



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

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

File #2025-06

**PUBLIC HEARING**

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


**Monday, February 10, 2025**

**at 7:00 P.M.**

**Bristol Town Hall  
10 Court Street**

APPLICANT: **Francis J. Holbrook and Katlyn LaBella**  
PROPERTY OWNER: **Brian McCormick et al**  
LOCATION: **76 Griswold Avenue**  
PLAT: **163** LOT: **65**  
ZONE: **Residential R-15**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a two-story single-family dwelling, attached accessory dwelling unit (ADU), and attached two-car garage with less than the required front yard from Metacom Avenue on a corner lot; and with less than the required lot area for an ADU within a new structure.

  
\_\_\_\_\_  
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://bristol-ri.municodemeetings.com/>. 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, February 6, 2025.



# Town of Bristol, Rhode Island

TOWN OF BRISTOL  
COMMUNITY DEV.

## Department of Community Development Zoning Board of Review

2025 JAN 16 PM 1:26

### APPLICATION

File No: 2025-06

Accepted by ZEO: EMT  
1/16/25

APPLICANT	Name:	Francis J. Holbrook and Katlyn LaBella		
	Address:	63 Buoy Street		
	City:	Jamestown	State:	RI Zip: 02835
	Phone #:	401-855-4811	Email:	f.holbrook@northeastern.edu
PROPERTY OWNER	Name:	Brian McCormick et al		
	Address:	28 Thomas Lane		
	City:	Cranston	State:	RI Zip: 02809
	Phone #:		Email:	

1. Location of subject property: 76 Griswold Avenue, Bristol, RI

Assessor's Plat(s)#: 163 Lot(s) #: 65

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): 28-409, 28-151, 28-111

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?: Purchase and Sales Agreement signed

7. Present use of property: Residential - Vacant land

8. Is there a building on the property at present?: No

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): N/A

10. Proposed use of property: Dwelling

11. Give extent of proposed alterations: N/A
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
See attached plans
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>35ft</u>  | Proposed Setback: | <u>35ft</u> |
| Left side lot line:  | Required Setback: | <u>35ft*</u> | Proposed Setback: | <u>20ft</u> |
| Right side lot line: | Required Setback: | <u>20ft</u>  | Proposed Setback: | <u>20ft</u> |
| Rear lot line:       | Required Setback: | <u>35ft</u>  | Proposed Setback: | <u>35ft</u> |
| Building height:     | Required:         | <u>N/A</u>   | Proposed:         | <u>N/A</u>  |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
 Required: ADU 20,000 sq. ft. lot area required      Proposed: 17,007 sq. ft. lot area proposed
13. Number of families before/after proposed alterations:      0 Before      1 After
14. Have you submitted plans for the above alterations to the Building Official? N/A  
 If yes, has he refused a permit? \_\_\_\_\_ If refused, on what grounds? \_\_\_\_\_
15. Are there any easements on your property?: Yes (If yes, their location must be shown on site plan)  
 (stone wall preservation easement - Town of Bristol)
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?: No
18. Is the property located in a flood zone? No      If yes, which one?: \_\_\_\_\_

\* See zoning decision dated November 12, 2013 attached as Appendix D

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: Katlyn Labella Francis Holbrook      Date: 1/15/25

Print Name: Katlyn Labella Francis Holbrook

Property Owner's Signature: See attached letter      Date: \_\_\_\_\_

Print Name: Signed by sellers

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

Name: Francis S. Holbrook II, Esq.      Telephone #: 401- 847-7500

Address: Miller Scott Holbrook & Jackson - 122 Touro Street, Newport, RI 02840

Bristol Zoning Board of Review

10 Court Street, Bristol, RI 02809

Subject: Letter of Support for Zoning Petition

Dear Members of the Bristol Zoning Board,

As the current owners of the property located at 76 Griswold Avenue, Bristol, RI 02809, we are writing to confirm the following:

1. We are fully aware that a zoning petition is being filed with the Bristol Zoning Board by the prospective buyers of the property.
2. We have reviewed the details of their petition and **fully support their request for relief** as outlined in their application.

Sincerely,

Brian W. McCormick

DocuSigned by:  
*Brian McCormick*  
ED816F2736C74F7...

Paula A. McCormick

Signed by:  
*Paula McCormick*  
5F7871D36391423...

Brian S. McCormick

Signed by:  
*B. S. McCormick*  
D51FE54F6E58492...

Shane C. McCormick

Signed by:  
*Shane McCormick*  
F7523FD8064D4D0...



5. Francis J. Holbrook and Katlyn LaBella have executed a Purchase and Sale Agreement with the owners of the property at 76 Griswold Avenue, Brian W. McCormick, Paula A. McCormick, Shane C. McCormick, and Brian S. McCormick to purchase this vacant lot. The Purchase and Sale Agreement is subject to the buyers obtaining zoning relief from the Town of Bristol.

Francis J. Holbrook and Katlyn LaBella plan on constructing a single-family dwelling with an accessory dwelling unit for Katlyn LaBella's mother, Eileen LaBella. Architectural and site plans have been drafted by Dave MacDougall, Bristol, Rhode Island and are attached.

The dwelling is a two story farmhouse design and has the appearance of a single family home when viewing the proposed home from Griswold street. The design of this particular home is compatible with the neighborhood.

This particular lot is unique in that the building envelope is triangular given the configuration of the lot. As the attached depiction indicates (Appendix A.), the triangular nature of this lot restricts the size and location of any proposed dwelling.

76 Griswold Street is a corner lot with frontage on both Griswold Street and Metacom Avenue. The Town of Bristol considers both as front yards, thus requiring a 35 foot setback on both Griswold Street and Metacom Avenue. A 20 foot side yard setback would be a more appropriate setback, see Appendix B. The applicant is requesting a dimensional variance on the easterly Metacom Avenue side of the property in the amount of 20 feet to accommodate the construction of the single family home. The garage of the property will be on the Metacom Avenue side and the driveway entrance will be from Griswold Street. The home would be some distance from the neighboring property at 74 Griswold Street. This design results in less intrusion on the neighboring properties.

The accessory dwelling unit relief is for a dimensional variance for lot area. State law requires 20,000 square feet relative to new construction with the inclusion of a accessory dwelling unit. The subject lot is 17,007 square feet per the zoning certificate issued by the Town of Bristol and dated December 3, 2024, attached as Appendix C.

Given the configuration of the lot and the fact that it has frontage on two streets, dimensional relief on the easterly Metacom Avenue side of the property is appropriate. Furthermore, dimensional relief for the inclusion of an accessory dwelling unit is consistent with state law which now recognizes this as a beneficial and acceptable use of property.

Due to the unique characteristics and triangular configuration of this building lot, and the fact that it is a corner lot, a hardship exists which requires zoning relief. The hardship is the not result of any prior action of the applicant. The granting of this application will not alter the general characteristics of the surrounding area. The proposed single family dwelling is not out of character for the neighborhood.

