



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

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

File #2024-14

**PUBLIC HEARING**

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

**Monday, May 6, 2024**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: **Steven R. Costa**  
PROPERTY OWNER: **Steven R., Tanya P., and Colby J. Costa**  
LOCATION: **41 Butterworth Avenue**  
PLAT: **121** LOT: **2**  
ZONE: **Residential R-10**

**APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 24ft. x 36ft. accessory garage structure as a size and height greater than permitted for accessory structures in the R-10 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



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

TOWN OF BRISTOL  
COMMUNITY DEV.

2024 MAR 21 AM 8:17

**APPLICATION**

File No: 2024-14  
 Accepted by ZEO: SMT 3/20/2024

<b>APPLICANT:</b>	Name: STEVEN COSTA		
	Address: 20 RIVER VIEW AVENUE		
	City: BRISTOL	State: RI	Zip: 02809
	Phone #: (401) 434- 0278	Email:	
<b>PROPERTY OWNER:</b>	Name: STEVEN COSTA, TANTA COSTA & COLBY COSTA		
	Address: 41 BUTTERWORTH AVENUE		
	City: BRISTOL	State: RI	Zip: 02809
	Phone #:	Email:	

1. Location of subject property: 41 BUTTERWORTH AVENUE  
 Assessor's Plat(s) #: 121 Lot(s) #: 2
  
2. Zoning district in which property is located: R-10
  
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 HEIGHT AND ACCESSORY SIZE  
 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? FOUR YEARS
  
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): \_\_\_\_\_
  
10. Proposed use of property: SINGLE FAMILY RESIDENTIAL WITH DETACHED ACCESSORY STRUCTURE

11. Give extent of proposed alterations: NEW DETACHED GARAGE

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
36' LONG 24' WIDE 23' TALL

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: _____	Proposed Setback: _____
Building height:	Required: <u>20</u>	Proposed: <u>23</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: <u>22x24</u>	Proposed: <u>36x24</u>	

13. Number of families before/after proposed alterations: ONE Before ONE 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? YES (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? 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: 3/20/24

Print Name: STEVE COSTA

Property Owner's Signature:  Date: 3/20/24

Print Name: TANYA COSTA and COLBY COSTA

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

Name: BRUCE H. COX Phone #: 401-437-1100

Address: 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915

**STEVE COSTA**  
**41 BUTTERWORTH AVENUE**

**Section 28-409 Standards:**

This unique lot is nearly 36,000 sq. feet of land in an R-10 Zone. It meets the frontage requirement of an R-10 Zone of 80 feet by only 2 feet being 82 feet wide. Its depth is 426.81 feet on its eastern boundary and 418.87 on its western boundary. Its configuration and the developments on the abutting lots prevent any kind of subdivision development. Deducting the requisite side yard set backs of 15 feet each leaves only 50 feet in the center of the property as a building envelope.

Currently there is a house toward the back of the lot situated 249 feet from Butterworth Avenue. Because of the narrowness of the lot and the positioning of their house there is insufficient space on the east side of the house for any garage. On the west side of the house an artificially detached garages of 20 x 24 garage could be squeezed in by using a detached accessory structure set back. If it were attached to the house it would require substantial side yard relief. Additionally, constructing such a garage would impede the ability to get to the back portion of the house as there would only be 6 feet remaining in the side yard to get past.

The objective of the applicant is to build a detached three car garage for the storage of three unique vehicles that he owns. While there is no specific plan to create an accessory family dwelling unit over the garage, to fail to provide a roof line that could in the future accommodate an ADU would be foolish and wasteful. The applicant fully understands that any ADU may require additional zoning relief or permission.

The house was purchased and built in its current position and the lot was configured as it exists. The Applicants had nothing to do with these conditions.

Granting of this variance will not alter the general characteristic of the surrounding area or impair the intent and purpose of this chapter or the comprehensive plan of the Town in as much as is a lot with more than three times as much space as required. By the positioning of the garage with the removal of some limited trees still facilitates the retention of trees to the front of the garage on the street side and between the garage and the house on the interior portion of the property. Denial of this would be a great inconvenience to the applicant.

