



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

10 Court Street
Bristol, RI 02809
401-253-7000

File #2022-26

CONTINUED PUBLIC HEARING

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

Monday, September 19, 2022*

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **Paul J. Padula**
PROPERTY OWNER: **Paul J. Padula**
LOCATION: **13 Hattie Brown Lane**
PLAT: **28** LOT: **108**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE TO: construct a 16ft. x 24ft. freestanding accessory pool deck with less than the required front yard on a corner lot.**

A handwritten signature in black ink, appearing to read "Ed M. Tanner", is written over a horizontal line.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

** Note Change in Meeting Date*

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 July 7, 2022.



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
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401-253-7000

File #2022-26

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at 7:00 P.M.

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Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2022-26

APPLICANT: Paul J. Padula
LOCATION: 13 Hattie Brown Lane
PLAT: 28 **LOT:** 108 **ZONE:** R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:


Construct a 16ft. x 24ft. freestanding accessory pool deck with less than the required front yard on a corner lot.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a 16ft. x 24ft. freestanding accessory pool deck structure on this property located on the easterly side of Hattie Brown Lane and the southerly side of King Street. The proposed shed would provide access to an existing above ground swimming pool, and it would be located on the northerly side of the property's rear yard. As proposed, the deck would extend to within 14 feet of the northerly property line at King Street. As this property is a corner lot, it has two front yards for purposes of determining zoning setbacks. The zoning ordinance requires a 30 foot front yard setback for principal and accessory structures in the R-10 zone.

 6/29/2022

Edward M. Tanner, Zoning Officer



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

TOWN OF BRISTOL
COMMUNITY DEV.
2022 JUN 21 AM 10:13

APPLICATION

File No: 2022-26
Accepted by ZEO: EMT
6/21/2022

APPLICANT	Name: <u>Paul Padula</u>		
	Address: <u>13 Hattiebrown Lane</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Telephone #: <u>401 641 8815</u> Home:		Work/Cell:
PROPERTY OWNER	Name: <u>Paul Padula</u>		
	Address: <u>13 Hattiebrown Lane</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	ZIP: <u>02809</u>
	Telephone #: <u>401 641 8815</u> Home:		Work/Cell:

1. Location of subject property: <u>13 Hattiebrown Lane</u>	
Assessor's Plat(s) #: <u>28</u>	Lot(s) #: <u>108</u>
2. Zoning district in which property is located: <u>R-10</u>	
3. Zoning Approval(s) required (check all that apply): <input checked="" type="checkbox"/> Dimensional Variance(s) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Use Variance	
4. Which particular provisions of the Zoning Ordinance is applicable to this application?: Dimensional Variance Section(s): <u>Sec 28-214 Sec 28-111</u> 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.	
6. How long have you owned the property?: <u>16 years</u>	
7. Present use of property: <u>Residential Dwelling - Private Residence</u>	
8. Is there a building on the property at present?: <u>yes</u>	
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): <u>Existing - 35 wide 40 deep 32 high</u>	
10. Proposed use of property: <u>Maintain existing use</u>	

11. Give extent of proposed alterations: Add additional 16x24 free standing accessory pool deck with less than required setback from front setback corner lot
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 16x24' x 48" 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: <u>30</u> | Proposed Setback: <u>60</u> |
| Left side lot line: | Required Setback: <u>30</u> | Proposed Setback: <u>14</u> |
| Right side lot line: | Required Setback: <u>6</u> | Proposed Setback: <u>70</u> |
| Rear lot line: | Required Setback: <u>6</u> | Proposed Setback: <u>10</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: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? no (just submitted)
If yes, has he refused a permit? _____ If refused, on what grounds? pending variance approval
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?: 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: Paul J. Padula

Date: 6/20/2022

Print Name: Paul J. Padula

Property Owner's Signature: Paul J. Padula

Date: 6/20/2022

Print Name: Paul J. Padula

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

Name: Joshua Cordeiro

Telephone #: 401-572-4550

Address: 3 Shannon Ct. unit 309

Dear Zoning Board Members,

Thank you for reviewing our request for a dimensional variance at the address of 13 Hattie Brown Lane, Bristol, RI. We are requesting a dimensional variance in the amount of 16' of the required front yard setback (30' required) on the north side of the property in conformance with the corner lot setback requirements. We would like to build a 16' x 24' deck located to the north side of the existing pool which is located to the north east of the existing dwelling structure. The deck will serve as the main means of entrance and exit to the pool. The current owners have been long time Bristol residents and have been living at this address for the last 16 years.

