



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-1

100 kickemuit ave 133 2

January 6, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	100 kickemuit ave	133	2

Type of Application	
Application Type	Use Variance
Proposed	
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	feet
Width in Feet	feet
Length in Feet	feet
Height Above Grade	feet
Number of Stories	

Setbacks	
Front Yard in Feet	feet
Rear Yard in Feet	feet
Left Side Yard in Feet	feet
Right Side Yard in Feet	feet
Height in Feet	feet

Extension Request	
Date of Original Extension	
Date of First Extension	

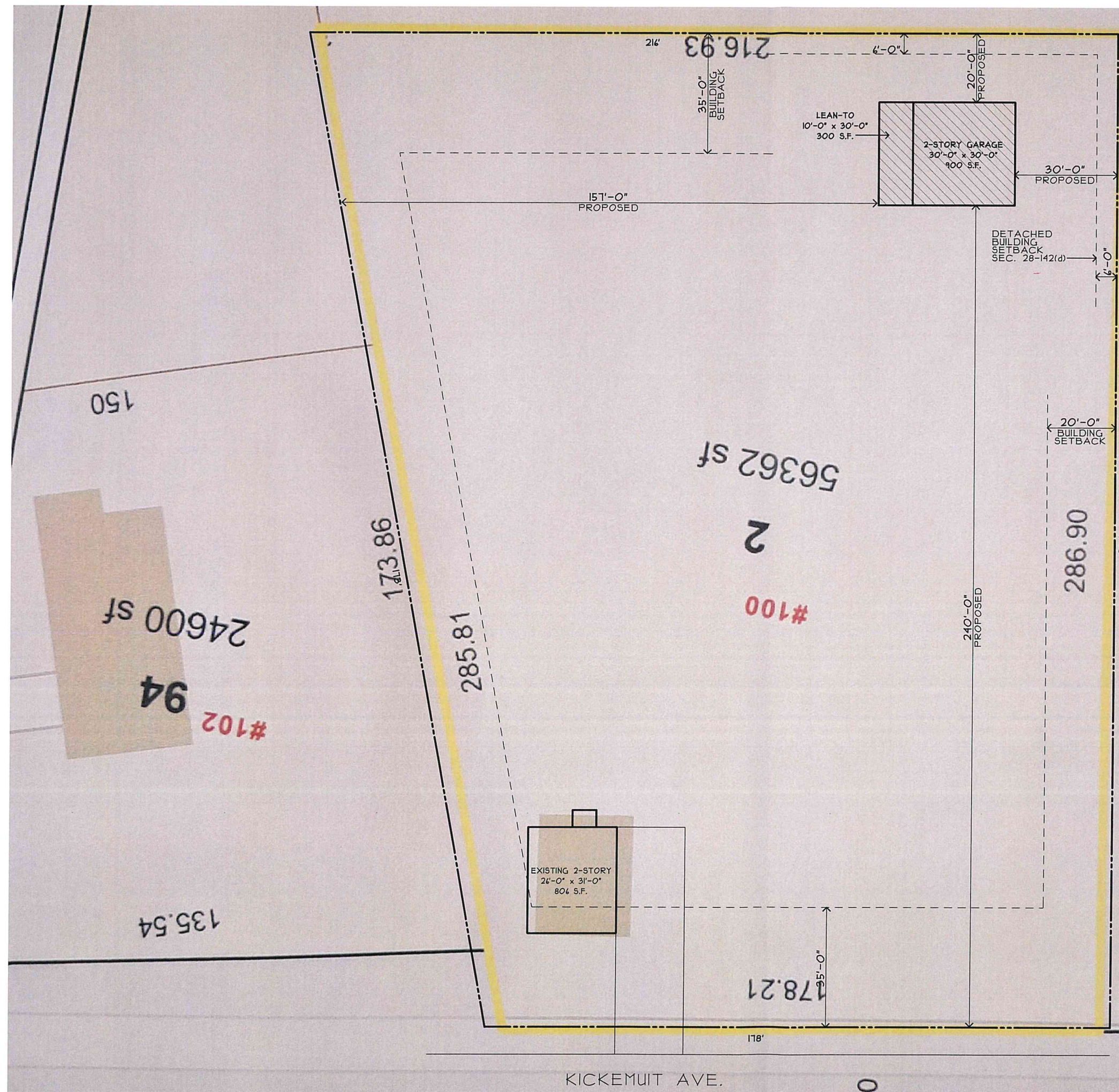
Provisions of Zoning Ordinance (If Known)

Describe the extent of the proposed alterations and the reasons for the requesting relief
its a 30 by 30 garage that is not attached to the home

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	56,362
Lot Frontage	178
Lot Depth	286

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



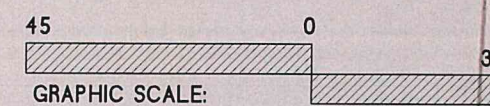
LOPES RESIDENCE
100 KICKEMUIT AVE.
BRISTOL, RI 02809

MAP-LOT: 133-002
SIZE: 1.294 AC.
ZONING: R-15

R-60 SETBACKS:

FRONT:	35'
REAR:	35'
SIDE:	20'
MAX. COVER:	25%

ALL MEASUREMENTS SHOWN WERE
MEASURED IN FIELD USING REASONABLE
ASSUMPTIONS FOR PROPERTY LINE
USING ESTABLISHED FENCES, PLANTINGS,
AND CURRENT LAND USAGE.
THIS IS NOT A PROFESSIONAL SURVEY.

