



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

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

File #2024-33

**PUBLIC HEARING**

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

**Monday, November 4, 2024**

**at 7:00 P.M.**

**Bristol Town Hall  
10 Court Street**

**APPLICANT: Nicholas Balzano / Zanno Real Estate, LLC**

**PROPERTY OWNER: Zanno Real Estate, LLC**

**LOCATION: 24 Vernon Avenue**

**PLAT: 158 LOT: 102**

**ZONE: Residential R-20SP**

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 28ft. x 32ft. second story living area addition and an approximate 16ft. x 16ft. roof deck addition to an existing single-family dwelling with less than the required front yard and less than the required left side yard on a corner lot.**

Edward M. Tanner,  
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, October 31, 2024.

# Town of Bristol, Rhode Island

## Department of Community Development Zoning Board of Review

TOWN OF BRISTOL  
COMMUNITY DEV.  
2024 SEP 18 AM 10:02



### APPLICATION

File No: **2024-33**  
Accepted by ZEO: *ENT 9/19/24*

<b>APPLICANT</b>	Name: Nicholas Balzano		
	Address: 24 Vernon Avenue		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: 401-743-4023	Home:	Work/Cell:
<b>PROPERTY OWNER</b>	Name: Nicholas Balzano		
	Address: 24 Vernon Avenue		
	City: Bristol	State: RI	ZIP: 02809
	Telephone #: 401-743-4023	Home:	Work/Cell:

1. Location of subject property: 24 Vernon Avenue

Assessor's Plat(s)#: 158                      Lot(s) #: ~~15 and 24~~ 102 *ENT*

2. Zoning district in which property is located: R-20

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): Front yard and side yard requirements  
 Special Use Permit Section(s): \_\_\_\_\_  
 Use Variance Section(s): \_\_\_\_\_

5. In a separate written statement, 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?: 5 years

7. Present use of property: 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): \_\_\_\_\_  
24 Vernon Avenue: 36'x28', 1,015 square feet

10. Proposed use of property: Residential use.

11. Give extent of proposed alterations: Second floor addition proposed to add two additional bedrooms and a bathroom.  
The existing footprint will not change, only adding a full second story plus roof.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): \_\_\_\_\_  
Existing footprint of the building is 36 x 28, with a roof height of 22'.

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:	Req <u>**PLEASE SEE ATTACHED CHART ON PAGE 3**</u>	Proposed Setback: _____
Right side lot line:	Req <u>**PLEASE SEE ATTACHED CHART ON PAGE 3**</u>	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: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? Yes  
If yes, has he refused a permit? Yes If refused, on what grounds? Zoning approval

15. Are there any easements on your property?: Yes (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: 09/16/24

Print Name: Nicholas Balzano

Property Owner's Signature:  Date: 09/16/24

Print Name: Nicholas Balzano

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

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_

#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:

Underlined Figures  
Require Variance

Sec28-111 Residential Zones

ZONING RESIDENTIAL 20/COMMERCIAL

	REQUIRED		24 Vernon	
MIN. LOT AREA	20,000 SF		<u>9,771 SF</u>	
MIN. LOT WIDTH	120'		124.53'	
MIN LOT FRONTAGE	120'		124.53'	
MAX. LOT COVERAGE	25%		10.4%	
MIN. FRONT YARD	35'		00.0'*	
MIN. SIDE YARD	20'		<u>12.7'</u>	
MIN. REAR YARD	35'		<u>14.6'</u>	

\* Existing Distance No Variance Req'd.

VI

Nicholas Balzano  
24 Vernon Avenue  
Bristol, RI 02809  
09/17/2024

Bristol Zoning Board of Review  
10 Court Street  
Bristol, RI 02809

Dear Bristol Zoning Board of Review:

Subject: Request for Variance – 24 Vernon Avenue, Bristol, RI

I am writing to formally request a variance for the property located at 24 Vernon Avenue, Bristol, RI. The property is a single-family residence with two small bedrooms and one bathroom. As the needs of our family have evolved, it has become clear that the current layout and space do not adequately support our growing household. After careful consideration, we have determined that the best solution is to construct a full second-floor addition to accommodate modern-sized bedrooms and an additional bathroom.

However, this proposed addition does not comply with the current front and side yard setback requirements. The home was built in the 1950's and was placed in its current location many years ago prior to zoning. This unique characteristic is not a prior action of the current ownership of the home. In order to move forward with this much-needed expansion, I am respectfully requesting a variance from these setback regulations. The variance would allow us to optimize the use of our property and maintain the architectural integrity of the home while ensuring that we have enough living space for our family's needs.

The proposed addition will enhance the functionality of the home without detracting from the character of the neighborhood or imposing undue impact on surrounding properties. We have engaged with an architect who has designed a plan that will contribute positively to the community.

We kindly request the Council's favorable review of our application so that we may continue with this important home improvement project.

Thank you for your time and consideration and I'm here for any questions you may have.

