



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-17

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: **Jesse James**
PROPERTY OWNER: **477 Hope Street, LLC**
LOCATION: **477 Hope Street**
PLAT: **9** LOT: **52**
ZONE: **Downtown (D)**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a third floor living area expansion, including raised exterior wall heights and altered roof pitch, with less than the required rear yard.

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

TOWN OF BRISTOL
COMMUNITY DEV.

2023 APR -6 PM 2:25

APPLICATION

File No: 2023-17

Accepted by ZEO: 6/16/2023

APPLICANT:	Name: <u>JESSE JAMES</u>
	Address: <u>42 Sackum St</u>
	City: <u>Warren</u> State: <u>RI</u> Zip: <u>02885</u>
	Phone #: <u>401 835 5303</u> Email: <u>HopeSt477@outlook.com</u>
PROPERTY OWNER:	Name: <u>JESSE JAMES 477 Hope St LLC</u>
	Address: <u>477 Hope St</u>
	City: <u>Bristol</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401 835 5303</u> Email: <u>HopeSt477@outlook.com</u>

1. Location of subject property: 477 Hope St

Assessor's Plat(s) #: 009

Lot(s) #: 0052

2. Zoning district in which property is located: Downtown (D)

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):

Use Variance Section(s):

rear yard setback

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? 6 years

7. Present use of property: mixed use rental

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):

44'11" x 60.25' , 2700 sq ft , H 34' 11"

10. Proposed use of property: Same - mixed use rental

11. Give extent of proposed alterations: convert attic space into 2 bed / 1 bath
extensions of existing 2nd floor apartment

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

44.11 x 60.25, 2702 sq ft, roof peak same

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>0</u>	Proposed Setback: <u>0</u>
Left side lot line:	Required Setback: <u>0</u>	Proposed Setback: <u>0</u>
Right side lot line:	Required Setback: <u>0</u>	Proposed Setback: <u>0</u>
Rear lot line:	Required Setback: <u>10</u>	Proposed Setback: <u>0</u>
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: 4 Before 4 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: X Sewer: X

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

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: [Signature] Date: 4-6-23

Print Name: JESSE JAMES

Property Owner's Signature: [Signature] Date: 4-6-23

Print Name: JESSE JAMES

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

Name: _____ Phone #: _____

Address: _____

4/5/23

477 Hope St. , Bristol, RI

Zoning grounds for variance

Currently, 477 Hope st is comprised of a full basement, a ground floor commercial space, a second floor that consists of 4 identical 1 bedroom apartments and a third floor attic space. The proposed project would convert the attic space to an extension of the existing apartments-connecting each apartment by staircase to a third floor two bedroom, one bath space. The project would not change the footprint or height of the existing structure. The addition of a sprinkler system would preclude the need for added forms of egress, further limiting the impact on the neighboring properties.

I currently have two tenants that have expressed the need for a larger living space with additional bedrooms, as well as many applicants over the years seeking two plus bedroom rentals, but having a hard time finding suitable housing locally. This project would address a real need by current and future tenants while having minimal impact on the surrounding area and allowing for an upgraded fire protection system to a downtown building.



Town of Bristol, Rhode Island
BRISTOL HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS AND
FINAL APPROVAL
Green Sheet

Application #23-040

Town Hall
10 Court Street
Bristol, RI 02809-2208
401-253-7000

Property Address: 477 Hope Street

Plat # 9 Lot # 52

Owner/s (referred to as Applicant): Jesse James

Owner Contact (if different than above):

Mailing Address (if different than above):

Owner/s Tel. #: (401) 835-5303

Architect/Draftsman: Cordelia Dawson

Contractor:

Work Category (Check ALL that apply to the project): Rehab, Replacement, Demolition

Description of Work: SEE ATTACHED

Historic District Commission Decision:

- ☒ Approved as Submitted (Reasons below)
☐ Approved as Noted (Conditions and reasons below)
☐ Approved-Not Applicable to Commission review (Reasons below)
☐ Denied (Reasons below)

MOTIONS:

To approve application #23-040 as submitted

APPROVED
BRISTOL HISTORIC
DISTRICT COMMISSION
DATE: 4/13/2023

☐ Check here to indicate a continuation on attached sheets.

For reasons regarding the above noted motion(s), refer to the meeting minutes dated .

Date completed application received by Historic District Commission: 3/6/2023

Date of hearing: 3/30/2023 Date Building Inspector notified: 3/30/23

Chair/Vice Chair, Historic District Commission

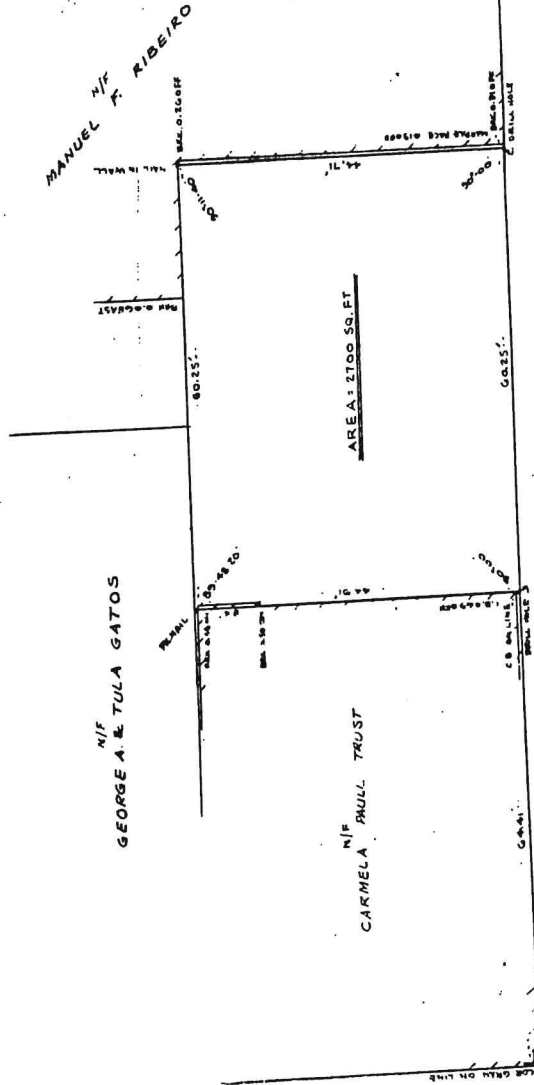
Date

Second Member of the Historic District Commission

Date

(OVER)

