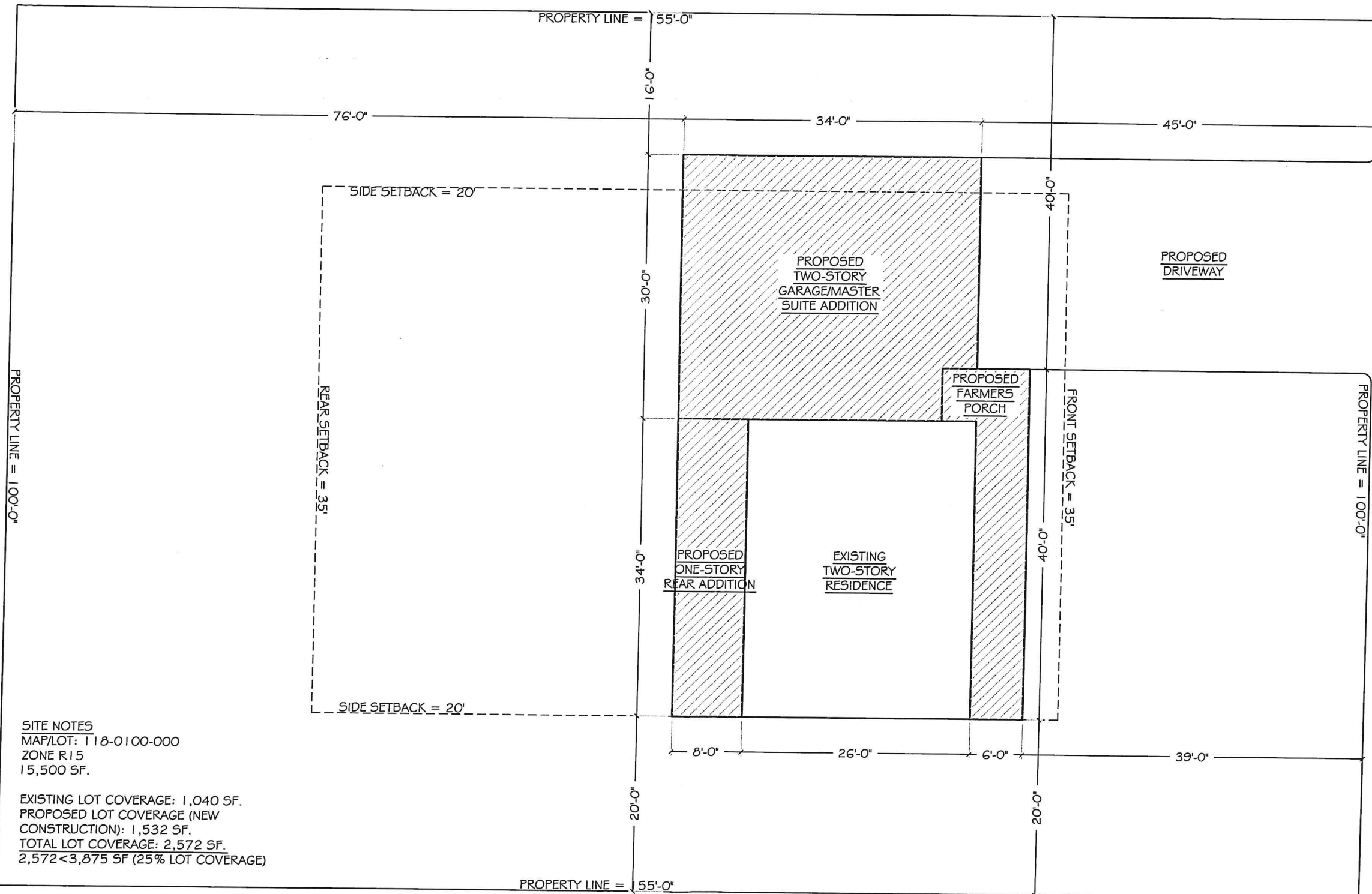
Date	Result	By
7/19/2021	REVIEW	
9/28/2018	REVIEW	
9/17/2018	MEASURED	
11/26/2014	MEASURE	
7/13/2010	MEASURE	
7/7/2007	LISTED	
7/7/2007	CALL BACK	
6/30/2007	CALL BACK	

