



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-24

PUBLIC HEARING

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

Monday, July 15, 2024

at 7:00 P.M.

Bristol Town Hall

10 Court Street

APPLICANT: **Vasco Castro, III**
PROPERTY OWNER: **Lori Lee Castro, Trustee of The Castro Family Living Trust**
LOCATION: **101 Woodlawn Avenue**
PLAT: **41** LOT: **144**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a six foot high fence, portions of which would be located within the front yard from Dewolf Avenue at a height greater than permitted in a front yard on a corner lot.

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. Written comments should be received no later than 12:00 p.m. on Thursday, July 11, 2024.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2024-24

APPLICANT: Vasco Castro, III and Lori Lee Castro, Trustee of The Castro Family Living Trust

LOCATION: 101 Woodlawn Avenue

PLAT: 41

LOT: 144

ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:


Construct a six foot high fence, portions of which would be located within the front yard from Dewolf Avenue at a height greater than permitted in a 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 fencing along a portion of the front yard of this residential property located on the northerly side of Woodlawn Avenue and the easterly side of Dewolf Avenue. The applicant proposes installation of a 6 foot high cedar stockade fence along a portion of the westerly property line at Dewolf Avenue. As depicted on the site plan submitted with this application, the fence would extend from the existing driveway northerly for approximately 54 feet to the north property line. The proposed fence would be located directly in front of a row of arborvitae trees and approximately 15 feet from the paved roadway. As this is a corner lot, it has two front yards for purposes of determining zoning dimensional requirements. Section 28-146(b)(1) of the zoning ordinance permits fences within the front yard portion of a property to a maximum height of 4 feet.


Edward M. Tanner, Zoning Officer



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

2024 JUN 14 AM 10:03

APPLICATION

File No: 2024-24
 Accepted by ZEO: *cut 6/14/24*

APPLICANT:	Name: <u>VASCO CASTRO III</u>
	Address: <u>101 WOODLAWN AVE</u>
	City: <u>BRISTOL</u> State: <u>RI</u> Zip: <u>02807</u>
	Phone #: <u>401-317-5728</u> Email: <u>CASTRO1600@QDL.COM</u>
PROPERTY OWNER:	Name: <u>SAME</u>
	Address:
	City: State: Zip:
	Phone #: Email:

1. Location of subject property: 101 WOODLAWN AVE
 Assessor's Plat(s) #: 41 Lot(s) #: 144

2. Zoning district in which property is located: 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): SEC 28-146 FENCES
 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? 12 YRS

7. Present use of property: RESIDENTIAL

8. Is there a building on the property at present? X

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

10. Proposed use of property: N/A

11. Give extent of proposed alterations: 6" height for a fence on a corner lot.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): N/A

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required:	<u>Fence Height 4'</u>	Proposed: <u>6'</u>

13. Number of families before/after proposed alterations: _____ Before _____ After

14. Have you submitted plans for the above alterations to the Building Official? _____
If yes, has he refused a permit? _____
If refused, on what grounds? _____

15. Are there any easements on your property? _____ (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: [Signature] Date: 6/14/24

Print Name: VASCO CASTRO III

Property Owner's Signature: [Signature] Date: 6/14/24

Print Name: SAME

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

Name: N/A Phone #: _____

Address: _____

Ed Tanner

From: castro1600@aol.com
Sent: Friday, June 14, 2024 10:34 AM
To: Ed Tanner
Subject: 101 Woodlawn Ave Corner Lot Fence Height Variance Request

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Zoning Board of Review,

I am requesting a height variance to install a 6' high stockade fence on the side yard (Dewolf Ave) of a corner lot. We currently have an existing row of mature Arbrovitea's which are constanly being damaged by deer. The damage to the Abrovitea's significantly reduces the privacy of our back yard.

We do not plan on removing the mature shrubs. The fence will be constructed utilizing high quality cedar fence and post materials. Thank you in advance for your attention to this matter.

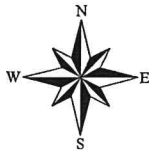
Sincerely,

Skip Castro

Ed,

Please attach this document to the variance application.

