



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-25-36

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: Oscar I DeLemos

Owner of Record: Oscar I., Lisa M., and Jonathan DeLemos

Location: 56 THOMPSON AVE , BRISTOL, RI, 02809

Plat: 22 Lot: 110

Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct a 20ft. x 28ft. two-story garage and living area addition, and a 24ft. x 36ft. single-story accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard on a corner lot and with less than the required lot area for an ADU within a new structure

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-25-36

56 Thompson 22 110

September 24, 2025

Applicant

Name of Applicant	Oscar I DeLemos
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application

Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	56 Thompson	22	110

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	20 feet
Length in Feet	28 feet
Height Above Grade	35 feet
Number of Stories	2

Setbacks

Front Yard in Feet	30 feet
Rear Yard in Feet	30 feet
Left Side Yard in Feet	97 feet
Right Side Yard in Feet	3 feet
Height in Feet	35 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Variance requested for building addition within front yard setback from Perry Street per Article IV. Section 28-111 Dimensional Table.

Describe the extent of the proposed alterations and the reasons for the requesting relief
we will be adding ADU to the original building and as well as a garage and master bedroom above.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	11,040
Lot Frontage	120
Lot Depth	92

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:

12-9-22

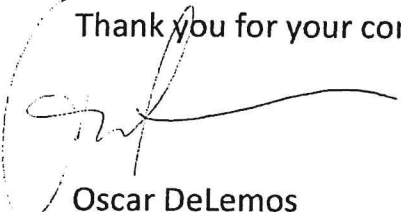
Oscar DeLemos
56 Thompson Ave
Bristol RI

Dear Zoning Board,

I am planning to renovate our house to accommodate the growth of our family. We plan on extending the house east that would include the continuation of the second floor and a garage. The garage will allow us to store two cars and allow for more space on the road to park other cars. When the sidewalk project was done the company already made the curb cuts for the driveway to the garage. The extension will follow line of the current house that has been there since the early 1900's and stay with the same style of the home now and fit within the other homes in the neighborhood.

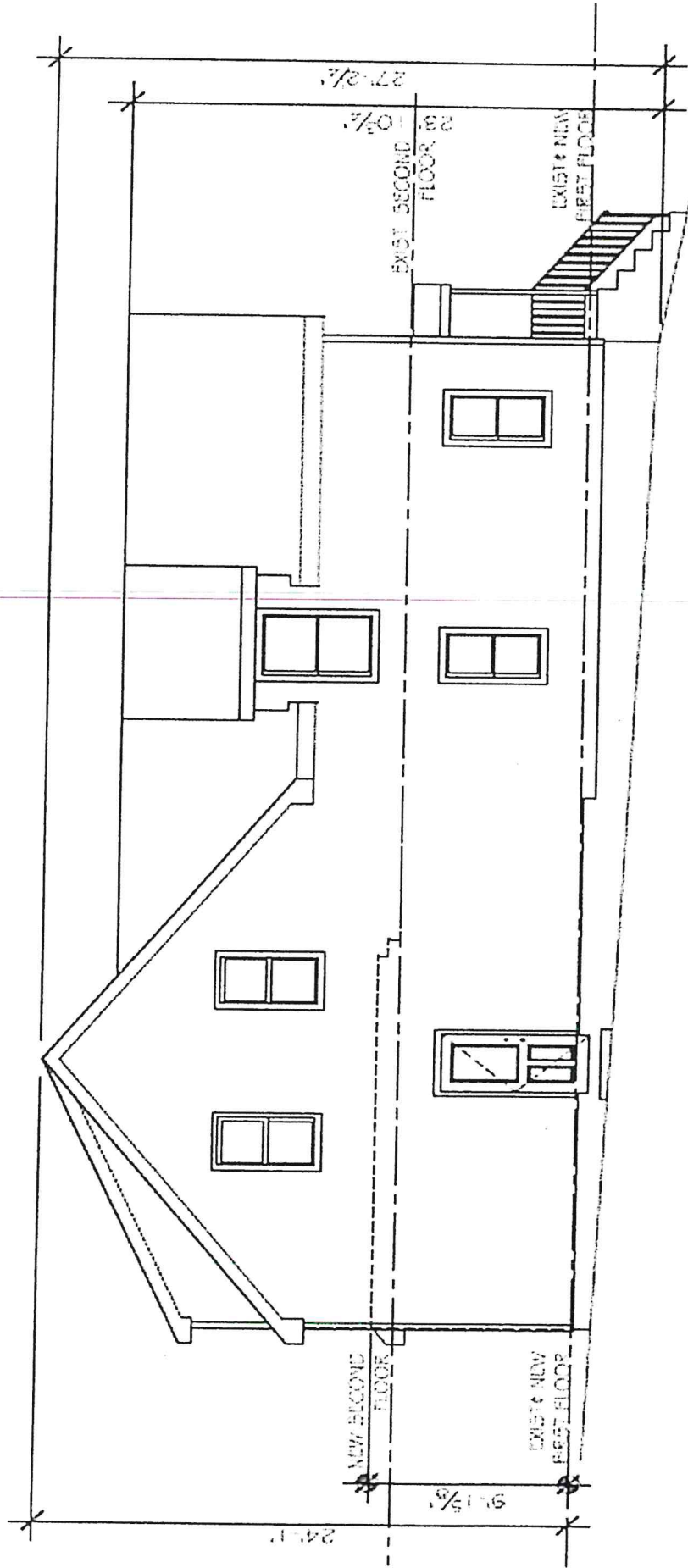
We also plan to add a small in-law section to the south of the garage. Due to the fact the current house is less than the current requirement from the road, we ask that you accept our request for a variance. If we were to follow the current requirement it would create a hardship on our family that we would be unable to do what we would like to.

Thank you for your consideration of my request.



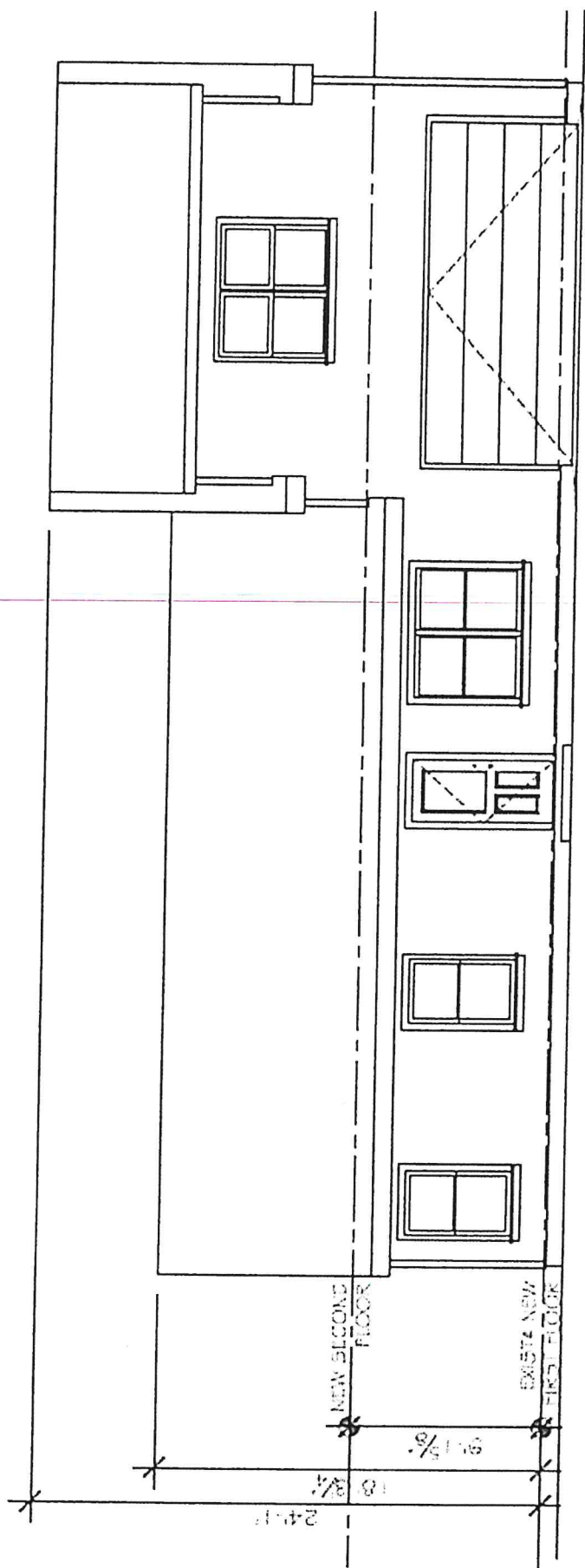
Oscar DeLemos

2022 DEC 12 PM 3:42
TOWN OF BRISTOL
COMMUNITY DEV.



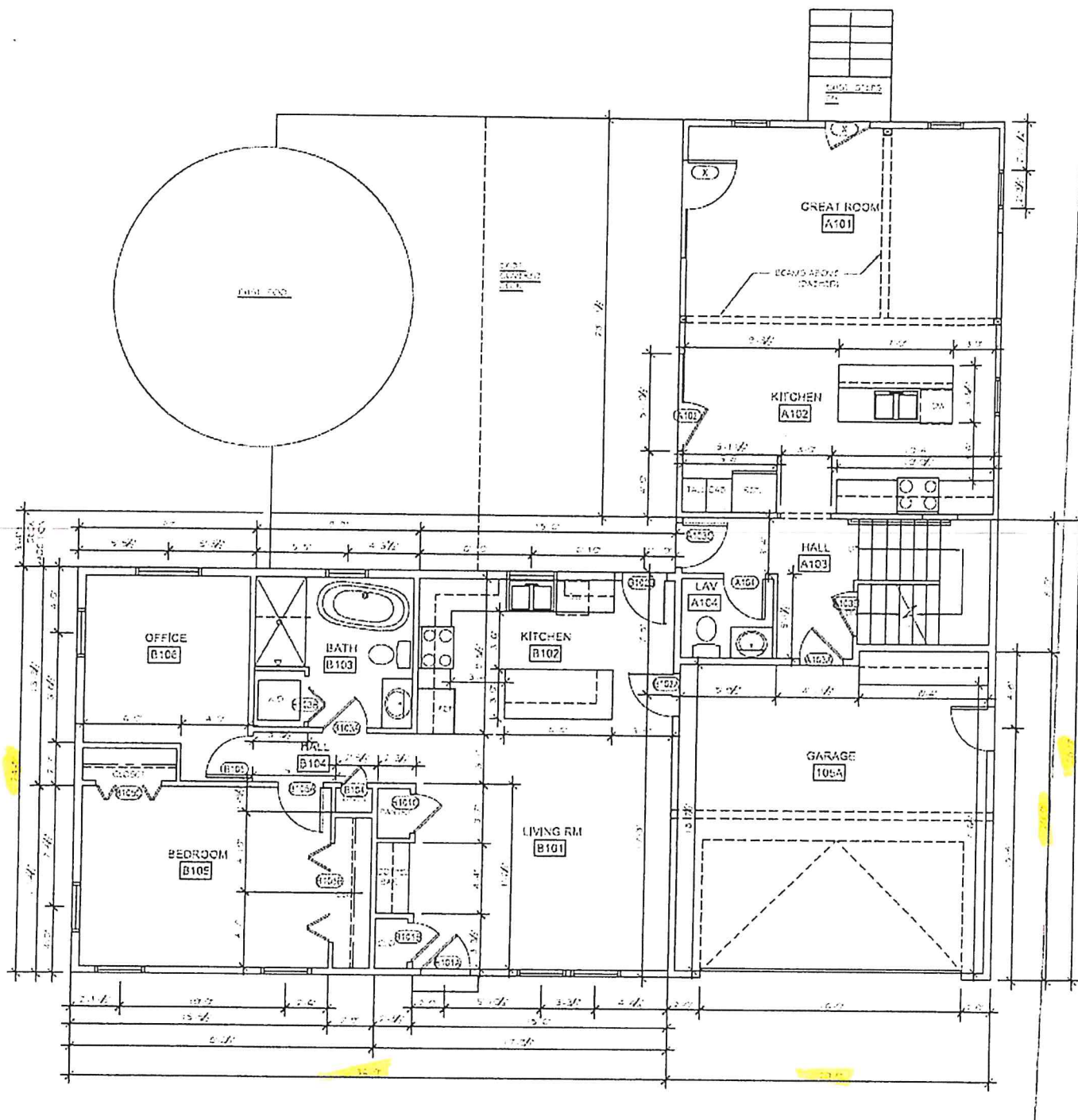
A PROPOSED NORTH ELEVATION (PERRY STREET)

