



**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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, January 2, 2025.



## Town of Bristol, Rhode Island Zoning Board of Review

### STAFF REPORT FOR:

FILE NO. 2025-03

APPLICANT: Elena M. Bao

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.

### COMPREHENSIVE PLAN REVIEW:

As this application is for dimensional variances, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

### FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct several additions to the existing dwelling and carriage house structures on this property located on the northerly side of Byfield Street. The dwelling on this property consists of a two and one-half story house that is located at the front property line. The applicant proposes to add an 899 square foot single-story addition to the rear of the dwelling along with an attached 13' x 21' 7" pergola structure. As proposed, this house addition would extent to the 20 foot rear property line setback, and the proposed pergola would extend to within approximately 7 feet of the rear property line. The zoning ordinance requires a 20 foot rear yard for principal structures in the R-6 zoning district. The proposed house addition would also extend to within approximately 8 feet of the easterly right side property line. The zoning ordinance requires a 10 foot side yard for principal structures in the R-6 zoning district.

In addition to proposed alterations to the existing dwelling, the applicant is also requesting dimensional variances to construct a 409 square foot single-story garage addition to an existing two-story carriage house accessory structure. The existing carriage house structure is located at the northwesterly corner of the property at the northerly rear property line. The proposed garage addition would extend off the easterly side of the carriage house and it would be inset approximately 6 inches from the rear property line. The proposed 18' x 23' 6" garage addition would be added to the existing approximate 20' x 24' carriage house to create an accessory structure that would measure approximately 42 feet in length and 20 to 23 feet in width. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' and with a minimum 6 foot side and rear property line setback in the R-6 zoning district.

The proposed additions to the dwelling and accessory structure would also increase the property's lot coverage by structures to approximately 41 percent. The zoning ordinance permits a maximum lot coverage by structures of 30 percent for residential uses in the R-6 zoning district.

This property is located within the Bristol Historic District Overlay Zone and any alterations to the exterior of structures on this property require review and approval of the Bristol Historic District Commission (HDC). The applicant has not formally presented this proposal for approval by the HDC, but they did appear before the commission for a conceptual plan review. The applicant has submitted minutes from the December 5, 2024 HDC meeting at which this proposal was discussed. It appears that HDC members were generally agreeable to the proposal, but no formal vote was taken and no approval has been granted. The zoning board typically requires that applicant's receive HDC approval for projects in the historic district before zoning relief is granted. The Board may wish to continue this application until formal HDC approval is received, or the Board may wish to condition any zoning relief on HDC approval for the project as currently presented. It is also noted that the minutes from the HDC meeting reference the future use of the carriage house as an accessory dwelling unit (ADU). There is no mention of this use in the zoning board application, and no residential use of the carriage house is depicted on plans submitted with this application. Future conversion of the carriage house accessory structure may be permitted by right with proper building permits if the unit conforms to dimensional requirements found in state law.

 12/27/2024  
Edward M. Tanner, Zoning Officer



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@jhltechure.com	
PROPERTY OWNER:	Name: Elena M. Bao		
	Address: 19 Byfield St, <del>2000</del>		
	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'~~ x 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, <u>lot coverage</u> , lot area, parking, sign dimensions, etc.):		
Required: <u>35%, 2,424 sf</u>		Proposed: <u>41%, 2,847</u>

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

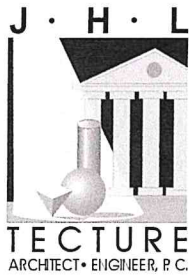
Property Owner's Signature: Elena M. Bao Date: 12/12/2024

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,

A handwritten signature in black ink that reads "John Lusk". The signature is written in a cursive, flowing style.

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 Shngle    **Bsmnt Garage:** 0      **Roof Cover:** Asphalt Shingle    **# of Units:** 1  
**# of Rooms:** 7      **# of Bedrooms:** 3      **Full Bath:** 2      **1/2 Baths:** 0

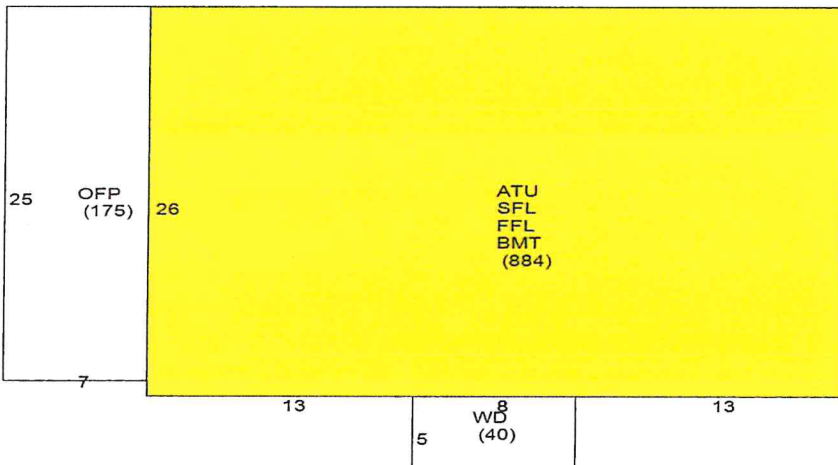
**Yard Item(s)**

Description	Quantity	Size	Year	Condition	Quality	Value
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](http://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.

**Bristol**

**19 BYFIELD ST**

**PlayLot 014-0067-000**

**Account: 864**

**LUC 01**

**Zone R-6**

**Assessment**

**Card 1 of 1**  
**\$582,800**



**Owner** ▶ Owner Account #: 50-0073-92

Owner	% Owned
Owner 1 BAO, ELENA M - TRUSTEE	
Owner 2 ELENA M BAO REVOCABLE TRUST	
Owner 3	

Address 19 BYFIELD ST, BRISTOL, RI 02809

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BAO, ELENA M	03/29/2022	0	2165-297		Q
RACE ROCK, LLC	01/28/2021	672,500	2087-36		W
ENRIGHT CHARLES T & MERIS R TE	04/12/2019	0	1978-103		D
MONAHAN-BELL LIVING TRUST	12/12/2014	325,000	1782-258		T
BELL, BARBARA A.	03/27/2006	0	1284-76		Q

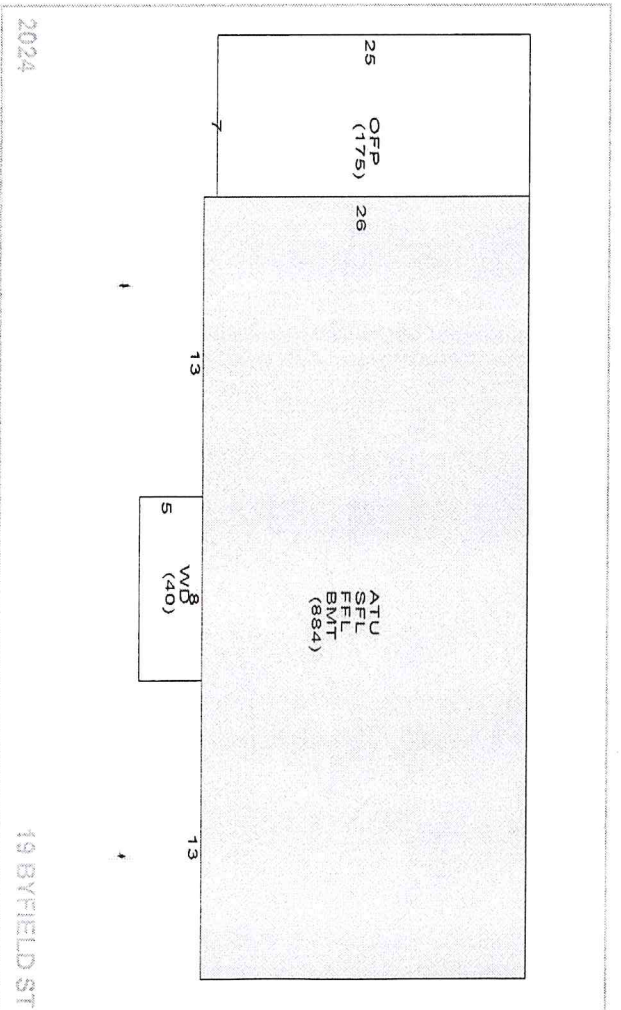
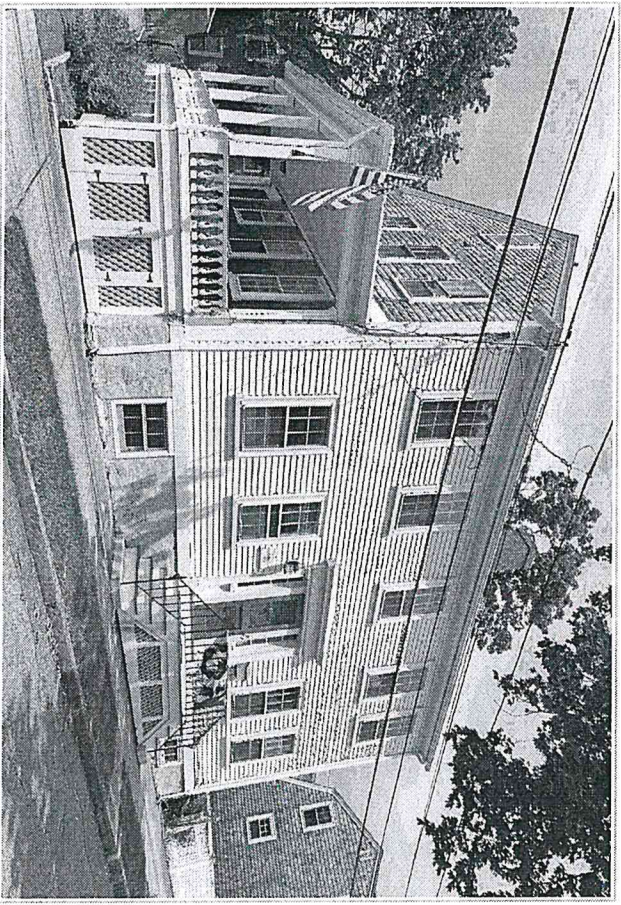
**Assessment**

