



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-11

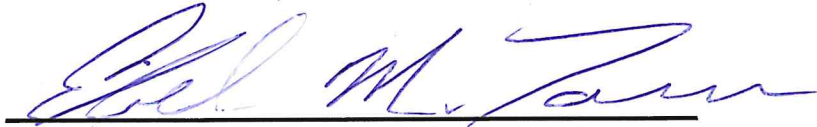
PUBLIC HEARING

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: **Joan C. Prescott**
PROPERTY OWNER: **Joan C. Prescott / JCP Irrevocable Trust**
LOCATION: **167 State Street**
PLAT: **18** LOT: **41**
ZONE: **Limited Business (LB)**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct an 8ft. x 13ft. rear deck addition to an existing single-family dwelling with 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
COMMUNITY DEV.

2023 FEB -8 PM 3: 20

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

APPLICATION

File No: 2023-11
Accepted by ZEO: EMT 2/8/2023

APPLICANT	Name: <u>Mt. Hope Construction, Inc.</u>
	Address: <u>235 Chase Street</u>
	City: <u>N. Dighton</u> State: <u>MA</u> Zip: <u>02764</u>
	Telephone #: <u>508-971-4414</u> Home: _____ Work/Cell: _____
PROPERTY OWNER	Name: <u>Joan C. Prescott, Trustee</u>
	Address: <u>167 State Street</u>
	City: <u>Bristol</u> State: <u>RI</u> ZIP: <u>02809</u>
	Telephone #: <u>401-253-0065</u> Home: _____ Work/Cell: _____

1. Location of subject property: 167 State Street, Bristol RI 02809
Assessor's Plat(s) #: 18 Lot(s) #: 41
2. Zoning district in which property is located: LB
3. Zoning Approval(s) required (check all that apply):
☒ X 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): addition was approved by zoning board
Special Use Permit Section(s): on 9/19/22 and we'd now like
Use Variance Section(s): consideration for increased deck size
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?: 29 years
7. Present use of property: single family residence
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): 23' x 26' / 598 sq ft
10. Proposed use of property: property is, and will continue to be, a single-family residence

11. Give extent of proposed alterations: increased deck size from original proposal

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 13' x 8'

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: <u>10'</u>	Proposed Setback: <u>6'</u>
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: total property land area 88.9' x 32.99' / .069 acres Proposed: _____

13. Number of families before/after proposed alterations: one Before one After

14. Have you submitted plans for the above alterations to the Building Official? yes
 If yes, has he refused a permit? no 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: yes Sewer: yes

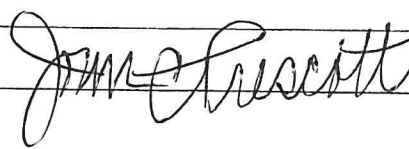
17. Is the property located in the Bristol Historic District or is it an individually listed property?: no

18. Is the property located in a flood zone? no - Zone X 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: February 8, 2023

Print Name: Cory Furtado & Mt. Hope Construction Inc.

Property Owner's Signature:  Date: February 8, 2023

Print Name: Joan C. Prescott

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

Name: Cory Furtado Telephone #: (508) 971-4414

Address: 235 Chase Street, North Dighton, MA 02764

The property located at 167 State Street in Bristol is a single-family residence on a non-conforming lot.

It is occupied by a single resident who is advanced in age and is looking forward to enjoying the additional space of a four-season enclosed sunporch with deck.

The original proposed addition was previously approved by the zoning board on 9/19/2022.

We now kindly ask that you approve an extension of the deck size.

NUMBER	DATE	REVISION	DESCRIPTION

JOAN PRESCOTT
Hirsch, Donald & Chantrel
167 state street, Bristol RI
02804

HT HOPE CONSTRUCTION INC
DIGHTON MASS.