Print Date = 12/16/2024

Printed By = Ed Tanner

Year ID: 2024

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

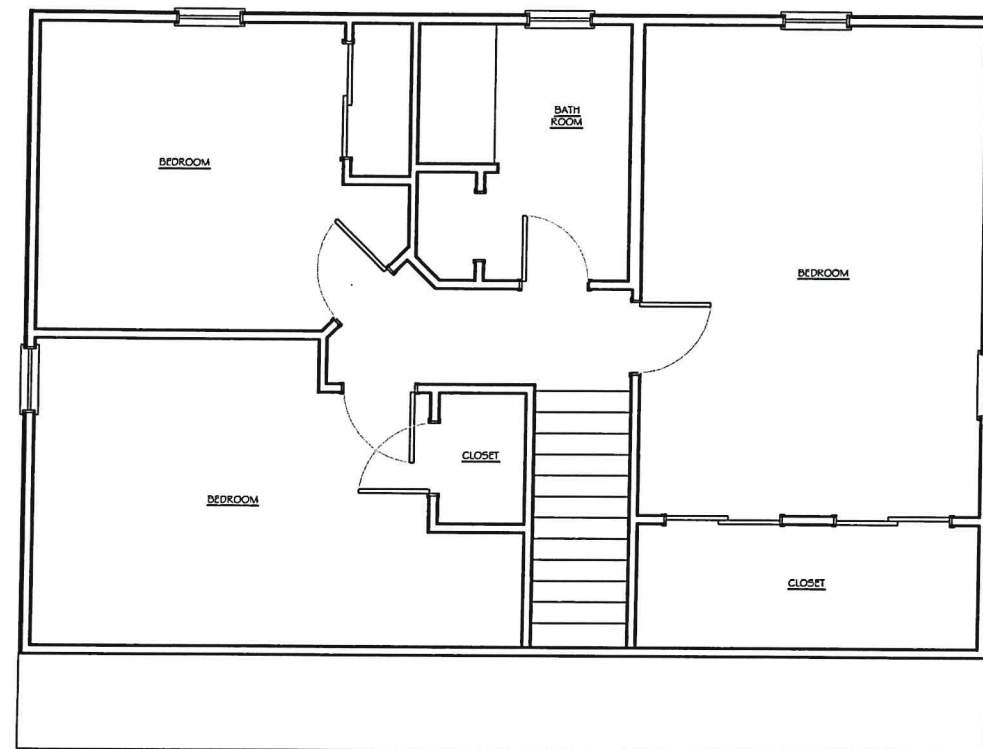


SITE NOTES
MAP/LOT: T18-0100-000
ZONE R15
15,500 SF.

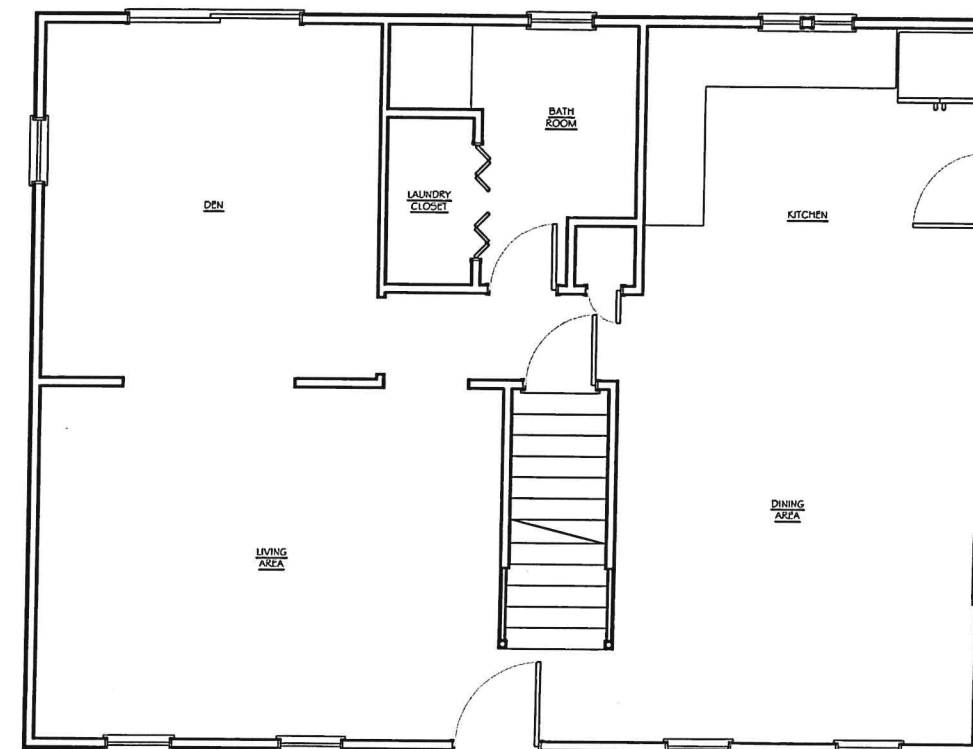
EXISTING LOT COVERAGE: 1,040 SF.
PROPOSED LOT COVERAGE (NEW
CONSTRUCTION): 1,532 SF.
TOTAL LOT COVERAGE: 2,572 SF.
2,572 < 3,875 SF (25% LOT COVERAGE)