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	351,300	4,500	0.16	227,000	0	582,800
<b>TOTAL</b>	<b>351,300</b>	<b>4,500</b>	<b>0.16</b>	<b>227,000</b>	<b>0</b>	<b>582,800</b>

Source > Mkt Adj Cost VAL per SQ Unit/Parcel > 180.96 VAL per SQ Unit/Parcel > 180.96

**Previous Assessments**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	351,300	4,500	0	227,000	0	582,800	582,800
2023	01	351,300	4,500	0	227,000	0	582,800	582,800
2022	01	351,300	4,500	0	227,000	0	582,800	582,800
2021	01	246,300	4,500	0	216,200	0	469,000	469,000
2020	02	253,600	4,500	0	216,200	0	476,300	476,300
2019	02	253,600	4,500	0	216,200	0	476,300	476,300



**Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,553,652	1							214,000		1.00		0
01 Single Fam	0.02124	AC	EX	0.20	1,535,000	612,053	1							13,000		1.00		0

Bristol

19 BYFIELD ST

Card 1 of 1



ASHMUNG GOVERNMENT - EMPLOYED CITIZENS

Plat/Lot 014-0067-000

Account: 864

LUC 01

Zone R-6

Assessment

\$582,800

Building Information

Description	Description
BLDG Type Restored	Story Height 2 Story Attic Unfin
RES Units 1	COM Units 0
Foundation Stone	BMT Floor Concrete
Frame 1 Wood	Frame 2
EXT Wall 1 Wood Shngl	EXT Wall 2 Clapboard
Roof Type 1 Gable	Roof Type 2
Roof Cover 1 Asphalt Shtr	Roof Cover 2
INT Wall 1 Plaster	INT Wall 2
Floors 1 Hardwood	Floors 2
BMT Garages	Color NATURAL
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel Gas	Heat Type Radiant Hot Water
# Heat Sys	% Heated 100
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceil HGH	Ceiling Type
Parking Type	% Sprinkled
EXT View	Quantity
	Quality

Grade

Grade	Q4+	Q4+
Year Built 1830	EFF Year	Alt % 0.00
Alt LUC		

Depreciation

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

Other Factors

Flood Hazard	LEVEL
Topography Street PAVED	
Bas \$/SQ	195.00
Size Adj	1.03
Const Adj	0.99
Adj \$/SQ	198.08
Othr Feats	46,500
Grade Fac	1.09
Neigh Infr	1.00
Land Factor	1.00
Adj Total	472,219
Depreciation	127,499
Depr Total	344,720

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Under Val
FLL	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

Notes

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

Visit History

Date	Result	By
8/16/2021	REVIEW	
7/14/2021	INFORMATIC	
12/4/2018	LISTED	
10/5/2018	REVIEW	
9/27/2018	MEASURED	
1/26/2015	SALES VERI	
11/23/2007	MEASURE	
11/23/2007	LISTED	

Remodeling History

Additions	Plumbing	Electric	Heating	General	2014
Interior					
Exterior					
Kitchen					
Baths					

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
02/13/2018	B45287		BLDG	1,950	0	Closed	Replace side door, jambs and all....
01/10/2017	B26603		BLDG	0		Closed	RESHINGLE ROOF MAIN ROOF ONLY IN KIND APPROVED BY BHDC
01/10/2017	17-17-B	07/05/2017	BLDG	3,900		Closed	STRIP & REPLACE FRONT MAIN ROOF ONLY IN KIND MATERIAL / ASPHALT
06/01/2015	0111-15-M	08/10/2015	MECH	3,000		Closed	INSTALL GAS BOILER VENT AND INSTALL 2 GAS FP VENTS
06/01/2015	M16169		MECH	0		Closed	INSTALL GAS BOILER VENT AND TWO (2) GAS FIREPLACE VENTS
05/06/2015	M13837		MECH	0		Closed	INSTALL GAS STEAM BOILER AND GAS PIPING FOR GAS FIRE PLACE
05/06/2015	89-15-M	08/10/2015	MECH	6,000		Closed	INSTALL GAS BOILER AND GAS PIPING FOR GAS FIP
03/25/2015	61-15-B	08/10/2015	BLDG	3,000		Closed	STRIP AND RESIDE EAST ELEVATION W W C SHINGLES
03/25/2015	B24540		BLDG	0		Closed	APPROVED BY BHDRESIDE EAST ELEVATION WITH W. C. SHINGLES

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	4	Barn loft	1	1	1		480	2	4	GD	2015	6,600
2	99	Gas Fireplac	1	1	1			2	4	GD	2015	4,500

Other Info.

AFDU	Priority	Year
1830	PriorityA	2015
6,600	PriorityB	2015
4,500	PriorityC	2015
	PriorityD	2015
	PriorityE	2015
	PriorityF	2015
	PriorityG	2015
	PriorityH	2015
	PriorityI	2015
	PriorityJ	2015
	PriorityK	2015
	PriorityL	2015
	PriorityM	2015
	PriorityN	2015
	PriorityO	2015
	PriorityP	2015
	PriorityQ	2015
	PriorityR	2015
	PriorityS	2015
	PriorityT	2015
	PriorityU	2015
	PriorityV	2015
	PriorityW	2015
	PriorityX	2015
	PriorityY	2015
	PriorityZ	2015

Room Counts by Floor

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

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 DEC 13 AM 11:18

PROPOSED WORK FOR:

# Bao Residence Renovation

## JHL TECTURE # 7478

### Elena M. Bao

### 19 Byfield Street, Bristol, RI 02809

### ZONING REVIEW



## PROJECT DIRECTORY

### TENANT

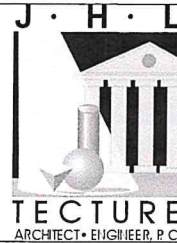
Elena M. Bao  
19 Byfield Street, Bristol, RI  
02809

