



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

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

File #2025-02

**PUBLIC HEARING**

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

**Monday, January 6, 2025**

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

**Bristol Town Hall  
10 Court Street**

**APPLICANT: Brandon M. and Cassie M. Andrade**

**PROPERTY OWNER: Brandon M. and Cassie M. Andrade**

**LOCATION: 21 Naomi Street**

**PLAT: 118 LOT: 100**

**ZONE: Residential R-15**

**APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right 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://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, January 2, 2025.



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

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 DEC 11 AM 11:22

**APPLICATION**

File No: **2025-02**  
 Accepted by ZEO: *SMT 12/11/2024*

<b>APPLICANT:</b>	Name: <u>Brandon Andrade</u>		
	Address: <u>21 Naomi St.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>774-365-1513</u>	Email: <u>brandon_andrade1@yahoo.com</u>	
<b>PROPERTY OWNER:</b>	Name: <u>Brandon Andrade</u>		
	Address: <u>21 Naomi St.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>774-365-1513</u>	Email: <u>brandon_andrade1@yahoo.com</u>	

1. Location of subject property: 21 Naomi St., Bristol, RI 02809  
 Assessor's Plat(s) #: 118-0100-000 Lot(s) #: 6 ~~118-0100-000~~
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): \_\_\_\_\_  
 Special Use Permit Section(s): \_\_\_\_\_  
 Use Variance Section(s): \_\_\_\_\_
5. In a separate written statement (attach to this application), 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? 8 years (9/7/2016)
7. Present use of property: Single Family Dwelling
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):  
26 x 34', 1,532 square ft
10. Proposed use of property: Single Family Dwelling

11. Give extent of proposed alterations: 8'X40' first floor rear addition, two story garage addition with master suite above, 6'X46 Farmers porch

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): addition sq ft = 1,040

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>35'</u>	Proposed Setback: <u>35'</u>
Left side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>20'</u>
Right side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>16'</u>
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>35'</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  
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? 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:  Date: 12/10/2024

Print Name: Brandon Andrade

Property Owner's Signature:  Date: 12/10/2024

Print Name: Brandon Andrade

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

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

## Question # 5

Property Location: 21 Naomi Street, Bristol RI, 02809

Dear Members of the Zoning Board,

I am writing to formally request a variance for the expansion of our current home at 21 Naomi Street. My family and I have thoroughly enjoyed living in this home and being part of such a supportive community. We are currently facing the joyful yet challenging situation of expanding our family—our 5-year-old is eagerly awaiting the arrival of a new sibling in early 2025.

As both my wife and I work from home, our current living space no longer adequately supports the needs of our growing family.

To ensure we continue to thrive in our home and maintain a balanced lifestyle, we are proposing an expansion to accommodate our children and provide dedicated workspaces for both of us.

We fully understand the importance of maintaining the aesthetic and integrity of our neighborhood. We are committed to making sure that our expansion will not negatively impact our neighbors' views, privacy, or the overall character of the area.

We have had positive relationships with our neighbors and plan to continue fostering those relationships by keeping open communication about the project and addressing any concerns that may arise.

We believe that this modification will not only improve our quality of life but will also preserve the long-term stability and enjoyment of our home in this community. We are more than willing to work with the planning department and neighbors to ensure that the expansion is done thoughtfully and in compliance with all regulations.

Sincerely,  
Brandon Andrade

**Plat/Lot 118-0100-000** **Account: 6159** **LUC.01** **Zone R-15** **Assessment** **\$393,500**

**Owner** ▶ Owner Account #: 50-0016-00 % Owned  
 Owner 1 **ANDRADE, CASSIE M & BRANDON M TE**  
 Owner 2  
 Owner 3  
 Address **21 NAOMI ST, BRISTOL, RI 02809**

**Previous Owners & Sales Information**  
 Grantor Date Sale Price Leg Ref NAL Deed Type  
 FERREIRA, CASSIE 09/08/2020 0 2055-275 Q  
 CATALAN, BRANDON A, 09/07/2016 315,000 1861-80 L T  
 CATALAN, BRANDON A, 02/11/2014 0 1745-350 A Q  
 MOSTERTZ, GAIL 04/30/2008 299,900 1433-250 A A  
 NAOMI PROPERTIES I 09/02/1999 157,000 714-56 A W