1/8" = 1'-0"

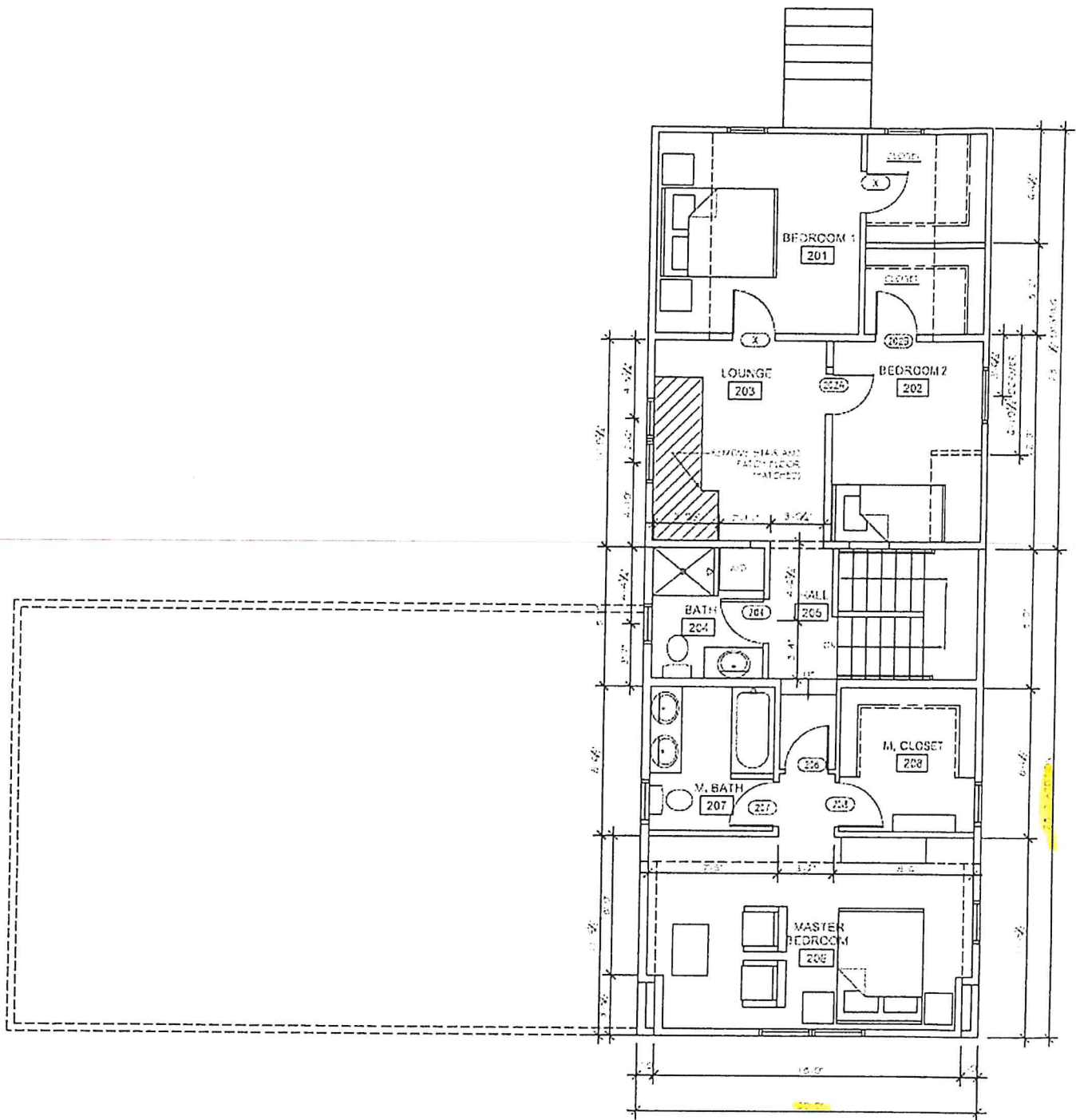


A PROPOSED EAST ELEVATION

1/8" = 1'-0"



1ST Floor



2ND FLOOR

De Lemos Addition

56 Thompson Avenue
Bristol, RI

| F | K | A |

FRANK KARPOWICZ ARCHITECTS INC.

36 South Centry Commons Way, Unit A5
Wakefield, RI 02879
401 782-4664
401 783-1245 fax

PROJECT LOCATION



LOCATION PLAN

NTS



General Notes:

- By executing the Contract, the Contractor represents that he visited the site, familiarized himself with the local conditions, codes and owner requirements under which the work will be performed, and correlated his observations with the requirements of the Contract Documents. This shall be done prior to bid.
- The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work. The Contract Documents are complimentary, and what is required by any one shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent therewith and is reasonably inferable therefrom as being necessary to produce the intended results. Words and abbreviations that have well known technical or trade meanings are used in the Contract Documents in accordance with such recognized meanings.
- The drawings and specifications are intended to be fully explanatory and supplementary. However, should anything be shown, indicated or specified on one and not the other, it shall be done.
- Should either the drawings and the specifications, or any particular specification, and the General Conditions contradict each other in any point, or require clarification, the Contractor must call the same to the attention of the architect, and his decision shall be obtained prior to the submission of bids, otherwise the Architect's interpretation will govern the performance of the work and no allowance shall be made in behalf of the Contractor for error or negligence on his part in this connection. The Contractor shall bear all costs due to his errors and/or omissions prior to bid.
- Prospective Contractors and subcontractors shall secure all data at the site of the proposed construction, such as grades, access, storage, location of public services and other information which will have a bearing on making their proposals or on the execution of the work if awarded the Contract, and no allowance will be made for the failure of the Contractor to obtain such on-site information prior to bidding.
- Should any error or inconsistency appear in the drawings or specifications, the Contractor, before proceeding with the work, must clearly bring the same to the attention of the Architect for proper adjustment and in no case proceed with the work neither in uncertainty nor with insufficient drawings.
- The contractor and each subcontractor shall be responsible for the verification of all measurements at and in the proposed construction building or site or surroundings. No charge or compensation shall be allowed due to differences between actual dimensions and dimensions indicated on the drawings. Any such discrepancy in dimensions that may be found shall be submitted to the Architect for his consideration before the Contractor proceeds with the work in the affected area.
- Contractors shall follow sizes in the specifications of figures on drawings in preference to scale measurements and follow detail drawings in preference to general drawings, and follow actual field conditions.
- Where it is obvious that a drawing illustrates only part of a given work or a number of items, the remainder shall be deemed repetitious and so constructed.
- Neither the Owner nor the Architect warrants or guarantees that the area of work is free of hazardous material. Should hazardous material be encountered, the contractor shall take appropriate action as determined by the state of Rhode Island.

DRAWING LIST

- A0.0 TITLE SHEET
AD1.1 EXISTING/DEMOLITION FLOOR PLANS
A1.1 FIRST FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS & WINDOW SCHEDULE
A2.2 EXTERIOR ELEVATIONS
A3.1 BUILDING SECTION AND DETAILS
A3.2 BUILDING SECTION
A3.3 BUILDING SECTION

S0.0 STRUCTURAL NOTES AND SHEAR WALL DETAILS
S1.0 BASEMENT/ FOUNDATION PLAN AND DETAILS
S1.1 FRAMING PLANS
S1.2 ROOF FRAMING PLAN

PROJECT NOTES:

Type of Construction: Type 5B, Wood Frame, unprotected.

2. Scope of Work: remodel existing single family home by removing existing kitchen, chimney, staircase, half bath, mud room and second floor bathroom. Construct a 20'-0" x 28'-0" two story addition as well as a 24'-6" x 36'-0" one bedroom one story in-law suite. The two story addition will include a 2 car garage, new mud room, new half bath off the mudroom, new staircase, new second floor bath and new master suite which includes a new bedroom, bath and walk in closet. The one story in-law suite will include an open kitchen living room, full bathroom, office space and bedroom.

DESIGN WIND SPEED: 110MPH

SYMBOLS & MATERIAL LEGEND

	DOOR No.		BATT INSULATION
	WINDOW TYPE		RIGID INSULATION
	WALL TYPE		2 X CONTINUOUS
	COLUMN GRID		2 X BLOCKING
	ELEVATION		BRICK
	CONCEALED LINE ABOVE		POURED CONCRETE
	CONCEALED LINE BELOW		PLASTER OR MORTAR
	CENTER LINE		CONCRETE MASONRY UNIT
	DEMO OR REMOVED LINE		FINISHED WOOD
	ROOM NUMBER		STEEL
	REVISION NUMBER		PLYWOOD
	WALL ELEVATION		GYPSUM BOARD
	WALL SECTION		EXISTING
	BUILDING SECTION		GRAVEL
	DETAIL LETTER		SOIL
	DETAIL SHEET LOCATION		
	AREA DETAIL		
	CUT LINE		
	PROPERTY LINE		
	EXISTING CONTOUR		
	NEW CONTOURS		

