



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-27

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: **Robert M. Kreft**
PROPERTY OWNER: **Robert M. Kreft / Robert M. Kreft 2020 Trust**
LOCATION: **22 Wall Street**
PLAT: **33** LOT: **17**
ZONE: **Residential R-6**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES TO: construct a 40ft. x 42ft. accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district.**

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, September 14, 2023.



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

2023 JUL -6 PM 1:41
 TOWN OF BRISTOL
 COMMUNITY DEV.

APPLICATION

File No: **2023-27-11**
 Accepted by ZEO: **EMT 7/6/2023**

APPLICANT	Name: Robert Kreft <i>r.kreft@kreftgroup.com</i>		
	Address: 17 Sandy Lane		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: 401-489-0984	Home:	Work/Cell:
PROPERTY OWNER	Name: Robert M Kreft Trust		
	Address: 17 Sandy Lane		
	City: Bristol	State: RI	ZIP: 02809
	Telephone #: 401-489-0984	Home:	Work/Cell:

1. Location of subject property: 22 Wall Street

Assessor's Plat(s)#: 33 Lot(s) #: 17, 21

2. Zoning district in which property is located: R-6

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

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?: 2013

7. Present use of property: Apartments

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): 10,200 Sq Feet

10. Proposed use of property: Additional structure - Garage /workshop for apartment buldings and self use.

11. Give extent of proposed alterations: Addition of 42X40' Garage/Shop.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 42'X40'. 1537 Square feet.

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: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required _____	Proposed Setback: _____
Building height:	Setback: <u>20' height</u>	Proposed: <u>22' 11" height</u>

Other dimensions (building size, Required coverage, lot area, parking, sign dimensions, etc.):
 Required: 22' X 24' Proposed: 40' X 42'
 35% Coverage - existing 46% 53% proposed Coverage

13. Number of families before/after proposed alterations: 12 Before 12 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? _____

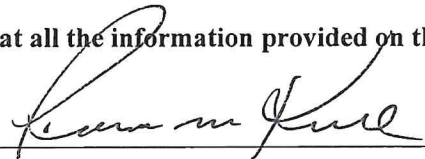
15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: X Sewer: X

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 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: 6/10/23
 Print Name: Robert Kreft

Property Owner's Signature: _____ Date: _____
 Print Name: _____

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:
 Name: Scott Partington Telephone #: 401-334-2852
 Address: 2176 Mendon Rd # 2000, Cumberland, RI 02864

June 10, 2023

Town of Bristol
Attn: Zoning Department
10 Court Street
Bristol, RI 02809

Re: Request for Dimensional Variance -22 Wall Street

Zoning Board of Review:

Thank you for your consideration, I am the owner of the property at 22 Wall Street, Bristol, RI and requesting a dimensional variance approval which will support the addition of a garage and shop to support the maintenance of the property. The primary use will be storage and protection of maintenance equipment that is currently in the elements on the property. The garage will allow the spaces currently occupied by the equipment to be freed up for use of the multi-family.

We are planning to retire within the next 5 years and move to the property. I purchased 22 Wall Street (Plat 33 Lot 21) in 2012 and then in 2018 purchased the lot next door (Plat 33 Lot 17). In December 2020, the properties were combined. The proposed structure would be located on the lot that was combined. The individual lot (Plat 33 Lot 17) had a permit for a single-family dwelling, before the properties were combined.

22 Wall Street is unique as it is a large, 12 family property, located in an R-6 zone where all the structures on the same side of the street are single family homes. Across the street is zoned LB and contains large multi-family properties and a few businesses each with parking lots dedicated to their properties.

22 Wall Street currently has 25 parking spaces located around the building. Parking is needed for approximately 24 cars (2 per unit) as each unit is comprised of 2 bedrooms. The units are a mix of families and college students. The equipment including a tractor, work truck and trailer occupy 3 spaces. The addition of the garage will allow me to place the equipment inside a garage away from the elements and provide protection for the equipment as the tractor has been broken into several times. After being placed in the new garage, the open three spaces for the use of my tenants. Allowing 2 spaces for each unit.

To support my request, please find enclosed drawings with accurate measurements.

The measurements and details of the planned garage and variances sought:

Garage: The planned garage and shop will measure 42' x 40' and will be placed on the empty lot purchased in 2018 (Plat 33 Lot 17).

Variances sought;

- 1) Coverage: The property is in an R-6 zoning district and per Sec. 28-111 Maximum lot coverage by structures is set at 35%. Original lot coverage for 22 Wall was 61% with the properties combined it is currently at 46%. The new proposed garage will bring the lot coverage to a total of 53%.
- 2) Size: The property again is in an R-6 zoning district and per Sec. 28-111 Maximum size of accessory structures is set at 22' X 24'. I am asking for a variance on size to 40' x 42'.
- 3) Height: The current height requirement is 20' for accessory structures we are seeking a variance to 22' 11"

The hardship we are seeking relief from is due to the unique characteristics of the subject land, particularly after combining the properties and lack of any structure to protect the expensive equipment I require for maintenance.

The hardship is not due to any prior action of myself, I purchased the property in its present configuration. I am not

seeking relief for my own economic gain but to prevent deterioration of the equipment needed to maintain the property. The granting of the requested variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the zoning ordinance or the Comprehensive Plan of the Town of Bristol.

This relief to be granted is the least relief necessary to store equipment and provide maintenance to my property. If the dimensional variance is not granted, it would amount to more than a mere inconvenience and

In every other respect we are maintaining the lot in conformance with existing Bristol Zoning regulations. If you require anything further, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert M Kref", written in a cursive style.

Robert M Kref

PAGE: 6

SHEETS: 6

Proposed Garage For: Robert Krefl
16 Wall Street
Bristol, Rhode Island
Map 33 Lot 17 and Map 33 Lot 21
Combined into one Lot

