



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

October 20, 2025

File #: ZBR-25-38

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

November 3, 2025 at 7:00 p.m.

In regards to the petition of:

Applicant: Michael Hoffman

Owner of Record: Reliable Pest Control, Inc.

Location: 6 FRANCIS ST , BRISTOL, RI, 02809

Plat: 37 Lot: 36, 37 & 38

Zoning District: LB

Applicant is requesting a **Dimensional Variance** to:

construct a 14ft. x 40ft. addition to an existing commercial building with less than the required front yard on a corner lot.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website 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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-38

6 Francis St. 37 36, 37 & 38

October 8, 2025

Applicant

Name of Applicant	Michael Hoffman
Who is Submitting this Application	Contractor
	If other, Describe:
Owner's Name (If Different than Applicant)	Reliable Pest Control

Location for Application

Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	6 Francis St.	37	36, 37 & 38

Type of Application

Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)

Total Square Footage	560 feet
Width in Feet	14 feet
Length in Feet	40 feet
Height Above Grade	28 feet
Number of Stories	1

Setbacks

Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	7 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Unknown.

Describe the extent of the proposed alterations and the reasons for the requesting relief

Add 14' x 40' addition to south/left side of existing structure for existing business additional equipment storage.
 RPC is seeking to add a 14' X 40', 1 story garage for the purpose of storing its mobile spray units.
 Besides regular contract work, these units need to be ready to be loaded on a moment's notice.
 The new garage would also help in allowing RPC to perform service and maintenance. It has

become problematic to access these units in RPC's existing facility. #6 Francis St. is a corner property which contains 2 front yards for Zoning Purposes. The variance request is for the Left or South side which is the 2nd front yard by code.

RPC and the Hoffman family have been doing business in Town for over 40 years and are always there when needed. Your understanding and favorable consideration of this application is appreciated.

Existing Lot Specifications

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	13,200
Lot Frontage	120
Lot Depth	110

Existing Buildings & Structures

Structure: Other	Square Footage: 3,120	Building/Structure Detail if Other: Garage
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ZONING

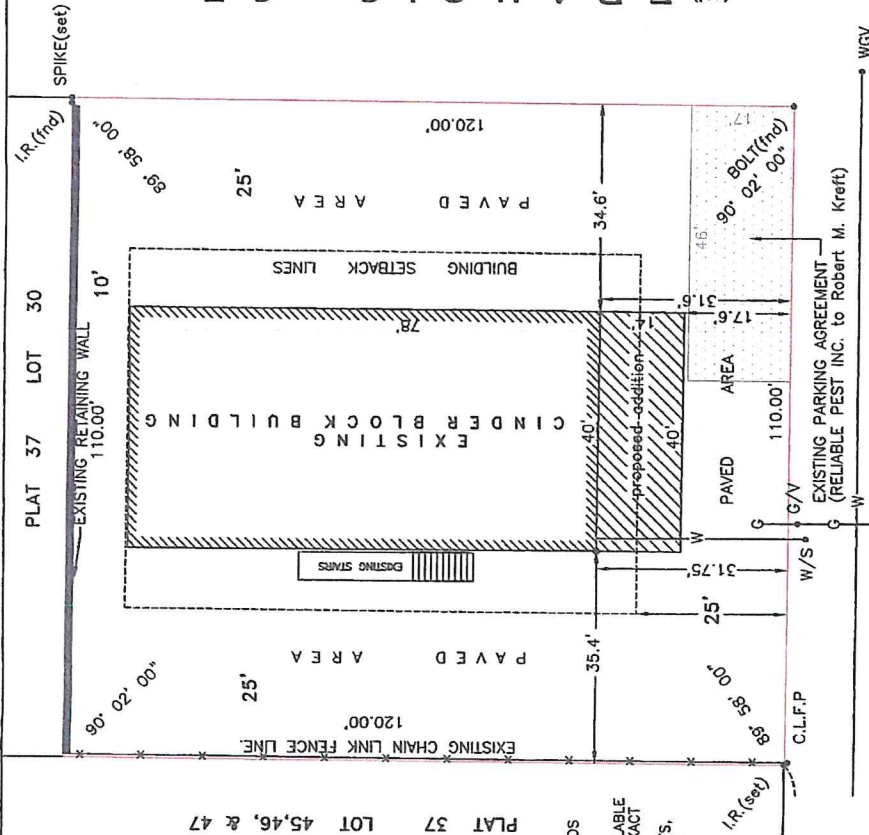
LB ZONE MIN. LOT AREA : 5000 S.F.
MIN. LOT WIDTH & FRONTAGE : 60'
MAX. LOT COVERAGE (STRUCTURE): 35%
BUILDING SETBACKS
FRONT : 25'
REAR : 30'
SIDE : 10'

EXISTING BUILDING COVERAGE : 24%
PROPOSED BUILDING COVERAGE : 28%
EXISTING IMPERVIOUS COVERAGE = 100%
PROPOSED IMPERVIOUS COVERAGE = 100%

ZONING & ZONING SETBACKS TO BE
VERIFIED BY ZONING OFFICER OR BUILDING
INSPECTOR PRIOR TO ANY DESIGN OR
CONSTRUCTION WORK.

