



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-15

PUBLIC HEARING

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

Monday, May 1, 2023

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **73 Gooding Avenue, LLC**

PROPERTY OWNER: **73 Gooding Avenue, LLC**

LOCATION: **73R Gooding Avenue**

PLAT: **106** LOT: **63**

ZONE: **Manufacturing (M)**

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to temporarily install two
pre-fabricated relocatable storage or shipping containers on a commercial property.

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, April 27, 2023.



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

APPLICATION

File No: **2023-15**

Accepted by ZEO: **EMT 4/4/2023**

APPLICANT	Name: Jacob Ledsworth
	Address: 15 Wendy Dr
	City: Bristol State: RI Zip: 02809
	Phone #: 401-396-9171 Email: JacobL@superiorcomfortinc.net
PROPERTY OWNER	Name: 73 Gooding LLC
	Address: 73 Gooding Ave
	City: Bristol State: RI Zip: 02809
	Phone #: 401-864-2553 Email: JacobL@superiorcomfortinc.net

1. Location of subject property: **73R Gooding Ave**

Assessor's Plat(s) #: **106** Lot(s) #: **63**

2. Zoning district in which property is located: **Commercial (M)**

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): **Sec 28-150**

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?: **Purchased 6/27/18**

7. Present use of property: **Parking + Storage**

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): **21' x 12'**
252 sq ft

10. Proposed use of property: **storage + parking for Business at 11 Broadcommon**

11. Give extent of proposed alterations: install 1 (2) storage containers
for temporary storage
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): none
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: _____ Before _____ 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: yes Sewer: yes
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: Jacob Ledsworth