Thank you



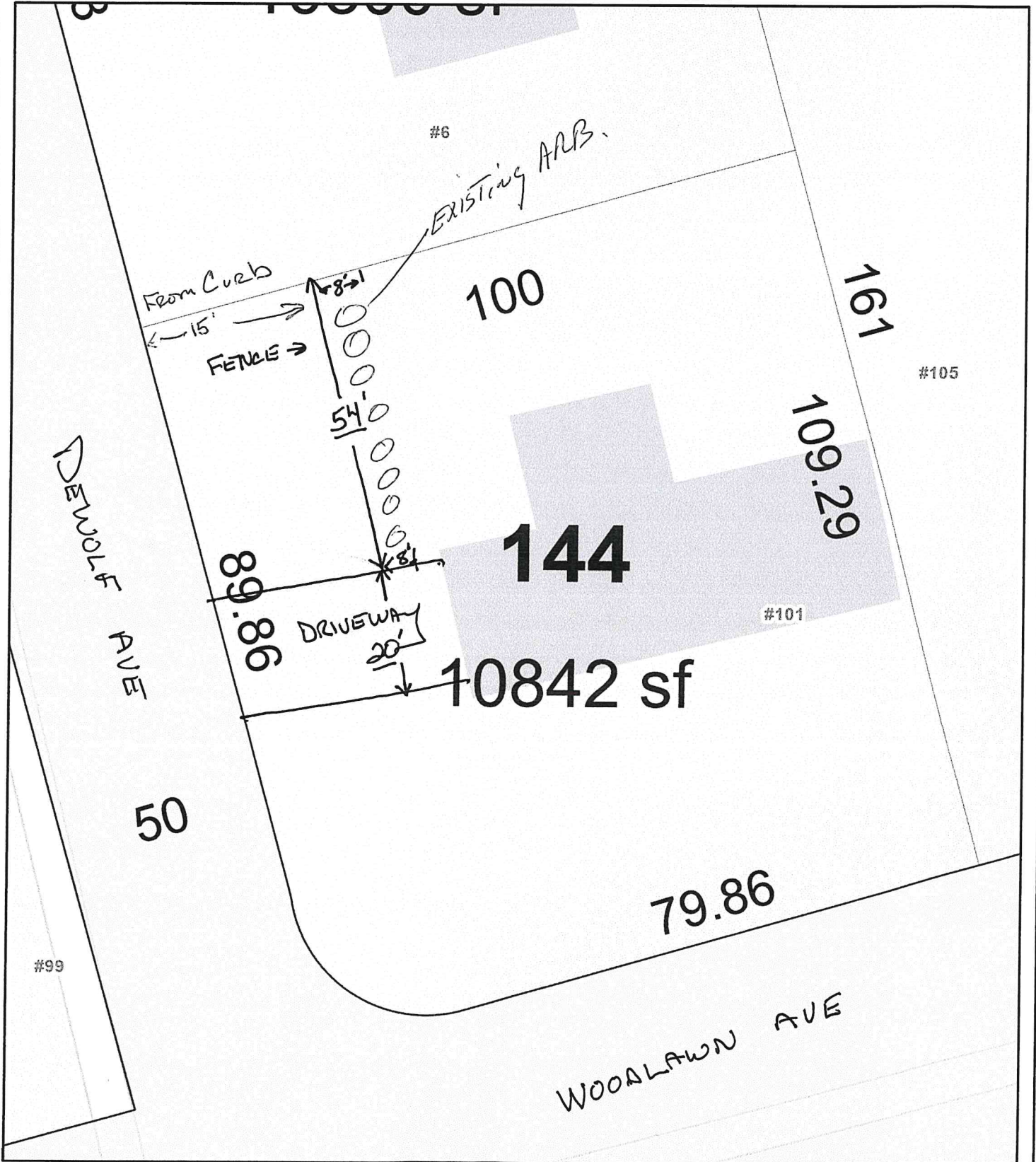
Bristol, RI

1 inch = 21 Feet

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com

June 13, 2024



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101 Woodlawn Avenue

Bristol, RI

1 inch = 36 Feet

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June 17, 2024



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Bristol

101 WOODLAWN AVE

Card 1 of 1

Plat/Lot 041-0144-000

Account: 3020

LUC.01

Zone R-10

Assessment

\$416,700



Owner 1 CASTRO, LORI LEE TRUSTEE

Owner Account #: 03-1663-85

% Owned

Owner 2

Owner 3

Address 101 WOODLAWN AVE, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CASTRO, LORI L.	05/31/2023	0	2212-153		Q
CASTRO, LORI L. & DIMASSI, SUSAN TC	04/01/2013	0	1700-329	A	Q
CASTRO, LAURIE S. & DEMASSIE, SUSAN TC	11/15/2012	0	1679-262	A	C
JANUARIO, MICHAEL P. TRUSTEE	11/07/2012	0	1678-63	A	Q
JANUARIO, MANUEL JR. & ROSARIA	12/10/2008	0	1461-287	A	C

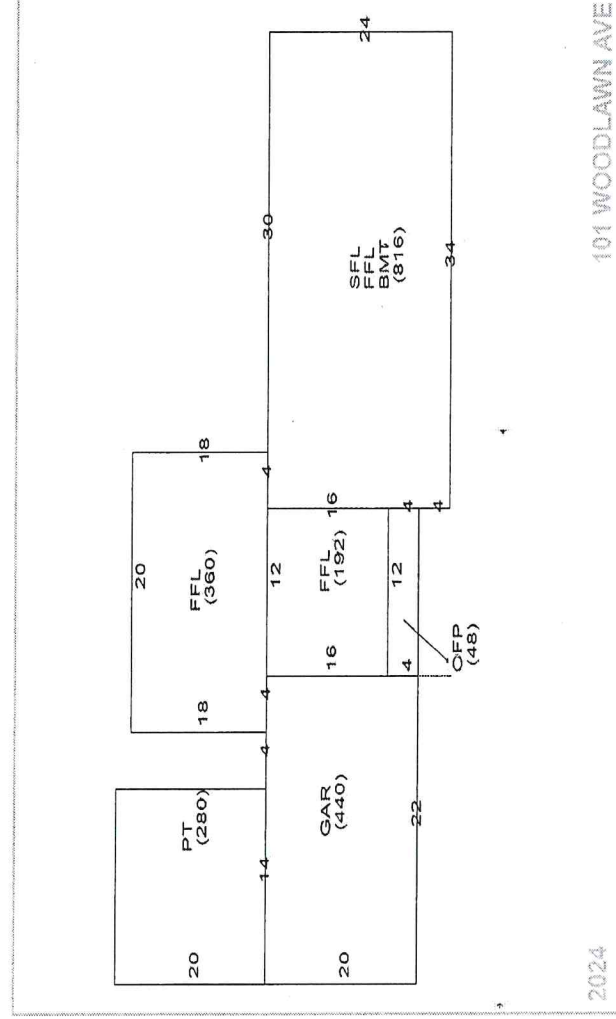
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	256,800	0	0.25	159,900	0	416,700
TOTAL	256,800	0	0.25	159,900	0	416,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 110.59 VAL per SQ Unit/Parcel > 110.59

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	256,800	0	0	159,900	0	416,700	416,700
2022	01	256,800	0	0	159,900	0	416,700	416,700
2021	01	208,300	0	0	168,900	0	377,200	377,200
2020	01	208,300	0	0	168,900	0	377,200	377,200
2019	01	208,300	0	0	168,900	0	377,200	377,200
2018	01	169,300	0	0	113,800	0	283,100	283,100



2024

101 WOODLAWN AVE

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	530,000	683,016	L							156,800			1.00	0
01 Single Fam	0.01933	AC	EX	0.20	530,000	160,372	L							3,100			1.00	0



Plat/Lot 041-0144-000

Account: 3020

LUC.01

Zone R-10

Assessment \$416,700

Building Information

Description	Story Height	2 Story	Description
BLDG Type	Colonial	2 Story	0
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnal	EXT Wall 2	Clapboard % 20
Roof Type 1	Gambrel	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceiling Type		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Grade

