



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-41

PUBLIC HEARING

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

Monday, November 6, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Kenneth M. and Lee D. Miller**
PROPERTY OWNER: **Kenneth M. and Lee D. Miller**
LOCATION: **50 Everett Street**
PLAT: **123** LOT: **2**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES** TO: **demolish an existing single-family dwelling and construct a new single-family dwelling with less than the required front yard on a corner lot; and**
APPLICANT IS REQUESTING A **SPECIAL USE PERMIT**: **to construct a single-family dwelling at a height of over 25 feet above grade in the flood zone.**

A handwritten signature in blue ink, reading "Ed M. Tanner", is written over a horizontal line.

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, November 2, 2023.



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

APPLICATION

File No: 2023-41

Accepted by ZEO: EmT 10/11/23

Name: KENNETH M. MILLER AND LEE D. MILLER

Address: 10 ARDEN LANE

City: SHELTON

State: CT

Zip: 06484

Phone #: 203-337-5478

Email: LDM_60@COMCAST.NET

Name: KENNETH M. MILLER AND LEE D. MILLER

Address: 10 ARDEN LANE

City: SHELTON

State: CT

Zip: 06484

Phone #: 203-337-5478

Email: LDM_60@COMCAST.NET

1. Location of subject property: 50 EVERETT STREET

Assessor's Plat(s) #: 123

Lot(s) #: 2

2. Zoning district in which property is located: R 10

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): 28-111 SIDE AND FRONT YARD

Special Use Permit Section(s): 28-111 BUILDING ELEVATION IN A FLOOD ZONE

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?: NINE 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):
827 SF

10. Proposed use of property: SINGLE FAMILY RESIDENCE

2023 OCT -6 PM 1:36
TOWN OF BRISTOL
COMMUNITY DEV.

11. Give extent of proposed alterations: CONSTRUCTION OF NEW FLOOD ELEVATED SINGLE RESIDENCE

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
1234.44 sq ft/ 31 X 37.6 plus 37.7x15'11" patio with deck over
35.5 ft above garage slab but only 26.54ft above freeboard

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): EJNETT	Required Setback: <u>30</u>	Proposed Setback: <u>28.4</u>
Left side lot line:	Required Setback: <u>15</u>	Proposed Setback: <u>13.3</u>
Right side lot line: SM	Required Setback: <u>30</u>	Proposed Setback: <u>16.3</u>
Rear lot line:	Required Setback: <u>35</u>	Proposed Setback: <u>35.5 (26.54 above freeboard)</u>
Building height:	Required: <u>35</u>	Proposed: <u>35.5 (26.54 above freeboard)</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):	Required: <u>10,000</u>	Proposed: <u>9,635 pre existing</u>

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? no
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: X Sewer: X

17. Is the property located in the Bristol Historic District or is it an individually listed property?: N

18. Is the property located in a flood zone? YES If yes, which one?: AE 13

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: Lee Miller Date: 10/5/23

Print Name: LEE MILLER

Property Owner's Signature: Lee Miller Date: 10/5/23

Print Name: LEE MILLER

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

Name: Bruce H. Cox Telephone #: 401 437-1100

Address: 1481 Wampanoag Trail, East Providence, RI

NARRATIVE TO MILLER APPLICATION
50 EVERETT STREET AP 123 AL 2

The subject lot is a non-conforming slightly undersized (9,635 SF) corner lot located on the corner of Everett Road and San Miguel Drive. San Miguel Drive is only a partial road after intersecting with Everett changing to a foot path as it leads to the water. The house otherwise fronts on the Kickemuit River to the east.

The exiting structure encroaches on the 30' front yard set back as it relates to San Miguel Drive. The proposed structure will also impose on that set back but to a lesser extent. Both structures impose on the 50' CRMC set back with regards to their ancillary structures in the form of decks; however, relief, in the form of an ASSENT for that will be obtained from CRMC. The primary structure is being moved further away from the CRMC set back.

The Applicant in essence asking the Board to treat San Miguel as a side yard as opposed to a front yard in reviewing his Application. By law we are required to be back 30' from San Miguel where as we are proposing to be back by more than 15' but less than 30'. Minimal relief of is also being requested relative to the southwest corner of the structure as it relates to the Everett Street set back obligation.

The house will be built to current flood zone standards with the top of the subfloor elevated to 9.5 feet above the Garage slab and above the FEMA ELEVATION of AE 13 to be out of the flood zone.



4 SAN MIGUEL LLC
225 ADAMS ST, APT. 10D
BROOKLYN, NY 11201

O BRIEN JOHN P &
MICHELE A TE
42 EVERETT AVE
BRISTOL, RI 02809

BAIRD, THOMAS L.
DIANNE JT
40 EVERETT AVE
BRISTOL, RI 02809

PAVAO, JOSEPH L
TERESA M TRUSTEES
58 EVERETT AVE
BRISTOL, RI 02809

BETTS, KYLA E TRUSTEE
KYLA E BETTS REVOCABLE TR
174 FATIMA DR
BRISTOL, RI 02809

TAMULAITES, MICHAEL
ZAGORSKI, KAREN L TE
51 EVERETT ST
BRISTOL, RI 02809

BRAY, JAMES A & DOROTHY
KANOSH, DEBORAH
46 EVERETT AVE
BRISTOL, RI 02809

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

GARDNER, RUSSELL H. JR ET
GARDNER-BATEMAN, LAURIE A
6345 DAWSON ST
HOLLYWOOD, FL 33023

WILSON, JOHN H. JR TRUSTE
28730 ATTESSA WAY, UNIT 202
BONITA SPRINGS, FL 34135

HAZARD, JACK K & SAMANTHA
24 SPRUCE LN
BRISTOL, RI 02809

WONG, THOMAS Y.
CLAIRE ETUX TE
988 GREENDALE AVE
NEEDHAM, MA 02492

HILL, KARIN A & RULLI, RO
43 EVERETT AVE
BRISTOL, RI 02809

HUGHES, GREGORY A. &
DEBORAH L TE
19 CLIFTON RD
BRISTOL, RI 02809

JOCELYN, CHRISTINE - TRUS
CHRISTINE JOCELYN REV TRU
5 EVERETT AVE
BRISTOL, RI 02809

MACNEIL, PHILIP W. ETUX
MACNEIL, CHRISTINE S.
0 ANAWAN AVENUE
BRISTOL, RI 02809

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>DIANE L. WENCKEBACH</u>		FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>50 EVERETT AVE.</u>		Policy Number:
City <u>BRISTOL</u>	State <u>RI</u>	ZIP Code <u>02809</u>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>A.P. 123-2</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>41°42'38.3" N</u> Long. <u>71°15'19.0" W</u>		Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft		a) Square footage of attached garage <u>0</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>
c) Total net area of flood openings in A8.b <u>0</u> sq in		c) Total net area of flood openings in A9.b <u>0</u> sq in
d) Engineered flood openings? ☐ Yes ☒ No		d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>BRISTOL TOWN OF - 445393</u>		B2. County Name <u>BRISTOL</u>	B3. State <u>RHODE ISLAND</u>		
B4. Map/Panel Number <u>0011</u>	B5. Suffix <u>H</u>	B6. FIRM Index Date <u>JULY 7, 2014</u>	B7. FIRM Panel Effective/Revised Date <u>JULY 7, 2014</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>13</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: GPS OBSERVATION Vertical Datum: NAVD 88
Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>8.1</u>	☒ feet ☐ meters
b) Top of the next higher floor	<u>16.8</u>	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>:-</u>	☐ feet ☐ meters
d) Attached garage (top of slab)	<u>:-</u>	☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>8.1</u>	☒ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>7.8</u>	☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>7.9</u>	☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>7.8</u>	☒ feet ☐ meters

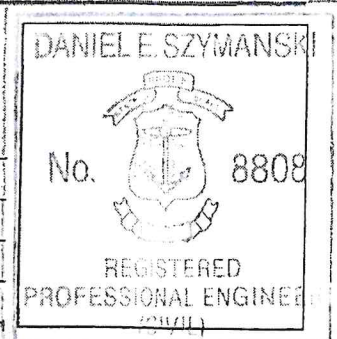
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

☐ Check here if attachments.

Certifier's Name <u>DANIEL SZYMANSKI</u>	License Number <u>8808</u>
Title <u>PRESIDENT</u>	Company Name <u>NORTHEAST ENGINEERS & CONSULTANTS</u>
Address <u>55 JOHN CLARKE RD.</u>	City <u>MIDDLETOWN</u> State <u>RI</u> ZIP Code <u>02842</u>
Signature <u>[Signature]</u>	Date <u>8/14/14</u> Telephone <u>(401) 849-0810</u>



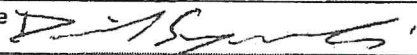
ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 50 EVERETT AVE.		Policy Number:
City BRISTOL	State RI ZIP Code 02809	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments THE BOTTOM OF THE RAISED BOILER IS AT ELEVATION 12.9, AND IF RAISED 0.2', WOULD BE ABOVE THE BASE FLOOD ELEVATION (13). THE EXISTING WATER HEATER (ON THE LOWEST FLOOR, ELEV. 8.1) COULD BE REPLACED WITH A WALL MOUNTED UNIT ABOVE THE BASE FLOOD ELEVATION.

Signature  Date 8/14/14**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial ImprovementG8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
50 EVERETT AVE.

