



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-16

PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Adrian Summers**
PROPERTY OWNER: **Adrian Summers and David Loxley**
LOCATION: **16 Jessica Drive**
PLAT: **150** LOT: **137**
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a six foot high fence, portions of which would be located within the front yard from Addy Drive at a height greater than permitted in a front yard on a corner lot.

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, May 2, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 APR -5 PM 12:16

APPLICATION

File No: 2024-16

Accepted by ZEO: EAT 4/8/24

APPLICANT: <i>AGENT</i> <i>EAT</i>	Name: Dan Lawlor GC-49993		
	Address: 42 Wood Avenue		
	City: Barrington	State: RI	Zip: 02806
	Phone #: 508-245-4620	Email: Dan@providencefence.com	
PROPERTY OWNER: <i>& APPLICANT</i> <i>EAT</i>	Name: Adrian Summers		
	Address: 16 Jessica Drive		
	City: Bristol	State: RI	Zip:
	Phone #: 401-640-9964	Email: AdrianInRI@cox.net	

1. Location of subject property: 16 Jessica Drive

Assessor's Plat(s) #: 150137 150 Lot(s) #: 137

2. Zoning district in which property is located: R15

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): B28-146

Special Use Permit Section(s): _____

Use Variance Section(s): _____

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? _____

7. Present use of property: Residential

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: Residential

11. Give extent of proposed alterations: Corner of Addy and Jessica - increase fence height to 6' high. 5' privacy with a 1' semi privacy top

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 23' parallel to Jessica Drive and 55' parallel to Addy Dr.

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>35</u>	Proposed Setback: _____
Left side lot line:	Required Setback: <u>20</u>	Proposed Setback: _____
Right side lot line:	Required Setback: <u>20</u>	Proposed Setback: _____
Rear lot line:	Required Setback: <u>35</u>	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: FENCE HEIGHT 4' Proposed: 6'

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? Yes
If yes, has he refused a permit? Permit requires zoning approval to due height of fence
If refused, on what grounds? _____

15. Are there any easements on your property? _____ (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: BCWA Sewer: Unknown

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: Daniel J. Lawlor Jr. Date: 04/03/2024 4/5

Print Name: Daniel Lawlor

Property Owner's Signature: Adrian Summers Date: 04/03/2024

Print Name: Adrian Summers

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

Name: _____ Phone #: _____

Address: _____

David and I purchased our home on 16 Jessica drive in January of 2022. Over the last year we have had cascading water issues related to a rusted leaking 20-year-old above ground pool, the land was graded towards the house, and a deck that wasn't up to code and could have fallen down. When you drove down addy drive the pool and deck was not aesthetically pleasing.

David and I put a lot of time and effort into choosing the fence that matches our home and taste, but also the neighborhood. We want something that can withstand the winds from Mt Hope Bay. As we are near the top of the hill wind is a constant problem. We also wanted something to offer privacy, but also we didn't want it to look like a fort. The top of the fence has a straight pickets which allows you to see thru the top of the fence and it also reduces the mass of fence. It has more of a open feel while still offering privacy and security. We are investing into a fence that is permitted, professionally installed by one of the top fences companies in the state that will withstand mother nature and time.

The original development was called 'Metacom Acers'; the lots in this neighborhood are significantly larger than other areas of Bristol; if you drive further down the 'narrows' our lot size would have 2-3 houses on it. For example the corner of Narrows and Coggeshall multifamily development that is under construction has three residences on a lot that looks smaller than ours. I would never expect to see a 6FT fence on the corner of this lot as you have two full size structures with very little space to the road.

When your approaching the corner of Addy and Jessica from any of the three directions you can see all the way around property, both sides of the street. The Addy Drive part of the fence is 20FT from the from the road. I have seen many other corner lot houses in town that have 6FT privacy fences much closer to the road.