PROJECT NUMBER:	00418
Drawn By:	GM
Checked By:	X
Issue Date:	03-12-20

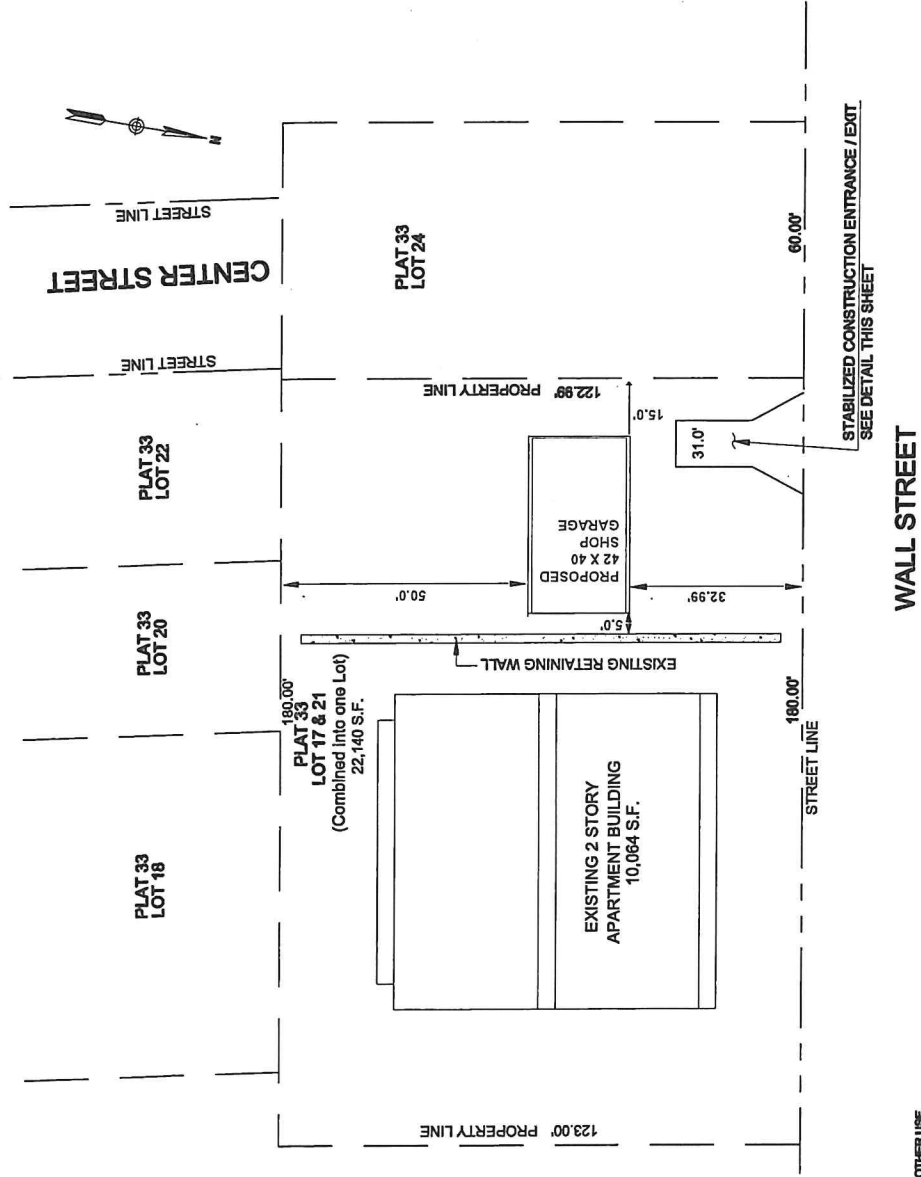
SHEET LEGEND:

Revisions No	Date	Description

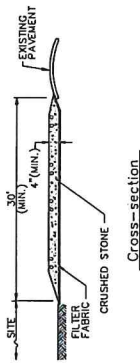
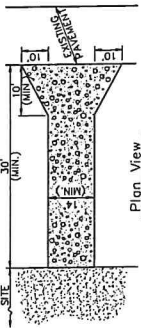
Drawing Title

Site Plan

Scale: 1"=10'



WALL STREET



Notes:

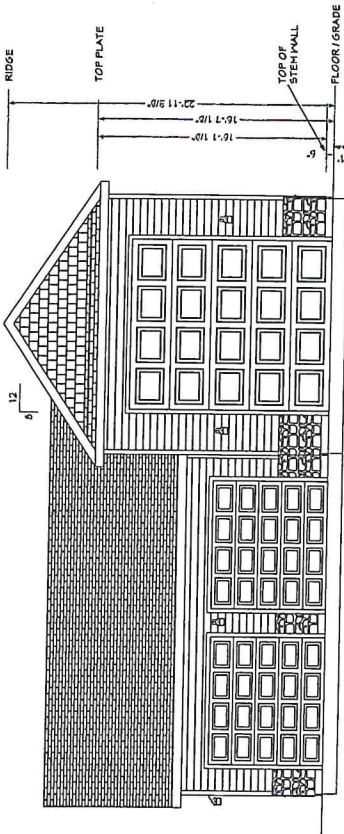
- ENTRANCE WIDTH SHALL BE A FOURTEEN (14) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT PAVED SURFACES. THE ENTRANCE SHALL BE DRESSED WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO SECURE THE ENTRANCE SHALL BE IMMEDIATELY WASHED OR TRAWLED ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

STABILIZED CONSTRUCTION ENTRANCE / EXIT
NOT TO SCALE

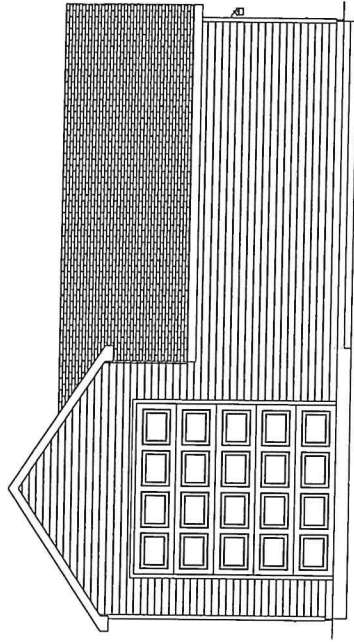
REFERENCES:
DRAWING IS NOT SURVEYED AND WAS DEVELOPED USING TOWN OF BRISTOL GIS MAPPING.

R-6 ZONING SETBACKS

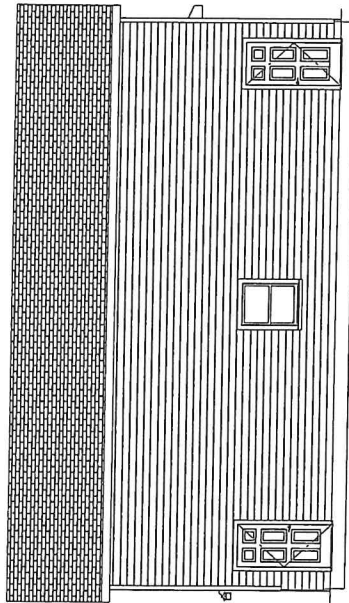
- MINIMUM SIDE YARD - 10 FT.
- MINIMUM FRONT YARD - 20 FT.
- MINIMUM REAR YARD - 20 FT.
- MAXIMUM HEIGHT OF PRINCIPLE STRUCTURES - 38 FT.
- MAXIMUM HEIGHT OF ACCESSORY STRUCTURES - 20 FT.
- MAXIMUM LOT COVERAGE BY STRUCTURES - 30% RESIDENTIAL 30% ANY OTHER USE



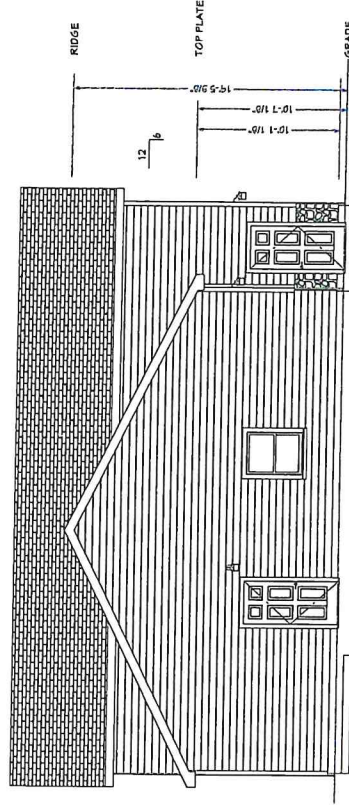
FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

