



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-30

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: **Gilbert L. Almeida**
PROPERTY OWNER: **Gilbert L. and Claudette Almeida**
LOCATION: **254 Franklin Street**
PLAT: **29** LOT: **38**
ZONE: **Limited Business (LB)**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES TO: construct a 40ft. x 60ft. commercial building with less than the required rear yard, and less than the required front yard on a corner 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 -8 AM 9:16

APPLICATION

File No: 2023-30
 Accepted by ZEO: ENT 8/8/23

APPLICANT:	Name:	Gilbert L Almeida		
	Address:	984 Hope ST		
	City:	Bristol R	State:	RI
	Phone #:	401 580 2852	Zip:	02809
	Email:	GilbertAlmeida57@gmail		
PROPERTY OWNER:	Name:			
	Address:			
	City:		State:	
	Phone #:		Zip:	
	Email:			

254 Franklin St MBW

50 Bottonwood St

1. Location of subject property: 29 - 38

Assessor's Plat(s) #: 29 Lot(s) #: 38

2. Zoning district in which property is located: LB

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? *Left Side* *East Side*

Dimensional Variance Section(s): rear set BACK (South End)

Special-Use-Permit Section(s): front set BACK (EAST END)

Use Variance Section(s): _____

5. In a separate written statement (attach to this application), 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? 25 yrs

7. Present use of property: Empty Asphalt Lot

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: Small Engine repair

11. Give extent of proposed alterations: Construct New Steel Bid.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
40 x 60 2400 16' High

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: <u>25'</u>	Proposed Setback: <u>16.6</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: <u>10'</u>	Proposed Setback: <u>10'</u>
Rear lot line:	Required Setback: <u>30'</u>	Proposed Setback: <u>15'</u>
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: 25' Proposed: 16.6 ^{Town grid} +8' Sidewalk

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

14. Have you submitted plans for the above alterations to the Building Official? with this App.
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? 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: *Gilbert L Almeida* Date: 8-7-2023

Print Name: Gilbert L Almeida

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: _____ Phone #: _____

Address: _____

August 8, 2023

Variance for a steel building to be built at 50 Buttonwood Street.

I am requesting a dimensional variance using as much of this property as possible.

All steel buildings in area have 12 feet set backs from property line.

I am asking for a 15 foot set back in rear of building.

On the east side (front side #2)

I am looking for a $16\frac{1}{2}$ foot set back. With 8 feet of town land; set back will be actually 24.5 feet.

This set back lines up with the front set backs of the houses on Buttonwood Street and gives plenty of vision for corner.

