



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-03

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: **Elena M. Bao**
PROPERTY OWNER: **Elena M. Bao Revocable Trust**
LOCATION: **19 Byfield Street**
PLAT: **14** LOT: **67**
ZONE: **Residential R-6**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 26ft. x 34ft. 7in. living area addition and attached 13ft. x 21ft 7in. pergola addition to the rear of an existing single family dwelling; and to construct an 18ft. x 23ft. 6in. garage addition to an existing accessory carriage house structure with less than the required rear yard; less than the required right side yard; larger than permitted size for an accessory structure; and greater than permitted lot coverage by structures.

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, January 2, 2025.



COMMUNITY DEV.
2024 DEC 13 AM 11:17
Town of Bristol, Rhode Island

Department of Community Development
Zoning Board of Review

APPLICATION

File No: 2025-03

Accepted by ZEO: EMT 12/13/24

APPLICANT:	Name: John Lusk, JHL Tecture		
	Address: 190 High Street		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-396-9630	Email: jlusk@jhlitecture.com	
PROPERTY OWNER:	Name: Elena M. Bao		
	Address: 19 Byfield St, Bristol		
	City: Bristol	State: RI	Zip: 02809
	Phone #: (914)482-7555	Email: Byfield19@gmail.com	

1. Location of subject property: 19 Byfield Street

Assessor's Plat(s) #: 14

Lot(s) #: 67

2. Zoning district in which property is located: R-6

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): 28-111

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? 10 yrs.

7. Present use of property: Single-Family Residential

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):

House: 34' x 26', 884 sf, 33' high; Carriage House: 24.5' x 20.5', 480 sf, 24.5' high
Covered Porch: 7' x 25', 175 sf, 14' high

10. Proposed use of property: Single-Family Residential

11. Give extent of proposed alterations: single-story, 899 sf great room & kitchen addition to emulate historic addition on north side; single-story, 409 sf garage addition on east side of existing carriage house

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Addition: 34.5' x 26', 899 sf, 17.5' high (22.5' to top of cupola)
Garage: ~~17.5'~~ 23.5', 409 sf, 14' high (17' to top of cupola)

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: <u>20'</u>	Proposed Setback: <u>6" (Ex. = 5")</u>
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: 35%, 2,424 sf Proposed: 41%, 2,847

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: yes Sewer: yes

17. Is the property located in the Bristol Historic District or is it an individually listed property? Historic District

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: John H. Lusk Date: 12/12/24

Print Name: JOHN H. LUSK, ARCHITECT

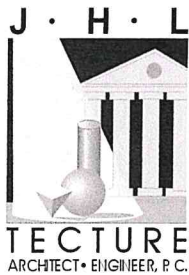
Property Owner's Signature: Elena M. Bao Date: 12/12/2024

Print Name: Elena M. Bao

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

Name: _____ Phone #: _____

Address: _____



190 High Street, Bristol, Rhode Island 02809

Phone: (301) 396-9630 Fax: (401) 410-0079

December 11, 2024
Ed Tanner, Principal Planner
Zoning Board of Appeals
235 High Street
Bristol, RI, 02809

Dear Ed Tanner & Zoning Board:

On behalf of our clients Elena Bao and Heath Robbins, JHL would like to submit our design for 19 Byfield Street (Plat 14, Lot 67) for a variance from Sec. 28-111 Table B "Maximum Lot Coverage by Structures," "Minimum Rear Yard Setback," and Sec. 28-142 "Yard Requirements and Exceptions" (D)(1).

The scope of the project will be the construction of a new 899 SF addition off of the north face of the existing home and a 409 SF garage attached to the existing carriage house; these will require a variance from Sec. 28-111 Table B "Maximum Lot Coverage by Structures," from an existing coverage of 1,539 SF (22%) to 2,847 SF (41%) overall. Being in a Historic District, the new addition will emulate the historic addition that was removed from the property by a previous owner (see sheets EX1.03-EX1.05 for photos/map reference) while also having less of an impact on the site. The addition will be located within the 20' rear setback as well as the eastern 10' side setback.

The scope will also include the construction of a 409 SF, single-story garage addition off of the eastern face of the existing carriage house, with the current conditions of the existing structure not being suitable for the support of vehicles, in addition to other conditions that may accompany (i.e. oil/water damage from leaks or drips, etc.). A variance of the rear yard setback requirement from Sec. 28-111 Table B (20') will be required. The garage will be inset 6" from the north edge of the existing non-conforming carriage house to ensure construction does not affect current property lines, considering current neighbor's structures from property at 40 Church Street (Plat 14, Lot 66) directly abut the property edge. The northern walls of the existing carriage house and new garage will be clad with fiber cement siding for fireproofing given the close vicinity to other properties and structures.

Sincerely,

John Lusk
JHL Tecture

Bristol

(Summary Data - may not be Complete Representation of Property)

Parcel: 014-0067-000	Location: 19 BYFIELD ST	Owner: BAO, ELENA M - TRUSTEE	
Account: 864	User Acct: 50-0073-92	LUC: 01 - Single Fam	Zoning: R-6

Parcel Values			
Total: \$582,800	Land: \$227,000	Land Area: 0.159 AC	Building: \$355,800 Assessed: \$582,800

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
2165-297	Quit Claim	03/29/2022	\$0	BAO, ELENA M
2087-36	Warranty	01/28/2021	\$672,500	RACE ROCK, LLC

Building Type: Restored Historic	Year Built: 1830	Grade: Q4+	Condition: GD
Heat Fuel: Gas	Heat Type: Radiant Hot Water	Year Conditioned: 0.00	Fireplaces: 0
Exterior Wall: Wood Shingle	Bsmnt Garage: 0	Roof Cover: Asphalt Shingle	# of Units: 1
# of Rooms: 7	# of Bedrooms: 3	Full Bath: 2	1/2 Baths: 0

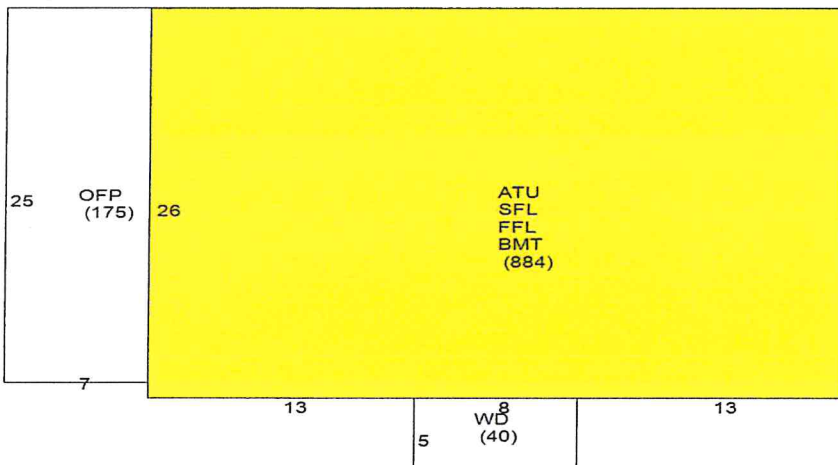
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Barn w/Loft	1	480	1830	AV	Average	\$6,600.00
Gas Fireplace	1	2	2015	GD	Good	\$4,500.00

Building Areas

Area	Net Area	Finished Area
1st FLOOR	884 SF	884 SF
2nd FLOOR	884 SF	884 SF
BASEMENT	884 SF	0 SF
OPEN PORCH	175 SF	0 SF
UNFINISHED ATTIC	353.6 SF	0 SF
WOOD DECK	40 SF	0 SF

Disclaimer: This information is for tax
assessing purposes
and is not warranted





Town of Bristol, Rhode Island

Historic District Commission

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

December 12, 2024

Members of the Bristol Zoning Board
10 Court St
Bristol, RI 02809

RE: Confirmation of Concept Review for 19 Byfield Street

Honorable Members:

At its December 5, 2024 meeting, the Bristol Historic District Commission held a concept review for the project proposed at 19 Byfield St (Plat 14, Lot 67) presented on behalf of the homeowner by John Lusk.

Attached are the minutes from that part of the December 5 meeting discussing the project. The Commission provided feedback but as it was only a concept review, no vote or approval was provided.

Sincerely,

Nicholas Toth
Planner/HDC Coordinator
Department of Community Development
Town of Bristol

3. 24-170: 19 Byfield St, Elena Bao Concept review of preliminary designs of building an addition to property.

John Lusk, the architect, present, and Elena and Keith Bao who are also present.

Lusk: Elena and Keith are looking to do an addition to the house and adding a garage. The building has been modified over the years. The exterior is not original. It was a hip roof not gabled as it is now. The 1881 photo shows where the addition had been. There was a 2-story addition in the 1881 lithograph and then there was another L shaped addition to the property line. It is seen in a photo from 1903, and it was there until 1947. It is shown on the Sanborn map. The first indication that additions may have been removed in 1963 is an aerial which shows the property, and the addition had been removed. I met with Ed Tanner. The addition will be 900sqft which is still under the lot coverage. In order to make everything work, the new garage lined up with the ADU. With the addition, it provides a better solution. The drawings show an arbor which is being pulled back to 6ft. We are going back on some things. We didn't want to overpower the house. The addition is in such a way that it is a 1-story with gables and everything intact. Looking at it being shingle shakes and using detailing similar to the original house. Unlike big bay windows, we actually kept the facades from public views simple in order to fit into the streetscapes. Just wanted to make it fit in with the neighborhood.

Lima: Looking at this A9.00 not sure of orientation. Which is Byfield?

Millard: This is the existing barn and this is the view.

Lusk: Again, one thing is to go to zoning because the garage is back to the property line and connecting to ADU.

