



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-12

PUBLIC HEARING

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

Monday, April 7, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Virginia M. and John T. Cairrao**
PROPERTY OWNER: **Virginia M. and John T. Cairrao**
LOCATION: **8 Colt Avenue**
PLAT: **118** LOT: **62**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES**: to construct a 26ft. x 28ft. single-story accessory dwelling unit (ADU) and 5ft. x 6ft. basement bulkhead addition to an existing single-family dwelling with less than the required rear yard; less than the required left side yard; and with less than the required lot area for an ADU within a new structure.

A handwritten signature in blue ink, reading "Edward M. Tanner", is written over a horizontal line.

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, April 3, 2025.



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

2025 MAR -7 AM 9:38

APPLICATION

File No: 2025-12

Accepted by ZEO: EMT 3/10/25

APPLICANT	Name: <u>Virginia Cairrao + John Cairrao</u>		
	Address: <u>8 Colt Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-578-7312</u>	Email: <u>ginnyc812@gmail.com</u>	
PROPERTY OWNER	Name: <u>Virginia Cairrao + John Cairrao</u>		
	Address: <u>8 Colt Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-578-7312</u>	Email: <u>ginnyc812@gmail.com</u>	

1. Location of subject property: <u>8 Colt Ave</u>	
Assessor's Plat(s)#: <u>118</u>	Lot(s) #: <u>62</u>
2. Zoning district in which property is located: <u>R-10</u>	
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): <u>rear setback, side setback, square footage</u> 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?: <u>22 years</u>	
7. Present use of property: <u>single family home</u>	
8. Is there a building on the property at present?: <u>yes</u>	
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): <u>48ft X 58ft, 1672 sqft</u>	
10. Proposed use of property: <u>Accessory Dwelling Unit</u>	

11. Give extent of proposed alterations: addition of an ADU, on a lot less than 20,000 sqft, left side relief of 5ft, rear relief of 12ft

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 26ft X 28ft, 728 sqft, 18 ft

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: <u>15ft</u>	Proposed Setback: <u>10ft</u>
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: <u>30ft</u>	Proposed Setback: <u>18ft</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: one Before one After

14. Have you submitted plans for the above alterations to the Building Official? No + yet
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: Bristol County Water Authority Sewer: Town of Bristol

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: Virginia M Cairrao

Date: 3/7/25

Print Name: VIRGINIA M. CAIRRAO

Property Owner's Signature: John T. Cairrao

Date: 3/7/25

Print Name: JOHN T CAIRRAO

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

Name: _____ Telephone #: _____

Address: _____

March 7, 2025

Dear Bristol Zoning Board,

Our zoning application for 8 Colt Avenue tells a story of generational connection. Originally built by John's father in 1960, this home is where John grew up and where we have created our own family memories over the past 22 years. As we are approaching our retirement years, we are seeking approval to construct an Accessory Dwelling Unit on the property.

Our intention is to create a space where we can comfortably downsize while remaining connected to our family. Our eldest daughter and her family would occupy the main house, which would allow us to actively participate in our grandchildren's daily lives, including helping with school transportation and childcare. This plan offers a way to keep us connected to a place that has been the heart of our family for decades.

Our 11,040 SqFt lot presents challenges for ADU construction, requiring variances from the standard 20,000 SqFt requirement. We are also requesting side and rear setback modifications which consist of; left side relief of 5 feet, placing the structure 10 feet off the neighboring property line, and rear relief of 12 feet, placing the structure 18 feet off the neighboring property line. The ADU plans are intentionally positioned flush with the existing rear property to allow for possible garage construction in the future.

We appreciate your consideration of our request, which represents our family's dedication to maintaining our generational home while adapting to our evolving needs.