City BRISTOL

State RI

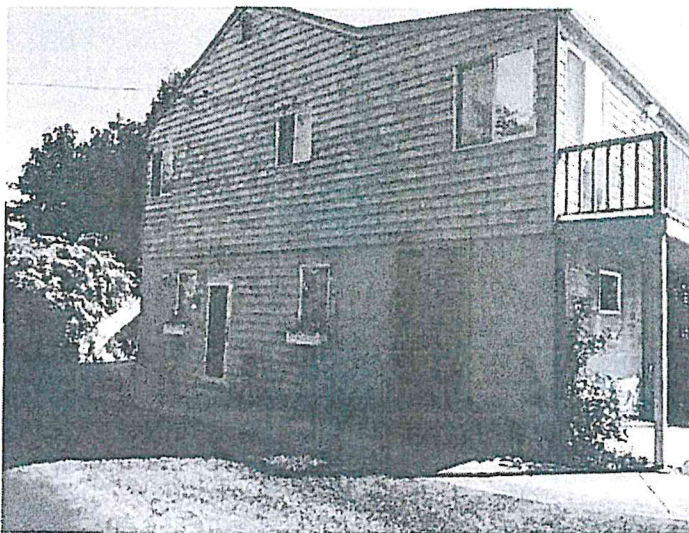
ZIP Code 02809

FOR INSURANCE COMPANY USE

Policy Number:

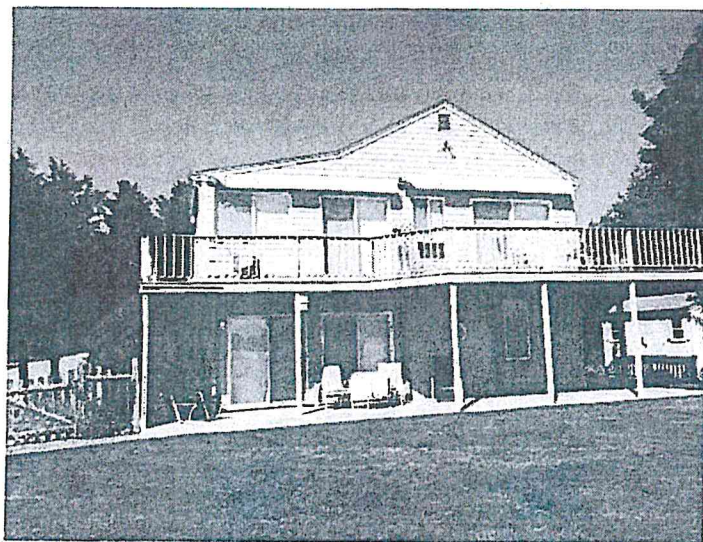
Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



FRONT / RIGHT SIDE VIEW

8/9/14



REAR VIEW

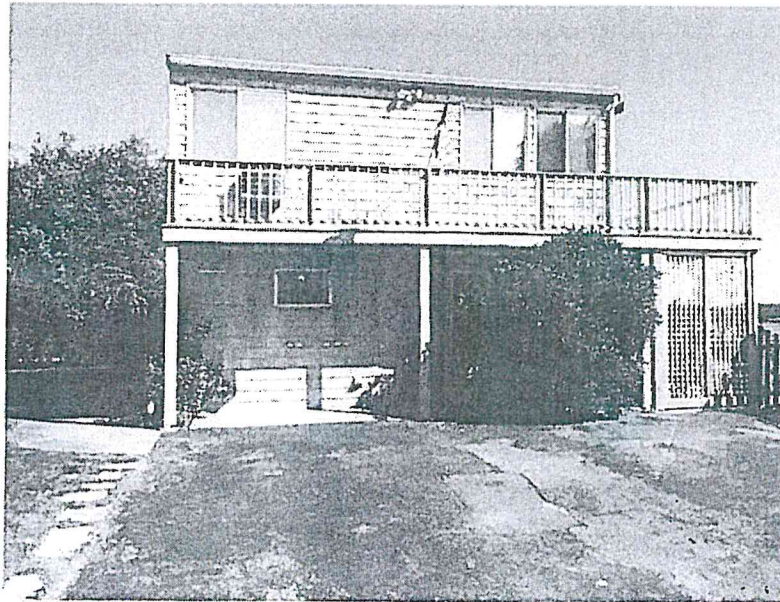
8/9/14

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 50 EVERETT AVE.			FOR INSURANCE COMPANY USE	
City BRISTOL			Policy Number:	
State RI ZIP Code 02809			Company NAIC Number:	
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.				



RIGHT SIDE VIEW
8/9/14



50 Everett Street

Bristol, RI



October 16, 2023

1 inch = 35 Feet

www.cai-tech.com



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.

Bristol

50 EVERETT AVE

Card 1 of 1

Plat/Lot 123 2

Account: 6391

LUC 01

Zone R-10

Assessment

\$635,600

Owner

Owner 1 KENNETH M & MILLER

Owner 2 LEE D TE

Owner 3

Address 50 EVERETT AVE, BRISTOL, RI 02809-0000

Owner Account #:

% Owned

0.00

0.00

Previous Owners & Sales Information

Grantor

WENCKEBACH, DIANE L.

ROMERO, MARIA CREC

Date

10/03/2014

04/30/1999

Sale Price

470,000

256,000

Leq Ref

1774-187

697-155

NAL

A

Deed Type

W

W

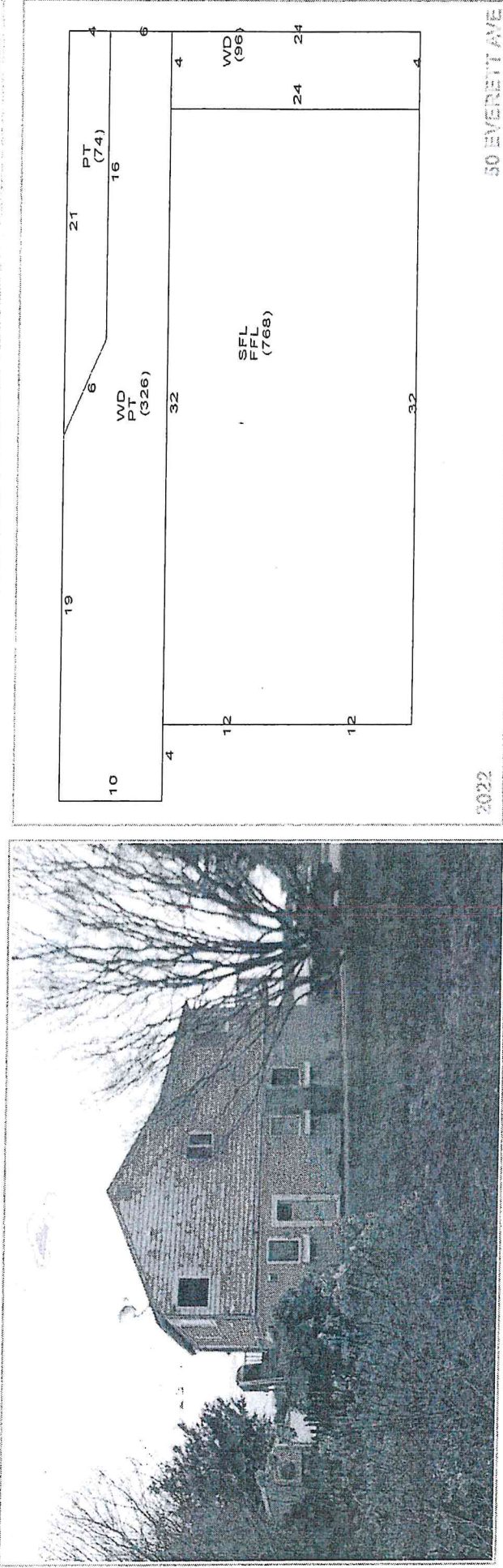
Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	196,600	0	0.22	439,000	0	635,600
TOTAL	196,600	0	0.22	439,000	0	635,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 269.55 VAL per SQ Unit/Parcel > 269.55

Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	196,600	0	0	439,000	0	635,600	635,600
2021	01	142,000	0	0	391,300	0	533,300	533,300
2020	01	142,000	0	0	391,300	0	533,300	533,300
2019	01	142,000	0	0	391,300	0	533,300	533,300
2018	01	124,900	0	0	353,200	0	476,100	478,100
2017	01	124,900	0	0	353,200	0	478,100	478,100



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.21742	AC	P	1.00	645,000	2,019,133	B	WF	200					439,000			1.00	0
2																		
3																		
4																		

Year ID: 2022

Print Date = 10/16/2023 Printed By = Counter

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted.

Accession Detail

Code	Description
FFL	1st FLOOR
SFL	2nd FLOOR
PT	PATIO
WD	WOOD DECK
Total	

► Remodeling History	► Condo Data
Additions	Complex
Interior	Location
Exterior	Tot Units
Kitchen	FL Level
Bath(s)	# Floors
	Bldg Seq

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost
1	10/22/2019	M49535		MECH	5,000
2	10/18/2016	E7886		ELEC	0
3	10/12/2016	P21086		PLMB	0
4	09/30/2016	613-16-B	10/31/2016	BLDG	15,000
5	09/30/2016	B30405		BLDG	0
6	06/10/2013	E1123		ELEC	0
7	03/26/2013	E2686		ELEC	0
8	03/09/2013	B29186		BLDG	0
9					

TABLE 1. *Mean and standard deviation of the variables measured in the 1000 subjects*

Variable	Mean	SD
Age (years)	37.5	12.5
Weight (kg)	70.5	15.5
Height (cm)	175.5	7.5
Body mass index (kg m ⁻²)	22.5	3.5
Heart rate (b min ⁻¹)	75.5	10.5
Systolic blood pressure (mmHg)	115.5	12.5
Diastolic blood pressure (mmHg)	75.5	10.5
Mean arterial pressure (mmHg)	85.5	10.5
Stroke volume (L min ⁻¹)	5.5	1.5
Cardiac output (L min ⁻¹)	5.5	1.5
Stroke volume index (L min ⁻¹ m ⁻²)	0.35	0.10
Cardiac output index (L min ⁻¹ m ⁻²)	0.35	0.10
Stroke volume index (L min ⁻¹ m ⁻²)	0.35	0.10
Cardiac output index (L min ⁻¹ m ⁻²)	0.35	0.10

ems

Use	Description	A	Y/S	Qty	Length	Width
1						
2	Shed	1	Y	1		
3						
4						
5						
6						
7						
8						
9						
10						

► Other Info.