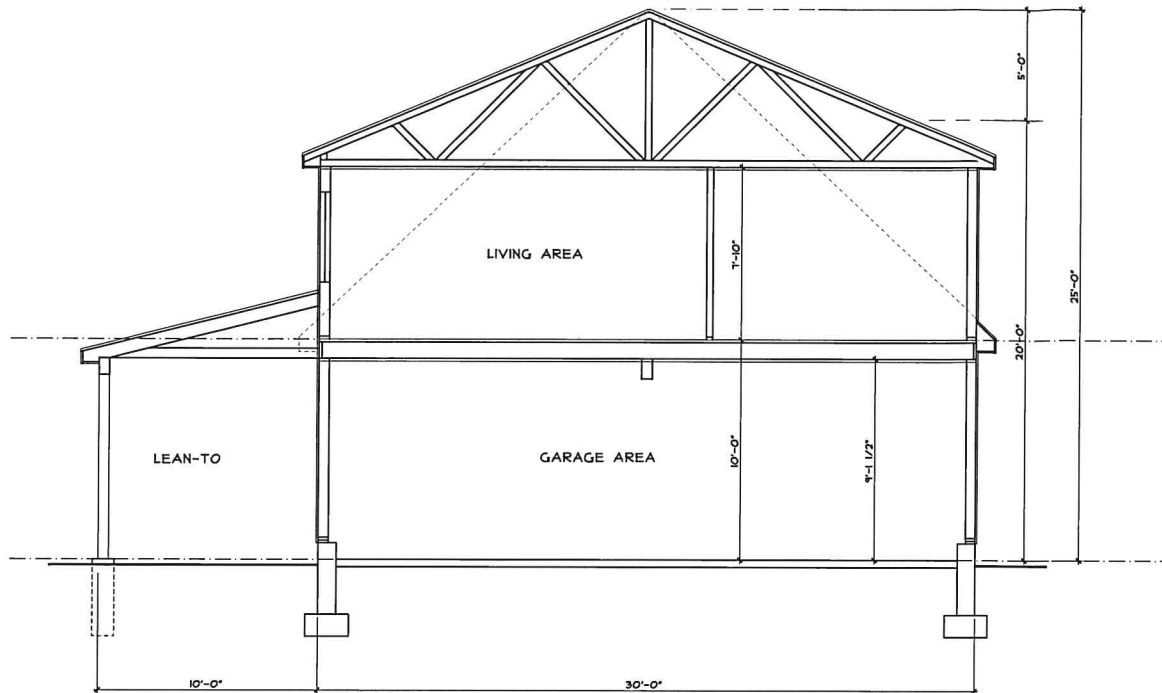


 SITE PLAN
SCALE: 1" = 30'

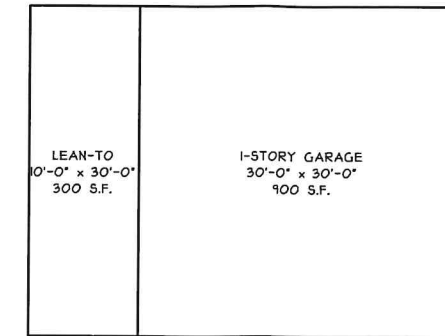
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100 KICKHUT AVE.
BRISTOL, RI 02809

PROPOSED:	DATE:
SITE PLAN	12/31/2025

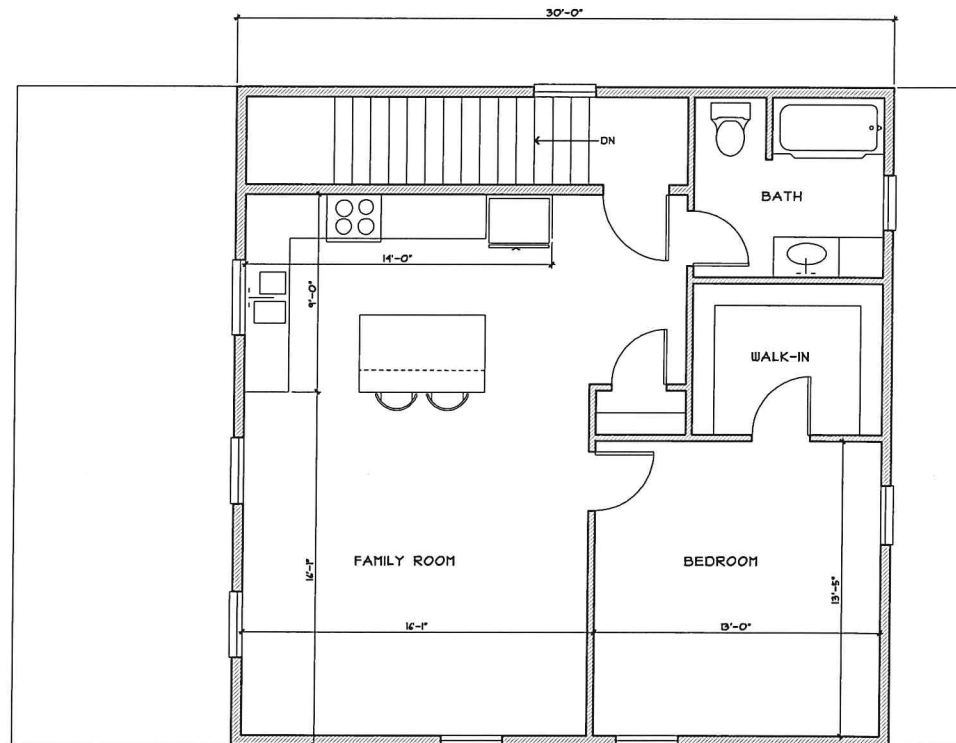
S2



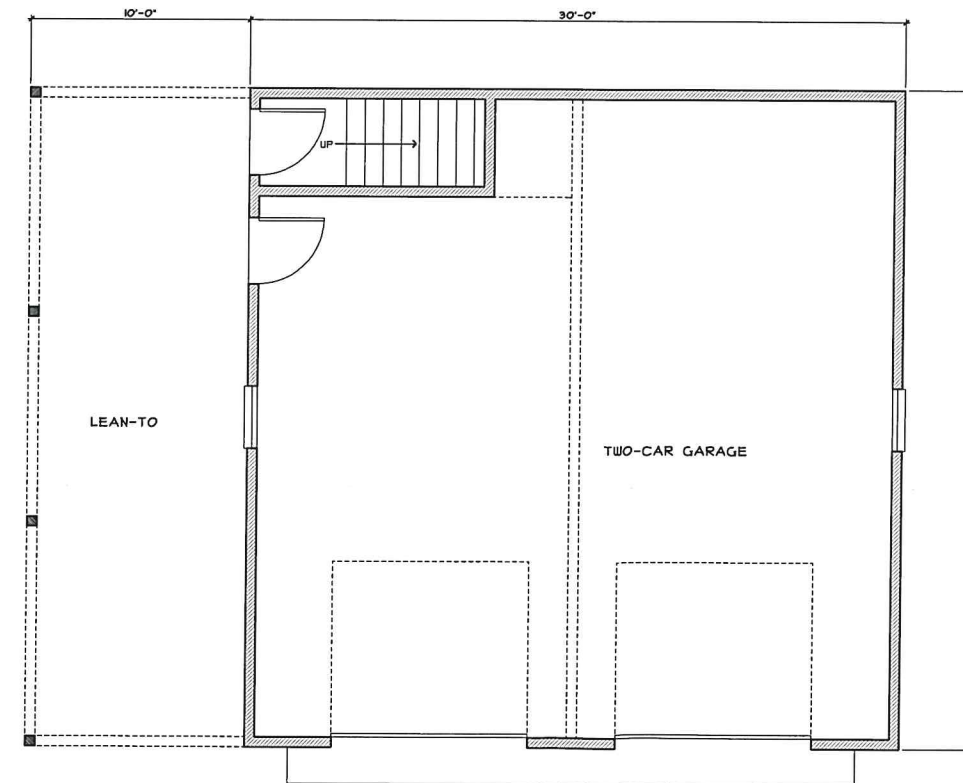
 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



