



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2022-34

PUBLIC HEARING

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

Monday, November 14, 2022
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Wendy Kalif
PROPERTY OWNER: Wendy Kalif
LOCATION: 12 Everett Avenue
PLAT: 122 LOTS: 24
ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 10ft. x 12ft. accessory shed structure with less than the required front 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, November 10, 2022.



Town of Bristol, Rhode Island

Department of Community Development

Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2022 OCT -7 PM 1:58

APPLICATION

File No: 2022-34

Accepted by ZEO: *EMT 10/11/22*

APPLICANT	Name: <u>Wendy KALIF</u>
	Address: <u>12 EVERETT AVE</u>
	City: <u>BRISTOL</u> State: <u>R.I.</u> Zip: <u>02809</u>
	Telephone #: <u>631 702 5755</u> Home: _____ Work/Cell: _____
PROPERTY OWNER	Name: <u>SAME AS ABOVE</u>
	Address: _____
	City: _____ State: _____ ZIP: _____
	Telephone #: _____ Home: _____ Work/Cell: _____

1. Location of subject property: 12 EVERETT AVENUE
Assessor's Plat(s)#: 122 Lot(s) #: 24
2. Zoning district in which property is located: R-10
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): 28-409
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.
6. How long have you owned the property?: 5 years
7. Present use of property: Residential dwelling, private residence
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):
(36x14)+(14x39)+(7x10) = 1120 sq ft H: 18 ft
10. Proposed use of property: Maintain existing use

11. Give extent of proposed alterations: build detached storage shed on south west side of property less than required setback from front of property line.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 10 W x 12 L x 11 H
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>30</u> | Proposed Setback: <u>19-22</u> |
| 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: 1 Before 1 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?: 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? YES If yes, which one?: AE ZONE, BFE 13

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: [Signature]

Date: 10-2-22

Print Name: Wendy KALIF

Property Owner's Signature: [Signature]

Date: 10-2-22

Print Name: Wendy KALIF

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

Name: _____

Telephone #: _____

Address: _____

Dear Zoning Board Members,

Thank you for reviewing my request for a dimensional variance at the address of 12 Everett avenue, Bristol, R.I.