Date: 3/31/23

Print Name: Jacob Ledsworth

Property Owner's Signature: Jacob Ledsworth

Date: 3/31/23

Print Name: Jacob Ledsworth

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

Name: _____ Telephone #: _____

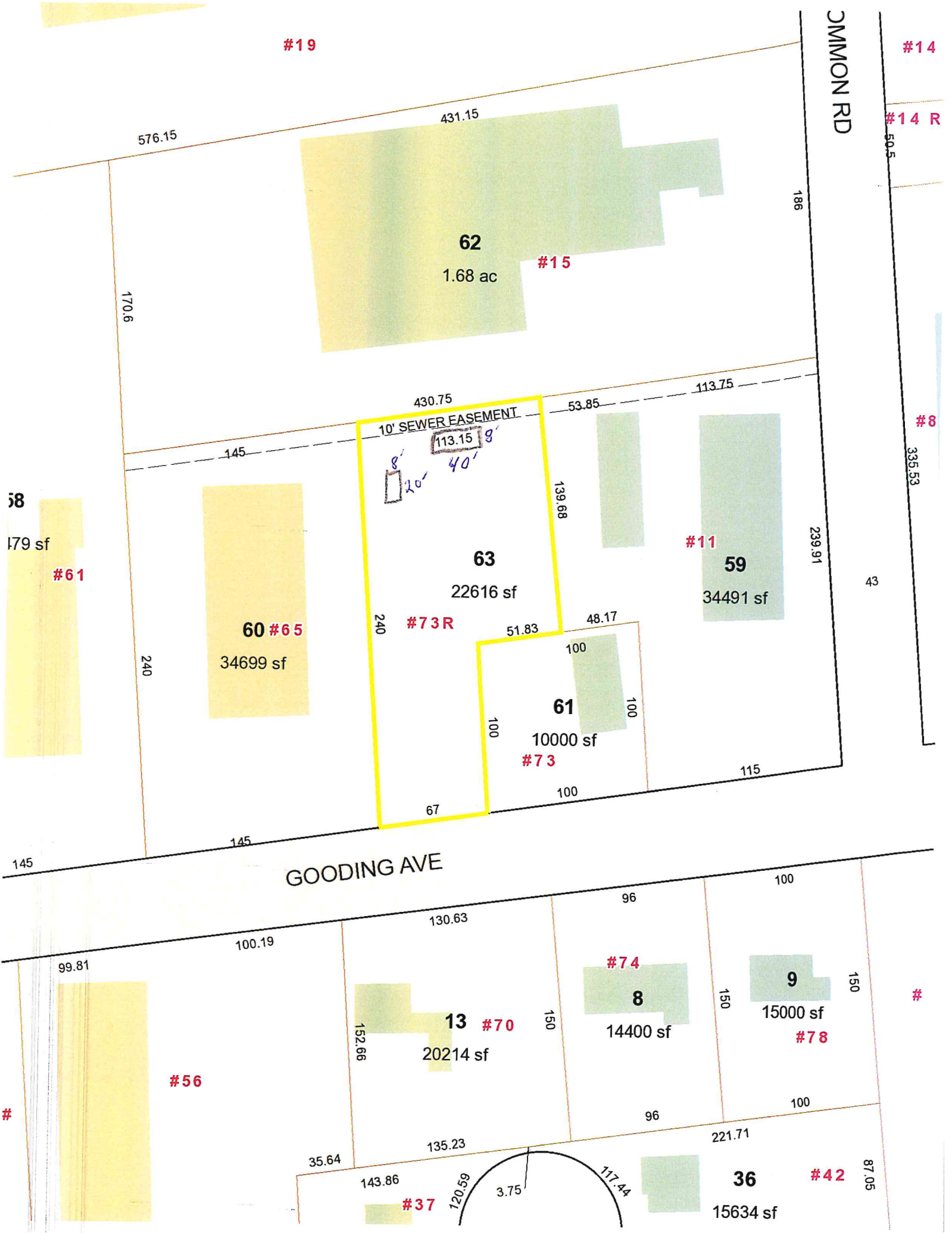
Address: _____

Dear Zoning Board

We are looking for a special use permit to add storage containers to property at 73R Gooding Ave located in the commercial area of Bristol , Superior Comfort Inc currently uses this space for storage & employee parking. Due to continued struggles with the supply chain we are finding the need to order more job materials months in advance to ensure we have material when needed to serve our local customer base. Currently we have run out of space in our buildings and are looking to add temporary storage. Please consider granting this request.

Thank You
Jacob Ledsworth

2023 MAR 31 PM 1:07
COLUMBIA COUNTY DEV.



Bristol

73R GOODING AVE

Plat/Lot 106 63

Account: 5815

LUC 01

Zone M

Assessment

\$247,000

Card 1 of 1

NORTHEAST

REVALUATION GROUP LLC

Owner

Owner Account #:

Owner 1 73 GOODING AVE, LLC

Owner 2

Owner 3

Address

11 BROADCOMMON RD, Unit STE A, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
11 BROADCOMMON, LLC	06/27/2018	160,000	1945-243	L	W
GOODING AVE VENTURES	06/18/2004	0	1129-95		W
GOMES, ABILIO L. ET UX	05/18/2004	300,000	1120-1		W

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	38,900	0	0.52	208,100	0	247,000
TOTAL	38,900	0	0.52	208,100	0	247,000

Source >

Mkt Adj Cost

VAL per SQ Unit/Card >

709.77

VAL per SQ Unit/Parcel >

709.77

Previous Assessments

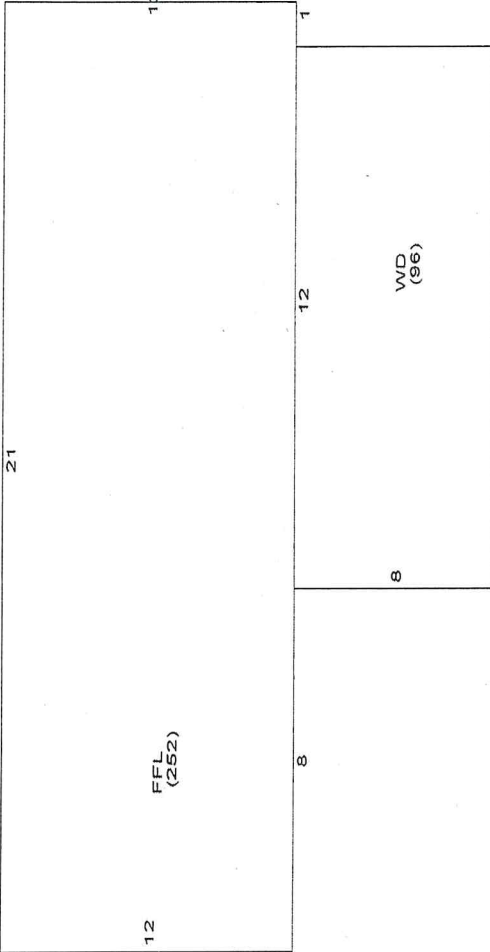
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	38,900	0	1	208,100	0	247,000	247,000
2021	01	21,400	0	1	171,500	0	192,900	192,900
2020	01	21,400	0	1	171,500	0	192,900	192,900
2019	01	21,400	0	1	171,500	0	192,900	192,900
2018	06	18,800	0	1	166,100	0	184,900	184,900
2017	06	118,400	0	1	168,800	0	287,200	287,200

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
01 Single Fam	0.22957	AC	P	1.00	528,000	718,299	D							164,900		1.00	1.00	0
01 Single Fam	0.28962	AC	R	0.25	528,000	149,161	D							43,200		1.00	1.00	0
3																		
4																		