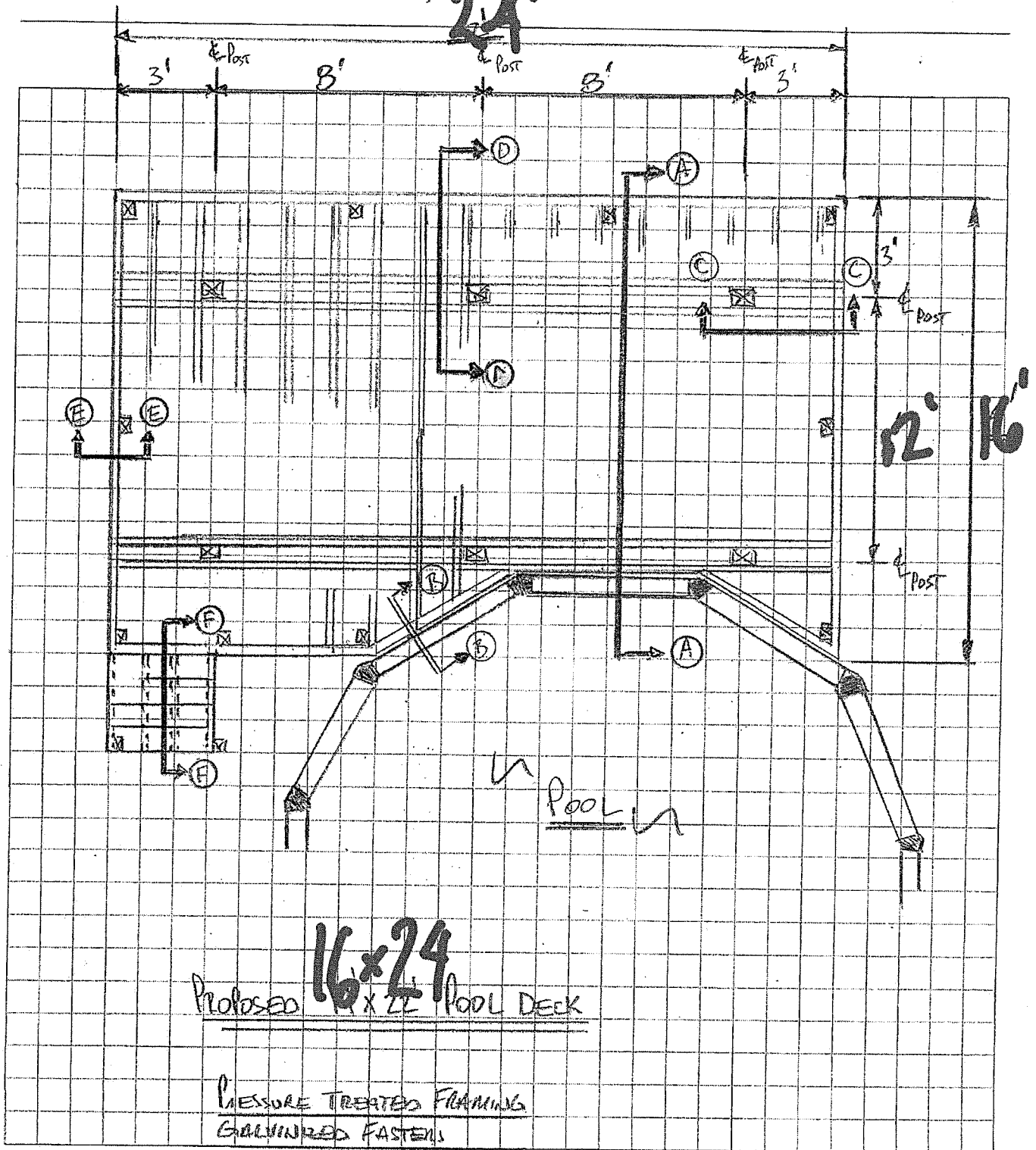
The deck location that we are proposing is due to existing setback and structure limitations. The existing pool is located approximately 6-7 feet off the rear setback requirement, which is abutting their neighbor's side yard. This does not allow a pool deck structure to be located to the east (rear) position of the lot without encroaching on the neighbors property line. The south side of the pool also offers limitations due the existing location of the pool relative to the main dwelling structure. If the proposed deck were to be located to south side of pool, the structure would be reduced greatly in size rendering the deck mostly unusable space due to the access required to enter the pool. If the pool deck were to be built at this location it would also hinder the homeowners' means of egress and ability to functionally navigate around the exterior of the house. Due to these limitations, the most suitable location for a functional pool deck is located to the north side of the property. After extensive planning and layout based on the homeowners' functional needs, the final deck size proposed is 16'x24' and will match the existing elevation of T.O. Pool. This proposal requests an allowance for a dimensional variance off of King St. (north side of property) in the amount of 16', changing required setbacks of 30' to a proposed setback of 14'.