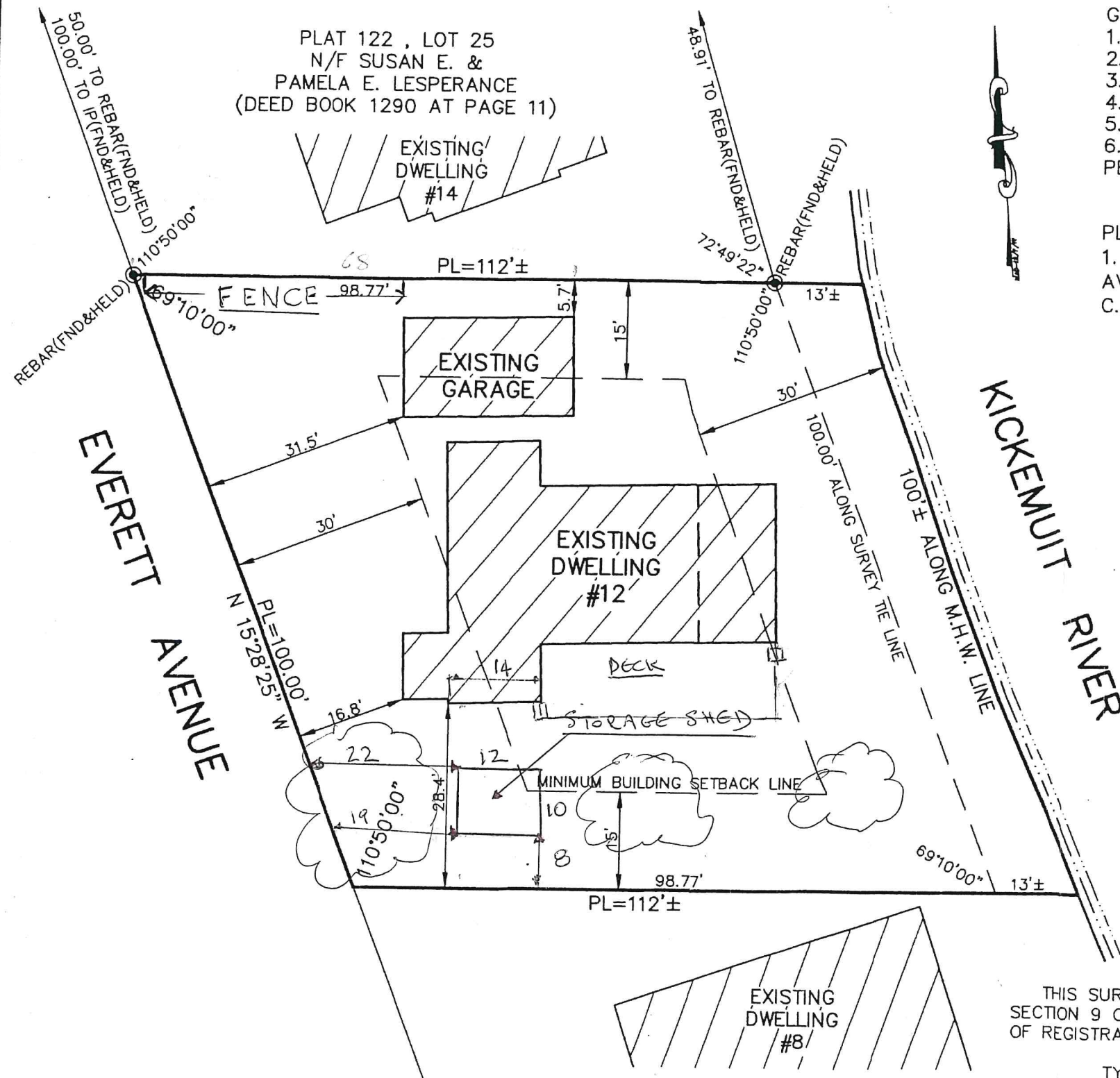
I am requesting front town property line setback of 19 to 22 feet (angled property line) versus the 30 feet required and seeking the variance in order to build a 10x12x11 detached storage shed needed to clear the property grounds of various gardening tools and machinery currently exposed to the elements and neighborhood.

The landscape is on a steep slope beyond the 30 feet setback requirement and would require a high foundation, there are also 2 century old Eastern Red Cedar in the way that would require building the storage shed too close to the main house to save the trees. An elevation certificate is available for the shed foundation at the requested location.

I hope you will consider my request and kindly approve a variance

Wendy Kalif

A handwritten signature in black ink, appearing to read 'Wendy Kalif', with a stylized, cursive script.

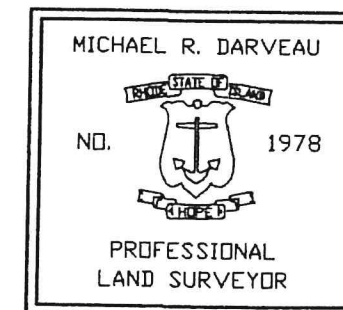


- GENERAL NOTES:
1. THE PARCEL IS PLAT 122, LOT 24.
 2. THE TOTAL PARCEL AREA IS 10,350± S.F. OR 0.24± ACRES.
 3. THE EXISTING DWELLING ADDRESS IS 12 EVERETT AVENUE.
 4. THE PARCEL IS ZONED: R-10.
 5. SEE DEED BOOK 1541 AT PAGE 198 FOR TITLE REFERENCE.
 6. THE BASIS OF BEARING SHOWN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON DECEMBER 7, 2017.

PLAN REFERENCE:
1. PLAN ENTITLED "PORTION OF WILLIAM HENRY CHURCH ESTATE, METACOM AVE., BRISTOL, R.I., SCALE: 1" = 40', DATED: OCT. 8, 1914, BY W.W. PERRY, C.E.," WHICH IS RECORDED IN THE TOWN OF BRISTOL ON PLAT CARD 12.