MAP OF LAND IN
BRISTOL, R.I.
BELONGING TO
LOMBARD JOHN POZZI
SURVEYED BY
WATERMAN ENG. CO. OCT 1986



Robert S. [Signature]

STREET

HOPE

Recorded 1:34 at P M.
Diane C Medeiros Town Clerk

STATE STREET

105

JAMES
PROPERTY

FEASIBILITY
STUDY

477 Hope Street
Bristol, RI 02809

ZONING
APPLICATION

Proj. No.: MU22118

Date: 4/6/23

Drawn by: CD

Checked by: -

Scale: 1/16" = 1'-0"

SITE PLANS +
ZONING

Z-1

ZONING INFORMATION:

ZONE = D [DOWNTOWN] (HD)*

MAP/LOT: 9/52

*HDC HAS APPROVED THIS PROPOSED WORK

NEIGHBORHOOD: 1

2-5 FAMILY ALLOWED, BUSINESS ALLOWED

MIN. LOT AREA = 5,000 SF

ACTUAL LOT AREA = 2,700 SF

MIN. LOT AREA/DU = 2,500 SF

EXISTING LOT AREA/DU = 675

MIN. LOT WIDTH = 50 FT

EX. LOT WIDTH = 60.25 FT

MIN. LOT FRONTAGE = 50 FT

EX. LOT FRONTAGE = 60.25 FT

MAX. LOT COVERAGE BY STRUCTURES = 70%

EX. LOT COVERAGE = 100%

PROPOSED LOT COVERAGE = NO CHANGE

MAX FLOOR AREA RATIO = 1.4

EX. FAR = 3.0

PROPOSED FAR = 4.0

GROSS FLOOR AREA

EX. BASEMENT = 2,702 GSF

EX. 1ST FLOOR = 2,632 GSF

EX. 2ND FLOOR = 2,702 GSF

EXISTING TOTAL = 8,036 GFA

PROPOSED 3RD FLOOR = 2,702 GSF

PROPOSED TOTAL = 10,738 GFA

EXISTING USE: 4-FAMILY/BUSINESS (RESTAURANT)

