



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

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

File #2023-02

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 3, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Christopher and Karen A. Ferreira
PROPERTY OWNER: Christopher and Karen A. Ferreira
LOCATION: 1 Colonial Road
PLAT: 61 LOT: 47
ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to modify a previous decision to construct a 16ft. x 24ft. accessory garage with attached 10ft. x 16ft. carport by enlarging the proposed carport to 12ft 3in. x 21ft and connecting the structure to an existing single-family dwelling with less than the required right side yard and less than the required rear 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, December 29, 2022.



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

APPLICATION

File No: 2023-02

Accepted by ZEO: GMT 11/29/2022

APPLICANT	Name: <u>Christopher + Karen Ferreira</u>
	Address: <u>1 Colonial Rd</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: <u>02809</u>
	Telephone #: <u>401 742 5278</u> Home: <u>401 742 5278</u> Work/Cell: <u>742 5278</u>
PROPERTY OWNER	Name: <u>Christopher + Karen Ferreira</u>
	Address: <u>1 Colonial Rd</u>
	City: <u>Bristol</u> State: <u>RI</u> ZIP: <u>02809</u>
	Telephone #: <u>401 742 5278</u> Home: <u>401 742 5278</u> Work/Cell: <u>742 5278</u>

1. Location of subject property: 1 Colonial Rd Bristol RI
Assessor's Plat(s) #: 61 Lot(s) #: 47
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): Minimum side yard setback on Rt
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?: 7 yrs 6 months
7. Present use of property: Primary 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): _____
10. Proposed use of property: Primary Residence

2022 NOV 29 AM 11:51

TOWN OF BRISTOL
COMMUNITY DEV.

11. Give extent of proposed alterations: Add a 16x24' garage + Carport
with one corner attached to existing Residence

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Garage + Carport = garage = 16x24
Attached Carport to garage + house 12x21

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>49'</u>
Left side lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>44'</u>
Right side lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>2'</u>
Rear lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>6'</u>
Building height:	Required: <u>20'</u>	Proposed: <u>13'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: 22x24 Proposed: 16x45

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? 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: Christopher Ferreira Date: 11/23/2022

Print Name: Christopher Ferreira

Property Owner's Signature: Christopher Ferreira Date: 11/23/2022

Print Name: Christopher Ferreira

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

Name: N/A Telephone #: _____

Address: _____

Note: See Exhibit A Explanation For Variance

Addendum to Zoning Application

I originally applied for a variance to increase the size of my garage and add a carport on the front of the garage back in March of 2022. I needed some relief on one of my set backs on the right from 6' to 2'. The variance was approved and granted.

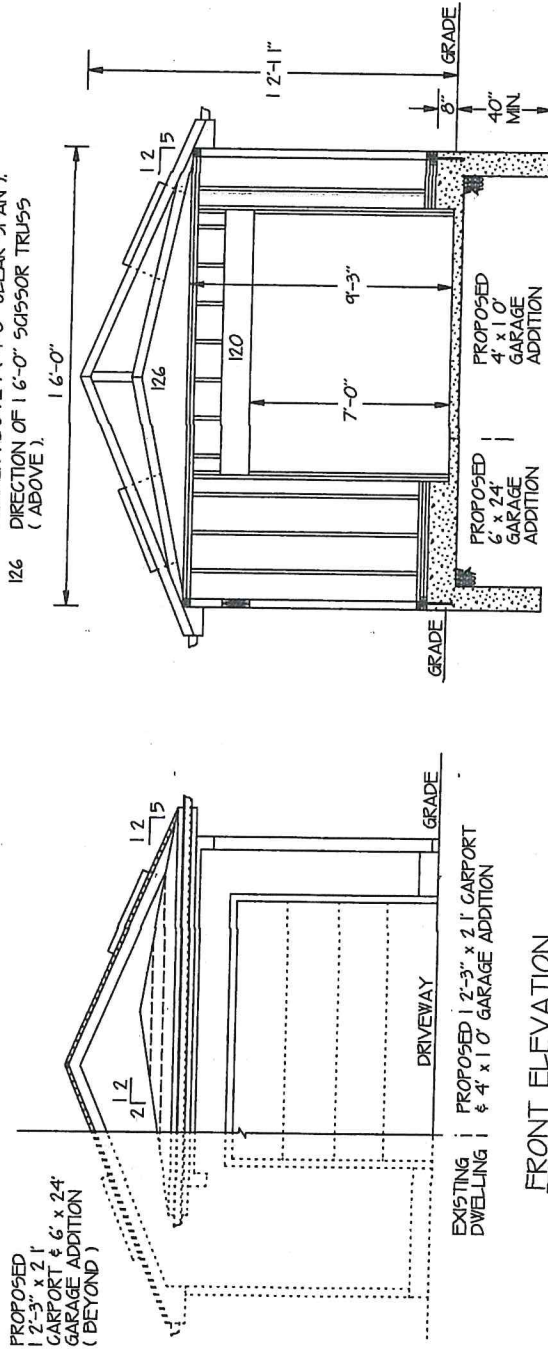
After demolishing the old structure and starting construction on the new foundation, I ran into a few challenges that required a modification to the existing plans originally submitted. The building inspector notified me when I applied for my permit that the building code requires a minimum of 2' from an exterior corner before I can have a door or window, so we moved the garage door over two feet to meet building code requirements. Making this change and leaving the carport as originally configured will put the left side end pole in the travel of the vehicle, I believe this would be a major safety hazard. Since the garage door is two feet to the left, I want to increase the size of the carport by 2' to accommodate the new location of the garage door.

After careful consideration and the layout concerns. It seems to make sense to increase the length of the car port by approximately 4' so that I can tie the left corner support into the side of the existing single-family residence. Doing this eliminates the support post on the front left side of the car port. I dramatically reduce the possibility of anyone backing a car up and colliding with the support post. In addition, if I do not tie the proposed car port into the house the support post sits very close to the existing bulk head door located just to the left of the back corner of the home. This would make it extremely difficult for the bulkhead to function as an entrance to enter and exit the basement.

I am asking for some additional relief on the original variance granted at the March 2022 meeting. I need an additional variance for 4' in length to the carport and approval to tie the proposed carport into the left corner of the residence.