No. 10393 Date: 01-31-2024

Store: Ellington | 1-800-628-2276 | barnyard.com

Mailing Address: 9 Village St, Ellington, CT 06029

CUSTOMER

Steve Costa

Source: Internet Search

JOSE LOPEZ

41 Buttenworth Ave

Bristol, CT 02809



OWNER

20 Riverview Ave

Bristol, CT 02809

PHONE NUMBER

(401) 434-0278

PHONE NUMBER

(401) 451-0798

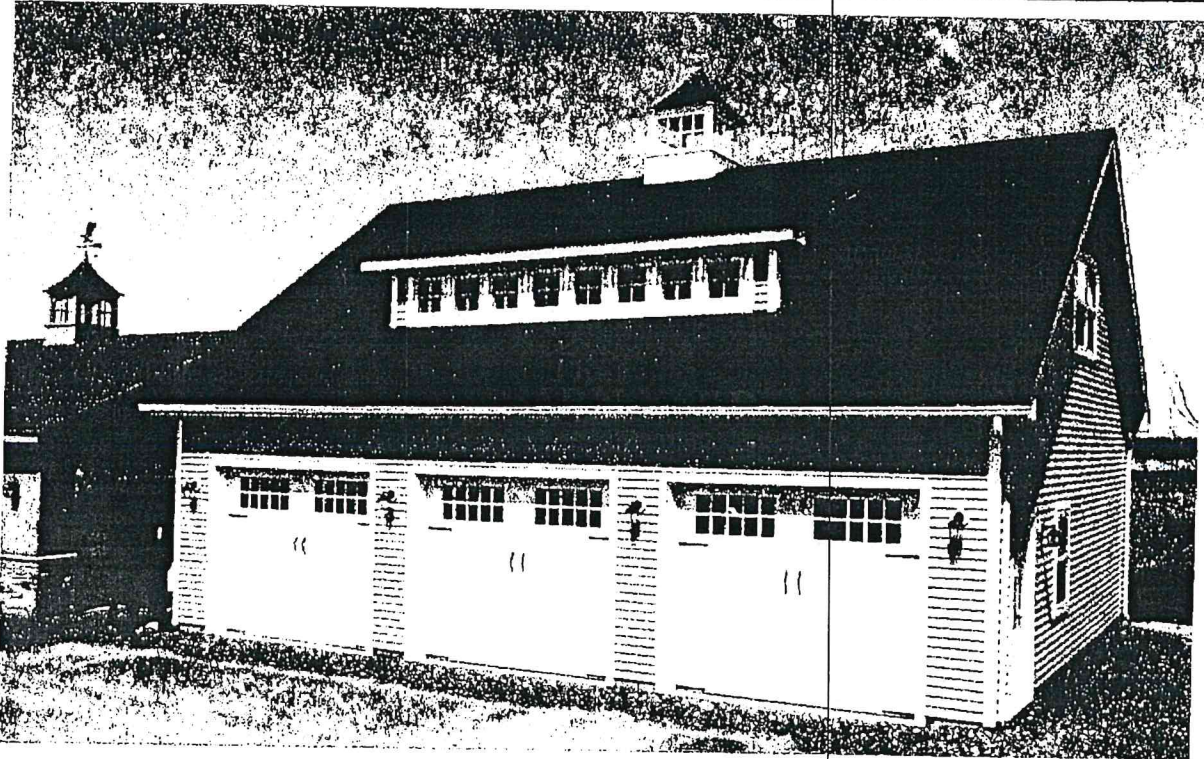
CT HIC License # 0558916

Type: Quote

Salesperson: Chris Vincelette

EMAIL ADDRESS

jamesautocompany@gmail.com



No. 10393 Date: 01-31-2024

Store: Ellington | 1-800-628-2276 | barnyard.com

Mailing Address: 9 Village St, Ellington, CT 06029

CUSTOMER  
Steve Costa  
Source: Internet Search

JOB LOCATION  
41 Bullenworth Ave  
Bristol, CT 02809



OWNER  
20 Riverview Ave  
Bristol, CT 02809

PHONE (401) 434-0278  
FAX (401) 451-0798

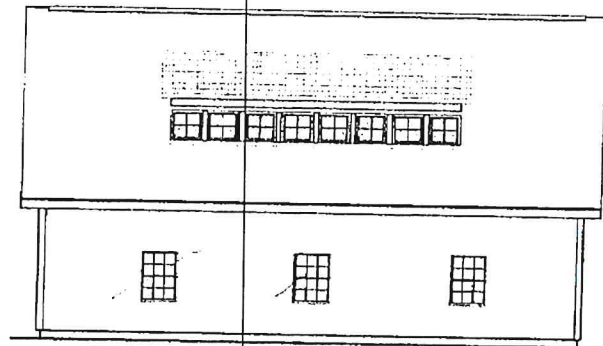
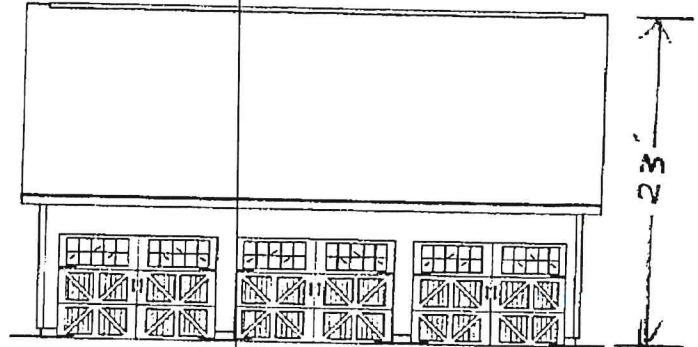
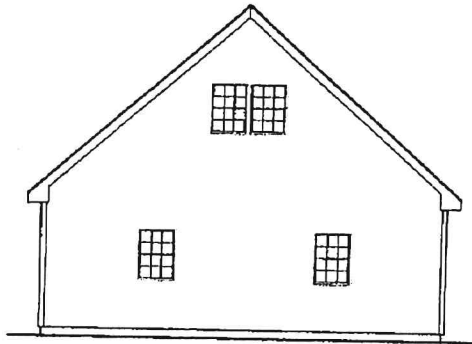
CT HIC License # 0558916