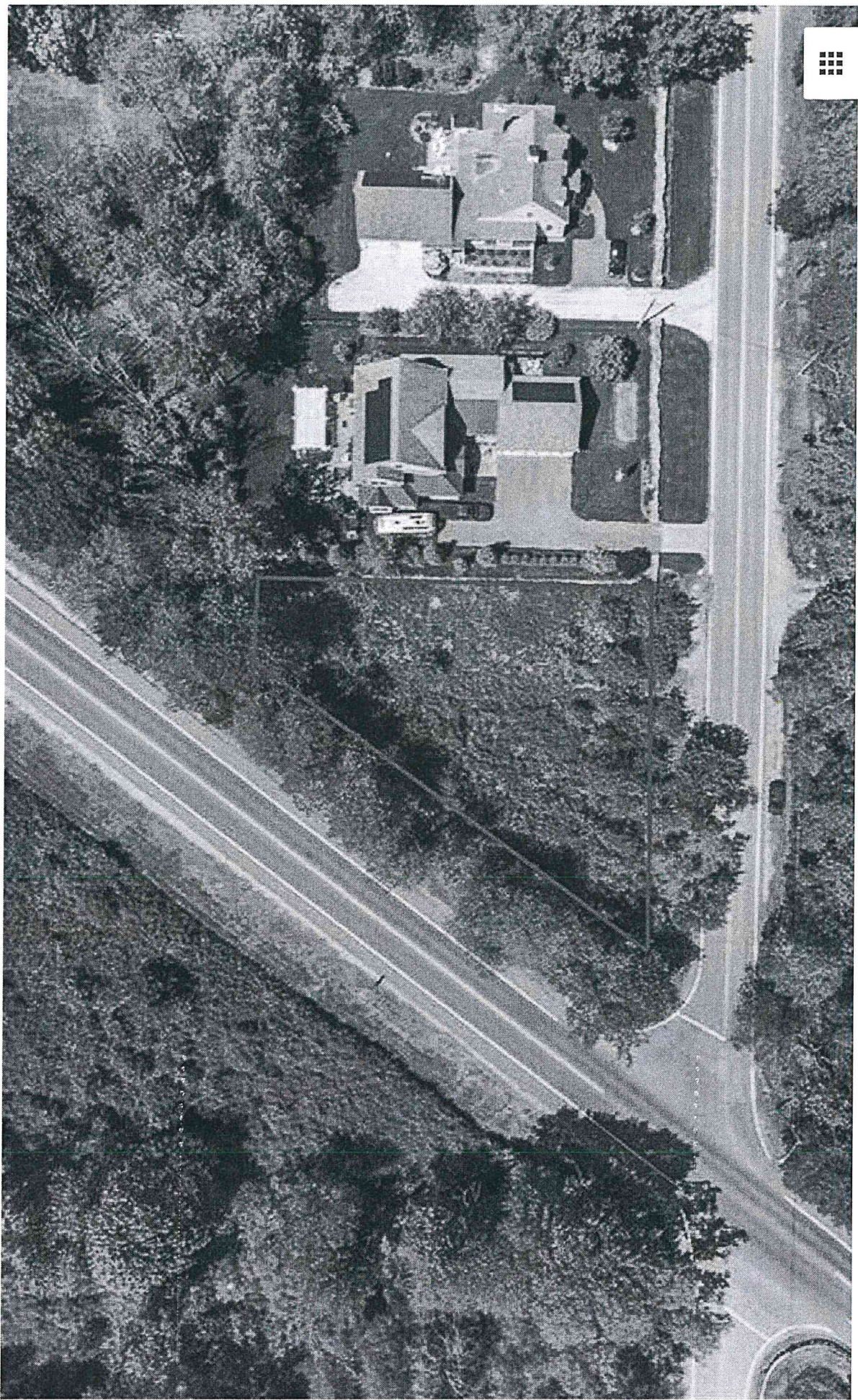
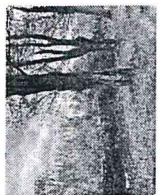
NOTE: There was a previous application made to this zoning board in 2013 whereby the applicant sought a dimensional variance relative to the construction of a home on this same property, to include an accessory dwelling unit. Attached as Appendix D, is the copy of the Zoning Board of Review decision dated November 12, 2013. In that case, the Board determined that a variance was not required and found “due to the configuration of the subject lot, and its location as a corner lot with the proposed dwelling having access from and facing north towards Griswold Avenue, the easterly Metacom Avenue side of the property is a side yard for purposes of compliance with zoning ordinance setback requirements. Therefore, the eastern Metacom Avenue side of the lot shall require a 20 foot side yard setback rather than a 35-foot front yard setback.”

This prior Board decision states the reasoning of the Board relative to the characterization of the Metacom Avenue as a side yard with a 20 foot side yard set back.

# **APPENDIX A**









## Frank Holbrook

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**From:** Ed Tanner <etanner@bristolri.gov>  
**Sent:** Tuesday, December 3, 2024 3:54 PM  
**To:** Frank Holbrook  
**Subject:** RE: 76 Griswold  
**Attachments:** Captain John DeWolf Farm Recorded 2014 Administrative Subdivision.pdf

Mr. Holbrook,

I am following up on the earlier email regarding the recorded subdivision plan for 76 Griswold Avenue. I realized that there was a later 2014 subdivision of land in this area and it altered the shape of some of the surrounding lots. It did not change the dimensions of the 76 Griswold lot, but it did enlarge the neighboring lots and add some land to the historic house to the west. This plan (see attached) is an accurate representation of the current lot lines and should match any property line information you see online.

Ed

**Edward M. Tanner** | Principal Planner / Zoning Officer  
Town of Bristol, Rhode Island  
Department of Community Development  
235 High Street (mailing address: 10 Court Street)  
Bristol, RI 02809  
P: 401-253-7000 x128 | F: 401-396-5466  
E: [etanner@bristolri.gov](mailto:etanner@bristolri.gov)

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**From:** Ed Tanner  
**Sent:** Tuesday, December 3, 2024 3:15 PM  
**To:** fholbrook@millerscott.com  
**Subject:** FW: 76 Griswold

Mr. Holbrook,

As requested, a copy of the recorded subdivision plan that includes the 76 Griswold Avenue lot is attached. Sheet 4 shows a close up of the lots and includes site dimensions and building setbacks. Feel free to contact me with any questions you might have.

Ed Tanner

**Edward M. Tanner** | Principal Planner / Zoning Officer  
Town of Bristol, Rhode Island  
Department of Community Development  
235 High Street (mailing address: 10 Court Street)  
Bristol, RI 02809  
P: 401-253-7000 x128 | F: 401-396-5466  
E: [etanner@bristolri.gov](mailto:etanner@bristolri.gov)

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**From:** Melanie Wolfe  
**Sent:** Tuesday, December 3, 2024 11:24 AM  
**To:** Ed Tanner <etanner@bristolri.gov>  
**Subject:** 76 Griswold

Hi Ed,

Mr. Holbrook stopped in to inquire about 76 Griswold – it's either going to be listed or is already for sale. He has some questions about zoning/wetlands/flood zone for that parcel.

Can you give him a call back at 401-935-4601?

Thank you,

**Melanie B. Wolfe** | Senior Clerk, Planning & Zoning  
Town of Bristol  
Department of Community Development  
235 High Street, 1st Floor (Mailing address: 10 Court Street)  
Bristol, RI 02809  
P 401-253-7000, ext. 147  
[www.bristolri.gov](http://www.bristolri.gov)  
Office hours are Monday through Friday 8am – 4pm

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Received for Record on June 13, 2014 @ 2:40 pm *Quilla, Town Clerk*

# ADMINISTRATIVE SUBDIVISION CAPTAIN JOHN DeWOLF FARM - SECTION 11

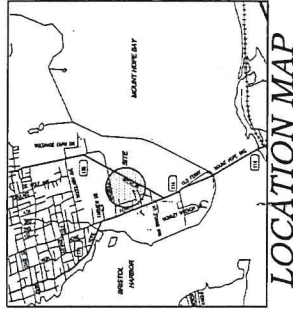
METACOM & GRISWOLD AVENUES  
BRISTOL, RHODE ISLAND  
JUNE 10, 2014

## INDEX SHEET:

SHEET 1 EXISTING CONDITIONS PLAN  
SHEET 2 ADMINISTRATIVE SUBDIVISION PLAN

## OWNERS / APPLICANTS:

A.P. 183A LOT 1: CAPTAIN JOHN DeWOLF FARM, INC.  
18 BLUNSDIE STREET - P.O. BOX 687  
BRISTOL, RHODE ISLAND 02809  
A.P. 183A LOT 3: RODERICK IV & ROBERTA J. BUTLIN  
18 BLUNSDIE STREET - P.O. BOX 687  
BRISTOL, RHODE ISLAND 02809  
A.P. 183A LOT 5: EDWARD K. & SUSAN C. MALONEY  
80 VAN WIGGLE LANE  
BRISTOL, RHODE ISLAND 02809  
A.P. 183A LOT 6A: THOMAS R. & CYNTHIA J. CARROLL  
41 CHELSEA DRIVE  
PORTSMOUTH, RHODE ISLAND 02871



46 Sutton Avenue  
East Providence, RI  
02914-1406, 375  
Tel: (401) 438-3771  
www.watermanengineering.net

*David Sullivan*  
Administrative Officer  
June 13, 2014  
Date  
for Technical Review Committee

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ANY INFORMATION STORAGE AND RETRIEVAL  
SYSTEM.

