



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-3

5 Marie Drive 150 121

January 7, 2026

Applicant	
Name of Applicant	Henry Cabral, Jr.
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	5 Marie Drive	150	121

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,700 feet
Width in Feet	24 feet
Length in Feet	30 feet
Height Above Grade	23 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	3 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	10 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
I would like to request front and left side yard variances per Article IV, Section 28-111, Dimensional Table of the zoning ordinance. I would like to additionally ask for a dimensional variance for the size of the proposed ADU. State law and the Bristol zoning ordinance allow a 2 bedroom ADU to a maximum size of 1,200 square feet. Our proposed ADU will have over 1,500 square feet. I would like to request a variance per Section 28-151(b) of the zoning ordinance.

Describe the extent of the proposed alterations and the reasons for the requesting relief
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My wife and I would like to build an addition on my childhood home to use as an ADU/shared space with my mother. My father passed away three years ago and my mom has some health issues that has made it increasingly more difficult for her to live by herself. This addition will not only address my mother's needs, but also ensure that this house stays within my family.

The need for the side and front variance are related to the layout of the proposed ADU. The breezeway attaching the ADU to the home eliminates the current garage space. The breezeway is needed for transition between the ADU and current home. The layout of the current home on the lot also limits the spacing for the ADU. Additionally the garage lines up with the current driveway. Therefor the garage will be placed on the left side of the home.

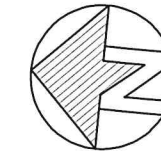
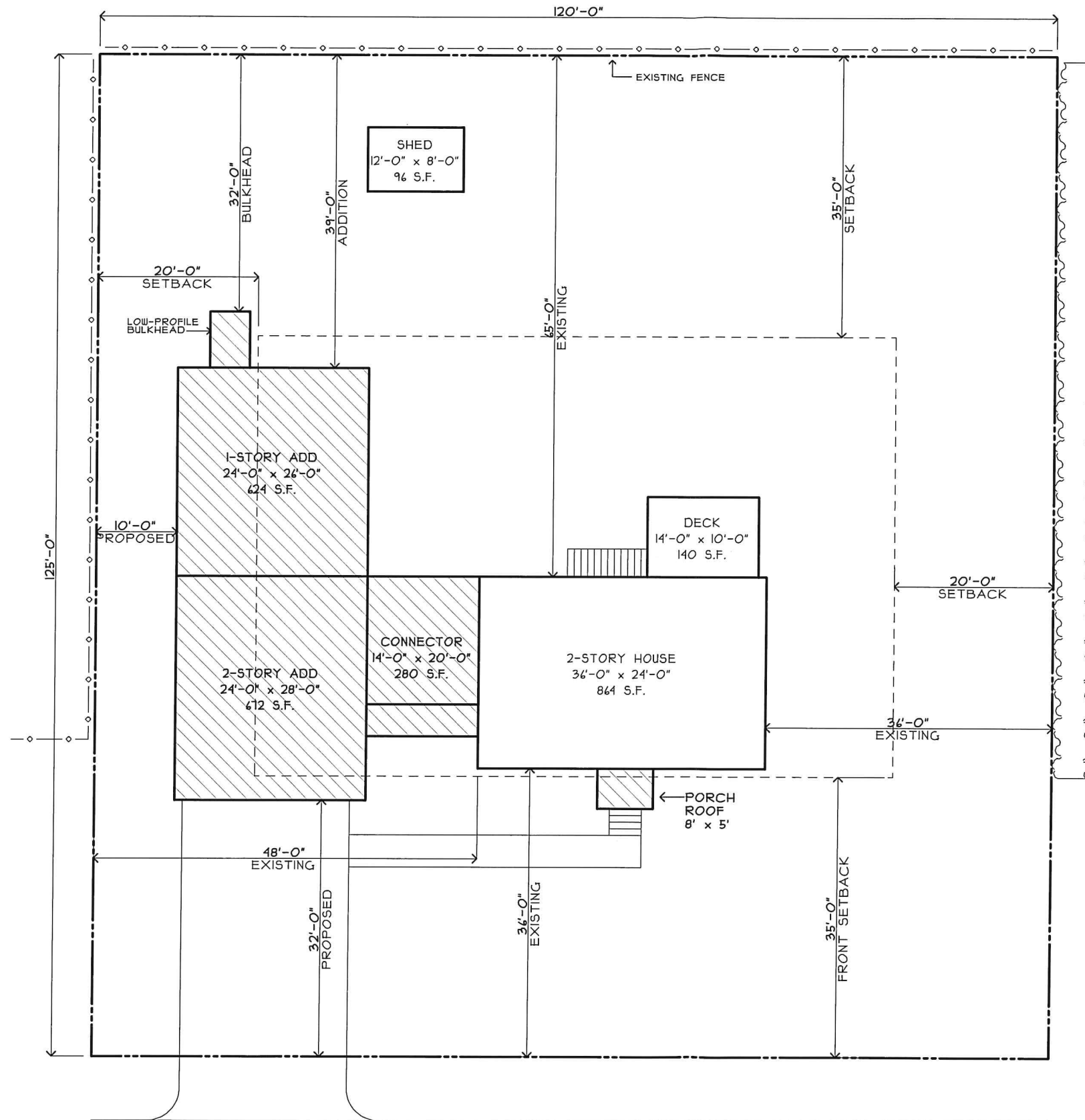
The living space of the current home is 1512 S.F. and we are requesting additional space of 1576 S.F. for the ADU. 280 of the S.F. is for a second bedroom. The 2nd BR is for family to help with my mother in the event that we are not around to assist her with her needs.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	120
Lot Depth	125

