Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

June 25, 2026
File #: ZBR-26-31

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Alfred P. Holtz
Owner of Record: Alfred P. and Kayla A. Holtz
Location: 43 OLIVER ST , BRISTOL, RI, 02809
Plat: 12 Lot: 41
Zoning District: R-6

Applicant is requesting **Dimensional Variances** to:

construct an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to an existing 22ft. x 24ft. accessory garage structure with an overall size greater than permitted for an accessory structure in the Residential R-6 zoning district.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website 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.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-31

43 Oliver St 12 41

June 11, 2026

Applicant	
Name of Applicant	Paul Lawrence
Who is Submitting this Application	Other
	If other, Describe: Property Manager
Owner's Name (If Different than Applicant)	Alfred Peyton Holtz

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	43 Oliver St	12	41

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Landing platform and staircase for external access to storage above garage
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	174 feet
Width in Feet	8 feet
Length in Feet	13 feet
Height Above Grade	10.6 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	7.8 feet
Height in Feet	-0.4 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Section 28-111, Table B. Dimensional Table. Requesting dimensional variances for overall size of an accessory structure and for right side yard setback.

Describe the extent of the proposed alterations and the reasons for the requesting relief
Install steps/landing sizeable enough to allow use of the space for tenant storage, but not in such a manner as to impede the use of the existing garage door. the proposed plan provides for the least relief required (smallest practical solution) to gain permanent access to the 2nd story. the landing/stairs will match the property and similar exterior steps in the area (bay St) and so will not alter the characteristics of the area.

Existing Lot Specifications	
Current Use of Premises	Multi Family
	If other, explain:
Number of Units	5
Lot Area	6,351
Lot Frontage	38.6
Lot Depth	161.8

Existing Buildings & Structures		
Structure: Accessory	Square Footage: 581	Building/Structure Detail if Other: 1st floor garage, 2nd floor storage loft

43 Oliver St, Bristol, RI

Map/Lot: 12-41

1 inch = 26 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 23, 2026

0 26 52 78

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

RE: Grounds for requested variance

Background: I purchased the property at 43 Oliver Street on 5 March 2020. The previous owner constructed a two story garage; the second story intended to provide resident storage. However, **there is currently no permanent access to the second story space from interior or exterior**. There is a south-facing door that provides temporary access from the exterior of the space by means of a ladder (see photo below). These are unique characteristics of the subject property.

Hardship: I am unable to access space on the second story of the garage except by temporary means of a ladder. Required use of ladder significantly limits the size/weight of what can be stored in what would otherwise be substantial storage space. Additionally, the inability to consistently access the space presents difficulty for proper maintenance of the structure. Consistent access will provide a means of ensuring that roof or other structural damage/degradation can be spotted in a timely manner and remedied for the safety of the residents and neighbors.

Requested Solution: Install steps/landing sizable enough to allow use of the space for tenant storage, but not in such a manner as to impede the use of of the existing garage door(s). The proposed plan provides for the least relief required (smallest practical solution) to gain permanent access to the second story. The deck/stairs will match the property and similar exterior steps in the area (Bay Street) and so will not alter the characteristic of the neighborhood.

Current (No Access to only door except by ladder)

Current Ladder Access

Requested base on unique characteristics

Only Demensional Variance Req. but impedes garage access

Town of Bristol, Rhode Island
Zoning Board of Review

Document Number 00005479
BOOK 2036 PAGE 313

DECISION FOR VARIANCE **FILE # 2020-18**

RE: Application of: **Alfred P. Holtz and Kayla Ann Holtz**

For property located at **43 Oliver Street,** in Bristol, Rhode Island (**Tax Assessor's Plat 12, Lot 41**) in the following zoning district: **Residential R-6**.

This matter was heard before the Board at a public hearing on **May 4, 2020** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Construct an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to an existing 22ft. x 24ft. accessory garage structure with an overall size greater than permitted and with less than the required right side yard for an accessory structure in a residential zoning district.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. This property is a narrow through lot located between Oliver Street and Bay Street. A previous owner constructed a garage on the Bay Street side of the property that does not have access to the second floor storage area except with a ladder. The applicant has provided testimony that he requires use of the additional storage space and has given several reasons for why the garage itself needs to remain intact so that access can be provided to the rear of the multi-family residence on the property. The proposed stairway and access deck to the second floor will avoid the need to an internal stairway which would impede use of the first floor garage.

2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The existing garage structure was not constructed by the applicant. The applicant is simply working to utilize the structure for additional storage and given the way that the lot and this structure is configured it appears quite reasonable and desirable to add an external stairway and deck to provide safe convenient access for storage.

3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. The existing garage is compliant, as it meets the requirements for size and height for an accessory structure in a residential zone. However, it was constructed without a stairway to access the second floor. The addition of the proposed deck and external stairway would not change the use of this structure as an accessory garage, and it would not be out of character with this residential neighborhood.

4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The Board discussed and considered numerous alternatives to provide access to the second floor of the garage, but the proposed deck and external stairway appear to be the most appropriate and would require the least relief.

5. The hardship that would be suffered by the owner if the dimensional variances were not granted would amount to more than a mere inconvenience because the existing ladder access is not an appropriate or safe solution for storage on the second story of a building.

Therefore the Board voted **5** to **0** to **approve** the application as proposed permitting construction of an 8ft. x 13ft. second-story deck addition and a 4ft. x 17.5ft. exterior stairway addition to the existing accessory garage within three (3) feet of the easterly side property line; subject to the following **conditions**: (1) that there be no plumbing permits issued for the second floor of the garage; and (2) that there be no heat or air-conditioning source to service the second floor of the garage.

