



**Town of Bristol, Rhode Island**  
***Zoning Board of Review***

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

File #2023-31

**PUBLIC HEARING**

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

**Monday, September 18, 2023**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: **Daniel LaChance**  
PROPERTY OWNER: **Daniel LaChance**  
LOCATION: **20 Highview Drive**  
PLAT: **48** LOT: **71**  
ZONE: **Residential R-15**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE TO: construct a 38ft. 10in. x 50ft. 7in. single-family dwelling with less than the required front yard.**

A blue ink signature of Edward M. Tanner, written in a cursive style.

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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, September 14, 2023.



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

TOWN OF BRISTOL  
COMMUNITY DEV.

2023 AUG 17 PM 1:47

**APPLICATION**

File No: 2023-31

Accepted by ZEO: ENT 8/17/23

|                       |                             |                                   |            |
|-----------------------|-----------------------------|-----------------------------------|------------|
| <b>APPLICANT</b>      | Name: Daniel LaChance       |                                   |            |
|                       | Address: 18 Robin Hill Road |                                   |            |
|                       | City: Warwick               | State: RI                         | Zip: 02886 |
|                       | Phone #: 401-263-8996       | Email: praxisbuildingco@gmail.com |            |
| <b>PROPERTY OWNER</b> | Name: Daniel LaChance       |                                   |            |
|                       | Address: 18 ROBIN HILL RD.  |                                   |            |
|                       | City: Warwick               | State: RI                         | Zip: 02886 |
|                       | Phone #: 401-263-8996       | Email: praxisbuildingco@gmail.com |            |

1. Location of subject property: 0 Highview Drive, Bristol

Assessor's Plat(s)#: 48 Lot(s) #: 71

2. Zoning district in which property is located: R-15

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): ☒ \_\_\_\_\_

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?: Owned since 9/29/2023 ☒

7. Present use of property: Land waiting to be built on

8. Is there a building on the property at present?: No

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): \_\_\_\_\_

10. Proposed use of property: New Single family home to be built

- 11. Give extent of proposed alterations:** Modify the front set back of 35ft to 25ft at the easter front corner of the house.  
 Because of the exceptionaly large easement and the curved front set back, we do not have quite enough space to fit the house.  
 By twisting the house and modifying the front setback requirement in that corner we will gain the space needed.
- 12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):** \_\_\_\_\_  
 The houes is 38'10" wide by 50'7" deep. The footprint size is 1960 square feet, and the height of the structure is 29'
- 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: 35 ft | Proposed Setback: 25ft at easter corner |
| Left side lot line:  | Required Setback: _____ | Proposed Setback: _____                 |
| 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: \_\_\_\_\_ Proposed: \_\_\_\_\_
- 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?** \_\_\_\_\_  
 If yes, has he refused a permit? \_\_\_\_\_ If refused, on what grounds? \_\_\_\_\_
- 15. Are there any easements on your property?:** yes \_\_\_\_\_ (If yes, their location must be shown on site plan)
- 16. Which public utilities service the property?:** Water: ☒ Sewer: ☒
- 17. Is the property located in the Bristol Historic District or is it an individually listed property?:** Individually listed
- 18. Is the property located in a flood zone?** No \_\_\_\_\_ If yes, which one?: \_\_\_\_\_

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature:  \_\_\_\_\_

Date: 08/16/2023

Print Name: Daniel LaChance

Property Owner's Signature:  \_\_\_\_\_

Date: 08/16/2023

Print Name: Daniel LaChance

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

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_



Dimensional Variance Request for  
0 Highview Dr. Bristol, RI  
Plat 48 Lot 71 R-15

To whom it may concern,

I would like to petition the board for a dimensional variance for 0 Highview Drive, Bristol RI, also known as Plat 48 Lot 71.

I purchased this lot as a builder in September of 2022. This lot was created after being subdivided off of its parent lot next door. At the time of purchase it was disclosed that there was an easement from Narragansett Electric going through the rear of the property. Myself, my real estate agent, and my attorney were all under the certain belief that based on the notation of the survey, the easement was a small use easement cutting through the back of the land. Unfortunately, we were wrong.

We discovered, after purchase, at the engineering phase, that the easement was originally created in 1938 and actually spans over 67 percent of the property. There were certain stipulations and agreements on the side of Narragansett Electric as the easement holder, yet the land has never once been utilized or maintained by Narragansett Electric in all of its 85 year tenure nor have taxes been paid for by Narragansett Electric, per the original agreement. It has effectively been abandoned.