LEGEND

PL	PROPERTY LINE
FND	FOUND
IP	IRON PIPE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
M.H.W.	MEAN HIGH WATER



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A SITE PLAN OF LAND FOR PLAT 122, LOT 24.

BY: MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE
COA #LS-A497

PLAT 122, LOT 25
N/F SUSAN E. &
PAMELA E. LESPERANCE
(DEED BOOK 1290 AT PAGE 11)

EXISTING
DWELLING
#14

PL=112'±

EXISTING
GARAGE

EXISTING
DWELLING
#12

DECK

STORAGE SHED

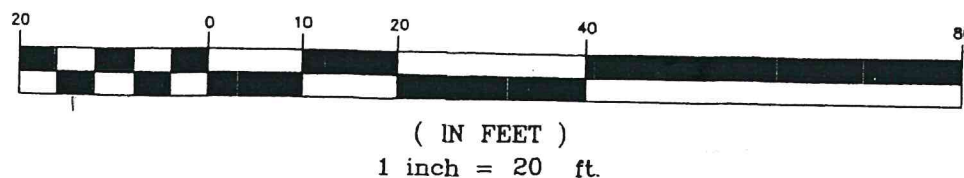
MINIMUM BUILDING SETBACK LINE

PL=112'±

EXISTING
DWELLING
#8

PLAT 122, LOT 22
N/F ROBERT R. &
MARY G. DENNIS
(DEED BOOK 1849 AT PAGE 38)

GRAPHIC SCALE



DARVEAU LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE (401) 475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