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,728	Building/Structure Detail if Other: Raised Ranch
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CABRAL RESIDENCE
5 MARIE DRIVE
BRISTOL, RI 02809

MAP-LOT: 15-121
SIZE: 15,000 S.F.
ZONING: R-15

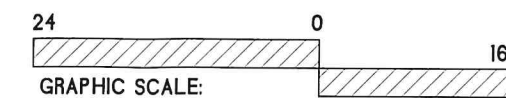
R-15 SETBACKS:

FRONT: 35'
SIDE: 20'
REAR: 35'

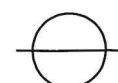
MAX. COVER: 25%

PROPOSED COVERAGE
14'-0" x 62'-0"
2650 S.F.

ALL MEASUREMENTS SHOWN WERE
MEASURED IN FIELD USING REASONABLE
ASSUMPTIONS FOR PROPERTY LINE
USING ESTABLISHED FENCES, PLANTINGS,
AND CURRENT LAND USAGE.
THIS IS NOT A PROFESSIONAL SURVEY.



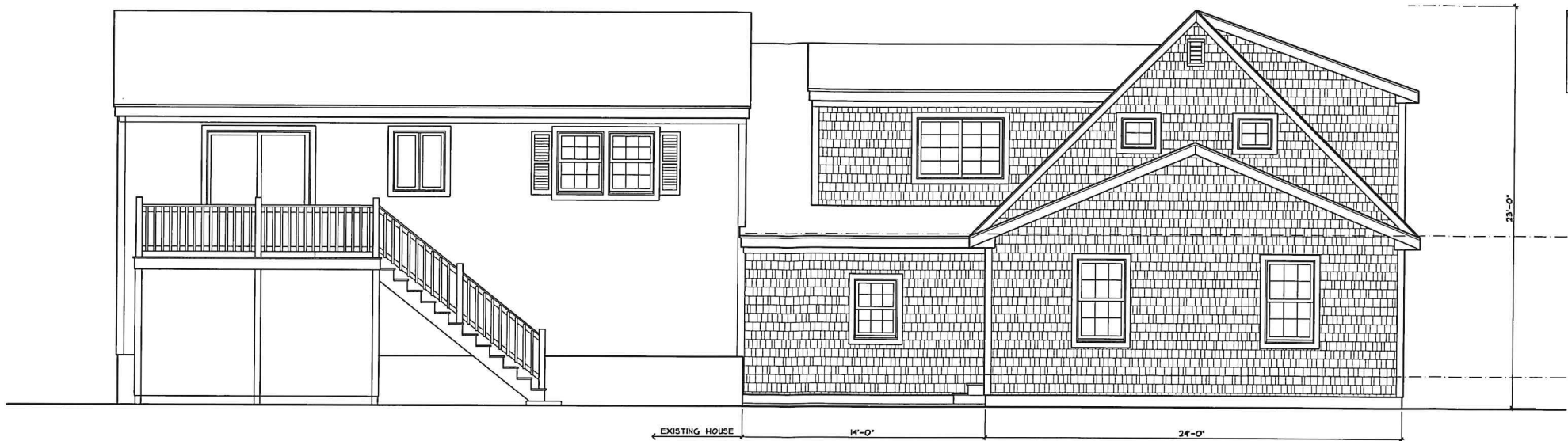
MARIE DRIVE

 **SITE PLAN**
SCALE: 1" = 16'

CABRAL RESIDENCE
5 MARIE DRIVE
BRISTOL, RI 02809

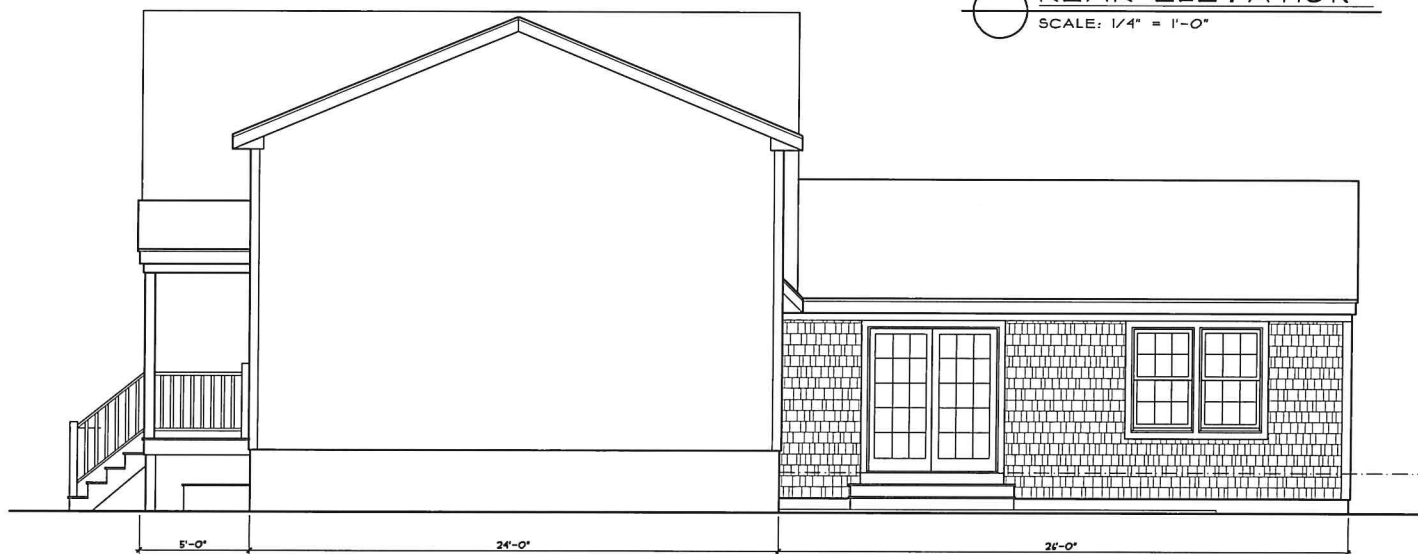
PROPOSED: _____ DATE: _____
SITE PLAN 1/5/20026

S1



DESIGN DRAWINGS ONLY
NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

CABRAL
RESIDENCE

□ □ □

5 MARIE DRIVE
BRISTOL, RI
02809

DATE: 1/5/2025

REVISIONS:

A2

SHEET NO:

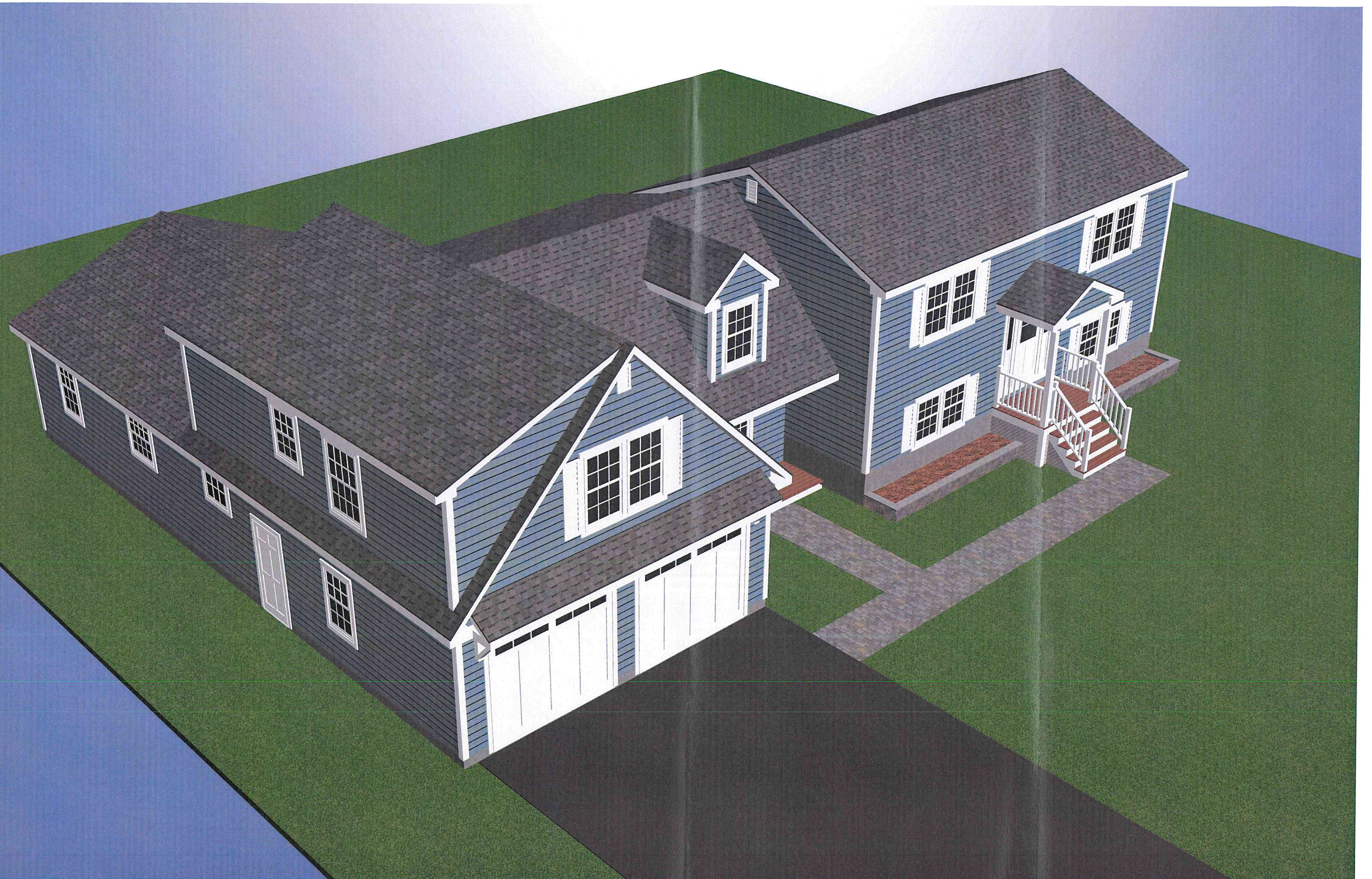














Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted.

5 MARIE DR

Plat/Lot 150-0121-000

Building Information

Account: 7700

LUC 27

Zone R-15

Assessment

\$450,700

Card 1 of 1

CATALIS

ADVANCING GOVERNMENT ENGAGING CITIZENS

Grade

Q4

Q4

Year Built

1985

EFF Year

Alt LUC

0.00

Other Factors

Flood Hazard

Topography

Street

Traffic

LEVEL

PAVED

Depreciation

Code

AV

AV - Average

35.0

Condition

Functional

Economic

Special

OV

Size Adj

1.36

Constr Adj

1.01

Adj \$/SQ

326.57

Other Feats

27,600

Grade Fac

1.00

Neigh Infl

1.00

Land Factor

1.00

Adj Total

392,602

Depreciation

137,411

Depr Total

255,191

Remodeling History

Complex

Location

Tot Units

FL Level

Floors

Bldg Seq

Complex

Location

Tot Units

FL Level

Floors

Bldg Seq

Building Permits

Issue Date

Permit #

Closed Date

BP Type

Est. Cost

Status

Description/Directions

1

10/07/2024

B59854

BLDG

14,902

Closed

install #12 replacement windows - no structural changes

2

3

4

5

6

7

8

9

Room Counts by Floor

Units

Rooms

Bedrooms

Floor Level

1

1

4

2

U

2

3

4

Totals

1

4

2

Special Features & Yard Items

Use

Description

A

Y/S

Qty

Length

Width

SF Size

Quality

Condition

Year

Assessed Value

1

2

Shed

1

Y

1

8

12

96

0

2010

0

2

3

4

5

6

7

8

9

10

Other Info.