Type: Quote

Salesperson: Chris Vincolette

EMAIL: jamesautocompany@gmail.com

### Elevations



← 24' →

← 36' →

433-5066

No. 10393 Date: 01-31-2024

Store: Ellington | 1-800-628-2276 | barnyard.com

Mailing Address: 9 Village St, Ellington, CT 06029



CT HIC License # 0558916

Type: Quote

Salesperson: Chris Vincelette

CUSTOMER

Steve Costa

Source: Internet Search

JOB LOCATION

41 Butlerworth Ave.

Bristol, CT 02809

OFFICE

20 Riverview Ave.

Bristol, CT 02809

PHONE NUMBER

(401) 434-0276

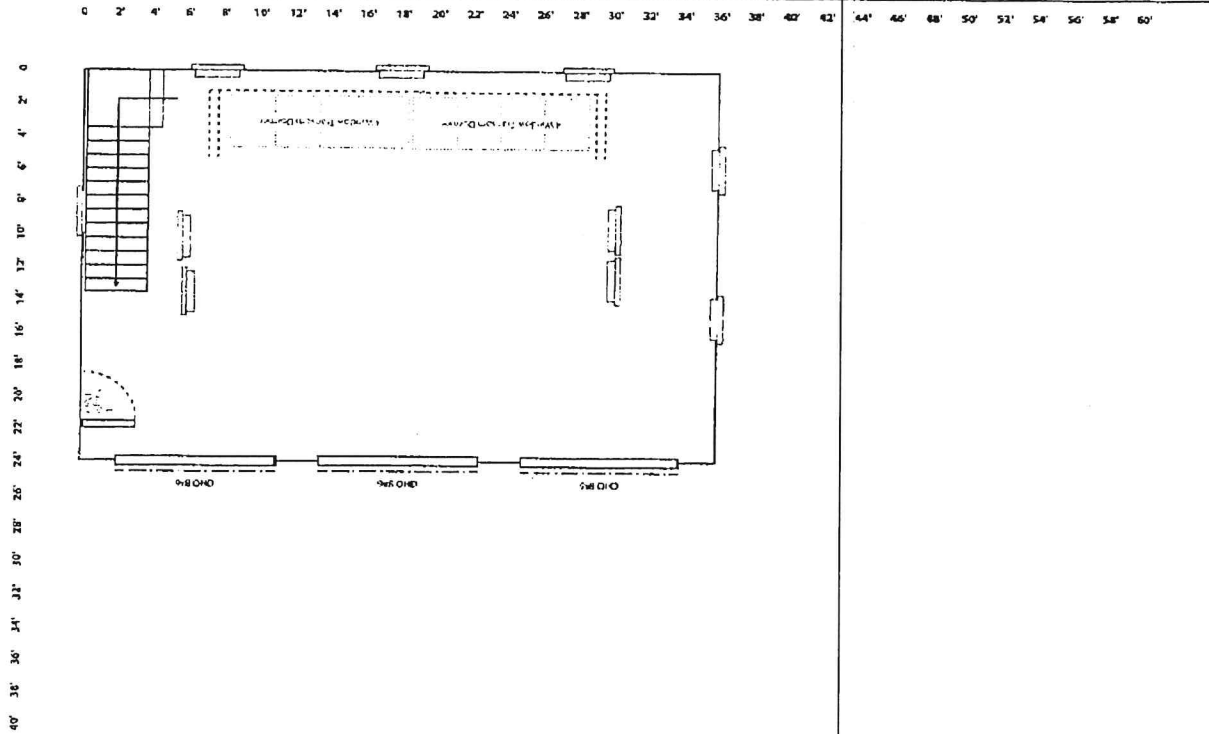
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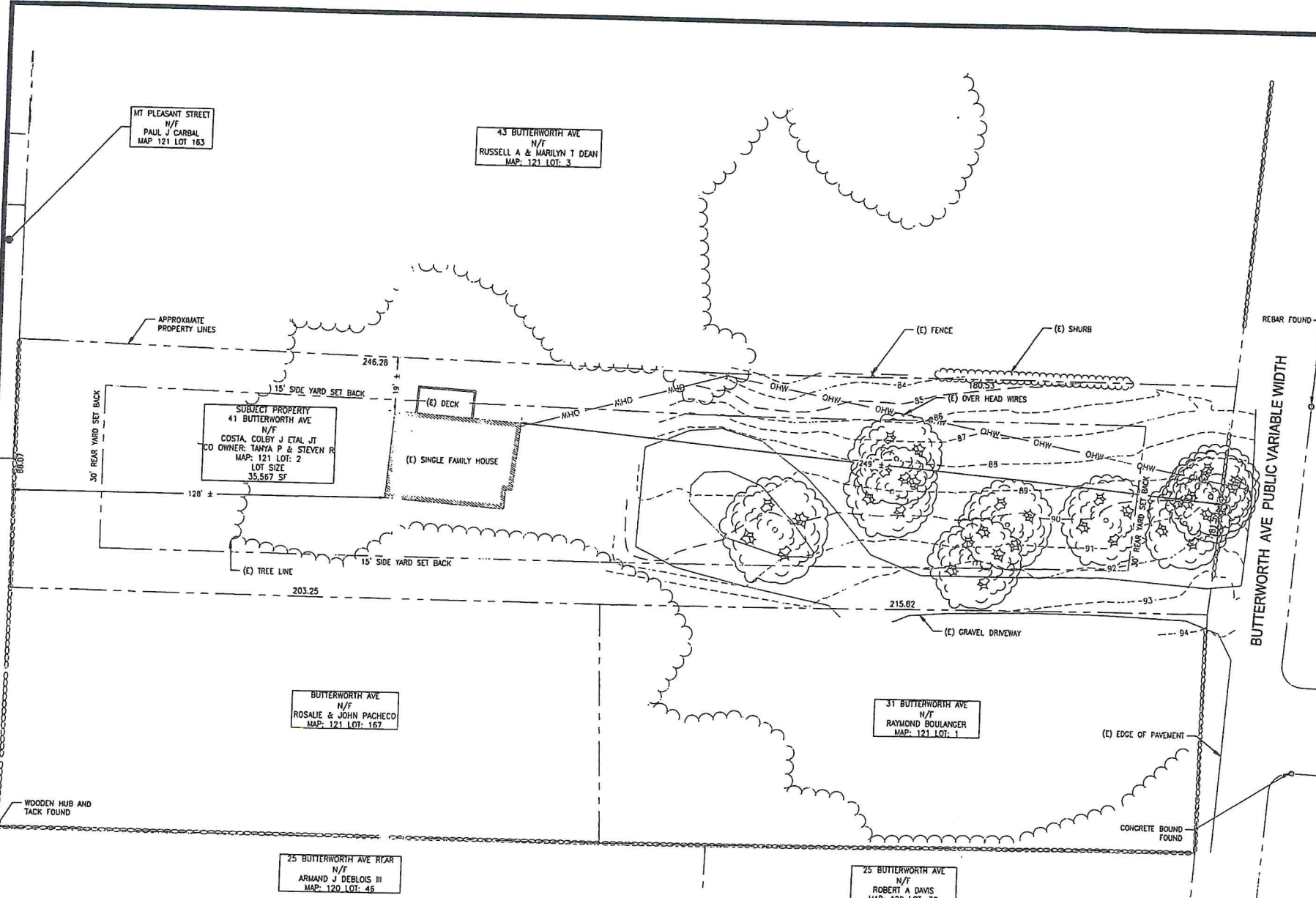
(401) 451-0798

