



**Town of Bristol, Rhode Island
Zoning Board of Review**

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

File #2022-30

PUBLIC HEARING

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

Monday, October 3, 2022

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: Diane F. and Francis W. Lawless

PROPERTY OWNER: Diane F. and Francis W. Lawless

LOCATION: 5 Captain Street

PLAT: 163 LOT: 52

ZONE: R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 12ft. x 16ft. attached shed addition to an existing single-family dwelling with less than the required left side 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, September 29, 2022.



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

APPLICATION

File No: 2022-30

Accepted by ZEO:

APPLICANT	Name: Diane + Francis Lawless
	Address: 5 Captain St
	City: Bristol State: RI Zip: 02809
	Telephone #: 401-419-6609 Home: 401-253-5213 Work/Cell:
PROPERTY OWNER	Name: Diane + Francis Lawless
	Address: 5 Captain St
	City: Bristol State: RI ZIP: 02809
	Telephone #: 401-419-6609 Home: 401-253-5213 Work/Cell:

1. Location of subject property: 5 Captain St.

Assessor's Plat(s) #: 163

Lot(s) #: 0052

2. Zoning district in which property is located: R-15

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): 28-111 Residential Zones

Special Use Permit Section(s):

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. See attached

6. How long have you owned the property?: 30 years

7. Present use of property: residence

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):

2022 sq ft 28 ft

10. Proposed use of property: residence

11. Give extent of proposed alterations: Construct 12 x 16 shed that attaches to the east side of garage. Structure will be 12 ft wide + 16 ft deep. Existing setback is 27 ft - 12 ft for the shed leaves 15 ft setback.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
12' x 16' 192 sqft 18 ft high

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: <u>20 ft</u>	Proposed Setback: <u>13 ft</u>
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: 1 Before 1 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: ✓ Sewer: ✓

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

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: Francis W Lawless / Diane Lawless Date: 8/10/22

Print Name: Francis W Lawless / Diane Lawless

Property Owner's Signature: Francis W Lawless / Diane Lawless Date: 8/10/22

Print Name: Francis W. Lawless / Diane Lawless

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

Name: _____ Telephone #: _____

Address: _____

5. We would like to build a shed attached to the garage. This will allow us to get back full use of our garage where we are currently storing a riding mower, generator, snow blower, tools + sports equipment.

We do not want the shed freestanding or anywhere else on our property.

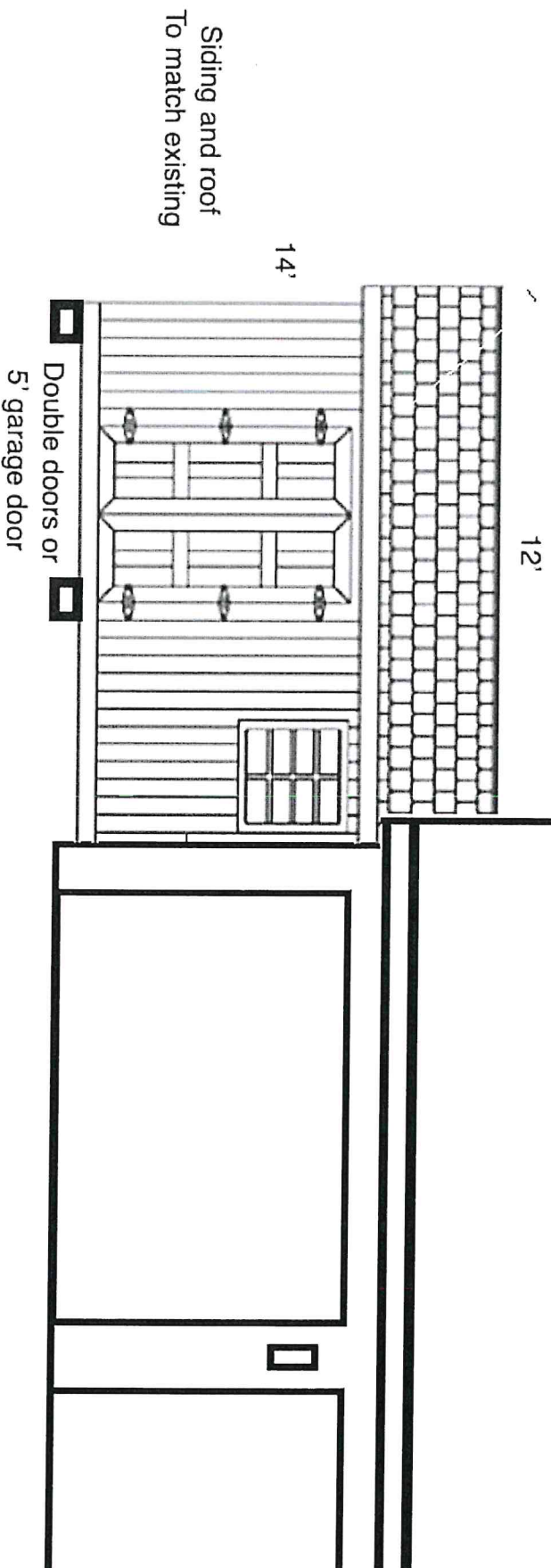
Being attached to the garage will give us access to the driveway for the snowblower and/or generator when needed.

