



**Town of Bristol, Rhode Island
Zoning Board of Review**

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

File #2022-31

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 3, 2022

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: Frederick T. and Patti A. Nenna

PROPERTY OWNER: Frederick T. and Patti A. Nenna

LOCATION: 12 Greg Drive

PLAT: 86 LOT: 42

ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to install approximately 24 linear feet of six foot high privacy fencing at a height greater than permitted in the front yard on a corner lot.

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 29, 2022.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development Zoning Board of Review

2022 AUG 31 PM 3: 56

APPLICATION

File No: 2022-31

Accepted by ZEO: ENT d/31/2022

APPLICANT	Name:	FRED NEMNA		
	Address:	12 GREG DRIVE		
	City:	BRISTOL	State:	RI Zip: 02809
	Telephone #:	401-808-9866	Home:	Work/Cell:
PROPERTY OWNER	Name:	SAME AS ABOVE		
	Address:			
	City:		State:	ZIP:
	Telephone #:		Home:	Work/Cell:

- Location of subject property: 12 GREG DRIVE
Assessor's Plat(s) #: 86, (ENT) Lot(s) #: 42, (ENT)
- Zoning district in which property is located: R-15
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): 28-146 (B)
Special Use Permit Section(s):
Use Variance Section(s):
- 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.
- How long have you owned the property?: 33 years
- Present use of property: Residential
- Is there a building on the property at present?: YES
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 34 x 26 - 28 FT TO PEAK
- Proposed use of property: Single family and will stay

11. Give extent of proposed alterations: Replace TREES w/ fence
Refer to # 5
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
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: _____ Before _____ After
14. Have you submitted plans for the above alterations to the Building Official? _____
 If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: _____ (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: Fred Nenna

Date: 8/31/22

Print Name: FRED NENNA

Property Owner's Signature: Fred Nenna

Date: 8/31/22

Print Name: FRED NENNA

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

Name: _____ Telephone #: _____

Address: _____

#5 4 #11

We are asking for a height variance of 6 feet to install a fence along Jameson Dr. which is our side/back part of our property. We have a corner lot at Jameson & Greg Dr and have lived here for 33 years

We had to have 3 fully grown trees removed due to disease, and this took away our privacy to our backyard. The fence will be constructed of pressure treated wood and will have a louvered design.

We will be installing 3, 6 ft by 8ft fence panels all secured together.

2 panels along Jameson Dr at 15 ft from the road

1 panel at a 90 degree angle along our back property line 6 ft from that property line.

The property is single family and will remain a single family.

Thank you for time.

Fred & Patti Nenna

12 Greg Dr

Bristol, RI

locus

N/F
ALEGRIA CONSTRUCTION CO.
A.P. 15A LOT 283

N/F
ROBERT & MARY HEALEY
A.P. 15A LOT 281

GRID NORTH

N76°38'12"E

S13°21'48"E

N79°39'06"E

50.00
(15.24)

110.00
(33.53)

(2.85)
9.35'

(4.54)

14.89'

266°59'06"

90°00'00"

Drive way

N13°21'48"W
100.00
(30.48)

House

42

Garage

15,216 ± S.F.