EMAIL ADDRESS

jamesautocompany@gmail.com

### Floor Plan





- ### SURVEY NOTES
- FIELD SURVEY DATE: 01/12/2024
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
  - HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
  - PROPERTY OWNER: COSTA COLBY J ETAL JT  
41 BUTTERWORTH AVE  
BRISTOL, MA 02809
  - SITE ADDRESS: 41 BUTTERWORTH AVENUE  
BRISTOL, RI 02087
  - APPLICANT: COSTA COLBY J ETAL JT  
41 BUTTERWORTH AVE  
BRISTOL, MA 02809
  - JURISDICTION: TOWN OF BRISTOL
  - TAX ID: MAP: 121 LOT: 2
  - DEED REFERENCE: BOOK: 2043 PAGE: 17
  - PLAN REFERENCES: 1) HARRIS PLAT #2 DATED OCTOBER 1924  
2) MAP INSTRUMENT 567 DATED JUNE 24 2008 BY STEPHEN M. MURGO  
3) THE MARY BUTTERWORTH PLAT DATED 1921BY C. E. PERRY  
4) HIGHWAY PLAT WIDENING OF BUTTERWORTH BY ADAM BAHNDON
  - ZONING JURISDICTION: R-10 (RESIDENTIAL)
  - TOTAL LAND AREA: 35,567 ± SF
  - ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY:  
DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233  
CALL BEFORE YOU DIG (CT): 1-800-922-4455
  - PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES INFORMATION HAS BEEN COMPILED FROM EXISTING PROPERTY PLANS AND TOWN OF BRISTOL GIS SYSTEMS. A METES AND BOUNDS SURVEY WAS NOT CONDUCTED BY ADVANCED ENGINEERING GROUP, PC.
  - BEARING SYSTEM OF THIS PLAN IS BASED ON TRUE NORTH. TRUE NORTH WAS ESTABLISHED FROM GPS READINGS ON 5/4/2023.
  - THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
  - LIMIT OF WORK IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP  
COUNTY: BRISTOL TOWN: BRISTOL  
COMMUNITY PANEL NUMBER: 44001C001H  
EFFECTIVE DATE: JULY 7, 2014



AEG PROJECT #: 2019-1203  
 DRAWN BY: JWH  
 CHECKED BY: SNA

#### SUBMITTALS

REV#	DATE	DESCRIPTION
0	01/09/20	ISSUED FOR REVIEW

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**41 BUTTERWORTH GARAGE PLAN**  
 41 BUTTERWORTH AVENUE  
 BRISTOL, RI 02087  
 BRISTOL COUNTY

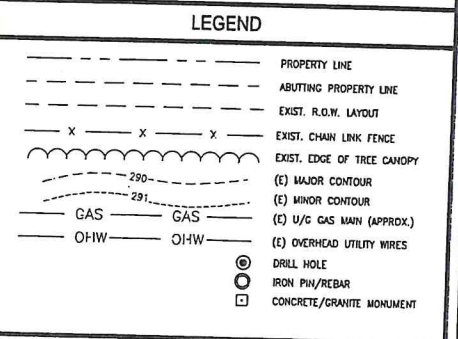
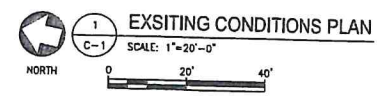
SHEET TITLE  
 EXISTING CONDITIONS PLAN

