



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-18

14 reservoir ave 033 158-159

May 9, 2025

Applicant	
Name of Applicant	Justin Ferreira
Who is Submitting this Application	Other
	If other, Describe: future owner
Owner's Name (If Different than Applicant)	nappi brothers inc

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	14 reservoir ave	033	158-159

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

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
28-218(5)(6)	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
expanding non-conforming use	

Existing Lot Specifications	
Current Use of Premises	Commercial

	If other, explain:
Number of Units	
Lot Area	6,400
Lot Frontage	80
Lot Depth	80

Existing Buildings & Structures		
Structure: Accessory	Square Footage: 2,094	Building/Structure Detail if Other: concrete block
Structure: Accessory	Square Footage: 400	Building/Structure Detail if Other: 2 car detached garage

I, NICHOLAS NAPPI, PRESIDENT OF NAPPI BROTHERS PLUMBING, GIVE JUSTIN FERREIRA, PRESIDENT OF FERREIRA ELECTRIC INC. PERMISSION TO GO BEFORE THE ZONING BOARD IN THE TOWN OF BRISTOL IN REFERENCE TO MY PROPERTY AT 14 RESERVOIR AVE. HE IS A PROSPECTIVE BUYER OF MY PROPERTY AND WE ARE CURRENTLY UNDER CONTRACT FOR THE SALE.

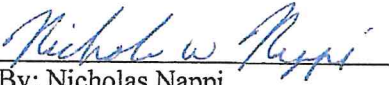
NICHOLAS NAPPI

5-8-25

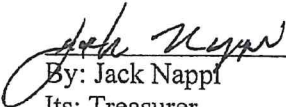
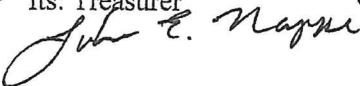
x Nicholas Nappi

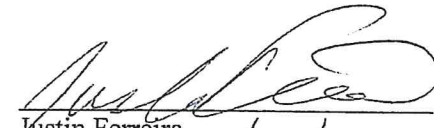
Executed as a sealed instrument this 28 day of April, 2025.

SELLER:
Nappi Bros. Inc.


By: Nicholas Nappi
Its: President

SELLER:
Nappi Bros. Inc.


By: Jack Nappi
Its: Treasurer

BUYER:


Justin Ferreira 4/28/2025

TELEPHONE (401)253-0347

E-MAIL: ferreiraelectric@yahoo.com

FERREIRA ELECTRIC INC.

1236 HOPE STREET · BRISTOL, RI · 02809
ELECTRICAL CONTRACTING
RESIDENTIAL · COMMERCIAL · INDUSTRIAL
RI LICENSE #A2055 & MASS. LICENSE #10530-A

MAY 5TH, 2025

TOWN OF BRISTOL ZONING BOARD OF REVIEW,

MY NAME IS JUSTIN FERREIRA, OWNER OF FERREIRA ELECTRIC INC. BASED HERE IN BRISTOL. FERREIRA ELECTRIC IS A SMALL, FAMILY OWNED AND OPERATED BUSINESS STARTED BY MY FATHER MICHAEL, THAT HAS BEEN SERVING BRISTOL AND SURROUNDING AREAS SINCE 1986. OUR HOURS OF OPERATION ARE 8AM TO 430 PM. WE ARE A TEAM OF FOUR IN THE FIELD AND TWO IN THE OFFICE. THERE IS NO AFTER HOURS WORK AND OTHER THEN OFFICE STAFF THERE IS USUALLY NO ONE THERE EXCEPT FOR BEGINNING AND END OF THE WORKDAY.

