

2026 FEB 17 AM 9:05

PLAT REFERENCE
BEING LOT #7 ON PLAN ENTITLED "FOX HILL PROPERTY
OF ENGINE "CLAIR" DATED 1913 RECORDED IN PLAT
BOOK A PAGE 130.

LEGEND

- I.R. IRON ROD
- E.O.P. EDGE OF PAVEMENT
- x-x-x FENCE LINE
- D.H. DRILL HOLE
- G.B. GRANITE BOUND

PLAT 32 LOT 2
LAND N/F OF JAMES F. MURPHY

NOTES

1. DIMENSIONS SHOWN FROM THE PROPERTY LINE TO THE BUILDINGS ARE TO THE CORNER BOARDS OR SHINGLE CORNER.
2. THE LAND HEREON IS SUBJECT TO ANY EASEMENTS RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM. OF TITLE.
3. THERE ARE NO WETLANDS ON THIS SITE.

EXISTING RETAINING WALL

BOLT

FOX HILL AVENUE

Driveway is approximated and inserted by owner

EXISTING CHAIN LINK FENCE

PLAT 32 LOT 47
LAND N/F OF
ANTONIETTA ALOI.

EXISTING CHAIN LINK FENCE

PLAT 32 LOT 48
area: 6250 s.f.
(L.E. BK 2176 PAGE 347)

PROPOSED ADDITION

30ft x 18.75ft
(to be removed)

9ft x 12.5ft

PAVED AREA

EXISTING SINGLE FAMILY DWELLING #80 CHARLES STREET

PORCH

50.00'

9.50'

125.00'

34.1'

50.00'

18.75'

12.5'

6.6'

4.2'

9.50'

11.3'

18.75'

12.5'

6.6'

4.2'

9.50'

11.3'

18.75'

12.5'

6.6'

4.2'

9.50'

11.3'

18.75'

12.5'

6.6'

4.2'

9.50'

11.3'

18.75'

12.5'

6.6'

4.2'

NORTH

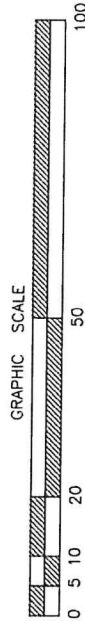
PLAT 32 LOT 49

ZONING

R-10 ZONE MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 80'(1.00)
MIN. LOT FRONTAGE: 80'
MAX. BUILDING COVERAGE: 25%
EXISTING TOTAL COVERAGE: 34.375%
ADJUSTED TOTAL BUILDING COVERAGE: 20.5%

BUILDING SETBACKS
ADJUSTED SETBACKS
FRONT NORTH: 18.75'
FRONT EAST: 18.75'
REAR SOUTH: 9.375'
WEST SIDE: 9.375'

PROPOSED LOT COVERAGE (ALLOWABLE 34.375%)
1139.50 S.F. + 156 S.F. = 1295.50 S.F. ADDITION
+ EXISTING 837 S.F. (MINUS GARAGE) =
TOTAL 2132.5 S.F.
ALLOWABLE LOT COVERAGE: 34.375% X
6250 S.F. = 2148.5 S.F.



SITE PLAN

KATHLEEN ELLEN HUNT

80 CHARLES STREET PLAT 32 LOT 48 BRISTOL R.I. 02809
DATE 5/30/2025 DWN BY: JJB DWG NO. 250502-658

CERTIFICATION

JOHN J. BARKER, JR.
No. 1885
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS
ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR
PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
CLASS 1 STANDARD

OTHER TYPE OF SURVEY
DATA ACCUMULATION SURVEY
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN
THE SURVEYED BOUNDARY LINES.

REVISION: ADJUSTED PROPOSED BLDG
SIZE: 1/25/26 JJB

JOHN J. BARKER, JR. PLS #1885 C.O.A. # LS-A302

TOWN OF BRISTOL
COMMUNITY DEV.

2026 FEB 17 AM 9:05

NORTH

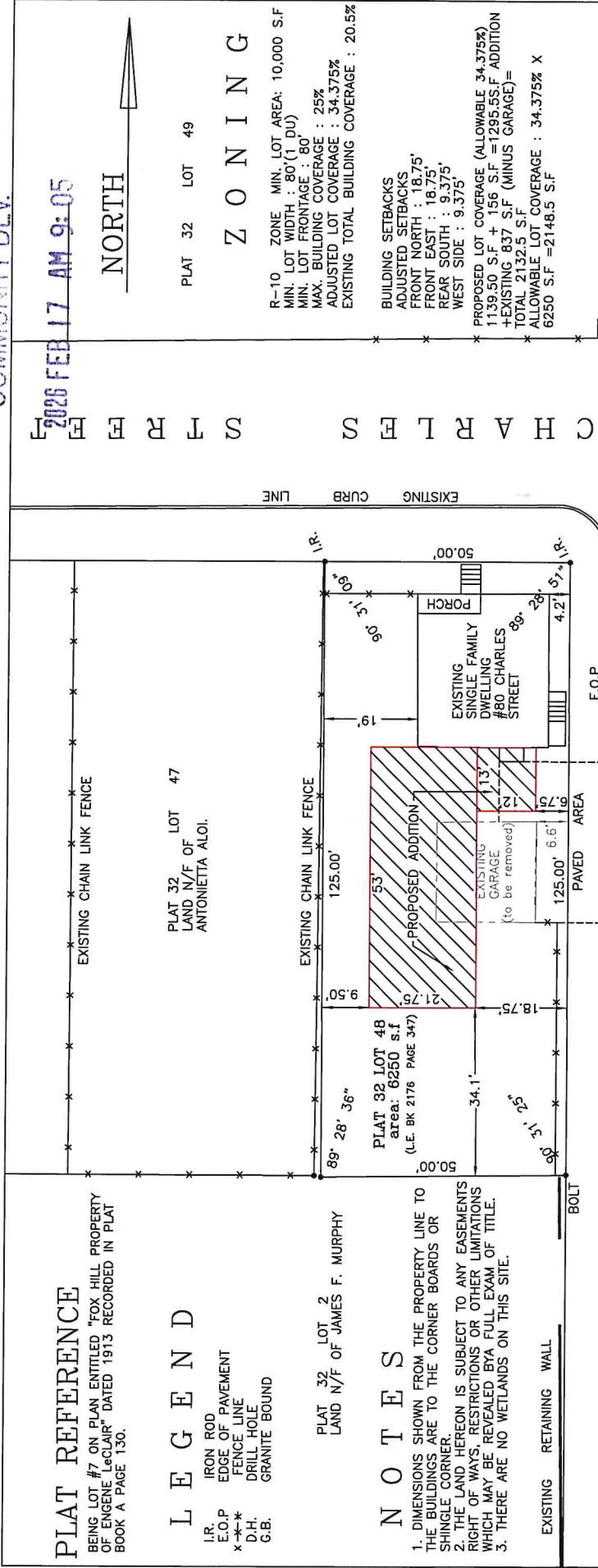
PLAT 32 LOT 49

Z O N I N G

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LEGEND

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--* FENCE LINE
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EXISTING RETAINING WALL

BOLT

FOX HILL AVENUE



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
CLASS 1 STANDARD

OTHER TYPE OF SURVEY
DATA ACCUMULATION SURVEY
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES.