STRUCTURAL - TO BE SIZED BY OTHERS

120 (2) - 1-3/4" x 117/8" "LVL" (GARAGE HEADER ABOVE) (9'-0" CLEAR SPAN).
126 DIRECTION OF 16'-0" SOISSOR TRUSS (ABOVE).



FRONT ELEVATION

CROSS-SECTION PLAN

TYPICAL GARAGE CONSTRUCTION

TYPICAL ROOF SOISSOR TRUSS CONSTRUCTION TRUSS TO BE ENGINEERED BY TRUSS MANUFACTURE & INSTALLED @ 2'-0" O.C. SIMPSON H25A HURRICANE TIE (EACH TRUSS), 5/8" TIG ADVANTAGE 099 ROOF SHEATHING, FELT PAPER, (APPLY ICE / WATER SHIELD BARRIER ALONG THE EAVES), ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, 1" x 3" @ 16" O.C. FLOORING (UNFINISHED CEILING) (SEE APPENDIX "AA" FOR CODE DETAILS)

TYPICAL SOFFIT CONSTRUCTION 2" x 8" SUB-FASCIA BOARD, 1" x 8" FASCIA BOARD, 1" x 1/2" SOFFIT BOARD, SOFFIT VENTS @ 4" x 5" ALUMINUM GUTTERS + DOWNSPOUTS (ALL TRIM TO BE COMPOSITE)

TYPICAL EXTERIOR WALL CONSTRUCTION 2" x 4" @ 16" O.C. STUDS, W/ 1/2" CDX PLY-Score Sheathing, TYFAR VAPOR PAPER, HARDPLANK CLAPBOARD (2) - 2" x 4" TOP PLATES, 2" x 4" BOTTOM PLATE @ (2) - 2" x 12" HEADERS (SEE APPENDIX "AA" FOR CODE DETAILS)

TYPICAL VINYL WINDOW

2" x 4" EXTERIOR WALL, DOUBLE HUNG TILT-WASH, VINYL GLAD, GRILLES & SCREENS

TYPICAL SKYLIGHT WINDOWS

W/ FLASHING KIT & SCREEN UNFINISHED

TYPICAL INTERIOR WALL CONSTRUCTION

1'0" CONCRETE FOUNDATION WALL (2500 PSI), 1/2" Ø ANCHOR BOLTS @ 4'-0" O.C. + 1'2" MAX. FROM CORNERS, SILL INSULATION 2" x 6" P.T. SILL PLATE & 2" x 6" KD SILL PLATE

TYPICAL GARAGE FLOOR CONSTRUCTION

4" CONCRETE SLAB (3000 PSI) - PITCH TOWARD'S GARAGE DOOR AS NEEDED, VAPOR BARRIER, 8" GRAVEL & 6" x 6" WIRE MESH

TYPICAL MEASUREMENTS FOR CONSTRUCTION FIELD VERIFY ALL MEASUREMENTS, ADDITION SLAB HEIGHT TO MATCH EXISTING SLAB HEIGHT (W/ NEW SKIM COAT)

TYPICAL EXTERIOR SPECIFICATIONS

ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, "HARDBOARD" CLAPBOARDS, 1" x 4" CORNER BOARDS, 1" x 8" FASCIA BOARDS, 1" x 12" SOFFIT BOARDS W/ SOFFIT VENTS, 8" GABLE OVERHANG (FRONT ONLY), 1" x 4" FRIEZE BOARDS, #8469 BAND MOLDING ON 1" x 6" RAKE BOARDS, 1" x 4" WINDOW + DOOR CASING & 1-1/2" WINDOW SILLS (ALL TRIM TO BE COMPOSITE)

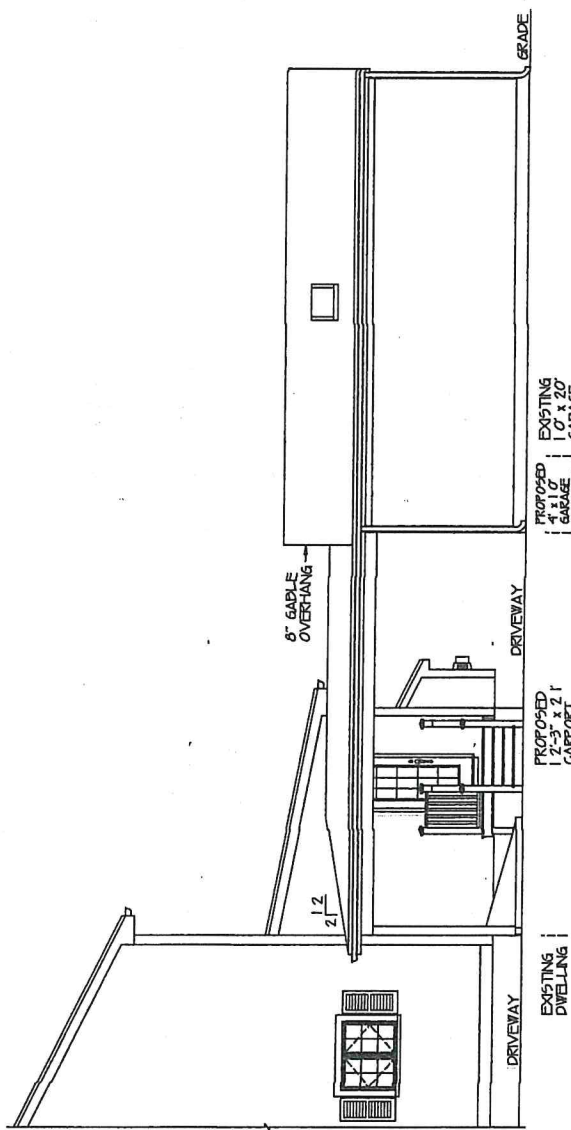
PROPOSED RENOVATIONS, 4' x 10' + 6' x 24' GARAGE ADDITIONS & 12'-3" x 21' GARPORT