Grade	Q4	Q4	Flood Hazard
Year Built	1965	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic
			Bas \$/SQ
			Size Adj
			Constr Adj
			Adj \$/SQ
			Othr Featrs
			Grade Fac
			Neigh Infr
			Land Factor
			Adj Total
			Depreciation
			Depr. Total

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeo V
FFL	1st FLOOR	1,368	1,368	129.78	177,539
SFL	2nd FLOOR	816	816	129.78	105,900
BMT	BASEMENT	816	0	19.47	15,888
GAR	GARAGE	440	0	39.09	17,200
OFF	OPEN PORCH	48	0	21.50	1,032
PT	PATIO	280	0	2.79	781
Total		3,768	2,184		318,340

Notes

LIFE ESTATE MANUEL JANUARIO EAS

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Baths				

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
05/27/2020	B50396		BLDG	9,000		Closed	Strip existing cedar siding and replace with new cedar siding approximately 1.
03/21/2014	73-14-M	09/29/2014	MECH	9,000		Closed	REPLACE OIL BOILER ADD 500 GAL PROPANE TANK FOR FIP AND STOVE
03/21/2014	M13795		MECH	0		Closed	REPLACE OIL FIRED BOILER AND INSTALL 500 GALLON PROPANE TANK ANI
02/19/2014	0031-14-B	12/20/2014	BLDG	5,000		Closed	RENOVATE KITCHEN FLRG CABINETS KIT WINDOW REPLASTER CEILING
02/19/2014	B30871		BLDG	0		Closed	RENOVATE EXISTING KITCHEN, TO INCLUDE FLOORING, CABINETS, REPLA
08/02/2006	B27173		BLDG	0		Closed	21 REPLACEMENT WINDOWSNO STRUCTURAL CHANGES

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Shed	1	Y	1			80	0	AV	1965	0

Other Info.

Priority	Item
AFDU	Term/Rental
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