NOTES

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



LEGEND

E.O.P. EDGE OF PAVEMENT
I.R. IRON ROD
D.H. DRILL HOLE
W/S. WATER STOP
WGV. WATER GATE VALVE
S.M.H. SEWER MANHOLE
-S- SEWER LINE
-G- GAS LINE
-W- WATER LINE

NORTH

PLAT REFERENCE

BEING LOTS 62, 63 & 64 ON PLAN ENTITLED
"GOODING MANOR" RECORDED IN PLAN BOOK 1
PAGE 48 TOWN OF BRISTOL LAND EVIDENCE.

PLAT 38 LOT 26

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 NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
OTHER TYPE OF SURVEY
DATA ACCUMULATION SURVEY



CLASS A STANDARD

III
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
TO SHOW THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS
WITHIN THE SURVEYED BOUNDARY LINES.

WALL STREET (40')

SITE PLAN FOR

RELIABLE PEST CONTROL, INC.

PLAT 37 LOT 38 L.E. BOOK 1759/78 6 FRANCIS STREET, BRISTOL RHODE ISLAND
SCALE 1"=20' DATE : 8/4/25 DWN BY: JJB DWG NO. 250608-826

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



RELIABLE
PEST
CONTROL

□ □ □

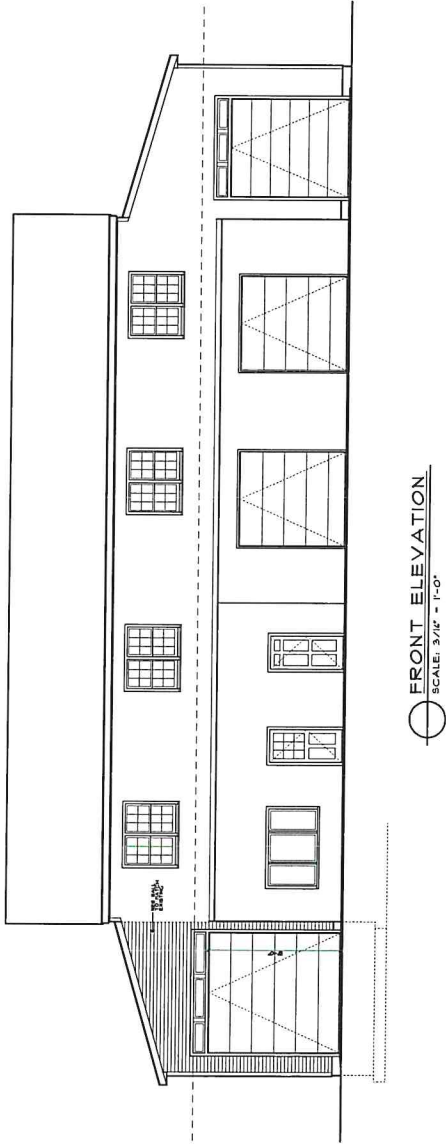
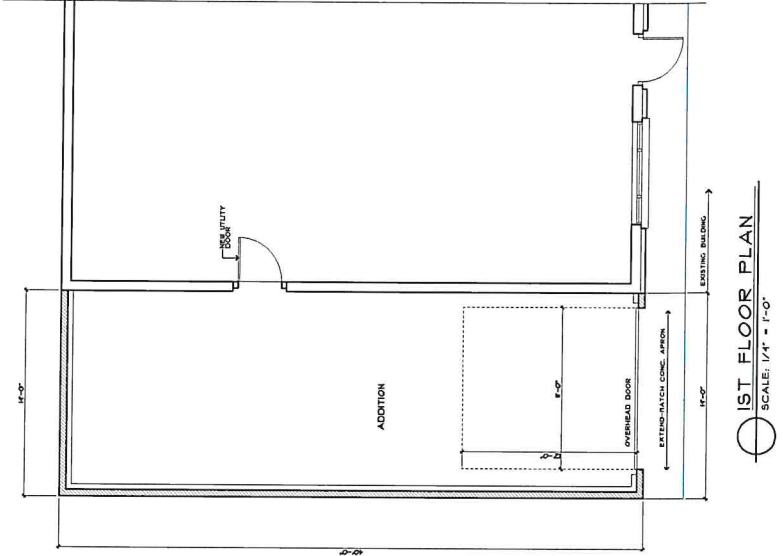
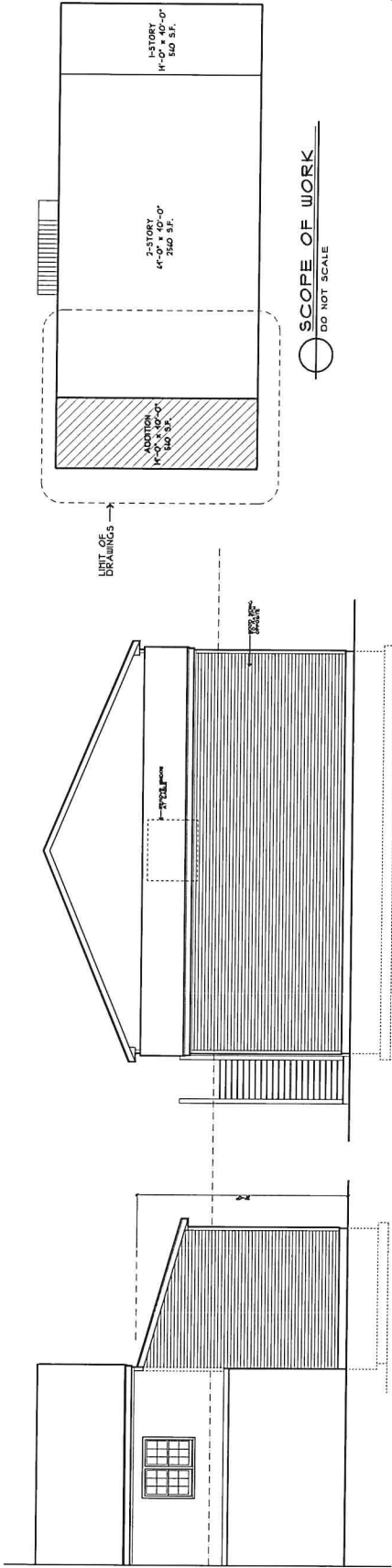
6 FRANCIS STREET
BRISTOL, RI
02809

