

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 130 MM jof Bristol, Rhode Island

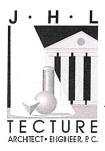
Department of Community Development Zoning Board of Review

APPLICATION

File No: 2025-03
Accepted by ZEO: [MT 12/13]; U

APPLICANT:	Name: John Lusk,	SHL Tectu	re	
had to	Address: 190 High Str	eet		
	city: Bristol		State: RI	Zip: 02809
	Phone #: 401-396-963	30	Email: ; lusk	2; hitecture.com
PROPERTY	Name: Elena M. Bo	20	J	J
OWNER:	Address: 19 By Field S-	THE REAL PROPERTY.	·	
	City: Bristol Phone #: (914)482-7		State: RI	Zip: 02809
	Phone #: (914)482-7	555	Email: Bufie	zip: 02809 eld19@gmail.com
				O
1. Location of	subject property: 19 Byfie	1d Street		
	or's Plat(s) #:		Lot(s) #:	67
2. Zoning distr	ict in which property is located: _	R-6		
3. Zoning Appr	oval(s) required (check all that ap	pply):		
X	_Dimensional Variance(s)	Sno	cial Use Permit	He West
	_Dimensional variance(s)	spe	ciai ose Permit	Use Variance
	cular provisions of the Zoning Ord		e to this applicatio	n?
	ional Variance Section(s): Use Permit Section(s):	28-111		
	riance Section(s):			
5. In a separate	e written statement (attach to this	application), plea	se describe the gro	ounds for the requested variance
or special use p	ermit and how the proposal will n	neet the standards	found in Section 2	8-409 of the Zoning Ordinance.
6. How long ha	ve you owned the property?l	Oyr.s.		
		0	ا مناممان	
	of property: <u>Single-Fav</u>	·1110 1203	idental	
	of property: $3(7)916 \sim 74$ ilding on the property at present?	3	idential	
8. Is there a bui 9. Dimensions o トしゅらと:34'	ilding on the property at present? of existing building (size in feet, an x 26', 884 sf, 33' high; 6 ch: 7' x 25', 175 sf, 14' high	ea in square feet, Carriage House gn	height of exterior i	180 st, 24.5 high

11. Give extent of proposed alterations: single-story, 899 st great room & kitchen addition to emulate historic addition on north side; single-story, 409 st 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' × 26', 899 sf, 19.5' high (22.5' to top of cupola) Gavage: 135 × 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: Left side lot line: Required Setback: Right side lot line: Required Setback: Rear lot line: Required Setback: Required Setback: Required Setback: Required Setback: Proposed Setback: Proposed Setback: Proposed Setback: Proposed Setback: Proposed Setback: Proposed Setback: Proposed: Prop
13. Number of families before/after proposed alterations:1Before1After
14. Have you submitted plans for the above alterations to the Building Official?
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: <u>YES</u> Sewer: <u>YES</u>
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? 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 Hull Date: 12/12/24
Applicant's Signature: John H. LUSK, ARCHITECT Date: 12/12/24
Property Owner's Signature: Elega M. Daco Date: 12/12/2024 Print Name:
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 Vamilton Sud

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 Historian Built: 1830 Grade: Q4+ Condition: GD

Heat Fuel: Gas Heat Type: Radiant Hot Water State Conditioned: 0.00 Fireplaces: 0

Exterior Wall: Wood Shngle 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 480 1830 Barn w/Loft AV 1 Average \$6,600.00 Gas Fireplace 2 2015 GD Good \$4,500.00

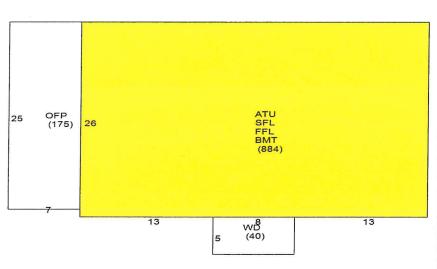
Building Areas

Net Area Finished Area 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 0 SF 353.6 SF WOOD DECK 40 SF 0 SF

Disclaimer: This information is for tax

assessing purposes

and is not warranted





OUT OF BRIDGE

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. <u>24-170: 19 Byfield St, Elena Bao</u> 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.

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 2story addition in the 1881 lithograph and then there was another L shaped addition to the property line. 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 I met with Ed Tanner. removed. 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 With the addition, it provides a better solution. The drawings show an arbor which is being pulled back to 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:

Line to be amended, addition will have basement, not ADU

basement, not ADU (garage)

Allen: Looks great.

Lusk: Good for the client.

Church: Will the addition have a basement?

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

I need to see things. It would be helpful.

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

Lusk: Thank you.

Bristol Bristol

► Plat/Lot 014-0067-000

□ 19 BYFIELD ST

LUC 01 Account: 864

Zone R-6

Assessment

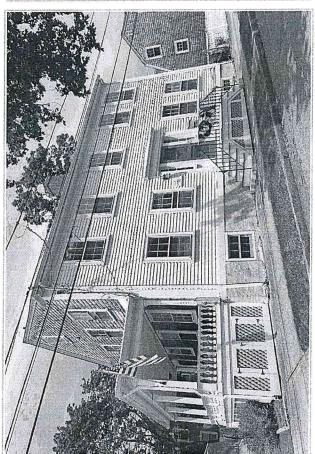
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► Owner ► Owner Account #: 50-0073-92		▶ Previous Owners & Sales Information	tion	
Owner 1 BAO, ELENA M - TRUSTEE	% Owned	Grantor	Date	Sale Price
Owner 2 FLENA M BAO REVOCABI F TRIIST		BAO, ELENA M	03/29/2022	0
		RACE ROCK, LLC	01/28/2021	672,500
Owner 3		ENRIGHT CHARLES T & MERIS R TE	04/12/2019	0
Address 19 BYFIELD ST, BRISTOL, RI 02809		MONAHAN-BELL LIVING TRUST	12/12/2014	325,000
		BELL BARBARA A	03/27/2006	

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	Land Value	227,000	227,000	180.96
	Land Size	0.16	0.16	\ Unit/Card >
	SF/YI Value Land Size Land Value	4,500	4,500	VAL per SQ
▶ Assessment	Jse Code Bldg Value	351,300	351,300	Source > Mkt Adj Cost
▶ Asse	Jse Code	5	rotal	Source > 1

		0 0 0 0			Deed
Grantor	Date	Sale Price	Leg Ref	NAL	цУ
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RACE ROCK, LLC	01/28/2021	672,500	2087-36		3
ENRIGHT CHARLES T & MERIS R TE	04/12/2019	0	1978-103	۵	Ø
MONAHAN-BELL LIVING TRUST	12/12/2014	325,000	1782-258	Ø	⊢
BELL, BARBARA A.	03/27/2006	0	1284-76		c

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T	2023	2	351,300	4,500	0	227,000	0	582,800	582,800
	2022	٤	351,300	4,500	0	227,000	0	582,800	582,800
	2021	6	246,300	4,500	0	218,200	0	469,000	469,000
	2020	02	253,600	4,500	0	218,200	0	476,300	476,300
96	2019	02	253,600	4,500	0	218,200	0	476,300	476,300



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5	01 Single Fam 0.02124	0.02124	AC	EX	0.20	1,535,000	612,053

