



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-10

PUBLIC HEARING

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

Monday, March 6, 2023

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: George and Lisa Voutes

PROPERTY OWNER: George and Lisa Voutes

LOCATION: 17 Shore Road

PLAT: 74 LOT: 18

ZONE: R-20

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to remove an existing carport structure and construct a 22ft. x 27ft. single-story garage and mudroom addition and a 12.5ft. wide rear deck addition to an existing single-family dwelling with less than the required front yard and less than the required left side 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, March 2, 2023.



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2023 FEB -7 AM 11:30

APPLICATION

File No: 2023-10

Accepted by ZEO: EMT 2/7/2023

| | | | | |
|-----------------------|----------|-------------------------------|--------|---------------|
| APPLICANT | Name: | GEORGE VOUTES and LISA VOUTES | | |
| | Address: | 24 FAIRWAY DRIVE | | |
| | City: | BARRINGTON | State: | RI Zip: 02806 |
| | Phone #: | Email: | | |
| PROPERTY OWNER | Name: | (SAME) | | |
| | Address: | | | |
| | City: | | State: | Zip: |
| | Phone #: | Email: | | |

1. Location of subject property: 17 SHORE ROAD

Assessor's Plat(s)#: 74 Lot(s) #: 18

2. Zoning district in which property is located: R-20

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): Sec. 28-111; Sec. 28-409

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 months

7. Present use of property: Single family home

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):

46 x 35 (irregular); 1,630 SF Area; Height - less than 25'

10. Proposed use of property: Single family home

APPLICATION 5.

WRITTEN STATEMENT

The subject property is located in an R-20 zone which permits single family residential and is described in the 2016 Comprehensive Community Plan:

R-20 RESIDENTIAL ZONE

Intended for medium density residential areas previously lacking infrastructure and already developed to this density or currently undeveloped and lacking infrastructure, comprised of single household detached structures.

The current and proposed use is as a single family home. The lot of land is comprised of 14,741 square feet of area, a legal non-conforming area in this zone. The lot currently supports a single family home built in the early 1970's, according to the Bristol tax records.

The subject lot fronts on a 30 foot wide right-of-way known as "Shore Road" which runs north and south and abutting along the westerly line of the State of Rhode Island railroad right-of-way ("the bike path"). The southerly boundary of the subject lot borders on a 20 foot right-of-way enjoyed by the subject property and also neighboring properties. The Town of Bristol enjoys a sewer easement in this 20 foot right-of-way.

The Applicants propose a renovation of the existing single family home, which would include the removal of an existing carport, construction of an attached mudroom/garage, and a small addition to an existing deck. This application is for Dimensional Variance relief, specifically with regard to the front yard setback and the left side setbacks.

The Applicants' survey plan (Exhibit B) as well as the architect's plans (Exhibit D) depict the proposed attached mudroom/garage as well as the renovated deck on the southwesterly side of the dwelling house. The southeast corner of the mudroom/garage is 27.6 feet from the front property line. The southwest corner is 9.4 feet from the left side yard property line. The southwest corner of the renovated deck is 7.7 feet from the left side yard property line. The Applicants provide as follows:

| | <u>CODE REQUIRED</u> | <u>EXISTING</u> | <u>PROPOSED</u> | <u>VARIANCE</u> |
|--------------------|--------------------------|-----------------|-----------------|-----------------|
| Area | 20,000 sf | 14,741 sf | 14,741 sf | 0 |
| Width | 120' | 92.11' | 92.11' | 0 |
| Frontage | 120' | 92.11' | 92.11' | 0 |
| Coverage | 25% | 18.4% | 20.7% | 0 |
| Front Setback | 35' | 22.1' | 27' | 7.4' |
| Right Side Setback | 20' | 27.2' | 27.2' | 0 |
| Left Side Setback | 20' | 4.2' + 8.6' | 9.4' + 7.7' | 10.6' + 12.3' |
| Rear Setback | 35' | 42' | 42' | 0 |
| Height | 35' | <25' | <25' | 0 |

DIMENSIONAL VARIANCE RELIEF

As depicted above, your Applicants are requesting variances in the renovation of their home to construct an attached mudroom/garage and to remove the existing, non-conforming carport. The location of the mudroom/garage would require front and side yard setback variance relief of 7.4 feet in the front and 10.6 feet on the left side. The small deck addition would bring the deck to 7.7 feet from the side yard line requiring a 12.3 foot variance. The existing deck is 8.6 feet from the side yard line.

The Zoning Board has the authority to grant the dimensional variances requested so long as the Applicant satisfies the requirements of the Zoning Ordinance Section 28-409(c) (RIGL Section 45-24-41). Literal compliance with the Code dimensions is not possible in this case.

Standards for Dimensional Variances are as follows:

- a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant.***

The homesite before the Board is land with unique characteristics. It is a legal non-conforming lot of record in a residential zone. It is non-conforming by area and has its frontage on "Shore Road" not a public street, but a private right-of-way. The lot is bounded on the south by a 20' right-of-way which also accommodates a Town of Bristol sewer easement. Although your Applicants do not technically own either right-of-way, the Town of Bristol assesses your Applicants for a portion of "Shore Road" as well as half (ten feet) of the right-of-way along the southern boundary. In other

words, your Applicants and all previous owners have paid the property taxes on those areas that they legally do not own, so they may not be considered for zoning setbacks in this proposed renovation.

b. That such hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

Your Applicants purchased the property 7 months ago. It included the existing single family home, built around 1975. The left side yard setbacks and front yard setback are, historically, non-conforming and would retain non-conforming status under the proposed renovation plan. The front yard setback non-conformity would actually be REDUCED by 5.5 feet and one of the two side yard setback non-conformities would be REDUCED by 5.2 feet. The remaining side yard setback, now 8.6 feet would be slightly increased .9 feet. The net result of all requested variance relief would be a reduction of 9.8 feet of the non-conformity presently existing.