17

DECK

Pool

(36.58)
120.00

SEE SHEET 1 OF 2

WARREN
BRISTOL

18

GREG

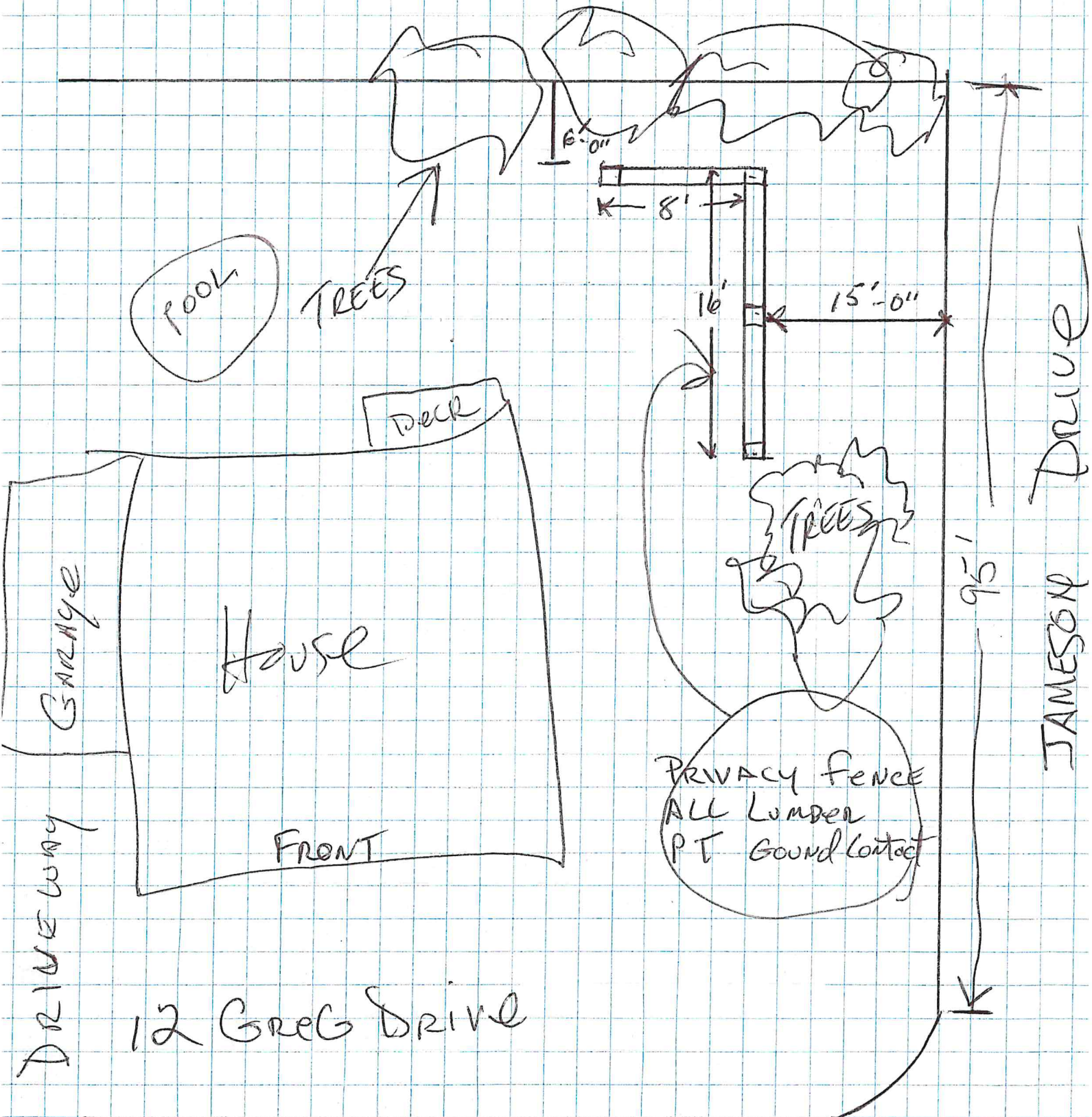
DRIVE

(28.96)
95.00'

90°00'00"

S79°39'06"