Voting to **Approve**: Asciola; Simoes; Brum; Burke; and Kern

Voting to **Deny**: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

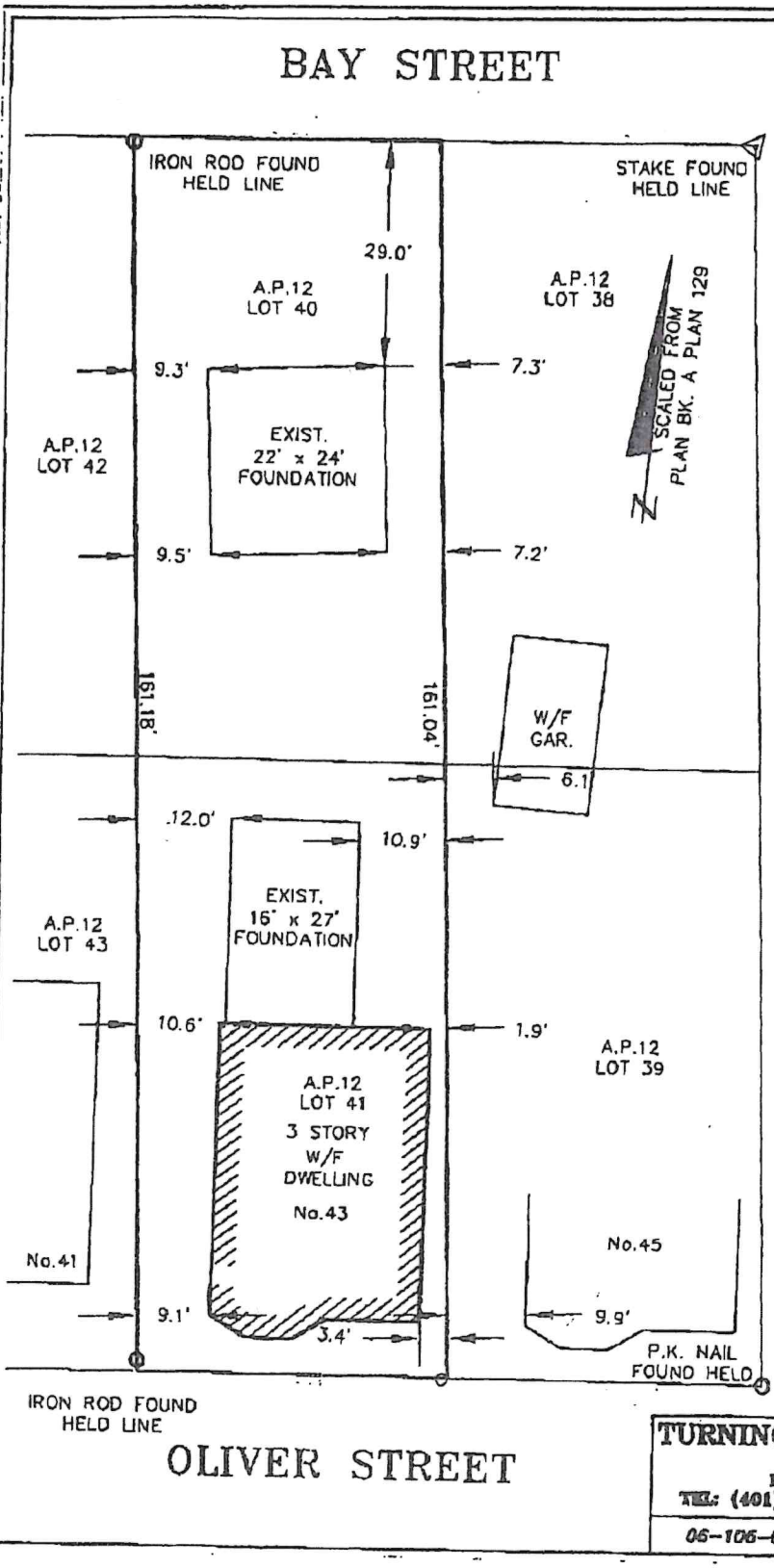
Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 2nd day of June, 2020.

Recorded Jun 02,2020 at 03:46P.
Louis P. Cirillo Town Clerk

Diane M. Williamson

Diane M. Williamson, Director of Community Development



CERTIFICATION

PROPERTY LINES AS SHOWN ON THIS PLAN CONFORM TO TO A CLASS 1 STANDARD

THIS SURVEY AND PLAN CONFORM TO A CLASS 3 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

DATA ACCUMULATION IS THE RESULT OF A FIELD SURVEY.

David G. Greenhalgh 2/9/06

PROFESSIONAL LAND SURVEYOR DATE

DAVID G. GREENHALGH

STATE OF RHODE ISLAND

No. 1886

PROFESSIONAL LAND SURVEYOR

SCALE 1" = 20'

0 5 10 20 40

SITE PLAN TO SHOW STRUCTURES 43 OLIVER STREET BRISTOL, R.I.

PREPARED FOR: JEFFERY M. SOUSA
#43 OLIVER STREET
BRISTOL, R.I.

A.P.12 LOTS 40 & 41	FEBRUARY 9, 2006
	SCALE: 1" = 20'