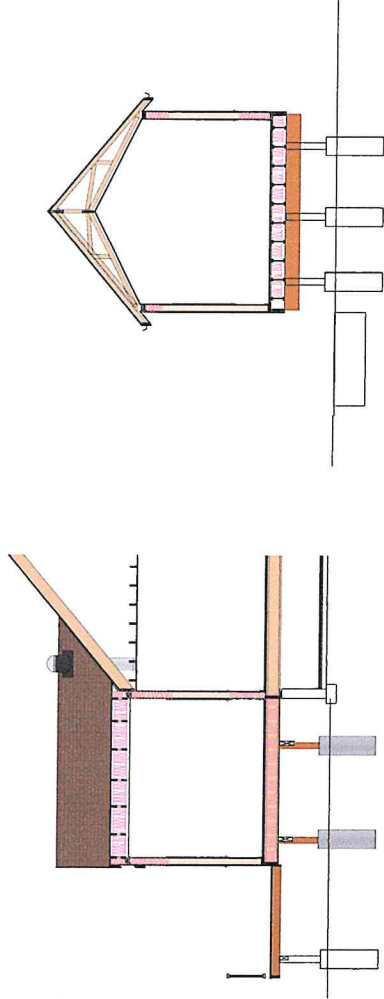
DATE:

2/8/2023

SCALE:

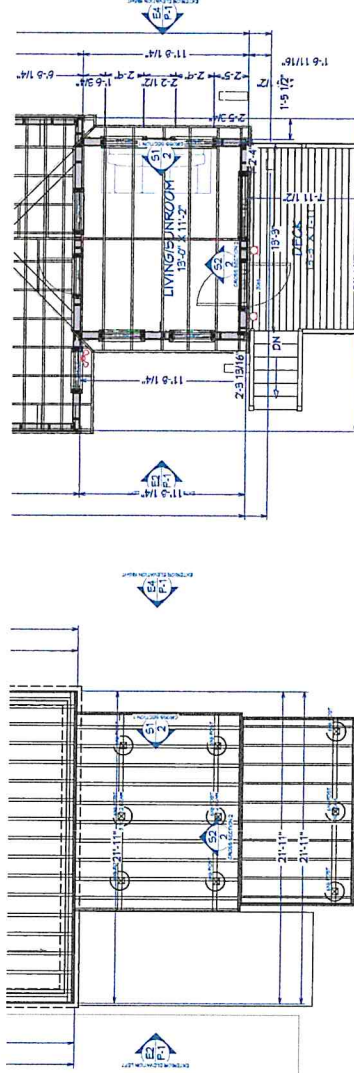
SHEET:

- Note:
- 1) - Engineered roof trusses - stamped drawings to be supplied (outside trusses)
 - 2) - 8 x 6 post bracket connected to concrete with 3/4" wedgit style bolts
 - 3) - 2x10 floor joists connected to concrete with 3/4" wedgit style bolts
 - 4) - 2x10 floor joists connected to concrete with 3/4" wedgit style bolts
 - 5) - 2x10 floor joists connected to concrete with 3/4" wedgit style bolts
 - 6) - 2x10 floor joists connected to concrete with 3/4" wedgit style bolts
 - 7) - 2x10 floor joists connected to concrete with 3/4" wedgit style bolts
 - 8) - 2x10 floor joists connected to concrete with 3/4" wedgit style bolts
 - 9) - 2x10 floor joists connected to concrete with 3/4" wedgit style bolts
 - 10) - All windows and doors on new addition to be 2" from outside corners of new building



Cross Section 2

Cross Section 1



1st Floor

Foundation

PLAT 18-LOT 52

OWNER

VAN VOAST, WILLIAM R &

PAULA ANN TRUSTEES

72 FALES RD

BRISTOL RI 02809

PLAT 18-LOT 40

OWNER

SILVEIRA, NOELIA M

169 STATE STREET

BRISTOL RI 02809



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53.2'±

41.6'±

13.2'±

6.7'±

7.7'±

11.68'±

14.00'±

164±sf

PROPOSED ADDITION

EXISTING

167 STATE

633 Sq. Ft.

S 16°30'57" E 88.68'±

N 15°13'08" W 88.90'± SPC GRID)