3	Permit	01-31-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
No.	Issue	Date

De Lemos Addition

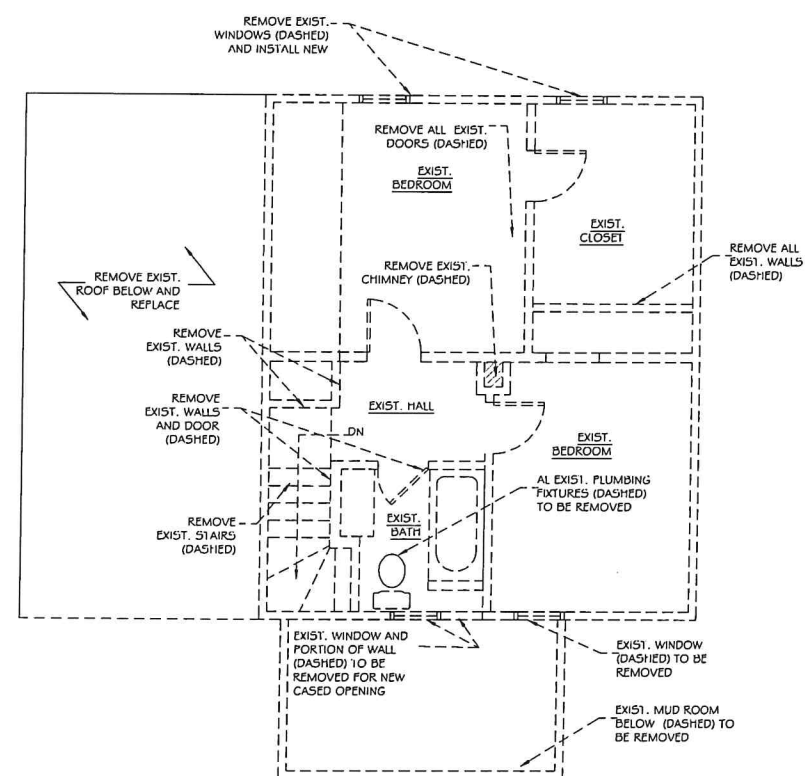
56 Thompson Avenue
Bristol, RI

TITLE SHEET

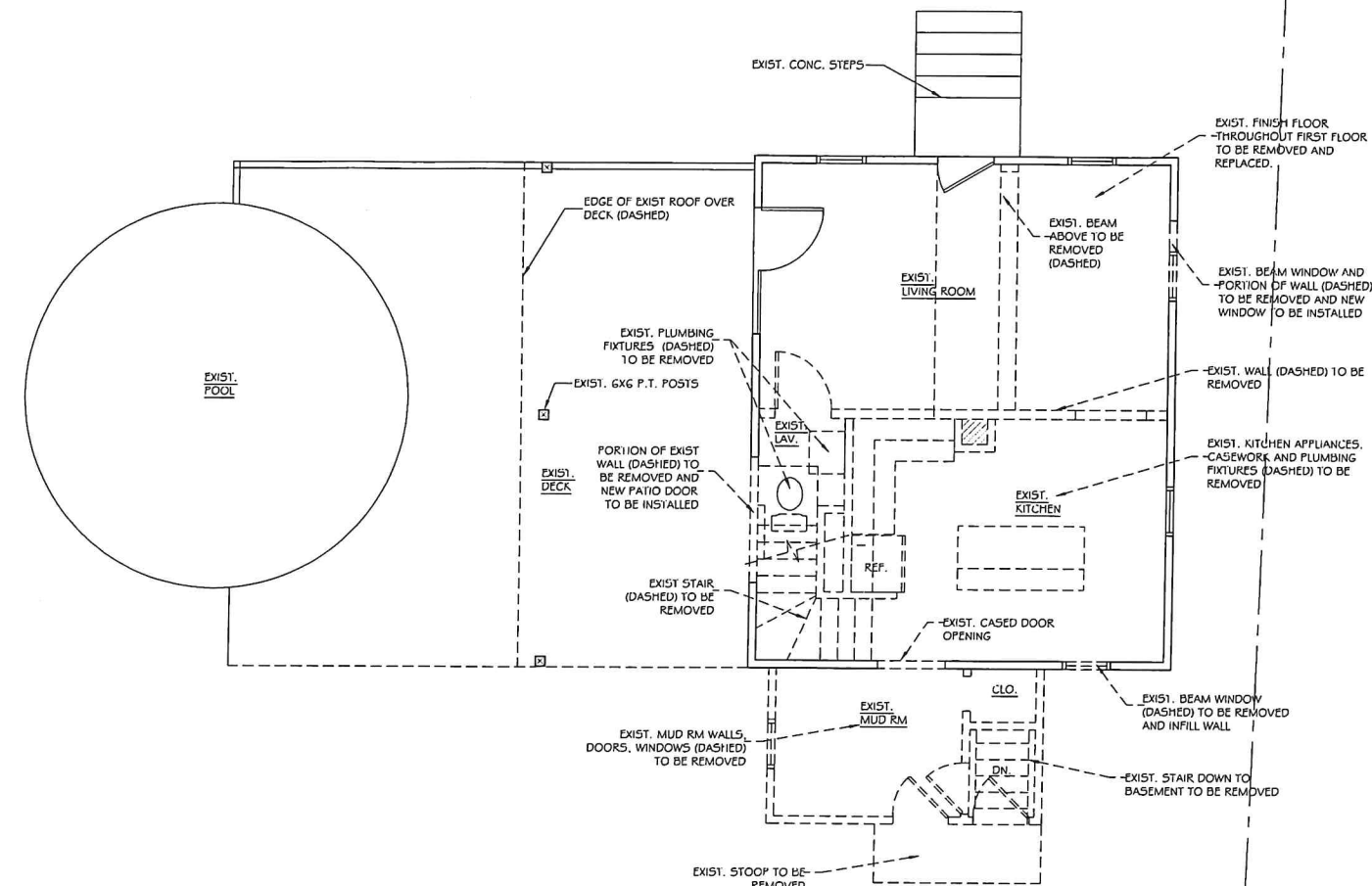


Project No.
23106
Drawn By:
JH
Date:
11-02-2023

A0.0



B SECOND FLOOR EXISTING/ DEMOLITION PLAN 
1/4" = 1'-0"



A FIRST FLOOR EXISTING/ DEMOLITION PLAN
1/8" = 1'-0"

PROJECTS, INC.	3	Permit	1-31-2024
	2	Revised	11-02-2023
	1	Bid set	02-03-2023
	No.	Issue	Date

De Lemos Addition

56 Thompson Avenue
Bristol, RI

EXISTING/
DEMOLITION
FLOOR PLANS



Project No.

Project No.
23106

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Drawn By:
JH

AD1.1

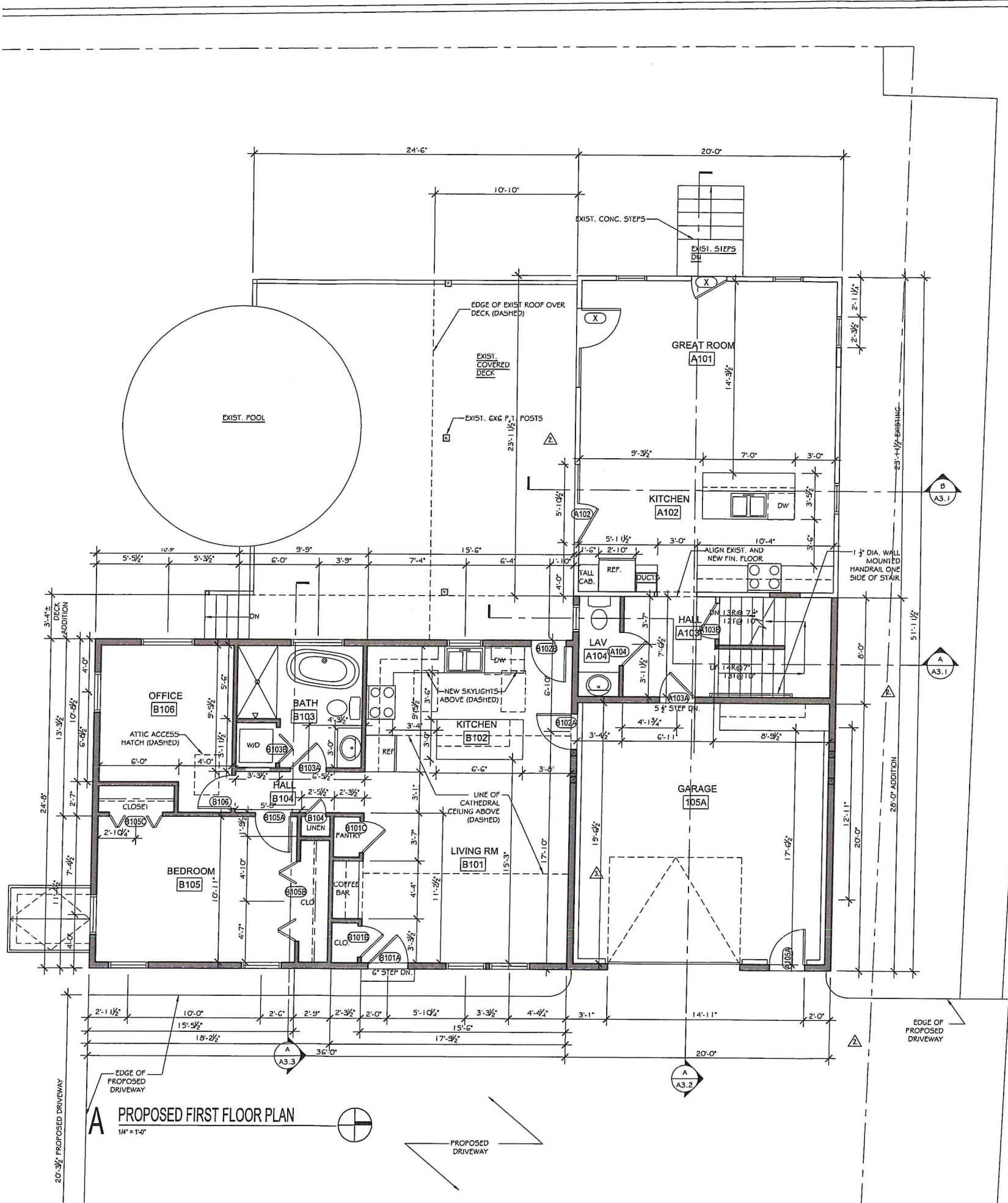
DOOR SCHEDULE							
NO.	DOOR SIZE	TYPE/MATERIAL	MODEL No.	GLASS	SWING	HARDW.	REMARKS
A102	6'-0" X 6'-8"	PATIO DOUBLE DOOR		FULL	LHRH	ENTRY	
A103A	2'-8" X 6'-8"	ENTRY DOOR, TBD		-	RH	ENTRY	
A103B	2'-8" X 6'-8"	SOLID CORE/MOLDED		-	LH	PASSAGE	
A104	2'-6" X 6'-8"	SOLID CORE/MOLDED		-	LH	PRIVACY	
B101A	3'-0" X 6'-8"	ENTRY DOOR, TBD		-	LH	ENTRY	
B101B	2'-4" X 6'-8"	SOLID CORE/MOLDED		-	RH	PASSAGE	
B101C	2'-4" X 6'-8"	SOLID CORE/MOLDED		-	RH	PASSAGE	
B102A	2'-8" X 6'-8"	ENTRY DOOR, TBD		-	RH	ENTRY	
B102B	2'-8" X 6'-8"	PATIO DOOR?		-	LH	ENTRY	
B103A	2'-8" X 6'-8"	SOLID CORE/MOLDED		-	LH	PRIVACY	
B103B	BIFOLD 2'-8" X 6'-8"	SOLID CORE/MOLDED		-	-	-	
B104	1'-6" X 6'-8"	SOLID CORE/MOLDED		-	LH	PASSAGE	
B105A	2'-8" X 6'-8"	SOLID CORE/MOLDED		-	LH	PRIVACY	
B105B	BIFOLD PAIR OF 3'-0" X 6'-8"	SOLID CORE/MOLDED		-	-	-	
B105C	BIFOLD PAIR OF 2'-0" X 6'-8"	SOLID CORE/MOLDED		-	-	-	
B106	2'-6" X 6'-8"	SOLID CORE/MOLDED		-	LH	PASSAGE	
A202A	2'-4" X 6'-6"	SOLID CORE/MOLDED		-	LH	PRIVACY?	
A202B	2'-4" X 6'-6"	SOLID CORE/MOLDED		-	LH	PASSAGE	
A204	2'-8" X 6'-8"	SOLID CORE/MOLDED		-	LH	PRIVACY	
A206	2'-8" X 6'-8"	SOLID CORE/MOLDED		-	RH	PRIVACY	
A207	2'-6" X 6'-8"	SOLID CORE/MOLDED		-	LH	PRIVACY	
A208	2'-6" X 6'-8"	SOLID CORE/MOLDED		-	RH	PASSAGE	