The proposed home renovation by the Applicants does not result from a desire to realize any financial gain, but rather to renovate and reside in their own home. Their intent is to enjoy their substantial improvement of and investment in this property.

c. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town;

The general characteristic of the surrounding homes is that of well-maintained single family homes, most of which have existed for decades with significant improvements and maintenance over the years. The proposed renovation is designed to respect and complement the surrounding area. The intent of the Bristol Zoning Ordinance and the Comprehensive Plan would not be impaired. Both the Ordinance and the Plan recognize the area as one of residential in nature with medium density. This is an area of single family home use, with homes constructed decades ago, both before and after zoning control.

MAP 4 of the Comprehensive Plan (2016) identifies the subject area as "Highlands" with an objective to protect the residential character. MAP 5A and 5B support this use as existing and

expected in the future. Our Zoning Code recognizes the need for Dimensional Variance relief where applicable standards are met.

d. That the relief to be granted is the least relief necessary;

Your Applicant submits that the requested relief is the least necessary. The front yard setback is being increased from the existing of 22.1 feet to a proposed setback of 27.6 feet. Thus the non-conforming front yard setback would be improved a distance of 5.5 feet. The mudroom/garage side yard setback is being increased from the existing of 4.2 feet to a proposed setback of 9.4 feet. This side yard setback would be improved a distance of 5.2 feet. The remaining deck side yard setback would be reduced .9 feet, slightly increasing the non-conformity to add a minimal width to the existing deck area.

The Board should consider that, although both proposed side yard setbacks are 7.7 feet and 9.4 feet from the technical property line, they are actually 17.7 feet and 19.4 feet from the easement line, the easement area that is used by and taxed to your Applicants. Because of this area's status as a private right-of-way and a Town of Bristol sewer easement, it will always remain "open space", which is the goal of established side yard setbacks under the Zoning Ordinance.

*Please see 300' radius map (Exhibit E) for a clear illustration of the actual area considered to be the Applicants' property and taxed as so by the Town of Bristol.

Should the Board be curious as to the legal owner of the easement area, it should be made clear that this area does not belong to the Town of Bristol or any abutting property owners. This area was inadvertently omitted from any deeds into current neighborhood property owners. The Town of Bristol "Plan of Survey for Sewer Easements" (1983) attached to this Application as Exhibit C provides an illustration of this strip of land titled to heirs of an ancient owner.

- e. ***That the Board shall in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:***

In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

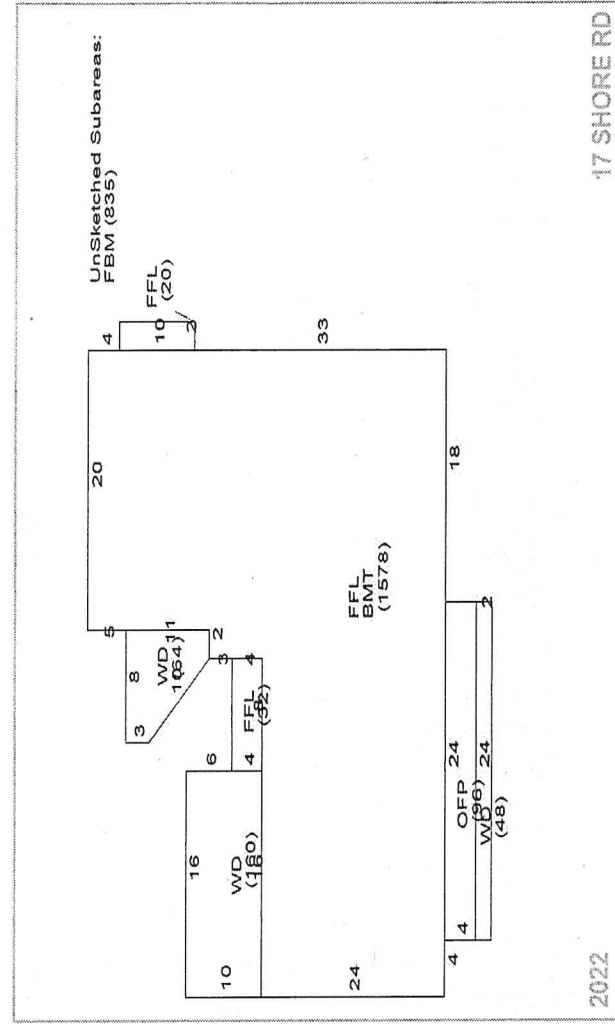
If Dimensional relief is not granted, your Applicants will suffer more than a mere inconvenience. The use of a single family home on the subject lot is the permitted use established by the Bristol Zoning Ordinance. Both the existing structure and the proposed renovation include non-conforming front and left side yard setbacks. The removal of the carport, construction of the attached mudroom/garage and small enlargement of the rear deck provide a net REDUCTION in setback non-conformities a total of 9.8 feet from the existing structure.

| Owner | | Owner Account #: | % Owned |
|---------|--------------------------|---|---------|
| Owner 1 | STARKMAN, JOAN B TRUSTEE | | 0.00 |
| Owner 2 | | | 0.00 |
| Owner 3 | | | 0.00 |
| Address | | 50 COCHITUATE RD, NEWTON, MA 02461-0000 | |

| Previous Owners & Sales Information | | | |
|-------------------------------------|------------|------------|----------|
| Grantor | Date | Sale Price | Leg Ref |
| STARKMAN, JOAN | 10/24/2017 | 0 | 1914-137 |
| STARKMAN, MARVIN & GLICKMAN, JOAN | 05/01/2017 | 0 | 1890-151 |
| | | | |
| | | | |

| Assessment | | | | |
|-----------------------|------------|-------------|------------|-------------------------------|
| Use Code | Bldg Value | SF/Yr Value | Land Value | Assessed Value |
| 01 | 237,300 | 5,000 | 348,100 | 590,400 |
| TOTAL | 237,300 | 5,000 | 348,100 | 590,400 |
| Source > Mkt Adj Cost | | | | VAL per SQ Unit/Card > 133.85 |

