



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Zoning Board of Review Agenda

Monday, January 06, 2025 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted 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**.

1. Pledge of Allegiance

2. Approval of Minutes - November 4, 2024

3. New Petitions

3A. 2025-01 Kendra Sheehan and Amy Schenck / Ascending Hearts Wellness - Dimensional Variance: to install a 4ft. x 6ft. commercial wall sign at a size larger than permitted in the Waterfront (W) zoning district.

Located at **13R State Street**; Assessor's Plat 9, Lot 62; Zone: W

3B. 2025-02 Brandon M. and Cassie M. Andrade - Dimensional Variance: to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

Located at **21 Naomi Street**; Assessor's Plat 118, Lot 100; Zone: R-15

3C. 2025-03 Elena M. Bao - 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.

Located at **19 Byfield Street**; Assessor's Plat 14, Lot 67; Zone: R-6

3D. January 2025 Staff Reports

4. Adjourn

Date Posted: December 19, 2024

Posted By: emt



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-01

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: Kendra Sheehan and Amy Schenck / Ascending Hearts Wellness

PROPERTY OWNER: 11 State Street, LLC

LOCATION: 13R State Street

PLAT: 9 LOT: 62

ZONE: Waterfront (W)

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to install a 4ft. x 6ft. commercial wall sign at a size larger than permitted in the Waterfront (W) 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 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.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2024 DEC -9 PM 12: 18

APPLICATION

File No: 2025-01

Accepted by ZEO: [Signature] 12/9/24

APPLICANT: Name: Kendra Sheehan, Address: 6 1/2th St., City: Barrington, State: RI, Zip: 02806, Phone #: 407-733-8645, Email: kendraburnssheehan@gmail.com
PROPERTY OWNER: Name: Gary Mesagno of 11 State Street, LLC, Address: 116 Peck Ave., City: Bristol, State: RI, Zip: 02809, Phone #: 401-626-6629, Email: gmesagno@hotmail.com

1. Location of subject property: 13R State St. Bristol, RI 02809
Assessor's Plat(s) #: 9 Lot(s) #: 62
2. Zoning district in which property is located: Waterfront district
3. Zoning Approval(s) required (check all that apply):
[X] 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): Article X- Signs, Sec. 28-373- requirements
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?
7. Present use of property: Wellness Center
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):
125 feet wide, 1500 sq feet total, approx 12 ft. in height
Store front
10. Proposed use of property: no change - wellness center

11. Give extent of proposed alterations: we are requesting a 4' x 6' sign to replace an existing 2' x 4' sign. Due to the distance of the building from the road (30') the limitation of 8' sqft. causes a lack of visibility and therefore hardship to our business

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): no change

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: N/A

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: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 0 Before 0 After

14. Have you submitted plans for the above alterations to the Building Official? N/A
 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: X Sewer: X

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

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: [Signature] Date: 12/6/24

Print Name: Kendra Sheehan

Property Owner's Signature: [Signature] Date: 11/25/24

Print Name: GARY MESAGNO; 11 State Street LLC

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

Name: _____ Phone #: _____

Address: _____

Bristol Zoning Board of Review,

We, Kendra Sheehan and Amy Schenck (applicants), co-owners of the business *Ascending Hearts Wellness* located at 13R State Street Bristol, RI, leasing from Gary Mesagno of 11 State Street LLC (property owner) are submitting a request for a size variance for our business sign (Article X, Section 28-373- requirements). We are requesting approval for a 4 ft by 6 ft sign to replace a previous sign that measured 2 ft by 4 ft.

The justification for our request is that we feel the permitted sign size of 8 sq ft will cause unnecessary hardship to our business due to the fact that our building and entrance are 30 feet set back from the road with a parking lot in front of the building. The parking lot is often full and the cars and trucks parked in the lot, along with the distance from the road, lead to a significant reduction in visibility to our signage. Trucks in particular often block the area where the sign is hung. We feel that having a slightly larger sign would increase visibility leading to better awareness of our business. We have included pictures of the property with mock-up images of what the 4 ft by 6 ft sign will look like once placed- both close up as well as street view to help demonstrate scale and visibility.

Gary Masagno of 11 State Street LLC (property owner) has given his approval for the larger sign and the design has been approved by the Historic District Committee. We appreciate your consideration with this request.

Thank you,

Kendra Sheehan & Amy Schenck

Ascending Hearts Wellness

13R State Street Bristol, RI 02806

kendraburnssheehan@gmail.com

407-733-8645



HEALING • COMMUNITY CONNECTION • EXPANSION

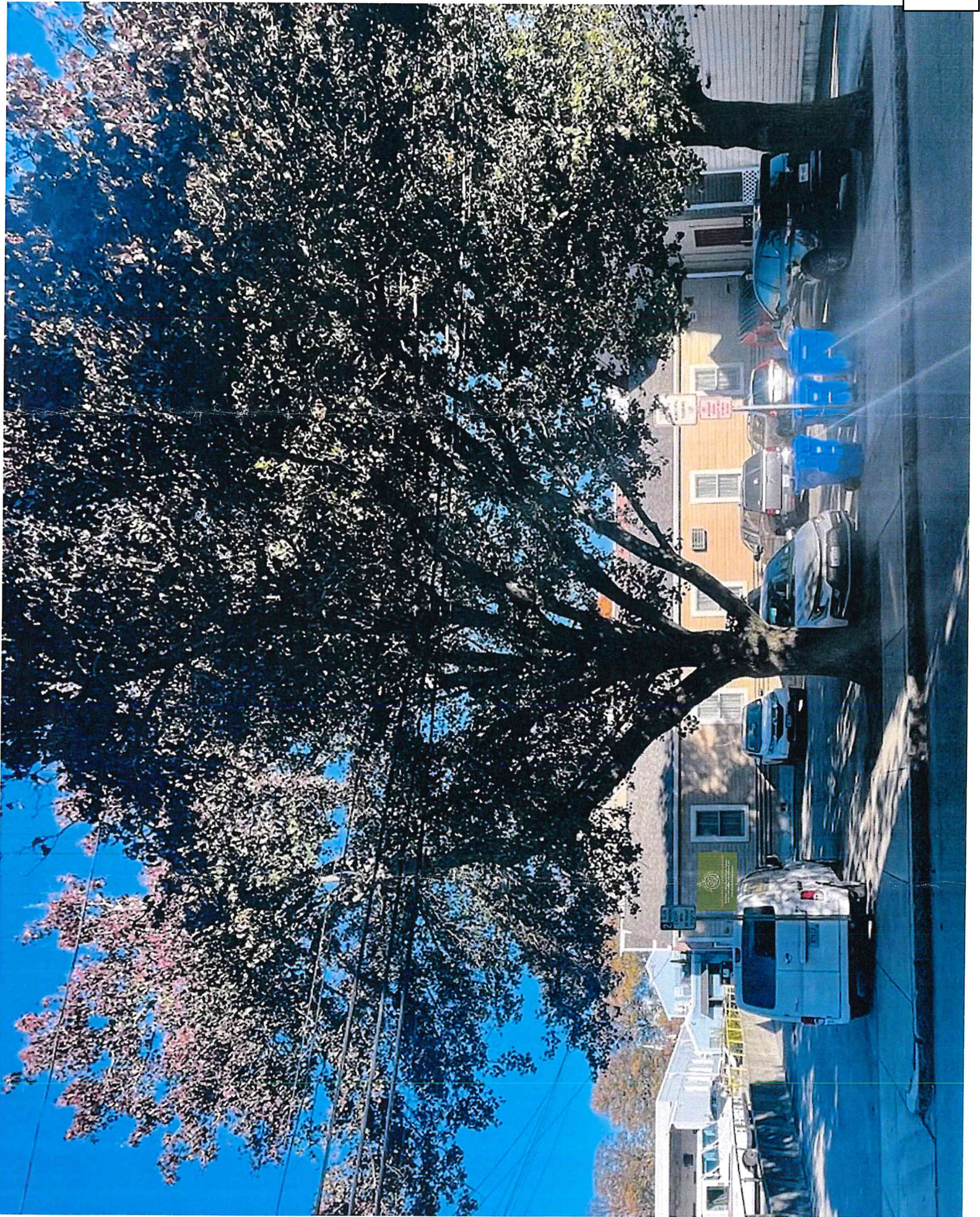
Reiki, Sound Healing, Cacao, Meditation, Readings,
Classes & Gatherings and Other Wellness Services

www.ascendingheartswellness.com

ASCENDING HEARTS



138



Plat/Lot 009-0062-000 **Account: 477** **LUC 04** **Zone W** **Assessment** **\$503,700**

Owner **Owner Account #: 05-0000-05** **% Owned**

Owner 1	11 STATE STREET, LLC	0.00
Owner 2		0.00
Owner 3		0.00

Address 116 PECK AVE, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
MESAGNO GARY J	09/17/2012	0	1668-283	D	Q
MESAGNO GARY J. ET UX JANE TE	06/27/1997	0	612-294	D	Q
BOTTIGLIERI, ANTHONY	09/16/1993	0	488-201		
FALUGO, CHARLES J.	08/23/1989	0	UNK-		
FALUGO, CHARLES J.	10/09/1986	0	281-491		

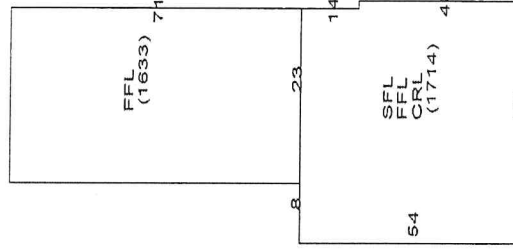
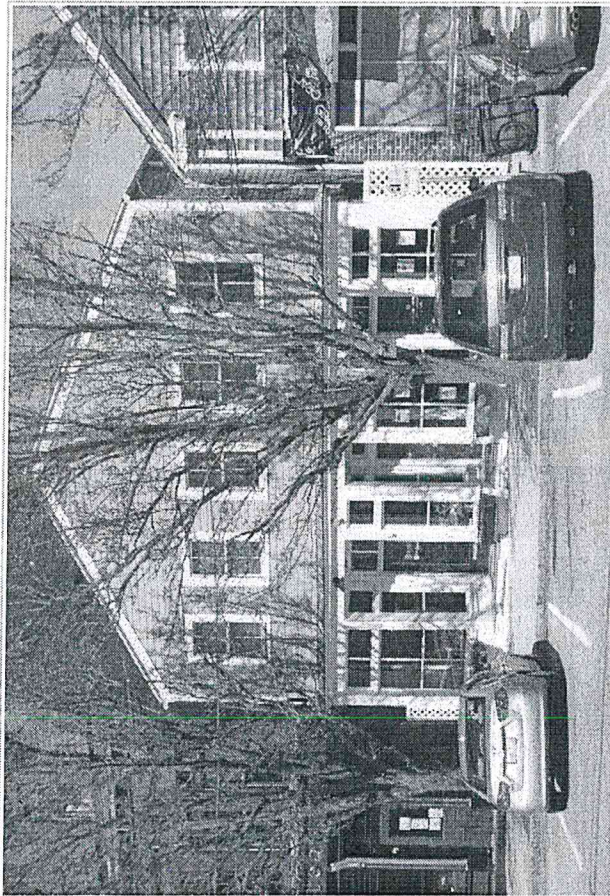
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
04	306,300	500	0.08	196,900	0	503,700
TOTAL	306,300	500	0.08	196,900	0	503,700

Source > MktAdj Cost VAL per SQ Unit/Card > 74.35 VAL per SQ Unit/Parcel > 74.35

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	04	306,300	500	0	196,900	0	503,700	503,700
2023	04	306,300	500	0	196,900	0	503,700	503,700
2022	04	306,300	500	0	196,900	0	503,700	503,700
2021	04	306,300	500	0	203,000	0	509,800	509,800
2020	04	306,300	0	0	203,000	0	509,300	509,300
2019	04	306,300	0	0	203,000	0	509,300	509,300



2024 11 STATE ST

Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Inf 3	Appr Value	Spec Land	Juris	Fact	Use Value
1 04 Combo	0.07851	AC	P	1.00	1,843,000	2,507,961	C11					196,900		1.00	1.00	0
2																
3																
4																



Building Information

Description	Quantity	Quality
BLDG Type Mixed Use	2	2 Story
RES Units	2	COM Units
Foundation	2	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Wood Shngl	EXT Wall 2
Roof Type 1	Gable	Roof Type 2
Roof Cover 1	Asphalt Shir	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Floors 2	Floors 2
BMT Garages	Color	Color
Plumbing	Electrical	Electrical
Insulation	INT vs EXT	INT vs EXT
Heat Fuel	Oil	Heat Type
# Heat Sys	% Heated	BB Hot Water
% Solar HW	% A/C	100
% COM Wall	% Vacuum	% A/C
Ceiling Type	Ceiling Type	% Sprinkled
Parking Type	8	% Sprinkled
EXT View		

Room Counts by Floor

Floor Level	# Rooms	# Bedrooms
1	2	4
2	4	2
3		
4		
Totals	2	8

Building Information

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	3,347	3,347	74.97	250,925
SFL	2nd FLOOR	1,714	1,714	74.97	128,499
CRL	CRAWL SPACE	1,714	0	3.75	6,428
Total		6,775	5,061		385,852

Other Factors

Code	Description	Area	Fin. Area	Rate	Undep Val
Flood Hazard	ROLLING				
Topography	Street				
Bas \$/SQ	80.00				
Size Adj	1.00				
Constr Adj	0.94				
Adj \$/SQ	74.97				
Other Feats	14,000				
Grade Fac	1.12				
Neigh Infi	1.00				
Land Factor	1.00				
Adj Total	447,832				
Depreciation	141,515				
Depr Total	306,317				

Depreciation

Code	Description	%
GD	GD - Good	28.0
Functional	-	0.0
Economic	06 - Parking	5.0
Special	-	0.0
OV	-	-
Total Depreciation %	>	31.6

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
10/21/2022	M55157		MECH	8,000	0	Closed	replace boiler
05/20/2022	B54132		BLDG	10,000	0	Closed	Window Replacement
01/15/2019	SG48189		SIGN	950		Closed	Install (1) 10 x 24 replacement carved sign, per historical approved drawing
09/12/2016	B29217		BLDG	0		Closed	REPLACE FIVE WINDOWS AND INSTALL SIDING ON FRONT (SOUTH ELEVATI
09/12/2016	566-16-B	10/26/2016	BLDG	7,500		Closed	REPLACE 5 WINDOWS AND SIDING ON FRONT SOUTH ELEVATION
10/10/2014	SG22240		SIGN	0		Closed	INSTALL PROJECTING SIGN ABOVE ENTRANCE DOOR AND GRAPHIC LECTI
03/19/2014	0005-14-B	12/20/2014	OTHR	200		Closed	SIGN MY PASSION FLOWER
03/19/2014	SG21984		SIGN	0		Closed	INSTALL SIGN ABOVE ENTRANCE DOOR, SIGN PROTRUDING FROM LEFT SID
12/30/2013	B39034		BLDG	0		Closed	STRIP AND INSTALL NEW ROOF ON LOWER REAR BUILDING

Building Permits

Use	Description	A	Y/S	Qty	Length	Width	SF	Size	Quality	Condition	Year	Assessed Value
87	Sign	1	Y	10	24	240	3	AV	2020	500		

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF	Size	Quality	Condition	Year	Assessed Value
87	Sign	1	Y	10	24	240	3	AV	2020	500		

Notes

ECO = ON STREET PARKING NEW ROOF 12/05 EAS TENANT REFUSED TO SIGN strip and reroof lower building

Condo Data

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

Visit History

Date	Result	By
10/20/2021	REVIEW	
10/5/2018	REVIEW	
8/22/2018	MEASURED	
5/26/2015	ADJ-HEARIN	
4/14/2008	MEASURE	

Other Info.

Priority	Term	Rental
PriorID1c		
PriorID2a		
PriorID2b		
PriorID2c		
PriorID3a		
PriorID3b		
PriorID3c		



11 State Street - 200' Radius

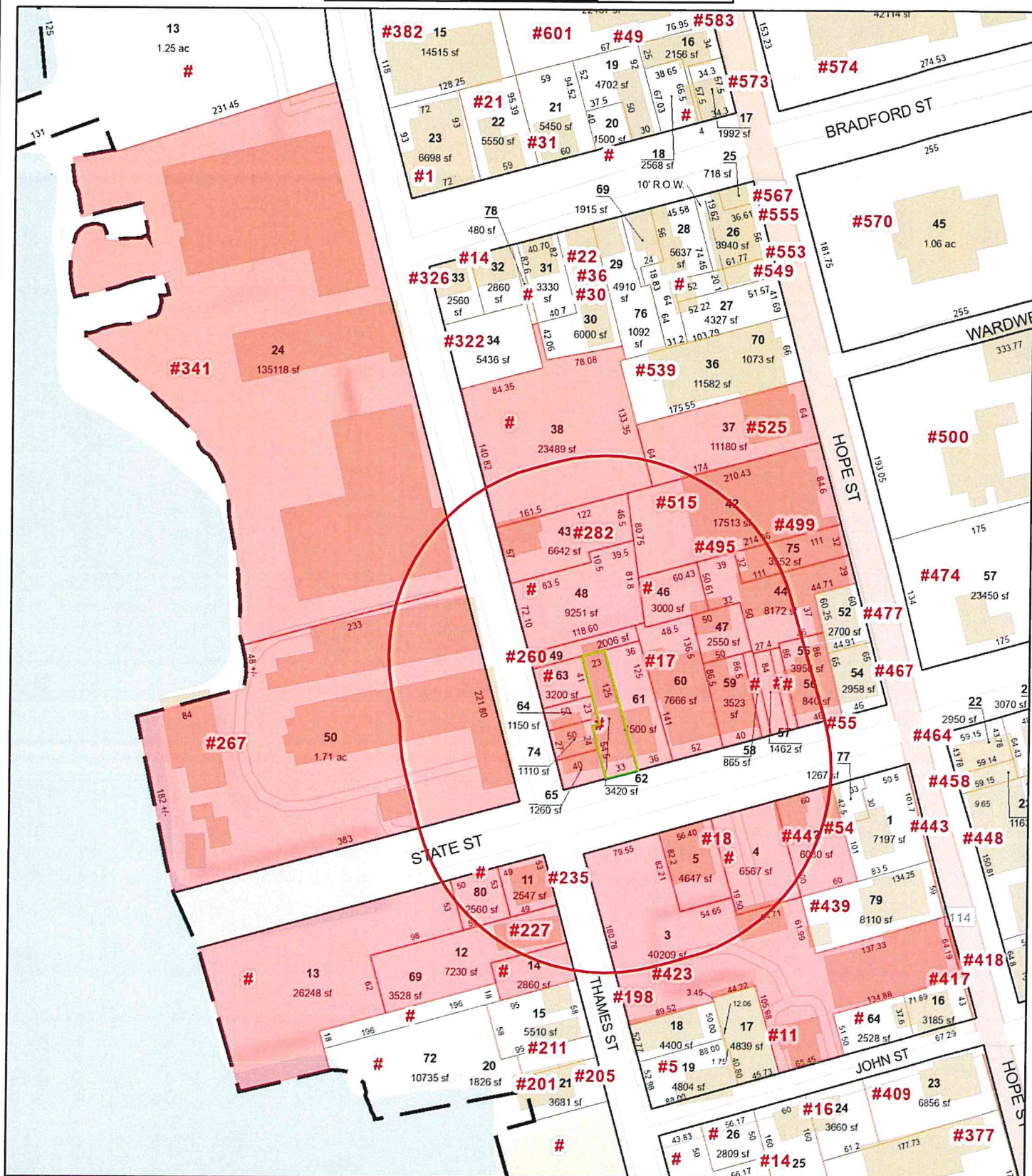
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

December 13, 2024



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
December 13, 2024

Subject Property:

Parcel Number: 9-62
CAMA Number: 9-62
Property Address: 11 STATE ST

Mailing Address: 11 STATE STREET, LLC
116 PECK AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 10-11
CAMA Number: 10-11
Property Address: 235 THAMES ST

Mailing Address: BOZARTH, PETER
235 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-001
Property Address: 227 THAMES ST- UNIT #1

Mailing Address: CARTWRIGHT, CORINNE M & PAUL B D
227 THAMES ST., UNIT 1
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-002
Property Address: 227 THAMES ST- UNIT #2

Mailing Address: OQUENDO, VIVIAN Y
227 THAMES ST, UNIT 2
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-003
Property Address: 227 THAMES ST- UNIT #3

Mailing Address: BALZANO, JOHN G & CHRISTINE R TE
82 NEWPORT RD
HULL, MA 02045

Parcel Number: 10-12
CAMA Number: 10-12-004
Property Address: 227 THAMES ST UNIT #4

Mailing Address: COLOMBO, BRITT C & MARY L JT
227 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-005
Property Address: 227 THAMES ST UNIT #5

Mailing Address: MATTHEWS, CHARLES C. TARA W. TE
223 OAKLAND BEACH AVE
RYE, NY 10580

Parcel Number: 10-12
CAMA Number: 10-12-006
Property Address: 227 THAMES ST -UNIT #6

Mailing Address: THAMES STREET, LLC
227 THAMES ST, Unit 6
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-007
Property Address: THAMES ST

Mailing Address: BALZANO, JOHN G & CHRISTINE R TE
82 NEWPORT RD
HULL, MA 02045

Parcel Number: 10-12
CAMA Number: 10-12-008
Property Address: THAMES ST

Mailing Address: OZTERMIYECI, MUSTAFA M.
341 THAMES ST UNIT 203
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-009
Property Address: THAMES ST