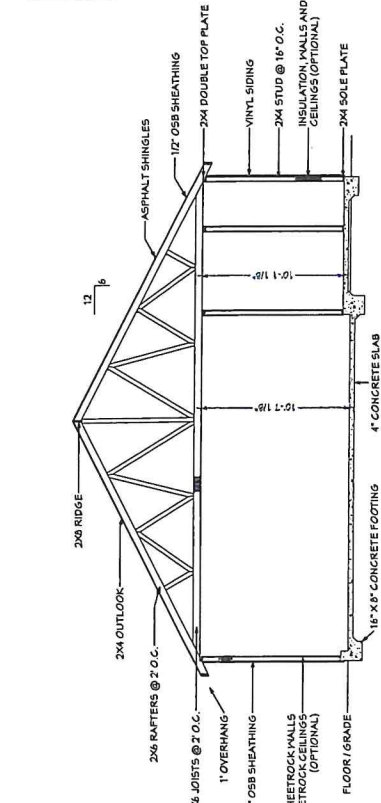


LEFT ELEVATION
SCALE: 1/4" = 1'

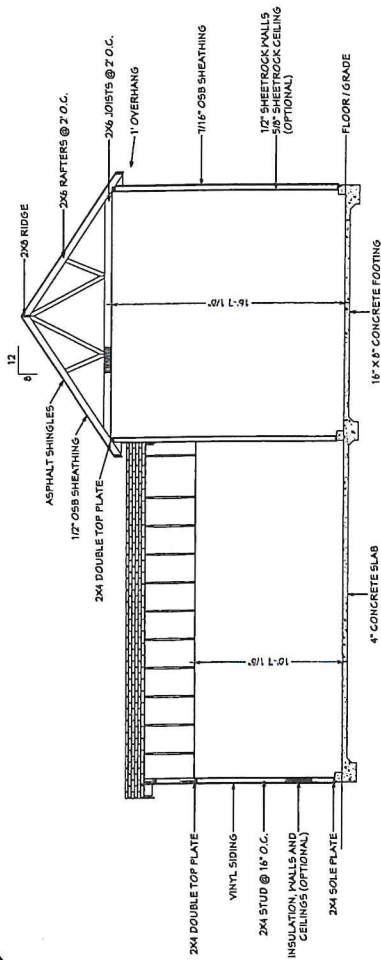
**42x40 Garage
#42X40G1B**

SQUARE FEET: 1537 (230 Storage)
WIDTH: 42'
DEPTH: 40'
EXTERIOR WALL STRUCTURE: 2X4 STUDS

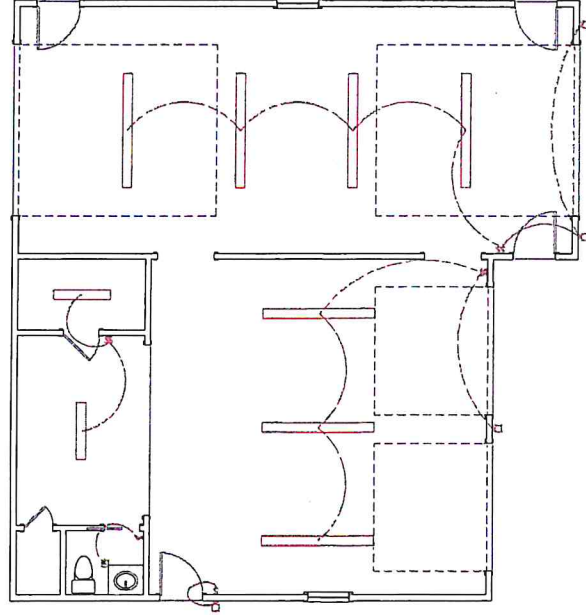




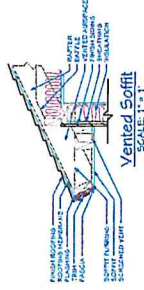
CROSS SECTION
SCALE: 1/4" = 1'



CROSS SECTION
SCALE: 1/4" = 1'

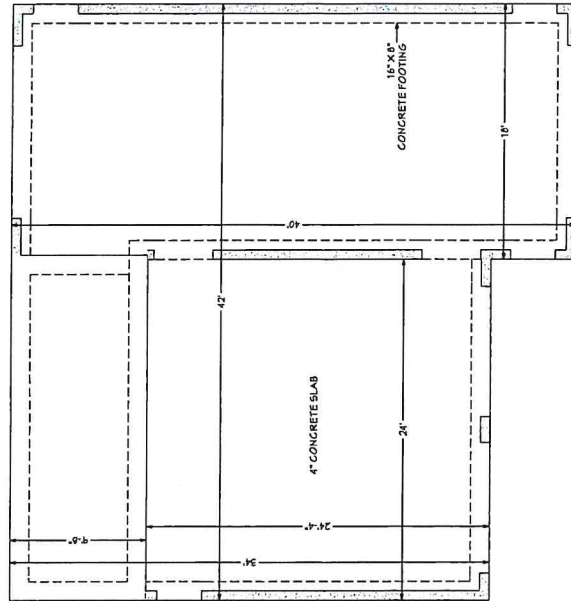


LIGHTING PLAN
SCALE: 1/4" = 1'



ALL ITEMS TO BE INSTALLED AS PER ACTUAL WEBSITE CONDITIONS, ELECTRICAL CODE AND HOME OWNER OR INTERIOR LIGHTING CONSULTANT. SHOWN IS SUGGESTED LIGHTING PLAN. LIGHTING FIXTURES AND MUST BE APPROVED BY HOMEOWNER PRIOR TO WORK.