CNV # 633











Tax Map Boundary  
 Easement  
 Ejectment  
 Value Grid (2000-2010)

— Water Boundary  
 — Town Boundary  
 Datum (NAD 83) 2001

Property Boundary — — — — — Blue  
 Right-of-Way — — — — — Orange  
 Easement — — — — — Green

ISTOL  
id

TAX MAP  
TOWN OF B  
Rhode Isl

Felt  
150

0 25 50 100  
1" = 100'  
Index printed at 10" x 14"

Publication Date: 3/75  
Parcel mapping data

any other information, including the name of the person who provided the information, to the person who provided the information. The information provided to the person who provided the information shall be used for the purpose of the investigation and shall not be used for any other purpose. The information provided to the person who provided the information shall be used for the purpose of the investigation and shall not be used for any other purpose. The information provided to the person who provided the information shall be used for the purpose of the investigation and shall not be used for any other purpose.

information regarding these and other surveys of the industry may be completed by mail using a self-addressed manila envelope, including details of pricing and volume of usage. Documents through 2000 were prepared by Robert R. Allen, Madisonville, KY. C. responsibility by the writer.

biochemical and  
physiological effects  
of the  
environment  
on the  
development of  
the embryo  
and fetus  
and the  
growth and  
development of  
the child  
and the  
adult

CAI

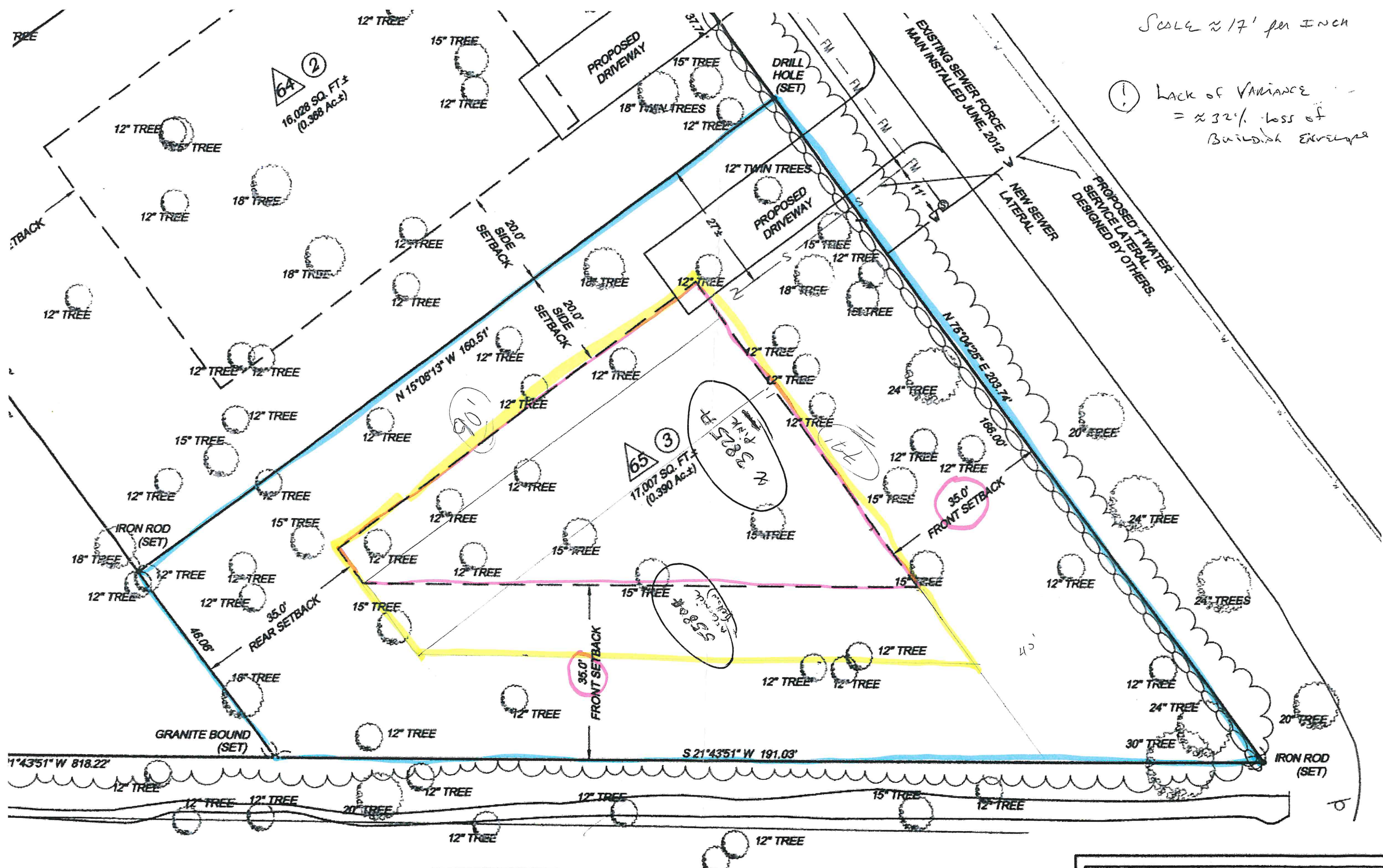


## **APPENDIX B**



SCALE  $\approx 17'$  per INCH

① Lack of Variance  
=  $\approx 32\%$  loss of  
Buildable Envelope



3	6/7/12	PLANNING DEPARTMENT COMM
4	6/11/12	PLANNING BOARD APPROVAL

## **APPENDIX C**





**TOWN OF BRISTOL**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
10 Court Street • Bristol, Rhode Island 02809

***ZONING CERTIFICATE***

December 3, 2024

**TO: WHOM IT MAY CONCERN**

**RE: 76 Griswold Avenue**  
**Assessor's Plat 163, Lot 65**  
**Zoned Residential R-15**

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The above property is located on the southerly side of Griswold Avenue and the westerly side of Metacom Avenue within the Residential R-15 zoning district. This property is an undeveloped parcel containing approximate 17,007 square feet of land area. Lot 65 was created in 2012 via an approved and recorded subdivision plan; and it conforms to the dimensional requirements for a lot in the R-15 zone. Thus, lot 65 is a **buildable lot**, and it may be improved with a single-family dwelling.

The construction of any dwelling on lot 65 would be required to conform to the following minimum construction setbacks for the R-15 zoning district:

Front Yard Setback: 35 feet (from Griswold Avenue and Metacom Avenue property lines)  
Rear Yard Setback: 35 feet (from southerly property line)  
Side Yard Setbacks: 20 feet (from westerly property line)

This determination may be appealed to the Zoning Board in accordance with the provisions of Section 28-410 of the Zoning Ordinance within 20 days of the date of this document.

Edward M. Tanner  
Principal Planner / Zoning Enforcement Officer

cc: Building Department  
Tax Assessor

## **APPENDIX D**





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

Document Number 00003934  
BOOK 1734 PAGE 334

**DECISION FOR VARIANCE**

**FILE # 2013-31**

**RE: Application of: Sean C. and Kimberly J. McCormack**  
**Property Owner: Captain John DeWolf Farm, Inc.**

For property located at **76 Griswold Avenue**, in Bristol, Rhode Island (**Tax Assessor's Plat 163, Lot 65**) in the following zoning district: **Residential R-15**.

This matter was heard before the Board at a public hearing on **October 7, 2013** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

**Construct a single-family dwelling and attached accessory family dwelling unit (AFDU) with less than the required front yard on a corner lot.**

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The Board finds that due to the configuration of the subject lot, and its location as a corner lot with the proposed dwelling having access from and facing north towards Griswold Avenue, the easterly Metacom Avenue side of the property is a side yard for purposes of compliance with Zoning Ordinance setback requirements. Therefore, the eastern Metacom Avenue side of the lot shall require a 20-foot side yard setback rather than a 35 foot front yard setback.

Therefore the Board voted **5 to 0** to **approve** a motion that the eastern Metacom Avenue side of the lot is a side yard with a 20 foot building setback and that no dimensional variances are required for the proposed single-family dwelling.

Voting **in favor** of the motion: Kogan; Raposa; Simoes; Fonseca; and Hudak  
Voting **against** the motion: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 12<sup>th</sup> day of November, 2013.