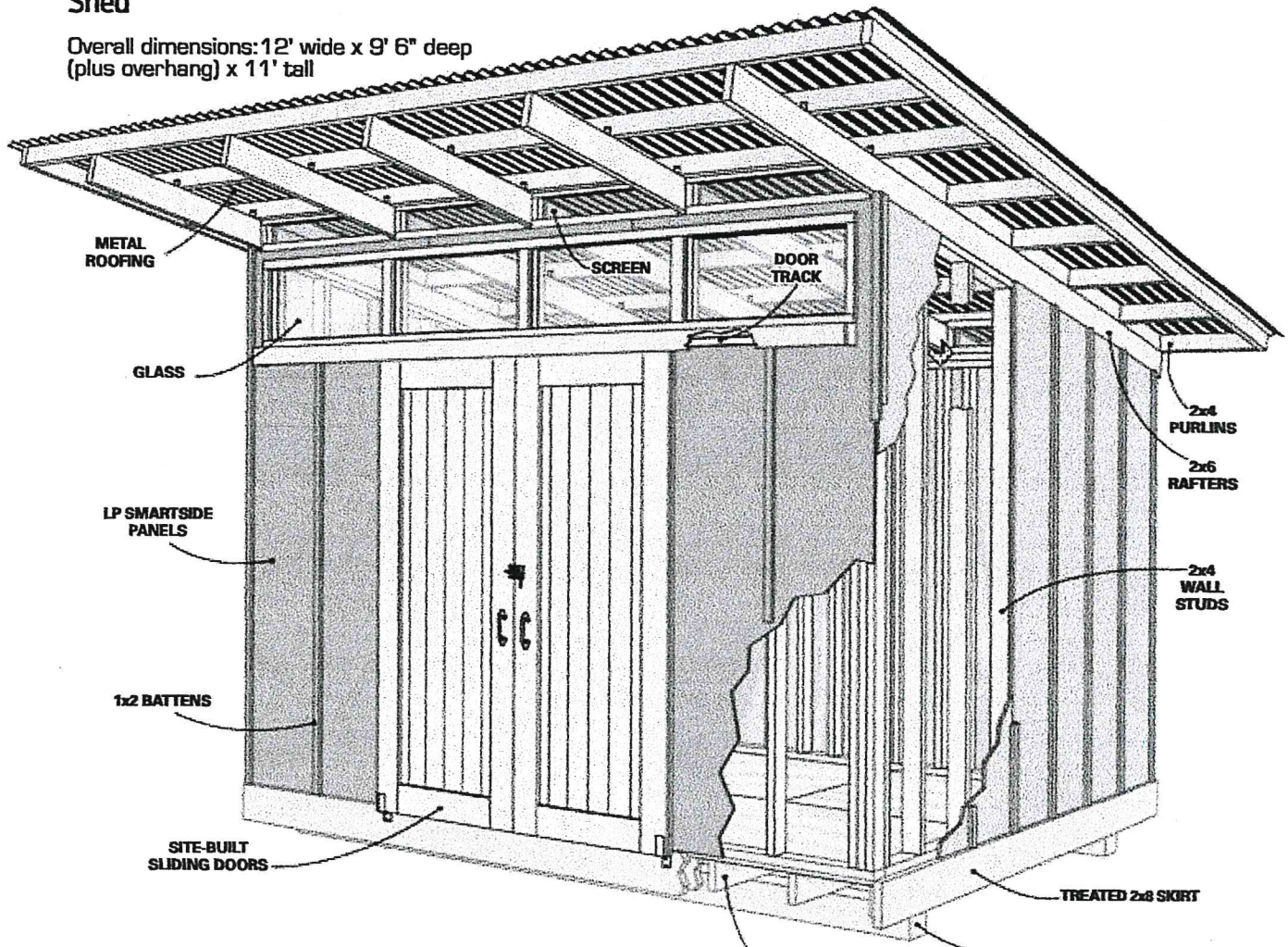
SITE PLAN OF LAND
FOR

ROLAND J. DESAUTELS, III
PLAT 122, LOT 24
12 EVERETT AVENUE
BRISTOL, RHODE ISLAND

SCALE:
1" = 20'
DATE:
12-8-2017
DRAWN BY:
S.A.K.
PROJECT:
2017_044

Figure A Shed

Overall dimensions: 12' wide x 9' 6" deep
(plus overhang) x 11' tall



▶ Bristol

▶ 12 EVERETT AVE

Card 1 of 1

▶ Plat/Lot 122 24

▶ Account: 6349

LUC 01

Zone R-10

▶ Assessment

\$671,200



NORTHEAST
REVALUATION GROUP LLC

▶ Owner		▶ Owner Account #:	
Owner 1	KALIF, WENDY		% Owned
Owner 2			0.00
Owner 3			0.00
Address		12 EVERETT AVE, BRISTOL, RI 02809-0000	

▶ Previous Owners & Sales Information

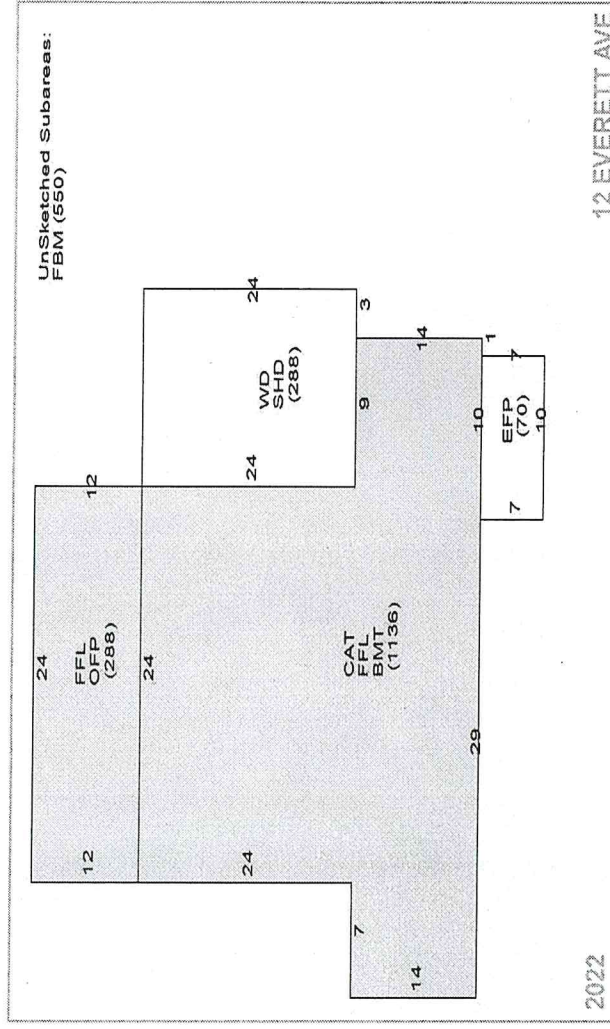
Grantor	Date	Sale Price	Leg Ref	Deed Type
DESAUTELS, ROLAND J. III	09/25/2017	400,000	1910-184	G W
DESAUTELS, ROLAND J., TRUSTEE	06/22/2010	0	1541-198	A T
DESAUTELS, BERNICE I.	02/01/2008	0	1417-142	A Q