Print Date = 12/16/2024 Printed By = Ed Tanner

Use Value

Spec Land Juris Fact

Inf 3 % Appr Value 214,000

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Inf 2

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1.00

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1 Good 2 1 Typical 3 1 Good 6 2 Counts by Floor 7 3 U 6 2	02/13/2018	B45287		BLDG	1,950	0	Closed	Replace side door, jambs and all	door, jamt	s and all		
1 Typical 1 Typical 2 Counts by Floor # Rooms # Bedrooms Floor Level 7 3 0 U 6	01/10/2017	B26603		BLDG	. 0		Closed	RESHINGLE	ROOF MAI	N ROOF ONL	Y IN KINDA	RESHINGLE ROOF MAIN ROOF ONLY IN KINDAPPROVED BY BHDC
Typical Typical Good Roomts by Floor #Rooms #Bedrooms Floor Level To a by the contract of	01/10/2017	17-17-B	07/05/2017	BLDG	3.900		Closed	STRIP & REP	LACE FRC	NT MAIN RO	OF ONLY IN	STRIP & REPLACE FRONT MAIN ROOF ONLY IN KIND MATERIAL / ASPHALT §
Typical 1 Good Counts by Floor #Rooms #Bedrooms Floor Level 3	06/01/2015	0111-15-M	08/10/2015	MECH	3 000		Closed	INSTALL GAS	BOILER	FNT AND IN	STALL 2 GA	INSTALL GAS BOILER VENT AND INSTALL 2 GAS FP VENTS
Typical Good Counts by Floor #Rooms #Bedrooms Floor Level 3	06/04/2045	MARAGO			20,5		מספסוס	PASTIATONI	BOILER	T OND TO	NO 191 GAS	NSTALL GAS BOILED VENT AND TWO (2) GAS EIDEDLAGE VENTS
Togod Counts by Floor #Rooms #Bedrooms Floor Level 7 3 0 0 4	05/05/2015	M12827					3000	MCTALL	CTEAM	OII ED AND	ONIGIO SVO	INCIDE CAS STEAM DOI: DO AND CAS DIDING COD CAS CIDE DI ACE
Counts by Floor #Rooms #Bedrooms Floor Level 3	2 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	10001111	1100000		5 6		Closed					
Counts by Floor #Rooms #Bedrooms Floor Level 3	02/02/2015	M-c1-69	61/02/01/80	MECH	000,9		Closed	INSTALL GAS BUILER AND GAS PIPING FOR GAS FIP	BOILER	IND GAS PIP	ING FOR G	AS FIF
Counts by Floor #Rooms #Bedrooms Floor Level 3	03/23/5013	01-15-B	6102/01/80	BLUG	3,000		Closed	STRIP AND RESIDE EAST ELEVATION W/ W C SHINGLES	ESIDE EA	o ecevano	N M M C	SHINGLES
oms Floor Level 3	03/25/2015	B24540		BLDG	0		Closed	APPROVED R	3Y BHDCR	ESIDE EAST	ELEVATION	APPROVED BY BHDCRESIDE EAST ELEVATION WITH W. C. SHINGLES
oms Floor Level 3	acial Fa	Special Features & Yard Items	ard Itame									▶ Other Info
1 2 2 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	se Des	Description A	Y/S Ofv	Length	Width	SF Size Quality		Condition Year		Assessed Value		
oms Floor Level 3						480	~	. A		6.600	9	AFDU
oms Floor Level 3	99 Gs	Gas Fireplac	· >			2	4	E	2015	4 500		ortTermRental YES
1 7 3 U								3	}	5		
)												PriorID2a
9												Priorition
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4												PriorID3a
												PriorID3b
Totals 1 7 3												PriorID3c

TOWN OF BRISTOL COMMUNITY DEV.

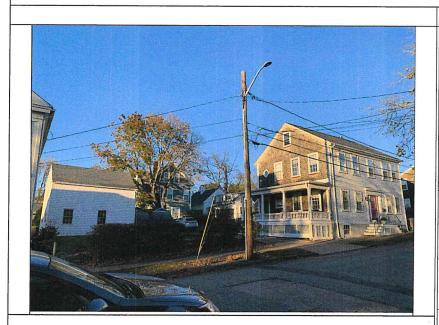
PROPOSED WORK FOR:

2024 DEC 13 AM 11: 18

Bao Residence Renovation

JHL TECTURE #7478

Elena M. Bao 19 Byfield Street, Bristol, RI 02809 **ZONING REVIEW**



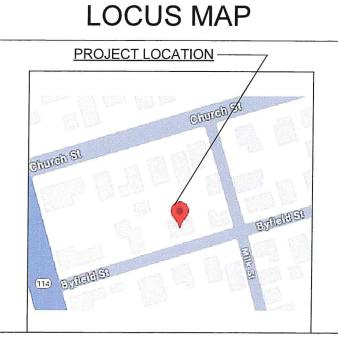
PROJECT DIRECTORY

PROJECT DRAWING LIST

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

PROPERTY OWNER 19 Byfield Street, Bristol, RI

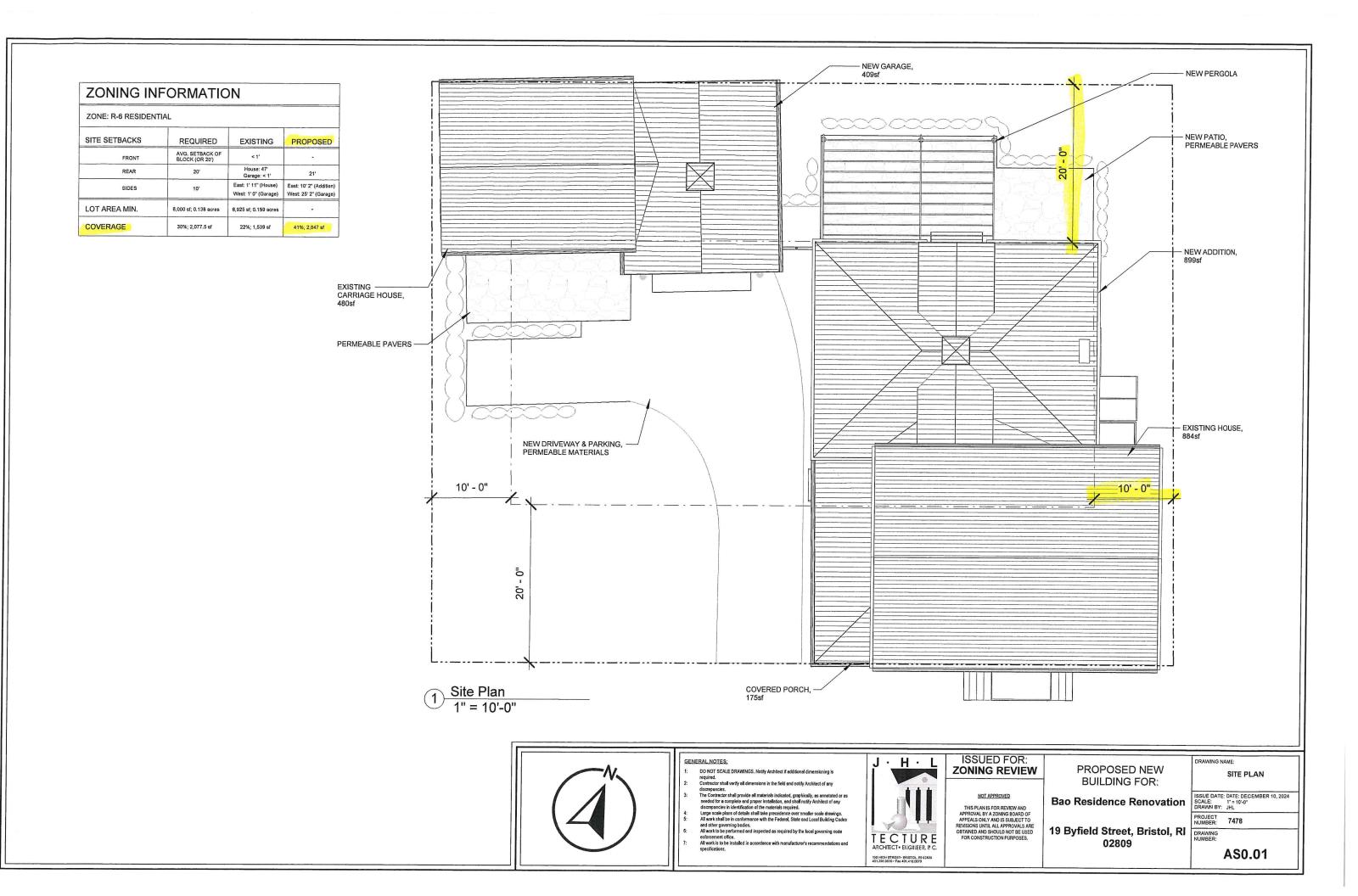
Elena M. Bao 02809

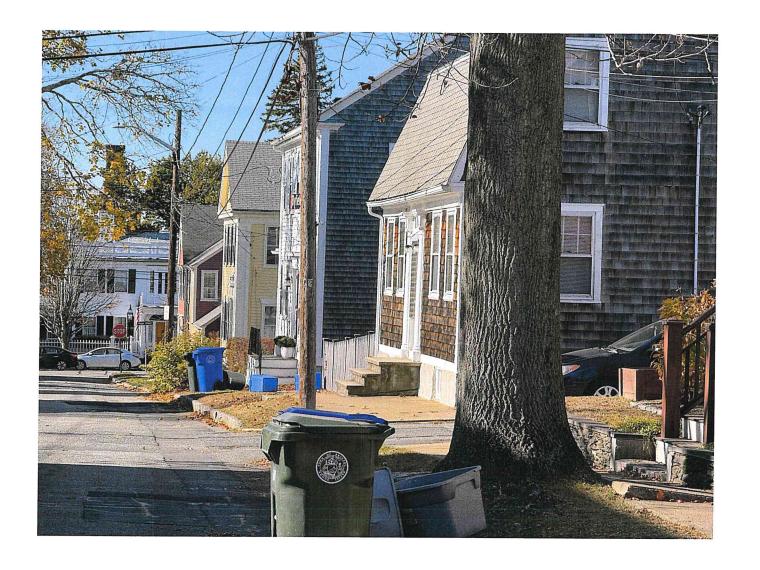


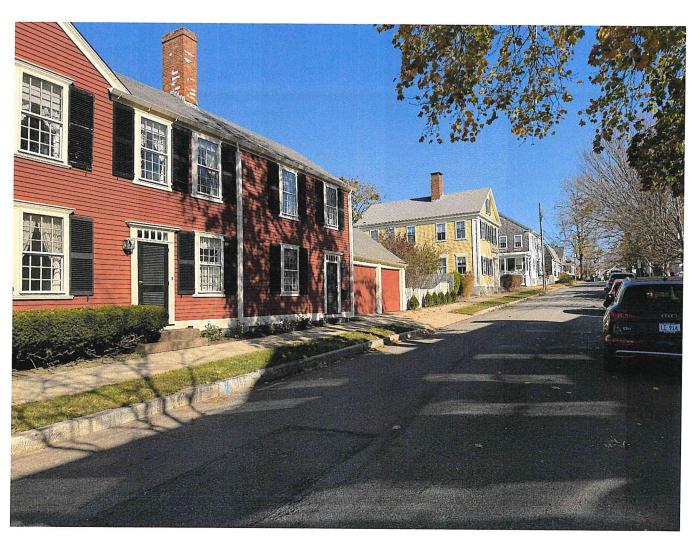
ARCHITECT JHL TECTURE A.E. P.C. HORNALL STUDIO **BRISTOL STUDIO** 97 MAIN STREET 190 HIGH STREET HORNELL, NY 14843 BRISTOL, RI 02809



TS0.01	TITLE SHEET
SITE	
AS0,01	SITE PLAN
ARCI	HITECTURAL
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







- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
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NOT APPROVED

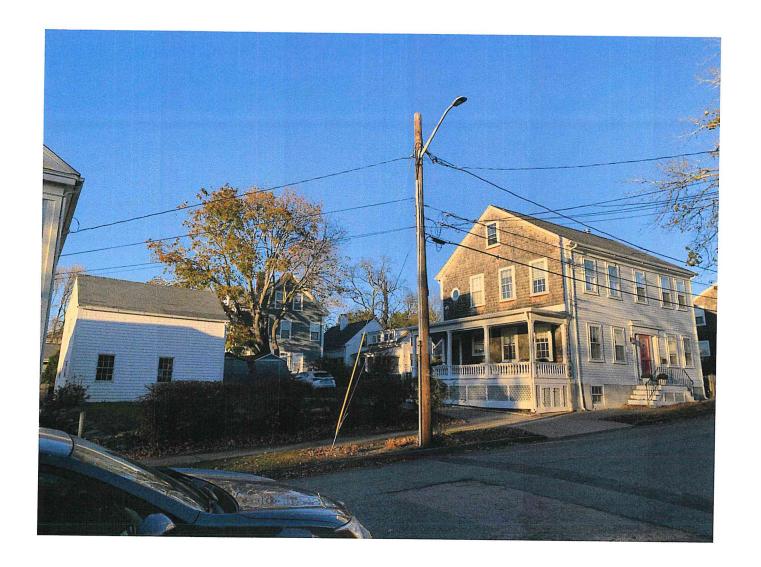
THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED NEW BUILDING FOR:

19 Byfield Street, Bristol, RI DRAWING NUMBER:

SITE PHOTOS

Bao Residence Renovation ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL PROJECT NUMBER: 7478





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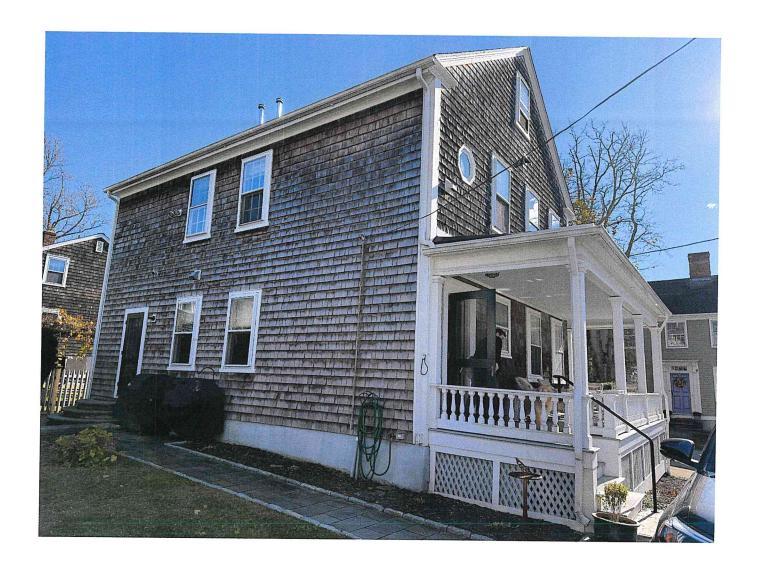
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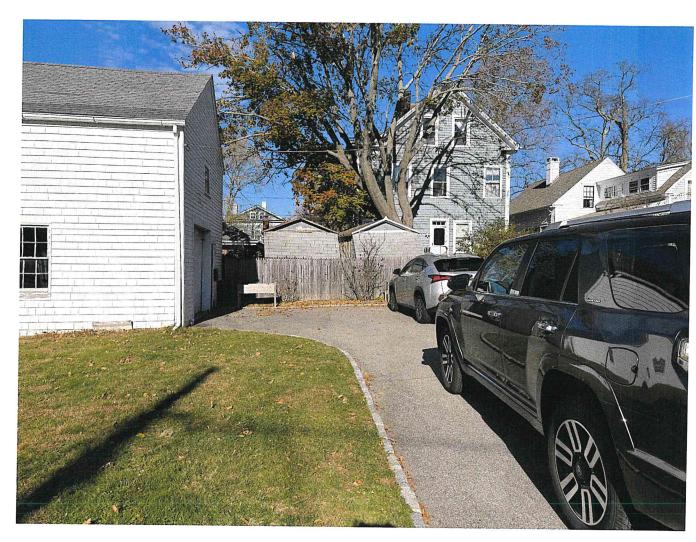
19 Byfield Street, Bristol, RI DRAWING NUMBER:

SITE PHOTOS 2

Bao Residence Renovation Issue DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL

PROJECT 7478





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PROPOSED NEW BUILDING FOR:

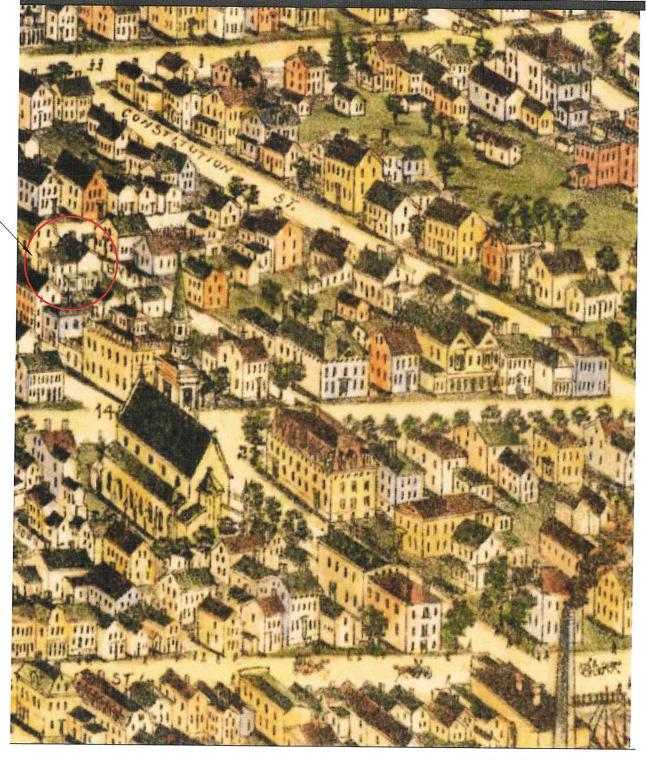
Bao Residence Renovation

19 Byfield Street, Bristol, RI DRAWING NUMBER: 02809

SITE PHOTOS 3

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

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SITE LOCATION: —— 19 BYFIELD STREET

1891 Birds-eye Map

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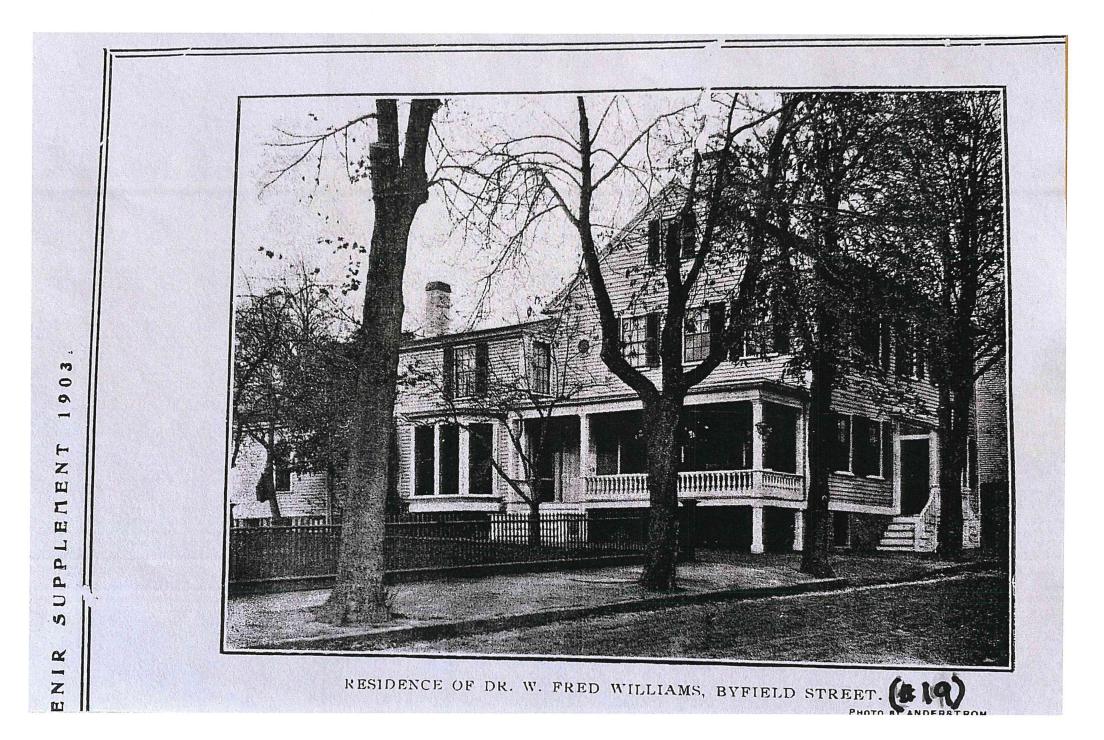
PROPOSED NEW BUILDING FOR:

19 Byfield Street, Bristol, RI DRAWING NUMBER: DRAWING

HISTORIC SITE PHOTO

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1903 Photograph of Historic Addition

GENERAL NOTES:

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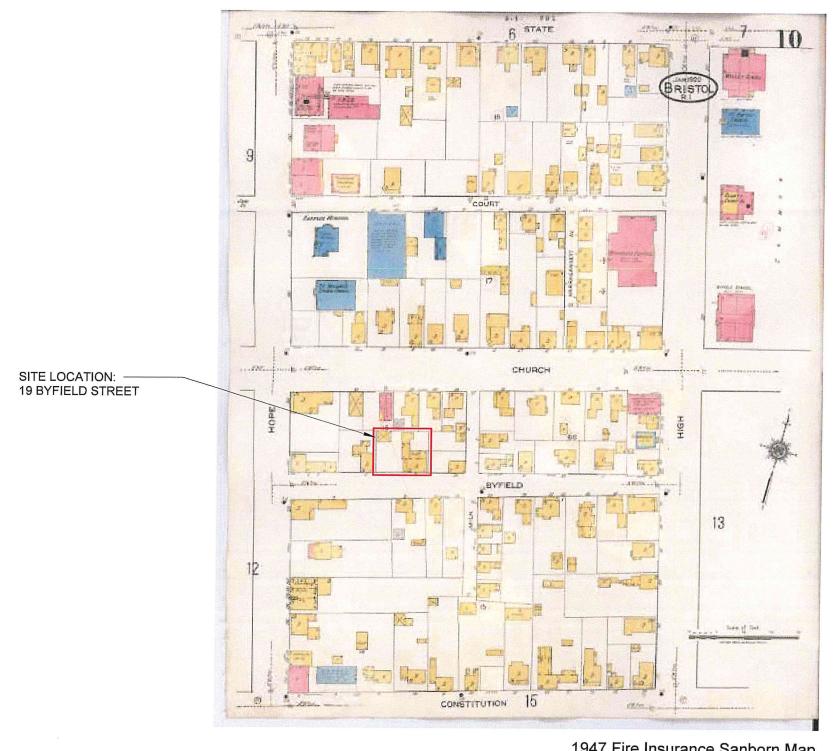
PROPOSED NEW BUILDING FOR:

19 Byfield Street, Bristol, RI DRAWING NUMBER: 02809

HISTORIC ADDITION PHOTO

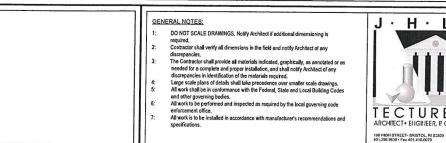
Bao Residence Renovation ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL

PROJECT 7478



1947 Fire Insurance Sanborn Map

Bristol, RI



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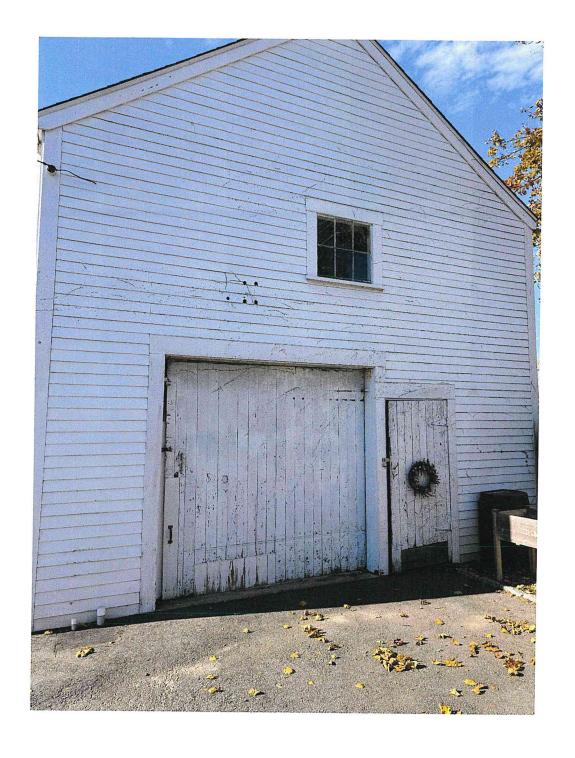
PROPOSED NEW **BUILDING FOR:**

19 Byfield Street, Bristol, RI DRAWING NUMBER: 02809

HISTORIC SANBORN MAP

Bao Residence Renovation





GENERAL NOTES:

- INERAL NOTES:

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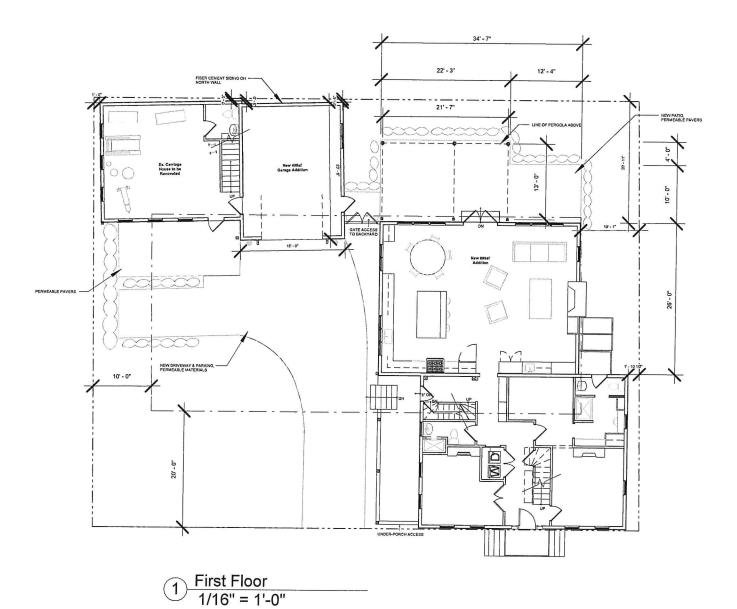
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PROPOSED NEW BUILDING FOR:

19 Byfield Street, Bristol, RI 02809

SITE PHOTOS 4

Bao Residence Renovation ISSUE DATE: DATE:







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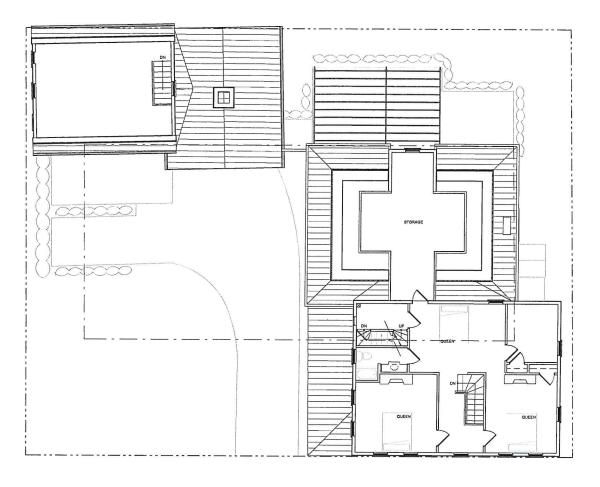
PROPOSED NEW BUILDING FOR:

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

19 Byfield Street, Bristol, RI DRAWING NUMBER:

PROPOSED FIRST FLOOR PLAN

PROJECT 7478



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



GENERAL NOTES:

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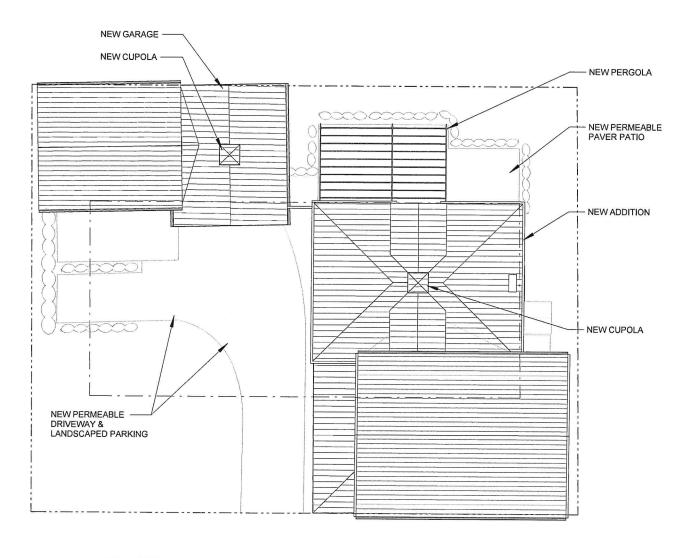
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PROPOSED NEW **BUILDING FOR:**

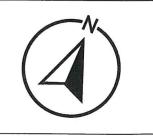
19 Byfield Street, Bristol, RI DRAWING NUMBER: DRAWING NUMBER: 02809

PROPOSED SECOND FLOOR PLAN

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



1 Roof Plan 1/16" = 1'-0"



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PROPOSED NEW BUILDING FOR:

02809

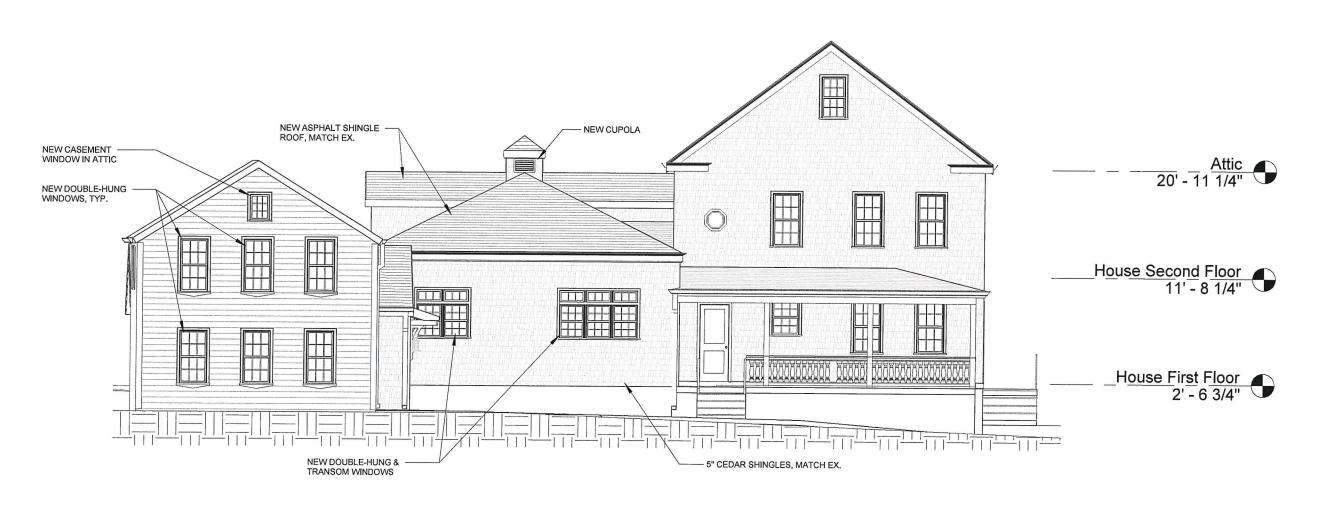
19 Byfield Street, Bristol, RI DRAWING NUMBER:

PROPOSED ROOF PLAN

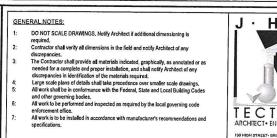
Bao Residence Renovation ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/16"=1-0" DRAWN BY: CDS

PROJECT NUMBER: 7478





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



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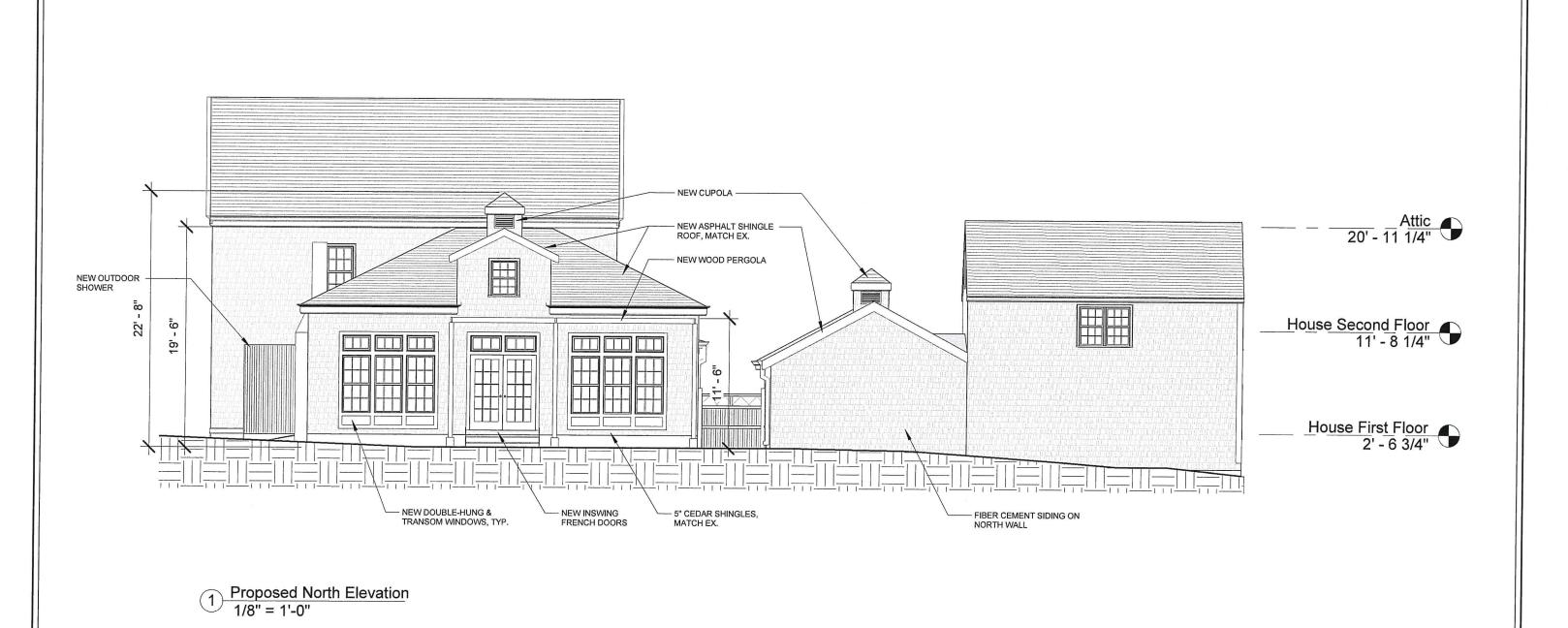
PROPOSED NEW **BUILDING FOR:**

Bao Residence Renovation ISSUE DATE: DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 11-0" DRAWN BY: CDS

19 Byfield Street, Bristol, RI DRAWING NUMBER: 02809

PROPOSED WEST **ELEVATION**

PROJECT 7478



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PROPOSED NEW

BUILDING FOR:

02809

19 Byfield Street, Bristol, RI DRAWING NUMBER:

Bao Residence Renovation ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8° = 1-0° DRAWN BY: JHL

PROPOSED NORTH

A0.06

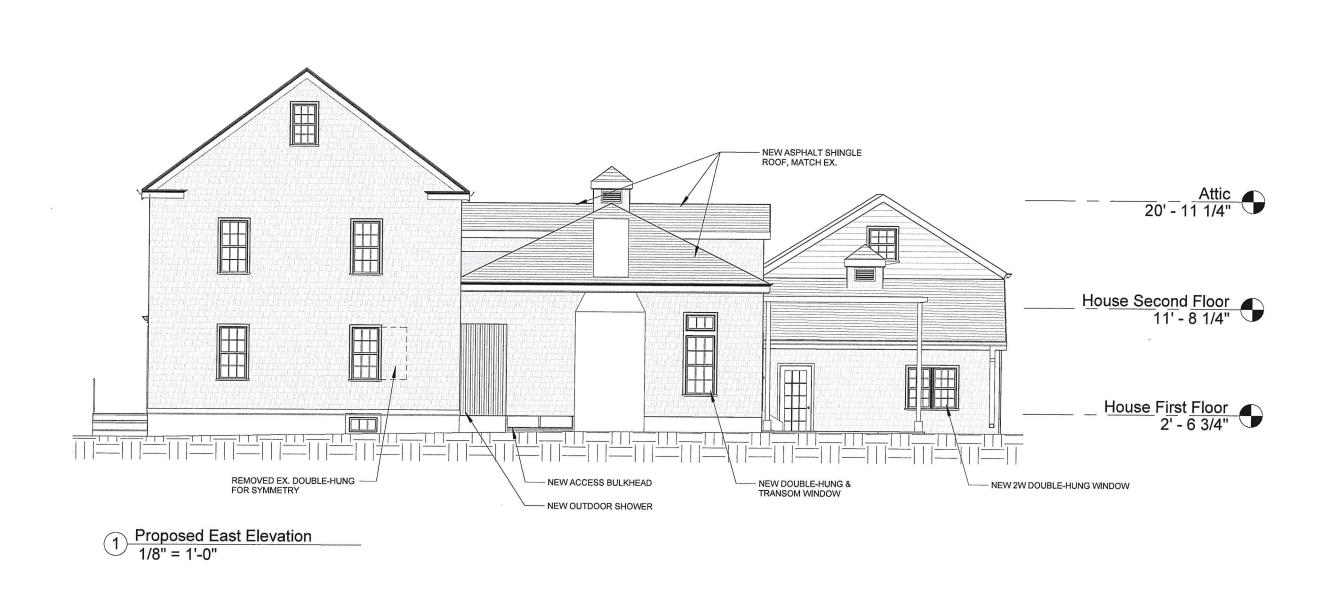
PROJECT NUMBER: 7478

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PROPOSED NEW BUILDING FOR:

19 Byfield Street, Bristol, RI 02809

Bao Residence Renovation ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 18" = 1"-0" DRAWN BY: JHL

PROPOSED EAST ELEVATION

A0.07

PROJECT 7478

 $J \cdot H \cdot L$

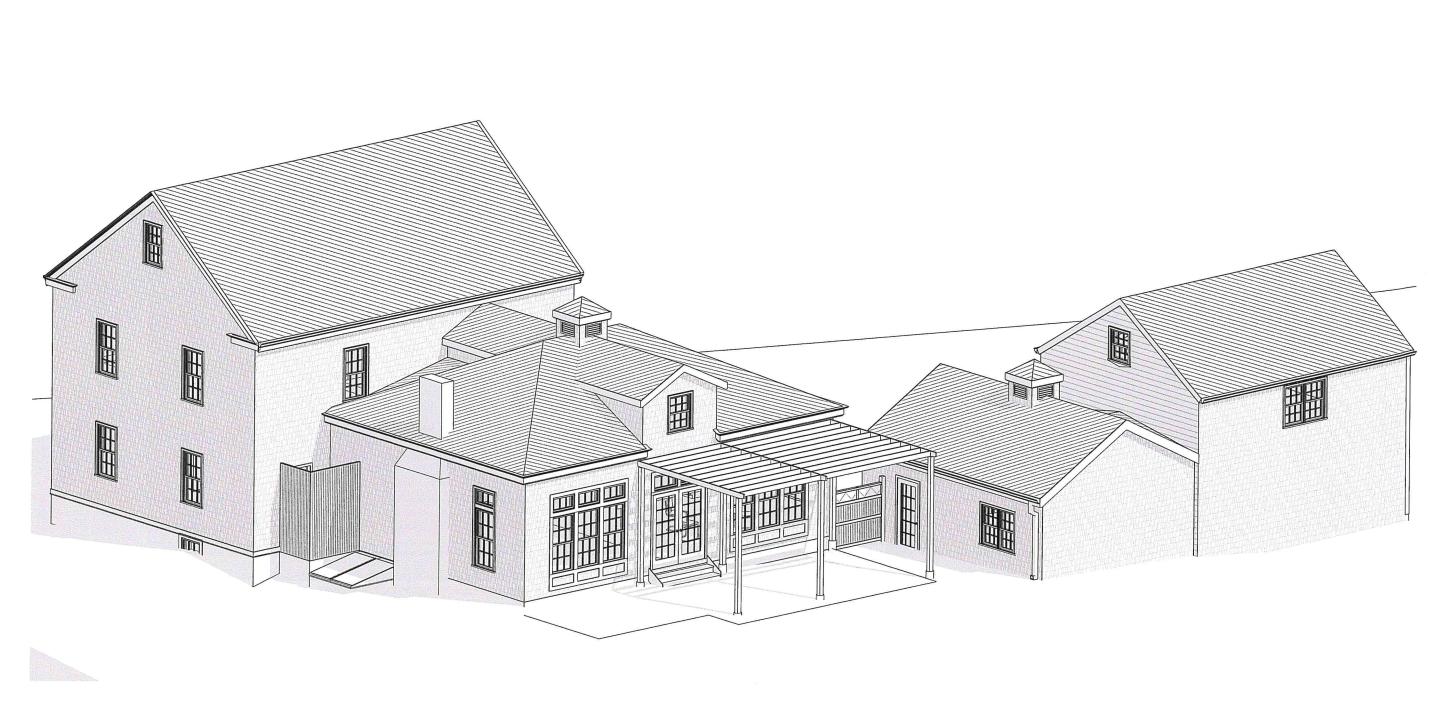
TECTURE ARCHTECT+ ENGINEER, P. C.

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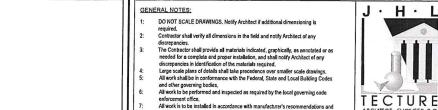


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A1.00



Proposed Northest 3D View



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19 Byfield Street, Bristol, RI 02809

3D VIEW 2 ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: CDS A1.01

OF DATE OF DAT



or misuse or misrepresentation of this map.

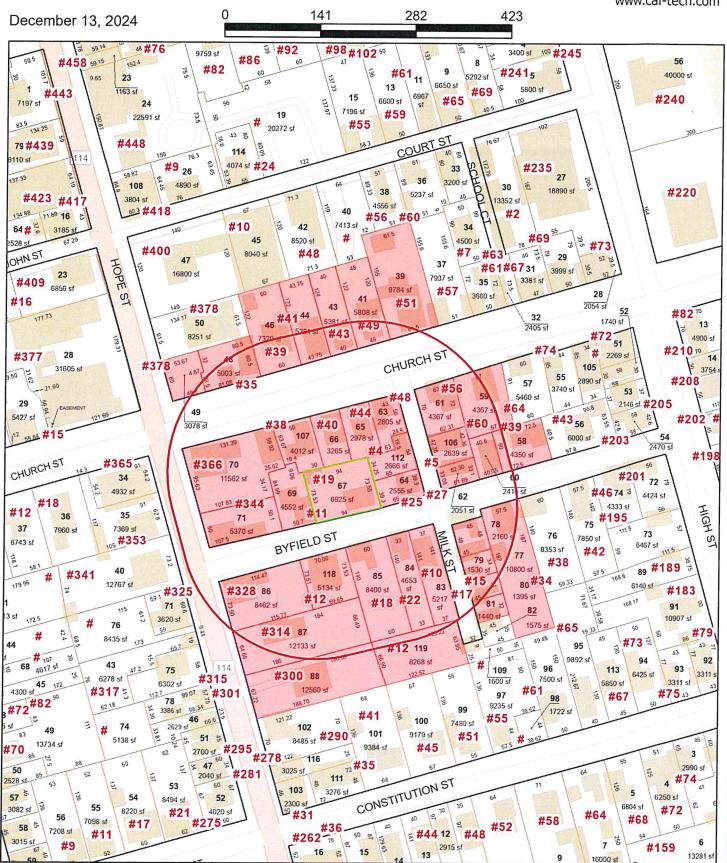
19 Byfield St. - 200' Radius

Bristol, RI

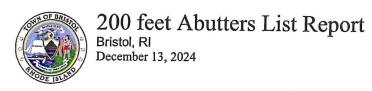


CAI Technologies
Precision Mapping, Geospatial Solutions.