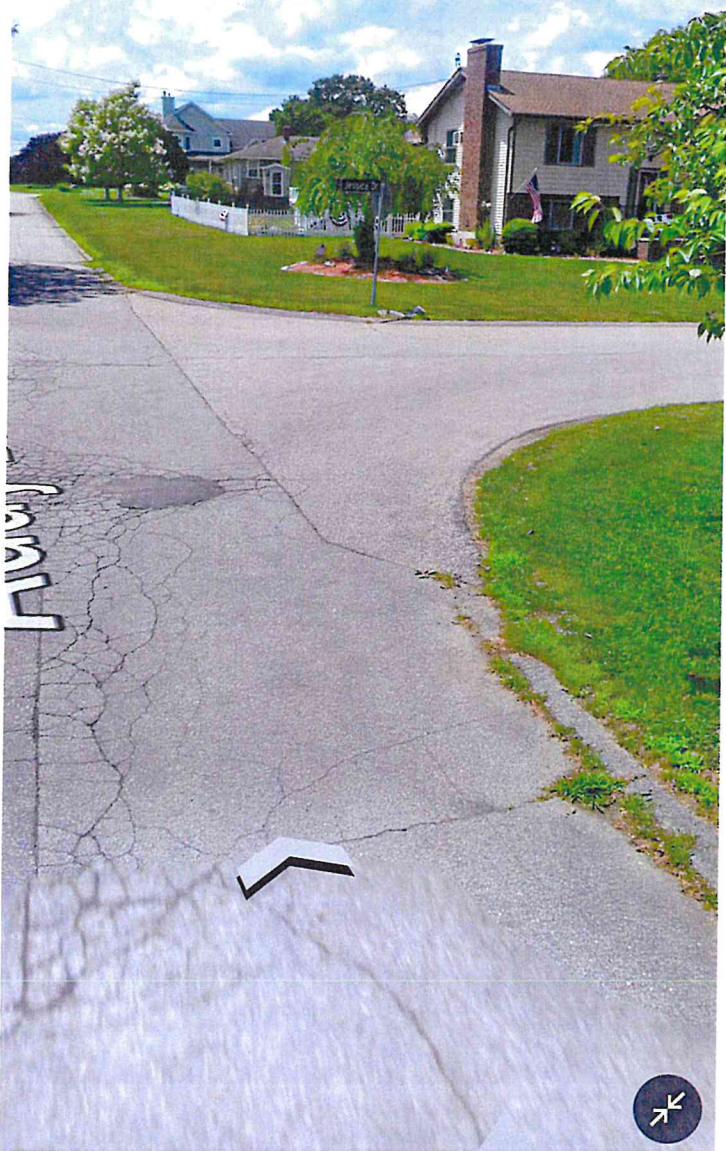
Our neighborhood has a mix of senior and younger families (babies thru teenagers). The addy side is a long fence and we would like to have a 6FT fence to help keep children from jumping over the fence to access the pool; Security is a major concern of ours having an inground pool. The privacy will make it harder for people outside the yard to know when the pool area is empty. When we use the pool we are worried about noise getting to our neighbors yard as music and sounds can easily travel between the yards. This has been a very long and stressful process and we want to put our backyard back together. Privacy is important but we also want to be respectful of our neighbors, which the fence will help with that.

10:16

LTE 70



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8 Addy Dr

Share Street View?

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9 months ago · [See more dates](#) >

10:12

LTE 70



11 Addy Dr

Share Street View?

[Share](#)

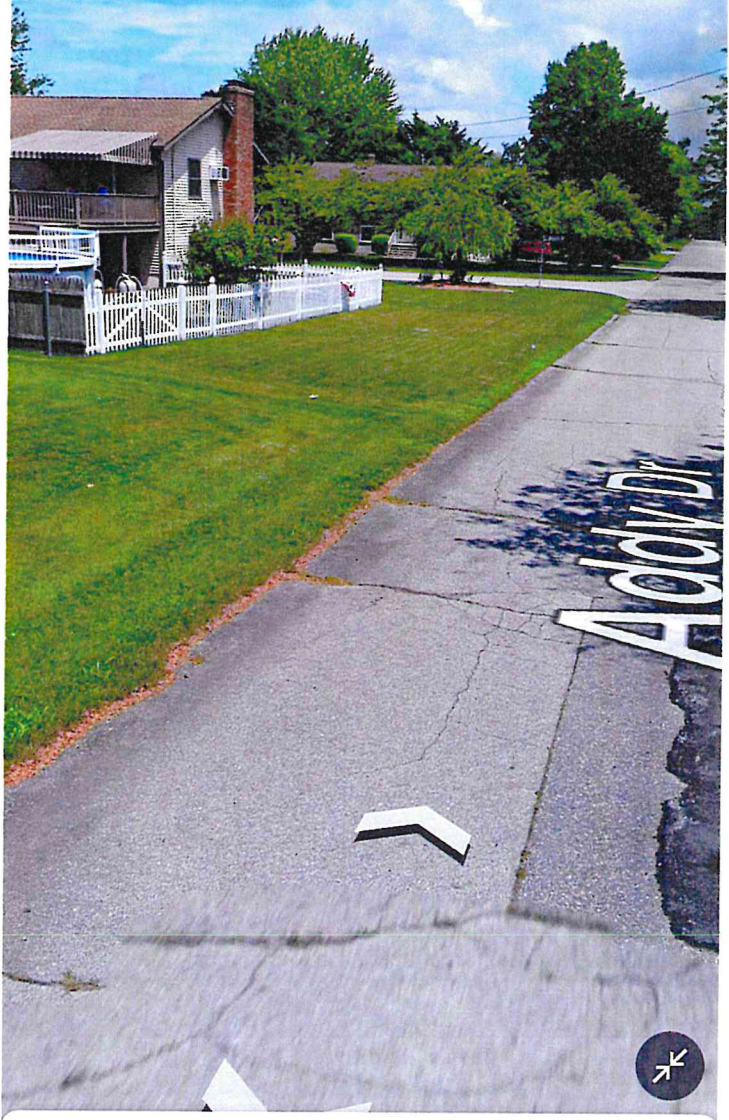
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10:15