MR. & MRS. FERREIRA

FRONT ELEVATION &

GARAGE CROSS-SECTION PLAN

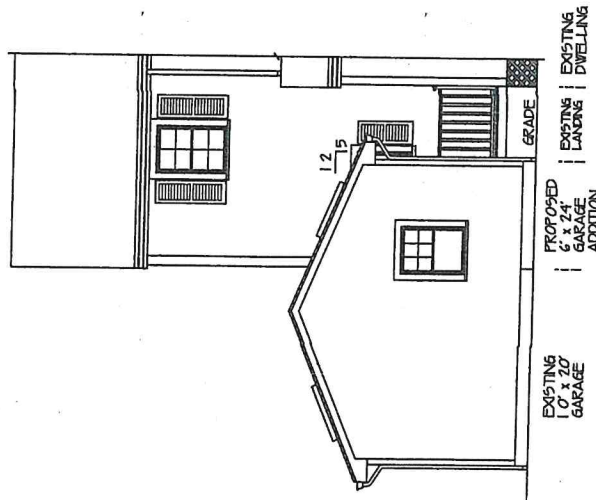
DATE 11-8-22 SCALE 3/16"=1'-0" PAGE 1 OF 7



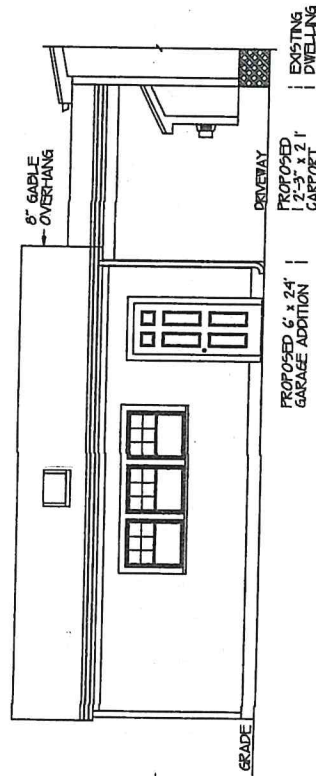
PROPOSED RENOVATIONS,
4' x 10' + 6' x 24' GARAGE
ADDITIONS & 12'-3" x 21'
CARPORT

MR. & MRS. FERREIRA		
RIGHT ELEVATION		
DATE	11-8-22	SCALE 1/8"=1'-0" PAGE 2 OF 7

TYPICAL EXTERIOR SPECIFICATIONS
 ARCHITECTURAL ROOF SHINGLES, EDGE VENT,
 "HARDBOARD" GLAPBOARDS, 1" x 4" CORNER
 BOARDS, 1" x 8" FASCIA BOARDS, 1" x 12"
 SOFFIT BOARDS W/ SOFFIT VENTS, 6" GABLE
 OVERHANG (FRONT ONLY), 1" x 4" FRIEZE
 BOARDS, #8-16" BAND MOLDING ON 1" x 6"
 RAKE BOARDS, 1" x 4" WINDOW + DOOR CASING
 & 1-1/2" WINDOW SILL (ALL TRIM TO BE
 COMPOSITE)



REAR ELEVATION



LEFT ELEVATION

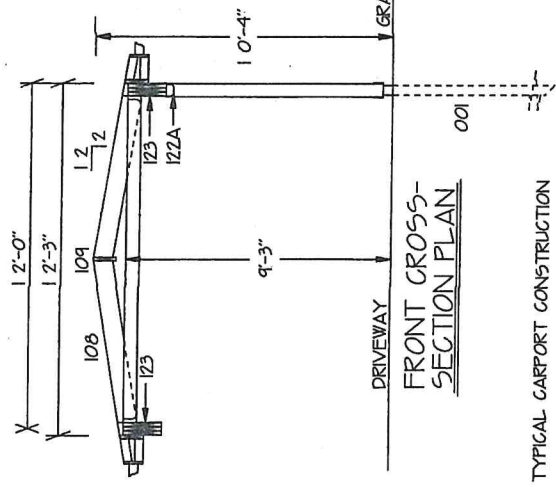
PROPOSED RENOVATIONS,
4' x 10' + 6' x 24' GARAGE
ADDITIONS & 12'-3" x 21'
CARPORT

TYPICAL EXTERIOR SPECIFICATIONS
ARCHITECTURAL ROOF SHINGLES, ROOF VENT,
HARDBOARD LAPBOARDS, 4" CORNER
BOARDS, 1" x 6" FASCIA BOARDS, 1" x 6"
SOFFIT BOARDS W/ SOFFIT VENTS, 8" GABLE
OVERHANG (FRONT ONLY), 1" x 4" FREEZE
BOARDS, #6469 BAND MOLDING ON 1" x 6"
FACE BOARDS, 1" x 4" WINDOW + DOOR CASING
& 1-1/2" WINDOW SILLS (ALL TRIM TO BE
COMPOSITE)

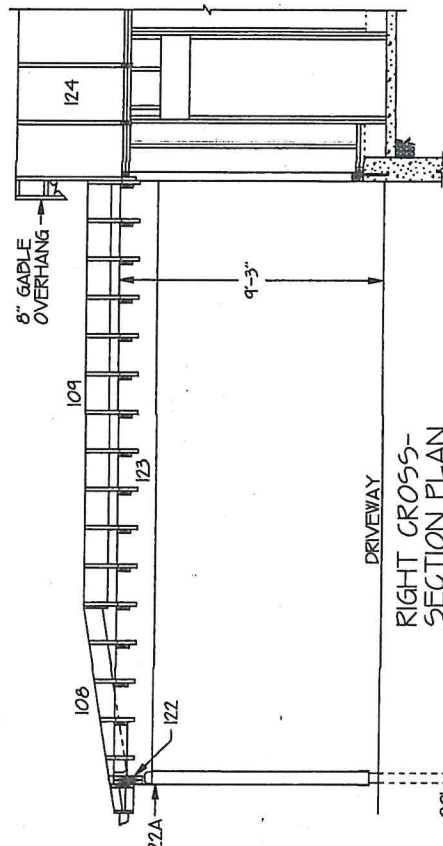
MR. & MRS. FERREIRA

REAR & LEFT ELEVATIONS

DATE 11-8-22 SCALE 1/8"=1'-0" PAGE 3 OF 7



FRONT CROSS-SECTION PLAN



RIGHT CROSS-SECTION PLAN

PROPOSED 12'-3" x 2'1" CARPORT
 PROPOSED 4' x 10' GARAGE
 EXISTING 10' x 20' GARAGE

TYPICAL CARPORT CONSTRUCTION

2" x 10" RIDGE BOARD, RIDGE VENT, 2" x 8" @ 16" O.C. RAFTERS W/ SIMPSON H25 HURRICANE TIE (EACH RAFTER), 5/8" T-6 "ADVANTECH" OSB ROOF SHEATHING, ICE / WATER SHIELD BARRIER (ENTIRE ROOF) & ARCHITECTURAL ROOF SHINGLES W/ "HURRICANE NAILING" (SEE APPENDIX "AA" FOR CODE DETAILS)