1 inch = 141 Feet www.cai-tech.com



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Subject Property:

Parcel Number: CAMA Number: 14-67

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

Parcel Number:

14-107

CAMA Number: Property Address: 38 CHURCH ST

14-107

Parcel Number:

14-112

CAMA Number:

14-112 Property Address: 4 MILK ST

Parcel Number:

14-118 14-118

CAMA Number:

Property Address: 12 BYFIELD ST

14-119

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

Parcel Number:

Parcel Number:

14-39 CAMA Number: 14-39

Property Address: 51 CHURCH ST

Parcel Number:

14-41 CAMA Number: 14-41

Property Address: 49 CHURCH ST

Parcel Number:

14-43 CAMA Number: 14-43

Property Address: 43 CHURCH ST

Parcel Number:

14-44 CAMA Number: 14-44

Property Address: 41 CHURCH ST

Parcel Number: 14-46

CAMA Number: Property Address: 39 CHURCH ST

12/13/2024

14-46

Mailing Address: PELLEGRINO, MARY ANN

25 BYFIELD ST

BRISTOL, RI 02809

Mailing Address:

CAMPAGNA FAMILY, LP 15 LOW LANE

BRISTOL, RI 02809

Mailing Address: CHRISTINA, DANIEL & JULIE TE

4 MILK ST

BRISTOL, RI 02809

Mailing Address: GARDNER, MATTHEW R (1/3); GARDNER, STEVEN D & ANN

TRUSTEES-GARDNER TRUST (2/3)

12 BYFIELD ST BRISTOL, RI 02809

Mailing Address: FEINSTEIN, CAROL M 22 BYFIELD ST

BRISTOL, RI 02809

Mailing Address:

DAVIDSON, JOSHUA B & KATHERINE N

TE

51 CHURCH ST BRISTOL, RI 02809

Mailing Address: FORTY-NINE CHURCH STREET, LLC

26 PATRICIA ANN DR BRISTOL, RI 02809

Mailing Address:

BONNER, KERRY S & MERRILL, DEBRA A TC

43 CHURCH ST

BRISTOL, RI 02809

Mailing Address:

BERGENHOLTZ, THOMAS A. MARIANNE 366 HOPE ST UNIT 1

BRISTOL, RI 02809

Mailing Address:

SCOTT, DONALD & MARCIA TE

39 CHURCH ST BRISTOL, RI 02809





Parcel Number: CAMA Number: 14-48 14-48

Property Address: 35 CHURCH ST

Parcel Number:

14-49

CAMA Number:

14-49

Property Address: 378 HOPE ST

Parcel Number:

14-58

CAMA Number:

14-58

Property Address: 39 BYFIELD ST

Parcel Number: CAMA Number: 14-59

Property Address: 60 CHURCH ST

14-59

Parcel Number:

14-60

CAMA Number: Property Address:

14-60

33 BYFIELD ST

Parcel Number:

14-61

CAMA Number: Property Address:

14-61 56 CHURCH ST

Parcel Number:

14-62

CAMA Number:

14-62

Property Address: 27 BYFIELD ST

Parcel Number: CAMA Number: 14-63

14-63

Property Address: 48 CHURCH ST

Parcel Number:

14-64

CAMA Number:

14-64

Property Address: 25 BYFIELD ST

Parcel Number:

14-65

CAMA Number:

14-65

Property Address: 44 CHURCH ST

Parcel Number:

14-66

CAMA Number:

14-66

Property Address: 40 CHURCH ST

Parcel Number:

14-67

CAMA Number:

12/13/2024

14-67

Property Address: 19 BYFIELD ST

Mailing Address:

JACOBUS, ROBERT J & CAROLINE W

TE

35 CHURCH ST

BRISTOL, RI 02809

Mailing Address:

ST MICHAELS CHURCH P.O. BOX 414

399 HOPE ST

BRISTOL, RI 02809

Mailing Address:

BLAIR, DEBORAH M & BUTLER, SARA A

JT

39 BYFIELD ST BRISTOL, RI 02809

Mailing Address:

WHEET, KAREN R 60 CHURCH ST

BRISTOL, RI 02809

Mailing Address:

SMITH, DORAN C & SQUILLANTE, DAVID

33 BYFIELD ST BRISTOL, RI 02809

Mailing Address:

REGO, DAVID E. FERNANDA PREGO

IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809

Mailing Address:

KURLAND, MORTON DAVID &

MATHERS-KURLAND, CARRIE R TE

27 BYFIELD ST BRISTOL, RI 02809

Mailing Address:

CHITTICK, WILLIAM F 48 CHURCH STREET

BRISTOL, RI 02809

Mailing Address: PELLEGRINO, MARY B. LIFE EST

PELLEGRINO, MARY ANN

25 BYFIELD ST

BRISTOL, RI 02809

Mailing Address:

ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES

44 CHURCH STREET BRISTOL, RI 02809

BRISTOL, RI 02809

Mailing Address:

JGR, LLC 443 HOPE ST

Mailing Address:

BAO, ELENA M - TRUSTEE ELENA M

BAO REVOCABLE TRUST

19 BYFIELD ST BRISTOL, RI 02809



are not responsible for any use for other purposes or misuse or misrepresentation of this report.



200 feet Abutters List Report

Bristol, RI December 13, 2024

Parcel Number:

14-69

CAMA Number:

14-69

Property Address: 11 BYFIELD ST

14-70

Parcel Number: CAMA Number:

14-70

Property Address: 366 HOPE ST

Parcel Number: CAMA Number: 14-71 14-71

Property Address: 344 HOPE ST

Parcel Number: CAMA Number: 14-77

Property Address: 34 BYFIELD ST

14-77

Parcel Number:

14-78

CAMA Number: Property Address: 11 MILK ST

14-78

Parcel Number:

14-79

CAMA Number: Property Address:

14-79 15 MILK ST

Parcel Number: 14-80 CAMA Number: 14-80

Property Address: 17 MILK ST

Parcel Number: 14-81 14-81

CAMA Number:

Property Address: 21 MILK ST

Parcel Number:

14-83 **CAMA Number:** 14-83

Property Address: 10 MILK ST

Parcel Number: **CAMA Number:** 14-84 14-84

Property Address: 22 BYFIELD ST

Parcel Number:

14-85 14-85

CAMA Number: Property Address: 18 BYFIELD ST

12/13/2024

Parcel Number: 14-86

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

Mailing Address: MONAHAN-BELL LIVING TRUST

11 BYFIELD ST BRISTOL, RI 02809

Mailing Address:

LEONARD PLACE LLC

385 HIGH ST

BRISTOL, RI 02809

Mailing Address:

JOHNSON, JOAN D TRUSTEE 344 HOPE STREET

BRISTOL, RI 02809

Mailing Address:

SIROIS, ROSEMARIE G. 34 BYFIELD ST

BRISTOL, RI 02809

Mailing Address: CARREIRO, MARY M TRUSTEE MARY M CARREIRO FAMILY TRUST

4 OVERLOOK DR BRISTOL, RI 02809

Mailing Address:

ROUNDS, ANDREA L. TRUSTEE OF

15 MILK ST

BRISTOL, RI 02809

Mailing Address:

CANARIO, DOROTHY LE REM-AREL, PATRICIA etal TC

17 MILK ST BRISTOL, RI 02809

Mailing Address: ENOS, RICHARD & PATRICIA TE

> **PO BOX 605** BRISTOL, RI 02809

Mailing Address:

SIMAS, ANTONIO J &ROSA M LE TE DIGIACOMO, MICHELLE &

10 MILK ST

BRISTOL, RI 02809

Mailing Address:

FEINSTEIN, JONATHAN L. CAROL M. TE

22 BYFIELD ST BRISTOL, RI 02809

Mailing Address:

MOREIRA, ELIZABETH H LIFE EST MOREIRA, MARK S. ETAL TC

47 COTTAGE ST BRISTOL, RI 02809

Mailing Address:

REYNOLDS, MARTIN BURTON & REYNOLDS, LINDA MARIE CO-

TRUSTEES 328 HOPE ST BRISTOL, RI 02809





Parcel Number:

14-87

CAMA Number:

14-87

Property Address: 314 HOPE ST

Parcel Number:

14-88

CAMA Number:

14-88

Property Address: 300 HOPE ST

Mailing Address: SAFE WAY REALTY, LLC

C/O STEPHEN COELHO PO BOX 210

BRISTOL, RI 02809

Mailing Address: WIRSA, LLC

250 WAMPANOAG TRAIL, STE 102

EAST PROVIDENCE, RI 02915

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