▶ Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	212,300	13,500	0.23	445,400	0	671,200
TOTAL	212,300	13,500	0.23	445,400	0	671,200
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		129.58		VAL per SQ Unit/Parcel > 129.58

▶ Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	212,300	13,500	0	445,400	0	671,200	671,200
2021	01	160,000	13,800	0	397,200	0	571,000	571,000
2020	01	160,000	13,800	0	397,200	0	571,000	571,000
2019	01	154,500	13,800	0	397,200	0	565,900	565,900
2018	01	116,700	0	0	391,100	0	497,800	497,800
2017	01	116,700	0	0	391,100	0	497,800	497,800



▶ 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	645,000	1,937,535	B	WF	200					444,800			1.00	0
2 01 Single Fam	0.00422	AC	EX	0.20	645,000	142,180	B							600			1.00	0
3																		
4																		

Visit History	Date	Result	By
	7/23/2021	REVIEW	MM
	4/13/2018	REVIEW	JH
	3/30/2018	MEASURED	HS
	2/22/2007	MEASURE	
	2/22/2007	LISTED	

► **Notes**

LOT 0023 DROPPED INTO THIS LOT 07/10 EAS.-

t	% Done	Status	Description/Directions
		Closed	900.00,50 ft of 6' fence on north property line from the garage in direction of th
		Closed	Set finish only
		Closed	Install fixtures, finish existing wiring, connect HVAC,
		Closed	Finish AC Mechanical work
		Closed	***CHANGE OF CONTRACTOR – Takeover finish from other contractor
	0	Closed	relocate service and wire for remodeling
		Closed	Install 3 new bathrooms 1 laundry 1kitchen sink 1 bar sink
	100	Closed	Raising ceiling to cathedral. Gutting down to studs. New windows, doors kitcl
		Closed	REVAMP SERVICE TO 200 AMPS

416	3	AV	2000	13,500	AFDU
					PriorD1b
					PriorD1c
					PriorD2a
					PriorD2b
					PriorD2c
					PriorD3a
					PriorD3b
					PriorD3c