TURNING POINT SURVEY CO., INC.
LAND SURVEYING
BARRINGTON, RHODE ISLAND
TEL: (401) 247-7550 MOBILE: (401) 338-7225

06-106-02.DWG	SHEET 1 OF 1

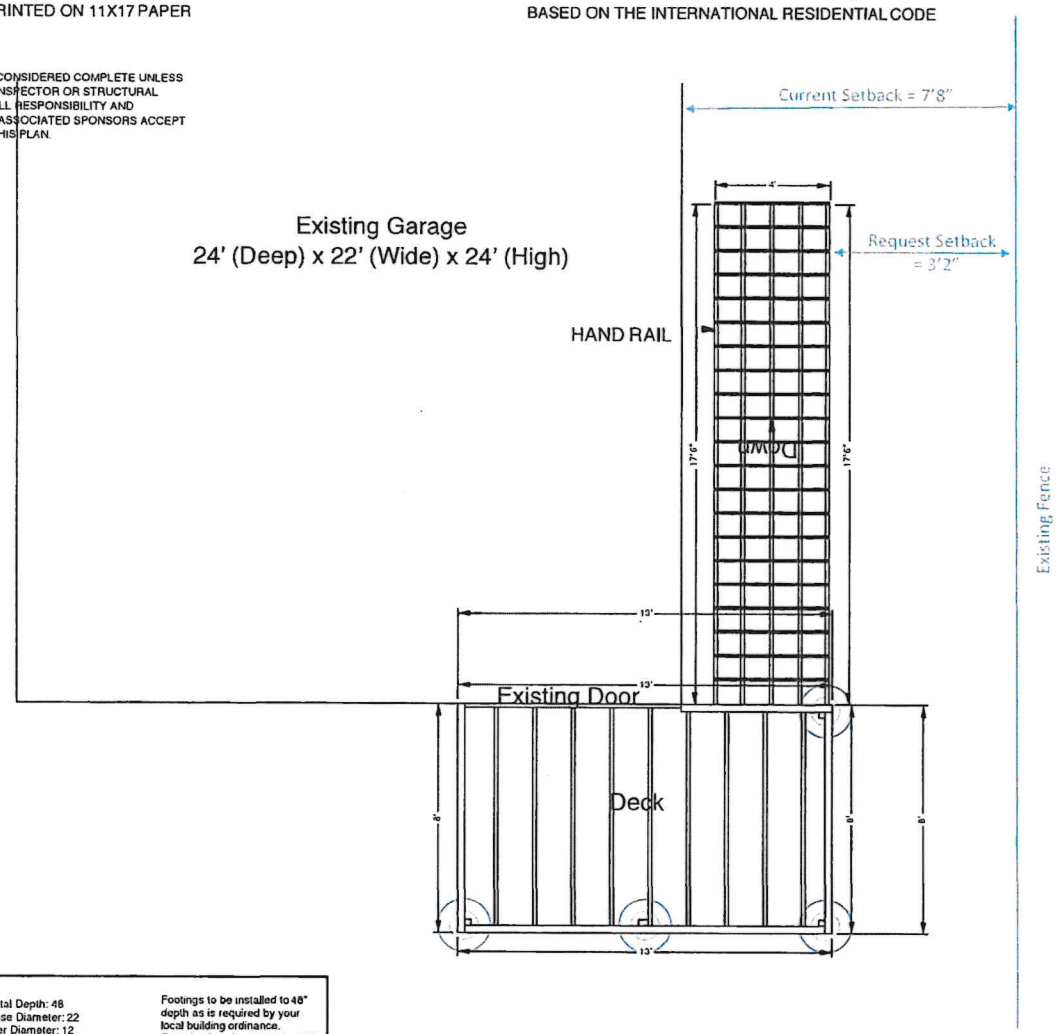
Dead End <- Bay Street -> High Street

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.



Total Depth: 48
Base Diameter: 22
Pier Diameter: 12

Footings to be installed to 48" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

Hope St <- Oliver Street -> High Street

2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
Beams to be 2-2x10 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.

decks.com

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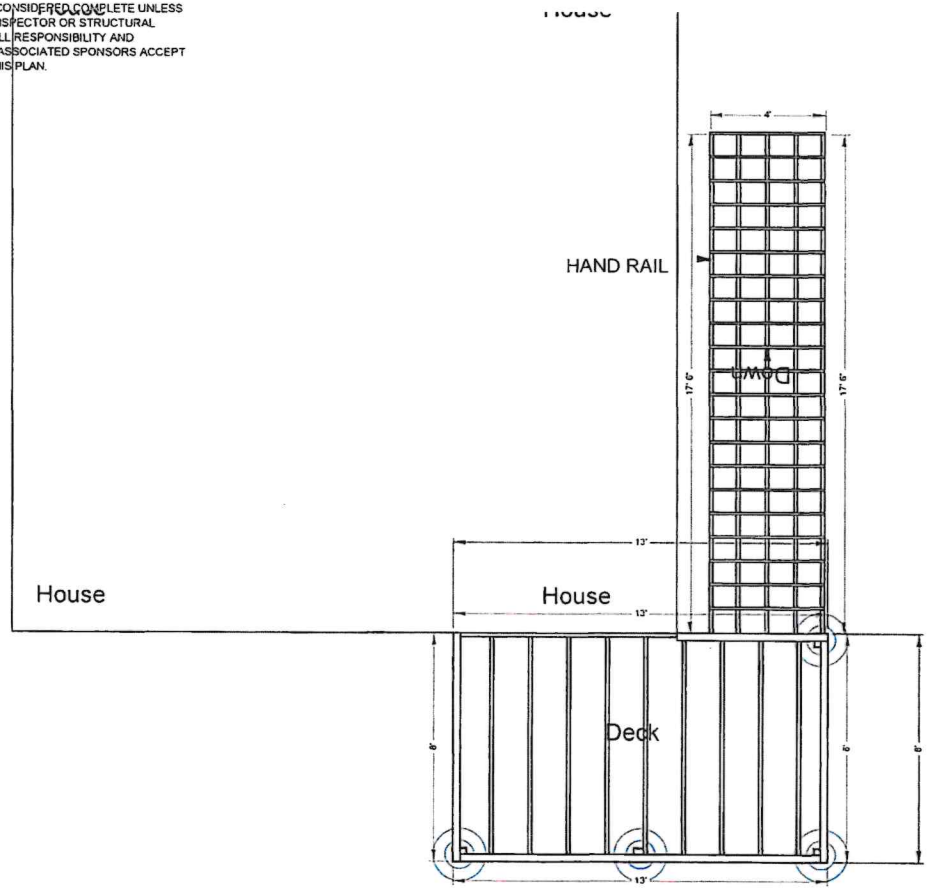