LTE 70



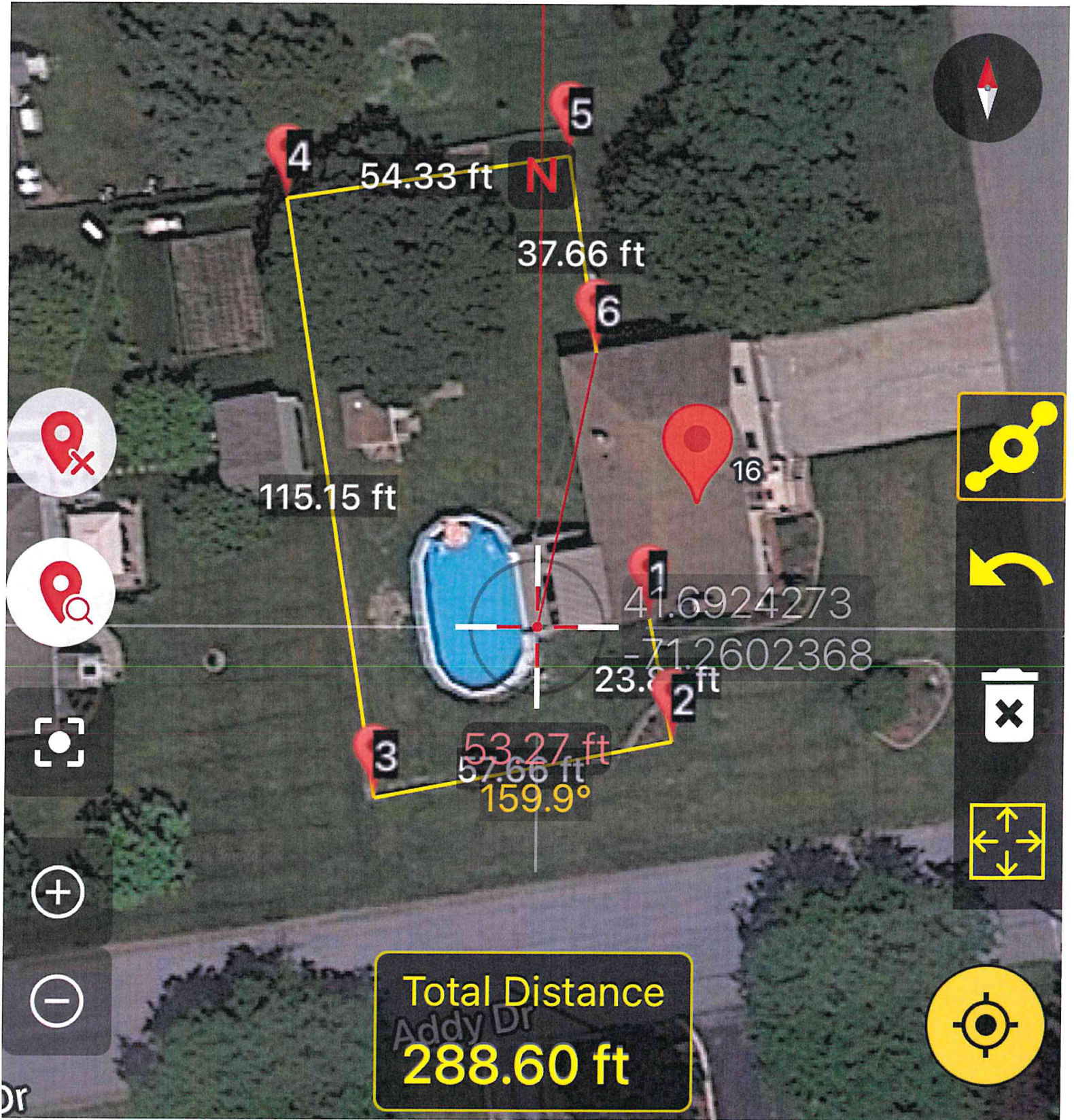
Google
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Share Street View? [Share](#)