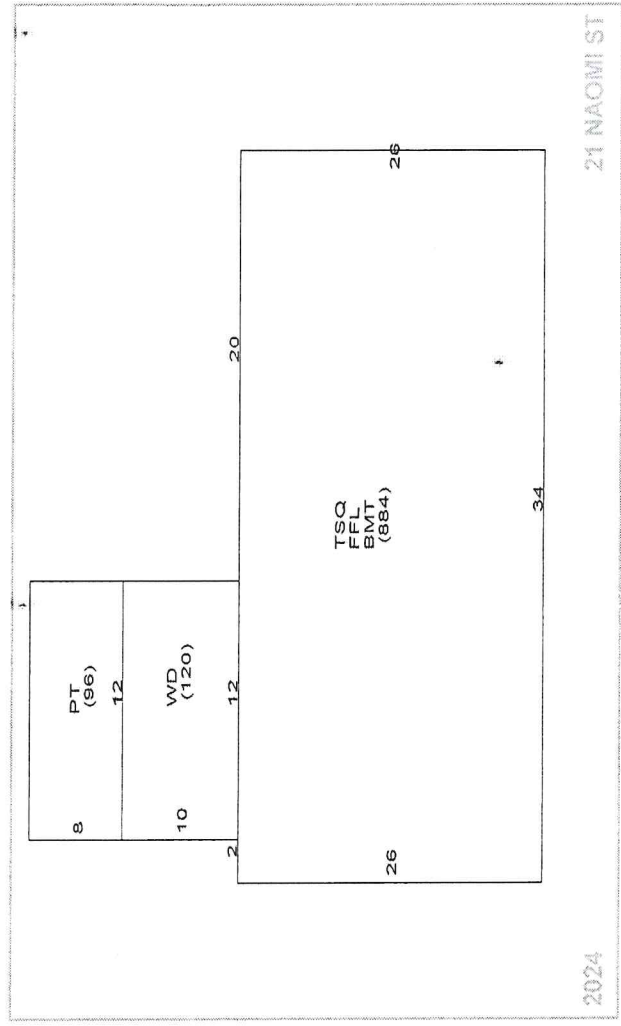
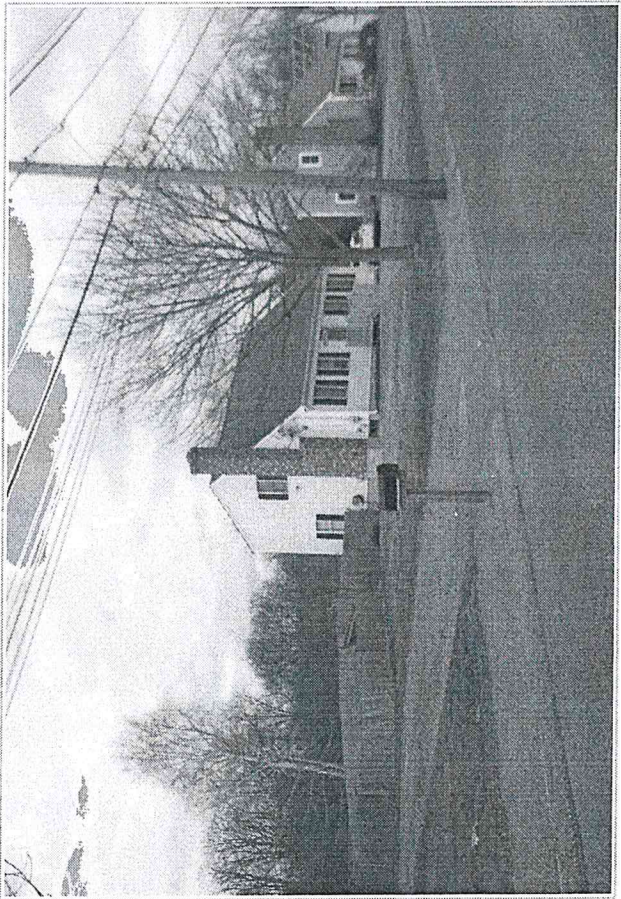
**Assessment**

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	223,100	0	0.36	170,400	0	393,500
<b>TOTAL</b>	<b>223,100</b>	<b>0</b>	<b>0.36</b>	<b>170,400</b>	<b>0</b>	<b>393,500</b>

Source > Mkt Adj Cost VAL per SQ Unit/Card > 148.66 VAL per SQ Unit/Parcel > 148.66

**Previous Assessments**

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	223,100	0	0	170,400	0	393,500	393,500
2023	01	223,100	0	0	170,400	0	393,500	393,500
2022	01	223,100	0	0	170,400	0	393,500	393,500
2021	01	175,300	0	0	142,800	0	318,100	318,100
2020	01	175,300	0	0	142,800	0	318,100	318,100
2019	01	175,300	0	0	142,800	0	318,100	318,100



**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
1 01 Single Fam	0.34435	AC	P	1.00	555,000	489,328	E							168,500			1.00	0
2 01 Single Fam	0.01148	AC	EX	0.20	555,000	165,505	E							1,900			1.00	0
3																		
4																		

**▶ Building Information**

Description	Quantity	Quality
BLDG Type Cape	1	Typical
RES Units	1	Typical
Foundation Concrete	1	Typical
Frame 1 Wood	1	Typical
EXT Wall 1 Vnrl Siding	1	Typical
Roof Type 1 Gable	1	Typical
Roof Cover 1 Asphalt Shir	1	Typical
INT Wall 1 Drywall	1	Typical
Floors 1 Hardwood	1	Typical
BMT Garages	0	Typical
Plumbing	1	Typical
Insulation	1	Typical
Heat Fuel Oil	1	Typical
# Heat Sys	1	Typical
% Solar HW	100	Typical
% COM Wall	100	Typical
Ceiling Type	1	Typical
Parking Type	1	Typical
EXT View	1	Typical

**▶ Remodeling History**

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

**▶ Sub-Area Detail**

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	884	884	151.24	133,696
TSQ	3/4 STORY	663	663	151.24	100,272
BMT	BASEMENT	884	0	22.69	20,058
PT	PATIO	96	0	3.81	366
WD	WOOD DECK	120	0	18.00	2,160
Total		2,647	1,547		256,552

**▶ Depreciation**

Code	Description	AV	AV - Average	%
Functional		-	0.0	0.0
Economic		-	0.0	0.0
Special		-	0.0	0.0
OV		-	-	-
Total Depreciation % >		22.0		