101 Woodlawn Avenue - 300' Radius

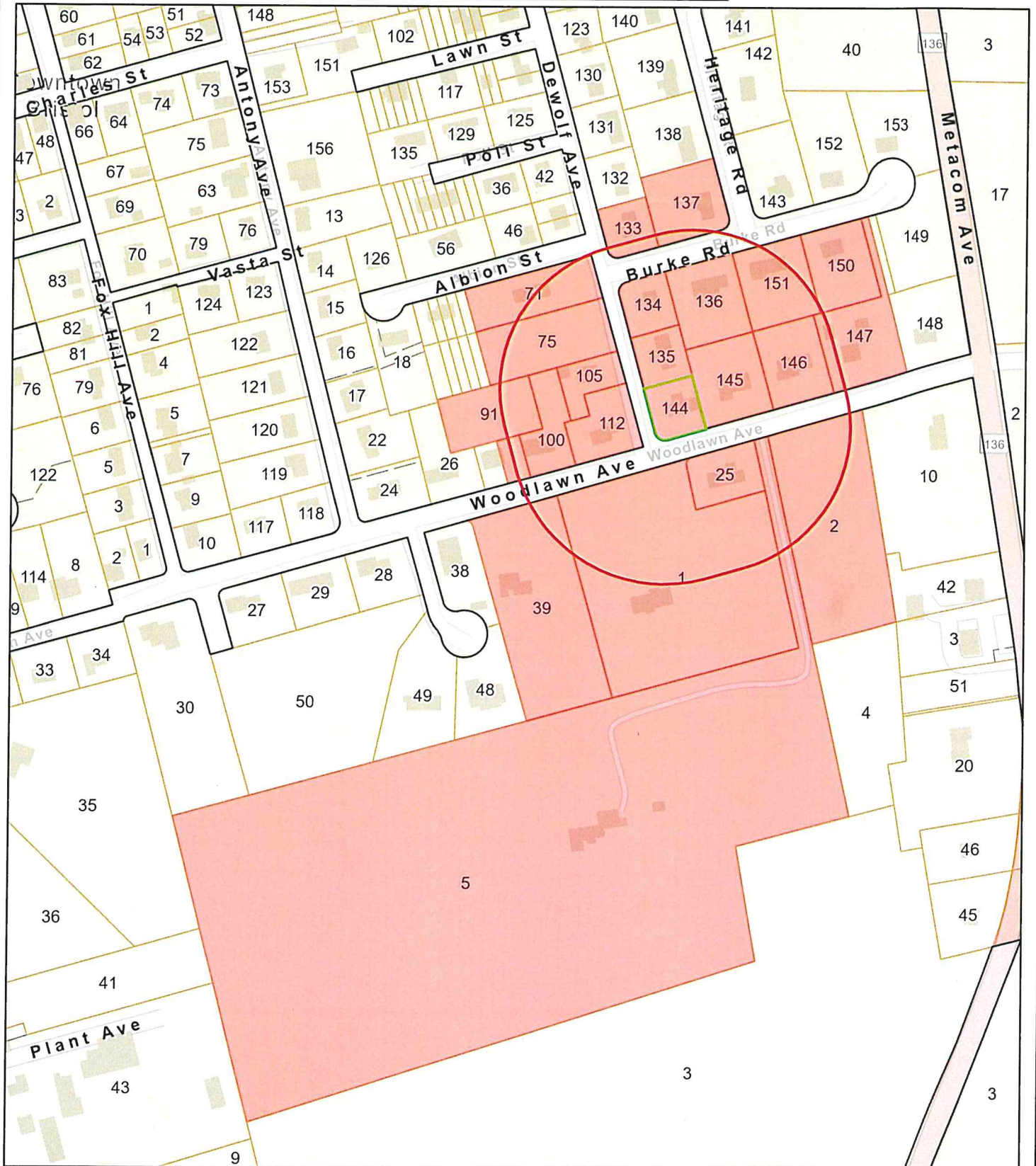
Bristol, RI



1 inch = 282 Feet

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June 14, 2024



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300 feet Abutters List Report

Bristol, RI
June 14, 2024

Subject Property:

Parcel Number: 41-144
CAMA Number: 41-144
Property Address: 101 WOODLAWN AVE

Mailing Address: CASTRO, LORI LEE TRUSTEE
101 WOODLAWN AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 161-1
CAMA Number: 161-1
Property Address: 100 WOODLAWN AVE

Mailing Address: COSTA, LIBERTO F. LINDA TRUSTEES
100 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 161-2
CAMA Number: 161-2
Property Address: WOODLAWN AVE

Mailing Address: JAMES F. DEWOLF CEMETARY C/O
MRS. HAROLD PAYSON
131 FERRY RD
BRISTOL, RI 02809

Parcel Number: 161-25
CAMA Number: 161-25
Property Address: 104 WOODLAWN AVE

Mailing Address: WALLACE, WAYNE G JOAN D TE
104 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 161-39
CAMA Number: 161-39
Property Address: 90 WOODLAWN AVE

Mailing Address: CHALMERS, ROBERT M. ET UX MARCIA
E. CHALMERS TE
PO BOX 1047
BRISTOL, RI 02809

Parcel Number: 161-5
CAMA Number: 161-5
Property Address: 110 WOODLAWN AVE

Mailing Address: STILL, B. CHRISTER STEPHANIE E. TE
110 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 40-100
CAMA Number: 40-100
Property Address: 95 WOODLAWN AVE

Mailing Address: MCMULLEN, JEAN M
95 WOODLAWN AVENUE
BRISTOL, RI 02809

Parcel Number: 40-105
CAMA Number: 40-105
Property Address: 17 DEWOLF AVE

Mailing Address: MCFARLAND, FRANCIS E. MCFARLAND,
VERONICA N. ETUX TE
17 DEWOLF AVENUE
BRISTOL, RI 02809

Parcel Number: 40-109
CAMA Number: 40-109
Property Address: WOODLAWN AVE

Mailing Address: TOMBS-HARLING, KAREN A.
89 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 40-112
CAMA Number: 40-112
Property Address: 99 WOODLAWN AVE

Mailing Address: DUGAN, RONALD H.
99 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 40-71
CAMA Number: 40-71
Property Address: 5 ALBION ST