DOOR NOTES
1. ALL INTERIOR DOORS SHALL BE PRE-HUNG AND PRE-MACHINED. DOOR STYLE SHALL BE JELO-WEN, 2 PANEL FLAT PANEL MOLDED, SOLID CORE OR AS SELECTED BY OWNER.
2. INTERIOR DOOR HARDWARE STYLE AND FINISH AS SELECTED BY OWNER.
3. PROVIDE EACH DOOR WITH 1 1/2" STANDARD HINGE SETS, THREE SETS PER DOOR. HINGE FINISH SHALL MATCH THE HARDWARE. PROVIDE STANDARD HINGE MOUNT DOOR STOPS ON ALL DOORS ADJACENT TO WALL SURFACES.

ROOM FINISH SCHEDULE									
NO.	ROOM	BASE	FLOOR	WALL		CEILING			REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
A101	GREAT ROOM	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A102	KITCHEN	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A103	MUD ROOM	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A104	LAV.	PT1	PT1	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A105	GARAGE	-	E.C.	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	VARIES	
B101	LIVING ROOM	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	VARIES	
B102	KITCHEN	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	VARIES	
B103	BATH	PT1	PT1	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
B104	HALL	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
B105	BEDROOM	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
B106	OFFICE	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A201	BEDROOM 1	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A202	BEDROOM 2	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A203	LOUNGE	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A204	BATH	PT1	PT1	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A205	HALL	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A206	M. BEDROOM	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A207	M. BATH	PT1	PT1	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	
A208	M. CLOSET	WB1	-	G.W.B. / SKIM COAT PLASTER	PT2	GWB SMOOTH FINISH	PT1	+/- 8'-0"	

INTERIOR FINISH SCHEDULE NOTES:
1. ALL WINDOW AND DOOR CASINGS SHALL BE 3/4" X 3 1/2" FLAT WOOD MOLDING, FINISHED, Sanded, CAULKED AND PAINTED. AT WINDOW BOTTOMS, PROVIDE 5/4 X 4 STOOL W/ 1 X 4 FLAT CASING BELOW.
2. WALL BASE SHALL BE WOOD 1 X 6 FLAT STOCK W/ 3/8" CHAMFER, PAINTED.
3. PAINT ALL RUNNING TRIM PT3.
4. HARDWOOD FLOORING SHALL BE AS SELECTED BY OWNER.
5. CONTRACTOR SHALL FURNISH AND INSTALL KITCHEN BASE AND WALL CABINETS AND COUNTERS AND BATHROOM BASE CABINETS AND VANITY TOPS.
6. CONSTRUCT TILED SHOWER SURROUND, INCLUDING SOAP / STORAGE CUBBIES. PROVIDE WATERPROOF PAN AND SLOPE TO DRAIN UNDER SHOWER TILE FLOOR.
7. ALL CLOSET SHELVES SHALL BE CONSTRUCTED OF 3/4" PLYWD. W/ HWWD. NOSING, FINISHED AND PAINTED, U.N.O.
8. PROVIDE STANDARD SHELF AND ROD IN CLOSET.
9. PROVIDE TILE BACKSPLASH ABOVE KITCHEN COUNTER AND UNDER WALL CABINETS.

LEGEND AND ABBREVIATIONS:
GWB: SKIM COAT PLASTER, IMPERIAL GYPSUM WALL BOARD WITH SKIM COAT PLASTER
CB: HARD BACKER CEMENT BOARD - CERAMIC TILE SUBSTRATE
PAINT: PROVIDE ONE COAT PRIMER AND TWO COATS OF FINISH PAINT, THROUGHOUT
P1: ONE COAT LATEX PRIMER, TWO COATS FLAT FINISH
P2: ONE COAT LATEX PRIMER, TWO COATS EGGSHELL FINISH
P3: ONE COAT LATEX PRIMER, TWO COATS SEMI GLOSS FINISH
E.C.: EXPOSED CONSTRUCTION
WB1: 1 X 6 FLAT WD. STOCK W/ 3/8" CHAMFER
LVT: LUXURY VINYL TILE- TBD
PT1: PORCELAIN TILE- TBD
WD1: 2 1/2" X 3" NORTHERN HARD MAPLE FLOORING, FIRST GRADE



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

IFKIA

FRANK HARPOWICZ ARCHITECTS INC.

28 South County Commons Way, Unit A5
Walden, NJ 07463
401.782.4604
401.783.1245 Gt

4	Permit	1-31-2024
2	Revised	1-11-2024
2	Revised	11-02-2023
1	Bl'd set	02-03-2023
No.	Issue	Date

De Lemos Addition

56 Thompson Avenue
Bristol, RI

FIRST FLOOR PLAN



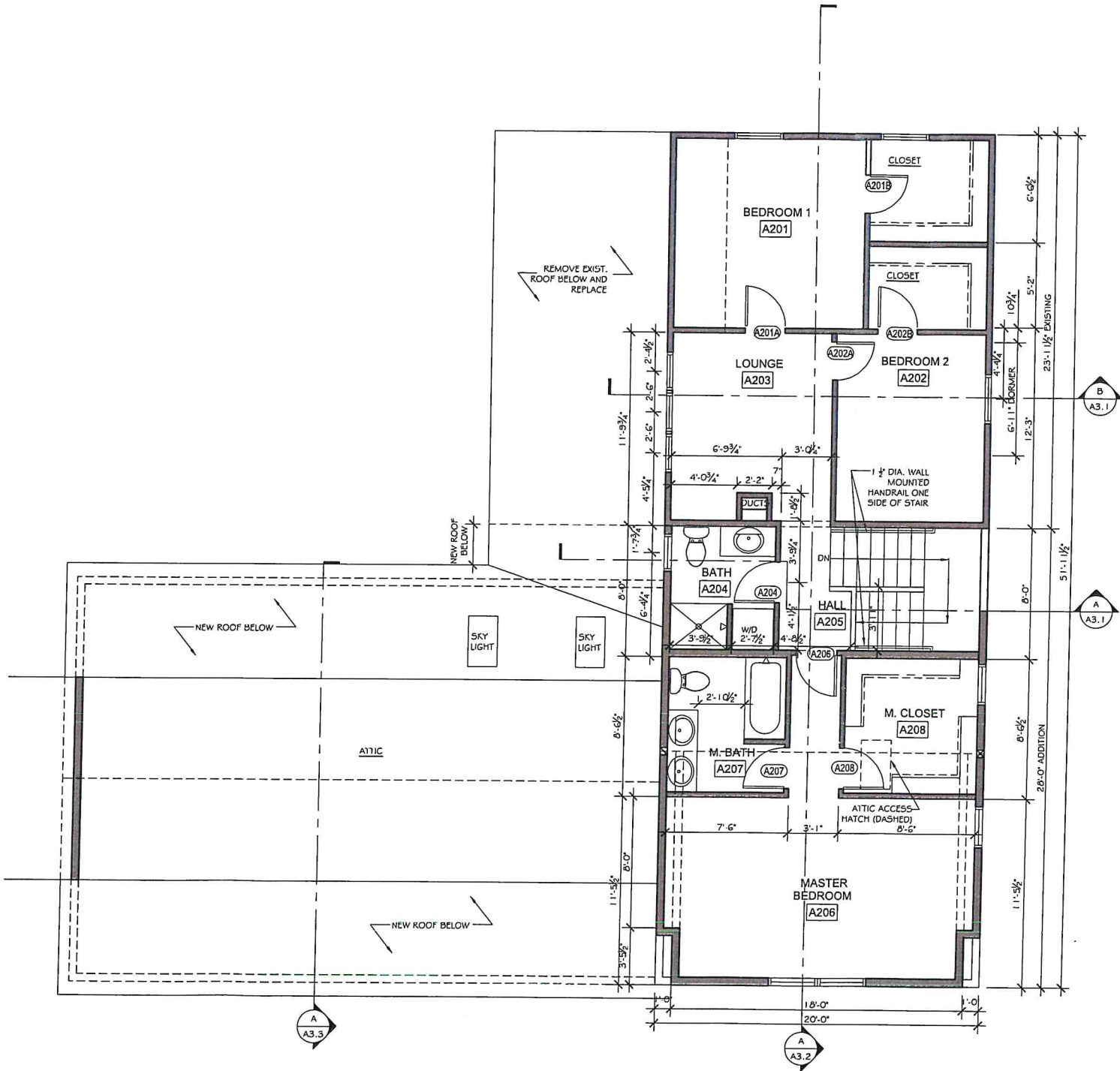
Project No.
23106
Drawn By:
JH
Date:
11-02-2023

A1.1



FRANK KARPOWICZ ARCHITECTS INC

28 South County Commons Way, Unit A5
Wakefield, RI 02879
401 782 4404
401 783 1245 fax



A PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

3	Permit	01-31-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
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De Lemos Addition