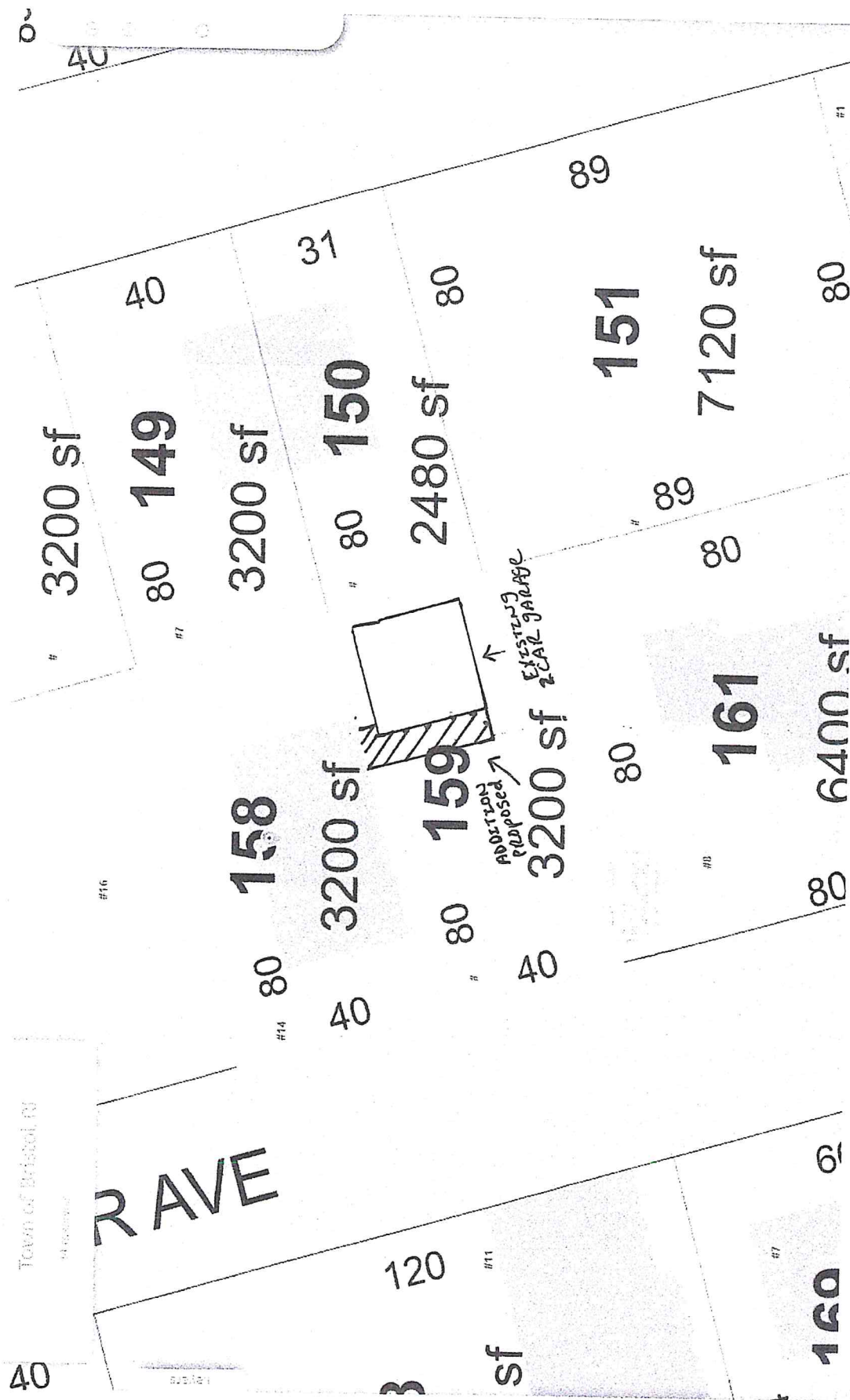
I AM UNDER CONTRACT TO PURCHASE THE PROPERTY AT 14 RESERVOIR AVE. WHICH IS CURRENTLY THE SHOP FOR NAPPI BROTHERS PLUMBING. THIS BUILDING HAS BEEN USED AS A CONTRACTOR'S WORKSHOP FOR 70+ YEARS AND WOULD BE A PERFECT PLACE TO CONTINUE TO RUN MY SMALL ELECTRICAL CONTRACTING COMPANY OUT OF AND CONTINUE TO OPERATE BASED HERE IN BRISTOL. SOME MODIFICATIONS WOULD BE NEEDED TO PROPERLY AND SUCCESSFULLY CONTINUE TO OPERATE OUT OF THIS SPACE. KEEPING WORK VANS INSIDE AT NIGHT IS VERY IMPORTANT TO THE OPERATION OF MY BUSINESS AND EMPLOYEE RETENTION. AS ONE COULD IMAGINE THE LOADING AND UNLOADING OF DAILY TOOLS AND MATERIALS OUTSIDE IN THE RAIN OR FREEZING COLD COULD WEAR DOWN EVEN THE BEST AND LOYAL OF WORKMEN. ALSO KEEPING THE PROPERTY TIDY AND MAINTAINING CURB APPEAL SETS AN IDEAL FOR POTENTIAL FUTURE CUSTOMERS. I BELIEVE THIS COULD BE ATTAINED BY KEEPING WORK VEHICLES AND EQUIPMENT INSIDE WHEN NOT IN USE AND KEEPING UP WITH LANDSCAPE MAINTENCE.

