



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

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

File #2024-01

**PUBLIC HEARING**

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

**Tuesday, January 2, 2024**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: **Thomas A. and Lee H. Dawson**  
PROPERTY OWNER: **Thomas A. and Lee H. Dawson**  
LOCATION: **15 Burton Street**  
PLAT: **15** LOT: **79**  
ZONE: **Residential R-6**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct an 18ft. 8in. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, December 28, 2023.



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

TOWN OF BRISTOL  
 COMMUNITY DEV.

2023 DEC -7 PM 4: 00

APPLICATION

File No: 2024-01  
 Accepted by ZEO: EMT 12/7/2023

APPLICANT:	Name:	THOMAS A. DANSON, LEE H. DANSON		
	Address:	15 BURTAN ST.		
	City:	BRISTOL,	State:	RI
	Phone #:	508-498-7335	Email:	TADANSONARCHITECT@gmail.com
PROPERTY OWNER:	Name:	(SAME AS ABOVE)		
	Address:			
	City:		State:	
	Phone #:		Email:	

1. Location of subject property: 15 BURTAN ST.  
 Assessor's Plat(s) #: 15 Lot(s) #: 79

2. Zoning district in which property is located: R-6 (RESIDENTIAL)

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): 28-111  
 Special Use Permit Section(s): -  
 Use Variance Section(s): -

5. In a separate written statement (attach to this application), 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? 6 YRS. + (BOUGHT IT IN 8/2017)

7. Present use of property: RESIDENTIAL, SINGLE FAMILY

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):  
EXISTING HOUSE: 35' X 27' = 945 SQ FT. = 1,890 SF (GROSS); 32'4" FRAME TO RISE

10. Proposed use of property: SAME (RESIDENTIAL)

11. Give extent of proposed alterations: (SAME AS STATED, PREVIOUSLY APPROVED 6/5/23)  
I WOULD LIKE TO ADD 2' IN LENGTH TOWARDS THE REAR; ADD NOTCH @ CORNER OF  
TO HOUSE.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
24' x 18'9" = 448 SF (x 2 FLOORS); 27'9" = FRAME TO NEW RAFF.

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: \*ALREADY APPROVED, ON 6/5/23.

Front lot line(s):	Required Setback: <u>AVERAGE ON BLOCK, OR 20'</u>	Proposed Setback: <u>AVER. ON BLOCK, OR 20'</u>
Left side lot line:	Required Setback: <u>10'-0"</u>	Proposed Setback: <u>*5'-0"</u>
Right side lot line:	Required Setback: <u>10'-0"</u>	Proposed Setback: <u>10'-0"</u>
Rear lot line:	Required Setback: <u>20'-0"</u>	Proposed Setback: <u>20'-0"</u>
Building height:	Required: <u>AVERAGE ON BLOCK, OR 35'</u>	Proposed: <u>AVER. ON BLOCK, OR 35'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
Required: 30% EXISTING COVERAGE = 16.9% Proposed: ABOUT 24%

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? N/A  
If refused, on what grounds? N/A

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? YES.

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: [Signature] Date: 12/1/2023

Print Name: THOMAS A. DANSON / LEE H. DANSON

Property Owner's Signature: [Signature] Date: 12/1/2023

Print Name: THOMAS A. DANSON / LEE H. DANSON

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

Name: THOMAS A. DANSON, ARCHITECT Phone #: 508-498-7375

Address: 15 BURTIN ST., BRISTOL

5. The grounds for the requested dimensional variance, and meeting the standards as presented in section 28-409 of Bristol's Zoning Ordinance:

***Second Application: All actions as previously approved, to remain. This filing is to add 2'-0" of length to the addition towards the rear of the property, so no new relief from the regulations are being asked for; additionally, a small jog in the new foundation where it meets the original house, is a desired change for buildability and continuity of the eaves and trim, etc. (this changes nothing compared to what has been approved by the Bristol ZBA). Please see the new drawings.***

Originally approved:

We are seeking relief from the side setback requirement of 10'-0", as our existing house is 4'-6" from the side property line (see engineer's professional site plan included), between us at 15 Burton Street, and our neighbors at 11 Burton Street.

As designed and drawn, we would like to build our addition at 5'-0" from the existing property line, so a small improvement from our pre-existing non-conforming situation. Our addition is designed to be behind our existing house, with a 6" bump to the inside. This is shown on the labeled proposed drawings, also included in this submittal.

We are asking for relief because:

- We plan to retire in this town, and would like to have the option of a "future" bedroom and accessible bathroom on the first floor; and
- We have tried a design away from this side, more toward the center of the lot in the back, and this would completely consume our two (2) off-street parking spaces in the rear. We do also have resident on-street parking, but competition for these spots can get "robust" when our neighbors The Herreshoff Museum host an event, or there is a weekend wedding in their rental tent and facility. In addition,
- We have a family friend who stays with us occasionally, and he is a quadriplegic, and has stayed the night by sleeping in our current family room, since getting upstairs to bedrooms is very difficult.

Thank you for reading this, and your consideration.

Thomas A. Dawson: \_\_\_\_\_

Lee H. Dawson: \_\_\_\_\_

Original date of this document: 05-10-23.

***Revised: 12-01-23.***

Bristol

15 BURTON ST

Card 1 of 1

Plat/Lot 15 79

Account: 988

LUC 01

Zone R-6

Assessment

\$497,300



Owner

Owner 1 DAWSON, THOMAS A &  
Owner 2 LEE H TE  
Owner 3  
Address 15 BURTON ST, BRISTOL, RI 02809-0000

% Owned

0.00  
0.00

Previous Owners & Sales Information

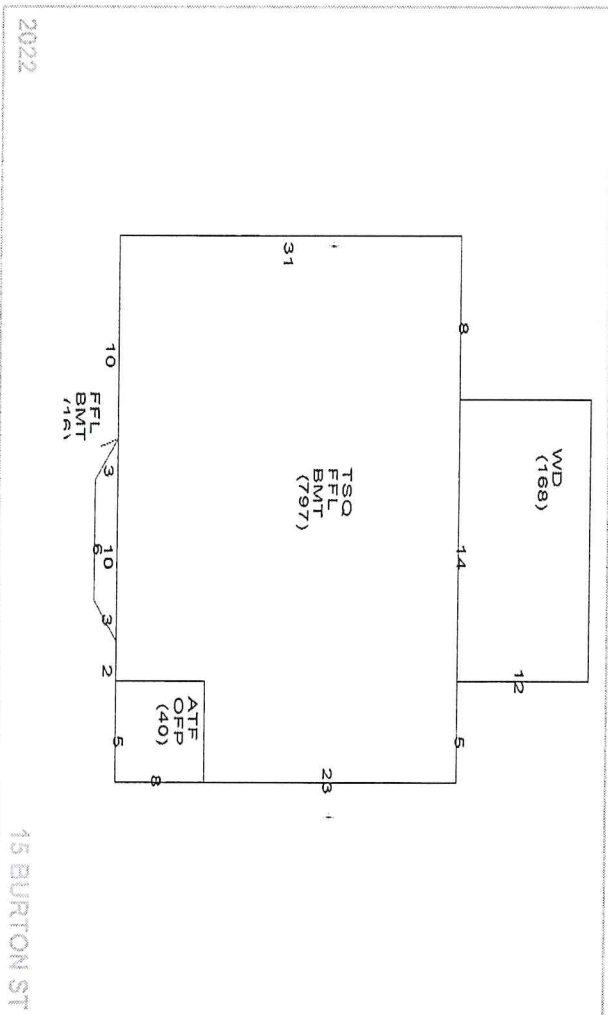
Grantor	Date	Sale Price	Log Ref	NAL	Deed Type
SALINGER, JOHN J III	08/10/2017	435,000	1904-130		W
SALINGER, JOHN J III	12/18/2014	1	1783-304		Q
SALINGER, JOHN J JR & JO	06/27/2008	206,500	1443-164		W

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	227,300	700	0.14	269,300	0	497,300
TOTAL	227,300	700	0.14	269,300	0	497,300

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	227,300	700	0	269,300	0	497,300	497,300
2021	01	172,600	800	0	258,800	0	432,200	432,200
2020	01	172,600	800	0	258,800	0	432,200	432,200
2019	01	172,600	800	0	258,800	0	432,200	432,200
2018	01	119,700	0	0	248,800	0	368,500	368,500
2017	01	114,700	0	0	248,800	0	363,500	363,500



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
01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,942,065	I	Partial View	25					267,500		1.00		0
01 Single Fam	0.00292	AC	EX	0.20	1,535,000	616,438	I							1,800		1.00		0

▶ Building Information

▶ Account: 988

LUC 01

Zone R-6

▶ Assessment

\$497,300



▶ Grade

▶ Depreciation

▶ Other Factors

▶ Sub-Area Detail

▶ Visit History

Description	COM Units	Concrete
RES Units	1	0
Foundation	Concrete	Concrete
Frame 1	Wood	Frame 2
EXT Wall 1	Clapboard	EXT Wall 2
Roof Type 1	Gable	Roof Type 2
Roof Cover 1	Asphalt Shnr	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Hardwood	Floors 2
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Oil	BB Hot Water
# Heat Sys	% Heated	100
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceiling Hght	Ceiling Type	
Parking Type	% Sprinkled	
EXT View	Quantity	Quality
Full Bath	2	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Grade	Q4+	Q4+	Flood Hazard	Topography	LEVEL
Year Built	1880	EFF Year		Street	PAVED
Alt LUC		Alt %	0.00	Traffic	
▶ Depreciation					
Code	Description	%	Bas \$/SQ	Size Adj	Const Adj
Condition	GD	27.0	142.00	1.14	1.01
Functional		0.0	162.99		
Economic		0.0	29,500		
Special		0.0	1.09		
OV		0.0	1.00		
			1.00		
			Land Factor		
			Adj Total		
			311,403		
			Depreciation		
			84,079		
			Total Depreciation % >		
			27.0		
			Depr Total		
			227,324		

Code	Description	Area	Fin. Area	Rate	Unden V
FFL	1st FLOOR	813	813	163.01	132,511
TSQ	3/4 STORY	598	598	162.99	97,427
ATF	FIN ATTIC	16	16	163.02	2,608
OFF	OPEN PORCH	40	0	23.99	960
WD	WOOD DECK	168	0	16.71	2,807
BMT	BASEMENT	813	0	24.44	19,878
Total		2,448	1,427		256,191

Date	Result	By
8/16/2021	REVIEW	JH
10/5/2018	REVIEW	JH
10/12/2018	MEASURED	JN
4/12/2008	LISTED	
4/12/2008	CALL BACK	
3/27/2008	CALL BACK	
1/12/2008	MEASURE	

▶ Remodeling History

▶ Condo Data

▶ Building Permits

▶ Notes

▶ Other Info.