TYPICAL SOFFIT CONSTRUCTION

1" x 8" FASCIA BOARD, 1" x 12" SOFFIT BOARD, SOFFIT VENTS @ 4" x 5" ALUMINUM GUTTERS + DOWNSPOUTS (ALL TRIM TO BE COMPOSITE)

TYPICAL CEILING CONSTRUCTION

2" x 6" CEILING JOISTS @ 16" O.C. W/ JOIST HANGERS, 1" x 3" @ 16" O.C. FLOORING & CEILING TO BE DETERMINED

TYP. POST / TECHNO METAL POST CONSTRUCTION

6" x 6" P.T. POST, SIMPSON DCC POST CAPS (TO BEAM), FASTENED TO TECHNO ENGINEERED HELICAL PIER FOUNDATION SYSTEM (SIZE & DEPTH TO BE DETERMINED AS PER MANUFACTURER SPECS (TEL: 203 723-9904))

TYPICAL DRIVEWAY CONSTRUCTION

EXISTING ASPHALT DRIVEWAY (TO REMAIN) PATCH AS NEEDED

TYPICAL MEASUREMENTS FOR CONSTRUCTION FIELD VERIFY ALL MEASUREMENTS

KEY NOTES:

- 001 MASONRY SAW CUT ASPHALT DRIVEWAY FOR NEW TECHNO METAL POSTS (SIZE & DEPTH TO BE DETERMINED)
- 108 DIRECTION OF 2" x 6" @ 16" O.C. CEILING JOISTS & 2" x 8" @ 16" O.C. RAFTERS (ABOVE)
- 109 DIRECTION OF 2" x 10" RIDGE BOARD

STRUCTURAL - TO BE SIZED BY OTHERS

- 122 (2) 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE) (11'-4" CLEAR SPAN)
- 122A SIMPSON DCC POST CAP
- 123 (3) 1-3/4" x 16" "LVL" (BEAM ABOVE) (21'-0" OVERALL LENGTH)
- 124 DIRECTION OF 16'-0" SCISSOR TRUSSES (ABOVE)

PROPOSED RENOVATIONS,
 4' x 10' + 6' x 24' GARAGE
 ADDITIONS & 12'-3" x 21'
 CARPORT

MR. & MRS. FERREIRA

CARPORT CROSS-SECTION PLAN			
DATE	11-8-22	SCALE	3/16"=1'-0"
PAGE	4	OF	7



- NOTES:

1. PATCH & MATCH EXISTING EXTERIOR SIDING
2. VERIFY W/ THE HOMEOWNER'S REMODEL SPECIFICATIONS LIST.
3. FIELD VERIFY ALL MEASUREMENTS.

STRUCTURAL - TO BE SIZED
BY OTHERS

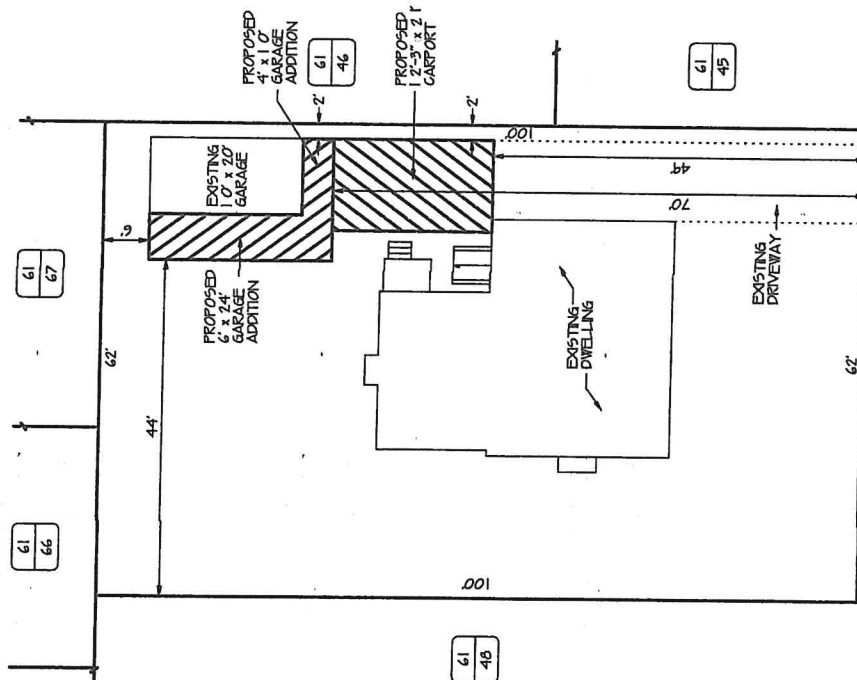
- | | |
|-----|---|
| 120 | (2) 1-3/4" x 11 7/8" LVL - (GARAGE
HEADER ABOVE) (9'-0" CLEAR SPAN). |
| 121 | (1) SIMPSON HUCKLE-90S |
| 122 | (CONCEALED FACE MOUNT HANGER). |
| 123 | (2) 1-3/4" x 11 7/8" LVL - (BEAM
ABOVE) (11'-4" CLEAR SPAN). |
| 124 | SIMPSON DCG POST CAP. |
| 125 | (3) 1-3/4" x 16" LVL - (BEAM
ABOVE) (21'-0" OVERALL LENGTH). |
| 126 | DIRECTION OF 16'-0" SIPSFOR TRUSS
(ABOVE). |