AFDU

ntTermRental

PriorID1c

PriorID2a

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

AFDU

ntTermRental

PriorID1c

PriorID2a

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

Visit History

Date

Result

By

1/13/2025

REVIEW

JN

12/30/2024

REVIEW

MP

8/5/2021

REVIEW

5/11/2018

REVIEW

5/2/2018

MEASURED

6/27/2007

MEASURE

6/27/2007

LISTED

Sub-Area Detail

Code

Description

Area

Fin. Area

Rate

Undep Val

FFL

1st FLOOR

864

864

326.57

282,156

FBM

FIN BMT

648

648

58.78

38,089

WD

WOOD DECK

140

0

17.36

2,430

BMT

BASEMENT

864

0

48.99

42,327

Total

2,516

1,512

365,002

Notes

SHED 8X12 NVV

Notes

SHED 8X12 NVV

Print Date = 1/14/2026

Printed By = Ed Tanner

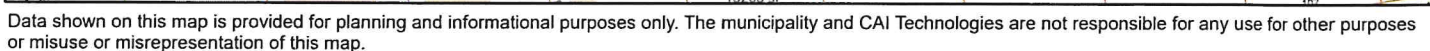
Year ID: 2026

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1 inch = 141 Feet

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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Subject Property:

Parcel Number: 150-121
CAMA Number: 150-121
Property Address: 5 MARIE DR

Mailing Address: GRIFFIN, MARY E & CABRAL, HENRY JR
JT TRUSTEE
5 MARIE DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 150-108
CAMA Number: 150-108
Property Address: 21 ADDY DR

Mailing Address: BARKER, WILLIAM P. & BARKER, LISA A.
CURRAN (50%) TRUSTEES
21 ADDY DR
BRISTOL, RI 02809

Parcel Number: 150-109
CAMA Number: 150-109
Property Address: 9 BARBARA DR

Mailing Address: ILG, MARY E. TRUSTEE MARY E. ILG
TRUST
9 BARBARA DR.
BRISTOL, RI 02809

Parcel Number: 150-110
CAMA Number: 150-110
Property Address: 7 BARBARA DR

Mailing Address: MERRIAM, RICHARD J. BROOKE M. TE
7 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-111
CAMA Number: 150-111
Property Address: 5 BARBARA DR

Mailing Address: DAVIS, SCOTT MICHAEL
5 5 BARBARA DR
Bristol, RI 02809

Parcel Number: 150-112
CAMA Number: 150-112
Property Address: 3 BARBARA DR

Mailing Address: DANIELS, MARK S ET UX SUSAN C. TE
3 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-113
CAMA Number: 150-113
Property Address: 4 BARBARA DR

Mailing Address: BLACK, JOHN J. & BLACK, SUSAN L.
CO- TRUSTEES
4 BARBARA DR
BRISTOL, RI 02809

Parcel Number: 150-114
CAMA Number: 150-114
Property Address: 6 BARBARA DR

Mailing Address: MCGOVERN, ADAM C & NICOLE A TE
6 BARBARA DR
BRISTOL, RI 02809

Parcel Number: 150-115
CAMA Number: 150-115
Property Address: 8 BARBARA DR

Mailing Address: TRINDADE, MICHAEL A. DEBORAH L.
TE
8 BARBARA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-116
CAMA Number: 150-116
Property Address: 10 BARBARA DR

Mailing Address: JOSEPH MCCARTHY M LE MCCARTHY
ROSE M LE
10 BARBARA DR
Bristol, RI 02809

Parcel Number: 150-117
CAMA Number: 150-117
Property Address: 12 BARBARA DR

Mailing Address: IACONO, DAVID E. NANCY TE
12 BARBARA DR.
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Parcel Number: 150-118
CAMA Number: 150-118
Property Address: 11 MARIE DR