 R.D.G. ARCHITECTURAL DESIGN	
SITE PLAN	
ANDRADE 21 NAOMI ST. BRISTOL, RI	S1
DATE: 11.25.2024 DRAWN BY: EP3	
SCALE: NTS ISSUE FOR ZONING	



EXISTING 2nd FLOORPLAN

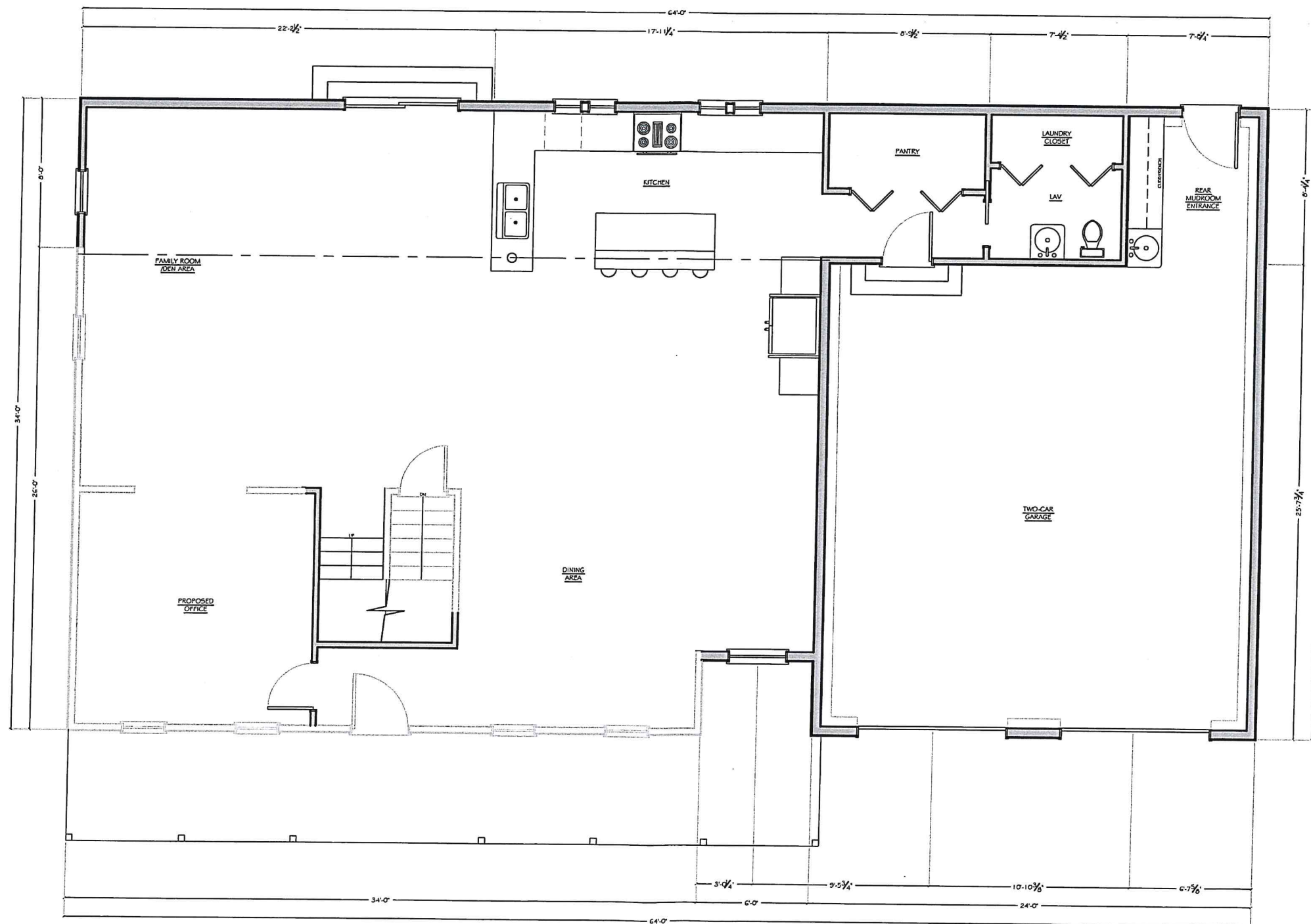


EXISTING 1st FLOORPLAN



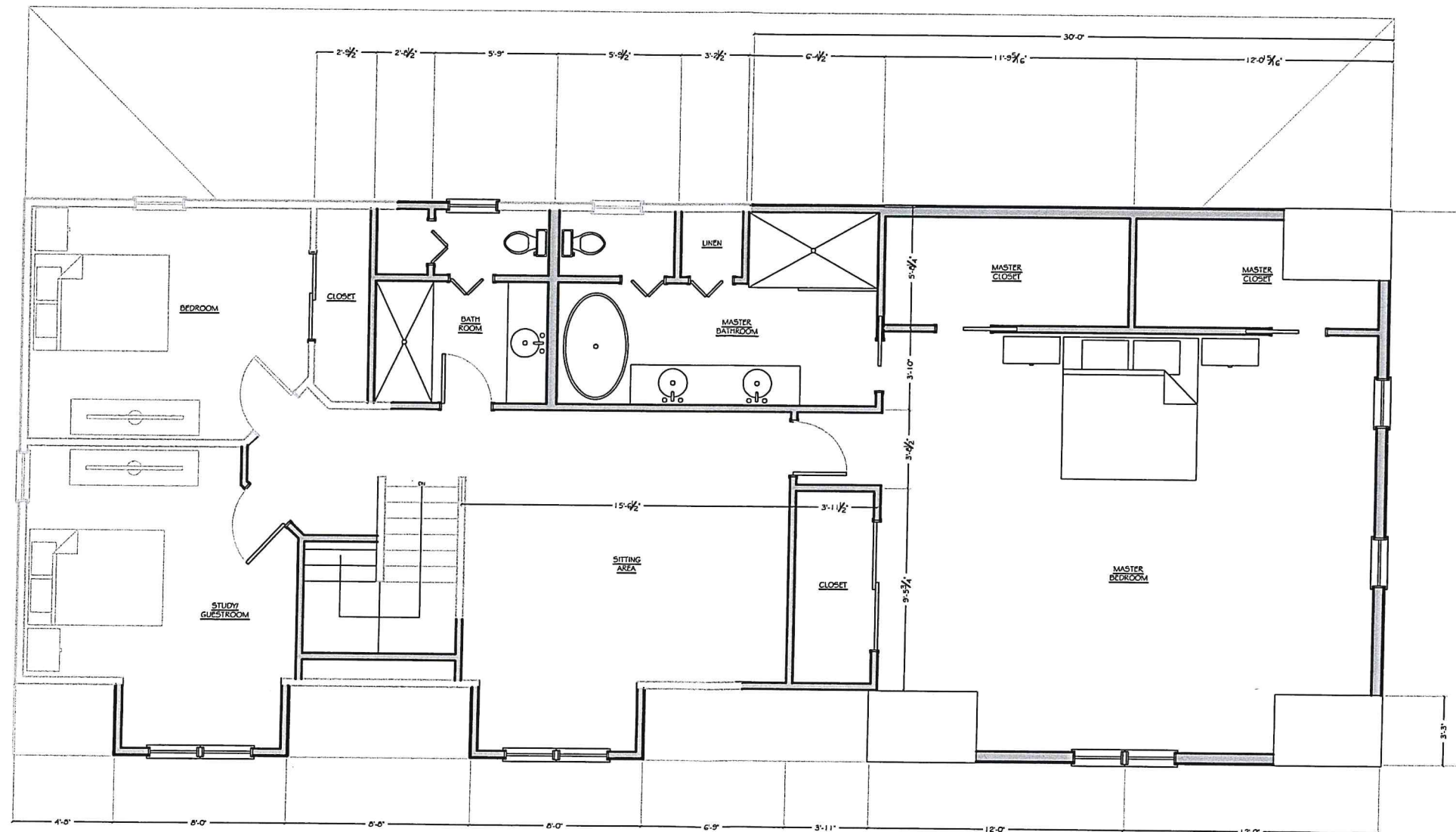
 EXISTING 1st & 2nd FLOORPLANS	
ANDRADE 21 RACON ST. BRISTOL, RI	
DATE: 11-25-2024 DRAWN BY: EP3	
SCALE: 1/4" = 1'-0" ISSUE FOR ZONING	