12 Everett Ave - 300' Radius

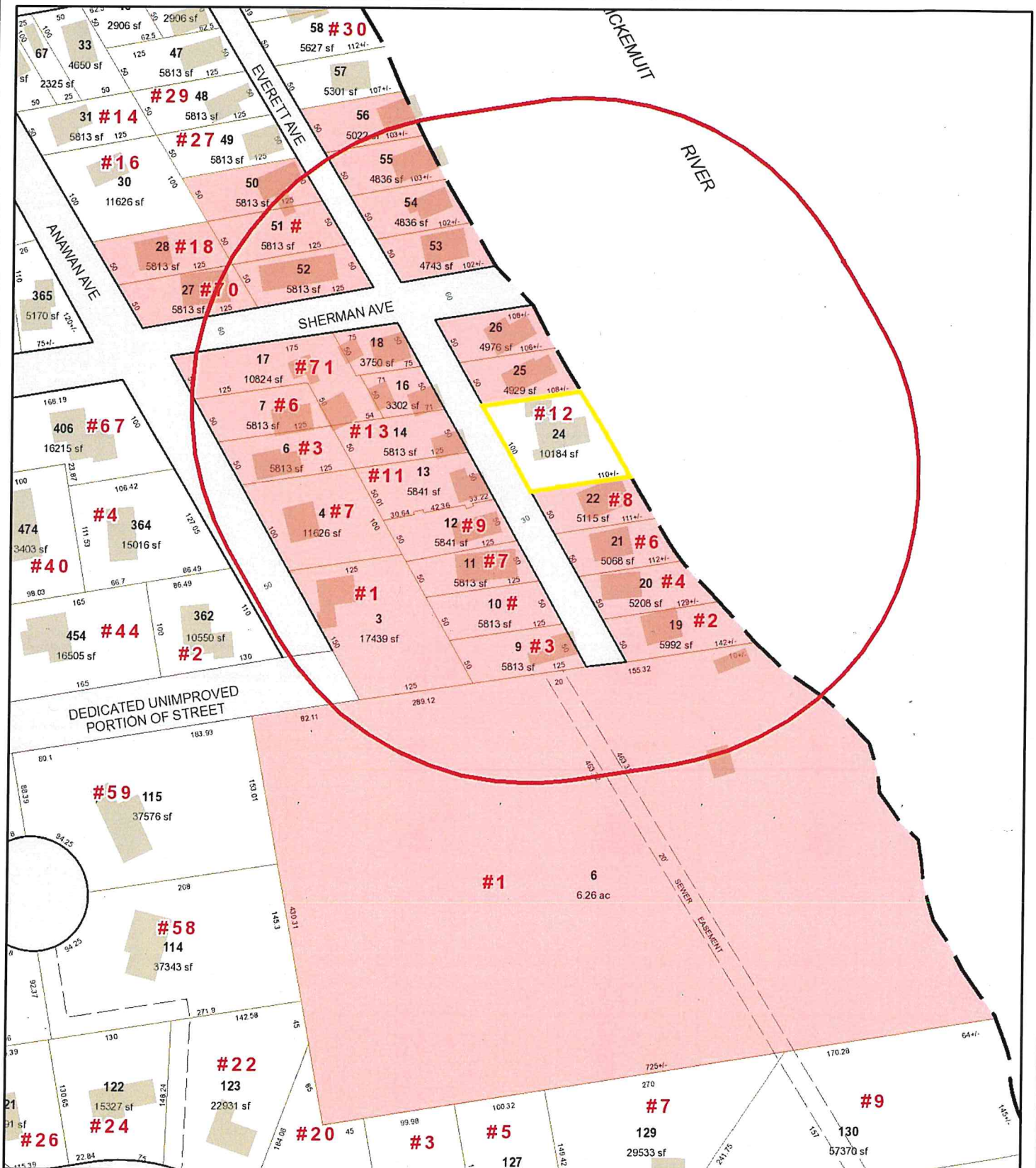
Bristol, RI



October 20, 2022

1 inch = 140 Feet

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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
October 20, 2022

Subject Property:

Parcel Number: 122-24
CAMA Number: 122-24
Property Address: 12 EVERETT AVE

Mailing Address: KALIF, WENDY
12 EVERETT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 122-10
CAMA Number: 122-10
Property Address: EVERETT AVE

Mailing Address: EAGAN, DANIEL ET UX EAGAN, LISA M.
TE
PO BOX 9
PRUDENCE ISLAND, RI 02872

Parcel Number: 122-11
CAMA Number: 122-11
Property Address: 7 EVERETT AVE

Mailing Address: DONAHUE, BRUCE A. ET UX MARY
ELLEN DONAHUE TE
7 EVERETT AVENUE
BRISTOL, RI 02809

Parcel Number: 122-12
CAMA Number: 122-12
Property Address: 9 EVERETT AVE

Mailing Address: DONAHUE, MARY ELLEN
7 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-13
CAMA Number: 122-13
Property Address: 11 EVERETT AVE