Thank you,

Virginia Cairrao
John Cairrao

Virginia Cairrao & John Cairrao

ROOF PLAN
DO NOT SCALE

SCOPE OF WORK
DO NOT SCALE

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

☐
☐
☐

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

CAIRRAO
RESIDENCE

1111

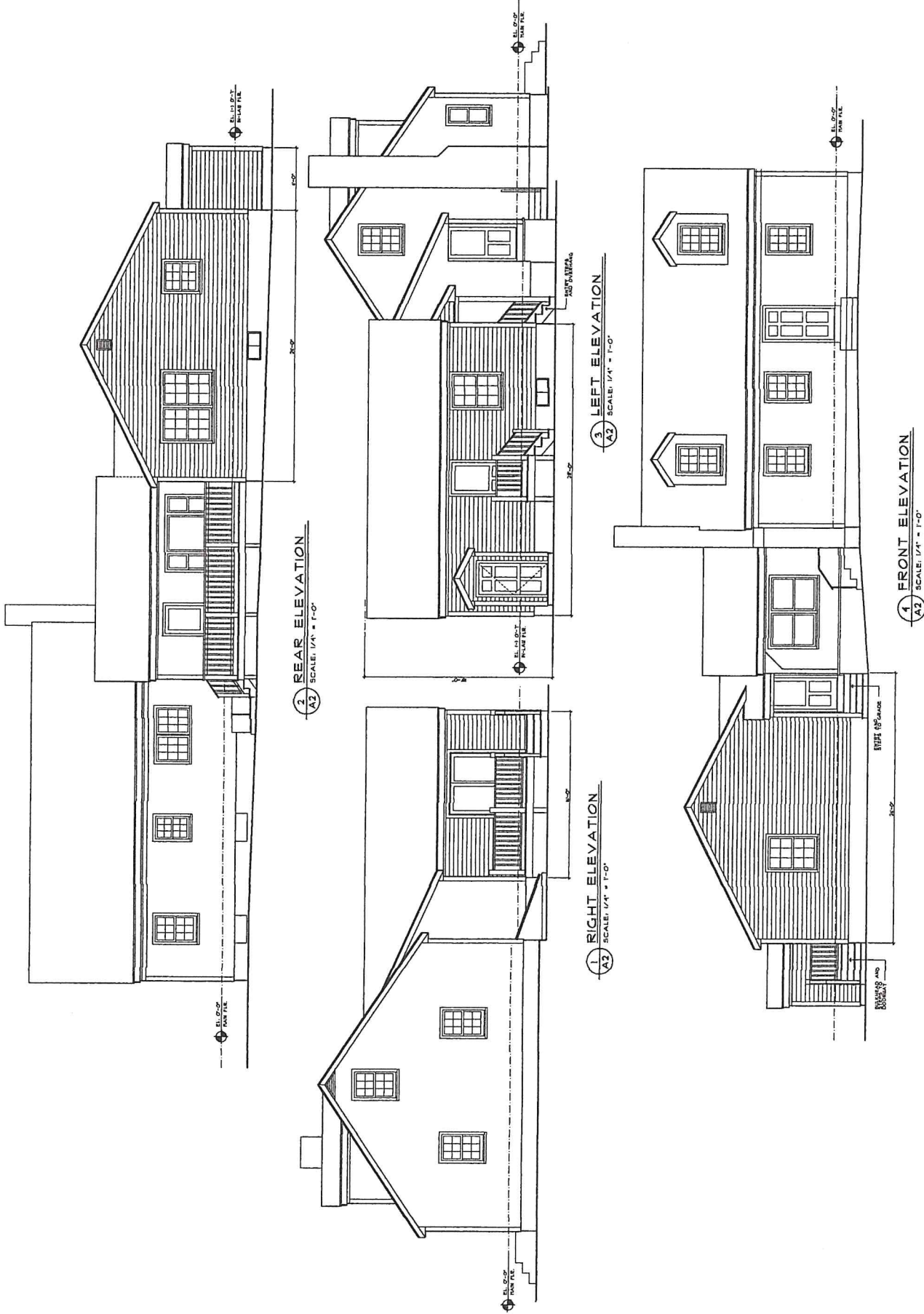
8 COLT AVENUE
BRISTOL, RI
02809

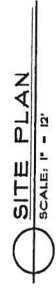
DATE: 3/4/20025

REVISIONS:

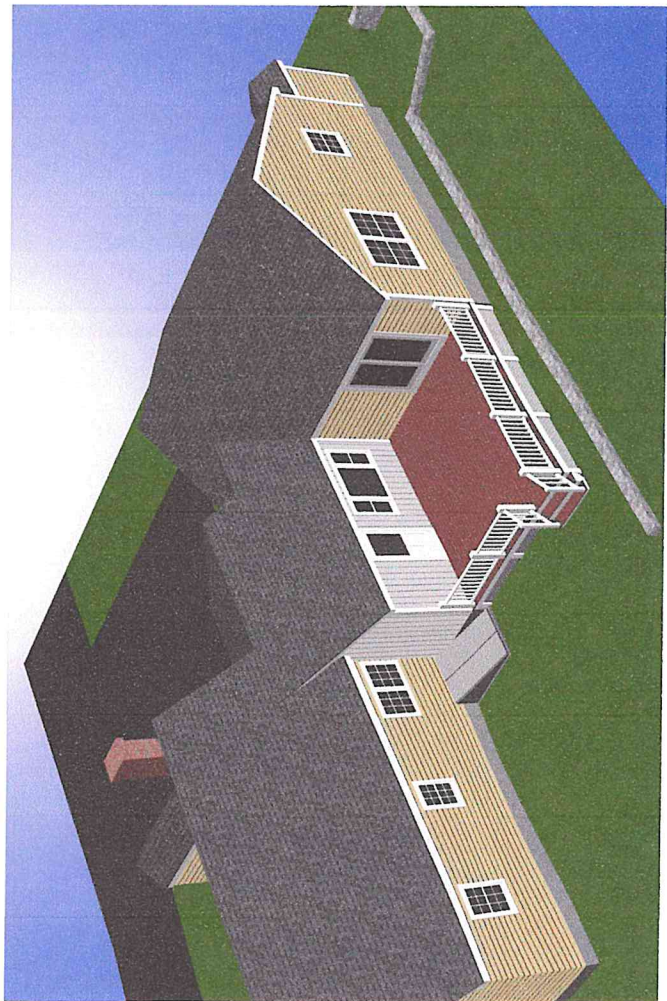
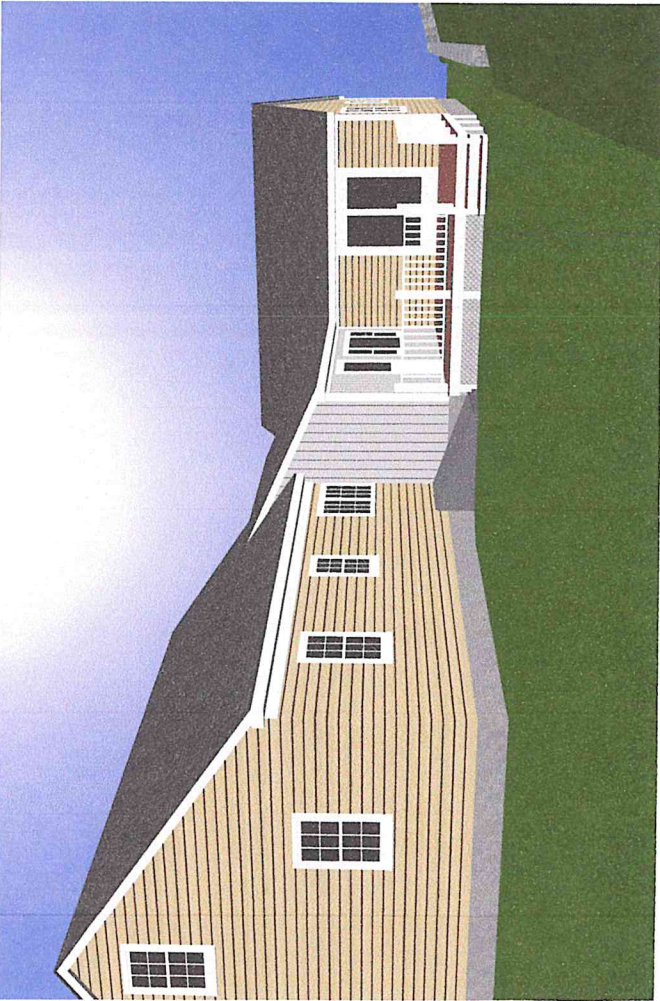
A1

SHEET NO:









Owner

Owner Account #: 03-0355-21

% Owned

Owner 1 CAIRRAO, JOHN T.