**▶ Other Factors**

Flood Hazard	Topography	LEVEL
Street	PAVED	
Traffic		

**▶ Condo Data**

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

**▶ 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**

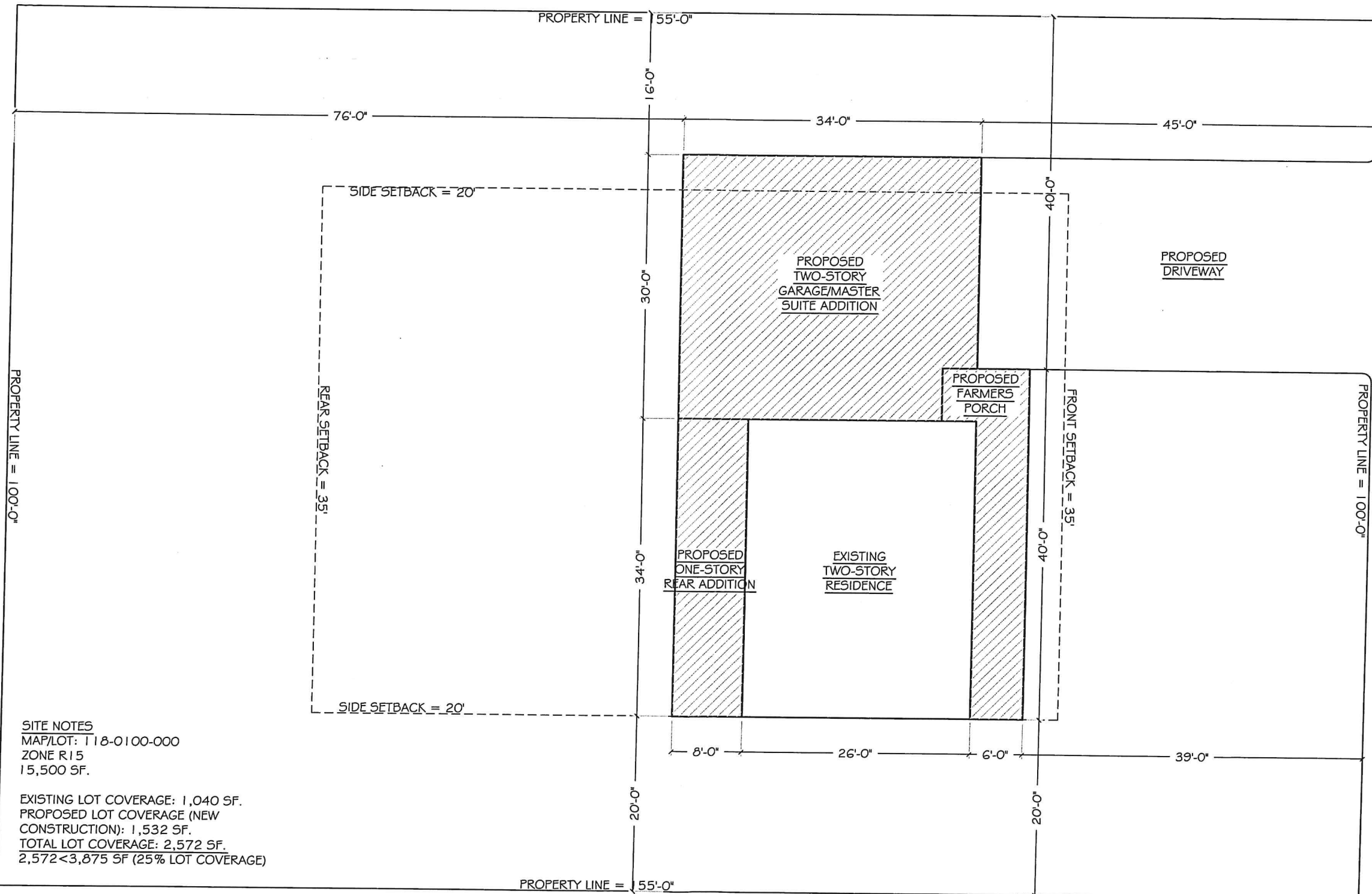
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	151 S Pump1	1	Y	1				1	3	AV	1999	0
2												
3												
4												
5												
6												
7												
8												
9												
10												

**▶ Room Counts by Floor**

Units	# Rooms	# Bedrooms	Floor Level
1	1	7	4
2	1	7	4
3	1	7	4
4	1	7	4
Totals	1	7	4

**▶ Visit History**


Date	Result	By
7/19/2021	REVIEW	
9/28/2018	REVIEW	
9/17/2018	MEASURED	
11/26/2014	MEASURE	
7/13/2010	MEASURE	
7/7/2007	LISTED	
7/7/2007	CALL BACK	
6/30/2007	CALL BACK	

