



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-33

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: Louis and Joan Cabral

PROPERTY OWNER: Louis and Joan Cabral

LOCATION: 14 Union Street

PLAT: 15 LOT: 52

ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO: modify a previous decision approving the construction of a 24ft. x 36ft. two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district by repositioning the proposed structure to the southeastern portion of the lot.

**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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 AUG 17 PM 2: 54

APPLICATION

File No: 2023-33

Accepted by ZEO: ENT 8/17/23

APPLICANT	Name: LOUIS AND JOAN CABRAL
	Address: 304 CHURCH POND DRIVE
	City: TIVERTON State: RI Zip: 02878
	Phone #: 774-578-5878 Email: lov.cabral@cox.net
PROPERTY OWNER	Name: LOUIS AND JOAN CABRAL
	Address: 304 CHURCH POND DRIVE
	City: TIVERTON State: RI Zip: 02878
	Phone #: 774-578-5878 Email: lov.cabral@cox.net

1. Location of subject property: 14 UNION STREET

Assessor's Plat(s)#: 15 Lot(s) #: 52

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): 1. FRONT YARD SET-BACK FOR PORCH

Special Use Permit Section(s): 2. ACCESSORY GARAGE

Use Variance Section(s): 3. OVERALL SIZE AND REAR YARD SETBACK

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. ATTACHED

6. How long have you owned the property?: 2.5 YEARS

7. Present use of property: SINGLE FAMILY RESIDENCE VACANT

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): PLEASE SEE ATTACHED SITE PLAN

10. Proposed use of property: SINGLE FAMILY RESIDENCE

11. Give extent of proposed alterations: REPOSITION THE ACCESSORY GARAGE STRUCTURE FROM THE APPROVED ~~SET~~ LOCATION ON THE LOT TO THE SOUTHEAST CORNER OF THE PARCEL

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): PLEASE SEE SITE PLAN

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 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: ONE Before ONE 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: ✓ Sewer: ✓

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

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: Louis A. Cabral Date: 8/17/2023

Print Name: LOUIS A. CABRAL

Property Owner's Signature: Louis A. Cabral Date: 8/17/2023

Print Name: LOUIS A. CABRAL

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

Name: _____ Phone #: _____

Address: _____

August 17, 2023

Louis A. Cabral
14 Union Street
Bristol RI 02809

Dear Members of the Zoning Board of Review:

After appearing before you on February 6th, and again on April 3rd, seeking dimensional variance relief to construct a covered porch and a two-story accessory garage at 14 Union Street, your Board approved my application and the Decision was recorded on July 24, 2023. My wife and I thank you for your consideration and approval of our request.

Because the proposed plan requires further "concept review" by the Historic District Commission, I engaged others to take a fresh look at the plan. The general consensus of the feedback received suggested consideration be given to repositioning the accessory garage structure from the back center of the lot to the southeast corner. In doing so, the garage doors would not be facing Union Street and the building profile from the street side would be reduced from 36 feet to 24 feet. We believe this change would significantly improve the plan and utilization of the lot.

Therefore, we now come before you (again) asking for your consideration that the same structure and footprint that has been previously approved be granted relief, and be positioned in the southeast corner of the lot. This revision is shown in the plan prepared by Principe Engineering dated July 21, 2023, and previously submitted.

All other conditions and requirements of the approved plan to remain the same.

Thank you in advance for your consideration of this request.

Sincerely,

Lou Cabral

THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE TOWN OF BRISTOL'S ZONING REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRE RELIEF:

- 1.) MINIMUM FRONT YARD SETBACK -
- MINIMUM DISTANCE TO FRONT PROPERTY LINE = 20 FEET
*10.0 FEET PROPOSED / 3.3' TO COVERED PORCH
- 2.) MINIMUM REAR YARD SETBACK -
- MINIMUM DISTANCE TO REAR PROPERTY LINE = 20 FT
*7.4' PROPOSED
- 3.) ACCESSORY STRUCTURES -
- MAXIMUM FOOTPRINT OF ACCESSORY STRUCTURES = 22' x 24'
*24' x 36' PROPOSED



SITE LOCUS
NOT TO SCALE

N/F	- NOW OR FORMERLY		- PROPERTY LINE
A.P.	- ASSESSORS PLAT		- BUTTER LINE
S.F.	- SQUARE FEET		- EXISTING CONTOUR
C.B.	- CONCRETE BOUND		- FENCE
D.H.	- DRILL HOLE		- TREELINE
I.R.	- IRON ROD		- EXISTING EDGE OF PAVEMENT
(FND.)	- FOUND		- EXISTING WELL
	- EXISTING BUILDING FOOTPRINT		
	- PROPOSED BUILDING FOOTPRINT		

ZONING (R-6)			
REQUIRED		EXISTING	PROPOSED
MIN. LOT SIZE:	6,000 SF	12,979 SF	12,979 SF
MIN. LOT WIDTH/FRONTAGE:	60 SF	110 SF	110 SF
SETBACKS:			
MIN. FRONT YARD:	20 FT	3.0 FT	3.3 FT*
MIN. REAR YARD:	20 FT	0.9 FT	7.4 FT*
MIN. SIDE YARD:	10 FT	18.0/32.1 FT	18.0/10.5 FT
MAX. BLD. HEIGHT	35 FT	<35 FT	<35 FT
MAX. LOT COVERAGE:	30%	16.7%	20.6%
MAX. ACC. BLD. HEIGHT	20' (22' x 24' MAX. FOOTPRINT)		24' x 36'

CLASS I STANDARD BOUNDARY SURVEY CONDUCTED BY:
BARKER LAND SURVEYING, INC.
JOHN BARKER, PLS NO. 1885
BRISTOL, RI 02809
(401) 254-0824

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

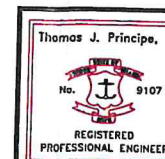
EX. DWELLING (TO BE REMOVED) - ±1,440 SF
EX. COVERED PORCH (TO BE REMOVED) - ±120 SF
EX. GARAGE (TO BE REMOVED) - ±606 SF

TOTAL EXISTING LOT COVERAGE - 2,166 SF

PROP. DWELLING - ±1545 SF
PROP. COVERED PORCH - ±268 SF
PROP. GARAGE - 864 SF

TOTAL PROPOSED LOT COVERAGE - 2,677 SF
TOTAL LOT AREA - 12,979 SF

TOTAL PROPOSED LOT COVERAGE (%) - 2,677 / 12,979
20.6% TOTAL PROPOSED LOT COVERAGE < 30% ALLOWABLE O.K.