 **SCOPE OF WORK**
DO NOT SCALE



 **2ND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

□ □ □

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02809

e-mail
MacCADD@aol.com

**LOPES
RESIDENCE**

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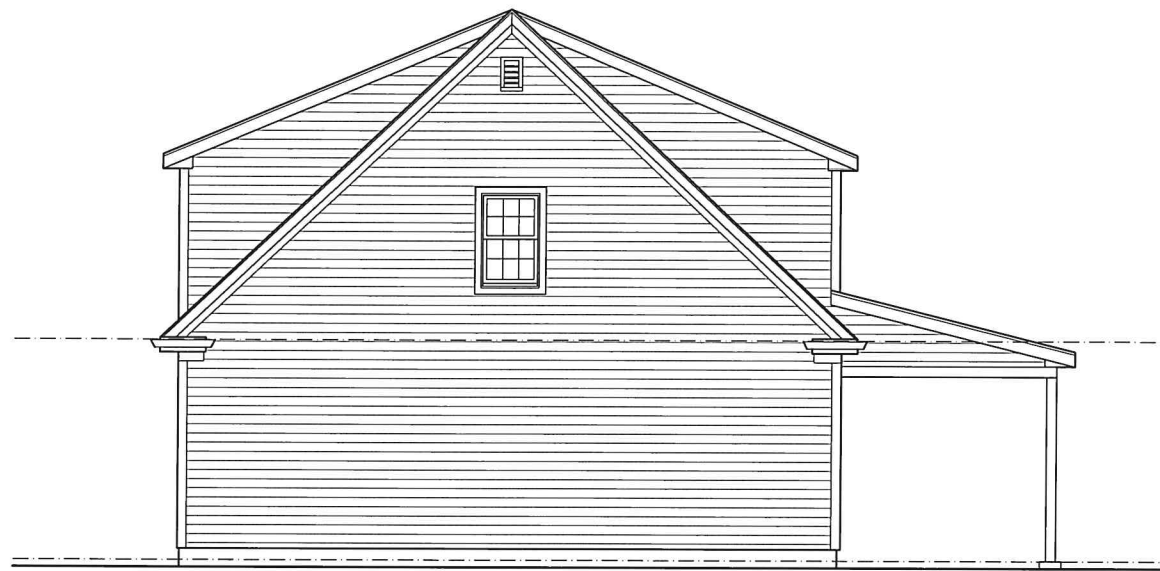
100 KICKEMUIT AVE.
BRISTOL, RI
02809

DATE: 1/3/2026

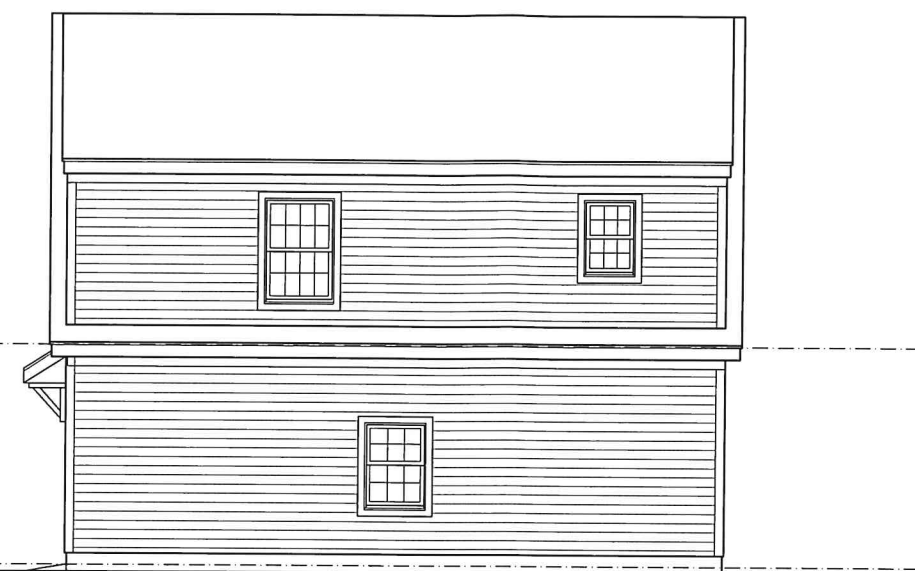
REVISIONS:

A1

SHEET NO:



 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



 WEST ELEVATION
SCALE: 1/4" = 1'-0"



 EAST ELEVATION
SCALE: 1/4" = 1'-0"