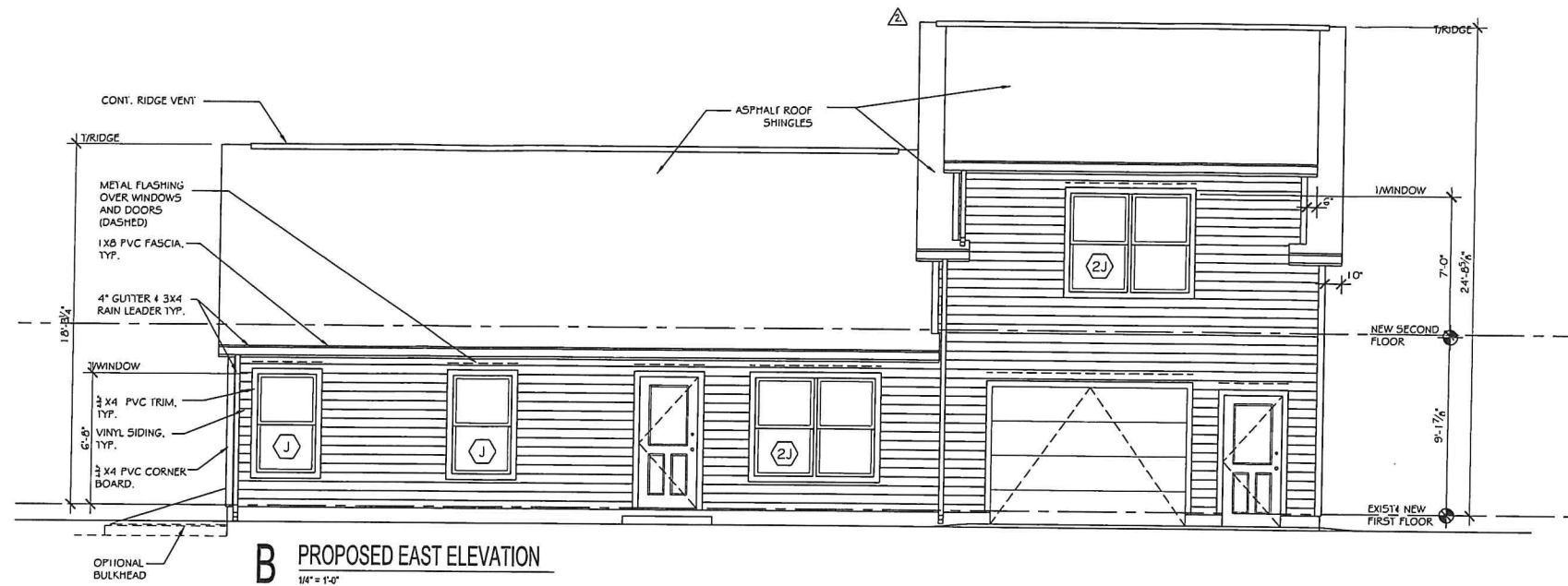
56 Thompson Avenue
Bristol, RI

SECOND FLOOR
PLAN

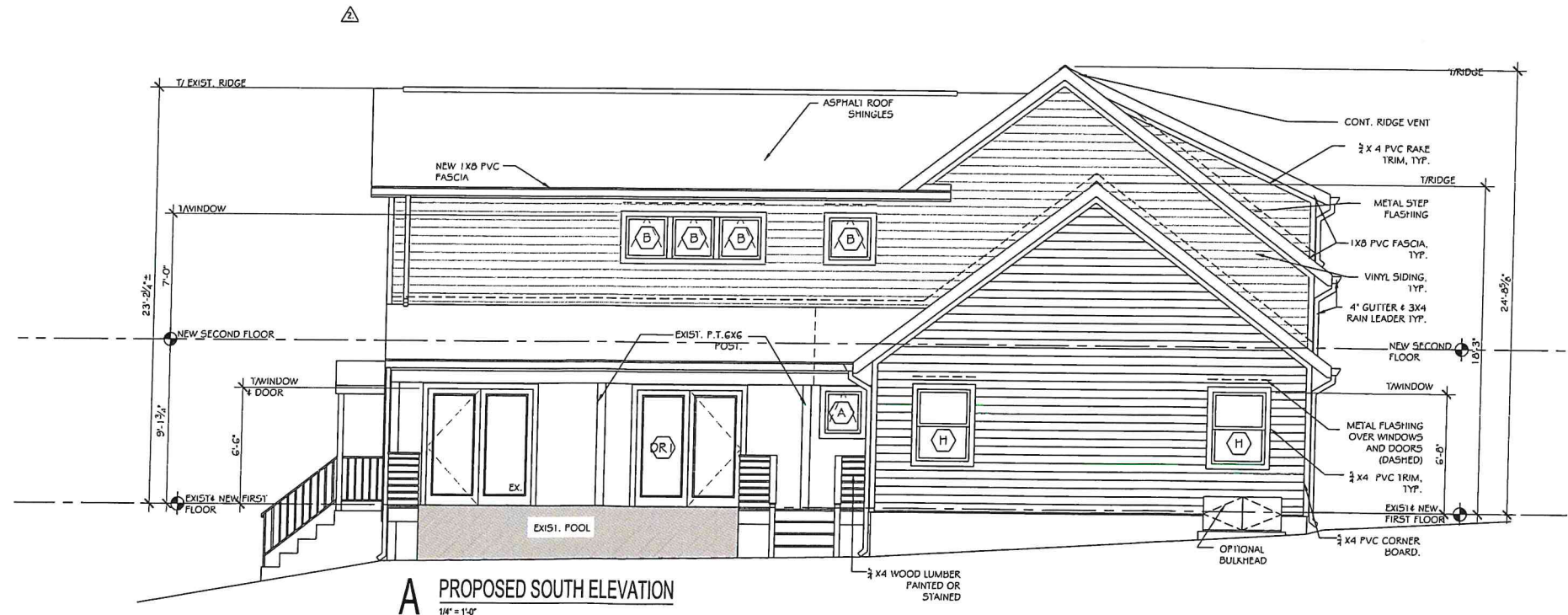


Project No.
23106
Drawn By:
JH
Date:
11-02-2023

A1.2



B PROPOSED EAST ELEVATION
1/4" = 1'-0"



A PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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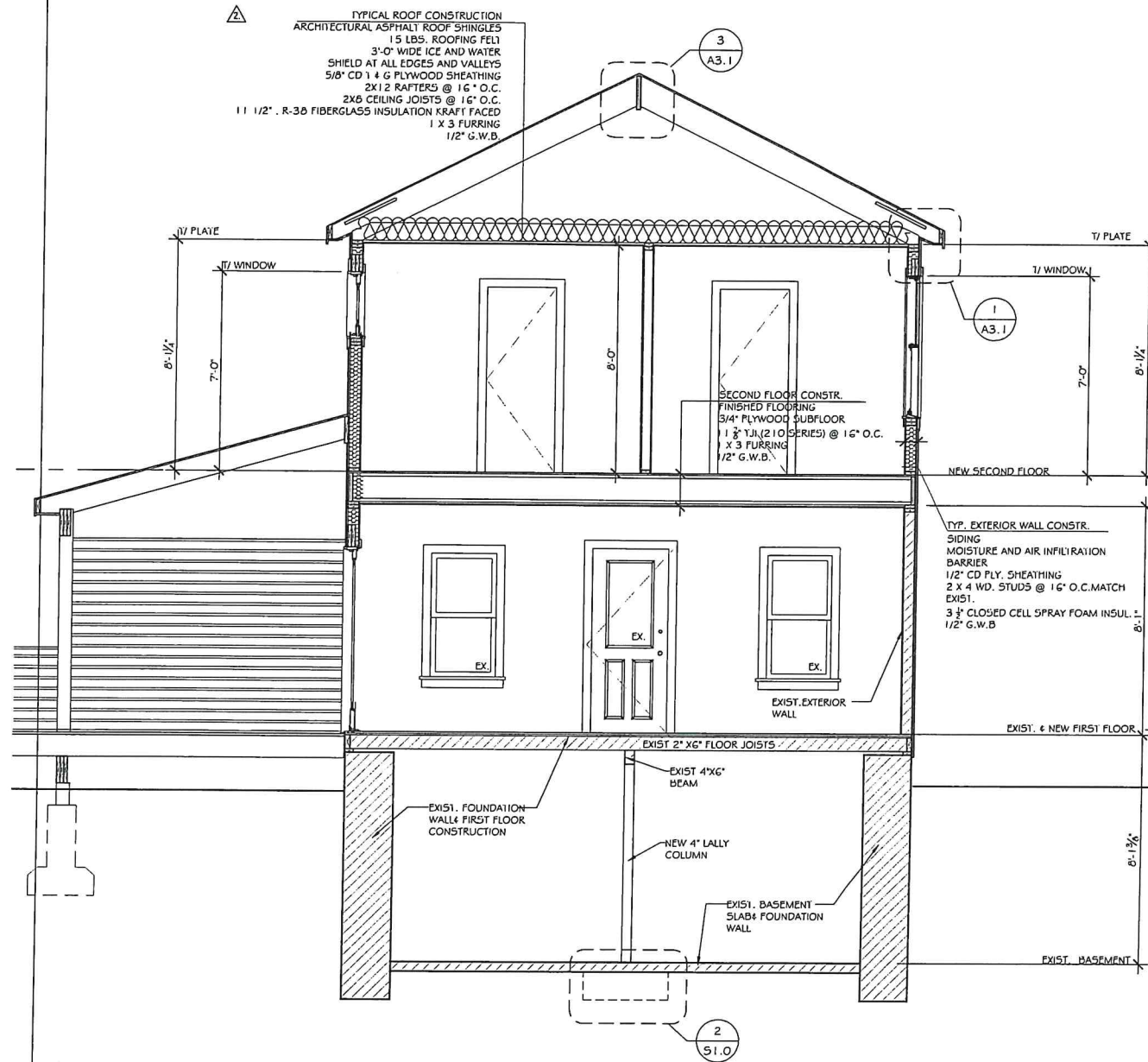
De Lemos Addition