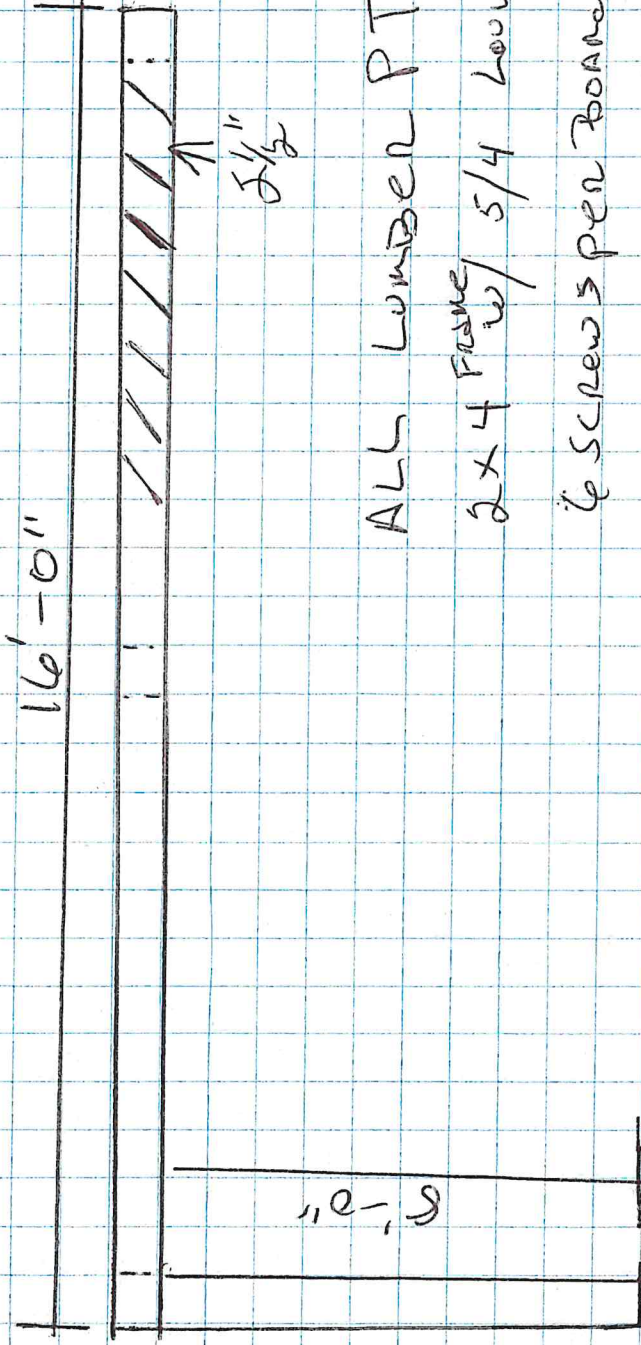
fence



GREG

12 GREG DRIVE

TOP VIEW

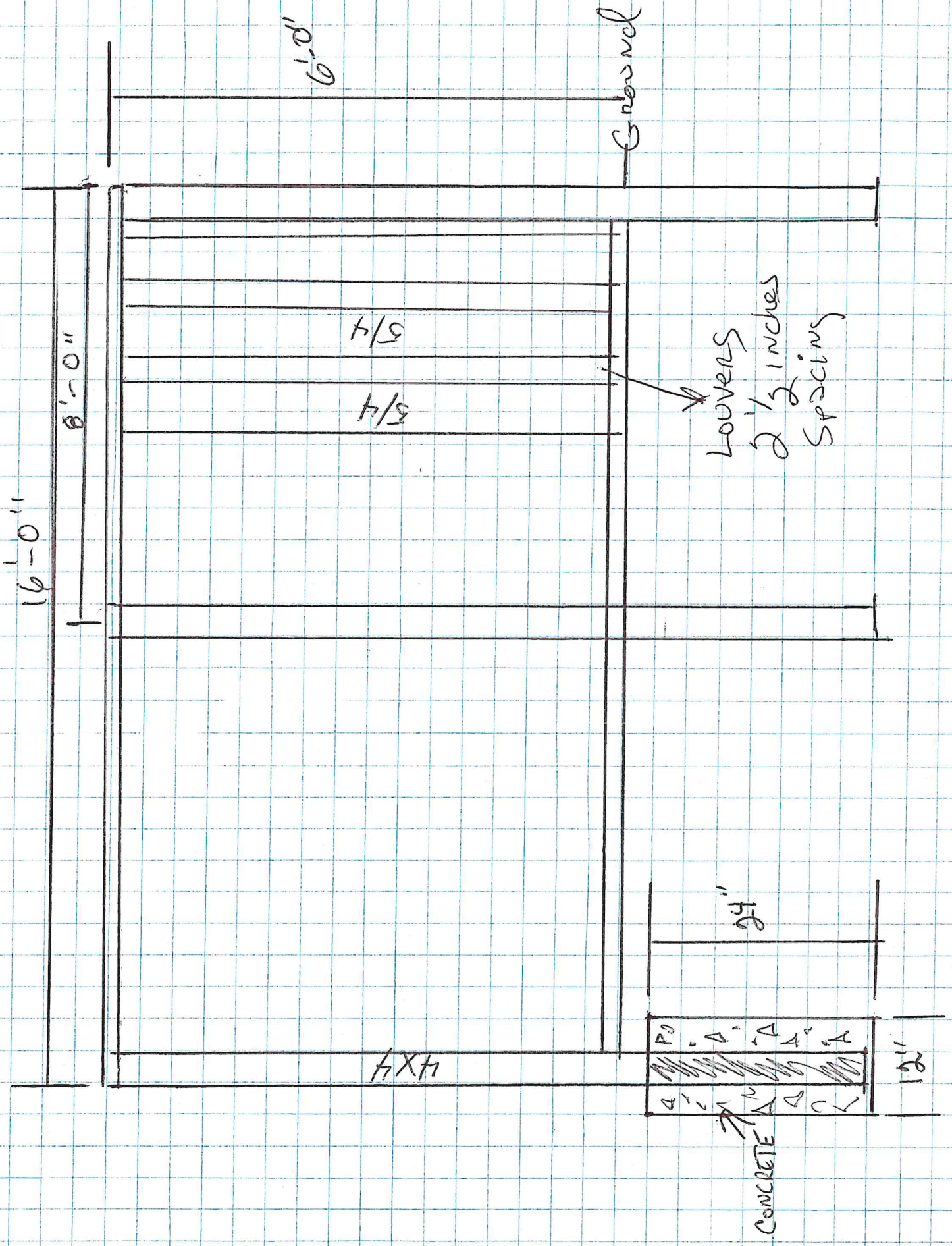


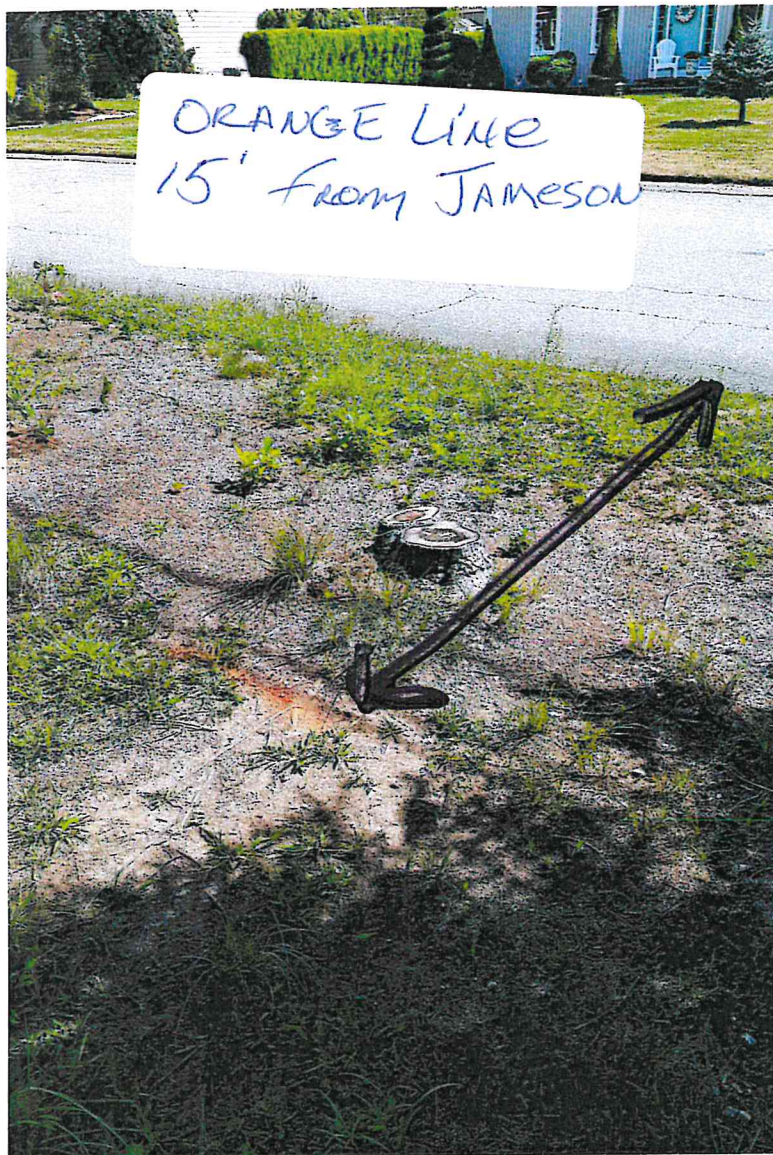
ALL LUMBER PT

2x4 FRAME w/ 5/4 LOUVERS

6 SCREWS PER BOARD (vertical) 3 1/2"