0.00

Owner 2 VIRGINIA M. TE

0.00

Owner 3

Address 8 COLT AVE, BRISTOL, RI 02809-0000

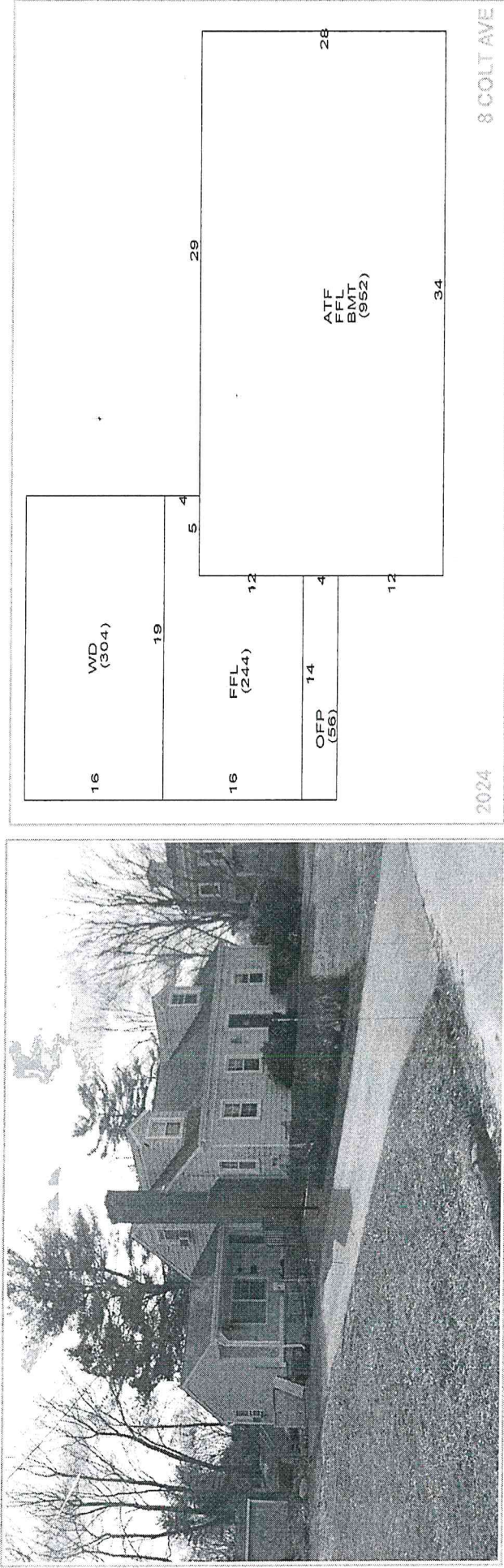
Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	187,600	0	0.25	156,600	0	344,200
TOTAL	187,600	0	0.25	156,600	0	344,200

Source > Mkt Adj Cost VAL per SQ Unit/Card > 119.15 VAL per SQ Unit/Parcel > 119.15

Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	187,600	0	0	156,600	0	344,200	344,200
2023	01	187,600	0	0	156,600	0	344,200	344,200
2022	01	187,600	0	0	156,600	0	344,200	344,200
2021	01	152,300	0	0	131,100	0	283,400	283,400
2020	01	152,300	0	0	131,100	0	283,400	283,400
2019	01	152,300	0	0	131,100	0	283,400	283,400



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	555,000	664,721	E							152,600			1.00	0
2	01 Single Fam	0.02388	AC	EX	0.20	555,000	167,504	E							4,000			1.00	0
3																			
4																			

8 COLT AVE

Plat/Lot 118-0062-000

Building Information

Card 1 of 1

Account: 6122

Zone R-10

Assessment

\$344,200

Grade

Q4

Q4

1960

EFF Year

Alt LUC

Alt %

0.00

Other Factors

Flood Hazard

Topography

Street

Traffic

Sub-Area Detail

Code

Description

1st FLOOR

Fin. Area

Rate

Undep Val

Depreciation

Code

Description

AV

AV - Average

35.0

Constr Adj

1.10

Adj \$/SQ

150.29

Remodeling History

Additions

Plumbing

Electric

Heating

General

Bath(s)

Building Permits

Issue Date

Permit #

Closed Date

BP Type

Est. Cost

Status

Description/Directions

Visit History

Date

Result

By

Room Counts by Floor

Units

Rooms

Bedrooms

Floor Level

Special Features & Yard Items

Use

Description

A

Y/S

Qty

Length

Width

SF Size

Quality

Condition

Year

Assessed Value

Notes

Condo Data

Complex

Location

Tot Units

FL Level

Floors

Bldg Seq

Room Counts by Floor

Units

Rooms

Bedrooms

Floor Level

Other Info.

AFDU

TermRental

PriorID1c

PriorID2a

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

BLDG Type

Cape

Story Height

1 Story Attic Finish

0

RES Units

1

COM Units

Concrete

Frame 2

%

EXT Wall 1

Wood Shngl

EXT Wall 2

%

Roof Type 1

Gable

Roof Type 2

%

Roof Cover 1

Asphalt Shir

Roof Cover 2

%

INT Wall 1

Drywall

INT Wall 2

%

Floors 1

Hardwood

Floors 2

Laminate

%

BMT Garages

Color

Plumbing

Electrical

Insulation

INT vs EXT

Heat Fuel

Oil

Heat Type

BB Hot Water

Heat Sys

% Heated

100

% Solar HW

% A/C

% COM Wall

% Vacuum

Ceiling Type

Ceiling Type

Parking Type

% Sprinkled

EXT View

Quality

Typical

Full Bath

1

Typical

Ext Full Bath

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

U

2

3

4

Totals

1

7

4

Other Info.

