



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

March 27, 2023

***ZONING CERTIFICATE***  
*for*  
**195 HIGH STREET, ASSESSOR'S PLAT 14, LOT 73**  
**BRISTOL, RHODE ISLAND**

According to Tax Assessor's records, the property referenced above is currently owned by the estate of Bertha T. Rensehausen. This lot is located on the westerly side of High Street within the Residential R-6 zoning district. Lot 73 contains approximately 6,467 square feet of land area, and it is improved with a two story residential structure that was reportedly constructed in approximately 1830. The structure on this property currently contains two (2) residential dwelling units. Town records indicate that the structure has been utilized as both a two-family and a single-family residence since the mid-1950's. However, a recent inspection by this office confirmed that the structure contains two separate dwelling units and that the second floor unit has not been abandoned. Two-family residential dwellings are a permitted use in the R-6 zone. This parcel does not conform to the minimum dimensional requirements of Bristol's Zoning Ordinance for a two-family residence in the R-6 zone. However, as the creation of the lot and its use as a two-family residential dwelling predate Bristol's zoning ordinance, this property is considered legal nonconforming by dimension.

This property is also located within the Bristol Historic District Overlay Zone; and any alterations to the exterior of the property are subject to regulation by the Bristol Historic District Commission.

Edward M. Tanner  
Principal Planner / Zoning Enforcement Officer

cc: Building Department  
Tax Assessor