12 GREG Drive

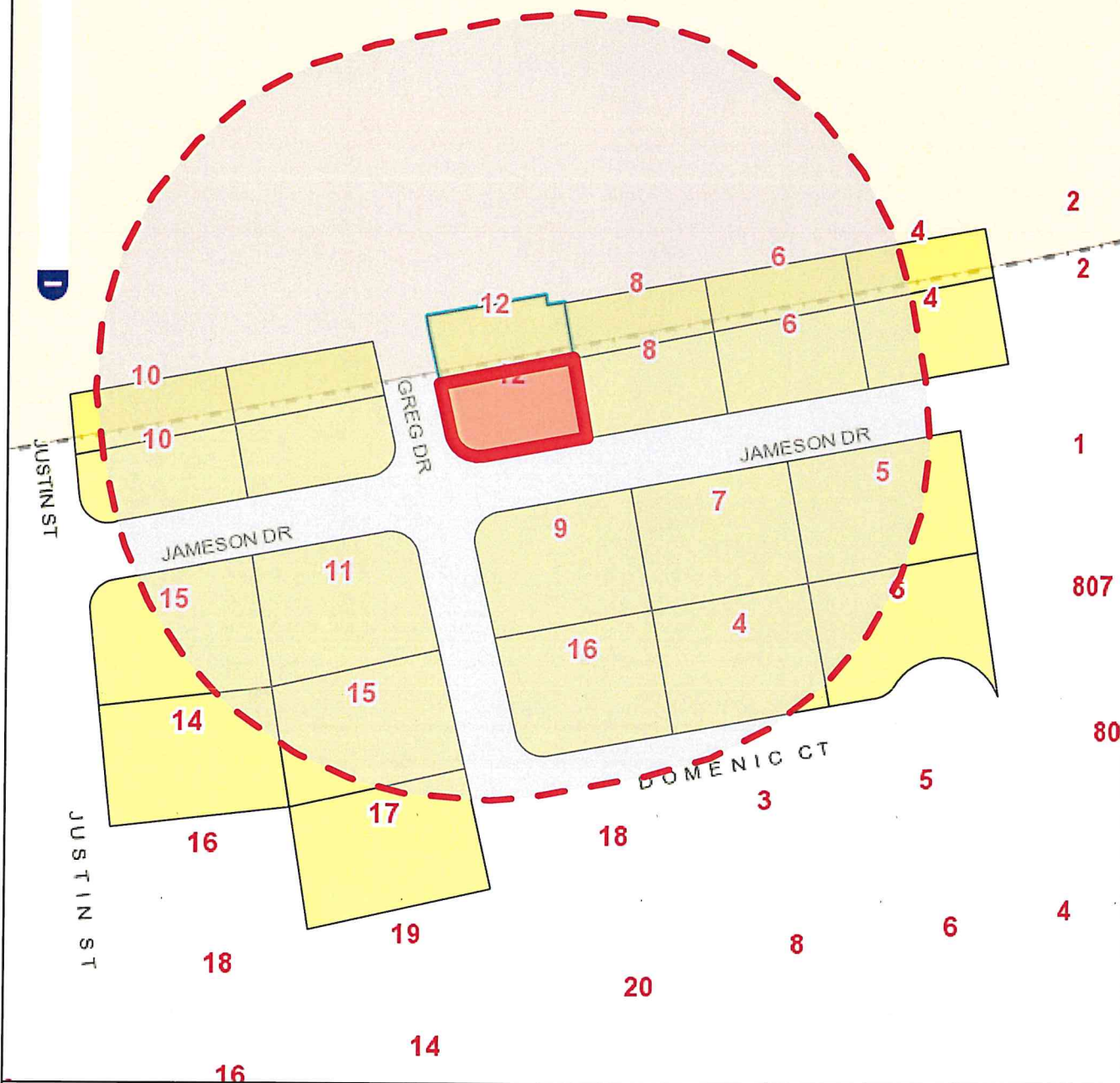




From our Deck To
JAMESON DR

FENCE
HERE





Printed on 9/1/2022

20 m
100 ft



MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Bristol, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Parcel ID: 86-30
ABBRUZZI, KEVIN B.
RACHELLE L. TE
PO BOX 952
BRISTOL RI 02809

Parcel ID: 86-31
RAPOSA, JOHN N.
DONNA M.
7 JAMESON DR
BRISTOL RI 02809

Parcel ID: 86-32
FERREIRA, MARIO J. ET UX
MARIA C. TE
9 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-33
ABRAIN, TODD
KERRI TE
16 GREG DR
BRISTOL RI 02809

Parcel ID: 86-34
VALES, JOSEPH M. ET UX
JOANNE
11 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-35
AGUIAR, LYNDEY & DUTRA, BRIAN TE
17 JUSTIN ST
BRISTOL RI 02809