### 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

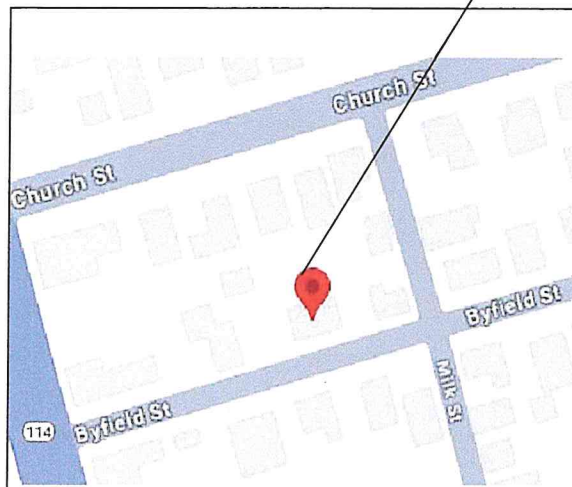


## PROJECT DRAWING LIST

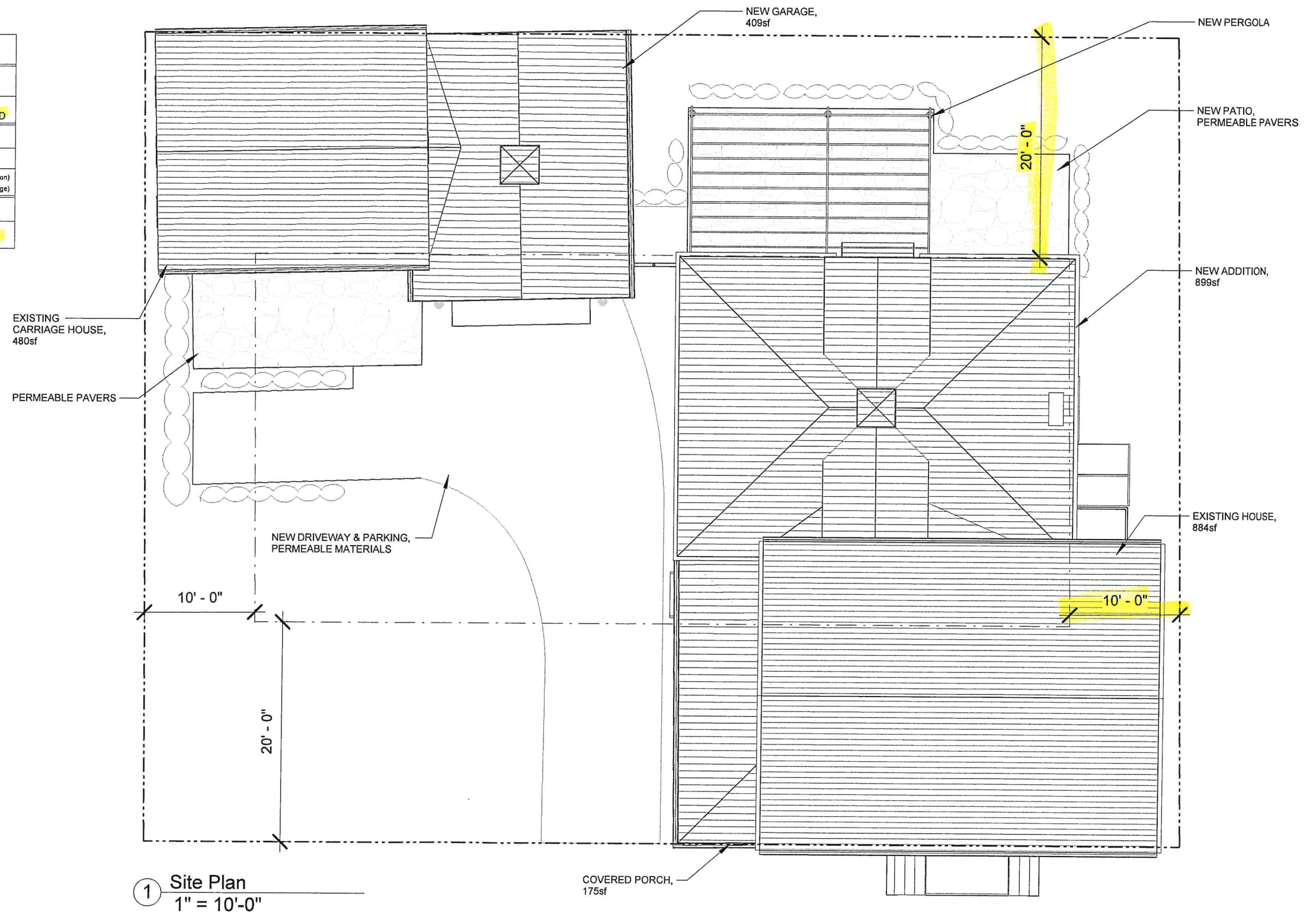
GENERAL	
TS0.01	TITLE SHEET
SITE	
AS0.01	SITE PLAN
ARCHITECTURAL	
EX1.00	SITE PHOTOS
EX1.01	SITE PHOTOS 2
EX1.02	SITE PHOTOS 3
EX1.03	HISTORIC SITE PHOTO
EX1.04	HISTORIC ADDITION PHOTO
EX1.05	HISTORIC SANBORN MAP
EX1.06	SITE PHOTOS 4
A0.01	PROPOSED FIRST FLOOR PLAN
A0.02	PROPOSED SECOND FLOOR PLAN
A0.03	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

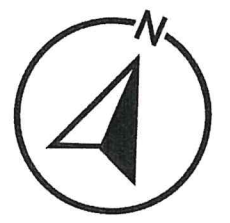
PROJECT LOCATION



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

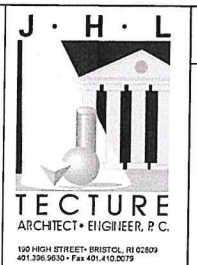


1 Site Plan  
1" = 10'-0"



**GENERAL NOTES:**

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- All work is to be installed in accordance with manufacturer's recommendations and specifications.



**ISSUED FOR:  
ZONING REVIEW**

**NOT APPROVED**

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**PROPOSED NEW BUILDING FOR:**

**Bao Residence Renovation**

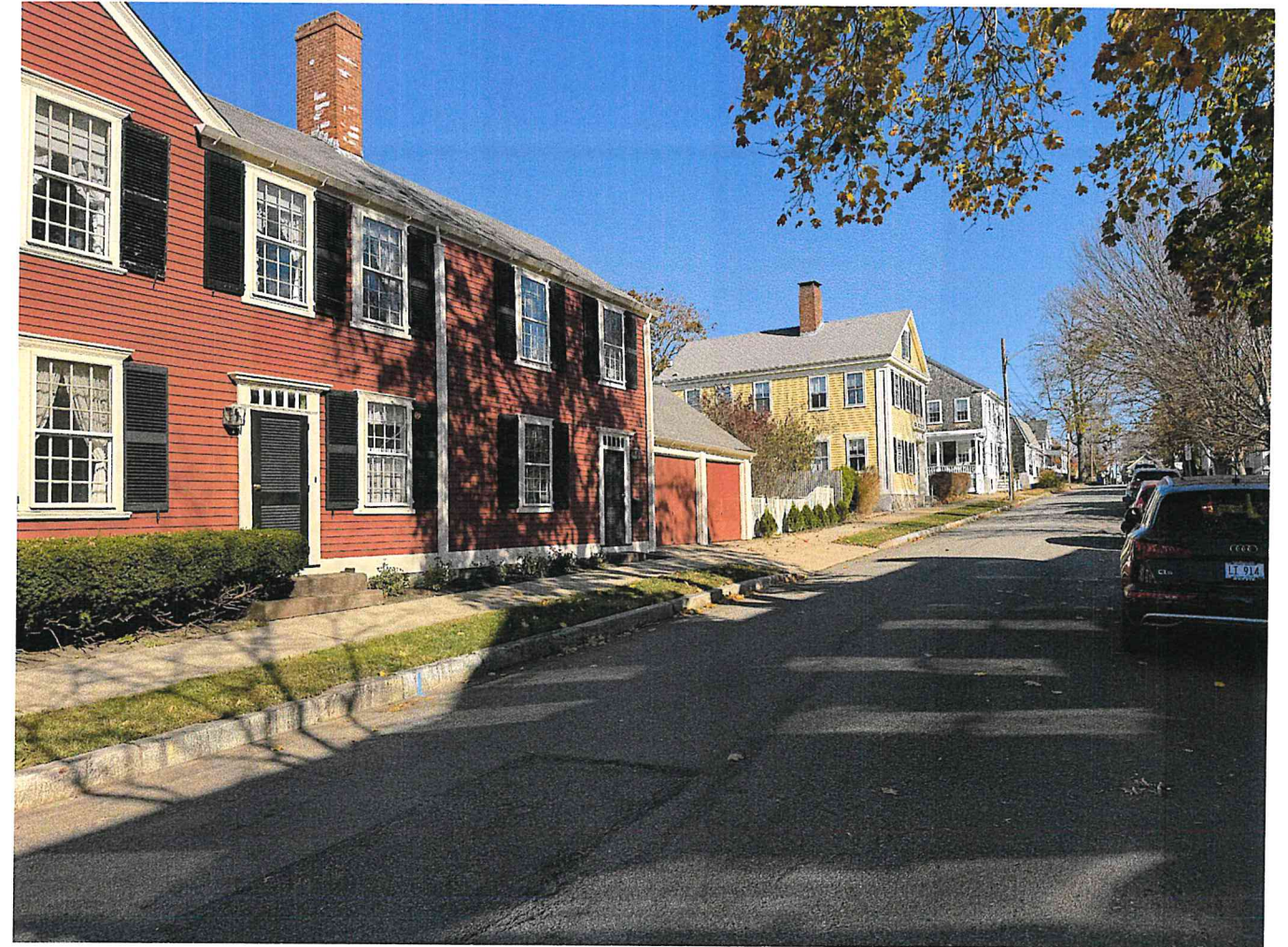
**19 Byfield Street, Bristol, RI 02809**