| Previous Assessments | | | | |
|----------------------|-----|----------|-------|-----------------|
| Year | LUC | Building | SF/Yr | Land |
| 2022 | 01 | 237,300 | 5,000 | 348,100 |
| 2021 | 01 | 205,200 | 5,000 | 458,400 |
| 2020 | 01 | 205,200 | 5,000 | 458,400 |
| 2019 | 01 | 205,200 | 5,000 | 458,400 |
| 2018 | 01 | 173,100 | 5,000 | 416,900 |
| 2017 | 01 | 173,100 | 5,000 | 416,900 |
| | | | | AGR Credit |
| | | | | 0 |
| | | | | Appraised Value |
| | | | | 590,400 |
| | | | | Assessed Value |
| | | | | 590,400 |
| | | | | 668,600 |
| | | | | 668,600 |
| | | | | 668,600 |
| | | | | 595,000 |
| | | | | 595,000 |



| Land Information | | | | |
|------------------|---------------|------------|------------|-----------|
| Use | Description | Units | Unit Type | Land Type |
| 1 | 01 Single Fam | 0.45914 | AC | P |
| 2 | 01 Single Fam | 0.03404 | AC | EX |
| 3 | | | | |
| 4 | | | | |
| | | LT Fact | Unit Price | Adjusted |
| | | 1.00 | 649,000 | 739,861 |
| | | 0.20 | 649,000 | 246,769 |
| | | Neigh | F | F |
| | | Waterview | 50 | -5 |
| | | Row | -5 | -5 |
| | | Inf 1 % | 50 | -5 |
| | | Inf 2 % | -5 | -5 |
| | | Inf 3 | | |
| | | Inf 3 % | | |
| | | Appr Value | 339,700 | 8,400 |
| | | Spec Land | | |
| | | Juris | | |
| | | Fact | 1.00 | 0 |
| | | Use Value | | 0 |

| Land Information | | | | |
|------------------|---------------|------------|------------|-----------|
| Use | Description | Units | Unit Type | Land Type |
| 1 | 01 Single Fam | 0.45914 | AC | P |
| 2 | 01 Single Fam | 0.03404 | AC | EX |
| 3 | | | | |
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| | | 0.20 | 649,000 | 246,769 |
| | | Neigh | F | F |
| | | Waterview | 50 | -5 |
| | | Row | -5 | -5 |
| | | Inf 1 % | 50 | -5 |
| | | Inf 2 % | -5 | -5 |
| | | Inf 3 | | |
| | | Inf 3 % | | |
| | | Appr Value | 339,700 | 8,400 |
| | | Spec Land | | |
| | | Juris | | |
| | | Fact | 1.00 | 0 |
| | | Use Value | | 0 |



Building Information

| BLDG Type | Ranch | Story Height | 1 Story | Description |
|--------------|--------------|--------------|-----------------|-------------|
| RES Units | 1 | COM Units | 0 | |
| Foundation | Concrete | BMT Floor | Concrete | |
| Frame 1 | Wood | Frame 2 | % | |
| EXT Wall 1 | Claapboard | 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 | % | |
| BMT Garages | | Color | | |
| Plumbing | | Electrical | | |
| Insulation | | INT vs EXT | | |
| Heat Fuel | Oil | Heat Type | Forced Warm Air | |
| # Heat Sys | | % Heated | 100 | |
| % Solar HW | | % A/C | | |
| % COM Wall | | % Vacuum | | |
| Ceill HIGHT | | Ceiling Type | | |
| Parking Type | | % Sprinkled | | |
| EXT View | | | | |

Grade

| Grade | Q3 | Q3 | EFF Year | Alt % |
|------------|------|----|----------|-------|
| Year Built | 1975 | | | 0.00 |
| Alt LUC | | | | |

Depreciation

| Code | Description | % | Bas \$/SQ | Size Adj | Constr Adj | Adj \$/SQ |
|------------------------|-------------|--------------|-----------|----------|------------|-----------|
| Condition | AV | AV - Average | 35.0 | 1.09 | 1.01 | 133.76 |
| Functional | | | | | | 32,800 |
| Economic | | | | | | 1.18 |
| Special | | | | | | 1.00 |
| OV | | | | | | 1.00 |
| Total Depreciation % > | | 35.0 | | | | 365,031 |
| Depreciation | | | | | | 127,761 |
| Depr Total | | | | | | 237,270 |

Remodeling History

| Additions | Plumbing | Electric | Heating | General |
|-----------|----------|----------|---------|---------|
| Interior | | | | |
| Exterior | | | | |
| Kitchen | | | | |
| Bath(s) | | | | |
| Complex | | | | |
| Location | | | | |
| Tot Units | | | | |
| FL Level | | | | |
| # Floors | | | | |
| Bldg Seq | | | | |

Condo Data

| | |
|-----------|--|
| Complex | |
| Location | |
| Tot Units | |
| FL Level | |
| # Floors | |
| Bldg Seq | |

Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions |
|------------|----------|-------------|---------|-----------|--------|--------|--|
| 11/29/2004 | M12073 | | MECH | 0 | | Closed | REPLACE OLD WARM AIR FURNACE WITH NEW CONCORD WARM AIR FUR |
| 04/03/1990 | B42076 | | BLDG | 0 | | Closed | ADDITION |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Special Features & Yard Items

| | Use | Description | A | Y/S | Qty | Length | Width |
|----|-----|-------------|---|-----|-----|--------|-------|
| 1 | 27 | Carport | 1 | Y | 1 | 24 | 23 |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |
| 5 | | | | | | | |
| 6 | | | | | | | |
| 7 | | | | | | | |
| 8 | | | | | | | |
| 9 | | | | | | | |
| 10 | | | | | | | |

Other Info.

| | |
|-----------|--|
| AFDU | |
| PriorID1b | |
| PriorID1c | |
| PriorID2a | |
| PriorID2b | |
| PriorID2c | |
| PriorID3a | |
| PriorID3b | |
| PriorID3c | |