- 96" FLUORESCENT LIGHT
- 48" FLUORESCENT LIGHT
- WIDE BRIM SCONCE
- RECESSED DOWN LIGHT

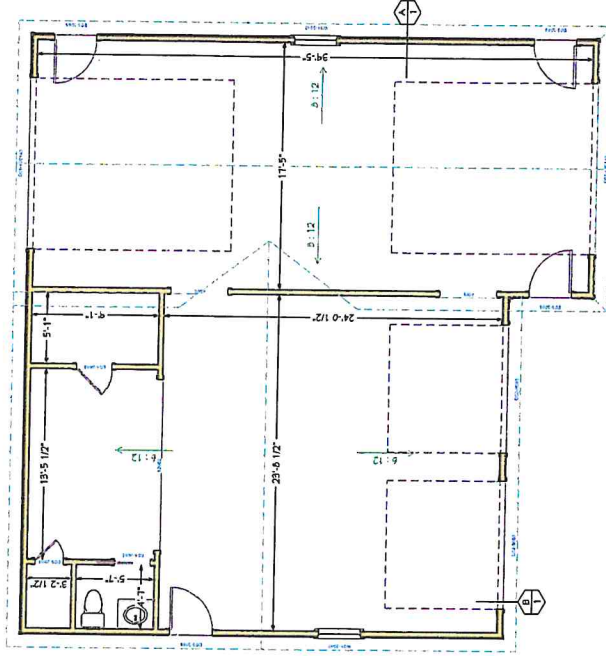
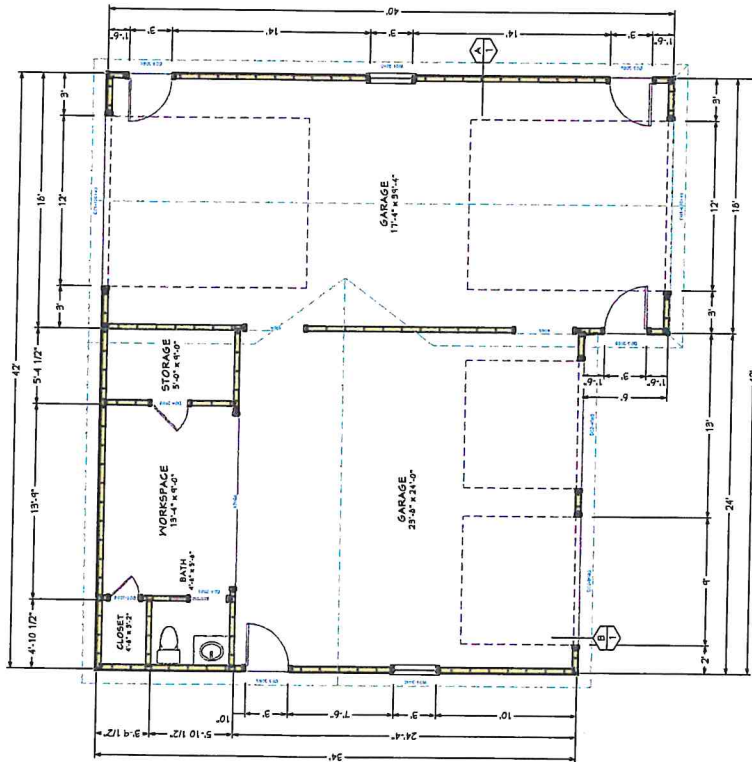


FOUNDATION PLAN
SCALE: 1/4" = 1'

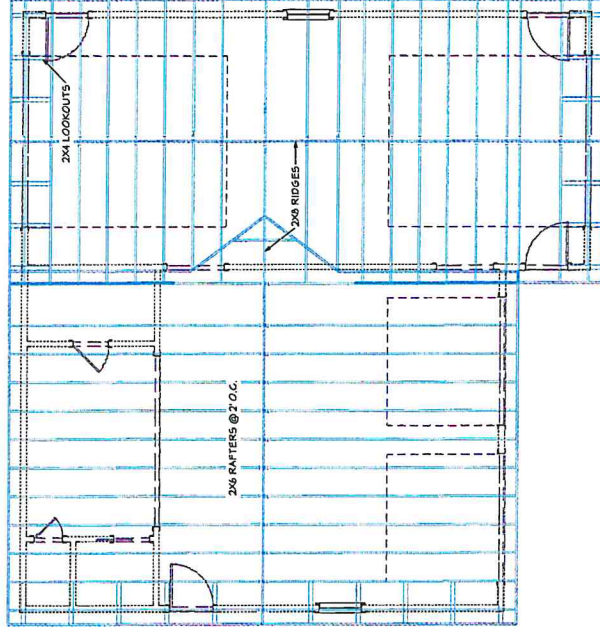
42x40 Garage
#42x40G1B

NUMBER	DATE	BY	REVISION	COMMENTS
001	03-1-2014	J	1	ISSUED
002	03-1-2014	J	1	REVISED
003	03-1-2014	J	1	REVISED
004	03-1-2014	J	1	REVISED
005	03-1-2014	J	1	REVISED

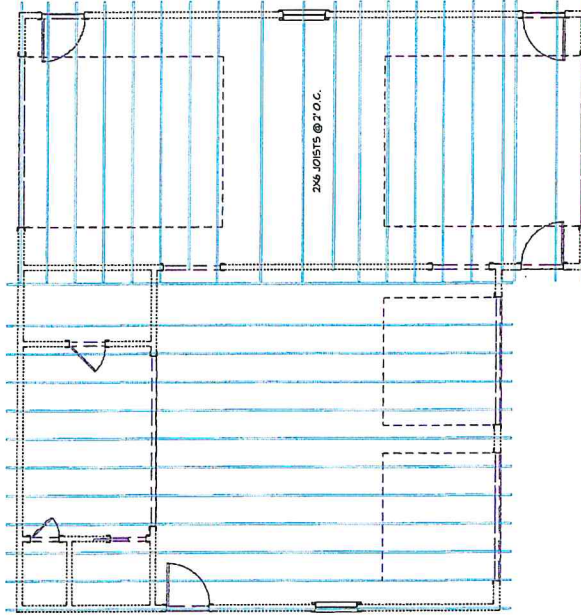
NUMBER	DATE	BY	REVISION	COMMENTS
001	03-1-2014	J	1	ISSUED
002	03-1-2014	J	1	REVISED
003	03-1-2014	J	1	REVISED
004	03-1-2014	J	1	REVISED
005	03-1-2014	J	1	REVISED



42x40 Garage
#42X40G1B



ROOF FRAMING PLAN
SCALE: 1/4" = 1'

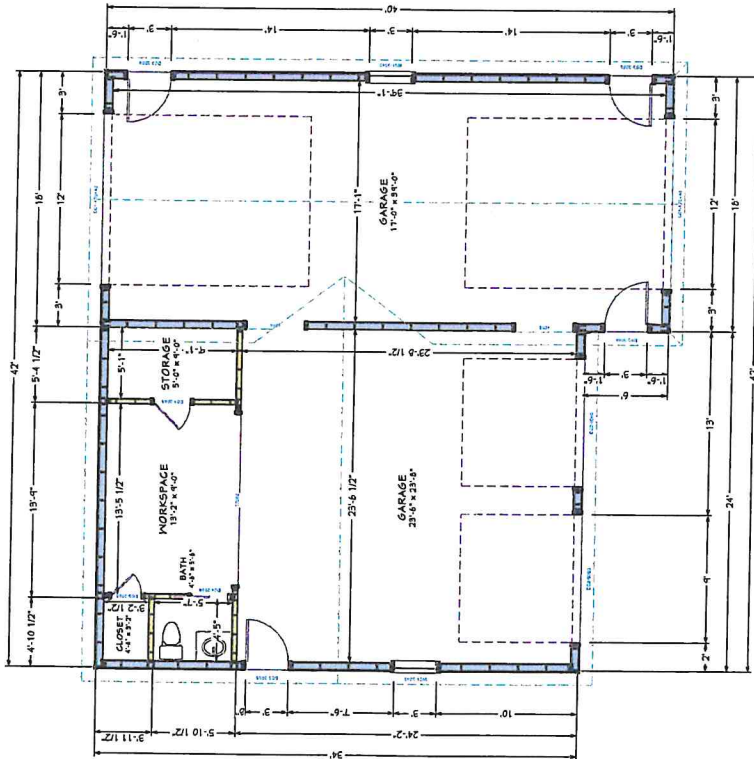


CEILING FRAMING PLAN
SCALE: 1/4" = 1'