SHEET NUMBER  
**C-1**

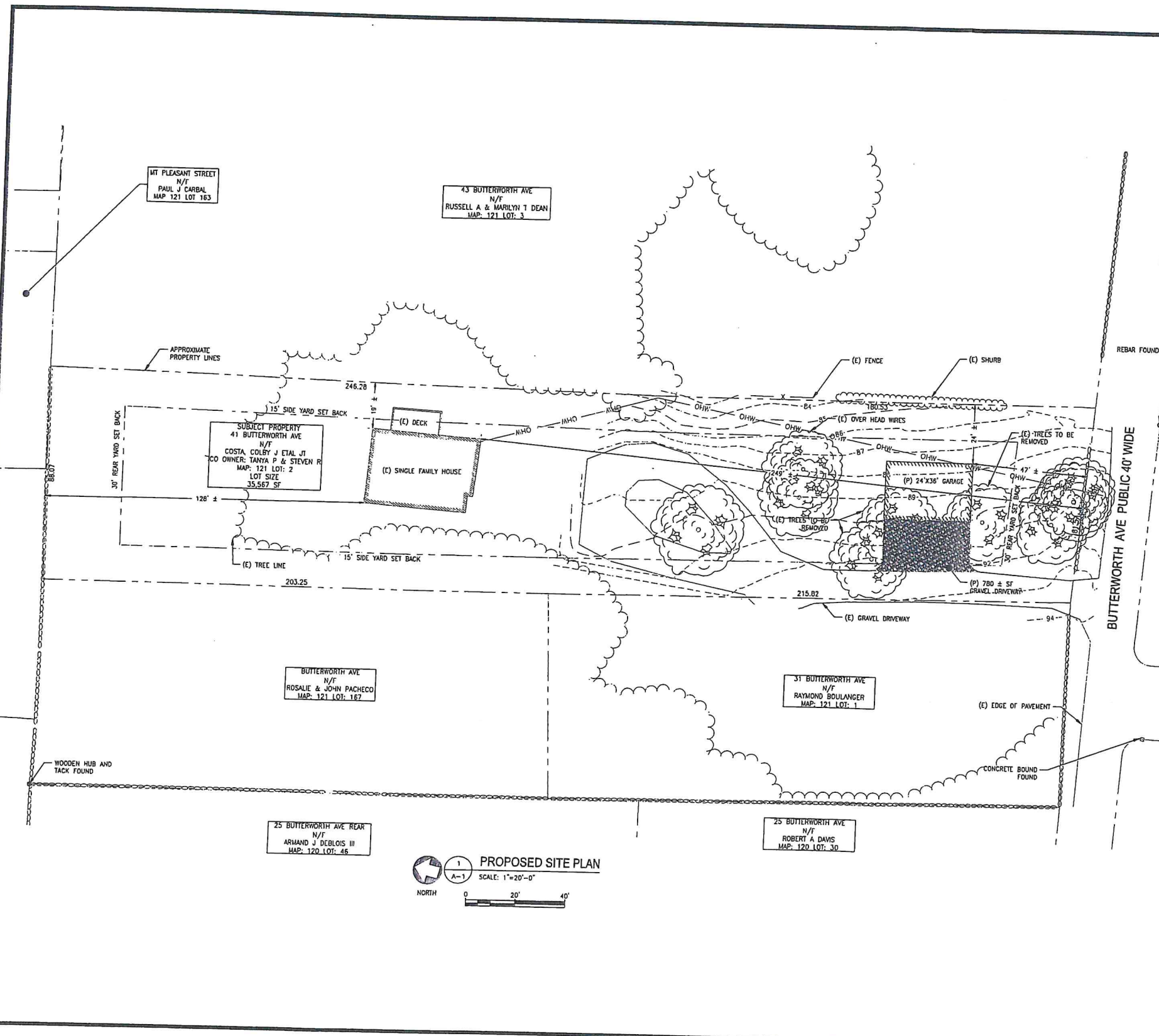
#### ZONING SUMMARY TABLE

- ZONING DISTRICT: R-10 (RESIDENTIAL)
- ASSESSOR'S ID: MAP: 121 LOT: 2
- PROPOSED USE: SINGLE FAMILY HOUSE

DIMENSION:	REQUIRED MINIMUM	PROVIDED
FRONT YARD SETBACK*	30 FT	248± FT
SIDE YARD SETBACK*	15 FT	15± FT
REAR YARD SETBACK*	30 FT	43± FT
AREA	10,000 SQ. FT.	35,587± SF
FRONTAGE	80 FT	82± FT
ACCESSORY STRUCTURE SETBACK	6 FT	24± FT