  
Diane M. Williamson, Director of Community Development

Recorded Nov 12, 2013 at 10:34:27A.  
Louis P. Cirillo Town Clerk

October 9, 2013

5. 2013-031  
SEAN C. & KIMBERLY J. MCCORMACK 76 Griswold Ave.: R-15  
P. 163, Lot 65

Dimensional Variances to construct a single-family dwelling and attached accessory family dwelling unit (AFDU) with less than the required front yard on a corner lot.

Mr. Sean McCormack, 66 Ferry Road, presented the Petition to the Board. He explained that they are seeking a dimensional variance on a corner lot off of Griswold and Metacom. He has an elderly parent that is failing and they are looking to put an in-law off the back and still allow some independence for her. Because they are doing the 20' x 100 square foot home on that property with a garage behind it and then the in-law behind that to give her some independence. Because there's a triangle, they have to seek a variance in the back corner and then encroach upon Metacom, as opposed to a neighbor. They've avoided encroaching upon any neighbors, only the main roads. Living on 66 Ferry now, they understand what they're going to have to do in terms of landscaping to mitigate noise and maintain that wall for the balance of their neighbors down Griswold. So they are seeking a front variance and a side.

The Board reviewed the plans in detail with Mr. McCormack. Members have looked at the property and Mr. Kogan asked if the orange stake on the corner of the property was placed there by a surveyor. Mr. McCormack stated that it was and that would be the front corner line and there should be another orange stake at the very back corner line as well.

October 9, 2013

Mr. Kogan noted that the main portion of the house requires only a small variance of a few feet; but the in-law section requires a very substantial variance from the property line. Mr. McCormack stated he was correct and it was because of the 35-foot setback requirement, due to the corner lot two front yard designations. Mr. McCormack explained they have looked at multiple layouts and this was the best possible for all members to have privacy and his mother to keep her sense of independence. He explained the plans include extra wide hallways and a ramp for her present and future health and mobility needs.

Mr. McCormack confirmed that his purchase of the property is dependent on the ability to receive the variance; that he can get his deposit back if the request is not approved.

Mr. Tanner stated that the AFDU requires a permit through the Technical Review Committee of the Planning Board. Mr. McCormack also needs the variance, so he's kind of caught between which Board to go to first. So he believed he should come before Zoning to see if the variance was going to be approved; but they still need to go the the Technical Review Committee to get the AFDU approved. And that layout is what the TRC meeting would be looking at.

The Board discussed the visual impacts and the fact that setting the Metacom Avenue side as a side yard, the need for a variance on that side would not be needed.

Mr. Keith Maloney, 60 Van Wickle Lane at present, and soon hopefully will be at 72 Griswold spoke in favor of the Petition. He understands the



October 9, 2013

McCormack's request. He perceives the front of the lot to be on Griswold, just as on his lot the front is Griswold and he has to set back 35 feet and the rear line at 35 from it; the east and the west he has to set back are 20 foot setbacks. He has optimized his space within those requirements. He did not understand that this lot has two fronts. It just seems to him, based on what he understands the variances required are; that if they could grant the variance as a side street; that that would be beneficial to the McCormacks and he thinks it would work within the neighborhood.

Mr. Tom Carroll, currently lives in Portsmouth and he owns the lot in between and he's talked to the McCormacks and he certainly understands their dilemma; the fact that they have two front yards. They're willing to live next to Metacom and deal with the traffic, then he fully supports them. They've also expressed their intent to plant heavily, so he thinks it's going to be a good fit.

X X X X X X

MR. KOGAN: Does anybody want to make a motion? To put the question before the Board to vote on, I'll make a motion that the Board makes a Finding that the Metacom Avenue, which would be the eastern side of the property, is a side yard; and it would only require a 20-foot side yard setback. I'll make that as a motion to see what the support is; somebody would have to second that motion for us to vote on it.

MR. RAPOSA: I'll second that.

October 9, 2013

MR. KOGAN: So the motion has been made and second that the Board make a Finding that Metacom Avenue, the easterly side of the property is a side yard, requiring only a 20-foot side yard setback; all those in favor of that motion say aye.

MR. RAPOSA: Aye.

MR. SIMOES: Aye.

MR. KOGAN: Aye.

MR. FONSECA: Aye.

MR. HUDAK: Aye.

MR. KOGAN: It's unanimous. You have a Finding, we are not granting any variances, but we've made a Finding that Metacom is a side yard.

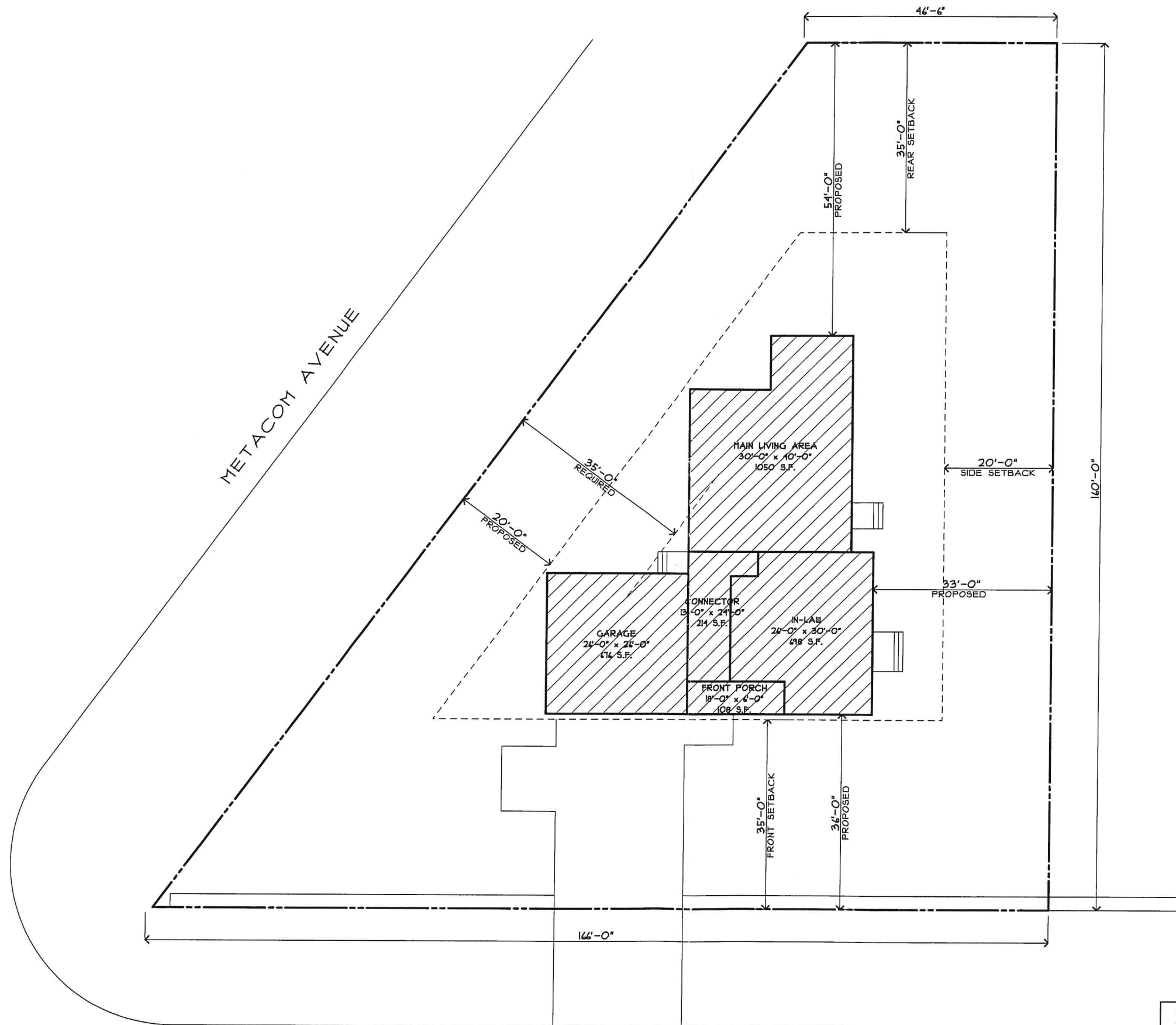
X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

( A Finding was made, no variances granted)

**Site plans  
Elevation sheet and  
Renderings**





NEW RESIDENCE  
76 GRISWOLD AVENUE  
BRISTOL, RI 02809

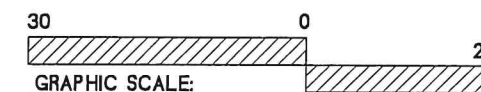
MAP-LOT: 163-65  
SIZE: 17,007  
ZONING: R-15

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


MAX. COVER: 25% OR 4,250 S.F.