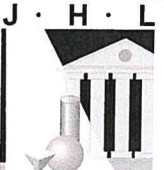
DRAWING NAME:  
**SITE PLAN**

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

PROJECT NUMBER:  
**7478**

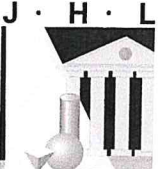
DRAWING NUMBER:  
**AS0.01**



	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>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.</li> <li>4: Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>6: All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>7: All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p>  <p><b>TECTURE</b> ARCHITECT • ENGINEER, P. C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.296.9530 • FAX 401.410.0078</small></p>	<p><b>ISSUED FOR: ZONING REVIEW</b></p> <p><u>NOT APPROVED</u></p> <p><small>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.</small></p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Bao Residence Renovation</b></p> <p><b>19 Byfield Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>SITE PHOTOS</b></p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7478</b></p> <p>DRAWING NUMBER: <b>EX1.00</b></p>
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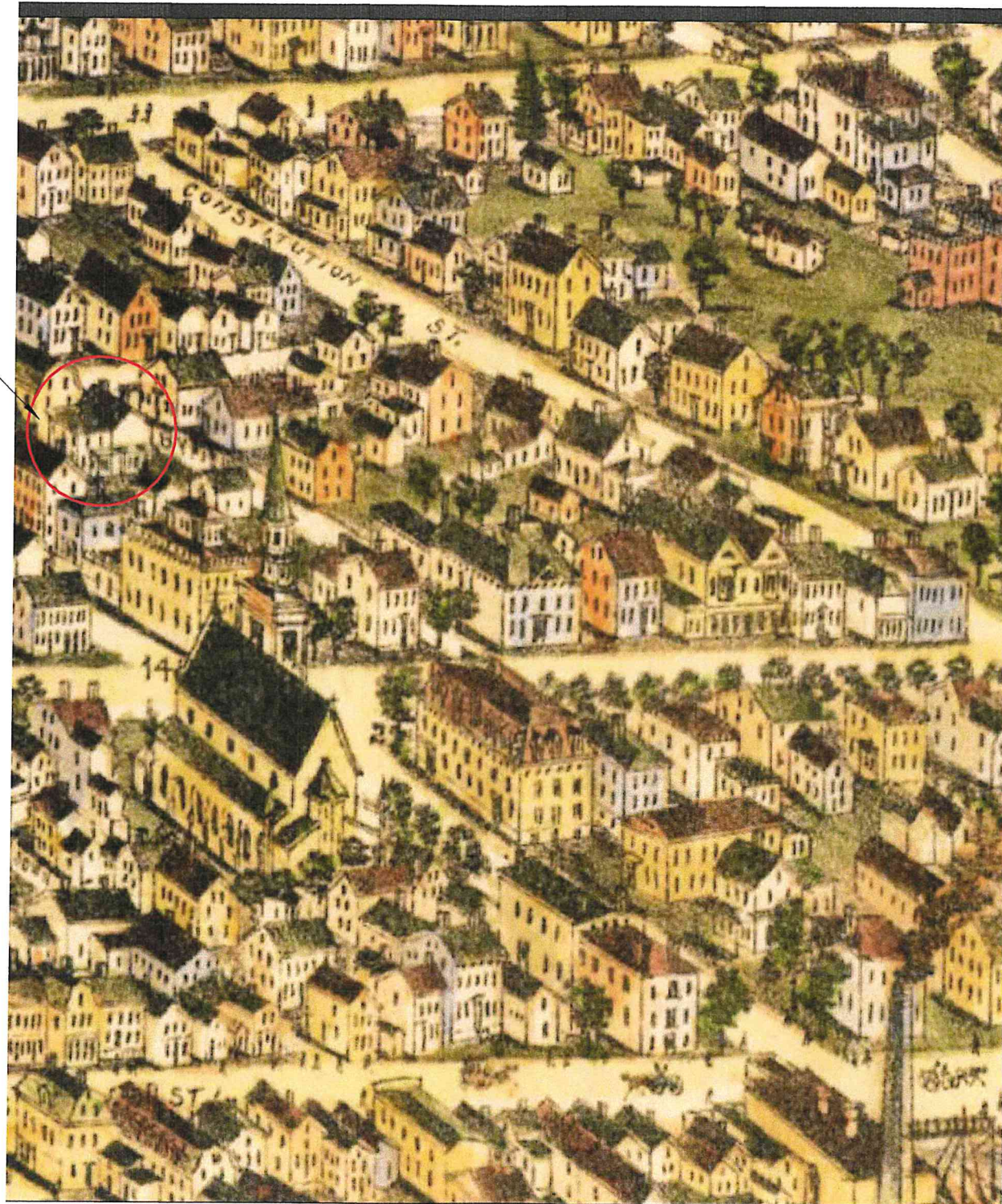


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SITE LOCATION:  
19 BYFIELD STREET



1891 Birds-eye Map

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ENIR SUPPLEMENT 1903.



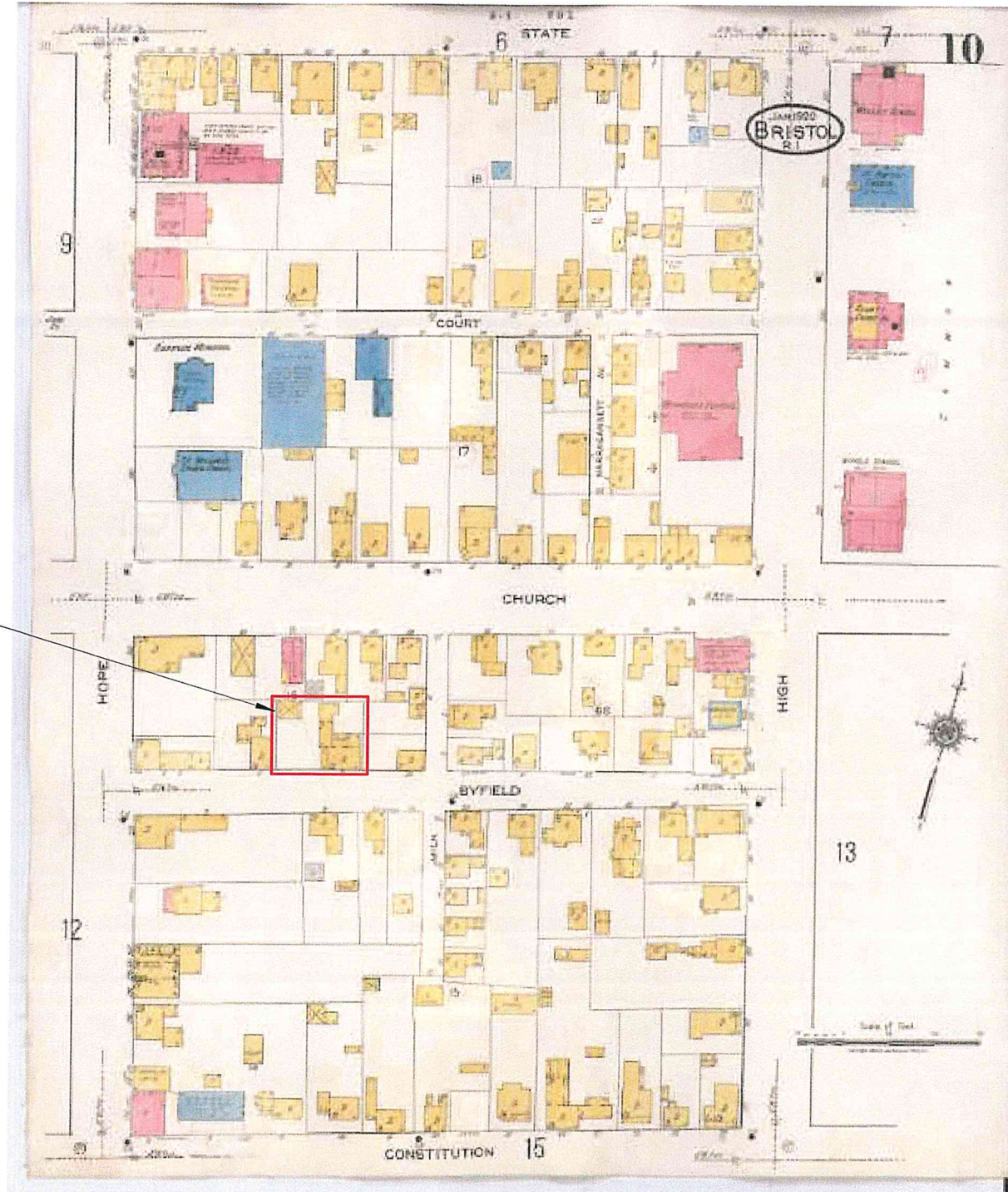
RESIDENCE OF DR. W. FRED WILLIAMS, BYFIELD STREET. (#19)