Mailing Address: OZTERMIYECI, MUSTAFA M.
341 THAMES ST UNIT 203
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 10-13 CAMA Number: 10-13 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-14 CAMA Number: 10-14 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-2 CAMA Number: 10-2 Property Address: 44 STATE ST	Mailing Address: 1719 PROJECT LLC 167 TOUISSET RD WARREN, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-001 Property Address: 423 HOPE ST	Mailing Address: MCKAY, SUSAN ANDON, TRUSTEE SUSAN ANDON MCKAY LIVING TRUST 186 OAKLAND ST WELLESLEY, MA 02481
Parcel Number: 10-3 CAMA Number: 10-3-002 Property Address: 423 HOPE ST	Mailing Address: HAYES, MATTHEW D TRUSTEE MATTHEW D HAYES REV TRUST 423 HOPE ST UNIT B BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-003 Property Address: 423 HOPE ST	Mailing Address: BISSONNETTE, JENNIFER NEVES 423 HOPE ST, UNIT 3C BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-004 Property Address: 423 HOPE ST	Mailing Address: SMITH, DEBORAH ROSE TRUSTEE 423 HOPE ST, UNIT 4D BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-005 Property Address: 423 HOPE ST	Mailing Address: WARNER, GARY W & MURRAY, CATHERINE I JT PO BOX 808 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-006 Property Address: 423 HOPE ST	Mailing Address: NICHOLSON, TODD & 423 HOPE ST UNIT 6F BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-007 Property Address: 423 HOPE ST	Mailing Address: CLARK, ALLEN M. & CLARK, WHITNEY O. TRUSTEES 423 HOE ST, UNIT G BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-008 Property Address: 423 HOPE ST	Mailing Address: MACDONALD, JAMES C 423 HOPE ST, UNIT H BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-010 Property Address: 423 HOPE ST	Mailing Address: SCOTT, WENDELL O & PATRICIA C TE 700 MOUNTAIN AVE WESTFIELD, NJ 07090



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12/13/2024

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200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 10-3 CAMA Number: 10-3-011 Property Address: 423 HOPE ST	Mailing Address: PAGE, ROBERT W & MYRA M, TRUSTEES PAGE FAMILY TRUST 423 HOPE ST, Unit K BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-012 Property Address: 423 HOPE ST	Mailing Address: MATRONE, SANTA W JR TRUSTEE SANTA W MATRONE JR DEC TRUST 423 HOPE ST UNIT L-12 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-013 Property Address: 423 HOPE ST	Mailing Address: SAILOR, LLC 423 HOPE ST, Unit 13M BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-014 Property Address: 423 HOPE ST	Mailing Address: SHAPIRO, DEBORA WEST 423 HOPE ST, Unit UNIT 14N BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-016 Property Address: 423 HOPE ST	Mailing Address: BOWMAN, GREGORY W. TRUSTEE (1/2) & HAMILTON, ELIZABETH A. TRUSTEE (1/2) TRUSTEES 423 HOPE ST, UNIT 16P BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-017 Property Address: JOHN ST	Mailing Address: FIXSEN, WILLIAM 25 MARCONI DR RANDOLPH, MA 02368
Parcel Number: 10-3 CAMA Number: 10-3-018 Property Address: JOHN ST	Mailing Address: HULITZKY, DEREK E. & VIERA, KELLI L. TE 91 MAIN ST, APT 366 WARREN, RI 02885
Parcel Number: 10-3 CAMA Number: 10-3-019 Property Address: 15 JOHN ST	Mailing Address: MATTEI, IRMA S. & CRUZ, JUAN C. 15 JOHN ST, UNIT 1 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-020 Property Address: 17 JOHN ST	Mailing Address: MCRAE, BEVERLY SMITH & JOSEPH KEITH TE 17 JOHN ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-021 Property Address: 423 HOPE ST	Mailing Address: NAT PROPERTIES, LLC 26 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-022 Property Address: 423 HOPE ST	Mailing Address: 423 HOPE ST REDEVELOPMENT, LLC 12650MACHIARELLI WAY PALM BEACH GARDENS, FL 33418
Parcel Number: 10-4 CAMA Number: 10-4 Property Address: STATE ST	Mailing Address: TOWN OF BRISTOL STATE STREET 10 COURT ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 10-5 CAMA Number: 10-5-001 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-002 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-003 Property Address: 18 20 STATE ST	Mailing Address: SCOROBOGATY, EILEEN MARIE 18-20 STATE ST, UNIT 3 BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-004 Property Address: 18 20 STATE ST	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-005 Property Address: 18 20 STATE ST	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-006 Property Address: 18 20 STATE ST	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-80 CAMA Number: 10-80 Property Address: THAMES ST	Mailing Address: BOZARTH, PETER 235 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-001 Property Address: 345 THAMES ST	Mailing Address: JOHNSON, PETER T. & ANDREA R. TE 345 THAMES ST, UNIT 101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-002 Property Address: 345 THAMES ST	Mailing Address: SAUL, DEBRA A 345 THAMES ST # 102 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-003 Property Address: 345 THAMES ST	Mailing Address: SB2, LLC 345 THAMES ST, UNIT N-110 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-004 Property Address: 345 THAMES ST	Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA G. TE 345 THAMES ST UNIT N104 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-005 Property Address: 345 THAMES ST	Mailing Address: WAYLAND WILLIAM F & LORNA E TRUSTEES REVOC 345 THAMES ST UNT 105 N BRISTOL, RI 02809



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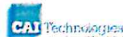
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200 feet Abutters List Report

Bristol, RI
December 13, 2024

Parcel Number: 9-24 CAMA Number: 9-24-006 Property Address: 345 THAMES ST	Mailing Address: DEMARCO, MICHAEL D. ELIZABETH M. TE 345 THAMES ST UNIT 106N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-008 Property Address: 345 THAMES ST	Mailing Address: CHRISTOPHER, JANET E TRUSTEE CHRISTOPHER FAMILY TRUST 345 THAMES ST #108 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-009 Property Address: 345 THAMES ST	Mailing Address: HURST, JAMES WILLIAM & RANDELLE LEE, TRUSTEES HURST FAMILY 2012 TRUST 345 THAMES ST, Unit N109 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-010 Property Address: 345 THAMES ST	Mailing Address: HOLLAND, JOYCE A. TRUSTEE 345 THAME ST, UNIT 110N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-011 Property Address: 345 THAMES ST	Mailing Address: BUNN, JAMES BENNING SR & BUNN, JACQUELINE BRYAN TE 141A Main St Tuckahoe, NY 10707
Parcel Number: 9-24 CAMA Number: 9-24-012 Property Address: 345 THAMES ST	Mailing Address: KUFFNER, TAMARA 9 WALNUT RD BARRINGTON, RI 02806
Parcel Number: 9-24 CAMA Number: 9-24-013 Property Address: 345 THAMES ST	Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY B. TE 746 SPINNAKER BEACHHOUSE VILLA SEABROOK ISLAND, SC 29456
Parcel Number: 9-24 CAMA Number: 9-24-014 Property Address: 345 THAMES ST	Mailing Address: BERNARDO, MATTHEW P 345 THAMES ST, UNIT 204N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-015 Property Address: 345 THAMES ST	Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX TE 345 THAMES ST UNIT 205N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-016 Property Address: 345 THAMES ST	Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE 345 THAMES ST UNIT 206N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-017 Property Address: 345 THAMES ST	Mailing Address: CAPODILUPO, PETER & JENNIFER C 345 Thames St Unit 207 Bristol, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-018 Property Address: 345 THAMES ST	Mailing Address: FITZPATRICK, CAROL A., TRUSTEE CAROL A FITZPATRICK REVOCABLE TRUST 345 THAMES ST, UNIT 208N BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 9-24 CAMA Number: 9-24-019 Property Address: 345 THAMES ST	Mailing Address: SARKISIAN, HERBERT A. JANET E. TE 345 THAMES ST UNIT N209 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-020 Property Address: 345 THAMES ST	Mailing Address: ROEDIGER, HENRY L. III & MCDERMOTT, KATHLEEN B. TR 345 THAMES ST, UNIT 210 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-021 Property Address: 345 THAMES ST	Mailing Address: ROSS, MICHAEL C & ASTRID L TRUSTEES 363 ADAMS ST DENVER, CO 80206
Parcel Number: 9-24 CAMA Number: 9-24-022 Property Address: 345 THAMES ST	Mailing Address: ZELINGER, ELIZABETH A & GERALD D TE 345 THAMES ST UNIT N302 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-023 Property Address: 345 THAMES ST	Mailing Address: SHAMS, NICOLE 345 THAMES ST., UNIT N-303 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-024 Property Address: 345 THAMES ST	Mailing Address: PHILLIPS, JOHN S & KIMBERLY L TE 345 THAMES ST 304N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-025 Property Address: 345 THAMES ST	Mailing Address: HANKIN, ROBERT B & CHERYL B, TRUSTEES ROBERT B & CHERYL B HANKIN TRUST TC 56 RAMBLING DR SCOTCH PLAINS, NJ 07076-2955
Parcel Number: 9-24 CAMA Number: 9-24-026 Property Address: 345 THAMES ST	Mailing Address: LI, HSI-CHENG TRUSTEE 345 THAMES ST UNIT N306 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-027 Property Address: 345 THAMES ST	Mailing Address: SUTTON, HOWARD G. & SUTTON, KIMBERLY G. P. TRUSTEES 14685 KELSON CIRCLE NAPLES, FL 34114
Parcel Number: 9-24 CAMA Number: 9-24-028 Property Address: 345 THAMES ST	Mailing Address: FRIDOVICH, SHEILA CONSTANCE TR 345 THAMES ST # N308 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-029 Property Address: 345 THAMES ST	Mailing Address: RIPP, PETER & MARI TRUSTEES 345 THAMES ST UNIT N309 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-030 Property Address: 345 THAMES ST	Mailing Address: JOHNSTON, EDWIN M III. & ALEXANDRA S. TE 345 THAMES ST UNIT 310N BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-031 Property Address: 345 THAMES ST	Mailing Address: LOUISE I. PLACIDO IRREVOCABLE TRUST KAUFMAN, BRETT A. TRUSTEE 345 THAMES ST, Unit 401N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-032 Property Address: 345 THAMES ST	Mailing Address: PINK, LOIS & ANDREW TRUSTEES 345 THAMES ST UNIT402N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-033 Property Address: 345 THAMES ST	Mailing Address: BOLTON, ALICE C & FOREST E TE 345 THAMES ST UNIT 403N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-034 Property Address: 345 THAMES ST	Mailing Address: VAN DEVENTER, MARY P. & BRENNAN, KIMBERLY C. TRUSTEES 345 THAMES ST, UNIT 404N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-035 Property Address: 345 THAMES ST	Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M FLORIO TRUST 345 THAMES ST UNIT 405N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-036 Property Address: 345 THAMES ST	Mailing Address: JACKSON, LISA R 345 THAMES ST, UNIT N-406 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-037 Property Address: 345 THAMES ST	Mailing Address: RHODE, GRANT F & KATZ, JUDITH TRUSTEES 345 THAMES ST UNT 407N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-038 Property Address: 345 THAMES ST	Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY, SARAH CAMPBELL TRUSTEES 215 COTTONTAIL DRIVE PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-039 Property Address: 345 THAMES ST	Mailing Address: STONE HARBOUR 409 N LLC 7918 STAYSAIL CT LAKELAND RANCH, FL 34202
Parcel Number: 9-24 CAMA Number: 9-24-040 Property Address: 345 THAMES ST	Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE LAURA J CASTRIOTTA TRUST 345 THAMES ST, UNIT N410 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-041 Property Address: 345 THAMES ST	Mailing Address: DAVIDSON, ASIA MARIA TRUSTEE 345 THAMES ST, UNIT 501N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-042 Property Address: 345 THAMES ST	Mailing Address: DUNN, JOHN G. JR TRUSTEE 345 THAMES ST UNIT N502 BRISTOL, RI 02809



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Bristol, RI
December 13, 2024

Parcel Number: 9-24 CAMA Number: 9-24-043 Property Address: 345 THAMES ST	Mailing Address: WANG, YINGFEI 59 CRESTVIEW RD MILTON, MA 02186
Parcel Number: 9-24 CAMA Number: 9-24-044 Property Address: 345 THAMES ST	Mailing Address: SUGARMAN, LOUIS TRST ETAL JT MARAGHY, PAUL 345 THAMES ST UNIT 504N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-045 Property Address: 345 THAMES ST	Mailing Address: CHAMPAGNE, MICHEALA J. 345 THAMES ST UNIT 505N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-046 Property Address: 345 THAMES ST	Mailing Address: LUCINI, GREGORY L & PATRICIA A TE 345 THAMES ST UNIT 506N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-047 Property Address: 343 THAMES ST	Mailing Address: SPANG, HENRY A IV & LINDA TE 343 THAMES ST UNIT M-101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-048 Property Address: 343 THAMES ST	Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O. TRUSTEES 74 CARNEGIE HEIGHTS DR PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-049 Property Address: 343 THAMES ST	Mailing Address: RATFORD, VINCENT FRANCIS & RATFORD, MARGUERITE ELIZABETH TRUSTEES 343 THAMES ST, UNIT 103M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-050 Property Address: 343 THAMES ST	Mailing Address: ISRAEL, SCOTT & JAFFE, ALICE & ISRAEL, JOEL & ISRAEL, NATHAN TRUSTEES 4420 GALT OCEAN DR FORT LAUDERDALE, FL 33308
Parcel Number: 9-24 CAMA Number: 9-24-051 Property Address: 343 THAMES ST	Mailing Address: CIVALE, CHRISTOPHER J & BELLAMY, KARA E TRUSTEES 343 THAMES ST # M 301 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-052 Property Address: 343 THAMES ST	Mailing Address: FETTER, JANET M TRUSTEE JANET M FETTER TRUST 343 THAMES ST 302M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-053 Property Address: 343 THAMES ST	Mailing Address: GOODNOW, CHRISTOPHER & ANDREA TE 343 THAMES ST, UNIT M-303 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-054 Property Address: 343 THAMES ST	Mailing Address: NASTRO, KIMBERLY & DAVID TE 29 WEST 85th ST, APT 3 NEW YORK, NY 10024



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Parcel Number: 9-24 CAMA Number: 9-24-055 Property Address: 341 THAMES ST	Mailing Address: KITS VAN HEYNINGEN, ROBERT W. DEBRA A TE 18 FESSER AVE BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-056 Property Address: 341 THAMES ST	Mailing Address: JON JACQUELINE JORDAN RP TRUST 6924 HICKORY HILL AVE MCLEAN, VA 22101
Parcel Number: 9-24 CAMA Number: 9-24-057 Property Address: 341 THAMES ST	Mailing Address: JACKSON, DEBRA P 174 PINE GLEN DR EAST GREENWICH, RI 02818
Parcel Number: 9-24 CAMA Number: 9-24-058 Property Address: 341 THAMES ST	Mailing Address: LUDLOW, LYNN LEE & LAWRENCE, JAMES S ESQ TRUSTEES-ABRAMSON & LUDLOW TRUST 341 THAMES ST, UNIT 104S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-059 Property Address: 341 THAMES ST	Mailing Address: FALTEN, PAUL J. & CAROL MILLIAN TE 341 THAMES ST 105 S, Unit 105S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-060 Property Address: 341 THAMES ST	Mailing Address: LEIBOWITZ, DAVID E & PEGGY A TE 341 THAMES ST UNIT 106S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-061 Property Address: 341 THAMES ST	Mailing Address: BERKELEY, DUNCAN & AMY TE 67 CENTRAL ST GEORGETOWN, MA 01833
Parcel Number: 9-24 CAMA Number: 9-24-062 Property Address: 341 THAMES ST	Mailing Address: TETU, NORMAND P GINNY L. TE 190 BICENTENNIAL DR HOOKSETT, NH 03106
Parcel Number: 9-24 CAMA Number: 9-24-063 Property Address: 341 THAMES ST	Mailing Address: SAWYER, MICHAEL 341 THAMES ST, UNIT 109S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-064 Property Address: 341 THAMES ST	Mailing Address: LEENUTAPHONG, DEBORAH LYNN & NARUEKORN TRUSTEES 341 THAMES ST UNIT S110 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-065 Property Address: 341 THAMES ST	Mailing Address: LAPOINTE, WILLIAM H. & LAPOINTE, DONNE M. TRUSTEES 14517 MARSALA WAY NAPLES, FL 34109
Parcel Number: 9-24 CAMA Number: 9-24-066 Property Address: 341 THAMES ST	Mailing Address: BOUCHARD, KENNETH & RIKKI HANSEN - TRUSTEES KENNETH P & RIKKI HANSEN BOUCHARD TRUSTS 25 RELIANCE DR BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 9-24 CAMA Number: 9-24-067 Property Address: 341 THAMES ST	Mailing Address: OZTERMIYECI, MUSTAFA MURAT & MATOOK, DEBORAH JOY TE 341 THAMES ST UNIT S203 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-068 Property Address: 341 THAMES ST	Mailing Address: CAMOSCI, ROBERT E & GAIL D TE 341 THAMES ST UNIT 204S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-069 Property Address: 341 THAMES ST	Mailing Address: KAWAOKA, ERIC J & ESTA TRUSTEES FAMILY TRUST 341 THAMES ST 205S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-070 Property Address: 341 THAMES ST	Mailing Address: BRAVE, ILENE E & DENNIS G - TRUSTEES ILENE E BRAVE TRUST PO BOX 906 BROOKLANDVILLE, MD 21022
Parcel Number: 9-24 CAMA Number: 9-24-071 Property Address: 341 THAMES ST	Mailing Address: PETERSON, JEFFREY 519 GREGORY AVE WILMETTE, IL 60091
Parcel Number: 9-24 CAMA Number: 9-24-072 Property Address: 341 THAMES ST	Mailing Address: GARRITY, JOHN 341 THAMES ST, UNIT 208S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-073 Property Address: 341 THAMES ST	Mailing Address: MARTIN, WILLIAM R. & JOAN P. TE 691 15TH AVE SOUTH NAPLES, FL 34102
Parcel Number: 9-24 CAMA Number: 9-24-074 Property Address: 341 THAMES ST	Mailing Address: GRAY, ROBERT C & PATRICIA A TRUSTEES 341 THAMES ST 210S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-075 Property Address: 341 THAMES ST	Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN 114 EAST 72ND ST APT 19A NEW YORK, NY 10021
Parcel Number: 9-24 CAMA Number: 9-24-076 Property Address: 341 THAMES ST	Mailing Address: MORSE, ANN R. TRUSTEE ANN R. MORSE 1993 TRUST 341 THAMES ST 302 S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-077 Property Address: 341 THAMES ST	Mailing Address: MUSKET, DAVID B. 1655 BAY HARBOR LN SARASOTA, FL 34231
Parcel Number: 9-24 CAMA Number: 9-24-079 Property Address: 341 THAMES ST	Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE REIG LIVING TRUST 341 THAMES ST UNIT S305 BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-080 Property Address: 341 THAMES ST	Mailing Address: LYNCH, JOHN J TRUSTEE 341 THAMES ST UNIT S306 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-081 Property Address: 341 THAMES ST	Mailing Address: DEMARCO, GREGORY M. & AMY TRUSTEES 341 THAMES ST S-307 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-082 Property Address: 341 THAMES ST	Mailing Address: WILKER, RICHARD E & WILKER, PHYLLIS BLOOM TRUSTEES 341 THAMES ST UNIT S-308 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-083 Property Address: 341 THAMES ST	Mailing Address: FARBER, WILLIAM A. & JANICE M. TE 1339 WESTWAY DR SARASOTA, FL 34236
Parcel Number: 9-37 CAMA Number: 9-37 Property Address: 525 HOPE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 9-38 CAMA Number: 9-38 Property Address: THAMES ST	Mailing Address: TSL LLC 244 GANO ST PROVIDENCE, RI 02906
Parcel Number: 9-42 CAMA Number: 9-42 Property Address: 515 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-43 CAMA Number: 9-43 Property Address: 282 THAMES ST	Mailing Address: GARVIN, GAIL & GEORGE E TC 282 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-44 CAMA Number: 9-44 Property Address: 495 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-46 CAMA Number: 9-46 Property Address: HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-47 CAMA Number: 9-47 Property Address: 41 R STATE ST	Mailing Address: HOPE-HIGH REALTY TRUST, LLC P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-48 CAMA Number: 9-48 Property Address: THAMES ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809



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Parcel Number: 9-49 CAMA Number: 9-49 Property Address: 260 THAMES ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-50 CAMA Number: 9-50 Property Address: 267 THAMES ST	Mailing Address: TSL LLC 244 GANO ST PROVIDENCE, RI 02906
Parcel Number: 9-55 CAMA Number: 9-55 Property Address: 55 STATE ST	Mailing Address: GATOS, ARISTOTLE G & GREGORY G - TRUSTEES GEORGE & DEMETRULA GATOS TRUST 55 STATE ST BRISTOL, RI 02809
Parcel Number: 9-56 CAMA Number: 9-56 Property Address: STATE ST	Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA GATOS TE 55 STATE ST. BRISTOL, RI 02809
Parcel Number: 9-57 CAMA Number: 9-57 Property Address: STATE ST	Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA GATOS TE 55 STATE ST. BRISTOL, RI 02809
Parcel Number: 9-58 CAMA Number: 9-58 Property Address: STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-59 CAMA Number: 9-59 Property Address: 39 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI, INC. PO BOX 27 BRISTOL, RI 02809
Parcel Number: 9-60 CAMA Number: 9-60 Property Address: 29-31 STATE ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-61 CAMA Number: 9-61 Property Address: 17 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI INC. PO BOX 27 BRISTOL, RI 02809
Parcel Number: 9-62 CAMA Number: 9-62 Property Address: 11 STATE ST	Mailing Address: 11 STATE STREET, LLC 116 PECK AVE BRISTOL, RI 02809
Parcel Number: 9-63 CAMA Number: 9-63 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 9-64 CAMA Number: 9-64 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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Parcel Number: 9-65
CAMA Number: 9-65
Property Address: 1 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI, INC.
495 HOPE ST, SUITE 8
BRISTOL, RI 02809