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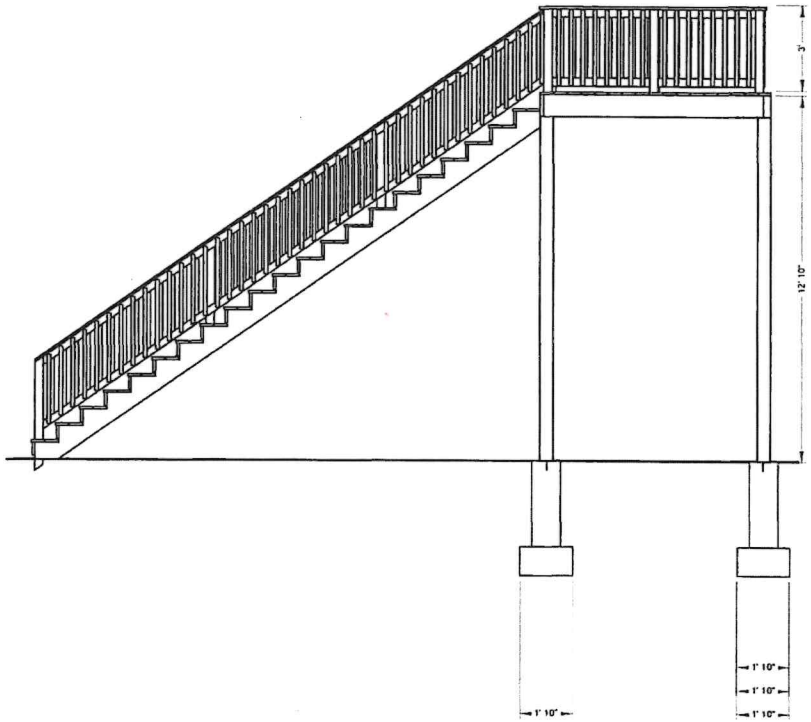

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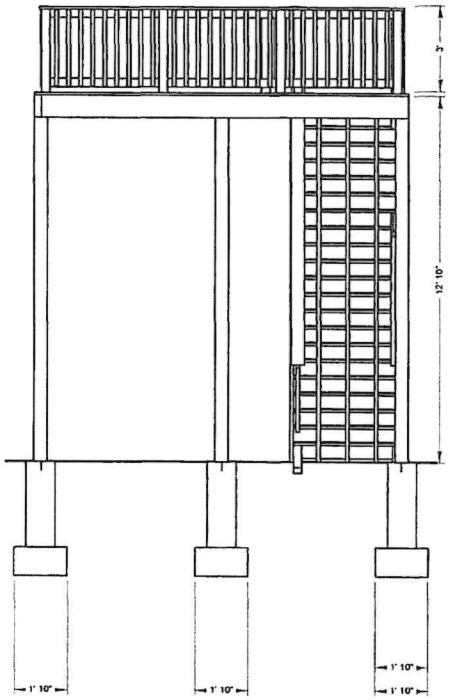

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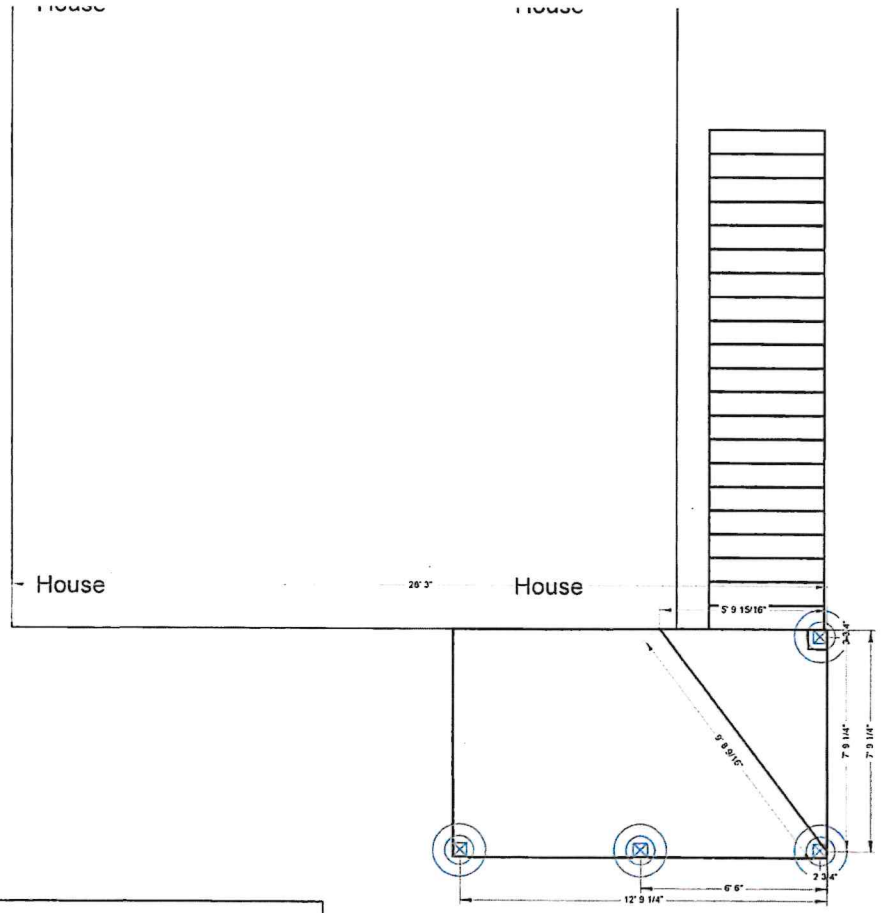
BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR STRINGERS TO THE STAIR GUARD RAIL POSTS POSTS SHALL BEAR ON FOOTINGS



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DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.