PHOTO BY ANDERSTROM

1903 Photograph of Historic Addition

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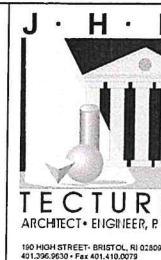
SITE LOCATION:  
19 BYFIELD STREET



1947 Fire Insurance Sanborn Map  
Bristol, RI

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401.296.9530 • FAX 401.419.0079

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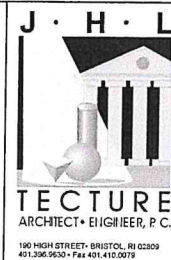
**PROPOSED NEW  
BUILDING FOR:**  
**Bao Residence Renovation**  
**19 Byfield Street, Bristol, RI  
02809**

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



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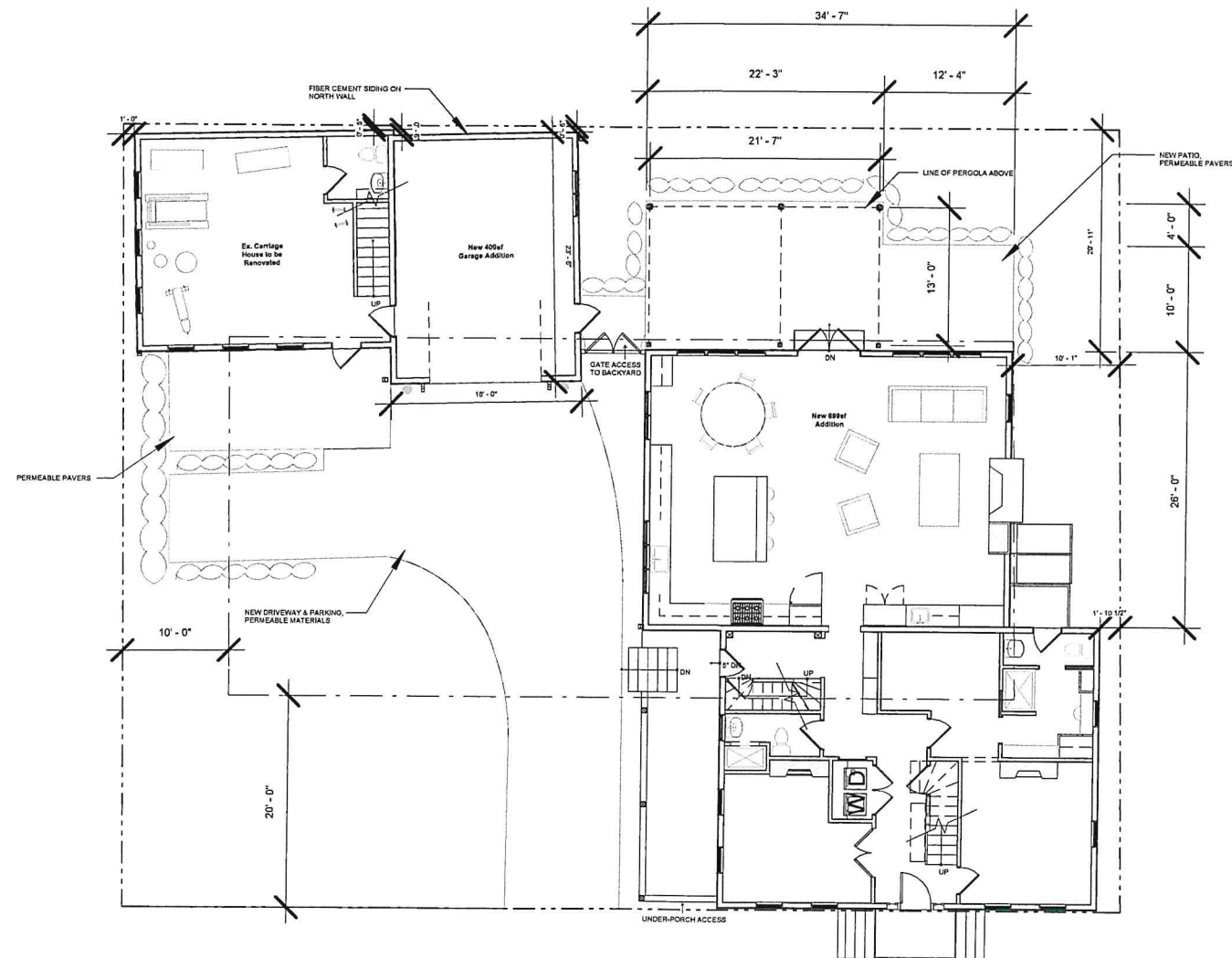
**PROPOSED NEW  
BUILDING FOR:  
Bao Residence Renovation  
19 Byfield Street, Bristol, RI  
02809**

DRAWING NAME:  
**SITE PHOTOS 4**

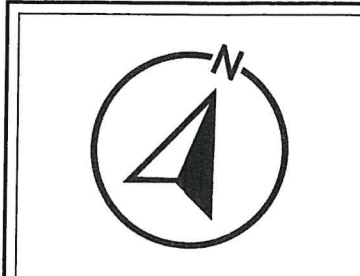
ISSUE DATE: DATE: DECEMBER 10, 2024  
SCALE:  
DRAWN BY: JHL

PROJECT NUMBER: **7478**

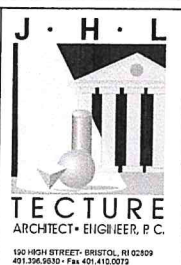
DRAWING NUMBER:  
**EX1.06**



① First Floor  
1/16" = 1'-0"



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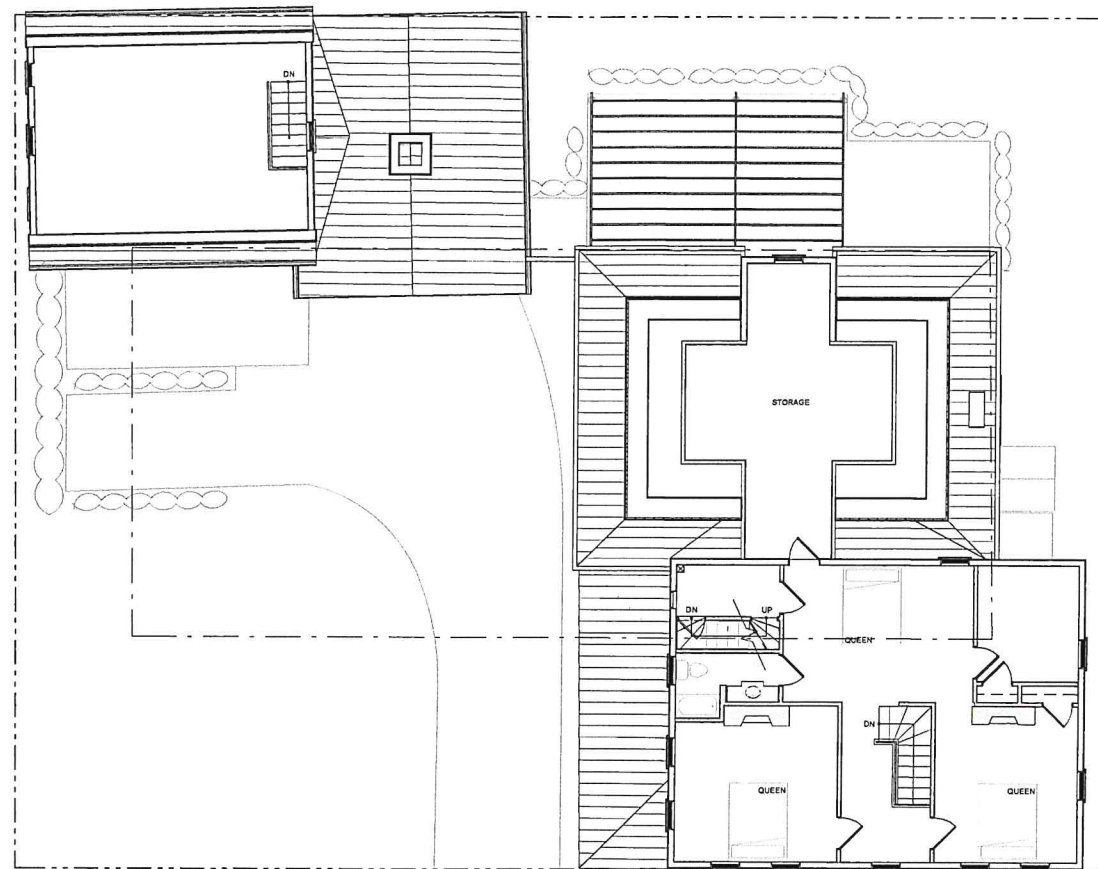
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**PROPOSED NEW BUILDING FOR:**