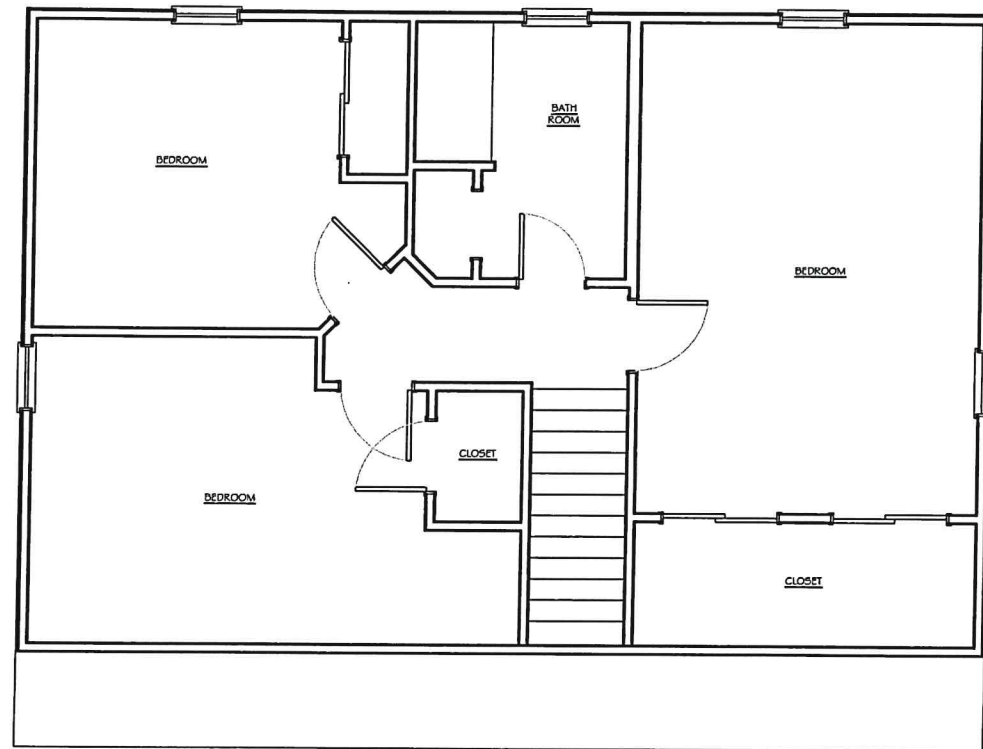


**SITE NOTES**  
 MAP/LOT: T118-0100-000  
 ZONE R15  
 15,500 SF.

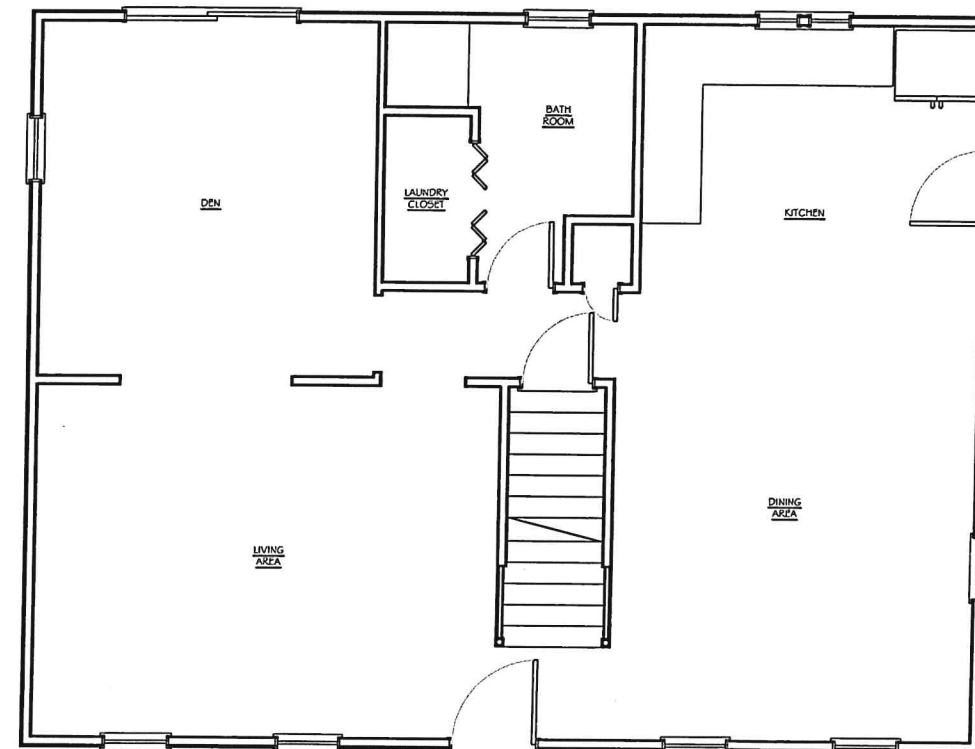
EXISTING LOT COVERAGE: 1,040 SF.  
 PROPOSED LOT COVERAGE (NEW CONSTRUCTION): 1,532 SF.  
 TOTAL LOT COVERAGE: 2,572 SF.  
 2,572 < 3,875 SF (25% LOT COVERAGE)



 <b>R.D.G.</b> <small>REGISTERED DESIGNER</small>	
<b>SITE PLAN</b>	
ANDRADE 21 NAOMI ST. BRISTOL, RI	<b>S1</b>
DATE: 11-25-2024 DRAWN BY: EP3	
SCALE: NTS ISSUE FOR ZONING	