A1



 R.D.G. ARCHITECTS	
PROPOSED FIRST FLOORPLAN	
ANDRADE 21 NAOMI ST. BRISTOL, RI	
DATE: 11.25.2024 DRAWN BY: EP3	
SCALE: 1/4"=1'-0" ISSUE FOR ZONING	

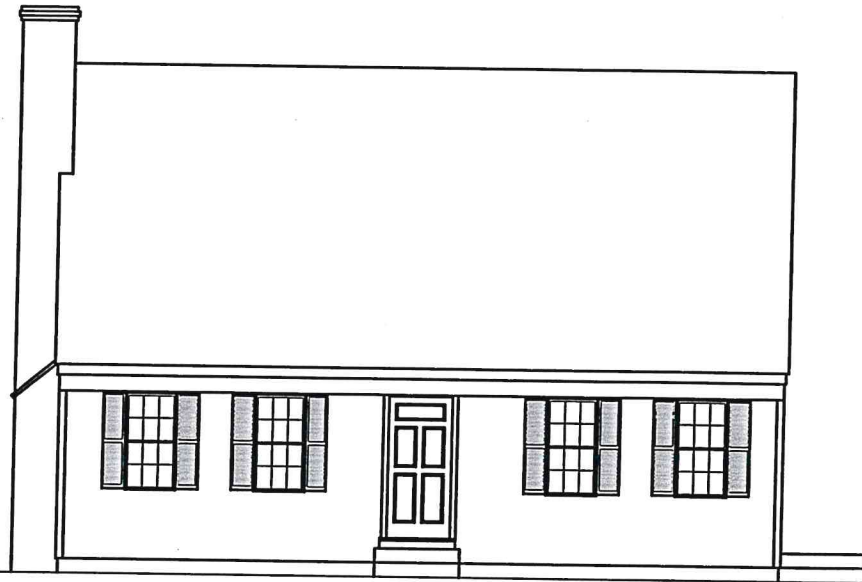
A2



	
PROPOSED SECOND FLOORPLAN	
ANDRADE 21 RAONI ST. BRISTOL, RI	
DATE: 11-25-2024 DRAWN BY: EJS	
SCALE: 1/4" = 1'-0" ISSUE FOR ZONING	