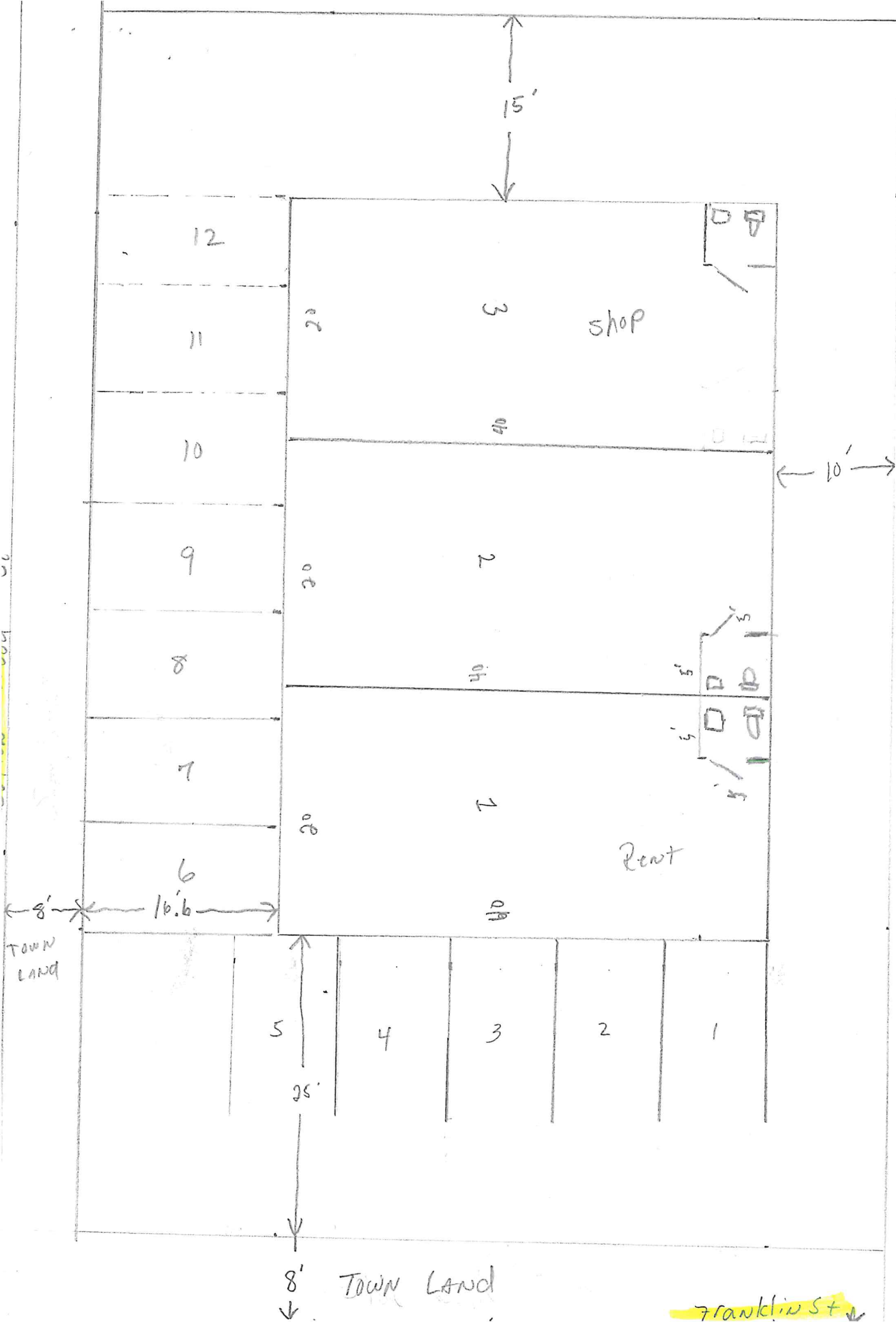
Thank you

Gilbert Almeida

Gilbert L. Almeida
984 Hope St

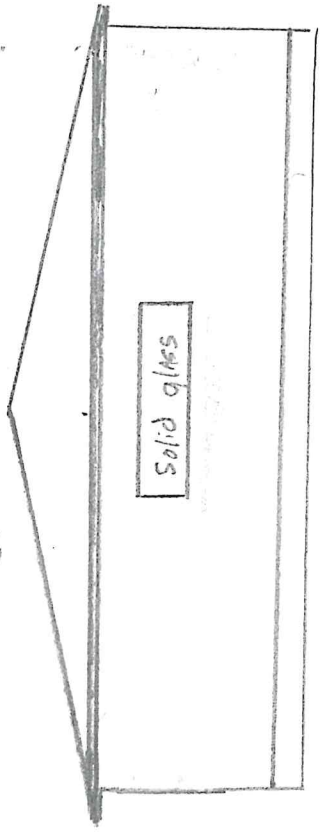
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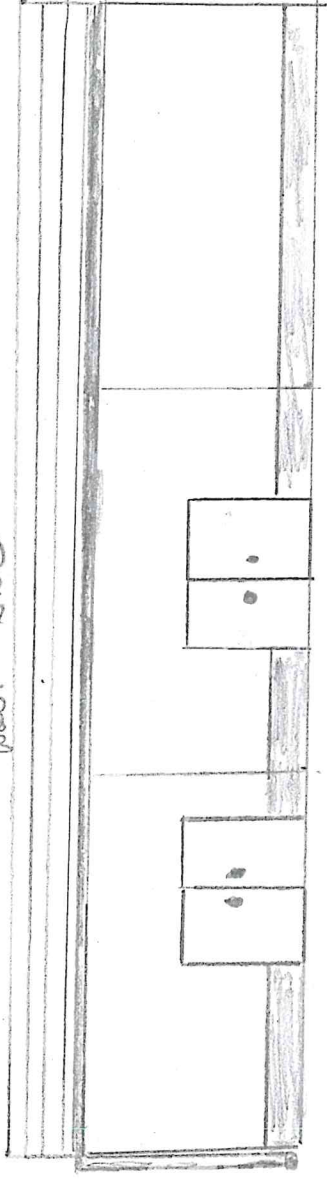