Thank you,
Diane + Frank Lawless



Dime + Frank Lawless
5 Captain St

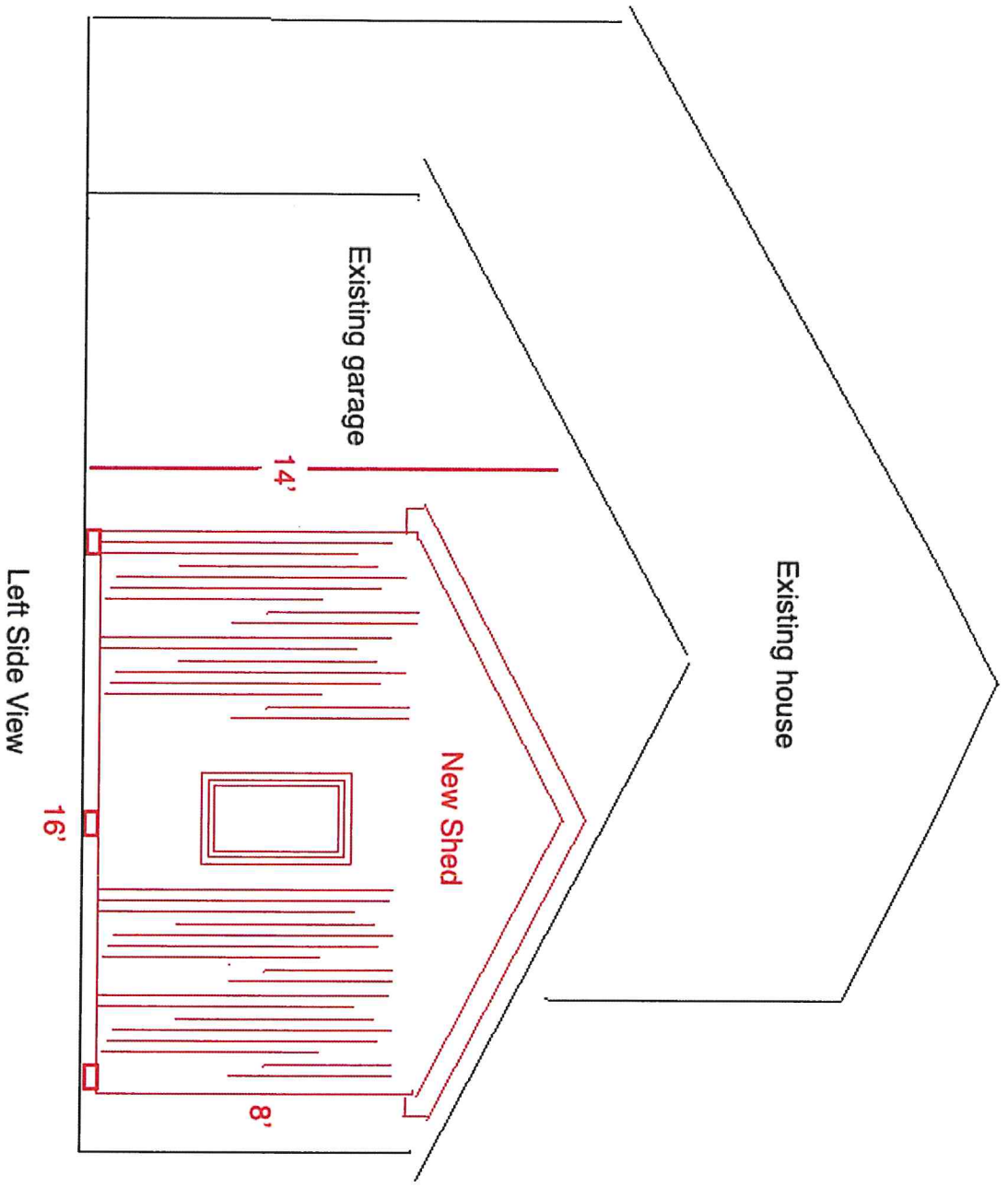
12' x 16' Shed will attach to the left side of the existing garage. The shed will leave less than the required side setback. Once the shed is constructed the remaining side setback will be 13'.