A3

EXISTING EAST



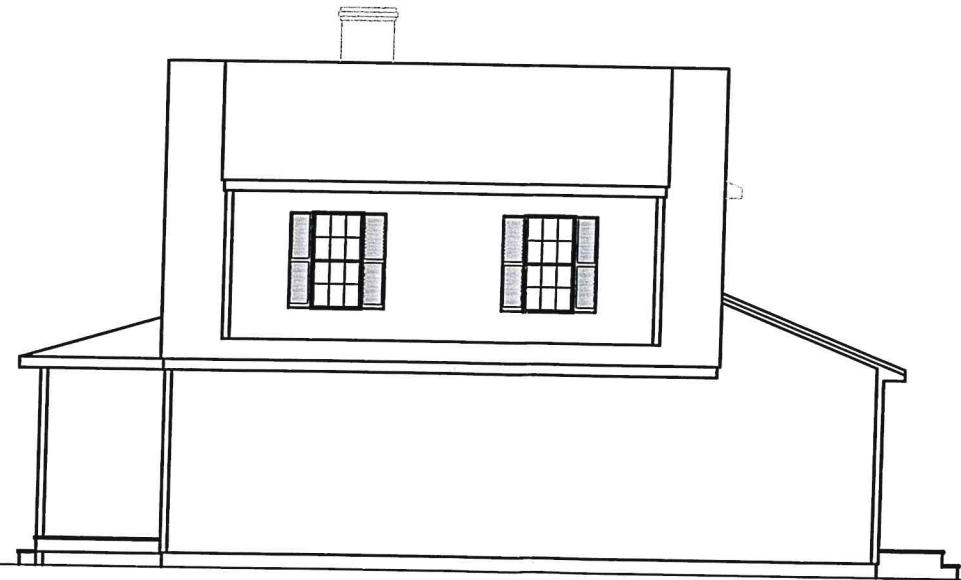
EXISTING NORTH



PROPOSED EAST



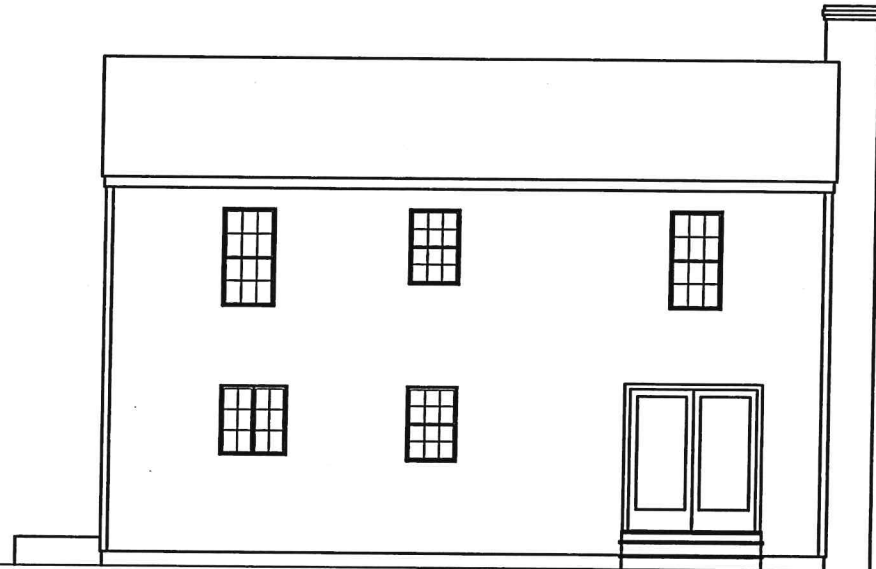
PROPOSED NORTH



 REGISTERED DESIGN GROUP, INC.	
PROPOSED ELEVATIONS	
ANDRADE NAOMI ST. BRISTOL, RI	
DATE: 11.25.2024 DRAWN BY: EPJ	
SCALE: 3/16" = 1'-0" ISSUE FOR ZONING	