Mailing Address: CORREIRA, FREDERICK M
11 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-119
CAMA Number: 150-119
Property Address: 9 MARIE DR

Mailing Address: DASILVA, JOHN ET UX MICHELLE ANN
WAY TE
9 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-120
CAMA Number: 150-120
Property Address: 7 MARIE DR

Mailing Address: CALISTO, JOSE L & LUCIA TRUSTEES
7 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-121
CAMA Number: 150-121
Property Address: 5 MARIE DR

Mailing Address: GRIFFIN, MARY E & CABRAL, HENRY JR
JT TRUSTEE
5 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-122
CAMA Number: 150-122
Property Address: 3 MARIE DR

Mailing Address: CAMPBELL, DAVID & KATHRYN TE
3 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-123
CAMA Number: 150-123
Property Address: 4 MARIE DR

Mailing Address: HOWLAND, THOMAS M MARGARET A.
TE
4 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-124
CAMA Number: 150-124
Property Address: 6 MARIE DR

Mailing Address: VALLEE, MICHAEL J. & VALLEE, CECILIA
C. TRUSTEES
6 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-125
CAMA Number: 150-125
Property Address: 8 MARIE DR

Mailing Address: MANCIERI, JENNIFER L TRUSTEE
EDGARDO & ROSEMARY OLIVEIRA
INCOME-ONLY IRREVOCABL
8 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-126
CAMA Number: 150-126
Property Address: 10 MARIE DR

Mailing Address: DASILVA, JULIO A
10 MARIE DR
BRISTOL, RI 02809

Parcel Number: 150-127
CAMA Number: 150-127
Property Address: 11 ADDY DR

Mailing Address: TAVARES, JAMES JR.
11 ADDY DRIVE
BRISTOL, RI 02809

Parcel Number: 150-128
CAMA Number: 150-128
Property Address: 17 JESSICA DR

Mailing Address: TAVARES, MANUEL ALBERTO & MARY
JO FIDALGO CO-TRUSTEES, TAVARES
FAMILY TRUST
17 JESSICA DR
BRISTOL, RI 02809

Parcel Number: 150-129
CAMA Number: 150-129
Property Address: 15 JESSICA DR

Mailing Address: GERMANO, JOHN M MARIA F, LIFE EST
& OLSON, LI
15 JESSICA DRIVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
January 09, 2026

Parcel Number: 150-130
CAMA Number: 150-130
Property Address: 11 JESSICA DR

Mailing Address: MOLL, JEFFREY M & TARA E TE
11 JESSICA DRIVE
BRISTOL, RI 02809

Parcel Number: 150-131
CAMA Number: 150-131
Property Address: 9 JESSICA DR

Mailing Address: ROCHA, RICHARD D DIANE M TE
9 JESSICA DR
BRISTOL, RI 02809

Parcel Number: 150-132
CAMA Number: 150-132
Property Address: 7 JESSICA DR

Mailing Address: CORREIA, LOUIS MARY ETUX TE
7 JESSICA DR
BRISTOL, RI 02809

Parcel Number: 150-24
CAMA Number: 150-24
Property Address: 3 JENNIFER DR

Mailing Address: CASTIGLIEGO, RAYMOND
3 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-25
CAMA Number: 150-25
Property Address: 5 JENNIFER DR

Mailing Address: WEDOFF, STEVEN D LINDA
5 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-26
CAMA Number: 150-26
Property Address: 7 JENNIFER DR

Mailing Address: BALDINELLI, MELISSA A
7 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-36
CAMA Number: 150-36
Property Address: 10 JENNIFER DR

Mailing Address: MICALLET, STEVEN A KIMBERLY A
10 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-37
CAMA Number: 150-37
Property Address: 8 JENNIFER DR

Mailing Address: MEDEIROS, DEBRA A. LE BIELLO,
BRIDGETTE L. TC
8 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-38
CAMA Number: 150-38
Property Address: 6 JENNIFER DR

Mailing Address: CASTIGLIEGO, MATTEO
6 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 150-39
CAMA Number: 150-39
Property Address: 4 JENNIFER DR

Mailing Address: BACCARO, PATRICK J. & MAUREEN TE
4 JENNIFER DRIVE
BRISTOL, RI 02809