**LEGEND**

- PROPERTY LINE
- - - - - ABUTTING PROPERTY LINE
- - - - - EXIST. R.O.W. LAYOUT
- x - x - x - EXIST. CHAIN LINK FENCE
- ~~~~~ EXIST. EDGE OF TREE CANOPY
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (E) U/G GAS MAIN (APPROX.)
- (E) OVERHEAD UTILITY WIRES
- ⊙ DRILL HOLE
- ⊙ IRON PIN/REBAR
- CONCRETE/GRANITE MONUMENT

**ZONING SUMMARY TABLE**

- ZONING DISTRICT: R-10 (RESIDENTIAL)
- ASSESSOR'S ID: MAP: 121 LOT: 2
- PROPOSED USE: SINGLE FAMILY HOUSE

DIMENSION:	REQUIRED MINIMUM	PROVIDED
FRONT YARD SETBACK*	30 FT	249± FT
SIDE YARD SETBACK*	15 FT	19± FT
REAR YARD SETBACK*	30 FT	43± FT
AREA	10,000 SQ. FT.	35,567± SF
FRONTAGE	80 FT	82± FT
ACCESSORY STRUCTURE SETBACK	6 FT	24± FT



AEG PROJECT #: 2019-1203

DRAWN BY: JWH

CHECKED BY: SNA

**SUBMITTALS**

REV#	DATE	DESCRIPTION
0	01/09/20	ISSUED FOR REVIEW

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**41 BUTTERWORTH GARAGE PLAN**  
 41 BUTTERWORTH AVENUE  
 BRISTOL, RI 02087  
 BRISTOL COUNTY

SHEET TITLE  
 PROPOSED SITE PLAN

SHEET NUMBER  
**A-1**

**PROPOSED SITE PLAN**  
 SCALE: 1"=20'-0"  
 NORTH

Owner Account #: 60-0071-28

Owner 1	COSTA, COLBY J ETAL JT	% Owned
Owner 2	TANYA P & STEVEN R	
Owner 3		
Address	41 BUTTERWORTH AVE, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	Deed Type
CALOURO, MOSES J.	07/10/2020	389,000	2043-17	W
IRONS, STEPHEN L. ET UX	12/01/2003	334,000	1078-87	W

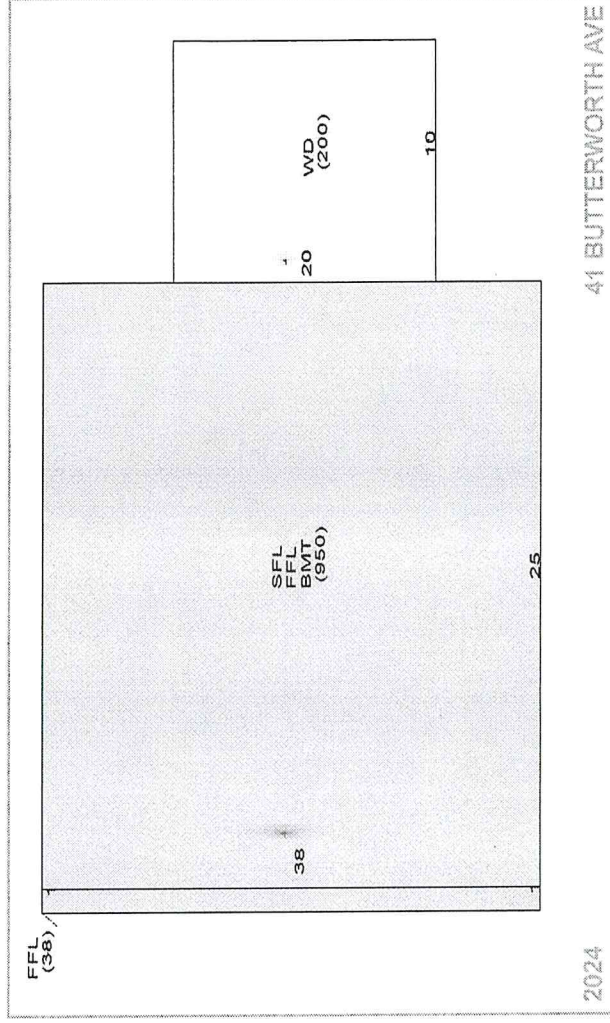
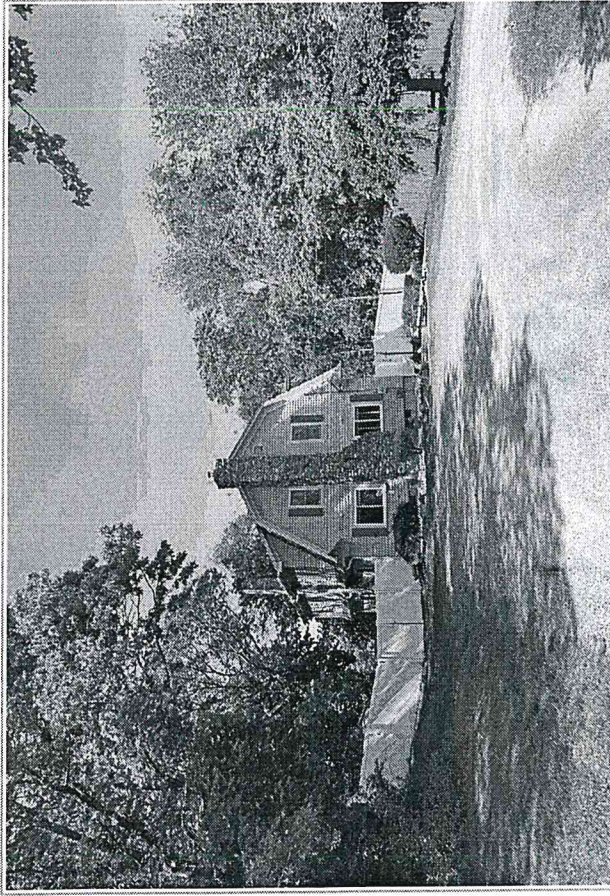
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	214,600	1,800	0.90	192,200	0	408,600
TOTAL	214,600	1,800	0.90	192,200	0	408,600

Source > Mkt Adj Cost VAL\_per SQ Unit/Card > 132.32 VAL\_per SQ Unit/Parcel > 132.32

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	214,600	0	1	192,200	0	406,800	406,800
2022	01	214,600	0	1	192,200	0	406,800	406,800
2021	01	180,300	0	1	171,300	0	351,600	351,600
2020	01	180,300	0	1	171,300	0	351,600	351,600
2019	01	180,300	0	1	171,300	0	351,600	351,600
2018	01	145,500	0	1	164,400	0	309,900	309,900



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 01 Single Fam	0.22957	AC	P	1.00	645,000	645,990	B
2 01 Single Fam	0.67043	AC	EX	0.20	645,000	65,480	B
3							
4							

Spec Land	Juris	Fact	Use Value
1.00		1.00	0
1.00		1.00	0

Plat/Lot 121 2

Account: 6214

LUC01

Zone R-10

Assessment

\$408,600



Building Information

Description	Story Height	Description
BLDG Type Colonial	2 Story	
RES Units 1	COM Units 0	
Foundation Concrete	BMT Floor Concrete	
Frame 1 Wood	Frame 2	%
EXT Wall 1 Wood Shndl	EXT Wall 2	%
Roof Type 1 Gambrel	Roof Type 2	%
Roof Cover 1 Wood Shing	Roof Cover 2	%
INT Wall 1 Drywall	INT Wall 2	%
Floors 1 Hardwood	Floors 2 Ceramic Til	20
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel Oil	Heat Type BB Hot Water	
# Heat Sys 1	% Heated 100	
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceiling Type	Ceiling Type Drywall	
Parking Type	% Sprinkled	
EXT View		

Grade

Grade	Q4	Q4	Flood Hazard	Topography	Street	Traffic
Year Built 1960	EFF Year	Alt LUC				