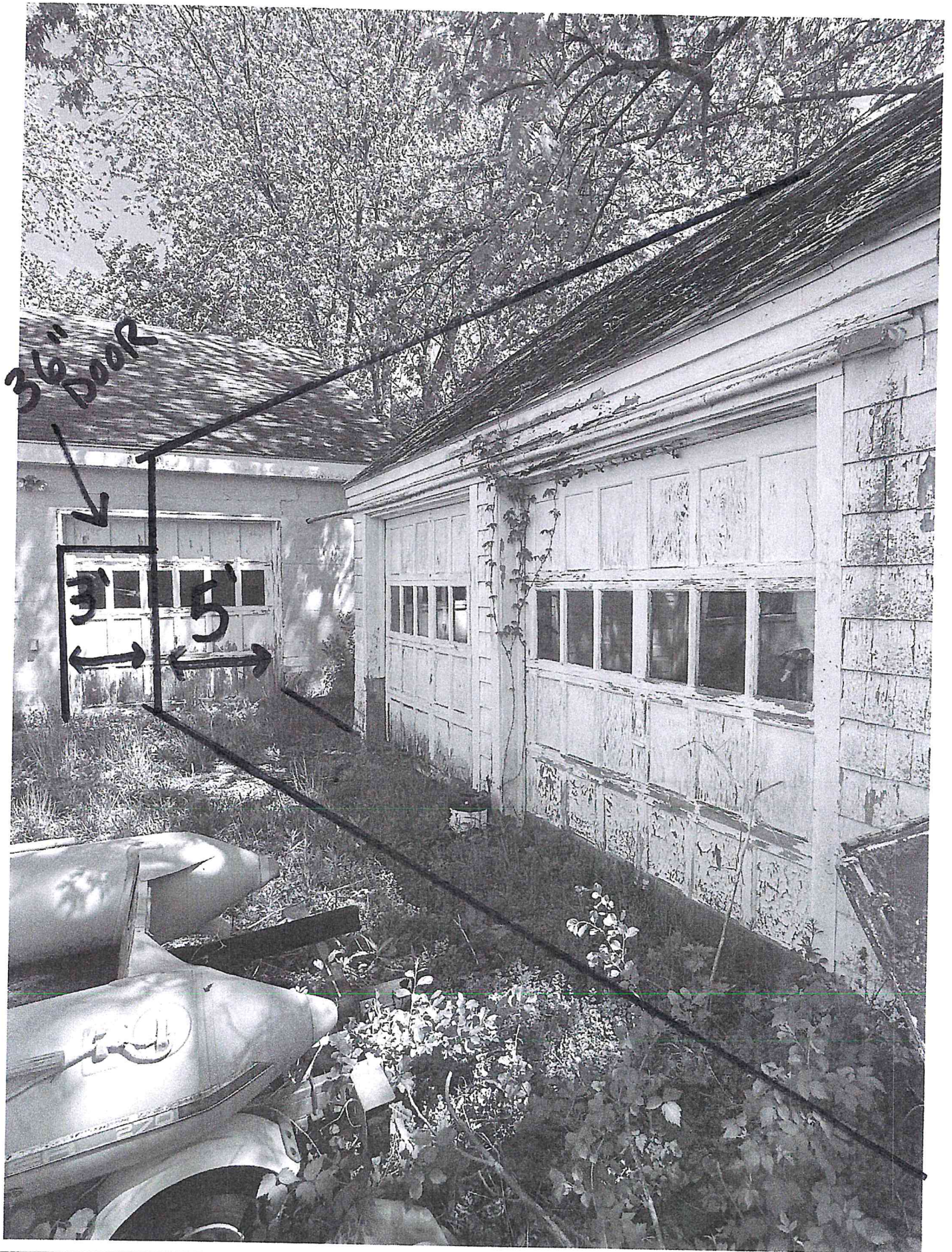
I AM LOOKING FOR APPROVAL FROM THE BOARD TO MAKE SOME MINOR CHANGES TO THE PROPERTY TO BETTER SUIT OUR BUSINESSES NEEDS. I WOULD ASK THE BOARDS PERMISSION TO EXTEND THE FRONT OF THE SMALL GARAGE ON PARCEL 159 APPROXIMATELY 5-6 FEET TO INTERSECT WITH THE EXISTING BLOCK BUILDING ON PARCEL 158 AND TIE THE TWO STRUCTURES TOGETHER AT THE RIGHT GARAGE DOOR OF THE BLOCK BUILDING ON PARCEL 158. AT THE SAME TIME THE NEW FRONT OF THE SMALL GARAGE WOULD BE DORMERED TO ALLOW FOR LARGER OVERHEAD GARAGE DOORS TO ALLOW US TO KEEP OUR VEHICLES INSIDE, OUT OF THE WEATHER AND OUT OF SIGHT.