Parcel Number: 9-74
CAMA Number: 9-74
Property Address: 246 THAMES ST

Mailing Address: RIVERS, ZACHARY N
PO Box 964
Bristol, RI 02809

Parcel Number: 9-75
CAMA Number: 9-75
Property Address: 499 HOPE ST

Mailing Address: FEDERAL PROPERTIES OF RI INC
P.O. BOX 27
BRISTOL, RI 02809



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11 STATE STREET, LLC
116 PECK AVE
BRISTOL, RI 02809

BOWMAN, GREGORY W. TRUSTE
HAMILTON, ELIZABETH A. TR
423 HOPE ST, UNIT 16P
BRISTOL, RI 02809

CHRISTOPHER, JANET E TRUS
CHRISTOPHER FAMILY TRUST
345 THAMES ST #108
BRISTOL, RI 02809

1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

BOZARTH, PETER
235 THAMES ST
BRISTOL, RI 02809

CIVALE, CHRISTOPHER J &
BELLAMY, KARA E TRUSTEES
343 THAMES ST # M 301
BRISTOL, RI 02809

423 HOPE ST REDEVELOPMENT
12650MACHIARELLI WAY
PALM BEACH GARDENS, FL 33418

BRAVE, ILENE E & DENNIS G
ILENE E BRAVE TRUST
PO BOX 906
BROOKLANDVILLE, MD 21022

CLARK, ALLEN M. &
CLARK, WHITNEY O. TRUSTEE
423 HOE ST, UNIT G
BRISTOL, RI 02809

BALZANO, JOHN G &
CHRISTINE R TE
82 NEWPORT RD
HULL, MA 02045

BRUNING, KARLA
GANTZ, KATHLEEN
114 EAST 72ND ST APT 19A
NEW YORK, NY 10021

COLOMBO, BRITT C &
MARY L JT
227 THAMES ST
BRISTOL, RI 02809

BARRENECHEA, MARIO I. & A
345 THAMES ST UNIT N104
BRISTOL, RI 02809

BUNN, JAMES BENNING SR &
BUNN, JACQUELINE BRYAN TE
141A Main St
Tuckahoe, NY 10707

DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

BERKELEY, DUNCAN & AMY T
67 CENTRAL ST
GEORGETOWN, MA 01833

CAMOSCI, ROBERT E &
GAIL D TE
341 THAMES ST UNIT 204S
BRISTOL, RI 02809

DAVIDSON, ASIA MARIA TRUS
345 THAMES ST, UNIT 501N
BRISTOL, RI 02809

BERNARDO, MATTHEW P
345 THAMES ST, UNIT 204N
BRISTOL, RI 02809

CAPODILUPO, PETER & JENNI
345 Thames St Unit 207
Bristol, RI 02809

DEMARCO, GREGORY M. &
AMY TRUSTEES
341 THAMES ST S-307
BRISTOL, RI 02809

BISSONNETTE, JENNIFER NEV
423 HOPE ST, UNIT 3C
BRISTOL, RI 02809

CARTWRIGHT, CORINNE M & P
227 THAMES ST., UNIT 1
BRISTOL, RI 02809

DEMARCO, MICHAEL D.
ELIZABETH M. TE
345 THAMES ST
UNIT 106N
BRISTOL, RI 02809

BOLTON, ALICE C & FOREST
345 THAMES ST UNIT 403N
BRISTOL, RI 02809

CASTRIOTTA, LAURA J - TRU
LAURA J CASTRIOTTA TRUST
345 THAMES ST, UNIT N410
BRISTOL, RI 02809

DUNN, JOHN G. JR TRUSTEE
345 THAMES ST UNIT N502
BRISTOL, RI 02809

BOUCHARD, KENNETH & RIKKI
KENNETH P & RIKKI HANSEN
25 RELIANCE DR
BRISTOL, RI 02809

CHAMPAGNE, MICHEALA J.
345 THAMES ST UNIT 505N
BRISTOL, RI 02809

EIGHTEEN TWENTY, LLC
52 TALCOTT ST
BARRINGTON, RI 02806

FALTEN, PAUL J. &
CAROL MILLIAN TE
341 THAMES ST 105 S, Unit 105S
BRISTOL, RI 02809

FLORIO, IRENE M TRUSTEE
IRENE M FLORIO TRUST
345 THAMES ST UNIT 405N
BRISTOL, RI 02809

HICKEY, MICHAEL J. &
KATHLEEN O. TRUSTEES
74 CARNEGIE HEIGHTS DR
PORTSMOUTH, RI 02871

FARBER, WILLIAM A. & JANI
1339 WESTWAY DR
SARASOTA, FL 34236

FRIDOVICH, SHEILA CONSTAN
345 THAMES ST # N308
BRISTOL, RI 02809

HOLLAND, JOYCE A. TRUSTEE
345 THAME ST, UNIT 110N
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
P.O. BOX 27
BRISTOL, RI 02809

GARRITY, JOHN
341 THAMES ST, UNIT 208S
BRISTOL, RI 02809

HOPE-HIGH REALTY TRUST, L
P.O. BOX 27
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
P.O. BOX 27
BRISTOL, RI 02809

GARVIN, GAIL &
GEORGE E TC
282 THAMES ST
BRISTOL, RI 02809

HULITZKY, DEREK E. & VIER
91 MAIN ST, APT 366
WARREN, RI 02885

FEDERAL PROPERTIES OF RI
PO BOX 27
BRISTOL, RI 02809

GATOS, ARISTOTLE G & GREG
GEORGE & DEMETRULA GATOS
55 STATE ST
BRISTOL, RI 02809

HURST, JAMES WILLIAM & RA
HURST FAMILY 2012 TRUST
345 THAMES ST, Unit N109
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI,
495 HOPE ST, SUITE 8
BRISTOL, RI 02809

GATOS, GEORGE A. ET UX
DEMETRULA GATOS TE
55 STATE ST.
BRISTOL, RI 02809

ISRAEL, SCOTT & JAFFE, AL
ISRAEL, NATHAN TRUSTEES
4420 GALT OCEAN DR
FORT LAUDERDALE, FL 33308

FEDERAL PROPERTIES OF RI,
PO BOX 27
BRISTOL, RI 02809

GOODNOW, CHRISTOPHER & AN
343 THAMES ST, UNIT M-303
BRISTOL, RI 02809

JACKSON, DEBRA P
174 PINE GLEN DR
EAST GREENWICH, RI 02818

FETTER, JANET M TRUSTEE
JANET M FETTER TRUST
343 THAMES ST 302M
BRISTOL, RI 02809

GRAY, ROBERT C & PATRICIA
341 THAMES ST 210S
BRISTOL, RI 02809

JACKSON, LISA R
345 THAMES ST, UNIT N-406
BRISTOL, RI 02809

FITZPATRICK, CAROL A., TR
CAROL A FITZPATRICK REVOC
345 THAMES ST, UNIT 208N
BRISTOL, RI 02809

HANKIN, ROBERT B & CHERYL
ROBERT B & CHERYL B HANKI
56 RAMBLING DR
SCOTCH PLAINS, NJ 07076-2955

JOHNSON, PETER T. & ANDRE
345 THAMES ST, UNIT 101
BRISTOL, RI 02809

FIXSEN, WILLIAM
25 MARCONI DR
RANDOLPH, MA 02368

HAYES, MATTHEW D TRUSTEE
MATTHEW D HAYES REV TRUST
423 HOPE ST UNIT B
BRISTOL, RI 02809

JOHNSTON, EDWIN M III. &
345 THAMES ST UNIT 310N
BRISTOL, RI 02809

JON
JACQUELINE JORDAN RP TRUS
6924 HICKORY HILL AVE
MCLEAN, VA 22101

LUDLOW, LYNN LEE & LAWREN
TRUSTEES-ABRAMSON & LUDLO
341 THAMES ST, UNIT 104S
BRISTOL, RI 02809

MORSE, ANN R. TRUSTEE
ANN R. MORSE 1993 TRUST
341 THAMES ST 302 S
BRISTOL, RI 02809

KAWAOKA, ERIC J & ESTA TR
341 THAMES ST 205S
BRISTOL, RI 02809

LYNCH, JOHN J TRUSTEE
341 THAMES ST UNIT S306
BRISTOL, RI 02809

MUSKET, DAVID B.
1655 BAY HARBOR LN
SARASOTA, FL 34231

KITS VAN HEYNINGEN, ROBER
DEBRA A TE
18 FESSER AVE
BRISTOL, RI 02809

MACDONALD, JAMES C
423 HOPE ST, UNIT H
BRISTOL, RI 02809

NASTRO, KIMBERLY & DAVID
29 WEST 85th ST, APT 3
NEW YORK, NY 10024

KUFFNER, TAMARA
9 WALNUT RD
BARRINGTON, RI 02806

MARTIN, WILLIAM R. & JOAN
691 15TH AVE
SOUTH NAPLES, FL 34102

NAT PROPERTIES, LLC
26 PATRICIA ANN DR
BRISTOL, RI 02809

LAPOINTE, WILLIAM H. &
LAPOINTE, DONNE M. TRUSTE
14517 MARSALA WAY
NAPLES, FL 34109

MATRONE, SANTA W JR TRUST
SANTA W MATRONE JR DEC TR
423 HOPE ST UNIT L-12
BRISTOL, RI 02809

NEW LEAF REALTY, LLC
COMMERCIAL UNITS 1 & 2
18-20 STATE ST
BRISTOL, RI 02809

LEENUTAPHONG, DEBORAH LYN
NARUEKORN TRUSTEES
341 THAMES ST UNIT S110
BRISTOL, RI 02809

MATTEI, IRMA S. & CRUZ, J
15 JOHN ST, UNIT 1
BRISTOL, RI 02809

NICHOLSON, TODD &
423 HOPE ST UNIT 6F
BRISTOL, RI 02809

LEIBOWITZ, DAVID E &
PEGGY A TE
341 THAMES ST UNIT 106S
BRISTOL, RI 02809

MATTHEWS, CHARLES C.
TARA W. TE
223 OAKLAND BEACH AVE
RYE, NY 10580

O BRIEN, MICHAEL T.
DENISE E. TE
345 THAMES ST UNIT 206N
BRISTOL, RI 02809

LI, HSI-CHENG TRUSTEE
345 THAMES ST
UNIT N306
BRISTOL, RI 02809

MCKAY, SUSAN ANDON, TRUST
SUSAN ANDON MCKAY LIVING
186 OAKLAND ST
WELLESLEY, MA 02481

OQUENDO, VIVIAN Y
227 THAMES ST, UNIT 2
BRISTOL, RI 02809

LOUISE I. PLACIDO IRREVOC
KAUFMAN, BRETT A. TRUSTEE
345 THAMES ST, Unit 401N
BRISTOL, RI 02809

MCRAE, BEVERLY SMITH & JO
17 JOHN ST, UNIT 2
BRISTOL, RI 02809

OZTERMIYECI, MUSTAFA M.
341 THAMES ST UNIT 203
BRISTOL, RI 02809

LUCINI, GREGORY L &
PATRICIA A TE
345 THAMES ST UNIT 506N
BRISTOL, RI 02809

MCSTAY, JAMES P.
CHERYL A. ETUX TE
345 THAMES ST UNIT 205N
BRISTOL, RI 02809

OZTERMIYECI, MUSTAFA MURA
MATOOK, DEBORAH JOY TE
341 THAMES ST UNIT S203
BRISTOL, RI 02809

PAGE, ROBERT W & MYRA M,
PAGE FAMILY TRUST
423 HOPE ST, Unit K
BRISTOL, RI 02809

ROSS, MICHAEL C &
ASTRID L TRUSTEES
363 ADAMS ST
DENVER, CO 80206

SHAPIRO, DEBORA WEST
423 HOPE ST, Unit UNIT 14N
BRISTOL, RI 02809

PETERSON, JEFFREY
519 GREGORY AVE
WILMETTE, IL 60091

ROWE, ABIGAIL CAMPBELL &
DAY, SARAH CAMPBELL TRUST
215 COTTONTAIL DRIVE
PORTSMOUTH, RI 02871

SHERMAN, MAX CHRISTOPHER
746 SPINNAKER BEACHHOUSE
VILLA
SEABROOK ISLAND, SC 29456

PHILLIPS, JOHN S & KIMBER
345 THAMES ST 304N
BRISTOL, RI 02809

SAILOR, LLC
423 HOPE ST, Unit 13M
BRISTOL, RI 02809

SMITH, DEBORAH ROSE TRUST
423 HOPE ST, UNIT 4D
BRISTOL, RI 02809

PINK, LOIS &
ANDREW TRUSTEES
345 THAMES ST UNIT402N
BRISTOL, RI 02809

SARKISIAN, HERBERT A.
JANET E. TE
345 THAMES ST UNIT N209
BRISTOL, RI 02809

SPANG, HENRY A IV &
LINDA TE
343 THAMES ST UNIT M-101
BRISTOL, RI 02809

RATFORD, VINCENT FRANCIS
RATFORD, MARGUERITE ELIZA
343 THAMES ST, UNIT 103M
BRISTOL, RI 02809

SAUL, DEBRA A
345 THAMES ST # 102
BRISTOL, RI 02809

STONE HARBOUR 409 N LLC
7918 STAYSAIL CT
LAKELAND RANCH, FL 34202

REIG, VIBEKE G TRUSTEE
VIBEKE REIG LIVING TRUST
341 THAMES ST UNIT S305
BRISTOL, RI 02809

SAWYER, MICHAEL
341 THAMES ST, UNIT 109S
BRISTOL, RI 02809

SUGARMAN, LOUIS TRST ETAL
MARAGHY, PAUL
345 THAMES ST UNIT 504N
BRISTOL, RI 02809

RHODE, GRANT F & KATZ, JU
345 THAMES ST UNT 407N
BRISTOL, RI 02809

SB2, LLC
345 THAMES ST, UNIT N-110
BRISTOL, RI 02809

SUTTON, HOWARD G. &
SUTTON, KIMBERLY G. P. TR
14685 KELSON CIRCLE
NAPLES, FL 34114

RIPP, PETER & MARI TRUSTE
345 THAMES ST UNIT N309
BRISTOL, RI 02809

SCOROBOGATY, EILEEN MARIE
18-20 STATE ST, UNIT 3
BRISTOL, RI 02809

TETU, NORMAND P
GINNY L. TE
190 BICENTENNIAL DR
HOOKSETT, NH 03106

RIVERS, ZACHARY N
PO Box 964
Bristol, RI 02809

SCOTT, WENDELL O &
PATRICIA C TE
700 MOUNTAIN AVE
WESTFIELD, NJ 07090

THAMES STREET, LLC
227 THAMES ST, Unit 6
BRISTOL, RI 02809

ROEDIGER, HENRY L. III &
345 THAMES ST, UNIT 210
BRISTOL, RI 02809

SHAMS, NICOLE
345 THAMES ST., UNIT N-303
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TOWN OF BRISTOL
STATE STREET
10 COURT ST
BRISTOL, RI 02809

TOWN OF BRISTOL
VACANT LAND
10 COURT ST.
BRISTOL, RI 02809

TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

VAN DEVENTER, MARY P. &
BRENNAN, KIMBERLY C. TRUS
345 THAMES ST, UNIT 404N
BRISTOL, RI 02809

WANG, YINGFEI
59 CRESTVIEW RD
MILTON, MA 02186

WARNER, GARY W &
MURRAY, CATHERINE I JT
PO BOX 808
BRISTOL, RI 02809

WAYLAND WILLIAM F &
LORNA E TRUSTEES REVOC
345 THAMES ST UNT 105 N
BRISTOL, RI 02809

WILKER, RICHARD E &
WILKER, PHYLLIS BLOOM TRU
341 THAMES ST
UNIT S-308
BRISTOL, RI 02809

ZELINGER, ELIZABETH A &
GERALD D TE
345 THAMES ST
UNIT N302
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-02

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: Brandon M. and Cassie M. Andrade

PROPERTY OWNER: Brandon M. and Cassie M. Andrade

LOCATION: 21 Naomi Street

PLAT: 118 LOT: 100

ZONE: Residential R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

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.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2024 DEC 11 AM 11:22

APPLICATION

File No: **2025-02**
 Accepted by ZEO: *SMT 12/11/2024*

APPLICANT:	Name: <u>Brandon Andrade</u>		
	Address: <u>21 Naomi st.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>774-365-1513</u>	Email: <u>brandon_andrade1@yahoo.com</u>	
PROPERTY OWNER:	Name: <u>Brandon Andrade</u>		
	Address: <u>21 Naomi st.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>774-365-1513</u>	Email: <u>brandon_andrade1@yahoo.com</u>	

1. Location of subject property: 21 Naomi St., Bristol, RI 02809
 Assessor's Plat(s) #: 118-0100-000 Lot(s) #: 6 ~~118-0100-000~~

2. Zoning district in which property is located: R-15

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): _____
 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? 8 years (9/7/2016)

7. Present use of property: Single Family Dwelling

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):
26 x 34', 1,532 square ft

10. Proposed use of property: Single Family Dwelling

11. Give extent of proposed alterations: 8'X40' first floor rear addition, two story garage addition with master suite above, 6'X46 Farmers porch

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): addition sq ft = 1,040

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: <u>35'</u>	Proposed Setback: <u>35'</u>
Left side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>20'</u>
Right side lot line:	Required Setback: <u>20'</u>	Proposed Setback: <u>16'</u>
Rear lot line:	Required Setback: <u>35'</u>	Proposed Setback: <u>35'</u>
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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: Sewer:

17. Is the property located in the Bristol Historic District or is it an individually listed property? NO

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:  Date: 12/10/2024

Print Name: Brandon Andrade

Property Owner's Signature:  Date: 12/10/2024

Print Name: Brandon Andrade

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

Name: _____ Phone #: _____

Address: _____

Question # 5

Property Location: 21 Naomi Street, Bristol RI, 02809

Dear Members of the Zoning Board,

I am writing to formally request a variance for the expansion of our current home at 21 Naomi Street. My family and I have thoroughly enjoyed living in this home and being part of such a supportive community. We are currently facing the joyful yet challenging situation of expanding our family—our 5-year-old is eagerly awaiting the arrival of a new sibling in early 2025.

As both my wife and I work from home, our current living space no longer adequately supports the needs of our growing family.

To ensure we continue to thrive in our home and maintain a balanced lifestyle, we are proposing an expansion to accommodate our children and provide dedicated workspaces for both of us.

We fully understand the importance of maintaining the aesthetic and integrity of our neighborhood. We are committed to making sure that our expansion will not negatively impact our neighbors' views, privacy, or the overall character of the area.

We have had positive relationships with our neighbors and plan to continue fostering those relationships by keeping open communication about the project and addressing any concerns that may arise.

We believe that this modification will not only improve our quality of life but will also preserve the long-term stability and enjoyment of our home in this community. We are more than willing to work with the planning department and neighbors to ensure that the expansion is done thoughtfully and in compliance with all regulations.