S I T E P L A N
f o r

KATHLEEN ELLEN HUNT

80 CHARLES STREET PLAT 32 LOT 48 BRISTOL R.I. 02809

SCALE 1"=20' DATE 5/30/2025 DWN BY: JJB DWG NO. 250502-658

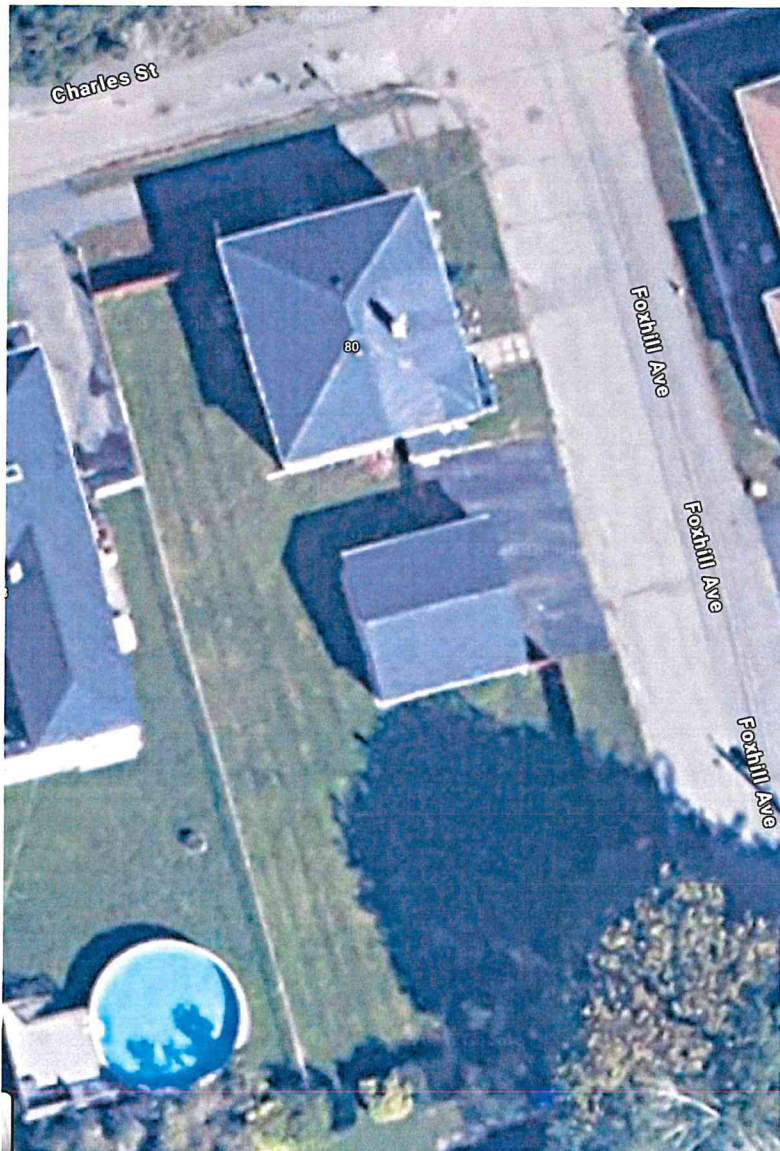
REVISION: ADJUSTED PROPOSED BLDG
SIZE: 1/25/26 JJB

JOHN J. BARKER, JR. PLS #1885 C.O.A. # LS-A302

Town of Bristol Zoning Board of Review 2026 FEB 17 AM 9:05

**Dimensional Variance Application
Single-Family Addition**

**80 Charles Street
Assessor's Plat 32 - Lot 48**



Prepared For: Kathleen Ellen Hunt

Prepared By: Pimentel Consulting, Inc.

8 February 2026

INTRODUCTORY STATEMENT

Kathleen Ellen Hunt ("Applicant") has retained the professional land use planning and zoning consulting services of Pimentel Consulting, Inc. ("Consultant"), in order to evaluate the appropriateness of constructing much-needed living space onto a rather small single-family residence; referenced improvement(s) resulting in a singular de minimus front-yard setback deficiency. As this report will evidence the resulting dimensional deficiency is nevertheless appropriate because it will realize improved means of physical residential access; connecting existing and new living area in manner that is both safer and code compliant. This report will likewise evidence that the improvement is in character with the surrounding neighborhood, thereby alleviating any concerns regarding potential neighborhood impact.

Once again there are numerous reasons for evidencing construction appropriateness, to include assuring neighborhood compatibility, realizing safer means of ingress and egress, and most notably, introduction of needed additional living area.

In light of the stated proposal, this Consultant has thoroughly reviewed the subject application and associated site plan and architectural plans, as well as the following regulatory documents:

- o Town of Bristol 2016 Comprehensive Community Plan - Adopted by Town Council: 25 January 2017 - Approved by the State of Rhode Island: 2 February 2017 ("Comprehensive Plan");
- o Town of Bristol, Rhode Island, Zoning Ordinance ("Ordinance"); and
- o Pertinent Rhode Island General Law ("RIGL"), to include recent statutory amendments.

In addition, this Consultant has conducted a thorough analysis of the immediate neighborhood for the express purpose of evidencing neighborhood compatibility. A denial of such minimal relief will render it difficult to properly integrate the much-needed new living and storage area arrangement into the current residence, in addition to maintaining a chaotic and potentially unsafe primary mean of physical residential access. This report will ultimately render a determination on the appropriateness of retaining the proposed improvement(s), by addressing the respective dimensional variance 'burdens' to the satisfaction of the Zoning Board of Review ("ZBR").

PRESENT PROPERTY CONDITIONS

The property in question is addressed 80 Charles Street, further identified as Assessor's Plat 32, Lot 48, and containing approximately 6,250 square feet of total lot area ("Property"). The Property is uniquely defined as a corner-lot, being situated at the intersection of Charles Street and Foxhill Avenue. The Property has historically been improved with a bungalow-style, one-

story single-family residence, having been introduced in approximately 1913. The referenced residence is physically positioned almost aligned with both lot frontages, being woefully deficient in regard to the respective front-yard setback(s). The same is true of the present detached two-car accessory garage, being oriented towards and almost directly aligned with Foxhill Avenue. It too fails to comport with the front-yard setback, being situated within approximately 6.6-feet of the respective front property boundary. Another pertinent site consideration, because it is technically improper, is usage of the present driveway for physical parking purposes. Due to the physical positioning of the garage, the majority of the driveway is situated within the Town's public right-of-way, thereby technically precluding usage for off-street parking purposes. Site and off-street parking features are illustrated to the right [Credit: Town's GIS] and below [Credit: Google Maps].

The residence is somewhat dated from an interior configuration and improvement perspective, necessitating updates for both personal need and code-compliant purposes.

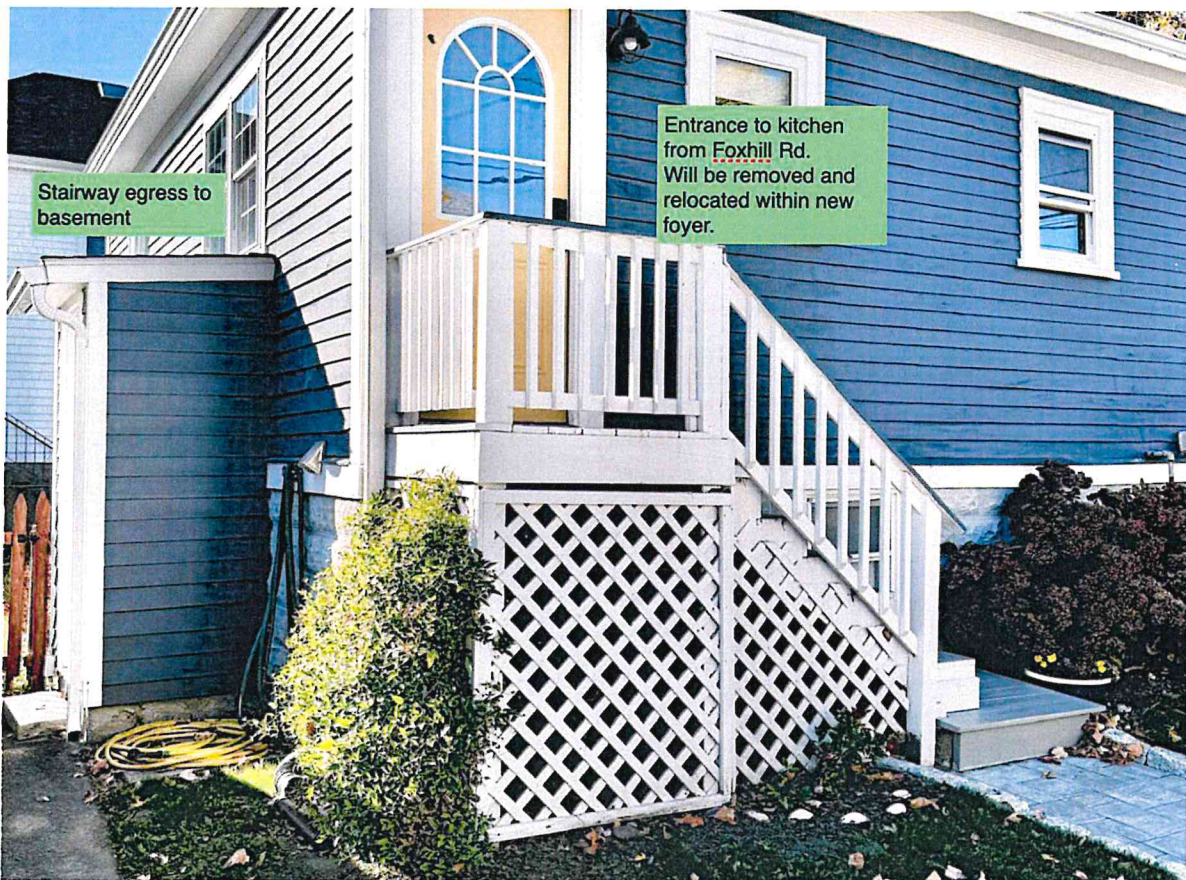
The residence has an approximate 837 square foot building footprint, exclusive of an approximate 400 square foot detached garage, thereby resulting in an approximate total of 1,237 square foot building footprint (or 19.8% building coverage). The premises has approximately 1,375 square feet of





total living area, which is not only practically speaking deficient, but also considerably smaller than recent modern construction.