**EXISTING 2nd FLOORPLAN**



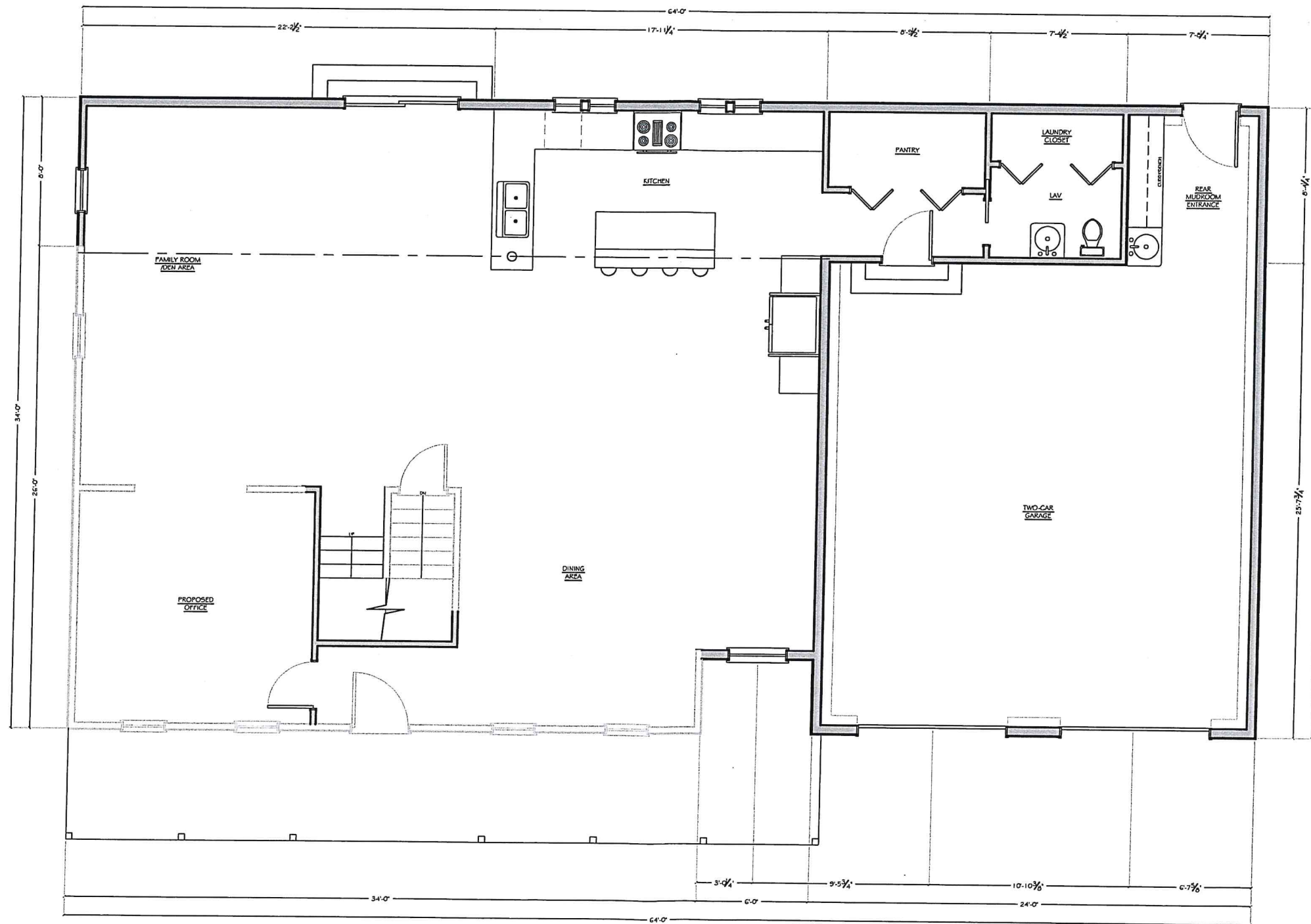
**EXISTING 1st FLOORPLAN**



 <b>RDG</b> <small>REGISTERED DESIGNER</small>	
<b>EXISTING 1st &amp; 2nd FLOORPLANS</b>	
<small>ANDRADE          21 NAOMI ST.          BRISTOL, RI</small>	
<small>DATE: 11.25.2004          DRAWN BY: EP3</small>	
<small>SCALE: 1/4" = 1'-0"          ISSUE FOR ZONING</small>	