Sincerely,
Brandon Andrade

Plat/Lot 118-0100-000 **Account: 6159** **LUC.01** **Zone R-15** **Assessment** **\$393,500**

Owner ▶ **Owner Account #: 50-0016-00** **% Owned**
Owner 1 ANDRADE, CASSIE M & BRANDON M TE
Owner 2
Owner 3
Address 21 NAOMI ST, BRISTOL, RI 02809

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FERREIRA, CASSIE	09/08/2020	0	2055-275		Q
CATALAN, BRANDON A,	09/07/2016	315,000	1861-80	L	T
CATALAN, BRANDON A.	02/11/2014	0	1745-350	A	Q
MOSTERTZ, GAIL	04/30/2008	299,900	1433-250		A
NAOMI PROPERTIES I	09/02/1999	157,000	714-56	A	W

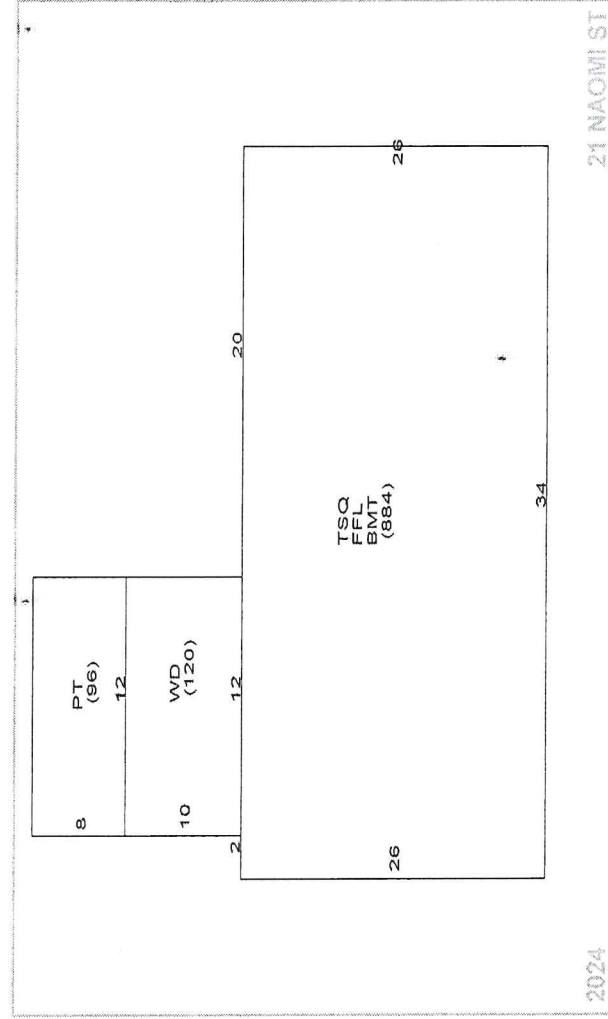
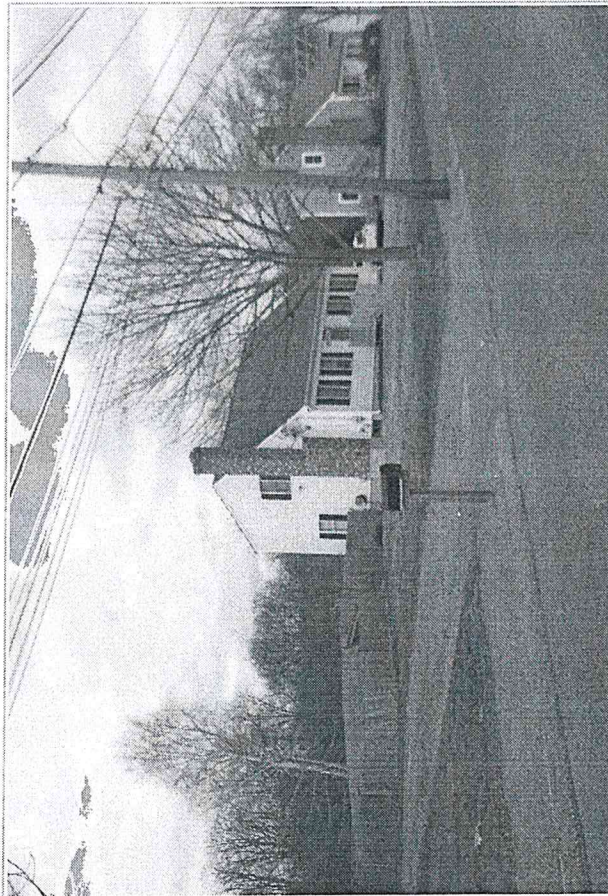
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	223,100	0	0.36	170,400	0	393,500
TOTAL	223,100	0	0.36	170,400	0	393,500

Source > Mkt Adj Cost VAL per SQ Unit/Card > 148.66 VAL per SQ Unit/Parcel > 148.66

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	223,100	0	0	170,400	0	393,500	393,500
2023	01	223,100	0	0	170,400	0	393,500	393,500
2022	01	223,100	0	0	170,400	0	393,500	393,500
2021	01	175,300	0	0	142,800	0	318,100	318,100
2020	01	175,300	0	0	142,800	0	318,100	318,100
2019	01	175,300	0	0	142,800	0	318,100	318,100



▶ 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 01 Single Fam	0.34435	AC	P	1.00	555,000	489,328	E							168,500			1.00	0
2 01 Single Fam	0.01148	AC	EX	0.20	555,000	165,505	E							1,900			1.00	0
3																		
4																		

▶ Building Information

Description	Quantity	Quality
BLDG Type Cape	1	Typical
RES Units	1	Typical
Foundation Concrete	1	Typical
Frame 1 Wood	1	Typical
EXT Wall 1 Vnrl Siding	1	Typical
Roof Type 1 Gable	1	Typical
Roof Cover 1 Asphalt Shir	1	Typical
INT Wall 1 Drywall	1	Typical
Floors 1 Hardwood	1	Typical
BMT Garages	1	Typical
Plumbing	1	Typical
Insulation	1	Typical
Heat Fuel Oil	1	Typical
# Heat Sys	1	Typical
% Solar HW	1	Typical
% COM Wall	1	Typical
Ceil HIGHT	1	Typical
Parking Type	1	Typical
EXT View	1	Typical

▶ Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

▶ Building Permits

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value	
1	151 S Pump1	1	Y	1				1	3	AV	1999	0
2												
3												
4												
5												
6												
7												
8												
9												
10												

▶ Special Features & Yard Items

Code	Description	AV	AV - Average	%
Functional				0.0
Economic				0.0
Special				0.0
OV				0.0
Total Depreciation % >		22.0		

▶ Depreciation

Code	Description	AV	AV - Average	%
Bas \$/SQ		135.00		
Size Adj		1.11		
Constr Adj		1.01		
Adj \$/SQ		151.24		
Othr Featrs		29,500		
Grade Fac		1.00		
Neigh Infl		1.00		
Land Factor		1.00		
Adj Total		286,052		
Depreciation		62,931		
Depr Total		223,121		

▶ Condo Data

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

▶ Other Factors

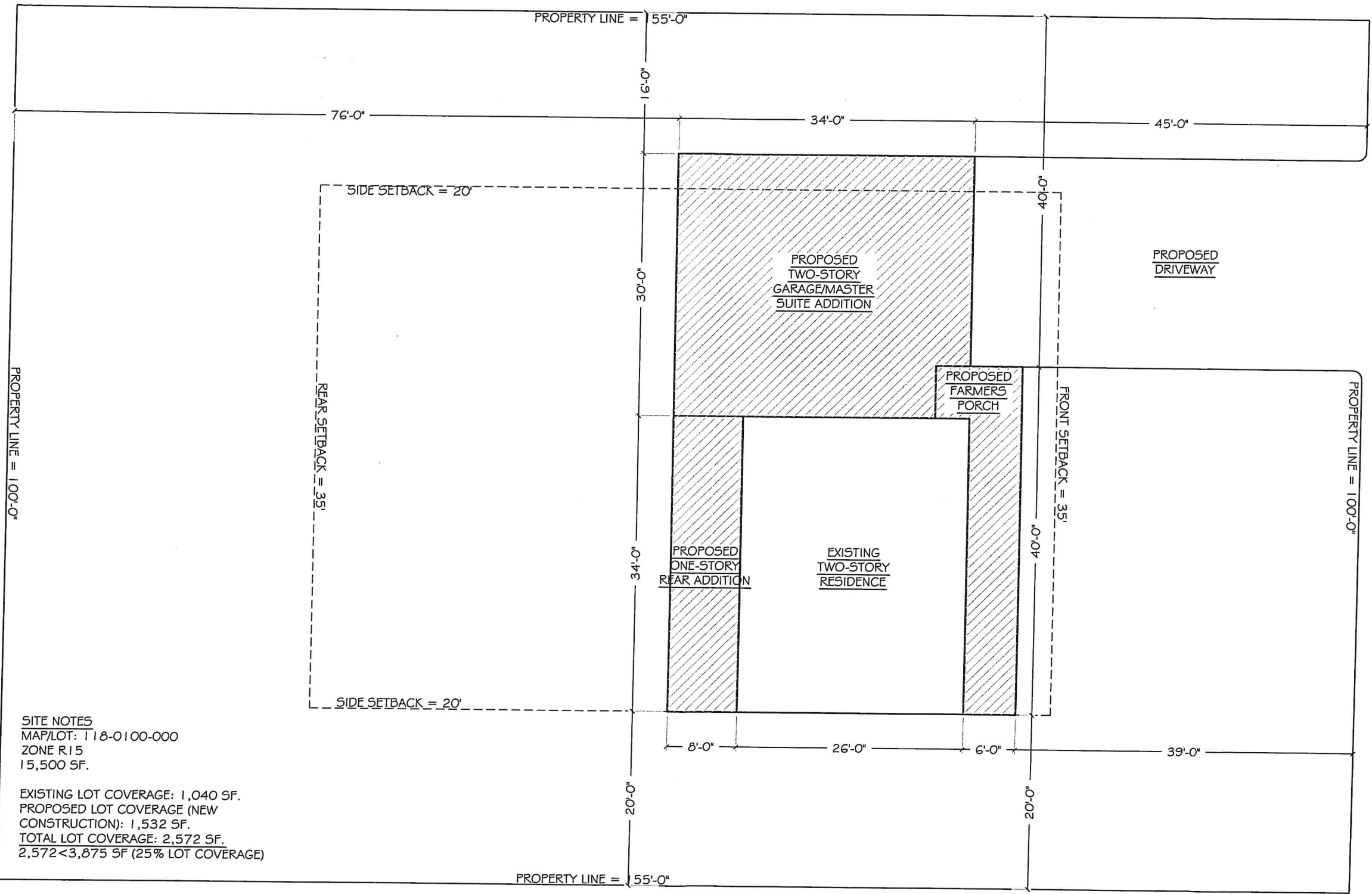
Flood Hazard	Topography	LEVEL
Street Traffic <td></td> <td>PAVED</td>		PAVED

▶ Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	884	884	151.24	133,696
TSQ	3/4 STORY	663	663	151.24	100,272
BMT	BASEMENT	884	0	22.69	20,058
PT	PATIO	96	0	3.81	366
WD	WOOD DECK	120	0	18.00	2,160
Total		2,647	1,547		256,552

▶ Visit History


Date	Result	By
7/19/2021	REVIEW	
9/28/2018	REVIEW	
9/17/2018	MEASURED	
11/26/2014	MEASURE	
7/13/2010	MEASURE	
7/7/2007	LISTED	
7/7/2007	CALL BACK	
6/30/2007	CALL BACK	

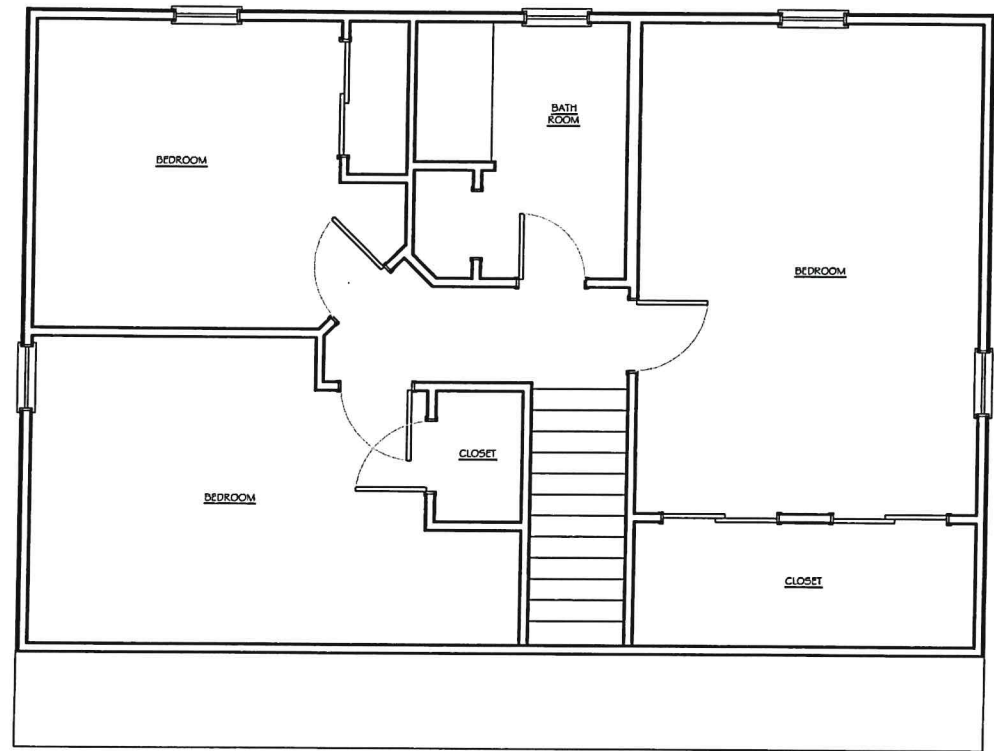


SITE NOTES
 MAP/LOT: T118-0100-000
 ZONE R15
 15,500 SF.

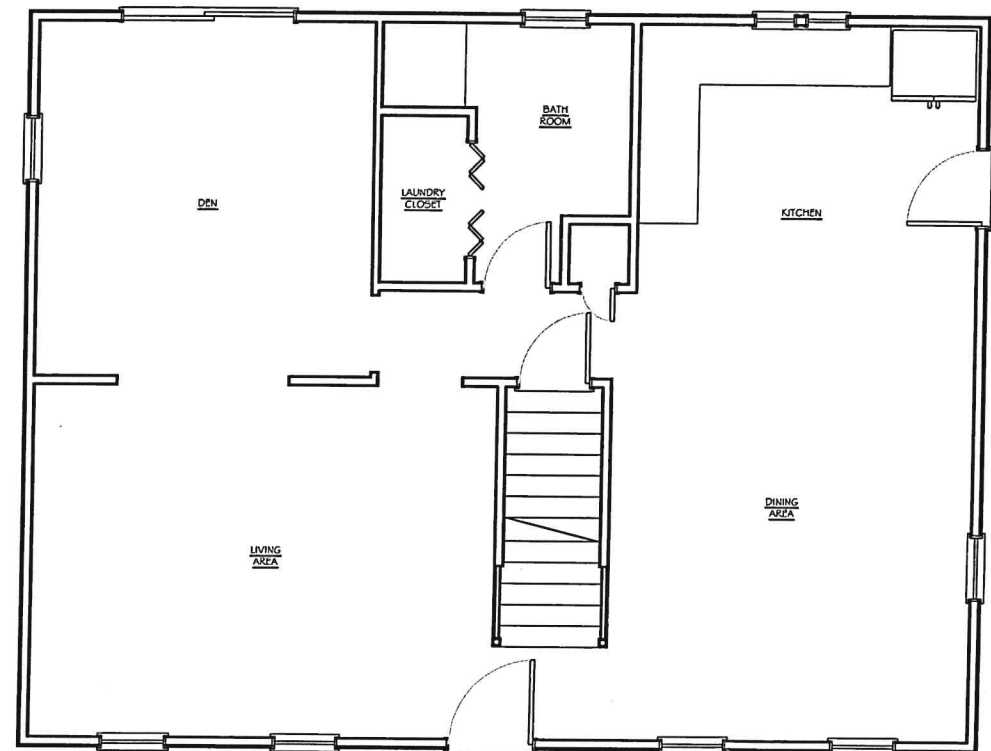
EXISTING LOT COVERAGE: 1,040 SF.
 PROPOSED LOT COVERAGE (NEW CONSTRUCTION): 1,532 SF.
 TOTAL LOT COVERAGE: 2,572 SF.
 2,572 < 3,875 SF (25% LOT COVERAGE)



 R.D.G. <small>REGISTERED DESIGNER</small>	
SITE PLAN	
ANDRADE 21 NAOMI ST. BRISTOL, RI	S1
DATE: 11.25.2024 DRAWN BY: EP3	
SCALE: NTS ISSUE FOR ZONING	




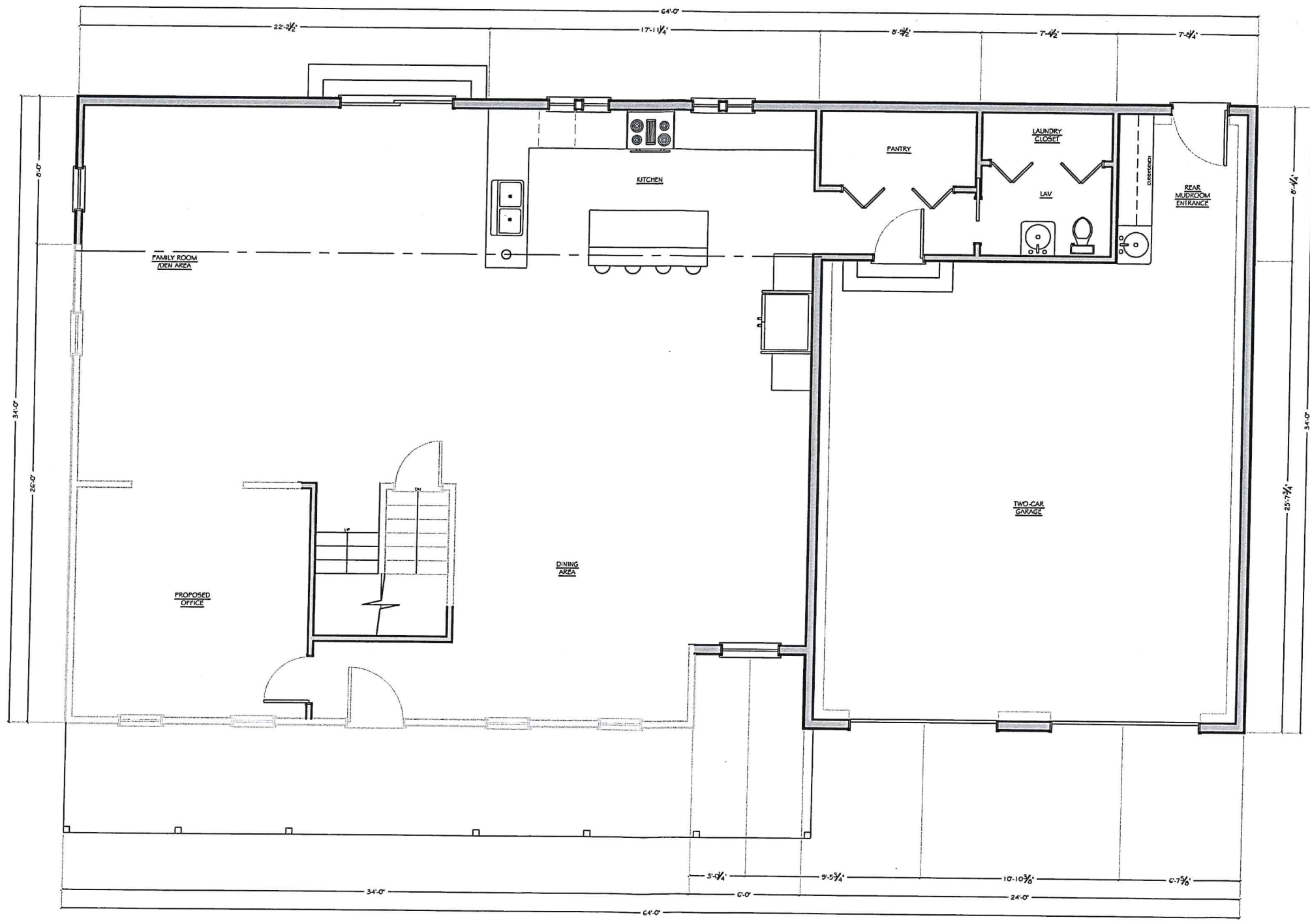
EXISTING 2nd FLOORPLAN




EXISTING 1st FLOORPLAN



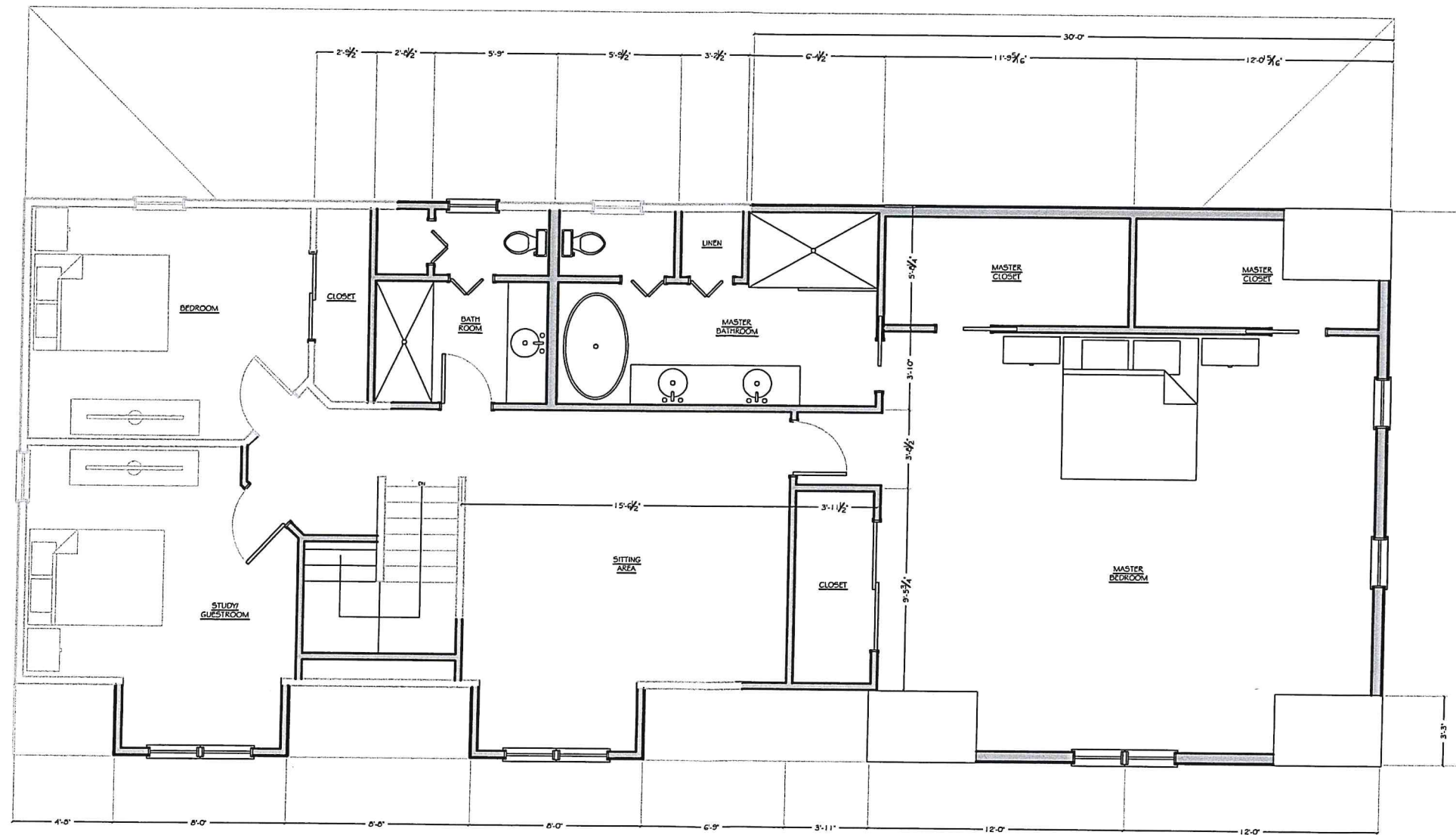
 RDG <small>REGISTERED DESIGNER</small>	
EXISTING 1st & 2nd FLOORPLANS	
<small>ANDRADE 21 NAOMI ST. BRISTOL, RI</small>	
<small>DATE: 11.25.2004 DRAWN BY: EP3</small>	
<small>SCALE: 1/4" = 1'-0" ISSUE FOR ZONING</small>	
A1	