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CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Bristol — 43 OLIVER ST

Plat/Lot 012-0041-000 | **Account: 682** | LUC 02 | Zone R-6 | **Assessment** $978,000

Owner

▶ Owner Account #: 50-0070-12

		% Owned
Owner 1	HOLTZ, ALFRED PEYTON TYREE & KAYLA ANN	
Owner 2	CO-TRUSTEES, HOLTZ TRUST	
Owner 3		
Address	43 OLIVER ST, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HOLTZ, ALFRED P &	11/29/2021	0	2146-111		Q
SOUSA, JEFFREY M. TRUSTEE	03/05/2020	695,000	2024-216		T
SOUSA, JEFFERY M.	10/05/2011	0	1614-280	A	Q
DUPONT, ANGELINA C. (SURV)	06/05/2003	0	1008-231		W
DUPONT, GEORGE M.	01/01/1981	0	UNK-		

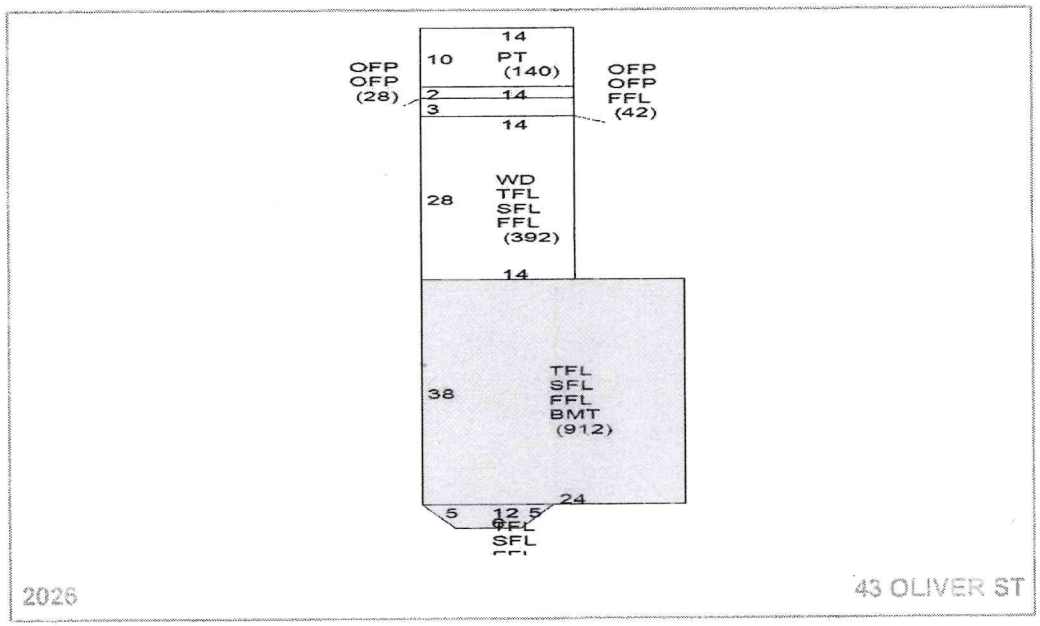
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	677,000	38,200	0.15	262,800	0	978,000
TOTAL	677,000	38,200	0.15	262,800	0	978,000

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 172.12 | VAL per SQ Unit/Parcel > 172.12

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	02	677,000	38,200	0	262,800	0	978,000	978,000
2024	02	405,700	38,200	0	219,000	0	662,900	662,900
2023	02	405,700	38,200	0	219,000	0	662,900	662,900
2022	02	405,700	38,200	0	219,000	0	662,900	662,900
2021	02	271,100	21,300	0	210,500	0	502,900	502,900
2020	02	271,100	19,200	0	210,500	0	500,800	500,800



Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	02	NR 2-5 Fam	0.13774	AC	P	1.00	1,842,000	1,864,382	I							256,800			1.00	0
2	02	NR 2-5 Fam	0.00808	AC	EX	0.20	1,842,000	742,574	I							6,000			1.00	0
3																				
4																				

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranteed.

Bristol — 43 OLIVER ST

Card 1 of 1

CATALIS — ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 012-0041-000 — Account: 682 — LUC 02 — Zone R-6 — Assessment $978,000

Building Information

	Description		Description
BLDG Type	3 Family	Story Height	3 Story
RES Units	3	COM Units	0
Foundation	Brick/Stone	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Flat	Roof Type 2	%
Roof Cover 1	Other	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Ceramic Til % 15
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Gas	Heat Type	Forced Warm Air
# Heat Sys	3	% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	Plaster
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	4	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures	1	Typical
Kitchens	3	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues		

Grade

Grade	Q4		Q4
Year Built	1916	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	GD	GD - Good	27.0
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			27.0

Bas $/SQ	214.00
Size Adj	0.92
Constr Adj	1.01
Adj $/SQ	198.16
Othr Featrs	84,717
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	927,418
Depreciation	250,403
Depr Total	677,015

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,382	1,382	198.17	273,858
SFL	2nd FLOOR	1,340	1,340	198.16	265,535
TFL	3rd FLOOR	1,340	1,340	198.16	265,535
BMT	BASEMENT	948	0	29.72	28,175
OFP	OPEN PORCH	140	0	23.65	3,300
PT	PATIO	140	0	3.32	465
WD	WOOD DECK	392	0	14.88	5,833
Total		5,682	4,062		842,701

Visit History

Date	Result	By
1/10/2025	REVIEW	MP
1/17/2022	Data Verifica	
8/6/2021	REVIEW	
4/30/2021	MEASURED	
11/20/2018	LISTED	
9/28/2018	REVIEW	
9/21/2018	MEASURED	
1/16/2008	LISTED	
1/16/2008	CALL BACK	MP

Notes

RENOVATIONS COMPLETE C/O 02/02/09 - LOT 0040 DROPPED INTO THIS LOT 5/11 EAS BK 1601 PG 314 || 04/30/2021 Remove wood deck from out buildings section (wood deck is attached to the dwelling), 3-residential units and 0-commercial units, add 100% central air conditioning, correct sketch per field inspection and measurements.

Remodeling History

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

Condo Data

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

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	05/19/2020	B50366		BLDG	2,000	100	Closed	Adding deck and stairs to existing garage to access second story.
2	08/20/2018	F47167		FNC	500	100	Closed	add 50 feet chain link fence along the east side of the 3 family
3								
4								
5								
6								
7								
8								
9								

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	13	7	U
2				
3				
4				
Totals	1	13	7	

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	33	Gar + 1s	1	Y	1	22	24	528	4	GD	1916	38,200
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	YES
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranteed.

