



Town of Bristol, Rhode Island
Zoning Board of Review

AMENDED
STAFF REPORT FOR:

FILE NO. 2024-22

APPLICANT: Amanda L. Valentino
LOCATION: 20 Beach Road
PLAT: 64 LOTS: 90 & 91 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 16ft. x 24ft. accessory garage structure with less than the required front yard; less than the required right side yard; and greater than permitted lot coverage by structures.

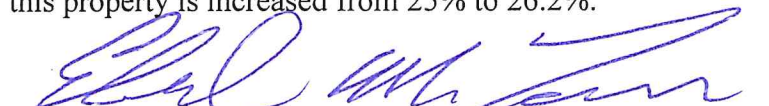
COMPREHENSIVE PLAN REVIEW:

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 dimensional variances to construct a 16ft. x 24ft. accessory garage structure on this residential property located on the southerly side of Beach Road. This property consists of two Assessor's lots which I have determined are merged together per Section 28-221(c)(2) of the zoning ordinance into one 9,535 square foot parcel. The garage is proposed to be located at the front right (west) side of the property. The structure would be two stories high and would accommodate interior parking for one vehicle on the first floor. The second floor of the structure would consist of a 15ft. x 16ft. unfinished storage area with a 7ft. x 15ft. covered front deck. An external landing and stairway at the rear of the structure would provide access to the second floor. As proposed, the structure would be located approximately 19 feet from the front property line at Beach Road. The structure would also be located approximately 3 feet from the right side property line. The zoning ordinance requires a minimum front yard setback of 30 feet in the R-10 zoning district. In addition, the zoning ordinance requires a minimum side yard setback of 6 feet for accessory structures. These minimum setback dimensions have been reduced slightly due to recent changes in state law for nonconforming lots and are now a function of the percentage of lot size relative to the minimum lot size requirement for the zoning district. As this lot contains 95.35% of the minimum lot area for the R-10 zone, its minimum required building setbacks are reduced by that same proportion. Thus, the minimum setbacks for the proposed garage are 28.6 feet in the front yard and 5.7 feet on the side.

This application was continued from the June 3, 2024 meeting in order for it to be re-advertised and for new abutter notices to be sent as it was determined that an additional dimensional variance was required for lot coverage by structures. Please note that the survey plan that was submitted with this application identifies an existing lot coverage by structures of 26.85%. The proposed garage would add an additional 384 square feet of lot coverage, for a total proposed lot coverage of 30.83%. As this is a nonconforming lot, with 9,535 square feet of lot area in the R-10 zone, the maximum lot coverage by structures is calculated as inversely proportional to the minimum lot area requirement for the zoning district. In this case, the lot is 95.35% of the required 10,000 square feet, so the maximum lot coverage by structures for this property is increased from 25% to 26.2%.


Edward M. Tanner, Zoning Officer

7/1/2024

June 25, 2024

2024 JUL -1 AM 8:22

Re: 20 Beach Road Bristol, RI 02809 Variance Request

Town of Bristol Zoning Board,

We are in full support of the application for variances that our neighbors Amanda Valentino and Maureen McManus are requesting at the July 15, 2024 Board Meeting. Our home is a few houses from 20 Beach Road. This garage proposal would in no way bother us. This garage would be a huge help to them for storage for them and specifically for their young son, Callum, as he grows up over the years to come. Additionally, the structure itself would fit in perfectly with the current fabric of the neighborhood as it is tastefully designed in the architectural drawings that we have viewed.

Please let us know if you have any questions at all for us.

Regards,

Rich & Jane Pimenta
12 Peck Ave.
Bristol, RI 02809



Ed Tanner

From: Michel Myette [mailto:mic5257@gmail.com]
Sent: Wednesday, June 26, 2024 1:46 PM
To: Ed Tanner
Subject: File #2024-22

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Michel Myette
16 Beach Rd.
Bristol,RI 02809

Dear Mr. Tanner,

My wife and I are concerned about the Dimensional Variances for lots 90&91 Plat 64 on 20 Beach rd. We think the structure is way too large and too close to our house!! We plan on being at the meeting Monday,July 15th 2024 at 7pm. What recourse do we have if it gets approved? Can we still dispute the structure ? My other question are they looking to make the structure a second floor apartment? Having two families in a small area could be another issue regarding privacy,noise,etc.

We also have a serious mold problem on that side of the house from their trees and fence!! I think the structure would make the mold worse without any sun !!!

Sincerely Yours,
Mich and Donna Myette

TOWN OF DISTRICT
COMMUNITY DEV.

Addendum to Variance Request:

2024 JUN -3 AM 9: 03

June 2, 2024

To Whom it May Concern:

Our plan is that if we are approved to build the requested garage on our property for much needed storage space, we will be planning to eventually take down the treehouse/storage structure and likely all or part of the shed structure on the property.

Thank you again for your time and consideration.

Regards,

/s/ Amanda L. Valentino

/s/ Maureen E. McManus



20 Beach Road

Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

May 21, 2024



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.



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

TOWN OF BRISTOL
 COMMUNITY DEV.
 2024 MAY 10 PM 1:48

APPLICATION

File No: **2024-22**
 Accepted by ZEO: *EMT* 5/10/2024

APPLICANT:	Name: <u>Amanda L. Valentino</u>		
	Address: <u>20 Beach Road</u>		
	City: <u>Bristol, RI 02809</u>	State:	Zip:
	Phone #: <u>203-804-5021</u>	Email: <u>avalentino7@gmail.com</u>	
PROPERTY OWNER:	Name: <u>Amanda L. Valentino</u>		
	Address: <u>20 Beach Road</u>		
	City: <u>Bristol, RI 02809</u>	State:	Zip:
	Phone #: <u>203-804-5021</u>	Email: <u>avalentino7@gmail.com</u>	

1. Location of subject property: 20 Beach Road Bristol, RI 02809
 Assessor's Plat(s) #: 64 Lot(s) #: 90891

2. Zoning district in which property is located: Residential R-10

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? October 2015

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): Residential Home: 1677 sq. feet

10. Proposed use of property: One car garage for storage purposes. Storage of items for our family including our 9 month old son and foreseeing the future necessary storage etc for him and his toys, bikes, etc.

11. Give extent of proposed alterations: Building a one car garage for storage purposes
where it would meet the already existing driveway.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
16' x 24' Garage

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>30ft.</u>	Proposed Setback: <u>19 ft. 2 inches</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: <u>6ft.</u>	Proposed Setback: <u>3ft.</u>
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: 2 Before 0 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: BCWA Sewer: BCWA

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: [Signature] Date: 5/3/24

Print Name: Amanda L. Valentini

Property Owner's Signature: [Signature] Date: 5/3/24

Print Name: Amanda L. Valentini

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

Name: Amanda L. Valentini Phone #: 203-804-5021

Address: 20 Beach Rd. Bristol, RI 02809

#5:

We are respectfully requesting a dimensional variance to provide storage for our growing family, specifically for our son who was born in the summer of 2023. We would like to build a one car garage, with a second floor for storage in hopes that we can keep our son's, and any potential future children's, personal belongings safe and out of the elements. This would be a huge benefit to our family, as we do not currently have a basement or an attic, so we are lacking in suitable dry storage space.

The granting of the requested variance will comply with Section 28-409 of the Zoning Ordinance and will not alter the general characteristics of the surrounding area. We are requesting the variance with the proposed setbacks due to an already existing structure on the property (above ground pool) as well as being mindful of neighbors and also the water view from the home.