 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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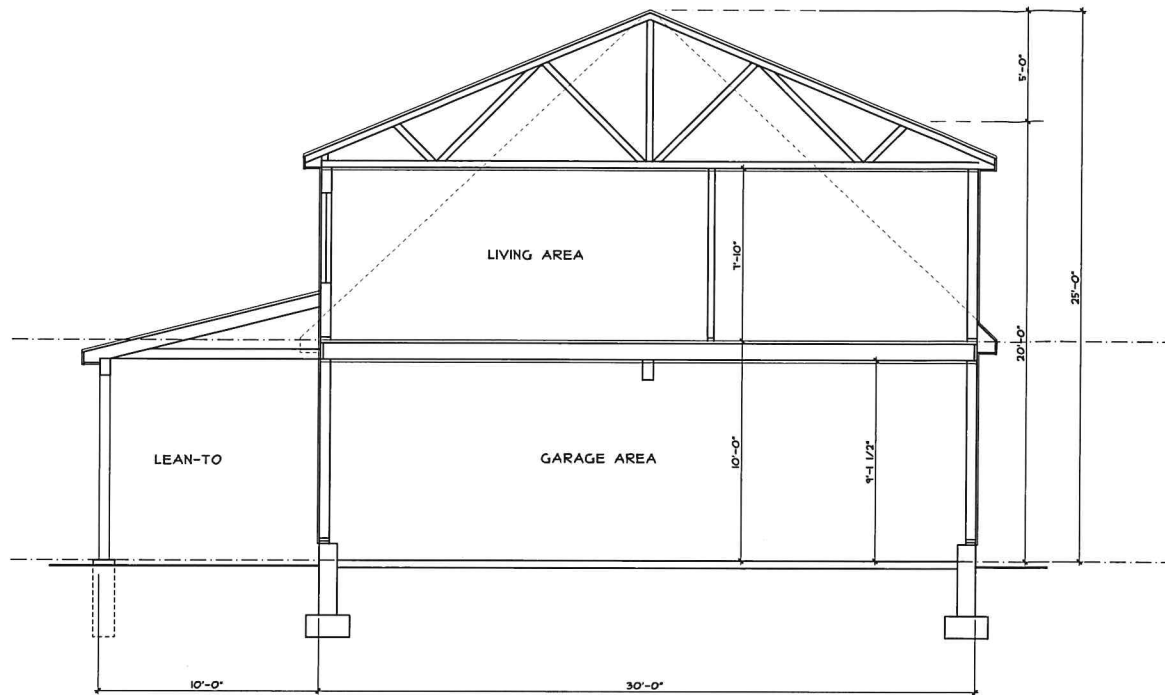
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DATE: 1/3/2026

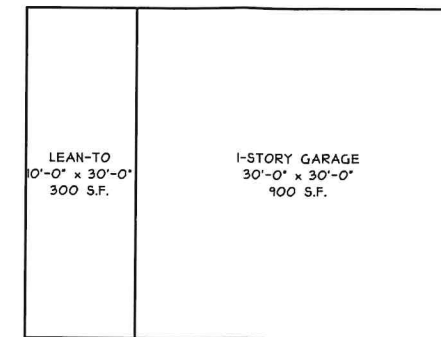
REVISIONS:

A2

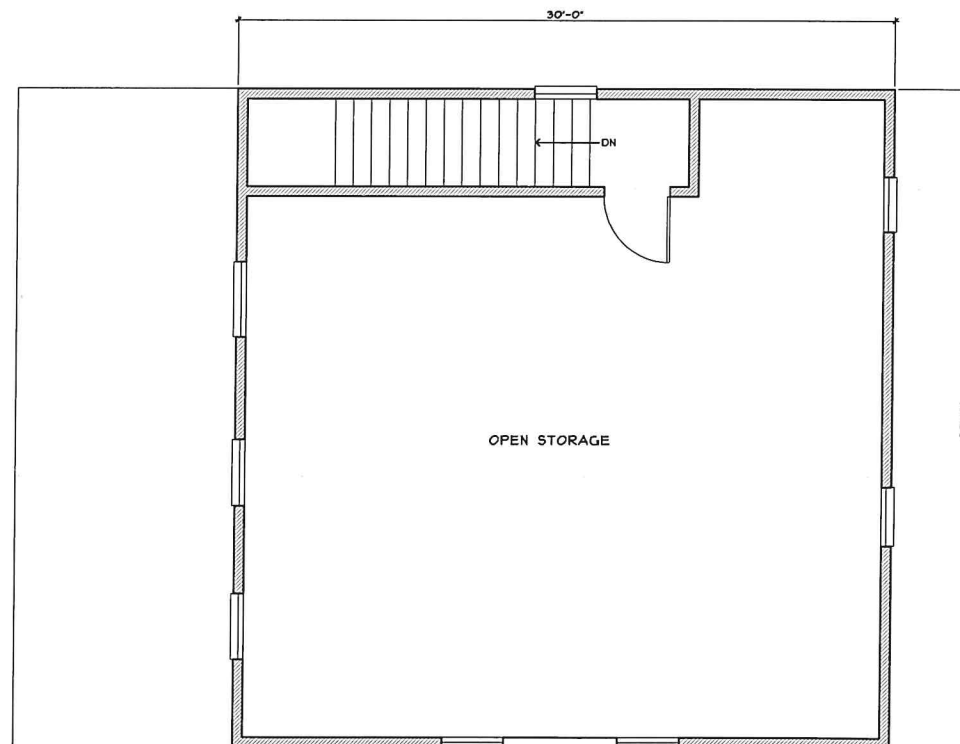