Sincerely,

Nicholas Balzano

401-743-4023



# 24 Vernon Avenue

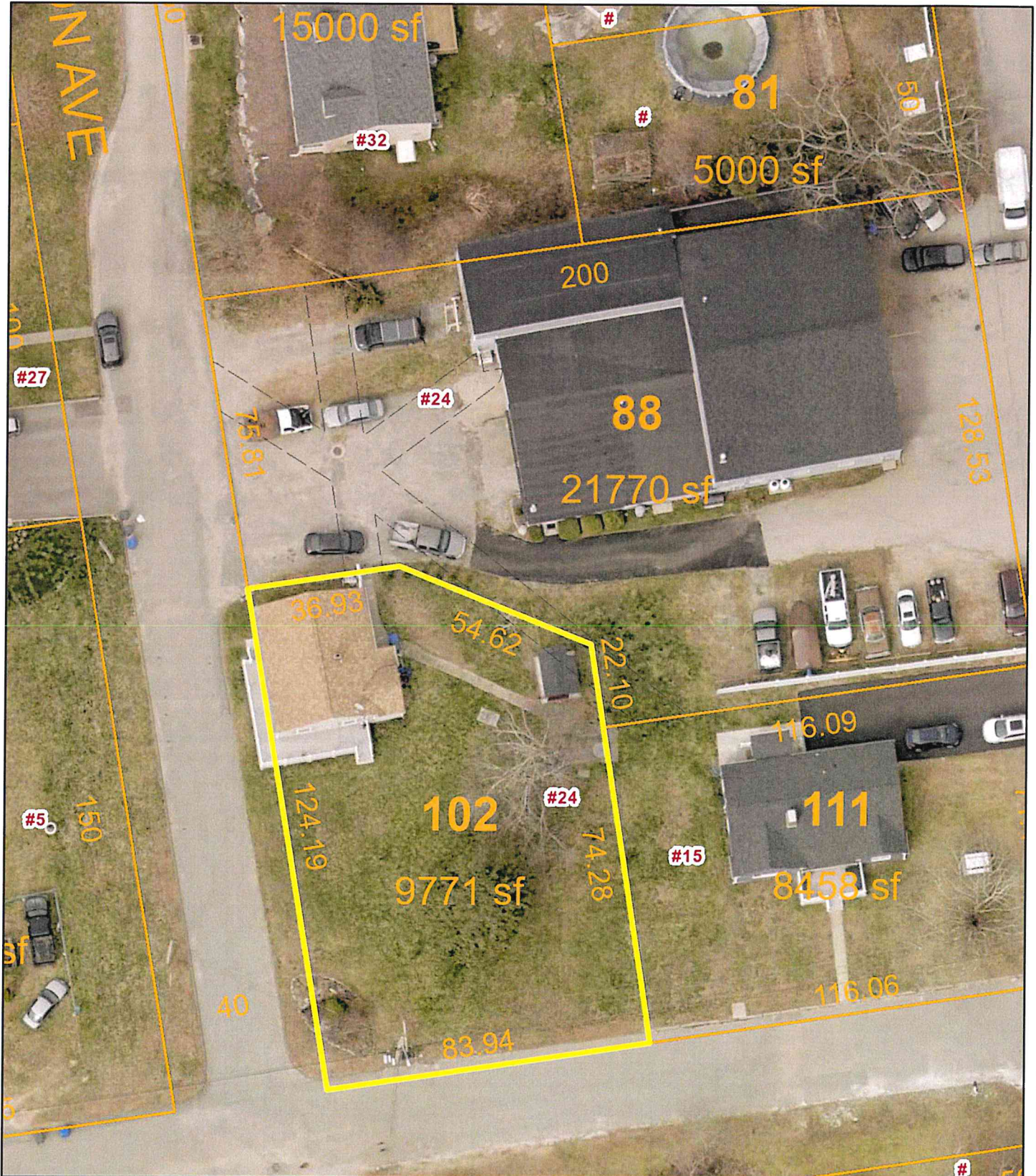
Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

October 15, 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.



158-70  
 Owner: HOLT, JENNIFER E &  
 Co-Owner: JOSHUA TE  
 Mailing Address: 3 ARTHUR DR  
 BRISTOL RI 02809

158-115  
 Owner: FRANCO, JOSEPH M, JR, TRUSTEE  
 Co-Owner: JOSEPH M FRANCO, JR FAN TRUST  
 Mailing Address: 25 TOWER ST  
 BRISTOL RI 02809

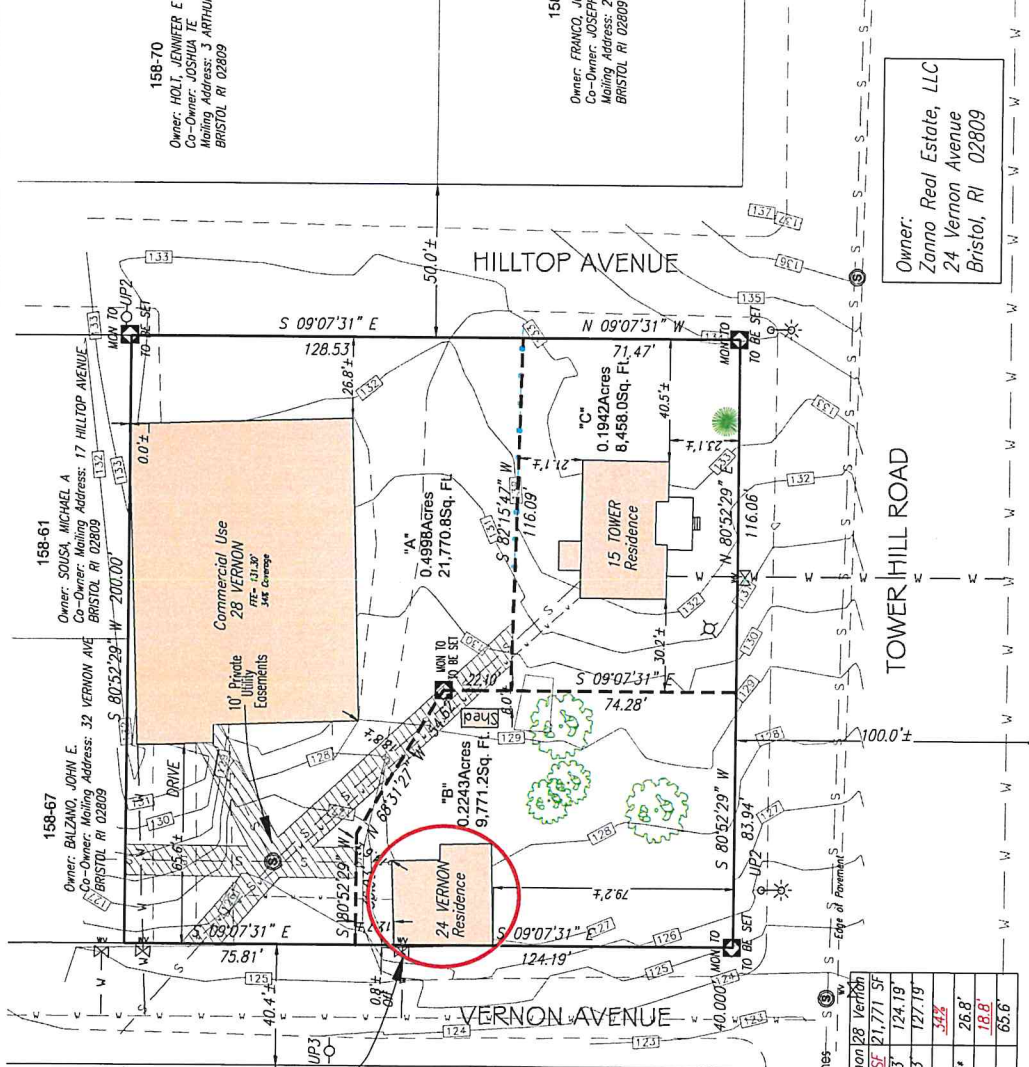
- LEGEND**  
 (SYMBOLS MAY BE FOUND ON PLAN)
- IRON ROD FOUND
  - GAS
  - MANHOLE
  - MONUMENT TO BE SET
  - HYDRANT
  - PK WALL FOUND
  - FENCE POST
  - MONUMENT FOUND
  - FENCE LINE
  - DRILL HOLE FOUND
  - SPOT GRADE
  - SURVEY POINT
  - WATER
  - GAS
  - MANHOLE
  - HYDRANT
  - CATCH BASIN GRADE
  - SEWER
  - UTILITY POLE
  - TAX ASSESSOR
  - DRILL HOLE SET