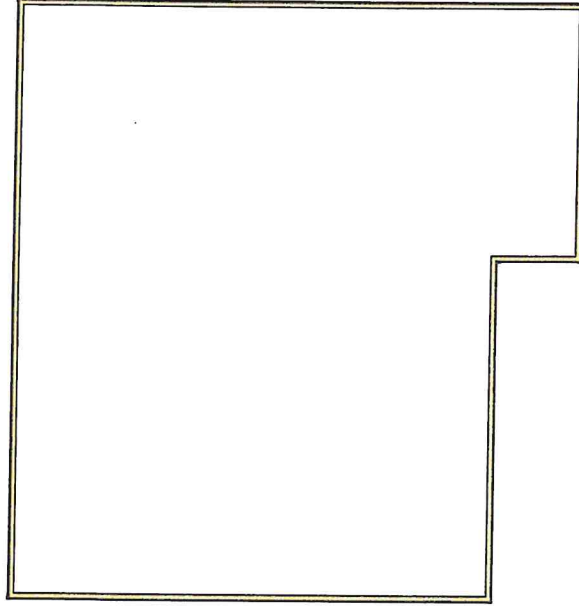
42x40 Garage
#42X40G1B

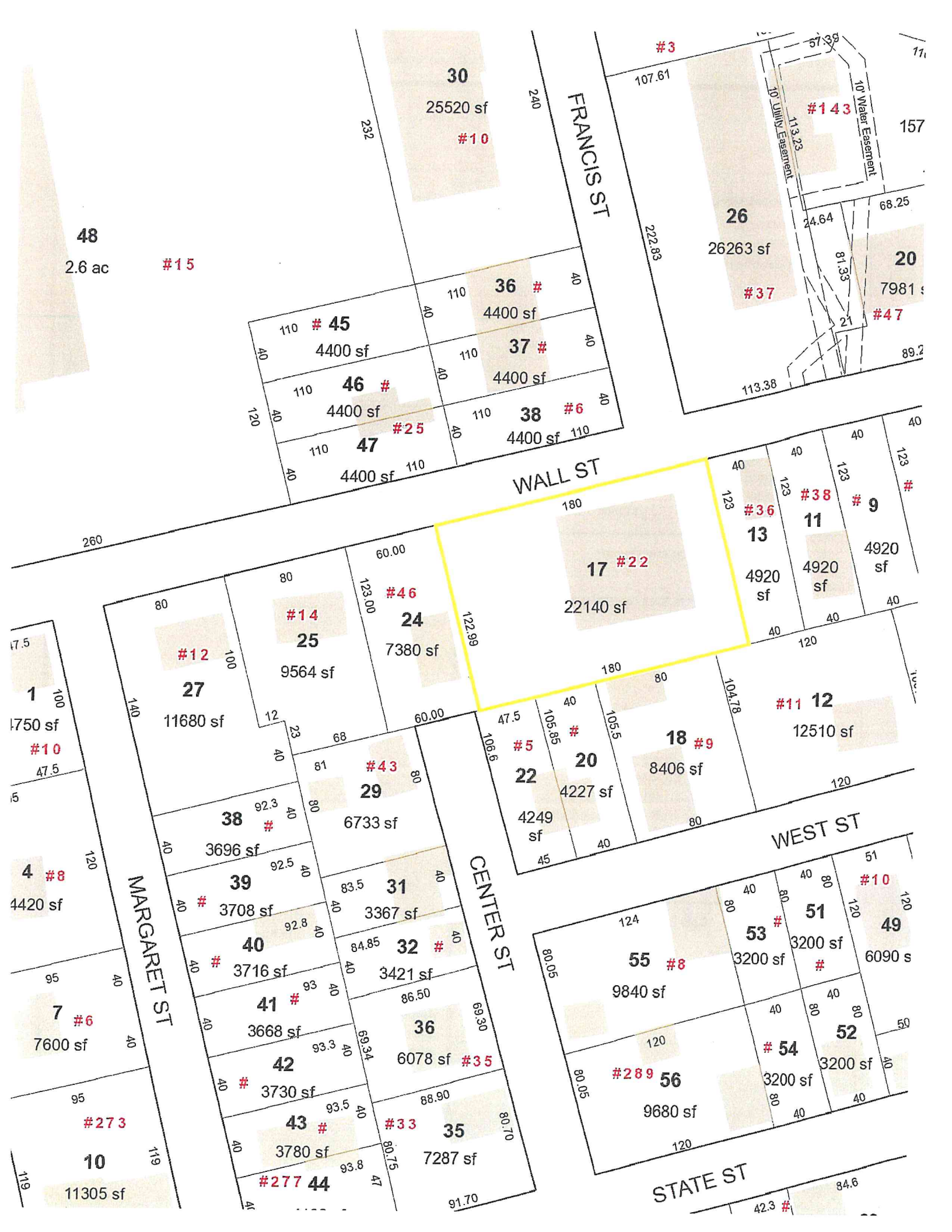
42x40 Garage
#42X40G1B

2x6 Exterior Walls @ 2' O.C.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'





48
2.6 ac #15

30
25520 sf
#10

26
26263 sf
#37

20
7981 sf
#47

36 #
4400 sf
45 #
4400 sf
46 #
4400 sf
47 #25
4400 sf
38 #6
4400 sf

157
10' Water Easement
10' Utility Easement
113.23
57.39
107.61
222.83
24.64
68.25
81.33
21
113.38
89.2

WALL ST

17 #22
22140 sf

13 #36
4920 sf
11 #38
4920 sf
9 #
4920 sf

1
1750 sf
#10
47.5

27
11680 sf
#12
#14
25
9564 sf

24
7380 sf
#46

18 #9
8406 sf
20 #
4227 sf
22 #
4249 sf

11 12
12510 sf

4 #8
4420 sf

29
6733 sf
#43
38 #
3696 sf

20
4227 sf
#5
4249 sf

MARGARET ST

39 #
3708 sf
40 #
3716 sf
41 #
3668 sf
42 #
3730 sf
43 #
3780 sf

CENTER ST

31
3367 sf
32 #
3421 sf
36
6078 sf
35
6078 sf

WEST ST
51 #
3200 sf
53 #
3200 sf
55 #8
9840 sf
56 #289
9680 sf
51
3200 sf
49
6090 sf
52
3200 sf
54
3200 sf

7 #6
7600 sf
#273
10
11305 sf

33
7287 sf
35
7287 sf
#33
#35

STATE ST

42.3 #
84.6

Bristol, RI

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

Parcel Identification

Map/Lot	33 17
Account	2587
State Code	03 - Apartments
Card	1/1
User Account	

Assessment

Land	\$177,800
Building	\$969,100
Card Total	\$1,146,900
Parcel Total	\$1,146,900



Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$183,300	\$780,300	\$11,000	\$974,600
2020	\$180,600	\$780,300	\$11,000	\$971,900
2019	\$180,600	\$847,800	\$11,000	\$1,039,400
2018	\$163,500	\$812,800	\$10,600	\$986,900