AFDU	
Term	Rental
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted

LEGEND

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- TOPOGRAPHIC CONTOUR LINE
- FEMA FLOOD ZONE DELINEATION
- OVERHEAD WIRE
- SPOT ELEVATION
- EDGE OF SPARTINA
- SEWER MANHOLE
- MANHOLE
- UTILITY POLE
- IRON ROD/PIPE
- DRILL HOLE

MICHAEL T. WEAVER
A.P. 123, LOT 4
BK. 2054, PG. 180

*TOTAL INCLUDING DECKS,
STAIRS, PORCH, SHOWER

EXISTING SINGLE
FAMILY RESIDENCE
TO BE REMOVED
1361.3 S.F. TOTAL*

A.P. 123, LOT 2
N/F KENNETH M.
MILLER & LEE D.
MILLER
A.P. 123, LOT 2
BK. 697, PG. 155
AREA = 9,635± S.F.
0.22± AC.

SAN MIGUEL DRIVE
PUBLIC RIGHT OF WAY

STAKE SET AT CORNER
IRON ROD FOUND
3.15' S 29°08'57" E
OF CORNER

BENCHMARK
NAIL SET IN U.P. #9
ELEV. = 8.22
DATUM: NAVD 89

IRON ROD FOUND

SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION 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
DATA ACCUMULATION
TOPOGRAPHY

MEASUREMENT SPECIFICATION:
CLASS 1
CLASS III
T-2

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO SHOW A PROPOSED SINGLE-FAMILY RESIDENCE AND PERTINENT ZONING DATA.

BY: *James T. Caldorone*
JAMES T. CALDORONE, PLS. NO. 2507
CON. NO. 722



ZONING DATA TABLE

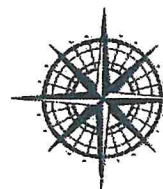
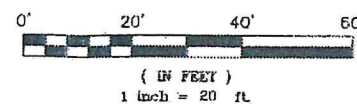
ZONE: R-10
USE: RESIDENTIAL - SINGLE HOUSEHOLD DWELLING

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	9,635± S.F.	N/A
MIN. FRONTAGE AND WIDTH	80 FT.	68.94 FT.	N/A
MAX. LOT BUILDING COVERAGE	25%	14.1%	18.1%
MIN. YARD SETBACKS			
FRONT	30 FT.	33.7 FT.	28.4 FT.
SIDE	15 FT.	15.6 FT.	13.3 FT.
REAR	30 FT.	48.7 FT.	45.8 FT.
MAX. HEIGHT	**	<35 FT.*	37.8 FT.
PRINCIPAL BUILDING			N/A
ACCESSORY BUILDING	20 FT.	<20 FT.*	N/A

*NOT PART OF APRIL 2021 SURVEY SCOPE

**SEE TOWN OF BRISTOL ZONING ORDINANCE FOR STRUCTURES LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GRAPHIC SCALE



**SOUTH COUNTY
SURVEY Co**

3028 MAIN ST. WAKEFIELD, RI 02879
(401) 783-2300
www.SouthCountySurvey.com

PLAN NOTES:

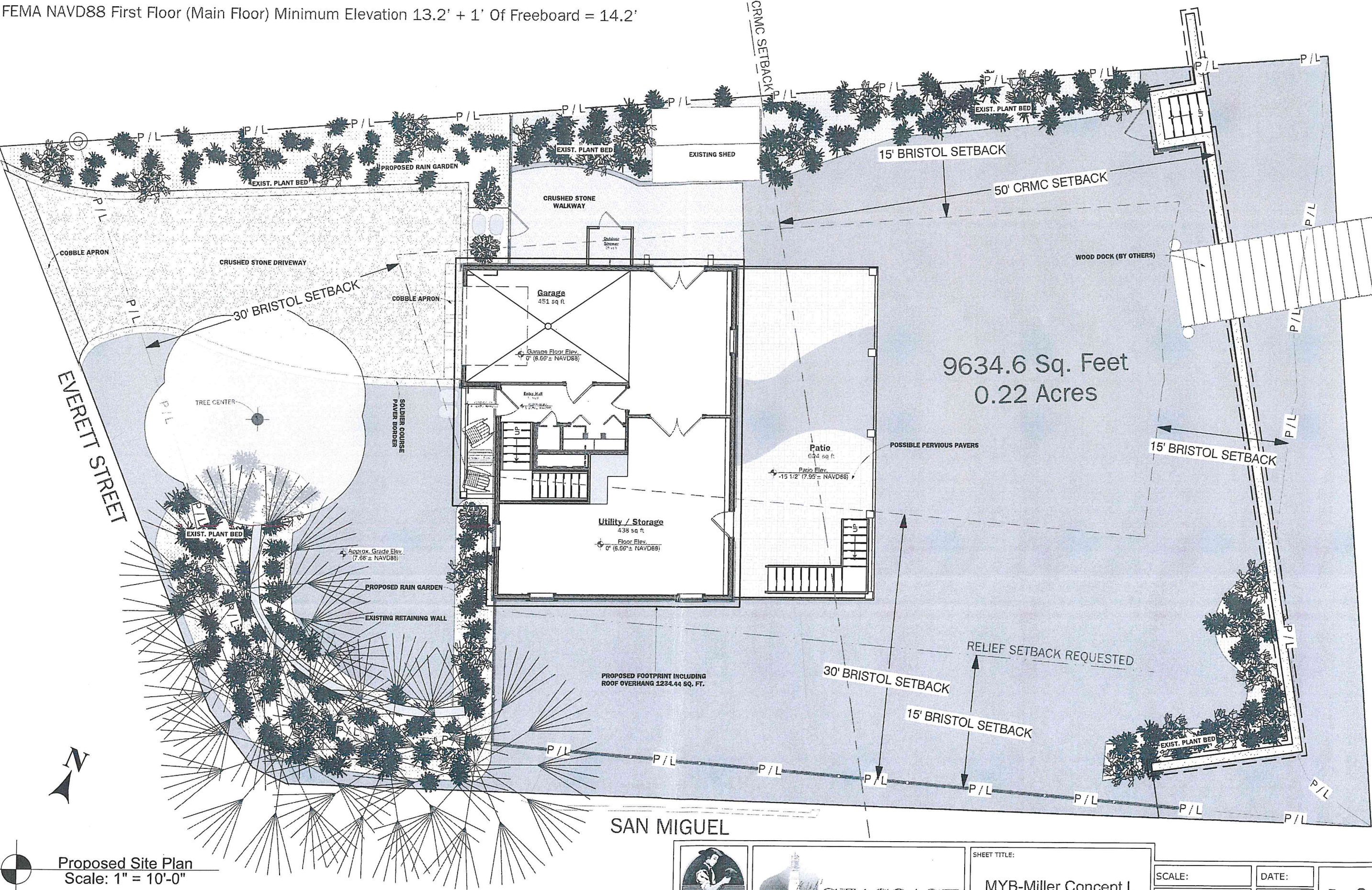
- FOR ADDITIONAL SURVEY INFORMATION SEE PLAN REFERENCE NO. 2.
- NORTH ARROW REFERENCE GRID NORTH (RI SPC ZONE 3800).
- VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SEE TIDAL DATUM CHART FOR CONVERSIONS.
- EXISTING CONDITIONS SHOWN AS OF APRIL 14, 2021 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
- HORIZONTAL AND VERTICAL DATUMS ESTABLISHED BY STATIC GNSS OBSERVATIONS ON APRIL 8, 2021 AND OPUS SOLUTIONS FOR POST-PROCESSING (ITRF2014 EPOCH: 2021.2675).
- SUBJECT PARCEL LIES WITHIN THE HIGH DENSITY RESIDENTIAL (R-10) ZONING DISTRICT.
- SUBJECT IS SERVED BY PUBLIC GAS, SEWER AND WATER.
- BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PREDOMINATELY WITHIN FEMA FLOOD ZONE AE (BFE 13 FEET). SEE PANEL 44001C001H EFFECTIVE 7/7/2014. DELINEATION LINE SHOWN TAKEN FROM RIGS DATA AND OVERLAIN ON COMMON COORDINATE SYSTEM (RI SPC).

PLAN REFERENCES:

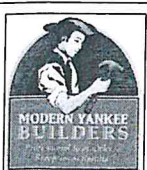
- SEE "PROPOSED PLAT OF CEDARCREST SHORES, BRISTOL, R.I. BELONGING TO FRANK FRANCA, SR. SCALE 1"=50' APRIL 1949. JOSEPH G.A. RICCO, C.E." RECORDED IN PLAT BOOK 5, PAGE 16.
- PLAN OF LAND SHOWING EXISTING CONDITIONS AND TOPOGRAPHY IN THE TOWN OF BRISTOL, RHODE ISLAND A.P. 123, LOT 2 ~ 50 EVERETT STREET PREPARED FOR: FIRST WATER ENGINEERING, LLC MAY 7, 2021 SCALE: 1"=20' REVISED: AUGUST 21, 2023 BY SOUTH COUNTY SURVEY COMPANY, LLC.