AFDU

TermRental

PriorID1c

PriorID2a

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

Print Date = 3/10/2025

Printed By = Ed Tanner

Year ID: 2024

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



8 Colt Avenue

Bristol, RI

1 inch = 71 Feet

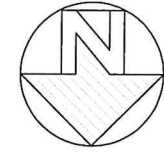
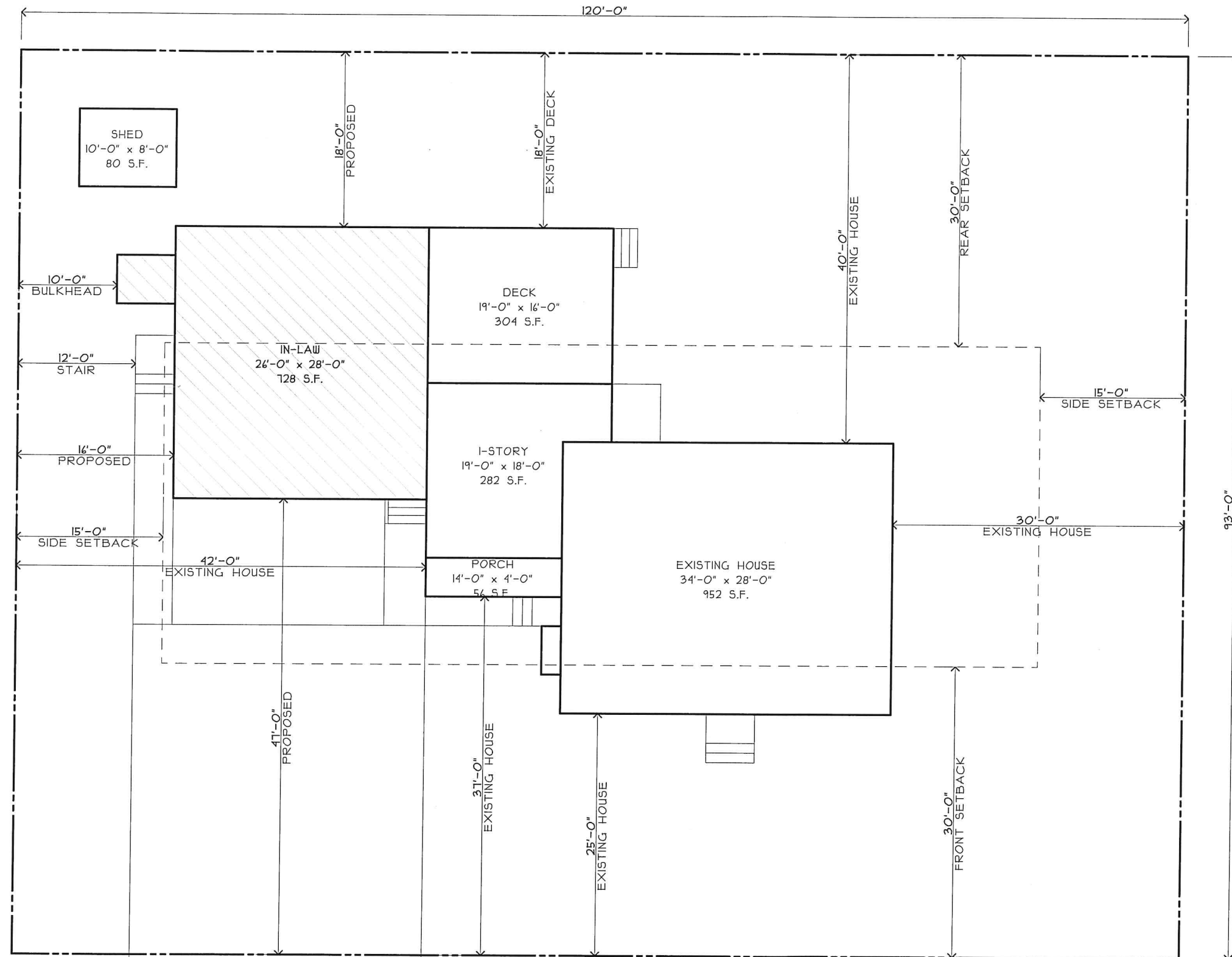


www.cai-tech.com

March 10, 2025



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.



CAIRRAO RESIDENCE
8 COLT AVENUE
BRISTOL, RI 02809

MAP-LOT: 118-62
SIZE: 11,040 S.F.
ZONING: R-10

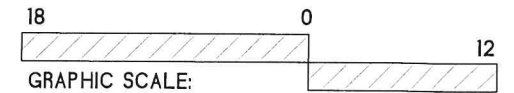
FRONT: 30'
REAR: 15'
SIDE: 30'

MAX. COVER: 25% OR 2,760 S.F.

BUILDING COVERAGE
80'-0" x 58'-0"
2418 S.F.

EXISTING COVERAGE
48'-0" x 58'-0"
1612 S.F.

ALL MEASUREMENTS SHOWN WERE
MEASURED IN FIELD USING REASONABLE
ASSUMPTIONS FOR PROPERTY LINE
USING ESTABLISHED FENCES, PLANTINGS,
AND CURRENT LAND USAGE.
THIS IS NOT A PROFESSIONAL SURVEY.



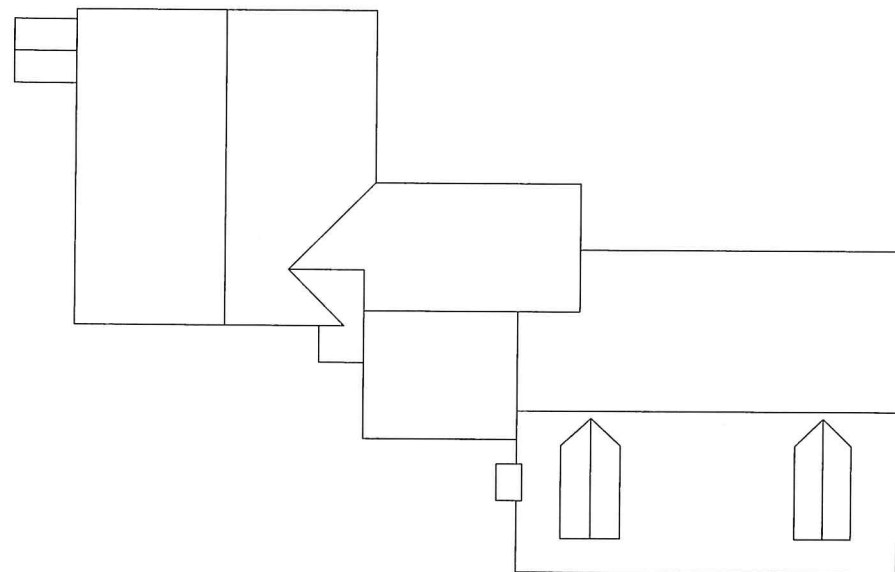
COLT AVENUE

SITE PLAN
SCALE: 1" = 12'