Sincerely on behalf of Paul and Allison Padula,

Joshua Cordeiro

PROJECT PAOLA FAMILY POOL DECK
13 HATTIE BROWN LANE, BRISTOL, RI 02809

DATE 8/14/21



► Bristol

► 13 HATTIE BROWN LN

Card 1 of 1

► Plat/Lot 28 108

► Account: 2269

LUC 01

Zone R-10

► Assessment

\$438,600



► Owner	► Owner Account #:	% Owned
Owner 1	PADULA, PAUL J.	0.00
Owner 2		0.00
Owner 3		0.00
Address 13 HATTIE BROWN LANE, BRISTOL, RI 02809-0000		

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
TOP NOTCH BUILDERS, INC	06/15/2009	0	1490-220	D	C
TOP NOTCH BUILDERS	08/28/2006	481,000	1318-153		W
GERMANE, MICHAEL R & PAUL	06/08/2005	347,000	1212-14	K	W
CUSHMAN, DOROTHY F ETAL	02/08/2005	242,500	1182-180	G	W
CUSHMAN, DOROTHY F ET AL	07/08/1994	0	522-45		Q

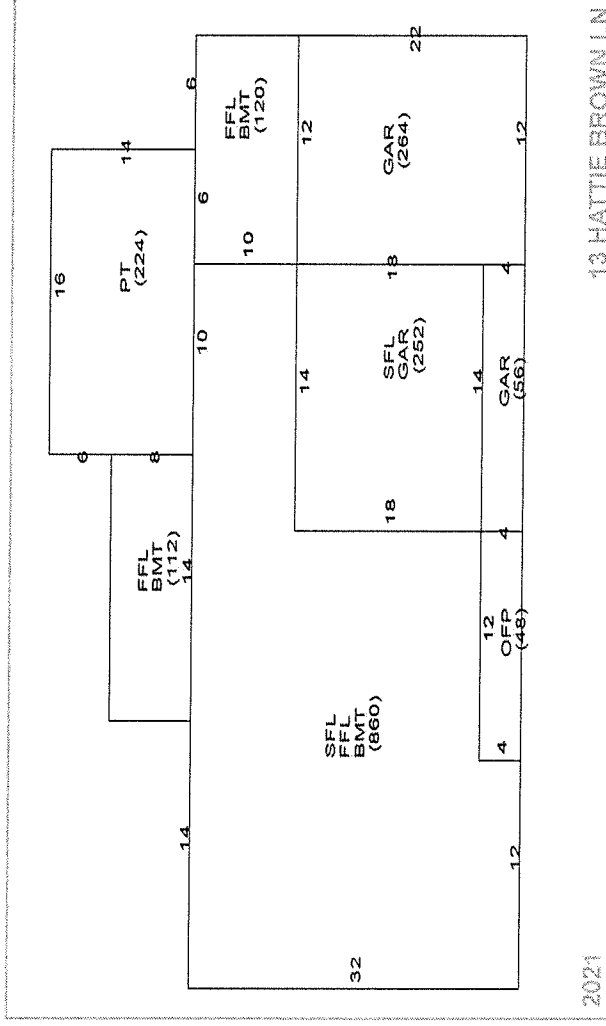
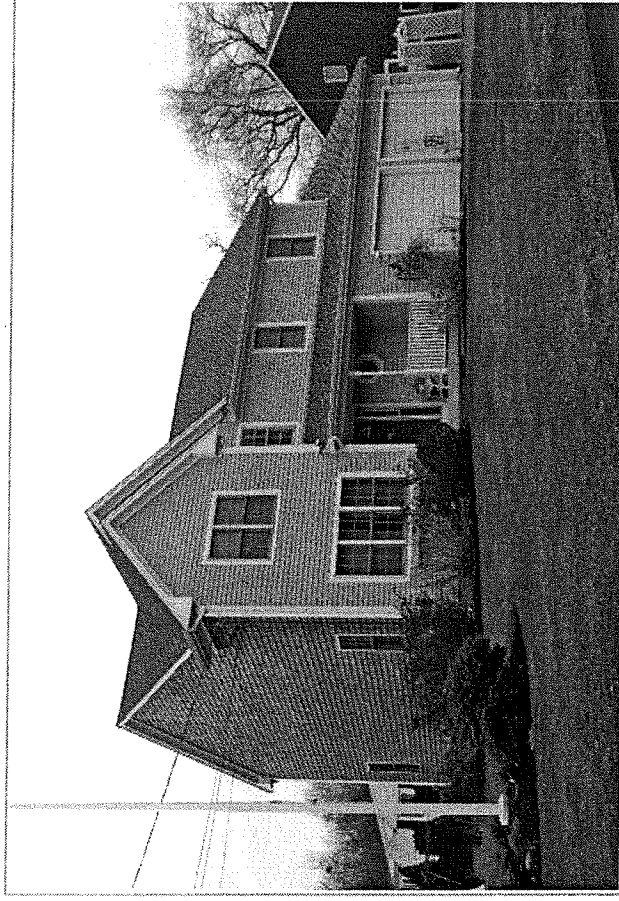
► Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	314,400	1,200	0.23	123,000	0	438,600
TOTAL	314,400	1,200	0.23	123,000	0	438,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 105.94 VAL per SQ Unit/Parcel > 105.94

► Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2021	01	314,400	1,200	0	123,000	0	438,600	438,600
2020	01	314,400	1,200	0	123,000	0	438,600	438,600
2019	01	314,400	1,200	0	123,000	0	438,600	438,600
2018	01	286,500	0	0	117,300	0	403,800	403,800
2017	01	286,500	0	0	117,300	0	403,800	403,800
2016	01	286,500	0	0	117,300	0	403,800	403,800



► 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	535,000	535,784	G							123,000			1.00	0
2																		
3																		
4																		

► Bristol

► 13 HATTIE BROWN LN

Card 1 of 1

► Plat/Lot 28 108

► Account: 2269

LUC 01

Zone R-10

► Assessment

\$438,600



► Building Information

Description	Story Height	Description
BLDG Type	Colonial	2 story
RES Units	1	COM Units
Foundation		BMT Floor
Frame 1		Frame 2
EXT Wall 1	Wood Shncl	EXT Wall 2
Roof Type 1		Roof Type 2
Roof Cover 1	Asphalt	Roof Cover 2
INT Wall 1		INT Wall 2
Floors 1		Floors 2
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Oil	Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceiling HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

► Grade

Grade	Q3	Q3	Year Built	2005	EFF Year	Alt LUC	Alt %	Q3	0.00	0.00	Topography	Street	Traffic
Depreciation													
Code	AV	AV - Average	13.0										
Condition	Functional												
Economic													
Special													
OV													
Bas \$/SQ	99.00												
Size Adj	1.02												
Constr Adj	1.00												
Adj \$/SQ	100.76												
Othr Featrs	38,014												
Grade Fac	1.18												
Neigh Infl	1.00												
Land Factor	1.00												
Adj Total	361,357												
Depreciation	46,976												
Depr Total	314,381												
Total Depreciation %	> 13.0												

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
SFL	2nd FLOOR	1,112	1,112	100.76	112,046
FFL	1st FLOOR	1,092	1,092	100.76	110,030
BMT	BASEMENT	1,092	0	15.11	16,500
GAR	GARAGE	572	0	57.00	27,958
OFF	OPEN PORCH	48	0	21.50	1,032
PT	PATIO	224	0	2.92	654
Total		4,140	2,204		268,220

► Notes

RECREATED FROM LOT 122 SEE ENV #488 8/05 LOT 109 MERGED WITH THIS LOT
CONSTRUCTION COMPLETE C/O 7/28/06 EAS CORRECTIVE DEED BK 1490 PG 220
6/15/2009