PROPOSED CONDITIONS PLAN
IN THE TOWN OF BRISTOL, RHODE ISLAND
A.P. 123, LOT 2 ~ 50 EVERETT STREET
PREPARED FOR: KENNETH & LEE MILLER
AUGUST 30, 2023 SCALE: 1"=20'

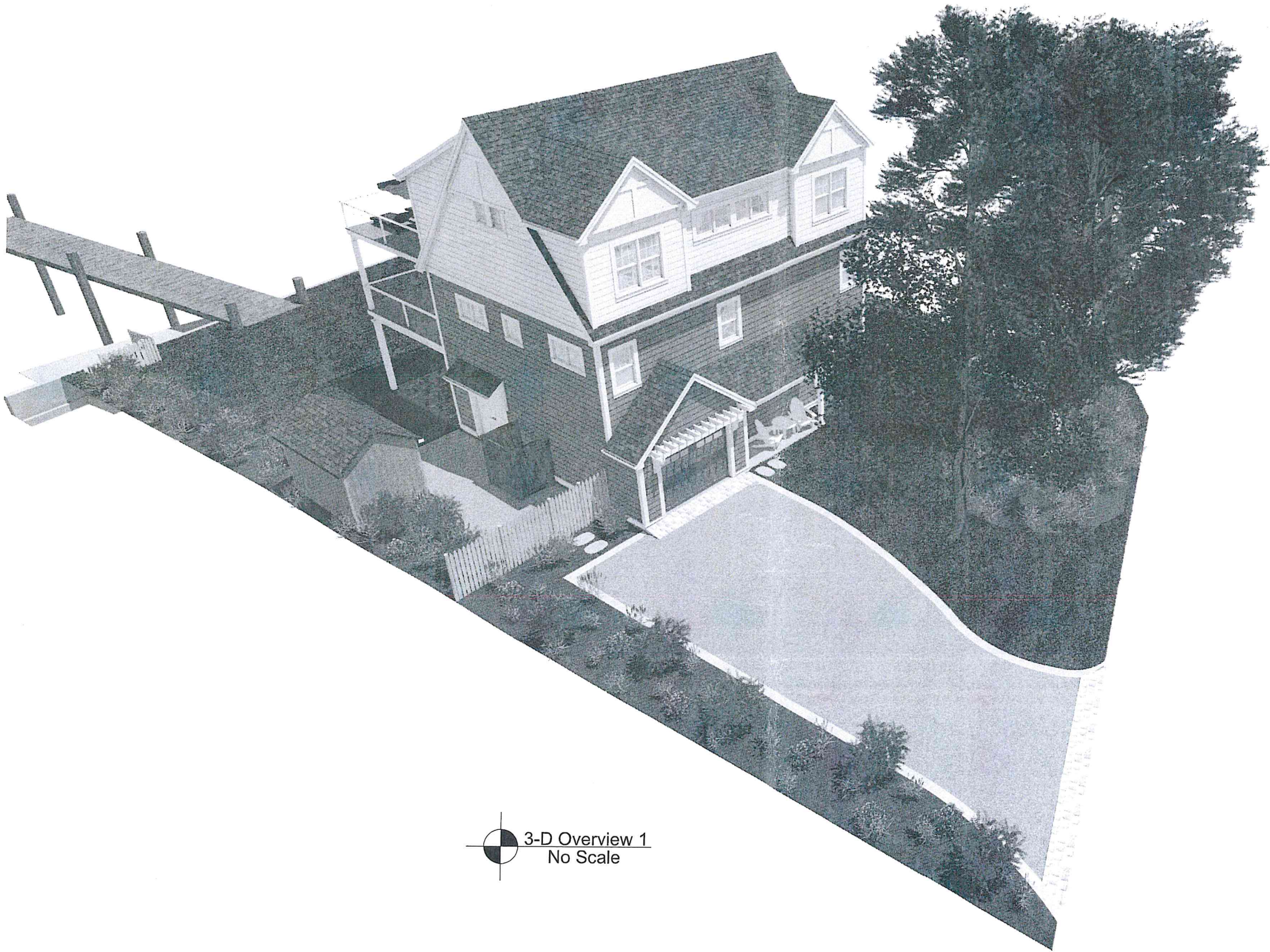
FEMA NAVD88 First Floor (Main Floor) Minimum Elevation 13.2' + 1' Of Freeboard = 14.2'



Proposed Site Plan
Scale: 1" = 10'-0"

		SHEET TITLE: MYB-Miller Concept L	SCALE: See Sheet	DATE: 6/14/2023	L-8
---	---	--------------------------------------	---------------------	--------------------	-----

DRAWING LIST	
LABEL	TITLE
L-1	3-D OVERVIEW 1
L-2	3-D OVERVIEW 2
L-3	3-D OVERVIEW 3
L-4	3-D EXTERIOR VIEW 1
L-5	3-D EXTERIOR VIEW 2
L-6	3-D EXTERIOR VIEW 3
L-7	EXISTING SITE PLAN
L-8	PROPOSED SITE PLAN
L-9	GROUND FLOOR
L-10	FIRST FLOOR
L-11	SECOND FLOOR
L-12	ELEVATION STORYPOLE
L-13	3-D VIEWS - GROUND FLOOR
L-14	3-D VIEWS - FIRST FLOOR
L-15	3-D VIEWS - FIRST FLOOR CONT.
L-16	3-D VIEWS - SECOND FLOOR



3-D Overview 1
No Scale



SHEET TITLE:

MYB-Miller Concept L

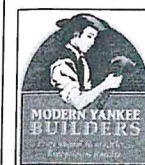
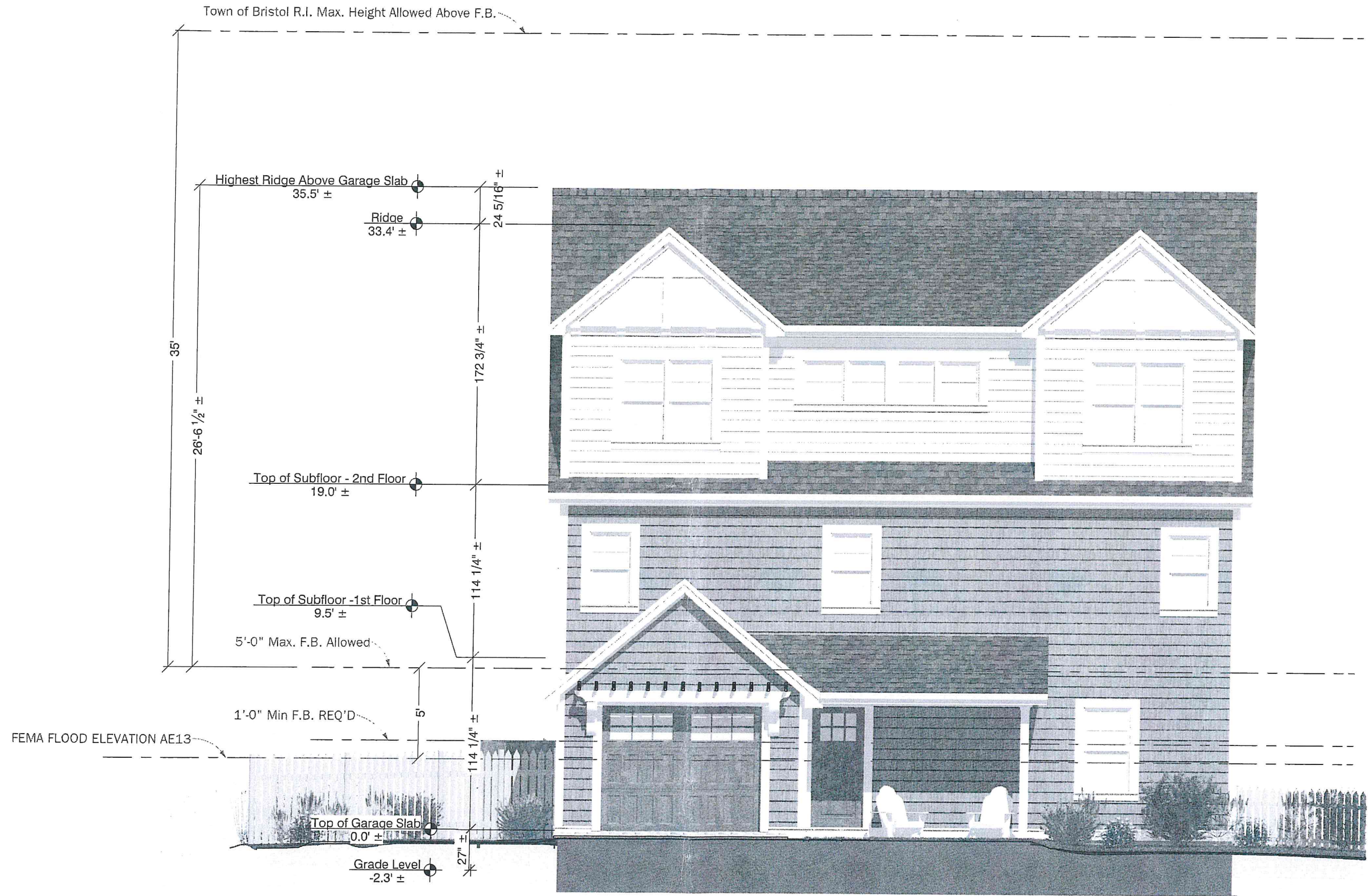
SCALE:

No Scale

DATE:

6/14/2023

L-1



SHEET TITLE:

MYB-Miller Concept L

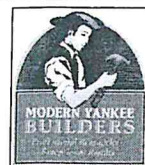
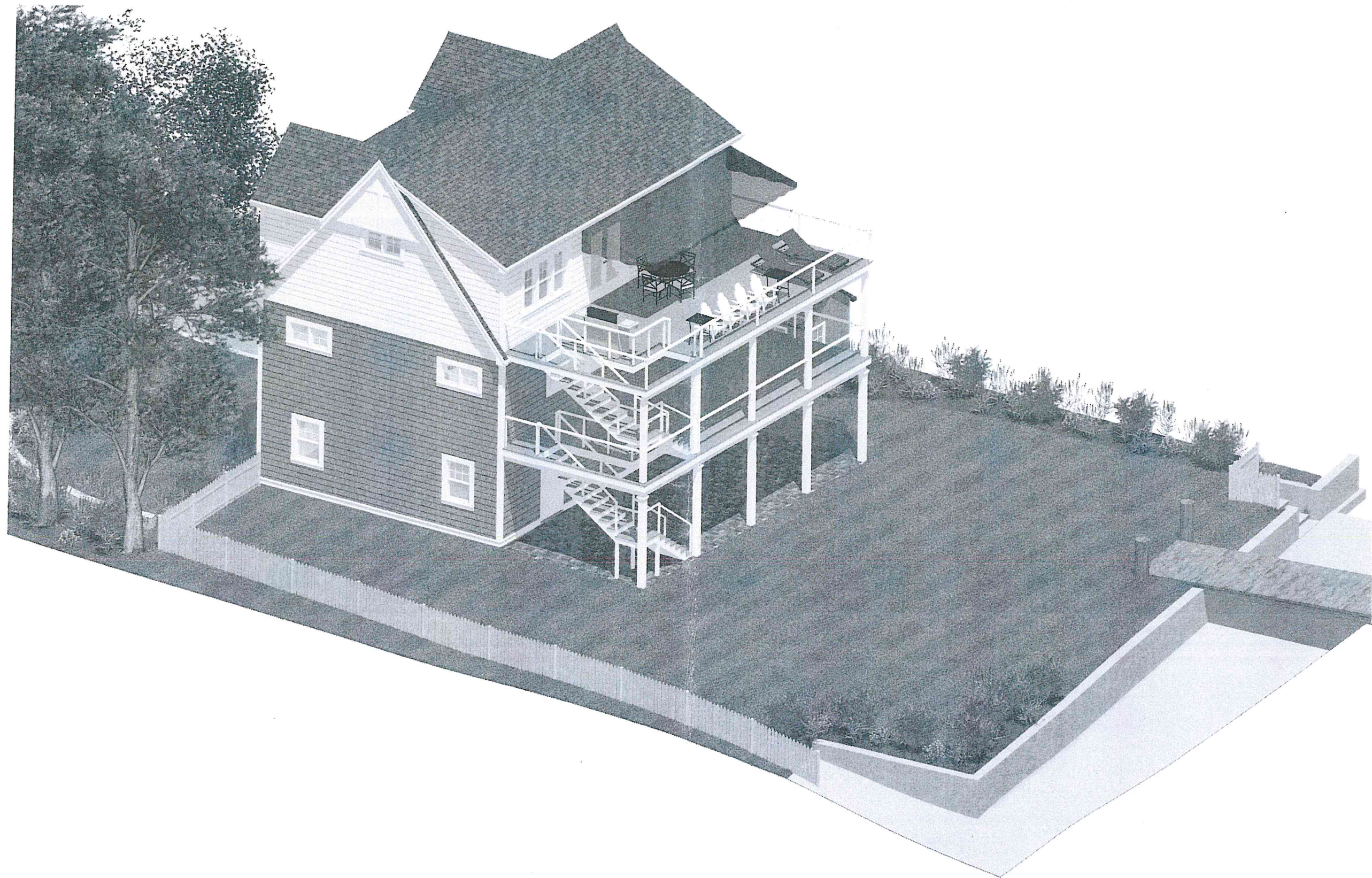
SCALE:

See Sheet

DATE:

6/14/2023

L-12



SEACOAST
Residential Design

SHEET TITLE:

MYB-Miller Concept L

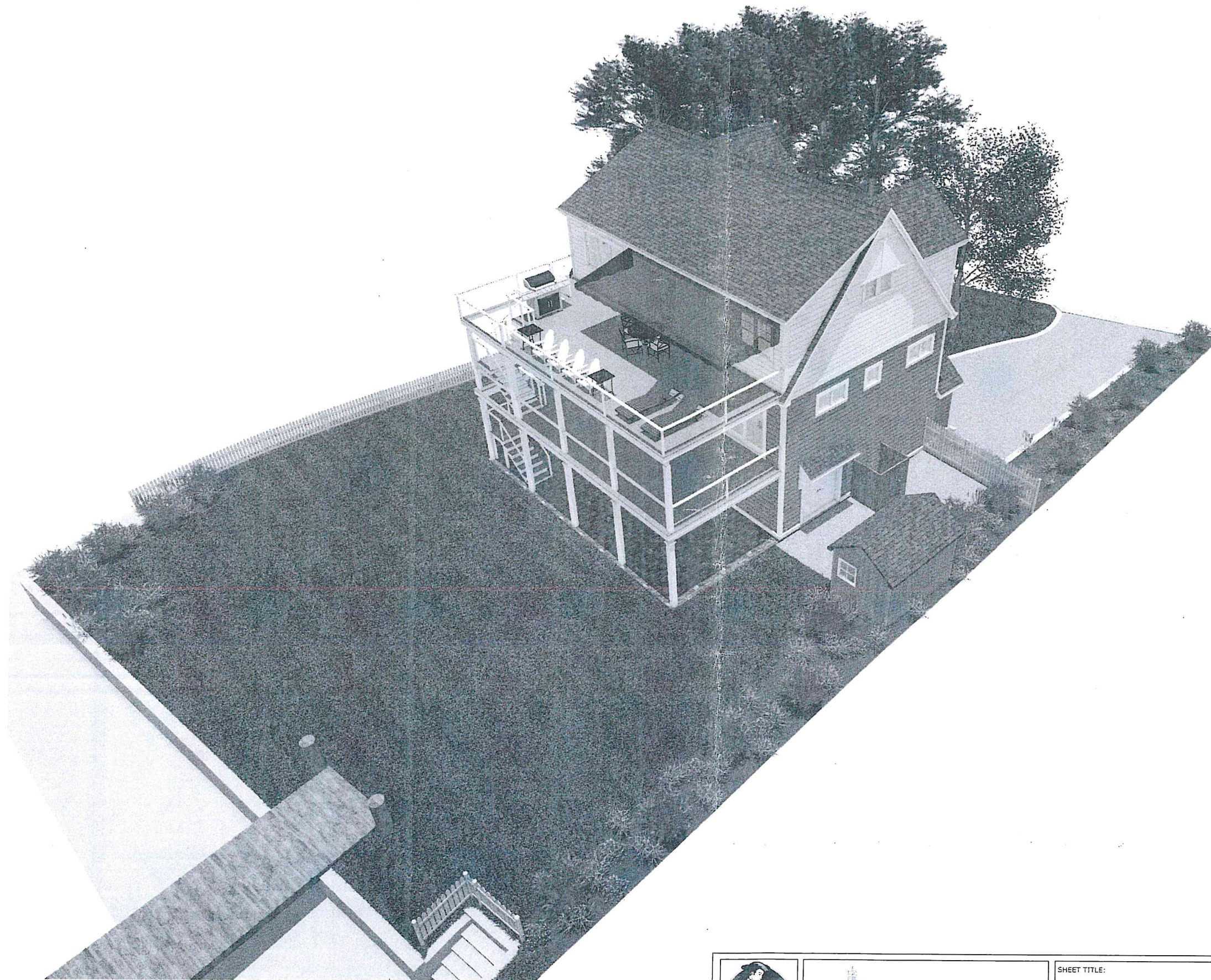
SCALE:

No Scale

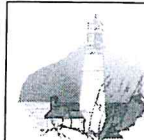
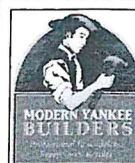
DATE:

6/14/2023

L-3



3-D Overview 2
No Scale



SEACOAST
Residential Design

SHEET TITLE:

MYB-Miller Concept L

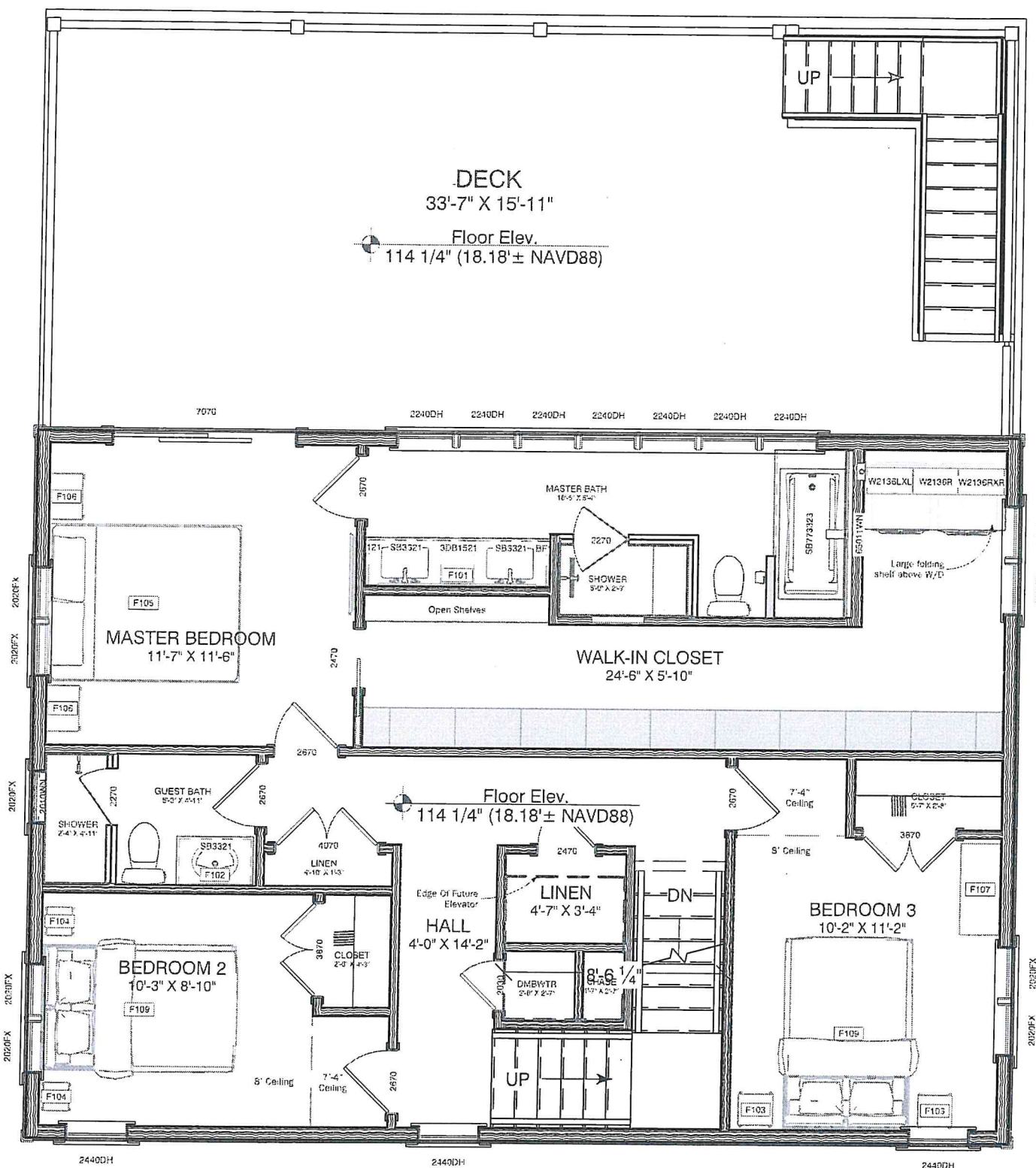
SCALE:

No Scale

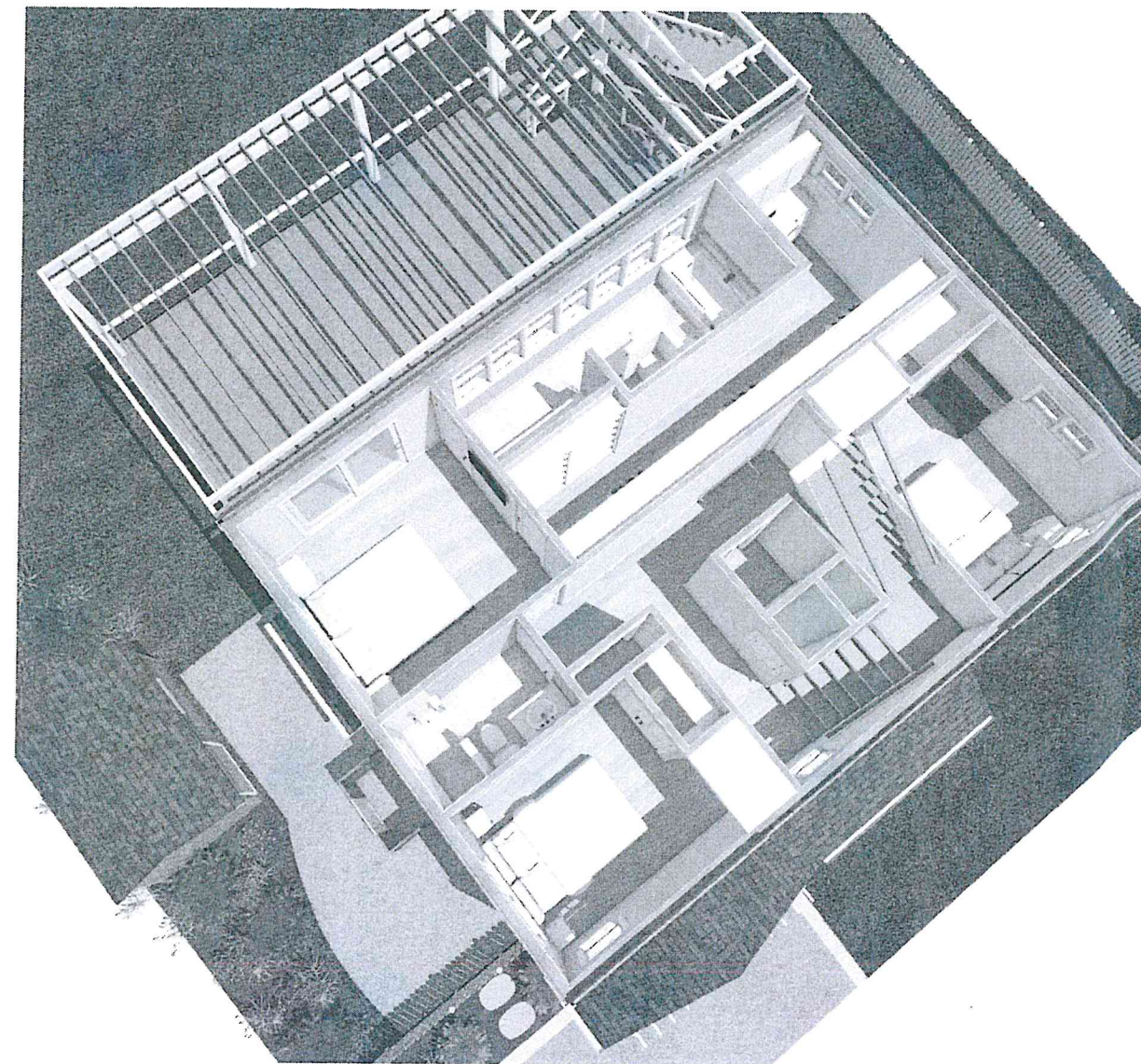
DATE:

6/14/2023

L-2



First Floor (Bedroom Level)
Scale: 3/16" = 1'-0"



First Floor 3-D
No Scale

RE-USED FURNITURE - FIRST FLOOR		
CALLOUT	QTY	COMMENTS
F101	1	BEVELED MIRROR (HORIZ)
F102	1	RDBS1050
F103	2	NIGHT STANDS 1
F104	2	NIGHT STANDS 2
F105	1	KING BED
F106	2	NIGHT STAND
F107	1	GUEST DRESSER
F109	2	QUEEN SIZE BED 2

FEMA NAVD88 First Floor (Main Floor) Minimum Elevation 13.2' + 1' Of Freeboard = 14.2'

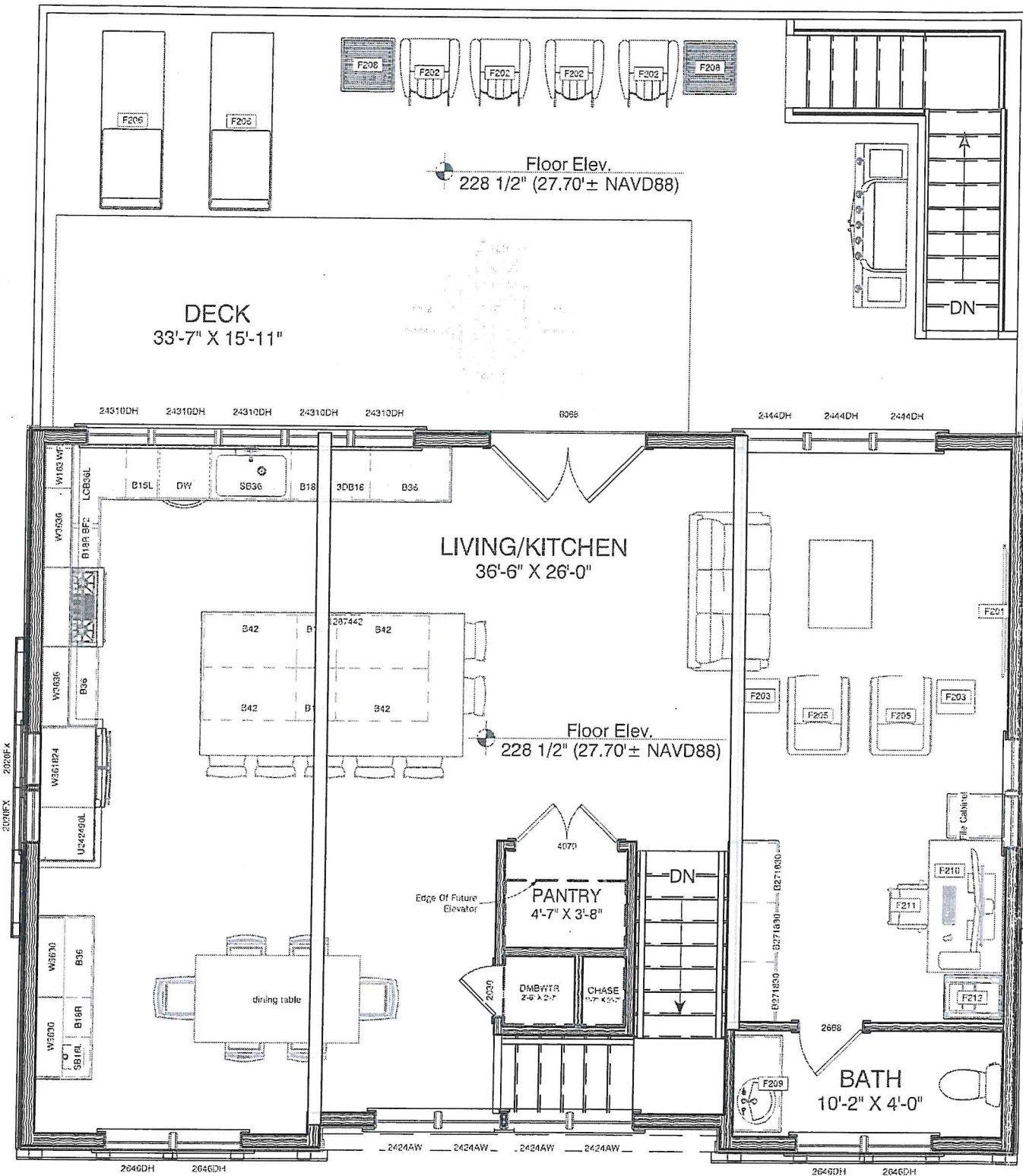
SHEET TITLE:

MYB-Miller Concept L

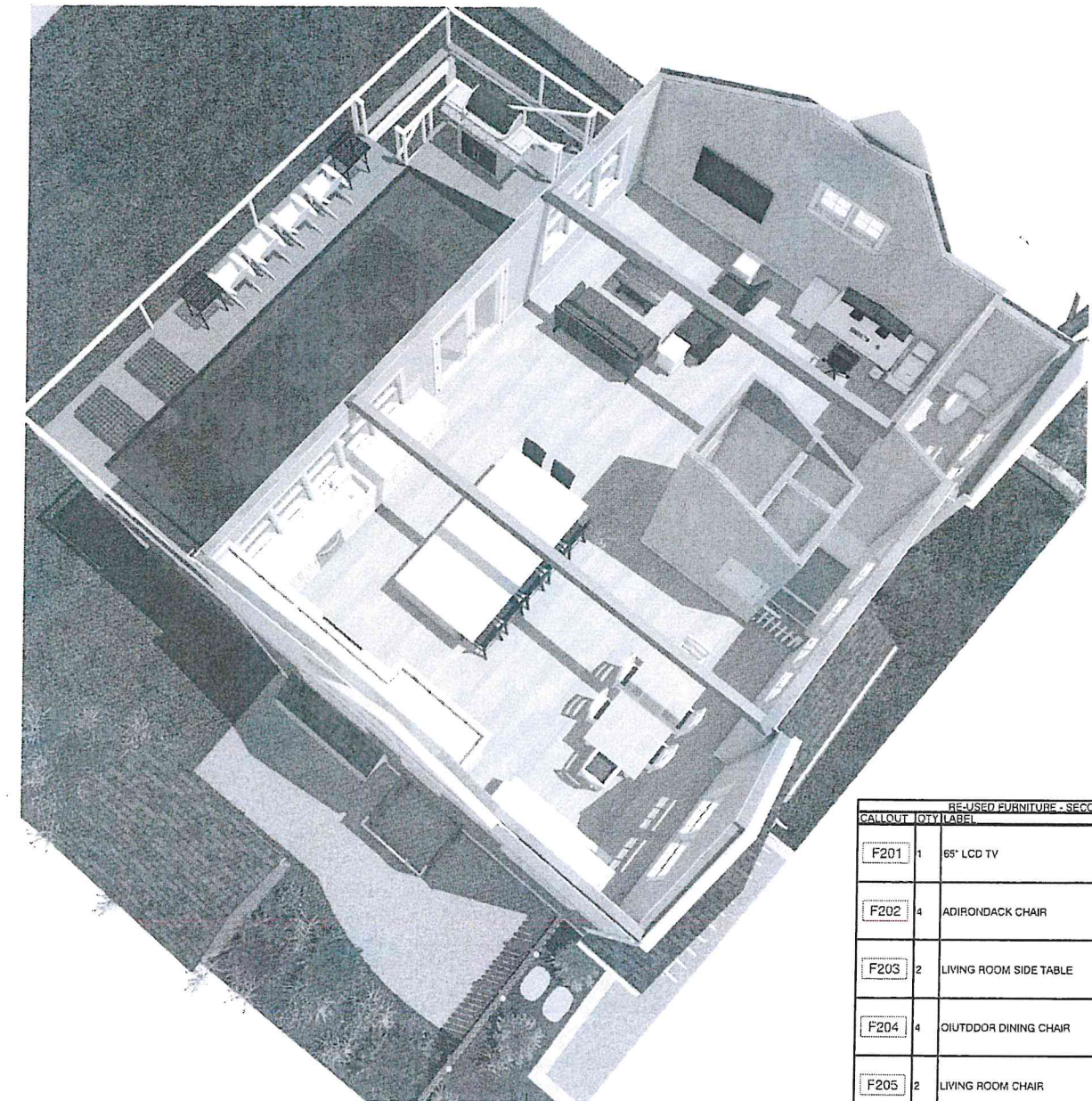
SCALE: See Sheet

DATE: 6/14/2023

L-10



Second Floor (Main Floor)
Scale: 3/16" = 1'-0"



Second Floor 3-D
No Scale

RE-USED FURNITURE - SECOND FLOOR			
CALLOUT	QTY	ITEM LABEL	COMMENTS
F201	1	65" LCD TV	
F202	4	ADIRONDACK CHAIR	
F203	2	LIVING ROOM SIDE TABLE	
F204	4	OUTDOOR DINING CHAIR	
F205	2	LIVING ROOM CHAIR	
F206	2	OUTDOOR CHAISE LOUNGE	
F207	1	OUTDOOR DINING TABLE	
F208	2	OUTDOOR SIDE TABLE	
F209	1	S84221	1/2 BATH VANITY
F210	1	KEN'S DESK	
F211	1	KEN'S DESK CHAIR	
F212	1	LASER PRINTER	



SHEET TITLE:
MYB-Miller Concept L

SCALE:
See Sheet

DATE:
6/14/2023

L-11



50 Everett Street - 300' Radius

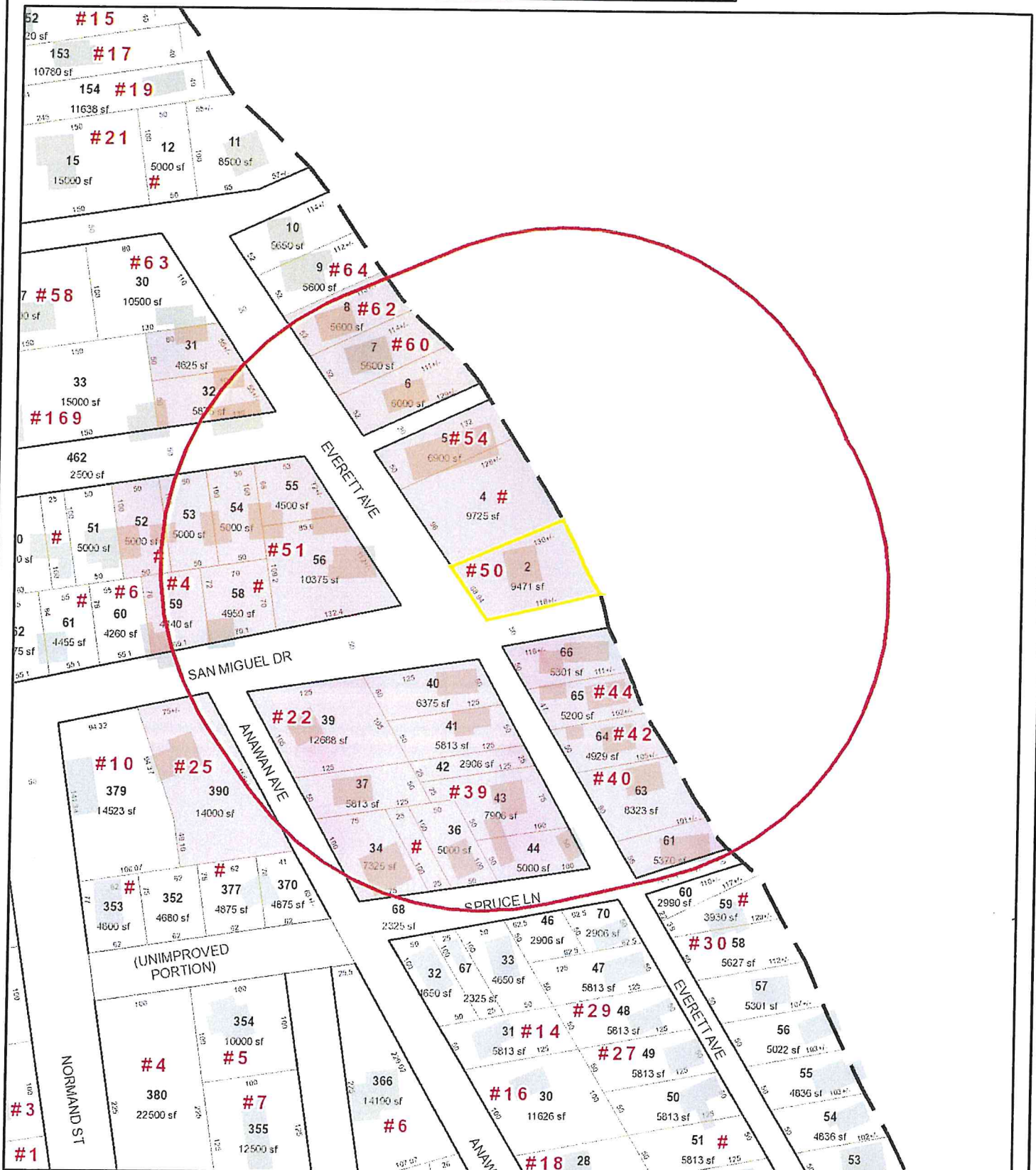
Bristol, RI



October 11, 2023

1 inch = 140 Feet

www.cai-tech.com



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
October 11, 2023

Subject Property:

Parcel Number: 123-2
CAMA Number: 123-2
Property Address: 50 EVERETT AVE

Mailing Address: MILLER KENNETH M & LEE D TE
50 EVERETT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 122-34
CAMA Number: 122-34
Property Address: 24 SPRUCE LN

Mailing Address: HAZARD, SAMANTHA J & JACK K TE
24 SPRUCE LN
BRISTOL, RI 02809

Parcel Number: 122-36
CAMA Number: 122-36
Property Address: 20 SPRUCE LN

Mailing Address: HAZARD, JACK K & SAMANTHA TE
24 SPRUCE LN
BRISTOL, RI 02809

Parcel Number: 122-37
CAMA Number: 122-37
Property Address: 20 ANAWAN AVE

Mailing Address: MACNEIL, PHILIP W. ETUX TE &
MACNEIL, CHRISTINE S.
20 ANAWAN AVENUE
BRISTOL, RI 02809

Parcel Number: 122-39
CAMA Number: 122-39
Property Address: 22 ANAWAN AVE

Mailing Address: HUGHES, GREGORY A. & DEBORAH L
TE
19 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 122-40
CAMA Number: 122-40
Property Address: 45 EVERETT AVE

Mailing Address: JOCELYN, CHRISTINE - TRUSTEE
CHRISTINE JOCELYN REV TRUST
45 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-41
CAMA Number: 122-41
Property Address: 43 EVERETT AVE

Mailing Address: HILL, KARIN A & RULLI, ROBERT TE
43 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-42
CAMA Number: 122-42
Property Address: EVERETT AVE

Mailing Address: HILL, KARIN A & RULLI, ROBERT TE
43 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 122-43
CAMA Number: 122-43
Property Address: 39 EVERETT AVE

Mailing Address: WONG, THOMAS Y. CLAIRE ETUX TE
988 GREENDALE AVE
NEEDHAM, MA 02492

Parcel Number: 122-44
CAMA Number: 122-44
Property Address: 37 EVERETT AVE

Mailing Address: BOUFFARD, MICHAEL & THAYER,
FREYJA TE
37 EVERETT ST
BRISTOL, RI 02809

Parcel Number: 122-61
CAMA Number: 122-61
Property Address: 36 EVERETT AVE

Mailing Address: ANDREWS, WATER A, TRUSTEE-
WALTER A ANDREWS TRUST
36 EVERETT AVE
BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

10/11/2023

Page 1 of 3



300 foot Abutters List Report

Bristol, RI
October 11, 2023

Parcel Number: 122-63 CAMA Number: 122-63 Property Address: 40 EVERETT AVE	Mailing Address: BAIRD, THOMAS L. DIANNE JT 40 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-64 CAMA Number: 122-64 Property Address: 42 EVERETT AVE	Mailing Address: O BRIEN JOHN P & MICHELE A TE 42 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-65 CAMA Number: 122-65 Property Address: 44 EVERETT AVE	Mailing Address: GARDNER, RUSSELL H. JR ETAL TC GARDNER-BATEMAN, LAURIE A. 6345 DAWSON ST HOLLYWOOD, FL 33023
Parcel Number: 122-66 CAMA Number: 122-66 Property Address: 46 EVERETT AVE	Mailing Address: BRAY, JAMES A & DOROTHY LE KANOSH, DEBORAH 46 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 122-68 CAMA Number: 122-68 Property Address: SPRUCE LN	Mailing Address: HAZARD, JACK K & SAMANTHA TE 24 SPRUCE LN BRISTOL, RI 02809
Parcel Number: 123-2 CAMA Number: 123-2 Property Address: 50 EVERETT AVE	Mailing Address: MILLER KENNETH M & LEE D TE 50 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-31 CAMA Number: 123-31 Property Address: 61 EVERETT AVE	Mailing Address: SIMONS, DAWN M. & CAINE, KRISTEN M. TRUSTEES 19 WALTER CAREY RD SMITHFIELD, RI 02917
Parcel Number: 123-32 CAMA Number: 123-32 Property Address: 173 FATIMA DR	Mailing Address: PINE, LISA K. ANDRADE, JOSEPH M. 173 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-390 CAMA Number: 123-390 Property Address: 25 ANAWAN AVE	Mailing Address: TRUDEAU, TERRY LEE 25 ANAWAN AVE BRISTOL, RI 02809
Parcel Number: 123-4 CAMA Number: 123-4 Property Address: EVERETT AVE	Mailing Address: WEAVER, MICHAEL T 54 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-5 CAMA Number: 123-5 Property Address: 54 EVERETT AVE	Mailing Address: WEAVER, MICHAEL T 54 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-53 CAMA Number: 123-53 Property Address: 172 FATIMA DR	Mailing Address: CAMPAGNA, EVAN S 172 FATIMA DR BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

10/11/2023

Page 2 of 3



300 foot Abutters List Report

Bristol, RI

October 11, 2023

Parcel Number: 123-54 CAMA Number: 123-54 Property Address: 174 FATIMA DR	Mailing Address: BETTS, KYLA E TRUSTEE KYLA E BETTS REVOCABLE TRUST 174 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-55 CAMA Number: 123-55 Property Address: 53 EVERETT AVE	Mailing Address: WILSON, JOHN H. JR TRUSTEE 28730 ATTESSA WAY, UNIT 202 BONITA SPRINGS, FL 34135
Parcel Number: 123-56 CAMA Number: 123-56 Property Address: 51 EVERETT AVE	Mailing Address: TAMULAITE, MICHAEL ZAGORSKI, KAREN L TE 51 EVERETT ST BRISTOL, RI 02809
Parcel Number: 123-58 CAMA Number: 123-58 Property Address: SAN MIGUEL DR	Mailing Address: 4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201
Parcel Number: 123-59 CAMA Number: 123-59 Property Address: 4 SAN MIGUEL DR	Mailing Address: 4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201
Parcel Number: 123-6 CAMA Number: 123-6 Property Address: 58 EVERETT AVE	Mailing Address: PAVAO, JOSEPH L TERESA M TRUSTEES 58 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-7 CAMA Number: 123-7 Property Address: 60 EVERETT AVE	Mailing Address: SOUSA, JOSEPH A. TRUSTEE 60 EVERETT AVE BRISTOL, RI 02809
Parcel Number: 123-8 CAMA Number: 123-8 Property Address: 62 EVERETT AVE	Mailing Address: BAXTER, IAN C. & VISWANATHAN, NINA CO-TRUSTEES 19 CAMBRIDGE TERRACE, APT 3 CAMBRIDGE, MA 02140



www.cai-tech.com

Data shown on this report 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 report.

10/11/2023

Page 3 of 3

4 SAN MIGUEL LLC
225 ADAMS ST, APT. 10D
BROOKLYN, NY 11201

HAZARD, SAMANTHA J &
JACK K TE
24 SPRUCE LN
BRISTOL, RI 02809

SOUSA, JOSEPH A. TRUSTEE
60 EVERETT AVE
BRISTOL, RI 02809

ANDREWS, WATER A, TRUSTEE
36 EVERETT AVE
BRISTOL, RI 02809

HILL, KARIN A & RULLI, RO
43 EVERETT AVE
BRISTOL, RI 02809

TAMULAITE, MICHAEL
ZAGORSKI, KAREN L TE
51 EVERETT ST
BRISTOL, RI 02809

BAIRD, THOMAS L.
DIANNE JT
40 EVERETT AVE
BRISTOL, RI 02809

HUGHES, GREGORY A. &
DEBORAH L TE
19 CLIFTON RD
BRISTOL, RI 02809

TRUDEAU, TERRY LEE
25 ANAWAN AVE
BRISTOL, RI 02809

BAXTER, IAN C. &
VISWANATHAN, NINA CO-TRUS
19 CAMBRIDGE TERRACE, APT 3
CAMBRIDGE, MA 02140

JOCELYN, CHRISTINE - TRUS
CHRISTINE JOCELYN REV TRU
45 EVERETT AVE
BRISTOL, RI 02809

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

BETTS, KYLA E TRUSTEE
KYLA E BETTS REVOCABLE TR
174 FATIMA DR
BRISTOL, RI 02809

MACNEIL, PHILIP W. ETUX
& MACNEIL, CHRISTINE S.
20 ANAWAN AVENUE
BRISTOL, RI 02809

WILSON, JOHN H. JR TRUSTE
28730 ATTESSA WAY, UNIT 202
BONITA SPRINGS, FL 34135

BOUFFARD, MICHAEL & THAYE
37 EVERETT ST
BRISTOL, RI 02809

MILLER KENNETH M &
LEE D TE
50 EVERETT AVE
BRISTOL, RI 02809

WONG, THOMAS Y.
CLAIRE ETUX TE
988 GREENDALE AVE
NEEDHAM, MA 02492

BRAY, JAMES A & DOROTHY
KANOSH, DEBORAH
46 EVERETT AVE
BRISTOL, RI 02809

O BRIEN JOHN P &
MICHELE A TE
42 EVERETT AVE
BRISTOL, RI 02809

CAMPAGNA, EVAN S
172 FATIMA DR
BRISTOL, RI 02809

PAVAO, JOSEPH L
TERESA M TRUSTEES
58 EVERETT AVE
BRISTOL, RI 02809

GARDNER, RUSSELL H. JR ET
GARDNER-BATEMAN, LAURIE A
6345 DAWSON ST
HOLLYWOOD, FL 33023

PINE, LISA K.
ANDRADE, JOSEPH M.
173 FATIMA DR
BRISTOL, RI 02809

HAZARD, JACK K & SAMANTHA
24 SPRUCE LN
BRISTOL, RI 02809

SIMONS, DAWN M. &
CAINE, KRISTEN M. TRUSTEE
19 WALTER CAREY RD
SMITHFIELD, RI 02917