PROPOSED USE: NO CHANGE

PROPOSED LOT AREA/DU = NO CHANGE

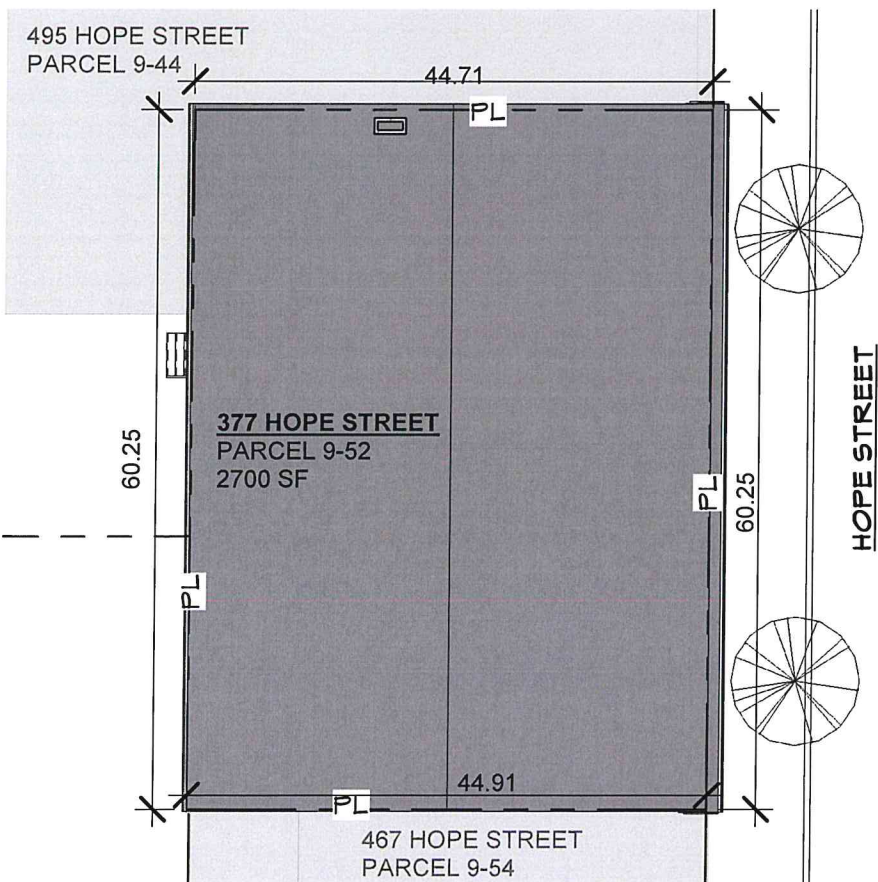
YARD SETBACKS -

R'QRD	EXISTING	PROPOSED
FY = 0'	0'	NO CHANGE
SY = 0'	0'	NO CHANGE
RY = 10'	0'	NO CHANGE

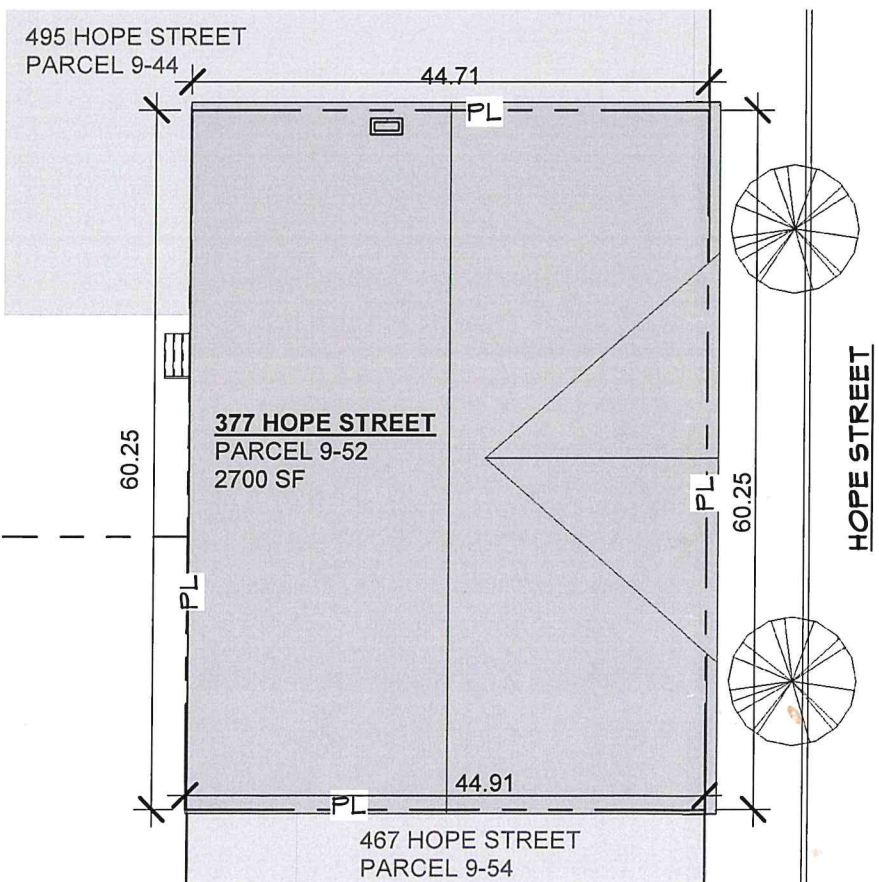
MAX. BUILDING HEIGHT = 35'

EX. HEIGHT = 34'-1 1"

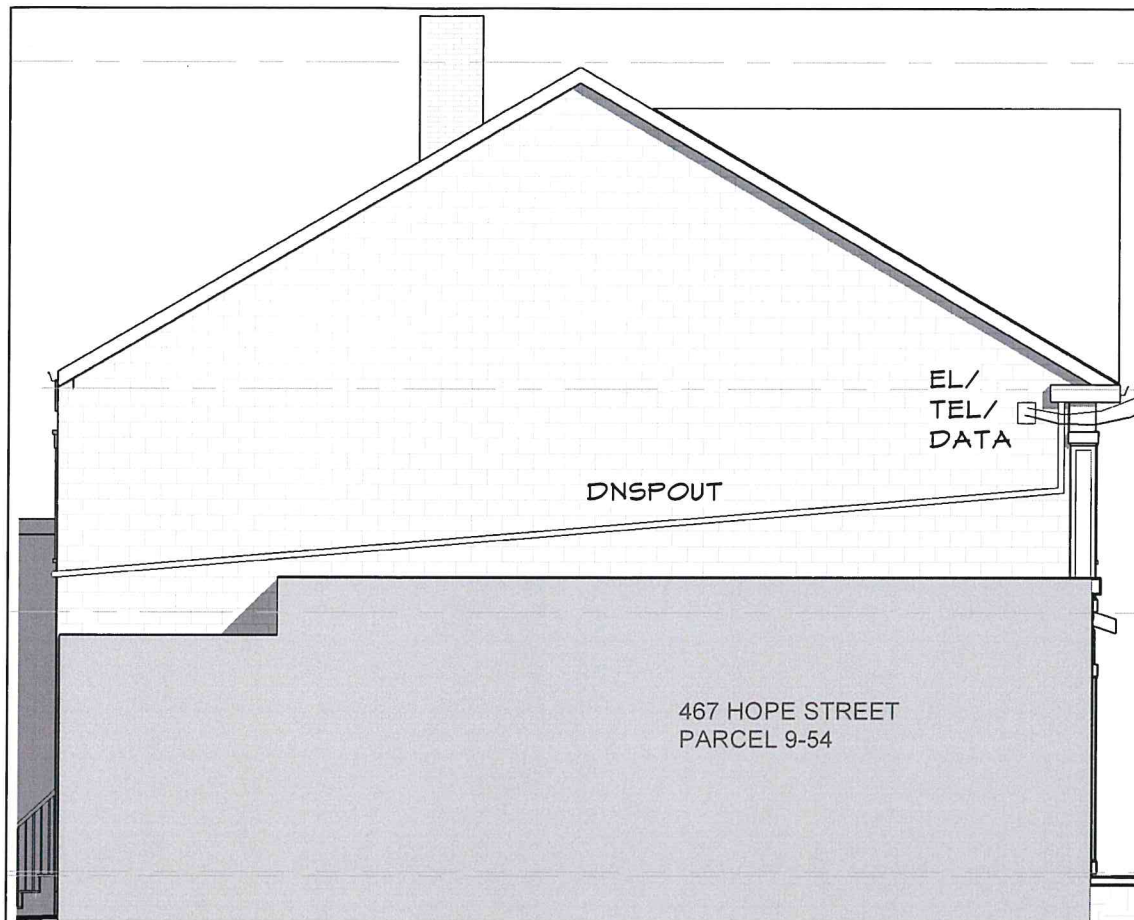
PROP. HEIGHT = NO CHANGE



② PROPOSED SITE PLAN
1/16" = 1'-0"



① GRADE
1/16" = 1'-0"



③ EX. SOUTH ELEVATION
1/8" = 1'-0"



② EX. NORTH ELEVATION
1/8" = 1'-0"



VIEW FROM SOUTHEAST



① EX. EAST ELEVATION
1/8" = 1'-0"