The easement has changed hands several times through company successions and sell offs. After spending a good while tracking down the right people to talk to in regards to the easement, now held by Rhode Island Energy, we were unsuccessful in getting them to reduce, abandon, or modify the existing easement at all. The lot itself is large and good to build on, however we are only left with a small sliver of land outside of the easement with which to build upon.

The house we are planning to build on this lot, originally designed to be set back on the property, will now no longer fit in the allowable space without adjusting the placement of the house to match the angle of the cul de sac and neighboring home. This new placement would cut into the front setback a little bit on one corner, by approximately 10 feet. There is plenty of room on the sides, as we are allowed to build to the easement line with zero clearance. I am proposing a set back reduction to 25 feet in the front eastern corner of the house. The left side of the house will maintain its 35 foot set back requirement based on the angle the house will sit. Thank you for your consideration, I am very eager to resolve this so my client can finally build their forever home.

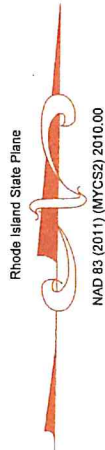
Daniel LaChance  
Praxis Building Co.  
(401)263-8996

To Whom It may Concern,

My name is Daniel LaChance with Praxis Building Co. I am the builder that owns 0 Highview Dr. Bristol. I was scheduled to attend the zoning meeting set for septemeber 5, 2023 regarding a variance request for the property. Now that the date has been moved to the 18th I will be unable to attend as I will be out of town. I am authorizing my Project manager Jon Novak to sit in my place and represent Praxis Building co in the meeting. He is extremely familiar with the project and can answer any questions. Thank you very much for you time and consideration in allowing someone to sit in for me.

Daniel LaChance  
Dlachance@praxisbuildingco.com  
(401) 263-8996

Jon Novak  
Jnovak@praxisbuildingco.com  
(207)319-9953



REFERENCES:

- 1.) PLAN: "ADMINISTRATIVE SUBDIVISION FOR ANTONIO F. AVILA PLAT 48 LOTS 61 & 71 18 HIGHVIEW DR. BRISTOL R.I. 02809 DRG NO. 210713-299 SCALE 1"=30' 8/25/2021" BY BARKER LAND SURVEYING. FILED IN ENVELOPE #727.
- 9.) DEEDS: VOL/P; 2189/194; 2195/129; 2181/89; 33/19; 1449/194.
- 10.) TOWN OF BRISTOL TAX ASSESSOR'S PLAT 48.

UTILITY NOTE:

ALL UTILITY LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION

NOTES:

OWNER OF RECORD:  
Daniel LaChance  
10 Robin Hill Road  
Warwick, R.I. 02886

DIMENSIONAL REGULATIONS:

ZONING DISTRICT: R-15  
USE: Single-family dwelling  
MINIMUM LOT AREA: 15,000 s.f. (37,713)  
Building Setback Requirements:  
Front line setback: 35 feet  
Side line setback: 20 feet  
Rear line setback: 35 feet

MINIMUM LOT WIDTH: 100 FEET  
MAXIMUM LOT COVERAGE: 25%  
MAXIMUM BUILDING HEIGHT: 35 FEET

ACCESSORY STRUCTURE:  
Maximum Size: 22' X 24'  
Maximum Height: 20'

PLAT 36 LOT 1  
N/F JUNIPER HILL CEMETERY CORP.  
33/19  
(R-10)

\*\*PER SUBDIVISION SURVEY\*\*

- "1. THIS PROPERTY IS IN FLOOD ZONE "X"  
2. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS PROPERTY WITH THE EXCEPTION OF THE LILLY POND.  
3. SOILS ON THIS PROPERTY CONSIST OF "CeC" & "Se" "

CERTIFICATION:

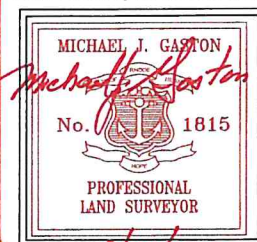
This survey has been conducted and the plan prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:  
Type of Survey: Measurement Specification:

Not a Boundary Survey  
Data Accumulation  
Topographic Survey

Boundary Shown - has been re-produced from found evidence - original subdivision  
Class III  
T-2 (In open building area SE lot)

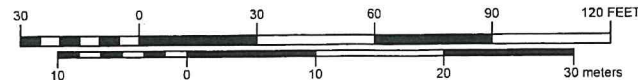
The purpose for the conduct of the survey and for preparation of the plan is as follows: To show the existing and proposed site conditions on lot 71 as shown on the Town of Bristol Tax Assessor's Plat No. 48.