- 3 Toilets
- 3 Sinks
- 12 + Parking Spaces

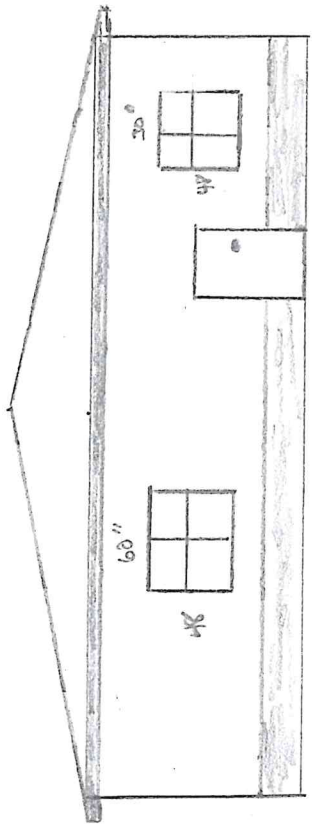
South side



West Side



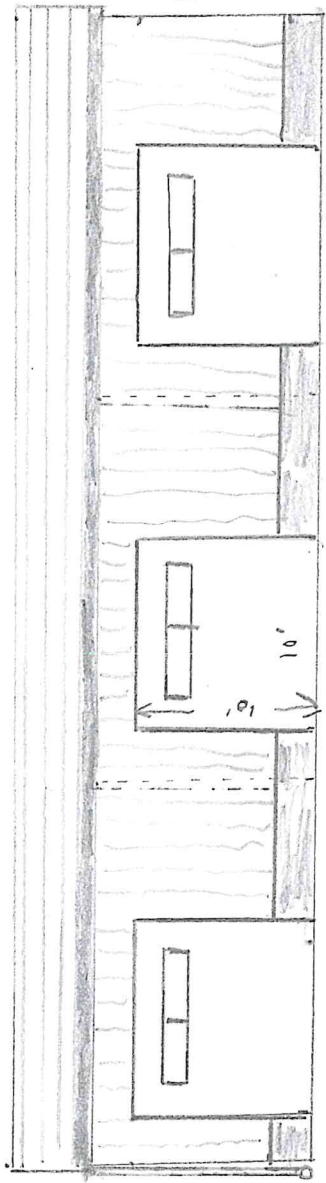
North Side



4' roof

10' wall

2' foundation

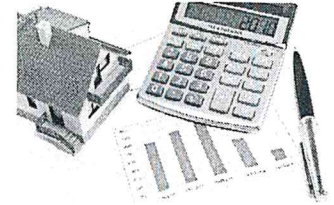


South side

East side



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 29 38
 Account 2318
 State Code 13 - Res Vacant
 Card 1/1
 User Account

Assessment

Land \$65,100
 Building \$0
 Card Total \$65,100
 Parcel Total \$65,100

Building Sub Areas

Land Information

Land Area 0.153 AC
 Zoning LB
 View
 Neighborhood J

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$65,100	\$0	\$0	\$65,100
2021	\$58,200	\$0	\$0	\$58,200
2020	\$58,200	\$0	\$0	\$58,200
2019	\$58,200	\$0	\$0	\$58,200

Yard Item(s)

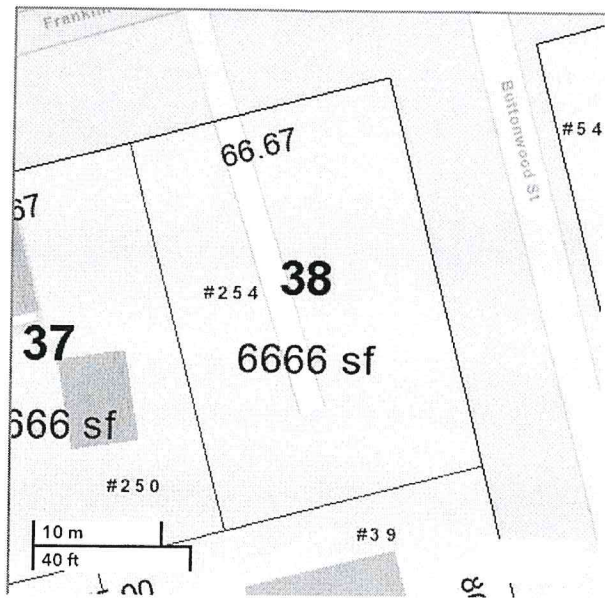
Location and Owner

Location 254 FRANKLIN ST
 Owner ALMEIDA, GILBERT L.
 Owner2 CLAUDETTE
 Owner3
 Address 984 HOPE ST
 Address2
 Address3 BRISTOL RI 02809-1113