Millard: I like this drawing from the back, but we don't see how far you are from the east property line from the neighbor.

Lusk: The new addition is right on the property line.

Millard: The garden arbor is on that line with the back too.

Lusk: We can go 6ft with a pergola. What you are seeing there gets moved back 6ft with landscaping. The garage

isn't 24ft. It is a one car garage. We tried to use the garage and put a gateway between the two buildings.

Millard: I wasn't sure if it was a connector. People did that in the past.

Lusk: It maintains a lot of greenery and open space.

Ponder: Nothing really changes on the streetscape or side. It is all in the back?

Lusk: One change is putting back a single window on the east elevation. It was a double but going back to a single window, so the integrity is maintained. We are putting back some integrity of the original house.

Millard: What about the old barn.

Lusk: We're keeping the structure. The client is a professional photographer. He is actually selling his property and moving here. That second level will be his studio and first floor to be a fitness center.

Millard: The door swings out and that stairway goes up.

Lusk: That door was a later addition. It would have had a typical entrance, but it was modified. There was a structural analysis done. What we are doing is giving it more of the character of the carriage house. It won't be that same door that is there now.

Ponder: I like it personally. I think it is appropriate. I think A9.01 is scaled appropriately. You may want to stake out the buildings and bring a picture so we can see it. We've had people do that during applications.

Lusk: One challenge was to fit furniture and make it compliment the current home.

Ponder: It is a big lot. Just this image makes it look crowded.

Lusk: We will do renderings. It is nice to be here and see everyone.

Lima: What we have done in the past is a site visit so if you mark out the parameters and corners, we can see exactly where the buildings will start and end so we can see the whole picture in terms of distance on the property, etc. It does help for conceptual reasons. My suggestion.

Lusk: Good idea.

Lima: I need to see things. It would be helpful.

Line to be amended,
addition will have
basement, not ADU
(garage)



Lusk: Good for the client.

Allen: Looks great.

Church: Will the addition have a basement?

Lusk: The garage will not, but the ADU will have a basement.

Lima: Is there anything else? Good luck. We look forward to it.

Lusk: Thank you.

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	884	884	198.08	175,103
SFL	2nd FLOOR	884	884	198.08	175,103
BMT	BASEMENT	884	0	29.71	26,264
OPF	OPEN PORCH	175	0	12.43	2,175
ATU	UNF ATTIC	354	0	19.81	7,005
WD	WOOD DECK	40	0	27.00	1,080
Total		3,221	1,768		386,730

ELECTRIC SERVICE UPGRADE 12/05 EAS memo of trust bk 1782 pg 254

► Condo Data

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

	Issue Date	Permit #	Closed Date	BP Type	Est. C
1	02/13/2018	B45287		BLDG	1,950
2	01/10/2017	B26603		BLDG	0
3	01/10/2017	17-17-B	07/05/2017	BLDG	3,900
4	06/01/2015	0111-15-M	08/10/2015	MECH	3,000
5	06/01/2015	M16'69		MECH	0
6	05/06/2015	M13837		MECH	0
7	05/06/2015	89-15-M	08/10/2015	MECH	6,000
8	03/25/2015	61-15-B	08/10/2015	BLDG	3,000
9	03/25/2015	B24540		BLDG	0

Test	% Done	Status	Description/Directions
	0	Closed	Replace side door, jambs and all.....
		Closed	RESHINGLE ROOF MAIN ROOF ONLY IN KIND
		Closed	STRIP & REPLACE FRONT MAIN ROOF ONLY
		Closed	INSTALL GAS BOILER VENT AND INSTALL 2 C
		Closed	INSTALL GAS BOILER VENT AND TWO (2) GAS
		Closed	INSTALL GAS STEAM BOILER AND GAS PIPIN
		Closed	INSTALL GAS BOILER AND GAS PIPING FOR
		Closed	STRIP AND RESIDE EAST ELEVATION W/ W C
		Closed	APPROVED BY BHDCHESIDE EAST ELEVATION

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

[illegible]

Bao Residence Renovation

JHL TECTURE # 7478

Elena M. Bao

19 Byfield Street, Bristol, RI 02809

ZONING REVIEW



PROJECT DIRECTORY

TENANT

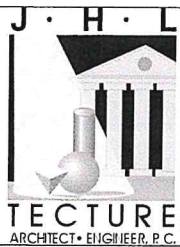
Elena M. Bao
19 Byfield Street, Bristol, RI
02809

PROPERTY OWNER

Elena M. Bao
19 Byfield Street, Bristol, RI
02809

ARCHITECT

JHL TECTURE A.E. P.C.
HORNALL STUDIO BRISTOL STUDIO
97 MAIN STREET 190 HIGH STREET
HORNELL, NY 14843 BRISTOL, RI 02809

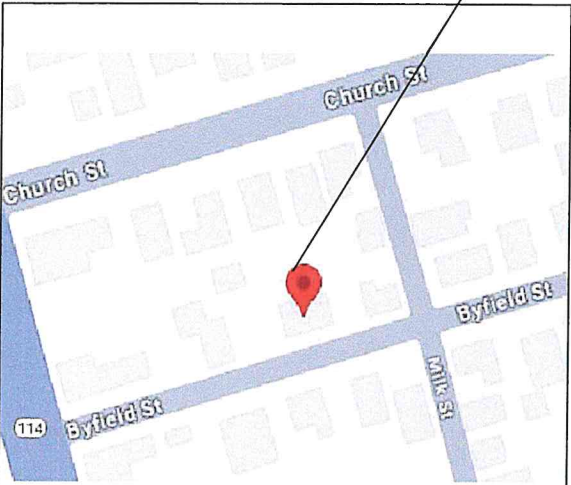


PROJECT DRAWING LIST

GENERAL	
TS0.01	TITLE SHEET
SITE	
AS0.01	SITE PLAN
ARCHITECTURAL	
EX1.00	SITE PHOTOS
EX1.01	SITE PHOTOS 2
EX1.02	SITE PHOTOS 3
EX1.03	HISTORIC SITE PHOTO
EX1.04	HISTORIC ADDITION PHOTO
EX1.05	HISTORIC SANBORN MAP
EX1.06	SITE PHOTOS 4
A0.01	PROPOSED FIRST FLOOR PLAN
A0.02	PROPOSED SECOND FLOOR PLAN
A0.03	PROPOSED ROOF PLAN
A0.04	PROPOSED SOUTH ELEVATION
A0.05	PROPOSED WEST ELEVATION
A0.06	PROPOSED NORTH ELEVATION
A0.07	PROPOSED EAST ELEVATION
A1.00	3D VIEW 1
A1.01	3D VIEW 2