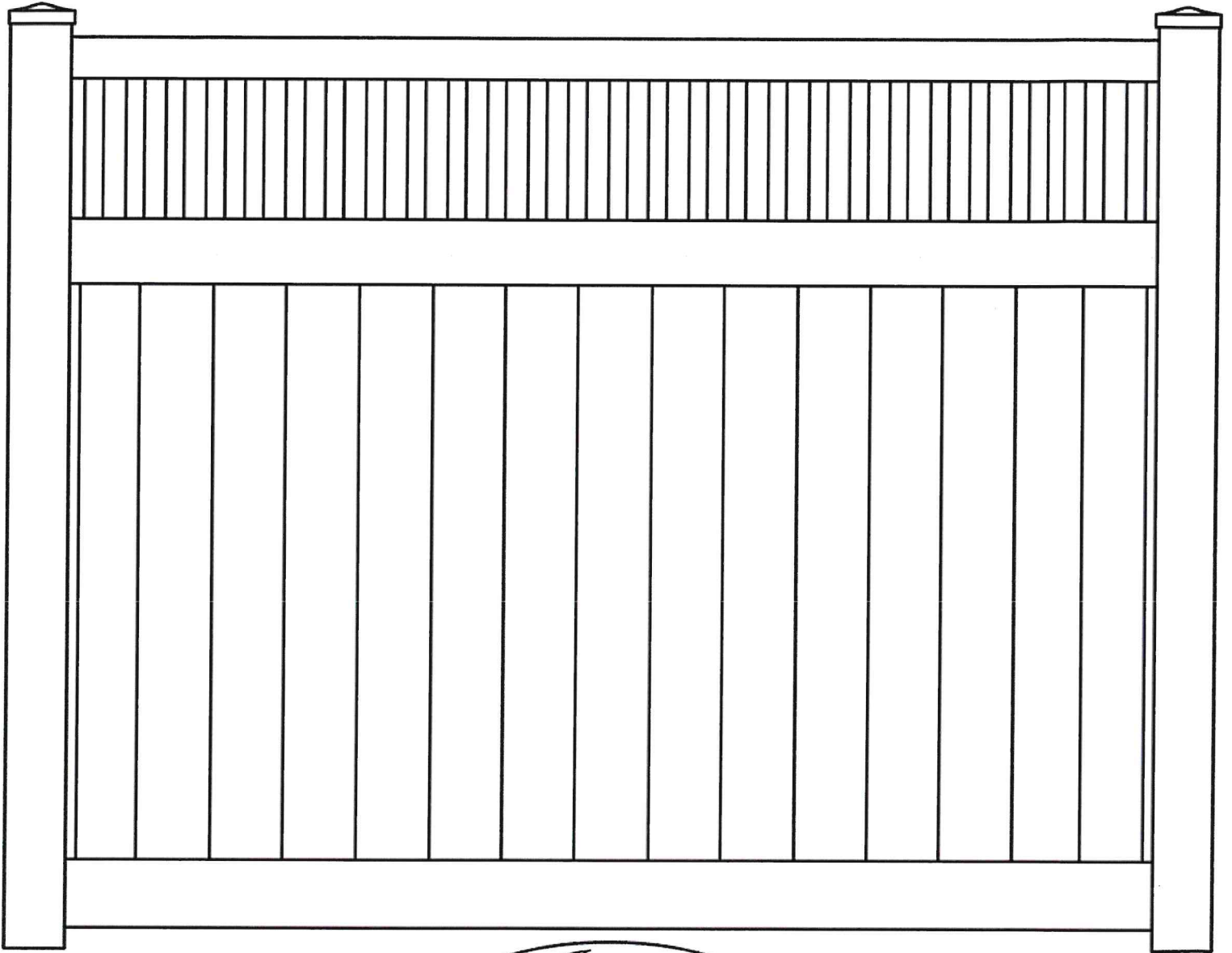
9 months ago · [See more dates](#) >

Fence Permit
58432



Fence Permit

58432



► **Owner** ► Owner Account #: 50-0088-10 % Owned

Owner 1	LOXLEY, DAVID & SUMMERS, ADRIAN TE	
Owner 2		
Owner 3		
Address	16 JESSICA DR, BRISTOL, RI 02809	

► **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
RAPOSA, STEVEN	01/12/2022	500,000	2153-137		W
SA, MANUEL DEJESUS	10/31/2000	190,000	760-131	A	W