I DO NOT BELIEVE THESE CHANGES WILL NEGATIVELY AFFECT THE RESIDENTS OF RESERVOIR AVE AS THE ADDITION TO THE BUILDING IS MINOR AND BELIEVE THE NEIGHBORS WILL APPRECIATE THE IMPROVMENTS AND UPDATES TO THIS PROPERTY AS IT HAS FALLEN INTO DISREPAIR. I AM LOOKING FORWARD TO GETTING TO KNOW MY NEW NEIGHBORS AND HAVING A FUNCTIONING RELATIONSHIP BASED ON RESPECT.

THANK YOU FOR YOUR CONSIDERATION, IT IS GREATLY APPRECIATED

JUSTIN FERREIRA
FERREIRA ELECTRIC INC





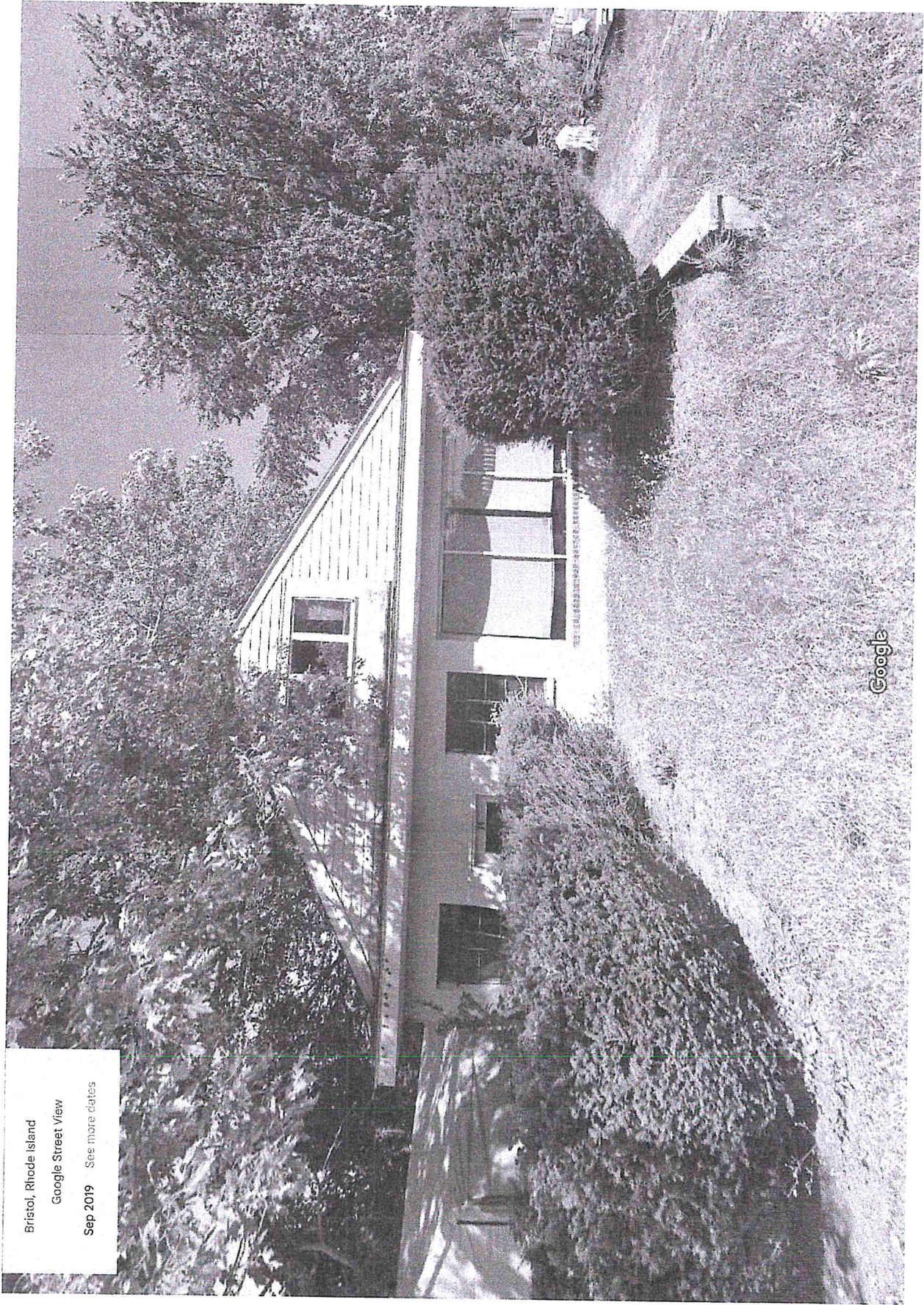
Google Maps

14 Reservoir Ave

Bristol, Rhode Island

Google Street View

Sep 2019 See more dates



Google



▶ Owner ▶ Owner Account #: 14-0220-00

Owner 1 NAPPI BROS INC

Owner 2

Owner 3

Address 14 RESERVOIR AVE, BRISTOL, RI 02809-0000

% Owned

0.00

0.00

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