Additions	Plumbing	Complex
Interior	Electric	Location
Exterior	Heating	Tot Units
Kitchen	General	FL Level
Bath(s)		# Floors
		Bldg Seq

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
10/05/2017	0656-17-B	01/23/2018	BLDG	5,200		Closed	RESHINGLE ROOF
10/05/2017	B29728		BLDG	0		Closed	RESHINGLE ROOF TO CODEAPPROVED BY BHDC

PARTIAL VIEW

AFDU	Priority
ntTermRental	PriorityA
	PriorityB
	PriorityC
	PriorityD
	PriorityE
	PriorityF
	PriorityG
	PriorityH
	PriorityI
	PriorityJ
	PriorityK
	PriorityL
	PriorityM
	PriorityN
	PriorityO
	PriorityP
	PriorityQ
	PriorityR
	PriorityS
	PriorityT
	PriorityU
	PriorityV
	PriorityW
	PriorityX
	PriorityY
	PriorityZ

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

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
13	Patio	1	Y	1	17	17	289	3	AV	2010	700

AFDU	Priority
ntTermRental	PriorityA
	PriorityB
	PriorityC
	PriorityD
	PriorityE
	PriorityF
	PriorityG
	PriorityH
	PriorityI
	PriorityJ
	PriorityK
	PriorityL
	PriorityM
	PriorityN
	PriorityO
	PriorityP
	PriorityQ
	PriorityR
	PriorityS
	PriorityT
	PriorityU
	PriorityV
	PriorityW
	PriorityX
	PriorityY
	PriorityZ

# NOTES

1. UTILITIES SHOWN ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE LOCATION OF ANY UNDERGROUND POSITIONS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR ANY LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
3. TO THE BEST OF MY KNOWLEDGE THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
4. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.

# PLAT REFERENCE

PLAN ENTITLED "CAPTAIN LAWLESS COTTAGE TOWNHOUSE CONDOS."  
 BY: ADAM BARON P.E. 3381  
 PLAN ENTITLED "LAWLESS ESTATE BRISTOL R.I." BY: W.W. PERRY C.E.  
 PLAN ENTITLED "ESTATE OF JAMES LAWLESS" BY: CHARLES F. CHASE ENG.  
 PLAN BOOK 4 PAGE 36.

**NORTH**

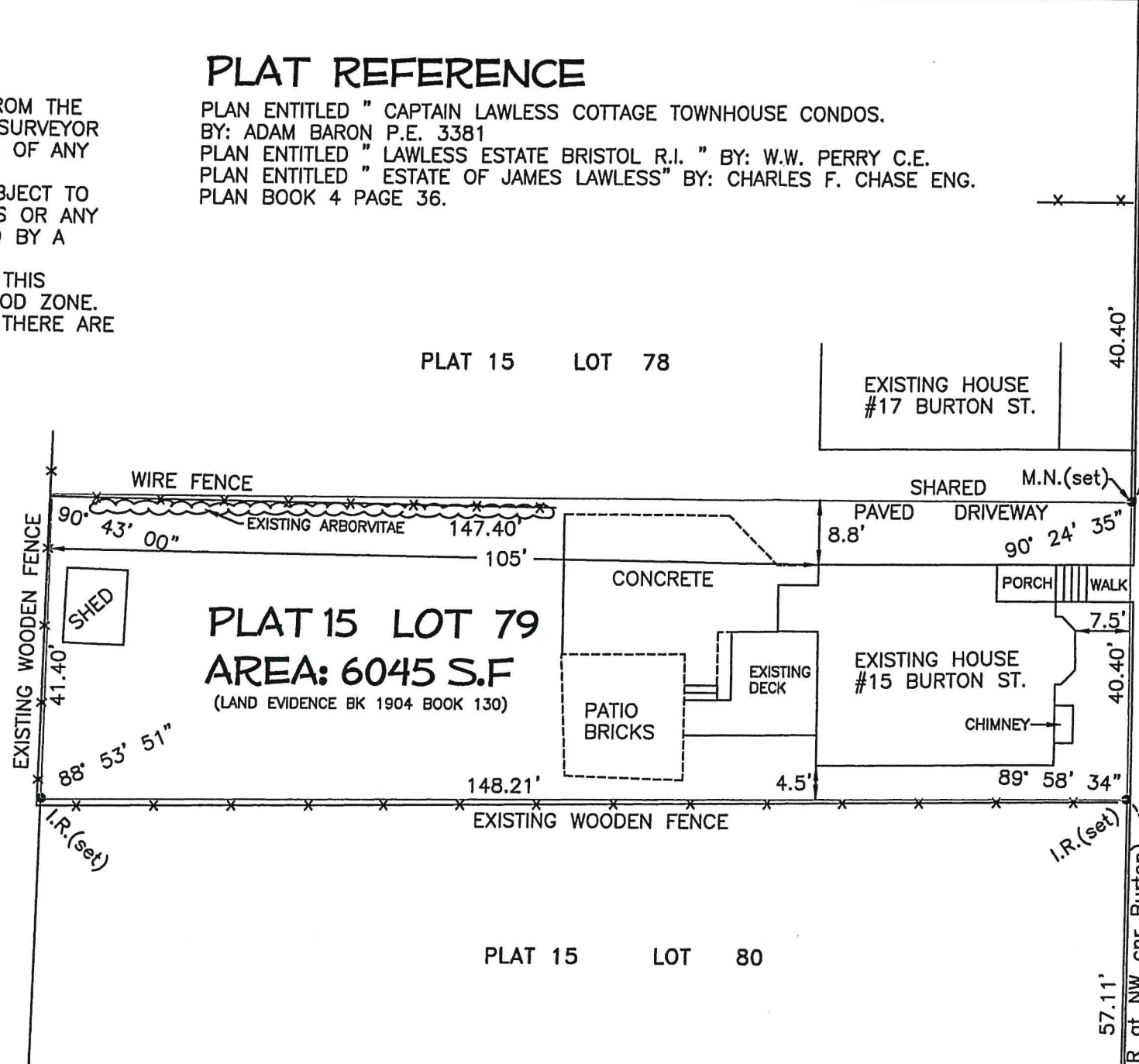
# LEGEND

- I.R. IRON ROD
- D.H. GRANITE BOUND
- W- EXISTING WATER LINE
- G- EXISTING GAS LINE
- W/S WATER STOP
- GV GAS VALVE
- G.B. GRANITE BOUND
- MN. MAGNETIC NAIL

# ZONING

R-6 ZONE MIN. LOT AREA : 6000 S.F.  
 MIN LOT WIDTH : 60'  
 LOT FRONTAGE : 60'  
 MAX. BLDG COVERAGE : 30%  
 BUILDING SETBACKS  
 FRONT : AVERAGE SETBACK OF BLOCK OR 20' WHICHEVER IS LESS.  
 REAR : 20'  
 SIDE : 10'

PLAT 15 LOT 89  
 PLAT 15 LOT 79  
 PLAT 15 LOT 80

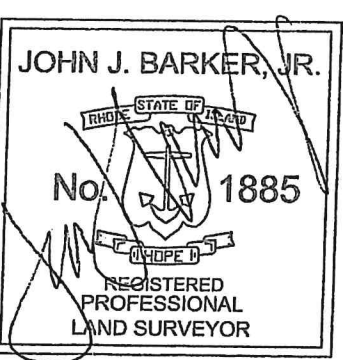


BURTON STREET

# CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.



JOHN J. BARKER, JR. PLS #1885  
 C.O.A # LS-A302

# SITE PLAN FOR THOMAS A. & LEE H. DAWSON

15 BURTON STREET PLAT 15 LOT 79 BRISTOL R.I. 02809

SCALE 1"=20' DATE 3/27/2023 DWN BY: JJB DWG NO. 230207-562

## ZONING SUMMARY: The DAWSON RESIDENCE

15 BURTON STREET, BRISTOL, RI 02809

DETERMINED FROM MAP, this PROPERTY is in the R-6 - RESIDENTIAL (6,000 SF Lot Size)  
DETERMINED FROM MAP, this PROPERTY is also in the BRISTOL HISTORIC DISTRICT (HDC)

REQUIRED LOT DIMENSIONS (In SF or Feet, or as designated):

- |  |  |
|--|--|
| ~ MINIMUM LOT AREA - 6,000 SF  | ~ MINIMUM SIDE YARD SETBACK - 10'  |
| ~ MINIMUM LOT WIDTH - 60 FT (Single Dwelling Unit)   | ~ MINIMUM REAR YARD SETBACK - 20'  |
| ~ MINIMUM LOT FRONTAGE - 60'   | ~ MAXIMUM HEIGHT - Average height of the block,<br>or 35', whichever is greater. |
| ~ MINIMUM FRONT YARD SETBACK - Average setback of the block,<br>or 20', whichever is less. | ~ MAXIMUM HEIGHT of ACCESSORY STRUCTURE - 20'                                    |
| ~ MAXIMUM LOTY COVERAGE - 30% (Residential)  | ~ MAXIMUM SIZE of ACCESSORY STRUCTURE - 22' X 24'                                |

Done by: Thomas A. Dawson, RA, LEED AP, NCARB - Architect.  
Tom Dawson Architecture, 15 Burton Street, Bristol, RI

Based upon: Bristol Zoning ByLaws, of Aug. 24, 2022, Section 28-111,  
Table B, Article IV; and the Bristol Zoning Map (of Jan. 27, 2021) - both online.