We respectfully request this variance to be granted, as we would love to be able to provide our child with adequate and dry storage space for his clothing, toys, a safe play area, and easy access to bicycles and any other outdoor activities he might like to partake in (as we are so very lucky to be on the East Bay Bike Path and Narragansett Bay). Covered parking for our family vehicle will also provide additional years of usage by removing salt water deterioration and also provide for shelter for our son when we are loading him in and out of the vehicle during inclement weather.

Thank you for your consideration.

REFERENCES:

- TOWN OF BRISTOL, CLERK'S OFFICE
- PLAT BOOK A, PAGE 110 PLAT BOOK A, PAGE 112
- "BEACH TERRACE" "REPLAT OF BEACH TERRACE"
- PLAT BOOK B, PAGE 6
- "PORTION OF BEACMONT PLAT"
- DEED BOOK 1821, PAGE 210

R-10 ZONING REQUIREMENTS: (Single Family)

- AREA 10,000 S.F. MIN.
- FRONTAGE 80' MIN.
- FRONT SETBACK 30' MIN.
- REAR SETBACK 30' MIN.
- SIDE SETBACK 15' MIN.
- BLDG. HEIGHT 35' MAX.
- LOT COVERAGE 25% MAX.
- ACCESSORY STRUCTURE 6' MIN. (SIDE & REAR)

EXISTING LOT COVERAGE:

TOTAL LOT AREA = 9,677 S.F.	
EXISTING DWELLING	1,377 S.F.
EXISTING DECK	342 S.F.
EXISTING SHED 1	49 S.F.
EXISTING SHED 2	451 S.F.
EXISTING POOL	380 S.F.
TOTAL AREA	2,599 S.F.
	2,599 S.F./9,677 S.F. = 26.85%

FEMA INFO:

ALL LOTS ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.I.R.M. 44007C00100H, 7/07/2014.

CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS 1

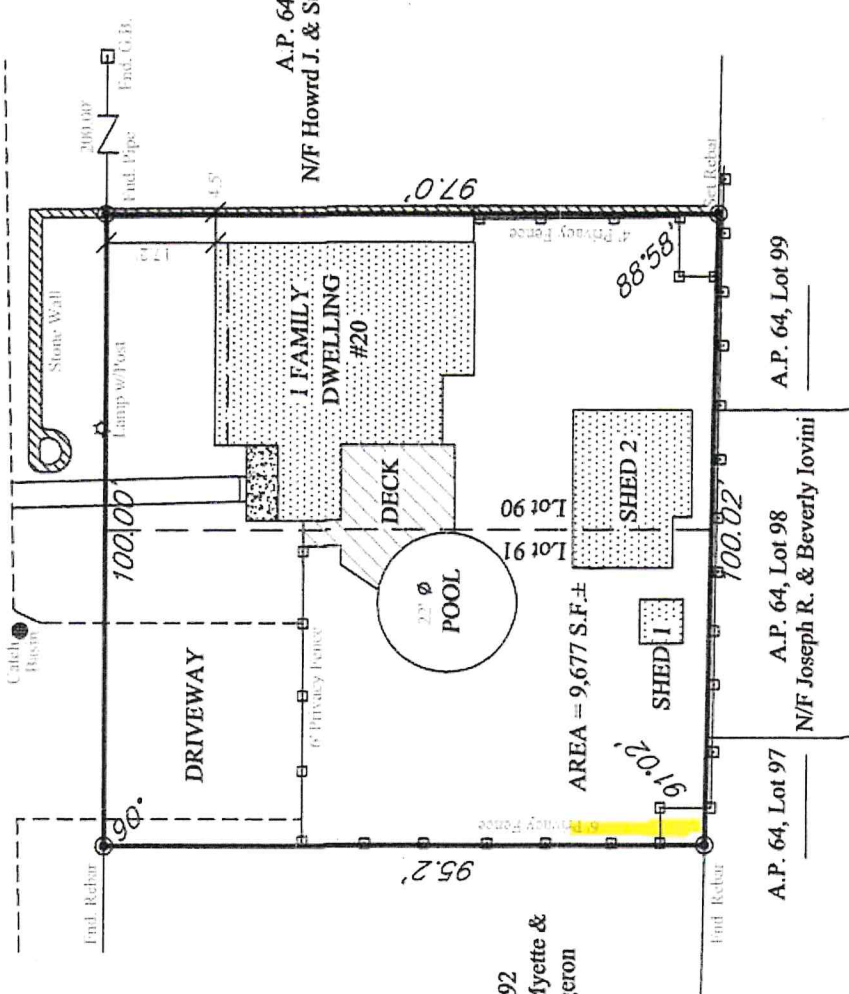
The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Existing Site Features, Dwelling and Perimeter Property Lines at 20 Beach Rd., Town of Bristol, A. P. 64, Lots 90 & 91.

By: Walter P. Skorupski 6/25/2021 Date:

Walter P. Skorupski
Registered Professional Land Surveyor
LS A37B-COA

BEACH RD.



A.P. 64, Lot 89
N/F Howrd J. & Susan Rotblat-Walker

A.P. 64, Lot 92
N/F Michael F. Mycette &
Donna I. Bergeron

A.P. 64, Lot 97

N/F Joseph R. & Beverly Iovimi

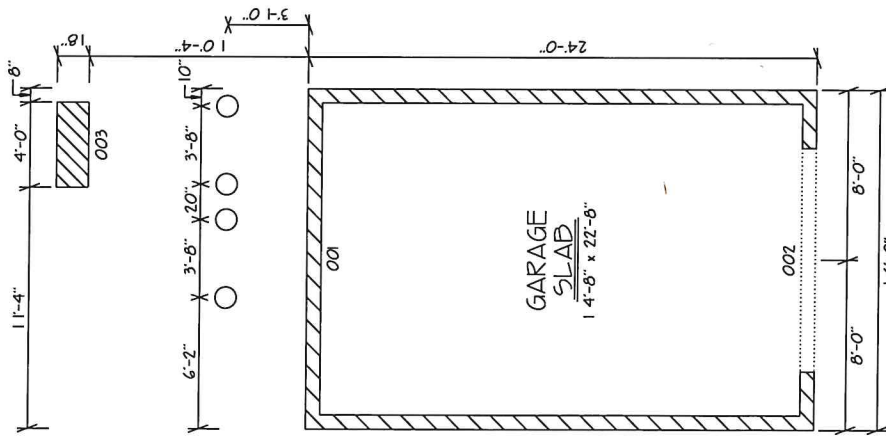
A.P. 64, Lot 98

A.P. 64, Lot 99



Owners:
Amanda Leigh Valentino &
Maureen Elizabeth McManus
20 Beach Road
Bristol, R.I. 02809
June, 2021

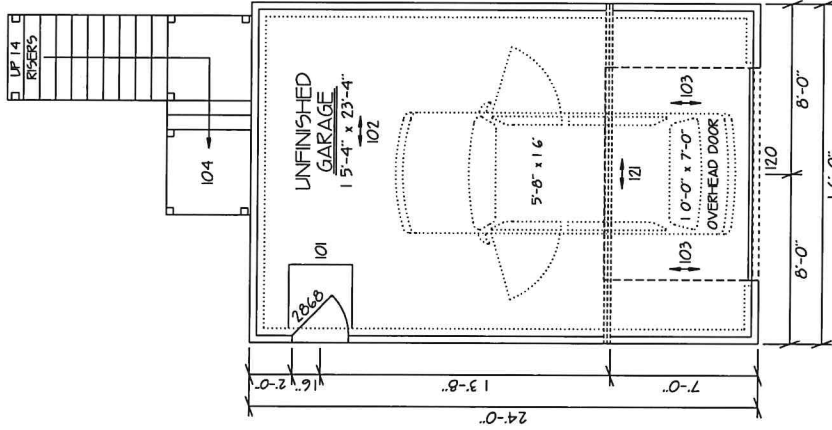
SURVEY & EXISTING SITE PLAN
TOWN OF BRISTOL
20 BEACH ROAD
ASSESSOR'S PLAT 64
LOTS 90 & 91