Building Information

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
09/08/2005	\$55,000	1237-77	Warranty
02/20/2001	\$0	775-274	
12/29/1986	\$0	285-443	
02/10/1986	\$0	271-58	
12/29/1983	\$0	250-128	
09/30/1968	\$0	UNK-UNK	
01/01/1943	\$0	112-122	
01/01/1939	\$0	108-565	
01/01/1928	\$0	99-11	
01/01/1920	\$0	81-173	



[Click To Open AxisGIS Maps](#)



254 Franklin St - 200' Radius

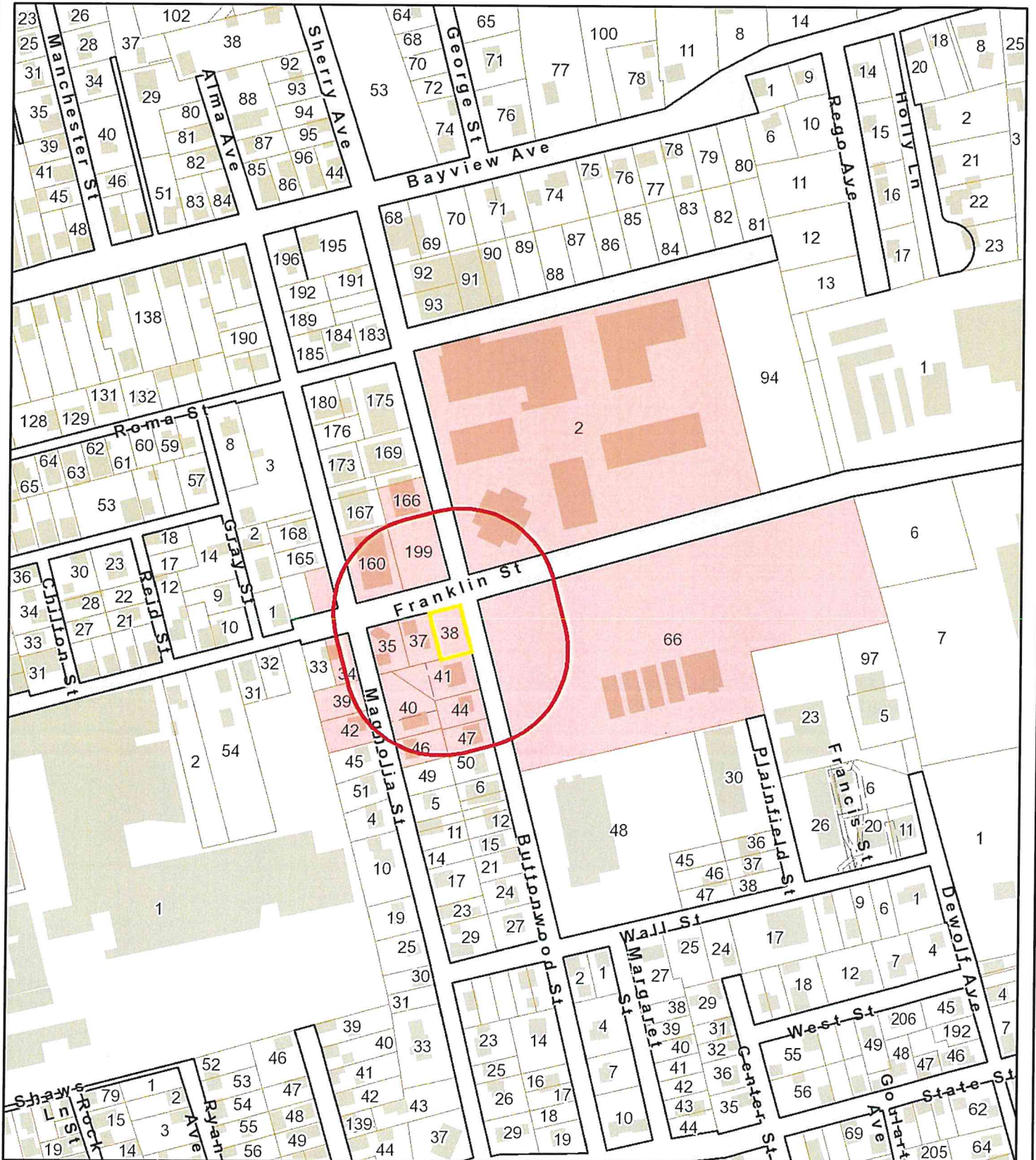
Bristol, RI



August 23, 2023

1 inch = 281 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Subject Property:

Parcel Number: 29-38
CAMA Number: 29-38
Property Address: 254 FRANKLIN ST

Mailing Address: ALMEIDA, GILBERT L. CLAUDETTE
984 HOPE ST
BRISTOL, RI 02809-1113

Abutters:

Parcel Number: 23-160
CAMA Number: 23-160
Property Address: 245 FRANKLIN ST

Mailing Address: HIDEAWAY REALTY LLC
23 OLD MAIN RD
LITTLE COMPTON, RI 02837

Parcel Number: 23-161
CAMA Number: 23-161
Property Address: FRANKLIN ST

Mailing Address: FRANCO, VIRGINIO C ILD
239 FRANKLIN STREET
BRISTOL, RI 02809

Parcel Number: 23-166
CAMA Number: 23-166
Property Address: 55-57 BUTTONWOOD ST

Mailing Address: FERREIRA, HYPOLITO JR & PAULA L
CO-TRUSTEES
29 LAFAYETTE DR
BRISTOL, RI 02809

Parcel Number: 23-199
CAMA Number: 23-199
Property Address: BUTTONWOOD ST

Mailing Address: WORDELL, SEBASTIAN J. SR
51 UNION ST
BRISTOL, RI 02809

Parcel Number: 29-34
CAMA Number: 29-34
Property Address: 222 FRANKLIN ST

Mailing Address: DUARTE, FRANCIS JOSEPH & BETTY
JANE TRUSTEES
222 FRANKLIN ST.
BRISTOL, RI 02809

Parcel Number: 29-35
CAMA Number: 29-35
Property Address: 240 FRANKLIN ST

Mailing Address: BRUM, MARIA LEOPOLDINA
25 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 29-37
CAMA Number: 29-37
Property Address: 250 FRANKLIN ST

Mailing Address: TAVARES, CARLOS A & LAMB,
BRITTANY M JT
250 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 29-38
CAMA Number: 29-38
Property Address: 254 FRANKLIN ST

Mailing Address: ALMEIDA, GILBERT L. CLAUDETTE
984 HOPE ST
BRISTOL, RI 02809-1113

Parcel Number: 29-39
CAMA Number: 29-39
Property Address: FRANKLIN ST

Mailing Address: DUARTE, FRANCIS J. ET UX BETTY J.
DUARTE TE
222 FRANKLIN ST.
BRISTOL, RI 02809

Parcel Number: 29-40
CAMA Number: 29-40
Property Address: 40 MAGNOLIA ST

Mailing Address: GAME MANAGEMENT, LCC
9 JANE LANE
BRISTOL, RI 02809



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8/23/2023

Page 1 of 2



200 foot Abutters List Report

Bristol, RI
August 23, 2023

Parcel Number: 29-41
CAMA Number: 29-41-001
Property Address: 39 BUTTONWOOD ST 1

Mailing Address: MICCIS, LLC
39 BUTTONWOOD ST UNIT 1
BRISTOL, RI 02809

Parcel Number: 29-41
CAMA Number: 29-41-002
Property Address: 39 BUTTONWOOD ST 2

Mailing Address: PENSICO TRUST COMPANY CUSTODIAN
FBO
44 FOSDYKE ST
PROVIDENCE, RI 02906

Parcel Number: 29-42
CAMA Number: 29-42
Property Address: 39 MAGNOLIA ST

Mailing Address: BURKE, JERRY A. JR. ET UX SUSAN A
39 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-44
CAMA Number: 29-44
Property Address: 35 BUTTONWOOD ST

Mailing Address: ARMILLOTTO, DEREK M &
35 BUTTONWOOD ST
BRISTOL, RI 02809

Parcel Number: 29-46
CAMA Number: 29-46
Property Address: 36 MAGNOLIA ST

Mailing Address: WEIDMANN, DANIEL L & KEDDIE,
KRISTINA M TE
36 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 29-47
CAMA Number: 29-47
Property Address: 33 BUTTONWOOD ST

Mailing Address: CAMPBELL, REGINA
9 SOUSA ST
BRISTOL, RI 02809

Parcel Number: 37-2
CAMA Number: 37-2
Property Address: 251 FRANKLIN ST

Mailing Address: RHOLEN CENTRAL, LLC
99 POPPASQUASH ROAD
BRISTOL, RI 02809

Parcel Number: 37-66
CAMA Number: 37-66
Property Address: 54 BUTTONWOOD ST

Mailing Address: RHOLEN SOUTH, LLC
99 POPPASQUASH RD
BRISTOL, RI 02809



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