LOCUS MAP

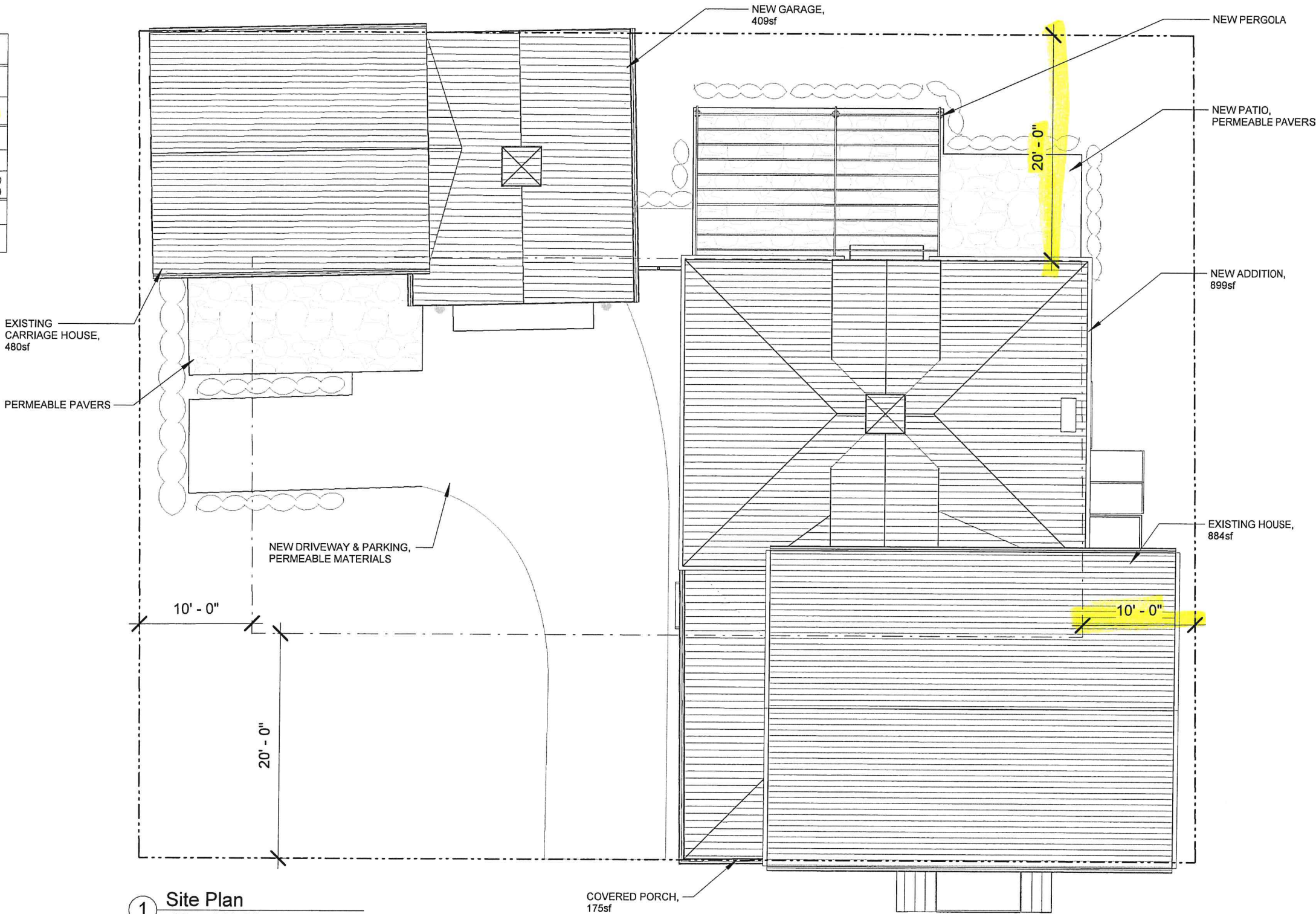
PROJECT LOCATION



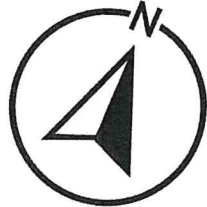
ZONING INFORMATION

ZONE: R-6 RESIDENTIAL

SITE SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	AVG. SETBACK OF BLOCK (OR 20')	< 1'	-
REAR	20'	House: 47' Garage: < 1'	21'
SIDES	10'	East: 1' 11" (House) West: 1' 0" (Garage)	East: 10' 2" (Addition) West: 25' 2" (Garage)
LOT AREA MIN.	6,000 sf; 0.138 acres	6,925 sf; 0.159 acres	-
COVERAGE	30%; 2,077.5 sf	22%; 1,539 sf	41%; 2,847 sf

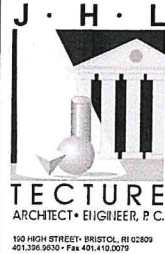


1 Site Plan
1" = 10'-0"



GENERAL NOTES:

- 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
- 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
- 3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
- 4: Large scale plans of details shall take precedence over smaller scale drawings.
- 5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
- 6: All work to be performed and inspected as required by the local governing code enforcement office.
- 7: All work is to be installed in accordance with manufacturer's recommendations and specifications.



ISSUED FOR: ZONING REVIEW

NOT APPROVED
THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

**PROPOSED NEW
BUILDING FOR:**
Bao Residence Renovation
**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:

SITE PLAN

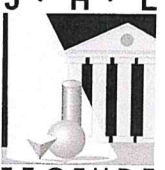
ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE: 1" = 10'-0"
DRAWN BY: JHL

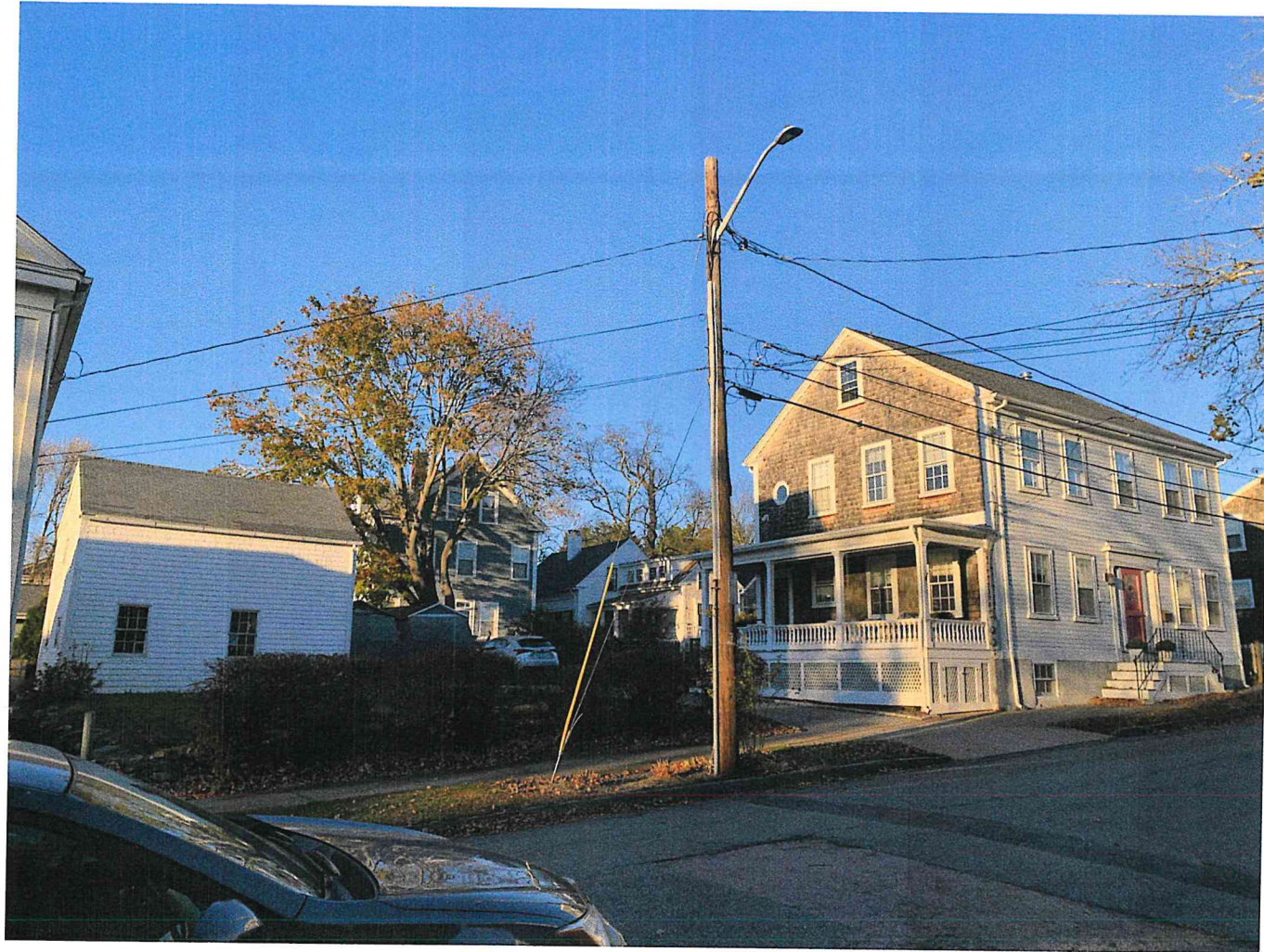
PROJECT NUMBER: 7478

DRAWING NUMBER:

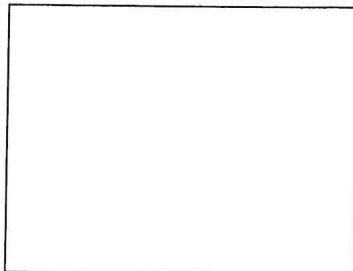
AS0.01



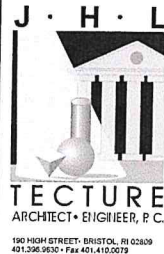
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- GENERAL NOTES:**
- 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
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**ISSUED FOR:
ZONING REVIEW**

NOT APPROVED

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**PROPOSED NEW
BUILDING FOR:**