NAPPI, NICHOLAS & MARY P.	01/01/1954	0	126-205		
FRATUS, ISAIAS	01/01/1947	0	115-252		
MELLO, MANUEL M.	01/01/1926	0	90-459		
TOSTE, JOSEPH B. & ROSE	01/01/1925	0	90-270		
HUGHES, WILLIAM H.	01/01/1919	0	80-2		

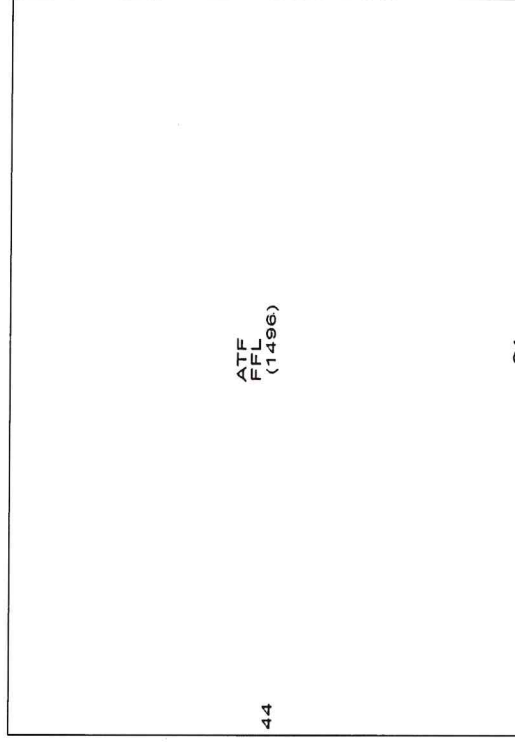
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
06	67,300	0	0.07	68,300	0	135,600
TOTAL	67,300	0	0.07	68,300	0	135,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 64.74 VAL per SQ Unit/Parcel > 64.74

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	06	67,300	0	0	68,300	0	135,600	135,600
2023	06	67,300	0	0	68,300	0	135,600	135,600
2022	06	67,300	0	0	68,300	0	135,600	135,600
2021	06	67,300	0	0	136,100	0	203,400	203,400
2020	06	67,300	0	0	136,100	0	203,400	203,400
2019	06	67,300	0	0	136,100	0	203,400	203,400