Room Counts by Floor

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



17 Shore Road - 300' Radius

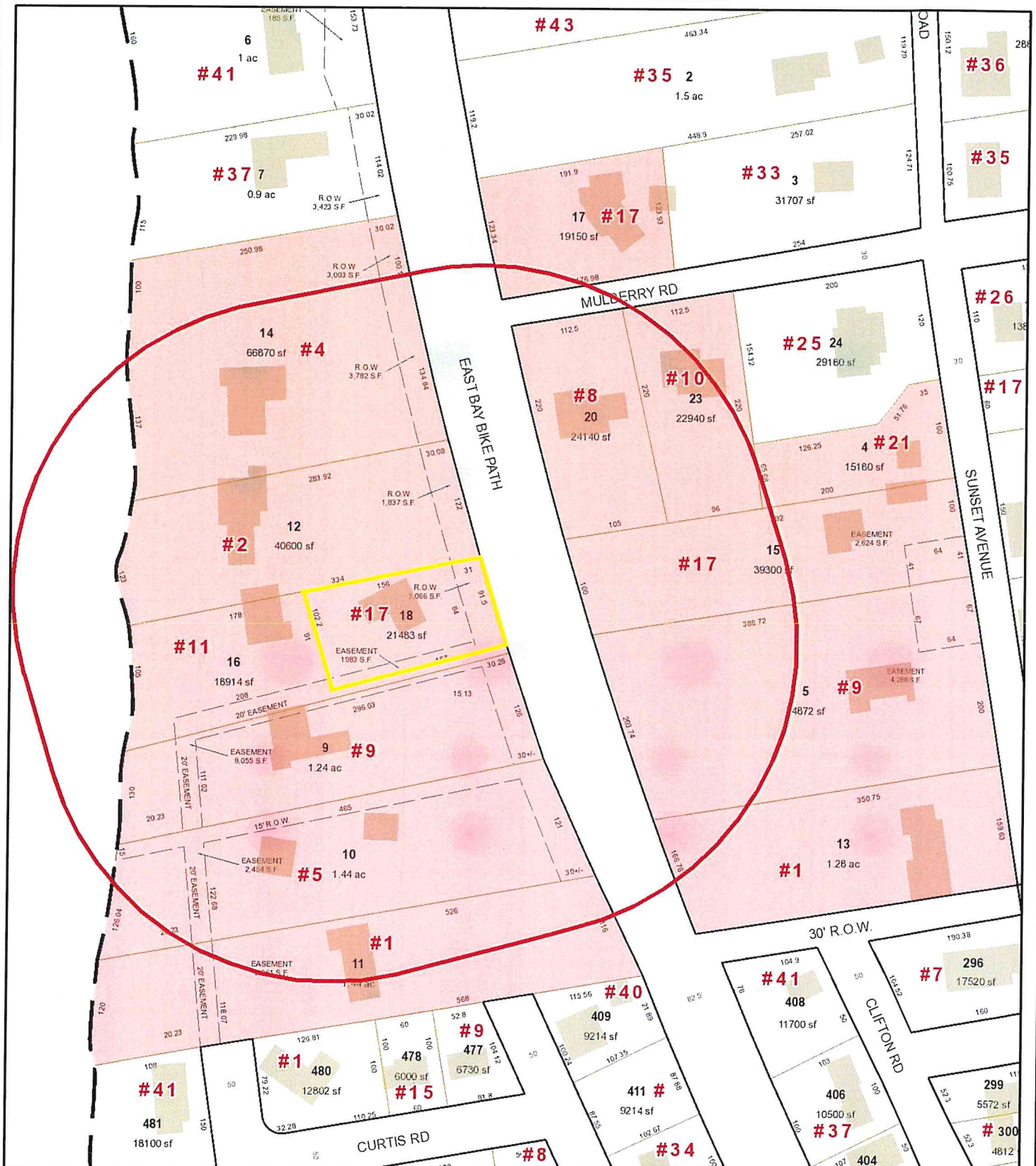
Bristol, RI



February 14, 2023

1 inch = 140 Feet

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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 foot Abutters List Report

Bristol, RI
February 14, 2023

Subject Property:

Parcel Number: 74-18
CAMA Number: 74-18
Property Address: 17 SHORE RD

Mailing Address: VOUTES, GEORGE & LISA
24 FAIRWAY DR
BARRINGTON, RI 02806

Abutters:

Parcel Number: 74-10
CAMA Number: 74-10
Property Address: 5 SHORE RD

Mailing Address: DEFOREST, ROBERT E ELIZA H TRSTS
& JANE H. HOLME
5506 9TH AVE DR WEST
BRADENTON, FL 34209

Parcel Number: 74-11
CAMA Number: 74-11
Property Address: 1 SHORE RD

Mailing Address: CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

Parcel Number: 74-12
CAMA Number: 74-12
Property Address: 2 MULBERRY RD

Mailing Address: PIRRI, JEANNE M TRUSTEE JEANNE M
PIRRI LIV TRUST AGMT
2 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-13
CAMA Number: 74-13
Property Address: 1 SUNSET AVE

Mailing Address: ONEIL, MICHAEL T LOUISE M. ETUX JT
1 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-14
CAMA Number: 74-14
Property Address: 4 MULBERRY RD

Mailing Address: GEREMIA, BRENDA A, VINCENT F JR &
TIMOTHY V-TRUSTE GEREMIA,
VINCENT F JR & TIMOTHY V -
TRUSTEES (50%)
4 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-15
CAMA Number: 74-15
Property Address: 17 SUNSET RD

Mailing Address: VITALE, CHRISTOPHER P & AMY C TE
17 SUNSET RD
BRISTOL, RI 02809

Parcel Number: 74-16
CAMA Number: 74-16
Property Address: 11 SHORE RD

Mailing Address: SALTZMAN, ADAM J
11 SHORE RD
BRISTOL, RI 02809

Parcel Number: 74-17
CAMA Number: 74-17
Property Address: 17 MULBERRY RD

Mailing Address: ROMANO, EMILY E & & ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

Parcel Number: 74-18
CAMA Number: 74-18
Property Address: 17 SHORE RD

Mailing Address: VOUTES, GEORGE & LISA
24 FAIRWAY DR
BARRINGTON, RI 02806



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2/14/2023

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300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 74-20
CAMA Number: 74-20
Property Address: 8 MULBERRY RD