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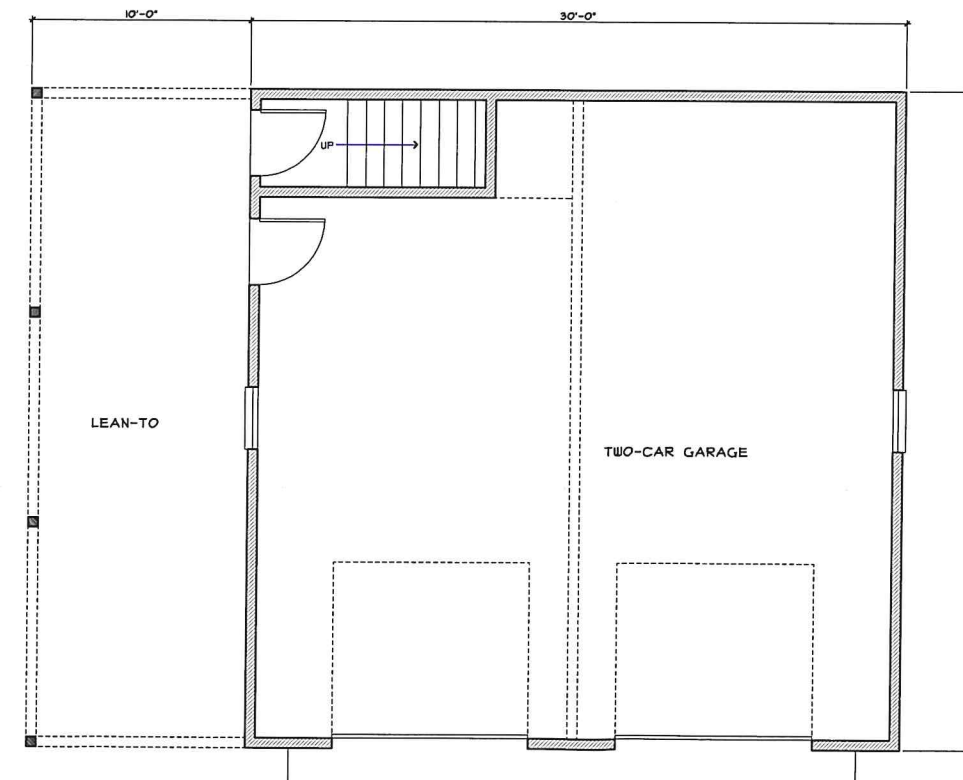
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 **SCOPE OF WORK**
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 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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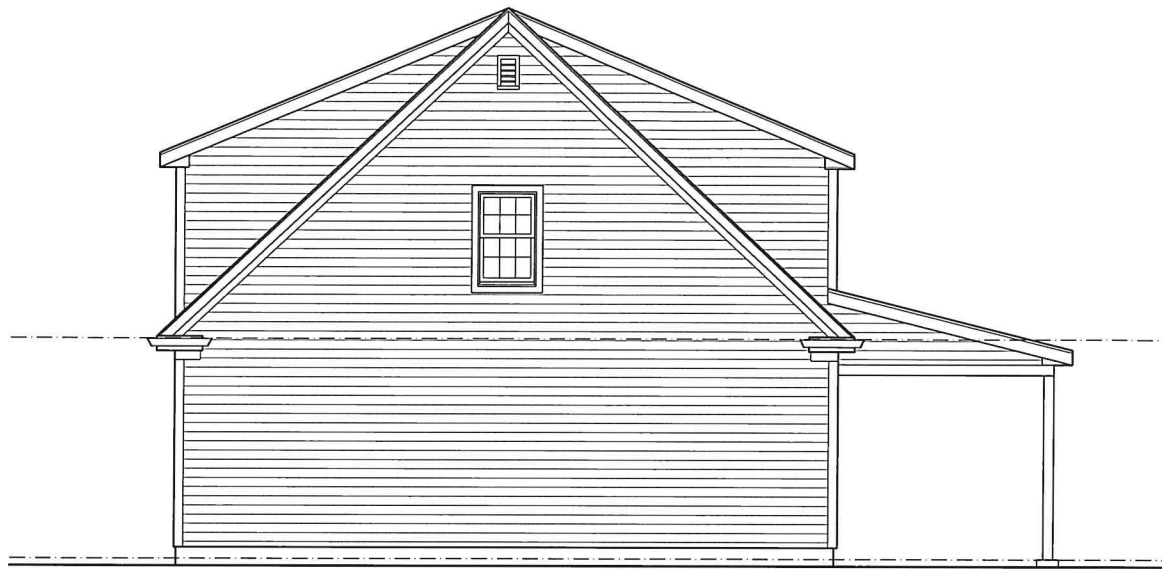
100 KICKEMUIT AVE.
BRISTOL, RI
02809