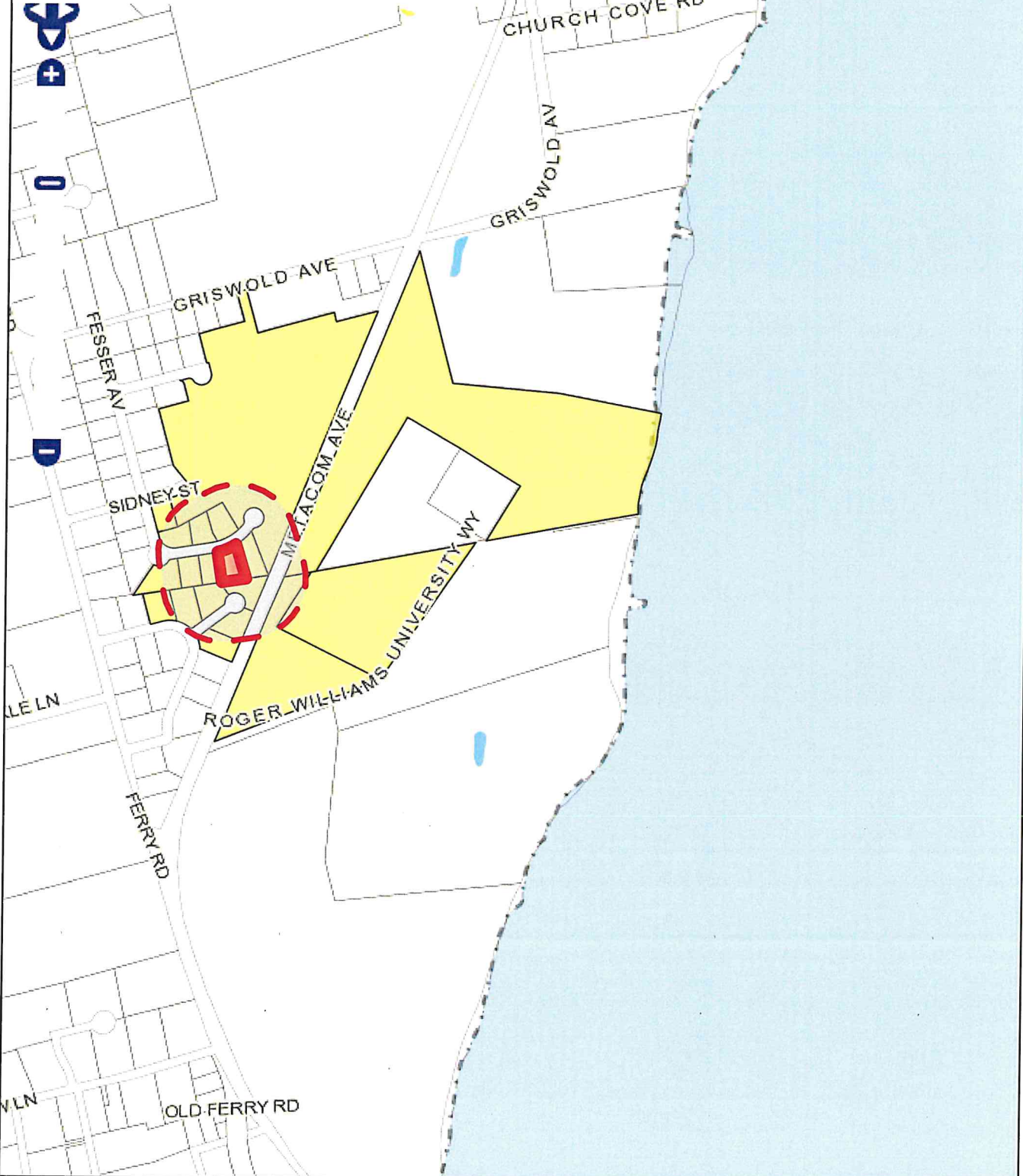
Less than required left side setback, front and rear have required footage.