Another residential feature that renders improvement difficult is the manner in which the residence was physically introduced, in an almost split-level manner. Unlike a traditional one-story residence in which entrance is almost directly at ground-level, thereby permitting expansion to be introduced in a like-manner, the subject residence is raised some four (4) feet prior to accessing the true first-floor living area. Any future construction will be disjointed at best, if not altogether unsafely aligned between old and new. Future construction necessitates that this present condition be physically eliminated in order to properly integrate old with new; realizing an architecturally more compatible and safer living area arrangement. Exterior site conditions have been excerpted from the Applicant's submission package.



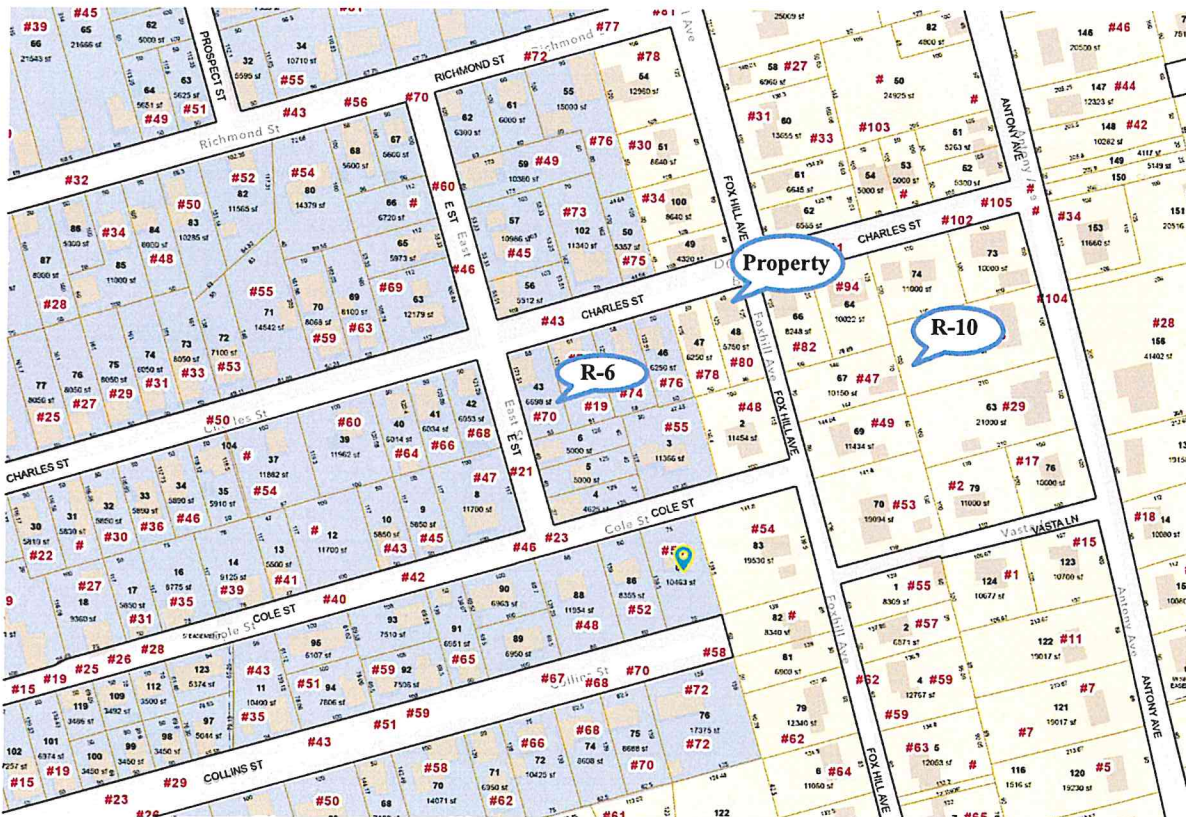
The Property is presently zoned in a R-10 Zone manner, defined pursuant to Section 28-3(1) 'Establishment of Zoning Districts - Residential Zoning Districts' of the Ordinance, as follows:

R-10 Zone - *"This zone is intended for high density residential areas comprised of single household and two-household structures with a minimum density of 10,000 square feet per dwelling unit where public sewer and/or public water are provided."*

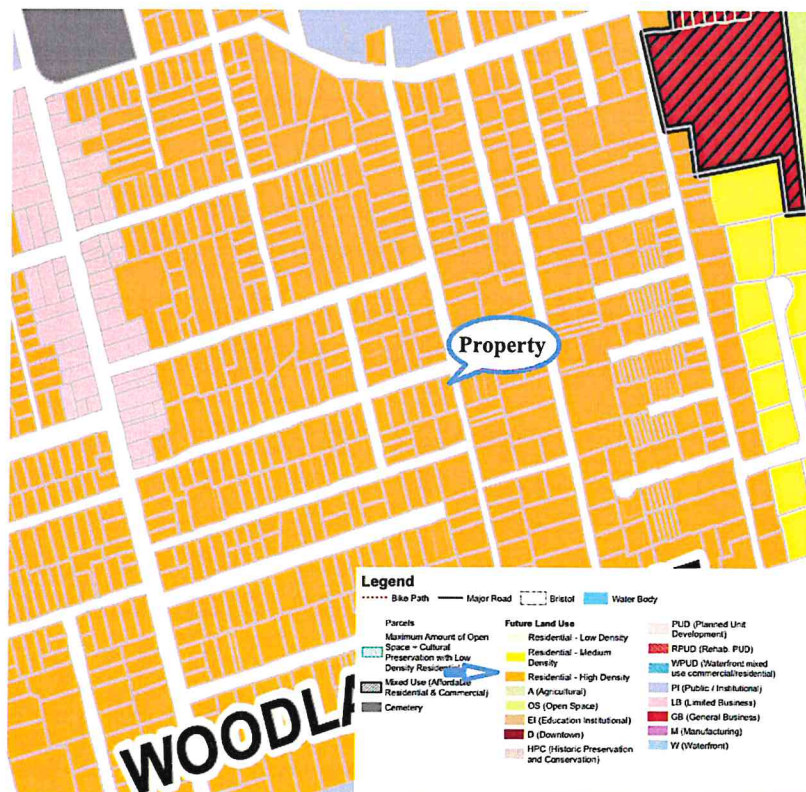
Even more pertinent is the vast presence of the R-6 Zone directly abutting the Property to the west, literally encompassing almost the entirety of the subject block, to include the blocks to the immediate north and south. The reason why this is of such importance is because it evidences the community's recognition of the density and intensity of historical residential development. This is likewise corroborated by the personally prepared Neighborhood Analysis; results provided in the next section of this report. The R-6 District is defined pursuant to Section 28-3(1) 'Establishment of Zoning Districts - Residential Zoning Districts' of the Ordinance, as follows:

R-6 Zone - *"This R-6 zone is intended for high density residential areas comprised of single household, two household, and multi-household structures with a minimum density of 6,000 square feet for the first dwelling unit and 4,000 square feet per additional dwelling unit where public sewer and public water are required."*

Current zoning is illustrated below, as excerpted from the Town's GIS. It clearly evidences the vast presence of immediately abutting R-6 Zoned properties and recognition of the area's intense residential development.



In addition, further corroborating the appropriateness of intensive residential development, is the current land use classification of Property and neighborhood, alike. Pursuant to the Comprehensive Plan - Map 5B 'Future Land Use' [Page 64], the entire area is classified in a 'Residential - High Density' manner, as illustrated to the right. The



respective land use classification is defined by the Comprehensive Plan [Page 51], as follows:

"...Below is a list of Future Land Use designations, as shown in the Future Land Use Map, including a description of the preferred uses for each category."

Designations: *"Residential – High Density"*

Description: *"Intended for high density residential areas comprised of single-household, two-household and multi-household structures where public sewer and public water are required."*

Finally, the entire community has been segmented into several distinct Planning Areas, each of which has a unique character and desired development pattern. The Property is situated within the 'Downtown Neighborhood Planning Area' pursuant to the Comprehensive Plan - Map 1 'Planning Areas' [Page 59]. The following, as excerpted from the Comprehensive Plan, describes the purpose for the Planning Areas in general, as well as the distinctive characteristics of the Downtown Neighborhood Planning Area.