2024

14 RESERVOIR AVE

▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 06 Comm 2	0.07346	AC	P	1.00	615,950	929,758	C13							68,300			1.00	0
2																		
3																		
4																		

Plat/Lot 033-0158-000

Account: 2687

11C 06

Zone B-6

Assessment

\$135,600

► Building Information

Description			Description
BLDG Type	CommGrge	Story Height	1 Story
RES Units	0	COM Units	1
Foundation			
Frame 1	Masonry	Frame 2	%
EXT Wall 1	Concrete Blk	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Cell HGHT	10	Ceiling Type	
Parking Type		% Sprinkled	
EXT View		Quantity	Quality
Full Bath			
Ext Full Bath			
Half Bath			
Ext Half Bath			
Ext Fixtures		4	Typical
Kitchens			
Ext Kitchens			
Fireplaces			
W.S. Flues			

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	0	0	U
2				
3				
4				
Totals	1	0	0	

► Special Features & Yard Items

[illegible]

► Other Info

	AFDU
Port Term Rental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

► Other Factors

Grade	Q5+	Q5+		Flood Hazard
Year Built	1930	EFF Year		Topography
Alt LUC	Alt %	0.00		Street Traffic
► Depreciation				
Condition	FR	Code	Description	%
Functional	-	FR - Fair	40.0	Size Adj
Economic	-			Constr Adj
Special	-			Adj \$/SQ
OV	-			Othr Featrs
				Grade Fac
				Neigh Infl
				Land Factor
				Adj Total
				Depreciation
Total Depreciation %	>	40.0		Depr Total

► Sub-Area Details

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,496	1,496	57.60	86,176
ATF	FIN ATTIC	598	598	57.60	34,463
Total		2,094	2,094		120,639

► Visit History

Date	Result	By
10/20/2021	REVIEW	
7/24/2018	MEASURED	
7/6/2018	REVIEW	
3/11/2008	LISTED	
3/11/2008	CALL BACK	
1/3/2008	CALL BACK	
11/7/2007	MEASURE	MP

► Notes

W/LOT 159. 2 OH DOORS (8 X 10). RES. LOC. - BD.

► Remodeling History

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

► Condo Data

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

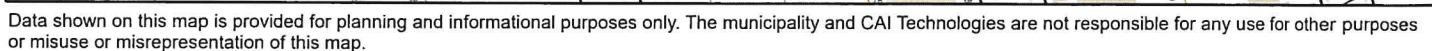
► Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1								
2								
3								
4								
5								
6								
7								
8								
9								



CAI Technologies
Precision Mapping. Geospatial Solutions.

0	141	282	423
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200 feet Abutters List Report

Bristol, RI
May 12, 2025

Subject Property:

Parcel Number: 33-158
CAMA Number: 33-158
Property Address: 14 RESERVOIR AVE

Mailing Address: NAPPI BROS INC
14 RESERVOIR AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 30-75
CAMA Number: 30-75
Property Address: 111 MT HOPE AVE

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

Parcel Number: 33-137
CAMA Number: 33-137
Property Address: CENTER ST

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

Parcel Number: 33-138
CAMA Number: 33-138
Property Address: 10 CENTER ST

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

Parcel Number: 33-139
CAMA Number: 33-139
Property Address: CENTER ST

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

Parcel Number: 33-141
CAMA Number: 33-141
Property Address: 8 CENTER ST

Mailing Address: GARCIA, GAIL A. ET AL MANUEL F.
GARCIA JR. TE
8 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-142
CAMA Number: 33-142
Property Address: 6 CENTER ST

Mailing Address: VIVEIROS, MICHAEL D. ET UX
KATHERINE L. VIVEIROS TE
6 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-143
CAMA Number: 33-143
Property Address: 4 CENTER ST

Mailing Address: PACIA, KYLE M & ENOS, KELLY M JT
4 CENTER ST
BRISTOL, RI 02809

Parcel Number: 33-146
CAMA Number: 33-146
Property Address: 17 CENTER ST

Mailing Address: NAPPI, NICHOLAS W III & MCADAM,
IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809