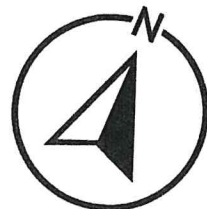
**Bao Residence Renovation**

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

DRAWING NAME: <b>PROPOSED FIRST FLOOR PLAN</b>
ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/16" = 1'-0" DRAWN BY: JHL
PROJECT NUMBER: <b>7478</b>
DRAWING NUMBER: <b>A0.01</b>

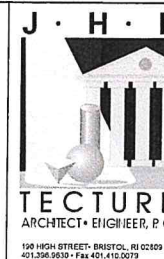


① Second Floor  
1/16" = 1'-0"



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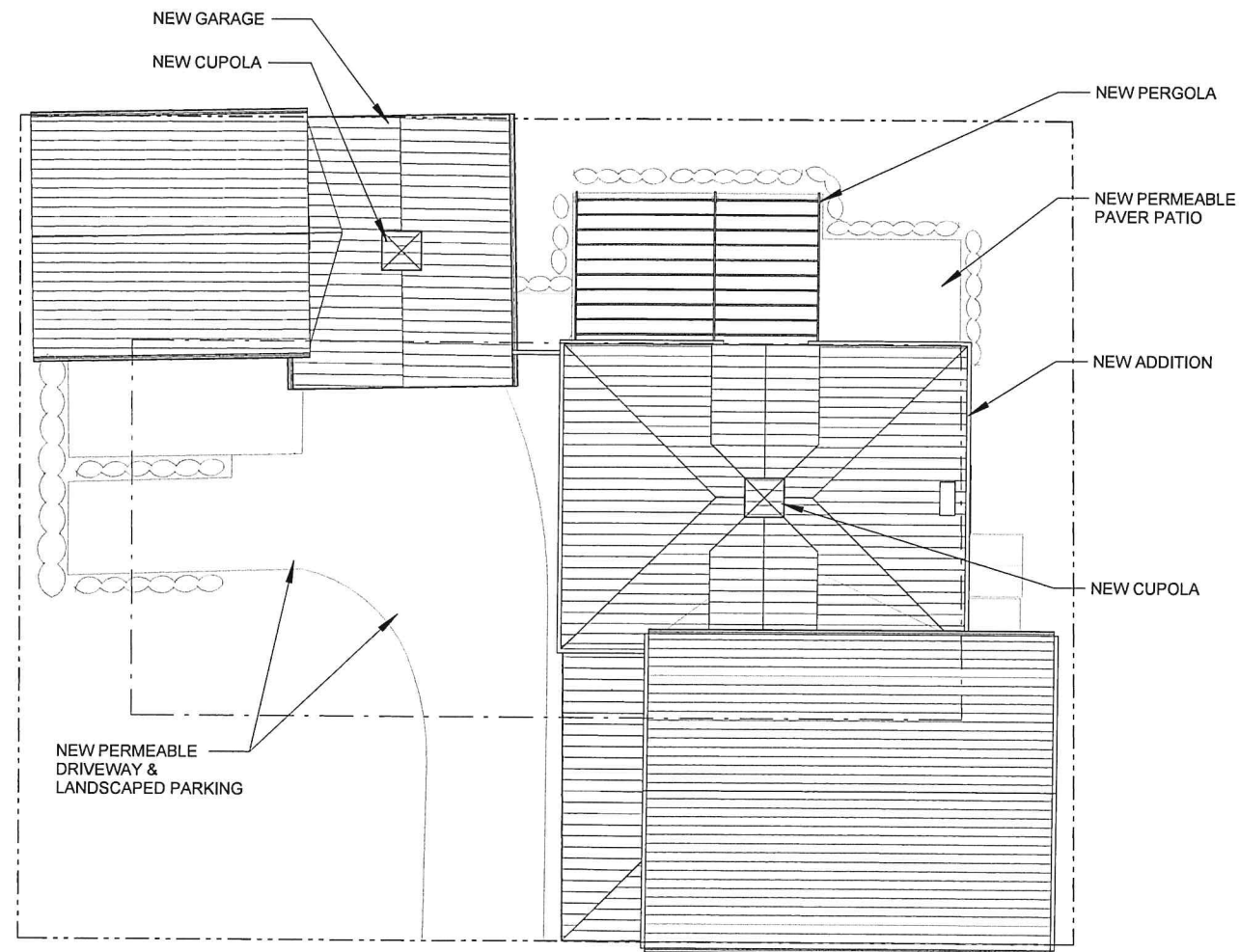
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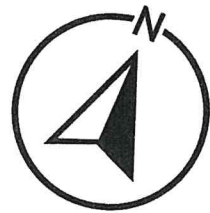
**PROPOSED NEW  
BUILDING FOR:**  
**Bao Residence Renovation**  
**19 Byfield Street, Bristol, RI  
02809**

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



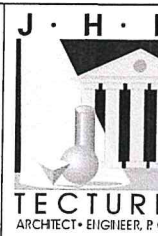


1 Roof Plan  
1/16" = 1'-0"



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110 HIGH STREET • BRISTOL, RI 02809  
401.396.5635 • Fax 401.419.0079

**ISSUED FOR:  
ZONING REVIEW**

**NOT APPROVED**

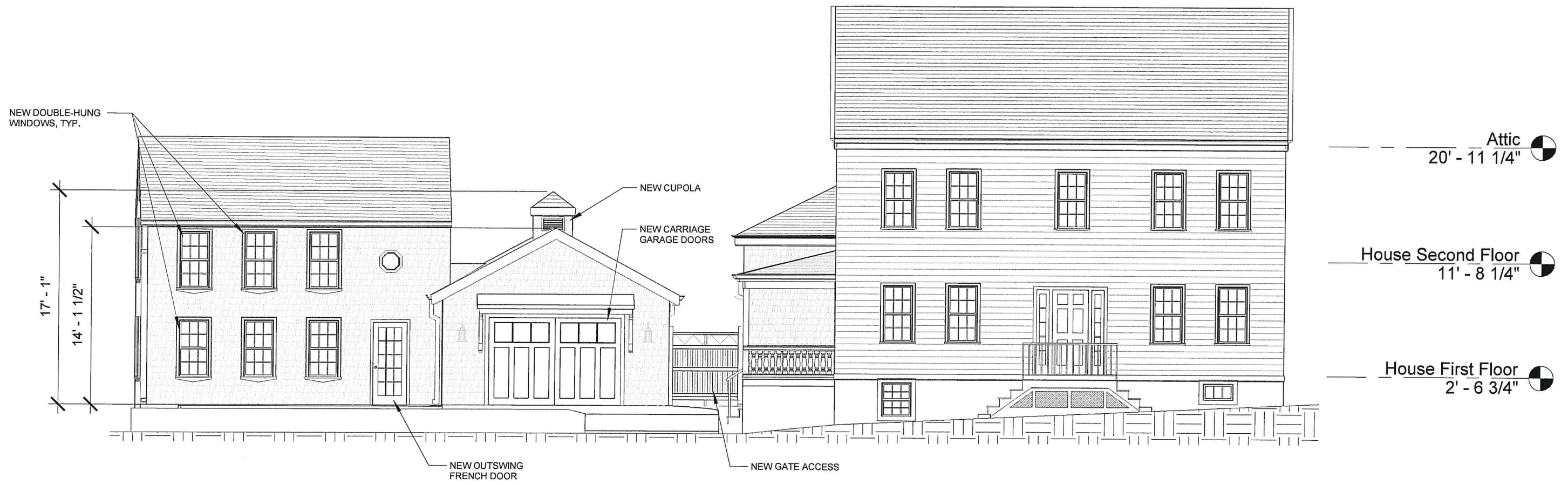
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**PROPOSED NEW BUILDING FOR:**