"Maps 2, 3, and 4 graphically present the most important policies by plan element and by geographic part of town. The geographic recommendations are shaped around the planning areas defined for the plan..." [Page 51]

"The Town also has been committed to keeping residential uses in the downtown." [Page 44]

"There has been a lot of redevelopment activity in the downtown in recent years, some of which was sparked by the Downtown Redevelopment Plan that was adopted in 2005 and required developers of blighted properties to return them to active use..." [Page 45]

Housing Needs - *"Bristol is a town that has always had a rich mixture of housing types blended together within the downtown. The outlying single family neighborhoods have developed in a variety of lot sizes and development patterns. Bristol has never created large multifamily developments that then deteriorated causing yet more problems for residents and non-residents alike. Bristol shall not pursue that strategy in the future. In order to guide affordable housing development in Bristol, the following development standards were adopted."* [Page 75]

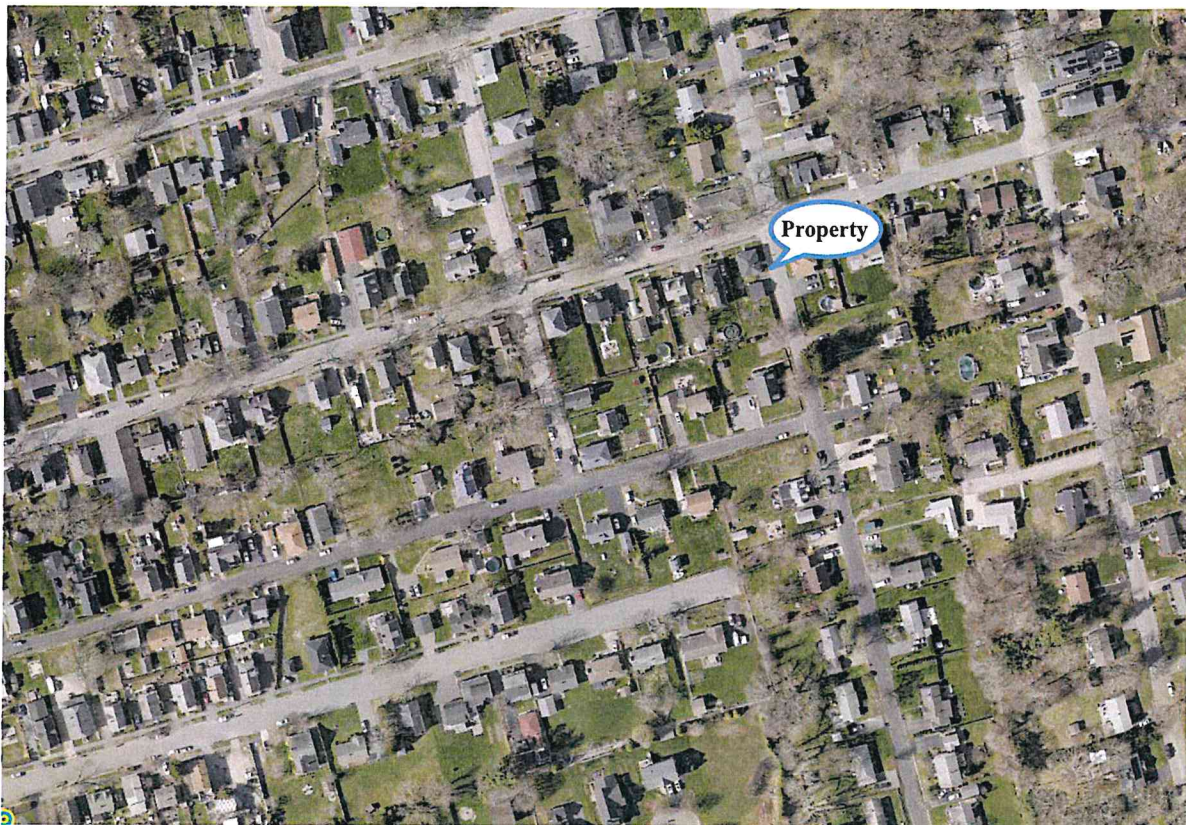
NEIGHBORHOOD ANALYSIS

The immediately surrounding neighborhood is predominantly comprised of high-density residential development; in fact, considerably more dense and intense than the Property. A thorough analysis of the surrounding neighborhood was personally prepared, to include all parcels within the subject and immediately abutting blocks. In total, 134 individual properties were analyzed, of which 126 are already residentially improved. The full results are attached as an addendum to this report. The more pertinent findings are detailed in the table on the following page.

OVERALL NEIGHBORHOOD COMPARATIVE ANALYSIS		
	Lot 48	Surrounding Neighborhood
Lot Size	6,250 sf	Average neighborhood parcel 8,617 sf Average residentially improved neighborhood parcel 8,688 sf
Building Footprint	1,237 sf [82%]	Average – 1,501 sf 29 properties (or 23%) exceed 2,000 sf
Overall Living Area	1,375 sf [74.5%]	Average – 1,845 sf
No. of Stories	One	Average – Two
No. of Bedrooms	Two	Average - Four
Land Usage	Single-Family	Single-Family - 86 (68.25%) Two-Units - 28 (22.22%) Three-Units and Greater - 12 (9.52)
Year Constructed	1913	Pre-1900 to 1950 - 87 (69%) 1951 to 1999 - 31 (24.6%) 2000 to Present - 8 (6.4%)

There are several pertinent takeaways. The most notable being the distinctive difference in overall living area. The Property is clearly deficient. Also, the quantity of bedrooms is rather atypical. Finally, is the date of construction. The subject neighborhood is quite dated, with limited new construction. However, newer construction does reflect and address modern day residential needs. For example, the residence addressed 46 Cole Street and introduced in approximately 2001, being situated on a similarly sized parcel, has approximately 1,976 square feet of overall living area. The same is true in regard to the residence addressed 30 Cole Street that was introduced in approximately 2009. The stated residence is situated on a substantially smaller parcel, and yet improved with overall living area approaching 2,323 square feet.

The surrounding neighborhood is illustrated below, as excerpted from the Town's GIS



PROPOSED RESIDENTIAL ADDITION

The Applicant is requesting permission to construct much-needed living space onto the present rather small single-family residence, having an approximate of 1,375 square feet of overall living area. The improvement will realize a much-needed third bedroom, properly designed off-street parking, and increasing overall living area by approximately 900 square feet. This is in direct accord with the Comprehensive Plan [Pages 83 - 84].

Goal 2 - *"Ensure that neighborhoods are livable places."*

Policy B - *"The Town is encouraged to investigate new urbanism techniques such as form based vs. use based zoning regulations to maintain characteristics of existing neighborhoods."*

Policy K - **"Require that new developments stay within a scale that is appropriate to Bristol and to surrounding homes."**