CAIRRAO RESIDENCE
8 COLT AVENUE
BRISTOL, RI 02809

PROPOSED: _____ DATE: _____
SITE PLAN 3/4/2025

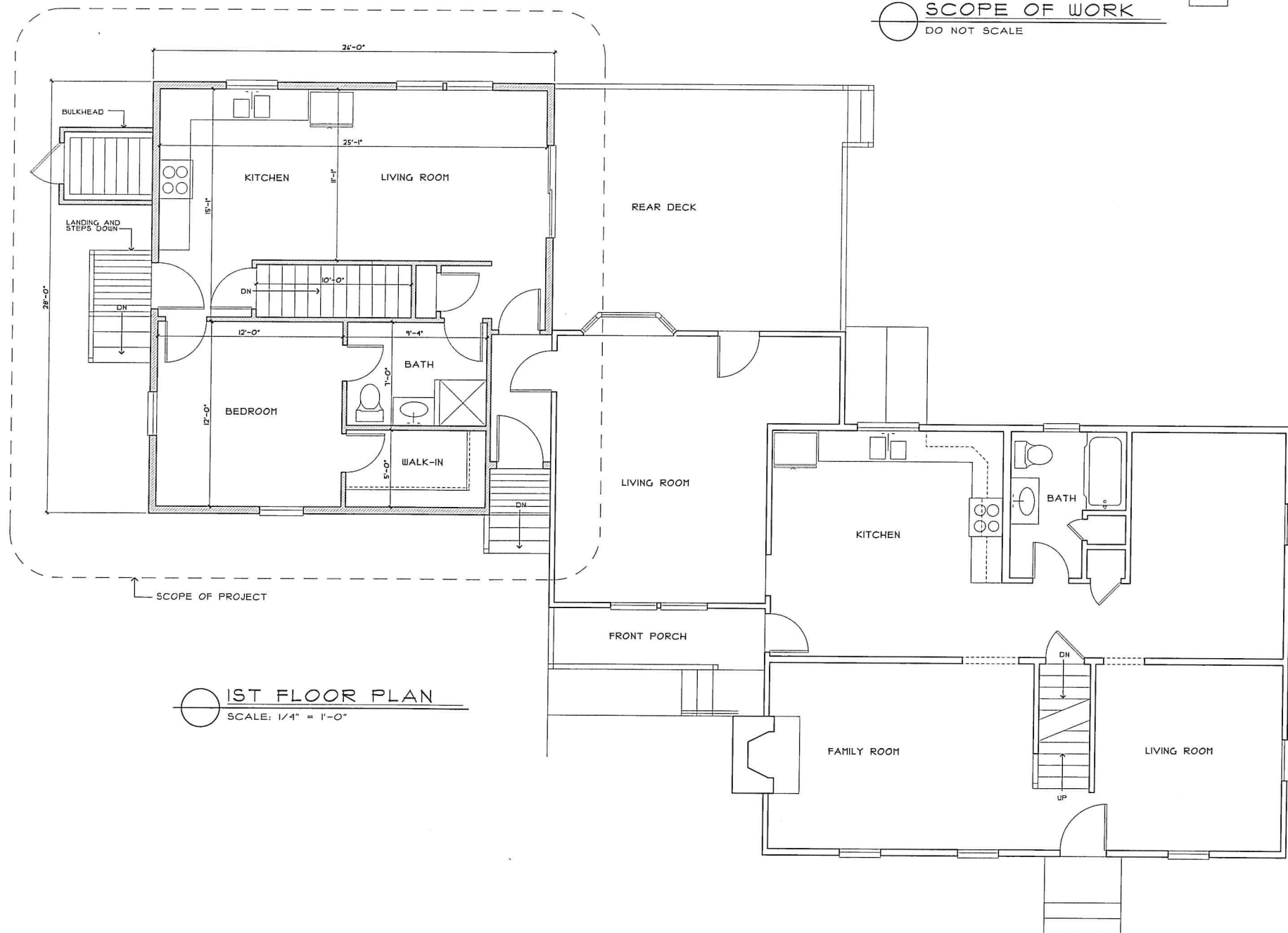
S1



ROOF PLAN
DO NOT SCALE



SCOPE OF WORK
DO NOT SCALE



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

CAIRRAO
RESIDENCE

□ □ □

8 COLT AVENUE
BRISTOL, RI
02809

DATE: 3/4/20025

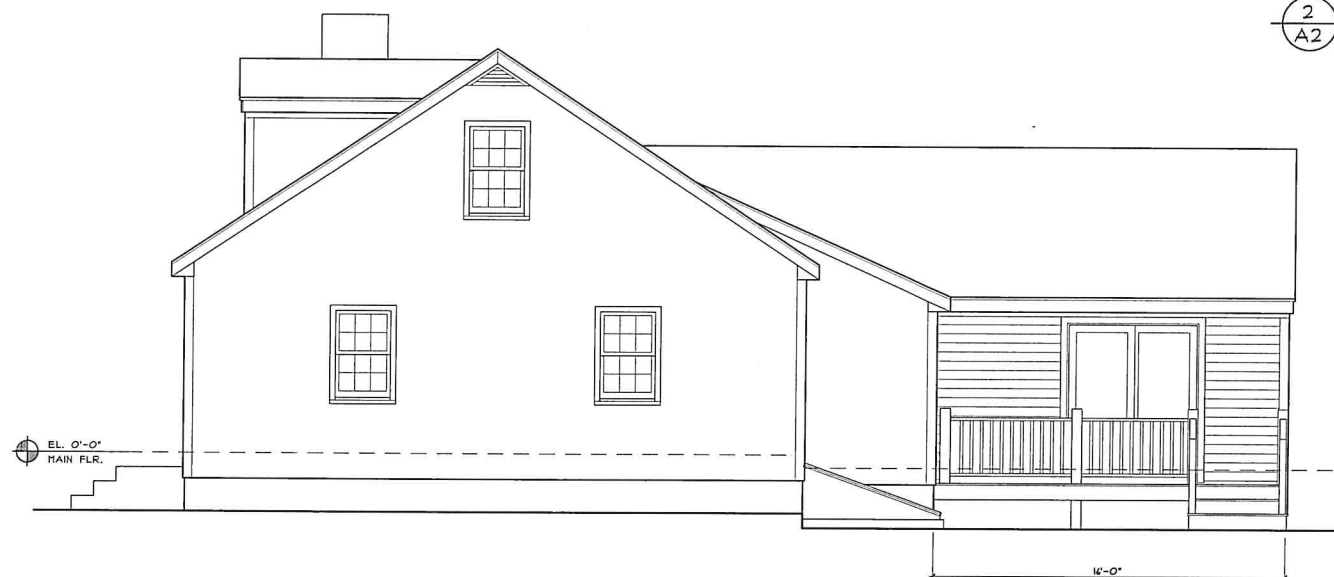
REVISIONS:

A1

SHEET NO:



2 REAR ELEVATION
A2 SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
A2 SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION
A2 SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

CAIRRAO
RESIDENCE

□ □ □

8 COLT AVENUE
BRISTOL, RI
02809

DATE: 3/4/20025

REVISIONS:

A2

SHEET NO:

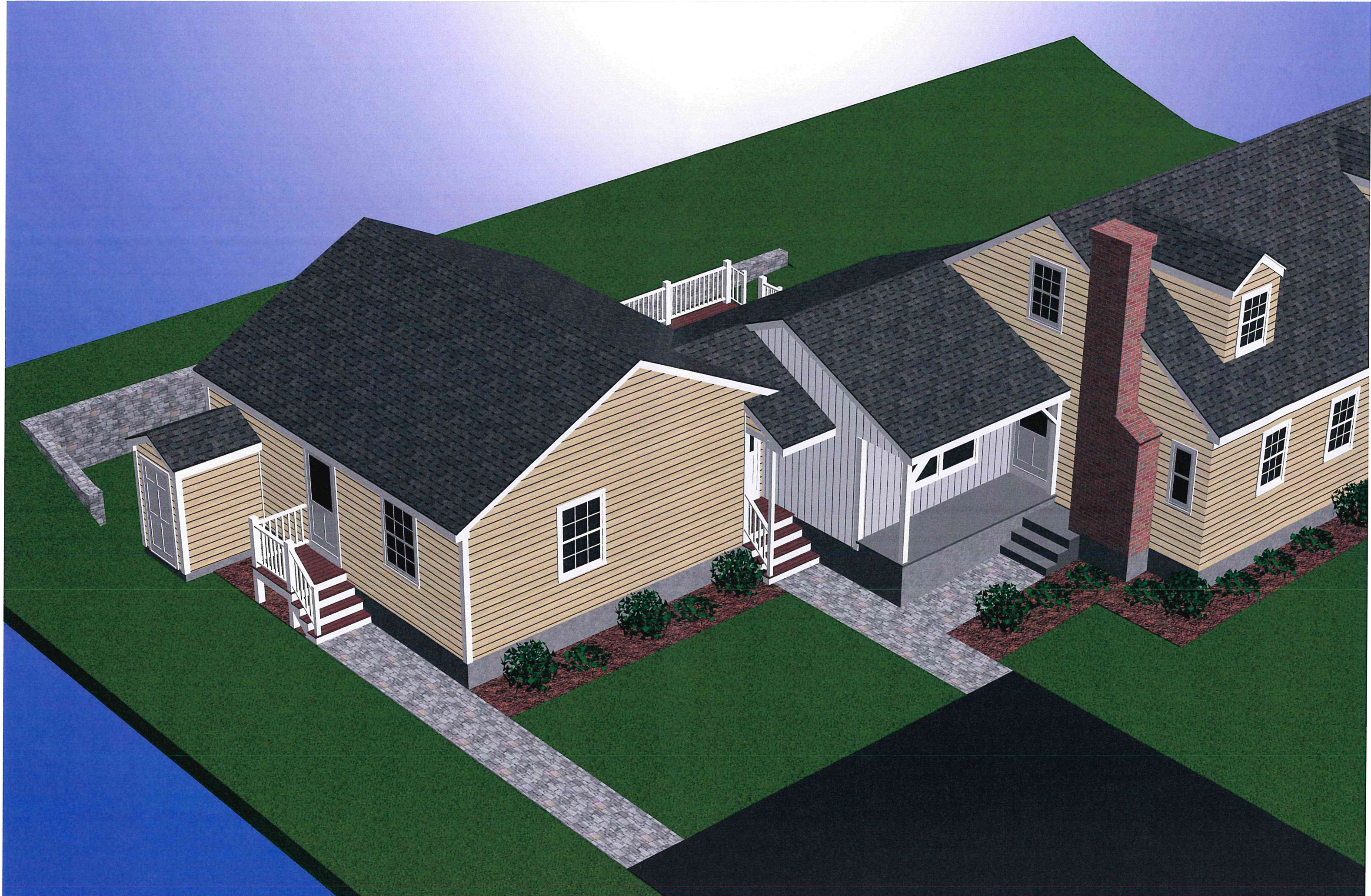


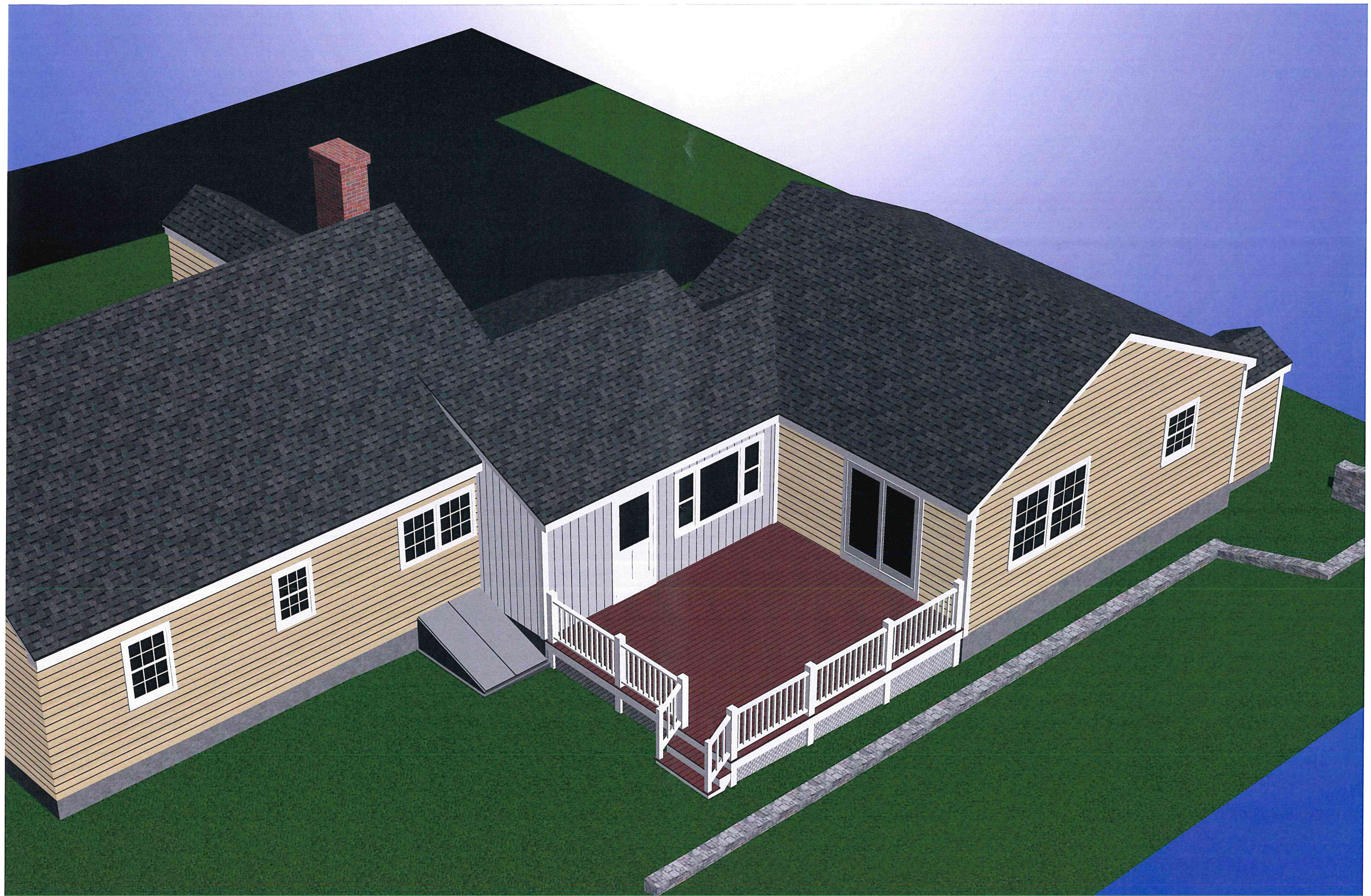














8 Colt Ave - 300' Radius