# PROPOSED

**Balzano Plat**  
 ASSESSOR'S PLAT 158, LOTS 15 and 24  
 SITUATED AT  
 Vernon, Hilltop Ave and Tower St.  
 IN  
 BRISTOL, RHODE ISLAND

REVISION per TRC  
 Nov. 15th, 2018

STEPHEN M. MURGO SR.  
 PROFESSIONAL LAND SURVEYOR  
 WARREN, RHODE ISLAND  
 02885  
 SMMSURVEY@COX.NET



158-61  
 Owner: SOUSA, MICHAEL A  
 Co-Owner, Mailing Address: 17 HILLTOP AVENUE  
 BRISTOL RI 02809

158-67  
 Owner: BALZANO, JOHN E.  
 Co-Owner, Mailing Address: 32 VERNON AVE  
 BRISTOL RI 02809

158-83  
 Owner: COSTA, NATHAN W & ANN M JT  
 Co-Owner:  
 Mailing Address: 27 VERNON AVE  
 BRISTOL RI 02809

158-107  
 Owner: PIRES, VENILDE TRUSTEE  
 Co-Owner:  
 Mailing Address: 100 MT HOPE AVE  
 BRISTOL RI 02809

FEMA ZONE "C"  
 Map Panel 4-4001C0014H  
 Map Panel Type Countywide, Panel Printed  
 Map Panel Effective Date 7/16/2014  
 No Wetlands within 300'  
 There will be no change in grade;  
 No change in storm water discharge

**Minimum Standards**  
 ZONING RESIDENTIAL 20 COMMERCIAL  
 Undeveloped Areas Sec 20-111 Residential Zones  
 Require Variance

MIN. LOT AREA	REQUIRED 15 Tower 24 Vernon 28 Vernon
	20,000 SF 8,458 SF 9,771 SF 21,771 SF
MIN. LOT WIDTH	120' 116.06' 124.53' 124.19'
MIN. LOT FRONTAGE	120' 118.06' 124.53' 127.19'
MAX. LOT COVERAGE	25% 15.48% 10.42% 34%
MIN. FRONT YARD	35' 23.1' 00.0' 26.8'
MIN. SIDE YARD	20' 30.2' 12.7' 18.8'
MIN. REAR YARD	35' 21.1' 14.8' 65.6'

Owner:  
 Zanno Real Estate, LLC  
 24 Vernon Avenue  
 Bristol, RI 02809

175-05  
 Owner: CORDEIRO, JOHN M.  
 Co-Owner, Mailing Address: 18 VERNON AVE  
 BRISTOL RI 02809

**CERTIFICATION:**  
 This survey has been conducted and the plan has been prepared pursuant to the regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov 5th, 2015, as follows:  
 (a) Type of Boundary Survey  
 Comprehensive Boundary Survey  
 (b) Measurement, Specification  
 Topography Planimetrics conforms to a Class III Type II  
 (c) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.

BY: Stephen M. Murgos PLS # 1683  
 COA LS A.33

VERNON AVENUE

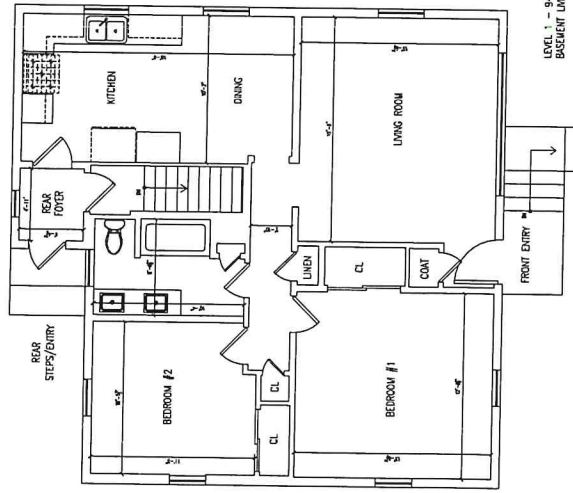
HILLTOP AVENUE

TOWER HILL ROAD

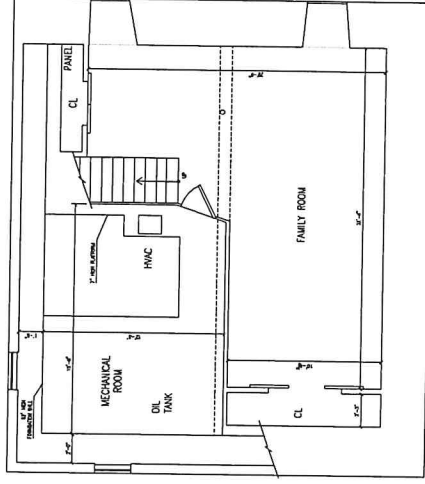
Copyright 2018 Stephen M. Murgos PLS  
 This survey was prepared solely for the use of the client. No other license has been granted, expressed or implied, to copy the Survey, except as it is shown in conjunction with the Original Transaction.