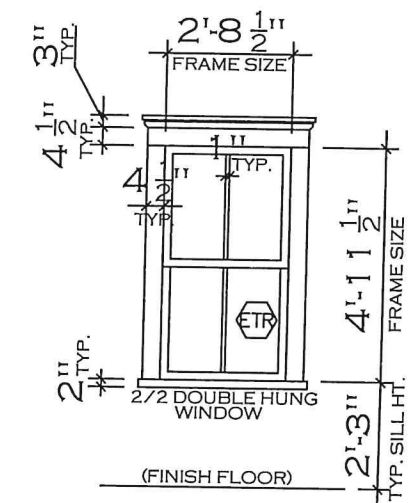
2

## EXISTING CONDITIONS: ZONING & WINDOW SPEC.

(SCALED to FIT 11x17 PRINT)

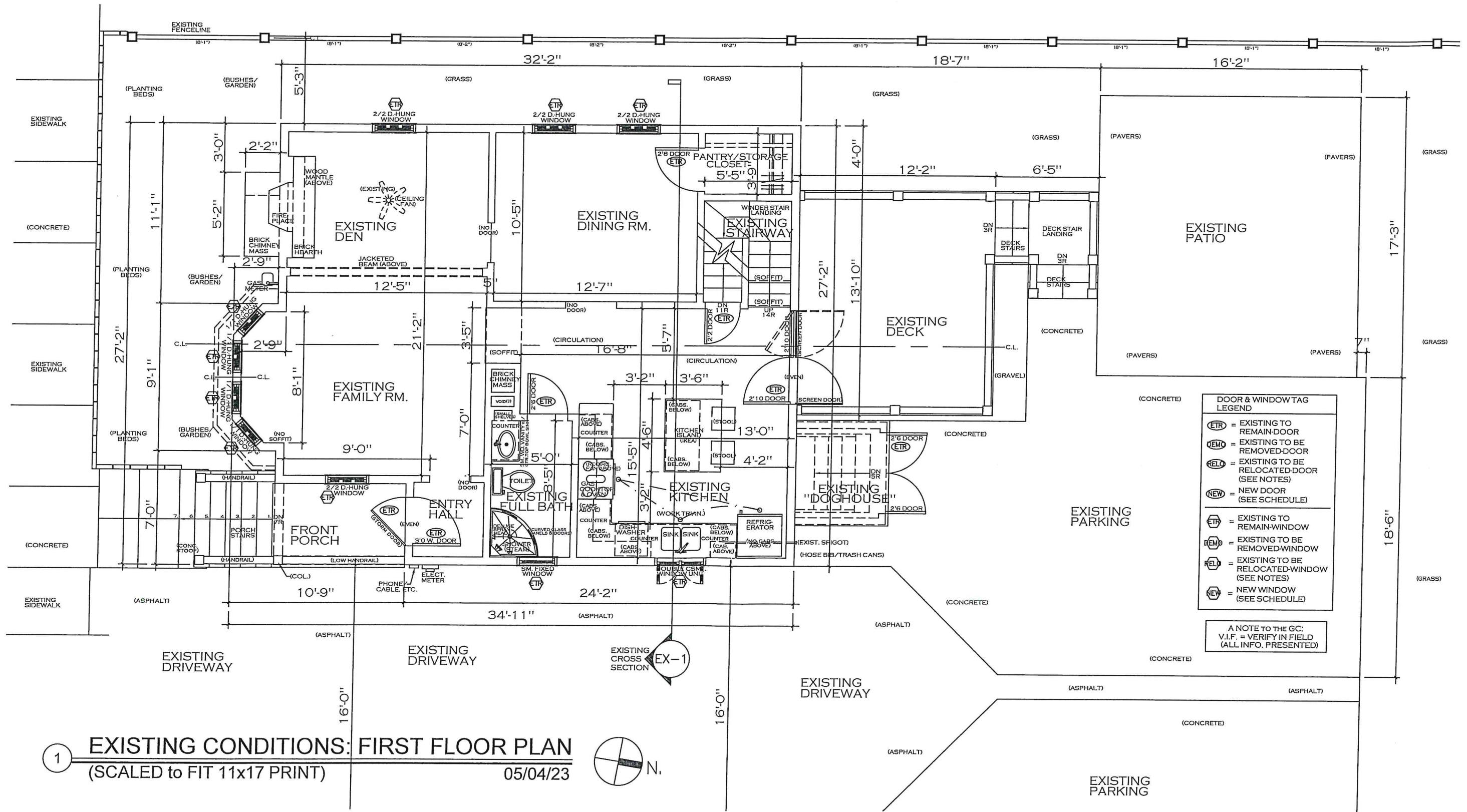
05/04/23

The "House Standard" Window



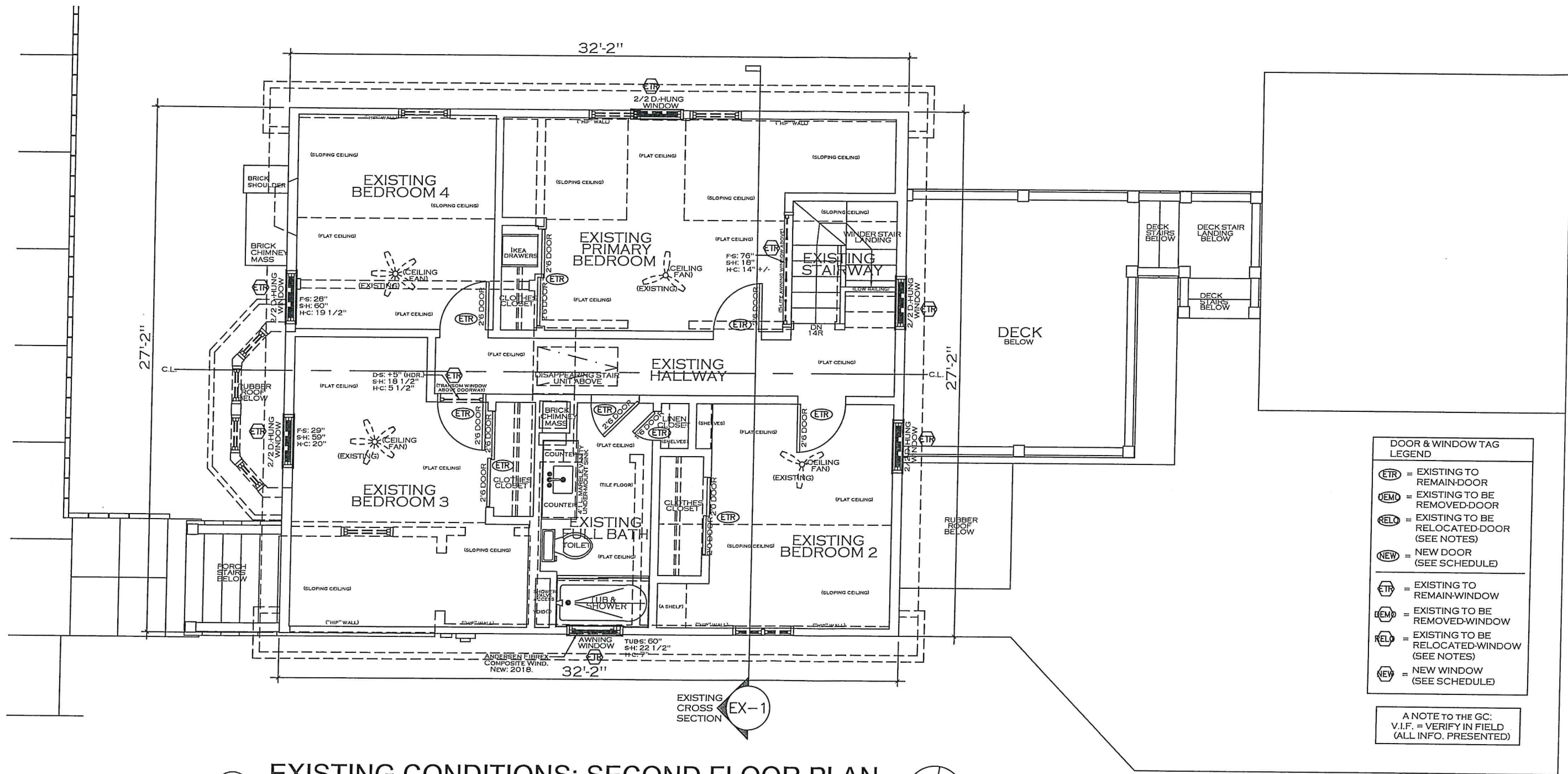
- EXISTING WINDOW SPECIFICATION:
- CALLING THIS "THE HOUSE STANDARD"
  - 2/2 DOUBLE HUNG WINDOW;
  - SIZE IS: 2'-8 1/2" WIDE X 4'-1 1/2" HIGH (FRAME SIZE; & FLOOR - SILL = 2'-3" TYPICAL;
  - THERE ARE SEVEN (7) EXISTING;
  - ALL EXISTING HAVE EXTERNAL STORM WINDOWS;