56 Thompson Avenue
Bristol, RI

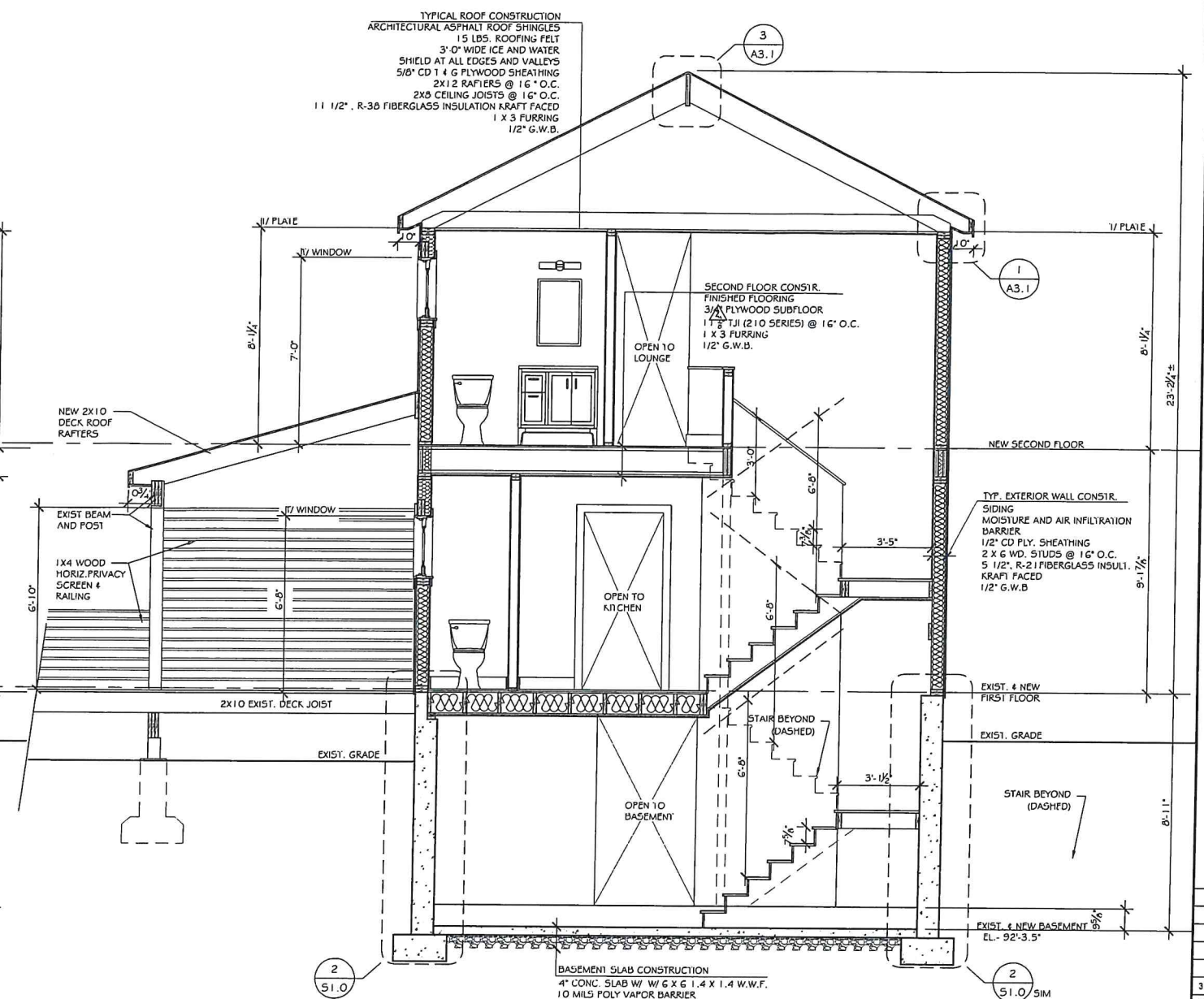
ELEVATIONS



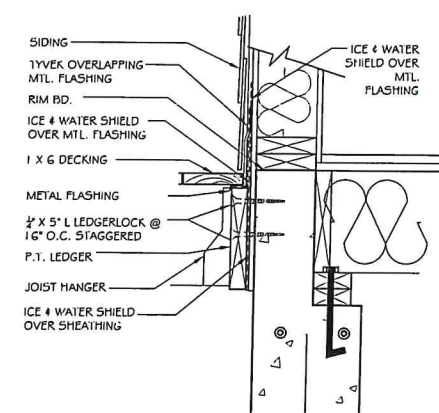
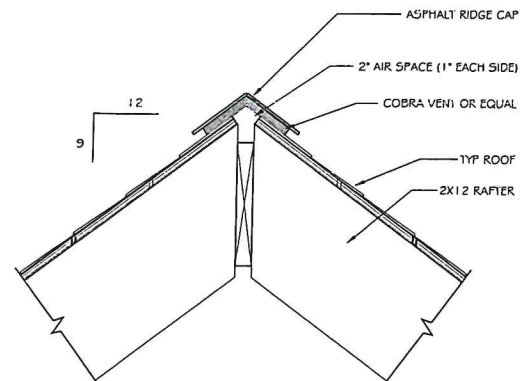
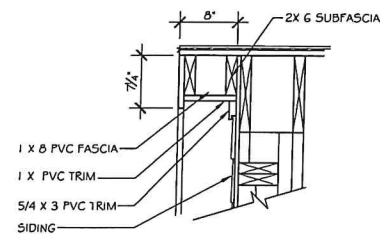
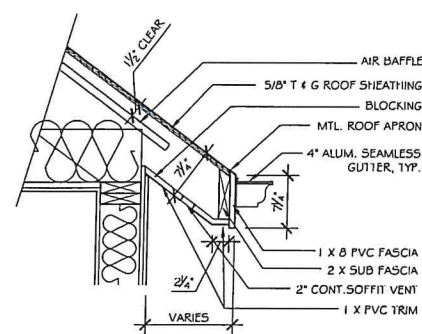
Project No. 23106	A2.2
Drawn By: JH	
Date: 11 - 02 - 2023	



B BUILDING SECTION
3/8" = 1'-0"



A BUILDING SECTION
3/8" = 1'-0"



3	Permit	01-31-2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
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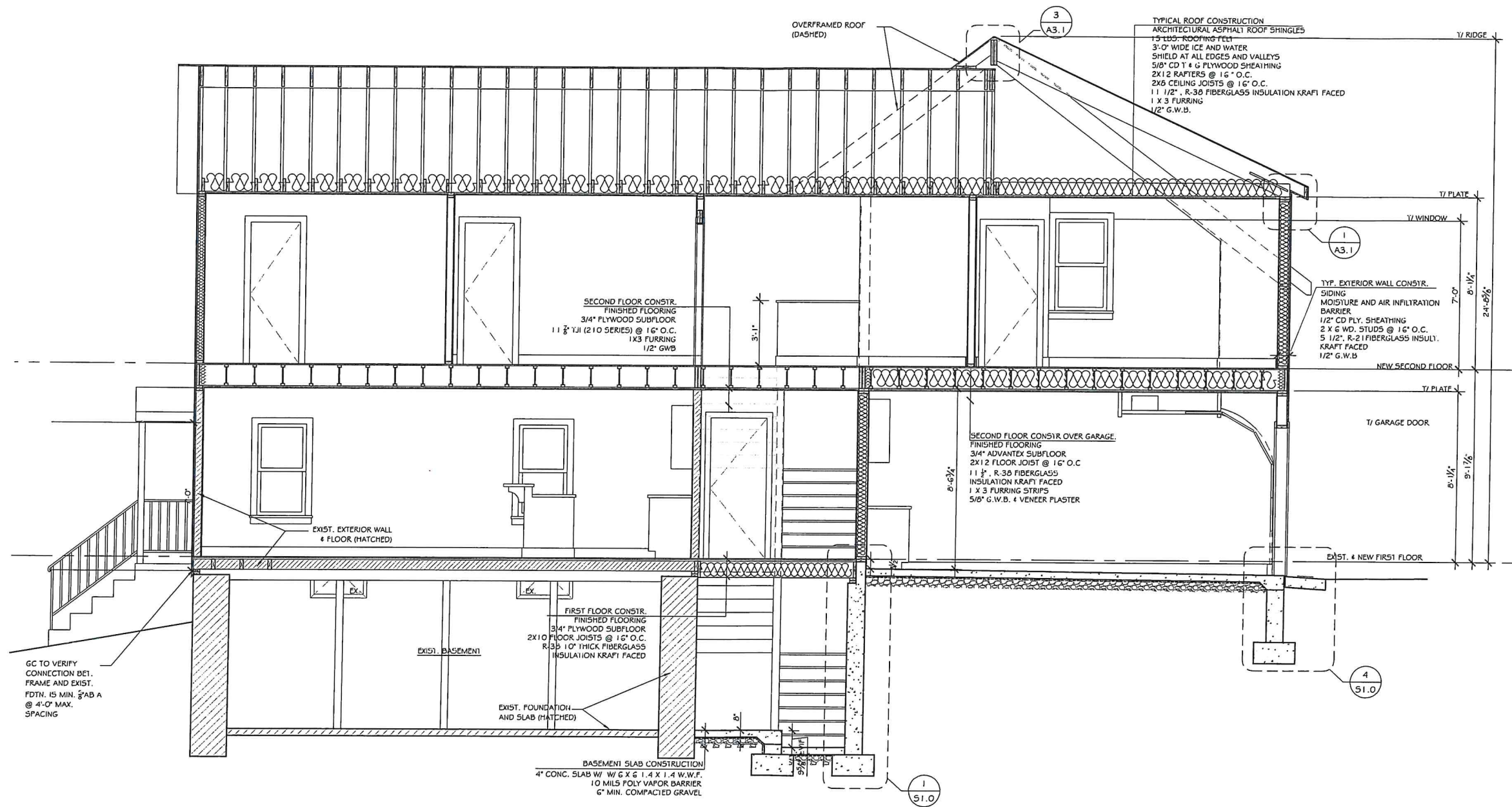
56 Thompson Avenue
Bristol, RI

BUILDING SECTION



Project No.
23106
Drawn By:
JH
Date:
11-02-2023

A3.1



A BUILDING SECTION
3/8" = 1'-0"

3	Permit	1-31-2024
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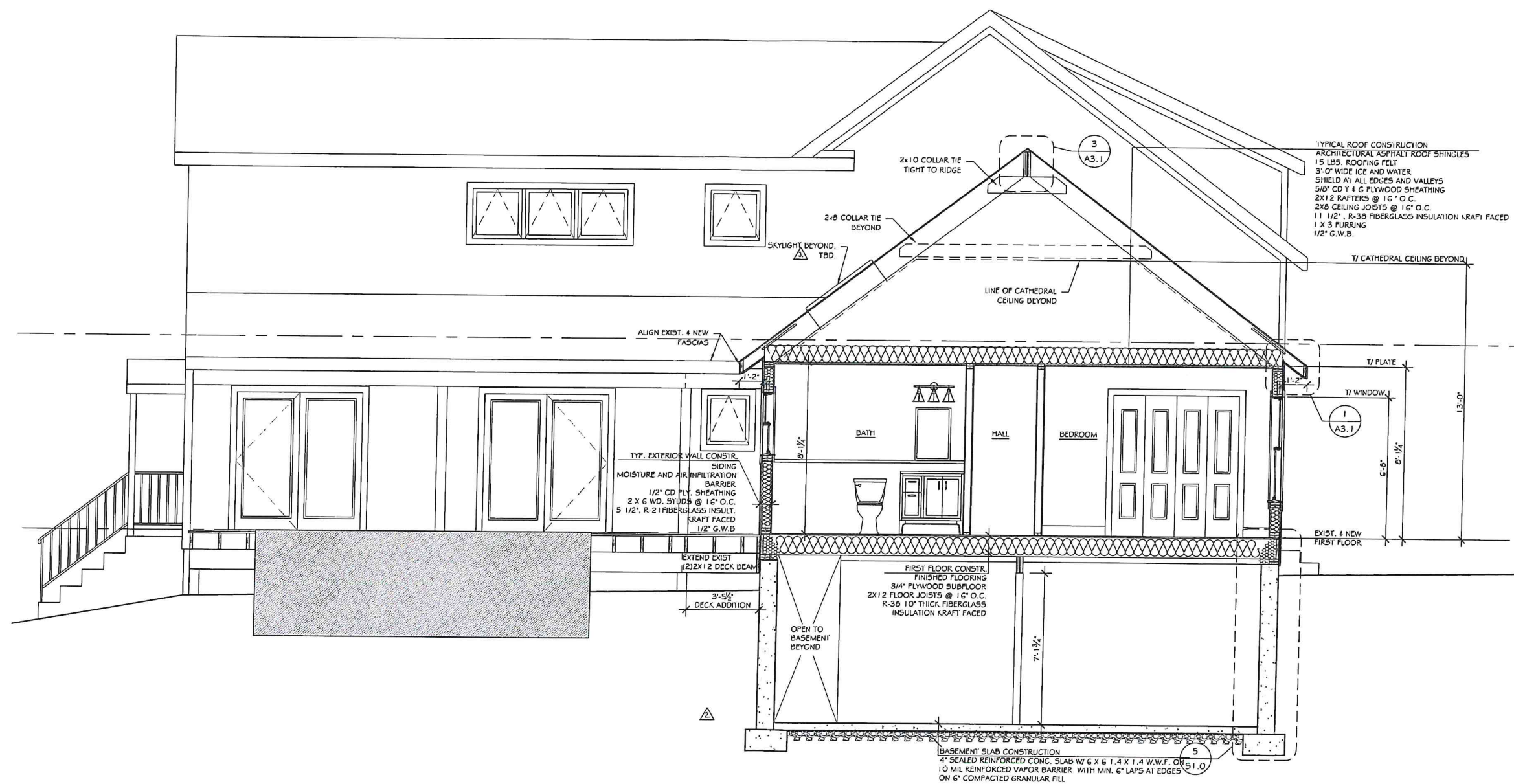
56 Thompson Avenue
Bristol, RI