Note: Boundary lines shown from Administrative Subdivision Plan (Reference #1)

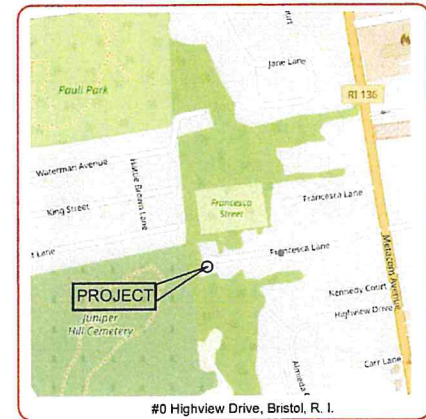


By: *Michael J. Gaston* 8/17/2023  
Michael J. Gaston, PLS#1815  
C.O.A. No: 723

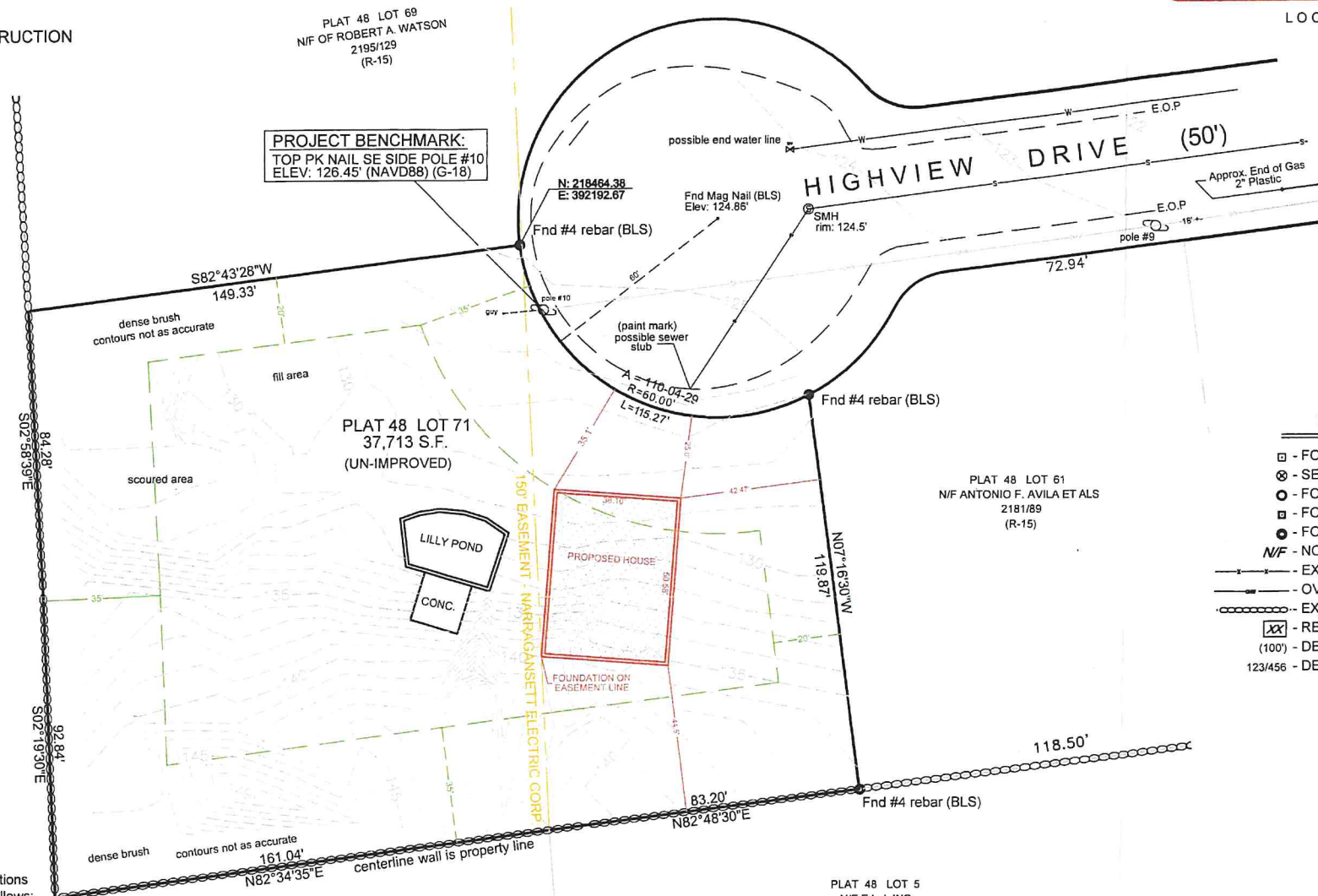
1"=30' (1:360)  
1"=9.1440 m



SURVEY - SITE PLAN  
SHOWING PROPOSED HOUSE LOCATION  
FOR LAND OF DANIEL LA CHANCE  
ASSESSOR'S PLAT 48 LOT 71  
HIGHVIEW DRIVE  
BRISTOL, RHODE ISLAND  
AUGUST 15, 2023