N 74°35'57" E 32.99'±

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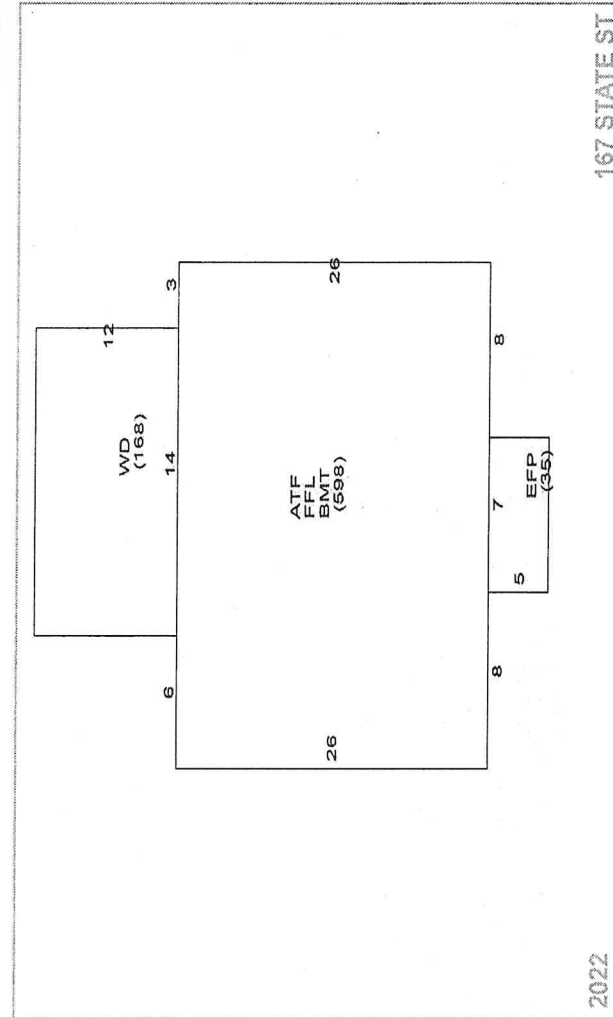
169 STATE

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169 STATE

Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
PRESCOTT, JOAN C.	05/24/2016	0	1846-183	A	W
MCGARTY, DAVID R. & HOPE P.	08/25/1993	0	486-73		
MCGARTY, DAVID	03/18/1992	0	428-324		
SURETTE, MARC W.	03/16/1989	0	344-233		
KRUSHNOWSKI, KARL D.	06/23/1987	0	294-609		

► Previous Assessments								
Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	155,600	0	0	78,300	0	233,900	233,900
2021	01	135,600	0	0	69,900	0	205,500	205,500
2020	01	135,600	0	0	69,900	0	205,500	205,500
2019	01	135,600	0	0	69,900	0	205,500	205,500
2018	01	112,400	0	0	65,500	0	177,900	177,900
2017	01	112,400	0	0	65,500	0	177,900	177,900

[illegible]



► Building Information

BLDG Type	Description	Story Height	1 Story Attic Finish	Description
RES Units	Convention	1	COM Units	0
Foundation	Concrete		BMT Floor	Concrete
Frame 1	Wood		Frame 2	%
EXT Wall 1	Wood Shnal		EXT Wall 2	Clapboard %
Roof Type 1	Gable		Roof Type 2	%
Roof Cover 1	Asphalt Shir		Roof Cover 2	%
INT Wall 1	Drywall		INT Wall 2	%
Floors 1	Laminate		Floors 2	Hardwood %
BMT Garages			Color	
Plumbing			Electrical	
Insulation			INT vs EXT	
Heat Fuel	Oil		Heat Type	BB Hot Water
# Heat Sys			% Heated	100
% Solar HW			% A/C	
% COM Wall			% Vacuum	
Ceil HGHT			Ceiling Type	
Parking Type			% Sprinkled	
EXT View				