PROPOSED RENOVATIONS,
4' x 10' + 6' x 24' GARAGE
ADDITIONS & 12'-3" x 21'
GARPORT

MR. & MRS. FERREIRA

FIRST FLOOR PLAN

DATE	11-8-22	SCALE	1/8"=1'-0"	PAGE	6 OF 7
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PROPOSED RENOVATIONS,
4' x 10' + 6' x 24' GARAGE
ADDITIONS & 12'-3" x 21'
CARPORT

MR. & MRS. FERREIRA		
SITE PLAN		
DATE	11-8-22	SCALE 1" = 20'-0"
PAGE	7 OF 7	

1 COLONIAL ROAD
PLAT 61
LOT 47
6,200 SQ. FT.

COLONIAL ROAD

Bristol

1 COLONIAL RD

Plat/Lot 61 47

Account: 3920

LUC 01

Zone R-10

Assessment

\$377,700

Card 1 of 1



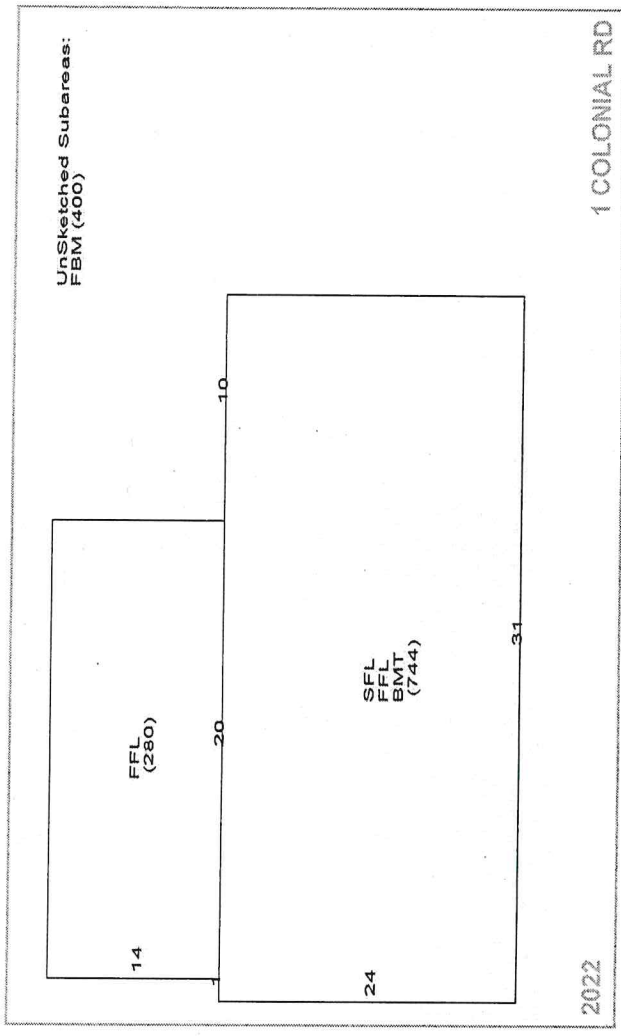
NORTHEAST
REVALUATION GROUP LLC

Owner		Owner Account #:	% Owned
Owner 1	FERREIRA, KAREN A.		
Owner 2			0.00
Owner 3			0.00
Address		1 COLONIAL RD, BRISTOL, RI 02809-1510	

Previous Owners & Sales Information				
Grantor	Date	Sale Price	Leg Ref	Deed Type
FERREIRA, CHRISTOPHER & KAREN	07/14/2017	0	1900-42	A
CABRAL, RAUL W.	05/01/2015	330,500	1800-22	W
MORRIS, FILOMENA LIFE E	12/18/2007	300,000	1410-9	W

Assessment				
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value
01	221,300	6,500	0.14	149,900
TOTAL	221,300	6,500	0.14	149,900
Source > Mkt Adj Cost		VAL per SQ Unit/Card >	129.70	VAL per SQ Unit/Parcel > 129.70

Previous Assessments						
Year	LUC	Building	SF/YI	Land Size	Land	Assessed Value
2022	01	221,300	6,500	0	149,900	377,700
2021	01	178,200	6,500	0	149,000	333,700
2020	01	178,200	6,500	0	149,000	333,700
2019	01	178,200	6,500	0	149,000	333,700
2018	01	129,300	6,400	0	135,400	271,100
2017	01	129,300	6,400	0	135,400	271,100



Land Information						
Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price
1	01 Single Fam	0.14233	AC	P	1.00	649,000
2						
3						
4						

Assessment						
Year	LUC	Building	SF/YI	Land Size	Land	Assessed Value
2022	01	221,300	6,500	0	149,900	377,700
2021	01	178,200	6,500	0	149,000	333,700
2020	01	178,200	6,500	0	149,000	333,700
2019	01	178,200	6,500	0	149,000	333,700
2018	01	129,300	6,400	0	135,400	271,100
2017	01	129,300	6,400	0	135,400	271,100

Plat/Lot 61 47

Account: 3920

LUC 01

Zone R-10

Assessment

\$377,700

Building Information

Description	Story Height	Description
BLDG Type	Colonial	2 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Clapboard	EXT Wall 2
Roof Type 1	Gable	Roof Type 2
Roof Cover 1	Asphalt Shn	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	Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceiling Hght		Ceiling Type
Parking Type		% Sprinkled
EXT View		

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4
Year Built	1939	EFF Year
Alt LUC		Alt %

Depreciation

Code	GD	Description	%
Condition	GD	GD - Good	27.0
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Bas \$/SQ			126.00
Size Adj			1.07
Constr Adj			1.01
Adj \$/SQ			136.36
Other Feats			37.088
Grade Fac			1.00
Neigh Infl			1.00
Land Factor			1.00
Adj Total			303.204
Depreciation			81.865
Depr Total			221.339
Total Depreciation %		>	27.0

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Baths				

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
04/05/2010	B33304		BLDG	0		Closed	REPLACE SIDING
04/03/2009	B32004		BLDG	0		Closed	CONSTRUCT A NEW THREE SEASON ROOM TO REAR OF HOME
03/27/2009	D64		DEMO	0		Closed	REMOVE SCREENED IN PORCH FROM REAR OF HOME
04/23/2008	E10596		ELEC	0		Closed	REVAMP SERVICE FROM 100 AMP TO 200 AMP