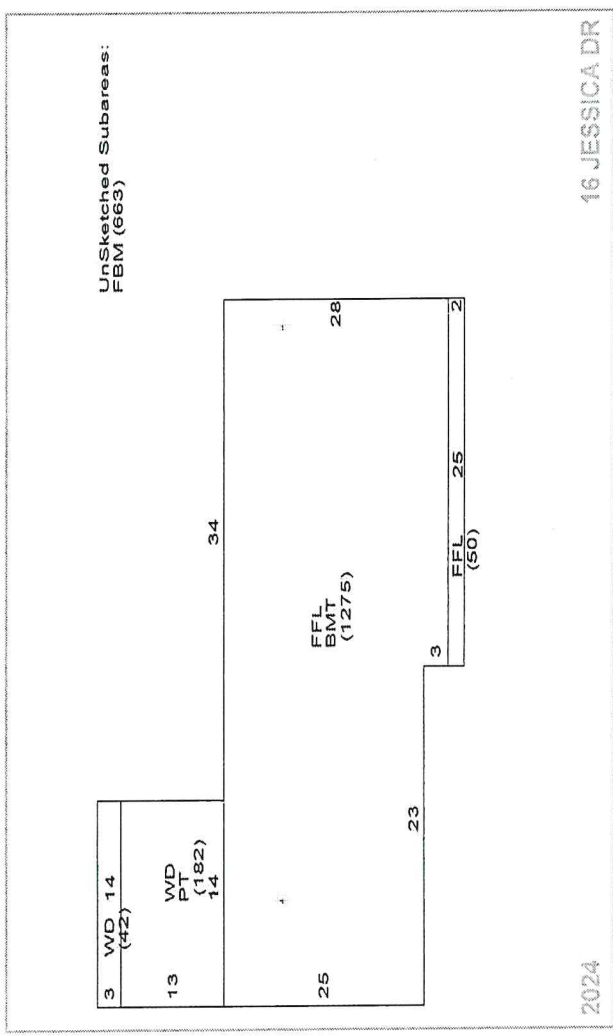
► **Assessment**

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	188,400	1,000	0.36	165,300	0	354,700
TOTAL	188,400	1,000	0.36	165,300	0	354,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 96.67 VAL per SQ Unit/Parcel > 96.67

► **Previous Assessments**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	188,400	1,000	0	165,300	0	354,700	354,700
2022	01	188,400	1,000	0	165,300	0	354,700	354,700
2021	01	155,700	1,200	0	152,200	0	309,100	309,100
2020	01	155,700	1,200	0	152,200	0	309,100	309,100
2019	01	155,700	1,200	0	152,200	0	309,100	309,100
2018	01	132,300	0	0	125,800	0	258,100	258,100



► **Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.34435	AC	P	1.00	630,000	475,065	N				162,900			1.00	0
2 01 Single Fam	0.01265	AC	EX	0.20	630,000	189,723	N				2,400			1.00	0
3															
4															

Plat/Lot 150 137

Account: 7716

LUC01

Zone R-15

Assessment

\$354,700



Building Information

Description	Quantity	Quality
BLDG Type	1	1 Story
RES Units	0	Concrete
Foundation	0	Concrete
Frame 1	0	Concrete
EXT Wall 1	1	Vinyl Siding
Roof Type 1	1	Gable
Roof Cover 1	1	Asphalt Shirs
INT Wall 1	1	Drywall
Floors 1	1	Hardwood
BMT Garages	2	Hardwood
Plumbing	2	Color
Insulation	2	Electrical
Heat Fuel	Oil	INT vs EXT
# Heat Sys	1	Heat Type
% Solar HW	100	% Heated
% COM Wall	100	% A/C
Ceil HIGHT	100	% Vacuum
Parking Type	100	Ceiling Type
EXT View	100	% Sprinkled

Grade

Grade	Q4	Q4
Year Built	1985	EFF Year
Alt LUC	0.00	Alt %

Depreciation

Code	Description	%
AV	AV - Average	35.0
Functional	-	0.0
Economic	-	0.0
Special	-	0.0
OV	-	-
Total Depreciation % >		35.0

Remodeling History

Additions	Plumbing	Electric	Heating	General	2022
Interior					
Exterior					
Kitchen					
Bath(s)					

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
03/23/2022	M53726		MECH	9,600	0	Closed	replace gas boiler
05/15/2018	B46209		BLDG	3,300	0	Closed	Strip old vertical wood siding and replace with vinyl siding front only, north sit

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeep V
FLL	1st FLOOR	1,325	1,325	152.24	201,705
FBM	FIN BMT	663	663	27.40	18,166
PT	PATIO	182	0	3.07	559
WD	WOOD DECK	224	0	21.42	4,105
BMT	BASEMENT	1,275	0	22.83	29,108
Total		3,669	1,988		253,643

Notes

Condo Data

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

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
5	A/G Pool	1	Y	1			452	0	AV	2010	0
2	Shed	1	Y	1			132	3	AV	2000	1,000
2	Shed	1	Y		8	10	80	0	AV	2000	0

Other Info.

AFDU	Term	Rental
PriorID1c		
PriorID2a		
PriorID2b		
PriorID2c		
PriorID3a		
PriorID3b		
PriorID3c		

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	6	3
2	1	3	U
3	1	3	
4	1	3	
Totals	1	6	3