LOCUS MAP



LEGEND

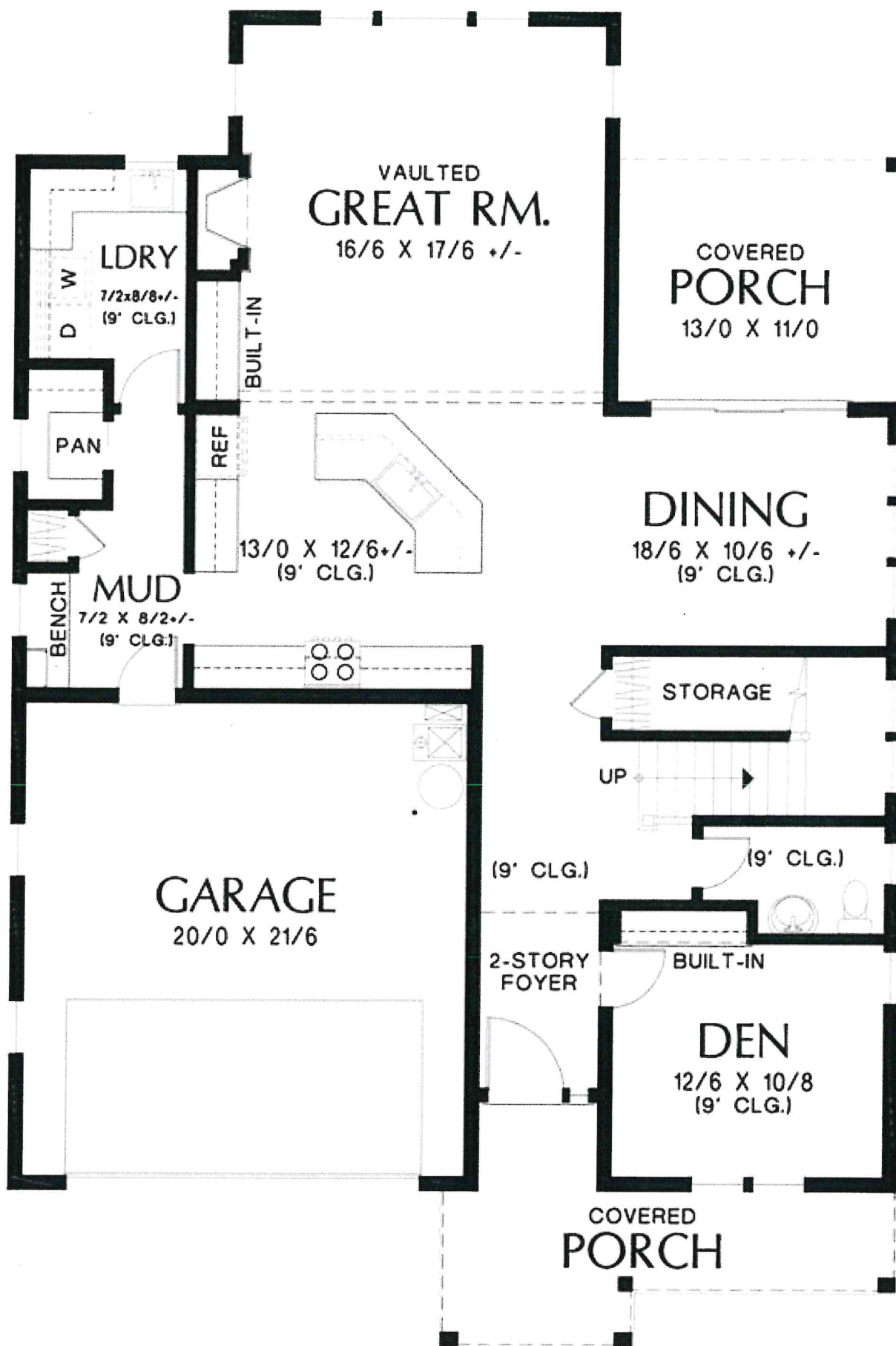
- FOUND STONE BOUND
- SET #5 STEEL REBAR w/cap
- FOUND IRON PIPE
- FOUND RI HIGHWAY BOUND
- FOUND STEEL REBAR
- N/F - NOW OR FORMERLY
- EXISTING FENCE
- OVERHEAD WIRES
- EXISTING STONE WALL
- RECORD LOT NUMBER
- DEED / PLAN DIMENSION
- DEED BOOK / PAGE