Alt LUC	Alt %	0.00				

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
AG	AG - Avg-Goo	30.8	126.00	1.05	1.01	133.06	30,000	1.00	1.00	1.00	310,072	95,502	214,570
Functional		0.0											
Economic		0.0											
Special		0.0											
OV													
Total Depreciation % > 30.8													

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	988	988	133.06	131,463
SFL	2nd FLOOR	950	950	133.06	126,407
BMT	BASEMENT	950	0	19.96	18,962
WD	WOOD DECK	200	0	16.20	3,240
Total		3,088	1,938		280,072

Notes

LAND AREA CORRECTED 403 MODERN WINDOWS SET GOOD CONDITION HOUSE VACANT - 10/10 - INTERIOR KITCHEN & BATHROOM GUTTED.- RENOVATIONS COMPLETE 12/11 EAS ||05/20/2021 Per exterior inspection only and measurements by the Data Collector add a 10 x 8 wood framed shed to the outbuilding section, remove 8 x 8 SFL/OP/BMT section and add that area to the overall size of the house.

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
03/23/2023	B56120		BLDG	10,000	0	Closed	12 x 18 Shed

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	12	18	18	216	3	AV	2023	1,800

Other Info.

AFDU
rtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	6	3
2			U
3			
4			
Totals	1	6	3



# 41 Butterworth Avenue - 300' Radius

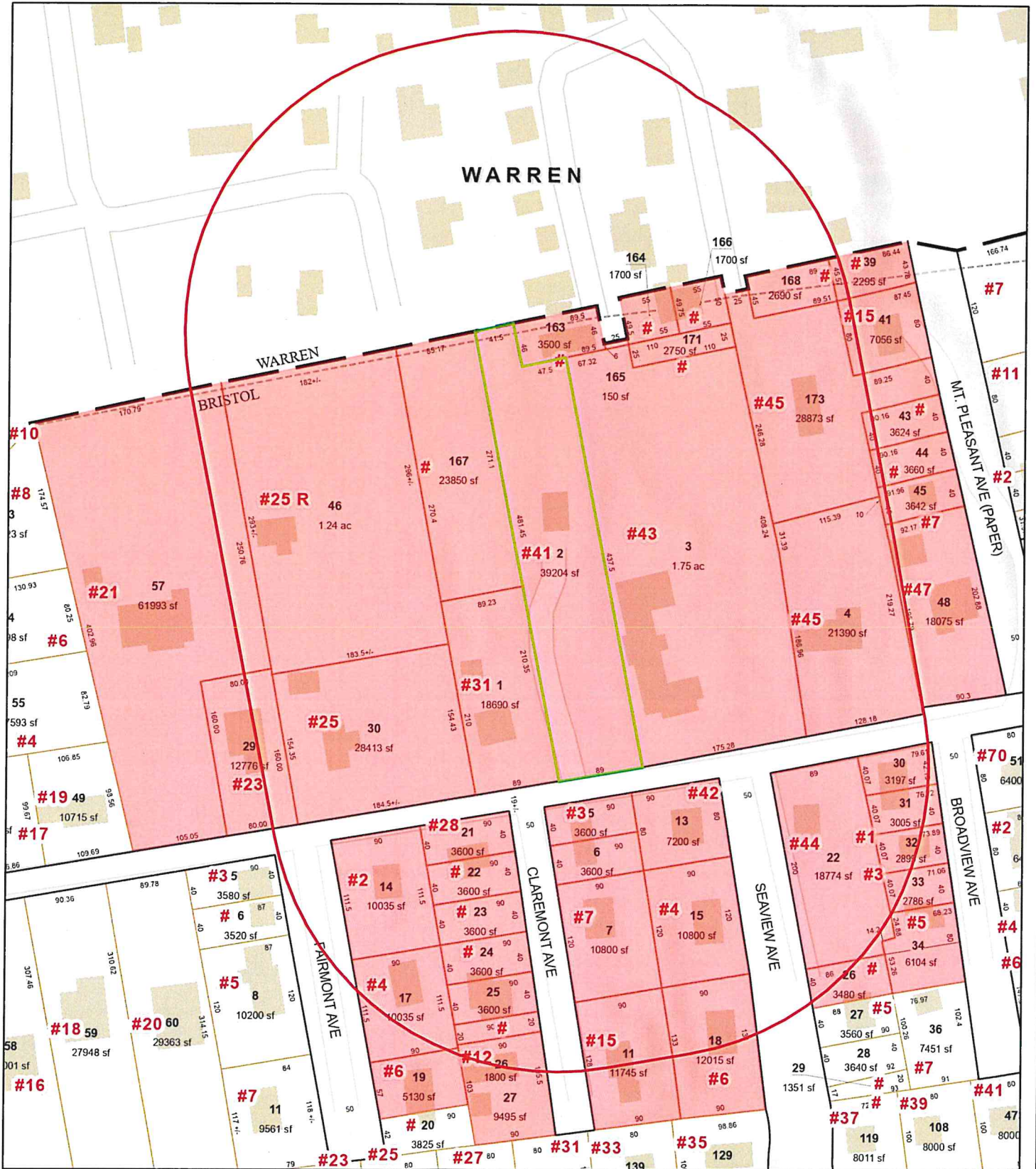
Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

March 21, 2024



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# 300 feet Abutters List Report

Bristol, RI  
March 21, 2024

## Subject Property:

Parcel Number: 121-2  
CAMA Number: 121-2  
Property Address: 41 BUTTERWORTH AVE

Mailing Address: COSTA, COLBY J ETAL JT TANYA P &  
STEVEN R  
41 BUTTERWORTH AVE  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 120-14  
CAMA Number: 120-14  
Property Address: 2 FAIRMOUNT AVE

Mailing Address: SANTERRE, CORY J & KERRY L TE  
2 FAIRMOUNT AVE  
BRISTOL, RI 02809

Parcel Number: 120-17  
CAMA Number: 120-17  
Property Address: 4 FAIRMOUNT AVE

Mailing Address: ELLIN, MARISA A. TRUSTEE OF MARISA  
A. ELLIN LIVING TRUST  
4 FAIRMOUNT AVE  
BRISTOL, RI 02809

Parcel Number: 120-19  
CAMA Number: 120-19  
Property Address: 6 FAIRMOUNT AVE

Mailing Address: FOX, NELSON J & CEIRY A TE  
6 FAIRMOUNT AVE  
BRISTOL, RI 02809

Parcel Number: 120-21  
CAMA Number: 120-21  
Property Address: 28 BUTTERWORTH AVE

Mailing Address: WARDWELL, ROBERT S.  
28 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 120-22  
CAMA Number: 120-22  
Property Address: CLAREMONT AVE

Mailing Address: WARDWELL, ROBERT S.  
28 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 120-23  
CAMA Number: 120-23  
Property Address: CLAREMONT AVE

Mailing Address: WARDWELL, ROBERT S.  
28 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 120-24  
CAMA Number: 120-24  
Property Address: CLAREMONT AVE

Mailing Address: MATOS, MARIA  
10 CLAREMONT AVE  
BRISTOL, RI 02809

Parcel Number: 120-25  
CAMA Number: 120-25  
Property Address: 10 CLAREMONT AVE

Mailing Address: MATOS, MARIA  
10 CLAREMONT AVE  