EXISTING CONDITION



**1** LEVEL 1 PLAN  
SCALE: 1/4" = 1'-0"



**B** BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

03/26/2021

24 Vernon Ave.

**Context**  
a collaborative design workshop

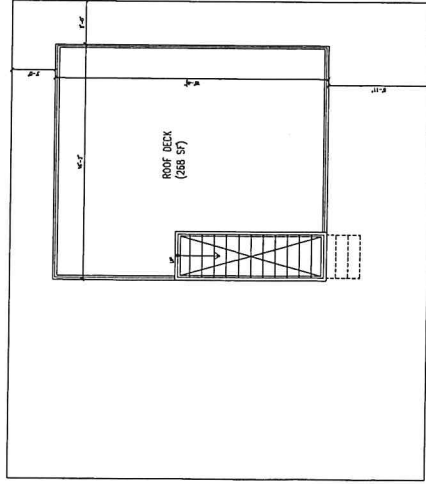
Block  
Proposed

CI	Issued for Permit	03/26/2021
MA	Description	
DR	Drawn by	
CK	Checked by	
PR	Project No.	

XA-1

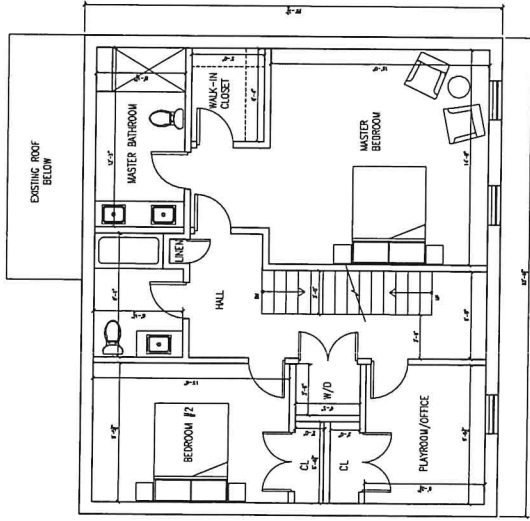


PROPOSED CONDITION



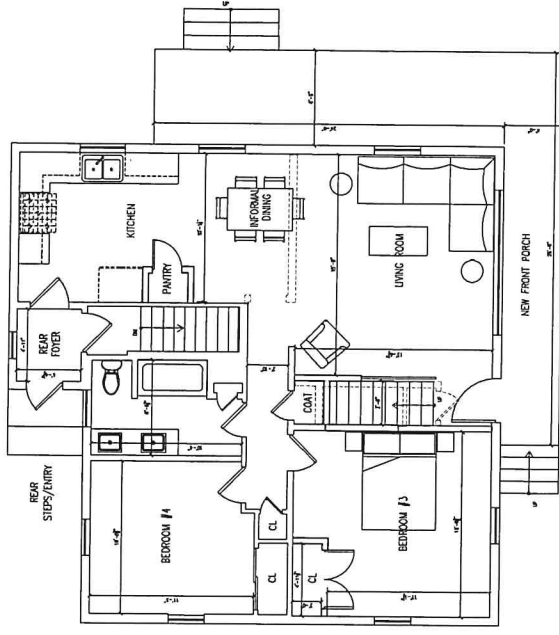
VERNON AVE

**R** ROOF PLAN  
SCALE: 1/4" = 1'-0"



VERNON AVE

**2** LEVEL 2 PLAN  
SCALE: 1/4" = 1'-0"



VERNON AVE

**1** LEVEL 1 PLAN  
SCALE: 1/4" = 1'-0"

24 Vernon Ave.  
Nick Balzano

**CONTEXT**  
a collaborative design workshop

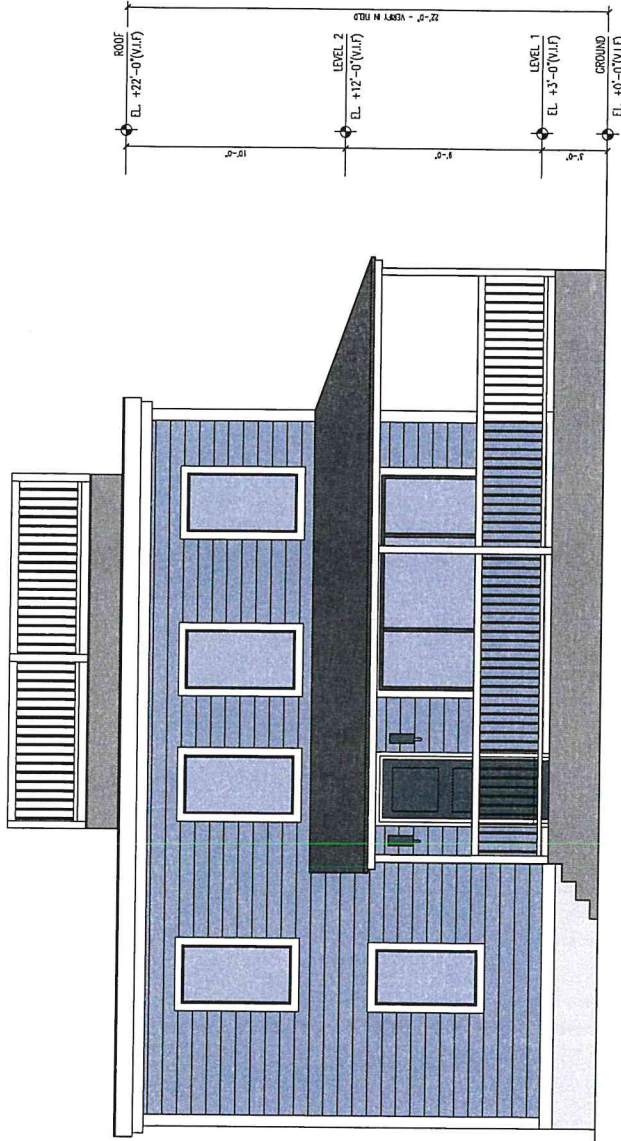
Architect  
Randy J. Balzano

Client	Richard J. P...-B	Architect	CONTEXT
Project Name	Proposed Plan	Checked by	RZ