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

27 SAKONNET RIDGE DR.
TIVERTON, RI 02878
401-816-5365

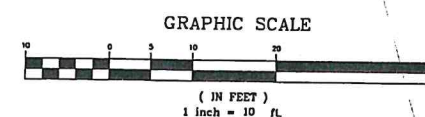
ESTABLISHED IN 1961

www.PrincipeCompany.com

[illegible]

ZONING PLOT PLAN
for
14 UNION STREET
AP 15 LOT 52
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 1 of 1	
DRAWN BY: JRM		DESIGN BY: JRM	CHECKED BY: TJP
DATE: 07/21/2023		PROJECT NO.: SVY-2021-21	



BOTTOM OF CEILING JOISTS
8'-0"
TOP OF SUBFLOOR
TOP OF FRAME
5'-7 1/2"
TOP OF FOUNDATION
TOP OF GARAGE SLAB



 NORTH ELEVATION
UNION STREET
1/4" = 1'-0"



 EAST ELEVATION
UNION STREET
1/4" = 1'-0"

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. FINISH DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION / RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

PROJECT:



163 GRAND ARMY HIGHWAY
SWANSEA, MASSACHUSETTS 01971
TEL - (508) 678-2500
FAX - (508) 678-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

DRAWN BY: M. POTOCKI

REVIEWED BY:

CORNERSTONE PROJECT #: 21503

DATE: 18 JUL 23

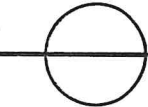
SCALE: AS NOTED

DRAWING NO.

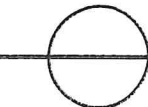
A-1

SHEET 1 OF 1




WEST ELEVATION 1/4" = 1'-0"
 UNION STREET




SOUTH ELEVATION 1/4" = 1'-0"
 UNION STREET

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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION/RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE

PROJECT LOCATION:
 14 UNION STREET
 BRISTOL, RHODE ISLAND

PROJECT:

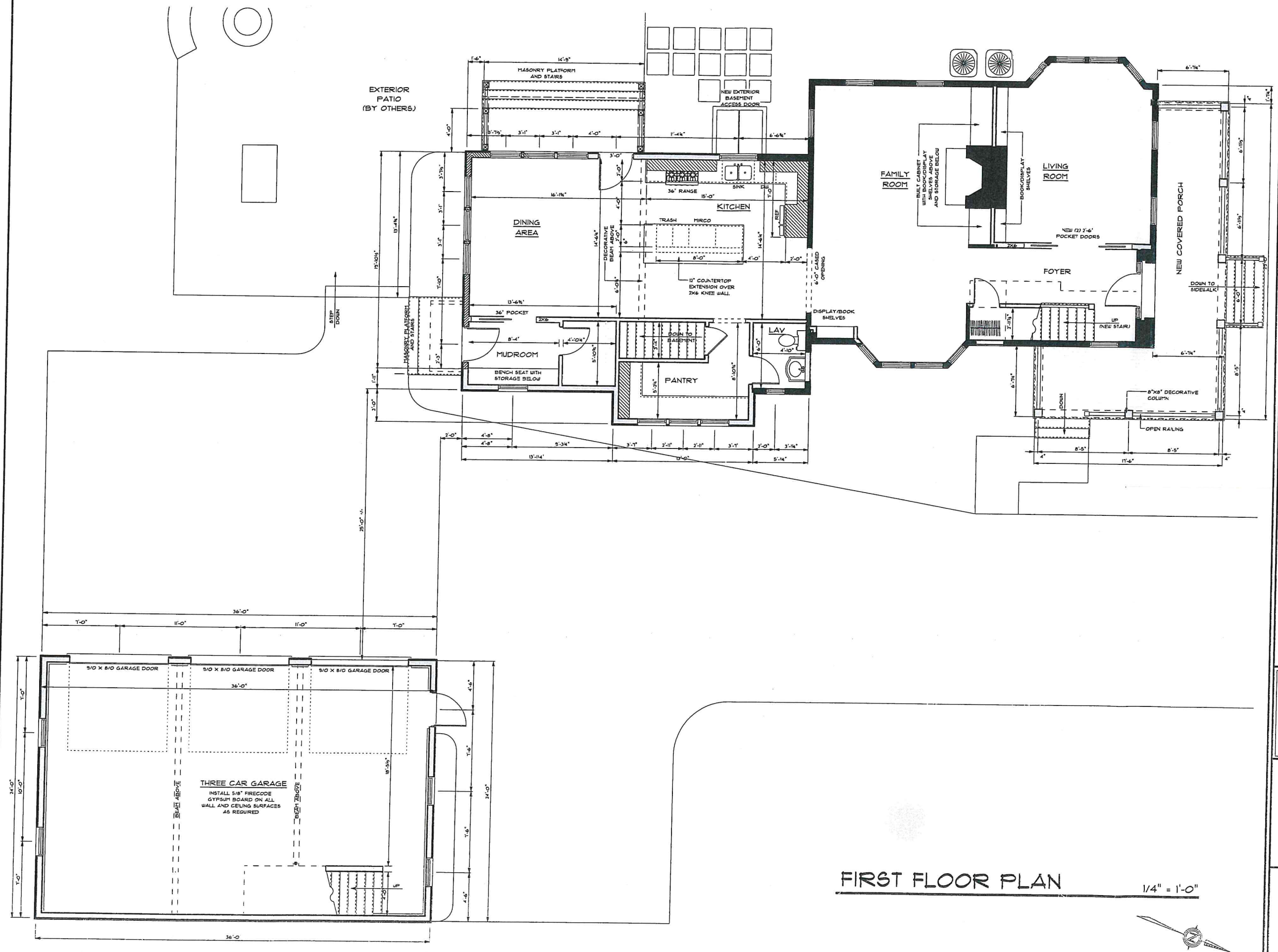

 163 GRAND ARMY HIGHWAY
 SUANSEA, MASSACHUSETTS 02171
 TEL - (508)-679-7500
 FAX - (508)-679-7600
CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
**EXTERIOR
 ELEVATIONS**