RDG.
 ARCHITECTURE

PROPOSED FIRST FLOOR PLAN

ANDRADE 21 NAOMI ST. BRISTOL, RI	A2
DATE: 11.28.2024 DRAWN BY: EP3	
SCALE: 1/4"=1'-0" ISSUE FOR ZONING	



R.D.G.
REGISTERED DESIGNER
ARCHITECTURE & INTERIOR DESIGN

PROPOSED SECOND FLOOR PLAN

ANDRADE
31 RAONI ST.
BRISTOL, RI

DATE: 11-25-2024
DRAWN BY: EJS

SCALE: 1/4" = 1'-0"
ISSUE FOR ZONING

A3

EXISTING EAST



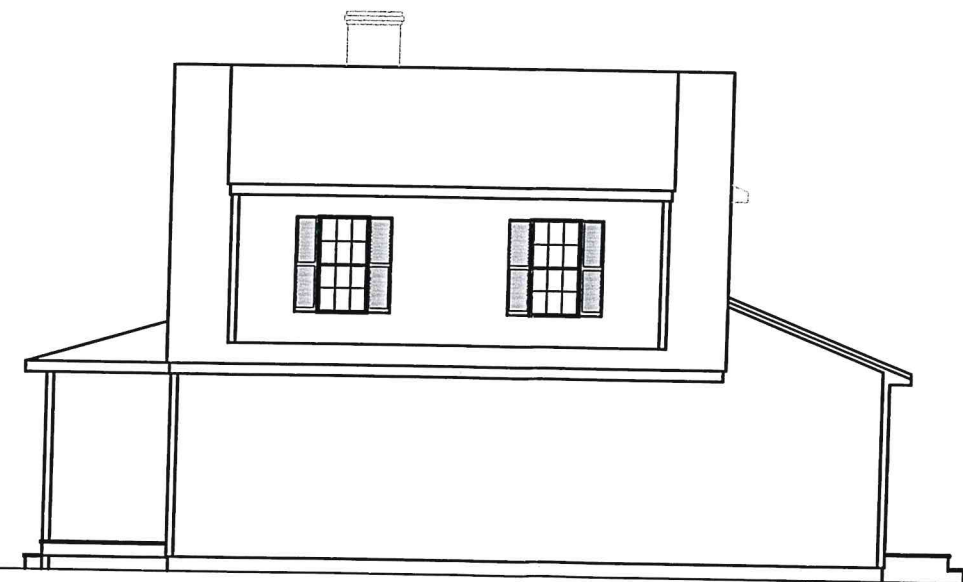
EXISTING NORTH




PROPOSED EAST



PROPOSED NORTH




R.D.G.
REGISTERED DESIGNER

**PROPOSED
ELEVATIONS**

ANDRADE
NACMI ST.
BRISTOL, RI

DATE: 11.28.2024
DRAWN BY: EP2

SCALE: 3/16" = 1'-0"
ISSUE FOR ZONING

A4

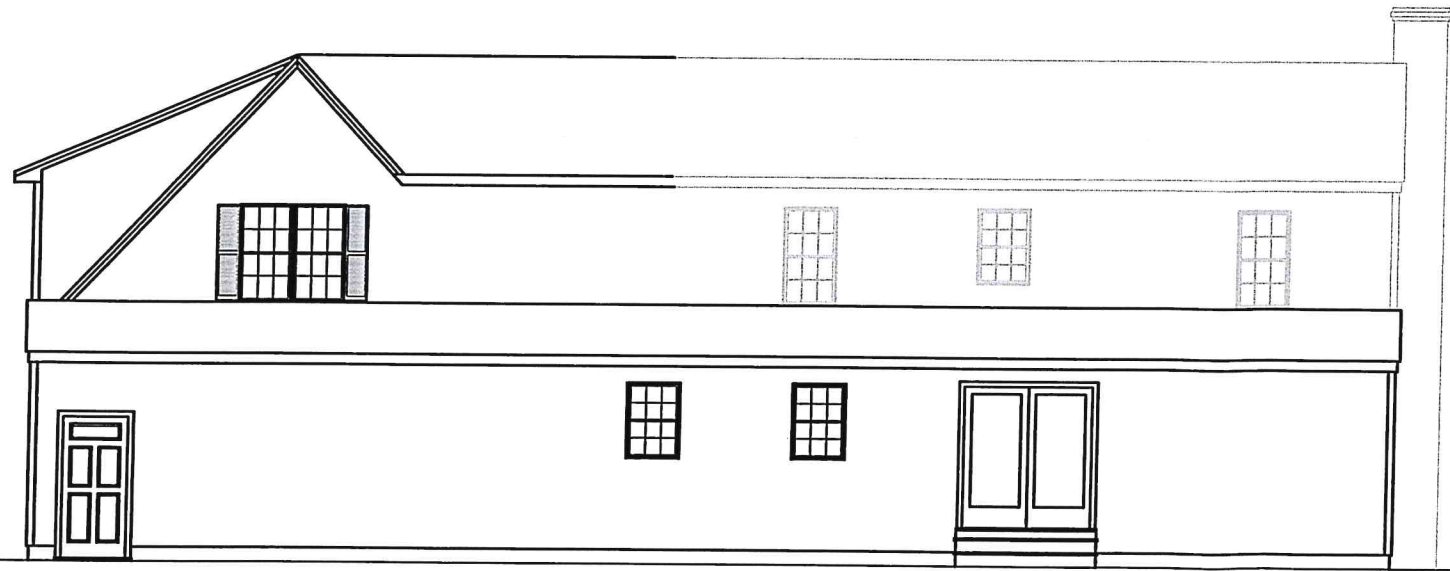
EXISTING WEST



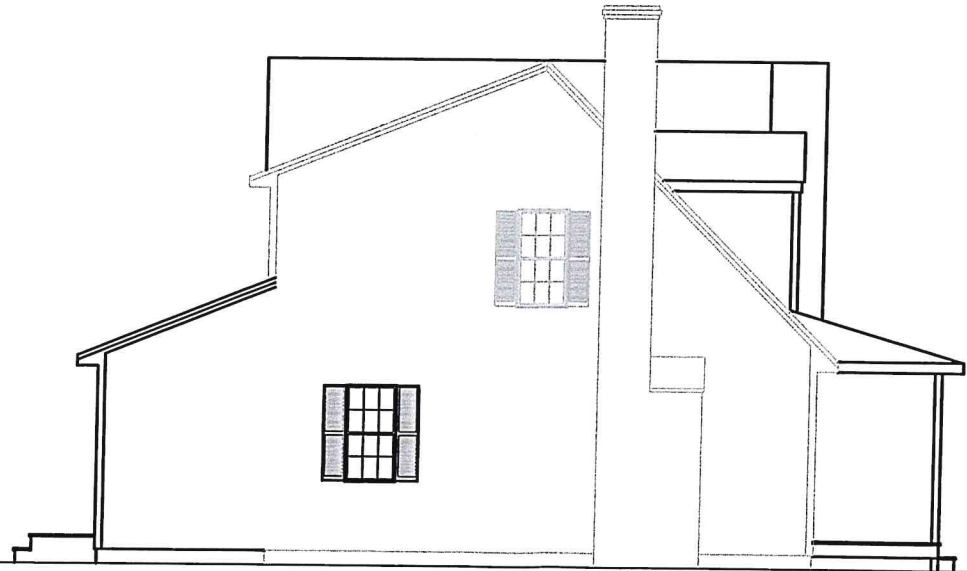
EXISTING SOUTH




PROPOSED WEST



PROPOSED SOUTH




R.D.G.
REGISTERED ARCHITECT
STATE OF RHODE ISLAND

PROPOSED ELEVATIONS

<small>ANDRADE NAOMI ST.,BRISTOL, RI</small>	A5
<small>DATE: 11.26.2024 DRAWN BY: EPJ</small>	
<small>SCALE: 3/16" = 1'-0" ISSUE FOR ZONING</small>	



21 Naomi St. - 300' Radius

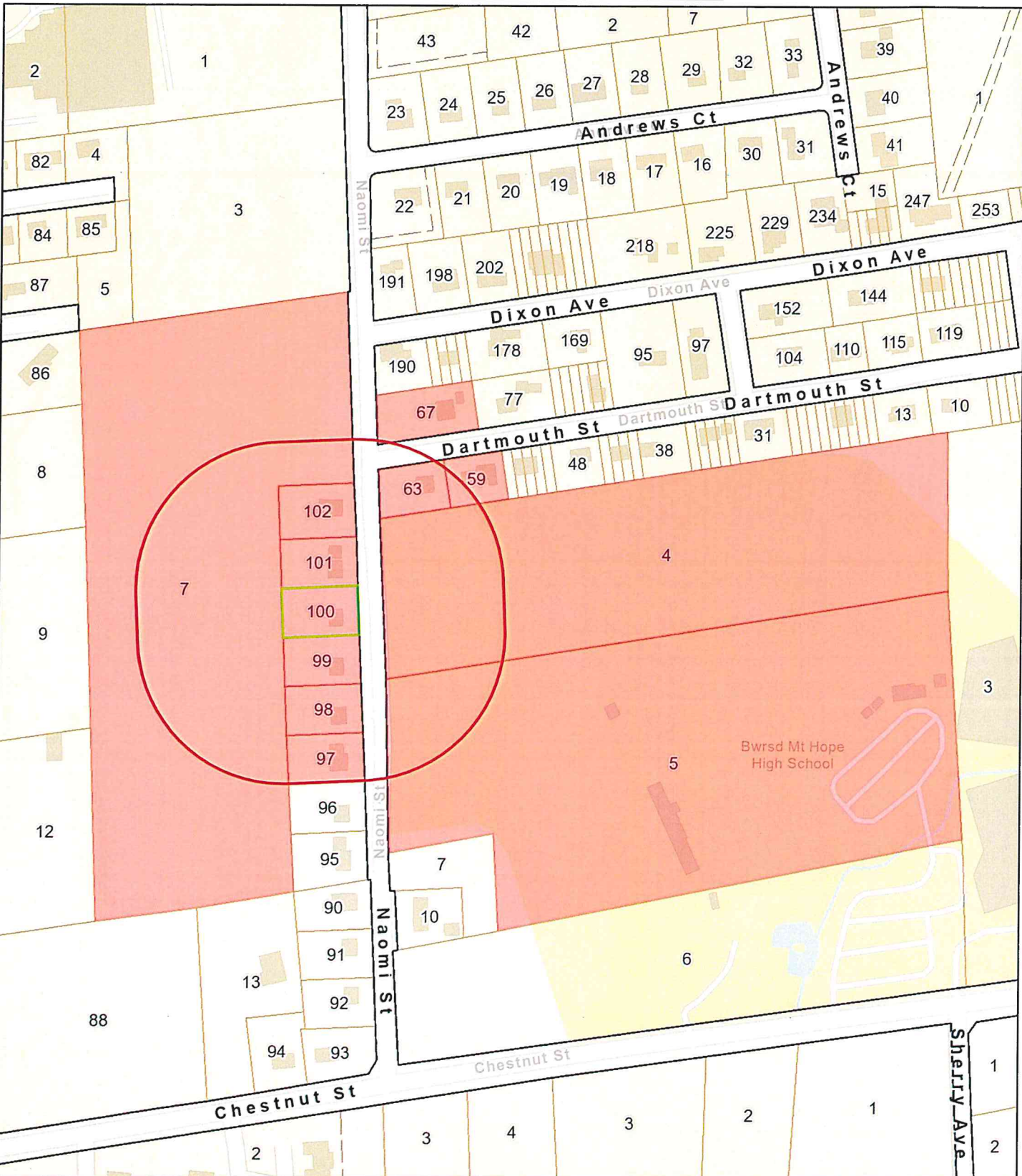
Bristol, RI



1 inch = 282 Feet

www.cai-tech.com

December 13, 2024



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.



300 feet Abutters List Report

Bristol, RI
December 13, 2024

Subject Property:

Parcel Number: 118-100	Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
CAMA Number: 118-100	
Property Address: 21 NAOMI ST	21 NAOMI ST
	BRISTOL, RI 02809

Abutters:

Parcel Number: 113-59	Mailing Address: PASQUAL, SUSAN
CAMA Number: 113-59	8 DARTMOUTH ST
Property Address: 8 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 113-63	Mailing Address: SOARES, TIAGO M & VANESSA P TE
CAMA Number: 113-63	4 DARTMOUTH ST
Property Address: 4 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 113-67	Mailing Address: EGAN, LINDA K.
CAMA Number: 113-67	5 DARTMOUTH ST
Property Address: 5 DARTMOUTH ST	BRISTOL, RI 02809
Parcel Number: 117-4	Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number: 117-4	HIGH SCHOOL
Property Address: NAOMI ST	235 HIGH ST
	BRISTOL, RI 02809
Parcel Number: 117-5	Mailing Address: BRISTOL HIGH SCHOOL C/O BRISTOL
CAMA Number: 117-5	HIGH SCHOOL
Property Address: 199 CHESTNUT ST	235 HIGH ST
	BRISTOL, RI 02809
Parcel Number: 118-100	Mailing Address: ANDRADE, CASSIE M & BRANDON M TE
CAMA Number: 118-100	
Property Address: 21 NAOMI ST	21 NAOMI ST
	BRISTOL, RI 02809
Parcel Number: 118-101	Mailing Address: DIETERICH, MARK K. & GRIFFITH-
CAMA Number: 118-101	DIETERICH, KAREN M.
Property Address: 23 NAOMI ST	23 NAOMI ST
	BRISTOL, RI 02809
Parcel Number: 118-102	Mailing Address: COELHO, RICHARD A. AUDREY N. TE
CAMA Number: 118-102	25 NAOMI ST
Property Address: 25 NAOMI ST	BRISTOL, RI 02809
Parcel Number: 118-7	Mailing Address: TOWN OF BRISTOL
CAMA Number: 118-7	10 COURT ST
Property Address: NAOMI ST	BRISTOL, RI 02809
Parcel Number: 118-97	Mailing Address: SEGALA, DAVID B
CAMA Number: 118-97	15 NAOMI ST
Property Address: 15 NAOMI ST	BRISTOL, RI 02809



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12/13/2024

Page 1 of 2

ANDRADE, CASSIE M & BRAND
21 NAOMI ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

BRISTOL HIGH SCHOOL
C/O BRISTOL HIGH SCHOOL
235 HIGH ST
BRISTOL, RI 02809

COELHO, RICHARD A.
AUDREY N. TE
25 NAOMI ST
BRISTOL, RI 02809

DIETERICH, MARK K. & GRIF
23 NAOMI ST
BRISTOL, RI 02809

EGAN, LINDA K.
5 DARTMOUTH ST
BRISTOL, RI 02809

MARSHALL, DAVID M.
17 NAOMI ST
BRISTOL, RI 02809

PASQUAL, SUSAN
8 DARTMOUTH ST
BRISTOL, RI 02809

SEGALA, DAVID B
15 NAOMI ST
BRISTOL, RI 02809

SOARES, TIAGO M &
VANESSA P TE
4 DARTMOUTH ST
BRISTOL, RI 02809

SQUATRITO, PETER J.
19 NAOMI ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-03

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review that a public hearing will be held on the following application:

Monday, January 6, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

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

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

Edward M. Tanner,
 Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, January 2, 2025.

COMMUNITY DEV.

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

**Department of Community Development
 Zoning Board of Review**



APPLICATION

File No: 2025-03
 Accepted by ZEO: EMT (2/13/24)

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

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, lot coverage, 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

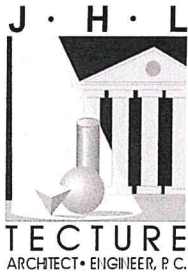
Property Owner's Signature: Elena M. Bao Date: 12/12/2024

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,

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 AC Conditioned: 0.00	Fireplaces: 0
Exterior Wall: Wood Shingle	Bsmnt Garage: 0	Roof Cover: Asphalt Shingle	# of Units: 1
# of Rooms: 7	# of Bedrooms: 3	Full Bath: 2	1/2 Baths: 0

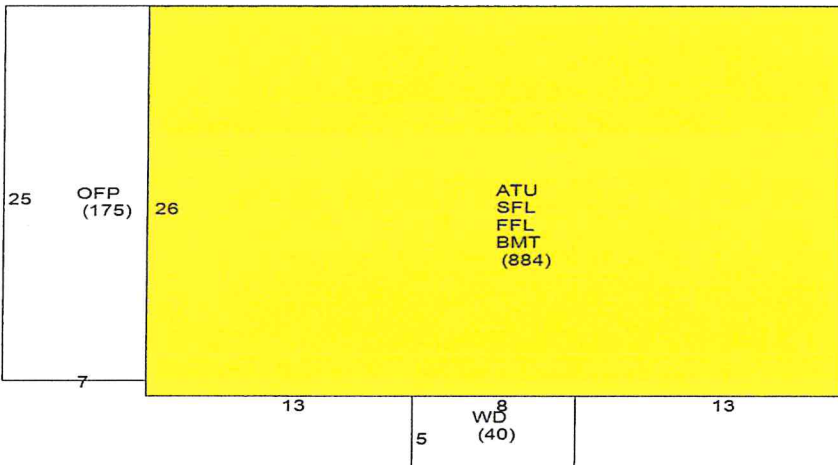
Yard Item(s)

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

Building Areas

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

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





Town of Bristol, Rhode Island

Historic District Commission

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

December 12, 2024

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

RE: Confirmation of Concept Review for 19 Byfield Street

Honorable Members:

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

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

Sincerely,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Millard: What about the old barn.

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

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

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

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

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

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

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

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

Lusk: Good idea.

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

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

Lusk: Good for the client.

Allen: Looks great.

Church: Will the addition have a basement?

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

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

Lusk: Thank you.