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1			200	3	AV	1939	6,500
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
PriorD1b	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,024	1,024	136.36	139,633
SFL	2nd FLOOR	744	744	136.36	101,452
FBM	FIN BMT	400	400	24.54	9,816
BMT	BASEMENT	744	0	20.45	15,215
Total		2,912	2,168		266,116

Notes

NEW ENCLOSED PORCH 12/09 EAS NEW SIDING 2010 - BD UPDATED WINDOWS

Visit History

Date	Result	By
6/24/2021	REVIEW	MM
8/10/2018	REVIEW	JH
8/6/2018	MEASURED	BT
3/24/2007	LISTED	
3/24/2007	CALL BACK	MP
3/8/2007	CALL BACK	
3/7/2007	MEASURE	



300 foot Abutters List Report

Bristol, RI
December 13, 2022

Subject Property:

Parcel Number: 61-47
CAMA Number: 61-47
Property Address: 1 COLONIAL RD

Mailing Address: FERREIRA, CHRISTOPHER & KAREN A
TE
1 COLONIAL RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 100-12
CAMA Number: 100-12
Property Address: 1264 HOPE ST

Mailing Address: GREEN, JASON J. ET UX SUSAN E.
GREEN TE
1264 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 100-13
CAMA Number: 100-13
Property Address: 1266 HOPE ST

Mailing Address: MOTA, GINA A. KEVIN J. ETUX TE
1266 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-14
CAMA Number: 100-14
Property Address: 1268 HOPE ST

Mailing Address: SQUATRITO, ROBERT J & MARGARET F
TRUSTEES
1268 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-15
CAMA Number: 100-15
Property Address: 1270 HOPE ST

Mailing Address: ARRUDA, KENNETH & CARVALHO,
MILLY JT
36 FLORIDA AVE
SOMERSET, MA 02726

Parcel Number: 100-16
CAMA Number: 100-16
Property Address: 6 BROOKS FARM DR

Mailing Address: CAMARA, THOMAS & MONICA
17 PLYMOUTH ST
CANTON, MA 02021

Parcel Number: 100-17
CAMA Number: 100-17
Property Address: 7 GLORIA ST

Mailing Address: MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

Parcel Number: 100-4
CAMA Number: 100-4
Property Address: 7 BROOKS FARM DR

Mailing Address: HAYES, MARY ANN
95 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 100-7
CAMA Number: 100-7
Property Address: HOPE ST

Mailing Address: 1282 REALTY, LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

Parcel Number: 61-1
CAMA Number: 61-1
Property Address: 1287 HOPE ST

Mailing Address: EMANUEL, MARY KAREN & MUELLER,
CHARLES TOBIAS TE
532 KINSLEY AVE #502
PROVIDENCE, RI 02909

Parcel Number: 61-10
CAMA Number: 61-10
Property Address: 125 PECK AVE

Mailing Address: MANCHESTER, DANIEL T & CHRISTINE L
LE ROCHA, KARA C & SILVA, KATIE L
TC
125 PECK AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
December 13, 2022

Parcel Number: 61-14 CAMA Number: 61-14 Property Address: 123 PECK AVE	Mailing Address: VELLECA, CHRISTOPHER J. TENANT 123 PECK AVE BRISTOL, RI 02809
Parcel Number: 61-2 CAMA Number: 61-2 Property Address: 1281 HOPE ST	Mailing Address: PUMA, DANIEL R JR & TERESA C TE 1281 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-37 CAMA Number: 61-37 Property Address: 20 COLONIAL RD	Mailing Address: MCGRATH, JAMES T TRST & GAIL P. PARANZINO 12 DEBORAH ANN DR REHOBOTH, MA 02769-2554
Parcel Number: 61-38 CAMA Number: 61-38 Property Address: 18 COLONIAL RD	Mailing Address: HETFIELD MARGARET L TRUSTEE 18 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-4 CAMA Number: 61-4 Property Address: 1265 HOPE ST	Mailing Address: SWANSON, MICHAEL R. H. 1265 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-40 CAMA Number: 61-40 Property Address: 10 COLONIAL RD	Mailing Address: DELANEY, EDWARD J - TRUSTEE EDWARD J DELANEY TRUST 10 COLONIAL DR BRISTOL, RI 02809
Parcel Number: 61-41 CAMA Number: 61-41 Property Address: 6 COLONIAL RD	Mailing Address: MELLO, KYLE J DANIELLE A JT 6 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-42 CAMA Number: 61-42 Property Address: 2 COLONIAL RD	Mailing Address: SIENKIEWICZ, JOHN JR 2 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-44 CAMA Number: 61-44 Property Address: 1269 HOPE ST	Mailing Address: ALMEIDA, JAY W. CYNTHIA M. TE 1269 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-45 CAMA Number: 61-45 Property Address: 1271 HOPE ST	Mailing Address: HAAS, GERALD W & DIAS, STEFANIE R TE 1271 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-46 CAMA Number: 61-46 Property Address: 1277 HOPE ST	Mailing Address: BRUNELLI, ALBERT V JR ET UX 1277 HOPE STREET BRISTOL, RI 02809
Parcel Number: 61-47 CAMA Number: 61-47 Property Address: 1 COLONIAL RD	Mailing Address: FERREIRA, CHRISTOPHER & KAREN A TE 1 COLONIAL RD BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
December 13, 2022