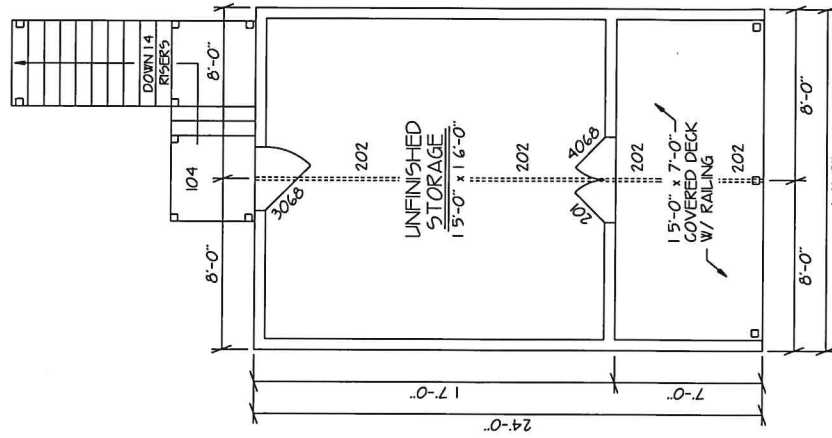
FOUNDATION PLAN

KEY NOTES:

- 001 8" WIDE x 3'-10" HIGH CONCRETE FOUNDATION WALL.
- 002 DROP FOUNDATION FOR GARAGE DOOR OPENING, 8" WIDE x 22" HIGH CONCRETE FOUNDATION WALL, CAPPED W/ 8" CONCRETE GARAGE SLAB.
- 003 10 #4 BARS @ 10" O.C. W/ 4-COIL CONCRETE FOOTING. 10 #4 BARS @ 10" O.C. IN 36" LEVEL LANDING AREA AT BASE OF STAIRCASE.
- 004 3'-0" x 3'-0" P.T. WOOD LANDING.
- 005 DIRECTION OF 2" x 12" @ 12" O.C. FLOOR JOISTS (ABOVE).
- 006 DIRECTION OF 2" x 8" @ 16" O.C. FLOOR JOISTS (ABOVE).
- 007 10 #4 BARS @ 10" O.C. W/ 8" FLOOR JOISTS TO #10 FLUSH BEAM W/ SIMPSON HANGERS.
- 008 4'-0" x 4'-0" P.T. WOOD LANDINGS, STAIRS & HANDRAILS.
- 009 MARVIN FULL LITE 4068 FRENCH DOOR.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

STRUCTURAL - TO BE SIZED BY OTHERS

- 120 (2) - 1 1/2" x 11 7/8" LVL - (GARAGE HEADER ABOVE) (10'-0" CLEAR SPAN).
 - 121 (2) - 1 1/2" x 11 7/8" LVL - (FLUSH BEAM ABOVE) (11'-6" OVERALL LENGTH).
 - 202 (1) - 1 3/4" x 14" LVL - (RIDGE BEAM ABOVE) (24'-0" OVERALL LENGTH).
- NOTE: SOLID 2" x 4" STUDS UNDER FLUSH BEAM & HEADER (NAIL ALL STUDS TOGETHER) W/ SOLID BLOCKING TO FOUNDATION.

NOTES:

- 1. GARAGE CONCRETE WALLS TO BE 8".
- 2. GARAGE CONCRETE FOOTINGS TO BE 8".
- 3. GARAGE CONCRETE SLAB TO BE AT LEAST 4" THICK.
- 4. ALL 5000 PSI CONCRETE (40" MINIMUM BELOW GRADE).

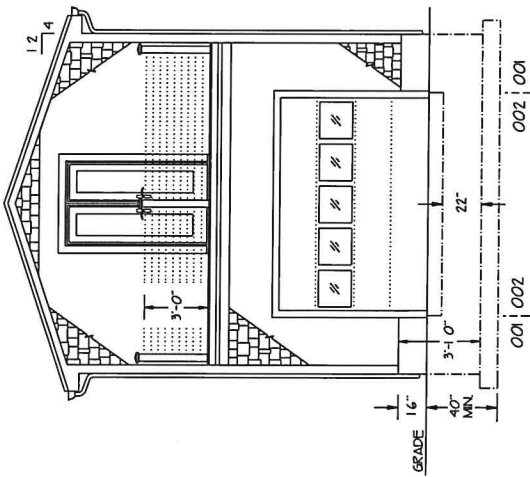
PROPOSED 16' x 24' GARAGE

MS. VALENTINO & McMANUS

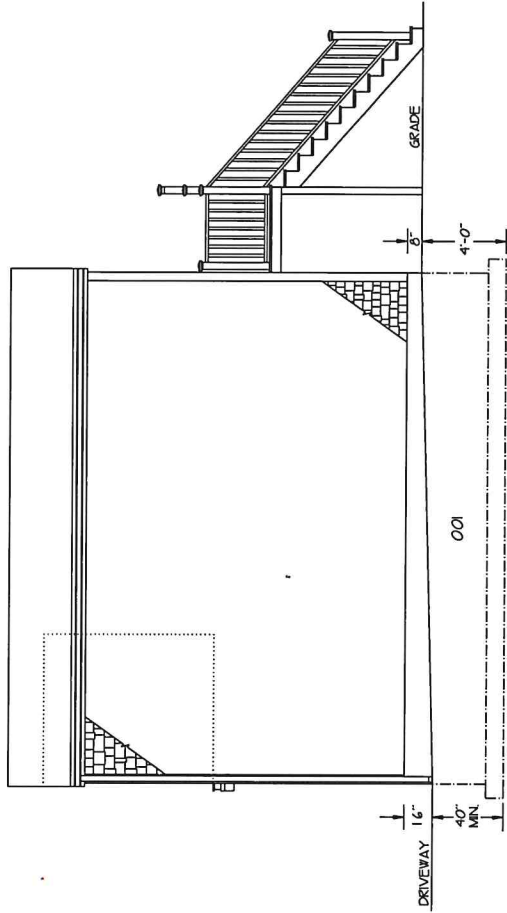
FOUNDATION, FIRST &

SECOND FLOOR PLANS

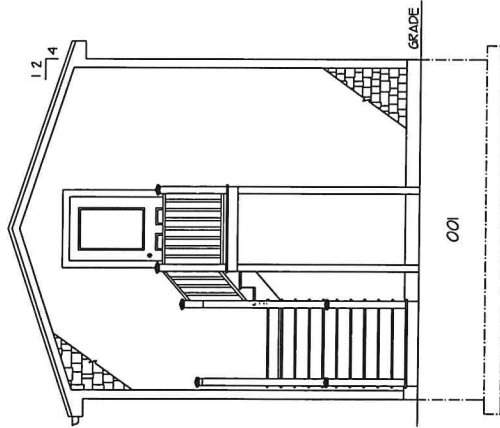
DATE: 3-6-23 SCALE: 1/4" = 1'-0" PAGE: 1 OF 3