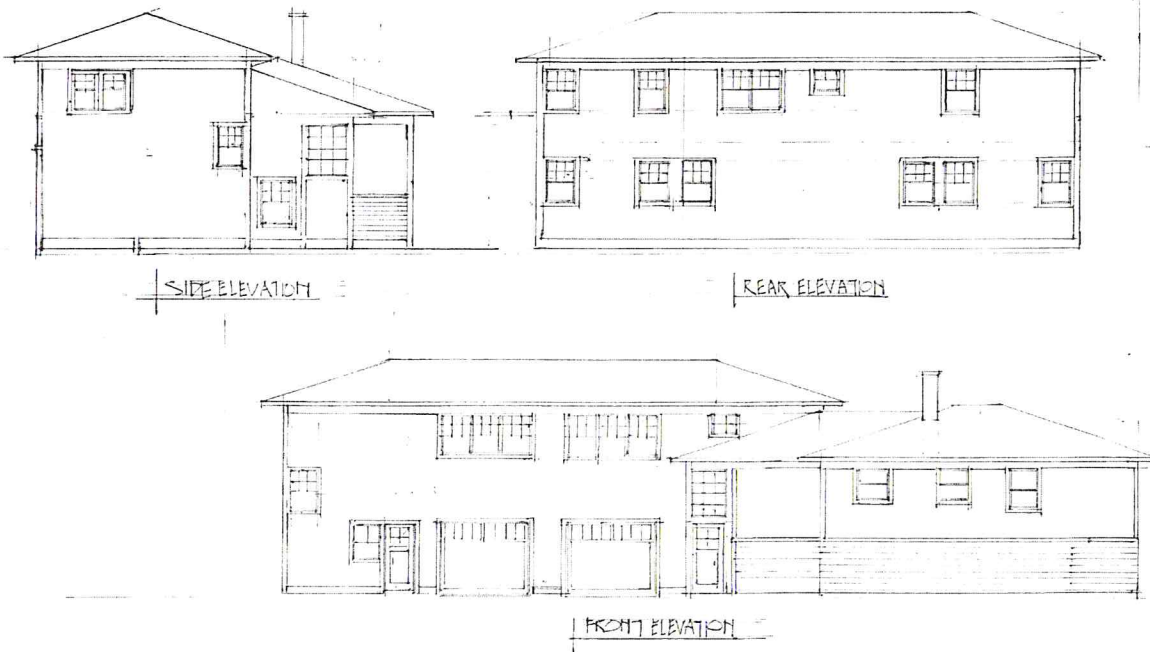
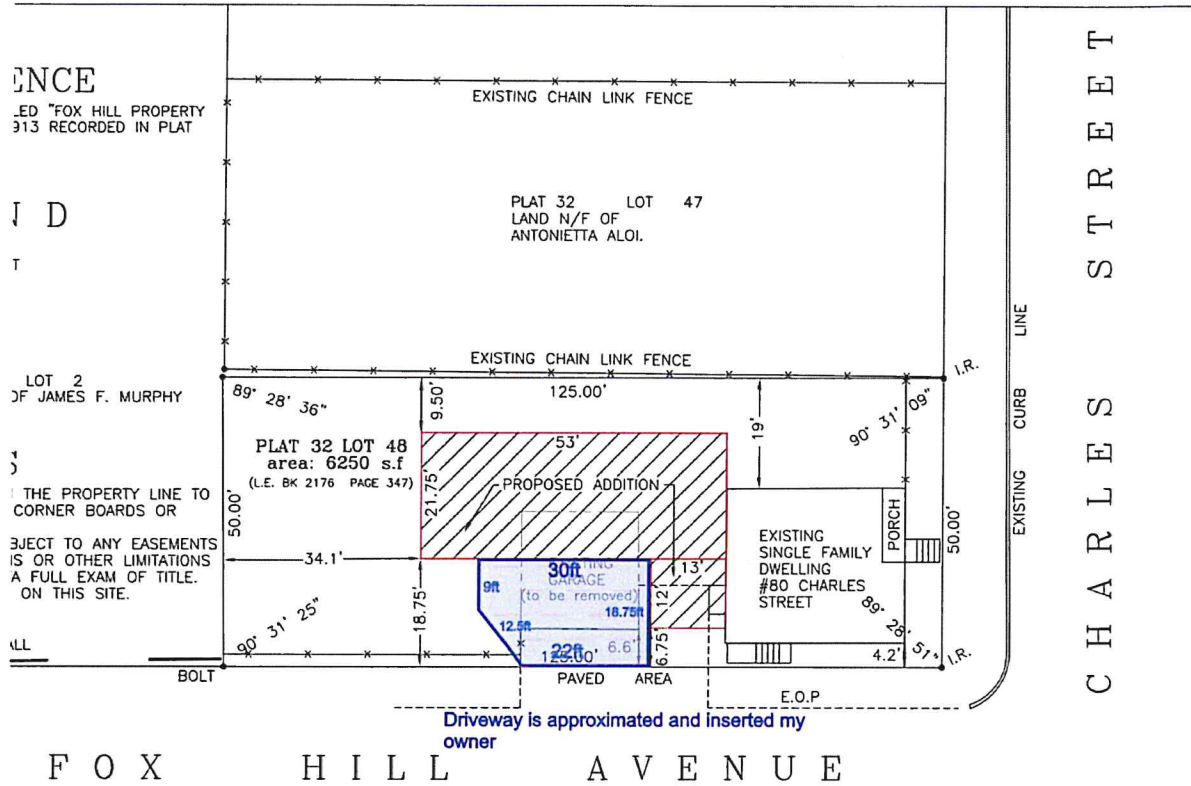
Present pre-existing development conditions dictate placement and positioning of the proposed addition. Furthermore, not only personal desire, but actual need and regulatory necessity, dictates the manner in which new must be physically integrated into existing development

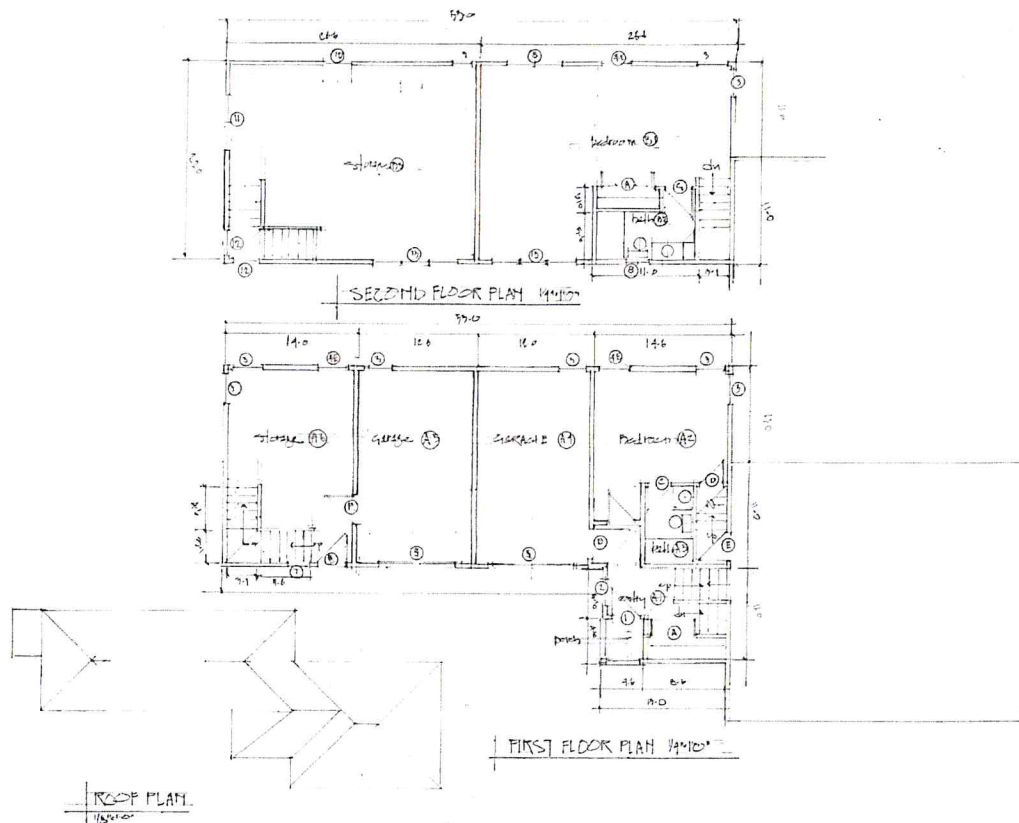
conditions. The most notable being the new primary means of physical residential access. Due to being situated at the intersection of Charles Street and Foxhill Avenue there are two (2) entry points, with the means of access from Charles Street appearing to be the primary means. However residential construction, resulting from historical site development conditions, is directed to the rear, or southerly end of the Property, thereby necessitating a new primary means of physical ingress and egress. This is a classic example of the presence of true hardship emanating from both 'unique lot' and 'unique structural' conditions. Regardless, and assuredly most complimentary, is the Applicant's desire to neutralize the need for zoning relief; merely realizing a singular dimensional deficiency.

The proposed two-story improvement will be situated to the southwest of the residence, for purposes of both realizing setback compliance, and more importantly, averting a bowling-like appearance. Off-setting the addition permits a much-more architecturally pleasing appearance, in addition to the introduction of appropriate off-street parking. The present 400 square foot accessory detached garage, which is almost literally aligned with the lot frontage, will be removed, realizing appropriate vehicular parking. The majority of the present driveway is situated within the public right-of-way, thereby being technically prohibited from physical vehicular occupation. Proposed development conditions will extend the driveway, such that it will now accommodate appropriate regulatory compliant exterior off-street parking, in addition to garaged (secured) parking. However, the most pertinent and important residential improvement, is the introduction of residential access that blends the new into present residential conditions. It necessitates reemphasizing that the present residence more-so resembles split-level architecture, thereby having an elevated entry-point. This precludes the introduction of ground-level access, unless the stated entryway is physically extinguished and a new point of ingress and egress introduced. The sole means of achieving such an important residential detail is by locating it in the manner so-proposed, albeit incurring the singular dimensional deficiency. Finally, unlike many of the surrounding residences, proposed site improvements include addressing site drainage; incorporating an appropriately sized drainage system as necessitated by the Comprehensive Plan.

*"...As development sites are planned, topography, soils, vegetation, natural drainage patterns, and other sensitive or unique landscape features are considered as important resources deserving of protection and enhancement. **Stormwater best management practices (BMPs) are also integrated into the development site, with the primary goal of protecting and restoring natural hydrology, preventing flooding, and protecting habitat and water quality.**" [Page 48]*

Proposed development conditions, site and architectural, as excerpted from the Applicant's submission package, are detailed below and on the following page.





The following are valid and reasonable reasons for the ZBR to consider in their deliberation, and not necessarily in any order of importance; all contributing to satisfying the requisite dimensional variance 'burdens'. It needs to be reemphasized that the requisite improvement(s) will merely realize a singular dimensional deficiency, namely front-yard setback. Although zoning relief is unnecessary, there are also several pre-existing dimensional deficiencies associated with the present residence. Acknowledged out of an abundance of caution. Considering the unique characteristics of the Property and immediately surrounding parcels alike, it can be unequivocally stated that the improvement(s) are not only reasonable but realize neighborhood compatibility. This Consultant is not disregarding the respective front-yard setback, understanding that compliance is of the utmost importance. However there are instances when relief is most appropriate, particularly when compliance is impracticable.