DRAWN BY: M. POTOCKI
 REVIEWED BY: _____

CORNERSTONE PROJECT #: 2503
 DATE: 18 JUL 73
 SCALE: AS NOTED

DRAWING NO. **A-2**
 SHEET 2 OF



THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION / RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND

163 GRAND ARMY HIGHWAY
SWANSEA, MASSACHUSETTS 02711
TEL - (508)-678-2500
FAX - (508)-678-1600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
FIRST FLOOR PLAN

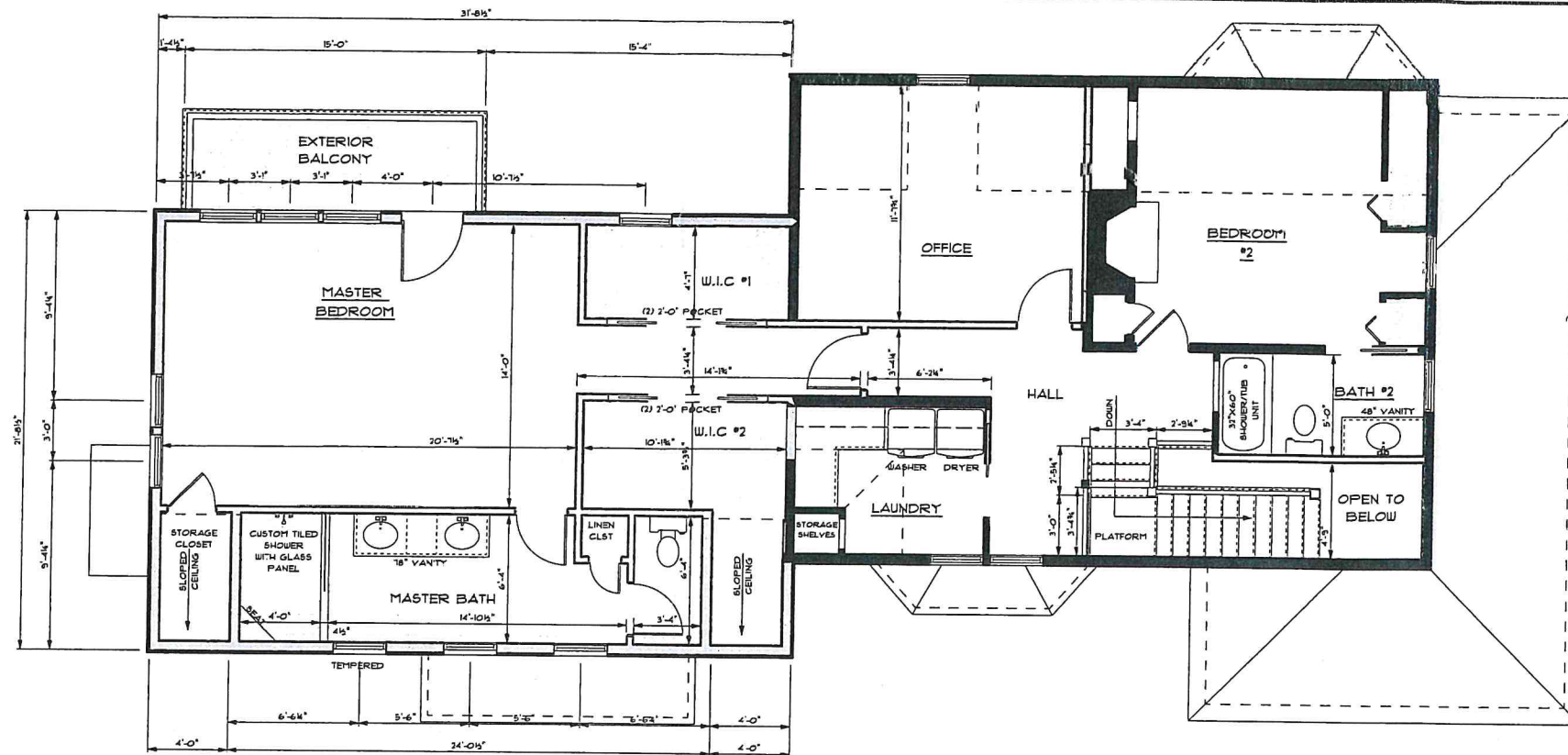
DRAWN BY: M. POTOCKI
REVIEWED BY: _____

CORNERSTONE PROJECT #: 21503
DATE: 18 JUL 23
SCALE: AS NOTED

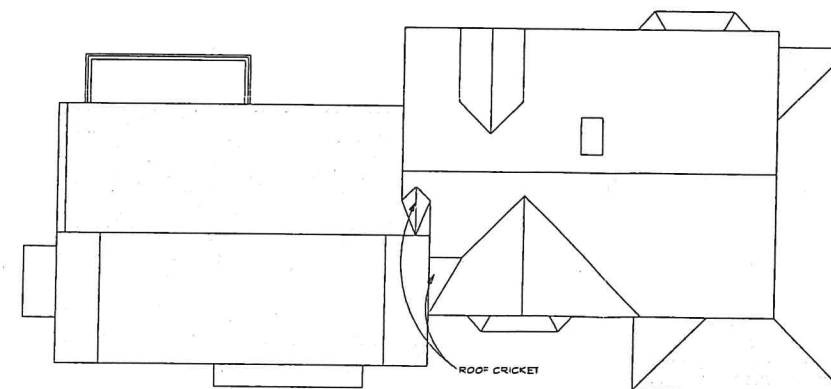
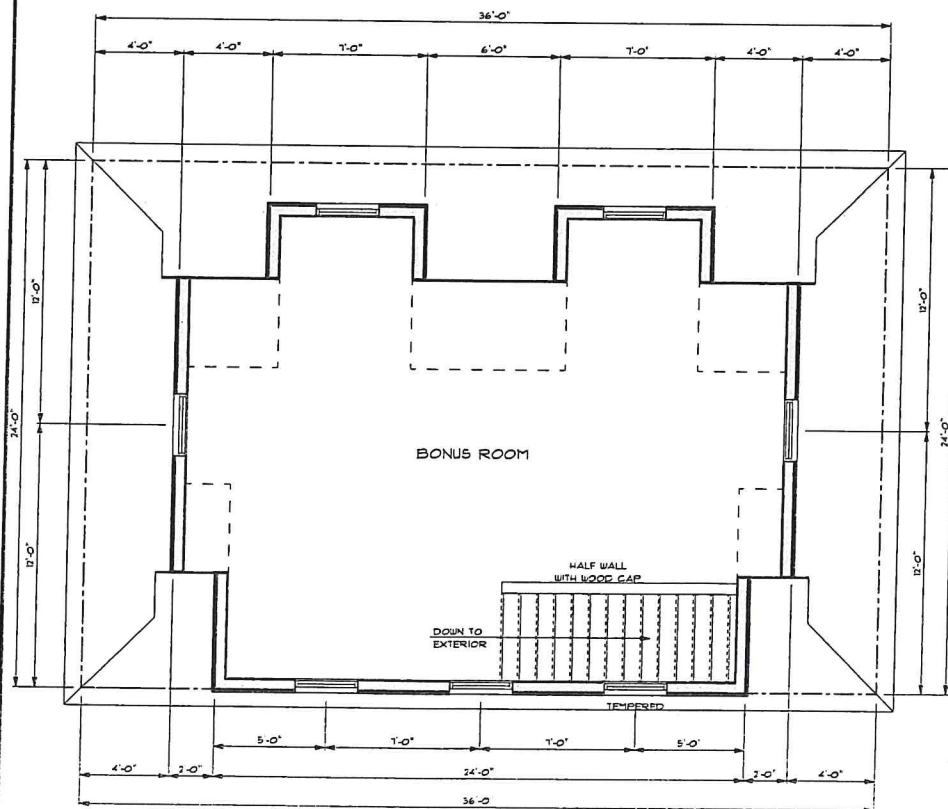
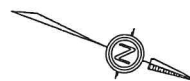
DRAWING NO. **A-3**

SHEET 3 OF

FIRST FLOOR PLAN 1/4" = 1'-0"

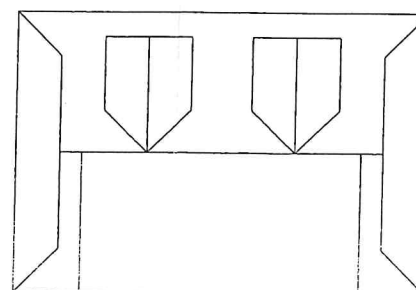


SECOND FLOOR PLAN 1/4" = 1'-0"



ROOF PLAN 1/8" = 1'-0"

(M.E.) = MATCH EXISTING



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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

PROJECT:



163 GRAND ARMY HIGHWAY
SWANSEA, MASSACHUSETTS 02111
TEL - (508)-619-7500