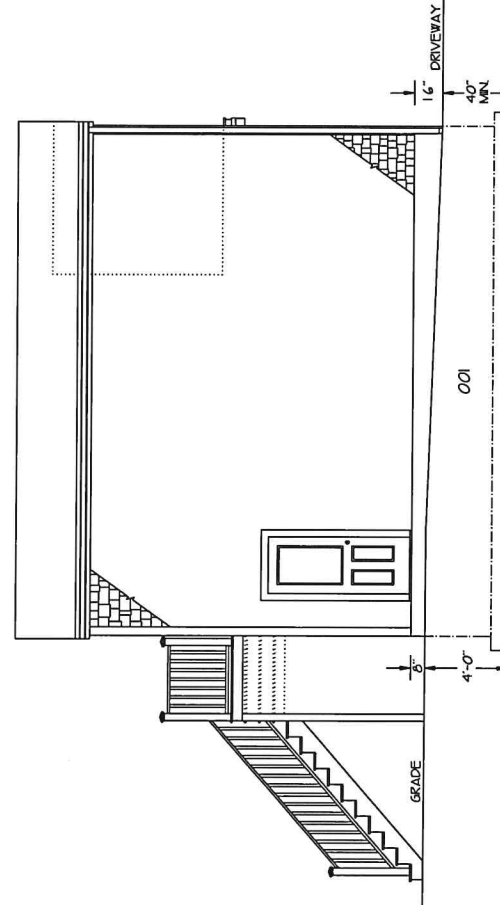
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

KEY NOTES:

- 001 5" WIDE ± 3-1/2" HIGH CONCRETE FOUNDATION WALL.
- 002 DROP FOUNDATION FOR GARAGE DOOR FOUNDATION WALL ± 22" HIGH CONCRETE FOUNDATION WALL ± CAPED W/ 8" CONCRETE GARAGE SLAB.

TYPICAL EXTERIOR SPECIFICATIONS:
 ARCHITECTURAL ROOF SHINGLES, RIDGE
 VENT, SHAKE SIDING, 1" x 5" CORNER
 BOARDS, 6" W/ GROUND LINE
 SOFFIT BOARDS W/ SOFFIT VENTS, 1" x 6"
 ON 1" x 6" RAKE BOARDS & 1" x 4" DOOR
 CASING (ALL TRIM TO BE COMPOSITE)

PROPOSED 16' x 24' GARAGE
 M^S. VALENTINO & MCMANUS
 ELEVATIONS

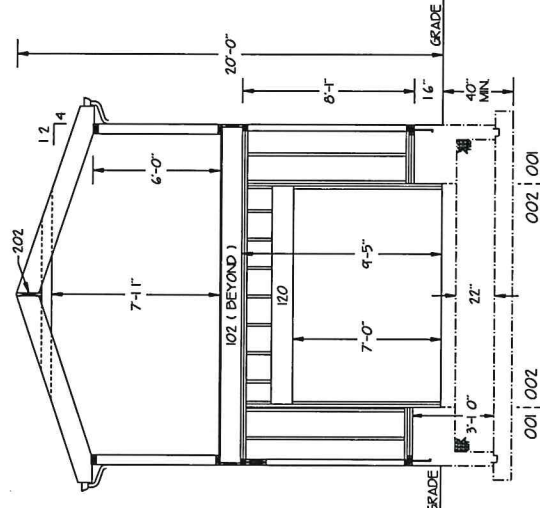
KEY NOTES:

- 001 6" WIDE x 3'-1" HIGH CONCRETE FOUNDATION WALL.
- 002 DROP FOUNDATION FOR GARAGE DOOR OPENING, 8" WIDE x 22" HIGH CONCRETE CONSTRUCTION WALL CARRIED W/ 8" CONCRETE GARAGE SLAB.
- 003 INSTALL 1" x 6" x 1" CONCRETE FOOTING AT BASE OF 5" STRINGS, ENHANCE 3/4" LEVEL LANDING AREA AT BASE OF STAIRCASE.
- 004 4'-0" x 4'-0" F.T. WOOD LANDING, 5" STAIRS & HANDRAILS.

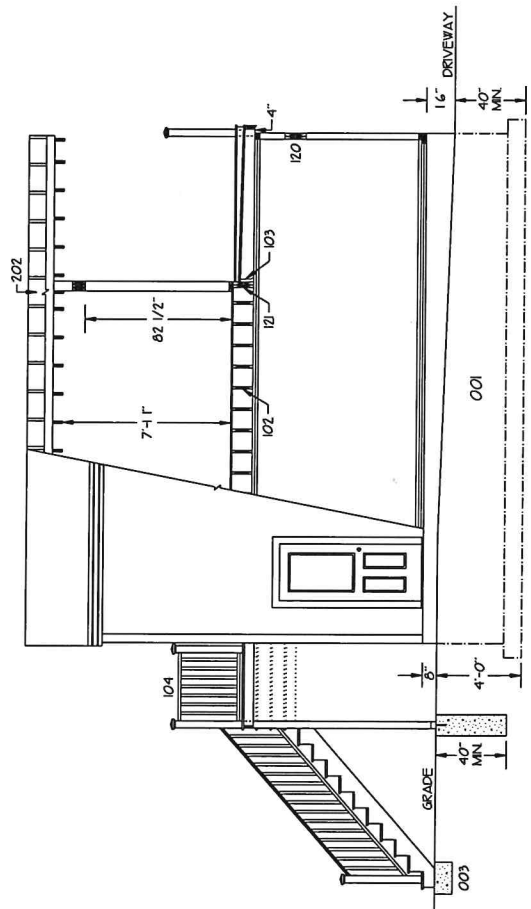
STRUCTURAL - TO BE SIZED BY OTHERS

- 101 2" x 4" KEYSWAY, 6" CONCRETE FOUNDATION WALL (2500 PSI), 1/2" ANCHOR BOLTS @ 16" ON CENTER, 9" INSULATION, 2" x 6" F.T. SILL PLATE & 2" x 6" KD SILL PLATE.
- 102 1" x 3" x 1/4" LVL (7/8" LVL (GARAGE HEADER ABOVE) (11'-0" CLEAR SPAN).
- 103 2" x 4" KEYSWAY, 6" CONCRETE FOUNDATION WALL (2500 PSI), 1/2" ANCHOR BOLTS @ 16" ON CENTER, 9" INSULATION, 2" x 6" F.T. SILL PLATE & 2" x 6" KD SILL PLATE.
- 104 2" x 4" KEYSWAY, 6" CONCRETE FOUNDATION WALL (2500 PSI), 1/2" ANCHOR BOLTS @ 16" ON CENTER, 9" INSULATION, 2" x 6" F.T. SILL PLATE & 2" x 6" KD SILL PLATE.