Owner ▶ Owner Account #: 50-0073-92

Owner	Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
Owner 1 BAO, ELENA M - TRUSTEE	BAO, ELENA M	03/29/2022	0	2165-297		Q
Owner 2 ELENA M BAO REVOCABLE TRUST	RACE ROCK, LLC	01/28/2021	672,500	2087-36		W
Owner 3	ENRIGHT CHARLES T & MERIS R TE	04/12/2019	0	1978-103	D	Q
Address 19 BYFIELD ST, BRISTOL, RI 02809	MONAHAN-BELL LIVING TRUST	12/12/2014	325,000	1782-258	G	T
	BELL, BARBARA A.	03/27/2006	0	1284-76		Q

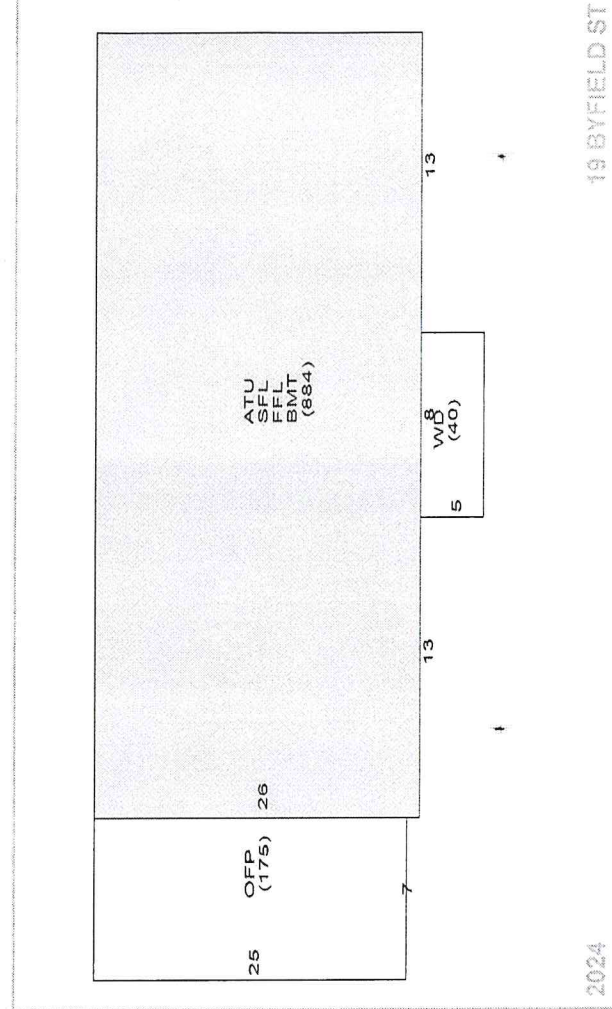
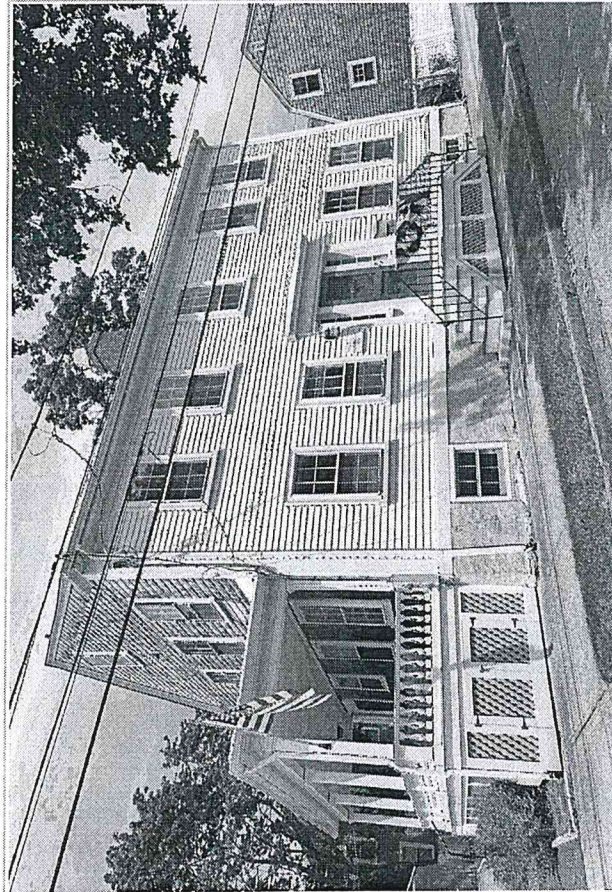
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
01	351,300	4,500	0.16	227,000	0	582,800	
TOTAL	351,300	4,500	0.16	227,000	0	582,800	

Source > Mkt Adj Cost VAL per SQ Unit/Card > 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	218,200	0	469,000	469,000
2020	02	253,600	4,500	0	218,200	0	476,300	476,300
2019	02	253,600	4,500	0	218,200	0	476,300	476,300



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,553,662	I					214,000			1.00	0
2 01 Single Fam	0.02124	AC	EX	0.20	1,535,000	612,053	I					13,000			1.00	0
3																
4																

Plat/Lot 014-0067-000

Account: 864

LUC01

Zone R-6

Assessment \$582,800

Building Information

Table with columns: BLDG Type, Description, Story Height, 2 Story Attic UnFin, COM Units, BMT Floor, Concrete, Frame 2, EXT Wall 2, Clapboard, Roof Type 2, Asphalt Shirn, INT Wall 2, Floors 2, BMT Garages, Color, Electrical, Insulation, INT vs EXT, Heat Fuel, Gas, Heat Type, Radiant Hot Water, # Heat Sys, % Heated, % A/C, % Solar HW, % Vacuum, % COM Wall, Ceiling Type, Parking Type, % Sprinkled, EXT View, Quantity, Quality.

Grade

Table with columns: Grade, Q4+, Q4+, Year Built, 1830, EFF Year, Alt %, 0.00, Q4+, Flood Hazard, Topography, Street, LEVEL, PAVED, Traffic, Bas \$/SQ, 195.00, Size Adj, 1.03, Constr Adj, 0.99, Adj \$/SQ, 198.08, Other Featrs, 46,500, Grade Fac, 1.09, Neigh Infl, 1.00, Land Factor, 1.00, Adj Total, 472,219, Depreciation, 127,499, Depr Total, 344,720.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, 1st FLOOR, 884, 198.08, 175,103, 2nd FLOOR, 884, 198.08, 175,103, BASEMENT, 884, 29.71, 26,264, OPEN PORCH, 175, 0, 2,175, UNF ATTIC, 354, 0, 7,005, WOOD DECK, 40, 0, 1,080, Total, 3,221, 1,768, 386,730.

Visit History

Table with columns: Date, Result, 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.

Notes

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

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, 2014, Bath(s), Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq, 0, 1.

Building Permits

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

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value, 4, Barn loft, 1, S, 1, 480, 3, AV, 1830, 6,600, 99, Gas Fireplac, 1, Y, 1, 2, 4, GD, 2015, 4,500.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level, 1, 1, 7, 3, U, 2, 3, 3, 4, 7, 3.

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

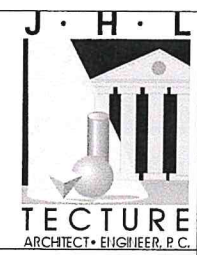
Elena M. Bao
19 Byfield Street, Bristol, RI
02809

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

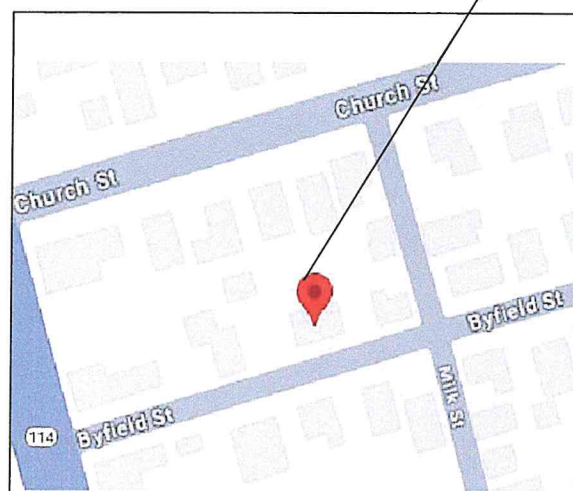


PROJECT DRAWING LIST

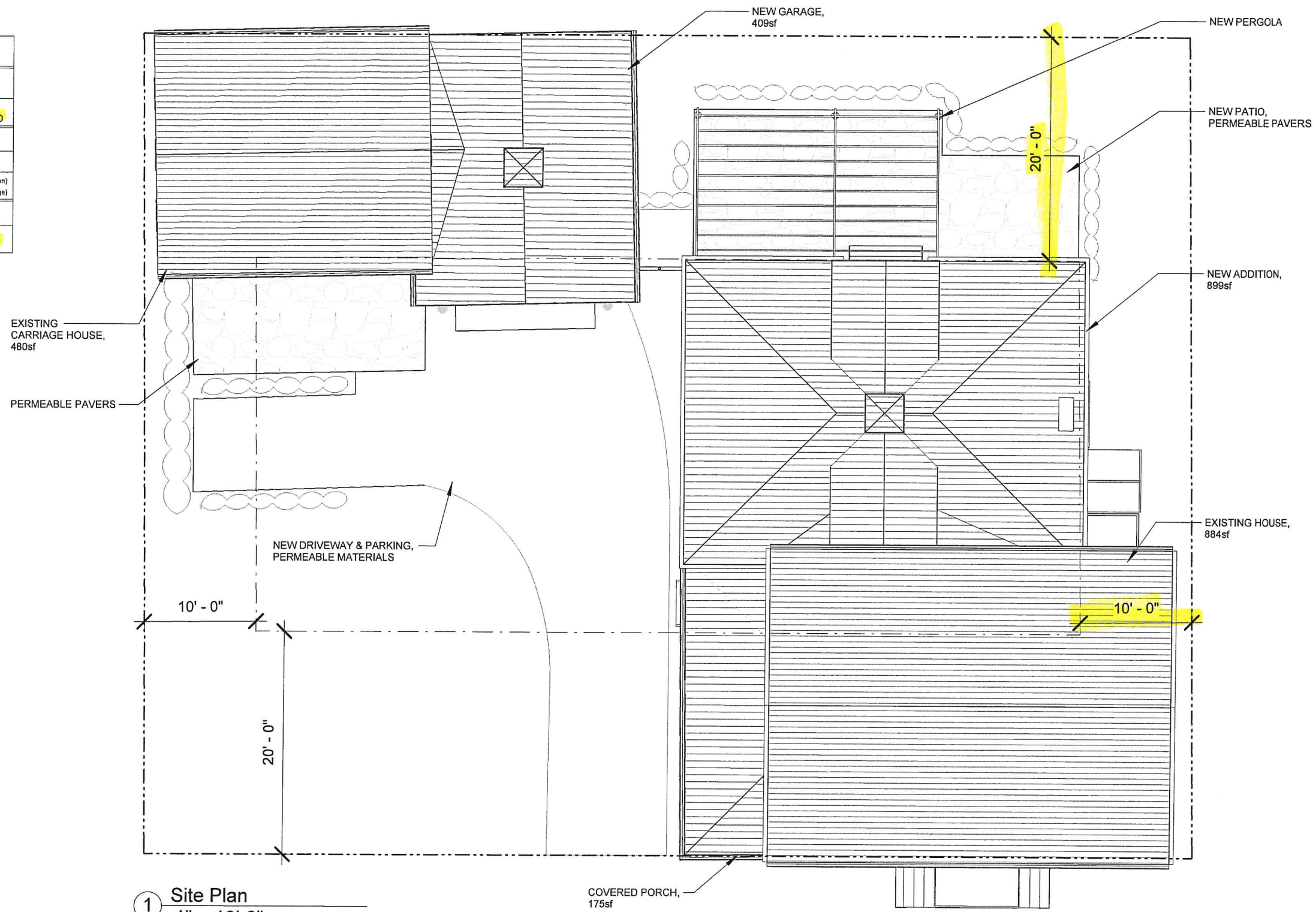
GENERAL	
TS0.01	TITLE SHEET
SITE	
AS0.01	SITE PLAN
ARCHITECTURAL	
EX1.00	SITE PHOTOS
EX1.01	SITE PHOTOS 2
EX1.02	SITE PHOTOS 3
EX1.03	HISTORIC SITE PHOTO
EX1.04	HISTORIC ADDITION PHOTO
EX1.05	HISTORIC SANBORN MAP
EX1.06	SITE PHOTOS 4
A0.01	PROPOSED FIRST FLOOR PLAN
A0.02	PROPOSED SECOND FLOOR PLAN
A0.03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

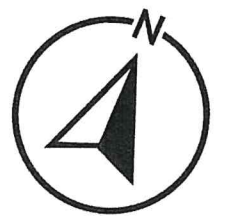
PROJECT LOCATION



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

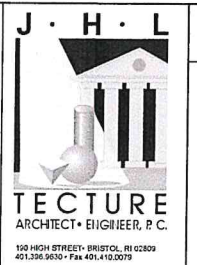


1 Site Plan
1" = 10'-0"



GENERAL NOTES:

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- 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.
- All work to be performed and inspected as required by the local governing code enforcement office.
- All work is to be installed in accordance with manufacturer's recommendations and specifications.



**ISSUED FOR:
ZONING REVIEW**

NOT APPROVED

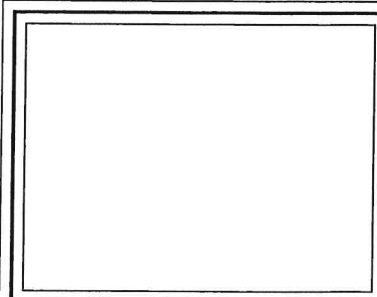
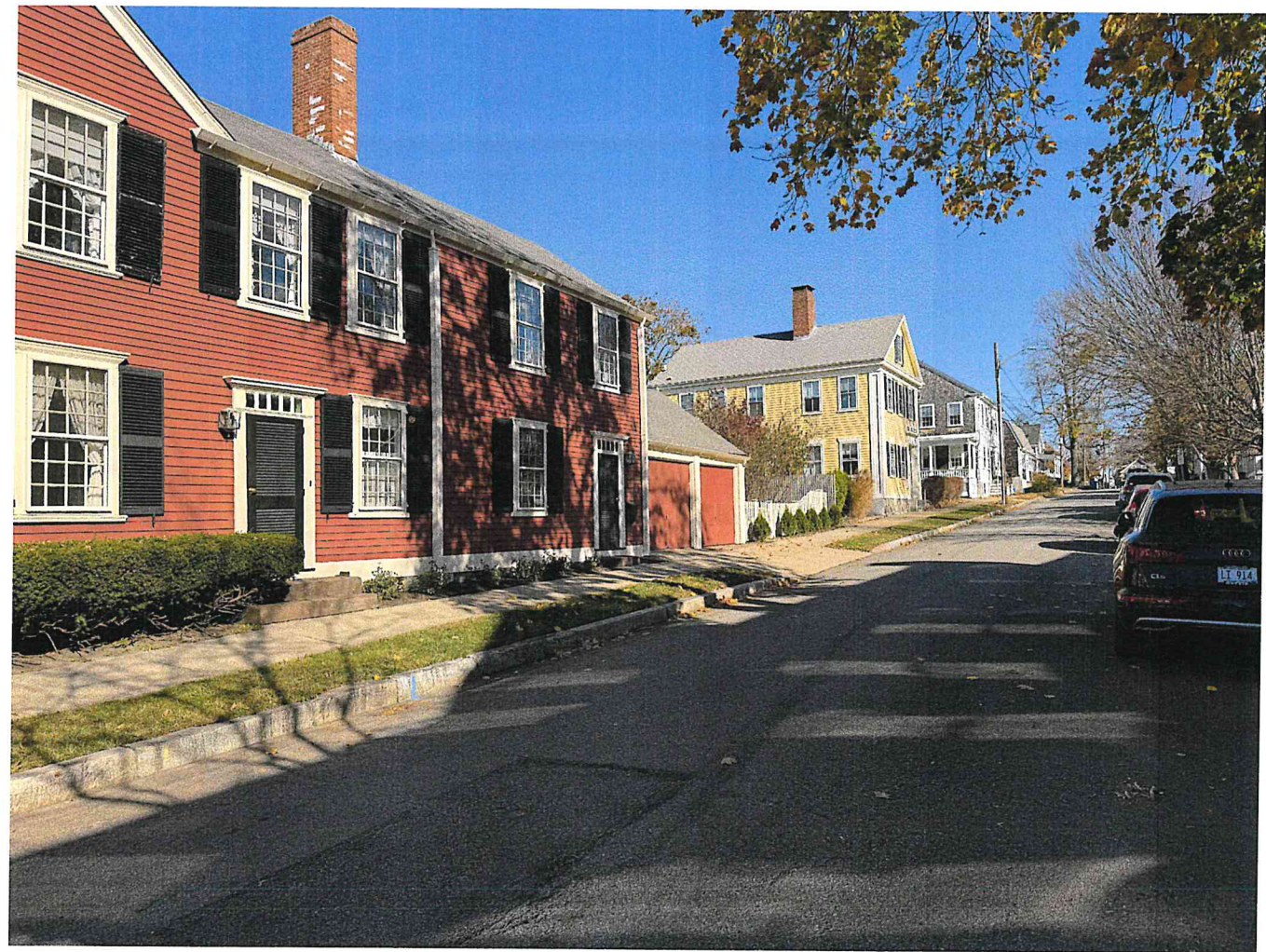
THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

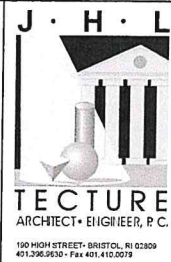
19 Byfield Street, Bristol, RI 02809

DRAWING NAME:	SITE PLAN
ISSUE DATE:	DATE: DECEMBER 10, 2024
SCALE:	1" = 10'-0"
DRAWN BY:	JHL
PROJECT NUMBER:	7478
DRAWING NUMBER:	AS0.01



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.
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- 7: 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

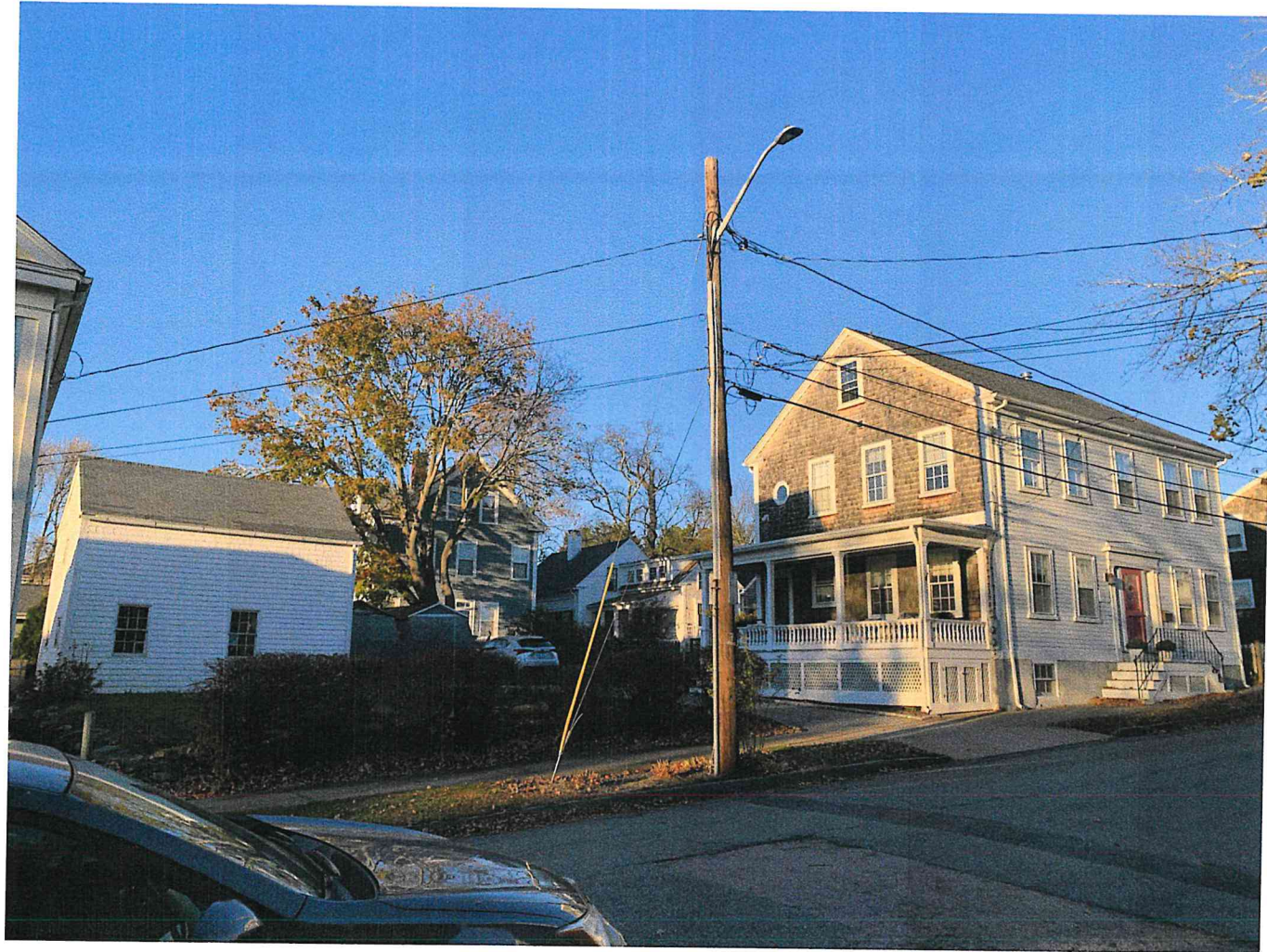
19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
SITE PHOTOS