Mailing Address: LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

Parcel Number: 74-23
CAMA Number: 74-23
Property Address: 10 MULBERRY RD

Mailing Address: WHEELER, JESSICA A., TRUSTEE THE
JESSICA A WHEELER TRUST 1
10 MULBERRY ROAD
BRISTOL, RI 02809

Parcel Number: 74-4
CAMA Number: 74-4
Property Address: 21 SUNSET RD

Mailing Address: FISHER, CRAIG M KATHRYN M ETUX TE
25 SUNSET ROAD
BRISTOL, RI 02809

Parcel Number: 74-5
CAMA Number: 74-5
Property Address: 9 SUNSET RD

Mailing Address: SANTONI, MICHAEL & PAPPAS, ALEXIS
I. TE
9 SUNSET ROAD
BRISTOL, RI 02809

Parcel Number: 74-9
CAMA Number: 74-9
Property Address: 9 SHORE RD

Mailing Address: WILLIAMS, HERBERT R & KATHARINE B-
TRUSTEES HERBERT R WILLIAMS
TRUST (50%); KATHARINE B WILLIA
9 SHORE RD
BRISTOL, RI 02809



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2/14/2023

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Page 2 of 2

CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

VITALE, CHRISTOPHER P & A
17 SUNSET RD
BRISTOL, RI 02809

DEFOREST, ROBERT E
ELIZA H TRSTS & JANE H. H
5506 9TH AVE DR WEST
BRADENTON, FL 34209

VOUTES, GEORGE & LISA
24 FAIRWAY DR
BARRINGTON, RI 02806

FISHER, CRAIG M
KATHRYN M ETUX TE
25 SUNSET ROAD
BRISTOL, RI 02809

WHEELER, JESSICA A., TRUS
THE JESSICA A WHEELER TRU
10 MULBERRY ROAD
BRISTOL, RI 02809

GEREMIA, BRENDA A, VINCEN
GEREMIA, VINCENT F JR & T
4 MULBERRY RD
BRISTOL, RI 02809

WILLIAMS, HERBERT R & KAT
HERBERT R WILLIAMS TRUST
9 SHORE RD
BRISTOL, RI 02809

LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

ONEIL, MICHAEL T
LOUISE M. ETUX JT
1 SUNSET RD
BRISTOL, RI 02809

PIRRI, JEANNE M TRUSTEE
JEANNE M PIRRI LIV TRUST
2 MULBERRY RD
BRISTOL, RI 02809

ROMANO, EMILY E &
& ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

SALTZMAN, ADAM J
11 SHORE RD
BRISTOL, RI 02809

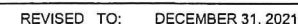
SANTONI, MICHAEL &
PAPPAS, ALEXIS I. TE
9 SUNSET ROAD
BRISTOL, RI 02809



PREVIOUS MAPPING BY ROBERT HAIG ASSOCIATES, BETA GROUP, INC,
MAINSTREET GIS, LLC.

11 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cal-tech.com

| | | | | | | | |
|--|-------------------|--|-------------|--|----------------------|--|--------------------------|
| | Property Boundary | | Bluff | | Water Boundary | | Tax Map Boundary |
| | Right-of-Way | | Bridge | | Town Boundary | | Easement |
| | Paper Street | | Survey Line | | Stream (RIGIS, 2001) | | Paper Street |
| | | | | | | | Water Body (RIGIS, 2010) |



RHODE ISLAND

—

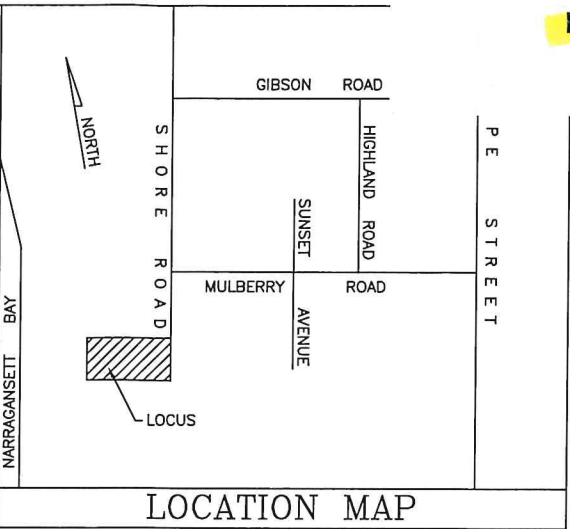
NORTH

NOTES

- 1. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.
- 2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
- 3. THIS PROPERTY IS IN FLOOD ZONE "X".
- 4. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
- 5. SOIL TYPE =Pmd

LEGEND

- OH OVERHANG
- I.R. IRON ROD
- G.B. GRANITE BOUND
- D.H. DRILL HOLE
- S- SEWER LINE
- W- WATER LINE
- R.R. RAIL ROAD
- S.M.H. SEWER MANHOLE
- 30"M 30" MAPLE TREE
- 12"P 12" PINE TREE
- 30"C 30" CHERRY TREE
- (M) FIELD MEASURED
- (D) DEED REFERENCE
- MN MAGNETIC SURVEY NAIL
- PINE TREES
- W/S WATER STOP
- WGV WATER GATE VALVE
- 29+60 SPOT GRADES
- o/s off/set
- E.O.P. EDGE OF PAVEMENT



ZONING

R-20 ZONE MIN. LOT AREA : 20,000 S.F
MIN. LOT WIDTH : 120.00'
MINIMUM LOT FRONTAGE : 120'
MAX. LOT COVERAGE : 25%
BUILDING SETBACKS
FRONT : 35'
REAR : 35'
SIDE : 20'

EXISTING BUILDING COVERAGE/LOT AREA : 18.4%
(includes : decks, carport, stairs & bulkhead)

PROPOSED BUILDING COVERAGE/LOT AREA : 20.7%
(includes : decks, carport, stairs, bulkhead & shed)

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4.35-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
MEASUREMENT SPECIFICATION : CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED BUILDING IMPROVEMENTS WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.