16 Jessica Drive - 300' Radius

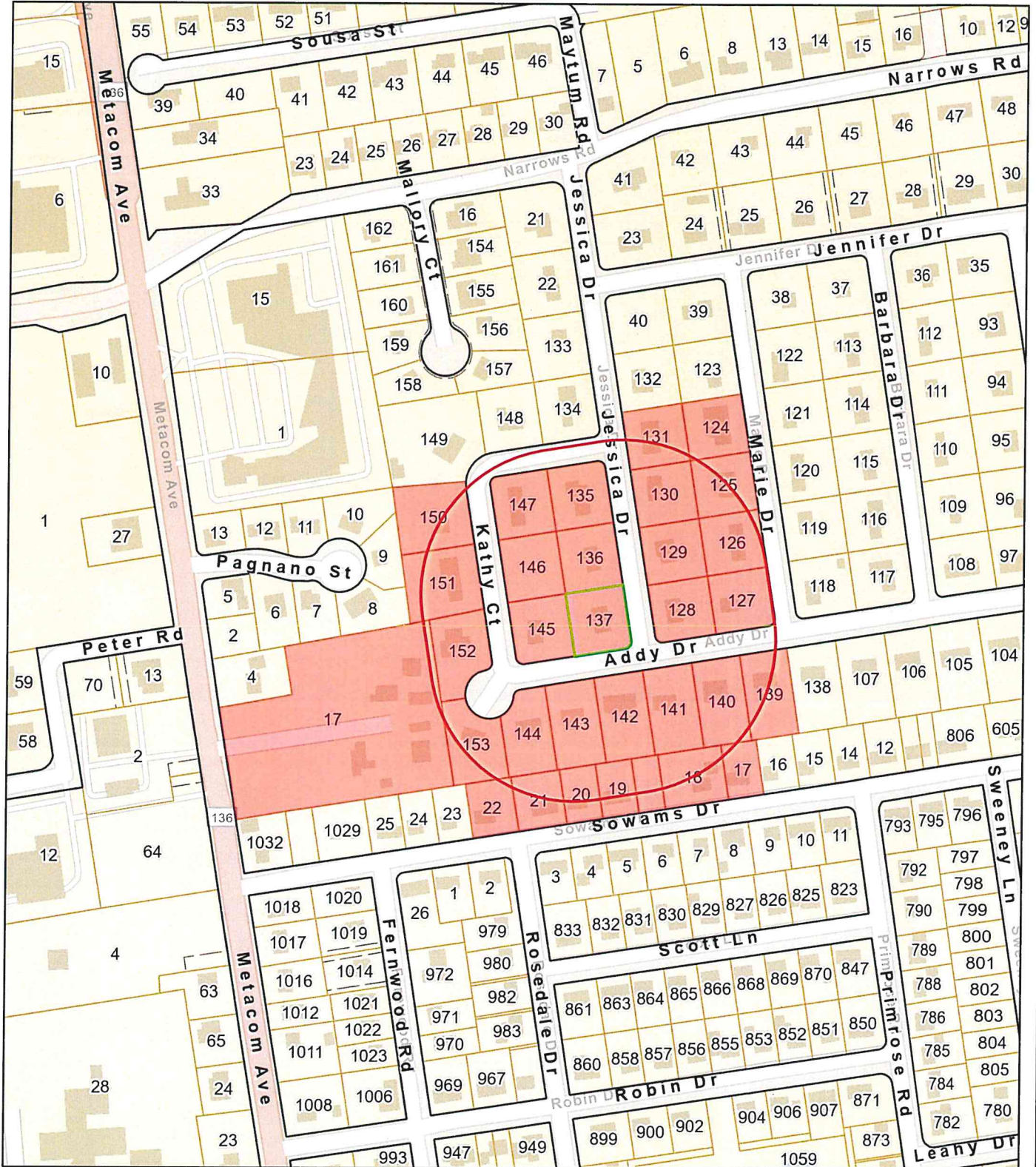
Bristol, RI



1 inch = 282 Feet

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April 8, 2024



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300 feet Abutters List Report

Bristol, RI
April 08, 2024

Subject Property:

Parcel Number: 150-137
CAMA Number: 150-137
Property Address: 16 JESSICA DR

Mailing Address: LOXLEY, DAVID & SUMMERS, ADRIAN
TE
16 JESSICA DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 150-124
CAMA Number: 150-124
Property Address: 6 MARIE DR

Mailing Address: VALLEE, MICHAEL J CECILIA C TE
6 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-125
CAMA Number: 150-125
Property Address: 8 MARIE DR

Mailing Address: MANCIERI, JENNIFER L TRUSTEE
EDGARDO & ROSEMARY OLIVEIRA
INCOME-ONLY IRREVOCABL
8 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-126
CAMA Number: 150-126
Property Address: 10 MARIE DR

Mailing Address: DASILVA, JULIO A
10 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-127
CAMA Number: 150-127
Property Address: 11 ADDY DR

Mailing Address: TAVARES, JAMES JR.
11 ADDY DRIVE
BRISTOL, RI 02809

Parcel Number: 150-128
CAMA Number: 150-128
Property Address: 17 JESSICA DR

Mailing Address: TAVARES, MANUEL ALBERTO & MARY
JO FIDALGO CO-TRUSTEES, TAVARES
FAMILY TRUST
17 JESSICA DR
BRISTOL, RI 02809