73R GOODING AVE

2022





Print Date = 4/11/2023

Printed By = Counter

Year ID: 2022

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

► Bristol

► 73R GOODING AVE

Card 1 of 1

► Plat/Lot 106 63

► Account: 5815

LUC 01

Zone M

► Assessment

\$247,000

► Building Information

Description		Description
BLDG Type	Cottage	1 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Wood Shnal	EXT Wall 2
Roof Type 1	Gable	Roof Type 2
Roof Cover 1	Asphalt Shir	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Hardwood	Floors 2
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Electric	Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceill HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

► Other Factors

Grade	Q5	Q5	Flood Hazard
Year Built	1965	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic
			Bas \$/SQ
			Size Adj
			Constr Adj
			Adj \$/SQ
			Other Featrs
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Depreciation
			Depr Total
			Total Depreciation %

► Depreciation

Code	Description	%
Condition	AV	AV - Average
Functional	-	0.0
Economic	04	04 - C/I Infl
Special	-	0.0
OV	-	-
		Adj Total
		Depreciation
		Depr Total
		Total Depreciation %

► Remodeling History

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

► 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							

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

► Room Counts by Floor

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



► Visit History

Date	Result	By
7/16/2021	REVIEW	MM
9/7/2018	REVIEW	JH
8/21/2018	MEASURED	JE
7/16/2008	MEASURE	
7/16/2008	LISTED	

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	252	252	330.49	83,283
WD	WOOD DECK	96	0	19.13	1,836
Total		348	252		85,119

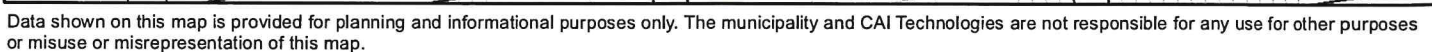
► Notes

► Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



CAI Technologies
Precision Mapping. Geospatial Solutions.





300 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 106-63
CAMA Number: 106-63
Property Address: 73R GOODING AVE

Mailing Address: 73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE A
BRISTOL, RI 02809

Abutters:

Parcel Number: 106-38
CAMA Number: 106-38
Property Address: 47 GOODING AVE FRONT

Mailing Address: THE CMC FAMILY Ltd PARTNERSHIP
C/O 50 BERRY LN
BRISTOL, RI 02809

Parcel Number: 106-5
CAMA Number: 106-5
Property Address: 19 BROADCOMMON RD

Mailing Address: RHOLENTY, LLC
99 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 106-58
CAMA Number: 106-58
Property Address: 61 GOODING AVE

Mailing Address: PLAYA LINDA ASSOCIATES, LLC C/O
JOE & DOROTHY COELHO
PO BOX 210
BRISTOL, RI 02809

Parcel Number: 106-59
CAMA Number: 106-59
Property Address: 11 BROADCOMMON RD

Mailing Address: 11 BROADCOMMON, LLC
11 BROADCOMMON RD
BRISTOL, RI 02809

Parcel Number: 106-60
CAMA Number: 106-60
Property Address: 65 GOODING AVE

Mailing Address: SOUZA, FREDRICK D & SANDRA
65 GOODING AVE
BRISTOL, RI 02809

Parcel Number: 106-61
CAMA Number: 106-61
Property Address: 73 GOODING AVE

Mailing Address: CINIGLIO, EILEEN M. LE REM-
CLEMENS, RAYONA
11 BROADCOMMON RD PMB 216
BRISTOL, RI 02809

Parcel Number: 106-62
CAMA Number: 106-62
Property Address: 15 BROADCOMMON RD

Mailing Address: GLANVILLE REAL ESTATE, LLC
15 BROADCOMMON RD
BRISTOL, RI 02809

Parcel Number: 106-63
CAMA Number: 106-63
Property Address: 73R GOODING AVE

Mailing Address: 73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE A
BRISTOL, RI 02809

Parcel Number: 111-1
CAMA Number: 111-1
Property Address: GOODING AVE

Mailing Address: D & M BOCA DEVELOPMENT LLC
92 FAUNCE CORNER RD SUITE 160
NORTH DARTMOUTH, MA 02747

Parcel Number: 111-13
CAMA Number: 111-13
Property Address: 70 GOODING AVE

Mailing Address: LEITAO, MARIA L. LIFE ESTATE WEST,
SHERRY A. & LEITAO, ERI
70 GOODING AVENUE
BRISTOL, RI 02809



www.cai-tech.com

4/10/2023

Data shown on this report 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 report.