Bao Residence Renovation

**19 Byfield Street, Bristol, RI
02809**

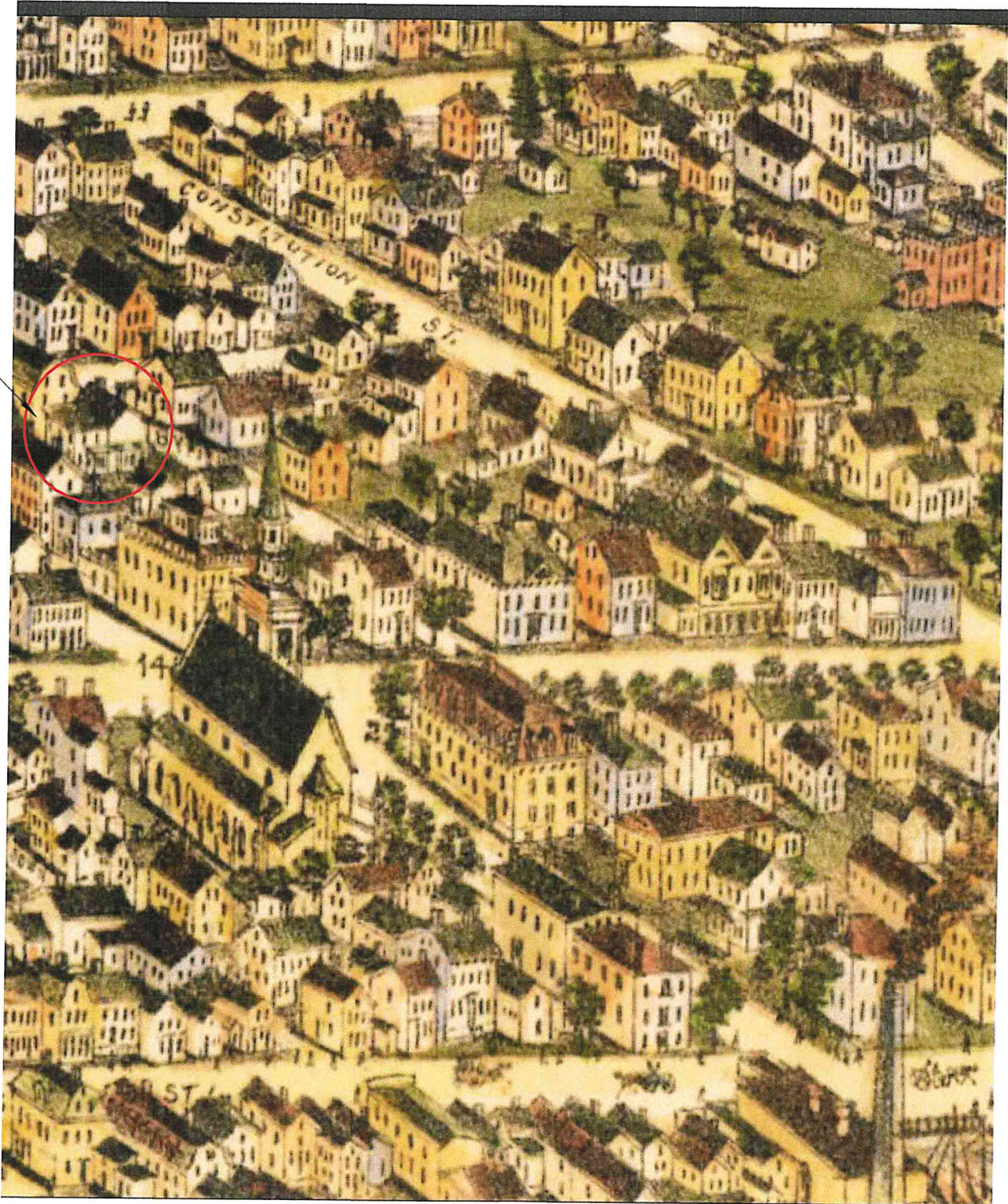
DRAWING NAME:
SITE PHOTOS 3

ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE:
DRAWN BY: JHL

PROJECT
NUMBER: **7478**

DRAWING
NUMBER:
EX1.02

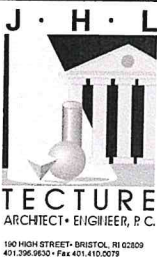
SITE LOCATION:
19 BYFIELD STREET



1891 Birds-eye Map

GENERAL NOTES:

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OBTAINED AND SHOULD NOT BE USED
FOR CONSTRUCTION PURPOSES.

PROPOSED NEW
BUILDING FOR:
Bao Residence Renovation
19 Byfield Street, Bristol, RI
02809

DRAWING NAME:
HISTORIC SITE PHOTO
ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE:
DRAWN BY: JHL
PROJECT
NUMBER: **7478**
DRAWING
NUMBER:
EX1.03

ENIR SUPPLEMENT 1903.

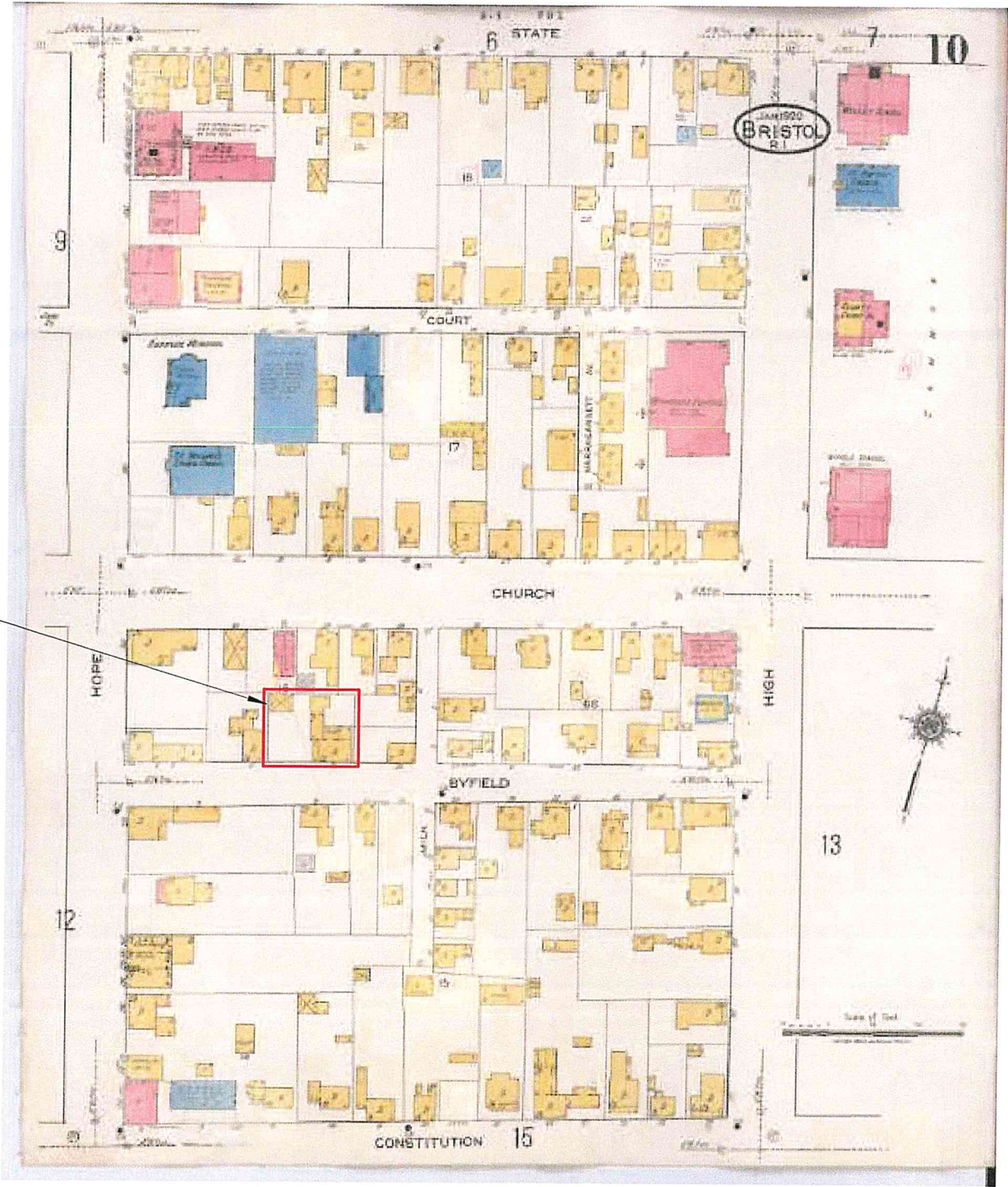


RESIDENCE OF DR. W. FRED WILLIAMS, BYFIELD STREET. (19)
PHOTO BY ANDERSTROM

1903 Photograph of Historic Addition

	<p>GENERAL NOTES:</p> <p>1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</p> <p>2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</p> <p>3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</p> <p>4: Large scale plans of details shall take precedence over smaller scale drawings.</p> <p>5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</p> <p>6: All work to be performed and inspected as required by the local governing code enforcement office.</p> <p>7: All work is to be installed in accordance with manufacturer's recommendations and specifications.</p>	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P.C. 150 HIGH STREET • BRISTOL, RI 02809 401.236.9530 • Fax 401.410.0078</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: HISTORIC ADDITION PHOTO</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024</p> <p>SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.04</p>
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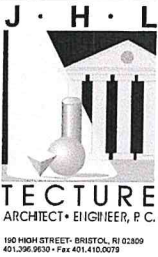
SITE LOCATION:
19 BYFIELD STREET



1947 Fire Insurance Sanborn Map
Bristol, RI

GENERAL NOTES:

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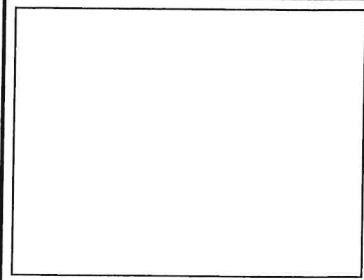


ISSUED FOR:
ZONING REVIEW

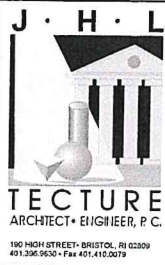
NOT APPROVED
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PROPOSED NEW
BUILDING FOR:
Bao Residence Renovation
**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:
**HISTORIC SANBORN
MAP**
ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE:
DRAWN BY: Author
PROJECT
NUMBER: **7478**
DRAWING
NUMBER:
EX1.05



- GENERAL NOTES:**
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**PROPOSED NEW
BUILDING FOR:**