Parcel Number: 150-40
CAMA Number: 150-40
Property Address: 2 JENNIFER DR

Mailing Address: COSTA, ANN M - TRUSTEE ANN M
COSTA FAMILY TRUST
2 JENNIFER DR
BRISTOL, RI 02809



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1/9/2026

Page 3 of 3

BACCARO, PATRICK J. & MAU
4 JENNIFER DRIVE
BRISTOL, RI 02809

COSTA, ANN M - TRUSTEE
ANN M COSTA FAMILY TRUST
2 JENNIFER DR
BRISTOL, RI 02809

JOSEPH MCCARTHY M LE
MCCARTHY ROSE M LE
10 BARBARA DR
Bristol, RI 02809

BALDINELLI, MELISSA A
7 JENNIFER DR
BRISTOL, RI 02809

DANIELS, MARK S ET UX
SUSAN C. TE
3 BARBARA DRIVE
BRISTOL, RI 02809

MANCIERI, JENNIFER L TRUS
EDGARDO & ROSEMARY OLIVEI
8 MARIE DR
BRISTOL, RI 02809

BARKER, WILLIAM P. &
BARKER, LISA A. CURRAN (5
21 ADDY DR
BRISTOL, RI 02809

DASILVA, JOHN ET UX
MICHELLE ANN WAY TE
9 MARIE DR
BRISTOL, RI 02809

MCGOVERN, ADAM C &
NICOLE A TE
6 BARBARA DR
BRISTOL, RI 02809

BLACK, JOHN J. &
BLACK, SUSAN L. CO- TRUST
4 BARBARA DR
BRISTOL, RI 02809

DASILVA, JULIO A
10 MARIE DR
BRISTOL, RI 02809

MEDEIROS, DEBRA A. LE
BIELLO, BRIDGETTE L. TC
8 JENNIFER DR
BRISTOL, RI 02809

CALISTO, JOSE L &
LUCIA TRUSTEES
7 MARIE DR
BRISTOL, RI 02809

DAVIS, SCOTT MICHAEL
5 5 BARBARA DR
Bristol, RI 02809

MERRIAM, RICHARD J.
BROOKE M. TE
7 BARBARA DRIVE
BRISTOL, RI 02809

CAMPBELL, DAVID & KATHRYN
3 MARIE DR
BRISTOL, RI 02809

GERMANO, JOHN M
MARIA F, LIFE EST & OLSON
15 JESSICA DRIVE
BRISTOL, RI 02809

MICALLET, STEVEN A
KIMBERLY A
10 JENNIFER DR
BRISTOL, RI 02809

CASTIGLIEGO, MATTEO
6 JENNIFER DR
BRISTOL, RI 02809

GRIFFIN, MARY E &
CABRAL, HENRY JR JT TRUST
5 MARIE DR
BRISTOL, RI 02809

MOLL, JEFFREY M &
TARA E TE
11 JESSICA DRIVE
BRISTOL, RI 02809

CASTIGLIEGO, RAYMOND
3 JENNIFER DR
BRISTOL, RI 02809

HOWLAND, THOMAS M
MARGARET A. TE
4 MARIE DR
BRISTOL, RI 02809

ROCHA, RICHARD D
DIANE M TE
9 JESSICA DR
BRISTOL, RI 02809

CORREIA, LOUIS
MARY ETUX TE
7 JESSICA DR
BRISTOL, RI 02809

IACONO, DAVID E.
NANCY TE
12 BARBARA DR.
BRISTOL, RI 02809

TAVARES, JAMES JR.
11 ADDY DRIVE
BRISTOL, RI 02809

CORREIRA, FREDERICK M
11 MARIE DR
BRISTOL, RI 02809

ILG, MARY E. TRUSTEE
MARY E. ILG TRUST
9 BARBARA DR.
BRISTOL, RI 02809

TAVARES, MANUEL ALBERTO &
CO-TRUSTEES, TAVARES FAMI
17 JESSICA DR
BRISTOL, RI 02809

TRINDADE, MICHAEL A.
DEBORAH L. TE
8 BARBARA DRIVE
BRISTOL, RI 02809

VALLEE, MICHAEL J. & VALL
6 MARIE DR
BRISTOL, RI 02809

WEDOFF, STEVEN D
LINDA
5 JENNIFER DR
BRISTOL, RI 02809