BUILDING SECTION



Project No.
23106
Drawn By:
JH
Date:
11-02-2023

A3.2



A BUILDING SECTION

4	Permit	1-31-2024
3.	REVISED	1 - 11- 2024
2	Revised	11-02-2023
1	Bid set	02-03-2023
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De Lemos Addition

56 Thompson Avenue
Bristol, RI

BUILDING SECTION



Project No.
23106

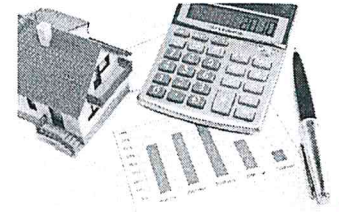
Drawn By:

2022 JH

A3.3

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Bristol, RI


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[Next](#)

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

Parcel Identification

Map/Lot 022-0110-000
 Account 1588
 State Code 01 - NR Single Fam
 Card 1/1
 User Account 04-1161-00

Assessment

Land \$182,800
 Building \$256,100
 Card Total \$438,900
 Parcel Total \$438,900

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2025	\$182,800	\$256,100	\$0	\$438,900
2024	\$152,400	\$138,500	\$0	\$290,900
2023	\$152,400	\$138,500	\$0	\$290,900
2022	\$152,400	\$138,500	\$0	\$290,900
2021	\$136,000	\$106,800	\$0	\$242,800

Location and Owner

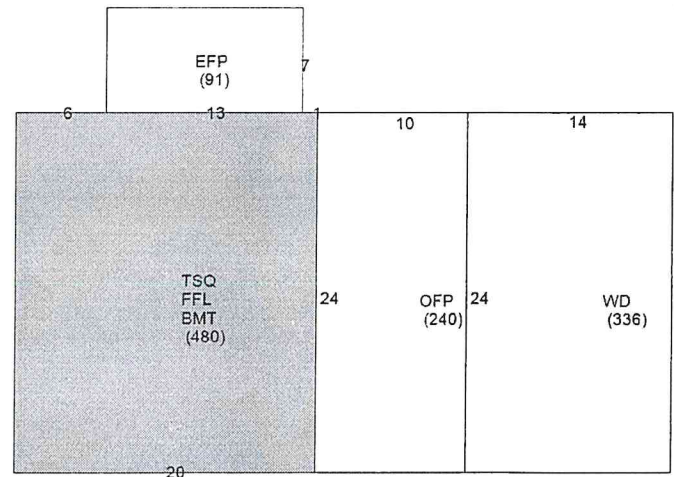
Location 56 THOMPSON AVE
 Owner DELEMOS, LISA M. & DELEMOS, OSCAR I. &
 Owner2 DELEMOS, JONATHAN JT
 Owner3
 Address 56 THOMPSON AVE
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design Conventional
 Year Built 1908
 Heat Radiant Hot Water/Steam
 Fireplaces 0
 Rooms 6
 Bedrooms 2
 Bathrooms 1 Full Bath\ 1 Half Bath
 Above Grade Living Area 840 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
09/29/2025	\$0	2295-51	Quit Claim
04/08/2009	\$174,000	1479-201	Warranty
11/19/2001	\$0	835-171	
01/01/1957	\$0	129-675	
01/01/1956	\$0	129-364	
10/18/1909	\$0	68-9	



Building Sub Areas

Sub Area	Net Area
1st FLOOR	480 SF
3/4 STORY	360 SF
BASEMENT	480 SF
ENCLOSED PORCH	91 SF
OPEN PORCH	240 SF
WOOD DECK	336 SF

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:9160) [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](#)

Land Information

Land Area	0.25 AC
Zoning	R-10
View	-
Neighborhood	J

Yard Item(s)

Description	Quantity	Size	Year
Above Ground Pool	0	18	1908



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

APPLICATION

File No:

Accepted by ZEO:

APPLICANT	Name: <u>OSCAR Delemos</u>
	Address: <u>56 Thompson Avenue</u>
	City: <u>BRISTOL</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401-835-7224</u> Email: <u>odelemos@the Superliga.com</u>
PROPERTY OWNER	Name: <u>OSCAR Delemos</u>
	Address: <u>56 Thompson Avenue</u>
	City: <u>BRISTOL</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401-835-7224</u> Email: <u>odelemos@the Superliga.com</u>

- Location of subject property: 56 Thompson Avenue
Assessor's Plat(s) #: 22 Lot(s) #: 10
- Zoning district in which property is located: R10
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): FRONT YARD SET BACK FROM PEERY STREET
Special Use Permit Section(s): _____
Use Variance Section(s): _____
- 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.
- How long have you owned the property?: 16 years (2009)
- Present use of property: Single Family
- Is there a building on the property at present?: Yes
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 20'x24'
- Proposed use of property: Single Family home w/ Garage and IN-LAW APARTMENT

11. Give extent of proposed alterations: 20x20 Garage w/ Living Space Above
36x24 IN-LAW APARTMENT - 1 STORY
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____
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>3</u> |
| Left side lot line: | Required Setback: <u>15</u> | Proposed Setback: <u>23</u> |
| Right side lot line: | Required Setback: <u>N/A</u> | Proposed Setback: <u>N/A</u> |
| Rear lot line: | Required Setback: <u>30</u> | Proposed Setback: <u>58</u> |
| Building height: | Required: <u>35</u> | Proposed: <u>24</u> |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: _____ Proposed: _____
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? _____
If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: public Sewer: public
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: _____

Date: 9/22/25

Print Name: OSCAR DELMONOS

Property Owner's Signature: _____

Date: _____

Print Name: _____

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

Name: _____ Telephone #: _____

Address: _____



56 Thompson Ave - 300' Radius

Town of Bristol, RI

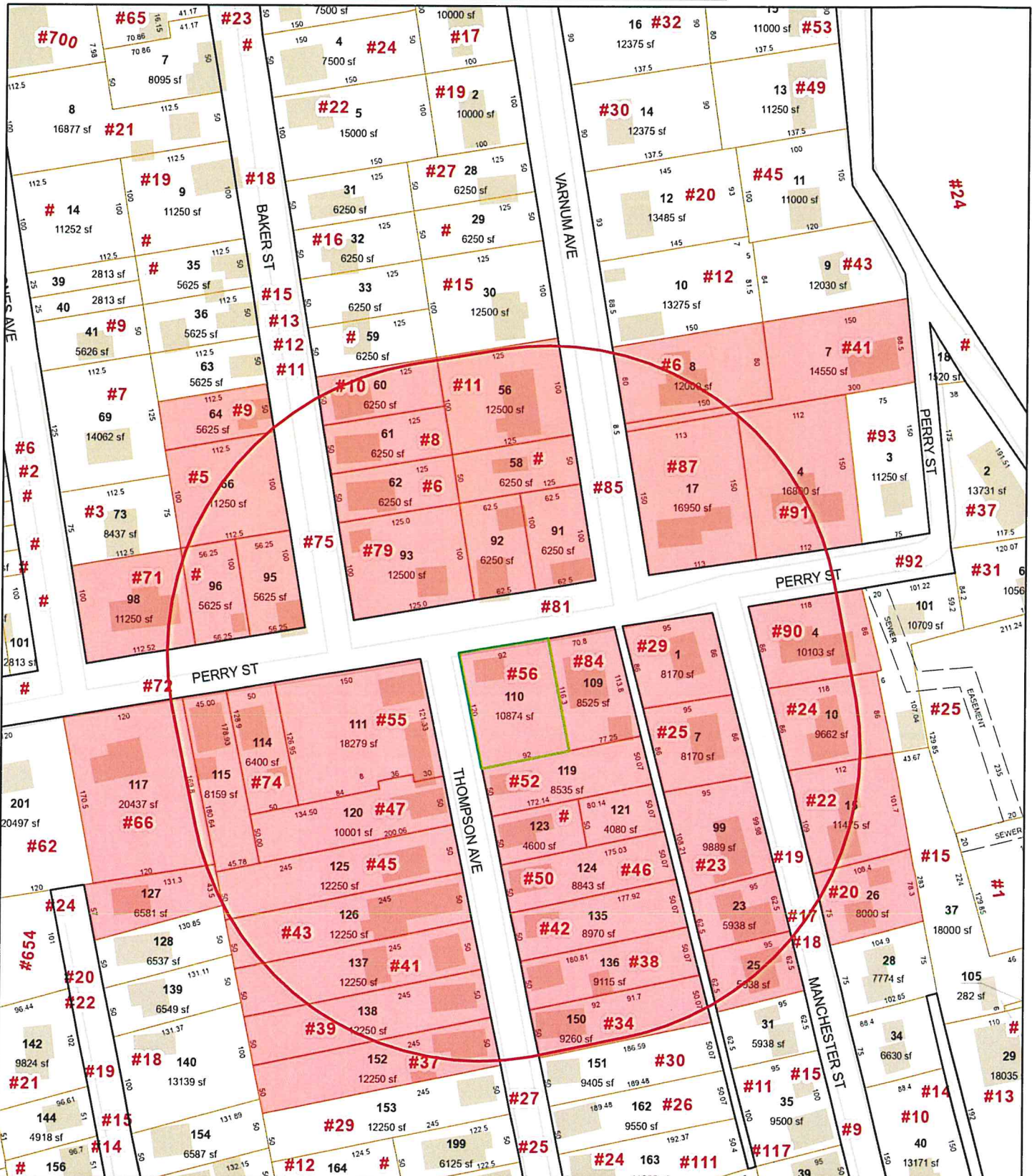
1 inch = 141 Feet



www.cai-tech.com

October 8, 2025

0 141 282 423



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Bristol, RI
October 08, 2025

Subject Property:

Parcel Number: 22-110
CAMA Number: 22-110
Property Address: 56 THOMPSON AVE

Mailing Address: DELEMOS, LISA M. & DELEMOS, OSCAR
I. & DELEMOS, JONATHAN JT
56 THOMPSON AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 22-109
CAMA Number: 22-109
Property Address: 84 PERRY ST

Mailing Address: DUMAS, MOIRA D & NICOLE G TE
84 PERRY ST
BRISTOL, RI 02809

Parcel Number: 22-110
CAMA Number: 22-110
Property Address: 56 THOMPSON AVE

Mailing Address: DELEMOS, LISA M. & DELEMOS, OSCAR
I. & DELEMOS, JONATHAN JT
56 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-111
CAMA Number: 22-111
Property Address: 55 THOMPSON AVE