43 Oliver Street - 200' Radius

Town of Bristol, RI

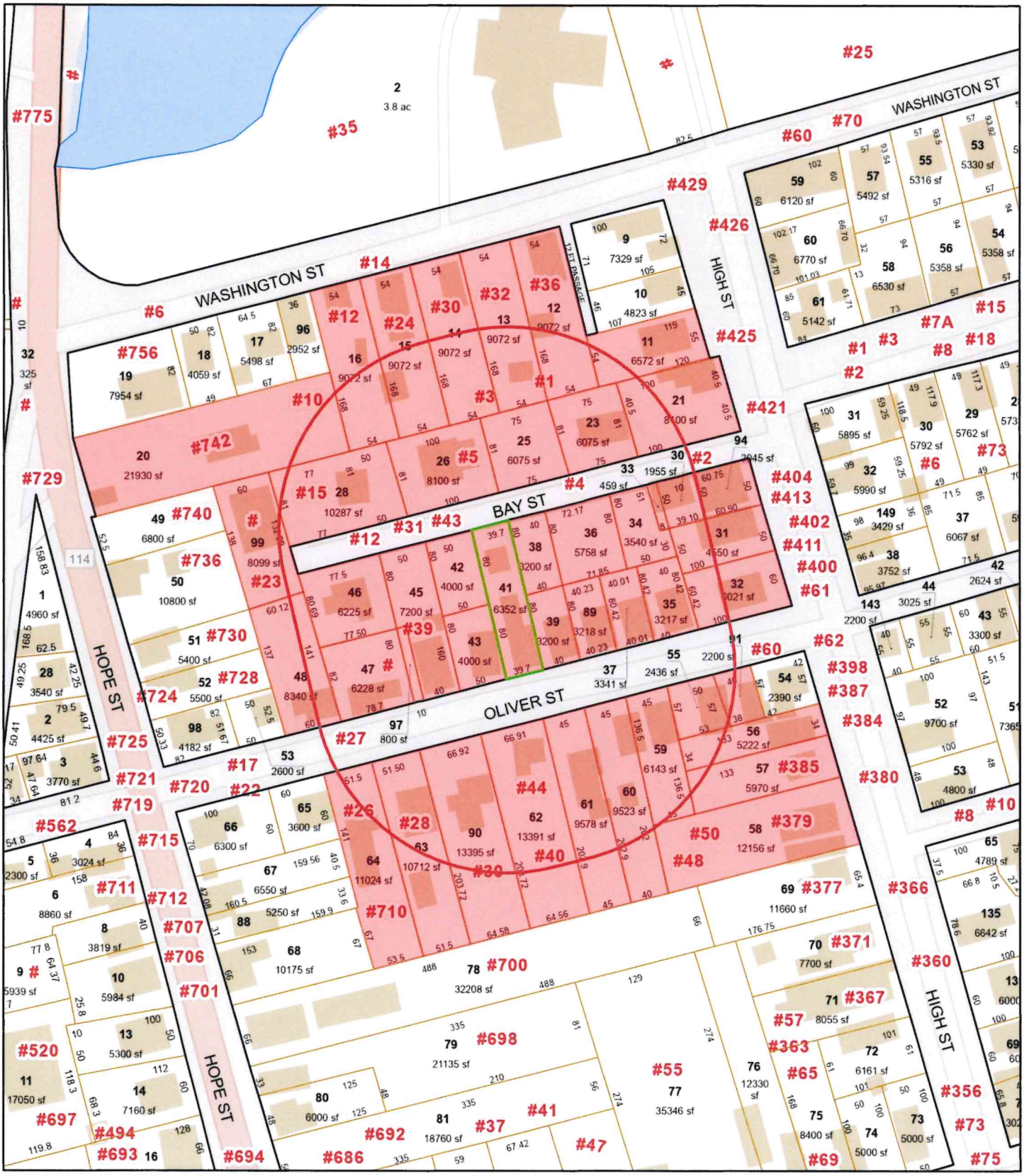
1 inch = 141 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 16, 2026

0 141 282 423



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

200 feet Abutters List Report

Bristol, RI
June 16, 2026

Subject Property:

Parcel Number:	12-41	Mailing Address:	HOLTZ, ALFRED PEYTON TYREE & KAYLA ANN CO-TRUSTEES, HOLTZ TRUST 43 OLIVER ST BRISTOL, RI 02809
CAMA Number:	12-41		
Property Address:	43 OLIVER ST		

Abutters:

Parcel Number:	12-11	Mailing Address:	DA SILVA, JOSE F. & MARY LE BOGDAN, SUSAN M. 425 HIGH ST BRISTOL, RI 02809
CAMA Number:	12-11		
Property Address:	425 HIGH ST		
Parcel Number:	12-12	Mailing Address:	TINKLER, HELENE & KIERAN 16 BULL ST NEWPORT, RI 02840
CAMA Number:	12-12		
Property Address:	36 WASHINGTON ST		
Parcel Number:	12-13	Mailing Address:	LEARY, DANIEL M. & GONZALEZ, LIZETH C. TE 32 WASHINGTON ST BRISTOL, RI 02809
CAMA Number:	12-13		
Property Address:	32 WASHINGTON ST		
Parcel Number:	12-14	Mailing Address:	MARIA TEOTONIO LE TEOTONIO,JOSEPH E. & MARIE C.MARABELLO & 30 WASHINGTON ST BRISTOL, RI 02809
CAMA Number:	12-14		
Property Address:	30 WASHINGTON ST		
Parcel Number:	12-15	Mailing Address:	ALMEIDA-OLIVEIRA, SUSAN M 24 WASHNGTON ST. BRISTOL, RI 02809
CAMA Number:	12-15		
Property Address:	24 WASHINGTON ST		
Parcel Number:	12-16	Mailing Address:	MACHADO, WALTER J. HEADY, KATHRYN JT 14 WASHINGTON ST BRISTOL, RI 02809
CAMA Number:	12-16		
Property Address:	14 WASHINGTON ST		
Parcel Number:	12-20	Mailing Address:	SILVA, LORENE L. 661 METACOM AVE UNIT 17 BRISTOL, RI 02809
CAMA Number:	12-20		
Property Address:	742 HOPE ST		
Parcel Number:	12-21	Mailing Address:	AG ENTERPRISES, INC. 50 RICHMOND ST BRISTOL, RI 02809
CAMA Number:	12-21		
Property Address:	421 HIGH ST		
Parcel Number:	12-23	Mailing Address:	CASSISI, JASON C. & LORI A. TE 1 BAY ST BRISTOL, RI 02809
CAMA Number:	12-23		
Property Address:	1 BAY ST		