DATE: 1/3/2026

REVISIONS:

B1

SHEET NO:



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 WEST ELEVATION
SCALE: 1/4" = 1'-0"



 EAST ELEVATION
SCALE: 1/4" = 1'-0"



 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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DATE: 1/3/2026

REVISIONS:

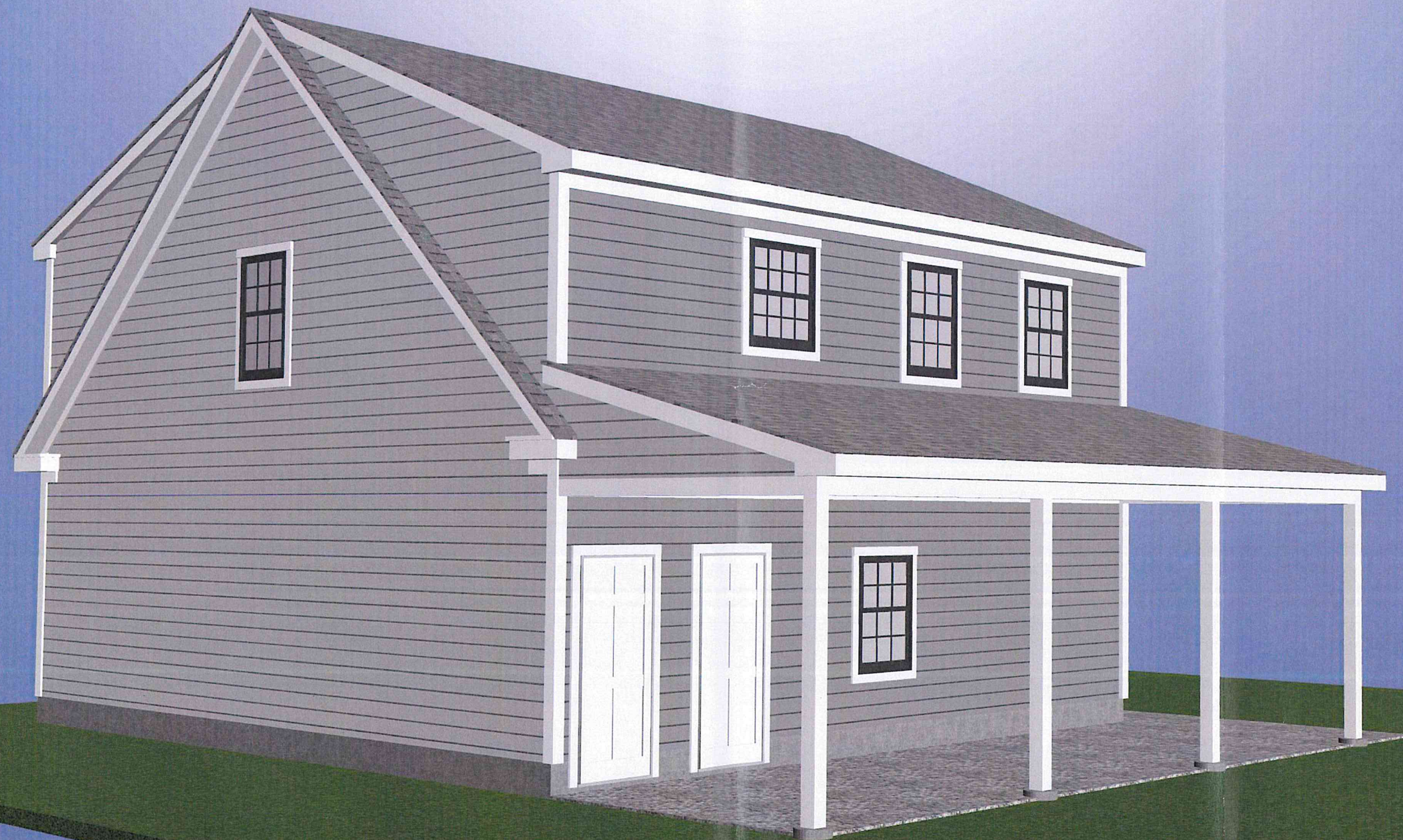
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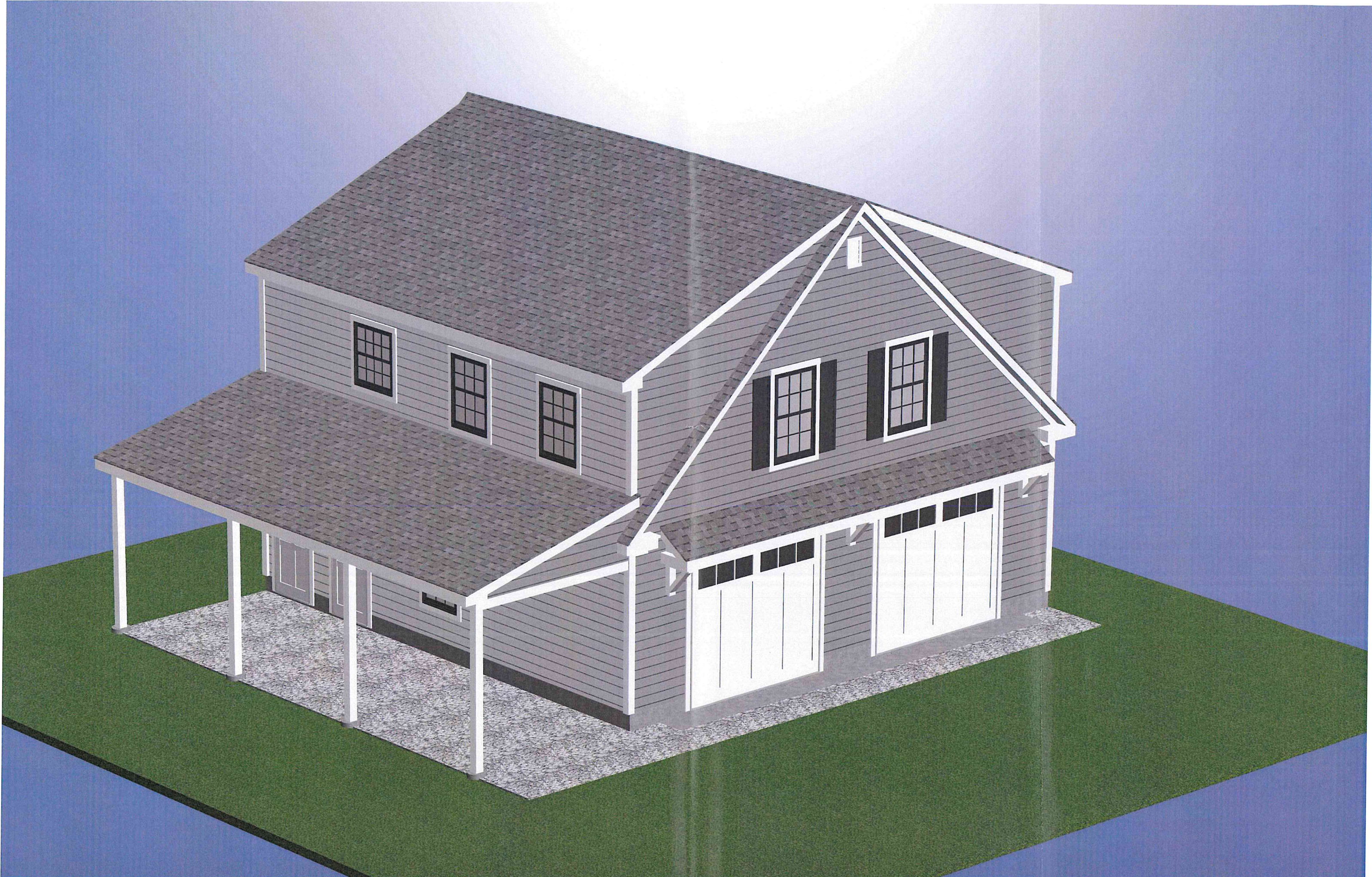
SHEET NO:











Owner

Owner 1 LOPES, FABIO M.

Owner 2

Owner 3

Address 100 KICKEMUIT AVE, BRISTOL, RI 02809

% Owned

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	325,700	0	1.29	259,700	0	585,400
TOTAL	325,700	0	1.29	259,700	0	585,400