DATE: 10/14/2025

REVISIONS:

A1

SHEET NO.



CATALIS[®]

Bristol, RI


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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 037-0038-000
 Account 2751
 State Code 06 - Comm 2
 Card 1/1
 User Account 18-1248-02

Assessment

Land \$63,300
 Building \$171,000
 Card Total \$234,300
 Parcel Total \$234,300

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2025	\$63,300	\$167,400	\$3,600	\$234,300
2024	\$48,700	\$141,200	\$3,600	\$193,500
2023	\$48,700	\$141,200	\$3,600	\$193,500
2022	\$48,700	\$141,200	\$3,600	\$193,500
2021	\$137,900	\$141,200	\$3,600	\$282,700

Location and Owner

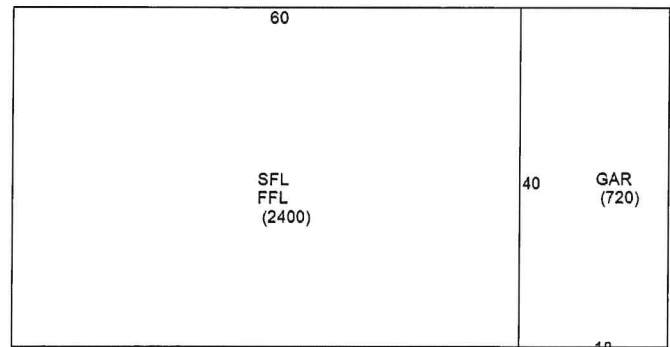
Location 6 FRANCIS ST
 Owner RELIABLE PEST CONTROL INC
 Owner2
 Owner3
 Address 6 FRANCIS ST
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design CommGrge
 Year Built 1970
 Heat Forced Warm Air
 Fireplaces 0
 Rooms 0
 Bedrooms 0
 Bathrooms
 Above Grade Living Area 4,800 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
06/09/2014	\$175,000	1759-78	Warranty
08/02/2013	\$125,000	1721-261	Warranty
07/09/1991	\$0	407-163	Quit Claim
11/23/1987	\$0	306-28	
03/26/1982	\$0	239-208	
05/17/1976	\$0	207-105	
01/27/1976	\$0	204-291	
01/01/1973	\$0	180-38	



Building Sub Areas

Sub Area	Net Area
1st FLOOR	2,400 SF
2nd FLOOR	2,400 SF
GARAGE	720 SF

Land Information

Land Area 0.101 AC

01/01/1964	\$0	155-298
01/01/1951	\$0	114-376

Zoning	LB
View	-
Neighborhood	CI3

iisnode encountered an error when processing the request.