**JAMES
PROPERTY**

**FEASIBILITY
STUDY**

477 Hope Street
Bristol, RI 02809

**ZONING
APPLICATION**

Proj. No.: MU22118

Date: 4/6/23

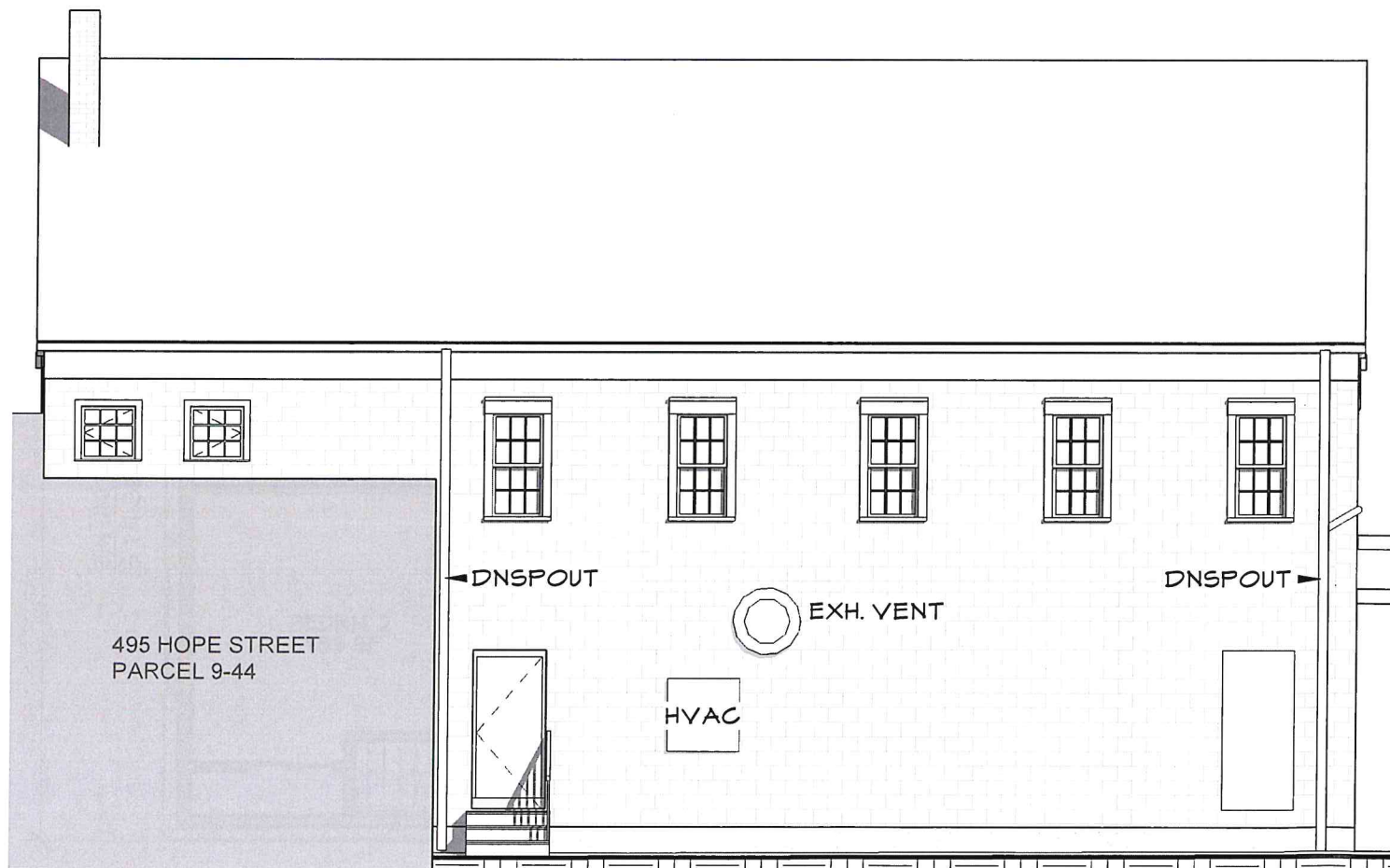
Drawn by: CD

Checked by: -

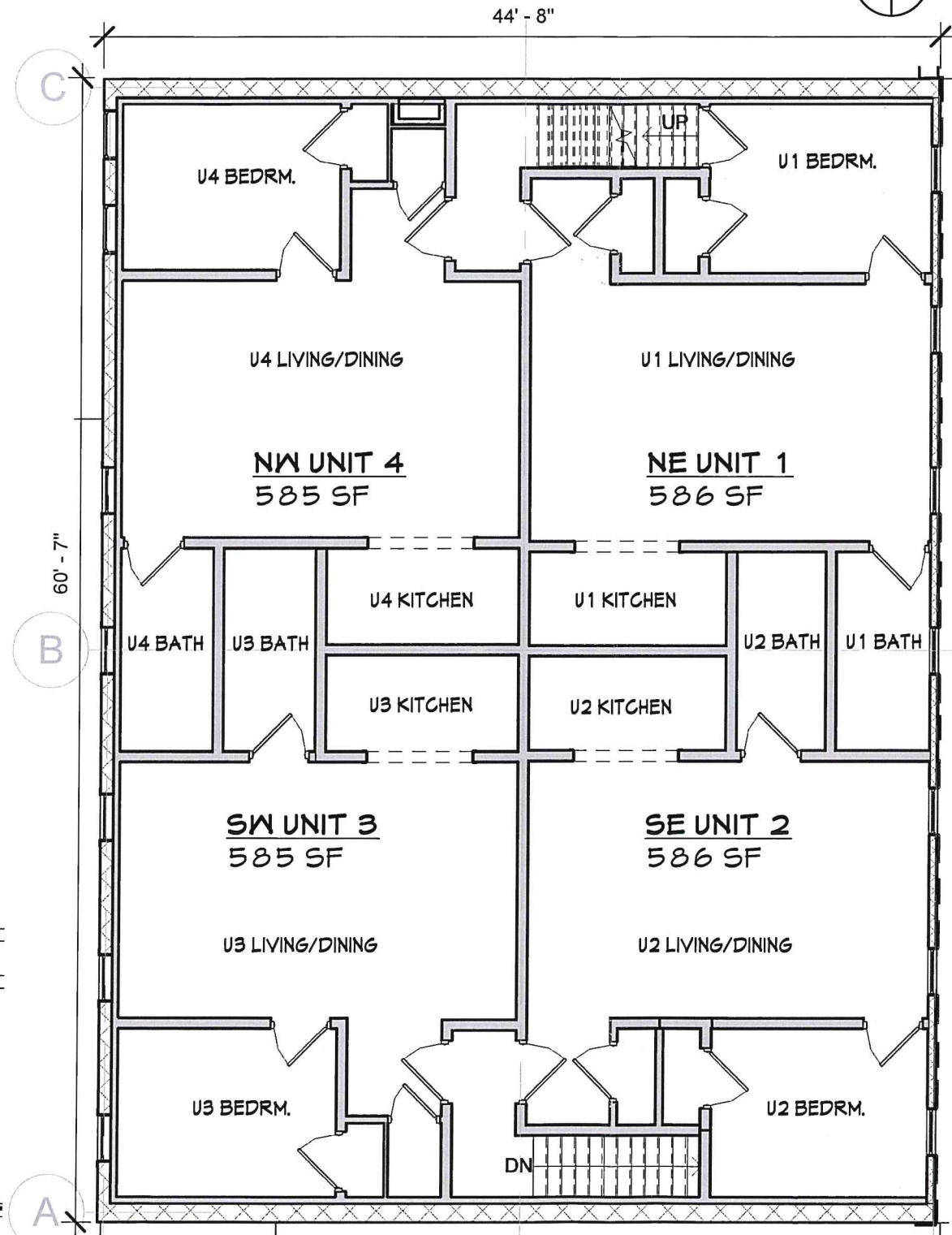
Scale: 1/8" = 1'-0"