1





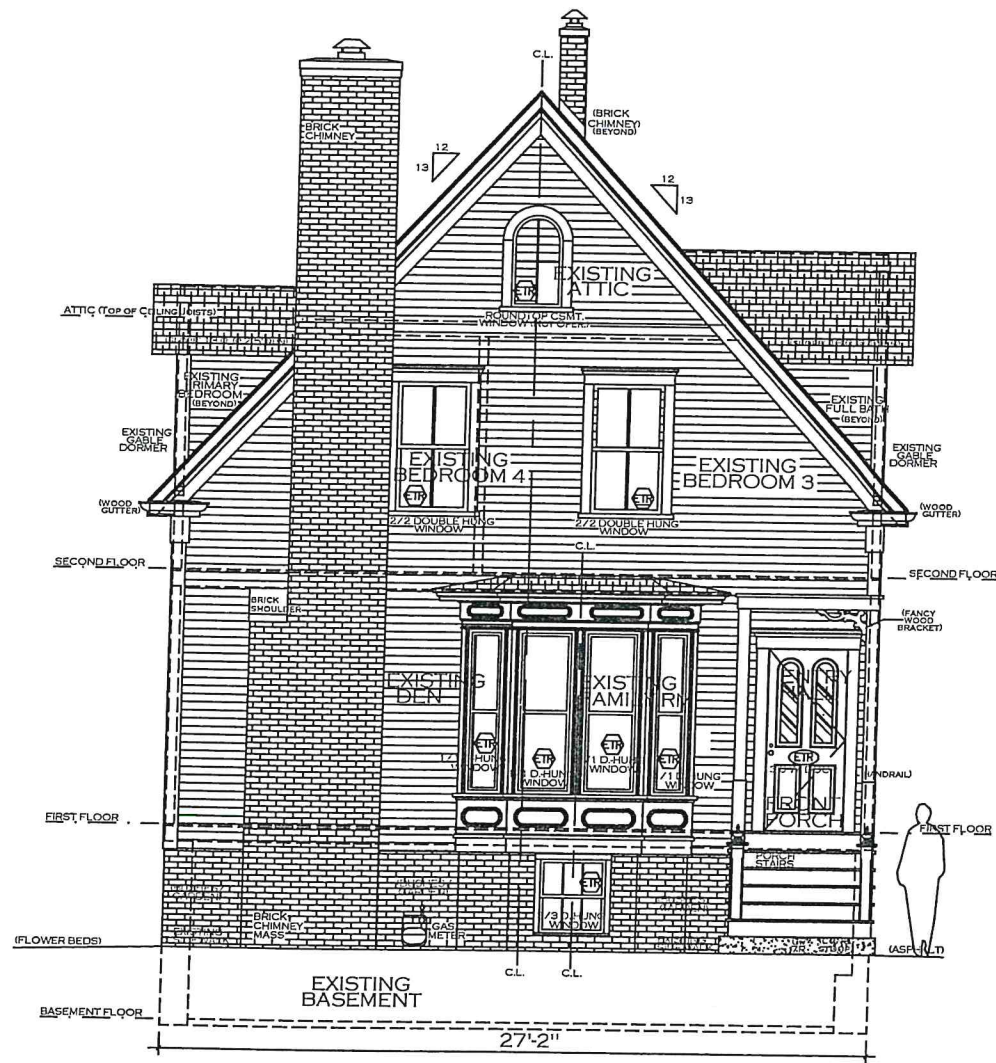
1

**EXISTING CONDITIONS: SECOND FLOOR PLAN**  
(SCALED to FIT 11x17 PRINT)

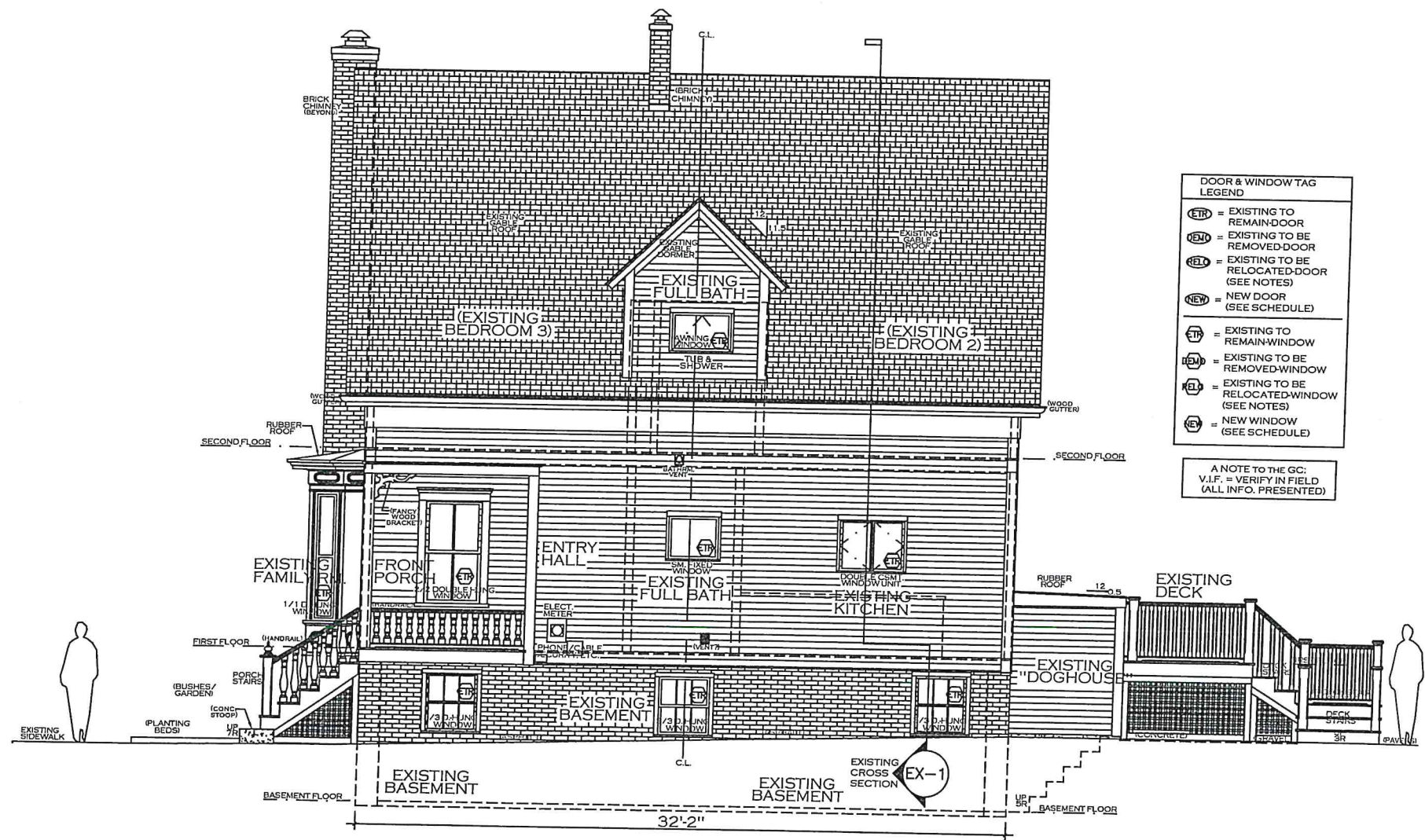
05/04/23



EXISTING CROSS SECTION EX-1



1 EXISTING CONDITIONS: FRONT (South) ELEVATION  
 (SCALED to FIT 11x17 PRINT) 05/04/23

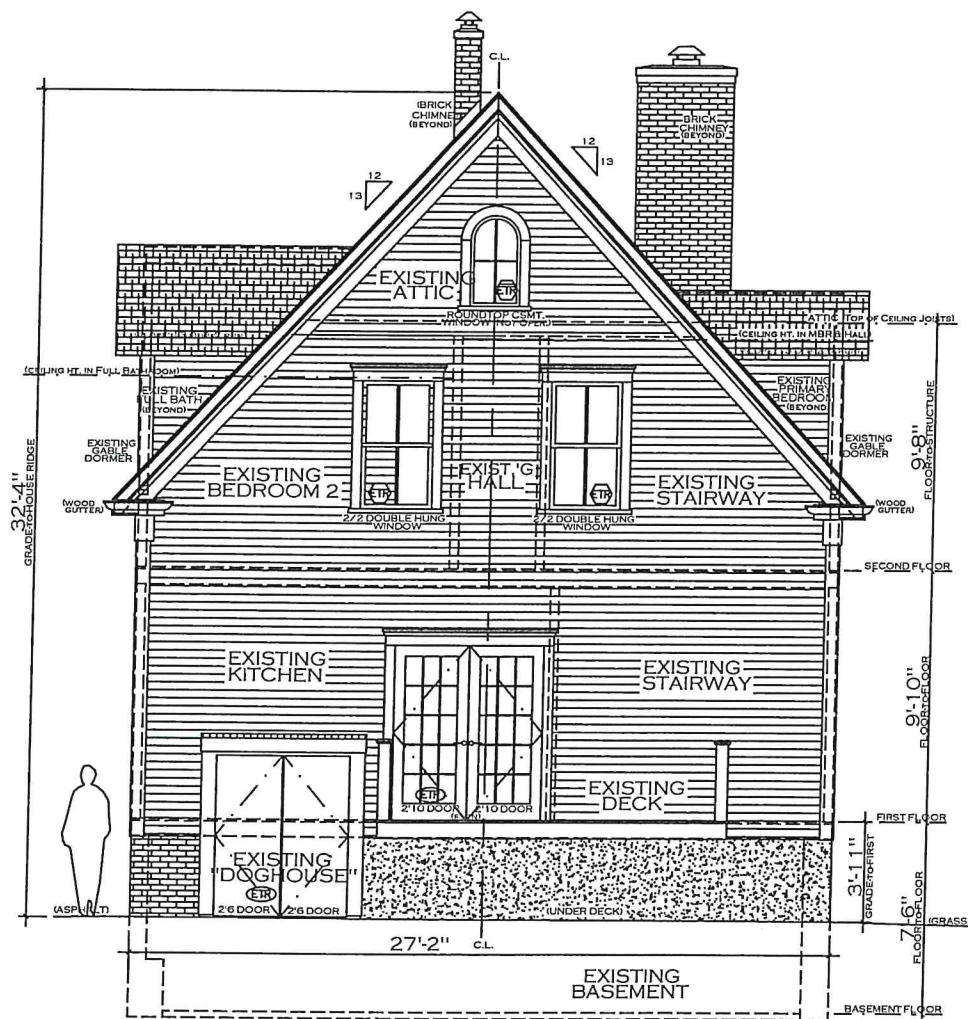


2 EXISTING CONDITIONS: SIDE (East, Driveway) ELEVATION  
 (SCALED to FIT 11x17 PRINT) 05/04/23

DOOR & WINDOW TAG LEGEND

	= EXISTING TO REMAIN-DOOR
	= EXISTING TO BE REMOVED-DOOR
	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
	= NEW DOOR (SEE SCHEDULE)
	= EXISTING TO REMAIN-WINDOW
	= EXISTING TO BE REMOVED-WINDOW
	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
	= NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:  
 V.I.F. = VERIFY IN FIELD  
 (ALL INFO. PRESENTED)