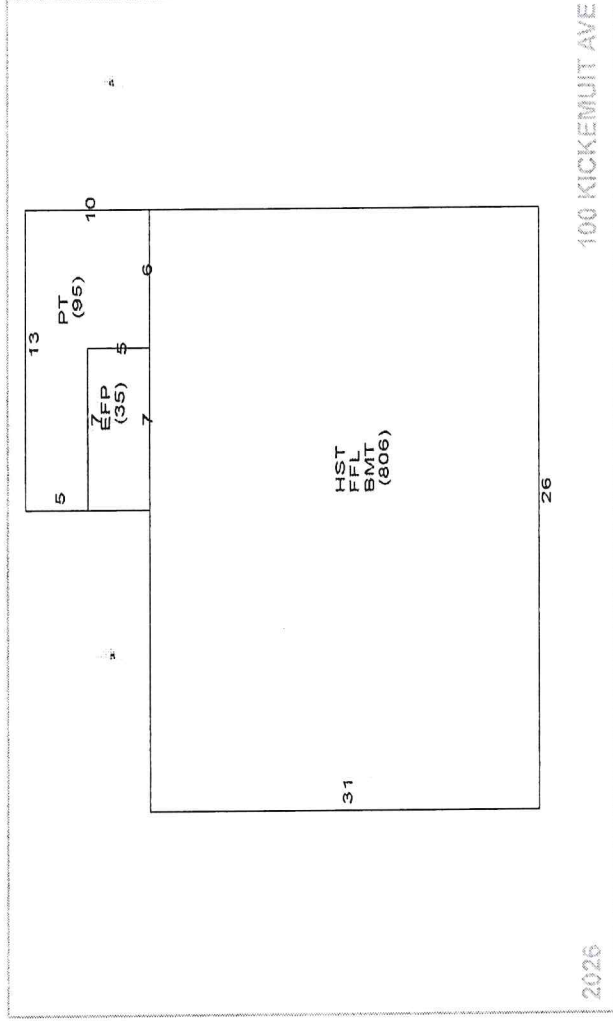
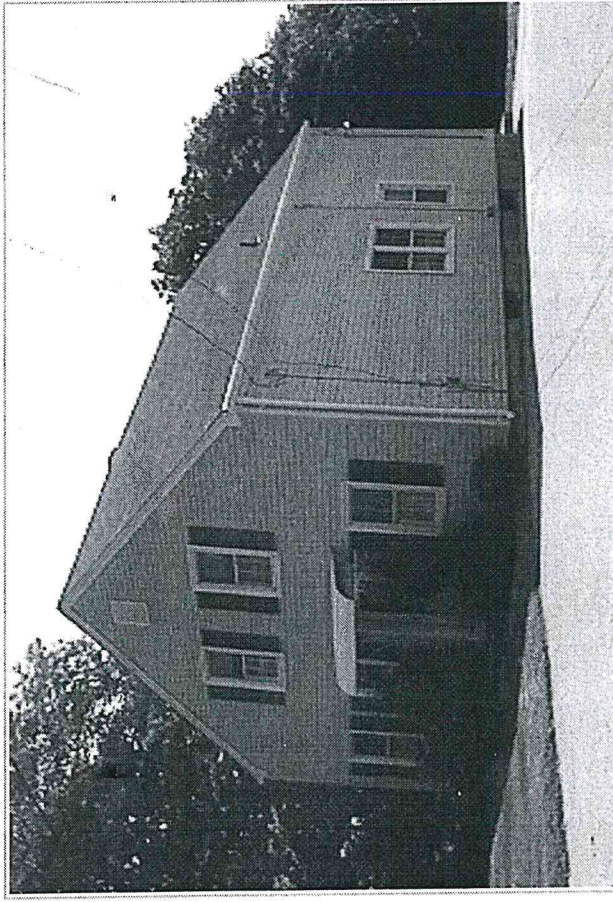
Source > Mkt Adj Cost VAL per SQ Unit/Card > 272.91 VAL per SQ Unit/Parcel > 272.91

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	325,700	0	1	259,700	0	585,400	585,400
2024	01	219,900	0	1	216,400	0	436,300	436,300
2023	01	219,900	0	1	216,400	0	436,300	436,300
2022	01	219,900	0	1	216,400	0	436,300	436,300
2021	01	123,700	0	1	220,000	0	343,700	343,700
2020	01	123,700	0	1	220,000	0	343,700	343,700

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
LOPES, FABIO M &	12/11/2025	0	2304-103		Q
PROTO, LOIS SPECIAL	12/28/2017	0	1924-325	A	Q
ERNST, PATRICIA	11/09/2017	286,000	1917-96	L	T



Land Information

Units	Description	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 NR Single I	0.34435	AC	P	1.00	566,400	562,219	O						193,600			1.00	0
2	01 NR Single I	0.94954	AC	EX	0.20	566,400	69,613	O						66,100			1.00	0
3																		
4																		

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	806	806	354.23	285,509
HST	HALF STORY	403	403	354.23	142,755
PT	PATIO	95	0	3.83	364
BMT	BASEMENT	806	0	53.14	42,831
EPF	ENCL PORCH	35	0	36.00	1,260
Total		2,145	1,209		472,719

► Notes

[illegible]

Disclaimer - This Information is believed to be correct, but is subject to change without notice.