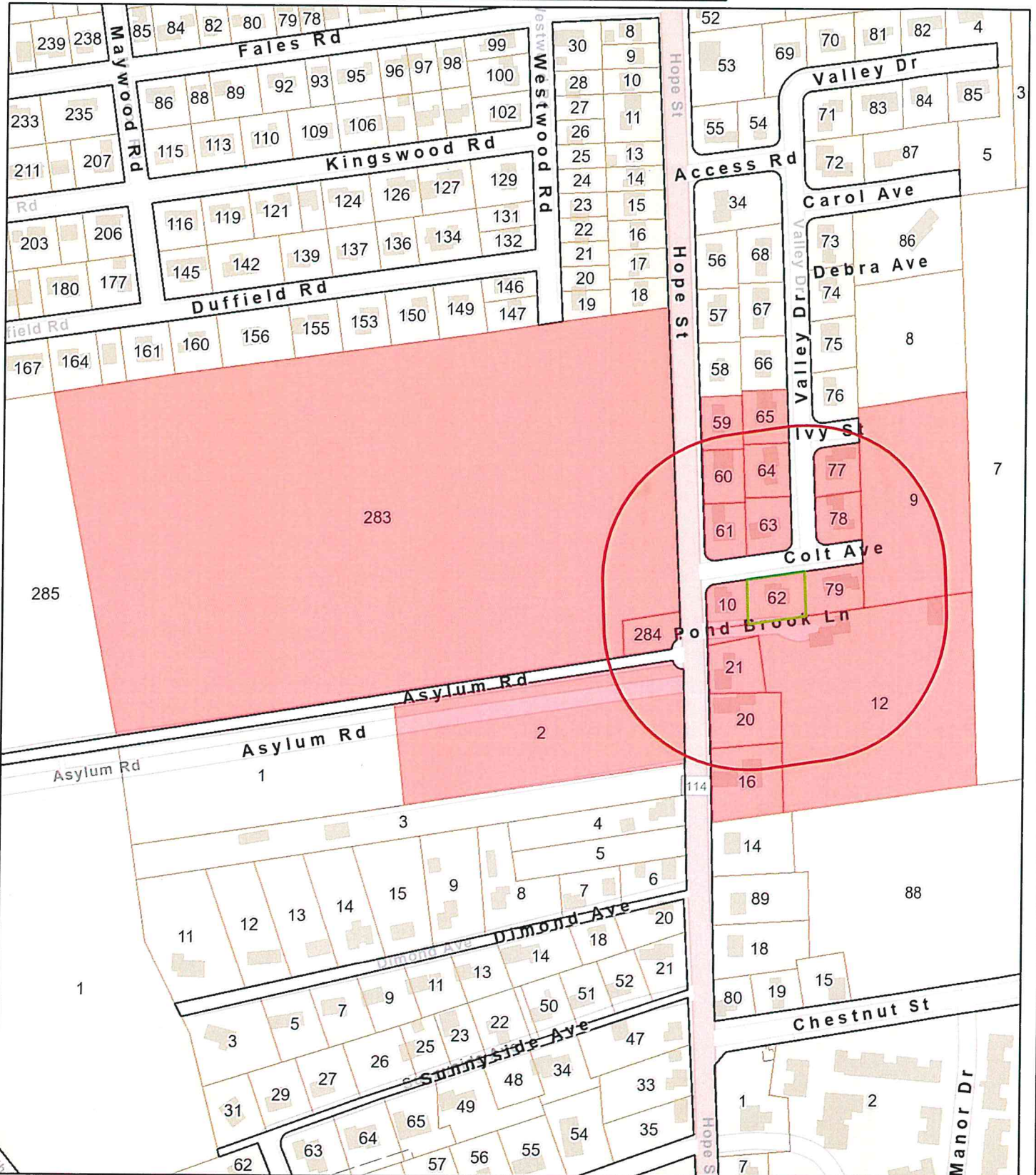
Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

March 11, 2025



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Subject Property:

Parcel Number: 118-62
CAMA Number: 118-62
Property Address: 8 COLT AVE

Mailing Address: CAIRRAO, JOHN T. VIRGINIA M. TE
8 COLT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 118-10
CAMA Number: 118-10
Property Address: 1072 HOPE ST