Page 1 of 2



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 111-2
CAMA Number: 111-2
Property Address: GOODING AVE

Mailing Address: WHELAN, JOSEPH D & JOHN P
C/O WHELAN KINDER & SIKET LLP 30
KENNEDY PLAZA STE 400
PROVIDENCE, RI 02903

Parcel Number: 111-35
CAMA Number: 111-35
Property Address: 37 ANDREWS CT

Mailing Address: FERREIRA, ALAN & MEGAN TE
37 ANDREWS CT
BRISTOL, RI 02809

Parcel Number: 111-36
CAMA Number: 111-36
Property Address: 42 ANDREWS CT

Mailing Address: BOTELHO, MARIA I (SOLE OWNER)
35 ANDREWS CT
BRISTOL, RI 02809

Parcel Number: 111-37
CAMA Number: 111-37
Property Address: 38 ANDREWS CT

Mailing Address: REINHART II, MARK
38 ANDREWS CT
BRISTOL, RI 02809

Parcel Number: 111-7
CAMA Number: 111-7
Property Address: 56 GOODING AVE

Mailing Address: JCCC, LLC
PO BOX 210
BRISTOL, RI 02809

Parcel Number: 111-8
CAMA Number: 111-8
Property Address: 74 GOODING AVE

Mailing Address: ZINA, WAYNE
74 GOODING AVE
BRISTOL, RI 02809

Parcel Number: 111-9
CAMA Number: 111-9
Property Address: 78 GOODING AVE

Mailing Address: SIMONS, JEFFREY J
78 GOODING AVE
BRISTOL, RI 02809

Parcel Number: 98-12
CAMA Number: 98-12
Property Address: 14 R BROADCOMMON RD

Mailing Address: GALILEAN PROPERTIES, LLC.
985 OCEAN DRIVE
CAPE MAY, NJ 08204

Parcel Number: 98-7
CAMA Number: 98-7
Property Address: 14 BROADCOMMON RD

Mailing Address: MANCIERI, MARY LOU TRUSTEE MARY
LOU MANCIERI TRUST
14 BROADCOMMON RD STE 1
BRISTOL, RI 02809

Parcel Number: 98-8
CAMA Number: 98-8
Property Address: 85 GOODING AVE

Mailing Address: 85 GOODING AVE, LLC
85 GOODING AVE
BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

4/10/2023

Page 2 of 2

11 BROADCOMMON, LLC
11 BROADCOMMON RD
BRISTOL, RI 02809

LEITAO, MARIA L. LIFE EST
WEST, SHERRY A. & LEITAO,
70 GOODING AVENUE
BRISTOL, RI 02809

73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE
A
BRISTOL, RI 02809

MANCIERI, MARY LOU TRUSTE
MARY LOU MANCIERI TRUST
14 BROADCOMMON RD
STE 1
BRISTOL, RI 02809

85 GOODING AVE, LLC
85 GOODING AVE
BRISTOL, RI 02809

PLAYA LINDA ASSOCIATES, L
C/O JOE & DOROTHY COELHO
PO BOX 210
BRISTOL, RI 02809

BOTELHO, MARIA I
(SOLE OWNER)
35 ANDREWS CT
BRISTOL, RI 02809

REINHART II, MARK
38 ANDREWS CT
BRISTOL, RI 02809

CINIGLIO, EILEEN M. LE
REM-CLEMENS, RAYONA
11 BROADCOMMON RD PMB 216
BRISTOL, RI 02809

RHOLENTY, LLC
99 POPPASQUASH RD
BRISTOL, RI 02809

D & M BOCA DEVELOPMENT LL
92 FAUNCE CORNER RD SUITE
160
NORTH DARTMOUTH, MA 02747

SIMONS, JEFFREY J
78 GOODING AVE
BRISTOL, RI 02809

FERREIRA, ALAN &
MEGAN TE
37 ANDREWS CT
BRISTOL, RI 02809

SOUZA, FREDRICK D & SANDR
65 GOODING AVE
BRISTOL, RI 02809

GALILEAN PROPERTIES, LLC.
985 OCEAN DRIVE
CAPE MAY, NJ 08204

THE CMC FAMILY Ltd PARTNE
C/O 50 BERRY LN
BRISTOL, RI 02809

GLANVILLE REAL ESTATE, LL
15 BROADCOMMON RD
BRISTOL, RI 02809

WHELAN, JOSEPH D & JOHN P
C/O WHELAN KINDER & SIKET LLP
30 KENNEDY PLAZA STE 400
PROVIDENCE, RI 02903

JCCC, LLC
PO BOX 210
BRISTOL, RI 02809

ZINA, WAYNE
74 GOODING AVE
BRISTOL, RI 02809