**Bao Residence Renovation**

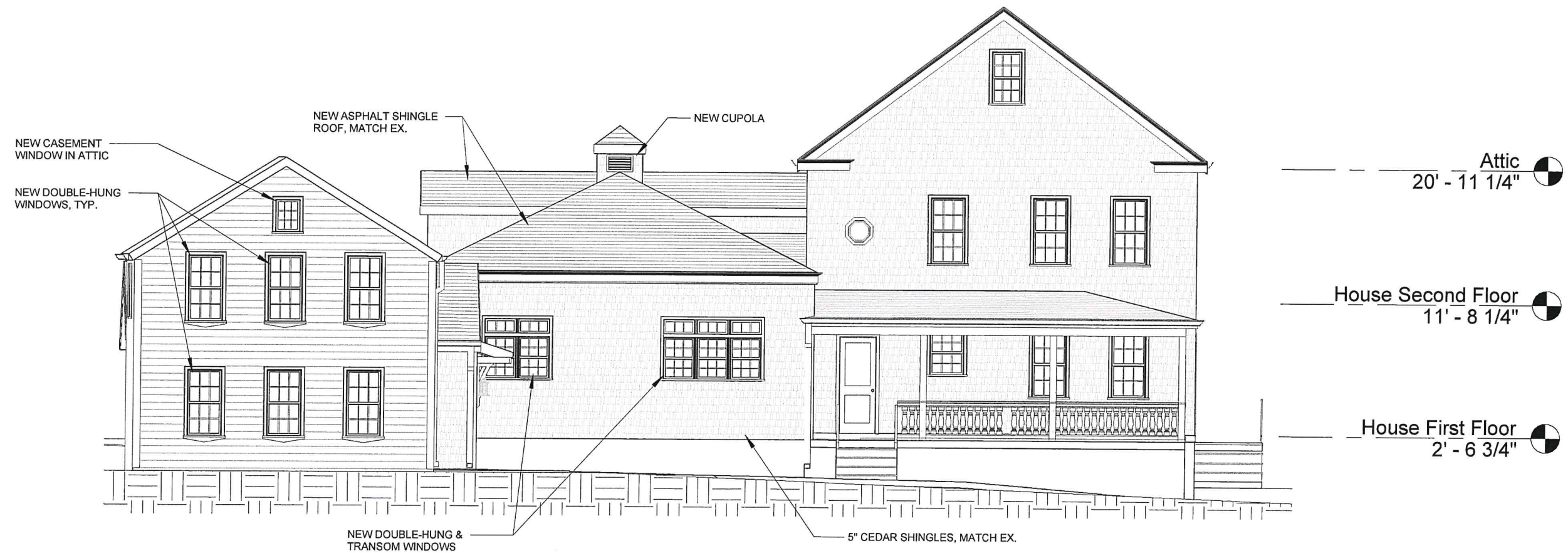
**19 Byfield Street, Bristol, RI 02809**

DRAWING NAME: <b>PROPOSED ROOF PLAN</b>	
ISSUE DATE: DATE: DECEMBER 10, 2024	SCALE: 1/16" = 1'-0"
PROJECT NUMBER: 7478	DRAWN BY: CDS
DRAWING NUMBER: <b>A0.03</b>	



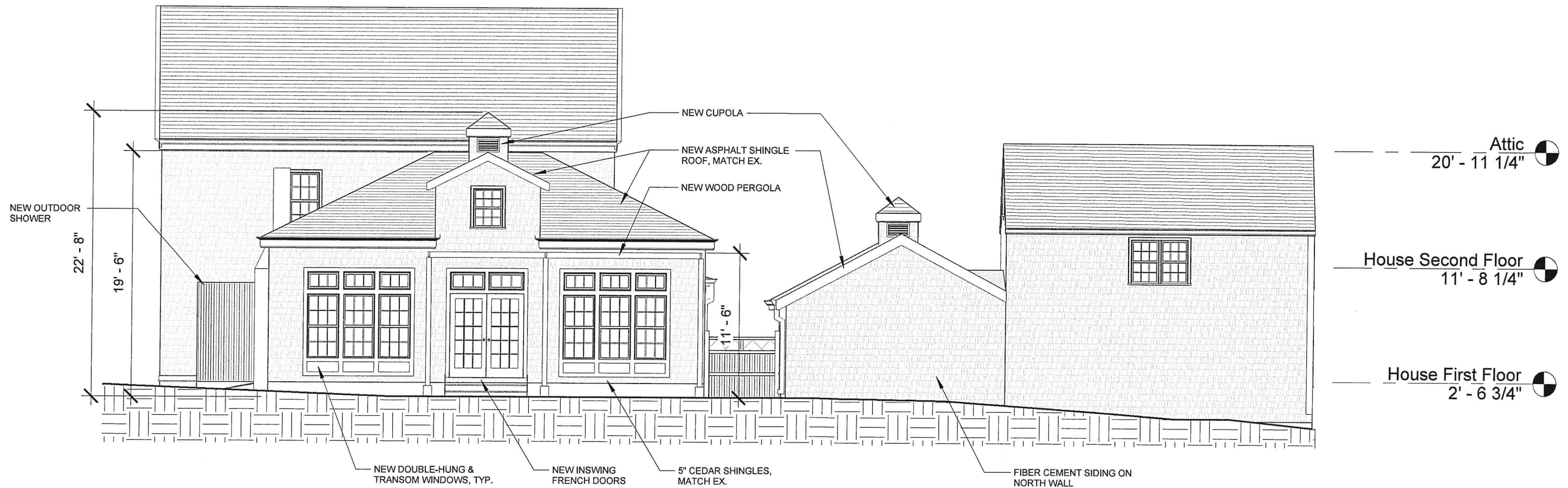
2 Proposed South Elevation  
1/8" = 1'-0"

	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>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.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT-ENGINEER, P.C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.296.9930 • Fax 401.410.0079</p>	<p><b>ISSUED FOR: ZONING REVIEW</b></p> <p><b>NOT APPROVED</b></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><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Bao Residence Renovation</b></p> <p><b>19 Byfield Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>PROPOSED SOUTH ELEVATION</b></p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7478</b></p> <p>DRAWING NUMBER: <b>A0.04</b></p>
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4 Proposed West Elevation  
1/8" = 1'-0"

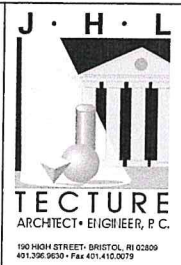
	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials 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.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT-ENGINEER, P.C.</p> <p>190 HIGH STREET - BRISTOL, RI 02809 401.236.9630 • FAX 401.410.2073</p>	<p><b>ISSUED FOR: ZONING REVIEW</b></p> <p><b>NOT APPROVED</b></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><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Bao Residence Renovation</b></p> <p><b>19 Byfield Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>PROPOSED WEST ELEVATION</b></p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: CDS</p> <p>PROJECT NUMBER: <b>7478</b></p> <p>DRAWING NUMBER: <b>A0.05</b></p>
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1 Proposed North Elevation  
1/8" = 1'-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**

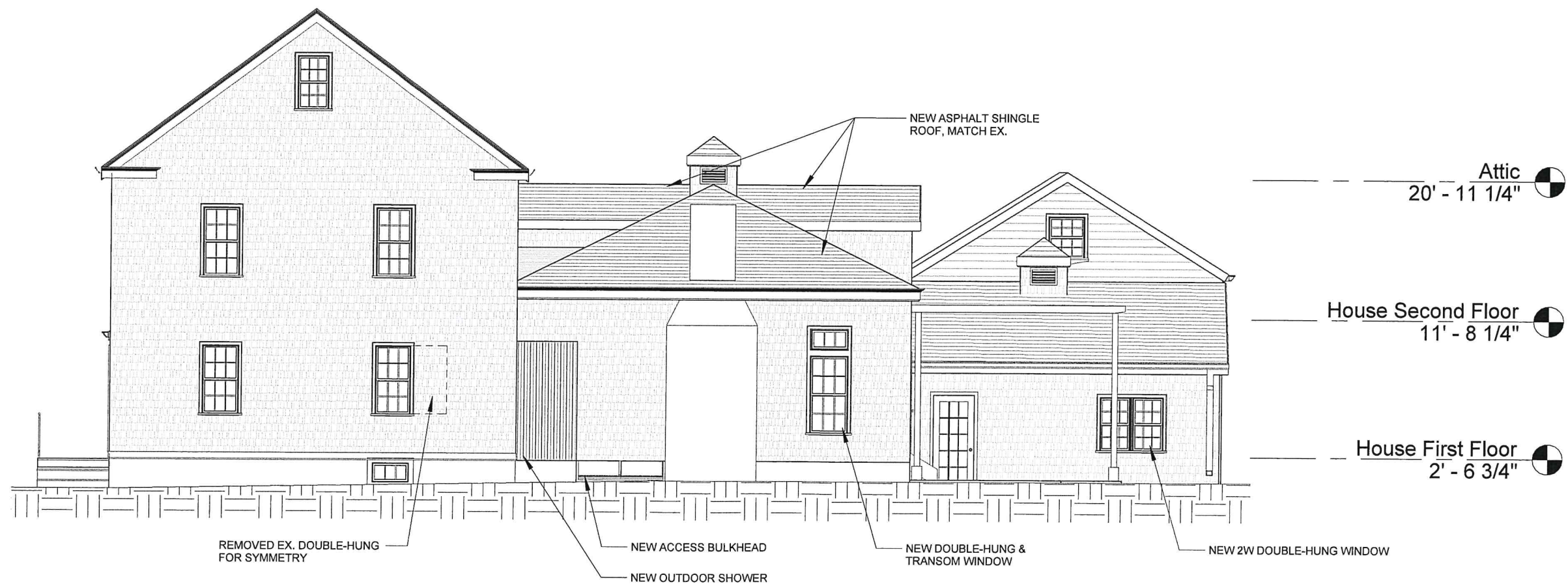
THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