**EX. PLAN +
ELEVATION**

EX-2



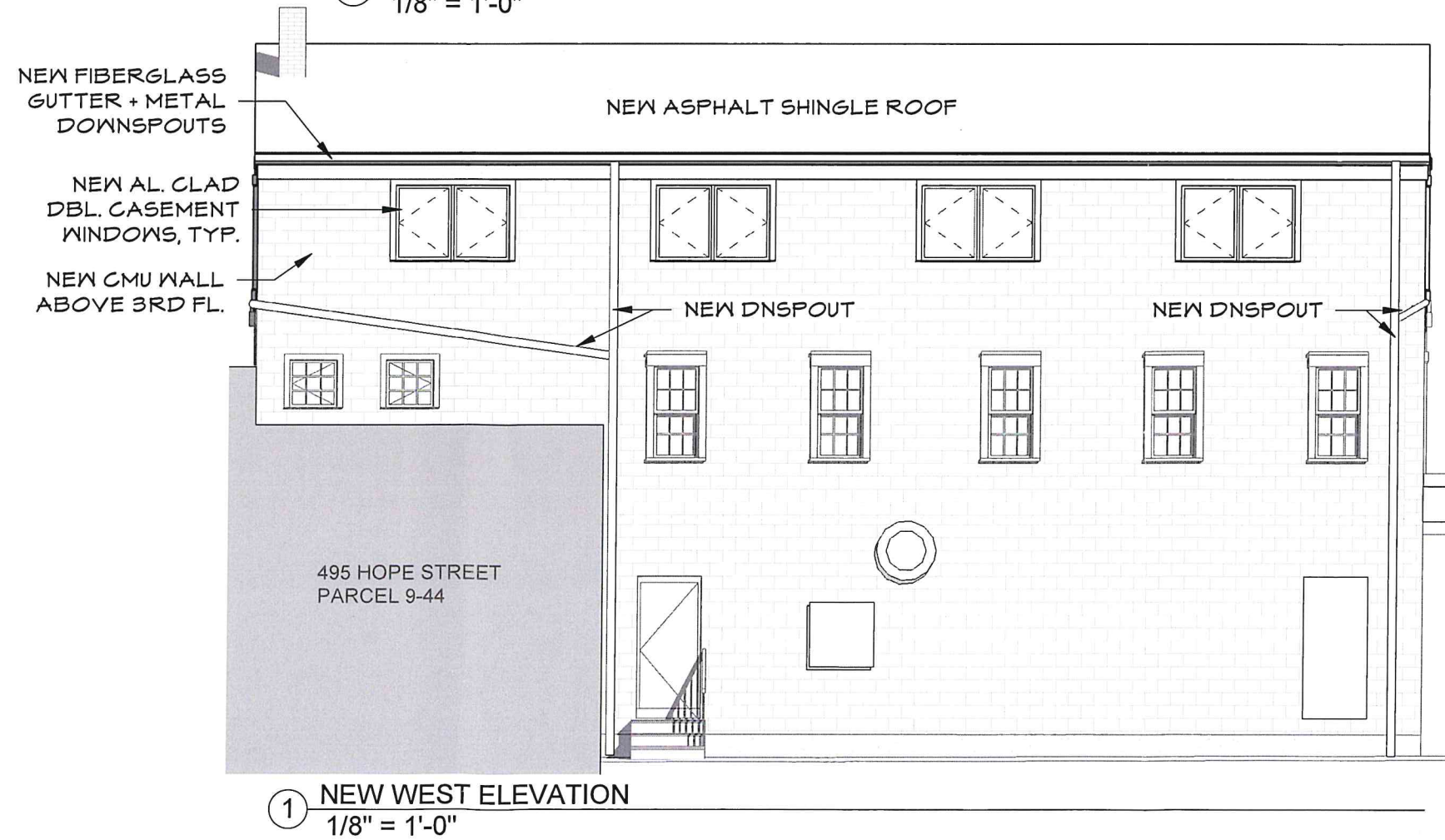
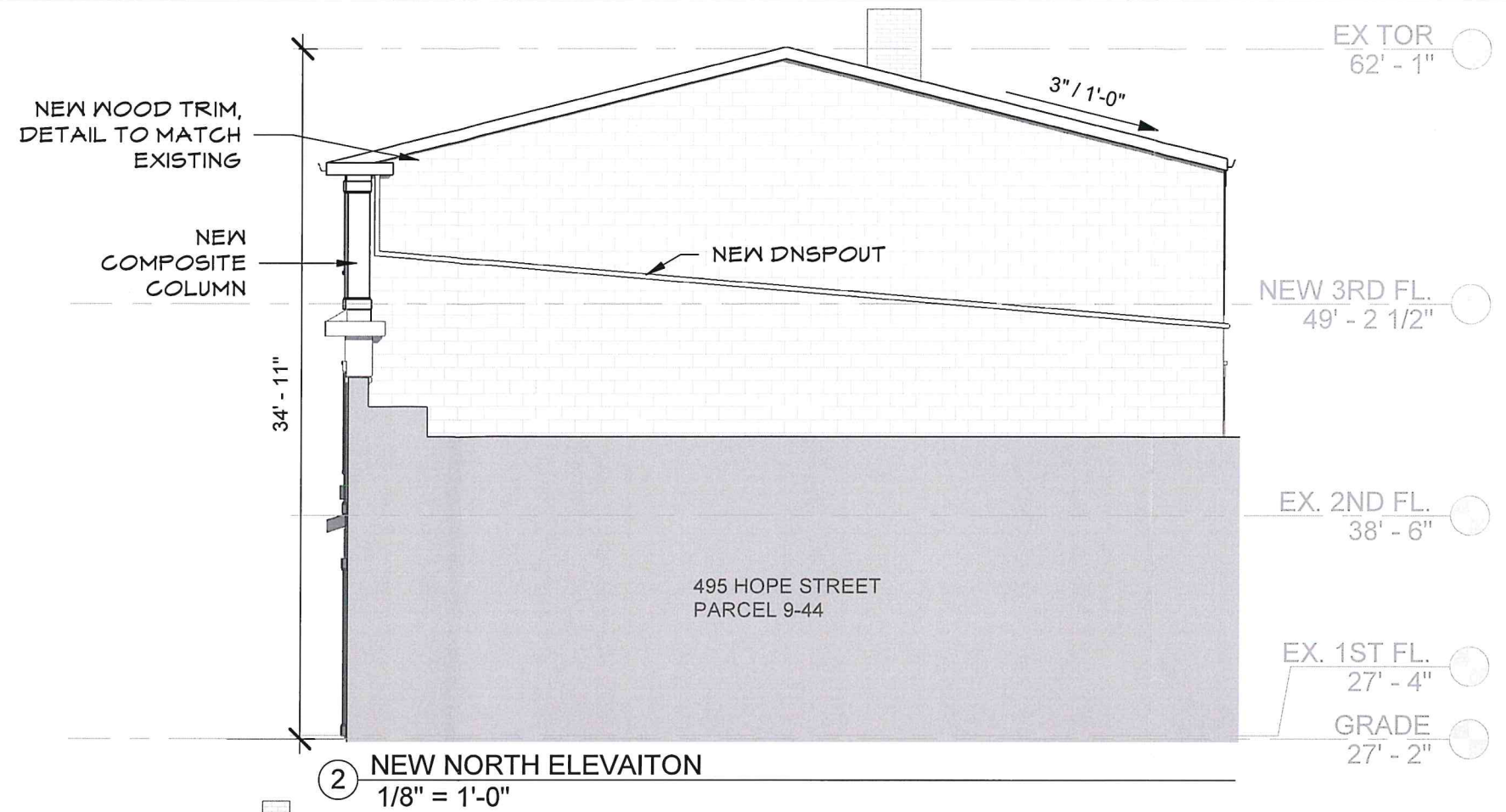
2 EX. WEST ELEVATION
1/8" = 1'-0"



1 EX. 2ND FL.
1/8" = 1'-0"



③ VIEW FROM THE NE



▶ Bristol ▶ 477 HOPE ST

▶ Plat/Lot 9 52 ▶ Account: 468

LUC 04

Zone ~~X~~ "D" ▶ Assessment

\$551,100

Card 1 of 1



▶ Owner		▶ Owner Account #:	
Owner 1	477 HOPE STREET, LLC	% Owned	
Owner 2		0.00	