HRESULT: 0x6d
HTTP status: 500
HTTP subStatus: 1013
HTTP reason: Internal Server Error

You are receiving this HTTP 200 response because [system.webServer/iisnode/@devErrorsEnabled](#) configuration setting is 'true'.

In addition to the log of stdout and stderr of the node.exe process, consider using [debugging](#) and [ETW traces](#) to further diagnose the problem.

The last 64k of the output generated by the node.exe process to stderr is shown below:

```
(node:6028) [DEP0005] DeprecationWarning: Buffer() is d
(Use `node --trace-deprecation ...` to show where the w
Application has thrown an uncaught exception and is ter
Error: Town not found on gisserver3
    at \\axisfiles.aws.axisgis.com\share\axisapi_prod\A
    at processTicksAndRejections (node:internal/process
```

[Click To Open AxisGIS Maps](#)

Yard Item(s)

Description	Quantity	Size	Year
Paving Asphalt	1	2000	1970



6 Francis Street - 200' Radius

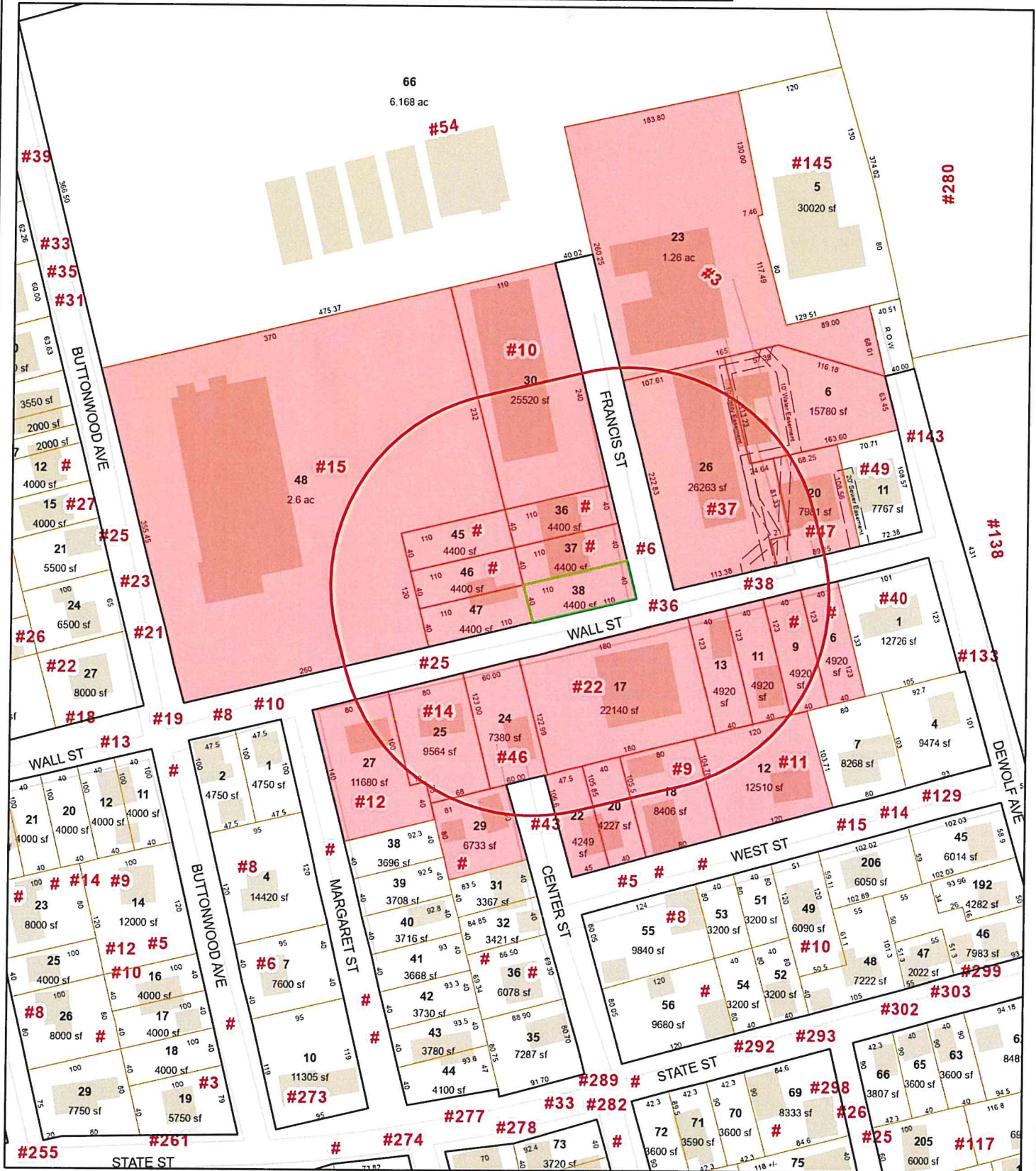
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

October 15, 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.