|                  |                       |
|------------------|-----------------------|
| DRAWN BY: M/JG   | DATE: August 15, 2023 |
| SCALE: 1" = 30'  | DRAWING NO: 230113-1A |
| JOB NO: G-230113 | SHEET: 1 OF 1         |
| REVISION NO.     | DATE:                 |
| REVISION NO.     | DATE:                 |

STREET FILE INDEX:  
Highview Drive (public)

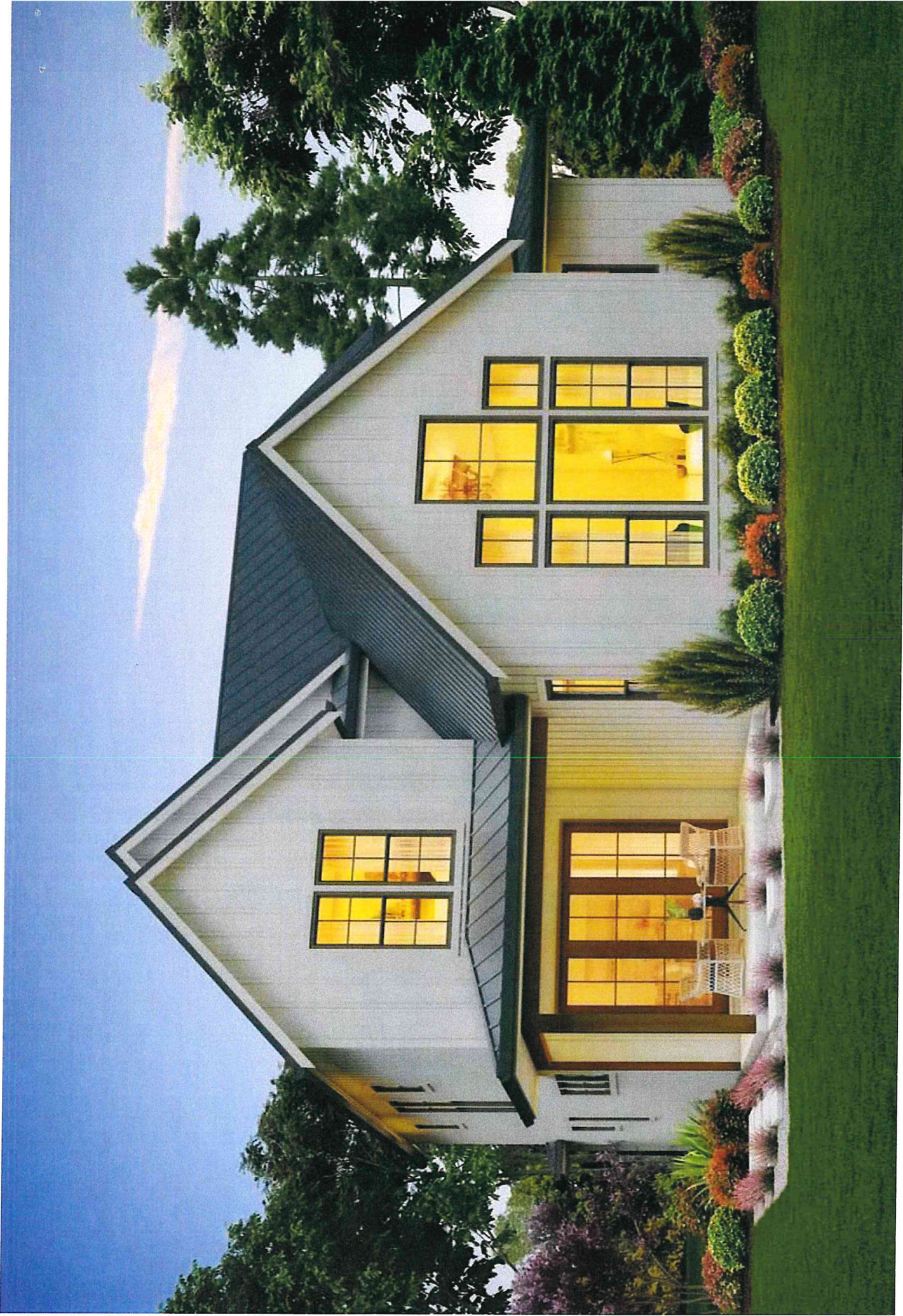
FILE:  
LaChance\_D\_Proposed\_Bldg\_c3d.dwg; Fb# 29, Pg.100