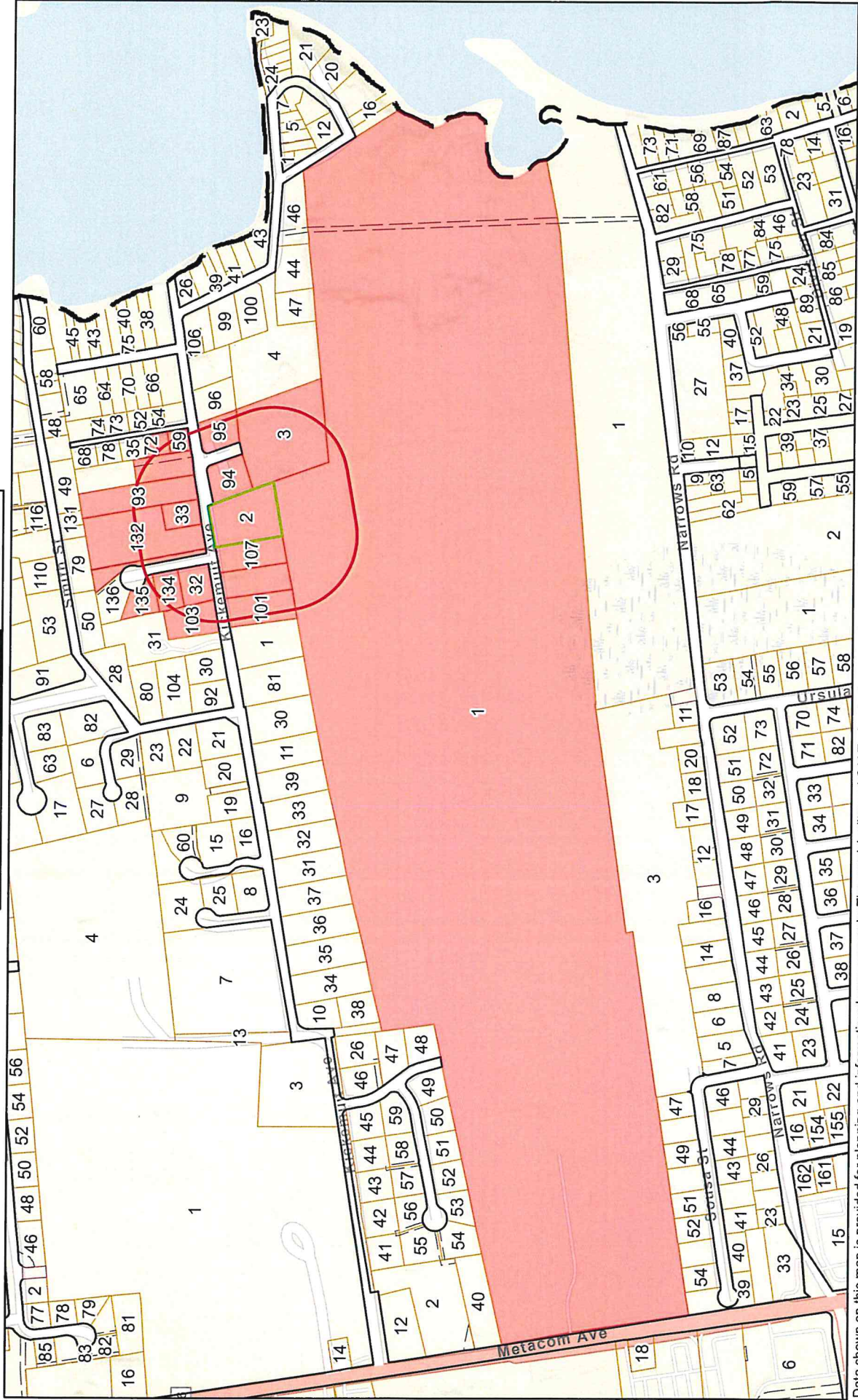


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1 inch = 563 Feet



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Subject Property:

Parcel Number: 133-2
CAMA Number: 133-2
Property Address: 100 KICKEMUIT AVE

Mailing Address: LOPES, FABIO M.
100 KICKEMUIT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 133-101
CAMA Number: 133-101
Property Address: 90 KICKEMUIT AVE

Mailing Address: USHER, SETH A. CHARLOTTE R. ETUX
TE
90 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-103
CAMA Number: 133-103
Property Address: 89 KICKEMUIT AVE

Mailing Address: COREY, RICHARD PAUL & ALI KYLE TE
89 KICKEMUIT AVE
Bristol, RI 02809

Parcel Number: 133-107
CAMA Number: 133-107
Property Address: 94 KICKEMUIT AVE

Mailing Address: LADE, MARK W & SULLIVAN, JENNIFER
J JT
94 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-108
CAMA Number: 133-108
Property Address: 92 KICKEMUIT AVE

Mailing Address: MURRAY, BENJAMIN J & JESSICA TE
92 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-132
CAMA Number: 133-132
Property Address: 93 KICKEMUIT AVE

Mailing Address: MORRIS, ROBERT D etal TC MORRIS-
SARDINHA, SHEILA &
93 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-134
CAMA Number: 133-134
Property Address: 1 CORTLAND LN

Mailing Address: BARRY, LOUIS FRANCIS & MANGINI,
JULIA JT
1 CORTLAND LN
BRISTOL, RI 02809

Parcel Number: 133-135
CAMA Number: 133-135
Property Address: 3 CORTLAND LN

Mailing Address: AMARAL, BRIAN J & KAYLA LEE TE
3 CORTLAND LN
BRISTOL, RI 02809

Parcel Number: 133-137
CAMA Number: 133-137
Property Address: CORTLAND LN

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

Parcel Number: 133-2
CAMA Number: 133-2
Property Address: 100 KICKEMUIT AVE

Mailing Address: LOPES, FABIO M.
100 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-3
CAMA Number: 133-3
Property Address: KICKEMUIT AVE

Mailing Address: FRANCIS BROTHERS REALTY, INC.
115 TUPELO ST.
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Parcel Number: 133-32
CAMA Number: 133-32
Property Address: 91 KICKEMUIT AVE

Mailing Address: SALES MARY JANE
91 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-33
CAMA Number: 133-33
Property Address: 93B KICKEMUIT AVE

Mailing Address: SARDINHA, SHEILA ANN MORRIS-
93B KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-34
CAMA Number: 133-34
Property Address: 103 KICKEMUIT AVE

Mailing Address: WOOLARD, HODGES ROBERT & ZAFAR,
BANO NADAH TE
103 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-56
CAMA Number: 133-56
Property Address: 3 MASTERSON LN

Mailing Address: FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 133-59
CAMA Number: 133-59
Property Address: MASTERSON LN

Mailing Address: FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 133-72
CAMA Number: 133-72
Property Address: MASTERSON LN

Mailing Address: FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 133-93
CAMA Number: 133-93
Property Address: 95 KICKEMUIT AVE

Mailing Address: HAYES, WILLIAM F & MARY ANN LE
HAYES, KIMBERLY A & MELISSA A TC
95 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-94
CAMA Number: 133-94
Property Address: 102 KICKEMUIT AVE

Mailing Address: FRANCIS, CHRISTOPHER V ETUX
PATRICIA M. FRANCIS TE
102 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-95
CAMA Number: 133-95
Property Address: 104 KICKEMUIT AVE

Mailing Address: MATRONE, RICHARD M. ET UX
CHRISTINE F. MATRONE TE
104 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 138-1
CAMA Number: 138-1
Property Address: 616 METACOM AVE

Mailing Address: USHER, PATRICK, SR. & USHER, SETH
A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809



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AMARAL, BRIAN J &
KAYLA LEE TE
3 CORTLAND LN
BRISTOL, RI 02809

MORRIS, ROBERT D etal TC
MORRIS-SARDINHA, SHEILA &
93 KICKEMUIT AVE
BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

COREY, RICHARD PAUL &
ALI KYLE TE
89 KICKEMUIT AVE
Bristol, RI 02809

SALES MARY JANE
91 KICKEMUIT AVE
BRISTOL, RI 02809

FRANCIS BROTHERS REALTY,
115 TUPELO ST.
BRISTOL, RI 02809

SARDINHA, SHEILA ANN MORR
93B KICKEMUIT AVE
BRISTOL, RI 02809

FRANCIS, CHRISTOPHER V ET
PATRICIA M. FRANCIS TE
102 KICKEMUIT AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

USHER, PATRICK, SR. &
USHER, SETH A. TRUSTEES
90 KICKEMUIT AVENUE
BRISTOL, RI 02809

HAYES, WILLIAM F & MARY A
HAYES, KIMBERLY A & MELIS
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BRISTOL, RI 02809

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