UNIQUE PROPERTY and NEIGHBORHOOD CONDITIONS

1. Uniquely Property Conditions - Albeit the Property is configured in a typical rectangular fashion, it is nevertheless substandard; applicable zoning necessitating a minimum of 8,000 square feet. A properly sized parcel would have a larger building envelope, and potentially ability to realize full dimensional compliance. It is true that recent statutory amendments permit relaxation in the respective dimensional criteria, however it still does not off-set pre-existing dimensional nonconformities.

2. Unique Residential Facility Placement Conditions - The present residential facility is almost literally situated directly upon both street frontages, failing to even remotely comply with respective setbacks. Any attempt to tie new with old and in a manner that would be visually pleasing and operationally compliant, while simultaneously complying with all dimensional criteria, would be difficult at best; more likely impractical. Any yet, some pre-existing site conditions will be cured, such as technically the present improper off-street parking arrangement.

3. Unique Residential Facility Layout Conditions - The present residential facility is constructed in a split-level fashion, with limited regulatory compliant living area conditions. Physical access is such that it would be impossible to properly integrate future construction without introducing a new point of entry. However, given the present residential placement and historical layout, it is impossible to do so in a fully dimensionally compliant manner. Any yet, the Applicant has been able to propose a design that meets all personal needs, while merely realizing a singular dimensional deficiency.

4. Realizing Reasonable Living Area, While Maintaining Neighborhood Character - As has been detailed throughout this report, corroborated by the results of the personally prepared Neighborhood Analysis, present living conditions are deficient. The proposed improvement(s) will realize much-needed living area, while doing so in a neighborhood compatible manner.

ZONING ORDINANCE CONSISTENCY

Introduction of the referenced improvement(s) in the manner so proposed will in no way negatively impact the character of the surrounding neighborhood, as evidenced by the comprehensive plan and neighborhood analysis. The Zoning Board of Review should therefore have no reservations in granting the requested dimensional relief.

Dimensional Relief

The sole resulting deficiency is referenced below. In addition, the two (2) pre-existing front-yard setback deficiencies are detailed purely out of an abundance of caution.

1. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District: Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The proposed improvement will be situated approximately 6.75-feet from the front property boundary, fronting Foxhill Avenue, incurring an approximately 12-foot dimensional variance.

Pre-Existing Deficiencies

2. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District: Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The present residence is situated approximately 4.20-feet from the front property boundary, fronting Foxhill Avenue, realizing an approximately 14.55-foot pre-existing dimensional nonconformity.

3. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District: Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The present residence is situated approximately 5.00-feet from the front property boundary, fronting Foxhill Avenue, realizing an approximately 13.75-foot pre-existing dimensional nonconformity.

The Applicant is well aware of the potential impacts construction may have on an established neighborhood. She has therefore introduced improvement(s) that in the professional opinion of this consultant, are quite in-keeping with the form and characteristics of the surrounding neighborhood, as evidenced by the proposed site plan and neighborhood analysis.

In regard to the variance sought, the Applicant must provide evidence to the satisfaction of the ZBR confirming the presence of hardship and that failure to obtain the relief requested will ultimately cause the applicant to suffer hardship amounting to more than a mere inconvenience. The criteria for determining hardship are clearly outlined in Section 28-409(c)(1)a-d. The stated criteria will be discussed individually in greater specificity below.

• **Section 28-409(c)(1)a.** - "That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant."

The Applicant is seeking permission to introduce improvement(s) that are most assuredly in character with the surrounding neighborhood. The resulting singular setback deficiency is extremely minor, and most appropriate considering it clearly emanates from several unique property conditions, to include a constrained building envelope, pre-existing positioning of the present single-family residence, manner of residential construction (entryway), and deficient

living accommodations. To reiterate, the applicant has introduced a design that reflects the character of the general surrounding neighborhood, and realizes appropriate living area.

- **Section 28-409(c)(1)b.** - *"That uch hardship is not the result of any prior action of the applicant."*

It is with absolute certainty that all present unique lot and residential facility site conditions are pre-existing and in no way associated with any personal action(s) of the Applicant.

- **Section 28-409(c)(1)c.** - *"That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town."*

As evidenced by the results of the personally prepared extensive neighborhood analysis, introduction of the detailed improvement(s) are most assuredly in character with the surrounding neighborhood. Furthermore, a thorough analysis of the Comprehensive Plan evidences absolute consistency, to include consistency with the Future Land Use Map land use classification

Statement of Goals and Policies - *"Land use planning and management, in a sustainable manner that respects Bristol's environment and unique character for present and future generations, is paramount and is intended to support all other comprehensive planning goals of the Town of Bristol."* [Page 57]

Goal 1 - *"Promote land use patterns that are sensitive to the Town's character and assets, recognize the Town's resource constraints, are economically sound, and facilitate smart growth to build capacity in sustainability and climate resiliency in Bristol."* [Page 57]

Policy E - *"Maintain the character of Bristol and make sure that new development does not adversely impact the integrity of the Town."*

Policy F - *"Embrace Smart Growth principles, conservation development zoning and encourage sustainability of our resources in all land use decisions made by the Town of Bristol."*

"Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its homes and neighborhoods. These goals encompass goals expressed in the other elements of this plan." [Page 82]

Goal 1 - *"Work for a continued range of housing opportunities so that Bristol can continue to be home to our traditionally diverse population."* [Page 82]

Policy E - *"Work toward a range of housing types to match residents' differing preferences and resources for their physical environments."* [Page 83]

Policy F - *"Encourage a range of housing ownership and rental options to match residents' differing preferences and resources, to include: home ownership, rental, accessory apartments, condominium, cooperative, and congregate."* [Page 83]

• **Section 28-409(c)(1)d.** - "The board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:"

2. - "In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief."

The relief sought is directly related to documented unique lot characteristics. These conditions contribute directly to the Applicant's present dilemma. A denial will preclude the introduction of reasonable living area and proper residential access. It may very well incur a design that is entirely unpleasant and out of character with the surrounding neighborhood. It is therefore the assertion of this Consultant that introduction of the proposed improvement(s) complies with all three (3) criteria, and a denial of the requested relief will cause the Applicant to suffer hardship amounting to more than a mere inconvenience.

CONCLUSION

Permitting introduction of the referenced improvement(s) in the manner so-described will ensure that it remains livable and safe, as well as protecting the architectural integrity of the subject residence. Furthermore, it neither detracts from the Property nor neighborhood, given logical placement and mirroring the alignment of adjacent residences. Finally, it is consistent with the Comprehensive Plan, by realizing much-needed living accommodations.

NEIGHBORHOOD ANALYSIS

80 Charles Street

Assessor's Plat 32 - Lot 48

Residence R-10 District

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Plat/Lot	Lot Area (Sq. Ft.)	Address	Land Use	Beds	No. of Stories	Foot Print (sf)	Building Coverage	Living Area (sf)	Year Built
32 - 48 SP	5,750	80 Charles Street Bungalow	Single-Family	2	1.00	1,237 [Garage = 400 sf (Included in building footprint)]	21.51%	1,375	1913
32 - 47	6,250	78 Charles Street Conventional	Two-Units	4	2.00	2,204 [Carport = 247 sf (Included in building footprint)]	35.26%	2,074	1930
32 - 46	6,250	76 Charles Street Cape	Single-Family	4	1.50	1,152	18.43%	912	1950
32 - 45	7,130	74 Charles Street Conventional	Single-Family	3	2.00	1,499 [Garage = 432 sf (Included in building footprint)]	21.02%	1,406	1930
32 - 44	7,396	72 Charles Street Conventional	Single-Family	3	2.00	1,338	18.09%	1,922	1910
32 - 43	6,698	70 Charles Street	Two-Units	4	2.00	956	14.27%	1,768	1930
32 - 6	5,000	19 E Street Conventional	Single-Family	3	2.50	646	12.92%	1,088	1920
32 - 5	5,000	21 E Street Cape	Single-Family	2	1.50	672	13.44%	941	1954
32 - 4	4,625	23 E Street Bungalow	Single-Family	2	1.00	1,266 [Garage = 240 sf (Included in building footprint)]	27.37%	1,210	1930
32 - 3	11,366	55 Cole Street Cape	Single-Family	3	1.50	1,700	14.96%	926	1956