A-10

04/28/2021

PROPOSED RENDERING



1 PROPOSED VERNON AVENUE ELEVATION  
SCALE: 3/8" = 1'-0"

24 Vernon Ave.  
Nick Balzano

**COMTECX**  
a collaborative design workshop

Nick  
Balzano

EL.	Number of Sheets	A-0213
EL.	Description	Site
EL.	Drawing Title	Proposed Elevation
EL.	Project No.	Checked by: EZ

A-32

04/28/2021

**Plat/Lot 158-0102-000** **Account: 8640** **LUC 01** **Zone R-20** **Assessment \$288,200**

**► Owner** **► Owner Account #: 50-0099-36** **% Owned**

Owner	Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
Owner 1 ZANNO REAL ESTATE	DASILVA, JENNIE B. TRUSTEE	01/03/2018	366,000	1925-151		W
Owner 2	BALZANO, JOHN M. & BARBARA M.	12/20/2012	0	1685-2	K	Q
Owner 3	DASILVA, JENNIE B. TRUSTEE	12/14/2012	0	1683-327	A	Q
Address 24 VERNON AVE, BRISTOL, RI 02809	BALZANO, JOHN M. & BARBARA M.	11/15/2012	0	1679-248	K	Q

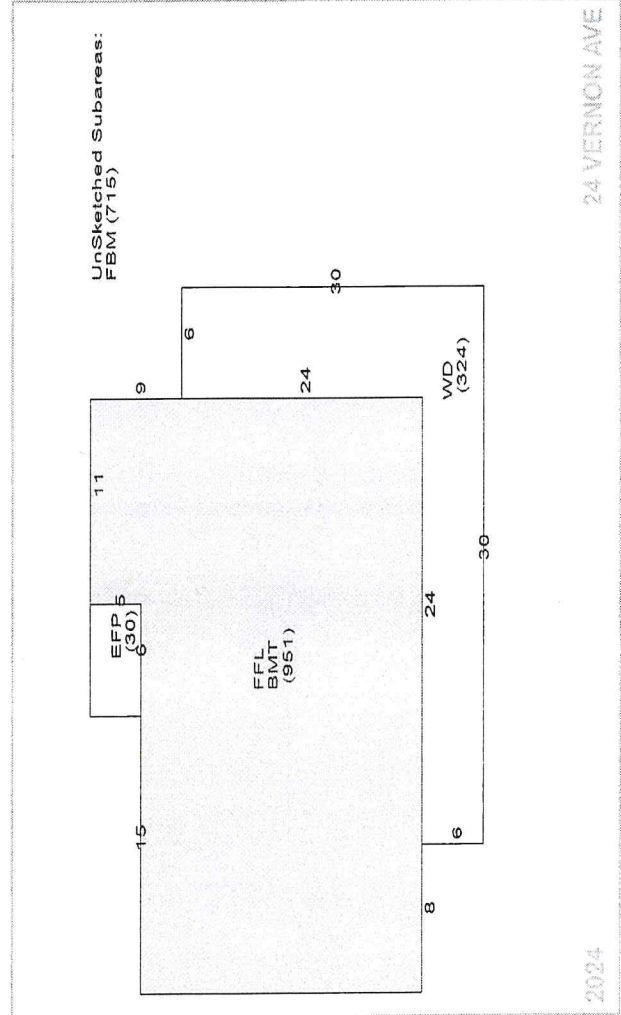
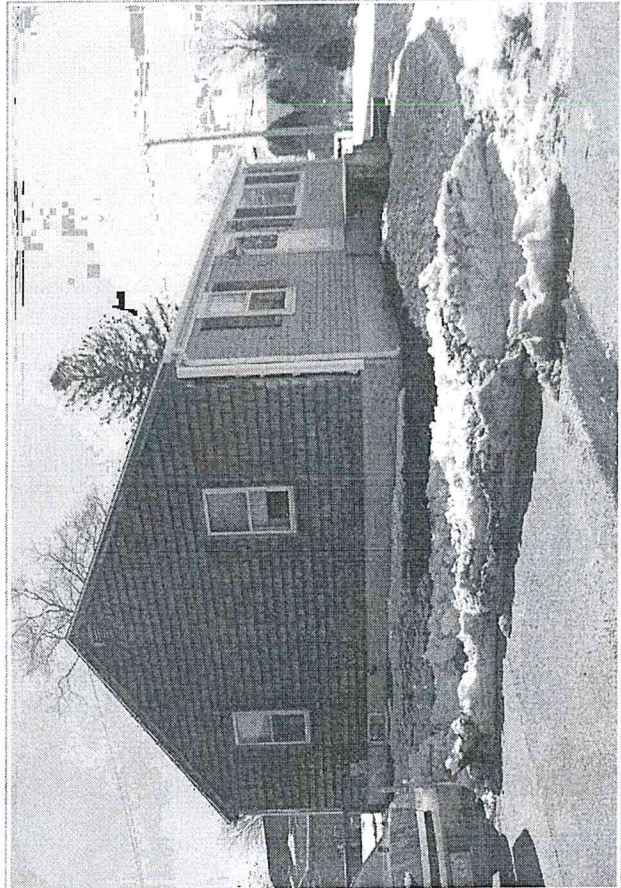
**► Assessment**