Location and Owner

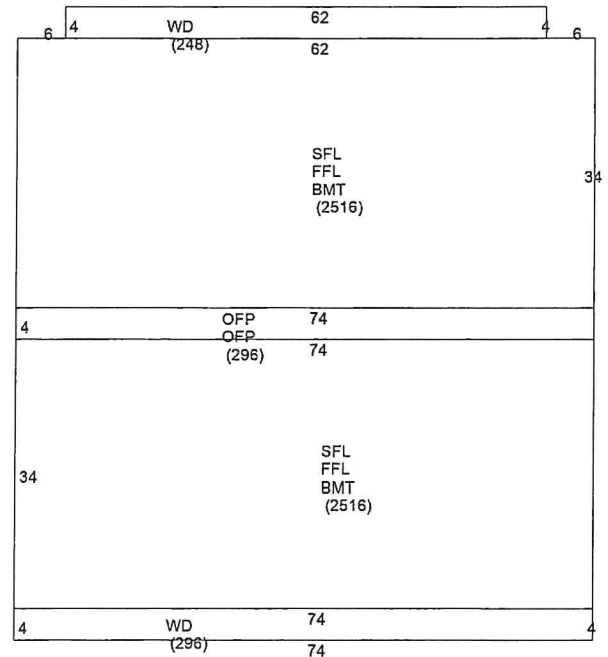
Location	22 WALL ST
Owner	KREFT, ROBERT M., TRUSTEE-ROBERT M KREFT TRUST
Owner2	
Owner3	
Address	17 SANDY LANE
Address2	
Address3	BRISTOL RI 02809

Building Information

Design	Apt
Year Built	1994
Heat	BB Hot Water
Fireplaces	0
Rooms	48
Bedrooms	24
Bathrooms	12 Full Bath\ 12 Half Bath
Above Grade Living Area	10,064 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
10/09/2020	\$0	2062-174	Warranty
08/17/2018	\$112,500	1952-73	Warranty
05/23/2013	\$962,500	1709-306	Warranty
03/22/2013	\$850,000	1699-134	Warranty



Building Sub Areas

Sub Area	Net Area
1st FLOOR	5,032 SF
2nd FLOOR	5,032 SF
BASEMENT	5,032 SF
OPEN PORCH	592 SF
WOOD DECK	544 SF

Land Information

Land Area	0.508 AC
Zoning	R-6
View	-



Owner Account #:
 Owner 1 KREFT, ROBERT M., TRUSTEE-ROBERT M KREFT TRU: % Owned
 Owner 2
 Owner 3
 Address 17 SANDY LANE, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
KREFT, ROBERT M.	10/09/2020	0	2062-174	A	W
WOOD FRAME STRUCTURES	08/17/2018	112,500	1952-73		W
WALL STREET INVESTMENTS, LLC	05/23/2013	962,500	1709-306		W
MVP ASSOCIATES, LLC	03/22/2013	850,000	1699-134	L	W

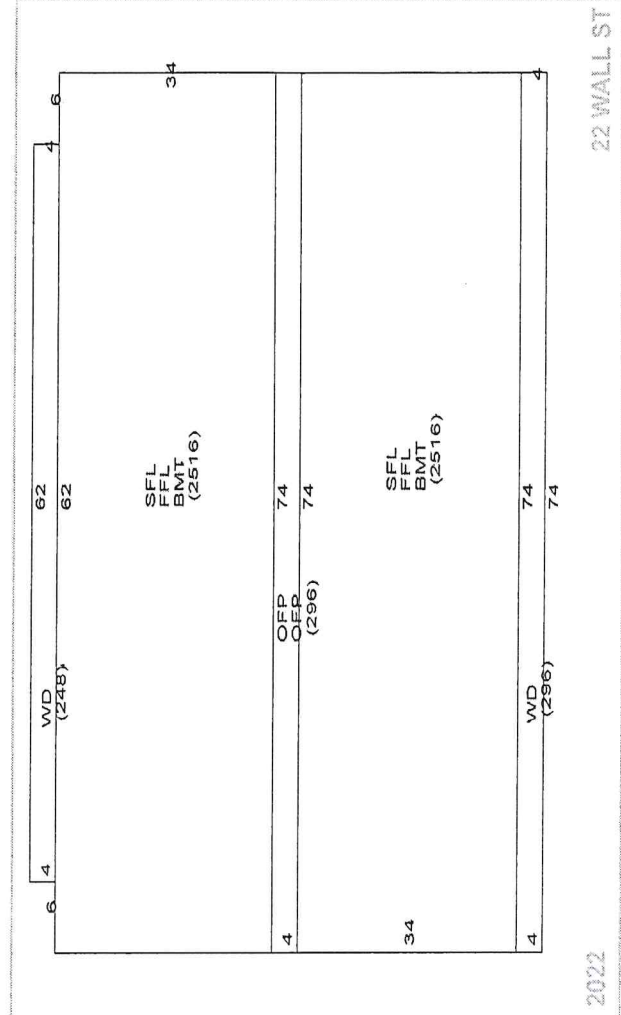
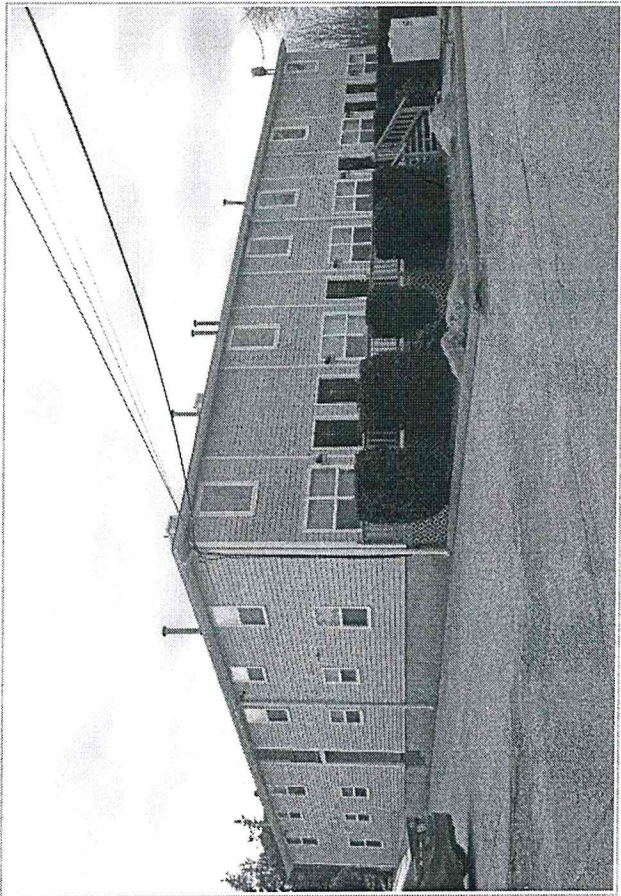
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
03	958,100	11,000	0.51	177,800	0	1,146,900
TOTAL	958,100	11,000	0.51	177,800	0	1,146,900

Source > Mkt Adj Cost VAL per SQ Unit/Card > 70.66 VAL per SQ Unit/Parcel > 70.66