32 - 2	11,454	48 Foxhill Avenue Cape	Single-Family	4	1.50	1,525	13.31%	2,284	1959
32 - 49	4,320	36 Foxhill Avenue Ranch	Single-Family	3	1.00	1,600	37.04%	1,250	1958
32 - 50	5,357	75 Charles Street	Two-Units	6	2.00	1,510	28.19%	2,448	1924
32 - 102	11,340	73 Charles Street	Three-Units	6	2.00	2,254	19.88%	3,212	1965
						[Garage = 576 sf (Included in building footprint)]			
32 - 56	5,512	43 E Street	Four-Units	8	2.00	1,595	28.94%	3,190	1913
32 - 57	10,986	45 E Street	Two-Units	4	2.00	1,440	13.11%	2,874	1983
32 - 59	10,380	49 E Street	Two-Units	4	2.00	1,569	15.12%	2,839	1870
32 - 62	6,300	70 Richmond Street	Two-Units	4	2.00	720	11.43%	1,440	1920
32 - 61	6,000	72 Richmond Street Cape	Single-Family	4	1.50	982	16.37%	1,570	1951
32 - 55	15,000	76 Richmond Street	Four-Units	10	2.00	2,930	19.53%	3,248	1923
						[Garage = 988 sf (Included in building footprint)]			
						[Shed = 168 sf (Included in building footprint)]			
32 - 54	12,960	78 Richmond Street Bungalow	Single-Family	2	1.00	2,000	15.43%	1,276	1920
32 - 51	8,640	30 Fox Hill Avenue Ranch	Single-Family	2	1.00	1,072	12.41%	1,498	1974
32 - 100	8,640	34 Foxhill Avenue Ranch	Single-Family	3	1.00	1,476	17.08%	1,931	1971
32 - 42	6,053	68 Charles Street Conventional	Single-Family	3	1.50	1,548	25.57%	1,073	1900
						[Garage = 780 sf (Included in building footprint)]			

32 - 41	6,034	66 Charles Street	Two-Units	4	2.00	1,140	18.89%	2,080	1920
32 - 40	6,014	64 Charles Street Conventional	Single-Family	3	2.00	1,437	23.89%	1,196	1920
32 - 39	11,962	60 Charles Street	Single-Family	4	1.50	972	8.13%	1,470	1870
32 - 37	11,882	54 Charles Street	Single-Family	2	1.50	742	6.24%	1,061	1880
32 - 35	5,910	50 Charles Street	Single-Family	4	1.50	1,479	25.03%	1,749	1850
32 - 34	5,890	46 Charles Street	Two-Units	7	2.00	1,664	28.25%	3,123	1928
32 - 33	5,890	36 Charles Street Ranch	Single-Family	3	1.00	1,439	24.43%	1,688	1979
32 - 32	5,850	30 Charles Street Cape	Single-Family	4	1.50	780	13.33%	1,781	1974
32 - 31	5,830	0 Charles Street	Unimproved	0	0.00	2,300	39.45%	0	
32 - 30	5,810	22 Charles Street Bungalow	Single-Family	2	1.00	1,252	21.55%	962	1924
32 - 29	5,537	20 Charles Street Conventional	Single-Family	3	1.50	1,101	19.88%	1,061	1870
32 - 28	4,370	18 Charles Street Conventional	Single-Family	3	1.50	642	14.69%	1,036	1880
32 - 27	6,416	14 Charles Street Conventional	Single-Family	3	2.00	658	10.26%	1,022	1880
32 - 26	9,472	180 Wood Street Conventional	Single-Family	4	1.50	2,127	22.46%	2,011	1896

32 - 25	7,632	174 Wood Street	Apts Six-Units	12	2.50	1,912	25.05%	4,570	1900
32 - 24	6,320	168 Wood Street	Three-Units	5	2.50	1,598	25.28%	3,121	1870
32 - 23	4,476	164 Wood Street	Two-Units	3	1.50	1,178	26.32%	1,555	1920
32 - 22	6,601	11 Cole Street Conventional	Single-Family	3	1.50	1,332	20.18%	1,260	1918
32 - 20	18,401	19 Cole Street	Two-Units	5	1.50	2,643	14.36%	2,846	1880
32 - 18	9,360	27 Cole Street Conventional	Single-Family	3	2.00	2,004	21.41%	1,449	1903
32 - 17	5,850	31 Cole Street Conventional	Single-Family	2	2.00	788	13.47%	1,073	1935
32 - 16	8,775	35 Cole Street Conventional	Single-Family	4	2.00	1,520	17.32%	2,013	1870
32 - 14	9,125	39 Cole Street	Two-Units	6	2.00	1,696	18.59%	2,748	1935
32 - 13	5,500	41 Cole Street Cottage	Single-Family	3	1.00	1,100	20.00%	1,100	1930
32 - 12	11,700	0 Cole Street	Unimproved						
32 - 10	5,850	43 Cole Street Ranch	Single-Family	2	1.00	1,134	19.38%	784	1976
32 - 9	5,850	45 Cole Street	Two-Units	4	1.50	762	13.03%	1,334	1890

32 - 8	11,700	47 Cole Street Raised Ranch	Single-Family	3	2.00	1,467	12.54%	1,705	1963
26 - 82	8,340	0 Foxhill Avenue	Unimproved						
26 - 83	19,530	54 Foxhill Avenue Cape	Single-Family	3	1.50	1,764 [Garage = 308 sf (Included in building footprint)]	9.03%	1,142	1945
26 - 85	10,463	54 Cole Street Colonial	Single-Family	4	2.00	816	7.80%	1,666	1962
26 - 86	8,355	52 Cole Street Cape	Single-Family	3	1.50	1,122 [Shed = 168 sf (Included in building footprint)]	13.43%	1,512	1962
26 - 88	11,954	48 Cole Street Cape	Single-Family	4	1.50	1,271 [Garage = 308 sf (Included in building footprint)]	10.63%	1,337	1952
26 - 90	6,963	46 Cole Street Raised Ranch	Single-Family	3	1.50	1,656	23.78%	1,976	2001
26 - 89	6,950	67 Collins Street Raised Ranch	Single-Family	3	2.00	1,391	20.01%	1,316	2001
26 - 91	6,951	65 Collins Street	Two-Units	4	2.50	1,460 [Garage = 380 sf (Included in building footprint)] [Shed = 180 sf (Included in building footprint)]	21.00%	1,710	1880
26 - 93	7,510	42 Cole Street	Two-Units	2	1.50	1,361 [Shed = 120 sf (Included in building footprint)]	18.12%	1,794	1985
26 - 92	7,506	59 Collins Street	Two-Units	4	2.50	1,242	16.55%	1,434	1880
26 - 95	6,107	40 Cole Street Ranch	Single-Family	3	1.00	2,404 [Garage = 576 sf (Included in building footprint)]	39.36%	1,396	2017
26 - 94	7,806	51 Collins Street Conventional	Single-Family	3	2.00	1,167	14.95%	1,548	1880

26 - 11	10,400	43 Collins Street Bungalow	Single-Family	2	1.00	1,308 [Garage = 216 sf (Included in building footprint)]	12.58%	936	1925
26 - 123	5,374	30 Cole Street Cape	Single-Family	3	1.50	2,296	42.72%	2,323	2009
26 - 97	5,044	35 Collins Street Conventional	Single-Family	3	1.50	980	19.43%	1,177	1880
26 - 112	3,500	28 Cole Street Ranch	Single-Family	2	1.00	1,116	31.89%	1,342	1968
26 - 98	3,450	29 Collins Street Conventional	Single-Family	3	1.50	1,067	30.93%	1,104	1920
26 - 109	3,492	26 Cole Street Cape	Single-Family	4	1.50	1,340	38.37%	1,238	1958
26 - 99	3,450	27 Collins Street Conventional	Single-Family	4	1.50	944	27.36%	1,156	1900
26 - 119	3,486	25 Cole Street Colonial	Single-Family	4	2.00	1,013	29.06%	1,546	1900
26 - 100	3,450	23 Collins Street Conventional	Single-Family	3	2.00	1,009	29.25%	1,340	1900
26 - 101	6,974	19 Cole Street	Two-Units	5	2.00	2,631	37.73%	2,846	1880
26 - 102	7,257	15 Collins Street Conventional	Single-Family	4	1.50	1,640	22.60%	1,940	1928
26 - 103	6,980	7 Collins Street	Two-Units	5	2.00	1,860	26.65%	2,008	1900
26 - 106	3,348	8 Cole Street	Single-Family	2	1.50	824	24.61%	946	1800