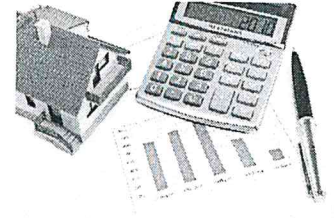








# Bristol, RI


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Disclaimer: This information is for tax assessing purposes and is not warranted

Picture Not Available

Sketch Not Available

## Parcel Identification

Map/Lot 48 71  
 Account 3353  
 State Code 13 - Res Vacant  
 Card 1/1  
 User Account

## Assessment

Land \$211,100  
 Building \$0  
 Card Total \$211,100  
 Parcel Total \$211,100

## Building Sub Areas

## Land Information

Land Area 0.866 AC  
 Zoning R-15  
 View  
 Neighborhood G

## Prior Assessments

| Fiscal Year | Land Value | Building Value | Outbuilding Value | Total Value |
|-------------|------------|----------------|-------------------|-------------|
| 2023        | \$211,100  | \$0            | \$0               | \$211,100   |
| 2021        | \$130,800  | \$0            | \$0               | \$130,800   |
| 2020        | \$130,800  | \$0            | \$0               | \$130,800   |
| 2019        | \$130,800  | \$0            | \$0               | \$130,800   |

## Yard Item(s)

## Location and Owner

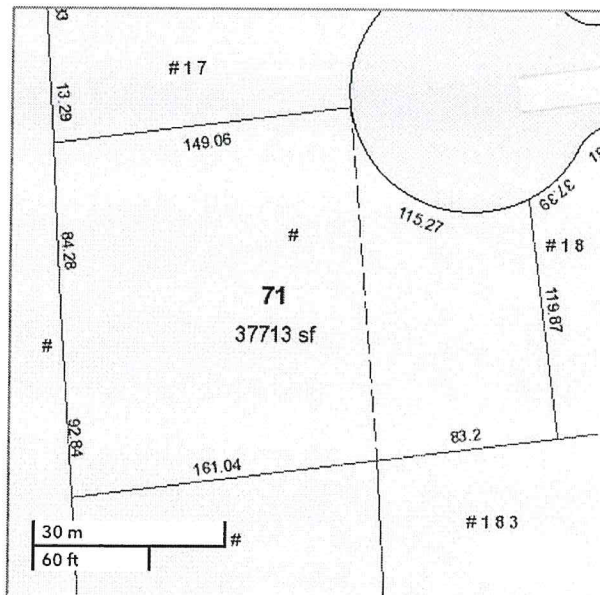
Location HIGHVIEW DR  
 Owner LACHANCE, DANIEL  
 Owner2  
 Owner3  
 Address 18 ROBIN HILL RD  
 Address2  
 Address3 WARWICK RI 02886

## Building Information

## Sale Information

| Sale Date  | Sale Price | Legal Reference | Instrument |
|------------|------------|-----------------|------------|
| 10/03/2022 | \$170,000  | 2189-194        | Warranty   |
| 07/20/2022 | \$0        | 2181-89         | Quit Claim |
| 04/22/2009 | \$0        | 1481-268        | Quit Claim |
| 03/25/2008 | \$0        | 1426-203        | Quit Claim |





[Click To Open AxisGIS Maps](#)