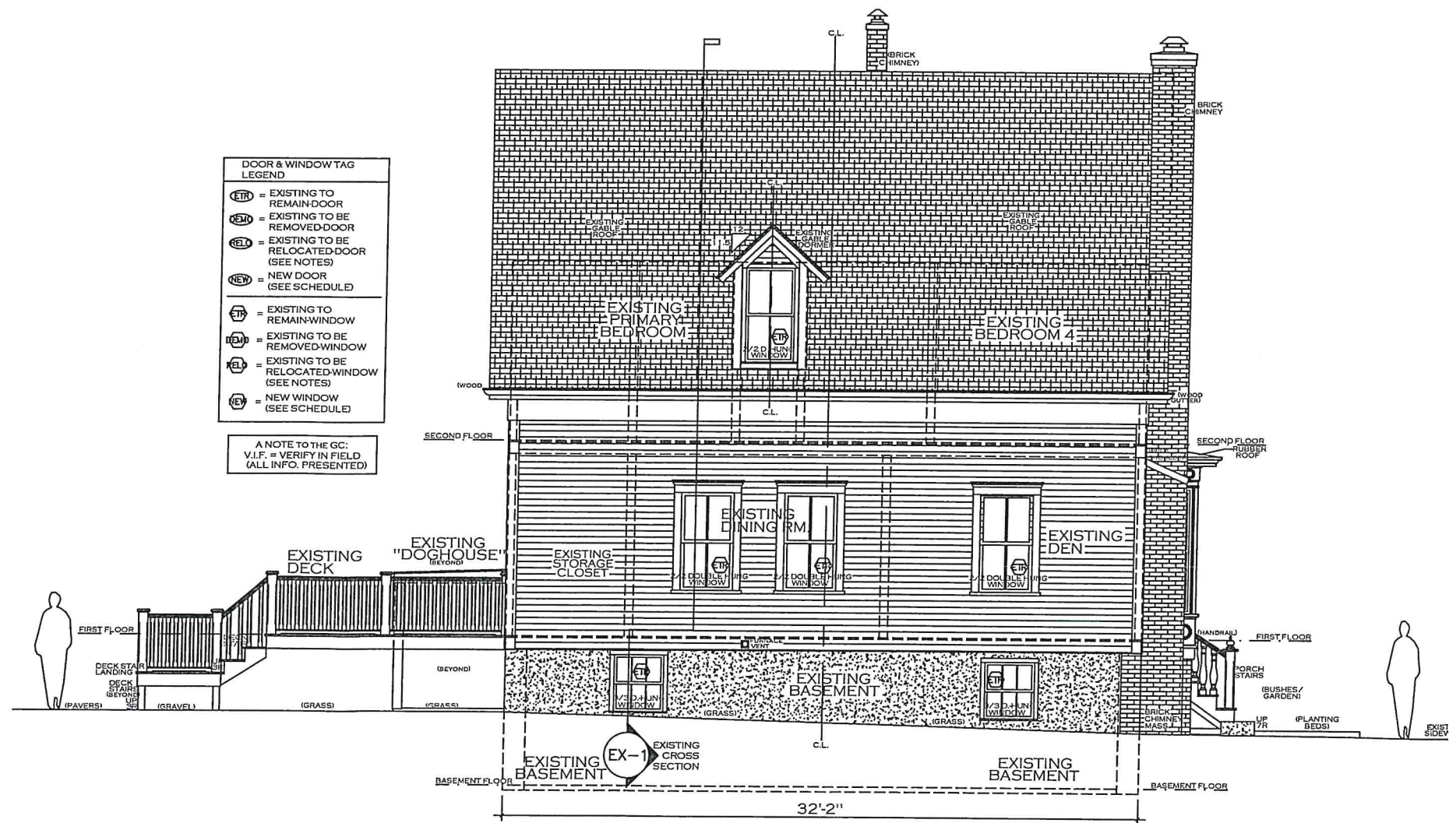


**DOOR & WINDOW TAG LEGEND**

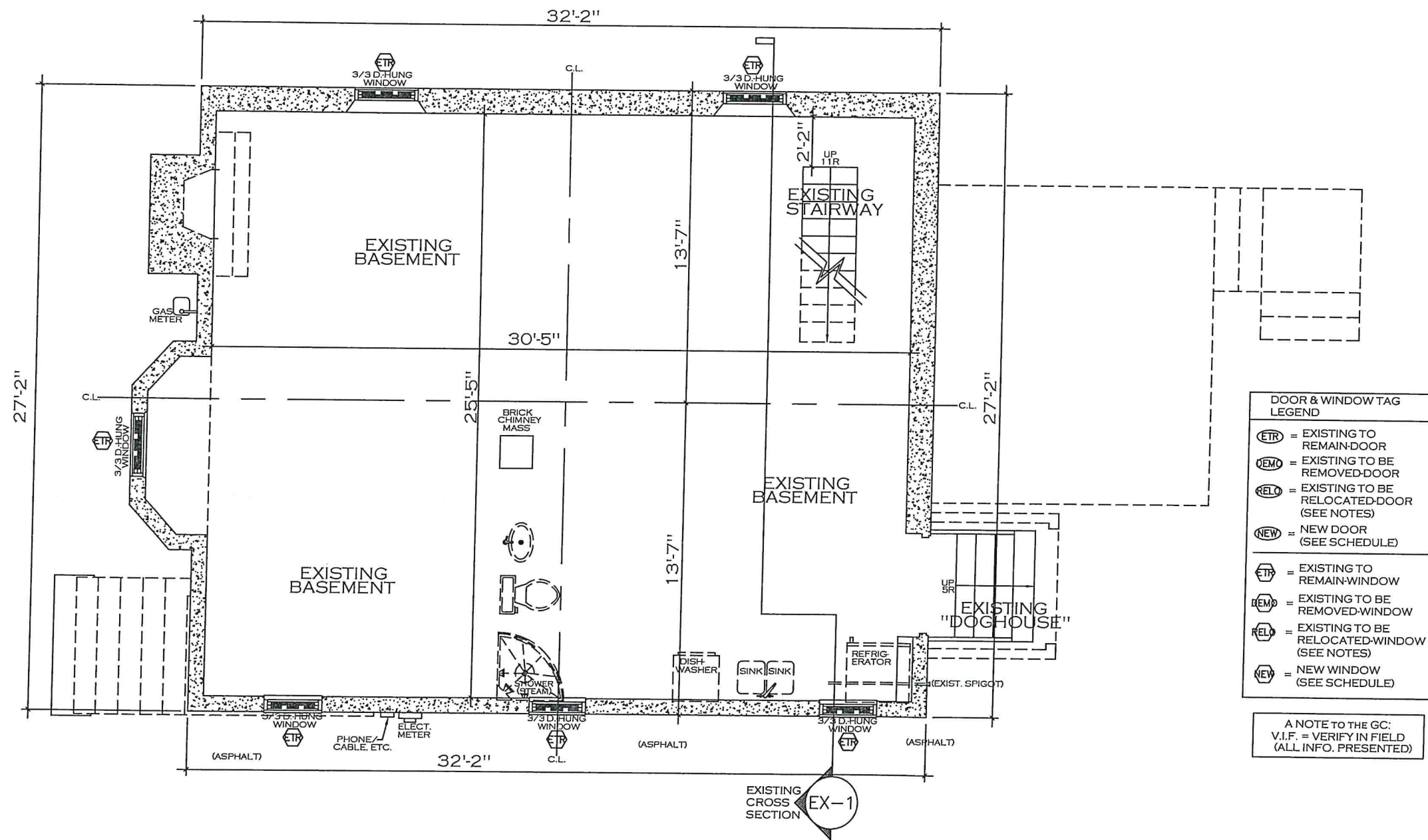
<b>ETR</b>	= EXISTING TO REMAIN-DOOR
<b>REM</b>	= EXISTING TO BE REMOVED-DOOR
<b>REL</b>	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
<b>NEW</b>	= NEW DOOR (SEE SCHEDULE)
<b>ETP</b>	= EXISTING TO REMAIN-WINDOW
<b>REW</b>	= EXISTING TO BE REMOVED-WINDOW
<b>REL</b>	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
<b>NEW</b>	= NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:  
V.I.F. = VERIFY IN FIELD (ALL INFO. PRESENTED)

1 **EXISTING CONDITIONS: REAR (North) ELEVATION**  
(SCALED TO FIT 11x17 PRINT) 05/04/23



2 **EXISTING CONDITIONS: SIDE (West, Yard) ELEVATION**  
(SCALED TO FIT 11x17 PRINT) 05/04/23



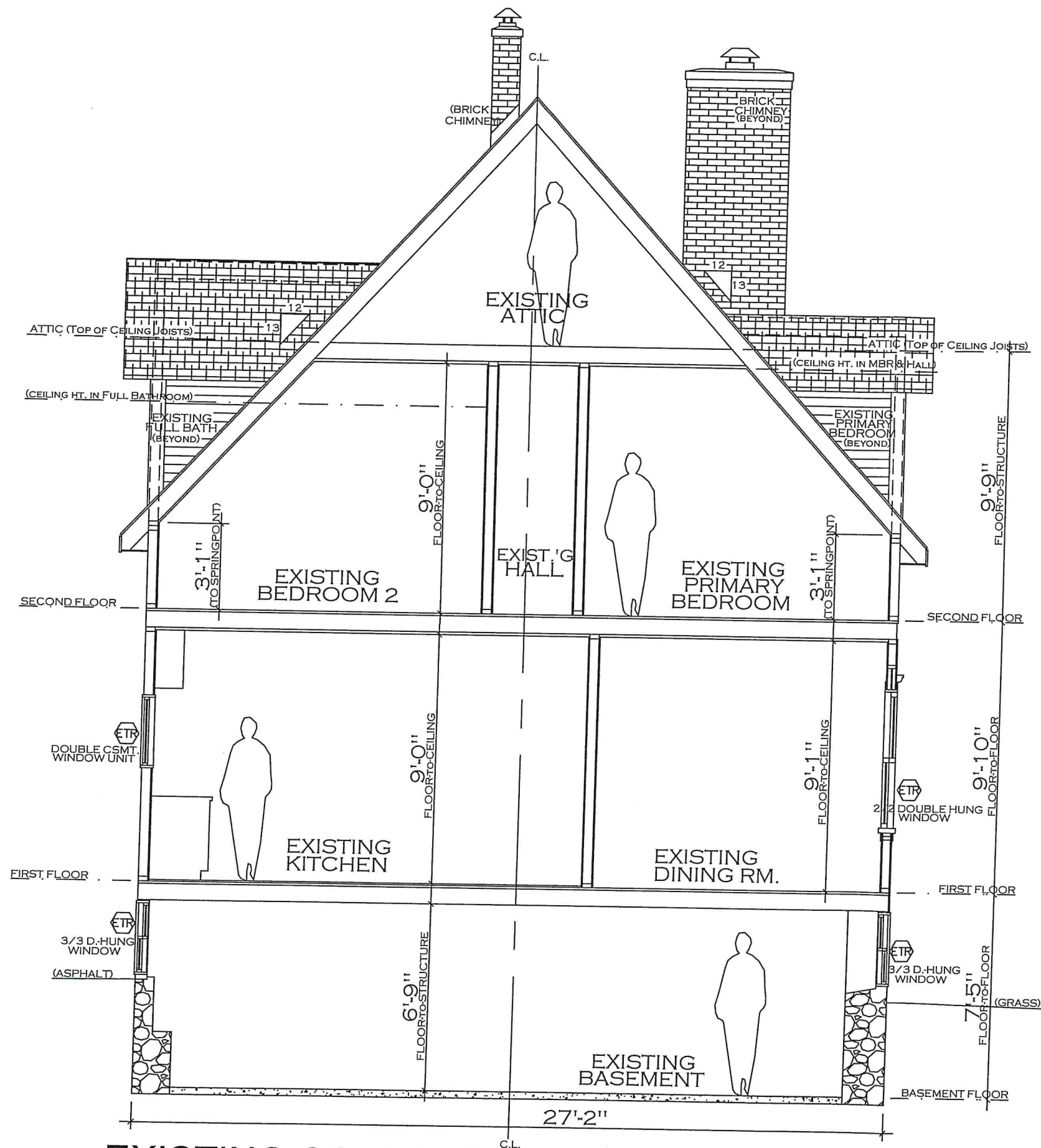
DOOR & WINDOW TAG LEGEND	
	= EXISTING TO REMAIN-DOOR
	= EXISTING TO BE REMOVED-DOOR
	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
	= NEW DOOR (SEE SCHEDULE)
	= EXISTING TO REMAIN-WINDOW
	= EXISTING TO BE REMOVED-WINDOW
	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
	= NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:  
V.I.F. = VERIFY IN FIELD  
(ALL INFO. PRESENTED)

1 **EXISTING CONDITIONS: BASEMENT/FOUNDATION PLAN**  
(SCALED to FIT 11x17 PRINT)