32 - 88	12,000	22 Richmond Street	Apts Five-Units	10	3.00	1,302	10.85%	3,580	1900
32 - 89	10,312	20 Richmond Street	Two-Units	4	2.00	2,365	22.93%	3,296	1910
32 - 90	11,090	14 Richmond Street	Apts Six-Units	13	3.00	2,104	18.97%	5,206	1920
32 - 109	6,308	212 Wood Street	Three-Units	6	3.00	1,053	16.69%	2,970	1880
32 - 96	4,612	210 Wood Street Colonial	Single-Family	1	2.00	648	14.05%	1,170	1900
32 - 95	10,805	0 Wood Street Commercial Parking	Unimproved						
32 - 94	5,200	200 Wood Street	Single-Family	2	1.50	960	18.46%	1,148	1942
32 - 108	4,218	0 Wood Street	Unimproved			660			
						[Garage = 660 sf (Included in building footprint)]			
32 - 93	9,755	192 Wood Street	Funeral Home	0	2.50	2,272	23.29%	3,757	1917
32 - 97	5,715	190 Wood Street Conventional	Single-Family	3	2.00	964	16.87%	1,247	1880
32 - 91	2,700	186 Wood Street	Mixed-Use	4	2.00	1,905	70.56%	2,309	1900
						[Shed = 128 sf (Included in building footprint)]			
32 - 92	6,180	9 Charles Street Conventional	Single-Family	2	1.50	1,208	19.55%	1,263	1895
						[Shed = 80 sf (Included in building footprint)]			
32 - 79	13,514	17 Charles Street	Two-Units	6	2.00	2,777	20.55%	2,692	1900
						[Barn = 1,125 sf (Included in building footprint)]			
32 - 78	16,037	19 Charles Street Ranch	Single-Family	3	1.00	2,121	13.23%	1,581	2003

32 - 77	8,050	25 Charles Street	Three-Units	3	2.00	2,898	36.00%	3,323	1933
						[Garages = 1,253 sf (Included in building footprint)]			
32 - 76	8,050	27 Charles Street Cape	Single-Family	3	1.50	728	9.04%	1,159	1943
32 - 75	8,050	29 Charles Street Cape	Single-Family	3	1.50	1,512	18.78%	1,872	1941
						[Shed = 288 sf (Included in building footprint)]			
32 - 74	8,050	31 Charles Street Cape	Single-Family	4	1.50	964	11.98%	1,365	1941
						[Shed = 96 sf (Included in building footprint)]			
32 - 73	8,050	33 Charles Street	Two-Units	4	1.00	1,941	24.11%	2,000	1952
32 - 72	7,100	53 Charles Street	Three-Units	9	3.00	1,598	22.51%	4,224	1940
32 - 71	14,542	55 Charles Street Colonial	Single-Family	3	2.00	2,077	14.28%	1,728	1900
						[Garage = 720 sf (Included in building footprint)]			
						[Shed = 133 sf (Included in building footprint)]			
32 - 70	8,068	59 Charles Street	Three-Units	10	2.50	2,796	34.66%	3,075	1900
						[Garage = 1,530 sf (Included in building footprint)]			
32 - 69	8,100	63 Charles Street Conventional	Single-Family	3	2.00	1,148	14.17%	990	1900
						[Garage = 480 sf (Included in building footprint)]			
39 - 55	5,000	21 Foxhill Avenue Cape	Single-Family	3	1.50	2,090	41.80%	2,024	1960
						[Deck = 480 sf (Included in building footprint)]			
39 - 71	19,803	24 Mason Avenue Ranch	Single-Family	2	1.00	1,216	6.14%	936	1953
						[Garage = 280 sf (Included in building footprint)]			
39 - 57	25,009	23 Foxhill Avenue Ranch	Single-Family	3	1.00	2,100	8.40%	1,860	1978
39 - 58	6,960	27 Foxhill Avenue	Single-Family	3	2.00	1,460	20.98%	1,344	1924
						[Garage = 200 sf (Included in building footprint)]			

39 - 60	13,655	31 Foxhill Avenue	Two-Units	3	1.50	1,620	11.86%	1,820	1967
39 - 50 and 82	29,725	47 Antony Avenue Ranch	Single-Family	1	1.00	992 [Shed = 400 sf (Included in building footprint)]	3.34%	520	1948
39 - 51 and 52	10,563	105 Charles Street Conventional	Single-Family	2	2.00	1,472 [Shed = 256 sf (Included in building footprint)]	13.94%	1,204	1900
39 - 53 and 54	10,000	103 Charles Street Raised Ranch	Single-Family	3	1.50	2,466	24.66%	2,136	1978
39 - 62	6,565	101 Charles Street	Two-Units	6	2.00	1,654 [Garage = 240 sf (Included in building footprint)]	25.19%	1,930	1900
39 - 61	6,645	23 Foxhill Avenue Ranch	Single-Family	3	1.00	2,100	31.60%	1,860	1978
39 - 66	8,248	82 Charles Street Bungalow	Single-Family	2	1.00	1,587	19.24%	1,671	???
39 - 64	10,022	94 Charles Street Raised Ranch	Single-Family	3	2.00	1,679	16.75%	1,382	2013
39 - 74	11,000	102 Charles Street Cape	Single-Family	4	1.50	1,985	18.05%	2,735	2013
39 - 73	10,000	104 Charles Street Split-Level	Single-Family	3	1.50	2,308 [Garage = 808 sf (Included in building footprint)]	23.08%	1,756	1979
39 - 75	21,000	33 Antony Avenue Raised Ranch	Single-Family	2	2.50	2,395 [Shed = 200 sf (Included in building footprint)]	11.40%	2,752	2009
39 - 63	21,000	29 Antony Avenue	Two-Units	4	2.00	3,043 [Shed = 288 sf (Included in building footprint)]	14.49%	3,258	1920
39 - 76	10,000	17 Antony Avenue	Single-Family	4	1.50	1,368	13.68%	1,934	1977

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SUMMARY of QUALIFICATIONS

Forward-thinking, pragmatic urban planning professional with twenty (30+) years of practical experience. Skilled in a variety of neighborhood and commercial planning and zoning activities, frequently in a supervisory or managerial capacity. Solid track records with proven effectiveness in, but not limited to, the following areas:

- ⇒ Zoning Boards of Review ⇒ Community Planning and Consulting
- ⇒ Planning Boards / Commissions ⇒ Land Developments, Development Plan Reviews, Subdivision Reviews, Affordable Housing, Etc.
- ⇒ City / Town Councils ⇒ Superior Court ⇒ Code Enforcement
- ⇒ Residential, Commercial and Industrial Development

SELECTED EXAMPLES of ACCOMPLISHMENT

- Testified before numerous boards, commissions and councils on matters of residential, commercial, and industrial development, as well as changes / amendments to Zoning Ordinances and Comprehensive Plans.
- Testified before Municipal and Superior Court on matters of code enforcement and general land use planning.
- Authored various documents including Cost of Community Services Study, Revitalization Plans, Zoning Ordinances, Comprehensive Plan Amendments and the first Telecommunications Ordinance in the State of Rhode Island.
- Responsible for reviewing all development associated with the Quonset Point / Davisville Industrial Park, an approximately 3,500 acre industrial park, site of the former Sea Bee Navy Base, numerous mill rehabilitation projects, including Pocasset Mill, Johnston, RI (Comprehensive Plan Amendments).
- Responsible for reviewing numerous residential subdivisions, especially expert in the field of Comprehensive Permits (Affordable Housing). Work product cited by the Rhode Island Supreme Court.
- Represented clients before numerous Zoning Boards of Review throughout the State of Rhode Island, on a variety of variance and special use permit petitions, with a greater than 90% success rate.
- Extensive energy and renewable energy projects, including solar, wind and gas-fired eccentric generating assets.

EDUCATION

MASTERS OF COMMUNITY PLANNING AND DEVELOPMENT
University of Rhode Island - Masters Received 1994

University of Florida - Studied City Planning - 1991 / 1992

BACHELOR OF ARTS – URBAN AFFAIRS; MINORS IN MATHEMATICS AND PHILOSOPHY
University of Rhode Island - BA Received 1990

ACCREDITATION: AMERICAN INSTITUTE of CERTIFIED PLANNERS – May 1996

PROFESSIONAL EXPERIENCE

Land Use Consultant
East Providence, Rhode Island

PIMENTEL CONSULTING, INC.

Zoning Officer
East Providence, Rhode Island

CITY OF EAST PROVIDENCE

Consulting Town Planner
Barrington, Rhode Island

TOWN OF BARRINGTON

Town Planner
Wayland, Massachusetts

TOWN OF WAYLAND

Principal Planner
North Kingstown, Rhode Island

TOWN OF NORTH KINGSTOWN

Assistant Planner
East Providence, Rhode Island

CITY OF EAST PROVIDENCE

Planning Consultant
Newport, Rhode Island

NEWPORT COLLABORATIVE

Planning Intern
Orange City, Florida

CITY OF ORANGE CITY

RHODE ISLAND AIR NATIONAL GUARD

Plans and Implementation Communications Specialist
Rhode Island Air National Guard 1995 – Retired 2013

Security Police Officer
Rhode Island Air National Guard 1987 – 1990

CIVIC

WGBH – Community Advisory Board Member
Cambridge, Massachusetts 2000 - 2003

SPECIAL SKILLS AND TRAINING

- Fluent in Portuguese