Year	LUC	Building	SF/YI	Land Size	Land Value	AG Credit	Assessed Value
2024	01	144,200	0	0	144,000	0	288,200
2023	01	144,200	0	0	144,000	0	288,200
2022	01	144,200	0	0	144,000	0	288,200
2021	01	107,700	400	0	132,600	0	240,700
2020	01	107,700	400	0	132,600	0	240,700
2017	01	87,400	0	0	82,600	0	170,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 97.00 VAL per SQ Unit/Parcel > 97.00

**► Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land Value	AG Credit	Assessed Value
2024	01	144,200	0	0	144,000	0	288,200
2023	01	144,200	0	0	144,000	0	288,200
2022	01	144,200	0	0	144,000	0	288,200
2021	01	107,700	400	0	132,600	0	240,700
2020	01	107,700	400	0	132,600	0	240,700
2017	01	87,400	0	0	82,600	0	170,000



**► Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.22432	AC	P	1.00	630,000	641,940	N				144,000			1.00	0
2															
3															
4															

Plat/Lot 158-0102-000

Account: 8640

Zone R-20

Assessment \$288,200

Building Information

Table with columns: Description, Quantity, Quality. Rows include Full Bath, Ext Full Bath, Half Bath, Ext Half Bath, Ext Fixtures, Kitchens, Ext Kitchens, Fireplaces, W.S. Flues.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows for units 1-4 and Totals.

Grade

Table with columns: Year Built, Air LUC, Q4, EFF Year, Alt %.

Depreciation

Table with columns: Code, Description, AV, AV - Average, %.

Remodeling History

Table with columns: Additions, Interior, Exterior, Kitchen, Baths(s).

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost.

Condo Data

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

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, LEVEL, PAVED.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val.

Notes

W/101 NEW ROOF 12/09 EAS || Subdivision map #700 7/19/19 158-111, 102 & 88

Visit History

Table with columns: Date, Result, By. Rows for 8/12/2021 REVIEW, 1/7/2008 MEASURE, 1/7/2008 LISTED.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value.

Other Info.

Table with columns: AFDU, Rental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.



# 24 Vernon Avenue - 300' Radius

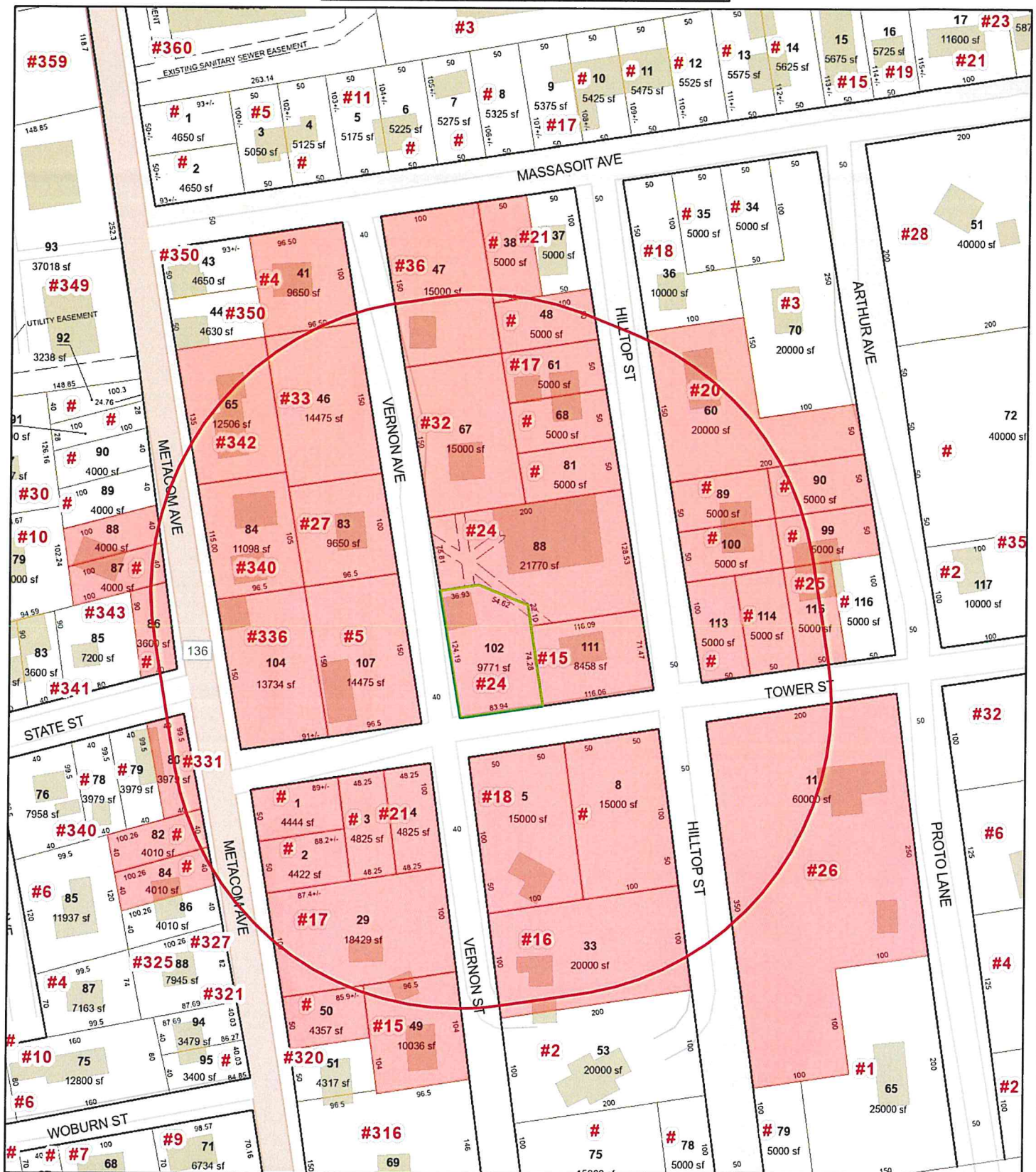
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