FAX - (508)-619-7600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

SECOND
FLOOR PLAN

DRAWN BY: M.POTOCKI

REVIEWED BY: _____

CSTONE PROJECT #: 21503

DATE: 18 JUL 23

SCALE: AS NOTED

DRAWING NO.

A-4

SHEET 4 OF 4

Owner	Owner Account #:

Owner 1 CABRAL, LOUIS A &

Owner 2 GREENWELL, JOAN F TE

Owner 3

Address **14 UNION ST. BRISTOL, RI 02809**

% Owned

► Assessment

Use Code	Bldg Value	SF/Yl Value	Land Size	Land Value	AG Credit	Assessed Value
01	402,700	15,700	0.30	258,500	0	676,900
TOTAL	402,700	15,700	0.30	258,500	0	676,900

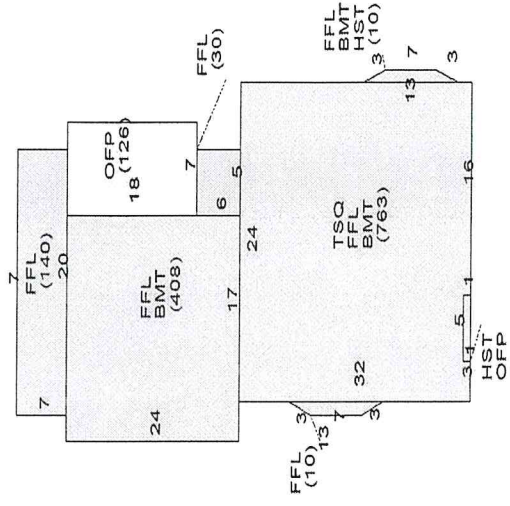
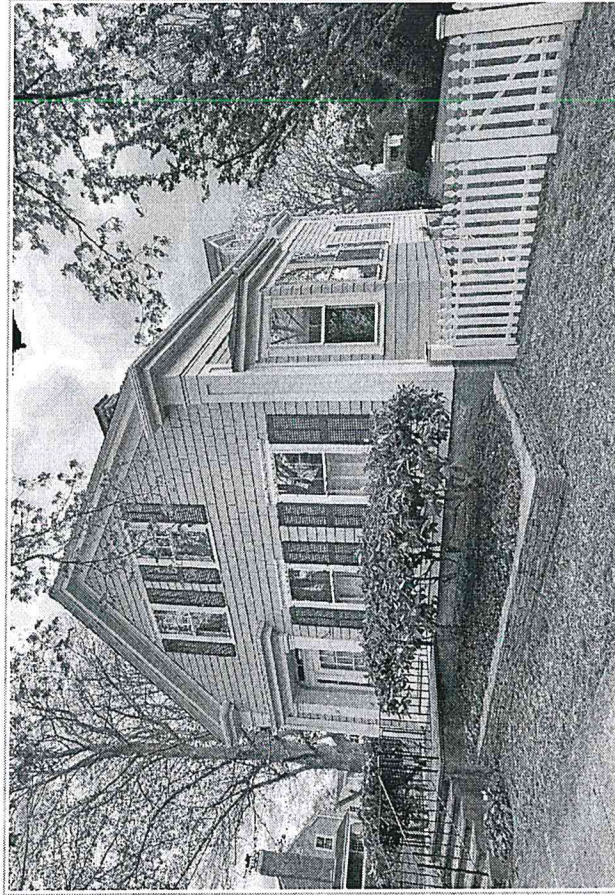
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	207.78	VAL per SQ Unit/Parcel >	207.78
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► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	402,700	15,700	0	258,500	0	676,900	676,900
2021	01	247,600	15,700	0	248,500	0	511,800	511,800
2020	01	247,600	15,700	0	248,500	0	511,800	511,800
2019	01	247,600	15,700	0	248,500	0	511,800	511,800
2018	01	176,600	13,800	0	199,200	0	389,600	389,600
2017	01	176,600	13,800	0	199,200	0	389,600	389,600