05/04/23





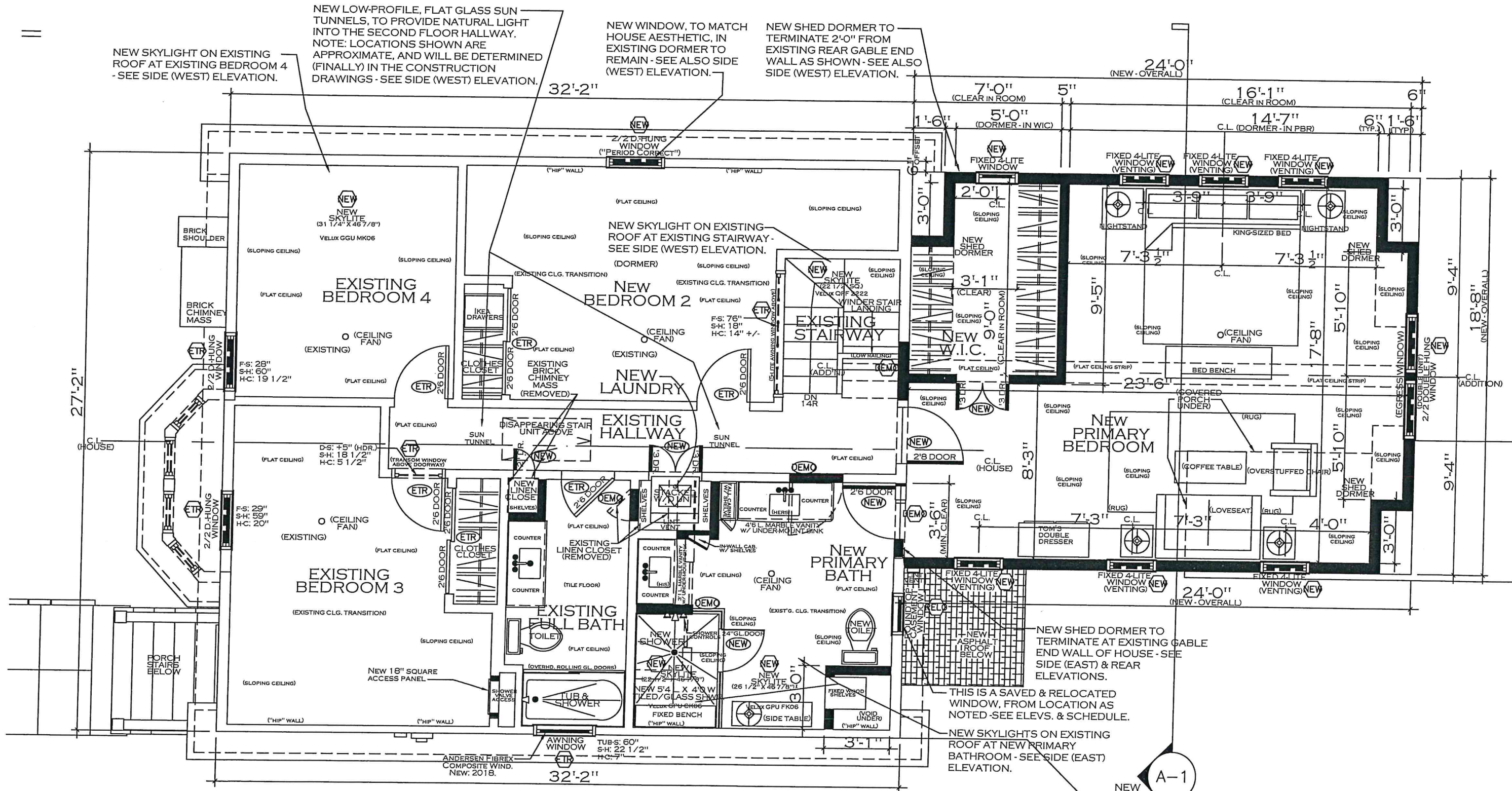
DOOR & WINDOW TAG LEGEND	
(ETR)	= EXISTING TO REMAIN-DOOR
(DEM)	= EXISTING TO BE REMOVED-DOOR
(RELO)	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
(NEW)	= NEW DOOR (SEE SCHEDULE)
(ETR)	= EXISTING TO REMAIN-WINDOW
(DEM)	= EXISTING TO BE REMOVED-WINDOW
(RELO)	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
(NEW)	= NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:  
V.I.F. = VERIFY IN FIELD  
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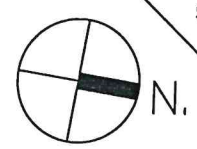
3 **EXISTING CONDITIONS: CROSS SECTION EX-1**  
(SCALED to FIT 11x17 PRINT)

05/04/23

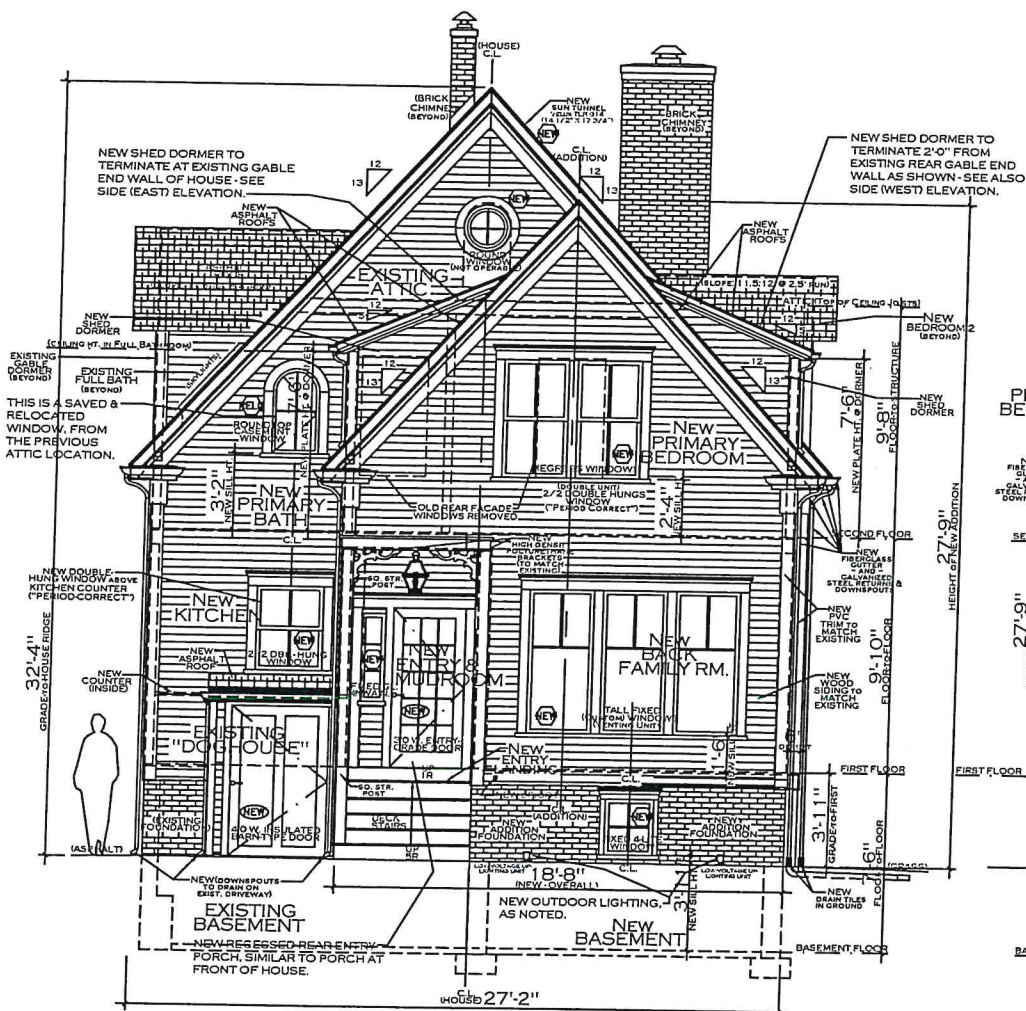




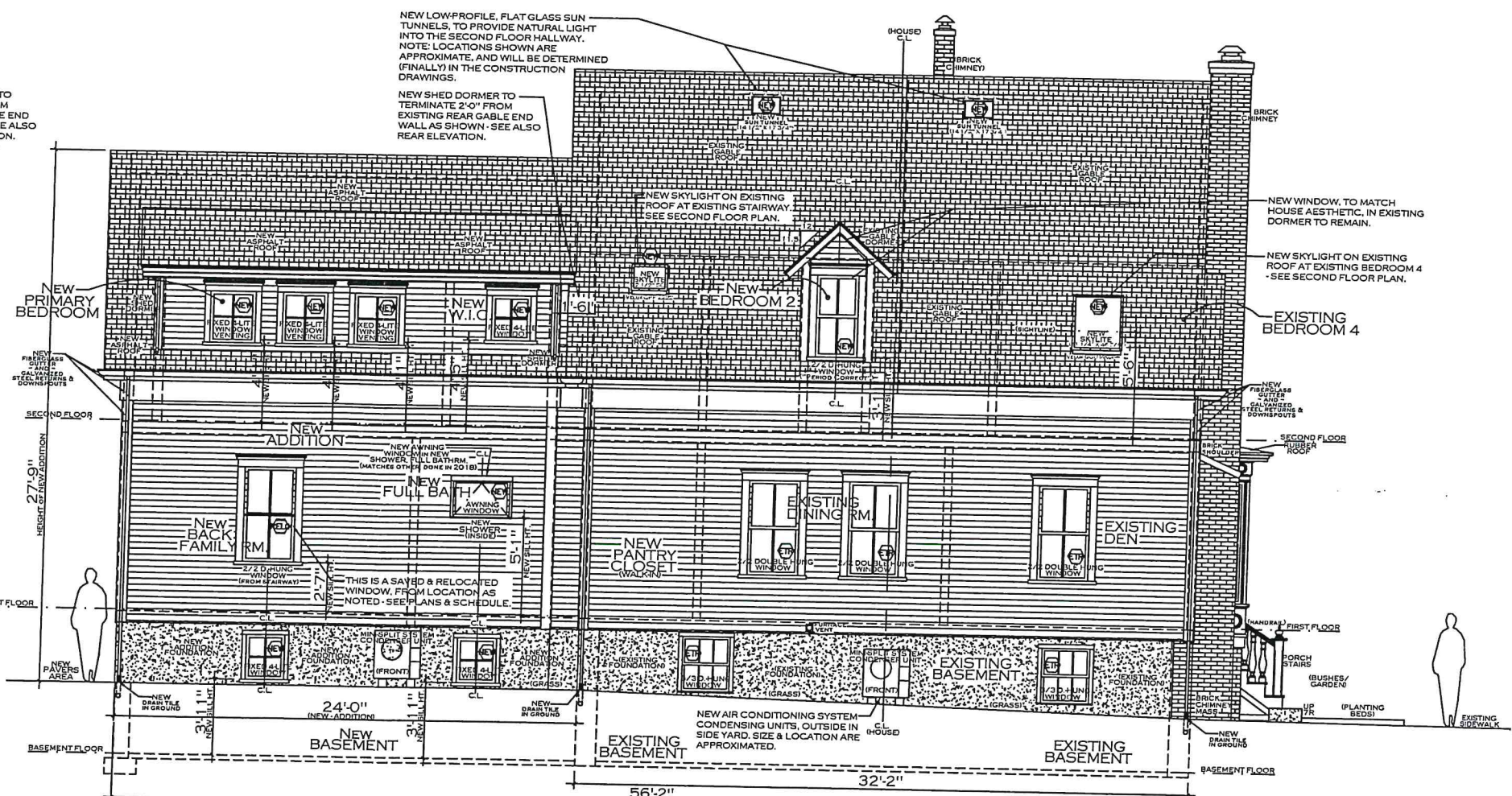
1 **NEW CONSTRUCTION: TOTAL HOUSE SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" 11/15/23