A4

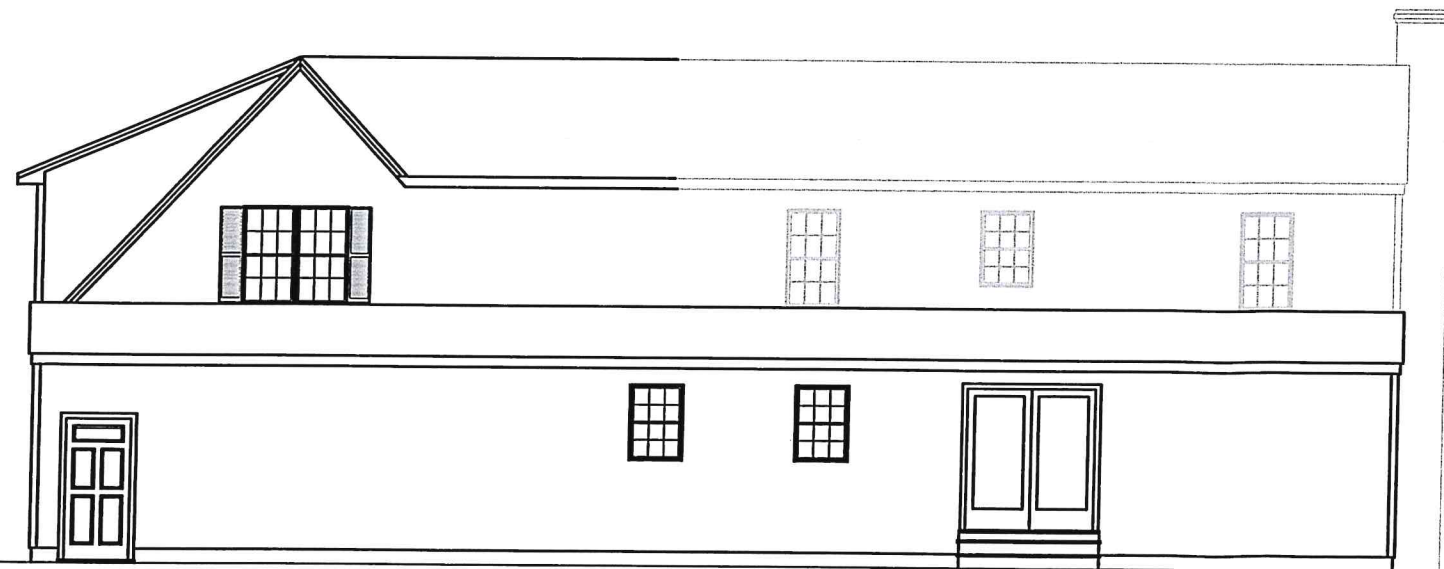
EXISTING WEST



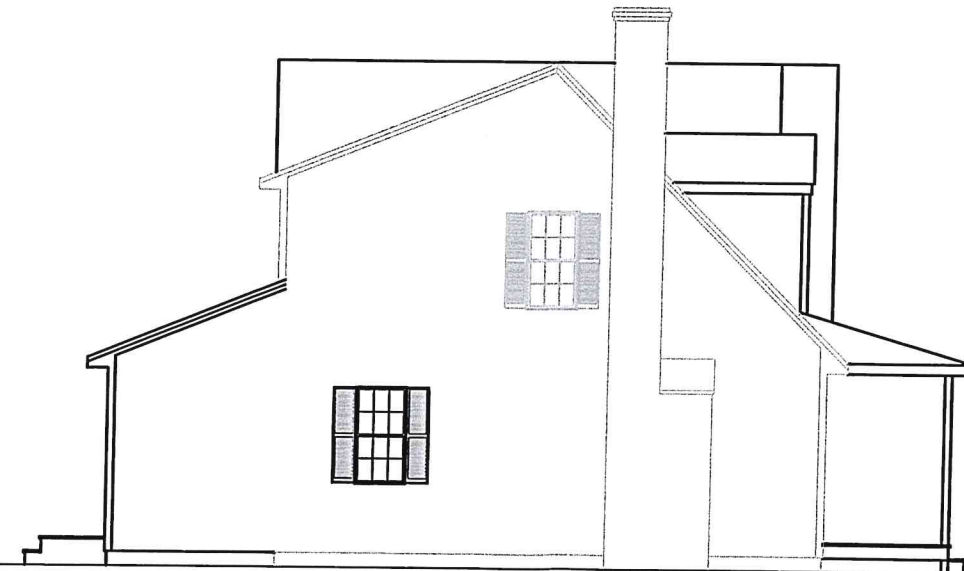
EXISTING SOUTH



PROPOSED WEST



PROPOSED SOUTH



 R.D.G. REGISTERED DESIGNER 11-15-2024	
PROPOSED ELEVATIONS	