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

PLAT 74 LOT 16
LAND N/F OF
ADAM J. SALTZMAN

PLAT 74 LOT 12
LAND N/F OF
JEANNE M. PIRRI

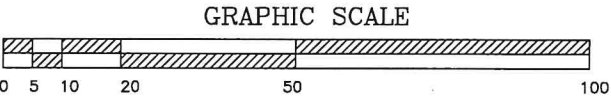
PLAT 74 LOT 9
LAND N/F OF
HERBERT & KATHARINE
WILLIAMS

PLAT REFERENCE

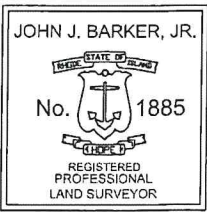
PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR JANE H. DEFOREST "
BY: STANLEY ENG. INC. SCALE 1"=40' DATED APRIL 1997.
PLAN ENTITLED " PLAN OF SURVEY FOR SEWER EASEMENTS THROUGH PROPERTY OF JANE & LUCY LENZ., JANE H. HANKINS, DORIS F. HOLMES & HEIRS OF MARGARET C. LITTLE BY: STANLEY ENG. INC. MAY 1983.
PLAN ENTITLED " RAILROAD PLAT STATE OF RHODE ISLAND BIKE PATH. "

EXISTING BUILDING LOCATION OFFSETS TO THE P/L ARE FROM THE CORNER BOARDS OR SHINGLE LINE AND NOT FROM THE FOUNDATION CORNERS AND THE PROPOSED ADDITION OFFSETS TO THE P/L ARE RELATIVE TO THE FOUNDATION.

EXISTING DECKS,STAIRS & CAR/PORT
(to be removed)



THIS PLAN & SURVEY SUPERSEDES SURVEY PLAN ENTITLED "SURVEY PLAN FOR MARVIN GLICKMAN" BY BARKER LAND SURVEYING INC. DATED 10/19/07
SURVEY BASED ON SURVEY PLANS ENTITLED " PLAN OF SURVEY FOR SEWER EASEMENTS" IN AND FOR THE TOWN OF BRISTOL THROUGH PROPERTY OF PHILIP C & LUCY T. LENZ, JANE H. HANKINS AND DORIS F. HOLMES BY: STANLEY ENGINEERING INC. DATED MAY 1983 AND DEED RECORDED IN LAND EVIDENCE BK 2183 PAGE 328



PLAT 74 LOT 18 area: 14,741 s.f L.E. BOOK 2183 PAGE 328

BARKER LAND SURVEYING, INC.
168 HIGH ST BRISTOL R.I. 02809 (401) 254-0824

PROPOSED ADDITION
SITE PLAN
for
George & Lisa Voutes

17 SHORE ROAD PLAT 74 LOT 18 BRISTOL RHODE ISLAND 02809

| DWG NO. | SCALE | DATE | DWN BY | SHEET |
|------------|--------|-----------|--------|--------|
| 220903-935 | 1"=20' | 2/03/2023 | JJB | 1 OF 1 |

REVISIONS 2/03/2023

PLAN OF SURVEY FOR SEWER EASEMENTS

IN AND FOR THE
TOWN OF BRISTOL, R.I.

THROUGH PROPERTY OF
PHILIP C. AND LUCY T. LENZ
JANE H. HANKINS
DORIS F. HOLMES

AND
HEIRS OF MARGARET C. LITTLE

PREPARED BY
STANLEY ENGINEERING, INC.

SCALE: 1"=40'

MAY, 1983

BROOKWOOD DRIVE

CURTIS ROAD

LOT 11 ON A.P. 74
PHILIP C. AND LUCY
T. LENZ

LOT 10 ON A.P. 74
JANE H. HANKINS

LOT 9 ON A.P. 74
DORIS F. HOLMES

LOT 16 ON A.P. 74
MARGARET C. LITTLE
AND
MARILYN F. DORLEY

LOT 15 ON A.P. 74
ROBERT G. AND MARIE J. RONDEAU

SEWER OF MARGARET
C. LITTLE
EASEMENT "D"
1985 SO. FT.