Mailing Address: REALL, THERESA L
11 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-14
CAMA Number: 122-14
Property Address: 13 EVERETT AVE

Mailing Address: PAPA, JOSEPH L. ET UX CHRISTINE E.
TE
13 EVERETT AVENUE
BRISTOL, RI 02809

Parcel Number: 122-16
CAMA Number: 122-16
Property Address: 15 EVERETT AVE

Mailing Address: HAUSER, MERCY
15 EVERETT STREET
BRISTOL, RI 02809

Parcel Number: 122-17
CAMA Number: 122-17
Property Address: 71 SHERMAN AVE

Mailing Address: LANGLEY, STEVEN
71 SHERMAN AVE
BRISTOL, RI 02809

Parcel Number: 122-18
CAMA Number: 122-18
Property Address: 75 SHERMAN AVE

Mailing Address: MAGERS, MARY S.
240 HIGH ST
PRESCOTT, AZ 86303

Parcel Number: 122-19
CAMA Number: 122-19
Property Address: 2 EVERETT AVE

Mailing Address: STEPHENSON-DONLEY, MATTHEW
TRUSTEE
466 KNOTTY OAK RD
COVENTRY, RI 02816

Parcel Number: 122-20
CAMA Number: 122-20
Property Address: 4 EVERETT AVE

Mailing Address: STOTT, DAVID E MAUREEN B TE
4 EVERETT AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
October 20, 2022

Parcel Number: 122-21
CAMA Number: 122-21
Property Address: 6 EVERETT AVE

Mailing Address: DESTEFANO, ROBERT A JR
6 EVERETT AVE
Bristol, RI 02809

Parcel Number: 122-22
CAMA Number: 122-22
Property Address: 8 EVERETT AVE

Mailing Address: DENNIS, ROBERT R&MARY G TRUSTE
8 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-25
CAMA Number: 122-25
Property Address: 14 EVERETT AVE

Mailing Address: LESPERANCE, SUSAN E & BRIAN D
TRUSTEES
223 SLATER ST
ATTLEBORO, MA 02769

Parcel Number: 122-26
CAMA Number: 122-26
Property Address: 16 EVERETT AVE

Mailing Address: SCHLEIER, LISA STANSFIELD
STANSFIELD, ERIC & SETH TC
226 EAST MARCONI AVE
PHOENIX, AZ 85022

Parcel Number: 122-27
CAMA Number: 122-27
Property Address: 70 SHERMAN AVE

Mailing Address: MCCARTHY, LISA A
41 THAYER ST
BRISTOL, RI 02809

Parcel Number: 122-28
CAMA Number: 122-28
Property Address: 18 ANAWAN AVE

Mailing Address: GELSOMINO, JAKE H
18 ANAWAN AVE
BRISTOL, RI 02809

Parcel Number: 122-3
CAMA Number: 122-3
Property Address: 1 ANAWAN AVE

Mailing Address: CHESTER, MICHAEL B
1 ANAWAN AVE.
BRISTOL, RI 02809

Parcel Number: 122-4
CAMA Number: 122-4
Property Address: 7 ANAWAN AVE

Mailing Address: GATOS, GEORGETTE H & ARISTOTLE G
TE
7 ANAWAN AVE
BRISTOL, RI 02809

Parcel Number: 122-50
CAMA Number: 122-50
Property Address: 25 EVERETT AVE

Mailing Address: FRANCIS, EVERETT THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 122-51
CAMA Number: 122-51
Property Address: EVERETT AVE

Mailing Address: FRANCIS, EVERETT THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 122-52
CAMA Number: 122-52
Property Address: 72 SHERMAN AVE

Mailing Address: TAVERNIER, ANITA L LABONTE, LISA A
JT
72 SHERMAN AVE
BRISTOL, RI 02809

Parcel Number: 122-53
CAMA Number: 122-53
Property Address: 76 SHERMAN AVE

Mailing Address: GALE, BRIAN P.
76 SHERMAN AVE
BRISTOL, RI 02809



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10/20/2022

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300 foot Abutters List Report