Parcel Number: 61-48
CAMA Number: 61-48
Property Address: 3 COLONIAL RD

Mailing Address: PROULX, MICHAEL D. TANYA M. TE
3 COLONIAL RD
BRISTOL, RI 02809

Parcel Number: 61-49
CAMA Number: 61-49
Property Address: 9 COLONIAL RD

Mailing Address: SEYEZ, GEORGE J JR ET UX SEYEZ,
JOAN M TE
2 TURNER RD
BRISTOL, RI 02809

Parcel Number: 61-5
CAMA Number: 61-5
Property Address: 1263 HOPE ST

Mailing Address: RUGGIERO, MICHAEL SUSAN VIRGINIA
1263 HOPE ST
BRISTOL, RI 02809

Parcel Number: 61-50
CAMA Number: 61-50
Property Address: 15 COLONIAL RD

Mailing Address: SYLVIA, UZELLE M LE SYLVIA, WILLIAM
G ETAL JT
15 COLONIAL RD
BRISTOL, RI 02809

Parcel Number: 61-51
CAMA Number: 61-51
Property Address: 19 COLONIAL RD

Mailing Address: RAPOSA DAVID P & RAPOSA PHYLLIS
M TE
19 COLONIAL ROAD
BRISTOL, RI 02809

Parcel Number: 61-52
CAMA Number: 61-52
Property Address: 27 COLONIAL RD

Mailing Address: OHANLEY, ALEXANDER H.
27 COLONIAL ROAD
BRISTOL, RI 02809

Parcel Number: 61-6
CAMA Number: 61-6
Property Address: 1259 HOPE ST

Mailing Address: CHARETTE, JESSE J & KAROW,
JENNIFER M JT
1259 HOPE ST
BRISTOL, RI 02809

Parcel Number: 61-60
CAMA Number: 61-60
Property Address: 114 BEACH RD

Mailing Address: GHARIB, SHARAREH
114 BEACH RD
BRISTOL, RI 02809

Parcel Number: 61-61
CAMA Number: 61-61
Property Address: 118 BEACH RD

Mailing Address: BRUNO, ELLEN TRUSTEE (ETAL)
BRUNO, JUDITH
3447 25TH ST
SAN FRANCISCO, CA 94110

Parcel Number: 61-62
CAMA Number: 61-62
Property Address: 120 BEACH RD

Mailing Address: THOMPSON, KELLY M & O'MALLEY,
KAITLIN M TE
120 BEACH RD
BRISTOL, RI 02809

Parcel Number: 61-64
CAMA Number: 61-64
Property Address: 124 BEACH RD

Mailing Address: ZEXTER, MELISSA R
124 BEACH RD
BRISTOL, RI 02809

Parcel Number: 61-66
CAMA Number: 61-66
Property Address: BEACH RD

Mailing Address: CONLEY, JASON R & SILVA,
CHRISTOPHER J TE
128 BEACH RD
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
December 13, 2022

Parcel Number: 61-67 CAMA Number: 61-67 Property Address: 128 BEACH RD	Mailing Address: CONLEY, JASON R & SILVA, CHRISTOPHER J TE 128 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-70 CAMA Number: 61-70 Property Address: 127 BEACH RD	Mailing Address: OWEN, STACY L 127 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-71 CAMA Number: 61-71 Property Address: 125 BEACH RD	Mailing Address: EMOND, RICHARD ET UX JANET EMOND TE 125 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 61-72 CAMA Number: 61-72 Property Address: 123 BEACH RD	Mailing Address: WOLLSCHLAGER, WARREN J & SHARON A JT 123 BEACH ROAD BRISTOL, RI 02809
Parcel Number: 61-73 CAMA Number: 61-73 Property Address: 117 BEACH RD	Mailing Address: TAYLOR, MARQUIS & KARA H TE 117 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-8 CAMA Number: 61-8 Property Address: 127 PECK AVE	Mailing Address: HUTCHISON, BRIAN T REMINGTON, ELIZABETH JT 127 PECK AVE BRISTOL, RI 02809
Parcel Number: 61-9 CAMA Number: 61-9 Property Address: PECK AVE	Mailing Address: JOANNA P. WILLIAMS, LLC APT 11-0 ONE LINCOLN PLAZA NEW YORK, NY 10023
Parcel Number: 92-16 CAMA Number: 92-16 Property Address: 1282 HOPE ST	Mailing Address: 1282 REALTY LLC 690 WARREN AVE EAST PROVIDENCE, RI 02914



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1 Colonial Road - 300' Radius