October 15, 2024



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# 300 feet Abutters List Report

Bristol, RI  
October 15, 2024

## Subject Property:

Parcel Number: 158-102  
CAMA Number: 158-102  
Property Address: 24 VERNON AVE

Mailing Address: ZANNO REAL ESTATE  
24 VERNON AVE  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 157-1  
CAMA Number: 157-1  
Property Address: TOWER ST

Mailing Address: JAMES P. TAVARES CONSTRUCTION  
49 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 157-11  
CAMA Number: 157-11  
Property Address: 26 TOWER ST

Mailing Address: FRANCO, DOMINIC S. PATRICIA A. LIFE  
26 TOWER ST  
BRISTOL, RI 02809

Parcel Number: 157-2  
CAMA Number: 157-2  
Property Address: METACOM AVE

Mailing Address: JAMES P. TAVARES CONSTRUCTION  
49 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 157-29  
CAMA Number: 157-29  
Property Address: 17 VERNON AVE

Mailing Address: NAYLOR, ANDREW W.D. & ISABELLA C  
TE  
17 VERNON AVE  
BRISTOL, RI 02809

Parcel Number: 157-3  
CAMA Number: 157-3  
Property Address: TOWER ST

Mailing Address: WOOD FRAME STRUCTURES, INC  
434 CHILD ST  
WARREN, RI 02885

Parcel Number: 157-33  
CAMA Number: 157-33  
Property Address: 16 VERNON AVE

Mailing Address: YOUNG, ANTHONY LUCIA ETUX TE  
16 VERNON AVE  
BRISTOL, RI 02809

Parcel Number: 157-4  
CAMA Number: 157-4  
Property Address: 21 VERNON AVE

Mailing Address: WOOD FRAME STRUCTURES, INC  
434 CHILD ST  
WARREN, RI 02885

Parcel Number: 157-49  
CAMA Number: 157-49  
Property Address: 15 VERNON AVE

Mailing Address: CAMPBELL, DAVID M. ET UX KATHRYN  
A. TE  
15 VERNON AVE  
BRISTOL, RI 02809

Parcel Number: 157-5  
CAMA Number: 157-5  
Property Address: 18 VERNON AVE

Mailing Address: CORDEIRO, JOHN M.  
18 VERNON AVE  
BRISTOL, RI 02809

Parcel Number: 157-50  
CAMA Number: 157-50  
Property Address: METACOM AVE

Mailing Address: DALUZ, ALCIDO M. ET UX MARIA C. TE  
320 METACOM AVENUE  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
October 15, 2024

Parcel Number: 157-8 CAMA Number: 157-8 Property Address: TOWER ST	Mailing Address: FRANCO, DOMINIC S. PATRICIA A. LIFE 26 TOWER ST BRISTOL, RI 02809
Parcel Number: 158-102 CAMA Number: 158-102 Property Address: 24 VERNON AVE	Mailing Address: ZANNO REAL ESTATE 24 VERNON AVE BRISTOL, RI 02809
Parcel Number: 158-104 CAMA Number: 158-104 Property Address: 336 METACOM AVE	Mailing Address: MCNALLY, BARTLEY M & CHRISTINE T TE 336 METACOM AVE BRISTOL, RI 02809
Parcel Number: 158-107 CAMA Number: 158-107 Property Address: 5 TOWER ST	Mailing Address: PIRES, VENILDE TRUSTEE 100 MT HOPE AVE BRISTOL, RI 02809
Parcel Number: 158-111 CAMA Number: 158-111 Property Address: 15 TOWER ST	Mailing Address: BALZANO, NICHOLAS 28 VERNON AVENUE UNIT F BRISTOL, RI 02809
Parcel Number: 158-115 CAMA Number: 158-115 Property Address: 25 TOWER ST	Mailing Address: FRANCO, JOSEPH M. JR. TRUSTEE JOSEPH M FRANCO JR FAM TRUST 8591 SOUTHWEST 74TH LN OCALA, FL 34481
Parcel Number: 158-38 CAMA Number: 158-38 Property Address: MASSASOIT AVE	Mailing Address: PIMENTAL, RICHARD A 21 HILLTOP ST BRISTOL, RI 02809
Parcel Number: 158-41 CAMA Number: 158-41 Property Address: 4 MASSASOIT AVE	Mailing Address: LEFFINGWELL, ROY - TRUSTEE ROY LEFFINGWELL TRUST 4 MASSASOIT AVE BRISTOL, RI 02809
Parcel Number: 158-46 CAMA Number: 158-46 Property Address: 33 VERNON AVE	Mailing Address: SOUSA, BRUCE E. 33 VERNON AVE BRISTOL, RI 02809
Parcel Number: 158-47 CAMA Number: 158-47 Property Address: 36 VERNON AVE	Mailing Address: SOUSA, MANUEL LIFE ESTATE SOUSA, MICHAEL A. & PIMENTAL, 36 VERNON AVE BRISTOL, RI 02809
Parcel Number: 158-48 CAMA Number: 158-48 Property Address: HILLTOP ST	Mailing Address: PIMENTAL, RICHARD A 21 HILLTOP ST BRISTOL, RI 02809
Parcel Number: 158-60 CAMA Number: 158-60 Property Address: 20 HILLTOP ST	Mailing Address: HOLT, JENNIFER E & JOSHUA TE 20 HILLTOP ST BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
October 15, 2024

Parcel Number: 158-61  
CAMA Number: 158-61  
Property Address: 17 HILLTOP ST

Mailing Address: SOUSA, MICHAEL A  
17 HILLTOP AVENUE  
BRISTOL, RI 02809

Parcel Number: 158-65  
CAMA Number: 158-65  
Property Address: 342 METACOM AVE

Mailing Address: SIMAS, EMANUEL F. NELIA M TE WC  
342 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 158-67  
CAMA Number: 158-67  
Property Address: 32 VERNON AVE