► Grade

Grade	Q4+	Q4+	Q4+	Flood Hazard	Topography	Street	LEVEL
Year Built	1850	EFF Year					PAVED
Alt LUC		Alt %	0.00				
► Depreciation							
Code	GD	Description	%	Bas \$/SQ	Size Adj	1.37	
Condition	GD	GD - Good	27.0	Constr Adj	1.00		
Functional		-	0.0	Adj \$/SQ	195.50		
Economic	04	04 - C/I Infl	5.0	Other Feats	20,500		
Special		-	0.0	Grade Fac	1.09		
OV		-		Neigh Infl	1.00		
				Land Factor	1.00		
				Adj Total	224,299		
				Depreciation	68,748		
				Depr Total	155,551		
				Total Depreciation % >	30.7		

► Remodeling History

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

► Condo Data

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

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
11/15/2021	B53151		BLDG	0		Closed	9877.15, install 8 replacement windows and 1 skylight
08/06/2007	B27768		BLDG	0		Closed	RESHINGLE ROOF 6 NAILS/SHINGLES AND WATER MEMBRANE REQUIRE

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
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	4	1
2			U
3			
4			
Totals	1	4	1



167 State Street - 200' Radius

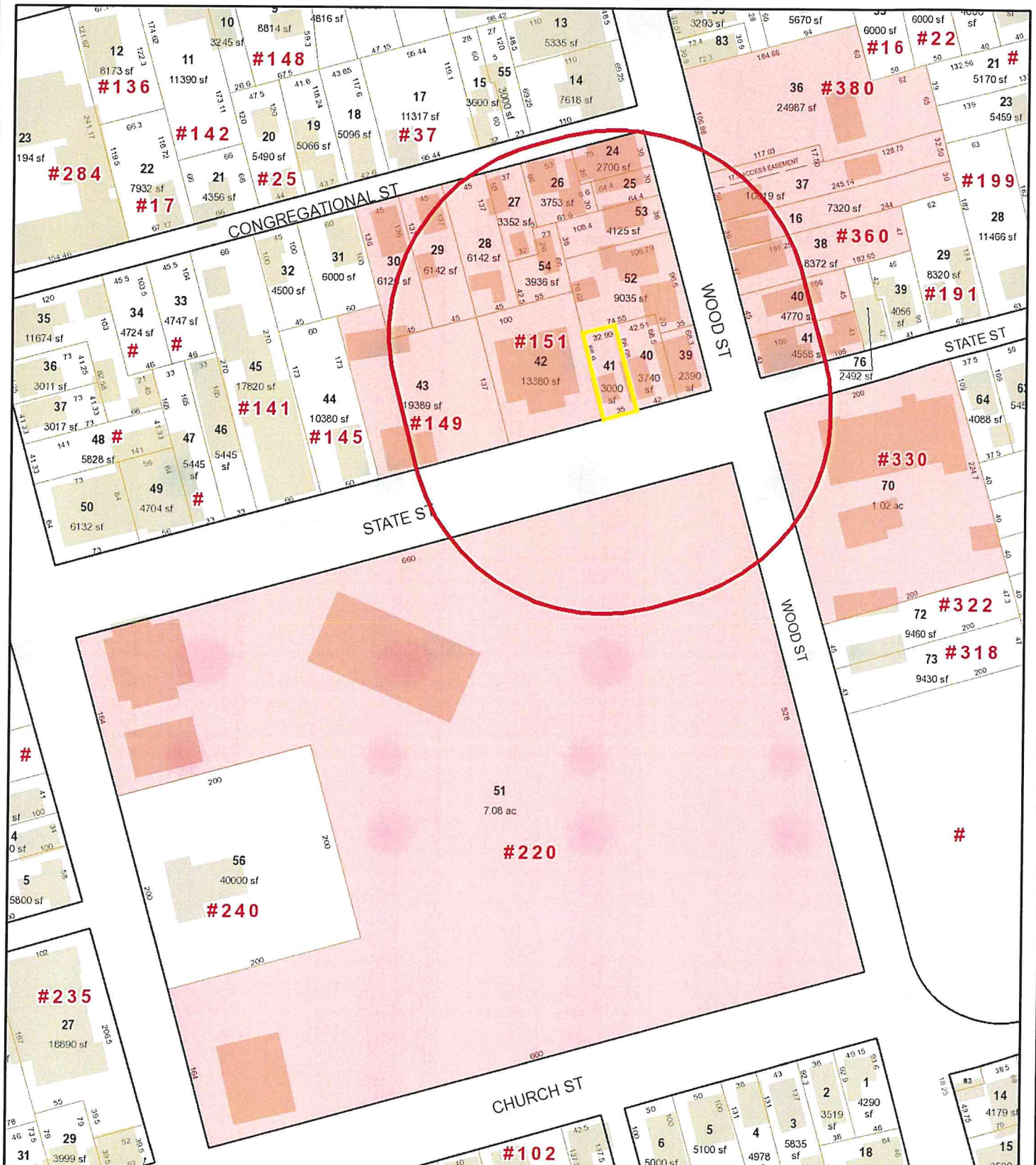
Bristol, RI



February 14, 2023

1 inch = 140 Feet

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200 foot Abutters List Report

Bristol, RI
February 14, 2023

Subject Property:

Parcel Number: 18-41
CAMA Number: 18-41
Property Address: 167 STATE ST

Mailing Address: PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809

Abutters:

Parcel Number: 18-24
CAMA Number: 18-24
Property Address: 391 WOOD ST

Mailing Address: GILBERT AND SARAH ALMEIDA FAMILY
LTD FAMILY LIMITED PARTNERSHIP
P O BOX 507
BRISTOL, RI 02809

Parcel Number: 18-25
CAMA Number: 18-25
Property Address: 381 WOOD ST

Mailing Address: JONES, ALAN R & STEELE, CAROLE J
TRUSTEES- JONES/STEELE TRUST
10025 COLONIAL COUNTRY CLUB BLVD
FORT MEYERS, FL 33913

Parcel Number: 18-26
CAMA Number: 18-26
Property Address: 46 CONGREGATIONAL ST