200 feet Abutters List Report

Bristol, RI
October 15, 2025

Subject Property:

Parcel Number: 37-38
CAMA Number: 37-38
Property Address: 6 FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 33-11
CAMA Number: 33-11
Property Address: 38 WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-12
CAMA Number: 33-12
Property Address: 11 WEST ST

Mailing Address: SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

Parcel Number: 33-13
CAMA Number: 33-13
Property Address: 36 WALL ST

Mailing Address: KREFT, ROBERT M - TRUSTEE ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-18
CAMA Number: 33-18
Property Address: 9 WEST ST

Mailing Address: JNB WEST PROPERTIES LLC
9 SETTLERS WAY
SCITUATE, RI 02857

Parcel Number: 33-20
CAMA Number: 33-20
Property Address: WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-22
CAMA Number: 33-22
Property Address: 5 WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-24
CAMA Number: 33-24
Property Address: 46 CENTER ST

Mailing Address: FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-25
CAMA Number: 33-25
Property Address: 14 WALL ST

Mailing Address: COTA, JOAO S MARIA F
14 WALL STREET
BRISTOL, RI 02809

Parcel Number: 33-27
CAMA Number: 33-27
Property Address: 12 WALL ST

Mailing Address: PACHECO, JOSE M TERESA J LIFE
ESTATE & PACHE
12 WALL ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
October 15, 2025

Parcel Number: 33-29 CAMA Number: 33-29 Property Address: 43 CENTER ST	Mailing Address: STEINER, BLANCHE B TRUSTEE BLANCHE B STEINER TRUST 43 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-6 CAMA Number: 33-6 Property Address: WALL ST	Mailing Address: FURTADO, DANIEL C 38 WALL ST BRISTOL, RI 02809
Parcel Number: 33-9 CAMA Number: 33-9 Property Address: WALL ST	Mailing Address: FURTADO, DANIEL C 38 WALL ST BRISTOL, RI 02809
Parcel Number: 37-20 CAMA Number: 37-20 Property Address: 47 WALL ST	Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809
Parcel Number: 37-23 CAMA Number: 37-23 Property Address: 3 FRANCIS ST	Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809
Parcel Number: 37-26 CAMA Number: 37-26 Property Address: 37 WALL ST	Mailing Address: MATOS ASSOCIATES, LLC 37 WALL ST BRISTOL, RI 02809
Parcel Number: 37-30 CAMA Number: 37-30 Property Address: 10 FRANCIS ST	Mailing Address: JRM PROPERTIES, LLC PO BOX 305 PORTSMOUTH, RI 02871
Parcel Number: 37-36 CAMA Number: 37-36 Property Address: FRANCIS ST	Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809
Parcel Number: 37-37 CAMA Number: 37-37 Property Address: FRANCIS ST	Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809
Parcel Number: 37-38 CAMA Number: 37-38 Property Address: 6 FRANCIS ST	Mailing Address: RELIABLE PEST CONTROL INC 6 FRANCIS ST BRISTOL, RI 02809
Parcel Number: 37-47 CAMA Number: 37-47 Property Address: 25 WALL ST	Mailing Address: ARRUDA, ALISON & GREGORY TE 52 VIKING DR BRISTOL, RI 02809
Parcel Number: 37-48 CAMA Number: 37-48 Property Address: 15 WALL ST	Mailing Address: AJS ENTERPRISES LLC ATTN: STEVE J. DOLAN 267 FERRY LANDING CIRCLE PORTSMOUTH, RI 02871



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10/15/2025

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200 feet Abutters List Report

Bristol, RI
October 15, 2025

Parcel Number: 37-6
CAMA Number: 37-6
Property Address: 143 DEWOLF AVE

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809



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10/15/2025

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AJS ENTERPRISES LLC
ATTN: STEVE J. DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

PACHECO, JOSE M
TERESA J LIFE ESTATE & P
12 WALL ST
BRISTOL, RI 02809

ARRUDA, ALISON & GREGORY
52 VIKING DR
BRISTOL, RI 02809

RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809