Parcel Number: 150-129
CAMA Number: 150-129
Property Address: 15 JESSICA DR

Mailing Address: GERMANO, JOHN M MARIA F, LIFE EST
& OLSON, LI
15 JESSICA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-130
CAMA Number: 150-130
Property Address: 11 JESSICA DR

Mailing Address: MOLL, JEFFREY M & TARA E TE
11 JESSICA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-131
CAMA Number: 150-131
Property Address: 9 JESSICA DR

Mailing Address: ROCHA, RICHARD D DIANE M TE
9 JESSICA DR
BRISTOL, RI 02809

Parcel Number: 150-135
CAMA Number: 150-135
Property Address: 10 JESSICA DR

Mailing Address: JANUARIO, STEVEN M. KIMBERLY A. TE
10 JESSICA DR
BRISTOL, RI 02809



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4/8/2024

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300 feet Abutters List Report

Bristol, RI
April 08, 2024

Parcel Number: 150-136 CAMA Number: 150-136 Property Address: 14 JESSICA DR	Mailing Address: RESENDES, JOSE N. ROLANDA R. LIFE ESTATE & BELA 14 JESSICA DR BRISTOL, RI 02809
Parcel Number: 150-137 CAMA Number: 150-137 Property Address: 16 JESSICA DR	Mailing Address: LOXLEY, DAVID & SUMMERS, ADRIAN TE 16 JESSICA DR BRISTOL, RI 02809
Parcel Number: 150-139 CAMA Number: 150-139 Property Address: 12 ADDY DR	Mailing Address: ALMEIDA, NORBERTO M. MARIA A TRUSTEES & NORBERT M 12 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-140 CAMA Number: 150-140 Property Address: 10 ADDY DR	Mailing Address: CORDEIRO, EMANUEL COSTA 10 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-141 CAMA Number: 150-141 Property Address: 8 ADDY DR	Mailing Address: ANDRADE, JOAO F 8 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-142 CAMA Number: 150-142 Property Address: 6 ADDY DR	Mailing Address: VIANA, MATTHEW J 6 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-143 CAMA Number: 150-143 Property Address: 4 ADDY DR	Mailing Address: GALLAGHER, JASON T & ERIN E TE 4 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-144 CAMA Number: 150-144 Property Address: 2 ADDY DR	Mailing Address: CALOURO, CESAR P & PAMELA C TC c/o 2 ADDY DR BRISTOL, RI 02809
Parcel Number: 150-145 CAMA Number: 150-145 Property Address: 11 KATHY CT	Mailing Address: TAVARES, DEOLINDA M. JOSEPH A. TE 11 KATHY COURT BRISTOL, RI 02809
Parcel Number: 150-146 CAMA Number: 150-146 Property Address: 9 KATHY CT	Mailing Address: DION, LOUISE A TRUSTEE 9 KATHY CT BRISTOL, RI 02809
Parcel Number: 150-147 CAMA Number: 150-147 Property Address: 5 KATHY CT	Mailing Address: CAMELO, JONATHAN D & MARCY J TE 5 KATHY CT BRISTOL, RI 02809
Parcel Number: 150-150 CAMA Number: 150-150 Property Address: 8 KATHY CT	Mailing Address: MALAFRONTTE, FRANK L & PAMELA TRUSTEES 8 KATHY CT BRISTOL, RI 02809



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4/8/2024

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300 feet Abutters List Report

Bristol, RI
April 08, 2024

Parcel Number: 150-151
CAMA Number: 150-151
Property Address: 10 KATHY CT

Mailing Address: MANCIERI, SHIRLEY L & SAVERIO LE
REM: JOSEPH S MANCIERI TRUSTEE 5-
15-2015 IRREV TRS
10 KATHY CT
BRISTOL, RI 02809

Parcel Number: 150-152
CAMA Number: 150-152
Property Address: 12 KATHY CT

Mailing Address: RAPOSO, FERNANDO JR. AURA M.
12 KATHY COURT
BRISTOL, RI 02809

Parcel Number: 150-153
CAMA Number: 150-153
Property Address: 14 KATHY CT

Mailing Address: COSTA, JOSE M
14 KATHY COURT
BRISTOL, RI 02809

Parcel Number: 150-17
CAMA Number: 150-17
Property Address: 546 METACOM AVE

Mailing Address: RAPOSO, BERTHA M
546 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 159-17
CAMA Number: 159-17
Property Address: 31 SOWAMS DR

Mailing Address: ANGELL, BETTY ROSE & CARLEY JT
31 SOWAMS DR
BRISTOL, RI 02809

Parcel Number: 159-18
CAMA Number: 159-18
Property Address: 29 SOWAMS DR

Mailing Address: FLOWERS, DOUGLAS E DEBORAH J TE
29 SOWAMS DRIVE
BRISTOL, RI 02809