FRONT ELEVATION / CROSS-SECTION PLAN



LEFT ELEVATION / CROSS-SECTION PLAN



TYPICAL ROOF RAFTER CONSTRUCTION
 1) 1-3/4" x 4" LVL RIDGE BEAM
 W/ SAMPSON H25 HERKAGE 16" O.C. RIFTERS
 RAFTER, 2" x 6" x 10" O.C. COLLAR
 TIES, 5/8" T-G ADVANTECH OSB ROOF
 SHEATHING, CE / WATER-SHIELD BARRIER
 ALONG THE EAVES, ARCHITECTURAL ROOF
 FINISHES (SEE APPENDIX "AA" FOR
 CODE DETAILS)

TYPICAL SOFFIT CONSTRUCTION
 1) 1/2" x 1/2" x 1/2" SOFFIT BOARD,
 2) 1" x 1" x 1" STUDS @ 16" O.C. TRIM
 * DOWNSPROUTS (ALL TRIM TO BE COMPOSITE)

TYPICAL RUBBER DECK CONSTRUCTION
 1) 1/2" x 1/2" x 1/2" RUBBER TREATED LUMBER - 2" x 6"
 LEAK WITH 1/4" x 1/4" x 1/4" FASTENERS
 4" STAGGERED IN EACH DIRECTION TO GRADE
 STRUCTURAL SCREWS ONTO #12 FLUSH BEAM
 DECK JOIST HANGERS, 2" x 6" TAPERED TO
 SAMPSON H25 HERKAGE (EACH JOIST)
 3/4" T-G ADVANTECH OSB ROOF SHEATHING
 EPDM RUBBER ROOFING & FLASHING AS NEEDED
 4" PRE-PRESSURE TREATED 5/4" x 6" DECKING,
 RAILING 5" MIN FET, 5" STEEL BOLLING &
 FASTENERS (3/4" MIN RAIL HEIGHT x 4"
 MAX. SPACING)

TYPICAL RUBBER DECK SOFFIT CONSTRUCTION
 1) 1/2" x 1/2" x 1/2" RUBBER TREATED LUMBER
 2) 1" x 1" x 1" SOFFIT BOARD
 VENTS (ALL TRIM TO BE COMPOSITE)

TYPICAL INTERIOR CEILING CONSTRUCTION
 1" x 3" x 1/2" O.C. FLOORING & UNFINISHED
 COMPOSITE WAINSCOTING

TYP. EXTERIOR BASTERS & CEILING CONST.
 COMPOSITE WAINSCOTING

TYPICAL GARAGE EXTERIOR WALL CONSTRUCTION
 2" x 4" x 1/2" O.C. STUDS, 1/2" O.C. PLYSCORE
 SHEATHING, TYFAR VAPOR PAPER, VINYL
 2" BASE BOTTOM PLATE @ 12" O.C. PLATE,
 HEADERS (OR AS NOTED) (SEE APPENDIX
 "AA" FOR CODE DETAILS)

TYP. 2ND FLOOR EXTERIOR WALL CONSTRUCTION
 2" x 4" x 1/2" O.C. STUDS, 1/2" O.C. PLYSCORE
 SHEATHING, TYFAR VAPOR PAPER, VINYL
 SHAKE SANDING, (2) - 2" x 6" TOP PLATES,
 HEADERS (SEE APPENDIX "AA" FOR CODE
 DETAILS)

TYPICAL (ALL) INTERIOR WALLS CONSTRUCTION
 UNFINISHED

TYPICAL FLOOR CONSTRUCTION
 1) 1/2" x 1/2" x 1/2" FLOOR JOISTS @ 3/4" T-G
 ADVANTECH OSB SHEATHING SUB-FLOORING
 (GLUED & NAILED)

TYPICAL EXTERIOR 5" STAIR CONSTRUCTION
 1) 5" x 8" STRINGS, 1" x 4" RISERS @ 78", 1" O"
 THREADS & HANDRAIL AS PER BUILDING CODE

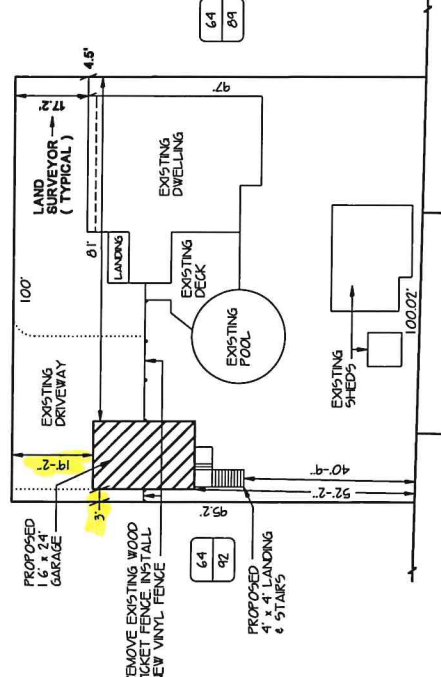
TYPICAL FOUNDATION CONSTRUCTION
 1) 0" x 24" CONTINUOUS CONCRETE FOOTING,
 2) 4" KEYSWAY, 6" CONCRETE FOUNDATION
 WALL (2500 PSI), 1/2" ANCHOR BOLTS @
 16" ON CENTER, 9" INSULATION, 2" x 6" F.T. SILL PLATE &
 2" x 6" KD SILL PLATE

TYPICAL GARAGE FLOOR CONSTRUCTION
 1) CONCRETE SLAB (3000 PSI) - RITCH
 TO 1" MIN. BELOW FINISH GARAGE FLOOR
 BARRIER, 6" GRAVEL & 6" WIRE MESH

TYPICAL STAIR CONSTRUCTION
 ALL PRE-PRESSURE TREATED LUMBER - 2" x 6"
 LEAK WITH 1/4" x 1/4" x 1/4" FASTENERS W/ 5
 4" STAGGERED IN EACH DIRECTION TO GRADE
 STRUCTURAL SCREWS INTO RM BOARD & SILL
 PLATES, DECK JOIST HANGERS, 2" x 6" x
 16" O.C. DECK JOISTS, 2" x 12" STRINGERS,
 4" x 4" POSTS, POST ANCHOR BASES, (ALL
 5" MIN. TO BE GALVANIZED 14 ALL
 CONCRETE TO BE GALVANIZED 14 ALL
 CONCRETE 1407 MINIMUM BELOW GRADE) W/
 PRE-PRESSURE TREATED 5/4" x 6" DECKING,
 HEADERS, 4" x 4" POSTS, POST CAPS,
 HANDRAILS & DALLUSTERS (3/4" MIN RAIL
 HEIGHT x 4" MAX. SPACING)
 FOOTING AT BASE OF 5" STRINGS, ENHANCE
 3/4" LEVEL LANDING AREA AT BASE OF
 STAIRCASE

TYPICAL MEASUREMENTS FOR CONSTRUCTION
 FIELD VERIFY ALL MEASUREMENTS

BEACH ROAD



SITE PLAN
 SCALE: 1" = 20'-0"

PROPOSED 16' x 24' GARAGE	
MS. VALENTINO & McMANUS	
CROSS-SECTION & SITE PLANS	
DATE	3 - 6 - 23
SCALE	1/4" = 1'-0"
PAGE	3 OF 3

20 BEACH ROAD
 PLAT 64
 LOTS 90 & 91
 9,677 SQ. FT.

Bristol **20 BEACH RD**

Card 1 of 1



Plat/Lot 064-0090-000

Account: 4183

LUC 01

Zone R-10

Assessment

\$294,300

► **Owner** ► Owner Account #: 50-0001-47

Owner 1 private owner

Owner 2

Owner 3

Address

% Owned

0.00

0.00

► **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leq Ref	Deed Type
COSTA, JOSEPH F. & LISA A. TE	10/16/2015	360,000	1821-210	W
	12/11/2013	0	1737-273	Q