► Remodeling History

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

► Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq

► 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										
2	Shed	1	Y	1			140	3	AV	2010	1,200
3											
4											
5											
6											
7											
8											
9											
10											

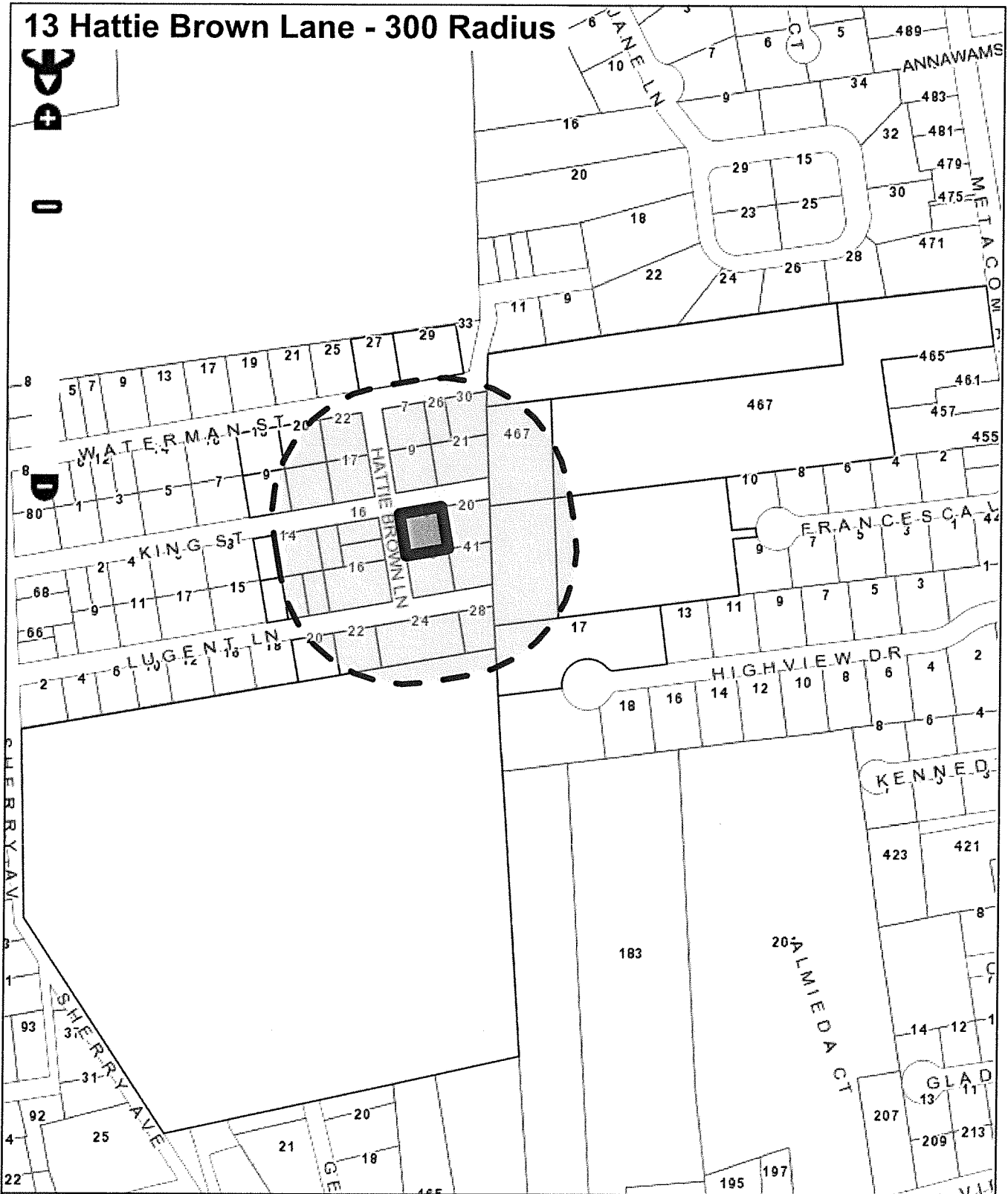
► Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	6	3
2			U
3			
4			
Totals	1	6	3