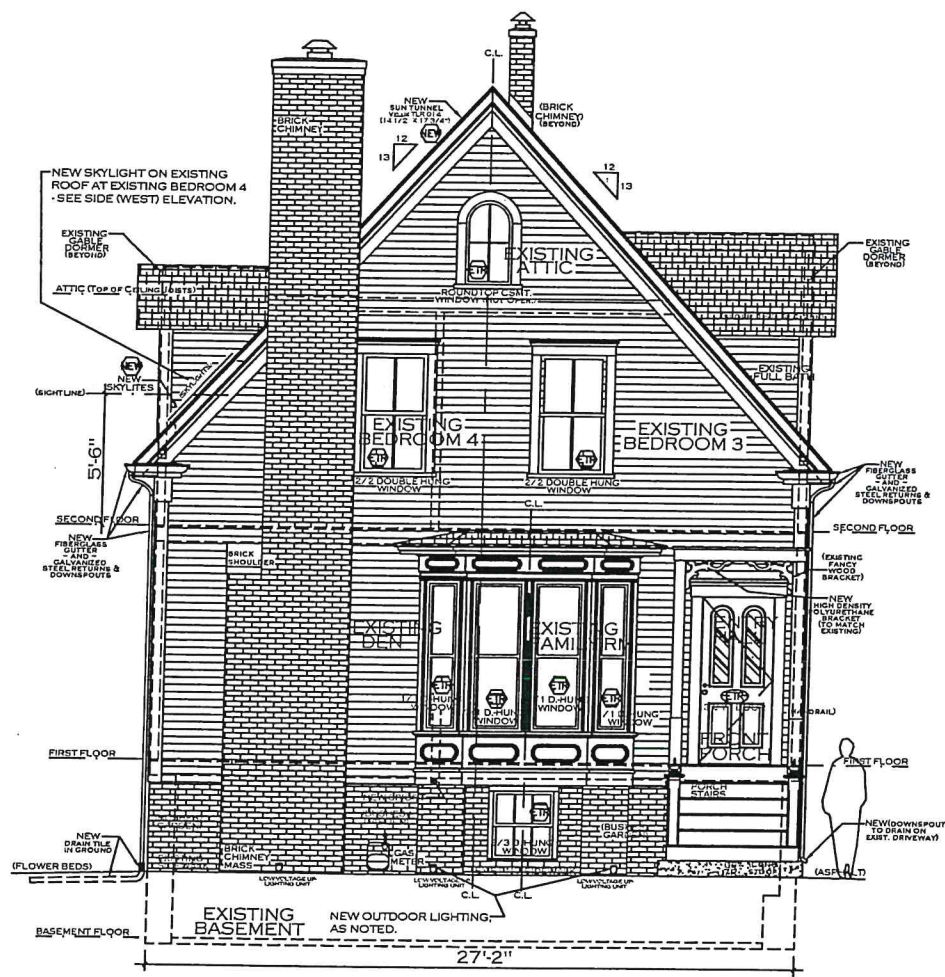




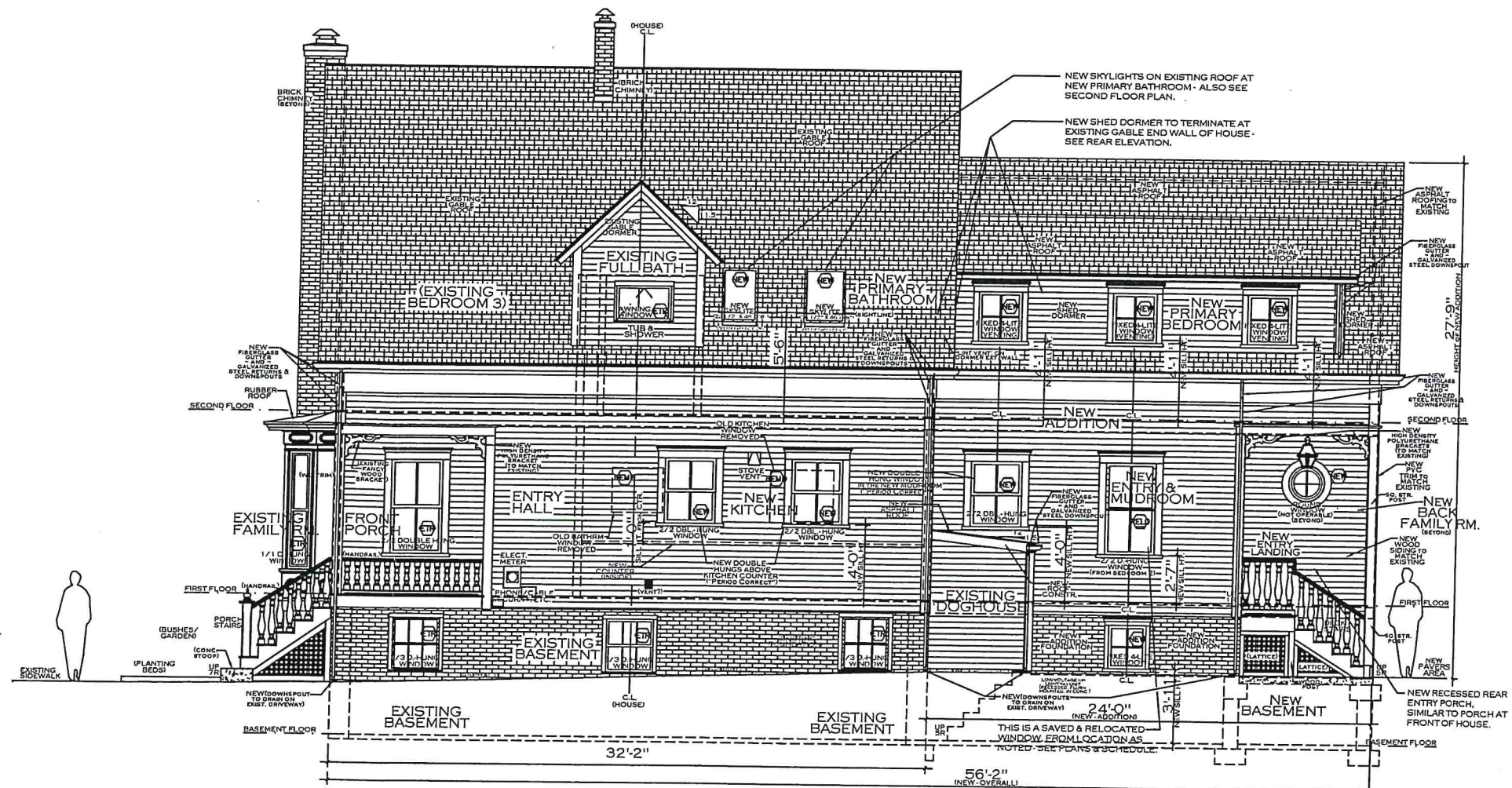
1 **NEW CONSTRUCTION: REAR (North) ELEVATION**  
 SCALE: 1/4" = 1'-0" 11/15/23



2 **NEW CONSTRUCTION: TOTAL HOUSE SIDE (West, Yard) ELEVATION**  
 SCALE: 1/4" = 1'-0" 11/15/23



1 NEW CONSTRUCTION: FRONT (South) ELEVATION  
SCALE: 1/4" = 1'-0" 11/15/23



2 NEW CONSTRUCTION: TOTAL HOUSE SIDE (East, Driveway) ELEVATION  
SCALE: 1/4" = 1'-0" 11/15/23







# 15 Burton Street - 200' Radius

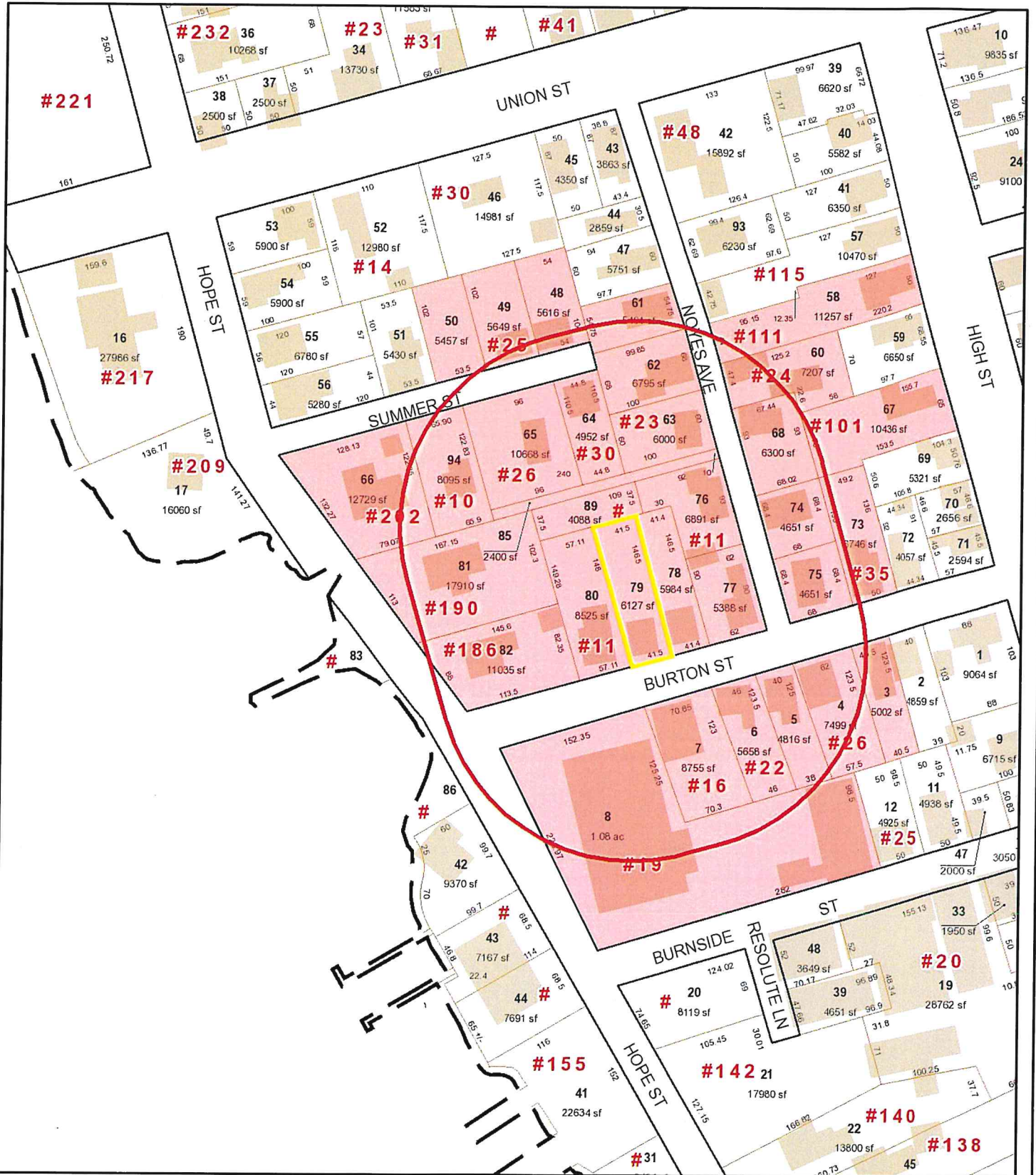
Bristol, RI



December 7, 2023

1 inch = 140 Feet

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# 200 foot Abutters List Report