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
WESTON, EDWIN J & BETTY A LE	04/17/2020	705,000	2030-21		W
WESTON, EDWIN J	03/27/2015	1	1795-178	A	C
WESTON, EDWIN J ET UX	05/15/2012	0	1649-242	A	T
MEMORANDUM OF TRUST	05/15/2012	0	1649-240		
MEMORANDUM OF TRUST	05/15/2012	0	1649-238		



► Land Information

[illegible]

► Bristol

► 14 UNION ST

Card 1 of 1

► Plat/Lot 15 52

► Account: 961

LUC 01

Zone R-6

► Assessment

\$676,900

► Building Information

Description	Description
BLDG Type	Restored
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Wood Shncl
Roof Type 1	Gable
Roof Cover 1	Asphalt Shlr
INT Wall 1	Plaster
Floors 1	Hardwood

BMT Garages	Color	10
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Gas	
# Heat Sys	% Heated	100
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceil HGHT	Ceiling Type	Plaster
Parking Type	% Sprinkled	
EXT View		

Quantity	Quality
Full Bath	Typical
Ext Full Bath	
Half Bath	Typical
Ext Half Bath	
Ext Fixtures	
Kitchens	Typical
Ext Kitchens	
Fireplaces	Typical
W.S. Flues	Poor

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	8	3
2	1	8	3
3	1	8	3
4	1	8	3
Totals	1	8	3

Print Date = 8/22/2023 Printed By = Counter

► Grade

Grade	Q3	Q3
Year Built	1846	EFF Year
Alt LUC		Alt %

► Depreciation

Code	GD	Description	%
Condition	GD	GD - Good	27.0
Functional			
Economic			
Special			
OV			

Total Depreciation %	>	27.0
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► 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
1 10/08/2013	B27890		BLDG	0		Closed	REMOVE AND REPAIR SECTION OF ROO ON EXISTING HOME AND CLOSE IN
2 10/12/2006	B27381		BLDG	0		Closed	REPAIR WOOD GUTTERS, BASEMENT WINDOW SILLS, AND SKYLIGHT/APPR
3 01/11/2005	B24948		BLDG	0		Closed	REPLACE PORCH FLOOR AND SUB STRUCTURE APPROVED BY BHDC
4							
5							
6							
7							
8							
9							

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	20	30	600	4		AV	15,700
2											
3											
4											
5											
6											
7											
8											
9											
10											

Year ID: 2022

Print Date = 8/22/2023 Printed By = Counter

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



Visit History			
Date	Result	By	
8/16/2021	REVIEW	JH	
4/30/2021	MEASURED	MM	
4/24/2019	ADJ-HEARIN	JH	
10/5/2018	REVIEW	JH	
10/4/2018	MEASURED	JN	
1/11/2008	LISTED		
1/10/2008	MEASURE		

Sub-Area Detail			
Code	Description	Area	Fin. Area
FFL	1st FLOOR	1,361	1,361
TSQ	3/4 STORY	572	572
HST	HALF STORY	8	8
OPF	OPEN PORCH	131	0
BMT	BASEMENT	1,186	0
Total		3,258	1,941

► Notes

EXTERIOR RENOVATIONS 12/05 EAS, GUTTER REPAIR MEMORANDUMS OF TRUST BK 164 PGS 238 & 240 5/15/2012 remove and repair section of roof close in skylight add roof vent. R & R roof on garage 11-5-13 mcb approve by BHDC || 05/11/2021 Very minor changes made to the building based on an exterior-only inspection (interior inspections not allowed during Covid-19 issues) and measurements. 7 x 4 rear patio added.