Mailing Address: DE LUCCA, MARGARET TRUSTEE
MARGARET DELUCCA TRUST
55 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-114
CAMA Number: 22-114
Property Address: 74 PERRY ST

Mailing Address: FENSTER, ZACHARY
58 OVERHILL RD
WARREN, RI 02885

Parcel Number: 22-115
CAMA Number: 22-115
Property Address: 72 PERRY ST

Mailing Address: DE LIMA, JORGE M ET UX MARIA P TE
72 PERRY ST
BRISTOL, RI 02809

Parcel Number: 22-117
CAMA Number: 22-117
Property Address: 66 PERRY ST

Mailing Address: BODAH, JULIA R. & JACOB C. TE
12 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 22-119
CAMA Number: 22-119
Property Address: 52 THOMPSON AVE

Mailing Address: PAULINO, FRANK J. & PAULINO, ROBIN
A. &
52 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-120
CAMA Number: 22-120
Property Address: 47 THOMPSON AVE

Mailing Address: GARDINER ESTATE MGT, LLC
5 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 22-121
CAMA Number: 22-121
Property Address: THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-123
CAMA Number: 22-123
Property Address: 50 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 08, 2025

Parcel Number: 22-124
CAMA Number: 22-124
Property Address: 46 THOMPSON AVE

Mailing Address: MCCARTHY, MARIAN R
46 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-125
CAMA Number: 22-125
Property Address: 45 THOMPSON AVE

Mailing Address: RIBEIRO, JOSE F & PAULA M TE
45 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-126
CAMA Number: 22-126
Property Address: 43 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED & SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-127
CAMA Number: 22-127
Property Address: 24 DORAN AVE

Mailing Address: LYNCH, DENIS A & TINA J TE
24 DORAN AVE
BRISTOL, RI 02809

Parcel Number: 22-135
CAMA Number: 22-135
Property Address: 42 THOMPSON AVE

Mailing Address: PEIXOTO ANTONIO S
532 METACOM AVE.
BRISTOL, RI 02809

Parcel Number: 22-136
CAMA Number: 22-136
Property Address: 38 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-137
CAMA Number: 22-137
Property Address: 41 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-138
CAMA Number: 22-138
Property Address: 39 THOMPSON AVE

Mailing Address: MONIZ, MANUEL EDITE M. MONIZ
1117 HOPE ST
BRISTOL, RI 02809

Parcel Number: 22-150
CAMA Number: 22-150
Property Address: 34 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED & SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-152
CAMA Number: 22-152
Property Address: 37 THOMPSON AVE

Mailing Address: SOARES, ARMANDA M
37 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-56
CAMA Number: 22-56
Property Address: 11 VARNUM AVE

Mailing Address: ASCENCAO, ZITA
11 VARNUM AVE.
BRISTOL, RI 02809

Parcel Number: 22-58
CAMA Number: 22-58
Property Address: VARNUM AVE

Mailing Address: ALMEIDA, KENNETH PAUL J.
81 PERRY STREET
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 08, 2025

Parcel Number: 22-60
CAMA Number: 22-60
Property Address: 10 BAKER ST

Mailing Address: SHIYU BRISTOL, LLC
111 HORIZON DR
TIVERTON, RI 02878

Parcel Number: 22-61
CAMA Number: 22-61
Property Address: 8 BAKER ST

Mailing Address: CASTRO, DONNA J.
8 BAKER ST
BRISTOL, RI 02809

Parcel Number: 22-62
CAMA Number: 22-62
Property Address: 6 BAKER ST

Mailing Address: DAPONTE, SERAPHIN J
40 VARNUM AVENUE
BRISTOL, RI 02809

Parcel Number: 22-64
CAMA Number: 22-64
Property Address: 9 BAKER ST

Mailing Address: CASTRO, KENNETH J
9 BAKER STREET
BRISTOL, RI 02809

Parcel Number: 22-66
CAMA Number: 22-66
Property Address: 5 BAKER ST

Mailing Address: FONSECA, DANIEL ET UX BARBARA JT
5 BAKER ST
BRISTOL, RI 02809

Parcel Number: 22-91
CAMA Number: 22-91
Property Address: 85 PERRY ST

Mailing Address: PALUMBO, BRUCE A.
85 PERRY ST
BRISTOL, RI 02809

Parcel Number: 22-92
CAMA Number: 22-92
Property Address: 81 PERRY ST

Mailing Address: ALMEIDA, JOSEPH & DOROTHY LE
ALMEIDA, KENNETH & ALMEIDA, PAUL J.
JT
81 PERRY STREET
BRISTOL, RI 02809

Parcel Number: 22-93
CAMA Number: 22-93
Property Address: 79 PERRY ST

Mailing Address: FERRARA, FRANK M. JR. ETUX KAREN
C. FERRARA TE
79 PERRY ST.
BRISTOL, RI 02809

Parcel Number: 22-95
CAMA Number: 22-95
Property Address: 75 PERRY ST

Mailing Address: ALO PROPERTY INVESTMENTS, LLC
18 Maple Ave #287
Barrington, RI 02806

Parcel Number: 22-96
CAMA Number: 22-96
Property Address: PERRY ST

Mailing Address: ALO PROPERTY INVESTMENTS, LLC
11 LORIMAR LN
REHOBOTH, MA 02769

Parcel Number: 22-98
CAMA Number: 22-98
Property Address: 71 PERRY ST

Mailing Address: MARTIN, ANNA P. PATRICK A.
71 PERRY STREET
BRISTOL, RI 02809

Parcel Number: 27-1
CAMA Number: 27-1
Property Address: 29 MANCHESTER ST

Mailing Address: PALUMBO, ELIZABETH & STEVEN M TE
29 MANCHESTER ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
October 08, 2025

Parcel Number: 27-10
CAMA Number: 27-10
Property Address: 24 MANCHESTER ST

Mailing Address: HARLEY, PETER E. HEATHER C. ETUX
24 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-15
CAMA Number: 27-15
Property Address: 22 MANCHESTER ST

Mailing Address: CONTENTE, ALFRED & SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-23
CAMA Number: 27-23
Property Address: 19 MANCHESTER ST

Mailing Address: VAN BUREN, ALEXANDRA
19 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-25
CAMA Number: 27-25
Property Address: 17 MANCHESTER ST

Mailing Address: BURNS, ANNE E.
17 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-26
CAMA Number: 27-26
Property Address: 20 MANCHESTER ST

Mailing Address: WILSON, MARYANN E. TRUSTEE
20 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-4
CAMA Number: 27-4
Property Address: 90 PERRY ST

Mailing Address: BORGES, EDWARD R. JR.
90 PERRY STREET
BRISTOL, RI 02809

Parcel Number: 27-7
CAMA Number: 27-7
Property Address: 25 MANCHESTER ST

Mailing Address: BRUM, MARIA L
25 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 27-99
CAMA Number: 27-99
Property Address: 23 MANCHESTER ST

Mailing Address: CONTENTE, ALFRED & SUSAN B. TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 36-17
CAMA Number: 36-17
Property Address: 87 PERRY ST

Mailing Address: MOTTA, JOHN
87 PERRY ST
BRISTOL, RI 02809

Parcel Number: 36-4
CAMA Number: 36-4
Property Address: 91 PERRY ST

Mailing Address: SIMAS, BESSIE M
91 PERRY ST
BRISTOL, RI 02809

Parcel Number: 36-7
CAMA Number: 36-7
Property Address: 41 SHERRY AVE

Mailing Address: SYLVIA, STEPHEN K. KATHLEEN S. TE
41 SHERRY AVE
BRISTOL, RI 02809

Parcel Number: 36-8
CAMA Number: 36-8
Property Address: 6 VARNUM AVE

Mailing Address: SOUSA, ANTONIO F. & MARIA J
TRUSTEES
6 VARNUM AVE
BRISTOL, RI 02809



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ALMEIDA, JOSEPH & DOROTHY
ALMEIDA, KENNETH & ALMEID
81 PERRY STREET
BRISTOL, RI 02809

CASTRO, KENNETH J
9 BAKER STREET
BRISTOL, RI 02809

DELEMOS, LISA M. & DELEMO
DELEMOS, JONATHAN JT
56 THOMPSON AVE
BRISTOL, RI 02809

ALMEIDA, KENNETH
PAUL J.
81 PERRY STREET
BRISTOL, RI 02809

CONTENTE, ALFRED
23 MANCHESTER ST
BRISTOL, RI 02809

DUMAS, MOIRA D & NICOLE G
84 PERRY ST
BRISTOL, RI 02809

ALO PROPERTY INVESTMENTS,
11 LORIMAR LN
REHOBOTH, MA 02769

CONTENTE, ALFRED
& SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

FENSTER, ZACHARY
58 OVERHILL RD
WARREN, RI 02885

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79 PERRY ST.
BRISTOL, RI 02809

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BRISTOL, RI 02809

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SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

FONSECA, DANIEL ET UX
BARBARA JT
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BRISTOL, RI 02809

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12 BYFIELD ST
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BRISTOL, RI 02809

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HEATHER C. ETUX
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BRISTOL, RI 02809

BRUM, MARIA L
25 MANCHESTER ST
BRISTOL, RI 02809

DAPONTE, SERAPHIN J
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BRISTOL, RI 02809

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MARIA P TE
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BRISTOL, RI 02809

MARTIN, ANNA P.
PATRICK A.
71 PERRY STREET
BRISTOL, RI 02809

CASTRO, DONNA J.
8 BAKER ST
BRISTOL, RI 02809

DE LUCCA, MARGARET TRUSTE
MARGARET DELUCCA TRUST
55 THOMPSON AVE
BRISTOL, RI 02809

MCCARTHY, MARIAN R
46 THOMPSON AVE
BRISTOL, RI 02809

MONIZ, MANUEL
EDITE M. MONIZ
1117 HOPE ST
BRISTOL, RI 02809

SOUSA, ANTONIO F. &
MARIA J TRUSTEES
6 VARNUM AVE
BRISTOL, RI 02809

MOTTA, JOHN
87 PERRY ST
BRISTOL, RI 02809

SYLVIA, STEPHEN K.
KATHLEEN S. TE
41 SHERRY AVE
BRISTOL, RI 02809

PALUMBO, BRUCE A.
85 PERRY ST
BRISTOL, RI 02809

VAN BUREN, ALEXANDRA
19 MANCHESTER ST
BRISTOL, RI 02809

PALUMBO, ELIZABETH & STEV
29 MANCHESTER ST
BRISTOL, RI 02809

WILSON, MARYANN E. TRUSTE
20 MANCHESTER ST
BRISTOL, RI 02809

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PAULINO, ROBIN A. &
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BRISTOL, RI 02809

PEIXOTO ANTONIO S
532 METACOM AVE.
BRISTOL, RI 02809

RIBEIRO, JOSE F & PAULA M
45 THOMPSON AVE
BRISTOL, RI 02809

SHIYU BRISTOL, LLC
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TIVERTON, RI 02878

SIMAS, BESSIE M
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BRISTOL, RI 02809

SOARES, ARMANDA M
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