PROPOSED COVERAGE  
64'-0" x 10'-0"  
2811 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.



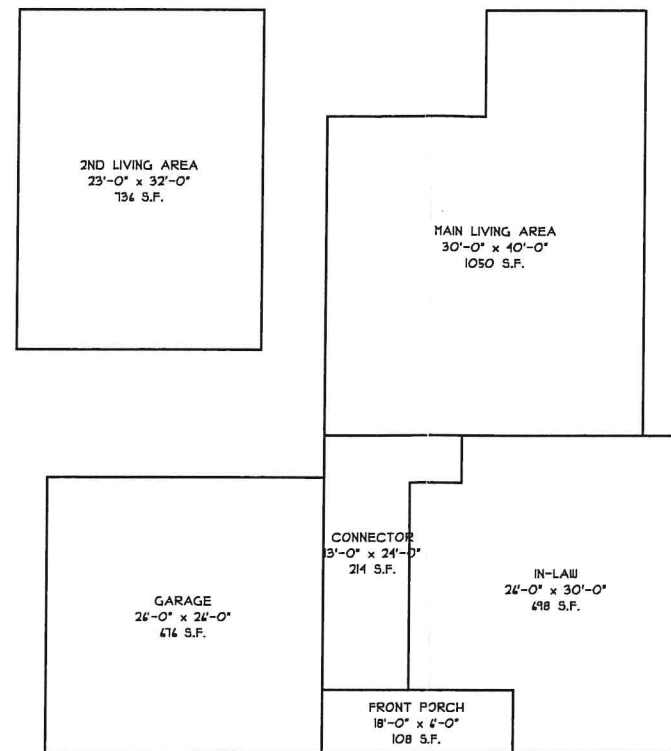
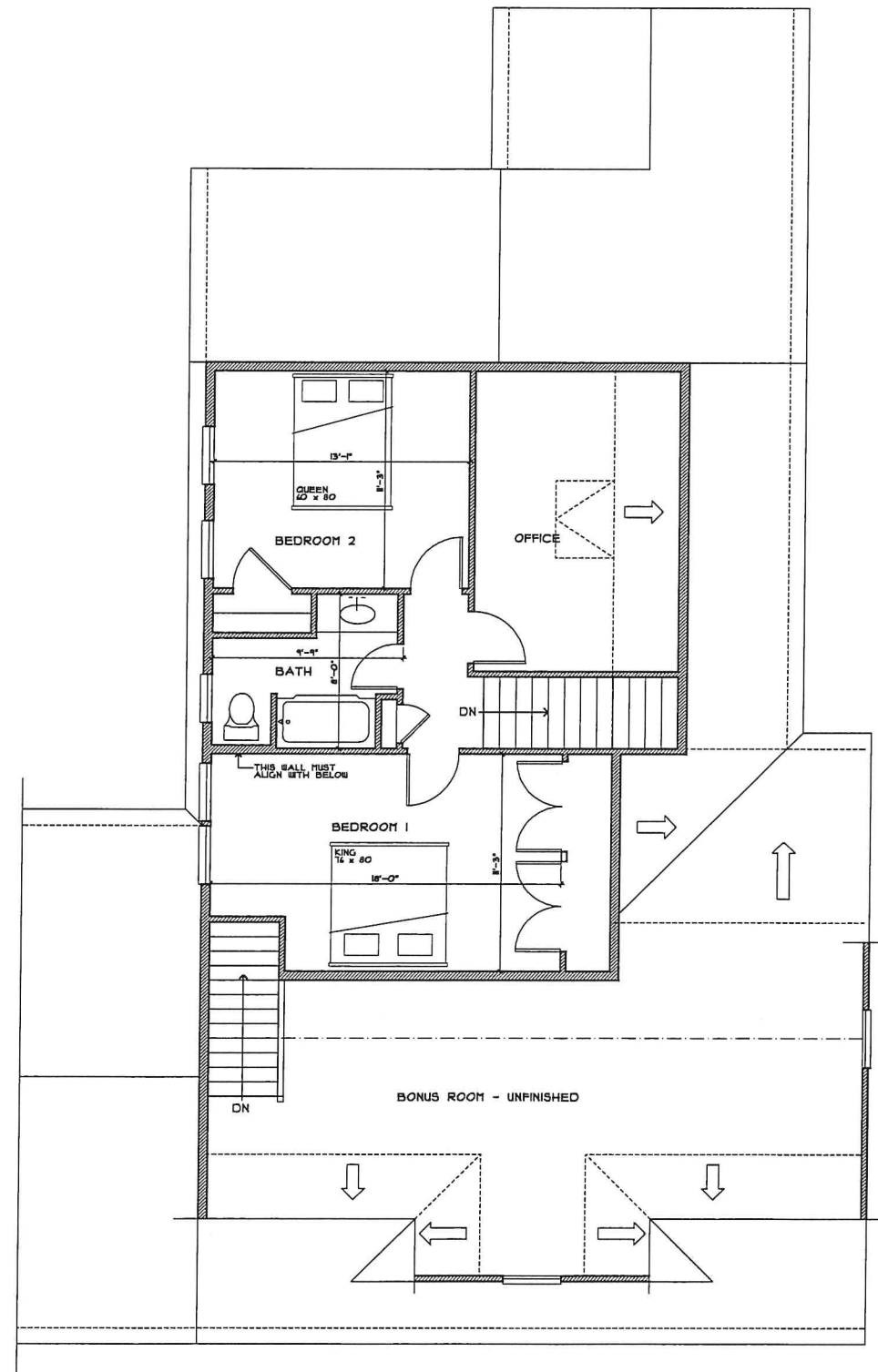
GRISWOLD AVENUE

 **SITE PLAN**  
SCALE: 1" = 20'

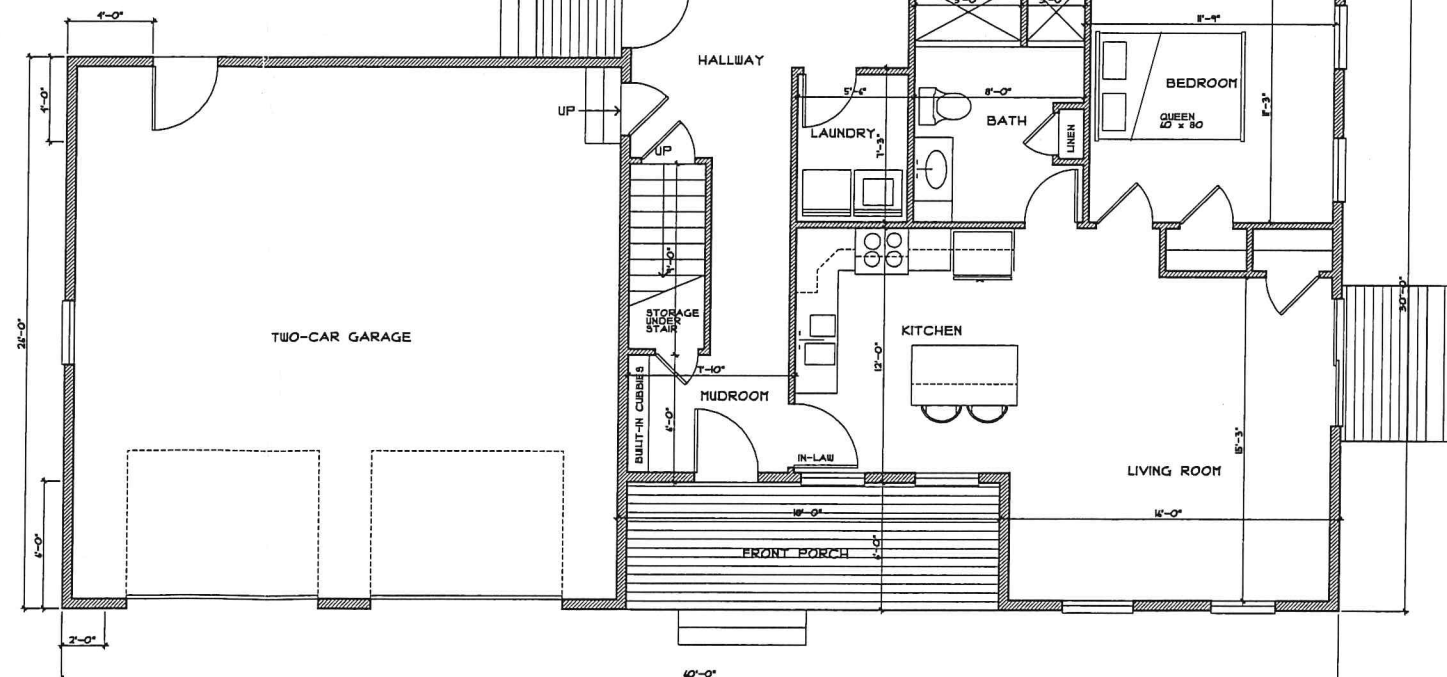
**HOLBROOK RESIDENCE**  
76 GRISWOLD AVENUE  
BRISTOL, RI 02809