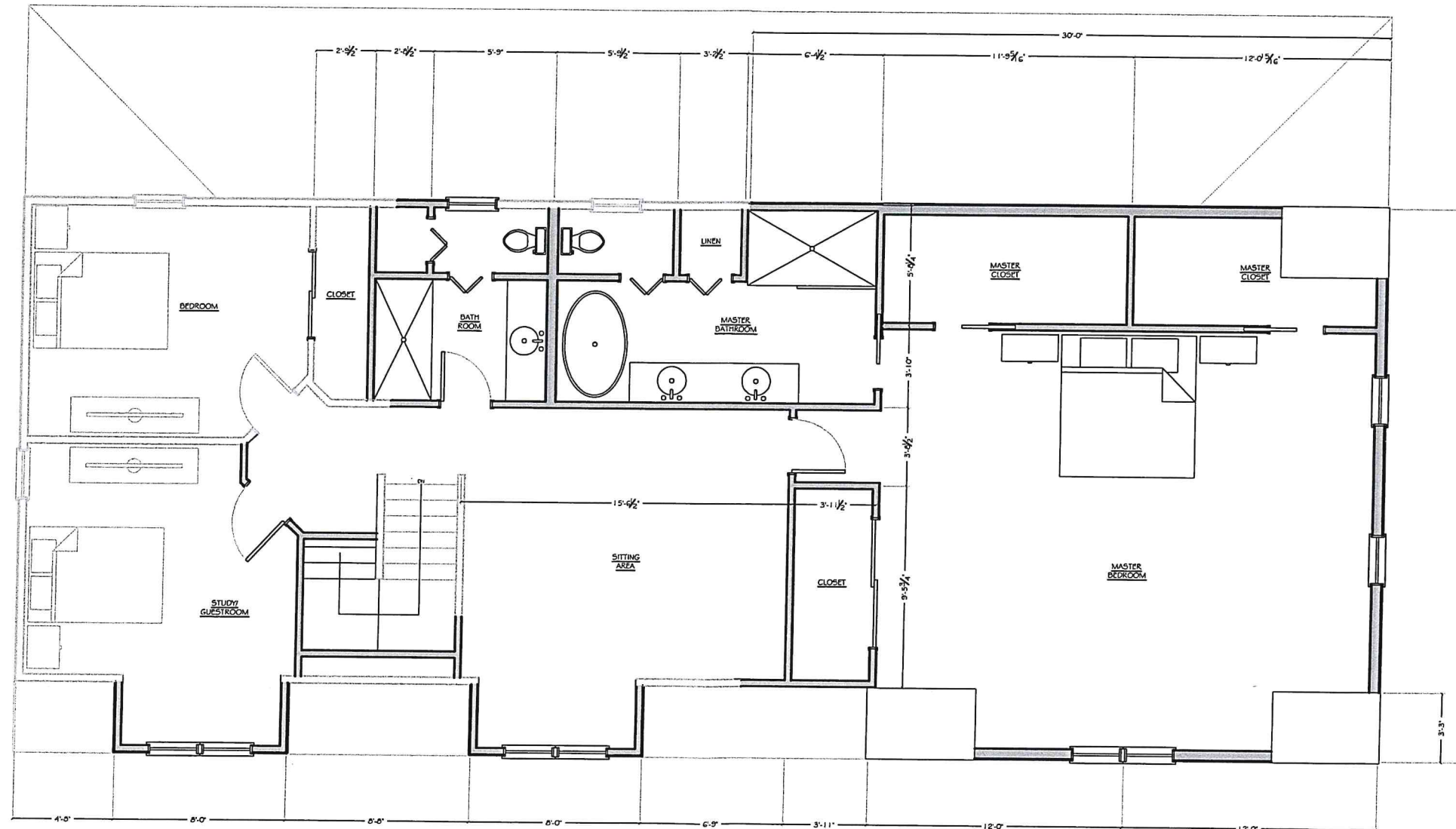
**A1**






  
**PROPOSED FIRST FLOOR PLAN**

ANDRADE 21 NACOMI ST. BRISTOL, RI	A2
DATE: 11.28.2024 DRAWN BY: EP3	
SCALE: 1/4"=1'-0" ISSUE FOR ZONING	

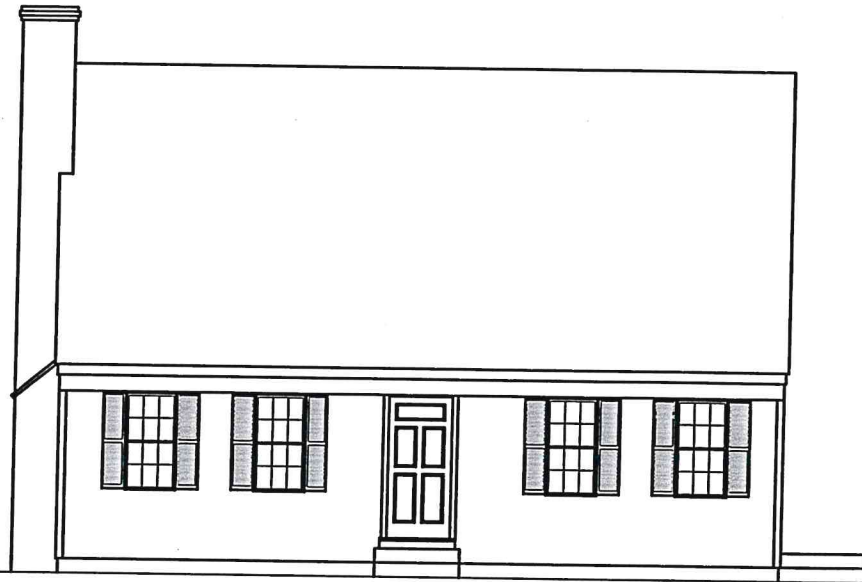


  
**R.D.G.**  
 ARCHITECTURE

**PROPOSED SECOND FLOOR PLAN**

ANDRADE 31 RAONI ST. BRISTOL, RI	A3
DATE: 11.25.2024 DRAWN BY: EJS	
SCALE: 1/4" = 1'-0" ISSUE FOR ZONING	

EXISTING EAST



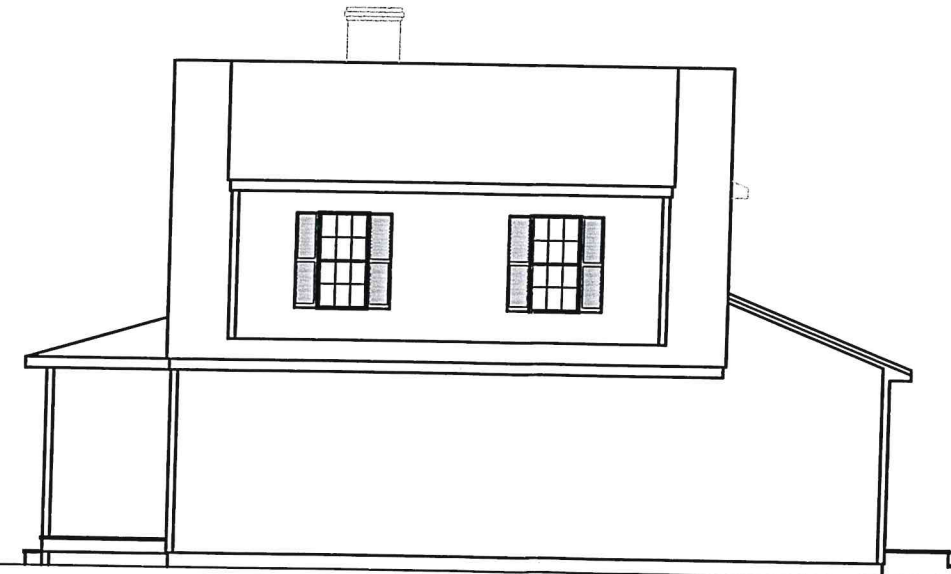
EXISTING NORTH




PROPOSED EAST



PROPOSED NORTH



  
R.D.G.  
REGISTERED DESIGNER