Mailing Address: GILBERT & SARAH ALMEIDA FAMILY
P O BOX 507
BRISTOL, RI 02809

Parcel Number: 18-27
CAMA Number: 18-27
Property Address: 42 CONGREGATIONAL ST

Mailing Address: STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

Parcel Number: 18-28
CAMA Number: 18-28
Property Address: 40 CONGREGATIONAL ST

Mailing Address: MEDEIROS, VERONICA A.
14 LINCOLN AVE
BRISTOL, RI 02809

Parcel Number: 18-29
CAMA Number: 18-29
Property Address: 38 CONGREGATIONAL ST

Mailing Address: VITORINO, ALBERTO ET UX ALBERTINA
J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

Parcel Number: 18-30
CAMA Number: 18-30
Property Address: 36 CONGREGATIONAL ST

Mailing Address: KING, EDWARD KAREN
36 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-39
CAMA Number: 18-39
Property Address: 173 STATE ST

Mailing Address: CAMPAGNA FAMILY LP C/O
CVS/HEALTH #15003
15 LOW DR
BRISTOL, RI 02809

Parcel Number: 18-40
CAMA Number: 18-40
Property Address: 169 STATE ST

Mailing Address: SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

Parcel Number: 18-41
CAMA Number: 18-41
Property Address: 167 STATE ST

Mailing Address: PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809



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200 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 18-42
CAMA Number: 18-42
Property Address: 151 STATE ST

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 18-43
CAMA Number: 18-43
Property Address: 149 STATE ST

Mailing Address: BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

Parcel Number: 18-51
CAMA Number: 18-51
Property Address: 220 HIGH ST

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 18-52
CAMA Number: 18-52
Property Address: 359 WOOD ST

Mailing Address: VAN VOAST, WILLIAM R & PAULA ANN
TRUSTEES
72 FALES RD
BRISTOL, RI 02809

Parcel Number: 18-53
CAMA Number: 18-53
Property Address: 379 WOOD ST

Mailing Address: LOPEZ, VINICIO O & MIRNA C. TE
4 ROBBINS DR
BARRINGTON, RI 02806