Mailing Address: SALZILLO, SANDRA & PEKNIC,
CHRISTOPHER TE
1072 HOPE ST
BRISTOL, RI 02809

Parcel Number: 118-12
CAMA Number: 118-12
Property Address: 1 POND BROOK LN

Mailing Address: WASKIEWICZ, MADLYN ET UX MATHEW
R.
1 POND BROOK LANE
BRISTOL, RI 02809

Parcel Number: 118-16
CAMA Number: 118-16
Property Address: 1064 HOPE ST

Mailing Address: 1064 HOPE STREET REALTY, LLC
851 HIGHLAND AVE
FALL RIVER, MA 02720

Parcel Number: 118-20
CAMA Number: 118-20
Property Address: 1068 HOPE ST

Mailing Address: LANDAY, SANDRA C. LIFE ESTATE
LANDAY, NESSER, S. TRST
1068 HOPE ST
BRISTOL, RI 02809

Parcel Number: 118-21
CAMA Number: 118-21
Property Address: 1070 HOPE ST

Mailing Address: LAKE, STEPHEN M & LAUREN M TE
1070 HOPE ST
BRISTOL, RI 02809

Parcel Number: 118-59
CAMA Number: 118-59
Property Address: 1086 HOPE ST

Mailing Address: HARVEY, HEIDI L & WALTER I TE
1086 HOPE ST
BRISTOL, RI 02809

Parcel Number: 118-60
CAMA Number: 118-60
Property Address: 1084 HOPE ST

Mailing Address: TRAVASSOS, MARY LE TRAVASSOS,
ALBANO
1084 HOPE ST
BRISTOL, RI 02809

Parcel Number: 118-61
CAMA Number: 118-61
Property Address: 1080 HOPE ST

Mailing Address: BLACK, ROBERT A & MARIA I TE
1080 HOPE ST
BRISTOL, RI 02809

Parcel Number: 118-62
CAMA Number: 118-62
Property Address: 8 COLT AVE

Mailing Address: CAIRRAO, JOHN T. VIRGINIA M. TE
8 COLT AVE
BRISTOL, RI 02809

Parcel Number: 118-63
CAMA Number: 118-63
Property Address: 5 COLT AVE

Mailing Address: CASTRO, EDWARD & RACHEL
TRUSTEES
5 COLT AVE
BRISTOL, RI 02809



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3/11/2025

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Page 1 of 2



300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 118-64 CAMA Number: 118-64 Property Address: 5 VALLEY DR	Mailing Address: RALPH NATALE JR LE NATALE, MATTHEW B. & 5 VALLEY DR BRISTOL, RI 02809
Parcel Number: 118-65 CAMA Number: 118-65 Property Address: 9 VALLEY DR	Mailing Address: ALVI, HAYAT 9 VALLEY DR BRISTOL, RI 02809
Parcel Number: 118-77 CAMA Number: 118-77 Property Address: 6 VALLEY DR	Mailing Address: LEMA, JERRY A. 6 VALLEY DRIVE BRISTOL, RI 02809
Parcel Number: 118-78 CAMA Number: 118-78 Property Address: 2 VALLEY DR	Mailing Address: SQUATRITO, JOSEPH M. 2 VALLEY DR BRISTOL, RI 02809
Parcel Number: 118-79 CAMA Number: 118-79 Property Address: 10 COLT AVE	Mailing Address: COSTA, KEVIN 10 COLT AVE BRISTOL, RI 02809
Parcel Number: 118-9 CAMA Number: 118-9 Property Address: IVY LN	Mailing Address: WASKIEWICZ, MADLYN M. POND BROOK LN BRISTOL, RI 02809
Parcel Number: 80-283 CAMA Number: 80-283 Property Address: 1081 HOPE ST	Mailing Address: NORTH BURIAL GROUND TOWN OF BRISTOL 1081 HOPE ST BRISTOL, RI 02809
Parcel Number: 80-284 CAMA Number: 80-284 Property Address: STATE	Mailing Address: DEM PARKS AND RECREATION 1100 TOWER HILL RD ATTN: KIMBERLY LAPIERRE NORTH KINGSTOWN, RI 02852
Parcel Number: 82-2 CAMA Number: 82-2 Property Address: STATE	Mailing Address: DEM PARKS AND RECREATION 1100 TOWER HILL RD ATTN: KIMBERLY LAPIERRE NORTH KINGSTOWN, RI 02852



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3/11/2025

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Page 2 of 2

1064 HOPE STREET REALTY,
851 HIGHLAND AVE
FALL RIVER, MA 02720

LEMA, JERRY A.
6 VALLEY DRIVE
BRISTOL, RI 02809

ALVI, HAYAT
9 VALLEY DR
BRISTOL, RI 02809

NORTH BURIAL GROUND
TOWN OF BRISTOL
1081 HOPE ST
BRISTOL, RI 02809

BLACK, ROBERT A &
MARIA I TE
1080 HOPE ST
BRISTOL, RI 02809

RALPH NATALE JR LE
NATALE, MATTHEW B. &
5 VALLEY DR
BRISTOL, RI 02809

CAIRRAO, JOHN T.
VIRGINIA M. TE
8 COLT AVE
BRISTOL, RI 02809

SALZILLO, SANDRA &
PEKNIC, CHRISTOPHER TE
1072 HOPE ST
BRISTOL, RI 02809

CASTRO, EDWARD &
RACHEL TRUSTEES
5 COLT AVE
BRISTOL, RI 02809

SQUATRITO, JOSEPH M.
2 VALLEY DR
BRISTOL, RI 02809

COSTA, KEVIN
10 COLT AVE
BRISTOL, RI 02809

TRAVASSOS, MARY LE
TRAVASSOS, ALBANO
1084 HOPE ST
BRISTOL, RI 02809

DEM PARKS AND RECREATION
1100 TOWER HILL RD
ATTN: KIMBERLY LAPIERRE
NORTH KINGSTOWN, RI 02852

WASKIEWICZ, MADLYN ET UX
MATHEW R.
1 POND BROOK LANE
BRISTOL, RI 02809

HARVEY, HEIDI L &
WALTER I TE
1086 HOPE ST
BRISTOL, RI 02809

WASKIEWICZ, MADLYN M.
POND BROOK LN
BRISTOL, RI 02809

LAKE, STEPHEN M & LAUREN
1070 HOPE ST
BRISTOL, RI 02809

LANDAY, SANDRA C. LIFE ES
LANDAY, NESSER, S. TRST
1068 HOPE ST
BRISTOL, RI 02809