ANDRADE NAOMI ST. BRISTOL, RI	A5
DATE: 11-25-2024 DRAWN BY: EP3	
SCALE: 3/16" = 1'-0" ISSUE FOR ZONING	



21 Naomi St. - 300' Radius

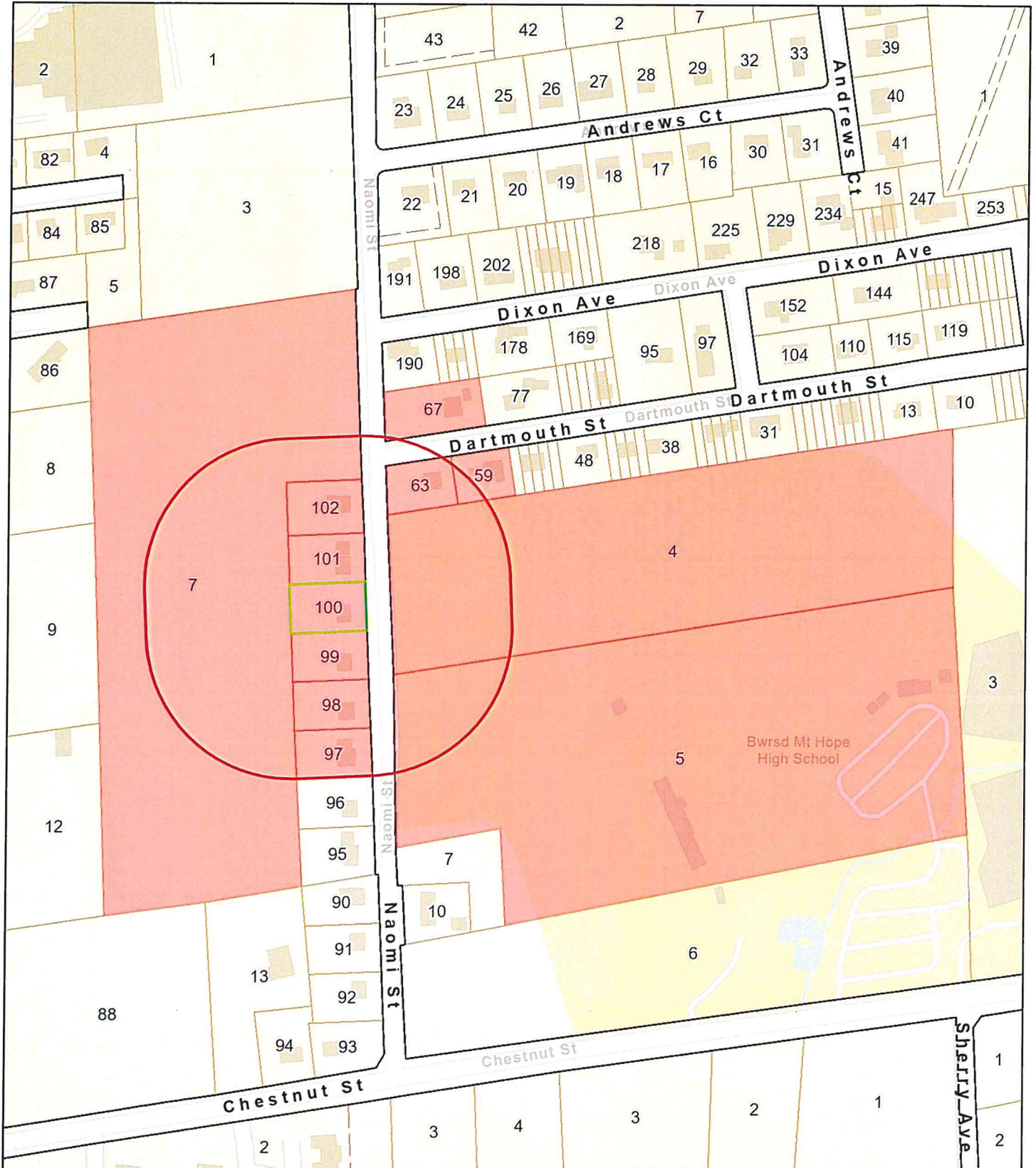
Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