Owner 3		0.00	
Address		PO BOX 932, BRISTOL, RI 02809-0000	

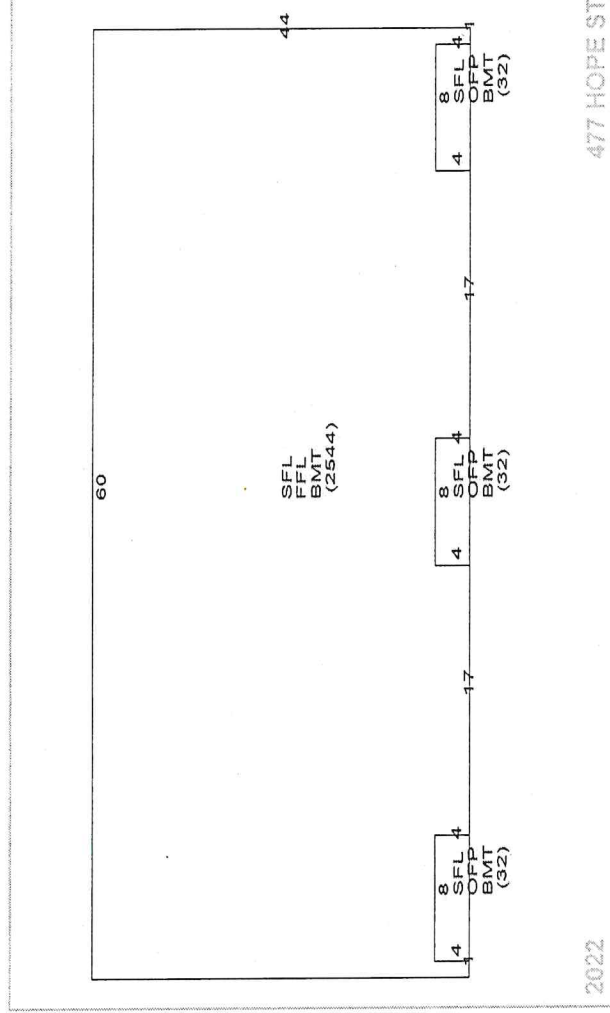
▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
RIDING, DERWENT J. etal TRUSTEES,	09/26/2017	600,000	1910-218		T
BRISTOL HISTORICAL & PRESERVATION SOCIETY	06/24/2014	0	1761-149	K	Q
THE LOMBARD JOHN POZZI TRUST	06/24/2014	0	1761-146	L	T
	06/24/2014	0	1761-137		
	06/24/2014	0	1761-		