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

PROJECT NUMBER: **7478**

DRAWING NUMBER:
EX1.00

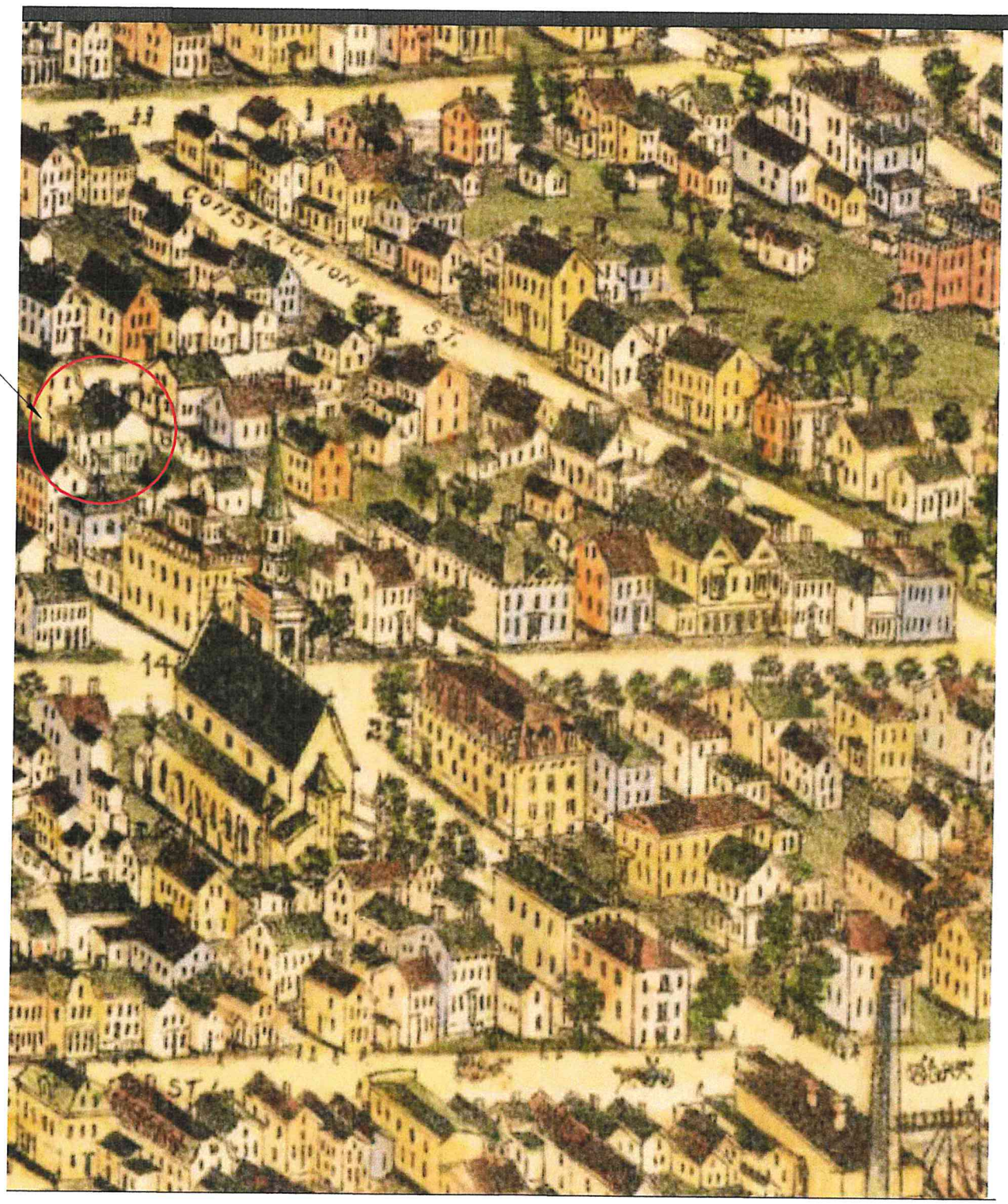


	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. 3: The Contractor shall provide all materials indicated, graphically, 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. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p><small>190 HIGH STREET • BRISTOL, RI 02809 401.296.9630 • Fax 401.410.0078</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</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>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 2</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.01</p>
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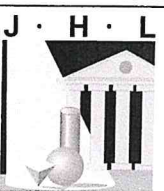


	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. 3: The Contractor shall provide all materials indicated, graphically, 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. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P.C. 190 HIGH STREET, BRISTOL, RI 02809 401.336.9530 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 3</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.02</p>
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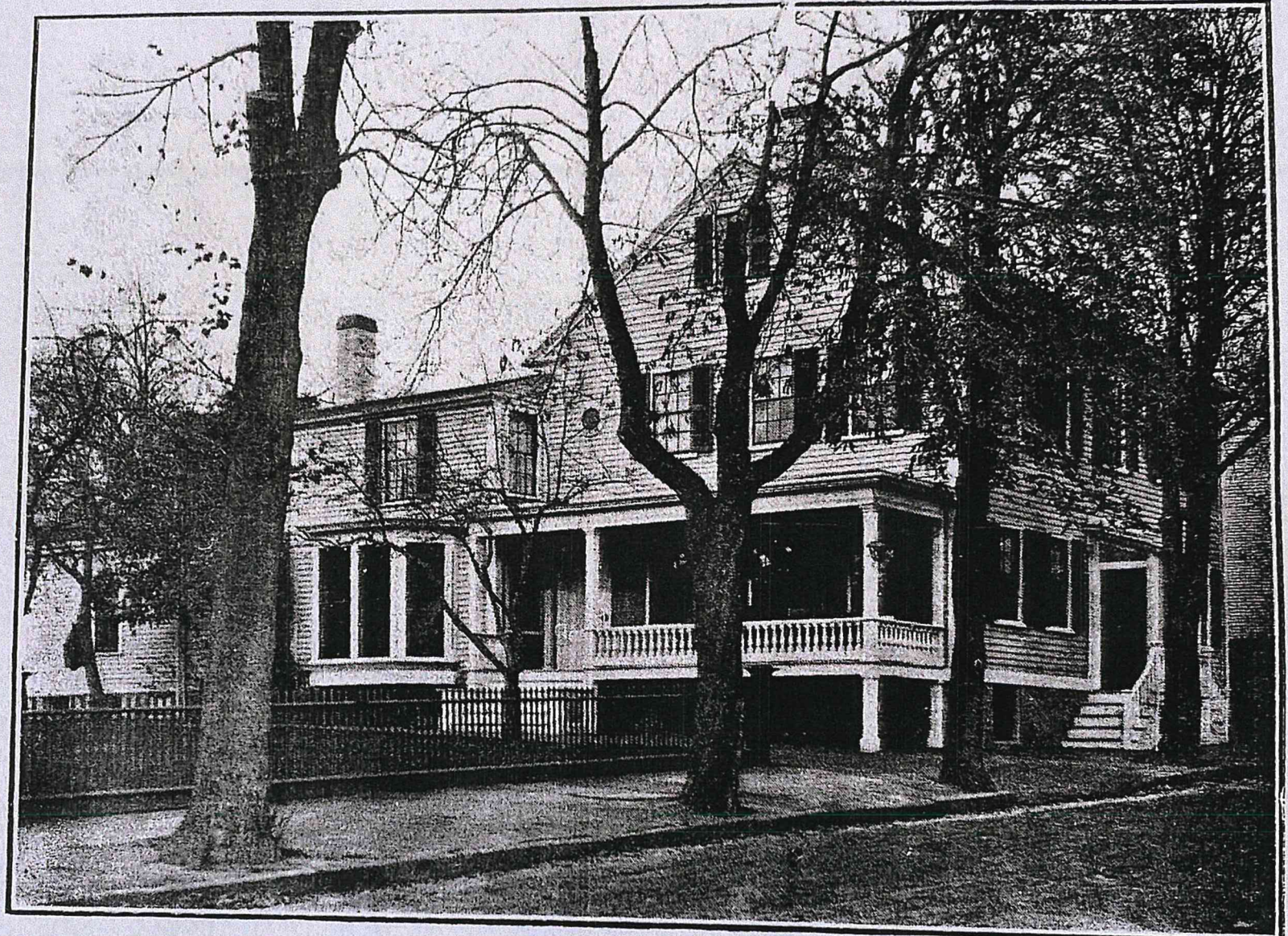
SITE LOCATION:
19 BYFIELD STREET



1891 Birds-eye Map


	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p><small>190 HIGH STREET • BRISTOL, RI 02809 401.296.9530 • Fax 401.410.0079</small></p>	<p>ISSUED FOR: ZONING REVIEW</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>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: HISTORIC SITE PHOTO</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.03</p>
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ENIR SUPPLEMENT 1903.

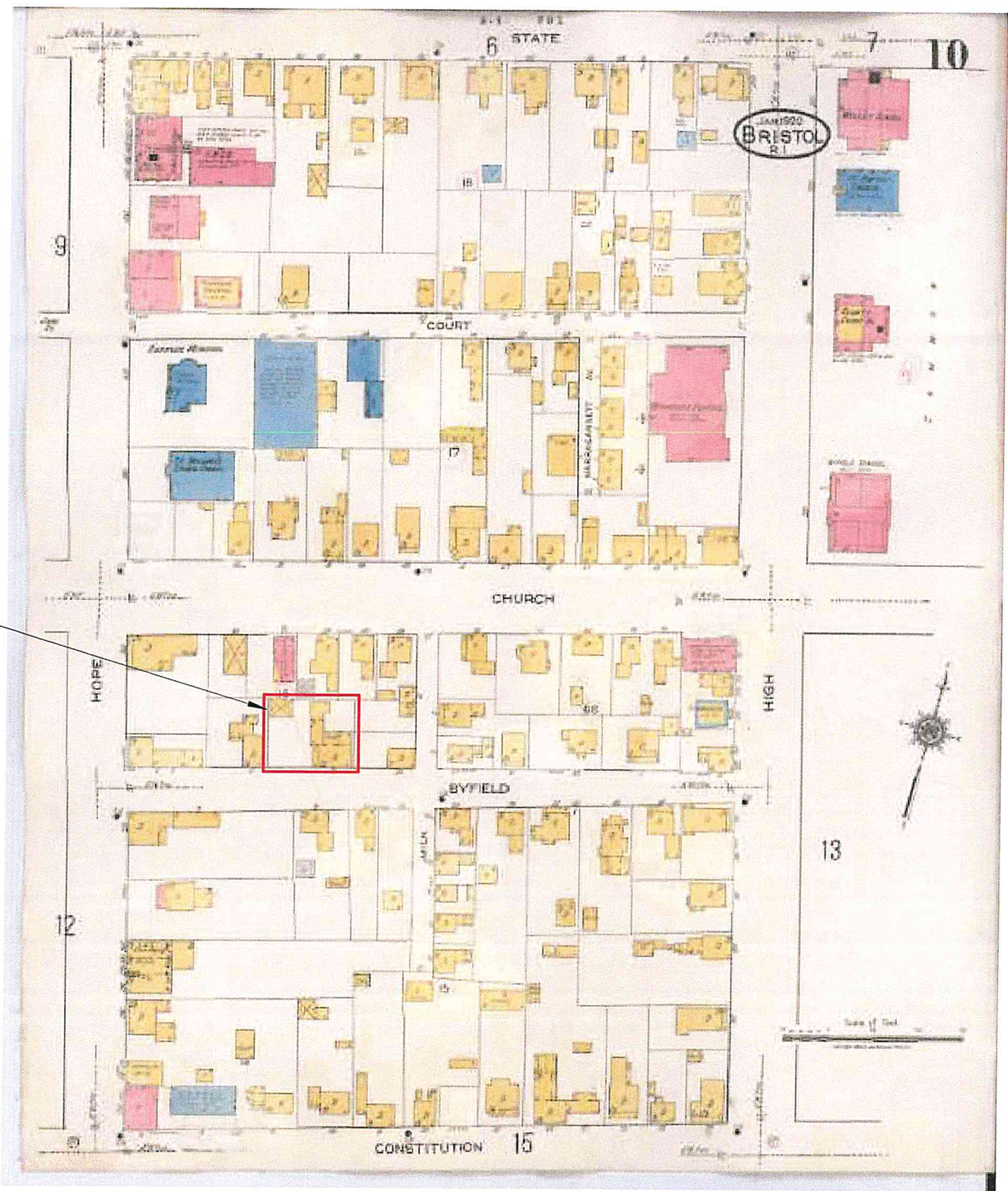


RESIDENCE OF DR. W. FRED WILLIAMS, BYFIELD STREET. (#19)
PHOTO BY ANDERSTROM

1903 Photograph of Historic Addition

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p>100 HIGH STREET • BRISTOL, RI 02809 401.226.9200 • FAX 401.413.0078</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: HISTORIC ADDITION PHOTO</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.04</p>
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SITE LOCATION:
19 BYFIELD STREET

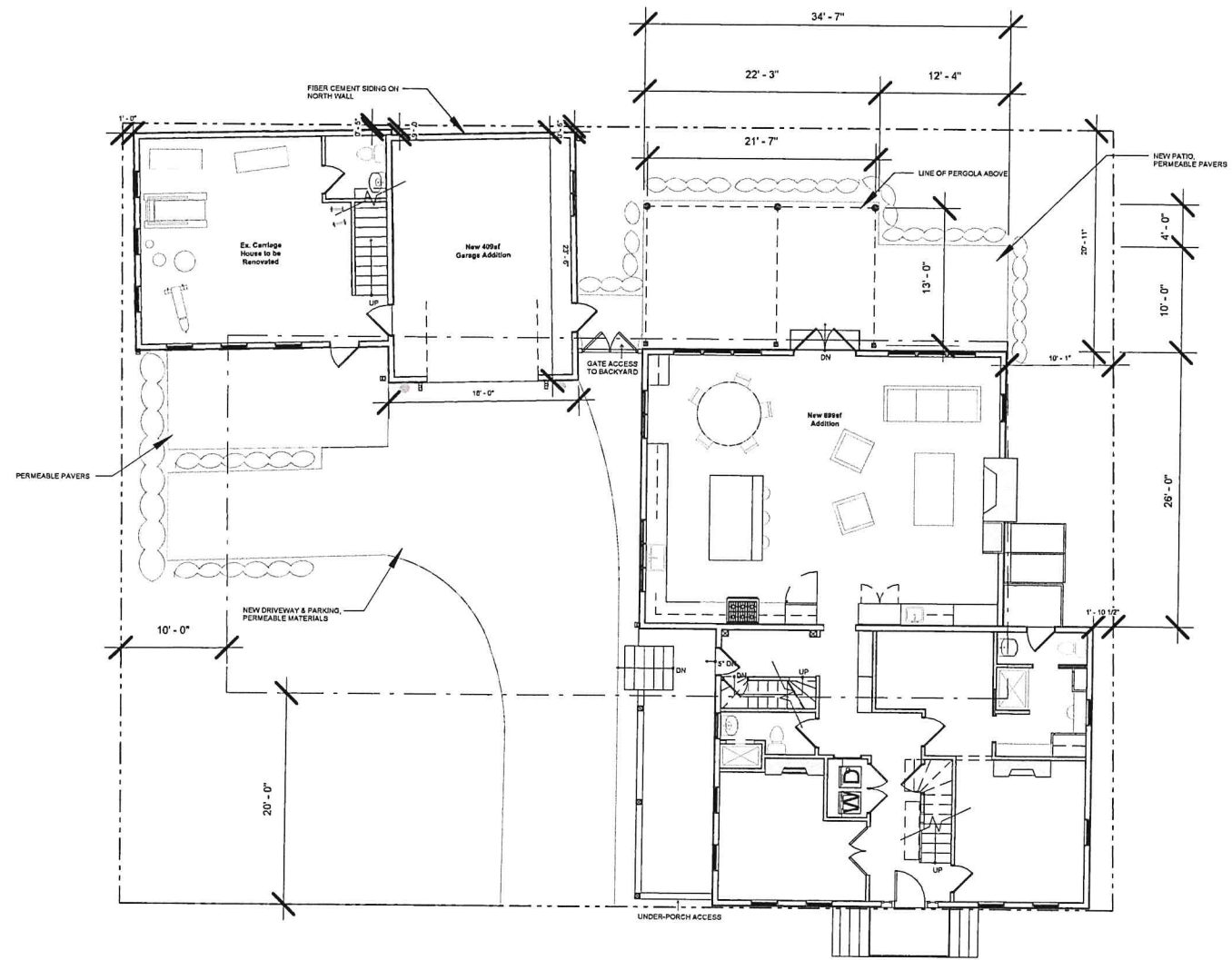


1947 Fire Insurance Sanborn Map
Bristol, RI

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P.C.</p> <p>190 HIGH STREET, BRISTOL, RI 02809 401.256.9630 • Fax 401.410.0078</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: HISTORIC SANBORN MAP</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: Author</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.05</p>
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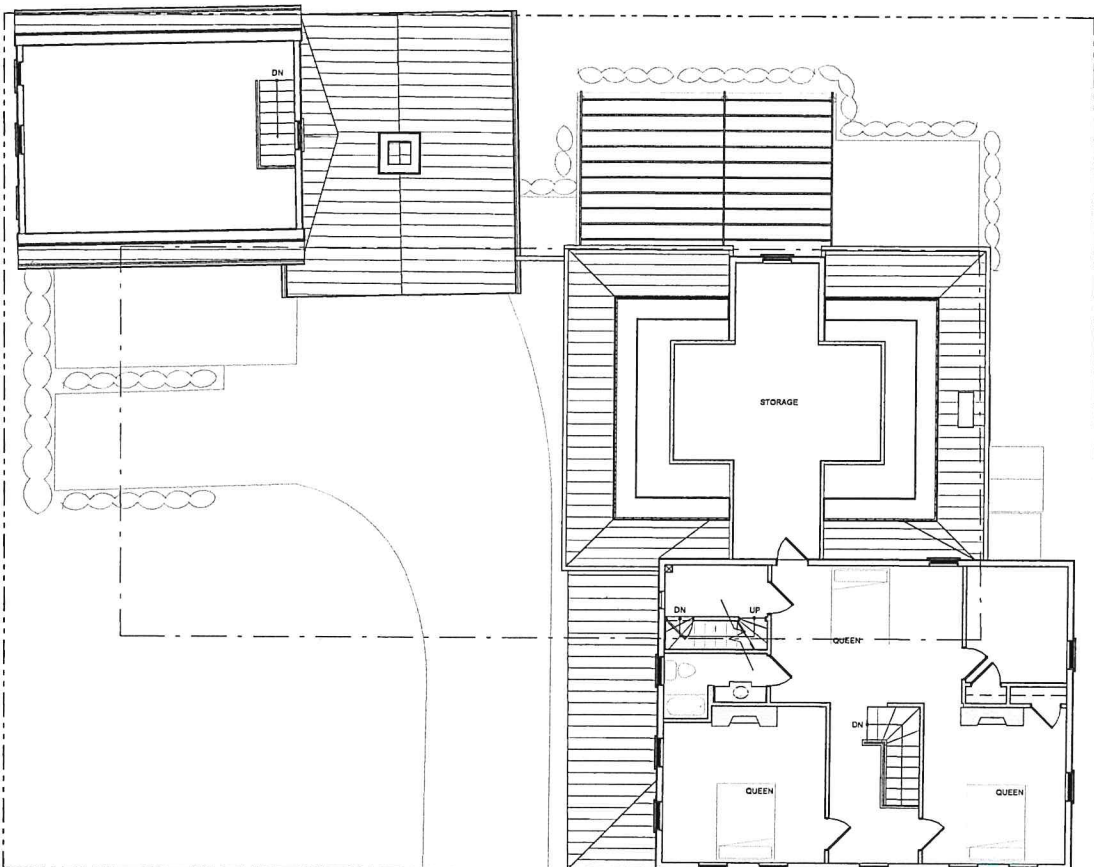


	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT · ENGINEER, P. C.</p> <p>190 HIGH STREET · BRISTOL, RI 02809 401.336.9630 · Fax 401.412.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 4</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: EX1.06</p>
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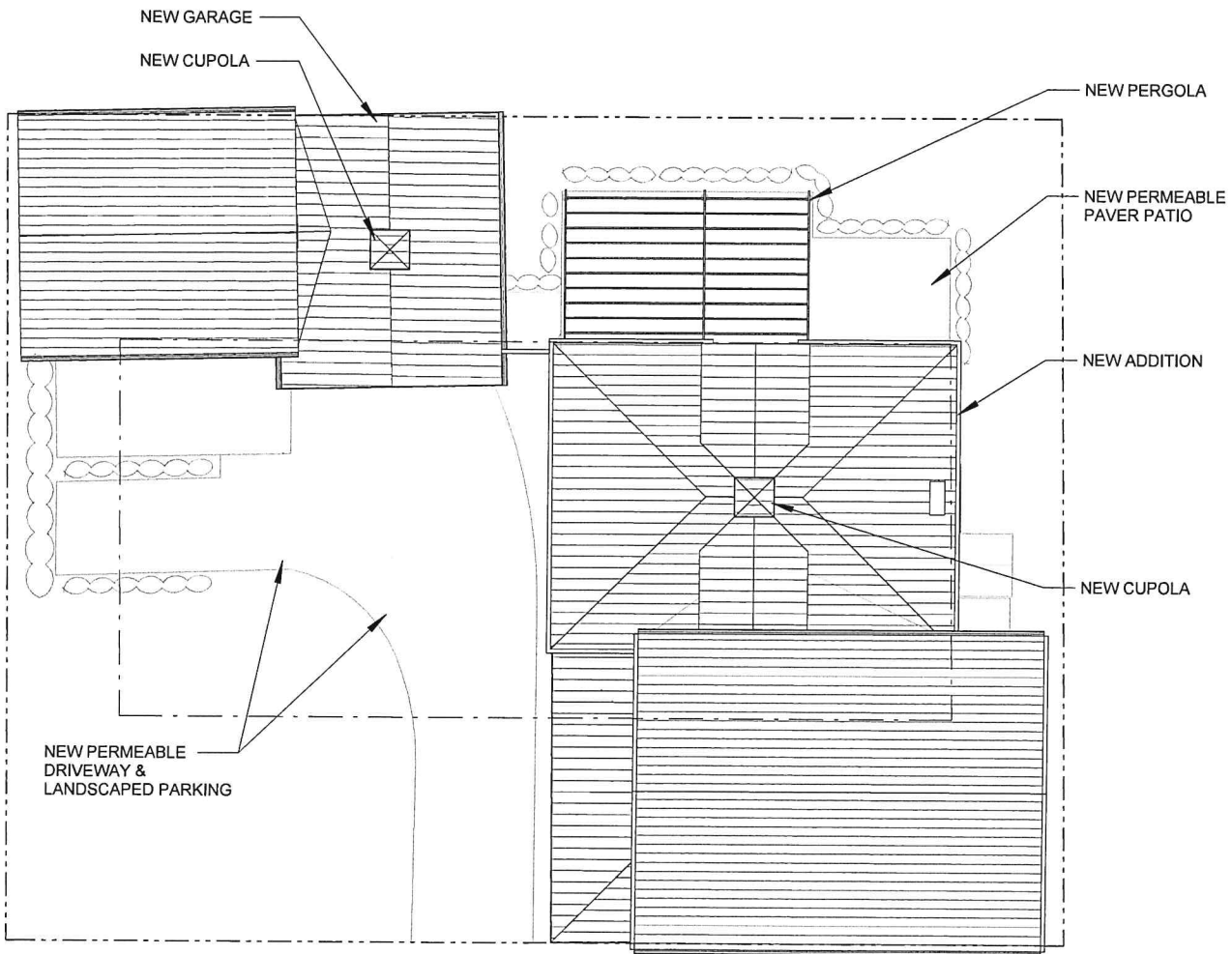
1 First Floor
1/16" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P.C. 100 HIGH STREET- BRISTOL, RI 02909 401.926.9830 - Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED FIRST FLOOR PLAN</p>
					<p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/16" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.01</p>