December 13, 2024



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
December 13, 2024

Subject Property:

Parcel Number: 118-100
CAMA Number: 118-100
Property Address: 21 NAOMI ST

Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
21 NAOMI ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 113-59
CAMA Number: 113-59
Property Address: 8 DARTMOUTH ST

Mailing Address: PASQUAL, SUSAN
8 DARTMOUTH ST
BRISTOL, RI 02809

Parcel Number: 113-63
CAMA Number: 113-63
Property Address: 4 DARTMOUTH ST

Mailing Address: SOARES, TIAGO M & VANESSA P TE
4 DARTMOUTH ST
BRISTOL, RI 02809

Parcel Number: 113-67
CAMA Number: 113-67
Property Address: 5 DARTMOUTH ST

Mailing Address: EGAN, LINDA K.
5 DARTMOUTH ST
BRISTOL, RI 02809

Parcel Number: 117-4
CAMA Number: 117-4
Property Address: NAOMI ST

Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

Parcel Number: 117-5
CAMA Number: 117-5
Property Address: 199 CHESTNUT ST

Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

Parcel Number: 118-100
CAMA Number: 118-100
Property Address: 21 NAOMI ST

Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
21 NAOMI ST
BRISTOL, RI 02809

Parcel Number: 118-101
CAMA Number: 118-101
Property Address: 23 NAOMI ST

Mailing Address: DIETERICH, MARK K. & GRIFFITH-
DIETERICH, KAREN M.
23 NAOMI ST
BRISTOL, RI 02809

Parcel Number: 118-102
CAMA Number: 118-102
Property Address: 25 NAOMI ST

Mailing Address: COELHO, RICHARD A. AUDREY N. TE
25 NAOMI ST
BRISTOL, RI 02809

Parcel Number: 118-7
CAMA Number: 118-7
Property Address: NAOMI ST

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 118-97
CAMA Number: 118-97
Property Address: 15 NAOMI ST

Mailing Address: SEGALA, DAVID B
15 NAOMI ST
BRISTOL, RI 02809



www.cai-tech.com

12/13/2024

Data shown on this report 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 report.

Page 1 of 2

ANDRADE, CASSIE M & BRAND
21 NAOMI ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

BRISTOL HIGH SCHOOL
C/O BRISTOL HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

COELHO, RICHARD A.
AUDREY N. TE
25 NAOMI ST
BRISTOL, RI 02809

DIETERICH, MARK K. & GRIF
23 NAOMI ST
BRISTOL, RI 02809

EGAN, LINDA K.
5 DARTMOUTH ST
BRISTOL, RI 02809

MARSHALL, DAVID M.
17 NAOMI ST
BRISTOL, RI 02809

PASQUAL, SUSAN
8 DARTMOUTH ST
BRISTOL, RI 02809

SEGALA, DAVID B
15 NAOMI ST
BRISTOL, RI 02809

SOARES, TIAGO M &
VANESSA P TE
4 DARTMOUTH ST
BRISTOL, RI 02809

SQUATRITO, PETER J.
19 NAOMI ST
BRISTOL, RI 02809