Parcel Number: 18-54
CAMA Number: 18-54
Property Address: 44 CONGREGATIONAL ST

Mailing Address: AGUIAR, SUSAN & DAVID JT
44 CONGRAGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 24-16
CAMA Number: 24-16
Property Address: 366 WOOD ST

Mailing Address: CAVALIERI, ANTHONY
366 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-36
CAMA Number: 24-36
Property Address: 380 WOOD ST

Mailing Address: GOGLIA, VICTOR P. & ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-37
CAMA Number: 24-37
Property Address: 374 WOOD ST

Mailing Address: GOGLIA, VICTOR P. & ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

Parcel Number: 24-38
CAMA Number: 24-38
Property Address: 360 WOOD ST

Mailing Address: FERREIRA, JESSE
2920 Comer Drive
Murfreesboro, TN 37130

Parcel Number: 24-40
CAMA Number: 24-40
Property Address: 356 WOOD ST

Mailing Address: PACHECO, PAUL C ET UX ALCIDA
PACHECO TE
17 ORCHARD ST
BRISTOL, RI 02809

Parcel Number: 24-41
CAMA Number: 24-41
Property Address: 346 WOOD ST

Mailing Address: TORRES, ROBERT J & DEBRA D
TRUSTEES
1194 ANTHONY RD
PORTSMOUTH, RI 02871-6001



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2/14/2023

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200 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 24-70
CAMA Number: 24-70
Property Address: 330 WOOD ST

Mailing Address: ST MARYS CHURCH CORPORATION
330 WOOD ST
BRISTOL, RI 02809



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2/14/2023

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AGUIAR, SUSAN &
DAVID JT
44 CONGRAGATIONAL ST
BRISTOL, RI 02809

KING, EDWARD
KAREN
36 CONGREGATIONAL ST
BRISTOL, RI 02809

VAN VOAST, WILLIAM R &
PAULA ANN TRUSTEES
72 FALES RD
BRISTOL, RI 02809

BUTLER, WILLIAM J
149 STATE ST
BRISTOL, RI 02809

LOPEZ, VINICIO O &
MIRNA C. TE
4 ROBBINS DR
BARRINGTON, RI 02806

VITORINO, ALBERTO ET UX
ALBERTINA J VITORINO LE
38 CONGREGATIONAL ST.
BRISTOL, RI 02809

CAMPAGNA FAMILY LP
C/O CVS/HEALTH #15003
15 LOW DR
BRISTOL, RI 02809

MEDEIROS, VERONICA A.
14 LINCOLN AVE
BRISTOL, RI 02809

CAVALIERI, ANTHONY
366 WOOD ST
BRISTOL, RI 02809

PACHECO, PAUL C ET UX
ALCIDA PACHECO TE
17 ORCHARD ST
BRISTOL, RI 02809

FERREIRA, JESSE
2920 Comer Drive
Murfreesboro, TN 37130

PRESCOTT, JOAN C. TRUSTEE
167 STATE ST.
BRISTOL, RI 02809

GILBERT & SARAH ALMEIDA F
P O BOX 507
BRISTOL, RI 02809

SILVEIRA, NOELIA M
169 STATE STREET
BRISTOL, RI 02809

GILBERT AND SARAH ALMEIDA
FAMILY LIMITED PARTNERSHI
P O BOX 507
BRISTOL, RI 02809

ST MARYS CHURCH CORPORATI
330 WOOD ST
BRISTOL, RI 02809

GOGLIA, VICTOR P. &
ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

STARLIGHT, LLC
1 TINA CT
BRISTOL, RI 02809

GOGLIA, VICTOR P. &
ANN MARIE TE
380 WOOD ST
BRISTOL, RI 02809

TORRES, ROBERT J &
DEBRA D TRUSTEES
1194 ANTHONY RD
PORTSMOUTH, RI 02871-6001

JONES, ALAN R & STEELE, C
TRUSTEES- JONES/STEELE TR
10025 COLONIAL COUNTRY CLUB
BLVD
FORT MEYERS, FL 33913

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809