Bao Residence Renovation

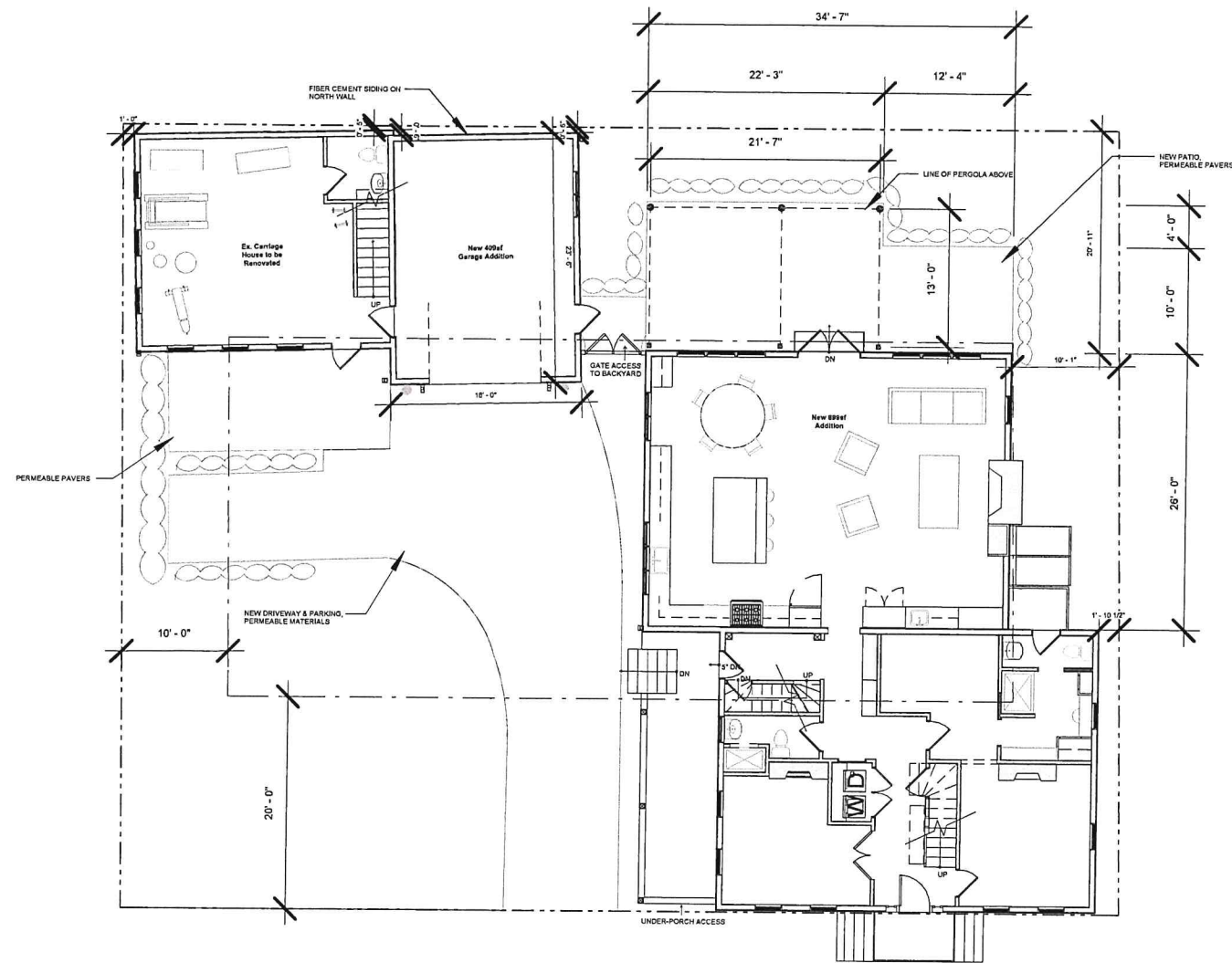
**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:
SITE PHOTOS 4

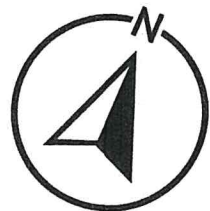
ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE:
DRAWN BY: JHL

PROJECT
NUMBER: **7478**

DRAWING
NUMBER:
EX1.06

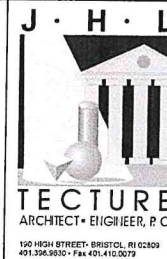


1 First Floor
1/16" = 1'-0"



GENERAL NOTES:

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**PROPOSED NEW
BUILDING FOR:**

Bao Residence Renovation

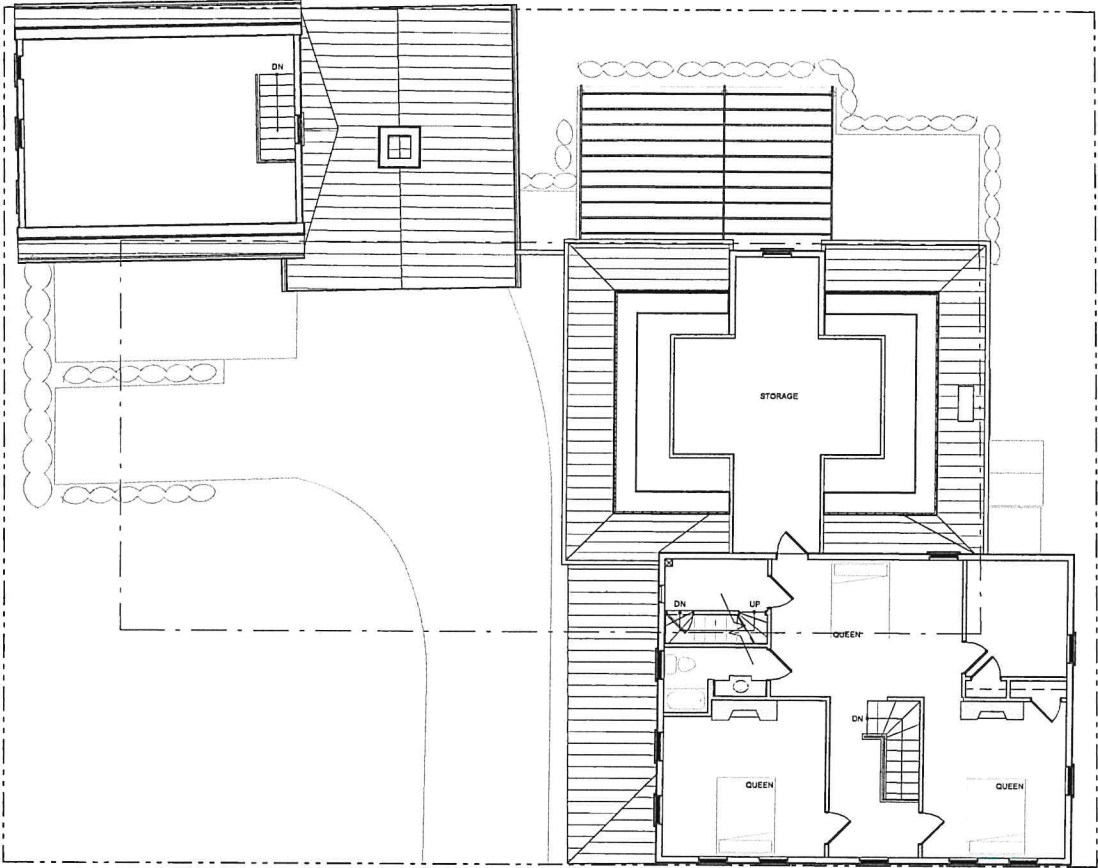
**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:
**PROPOSED FIRST
FLOOR PLAN**

ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE: 1/16" = 1'-0"
DRAWN BY: JHL

**PROJECT
NUMBER:** 7478

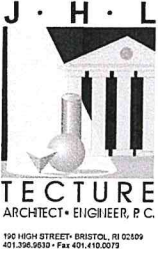
**DRAWING
NUMBER:** A0.01



1 Second Floor
1/16" = 1'-0"



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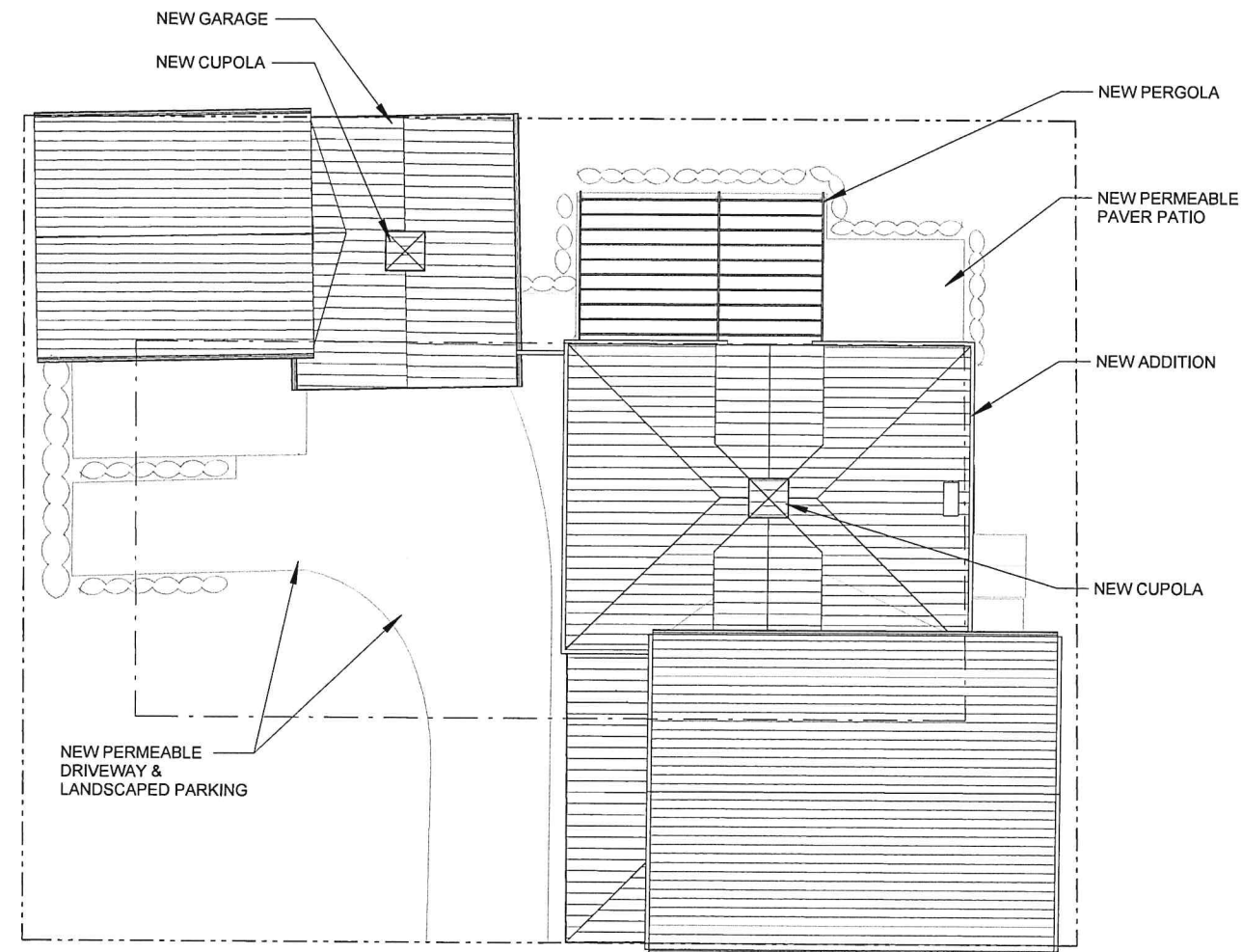
THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