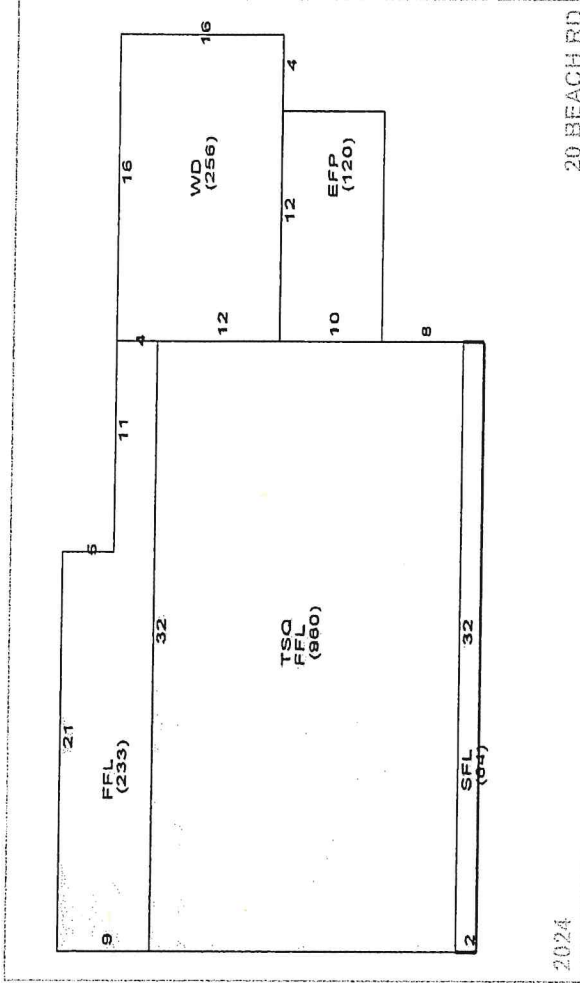
► **Assessment**

Use Code	Bldg Value	SF/M Value	Land Size	Land Value	AG Credit	Assessed Value
01	208,000	1,300	0.11	85,000	0	294,300
TOTAL	208,000	1,300	0.11	85,000	0	294,300

Source > Mkt Adj Cost VAL per SQ Unit/Parcel > 125.07 VAL per SQ Unit/Parcel > 125.07

► **Previous Assessments**

Year	LUC	Building	SF/M	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	208,000	1,300	0	85,000	0	294,300	294,300
2022	01	208,000	1,300	0	85,000	0	294,300	294,300
2021	01	177,500	1,300	0	140,500	0	319,300	319,300
2020	01	177,500	1,300	0	140,500	0	319,300	319,300
2019	01	177,500	1,300	0	140,500	0	319,300	319,300
2018	01	155,700	1,700	0	127,800	0	285,200	285,200



► **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	0.10962	AC	P	1.00	649,000	775,406	F							85,000			1.00	0	
2																			
3																			
4																			

Plat/Lot 064-0090-000

Account: 4183

LUC 01 Zone R-10

Assessment

\$294,300



Building Information

Description	Quantity	Quality	Material
BLDG Type	1	Typical	Oil
RES Units	1	Typical	% Heated
Foundation	1	Typical	% A/C
Frame 1	1	Typical	% Vacuum
EXT Wall 1	1	Typical	Ceiling Type
Roof Type 1	1	Typical	% Sprinkled
Roof Cover 1	1	Typical	Color
INT Wall 1	1	Typical	Electrical
Floors 1	1	Typical	INT vs EXT
BMT Garages	1	Typical	Heat Type
Plumbing	1	Typical	% Heated
Insulation	1	Typical	% A/C
Heat Fuel	1	Typical	% Vacuum
# Heat Sys	1	Typical	Ceiling Type
% Solar HW	1	Typical	% Sprinkled
% COM Wall	1	Typical	Color
Cell HIGHT	1	Typical	Electrical
Parking Type	1	Typical	INT vs EXT
EXT View	1	Typical	Heat Type

Grade

Year Built	Q4	Q4
1935	EFF Year	0.00
Alt LUC	Alt %	0.00

Other Factors

Code	Description	%
AG	AG - Avg-Goo	30.8
Functional		0.0
Economic		0.0
Special		0.0
OV		0.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undap V
FFL	1st FLOOR	1,193	1,193	131.33	156,677
TSQ	3/4 STORY	720	720	131.33	94,558
SFL	2nd FLOOR	64	64	131.33	8,405
EFP	ENCL PORCH	120	0	21.00	2,520
WD	WOOD DECK	256	0	15.61	3,996
Total		2,353	1,977		266,156

Depreciation

Code	Description	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
AG	AG - Avg-Goo	125.00	1.04	1.01	131.33
Functional		34,420			
Economic		1,000			
Special		1,000			
OV		300,576			

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done
05/18/2022	M54121		MECH	11,000	0
07/20/2021	F52527		FNC	2,500	
12/12/2016	356-16-E	02/10/2017	ELEC	725	
12/01/2016	M17016		MECH	0	
12/01/2016	282-16-M	02/10/2017	MECH	3,700	
11/21/2016	295-16-M	02/10/2017	MECH	12,000	
10/21/2016	M10827		MECH	0	
10/14/2016	B30252		BLDG	0	
05/01/2015	B31791		BLDG	0	

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done
05/18/2022	M54121		MECH	11,000	0
07/20/2021	F52527		FNC	2,500	
12/12/2016	356-16-E	02/10/2017	ELEC	725	
12/01/2016	M17016		MECH	0	
12/01/2016	282-16-M	02/10/2017	MECH	3,700	
11/21/2016	295-16-M	02/10/2017	MECH	12,000	
10/21/2016	M10827		MECH	0	
10/14/2016	B30252		BLDG	0	
05/01/2015	B31791		BLDG	0	

Notes

STRUCTURE IS OFF - WILOT 91 - siding 2012 mcb || 08-30-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), input "Units For Size Adjustment" for land pricing.

Visit History

Date	Result	By
6/29/2021	REVIEW	
11/29/2018	LISTED	
8/24/2018	REVIEW	
8/21/2018	MEASURED	
3/11/2013	MEASURE	
3/11/2013	LISTED	

Condo Data

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

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Shed	1	Y	1			468	2	AV	1935	1,300

Room Counts by Floor

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

Other Info.

Priority	Form	Value
PriorID1c	AFDU	
PriorID2a	rental	
PriorID2b		
PriorID2c		
PriorID3a		
PriorID3b		
PriorID3c		

Disclaimer

This information is believed to be correct, but is subject to change and is not warranted.

Bristol

BEACH RD

Card of



Plat/Lot 064-0091-000

Account: 4184

Zone R-10

Assessment

\$84,700

Owner Account #: 50-0001-47

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
COSTA, JOSEPH F	10/16/2015	360,000	1821-210	K	W

% Owned
0.00
0.00

Owner 1 private owner
 Owner 2
 Owner 3
 Address

Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
12	0	0	0.11	84,700	0	84,700
TOTAL	0	0	0.11	84,700	0	84,700

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	Appraised Value	Assessed Value
2023	12	0	0	0	84,700	84,700	84,700
2022	12	0	0	0	84,700	84,700	84,700
2021	13	0	0	0	70,200	70,200	70,200
2020	13	0	0	0	70,200	70,200	70,200
2019	13	0	0	0	70,200	70,200	70,200
2018	13	0	0	0	63,800	63,800	63,800

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

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
12 Oth Imprv	0.10927	AC	P	1.00	649,000	775,144	F							84,700			1.00	0

2024

BEACH RD

Plot/Lot 064-0091-000

Account: 4184

LUC 12

Zone R-10

Assessment

\$84,700

Building Information

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

Grade

Year Built	Grade
Ait LUC	Ait %

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street	
Traffic	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
Total					

Visit History

Date	Result	By
6/29/2021	REVIEW	
8/24/2018	REVIEW	
8/21/2018	VACANT LO	

Depreciation

Code	Description	%
Condition		
Functional		
Economic		
Special		
OV		

Remodeling History

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

Notes

W/LOT 90 || 08-30-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), change land use from "13" to "12" to reflect more appropriate land use and input "Units For Size Adjustment" for land pricing, MRM.