# Plat 48 Lot 71 - 300' Radius

Bristol, RI

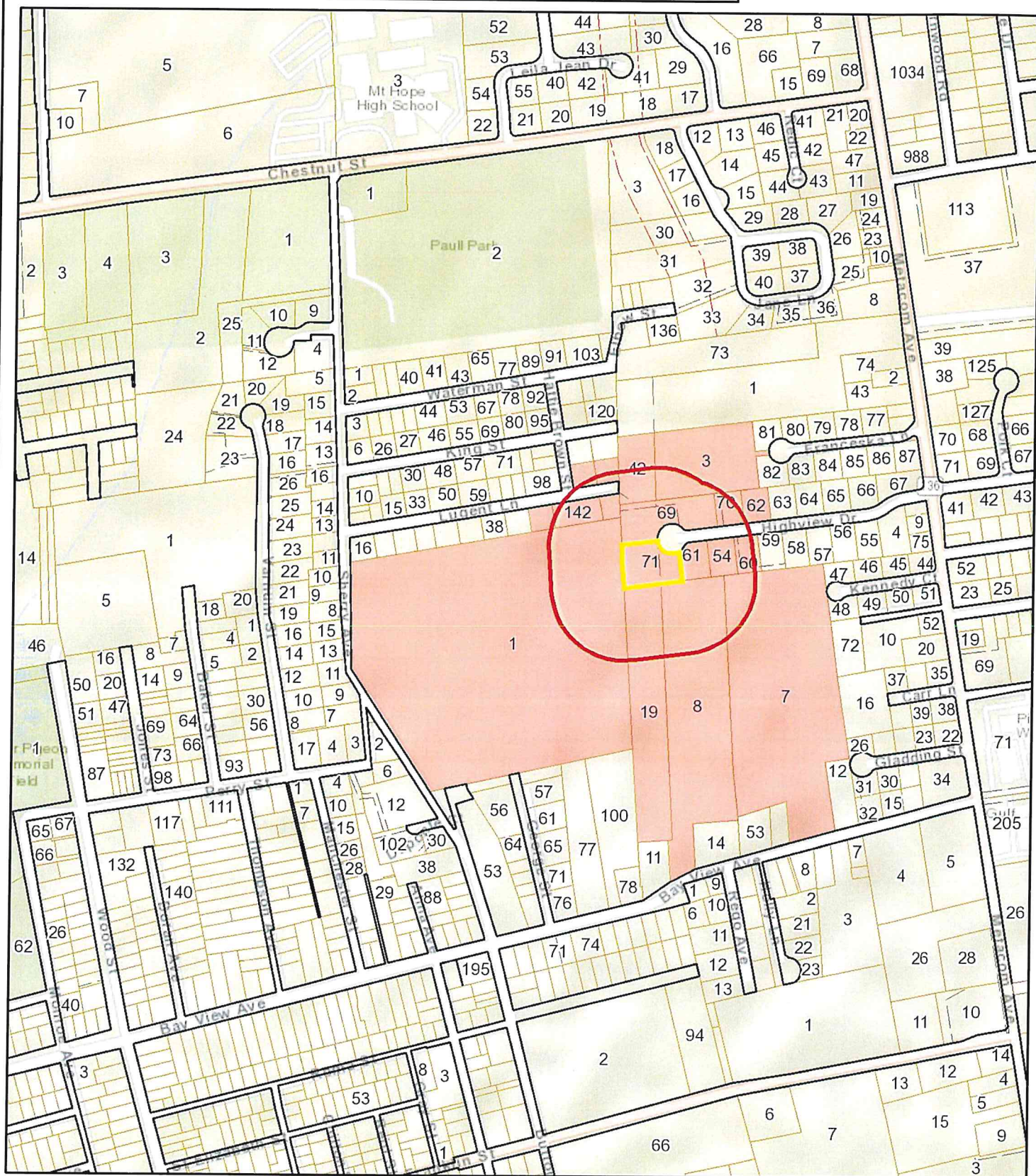
20 Highview



August 23, 2023

1 inch = 562 Feet

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# 300 foot Abutters List Report

Bristol, RI  
August 23, 2023

## Subject Property:

Parcel Number: 48-71  
CAMA Number: 48-71  
Property Address: HIGHVIEW DR

Mailing Address: LACHANCE, DANIEL  
18 ROBIN HILL RD  
WARWICK, RI 02886

---

## Abutters:

Parcel Number: 28-110  
CAMA Number: 28-110  
Property Address: 15 HATTIE BROWN LN

Mailing Address: CARVALHO, MELISSA A & JEFFREY M  
TE  
15 HATTIE BROWN LANE  
BRISTOL, RI 02809

Parcel Number: 28-124  
CAMA Number: 28-124  
Property Address: 41 LUGENT LN

Mailing Address: TULLY, MICHAEL S.  
41 LUGENT LN  
BRISTOL, RI 02809

Parcel Number: 28-126  
CAMA Number: 28-126  
Property Address: 28 LUGENT LN

Mailing Address: BROWN, ASHLEY & MICHAEL TE  
28 LUGENT LN  
BRISTOL, RI 02809

Parcel Number: 28-141  
CAMA Number: 28-141  
Property Address: 22 LUGENT LANE

Mailing Address: VAN DEUSEN, RYAN ALLEN & NICOL  
22 LUGENT LN  
BRISTOL, RI 02809

Parcel Number: 28-142  
CAMA Number: 28-142  
Property Address: 24 LUGENT LANE

Mailing Address: NASSANEY, KYLE J & ELIZABETH A TE  
24 LUGENT LN  
BRISTOL, RI 02809