Parcel Number: 159-19
CAMA Number: 159-19
Property Address: 25 SOWAMS DR

Mailing Address: RAYMOND C. SARTINI LE HILGENBERG,
JOYCE & SARTINI, DONNA M. &
25 SOAWMS DR
BRISTOL, RI 02809

Parcel Number: 159-20
CAMA Number: 159-20
Property Address: 23 SOWAMS DR

Mailing Address: OLIVEIRA, KENNY JOYCE C. TE
23 SOWAMS DR
BRISTOL, RI 02809

Parcel Number: 159-21
CAMA Number: 159-21
Property Address: 21 SOWAMS DR

Mailing Address: GUADALUPE, HERIBERTO C E
GUADALUPE, MARY A TE
21 SOWAMS DR
BRISTOL, RI 02809

Parcel Number: 159-22
CAMA Number: 159-22
Property Address: 17 SOWAMS DR

Mailing Address: GUADALUPE, HERBERT III
17 SOWAMS DRIVE
BRISTOL, RI 02809

Parcel Number: 159-818
CAMA Number: 159-818
Property Address: SOWAMS DR

Mailing Address: HILGENBERG, JOYCE & SARTINI,
DONNA M. &
25 SOWAMS DR
BRISTOL, RI 02809



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4/8/2024

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ALMEIDA, NORBERTO M.
MARIA A TRUSTEES & NORBER
12 ADDY DR
BRISTOL, RI 02809

GALLAGHER, JASON T &
ERIN E TE
4 ADDY DR
BRISTOL, RI 02809

MOLL, JEFFREY M &
TARA E TE
11 JESSICA DRIVE
BRISTOL, RI 02809

ANDRADE, JOAO F
8 ADDY DR
BRISTOL, RI 02809

GERMANO, JOHN M
MARIA F, LIFE EST & OLSON
15 JESSICA DRIVE
BRISTOL, RI 02809

OLIVEIRA, KENNY
JOYCE C. TE
23 SOWAMS DR
BRISTOL, RI 02809

ANGELL, BETTY ROSE & CARL
31 SOWAMS DR
BRISTOL, RI 02809

GUADALUPE, HERBERT III
17 SOWAMS DRIVE
BRISTOL, RI 02809

RAPOSO, BERTHA M
546 METACOM AVE
BRISTOL, RI 02809

CALOURO, CESAR P & PAMELA
c/o 2 ADDY DR
BRISTOL, RI 02809

GUADALUPE, HERIBERTO C E
GUADALUPE, MARY A TE
21 SOWAMS DR
BRISTOL, RI 02809

RAPOSO, FERNANDO JR.
AURA M.
12 KATHY COURT
BRISTOL, RI 02809

CAMELO, JONATHAN D & MARC
5 KATHY CT
BRISTOL, RI 02809

HILGENBERG, JOYCE &
SARTINI, DONNA M. &
25 SOWAMS DR
BRISTOL, RI 02809

RAYMOND C. SARTINI LE
HILGENBERG, JOYCE & SARTI
25 SOAWMS DR
BRISTOL, RI 02809

CORDEIRO, EMANUEL COSTA
10 ADDY DR
BRISTOL, RI 02809

JANUARIO, STEVEN M.
KIMBERLY A. TE
10 JESSICA DR
BRISTOL, RI 02809

RESENDES, JOSE N.
ROLANDA R. LIFE ESTATE &
14 JESSICA DR
BRISTOL, RI 02809

COSTA, JOSE M
14 KATHY COURT
BRISTOL, RI 02809

LOXLEY, DAVID & SUMMERS,
16 JESSICA DR
BRISTOL, RI 02809

ROCHA, RICHARD D
DIANE M TE
9 JESSICA DR
BRISTOL, RI 02809

DASILVA, JULIO A
10 MARIE DR
BRISTOL, RI 02809

MALAFRONTTE, FRANK L &
PAMELA TRUSTEES
8 KATHY CT
BRISTOL, RI 02809

TAVARES, DEOLINDA M.
JOSEPH A. TE
11 KATHY COURT
BRISTOL, RI 02809

DION, LOUISE A TRUSTEE
9 KATHY CT
BRISTOL, RI 02809

MANCIERI, JENNIFER L TRUS
EDGARDO & ROSEMARY OLIVEI
8 MARIE DR
BRISTOL, RI 02809

TAVARES, JAMES JR.
11 ADDY DRIVE
BRISTOL, RI 02809

FLOWERS, DOUGLAS E
DEBORAH J TE
29 SOWAMS DRIVE
BRISTOL, RI 02809

MANCIERI, SHIRLEY L & SAV
REM: JOSEPH S MANCIERI TR
10 KATHY CT
BRISTOL, RI 02809

TAVARES, MANUEL ALBERTO &
CO-TRUSTEES, TAVARES FAMI
17 JESSICA DR
BRISTOL, RI 02809

VALLEE, MICHAEL J
CECILIA C TE
6 MARIE DR
BRISTOL, RI 02809

VIANA, MATTHEW J
6 ADDY DR
BRISTOL, RI 02809