**PROPOSED NEW
BUILDING FOR:**

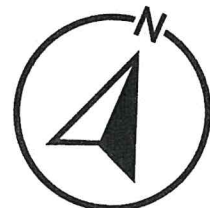
Bao Residence Renovation

**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:	PROPOSED SECOND FLOOR PLAN
ISSUE DATE:	DATE: DECEMBER 10, 2024
SCALE:	1/16" = 1'-0"
DRAWN BY:	JHL
PROJECT NUMBER:	7478
DRAWING NUMBER:	A0.02

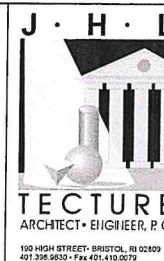


① Roof Plan
1/16" = 1'-0"



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**PROPOSED NEW
BUILDING FOR:**

Bao Residence Renovation

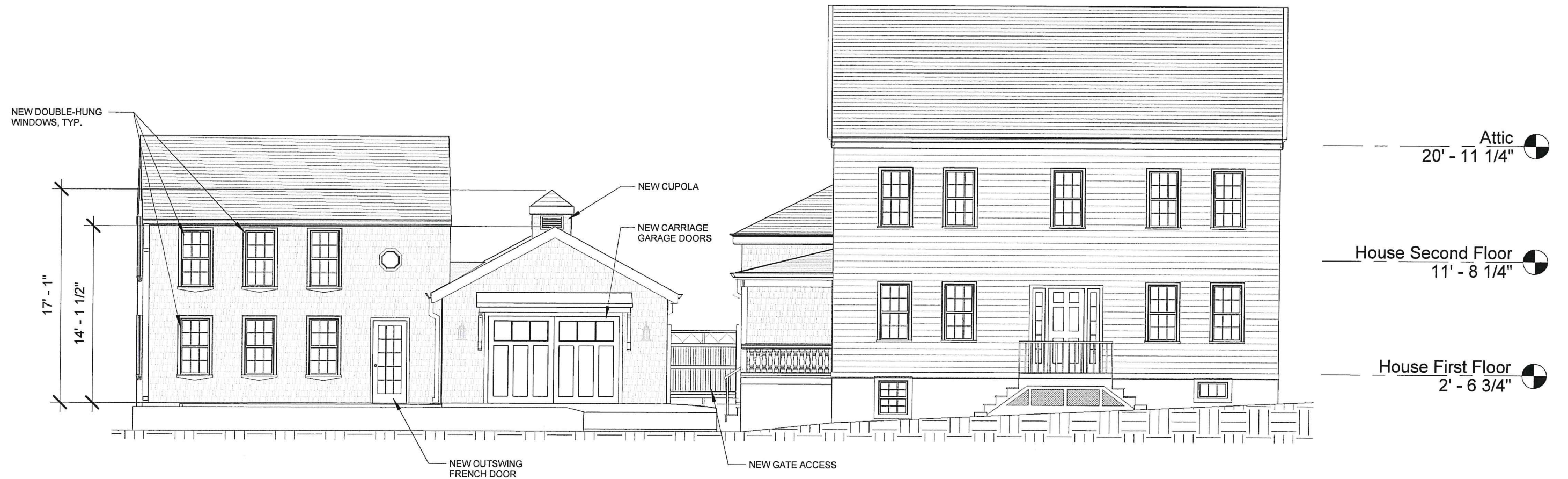
**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:
PROPOSED ROOF PLAN

ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE: 1/16" = 1'-0"
DRAWN BY: CDS

PROJECT
NUMBER: **7478**

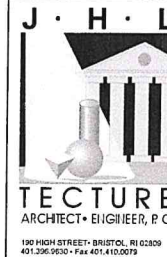
DRAWING
NUMBER:
A0.03



2 Proposed South Elevation
1/8" = 1'-0"

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PROPOSED NEW BUILDING FOR:
Bao Residence Renovation
19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
PROPOSED SOUTH ELEVATION

ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: JHL

PROJECT NUMBER: **7478**

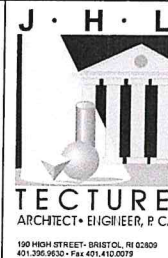
DRAWING NUMBER: **A0.04**



4 Proposed West Elevation
1/8" = 1'-0"

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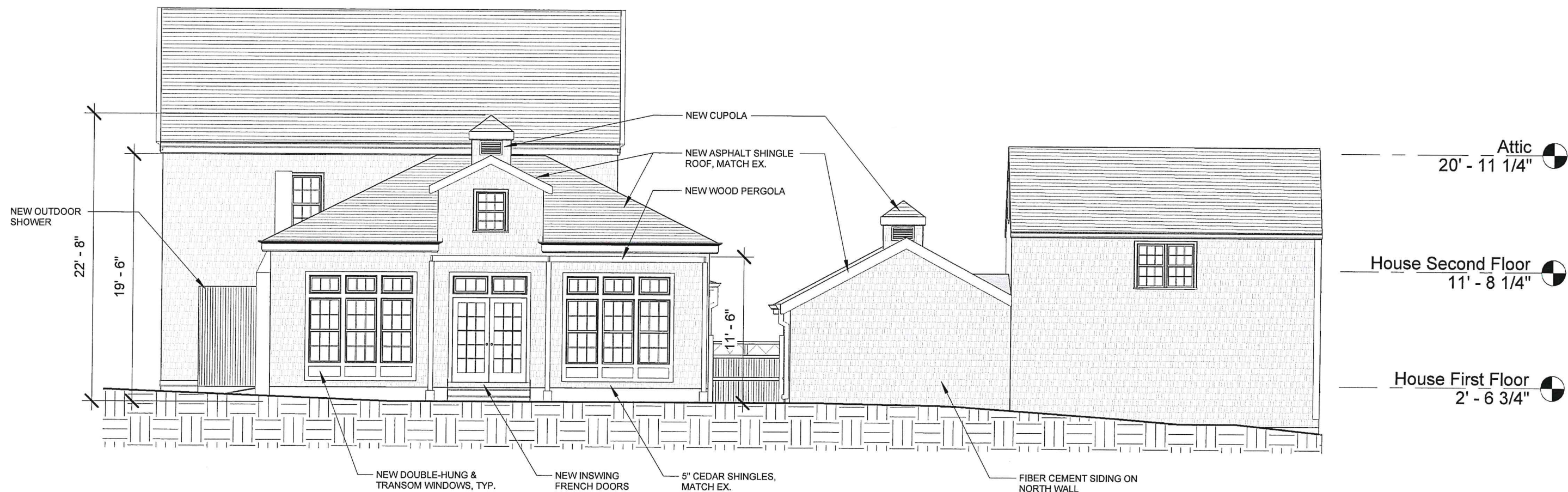


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PROPOSED NEW
BUILDING FOR:
Bao Residence Renovation
**19 Byfield Street, Bristol, RI
02809**

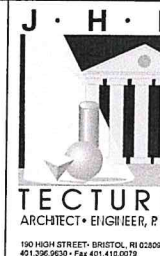
DRAWING NAME:
**PROPOSED WEST
ELEVATION**
ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: CDS
PROJECT
NUMBER: **7478**
DRAWING
NUMBER:
A0.05



1 Proposed North Elevation
1/8" = 1'-0"

GENERAL NOTES:

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**PROPOSED NEW
BUILDING FOR:**

Bao Residence Renovation

**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:

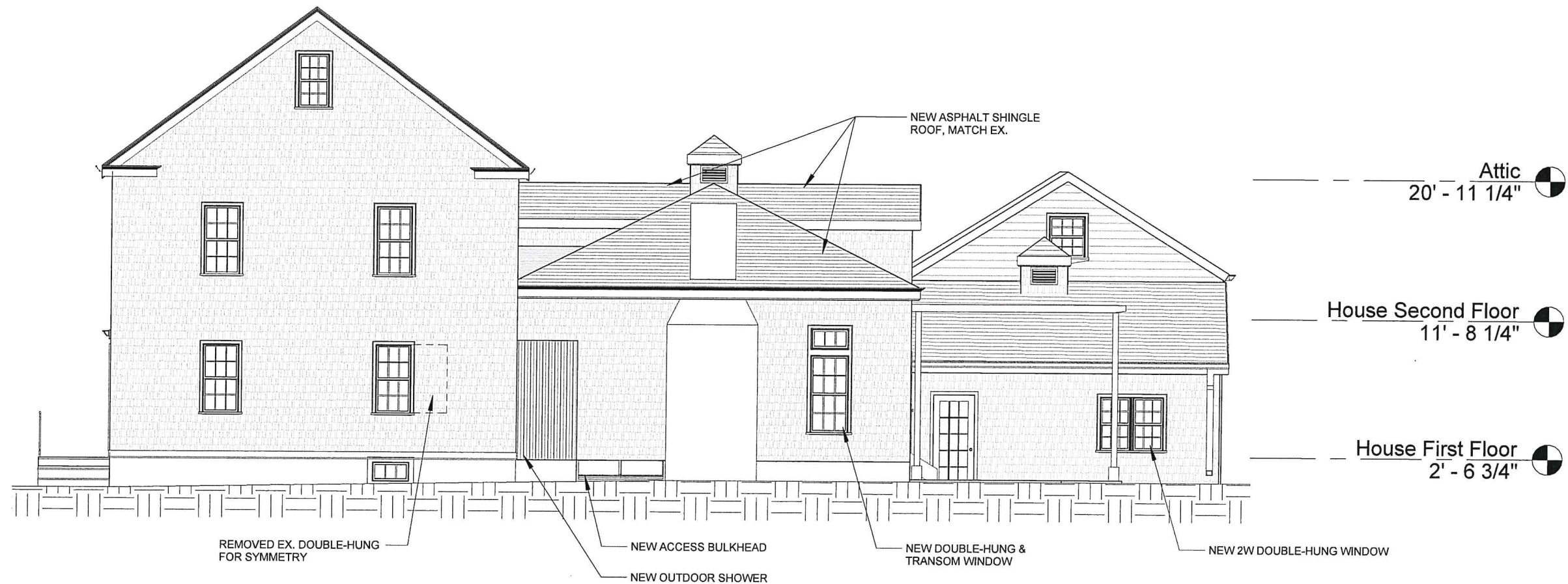
**PROPOSED NORTH
ELEVATION**

ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: JHL

PROJECT
NUMBER: 7478

DRAWING
NUMBER:

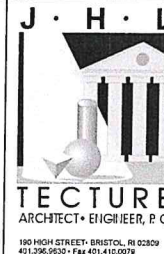
A0.06



1 Proposed East Elevation
1/8" = 1'-0"

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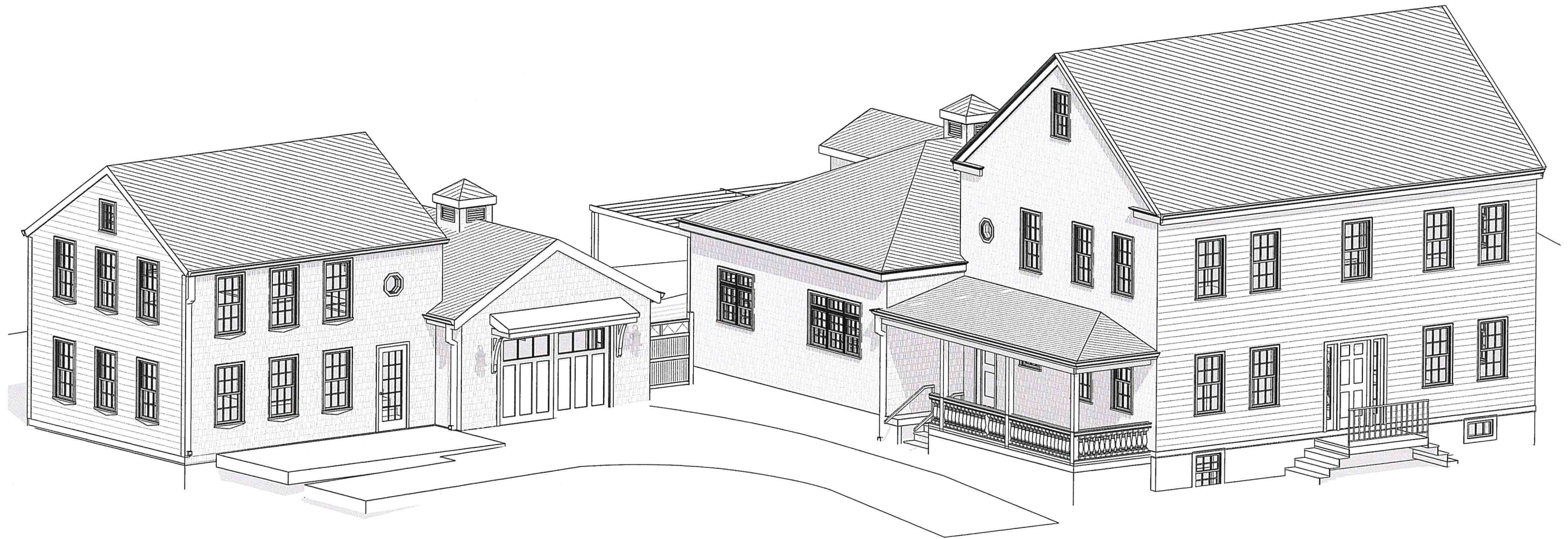


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PROPOSED NEW
BUILDING FOR:
Bao Residence Renovation
**19 Byfield Street, Bristol, RI
02809**

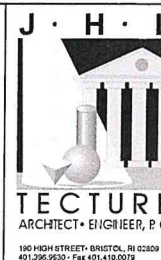
DRAWING NAME:
**PROPOSED EAST
ELEVATION**
ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: JHL
PROJECT
NUMBER: **7478**
DRAWING
NUMBER:
A0.07



1 Proposed Southwest 3D View

GENERAL NOTES:

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**PROPOSED NEW
BUILDING FOR:**

Bao Residence Renovation

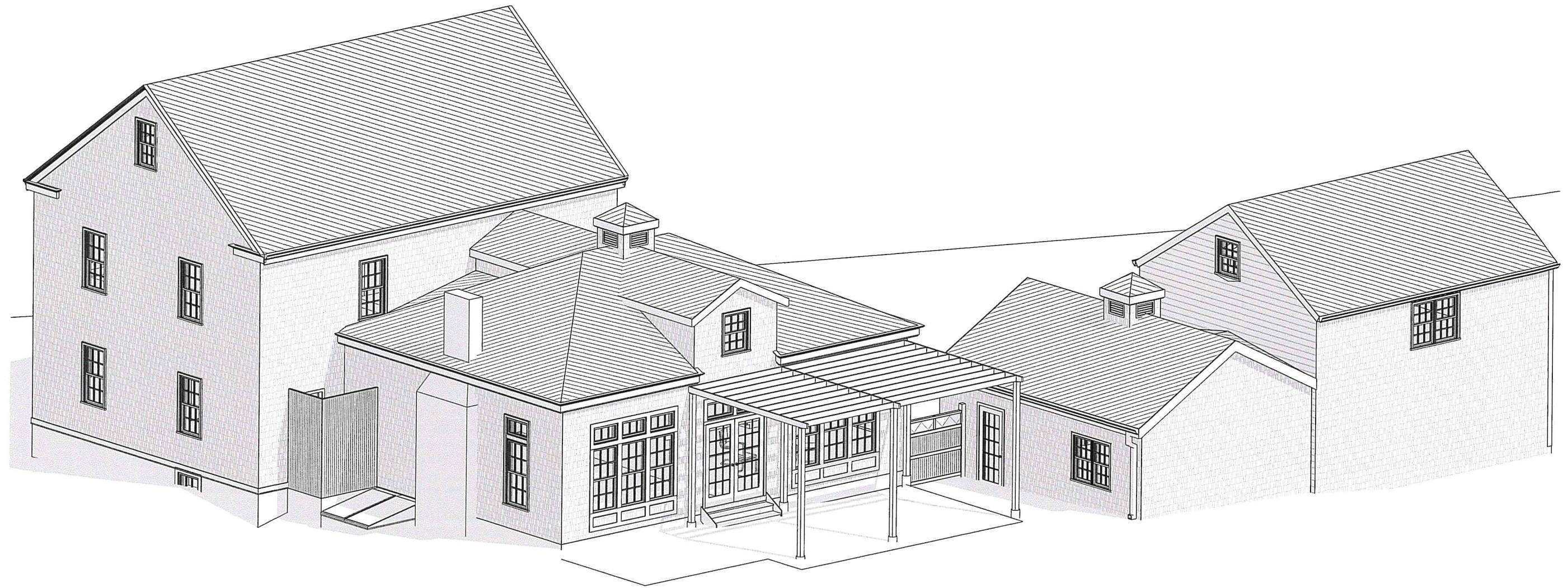
**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:
3D VIEW 1

ISSUE DATE: DATE: DECEMBER 10, 2024
SCALE:
DRAWN BY: JHL

PROJECT
NUMBER: **7478**

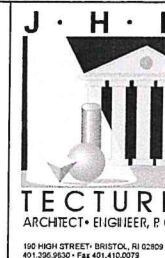
DRAWING
NUMBER:
A1.00



1 Proposed Northeast 3D View

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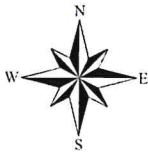
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**PROPOSED NEW
BUILDING FOR:**

Bao Residence Renovation

**19 Byfield Street, Bristol, RI
02809**

DRAWING NAME:	3D VIEW 2
ISSUE DATE: DATE: DECEMBER 10, 2024	
SCALE:	DRAWN BY: CDS
PROJECT NUMBER:	7478
DRAWING NUMBER:	A1.01

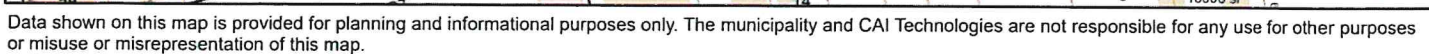


Bristol, RI



CAI Technologies
Precision Mapping. Geospatial Solutions.