Parcel Number: 36-1  
CAMA Number: 36-1  
Property Address: SHERRY AVE

Mailing Address: JUNIPER HILL  
SHERRY AVE  
BRISTOL, RI 02809

Parcel Number: 48-19  
CAMA Number: 48-19  
Property Address: BAY VIEW AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O  
REALISTATE TAXES  
2 NORTH 9TH STREET  
ALLENTOWN, PA 18101

Parcel Number: 48-3  
CAMA Number: 48-3  
Property Address: FRANCESCA LN

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

Parcel Number: 48-42  
CAMA Number: 48-42  
Property Address: METACOM AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O  
REALISTATE TAXES  
2 NORTH 9TH STREET  
ALLENTOWN, PA 18101

Parcel Number: 48-54  
CAMA Number: 48-54  
Property Address: 16 HIGHVIEW DR

Mailing Address: COTE, TODD & JENNIFER TE  
16 HIGHVIEW DR  
BRISTOL, RI 02809



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8/23/2023

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## 300 foot Abutters List Report

Bristol, RI  
August 23, 2023

Parcel Number: 48-60  
CAMA Number: 48-60  
Property Address: 14 HIGHVIEW DR

Mailing Address: DONG, YIBING  
14 HIGHVIEW DR  
BRISTOL, RI 02809

Parcel Number: 48-61  
CAMA Number: 48-61  
Property Address: 18 HIGHVIEW DR

Mailing Address: AVILA, ANTONIO F, ADELINE, BRIAN A &  
KRYSTAL M JT  
18 HIGHVIEW DR  
BRISTOL, RI 02809

Parcel Number: 48-62  
CAMA Number: 48-62  
Property Address: 11 HIGHVIEW DR

Mailing Address: TITCOMB, NATHAN & JOY TE  
11 HIGHVIEW DRIVE  
BRISTOL, RI 02809

Parcel Number: 48-69  
CAMA Number: 48-69  
Property Address: 17 HIGHVIEW DR

Mailing Address: WATSON, ROBERT A. & JENNAE M. TE  
17 HIGHVIEW AVE  
BRISTOL, RI 02809

Parcel Number: 48-7  
CAMA Number: 48-7  
Property Address: 201 BAY VIEW AVE

Mailing Address: ROGER WILLIAMS UNIVERSITY  
1 OLD FERRY RD  
BRISTOL, RI 02809

Parcel Number: 48-70  
CAMA Number: 48-70  
Property Address: 13 HIGHVIEW DR

Mailing Address: DUNBAR, LISA M. TRAVERS, RICHARD  
13 HIGHVIEW DRIVE  
BRISTOL, RI 02809

Parcel Number: 48-71  
CAMA Number: 48-71  
Property Address: HIGHVIEW DR

Mailing Address: LACHANCE, DANIEL  
18 ROBIN HILL RD  
WARWICK, RI 02886

Parcel Number: 48-8  
CAMA Number: 48-8  
Property Address: 183 BAY VIEW AVE

Mailing Address: E.L.J. INC  
703 METACOM AVE  
BRISTOL, RI 02809



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8/23/2023

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AVILA, ANTONIO F, ADELINE  
18 HIGHVIEW DR  
BRISTOL, RI 02809

NASSANEY, KYLE J & ELIZAB  
24 LUGENT LN  
BRISTOL, RI 02809

BROWN, ASHLEY & MICHAEL  
28 LUGENT LN  
BRISTOL, RI 02809

ROGER WILLIAMS UNIVERSITY  
1 OLD FERRY RD  
BRISTOL, RI 02809

CARVALHO, MELISSA A & JEF  
15 HATTIE BROWN LANE  
BRISTOL, RI 02809

TITCOMB, NATHAN &  
JOY TE  
11 HIGHVIEW DRIVE  
BRISTOL, RI 02809

COTE, TODD & JENNIFER TE  
16 HIGHVIEW DR  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

DONG, YIBING  
14 HIGHVIEW DR  
BRISTOL, RI 02809

TULLY, MICHAEL S.  
41 LUGENT LN  
BRISTOL, RI 02809

DUNBAR, LISA M.  
TRAVERS, RICHARD  
13 HIGHVIEW DRIVE  
BRISTOL, RI 02809

VAN DEUSEN, RYAN ALLEN &  
22 LUGENT LN  
BRISTOL, RI 02809

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SHERRY AVE  
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18 ROBIN HILL RD  
WARWICK, RI 02886

NARRAGANSETT ELECTRIC CO.  
C/O REALISTATE TAXES  
2 NORTH 9TH STREET  
ALLENTOWN, PA 18101