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	03	958,100	11,000	1	177,800	0	1,146,900	1,146,900
2021	03	780,300	11,000	1	183,300	0	974,600	974,600
2020	03	780,300	11,000	0	180,600	0	971,900	971,900
2019	03	847,800	11,000	0	180,600	0	1,039,400	1,039,400
2018	03	812,800	10,600	0	163,500	0	986,900	986,900
2017	03	812,800	10,600	0	163,500	0	986,900	986,900



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
03 Apartment:	0.22957	AC	P	1.00	615,950	616,805	C13				141,600			1.00	0
03 Apartment:	0.27869	AC	R	0.25	615,950	129,893	C13				36,200			1.00	0



Building Information

Description	Description
BLDG Type	2 Story
RES Units	0
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Clapboard
Roof Type 1	Hip
Roof Cover 1	Asphalt Shir
INT Wall 1	INT Wall 2
Floors 1	Floors 2
BMT Garages	Color GRAY
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	1
% Solar HW	% Heated
% COM Wall	% A/C
Ceill HGHT	8
Parking Type	% Ceiling Type
EXT View	% Sprinkled

Other Factors

Grade	Q4	Q4	Flood Hazard	Topography	Street	LEVEL
Year Built	1994	EFF Year				PAVED
Alt LUC		Alt %				
Bas \$/SQ	115.00	Size Adj				
Constr Adj	0.87	Adj \$/SQ				
Condition	AG	AG - Avg-Goo	19.4			
Functional			0.0			
Economic			0.0			
Special			0.0			
OV						
Adj Total	1,188,694					
Depreciation	230,607					
Depr Total	958,087					
Total Depreciation %	>	19.4				

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unde V
FFL	1st FLOOR	5,032	5,032	96.51	485,638
SFL	2nd FLOOR	5,032	5,032	96.51	485,638
BMT	BASEMENT	5,032	0	14.48	72,864
OPF	OPEN PORCH	592	0	11.03	6,530
WD	WOOD DECK	544	0	15.50	8,424
Total		16,232	#####		1,059,094

Notes

12 UNITS LAND AREA CORRECTED 12/06 EAS LOTS 15 & 19 DROPPED INTO THIS LOT 10/28/93 2 units undergoing renovations of new kitchens, baths on inspection date. KR strip and rerof new windows and siding 11-6-13 mcb [PORTION OF LOT 0023 DROPPED INTO THIS LOT SEE ENV #520 9/21/06 ASSESSMENT REDUCED BY BOARD #2011-066 11/11 EAS Lot deemed buildable by zoning 5/4/18 MD

Condo Data

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

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/20/2021	B52861		BLDG	15,000		Closed	Install 12 replacement windows same size same location .27 u.value
07/27/2018	B46972		BLDG	10,000	0	Closed	FOUNDATION ONLY FOR SINGLE FAMILY RESIDENCE
07/12/2018	B46826		BLDG	110,000	0	Closed	CONSTRUCT SINGLE FAMILY HOME TO MEET STATE AND LOCAL CODES
08/28/2014	B33388		BLDG	0		Closed	INSTALL 4' METAL FENCE TO SIDES AND REAR OF PROPERTY
10/23/2013	B25945		BLDG	0		Closed	INSTALL NEW WINDOWS AND SIDING
09/26/2013	B25638		BLDG	0		Closed	RESHINGLE ROOF TO CODE
07/21/2010	E2863		ELEC	0		Closed	INSTALL FIRE ALARMS

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	56 Paving-Aspt	1	Y	1			8,000	3	AV	1994	11,000

Other Info.

AFDU	Term/Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	12	4	2
2			U
3			
4			
Totals	12	48	24



22 Wall St - 200' Radius

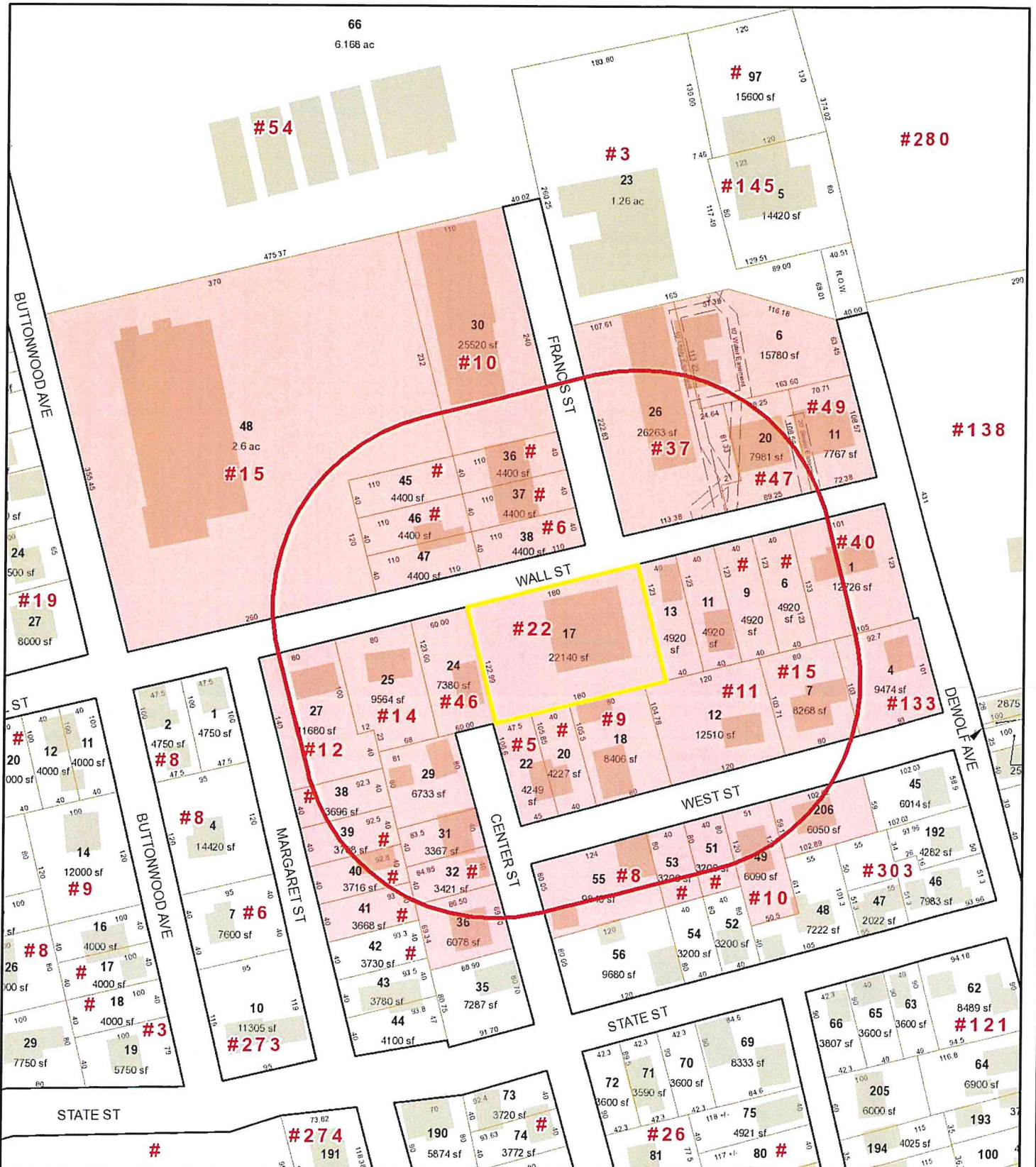
Bristol, RI



August 23, 2023

1 inch = 140 Feet

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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Abutters:

Parcel Number: 33-1
CAMA Number: 33-1
Property Address: 40 WALL ST

Mailing Address: BRANCO, JOSEPH JOAN
40 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-11
CAMA Number: 33-11
Property Address: 38 WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-12
CAMA Number: 33-12
Property Address: 11 WEST ST

Mailing Address: SKARPOS, ELIAS N
324 HILTON ST
TIVERTON, RI 02878

Parcel Number: 33-13
CAMA Number: 33-13
Property Address: 36 WALL ST

Mailing Address: KREFT, ROBERT M - TRUSTEE ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 22 WALL ST

Mailing Address: KREFT, ROBERT M., TRUSTEE-ROBERT
M KREFT TRUST
17 SANDY LANE
BRISTOL, RI 02809

Parcel Number: 33-18
CAMA Number: 33-18
Property Address: 9 WEST ST

Mailing Address: NINE WEST PROPERTIES, LLC
32 LORRAINE STREET
BARRINGTON, RI 02806

Parcel Number: 33-20
CAMA Number: 33-20
Property Address: WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-206
CAMA Number: 33-206
Property Address: 14 WEST ST

Mailing Address: DIGATI, GINA M
115 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 33-22
CAMA Number: 33-22
Property Address: 5 WEST ST

Mailing Address: TROTT, JENNA R & TYLER D TE
PINGITORE, RAYMOND J JT
5 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-24
CAMA Number: 33-24
Property Address: 46 CENTER ST

Mailing Address: FERRO, SHERRI A
46 CENTER ST
BRISTOL, RI 02809



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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 33-25
CAMA Number: 33-25
Property Address: 14 WALL ST

Mailing Address: COTA, JOAO S MARIA F
14 WALL STREET
BRISTOL, RI 02809

Parcel Number: 33-27
CAMA Number: 33-27
Property Address: 12 WALL ST

Mailing Address: PACHECO, JOSE M TERESA J LIFE
ESTATE & PACHE
12 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-29
CAMA Number: 33-29
Property Address: 43 CENTER ST

Mailing Address: STEINER, BLANCHE B TRUSTEE
BLANCHE B STEINER TRUST
43 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-31
CAMA Number: 33-31
Property Address: 41 CENTER ST

Mailing Address: HORTA, BRIAN J
41 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-36
CAMA Number: 33-36
Property Address: 35 CENTER ST

Mailing Address: TEIXEIRA, ASHLEY S
35 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-38
CAMA Number: 33-38
Property Address: MARGARET ST

Mailing Address: RAPOSA, RONALD & CAMPBELL,
REGINA TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

Parcel Number: 33-39
CAMA Number: 33-39
Property Address: MARGARET ST

Mailing Address: RAPOSA, RONALD & CAMPBELL,
REGINA TOWN OF BRISTOL TT
57 ST ELIZABETH ST
BRISTOL, RI 02809

Parcel Number: 33-4
CAMA Number: 33-4
Property Address: 133 DEWOLF AVE

Mailing Address: ABENANTE, JULIE & DUNBAR, KATIE JT

133 DEWOLF AVE
BRISTOL, RI 02809

Parcel Number: 33-40
CAMA Number: 33-40
Property Address: MARGARET ST

Mailing Address: HORTA, ARMANDO JR. SANDRA TE
277 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-41
CAMA Number: 33-41
Property Address: MARGARET ST

Mailing Address: HORTA, ARMANDO JR. SANDRA TE
277 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-49
CAMA Number: 33-49
Property Address: 10 WEST ST

Mailing Address: ANDRADE, ANTONIO S. MARY E. TE
10 WEST ST
BRISTOL, RI 02809

Parcel Number: 33-51
CAMA Number: 33-51
Property Address: WEST ST

Mailing Address: SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809



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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 33-53
CAMA Number: 33-53
Property Address: WEST ST

Mailing Address: SKELLY, ANNA C
293 STATE ST
BRISTOL, RI 02809

Parcel Number: 33-55
CAMA Number: 33-55
Property Address: 8 WEST ST

Mailing Address: MONTEIRO, KYLE R & ELYSE S TE
8 WEST ST
BRISTOLT, RI 02809

Parcel Number: 33-6
CAMA Number: 33-6
Property Address: WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 33-7
CAMA Number: 33-7
Property Address: 15 WEST ST

Mailing Address: ROBINSON JANET K
15 WEST STREET
BRISTOL, RI 02809

Parcel Number: 33-9
CAMA Number: 33-9
Property Address: WALL ST

Mailing Address: FURTADO, DANIEL C
38 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-11
CAMA Number: 37-11
Property Address: 49 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-20
CAMA Number: 37-20
Property Address: 47 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-26
CAMA Number: 37-26
Property Address: 37 WALL ST

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809

Parcel Number: 37-30
CAMA Number: 37-30
Property Address: 10 FRANCIS ST

Mailing Address: JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

Parcel Number: 37-36
CAMA Number: 37-36
Property Address: FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Parcel Number: 37-37
CAMA Number: 37-37
Property Address: FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809

Parcel Number: 37-38
CAMA Number: 37-38
Property Address: 6 FRANCIS ST

Mailing Address: RELIABLE PEST CONTROL INC
6 FRANCIS ST
BRISTOL, RI 02809



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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 37-47
CAMA Number: 37-47
Property Address: 25 WALL ST

Mailing Address: ARRUDA, ALISON & GREGORY TE
52 VIKING DR
BRISTOL, RI 02809

Parcel Number: 37-48
CAMA Number: 37-48
Property Address: 15 WALL ST

Mailing Address: AJS ENTERPRISES LLC ATTN: STEVE J.
DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

Parcel Number: 37-6
CAMA Number: 37-6
Property Address: 143 DEWOLF AVE

Mailing Address: MATOS ASSOCIATES, LLC
37 WALL ST
BRISTOL, RI 02809



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ABENANTE, JULIE & DUNBAR,
133 DEWOLF AVE
BRISTOL, RI 02809

HORTA, ARMANDO JR.
SANDRA TE
277 STATE ST
BRISTOL, RI 02809

ROBINSON JANET K
15 WEST STREET
BRISTOL, RI 02809

AJS ENTERPRISES LLC
ATTN: STEVE J. DOLAN
267 FERRY LANDING CIRCLE
PORTSMOUTH, RI 02871

JRM PROPERTIES, LLC
PO BOX 305
PORTSMOUTH, RI 02871

SKARPOS, ELIAS N
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TIVERTON, RI 02878

ANDRADE, ANTONIO S.
MARY E. TE
10 WEST ST
BRISTOL, RI 02809

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ROBERT M KREFT TRUST
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BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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BLANCHE B STEINER TRUST
43 CENTER ST
BRISTOL, RI 02809

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JOAN
40 WALL ST
BRISTOL, RI 02809

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