Parcel Number: 33-147
CAMA Number: 33-147
Property Address: CENTER ST

Mailing Address: NAPPI, NICHOLAS W III MCADAMS,
IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809

Parcel Number: 33-148
CAMA Number: 33-148
Property Address: CENTER ST

Mailing Address: NAPPI, NICHOLAS W III & MCADAMS,
IRENE etal TC
17 CENTER STREET
BRISTOL, RI 02809



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5/12/2025

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200 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 33-149 CAMA Number: 33-149 Property Address: 7 CENTER ST	Mailing Address: NAPPI, JOHN E ET UX EVELYN 7 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-150 CAMA Number: 33-150 Property Address: CENTER ST	Mailing Address: NAPPI, JOHN E ET UX EVELYN 7 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-151 CAMA Number: 33-151 Property Address: CENTER ST	Mailing Address: SANCHAS, ROBERT 8 MATTHEW DR WARREN, RI 02885
Parcel Number: 33-154 CAMA Number: 33-154 Property Address: 1 CENTER ST	Mailing Address: VIEIRA, ANTHONY JR & JODY TE 1 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-157 CAMA Number: 33-157 Property Address: 16 RESERVOIR AVE	Mailing Address: GREEN, RAYMOND W. PATRICIA ETUX 9 3RD ST BRISTOL, RI 02809
Parcel Number: 33-158 CAMA Number: 33-158 Property Address: 14 RESERVOIR AVE	Mailing Address: NAPPI BROS INC 14 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-159 CAMA Number: 33-159 Property Address: RESERVOIR AVE	Mailing Address: NAPPI BROS INC 14 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-161 CAMA Number: 33-161 Property Address: 8 RESERVOIR AVE	Mailing Address: POISSANT, OLIVER ANTHONY ETAL TC 62 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 33-162 CAMA Number: 33-162 Property Address: 6 RESERVOIR AVE	Mailing Address: OLIVER, NANCY A & JAMES LE OLIVER, BRADLEY J 6 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-164 CAMA Number: 33-164 Property Address: 17 RESERVOIR AVE	Mailing Address: BROWN, VALERIE K 536 WEST BYWOOD DR DURHAM, NC 27712
Parcel Number: 33-165 CAMA Number: 33-165 Property Address: RESERVOIR AVE	Mailing Address: BROWN, VALERIE K 536 WEST BYWOOD DR DURHAM, NC 27712
Parcel Number: 33-168 CAMA Number: 33-168 Property Address: 11 RESERVOIR AVE	Mailing Address: GRUBER, PETER 11 RESERVOIR AVE BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 12, 2025

Parcel Number: 33-169 CAMA Number: 33-169 Property Address: 7 RESERVOIR AVE	Mailing Address: MOREY WILLIAM H. JR. MARIA V. 7 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-171 CAMA Number: 33-171 Property Address: 5 RESERVOIR AVE	Mailing Address: POISSANT, ROLAND VIRGINIA TE 5 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-172 CAMA Number: 33-172 Property Address: 3 RESERVOIR AVE	Mailing Address: CABRAL, FRANK & RAPOSO, AURA M JT 3 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 33-78 CAMA Number: 33-78 Property Address: 20 RESERVOIR AVE	Mailing Address: A & J REAL ESTATE RENTALS, LLC PO Box 596 BRISTOL, RI 02809
Parcel Number: 33-86 CAMA Number: 33-86 Property Address: 22 CENTER ST	Mailing Address: MACHADO, RAUL & SANDRA L LE REM- MACHADO, M & BOTELHO, K TC 22 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-92 CAMA Number: 33-92 Property Address: 19 CENTER ST	Mailing Address: SILVA, JOSEPH F LIFE ESTATE SILVA, JOSEPH R & MATTHEW L TC 19 CENTER ST BRISTOL, RI 02809
Parcel Number: 33-96 CAMA Number: 33-96 Property Address: 18 CENTER ST	Mailing Address: BRUM, FERNANDO EVARISTA LIFE EST 18 Center St BRISTOL, RI 02809
Parcel Number: 33-97 CAMA Number: 33-97 Property Address: CENTER ST	Mailing Address: SILVA, JOSEPH F LIFE ESTATE SILVA, JOSEPH R & MATTHEW L TC 19 CENTER ST BRISTOL, RI 02809



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