LOT 14 ON A.P. 74
ROBERT G. AND MARIE J. RONDEAU



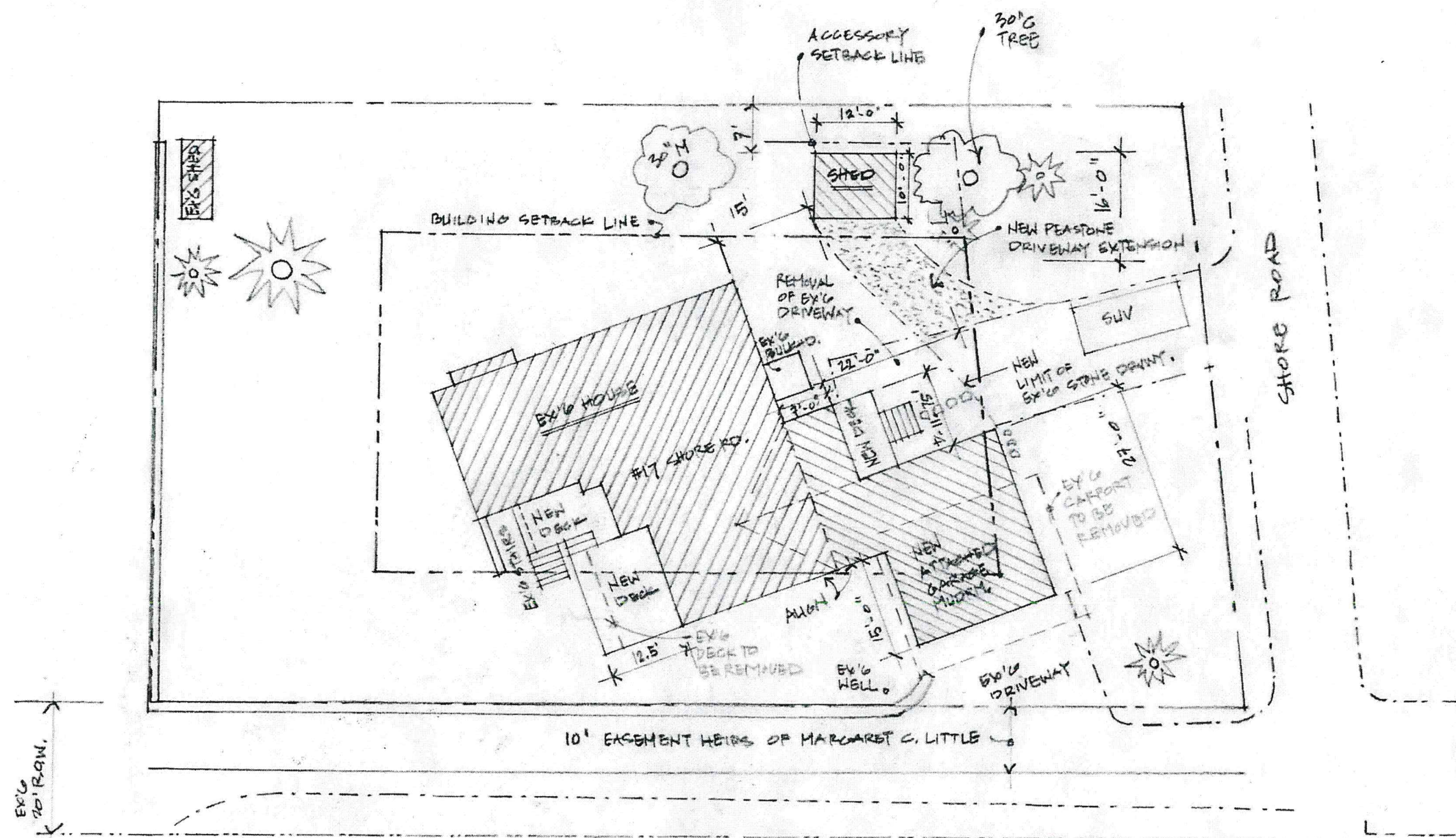
6.5 GRANITE BOUND

SHORE ROAD



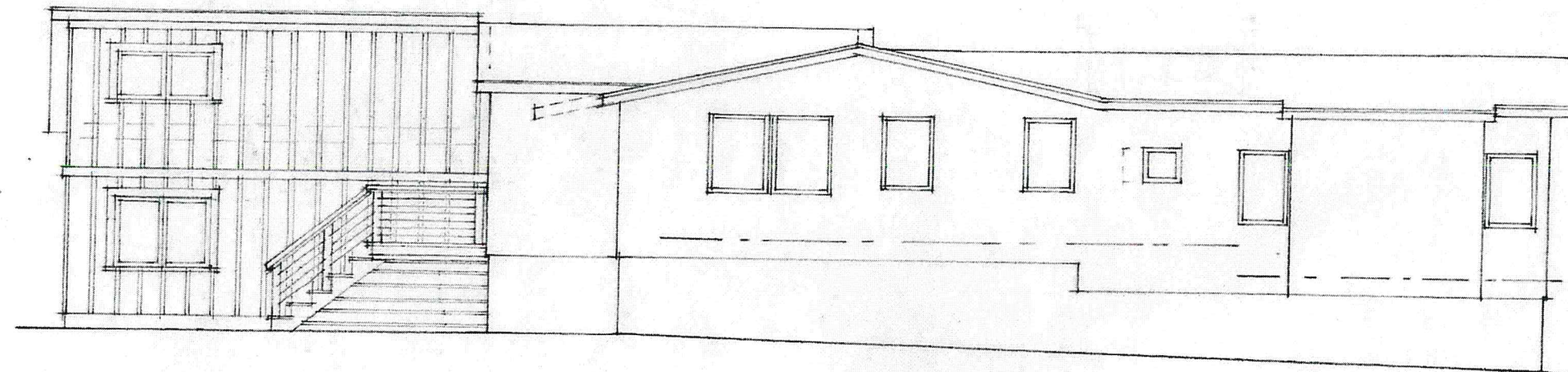
NOT - A 1984 - 11/15 A.M.