Captain Drive



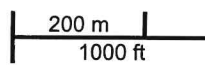
5 Captain Street - 300 Radius



Town of Bristol, Rhode Island

Selected Parcel: 5 CAPTAIN STREET ID: 163-52

Printed on 9/1/2022



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Bristol, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Parcel ID: 163-1
CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL RI 02809

Parcel ID: 163-32
LAPARLE, EUGENE JR &
PAULETTE TE
20 FESSER AVE
BRISTOL RI 02809

Parcel ID: 163-45
SALINARO, MEGAN L &
ADAM D TE
25 FESSER AVE
BRISTOL RI 02809

Parcel ID: 163-46
SHEUSI, JAMES C
HELENA
1 CAPTAIN ST
BRISTOL RI 02809

Parcel ID: 163-47
FERREIRA, JESSE
2920 Comer Drive
Murfreesboro TN 37130

Parcel ID: 163-49
DION, RICHARD
LISA TE
2 CAPTAIN STREET
BRISTOL RI 02809

Parcel ID: 163-50
DELEO, RAYMOND S JR
3 CAPTAIN ST
BRISTOL RI 02809

Parcel ID: 163-51
DUBORD, ROGER JR
DONNA
4 CAPTAIN STREET
BRISTOL RI 02809

Parcel ID: 163-52
LAWLESS, FRANCIS W.
5 CAPTAIN STREET
BRISTOL RI 02809

Parcel ID: 163-53
LAPOINTE, RICHARD E &
NOREEN TRUSTEES
7 CAPTAIN ST
BRISTOL RI 02809

Parcel ID: 163-6
CAPTAIN JOHN DEWOLF FARM, INC
PO BOX 687
Bristol RI 02809

Parcel ID: 164-5
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-8
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 172-16
PRUELL, SARAJANE M & JONATHAN G
17 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-17
MAZZONE, MICHAEL
2 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-18
QUIGLEY, JAMES T & GENEVIEVE
3 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-19
WALSH, MATTHEW &
KATHLEEN TE
1 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-20
RICHARDS, MARGARET &
PERRY, DAVID TE
15 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-21
LABOLLITA, MARK L
LISA M ETUX TE
9 AMBROSE DR
BRISTOL RI 02809