200 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number:	12-25	Mailing Address:	KOMOROSKI, BATTAGLIA DEBORAH & GARY H TE 5 BAY ST BRISTOL, RI 02809
CAMA Number:	12-25		
Property Address:	3 BAY ST		
Parcel Number:	12-26	Mailing Address:	KOMOROSKI, BATTAGLIA DEBORAH & GARY H TE 5 BAY ST BRISTOL, RI 02809
CAMA Number:	12-26		
Property Address:	5 BAY ST		
Parcel Number:	12-28	Mailing Address:	LAWRENCE, PAUL J. & LAWRENCE, RAE-ANN TRUSTEES 15 BAY ST BRISTOL, RI 02809
CAMA Number:	12-28		
Property Address:	15 BAY ST		
Parcel Number:	12-30	Mailing Address:	MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
CAMA Number:	12-30		
Property Address:	2 BAY ST		
Parcel Number:	12-31	Mailing Address:	PELOSI LISA A TRUSTEE 20 RIVER RUN ST EAST GREENWICH, RI 02818
CAMA Number:	12-31		
Property Address:	411 HIGH ST		
Parcel Number:	12-32	Mailing Address:	CHAN, CHUN QIN 11 ASHBURTON ROAD EAST PROVIDENCE, RI 02914
CAMA Number:	12-32		
Property Address:	61 OLIVER ST		
Parcel Number:	12-33	Mailing Address:	MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
CAMA Number:	12-33		
Property Address:	BAY ST		
Parcel Number:	12-34	Mailing Address:	MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
CAMA Number:	12-34		
Property Address:	BAY ST		
Parcel Number:	12-35	Mailing Address:	CONTE, ANDREW JR. WC 51 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-35		
Property Address:	51 OLIVER ST		
Parcel Number:	12-36	Mailing Address:	ORRELL, LAURA 49 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-36		
Property Address:	4 BAY ST		
Parcel Number:	12-37	Mailing Address:	ORRELL, LAURA & SEBILIAN, CHRISTOPHER J JT 49 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-37		
Property Address:	49 OLIVER ST		
Parcel Number:	12-38	Mailing Address:	ALL PEOPLE RE INVESTMENT, LLC 1830 NW 80TH CT CLIVE, IA 50325
CAMA Number:	12-38		
Property Address:	OLIVER ST		

200 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number:	12-39	Mailing Address:	ALL PEOPLE RE INVESTMENT, LLC 22 Harding St Apt 1 Pawtucket, RI 02861
CAMA Number:	12-39		
Property Address:	45 OLIVER ST		
Parcel Number:	12-41	Mailing Address:	HOLTZ, ALFRED PEYTON TYREE & KAYLA ANN CO-TRUSTEES, HOLTZ TRUST 43 OLIVER ST BRISTOL, RI 02809
CAMA Number:	12-41		
Property Address:	43 OLIVER ST		
Parcel Number:	12-42	Mailing Address:	CAMARA, JOANNE C & THOMAS A. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
CAMA Number:	12-42		
Property Address:	BAY ST		
Parcel Number:	12-43	Mailing Address:	CAMARA, JOANNE C. THOMAS A. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
CAMA Number:	12-43		
Property Address:	39 OLIVER ST		
Parcel Number:	12-45	Mailing Address:	MARKS, PAULA J. 31 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-45		
Property Address:	31 OLIVER ST		
Parcel Number:	12-46	Mailing Address:	DANIEL, CLIFTON III 2 HORIZON ROAD #1208 FORT LEE, NJ 07024
CAMA Number:	12-46		
Property Address:	12 BAY ST		
Parcel Number:	12-47	Mailing Address:	MCCOMBE, SPENCER C 7 THURSTON AVE NEWPORT, RI 02840
CAMA Number:	12-47		
Property Address:	27 OLIVER ST		
Parcel Number:	12-48	Mailing Address:	HOLMES, WILLIAM E & CATHERINE A TE 23 OLIVER ST. BRISTOL, RI 02809
CAMA Number:	12-48		
Property Address:	23 OLIVER ST		
Parcel Number:	12-55	Mailing Address:	COSTA, CECILIA M. LE COSTA, STEVE S AND FORTIN, EDUINA MARIA TC 58 OLIVER ST Bristol, RI 02809
CAMA Number:	12-55		
Property Address:	58 OLIVER ST		
Parcel Number:	12-56	Mailing Address:	TEIXEIRA, JOSEPH T JR TRUSTEE JOSEPH T TEIXEIRA JR LIV TRUST 387 HIGH ST BRISTOL, RI 02809
CAMA Number:	12-56		
Property Address:	387 HIGH ST		
Parcel Number:	12-57	Mailing Address:	BERGENHOLTZ, THOMAS M.& MARIANNE TE 112 SOUTH MAYHEW TURNPIKE HEBRON, NH 03241
CAMA Number:	12-57		
Property Address:	385 HIGH ST		
Parcel Number:	12-58	Mailing Address:	MASCENA, STEPHEN R & MICHELLE, CO-TRUSTEES MASCENA FAMILY TRUST 379 HIGH ST BRISTOL, RI 02809
CAMA Number:	12-58		
Property Address:	379 HIGH ST		