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												
3												
4												
5												
6												
7												
8												
9												
10												

Room Counts by Floor

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

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



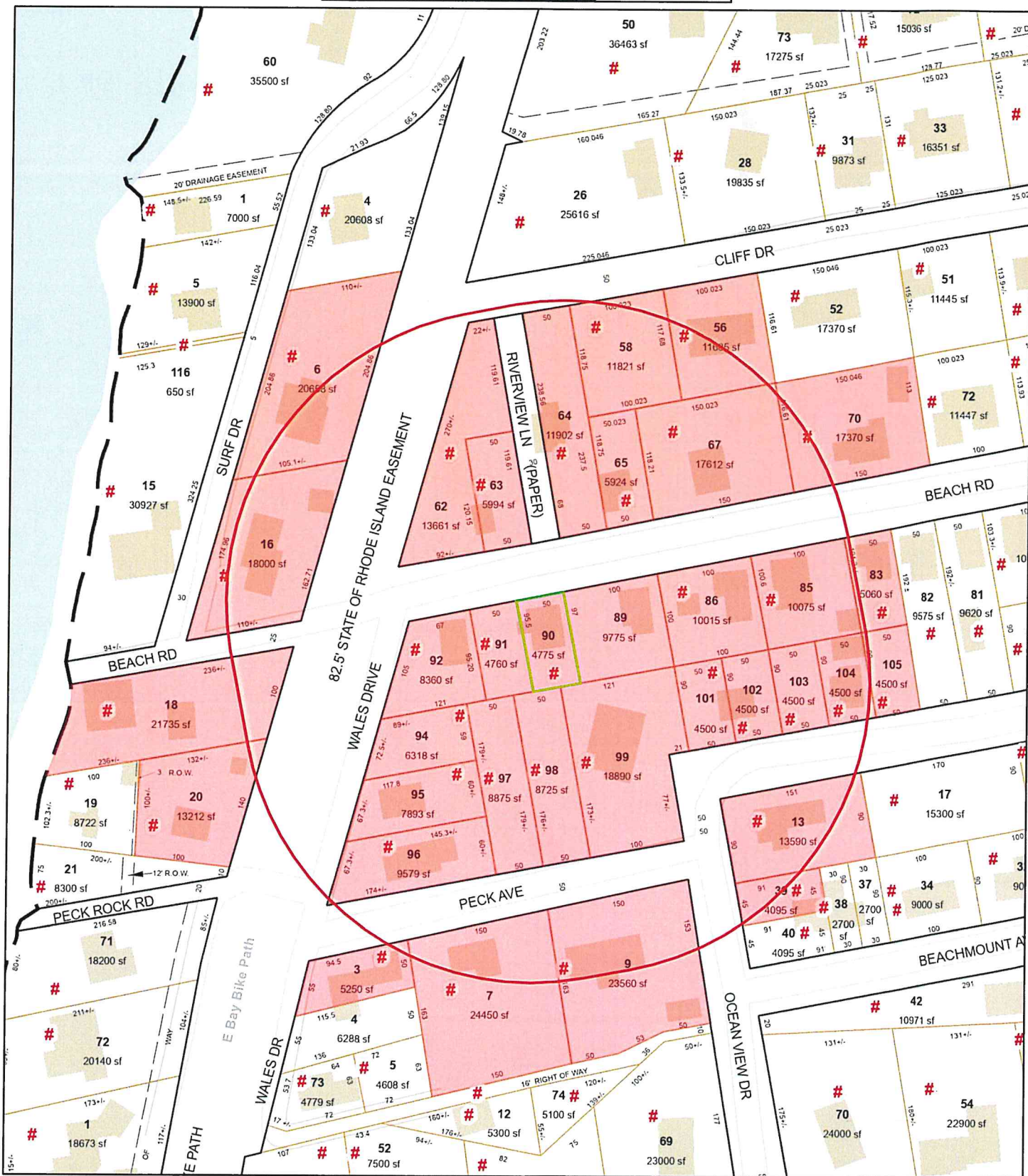
20 Beach Road - 300' Radius

Bristol, RI

1 inch = 141 Feet

www.cai-tech.com

June 17, 2024



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
June 17, 2024

Subject Property:

Parcel Number: 64-90
CAMA Number: 64-90
Property Address: 20 BEACH RD

Mailing Address: VALENTINO, AMANDA LEIGH &
McMANUS, MAUREEN ELIZABETH TE
20 BEACH RD
BRISTOL, RI 02809-1505

Abutters:

Parcel Number: 64-101
CAMA Number: 64-101
Property Address: PECK AVE

Mailing Address: SYLVARIA, MARY JEAN
37 PECK AVE
BRISTOL, RI 02809

Parcel Number: 64-102
CAMA Number: 64-102
Property Address: 37 PECK AVE

Mailing Address: SYLVARIA, MARY JEAN
37 PECK AVE
BRISTOL, RI 02809

Parcel Number: 64-103
CAMA Number: 64-103
Property Address: PECK AVE

Mailing Address: MEDEIROS, SUSAN C & STEPHANIE A
TRUSTEES
41 PECK AVE
BRISTOL, RI 02809

Parcel Number: 64-104
CAMA Number: 64-104
Property Address: 41 PECK AVE

Mailing Address: MEDEIROS, SUSAN C & STEPHANIE A
TRUSTEES
41 PECK AVE
BRISTOL, RI 02809

Parcel Number: 64-105
CAMA Number: 64-105
Property Address: PECK AVE

Mailing Address: RAPOSO, VANESSA M & MOORE,
CHARLES C JT
34 BEACH RD
BRISTOL, RI 02809

Parcel Number: 64-16
CAMA Number: 64-16
Property Address: 2 SURF DR

Mailing Address: SILVA, MARK D
2 SURF DR
BRISTOL, RI 02809

Parcel Number: 64-18
CAMA Number: 64-18
Property Address: 2 BEACH RD

Mailing Address: MILNER, KARA K.
2 BEACH RD
BRISTOL, RI 02809

Parcel Number: 64-20
CAMA Number: 64-20
Property Address: 6 PECK ROCK RD

Mailing Address: THE BUNGALOW LLC
C/O 1 RIO RD
BARRINGTON, RI 02806

Parcel Number: 64-56
CAMA Number: 64-56
Property Address: 12 CLIFF DR

Mailing Address: VARGAS, MANUEL E ET UX ELIZABETH
M JT
12 CLIFF DR
BRISTOL, RI 02809

Parcel Number: 64-58
CAMA Number: 64-58
Property Address: 21R BEACH RD

Mailing Address: CAMBRA, JOHN R & ELIZABETH W LE
REM: CAMBRA, JONATHAN W & MEGAN
E TC
21 BEACH RD
BRISTOL, RI 02809



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6/17/2024

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300 feet Abutters List Report

Bristol, RI
June 17, 2024

Parcel Number: 64-6
CAMA Number: 64-6
Property Address: 8 SURF DR

Mailing Address: WEINBERG, MARC S. LORI R. TE
8 SURF DR
BRISTOL, RI 02809

Parcel Number: 64-62
CAMA Number: 64-62
Property Address: 17 BEACH RD

Mailing Address: INGRAM, BETHANY J
17 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 64-63
CAMA Number: 64-63
Property Address: 19 BEACH RD