Bristol, RI
October 20, 2022

Parcel Number: 122-54
CAMA Number: 122-54
Property Address: 22 EVERETT AVE

Mailing Address: TOLLEFSON, MICHAEL & CYNTHIA
HANEY, TRUSTEE CYNTHIA HANEY
TOLLEFSON TRUST TC
C/O 23 SPINNAKER CT
MIDDLETOWN, RI 02842

Parcel Number: 122-55
CAMA Number: 122-55
Property Address: 24 EVERETT AVE

Mailing Address: ANARUMO, BEVERLY JOY
2356 TAMARIND STREET
PORT CHARLOTTE, FL 33948

Parcel Number: 122-56
CAMA Number: 122-56
Property Address: 26 EVERETT AVE

Mailing Address: OHANA COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02771

Parcel Number: 122-6
CAMA Number: 122-6
Property Address: 3 ANAWAN AVE

Mailing Address: ALMEIDA, KAREN L & PAUL L
TRUSTEES
3 ANAWAN
BRISTOL, RI 02809

Parcel Number: 122-7
CAMA Number: 122-7
Property Address: 6 ANAWAN AVE

Mailing Address: GRUBER, PETER N & CANNAVO-
GRUBER, ELIZABETH M TE
11 RESERVOIR AVE
BRISTOL, RI 02809

Parcel Number: 122-9
CAMA Number: 122-9
Property Address: 3 EVERETT AVE

Mailing Address: EAGAN, DANIEL ET UX EAGAN, LISA M.
TE
PO BOX 9
PRUDENCE ISLAND, RI 02872

Parcel Number: 127-6
CAMA Number: 127-6
Property Address: 1 EVERETT AVE

Mailing Address: STEPHENSON-DONELY, MATTHEW
TRUSTEE
466 KNOTTY OAK RD
COVENTRY, RI 02816



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10/20/2022

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ALMEIDA, KAREN L &
PAUL L TRUSTEES
3 ANAWAN
BRISTOL, RI 02809

GATOS, GEORGETTE H &
ARISTOTLE G TE
7 ANAWAN AVE
BRISTOL, RI 02809

REALL, THERESA L
11 EVERETT AVE
BRISTOL, RI 02809

ANARUMO, BEVERLY JOY
2356 TAMARIND STREET
PORT CHARLOTTE, FL 33948

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STANSFIELD, ERIC & SETH T
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BRISTOL, RI 02809

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CANNAVO-GRUBER, ELIZABETH
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BRISTOL, RI 02809

STEPHENSON-DONELY, MATTHE
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COVENTRY, RI 02816

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BRISTOL, RI 02809

HAUSER, MERCY
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BRISTOL, RI 02809

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466 KNOTTY OAK RD
COVENTRY, RI 02816

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Bristol, RI 02809

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71 SHERMAN AVE
BRISTOL, RI 02809

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MAUREEN B TE
4 EVERETT AVE
BRISTOL, RI 02809

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MARY ELLEN DONAHUE TE
7 EVERETT AVENUE
BRISTOL, RI 02809

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BRIAN D TRUSTEES
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ATTLEBORO, MA 02769

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LABONTE, LISA A JT
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BRISTOL, RI 02809

DONAHUE, MARY ELLEN
7 EVERETT AVE
BRISTOL, RI 02809

MAGERS, MARY S.
240 HIGH ST
PRESCOTT, AZ 86303

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CYNTHIA HANEY TOLLEFSON T
C/O 23 SPINNAKER CT
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EAGAN, LISA M. TE
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BRISTOL, RI 02809

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THERESA
115 TUPELO ST
BRISTOL, RI 02809

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21 HAWTHORNE DR
SEEKONK, MA 02771

GALE, BRIAN P.
76 SHERMAN AVE
BRISTOL, RI 02809

PAPA, JOSEPH L. ET UX
CHRISTINE E. TE
13 EVERETT AVENUE
BRISTOL, RI 02809