200 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number:	12-59	Mailing Address:	PIETTE, RICHARD J. TRUSTEE 50 OLIVER ST BRISTOL, RI 02809
CAMA Number:	12-59		
Property Address:	50 OLIVER ST		
Parcel Number:	12-60	Mailing Address:	FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809
CAMA Number:	12-60		
Property Address:	48 OLIVER ST		
Parcel Number:	12-61	Mailing Address:	NEWCITY, LISA L 12 CHURCH ST BARRINGTON, RI 02806
CAMA Number:	12-61		
Property Address:	44 OLIVER ST		
Parcel Number:	12-62	Mailing Address:	BOOTH, JANE MARIE NATHANIEL TE 40 OLIVER ST BRISTOL, RI 02809
CAMA Number:	12-62		
Property Address:	40 OLIVER ST		
Parcel Number:	12-63	Mailing Address:	COSTA, JAMES A. ET UX SUSAN M. COSTA TE 28 OLIVER ST. BRISTOL, RI 02809
CAMA Number:	12-63		
Property Address:	28 OLIVER ST		
Parcel Number:	12-64	Mailing Address:	AMARAL, BRIAN & AMANDA TE 26 OLIVER ST BRISTOL, RI 02809
CAMA Number:	12-64		
Property Address:	26 OLIVER ST		
Parcel Number:	12-89	Mailing Address:	LAPRE, LORI E 19 ANNAWAMSCUTT DR BRISTOL, RI 02809
CAMA Number:	12-89		
Property Address:	47 OLIVER ST		
Parcel Number:	12-90	Mailing Address:	CARPENTER, NOAMI S. 30 OLIVER ST BRISTOL, RI 02809
CAMA Number:	12-90		
Property Address:	30 OLIVER ST		
Parcel Number:	12-91	Mailing Address:	BRETL, VALERIE H & SILVEIRA, TONY A JT 601/2 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-91		
Property Address:	60 OLIVER ST		
Parcel Number:	12-94	Mailing Address:	NPT EAST BAY LLC 17 MEMORIAL BLVD NEWPORT, RI 02840
CAMA Number:	12-94		
Property Address:	413 HIGH ST		
Parcel Number:	12-97	Mailing Address:	TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
CAMA Number:	12-97		
Property Address:	OLIVER ST		

AG ENTERPRISES, INC.
50 RICHMOND ST
BRISTOL, RI 02809

ALL PEOPLE RE INVESTMENT,
1830 NW 80TH CT
CLIVE, IA 50325

ALL PEOPLE RE INVESTMENT,
22 Harding St Apt 1
Pawtucket, RI 02861

ALMEIDA-OLIVEIRA, SUSAN M
24 WASHNGTON ST.
BRISTOL, RI 02809

AMARAL, BRIAN & AMANDA TE
26 OLIVER ST
BRISTOL, RI 02809

BERGENHOLTZ, THOMAS M.& M
112 SOUTH MAYHEW TURNPIKE
HEBRON, NH 03241

BOOTH, JANE MARIE
NATHANIEL TE
40 OLIVER ST
BRISTOL, RI 02809

BRETL, VALERIE H & SILVEI
601/2 OLIVER STREET
BRISTOL, RI 02809

CAMARA, JOANNE C &
THOMAS A. TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

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THOMAS A. TRUSTEES
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BRISTOL, RI 02809

CARPENTER, NOAMI S.
30 OLIVER ST
BRISTOL, RI 02809

CASSISI, JASON C. & LORI
1 BAY ST
BRISTOL, RI 02809

CHAN, CHUN QIN
11 ASHBURTON ROAD
EAST PROVIDENCE, RI 02914

CONTE, ANDREW JR. WC
51 OLIVER STREET
BRISTOL, RI 02809

COSTA, CECILIA M. LE
COSTA, STEVE S AND FORTIN
58 OLIVER ST
Bristol, RI 02809

COSTA, JAMES A. ET UX
SUSAN M. COSTA TE
28 OLIVER ST.
BRISTOL, RI 02809

DA SILVA, JOSE F. & MARY
BOGDAN, SUSAN M.
425 HIGH ST
BRISTOL, RI 02809

DANIEL, CLIFTON III
2 HORIZON ROAD #1208
FORT LEE, NJ 07024

FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

HOLMES, WILLIAM E & CATHE
23 OLIVER ST.
BRISTOL, RI 02809

HOLTZ, ALFRED PEYTON TYRE
CO-TRUSTEES, HOLTZ TRUST
43 OLIVER ST
BRISTOL, RI 02809

KOMOROSKI, BATTAGLIA DEBO
5 BAY ST
BRISTOL, RI 02809

LAPRE, LORI E
19 ANNAWAMSCUTT DR
BRISTOL, RI 02809

LAWRENCE, PAUL J. & LAWRE
15 BAY ST
BRISTOL, RI 02809

LEARY, DANIEL M. &
GONZALEZ, LIZETH C. TE
32 WASHINGTON ST
BRISTOL, RI 02809

MACHADO, DONNA L.
DONALD & LORNA RIPPERGER
2 BAY STREET
BRISTOL, RI 02809

MACHADO, WALTER J.
HEADY, KATHRYN JT
14 WASHINGTON ST
BRISTOL, RI 02809

MARIA TEOTONIO LE
TEOTONIO,JOSEPH E. & MARI
30 WASHINGTON ST
BRISTOL, RI 02809

MARKS, PAULA J.
31 OLIVER STREET
BRISTOL, RI 02809

MASCENA, STEPHEN R & MICH
MASCENA FAMILY TRUST
379 HIGH ST
BRISTOL, RI 02809

MCCOMBE, SPENCER C
7 THURSTON AVE
NEWPORT, RI 02840

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

NEWCITY, LISA L
12 CHURCH ST
BARRINGTON, RI 02806

NPT EAST BAY LLC
17 MEMORIAL BLVD
NEWPORT, RI 02840

ORRELL, LAURA
49 OLIVER STREET
BRISTOL, RI 02809

ORRELL, LAURA & SEBILIAN,
49 OLIVER STREET
BRISTOL, RI 02809

PELOSI LISA A TRUSTEE
20 RIVER RUN ST
EAST GREENWICH, RI 02818

PIETTE, RICHARD J. TRUSTE
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BRISTOL, RI 02809

SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

TEIXEIRA, JOSEPH T JR TRU
JOSEPH T TEIXEIRA JR LIV
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BRISTOL, RI 02809

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