Mailing Address: BALZANO, JOHN E & JANE MARIE TE  
32 VERNON AVE  
BRISTOL, RI 02809

Parcel Number: 158-68  
CAMA Number: 158-68  
Property Address: HILLTOP ST

Mailing Address: SOUSA, MICHAEL A  
17 HILLTOP AVENUE  
BRISTOL, RI 02809

Parcel Number: 158-81  
CAMA Number: 158-81  
Property Address: HILLTOP ST

Mailing Address: SOUSA, MICHAEL A  
17 HILLTOP AVENUE  
BRISTOL, RI 02809

Parcel Number: 158-83  
CAMA Number: 158-83  
Property Address: 27 VERNON AVE

Mailing Address: COSTA, NATHAN WAYNE  
6 PATRICIA ANN DRIVE  
BRISTOL, RI 02809

Parcel Number: 158-84  
CAMA Number: 158-84  
Property Address: 340 METACOM AVE

Mailing Address: JW PARTNERSHIP REALTY, INC.  
6 APPLE TREE LN  
BARRINGTON, RI 02806

Parcel Number: 158-88  
CAMA Number: 158-88  
Property Address: 24 HILLTOP ST

Mailing Address: DASILVA, JENNIE B. TRUSTEE VERNON  
STREET REALTY TRUST  
24 VERNON AVE  
BRISTOL, RI 02809

Parcel Number: 44-80  
CAMA Number: 44-80  
Property Address: 331 METACOM AVE

Mailing Address: ZEITLER, JOHN M.  
38 KING PHILIP AVE  
BRISTOL, RI 02809

Parcel Number: 44-82  
CAMA Number: 44-82  
Property Address: METACOM AVE

Mailing Address: ZEITLER, JOHN M.  
38 KING PHILIP AVE  
BRISTOL, RI 02809

Parcel Number: 44-84  
CAMA Number: 44-84  
Property Address: METACOM AVE

Mailing Address: REIS, PAULO J & ALCINA TE  
327 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 45-86  
CAMA Number: 45-86  
Property Address: METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC  
339 METACOM AVE  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
October 15, 2024

Parcel Number: 45-87  
CAMA Number: 45-87  
Property Address: METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC  
339 METACOM AVE  
BRISTOL, RI 02809

Parcel Number: 45-88  
CAMA Number: 45-88  
Property Address: 339 METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC  
339 METACOM AVE  
BRISTOL, RI 02809



[www.cai-tech.com](http://www.cai-tech.com)

10/15/2024

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BALZANO, JOHN E & JANE MA  
32 VERNON AVE  
BRISTOL, RI 02809

JAMES P. TAVARES CONSTRUC  
49 BRADFORD ST  
BRISTOL, RI 02809

SOUSA, BRUCE E.  
33 VERNON AVE  
BRISTOL, RI 02809

BALZANO, NICHOLAS  
28 VERNON AVENUE UNIT F  
BRISTOL, RI 02809

JW PARTNERSHIP REALTY, IN  
6 APPLE TREE LN  
BARRINGTON, RI 02806

SOUSA, MANUEL LIFE ESTA  
SOUSA, MICHAEL A. & PIMEN  
36 VERNON AVE  
BRISTOL, RI 02809

CAMPBELL, DAVID M. ET UX  
KATHRYN A. TE  
15 VERNON AVE  
BRISTOL, RI 02809

LEFFINGWELL, ROY - TRUSTE  
ROY LEFFINGWELL TRUST  
4 MASSASOIT AVE  
BRISTOL, RI 02809

SOUSA, MICHAEL A  
17 HILLTOP AVENUE  
BRISTOL, RI 02809

CORDEIRO, JOHN M.  
18 VERNON AVE  
BRISTOL, RI 02809

MCCARTHY REAL ESTATE ASSO  
339 METACOM AVE  
BRISTOL, RI 02809

WOOD FRAME STRUCTURES, IN  
434 CHILD ST  
WARREN, RI 02885

COSTA, NATHAN WAYNE  
6 PATRICIA ANN DRIVE  
BRISTOL, RI 02809

MCNALLY, BARTLEY M & CHRI  
336 METACOM AVE  
BRISTOL, RI 02809

YOUNG, ANTHONY  
LUCIA ETUX TE  
16 VERNON AVE  
BRISTOL, RI 02809

DALUZ, ALCIDO M. ET UX  
MARIA C. TE  
320 METACOM AVENUE  
BRISTOL, RI 02809

NAYLOR, ANDREW W.D. &  
ISABELLA C TE  
17 VERNON AVE  
BRISTOL, RI 02809

ZANNO REAL ESTATE  
24 VERNON AVE  
BRISTOL, RI 02809

DASILVA, JENNIE B. TRUSTE  
VERNON STREET REALTY TRUS  
24 VERNON AVE  
BRISTOL, RI 02809

PIMENTAL, RICHARD A  
21 HILLTOP ST  
BRISTOL, RI 02809

ZEITLER, JOHN M.  
38 KING PHILIP AVE  
BRISTOL, RI 02809

FRANCO, DOMINIC S.  
PATRICIA A. LIFE  
26 TOWER ST  
BRISTOL, RI 02809

PIRES, VENILDE TRUSTEE  
100 MT HOPE AVE  
BRISTOL, RI 02809

FRANCO, JOSEPH M. JR. TRU  
JOSEPH M FRANCO JR FAM TR  
8591 SOUTHWEST 74TH LN  
OCALA, FL 34481

REIS, PAULO J &  
ALCINA TE  
327 METACOM AVE  
BRISTOL, RI 02809

HOLT, JENNIFER E &  
JOSHUA TE  
20 HILLTOP ST  
BRISTOL, RI 02809

SIMAS, EMANUEL F.  
NELIA M TE WC  
342 METACOM AVE  
BRISTOL, RI 02809