PROPOSED: \_\_\_\_\_ DATE: \_\_\_\_\_  
SITE PLAN 1/14/2025

S1



SCOPE OF WORK  
DO NOT SCALE



DESIGN DRAWINGS ONLY  
NOT FOR CONSTRUCTION  
CONTACT WITH QUESTIONS

MacCADD  
Drafting  
& Design

□ □ □

BRISTOL, RI  
02809

e-mail  
MacCADD@aol.com

HOLBROOK  
RESIDENCE

□ □ □

76 GRISWOLD AVE.  
BRISTOL, RI  
02809

DATE: 1/14/2025

REVISIONS:  
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\_\_\_\_\_  
\_\_\_\_\_  
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A1  
SHEET NO:

DESIGN DRAWINGS ONLY  
NOT FOR CONSTRUCTION  
CONTACT WITH QUESTIONS



 METACOM AVE. ELEVATION  
SCALE: 1/4" = 1'-0"



 GRISWOLD AVE. ELEVATION  
SCALE: 1/4" = 1'-0"

MacCADD  
Drafting  
& Design

□ □ □

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02809

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76 GRISWOLD AVE.  
BRISTOL, RI  
02809

DATE: 1/14/2025

REVISIONS:

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A2

SHEET NO:



DESIGN DRAWINGS ONLY  
NOT FOR CONSTRUCTION  
CONTACT WITH QUESTIONS

MacCADD  
Drafting  
& Design

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RESIDENCE

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76 GRISWOLD AVE.  
BRISTOL, RI  
02809

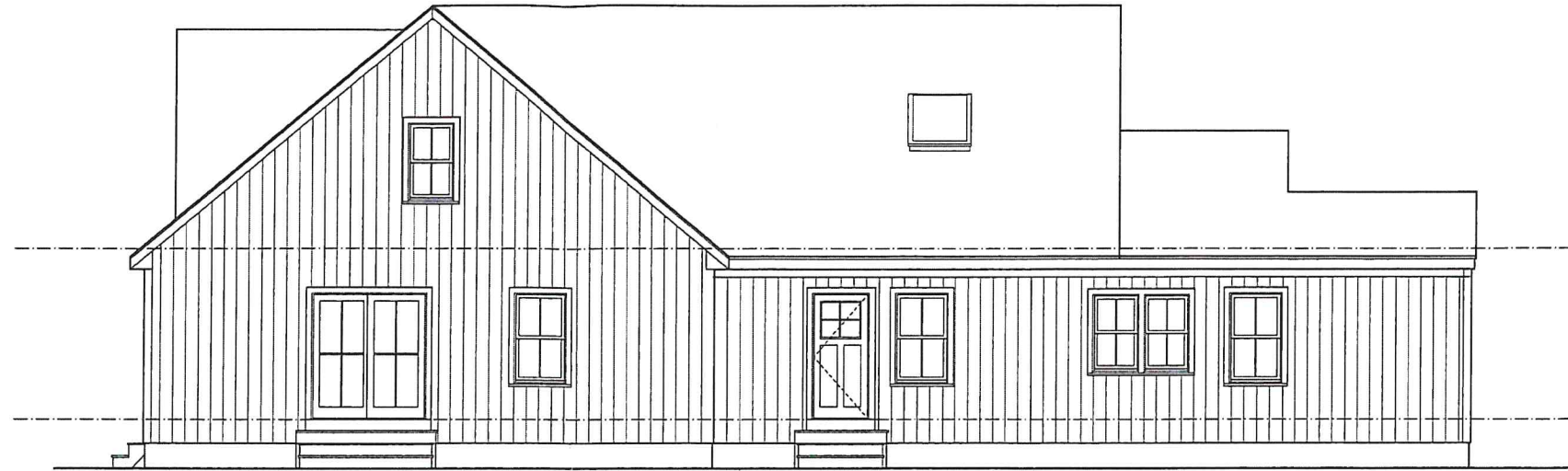
DATE: 1/14/2025

REVISIONS:

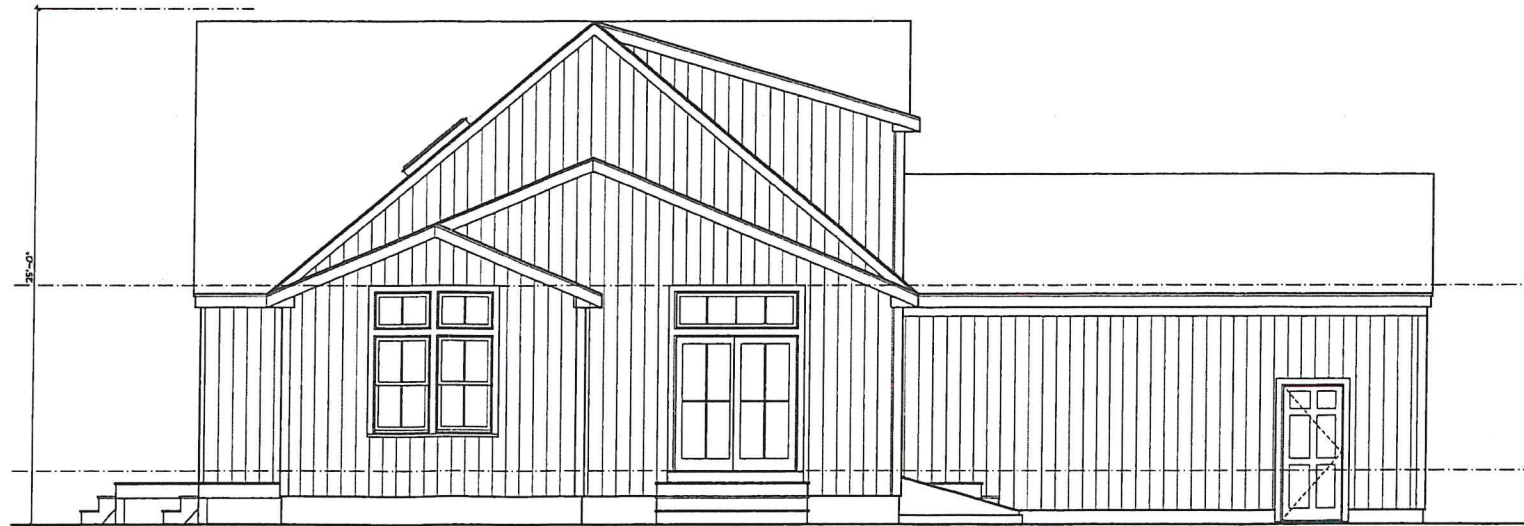
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A3

SHEET NO:



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



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













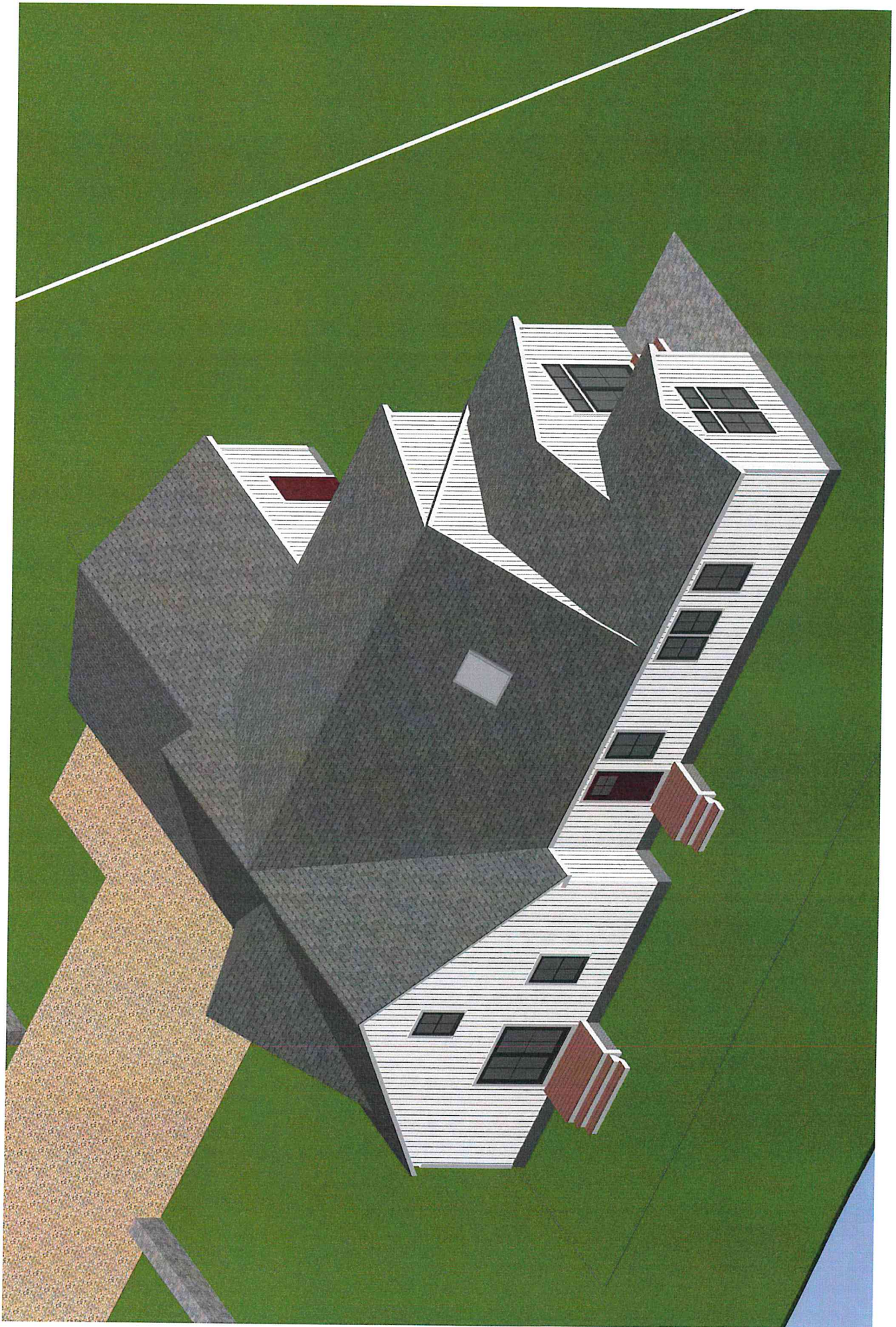














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02809

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MacCADD@aol.com

HOLBROOK  
RESIDENCE

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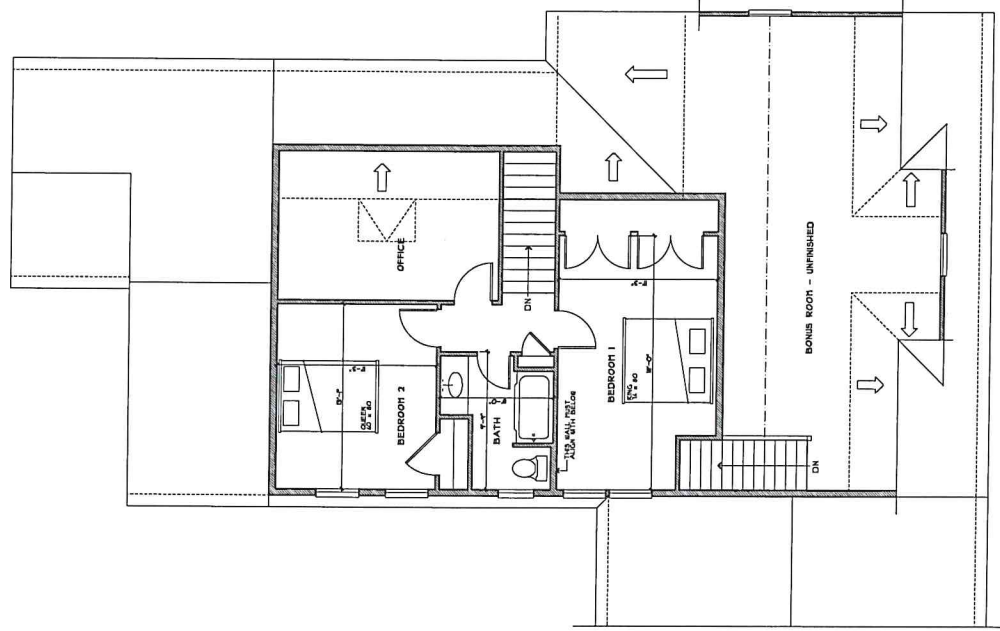
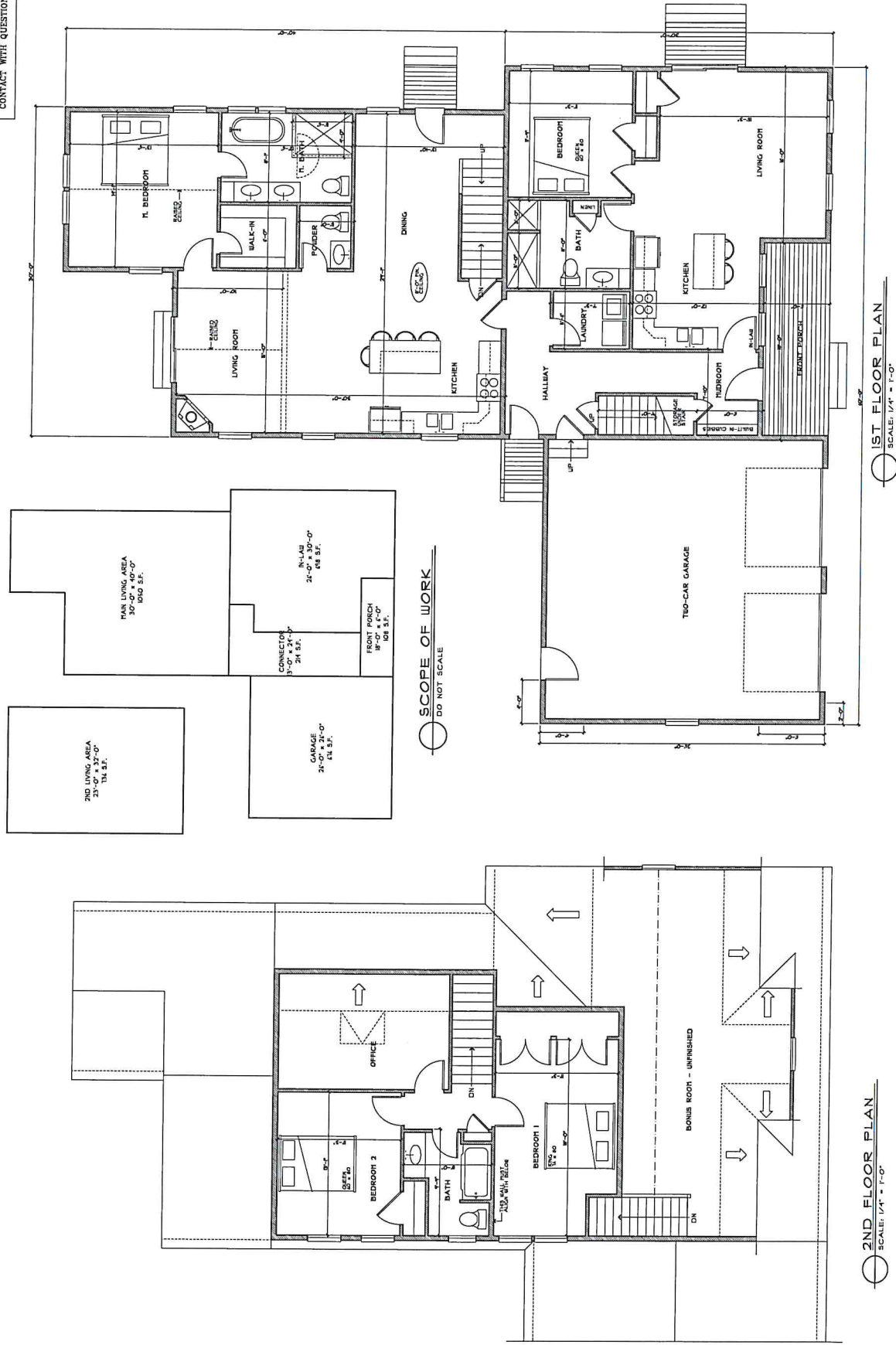
76 GRISWOLD AVE.  
BRISTOL, RI  
02809