Mailing Address: OLIVER, EDWARD E
5 ALBION ST
BRISTOL, RI 02809



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6/14/2024

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300 feet Abutters List Report

Bristol, RI
June 14, 2024

Parcel Number: 40-75
CAMA Number: 40-75
Property Address: DEWOLF AVE

Mailing Address: OLIVER, EDWARD E
5 ALBION ST
BRISTOL, RI 02809

Parcel Number: 40-91
CAMA Number: 40-91
Property Address: WOODLAWN AVE

Mailing Address: MCMULLEN, JEAN M.
95 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 41-133
CAMA Number: 41-133
Property Address: 20 DEWOLF AVE

Mailing Address: RICHARDS, PAULA a/k/a RICHARDS
SOUSA, PAULA T-TRUS RICHARDS a/ka
RICHARDS SOUSA TRUST
20 DEWOLF AVE
BRISTOL, RI 02809

Parcel Number: 41-134
CAMA Number: 41-134
Property Address: 10 DEWOLF AVE

Mailing Address: CARACOZA, CHRISTINA
66 GIRARD AVE
NEWPORT, RI 02840

Parcel Number: 41-135
CAMA Number: 41-135
Property Address: 6 DEWOLF AVE

Mailing Address: MILLER, EDWARD CYNTHIA ETUX TE
11 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 41-136
CAMA Number: 41-136
Property Address: 2 BURKE RD

Mailing Address: COUGHLIN, SARAH P & JOHN N JT
2 BURKE RD
BRISTOL, RI 02809

Parcel Number: 41-137
CAMA Number: 41-137
Property Address: 1 HERITAGE RD

Mailing Address: DUNN, CAROLINE L & SULLIVAN,
SEAMUS S JT
1 HERITAGE ROAD
BRISTOL, RI 02809

Parcel Number: 41-144
CAMA Number: 41-144
Property Address: 101 WOODLAWN AVE

Mailing Address: CASTRO, LORI LEE TRUSTEE
101 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 41-145
CAMA Number: 41-145
Property Address: 105 WOODLAWN AVE

Mailing Address: MALONE, VALERIE S. OLIVER, MICHAEL
J. TE
7 ALBION ST
BRISTOL, RI 02809

Parcel Number: 41-146
CAMA Number: 41-146
Property Address: 107 WOODLAWN AVE

Mailing Address: SHEA, RYAN T. & HARRISON, BRITTANY
C. JT
107 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 41-147
CAMA Number: 41-147
Property Address: 109 WOODLAWN AVE

Mailing Address: DEFUSCO, SHANNON
109 WOODLAWN AVE
BRISTOL, RI 02809

Parcel Number: 41-150
CAMA Number: 41-150
Property Address: 6 BURKE RD

Mailing Address: DETTLINGER, DONALD
6 BURKE ROAD
BRISTOL, RI 02809



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6/14/2024

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300 feet Abutters List Report

Bristol, RI
June 14, 2024

Parcel Number: 41-151
CAMA Number: 41-151
Property Address: 4 BURKE RD

Mailing Address: SMITH, MICHAEL A. ET UX BARBARA O.
TE
4 BURKE ROAD
BRISTOL, RI 02809



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6/14/2024

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CARACOZA, CHRISTINA
66 GIRARD AVE
NEWPORT, RI 02840

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OLIVER, MICHAEL J. TE
7 ALBION ST
BRISTOL, RI 02809

TOMBS-HARLING, KAREN A.
89 WOODLAWN AVE
BRISTOL, RI 02809

CASTRO, LORI LEE TRUSTEE
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BRISTOL, RI 02809

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MCFARLAND, VERONICA N. ET
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JOAN D TE
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HARRISON, BRITTANY C. JT
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BRISTOL, RI 02809

DUNN, CAROLINE L &
SULLIVAN, SEAMUS S JT
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BRISTOL, RI 02809

SMITH, MICHAEL A. ET UX
BARBARA O. TE
4 BURKE ROAD
BRISTOL, RI 02809

JAMES F. DEWOLF CEMETARY
C/O MRS. HAROLD PAYSON
131 FERRY RD
BRISTOL, RI 02809

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STEPHANIE E. TE
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