Parcel ID: 86-36
CORREIA, GEORGE S.
ADELINE LIFE ESTATE
15 JAMESON DR
BRISTOL RI 02809

Parcel ID: 86-37
CAMERON, ROBERT J
14 JUSTIN STREET
BRISTOL RI 02809

Parcel ID: 86-40
CARPENTER, BRIAN E & SUSAN M TE
10 JUSTIN ST
BRISTOL RI 02809

Parcel ID: 86-41
FIGUERIDO, EDMUNDO ET UX
LEONILDE L.
9 GREG DRIVE
BRISTOL RI 02809

Parcel ID: 86-42
NENNA, FREDERICK T.
PATTI A. ETUX
12 GREG DR
BRISTOL RI 02809

Parcel ID: 86-43
WIERCINSKI, BRIAN P.
8 JAMESON DRIVE
BRISTOL RI 02809

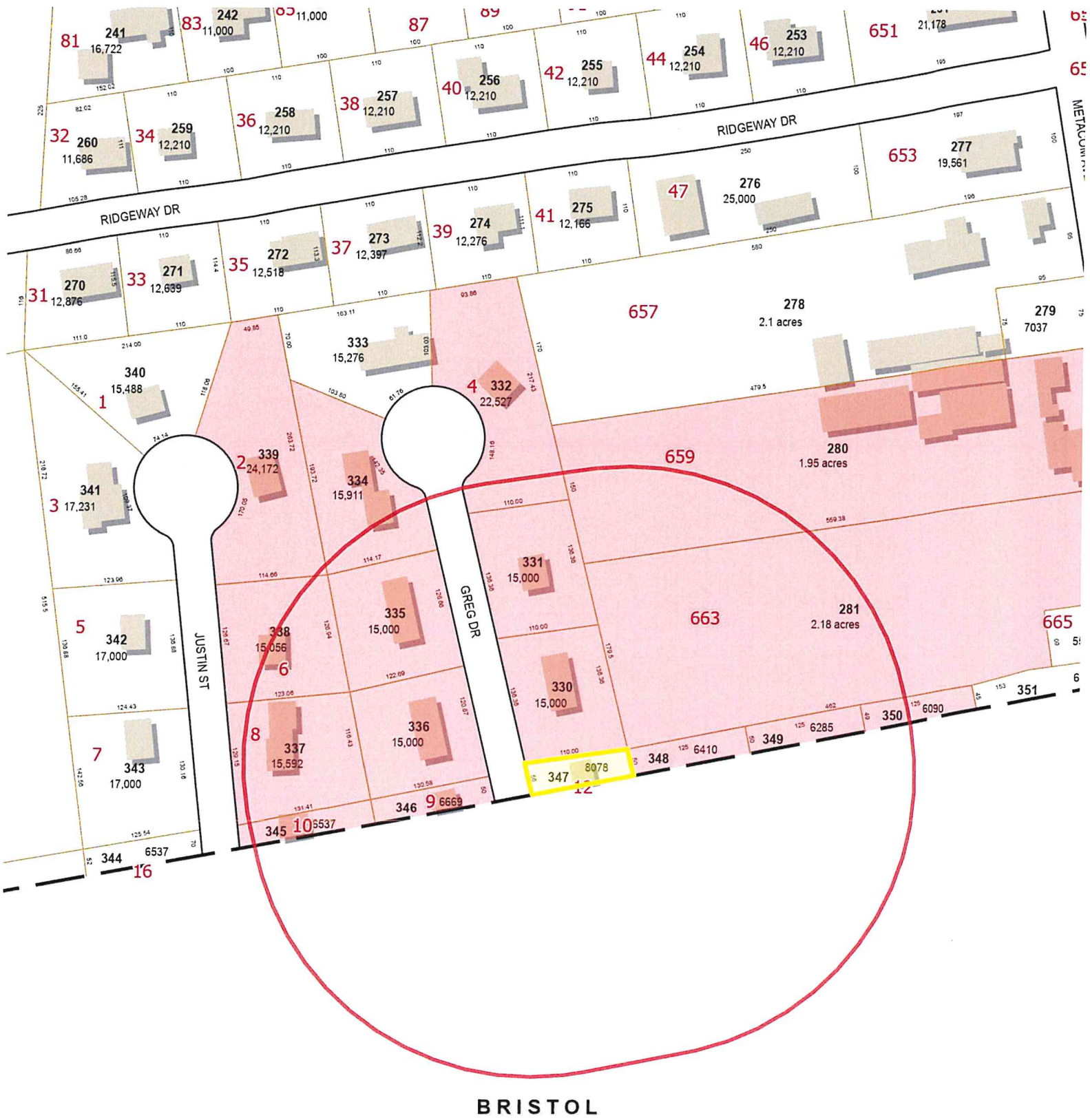
Parcel ID: 86-44
LEWIS, RICHARD A.
ET UX JANET H.
6 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-45
ARAUJO, EVARISTO ET UX
4 JAMESON DRIVE
BRISTOL RI 02809

Parcel ID: 86-46
BELMORE, ARTHUR ET UX
LISA A.
4 DOMENIC COURT
BRISTOL RI 02809

Parcel ID: 86-47
LAROCHE, ANN MARIE
6 DOMENIC COURT
BRISTOL RI 02809

Parcel ID: 86-66
GOMES, ILDA LE
GOMES, CARLOS M & GEORGE H JT
17 GREG DR
BRISTOL RI 02809



ISTOL

also: Warren town Council
 c/o Town Clerk Sandra Speroni
 514 Main St. Warren

Warren abutters
 list - 300 radius
 mailed 9-12-22

+ Mr. Bob Rulli Dir of Planning + Comm Dev.
 514 Main St. Warren



300 foot Abutters List Report

Warren, RI
September 12, 2022

Subject Property:

Parcel Number: 15A-347
CAMA Number: 15A-347
Property Address: 12 GREG DR

Mailing Address: NENNA FREDERICK T PATTI A
12 GREG DR
BRISTOL, RI 02809-2831

Abutters:

Parcel Number: 15A-280
CAMA Number: 15A-280
Property Address: 659 METACOM AVE

Mailing Address: PASQUA MARIO
657A METACOM AVE
WARREN, RI 02885-2346

Parcel Number: 15A-281
CAMA Number: 15A-281
Property Address: 663 METACOM AVE

Mailing Address: OBRIEN DENISE
345 THAMES ST, Unit APT 206
BRISTOL, RI 02809

Parcel Number: 15A-330
CAMA Number: 15A-330
Property Address: 8 GREG DR

Mailing Address: CAHILL DANIEL JAMES ENRIQUEZ
VANESSA C
8 GREG DR
WARREN, RI 02885

Parcel Number: 15A-331
CAMA Number: 15A-331
Property Address: 6 GREG DR

Mailing Address: CUMMINS MICHAEL A MICHELE A
6 GREG DRIVE
WARREN, RI 02885

Parcel Number: 15A-332
CAMA Number: 15A-332
Property Address: 4 GREG DR

Mailing Address: LUSIGNAN ANNE MARIE
4 GREG DR
WARREN, RI 02885-3804

Parcel Number: 15A-334
CAMA Number: 15A-334
Property Address: 3 GREG DR

Mailing Address: BONVEGNA ELIZABETH C TORRY JAY
3 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-335
CAMA Number: 15A-335
Property Address: 5 GREG DR

Mailing Address: KENNA STEPHEN L TRUSTEE
5 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-336
CAMA Number: 15A-336
Property Address: 7 GREG DR

Mailing Address: HOWLAND WILLIAM H & BONNIE
7 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-337
CAMA Number: 15A-337
Property Address: 8 JUSTIN ST

Mailing Address: SILVIA JOSEPH J HELENA M
8 JUSTIN ST
WARREN, RI 02885-3810

Parcel Number: 15A-338
CAMA Number: 15A-338
Property Address: 6 JUSTIN ST

Mailing Address: COFFEY BERNARD W BRENDA M
6 JUSTIN ST
WARREN, RI 02885



www.cai-tech.com

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.



300 foot Abutters List Report

Warren, RI
September 12, 2022

Parcel Number: 15A-339
CAMA Number: 15A-339
Property Address: 2 JUSTIN ST

Mailing Address: ROCHA DANIEL ROCHA DAWN
2 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-345
CAMA Number: 15A-345
Property Address: 10 JUSTIN ST

Mailing Address: CARPENTER BRIAN E CAER SUSAN M
10 JUSTIN ST
WARREN, RI 02885

Parcel Number: 15A-346
CAMA Number: 15A-346
Property Address: 9 GREG DR

Mailing Address: FIGUEIREDO EDMUNDO LEONILDE
9 GREG DR
BRISTOL, RI 02809-2820

Parcel Number: 15A-348
CAMA Number: 15A-348
Property Address: 8 JAMESON DR

Mailing Address: WIERCINSKI BRIAN P EDWARDS J
8 JAMESON DR
BRISTOL, RI 02809

Parcel Number: 15A-349
CAMA Number: 15A-349
Property Address: 6 JAMESON DR

Mailing Address: LEWIS RICHARD A JANET
6 JAMESON DR
BRISTOL, RI 02809-2800

Parcel Number: 15A-350
CAMA Number: 15A-350
Property Address: 4 JAMESON DR

Mailing Address: ARAUJO EVARISTO MARIA R
4 JAMESON DR
BRISTOL, RI 02809



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9/12/2022

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Page 2 of 2

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ARAUJO EVARISTO
MARIA R
4 JAMESON DR
BRISTOL, RI 02809

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WARREN, RI 02885-3809

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5 GREG DR
WARREN, RI 02885-3809

Parcel Number: 15A-349
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