**PROPOSED  
ELEVATIONS**

ANDRADE  
NACMI ST.  
BRISTOL, RI

DATE: 11.28.2024  
DRAWN BY: EP2

SCALE: 3/16" = 1'-0"  
ISSUE FOR ZONING

A4

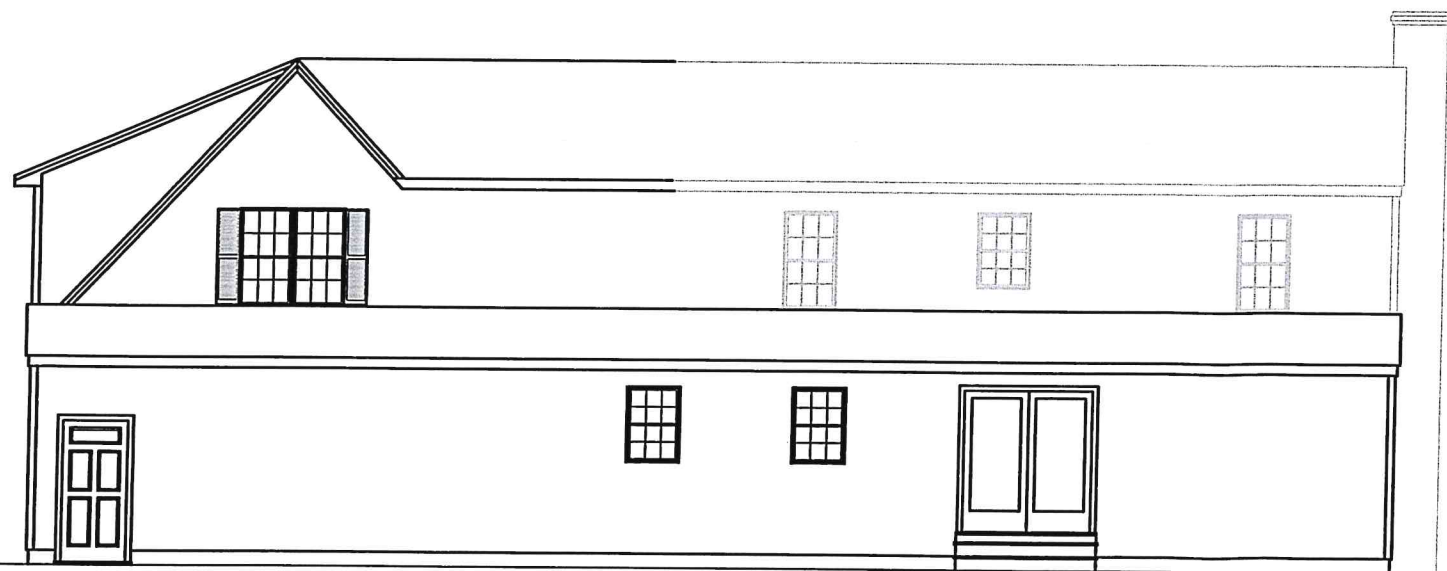
EXISTING WEST



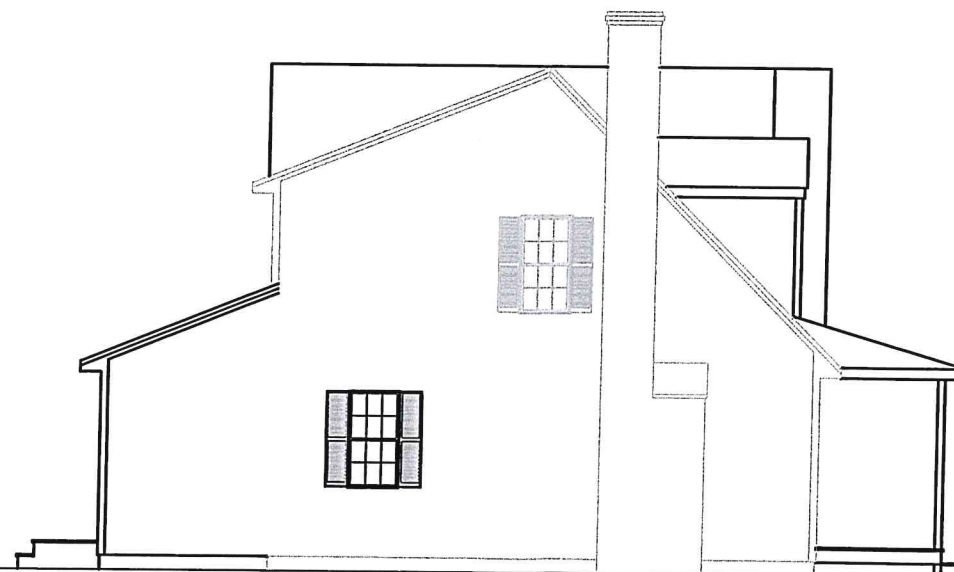
EXISTING SOUTH




PROPOSED WEST



PROPOSED SOUTH



  
**R.D.G.**  
REGISTERED ARCHITECT  
 STATE OF RHODE ISLAND

**PROPOSED ELEVATIONS**

<small>ANDRADE NAOMI ST., BRISTOL, RI</small>	A5
<small>DATE: 11.26.2024 DRAWN BY: EPJ</small>	
<small>SCALE: 3/16" = 1'-0" ISSUE FOR ZONING</small>	