December 13, 2024





200 feet Abutters List Report

Bristol, RI
December 13, 2024

Subject Property:

Parcel Number: 14-67
CAMA Number: 14-67
Property Address: 19 BYFIELD ST

Mailing Address: BAO, ELENA M - TRUSTEE ELENA M
BAO REVOCABLE TRUST
19 BYFIELD ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 14-106
CAMA Number: 14-106
Property Address: 5 MILK ST

Mailing Address: PELLEGRINO, MARY ANN
25 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-107
CAMA Number: 14-107
Property Address: 38 CHURCH ST

Mailing Address: CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

Parcel Number: 14-112
CAMA Number: 14-112
Property Address: 4 MILK ST

Mailing Address: CHRISTINA, DANIEL & JULIE TE
4 MILK ST
BRISTOL, RI 02809

Parcel Number: 14-118
CAMA Number: 14-118
Property Address: 12 BYFIELD ST

Mailing Address: GARDNER, MATTHEW R (1/3);
GARDNER, STEVEN D & ANN
TRUSTEES-GARDNER TRUST (2/3)
12 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-119
CAMA Number: 14-119
Property Address: 12 MILK ST

Mailing Address: FEINSTEIN, CAROL M
22 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-39
CAMA Number: 14-39
Property Address: 51 CHURCH ST

Mailing Address: DAVIDSON, JOSHUA B & KATHERINE N
TE
51 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-41
CAMA Number: 14-41
Property Address: 49 CHURCH ST

Mailing Address: FORTY-NINE CHURCH STREET, LLC
26 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 14-43
CAMA Number: 14-43
Property Address: 43 CHURCH ST

Mailing Address: BONNER, KERRY S & MERRILL, DEBRA
A TC
43 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-44
CAMA Number: 14-44
Property Address: 41 CHURCH ST

Mailing Address: BERGENHOLTZ, THOMAS A. MARIANNE
366 HOPE ST UNIT 1
BRISTOL, RI 02809

Parcel Number: 14-46
CAMA Number: 14-46
Property Address: 39 CHURCH ST

Mailing Address: SCOTT, DONALD & MARCIA TE
39 CHURCH ST
BRISTOL, RI 02809



www.cai-tech.com

12/13/2024

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Page 1 of 4



200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 14-48 CAMA Number: 14-48 Property Address: 35 CHURCH ST	Mailing Address: JACOBUS, ROBERT J & CAROLINE W TE 35 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-49 CAMA Number: 14-49 Property Address: 378 HOPE ST	Mailing Address: ST MICHAELS CHURCH P.O. BOX 414 399 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-58 CAMA Number: 14-58 Property Address: 39 BYFIELD ST	Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A JT 39 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-59 CAMA Number: 14-59 Property Address: 60 CHURCH ST	Mailing Address: WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-60 CAMA Number: 14-60 Property Address: 33 BYFIELD ST	Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID JT 33 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-61 CAMA Number: 14-61 Property Address: 56 CHURCH ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-62 CAMA Number: 14-62 Property Address: 27 BYFIELD ST	Mailing Address: KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE 27 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-63 CAMA Number: 14-63 Property Address: 48 CHURCH ST	Mailing Address: CHITTICK, WILLIAM F 48 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-64 CAMA Number: 14-64 Property Address: 25 BYFIELD ST	Mailing Address: PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN 25 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-65 CAMA Number: 14-65 Property Address: 44 CHURCH ST	Mailing Address: ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES 44 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-66 CAMA Number: 14-66 Property Address: 40 CHURCH ST	Mailing Address: JGR, LLC 443 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-67 CAMA Number: 14-67 Property Address: 19 BYFIELD ST	Mailing Address: BAO, ELENA M - TRUSTEE ELENA M BAO REVOCABLE TRUST 19 BYFIELD ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 14-69
CAMA Number: 14-69
Property Address: 11 BYFIELD ST

Mailing Address: MONAHAN-BELL LIVING TRUST
11 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-70
CAMA Number: 14-70
Property Address: 366 HOPE ST

Mailing Address: LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809

Parcel Number: 14-71
CAMA Number: 14-71
Property Address: 344 HOPE ST

Mailing Address: JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 14-77
CAMA Number: 14-77
Property Address: 34 BYFIELD ST

Mailing Address: SIROIS, ROSEMARIE G.
34 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-78
CAMA Number: 14-78
Property Address: 11 MILK ST

Mailing Address: CARREIRO, MARY M TRUSTEE MARY M
CARREIRO FAMILY TRUST
4 OVERLOOK DR
BRISTOL, RI 02809

Parcel Number: 14-79
CAMA Number: 14-79
Property Address: 15 MILK ST

Mailing Address: ROUNDS, ANDREA L. TRUSTEE OF
15 MILK ST
BRISTOL, RI 02809

Parcel Number: 14-80
CAMA Number: 14-80
Property Address: 17 MILK ST

Mailing Address: CANARIO, DOROTHY LE REM-AREL,
PATRICIA etal TC
17 MILK ST
BRISTOL, RI 02809

Parcel Number: 14-81
CAMA Number: 14-81
Property Address: 21 MILK ST

Mailing Address: ENOS, RICHARD & PATRICIA TE
PO BOX 605
BRISTOL, RI 02809

Parcel Number: 14-83
CAMA Number: 14-83
Property Address: 10 MILK ST

Mailing Address: SIMAS, ANTONIO J & ROSA M LE TE
DIGIACOMO, MICHELLE &
10 MILK ST
BRISTOL, RI 02809

Parcel Number: 14-84
CAMA Number: 14-84
Property Address: 22 BYFIELD ST

Mailing Address: FEINSTEIN, JONATHAN L. CAROL M. TE
22 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-85
CAMA Number: 14-85
Property Address: 18 BYFIELD ST

Mailing Address: MOREIRA, ELIZABETH H LIFE EST
MOREIRA, MARK S. ETAL TC
47 COTTAGE ST
BRISTOL, RI 02809

Parcel Number: 14-86
CAMA Number: 14-86
Property Address: 328 HOPE ST

Mailing Address: REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
TRUSTEES
328 HOPE ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 14-87
CAMA Number: 14-87
Property Address: 314 HOPE ST

Mailing Address: SAFE WAY REALTY, LLC
C/O STEPHEN COELHO PO BOX 210
BRISTOL, RI 02809

Parcel Number: 14-88
CAMA Number: 14-88
Property Address: 300 HOPE ST

Mailing Address: WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915



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ANDERSON, ZANE &
ANDERSON, CAROLE TRUSTEES
44 CHURCH STREET
BRISTOL, RI 02809

DAVIDSON, JOSHUA B &
KATHERINE N TE
51 CHURCH ST
BRISTOL, RI 02809

LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809

BAO, ELENA M - TRUSTEE
ELENA M BAO REVOCABLE TRU
19 BYFIELD ST
BRISTOL, RI 02809

ENOS, RICHARD &
PATRICIA TE
PO BOX 605
BRISTOL, RI 02809

MONAHAN-BELL LIVING TRUST
11 BYFIELD ST
BRISTOL, RI 02809

BERGENHOLTZ, THOMAS A.
MARIANNE
366 HOPE ST UNIT 1
BRISTOL, RI 02809

FEINSTEIN, CAROL M
22 BYFIELD ST
BRISTOL, RI 02809

MOREIRA, ELIZABETH H LIF
MOREIRA, MARK S. ETAL T
47 COTTAGE ST
BRISTOL, RI 02809

BLAIR, DEBORAH M &
BUTLER, SARA A JT
39 BYFIELD ST
BRISTOL, RI 02809

FEINSTEIN, JONATHAN L.
CAROL M. TE
22 BYFIELD ST
BRISTOL, RI 02809

PELLEGRINO, MARY ANN
25 BYFIELD ST
BRISTOL, RI 02809

BONNER, KERRY S & MERRILL
43 CHURCH ST
BRISTOL, RI 02809

FORTY-NINE CHURCH STREET,
26 PATRICIA ANN DR
BRISTOL, RI 02809

PELLEGRINO, MARY B. LIFE
PELLEGRINO, MARY ANN
25 BYFIELD ST
BRISTOL, RI 02809

CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

GARDNER, MATTHEW R (1/3);
TRUSTEES-GARDNER TRUST (2
12 BYFIELD ST
BRISTOL, RI 02809

REGO, DAVID E.
FERNANDA P REGO IRREV LIV
652 HOPE ST
BRISTOL, RI 02809

CANARIO, DOROTHY LE
REM-AREL, PATRICIA etal T
17 MILK ST
BRISTOL, RI 02809

JACOBUS, ROBERT J &
CAROLINE W TE
35 CHURCH ST
BRISTOL, RI 02809

REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
328 HOPE ST
BRISTOL, RI 02809

CARREIRO, MARY M TRUSTEE
MARY M CARREIRO FAMILY TR
4 OVERLOOK DR
BRISTOL, RI 02809

JGR, LLC
443 HOPE ST
BRISTOL, RI 02809

ROUNDS, ANDREA L. TRUSTEE
15 MILK ST
BRISTOL, RI 02809

CHITTICK, WILLIAM F
48 CHURCH STREET
BRISTOL, RI 02809

JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

SAFE WAY REALTY, LLC
C/O STEPHEN COELHO
PO BOX 210
BRISTOL, RI 02809

CHRISTINA, DANIEL & JULIE
4 MILK ST
BRISTOL, RI 02809

KURLAND, MORTON DAVID &
MATHERS-KURLAND, CARRIE R
27 BYFIELD ST
BRISTOL, RI 02809

SCOTT, DONALD & MARCIA T
39 CHURCH ST
BRISTOL, RI 02809

SIMAS, ANTONIO J & ROSA M
DIGIACOMO, MICHELLE &
10 MILK ST
BRISTOL, RI 02809

SIROIS, ROSEMARIE G.
34 BYFIELD ST
BRISTOL, RI 02809

SMITH, DORAN C & SQUILLAN
33 BYFIELD ST
BRISTOL, RI 02809

ST MICHAELS CHURCH
P.O. BOX 414
399 HOPE ST
BRISTOL, RI 02809

WHEET, KAREN R
60 CHURCH ST
BRISTOL, RI 02809

WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915