DATE: 1/14/2025

REVISIONS:

A1

**SHEET NO:**







# 76 Griswold Ave - 300' Radius

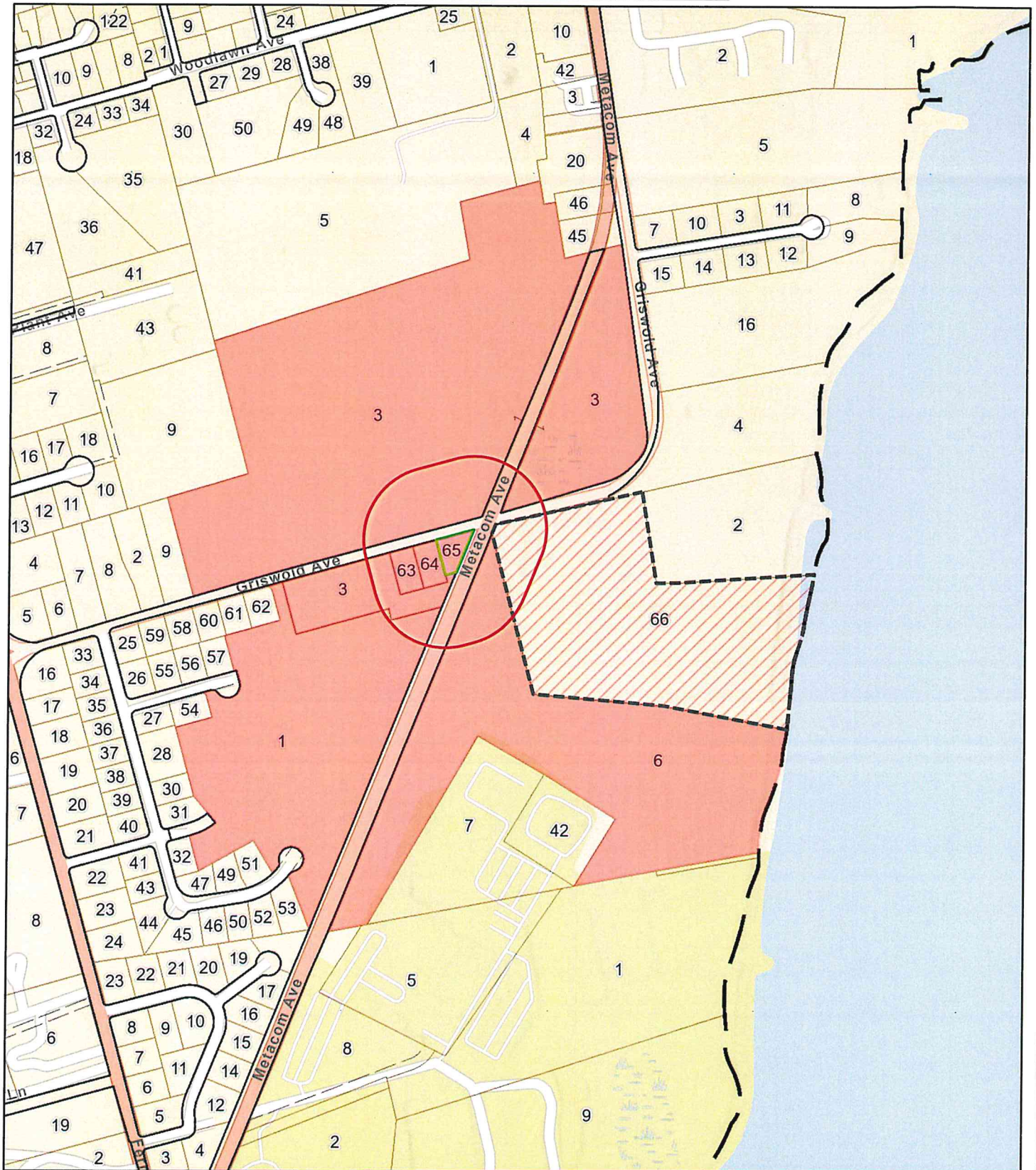
Bristol, RI

1 inch = 563 Feet



www.cai-tech.com

January 23, 2025



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# 300 feet Abutters List Report

Bristol, RI  
January 23, 2025

## Subject Property:

Parcel Number: 163-65  
CAMA Number: 163-65  
Property Address: 76 GRISWOLD AVE

Mailing Address: MCCORMICK, BRIAN W & PAULA A &  
MCCORMICK, SHANE C &  
28 THOMAS LN  
CRANSTON, RI 02921

---

## Abutters:

Parcel Number: 162-3  
CAMA Number: 162-3  
Property Address: GRISWOLD AVE

Mailing Address: FISH HAWK FARM WEST LLC  
PO BOX 506  
BRISTOL, RI 02809

Parcel Number: 163-1  
CAMA Number: 163-1  
Property Address: GRISWOLD AVE

Mailing Address: FERRY SWAMP, LLC  
P.O. BOX 597  
BRISTOL, RI 02809

Parcel Number: 163-3  
CAMA Number: 163-3  
Property Address: 70 GRISWOLD AVE

Mailing Address: LAFLAMME, CONSTANCE GAIL &  
LAFLAMME, MICHAEL SCOTT CO-  
TRUSTEES  
1225 4TH ST BOX 363  
SAN FRANCISCO, CA 94158

Parcel Number: 163-6  
CAMA Number: 163-6  
Property Address: GRISWOLD AVE

Mailing Address: FERRY SWAMP, LLC  
P.O. BOX 597  
BRISTOL, RI 02809

Parcel Number: 163-63  
CAMA Number: 163-63  
Property Address: 72 GRISWOLD AVE

Mailing Address: MALONEY, SUSAN C. & MALONEY,  
EDWARD K. II CO-TRUSTEES  
72 GRISWOLD AVE  
BRISTOL, RI 02809

Parcel Number: 163-64  
CAMA Number: 163-64  
Property Address: 74 GRISWOLD AVE

Mailing Address: CARROLL, THOMAS B CYNTHIA J TE  
PO BOX 1137  
BRISTOL, RI 02809

Parcel Number: 163-65  
CAMA Number: 163-65  
Property Address: 76 GRISWOLD AVE

Mailing Address: MCCORMICK, BRIAN W & PAULA A &  
MCCORMICK, SHANE C &  
28 THOMAS LN  
CRANSTON, RI 02921



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1/23/2025

Page 1 of 1

CARROLL, THOMAS B  
CYNTHIA J TE  
PO BOX 1137  
BRISTOL, RI 02809

FERRY SWAMP, LLC  
P.O. BOX 597  
BRISTOL, RI 02809

FISH HAWK FARM WEST LLC  
PO BOX 506  
BRISTOL, RI 02809

LAFLAMME, CONSTANCE GAIL  
LAFLAMME, MICHAEL SCOTT C  
1225 4TH ST BOX 363  
SAN FRANCISCO, CA 94158

MALONEY, SUSAN C.  
& MALONEY, EDWARD K. II C  
72 GRISWOLD AVE  
BRISTOL, RI 02809

MCCORMICK, BRIAN W & PAUL  
MCCORMICK, SHANE C &  
28 THOMAS LN  
CRANSTON, RI 02921