567

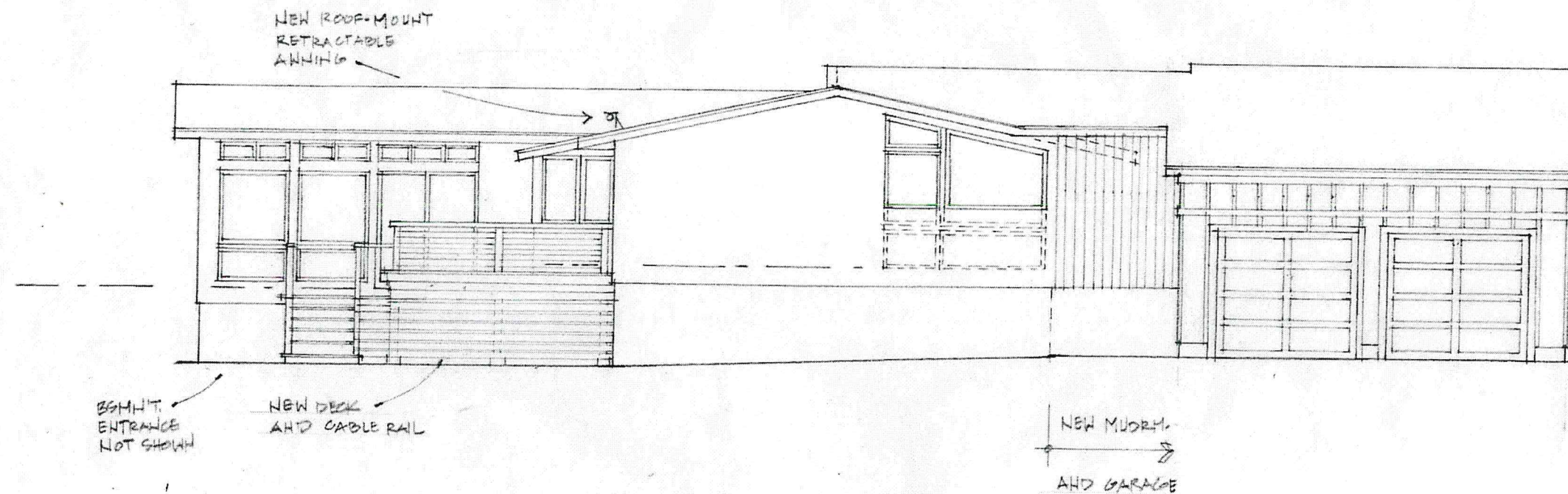


PROP. SCHEMATIC SITE PLAN: ATTACHED GARAGE "02" (VOUTER)
 1" = 20'-0" 2.1.23 KHS

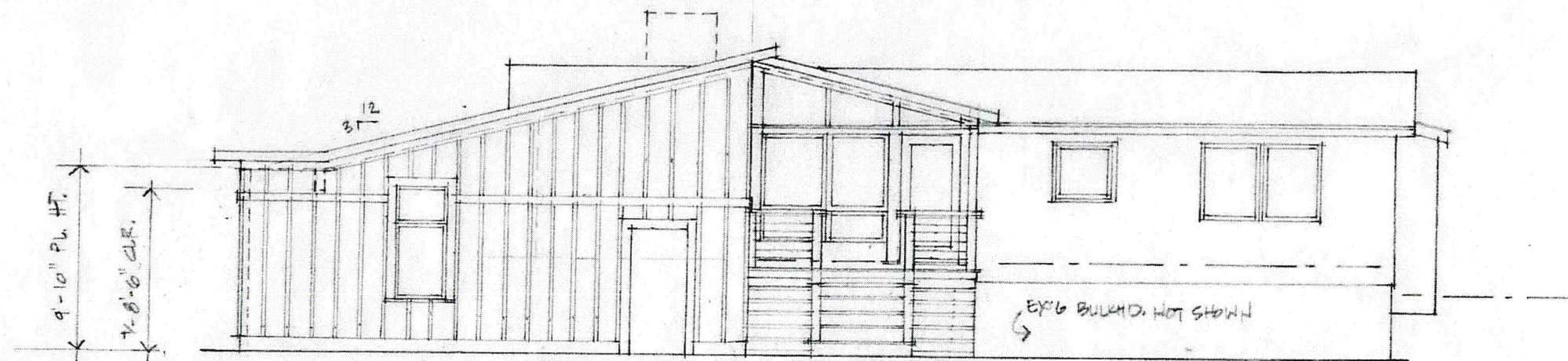
NEW MUD RM.
GARAGE



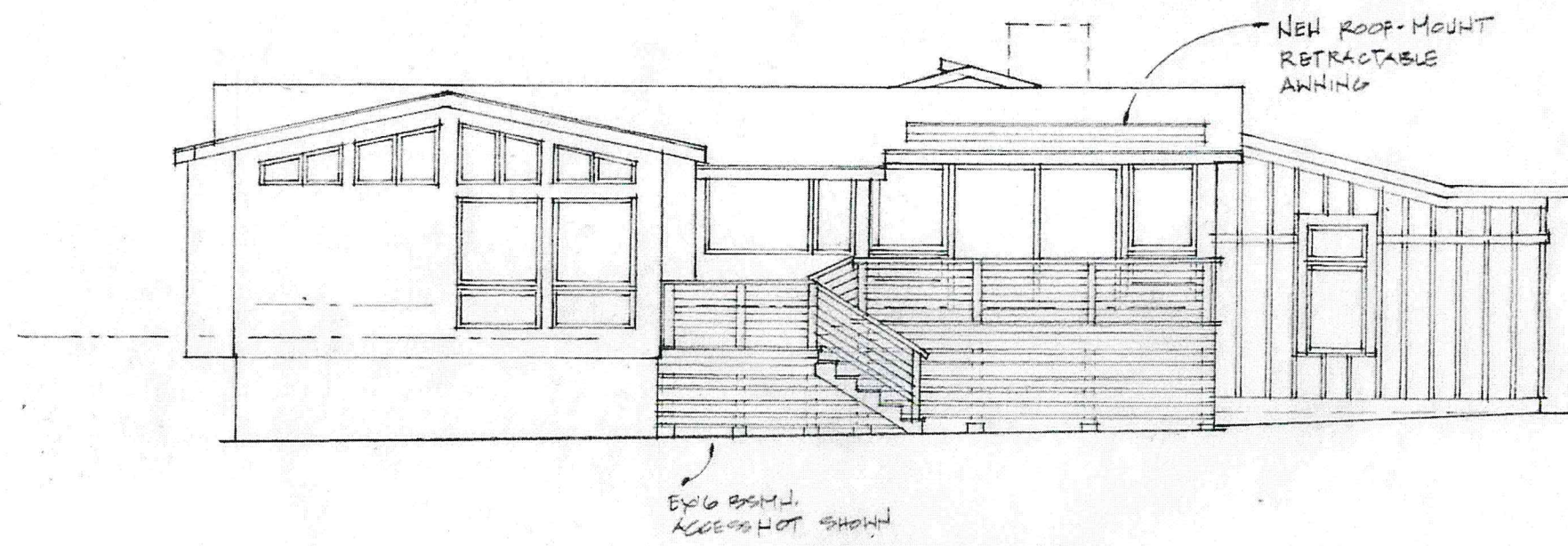
PROPOSED SCHEMATIC NORTH ELEV. W/ ATTACHED GARAGE (#7) - VOUTES
1/8" = 1'-0" 1.4.23 KHS



PROPOSED SCHEMATIC SOUTH ELEV. W/ ATTACHED GARAGE (#7) - VOUTES
 1/8" = 1'-0" 1.4.23 KHS



PROPOSED SCHEMATIC EAST ELEV. W/ ATTACHED GARAGE (#7) - VOUTES
 1/8" = 1'-0" 1.4.23 KHS



PROPOSED SCHEMATIC WEST ELEV. W/ ATTACHED GARAGE (#7) - VOUTES
1/8" = 1'-0" 1.4.23 KHS