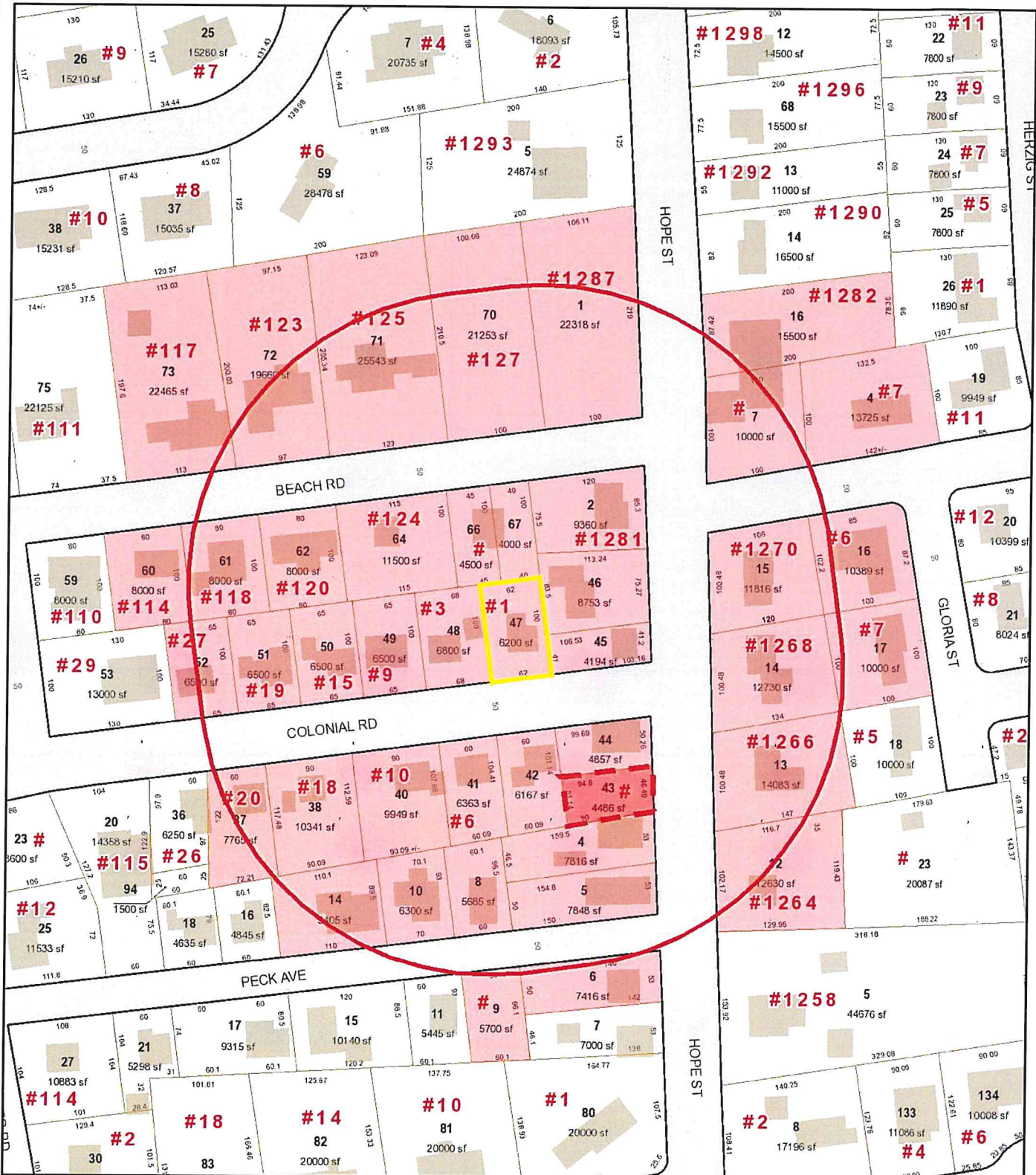
Bristol, RI



December 13, 2022

1 inch = 140 Feet

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1282 REALTY LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

EMANUEL, MARY KAREN & MUE
532 KINSLEY AVE #502
PROVIDENCE, RI 02909

MANCHESTER, DANIEL T & CH
ROCHA, KARA C & SILVA, KA
125 PECK AVE
BRISTOL, RI 02809

1282 REALTY, LLC
690 WARREN AVE
EAST PROVIDENCE, RI 02914

EMOND, RICHARD ET UX
JANET EMOND TE
125 BEACH ROAD
BRISTOL, RI 02809

MCGRATH, JAMES T TRST &
GAIL P. PARANZINO
12 DEBORAH ANN DR
REHOBOTH, MA 02769-2554

ALMEIDA, JAY W.
CYNTHIA M. TE
1269 HOPE ST
BRISTOL, RI 02809

FERREIRA, CHRISTOPHER & K
1 COLONIAL RD
BRISTOL, RI 02809

MCPOLAND, JOHN
7 GLORIA ST
BRISTOL, RI 02809

ARRUDA, KENNETH & CARVALH
36 FLORIDA AVE
SOMERSET, MA 02726

GHARIB, SHARAREH
114 BEACH RD
BRISTOL, RI 02809

MELLO, KYLE J
DANIELLE A JT
6 COLONIAL RD
BRISTOL, RI 02809

BRUNELLI, ALBERT V JR
ET UX
1277 HOPE STREET
BRISTOL, RI 02809

GREEN, JASON J. ET UX
SUSAN E. GREEN TE
1264 HOPE ST.
BRISTOL, RI 02809

MOTA, GINA A.
KEVIN J. ETUX TE
1266 HOPE ST
BRISTOL, RI 02809

BRUNO, ELLEN TRUSTEE (ETA
BRUNO, JUDITH
3447 25TH ST
SAN FRANCISCO, CA 94110

HAAS, GERALD W & DIAS, ST
1271 HOPE ST
BRISTOL, RI 02809

OHANLEY, ALEXANDER H.
27 COLONIAL ROAD
BRISTOL, RI 02809

CAMARA, THOMAS & MONICA
17 PLYMOUTH ST
CANTON, MA 02021

HAYES, MARY ANN
95 KICKEMUIT AVE
BRISTOL, RI 02809

OWEN, STACY L
127 BEACH RD
BRISTOL, RI 02809

CHARETTE, JESSE J &
KAROW, JENNIFER M JT
1259 HOPE ST
BRISTOL, RI 02809

HETFIELD MARGARET L TRUST
18 COLONIAL RD
BRISTOL, RI 02809

PROULX, MICHAEL D.
TANYA M. TE
3 COLONIAL RD
BRISTOL, RI 02809

CONLEY, JASON R &
SILVA, CHRISTOPHER J TE
128 BEACH RD
BRISTOL, RI 02809

HUTCHISON, BRIAN T
REMINGTON, ELIZABETH JT
127 PECK AVE
BRISTOL, RI 02809

PUMA, DANIEL R JR & TERES
1281 HOPE ST
BRISTOL, RI 02809

DELANEY, EDWARD J - TRUST
EDWARD J DELANEY TRUST
10 COLONIAL DR
BRISTOL, RI 02809

JOANNA P. WILLIAMS, LLC
APT 11-0
ONE LINCOLN PLAZA
NEW YORK, NY 10023

RAPOSA DAVID P &
RAPOSA PHYLLIS M TE
19 COLONIAL ROAD
BRISTOL, RI 02809

RUGGIERO, MICHAEL
SUSAN VIRGINIA
1263 HOPE ST
BRISTOL, RI 02809

ZEXTER, MELISSA R
124 BEACH RD
BRISTOL, RI 02809

SEYEZ, GEORGE J JR ET UX
SEYEZ, JOAN M TE
2 TURNER RD
BRISTOL, RI 02809

SIENKIEWICZ, JOHN JR
2 COLONIAL RD
BRISTOL, RI 02809

SQUATRITO, ROBERT J &
MARGARET F TRUSTEES
1268 HOPE ST
BRISTOL, RI 02809

SWANSON, MICHAEL R. H.
1265 HOPE ST
BRISTOL, RI 02809

SYLVIA, UZELLE M LE
SYLVIA, WILLIAM G ETAL JT
15 COLONIAL RD
BRISTOL, RI 02809

TAYLOR, MARQUIS & KARA H
117 BEACH RD
BRISTOL, RI 02809

THOMPSON, KELLY M &
O'MALLEY, KAITLIN M TE
120 BEACH RD
BRISTOL, RI 02809

VELLECA, CHRISTOPHER J. T
123 PECK AVE
BRISTOL, RI 02809

WOLLSCHLAGER, WARREN J &
SHARON A JT
123 BEACH ROAD
BRISTOL, RI 02809