▶ Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit
04	357,200	0	0.06	193,900	0
TOTAL	357,200	0	0.06	193,900	0
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		69.58	VAL per SQ Unit/Parcel > 69.58

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	04	357,200	0	0	193,900	0	551,100	551,100
2021	04	357,200	0	0	199,900	0	557,100	557,100
2020	04	357,200	0	0	199,900	0	557,100	557,100
2019	04	357,200	0	0	199,900	0	557,100	557,100
2018	04	294,100	0	0	189,400	0	483,500	483,500
2017	04	294,100	0	0	189,400	0	483,500	483,500



▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 04 Combo	0.06198	AC	P	1.00	1,843,000	3,128,429	C11
2							
3							
4							



477 Hope Street - 200' Radius

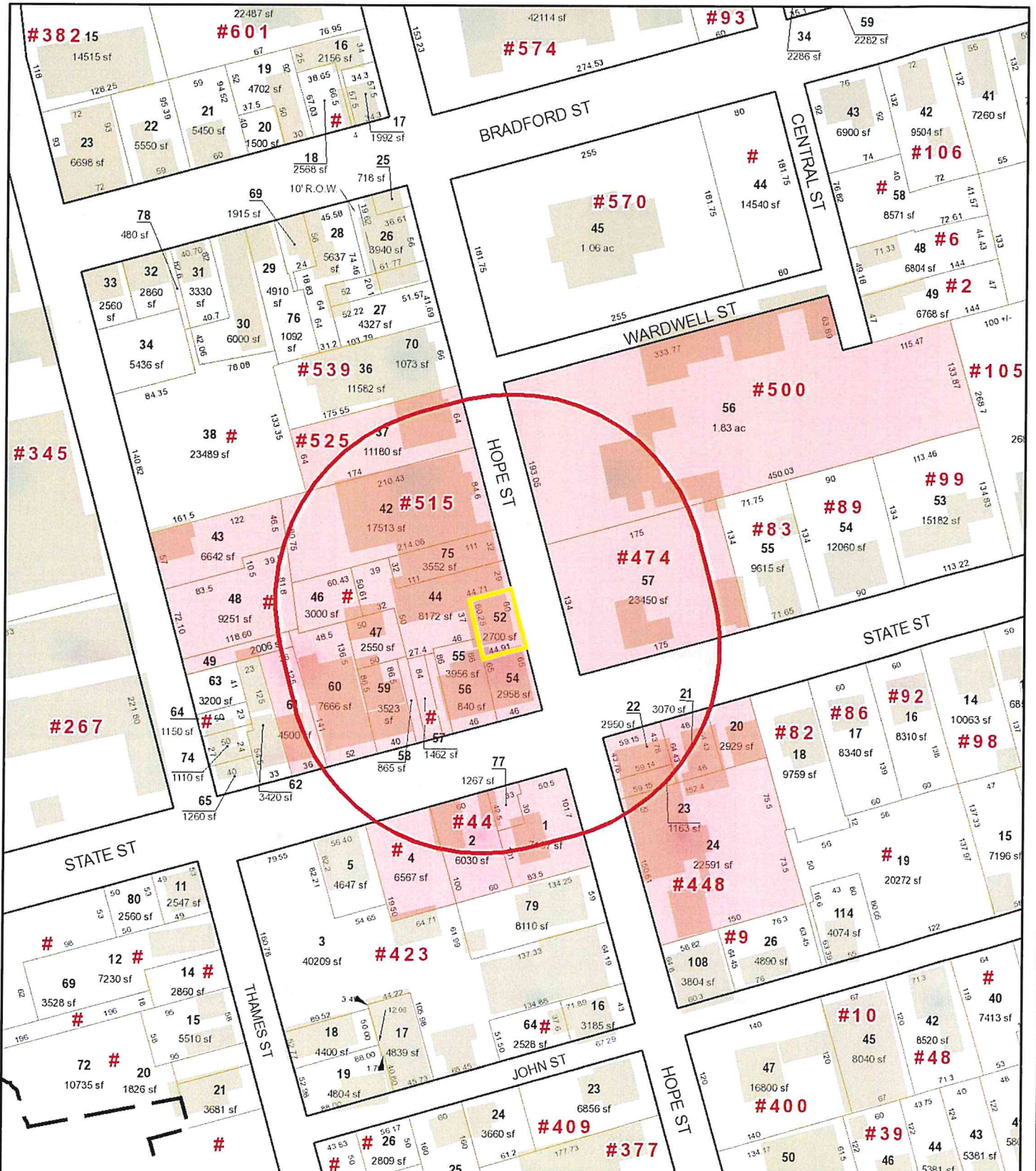
Bristol, RI



April 10, 2023

1 inch = 140 Feet

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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
April 10, 2023

Subject Property:

Parcel Number: 9-52
CAMA Number: 9-52
Property Address: 477 HOPE ST

Mailing Address: 477 HOPE STREET, LLC
PO BOX 932
BRISTOL, RI 02809

Abutters:

Parcel Number: 10-1
CAMA Number: 10-1
Property Address: 443 HOPE ST

Mailing Address: REGO, GLORIA J REGO, JOHN J
1199 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-2
CAMA Number: 10-2
Property Address: 44 STATE ST

Mailing Address: 1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

Parcel Number: 10-4
CAMA Number: 10-4
Property Address: STATE ST

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

Parcel Number: 10-77
CAMA Number: 10-77
Property Address: 54 STATE ST

Mailing Address: REGO, GLORIA J REGO, JOHN J
1199 HOPE ST
BRISTOL, RI 02809

Parcel Number: 13-56
CAMA Number: 13-56
Property Address: 500 HOPE ST

Mailing Address: FRIENDS OF LINDEN PLACE
500 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 13-56
CAMA Number: 13-56-001
Property Address: 500 R HOPE ST

Mailing Address: FRIENDS OF LINDEN PLACE
500 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 13-57
CAMA Number: 13-57
Property Address: 474 HOPE ST

Mailing Address: TRAVERS, BRIAN J & KERRY R TE
474 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-20
CAMA Number: 14-20
Property Address: 78 STATE ST

Mailing Address: ZENTZ, JARED M & KELLIE J TE
1602 DORR DR
ENID, OK 73703

Parcel Number: 14-21
CAMA Number: 14-21
Property Address: 76 STATE ST

Mailing Address: PINHEIRO, JOSEPH C
46 MICHAEL DR
BRISTOL, RI 02809

Parcel Number: 14-22
CAMA Number: 14-22
Property Address: 464 HOPE ST

Mailing Address: 23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809



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4/10/2023

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200 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 14-23 CAMA Number: 14-23 Property Address: 458 HOPE ST	Mailing Address: 458 HOPE STREET, LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 14-24 CAMA Number: 14-24 Property Address: 448 HOPE ST	Mailing Address: CUSTOM HOUSE SQUARE, LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 9-37 CAMA Number: 9-37 Property Address: 525 HOPE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 9-42 CAMA Number: 9-42 Property Address: 515 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-43 CAMA Number: 9-43 Property Address: 282 THAMES ST	Mailing Address: GARVIN, GAIL & GEORGE E TC 282 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-44 CAMA Number: 9-44 Property Address: 495 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-46 CAMA Number: 9-46 Property Address: HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-47 CAMA Number: 9-47 Property Address: 41 R STATE ST	Mailing Address: HOPE-HIGH REALTY TRUST, LLC 495 HOPE ST STE 8 BRISTOL, RI 02809
Parcel Number: 9-48 CAMA Number: 9-48 Property Address: THAMES ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-49 CAMA Number: 9-49 Property Address: 260 THAMES ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-52 CAMA Number: 9-52 Property Address: 477 HOPE ST	Mailing Address: 477 HOPE STREET, LLC PO BOX 932 BRISTOL, RI 02809
Parcel Number: 9-54 CAMA Number: 9-54 Property Address: 467 HOPE ST	Mailing Address: MULLINGAR GROUP, LLC 11 JOHN ST BRISTOL, RI 02809



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4/10/2023

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200 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 9-55
CAMA Number: 9-55
Property Address: 55 STATE ST

Mailing Address: GATOS, ARISTOTLE G & GREGORY G -
TRUSTEES GEORGE & DEMETRULA
GATOS TRUST
55 STATE ST
BRISTOL, RI 02809

Parcel Number: 9-56
CAMA Number: 9-56
Property Address: STATE ST

Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA
GATOS TE
55 STATE ST.
BRISTOL, RI 02809

Parcel Number: 9-57
CAMA Number: 9-57
Property Address: STATE ST

Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA
GATOS TE
55 STATE ST.
BRISTOL, RI 02809

Parcel Number: 9-58
CAMA Number: 9-58
Property Address: STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI
328 HIGH ST
BRISTOL, RI 02809

Parcel Number: 9-59
CAMA Number: 9-59
Property Address: 39 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI, INC.
PO BOX 27
BRISTOL, RI 02809

Parcel Number: 9-60
CAMA Number: 9-60
Property Address: 29-31 STATE ST

Mailing Address: DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

Parcel Number: 9-61
CAMA Number: 9-61
Property Address: 17 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI INC.
PO BOX 27
BRISTOL, RI 02809

Parcel Number: 9-75
CAMA Number: 9-75
Property Address: 499 HOPE ST

Mailing Address: FEDERAL PROPERTIES OF RI INC
328 HIGH ST
BRISTOL, RI 02809



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4/10/2023

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1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

FRIENDS OF LINDEN PLACE
500 HOPE STREET
BRISTOL, RI 02809

TRAVERS, BRIAN J &
KERRY R TE
474 HOPE ST
BRISTOL, RI 02809

23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

GARVIN, GAIL &
GEORGE E TC
282 THAMES ST
BRISTOL, RI 02809

ZENTZ, JARED M & KELLIE J
1602 DORR DR
ENID, OK 73703

458 HOPE STREET, LLC
99 TUPELO ST
BRISTOL, RI 02809

GATOS, ARISTOTLE G & GREG
GEORGE & DEMETRULA GATOS
55 STATE ST
BRISTOL, RI 02809

477 HOPE STREET, LLC
PO BOX 932
BRISTOL, RI 02809

GATOS, GEORGE A. ET UX
DEMETRULA GATOS TE
55 STATE ST.
BRISTOL, RI 02809

CUSTOM HOUSE SQUARE, LLC
99 TUPELO ST
BRISTOL, RI 02809

HOPE-HIGH REALTY TRUST, L
495 HOPE ST STE 8
BRISTOL, RI 02809

DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

MULLINGAR GROUP, LLC
11 JOHN ST
BRISTOL, RI 02809

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328 HIGH ST
BRISTOL, RI 02809

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BRISTOL, RI 02809

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328 HIGH ST
BRISTOL, RI 02809

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BRISTOL, RI 02809

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