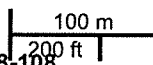
13 Hattie Brown Lane - 300 Radius



Town of Bristol, Rhode Island

Selected Parcel: 13 HATTIE BROWN LANE ID: 28-108

Printed on 8/25/2022



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: 28-103
CARREIRO, ARTHUR
CYNTHIA A.
29 WATERMAN AVE
BRISTOL RI 02809

Parcel ID: 28-104
COPELAND, EDWARD R. etal TC
TRUSTEE
KATHLEEN MARY COPELAND
TRUSTEE
7 HATTIE BROWN LANE
BRISTOL RI 02809

Parcel ID: 28-106
ISABELLE, VINCENT A
MARION JOAN TE
9 HATTIE BROWN LN
BRISTOL RI 02809

Parcel ID: 28-108
PADULA, PAUL J.
13 HATTIE BROWN LANE
BRISTOL RI 02809

Parcel ID: 28-110
CARVALHO, MELISSA A & JEFFREY M
TE
21 BORDEN ST
EAST PROVIDENCE RI 02915

Parcel ID: 28-117
DE MELLO, DAVID A. ET UX
VICKI L.
26 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-118
ARSENAULT, ANDRE L &
MARY A. TE
30 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-120
GIORGI, SEAN ADAM & PATTON,
MIKAYLA J TC
21 KING STREET
BRISTOL RI 02809

Parcel ID: 28-122
CAREY, ANN TRUSTEE
20 KING ST
BRISTOL RI 02809

Parcel ID: 28-124
TULLY, MICHAEL S.
41 LUGENT LN
BRISTOL RI 02809

Parcel ID: 28-126
BROWN, ASHLEY & MICHAEL TE
28 LUGENT LN
BRISTOL RI 02809

Parcel ID: 28-140
YANYAR, ERIK P
20 Lugent Ln
BRISTOL RI 02809

Parcel ID: 28-141
VAN DEUSEN, RYAN ALLEN & NICOL
22 LUGENT LN
BRISTOL RI 02809

Parcel ID: 28-142
NASSANEY, KYLE J & ELIZABETH A TE
24 LUGENT LN
BRISTOL RI 02809

Parcel ID: 28-67
AGUIAR, JOSE F.
MARIANA P
18 WATERMAN ST.
BRISTOL RI 02809

Parcel ID: 28-69
CLARKE, IAN ALEXANDER & NANCY
ANN TE
9 KING ST
BRISTOL RI 02809

Parcel ID: 28-71
MCFADDEN, JENNIFER LYNN &
LAMM, BENJAMIN P TE
14 KING ST
BRISTOL RI 02809

Parcel ID: 28-73
HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER NH 03104

Parcel ID: 28-74
HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER NH 03104

Parcel ID: 28-78
PACHECO, JESSICA ANNE
20 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-80
GARCIA, ALLAN R
JOANNE
17 KING ST
BRISTOL RI 02809

Parcel ID: 28-83
CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL RI 02809

Parcel ID: 28-84
HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER NH 03104

Parcel ID: 28-91
PEPERE, WALTER JR
27 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-92
DEVEAU, DAVID M
22 WATERMAN ST
BRISTOL RI 02809

Parcel ID: 28-95
GARCIA, ALLAN R
JOANNE
17 KING ST
BRISTOL RI 02809

Parcel ID: 28-96
CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL RI 02809

Parcel ID: 28-97
CLARK, ROBERT A & MAUREEN
16 KING ST
BRISTOL RI 02809

Parcel ID: 28-98
HOFFMAN, KIMBERLY A
141 EASTERN AVE, APT 302
MANCHESTER NH 03104

Parcel ID: 36-1
JUNIPER HILL
SHERRY AVE
BRISTOL RI 02809

Parcel ID: 48-1
FRANCO, DOMENIC A. JR.
P O BOX 446
BRISTOL RI 02809

Parcel ID: 48-3
TOWN OF BRISTOL
10 COURT ST
BRISTOL RI 02809

Parcel ID: 48-42
NARRAGANSETT ELECTRIC CO.
C/O PROPERTIES DEPT
40 SYLVAN RD
WALTHAM MA 02451

Parcel ID: 48-69
PAUL, DAVID J.
17 HIGHVIEW DRIVE
BRISTOL RI 02809

Parcel ID: 48-73
PACHECO, DAVID A. ET AL
DOMENIC FRANCO JR.
P O BOX 446
BRISTOL RI 02809