Bristol, RI  
December 07, 2023

## Subject Property:

Parcel Number: 15-79  
CAMA Number: 15-79  
Property Address: 15 BURTON ST

Mailing Address: DAWSON, THOMAS A & LEE H TE  
4 JAMIE LANE  
HOPKINTON, MA 01748

---

## Abutters:

Parcel Number: 15-48  
CAMA Number: 15-48  
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R  
29 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-49  
CAMA Number: 15-49  
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN LINDA  
25 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-50  
CAMA Number: 15-50  
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN, GUSTAVUS J. IV TE &  
CATHERINE M.  
23 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-58  
CAMA Number: 15-58  
Property Address: 111 HIGH ST

Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R  
TE  
PO BOX 215  
BARTON, VT 05822

Parcel Number: 15-60  
CAMA Number: 15-60  
Property Address: 24 NOYES AVE

Mailing Address: LAVOIE, ROXANNE L.  
24 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-61  
CAMA Number: 15-61  
Property Address: 27 NOYES AVE

Mailing Address: PACHECO, JASON D  
27 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-62  
CAMA Number: 15-62  
Property Address: 25 NOYES AVE

Mailing Address: GUILD, MITCHELL A & JUDITH TE  
25 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-63  
CAMA Number: 15-63  
Property Address: 23 NOYES AVE

Mailing Address: FERRATO, JAMES D. & FERRATO,  
PAULA TRUSTEES (1/2) TC  
23 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-64  
CAMA Number: 15-64  
Property Address: 30 SUMMER ST

Mailing Address: LEVY, MARK L & KEATING, CELINE M  
TE  
697 WEST END AVE, APT. 5-D  
NEW YORK, NY 10025

Parcel Number: 15-65  
CAMA Number: 15-65  
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN  
MAURER JT  
26 SUMMER ST.  
BRISTOL, RI 02809



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12/7/2023

Page 1 of 3



# 200 foot Abutters List Report

Bristol, RI  
December 07, 2023

Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-67 CAMA Number: 15-67 Property Address: 101 HIGH ST	Mailing Address: HOWE, DAVID & KATHLEEN TE 101 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-68 CAMA Number: 15-68 Property Address: 22 NOYES AVE	Mailing Address: HANNEY MICHAEL J PEGGY 22 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-73 CAMA Number: 15-73 Property Address: 35 BURTON ST	Mailing Address: OLIVER, JOHN S. 35 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-75 CAMA Number: 15-75 Property Address: 29 BURTON ST	Mailing Address: HIGH STREET HOMES, LLC 118 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-81 CAMA Number: 15-81 Property Address: 190 HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 4 BRIAR SPRING ROAD ORLEANS, MA 02653



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# 200 foot Abutters List Report

Bristol, RI  
December 07, 2023

Parcel Number: 15-82	Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S.
CAMA Number: 15-82	CAMPBELL TE
Property Address: 186 HOPE ST	186 HOPE ST.
	BRISTOL, RI 02809

Parcel Number: 15-85	Mailing Address: CARLETON, APRIL M. TRUSTEE
CAMA Number: 15-85	190 HOPE ST
Property Address: HOPE ST	BRISTOL, RI 02809

Parcel Number: 15-89	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX
CAMA Number: 15-89	11 BURTON ST
Property Address: NOYES AVE	BRISTOL, RI 02809

Parcel Number: 15-94	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH
CAMA Number: 15-94	N TRUSTEES
Property Address: 10 SUMMER ST	10 SUMMER ST
	BRISTOL, RI 02809

Parcel Number: 16-3	Mailing Address: SEGAL, THADDEUS G
CAMA Number: 16-3	34 BURTON ST
Property Address: 34 BURTON ST	BRISTOL, RI 02809

Parcel Number: 16-4	Mailing Address: SIOBHAN HOLDINGS, LLC
CAMA Number: 16-4	207 LAMMS MILL RD
Property Address: 26 BURTON ST	WERNERSVILLE, PA 19565

Parcel Number: 16-5	Mailing Address: WROBLEWSKI, ALAN F & LORING,
CAMA Number: 16-5	MARIA L - TRUSTEES LORING
Property Address: 24 BURTON ST	WROBLEWSKI TRUST
	24 BURTON ST
	BRISTOL, RI 02809

Parcel Number: 16-6	Mailing Address: AUSTIN, EDWARD A III TRUSTEE
CAMA Number: 16-6	EDWARD A AUSTIN III REVOCABLE
Property Address: 22 BURTON ST	LIVING TRUST
	C/O 45 HIGH ST
	BRISTOL, RI 02809

Parcel Number: 16-7	Mailing Address: 16 BURTON ST LLC C/O SERAPHIN &
CAMA Number: 16-7	MARJORIE DAPONT
Property Address: 16 BURTON ST	65 VARNUM AVE
	BRISTOL, RI 02809

Parcel Number: 16-8	Mailing Address: HH ACQUISITIONS LLC
CAMA Number: 16-8-001	19 BURNSIDE ST
Property Address: 19 BURNSIDE ST	BRISTOL, RI 02809

Parcel Number: 16-8	Mailing Address: HERRESHOFF MARINE MUSEUM
CAMA Number: 16-8-002	P. O. BOX 450
Property Address: 17 BURNSIDE ST	BRISTOL, RI 02809

Parcel Number: 16-8	Mailing Address: HERRESHOFF MARINE MUSEUM
CAMA Number: 16-8-003	P. O. BOX 450
Property Address: 1 BURNSIDE ST	BRISTOL, RI 02809



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16 BURTON ST LLC  
C/O SERAPHIN & MARJORIE D  
65 VARNUM AVE  
BRISTOL, RI 02809

ESSELEN, GUSTAVUS J. IV T  
& CATHERINE M.  
23 SUMMER ST  
BRISTOL, RI 02809

LAVOIE, ROXANNE L.  
24 NOYES AVE  
BRISTOL, RI 02809

AUSTIN, EDWARD A III TRUS  
EDWARD A AUSTIN III REVOC  
C/O 45 HIGH ST  
BRISTOL, RI 02809

FERRATO, JAMES D. &  
FERRATO, PAULA TRUSTEES (  
23 NOYES AVE  
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C  
697 WEST END AVE, APT. 5-D  
NEW YORK, NY 10025

BAKER, JOHN  
LINDA  
25 SUMMER ST  
BRISTOL, RI 02809

FORD, DAVID  
STRATTON, NANCY ETUX  
11 BURTON ST  
BRISTOL, RI 02809

OLIVER, JOHN S.  
35 BURTON ST  
BRISTOL, RI 02809

BECKMAN, ANNA E  
COHEN, JESSE P TE  
23 BURTON ST  
BRISTOL, RI 02809

GUILD, MITCHELL A &  
JUDITH TE  
25 NOYES AVE  
BRISTOL, RI 02809

PACHECO, JASON D  
27 NOYES AVE  
BRISTOL, RI 02809

BURKE, CHARLES A. ET AL  
MARI-LYNN MAURER JT  
26 SUMMER ST.  
BRISTOL, RI 02809

HANNEY MICHAEL J  
PEGGY  
22 NOYES AVE  
BRISTOL, RI 02809

READ, CLARA E & HURD, JAY  
CLARA E READ & JAY B HURD  
11 NOYES AVE  
BRISTOL, RI 02809

CAMPBELL, WILLIAM K ETUX  
JUDITH S. CAMPBELL TE  
186 HOPE ST.  
BRISTOL, RI 02809

HANSON, WADE R  
29 SUMMER ST  
BRISTOL, RI 02809

SCHWENGEL, ROBERT H &  
ELIZABETH N TRUSTEES  
10 SUMMER ST  
BRISTOL, RI 02809

CARLETON, APRIL M. TRUSTE  
190 HOPE ST  
BRISTOL, RI 02809

HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

SEGAL, THADDEUS G  
34 BURTON ST  
BRISTOL, RI 02809

CARLETON, APRIL M. TRUSTE  
4 BRIAR SPRING ROAD  
ORLEANS, MA 02653

HH ACQUISITIONS LLC  
19 BURNSIDE ST  
BRISTOL, RI 02809

SIOBHAN HOLDINGS, LLC  
207 LAMMS MILL RD  
WERNERSVILLE, PA 19565

CITO, JEFFREY D &  
KELLY, STEPHANIE JT  
8 PARK AVE  
WAPPINGERS, NY 12590

HIGH STREET HOMES, LLC  
118 HIGH ST  
BRISTOL, RI 02809

STEPHENS, MARK S & SUZETT  
17 BURTON ST  
BRISTOL, RI 02809

DAWSON, THOMAS A &  
LEE H TE  
4 JAMIE LANE  
HOPKINTON, MA 01748

HOWE, DAVID & KATHLEEN TE  
101 HIGH ST  
BRISTOL, RI 02809

VANDEVENTER, BRENDAN P &  
MONICA R TE  
202 HOPE ST  
BRISTOL, RI 02809

WROBLEWSKI, ALAN F & LORI  
LORING WROBLEWSKI TRUST  
24 BURTON ST  
BRISTOL, RI 02809

YOUNG, CHRISTOPHER M &  
LAUREN R TE  
PO BOX 215  
BARTON, VT 05822