► Condo Data

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



14 Union Street - 200' Radius

Bristol, RI

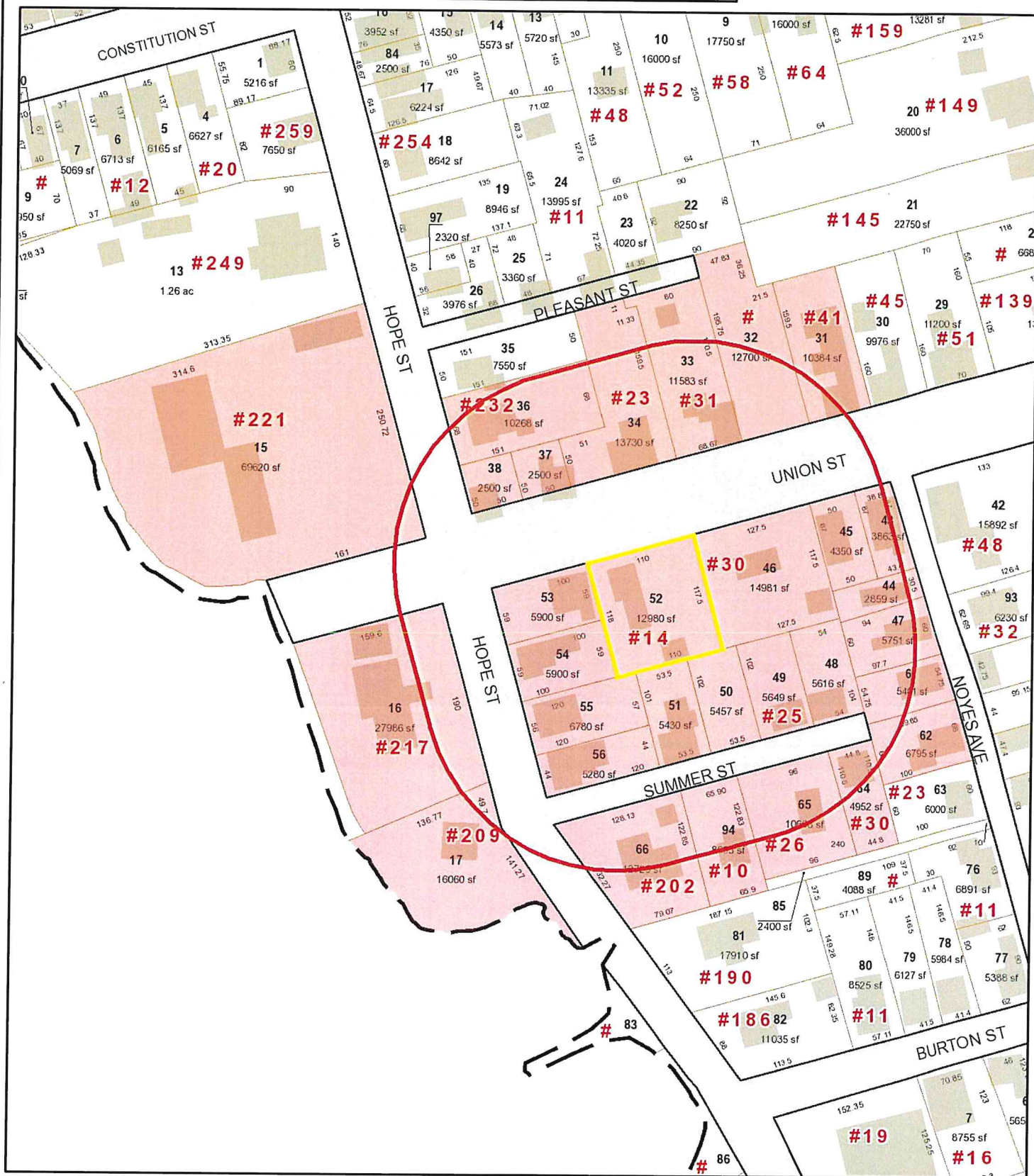


August 23, 2023

1 inch = 140 Feet

www.cai-tech.com

0 140 281 422



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.



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 15-52
CAMA Number: 15-52
Property Address: 14 UNION ST

Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN
F TE
14 UNION ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 11-15
CAMA Number: 11-15-001
Property Address: 221 HOPE ST

Mailing Address: BROWN, MURIEL M.
221 HOPE ST UNIT# 1
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-002
Property Address: 221 HOPE ST

Mailing Address: BURNETT, ROBIN D & BURNETT, BETH
MCCANN CO-TRUST
221 HOPE ST UNIT 2
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-003
Property Address: 221 HOPE ST

Mailing Address: VELLIS, PETER A. & ALMEIDA, SONIA F.
TE
221 HOPE ST, Unit 3
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-004
Property Address: 221 HOPE ST

Mailing Address: LUBECK, KATHLEEN R. CO-TRST
KATHLEEN LUBECK LIV TRST AGMT
221 HOPE STREET UNIT 4A
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-005
Property Address: 221 HOPE ST 5

Mailing Address: KENNEDY, HOLLY P TRUSTEE
233 CLUB SUGARBUSH SOUTH
WARREN, VT 05674-4468

Parcel Number: 11-15
CAMA Number: 11-15-006
Property Address: 221 HOPE ST

Mailing Address: CURRY, MAUREEN C. EDWARD W. TE
221 HOPE ST UNIT 6
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-007
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA A
221 HOPE ST UNIT 7
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-008
Property Address: 221 HOPE ST

Mailing Address: JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-009
Property Address: 221 HOPE ST

Mailing Address: PASQUAL, THOMAS A & JO-ANN
TRUSTEES
221 HOPE ST UNIT # 9
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-010
Property Address: 221 HOPE ST

Mailing Address: JORDAN, KEVIN E. LINDA S. ETUX TE
221 HOPE ST
BRISTOL, RI 02809



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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 11-15 CAMA Number: 11-15-011 Property Address: 221 HOPE ST	Mailing Address: BUTLER, WILLIAM E. 30 PEABODY TERRACE CAMBRIDGE, MA 02138
Parcel Number: 11-15 CAMA Number: 11-15-012 Property Address: 221 HOPE ST	Mailing Address: MACK, JOHN C & PATRICIA M TRUSTEES JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRU 97 PEARL ST ENGLEWOOD, FL 34223
Parcel Number: 11-15 CAMA Number: 11-15-013 Property Address: 221 HOPE ST	Mailing Address: DWYER, MARY L, TRUSTEE-MARY L DWYER TRUST 221 HOPE ST., UNIT 13 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-014 Property Address: 221 HOPE ST	Mailing Address: BUTCHER, STEPHEN W & LISA B 221 HOPE ST UNIT 14 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-015 Property Address: 221 HOPE ST	Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE 221 HOPE ST UNIT 15 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-016 Property Address: 221 HOPE ST	Mailing Address: MCKENNA, MYONG-HWA & STEPHEN TE 221 HOPE ST, #16 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-017 Property Address: 221 HOPE ST	Mailing Address: TIRPAECK, SARA JANE TRUSTEE TIRPAECK RESIDENCE TRUST 221 HOPE ST UNIT #17 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-001 Property Address: 217 HOPE ST	Mailing Address: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE 217 HOPE ST., UNIT 1 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-002 Property Address: 217 HOPE ST	Mailing Address: WOOD, WILLIAM J & FORSTER, ROBYN TC 217 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-003 Property Address: 217 HOPE ST	Mailing Address: RODRIGUES, RONALD J. ET UX JOYCE C. TE 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-004 Property Address: 217 HOPE ST 4	Mailing Address: GORHAM, MARIA C 217 HOPE ST, Unit 4 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-005 Property Address: 217 HOPE ST	Mailing Address: ARAUJO, LUCILLE M TRUSTEE LUCILE M ARAUJO LIVING TRUST 54 BRIAN AVE SOMERSET, MA 02726-3768