# 21 Naomi St. - 300' Radius

Bristol, RI

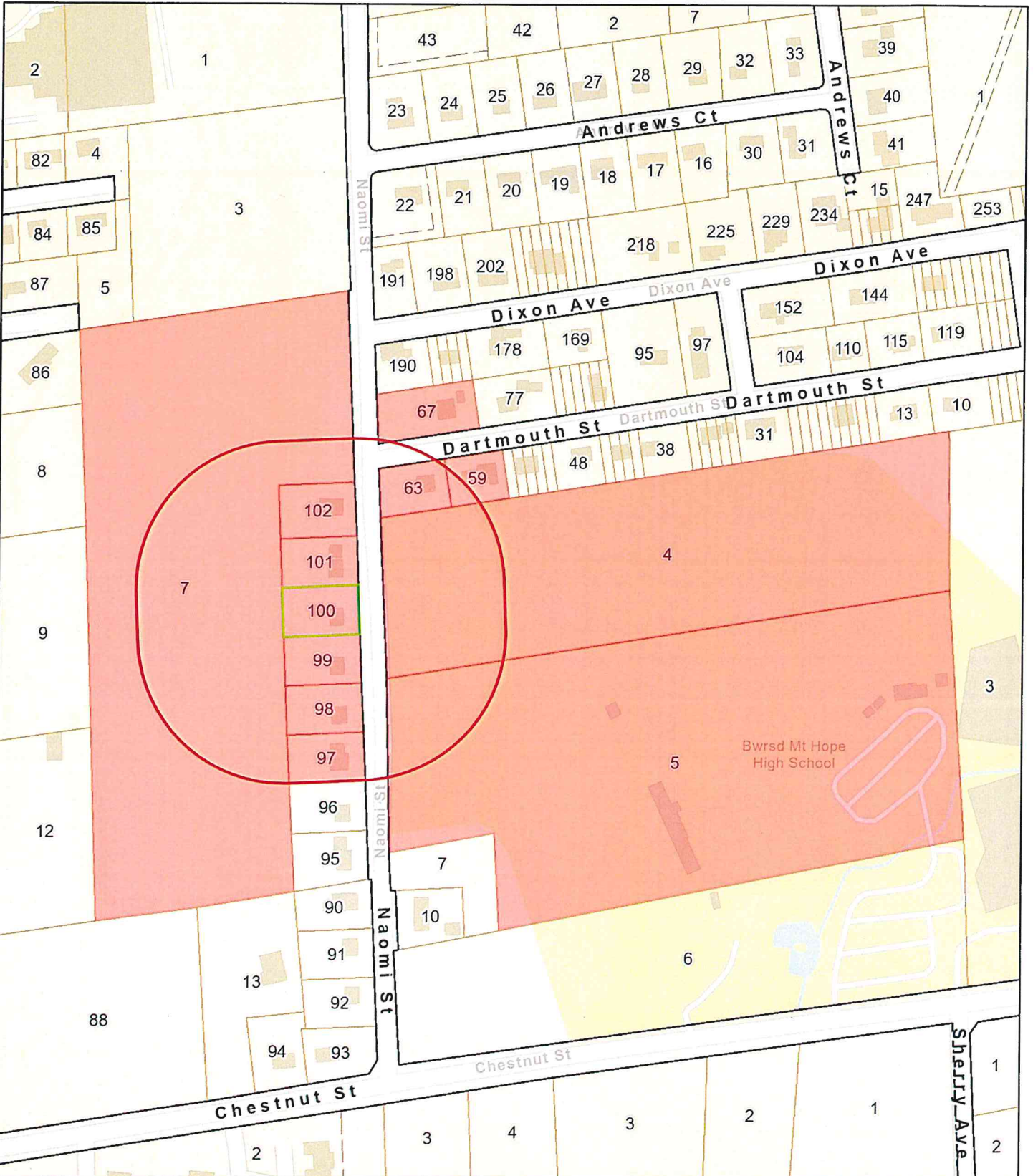
1 inch = 282 Feet



www.cai-tech.com

December 13, 2024

0 282 564 846



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 300 feet Abutters List Report

Bristol, RI  
December 13, 2024

## Subject Property:

Parcel Number: 118-100	Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
CAMA Number: 118-100	
Property Address: 21 NAOMI ST	21 NAOMI ST BRISTOL, RI 02809

## Abutters:

Parcel Number: 113-59	Mailing Address: PASQUAL, SUSAN
CAMA Number: 113-59	8 DARTMOUTH ST
Property Address: 8 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 113-63	Mailing Address: SOARES, TIAGO M & VANESSA P TE
CAMA Number: 113-63	4 DARTMOUTH ST
Property Address: 4 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 113-67	Mailing Address: EGAN, LINDA K.
CAMA Number: 113-67	5 DARTMOUTH ST
Property Address: 5 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 117-4	Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number: 117-4	HIGH SCHOOL
Property Address: NAOMI ST	235 HIGH ST BRISTOL, RI 02809
Parcel Number: 117-5	Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number: 117-5	HIGH SCHOOL
Property Address: 199 CHESTNUT ST	235 HIGH ST BRISTOL, RI 02809
Parcel Number: 118-100	Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
CAMA Number: 118-100	
Property Address: 21 NAOMI ST	21 NAOMI ST BRISTOL, RI 02809
Parcel Number: 118-101	Mailing Address: DIETERICH, MARK K. & GRIFFITH-
CAMA Number: 118-101	DIETERICH, KAREN M.
Property Address: 23 NAOMI ST	23 NAOMI ST BRISTOL, RI 02809
Parcel Number: 118-102	Mailing Address: COELHO, RICHARD A. AUDREY N. TE
CAMA Number: 118-102	25 NAOMI ST
Property Address: 25 NAOMI ST	BRISTOL, RI 02809
Parcel Number: 118-7	Mailing Address: TOWN OF BRISTOL
CAMA Number: 118-7	10 COURT ST
Property Address: NAOMI ST	BRISTOL, RI 02809
Parcel Number: 118-97	Mailing Address: SEGALA, DAVID B
CAMA Number: 118-97	15 NAOMI ST
Property Address: 15 NAOMI ST	BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

ANDRADE, CASSIE M & BRAND  
21 NAOMI ST  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

BRISTOL HIGH SCHOOL  
C/O BRISTOL HIGH SCHOOL  
235 HIGH ST  
BRISTOL, RI 02809

COELHO, RICHARD A.  
AUDREY N. TE  
25 NAOMI ST  
BRISTOL, RI 02809

DIETERICH, MARK K. & GRIF  
23 NAOMI ST  
BRISTOL, RI 02809

EGAN, LINDA K.  
5 DARTMOUTH ST  
BRISTOL, RI 02809

MARSHALL, DAVID M.  
17 NAOMI ST  
BRISTOL, RI 02809

PASQUAL, SUSAN  
8 DARTMOUTH ST  
BRISTOL, RI 02809

SEGALA, DAVID B  
15 NAOMI ST  
BRISTOL, RI 02809

SOARES, TIAGO M &  
VANESSA P TE  
4 DARTMOUTH ST  
BRISTOL, RI 02809

SQUATRITO, PETER J.  
19 NAOMI ST  
BRISTOL, RI 02809