Mailing Address: FISHER, ANA J.
813 WAVERLY ST
HOUSTON, TX 77007

Parcel Number: 64-64
CAMA Number: 64-64
Property Address: 21 BEACH RD

Mailing Address: CAMBRA, JOHN R & ELIZABETH W LE
REM: CAMBRA, JONATHAN W & MEGAN
E TC
21 BEACH RD
BRISTOL, RI 02809

Parcel Number: 64-65
CAMA Number: 64-65
Property Address: 23 BEACH RD

Mailing Address: PEASE, SUSAN HAY
23 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 64-67
CAMA Number: 64-67
Property Address: 27 BEACH RD

Mailing Address: KERNS, MARGARET
27 BEACH RD
BRISTOL, RI 02809

Parcel Number: 64-70
CAMA Number: 64-70
Property Address: 33 BEACH RD

Mailing Address: SULLIVAN, TIMOTHY S & JILLIAN M TE
30 REVERE BEACH PARKWAY, #601
MEDFORD, MA 02155

Parcel Number: 64-83
CAMA Number: 64-83
Property Address: 34 BEACH RD

Mailing Address: RAPOSO, VANESSA M & MOORE,
CHARLES C JT
34 BEACH RD
BRISTOL, RI 02809

Parcel Number: 64-85
CAMA Number: 64-85
Property Address: 30 BEACH RD

Mailing Address: MAUDIE, JOYCE A. GALLIVAN, KARYN
M. JT
30 BEACH RD
BRISTOL, RI 02809

Parcel Number: 64-86
CAMA Number: 64-86
Property Address: 28 BEACH RD

Mailing Address: CRAWFORD, MARY A. (S) TRSTEE
CRAWFORD FAMILY REVOCABLE TRST
28 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 64-90
CAMA Number: 64-90
Property Address: 20 BEACH RD

Mailing Address: VALENTINO, AMANDA LEIGH &
McMANUS, MAUREEN ELIZABETH TE
20 BEACH RD
BRISTOL, RI 02809-1505

Parcel Number: 64-91
CAMA Number: 64-91
Property Address: BEACH RD

Mailing Address: VALENTINO, AMANDA LEIGH &
McMANUS, MAUREEN ELIZABETH TE
20 BEACH RD
BRISTOL, RI 02809-1505



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6/17/2024

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300 feet Abutters List Report

Bristol, RI
June 17, 2024

Parcel Number: 64-92 CAMA Number: 64-92 Property Address: 16 BEACH RD	Mailing Address: MYETTE, MICHEL F & BERGERON, DONNA I JT 16 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-94 CAMA Number: 64-94 Property Address: WALES DR	Mailing Address: MYETTE, MICHEL F & BERGERON, DONNA I JT 16 BEACH RD BRISTOL, RI 02809
Parcel Number: 64-95 CAMA Number: 64-95 Property Address: 14 WALES DR	Mailing Address: GEIGER, ASHLEY MICHELLE & LUCIA, ADAM JORDAN TE 14 WALES DR BRISTOL, RI 02809
Parcel Number: 64-96 CAMA Number: 64-96 Property Address: 8 WALES DR	Mailing Address: DEASCENTIS, NATHANIEL & DEASCENTIS, MEGAN TE 8 WALES DR BRISTOL, RI 02809
Parcel Number: 64-97 CAMA Number: 64-97 Property Address: PECK AVE	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 64-98 CAMA Number: 64-98 Property Address: PECK AVE	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 64-99 CAMA Number: 64-99 Property Address: 15 OCEAN VIEW RD	Mailing Address: MENDOZA, LISA MARIE 387 UNION ST APT 2 BROOKLYN, NY 11231
Parcel Number: 65-13 CAMA Number: 65-13 Property Address: 10 OCEAN VIEW ROAD	Mailing Address: LAROCHE, DOUGLAS M. JULIE M. TE 10 OCEAN VIEW DR BRISTOL, RI 02809
Parcel Number: 65-3 CAMA Number: 65-3 Property Address: 12 PECK AVE	Mailing Address: PIMENTA, RICHARD JANE A. 12 PECK AVE BRISTOL, RI 02809
Parcel Number: 65-39 CAMA Number: 65-39 Property Address: OCEAN VIEW RD	Mailing Address: PERRONI, JOSEPH R. JULIE M. J. TE 29 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 65-7 CAMA Number: 65-7 Property Address: 16 PECK AVE	Mailing Address: BURKE, VANDA 16 PECK AVE BRISTOL, RI 02809
Parcel Number: 65-9 CAMA Number: 65-9 Property Address: 20 PECK AVE	Mailing Address: PERRONI, JOSEPH R MARY 20 PECK AVE BRISTOL, RI 02809



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6/17/2024

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BURKE, VANDA
16 PECK AVE
BRISTOL, RI 02809

MEDEIROS, SUSAN C &
STEPHANIE A TRUSTEES
41 PECK AVE
BRISTOL, RI 02809

SILVA, MARK D
2 SURF DR
BRISTOL, RI 02809

CAMBRA, JOHN R & ELIZABET
REM: CAMBRA, JONATHAN W &
21 BEACH RD
BRISTOL, RI 02809

MENDOZA, LISA MARIE
387 UNION ST APT 2
BROOKLYN, NY 11231

SULLIVAN, TIMOTHY S & JIL
30 REVERE BEACH PARKWAY, #601
MEDFORD, MA 02155

CRAWFORD, MARY A. (S) TRS
CRAWFORD FAMILY REVOCABLE
28 BEACH ROAD
BRISTOL, RI 02809

MILNER, KARA K.
2 BEACH RD
BRISTOL, RI 02809

SYLVARIA, MARY JEAN
37 PECK AVE
BRISTOL, RI 02809

DEASCENTIS, NATHANIEL &
DEASCENTIS, MEGAN TE
8 WALES DR
BRISTOL, RI 02809

MYETTE, MICHEL F &
BERGERON, DONNA I JT
16 BEACH RD
BRISTOL, RI 02809

THE BUNGALOW LLC
C/O 1 RIO RD
BARRINGTON, RI 02806

FISHER, ANA J.
813 WAVERLY ST
HOUSTON, TX 77007

MYETTE, MICHEL F & BERGER
16 BEACH RD
BRISTOL, RI 02809

VALENTINO, AMANDA LEIGH &
MAUREEN ELIZABETH TE
20 BEACH RD
BRISTOL, RI 02809-1505

GEIGER, ASHLEY MICHELLE &
LUCIA, ADAM JORDAN TE
14 WALES DR
BRISTOL, RI 02809

PEASE, SUSAN HAY
23 BEACH ROAD
BRISTOL, RI 02809

VARGAS, MANUEL E ET UX
ELIZABETH M JT
12 CLIFF DR
BRISTOL, RI 02809

INGRAM, BETHANY J
17 BEACH ROAD
BRISTOL, RI 02809

PERRONI, JOSEPH R
MARY
20 PECK AVE
BRISTOL, RI 02809

WEINBERG, MARC S.
LORI R. TE
8 SURF DR
BRISTOL, RI 02809

KERNS, MARGARET
27 BEACH RD
BRISTOL, RI 02809

PERRONI, JOSEPH R.
JULIE M. J. TE
29 BEACHMOUNT AVE
BRISTOL, RI 02809

LAROCHE, DOUGLAS M.
JULIE M. TE
10 OCEAN VIEW DR
BRISTOL, RI 02809

PIMENTA, RICHARD
JANE A.
12 PECK AVE
BRISTOL, RI 02809

MAUDIE, JOYCE A.
GALLIVAN, KARYN M. JT
30 BEACH RD
BRISTOL, RI 02809

RAPOSO, VANESSA M &
MOORE, CHARLES C JT
34 BEACH RD
BRISTOL, RI 02809