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200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 11-16
CAMA Number: 11-16-006
Property Address: 217 HOPE ST

Mailing Address: LAGOR, JEREMY & SOUZA, LISA JT
217 HOPE ST UNIT 6
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-007
Property Address: 217 HOPE ST

Mailing Address: HURLEY, JAMES T
7 DONALD RD
PLYMOUTH, MA 02360

Parcel Number: 11-16
CAMA Number: 11-16-008
Property Address: 217 HOPE ST

Mailing Address: KELLERMAN, ANNE C THE TIDES
217 HOPE ST. UNIT #8
BRISTOL, RI 02809

Parcel Number: 11-16
CAMA Number: 11-16-009
Property Address: 217 HOPE ST 9

Mailing Address: BISBANO, RICHARD
688 7TH AVENUE NORTH
NAPLES, FL 34102

Parcel Number: 11-16
CAMA Number: 11-16-010
Property Address: 217 HOPE ST

Mailing Address: BURSTEIN, ALEX S TRUSTEE
1304 MAINSAIL Circle
Jupiter, FL 33477

Parcel Number: 11-17
CAMA Number: 11-17
Property Address: 209 HOPE ST

Mailing Address: RODRIGUES, JOYCE C
209 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 15-31
CAMA Number: 15-31
Property Address: 41 UNION ST

Mailing Address: MICHAELS, ANDGELA ANDRES,
TRUSTEE ANGELA ANDREA MICHAELS
TRUST
41 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-33
CAMA Number: 15-33
Property Address: 31 UNION ST

Mailing Address: BARROW, ROBERT K IRENE K TE
31 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-34
CAMA Number: 15-34
Property Address: 23 UNION ST

Mailing Address: BOYCE, MICHAEL R.
23 UNION ST.
BRISTOL, RI 02809

Parcel Number: 15-36
CAMA Number: 15-36
Property Address: 232 HOPE ST

Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-37
CAMA Number: 15-37
Property Address: 17 UNION ST

Mailing Address: CHRISTINA, MARTHA
17 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-38
CAMA Number: 15-38
Property Address: 224 HOPE ST

Mailing Address: WHITE, GEORGE H TRUSTEE
224 HOPE ST
BRISTOL, RI 02809



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Bristol, RI
August 23, 2023

Parcel Number: 15-43 CAMA Number: 15-43 Property Address: 42 UNION ST	Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE 42 UNION ST BRISTOL, RI 02809
Parcel Number: 15-44 CAMA Number: 15-44 Property Address: 31 NOYES AVE	Mailing Address: STILWELL, CHRISTINE B. (SOLE OWNER) 31 NOYES AVENUE BRISTOL, RI 02809
Parcel Number: 15-45 CAMA Number: 15-45 Property Address: 38 UNION ST	Mailing Address: WARDWELL, WILLIAM A JR 38 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-46 CAMA Number: 15-46 Property Address: 30 UNION ST	Mailing Address: CLAIR, BRADFORD J & KAREN M TE 30 UNION ST BRISTOL, RI 02809
Parcel Number: 15-47 CAMA Number: 15-47 Property Address: 29 NOYES AVE	Mailing Address: DAVIS, JAMES F. & DAVIS, VIRGINIA C. & 51 BRADFORD ST, Unit 1 BRISTOL, RI 02809
Parcel Number: 15-48 CAMA Number: 15-48 Property Address: 29 SUMMER ST	Mailing Address: HANSON, WADE R 29 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-49 CAMA Number: 15-49 Property Address: 25 SUMMER ST	Mailing Address: BAKER, JOHN LINDA 25 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-50 CAMA Number: 15-50 Property Address: 23 SUMMER ST	Mailing Address: ESSELEN, GUSTAVUS J. IV TE & CATHERINE M. 23 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-51 CAMA Number: 15-51 Property Address: 19 SUMMER ST	Mailing Address: BERG, KEITH N. & AMY V. TRUSTEES 19 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-52 CAMA Number: 15-52 Property Address: 14 UNION ST	Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN F TE 14 UNION ST BRISTOL, RI 02809
Parcel Number: 15-53 CAMA Number: 15-53 Property Address: 220 HOPE ST	Mailing Address: TANSEY, CHARLES D. ET UX CHRISTINE D. 220 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-54 CAMA Number: 15-54 Property Address: 218 HOPE ST	Mailing Address: AGUIAR, ALMERINDA 218 HOPE ST BRISTOL, RI 02809



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Bristol, RI
August 23, 2023

Parcel Number: 15-55
CAMA Number: 15-55
Property Address: 212 HOPE ST

Mailing Address: CORTELLESSA, JOSEPH M. &
CORTELLESSA, LORANINE A. &
208 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-56
CAMA Number: 15-56
Property Address: 208 HOPE ST

Mailing Address: CORTELLESSA, JOSEPH M. &
CORTELLESSA, LORRAINE A. &
208 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-61
CAMA Number: 15-61
Property Address: 27 NOYES AVE

Mailing Address: PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-62
CAMA Number: 15-62
Property Address: 25 NOYES AVE

Mailing Address: GUILD, MITCHELL A & JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-64
CAMA Number: 15-64
Property Address: 30 SUMMER ST

Mailing Address: LEVY, MARK L & KEATING, CELINE M
TE
697 WEST END AVE, APT. 5-D
NEW YORK, NY 10025

Parcel Number: 15-65
CAMA Number: 15-65
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN
MAURER JT
26 SUMMER ST.
BRISTOL, RI 02809

Parcel Number: 15-66
CAMA Number: 15-66
Property Address: 202 HOPE ST

Mailing Address: VANDEVENTER, BRENDAN P & MONICA
R TE
202 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-94
CAMA Number: 15-94
Property Address: 10 SUMMER ST

Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH
N TRUSTEES
10 SUMMER ST
BRISTOL, RI 02809



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AGUIAR, ALMERINDA
218 HOPE ST
BRISTOL, RI 02809

BROWN, MURIEL M.
221 HOPE ST UNIT# 1
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M. &
CORTELLESSA, LORRAINE A.
208 HOPE ST
BRISTOL, RI 02809

ARAUJO, LUCILLE M TRUSTEE
LUCILE M ARAUJO LIVING TR
54 BRIAN AVE
SOMERSET, MA 02726-3768

BURKE, CHARLES A. ET AL
MARI-LYNN MAURER JT
26 SUMMER ST.
BRISTOL, RI 02809

CURRY, MAUREEN C.
EDWARD W. TE
221 HOPE ST UNIT 6
BRISTOL, RI 02809

ASCIOLLA, NILA A
221 HOPE ST UNIT 7
BRISTOL, RI 02809

BURNETT, ROBIN D &
BURNETT, BETH MCCANN CO-T
221 HOPE ST UNIT 2
BRISTOL, RI 02809

DAVIS, JAMES F. &
DAVIS, VIRGINIA C. &
51 BRADFORD ST, Unit 1
BRISTOL, RI 02809

AVERILL, PAYSON, C.
KIMBERLY E. TE
42 UNION ST
BRISTOL, RI 02809

BURSTEIN, ALEX S TRUSTEE
1304 MAINSAIL Circle
Jupiter, FL 33477

DWYER, MARY L, TRUSTEE-MA
221 HOPE ST., UNIT 13
BRISTOL, RI 02809

BAKER, JOHN
LINDA
25 SUMMER ST
BRISTOL, RI 02809

BUTCHER, STEPHEN W &
LISA B
221 HOPE ST UNIT 14
BRISTOL, RI 02809

ESSELEN, GUSTAVUS J. IV T
& CATHERINE M.
23 SUMMER ST
BRISTOL, RI 02809

BARROW, ROBERT K
IRENE K TE
31 UNION ST
BRISTOL, RI 02809

BUTLER, WILLIAM E.
30 PEABODY TERRACE
CAMBRIDGE, MA 02138

GORHAM, MARIA C
217 HOPE ST, Unit 4
BRISTOL, RI 02809

BERG, KEITH N. & AMY V. T
19 SUMMER ST
BRISTOL, RI 02809

CABRAL, LOUIS A &
GREENWELL, JOAN F TE
14 UNION ST
BRISTOL, RI 02809

GUILD, MITCHELL A &
JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

BISBANO, RICHARD
688 7TH AVENUE NORTH
NAPLES, FL 34102

CHRISTINA, MARTHA
17 UNION ST
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

BOYCE, MICHAEL R.
23 UNION ST.
BRISTOL, RI 02809

CLAIR, BRADFORD J &
KAREN M TE
30 UNION ST
BRISTOL, RI 02809

HOPKINS, COLLEEN P & OLIV
217 HOPE ST., UNIT 1
BRISTOL, RI 02809

BRAMLEY, CATHERINE M & AL
221 HOPE ST UNIT 15
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M. &
CORTELLESSA, LORANINE A.
208 HOPE ST
BRISTOL, RI 02809

HURLEY, JAMES T
7 DONALD RD
PLYMOUTH, MA 02360

JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

VELLIS, PETER A. &
ALMEIDA, SONIA F. TE
221 HOPE ST, Unit 3
BRISTOL, RI 02809

JORDAN, KEVIN E.
LINDA S. ETUX TE
221 HOPE ST
BRISTOL, RI 02809

PASQUAL, THOMAS A & JO-AN
221 HOPE ST UNIT # 9
BRISTOL, RI 02809

WARDWELL, WILLIAM A JR
38 UNION ST.
BRISTOL, RI 02809

KELLERMAN, ANNE C
THE TIDES
217 HOPE ST. UNIT #8
BRISTOL, RI 02809

RODRIGUES, JOYCE C
209 HOPE STREET
BRISTOL, RI 02809

WHITE, GEORGE H TRUSTEE
224 HOPE ST
BRISTOL, RI 02809

KENNEDY, HOLLY P TRUSTEE
233 CLUB SUGARBUSH SOUTH
WARREN, VT 05674-4468

RODRIGUES, RONALD J. ET U
JOYCE C. TE
209 HOPE ST
BRISTOL, RI 02809

WOOD, WILLIAM J & FORSTER
217 HOPE ST, UNIT 2
BRISTOL, RI 02809

LAGOR, JEREMY & SOUZA, LI
217 HOPE ST UNIT 6
BRISTOL, RI 02809

SCHWENGEL, ROBERT H &
ELIZABETH N TRUSTEES
10 SUMMER ST
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C
697 WEST END AVE, APT. 5-D
NEW YORK, NY 10025

SOUSA, LOUIS A.
CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

LUBECK, KATHLEEN R. CO-TR
KATHLEEN LUBECK LIV TRST
221 HOPE STREET UNIT 4A
BRISTOL, RI 02809

STILWELL, CHRISTINE B.
(SOLE OWNER)
31 NOYES AVENUE
BRISTOL, RI 02809

MACK, JOHN C & PATRICIA M
JOHN C MACK & PATRICIA M
97 PEARL ST
ENGLEWOOD, FL 34223

TANSEY, CHARLES D. ET UX
CHRISTINE D.
220 HOPE ST
BRISTOL, RI 02809

MCKENNA, MYONG-HWA & STEP
221 HOPE ST, #16
BRISTOL, RI 02809

TIRPAECK, SARA JANE TRUST
TIRPAECK RESIDENCE TRUST
221 HOPE ST UNIT #17
BRISTOL, RI 02809

MICHAELS, ANDGELA ANDRES,
ANGELA ANDREA MICHAELS TR
41 UNION ST
BRISTOL, RI 02809

VANDEVENTER, BRENDAN P &
MONICA R TE
202 HOPE ST
BRISTOL, RI 02809