① Second Floor
1/16" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p><small>190 HIGH STREET, BRISTOL, RI 02809 401.256.9630 • Fax 401.410.0073</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</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>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p><small>DRAWING NAME:</small> PROPOSED SECOND FLOOR PLAN</p> <p><small>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/16" = 1'-0" DRAWN BY: JHL</small></p> <p><small>PROJECT NUMBER:</small> 7478</p> <p><small>DRAWING NUMBER:</small> A0.02</p>
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① Roof Plan
1/16" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>100 HIGH STREET, BRISTOL, RI 02809 401.258.8630 • Fax 401.419.0279</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED ROOF PLAN</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/16" = 1'-0" DRAWN BY: CDS</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.03</p>
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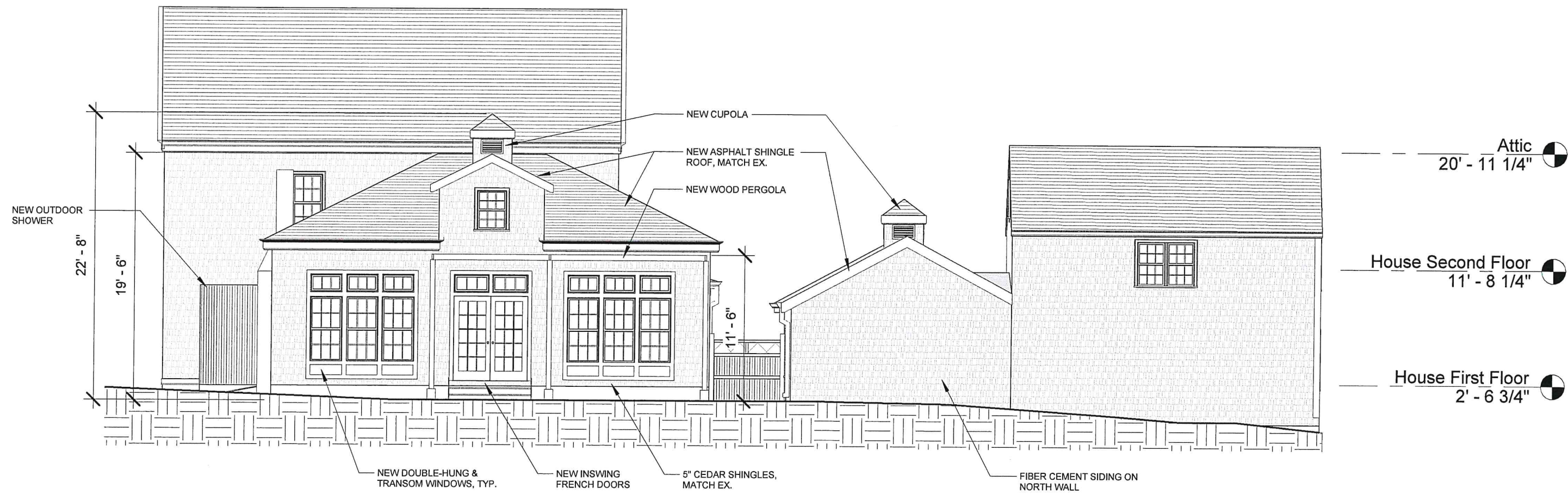
2 Proposed South Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p>100 HIGH STREET • BRISTOL, RI 02809 401.226.9520 • Fax 401.410.0079</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED SOUTH ELEVATION</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.04</p>
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4 Proposed West Elevation
1/8" = 1'-0"

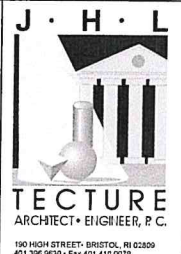
	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT-ENGINEER, P.C.</p> <p>100 HIGH STREET - BRISTOL, RI 02809 401.226.9500 • FAX 401.410.0078</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED WEST ELEVATION</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: CDS</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.05</p>
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1 Proposed North Elevation
1/8" = 1'-0"

GENERAL NOTES:

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**ISSUED FOR:
ZONING REVIEW**

NOT APPROVED

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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

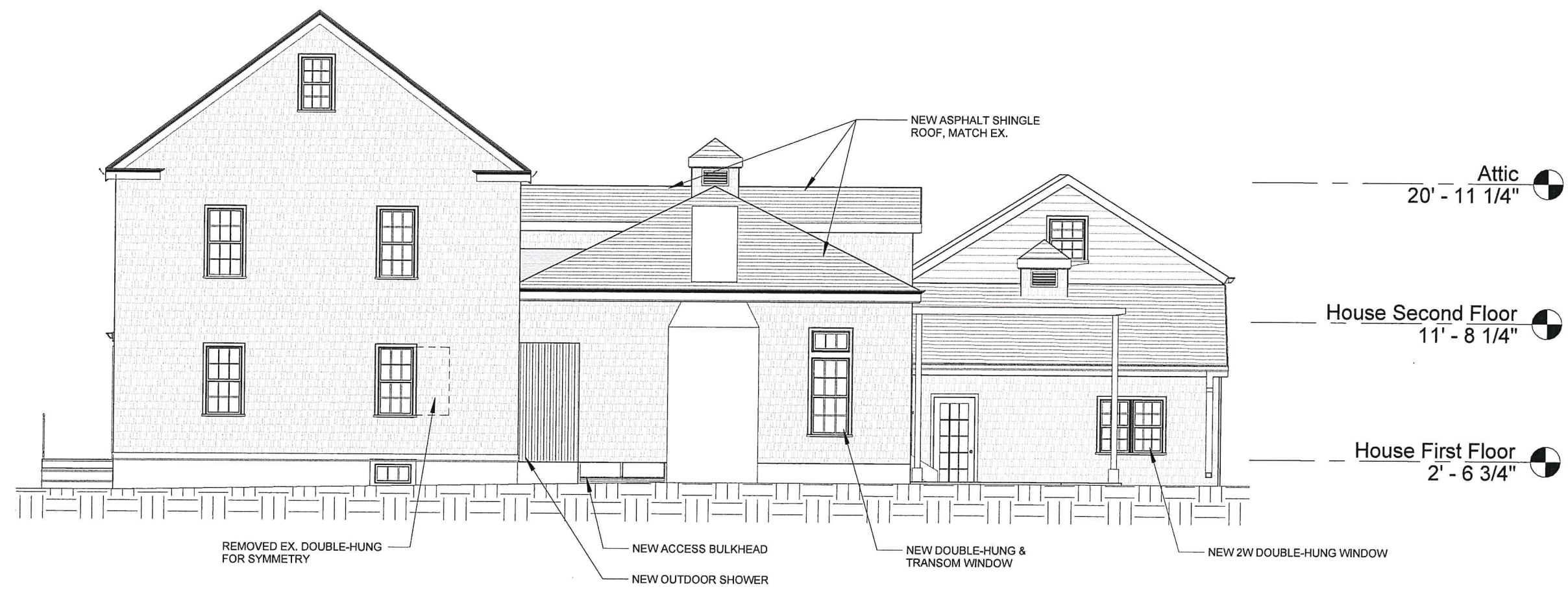
19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
PROPOSED NORTH ELEVATION

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

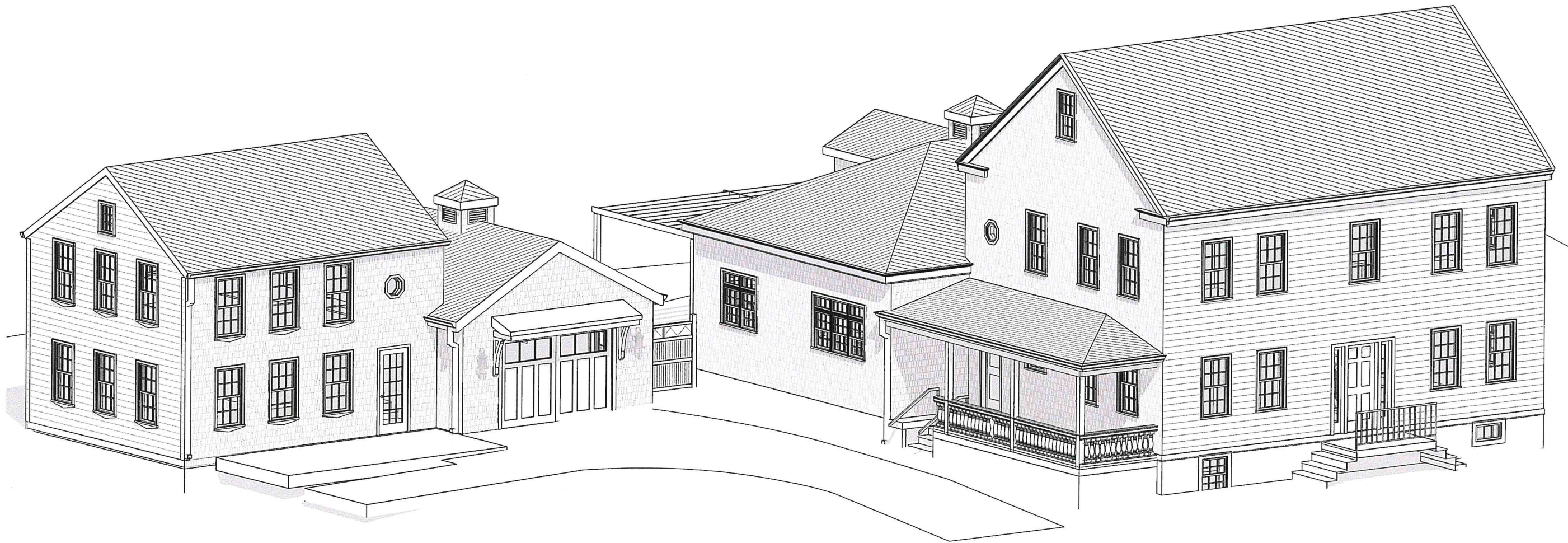
PROJECT NUMBER: **7478**

DRAWING NUMBER:
A0.06




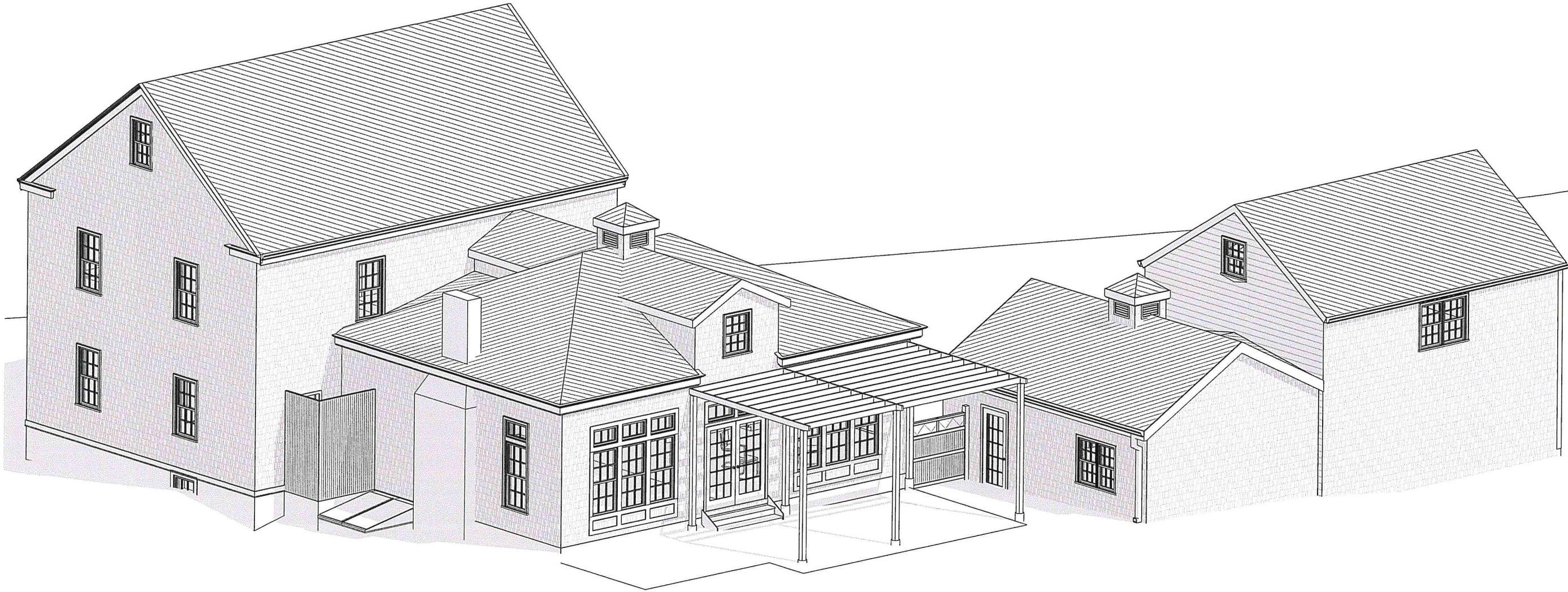
1 Proposed East Elevation
1/8" = 1'-0"

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>100 HIGH STREET • BRISTOL, RI 02809 401.236.9233 • Fax 401.412.0278</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED EAST ELEVATION</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A0.07</p>
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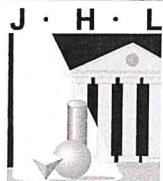


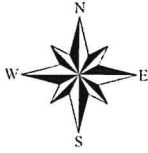
1 Proposed Southwest 3D View

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p>180 HIGH STREET • BRISTOL, RI 02809 401.296.9533 • Fax 401.418.0078</p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</p> <p>THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: 3D VIEW 1</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A1.00</p>
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1 Proposed Northeast 3D View

	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. 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. 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. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT + ENGINEER, P.C.</p> <p><small>150 HIGH STREET • BRISTOL, RI 02809 401.226.9530 • Fax 401.410.0079</small></p>	<p>ISSUED FOR: ZONING REVIEW</p> <p>NOT APPROVED</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>PROPOSED NEW BUILDING FOR:</p> <p>Bao Residence Renovation</p> <p>19 Byfield Street, Bristol, RI 02809</p>	<p>DRAWING NAME: 3D VIEW 2</p> <p>ISSUE DATE: DATE: DECEMBER 10, 2024 SCALE: DRAWN BY: CDS</p> <p>PROJECT NUMBER: 7478</p> <p>DRAWING NUMBER: A1.01</p>
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19 Byfield St. - 200' Radius

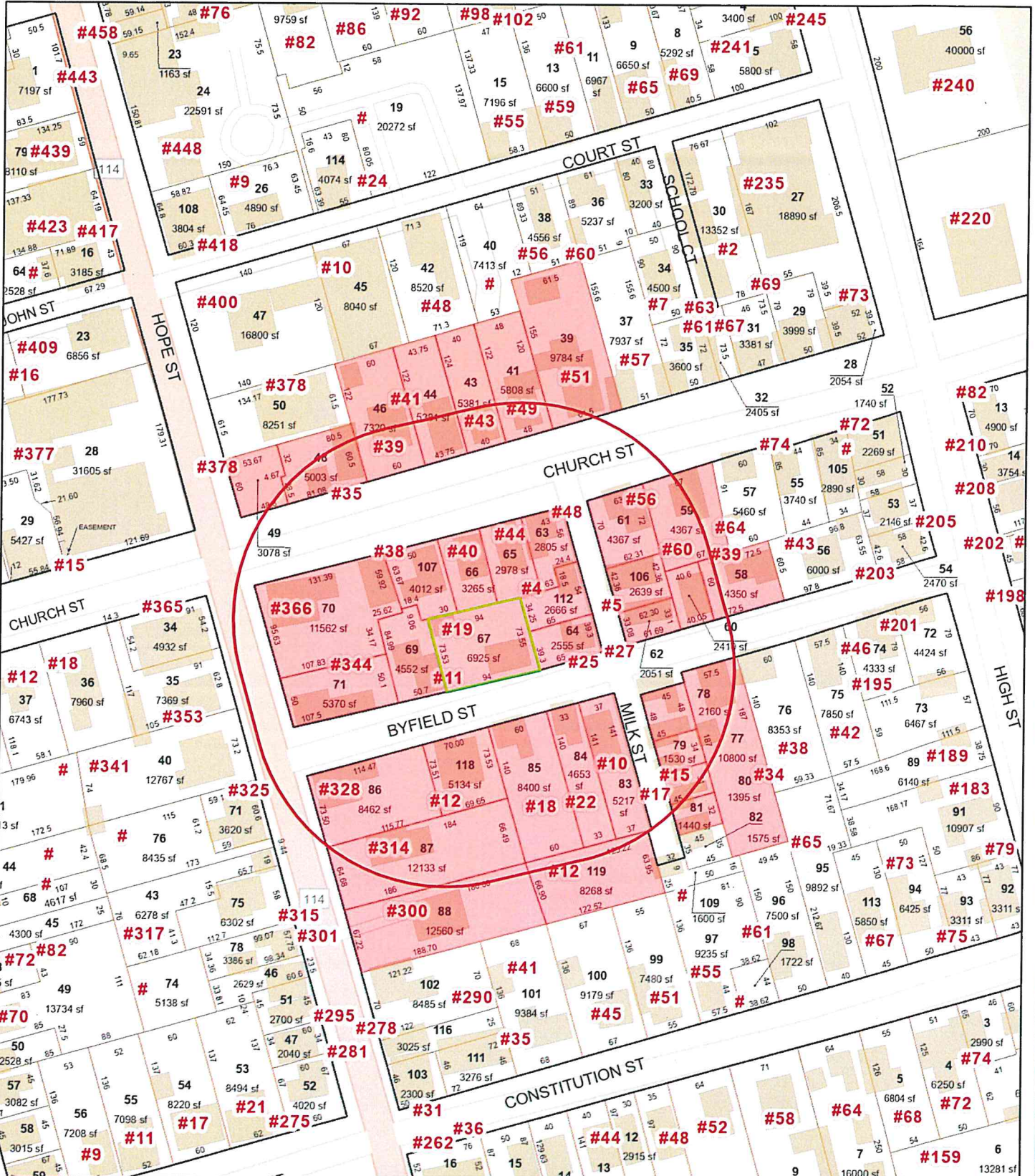
Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

December 13, 2024



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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

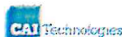
Page 2 of 4



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



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-01

APPLICANT: Kendra Sheehan and Amy Schenck / Ascending Hearts Wellness

LOCATION: 13R State Street (rear of 11 State Street)

PLAT: 9 LOT: 62 ZONE: Waterfront (W)

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Install a 4ft. x 6ft. commercial wall sign at a size larger than permitted in the Waterfront (W) zoning district.


COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, 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 a dimensional variance to install a wall sign on the existing mixed-use building on this property located on the northerly side of State Street. The building on this property consists of a two-story portion fronting on State Street with a single-story portion extending off the rear (north) side. A Town-owned public parking lot is located between the rear portion of the building and Thames Street.

The proposed wall sign would be located on the westerly facing side of the rear portion of the building facing Thames Street. There have been wall signs at this location for many years advertising business uses within the rear portion of the building. The applicant proposes to install a new larger sign for their wellness business which recently moved to this location. The proposed wall sign would measure 4ft. x 6ft. in size (24 square feet). The zoning ordinance permits wall signs in the Waterfront zoning district to a maximum size of 8 square feet. The applicants note that the location of the proposed sign is set back approximately 30 feet from Thames Street and the additional size is needed for visibility from the public street. My measurement shows it is actually located nearly 60 feet from the paved roadway.

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



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2025-02

APPLICANT: Brandon M. and Cassie M. Andrade

LOCATION: 21 Naomi Street

PLAT: 118

LOT: 100

ZONE: Residential R-15

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 30ft. x 34ft. two-story garage and living area addition to an existing single-family dwelling with less than the required right side yard.

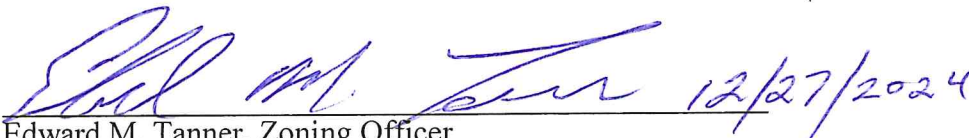
COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, 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 a dimensional variance to construct a two-story addition to the existing single-family dwelling on this property located on the westerly side of Naomi Street. The dwelling on this property consists of a two-story Cape-style house. The applicant proposes to add several additions to the dwelling, including a covered front porch, a single-story addition to the rear, and a two-car garage with living space above. According to the site plan submitted with this application, only the proposed garage with second story living area addition requires zoning relief. As proposed, this addition would extent to within 16 feet of the northerly right side property line. The zoning ordinance requires a 20 foot side yard in the R-15 zoning district.

Given that the location of the dwelling and proposed additions at or within the required property line setbacks (as depicted on the site plan), I have requested that the applicant submit a survey site plan prepared by a professional land surveyor to confirm building and setback locations. Should the site plan submitted by the applicant be confirmed as accurate, this proposal may qualify for an administrative zoning modification permit per Section 28-152 of the zoning ordinance, and a dimensional variance from the zoning board may not be required.


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



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