**PROPOSED NEW BUILDING FOR:**

**Bao Residence Renovation**

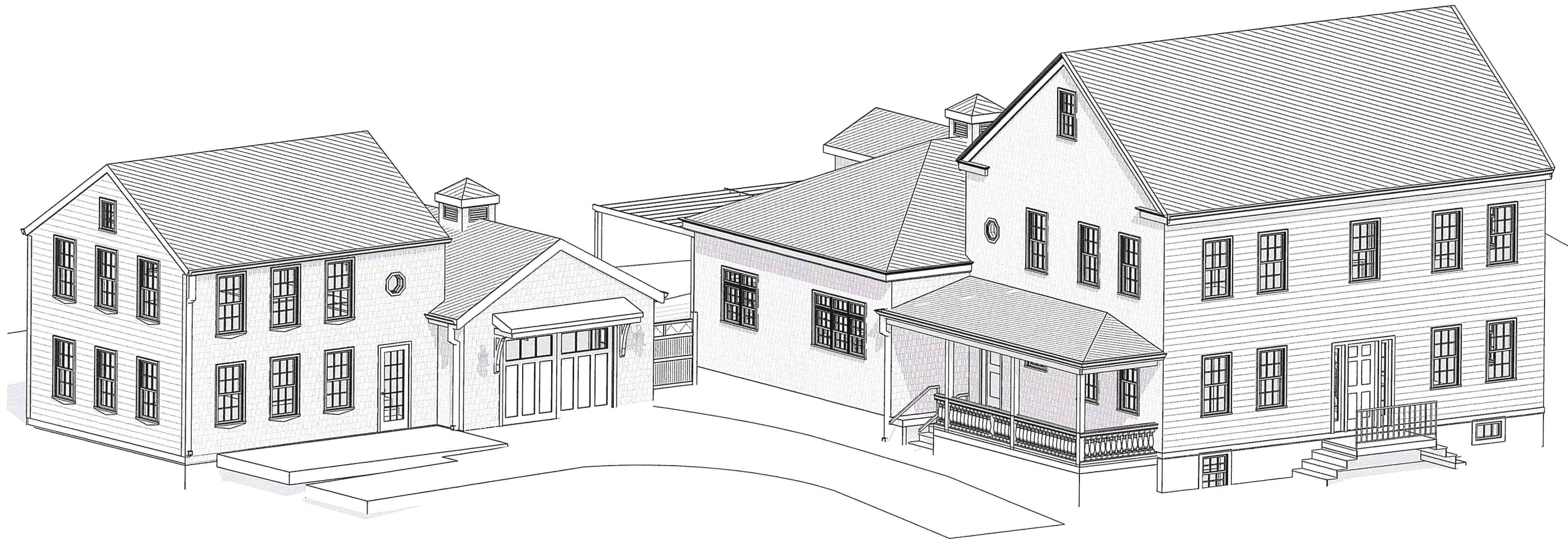
**19 Byfield Street, Bristol, RI 02809**

DRAWING NAME: <b>PROPOSED NORTH ELEVATION</b>	
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"

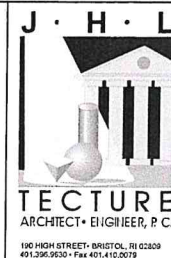
	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, 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.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT-ENGINEER, P. C.</p> <p>190 HIGH STREET • BRISTOL, RI 02809 401.396.9530 • FAX 401.410.0078</p>	<p><b>ISSUED FOR: ZONING REVIEW</b></p> <p><b>NOT APPROVED</b></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><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Bao Residence Renovation</b></p> <p><b>19 Byfield Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>PROPOSED EAST ELEVATION</b></p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7478</b></p> <p>DRAWING NUMBER: <b>A0.07</b></p>
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1 Proposed Southwest 3D View

**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.

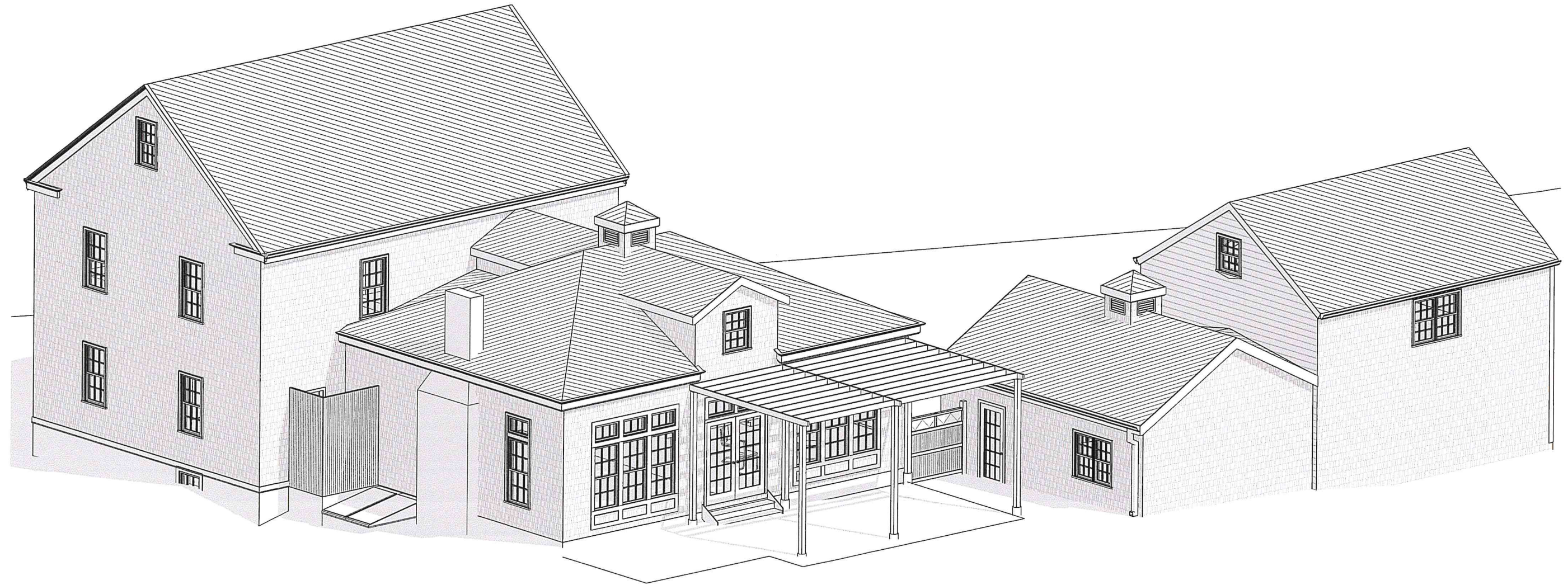
**PROPOSED NEW  
BUILDING FOR:  
Bao Residence Renovation  
19 Byfield Street, Bristol, RI  
02809**

DRAWING NAME:  
**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

	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>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.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT · ENGINEER, P. C.</p> <p><small>190 HIGH STREET • BRISTOL, RI 02809 401.296.9930 • Fax 401.410.0919</small></p>	<p><b>ISSUED FOR: ZONING REVIEW</b></p> <p><i>NOT APPROVED</i></p> <p><small>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.</small></p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Bao Residence Renovation</b></p> <p><b>19 Byfield Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>3D VIEW 2</b></p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: CDS</p> <p>PROJECT NUMBER: <b>7478</b></p> <p>DRAWING NUMBER: <b>A1.01</b></p>
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# 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



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12/13/2024

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# 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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12/13/2024

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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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12/13/2024

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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