BRISTOL, RI 02809

Parcel Number: 120-26  
CAMA Number: 120-26  
Property Address: CLAREMONT AVE

Mailing Address: MATOS, MARIA  
10 CLAREMONT AVE  
BRISTOL, RI 02809

Parcel Number: 120-27  
CAMA Number: 120-27  
Property Address: 12 CLAREMONT AVE

Mailing Address: PATTIE, CHERYL A  
12 CLAREMONT AVE  
BRISTOL, RI 02809



www.cai-tech.com

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3/21/2024

Page 1 of 4



# 300 feet Abutters List Report

Bristol, RI  
March 21, 2024

Parcel Number: 120-29  
CAMA Number: 120-29  
Property Address: 23 BUTTERWORTH AVE

Mailing Address: KISELKA, COLLEEN L & KEVIN C TE  
23 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 120-30  
CAMA Number: 120-30  
Property Address: 25 BUTTERWORTH AVE

Mailing Address: DAVIS, ROBERT A., N.DIANE TE  
25 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 120-46  
CAMA Number: 120-46  
Property Address: 25 R BUTTERWORTH AVE

Mailing Address: DEBLOIS ARMAND J III  
25R BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 120-57  
CAMA Number: 120-57  
Property Address: 21 BUTTERWORTH AVE

Mailing Address: LORAS, ANTONIO & ROSA TE  
21 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 121-1  
CAMA Number: 121-1  
Property Address: 31 BUTTERWORTH AVE

Mailing Address: BOULANGER, RAYMOND NANCY L TE  
31 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 121-11  
CAMA Number: 121-11  
Property Address: 15 CLAREMONT AVE

Mailing Address: VILLALOBOS, RICARDO A  
15 CLAREMONT AVE  
BRISTOL, RI 02809

Parcel Number: 121-13  
CAMA Number: 121-13  
Property Address: 42 BUTTERWORTH AVE

Mailing Address: BALZANO, JOHN II  
42 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 121-15  
CAMA Number: 121-15  
Property Address: 4 SEAVIEW AVE

Mailing Address: THE BUCK FAMILY TRUST  
4 SEA VIEW AVE  
BRISTOL, RI 02809

Parcel Number: 121-163  
CAMA Number: 121-163  
Property Address: MT PLEASANT AVE

Mailing Address: CABRAL, PAUL J  
8 VIRGINIA STREET  
WARREN, RI 02885

Parcel Number: 121-164  
CAMA Number: 121-164  
Property Address: MT PLEASANT AVE

Mailing Address: NICHOLSON, EARL J. JR.  
7 FRANCIS ST  
WARREN, RI 02885

Parcel Number: 121-165  
CAMA Number: 121-165  
Property Address: MT PLEASANT AVE

Mailing Address: CABRAL, PAUL J  
8 VIRGINIA STREET  
WARREN, RI 02885

Parcel Number: 121-166  
CAMA Number: 121-166  
Property Address: MT PLEASANT AVE

Mailing Address: NICHOLSON, EARL J. JR.  
7 FRANCIS ST  
WARREN, RI 02885



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# 300 feet Abutters List Report

Bristol, RI  
March 21, 2024

Parcel Number: 121-167 CAMA Number: 121-167 Property Address: BUTTERWORTH AVE	Mailing Address: PACHECO, JOHN M & ROSALIE LE PACHECO, NICOLE S etal TC 53 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 121-168 CAMA Number: 121-168 Property Address: MT PLEASANT AVE	Mailing Address: DESHAIES, RAYMOND R JANET L TE 4 FRANCES STREET WARREN, RI 02885
Parcel Number: 121-171 CAMA Number: 121-171 Property Address: BUTTERWORTH AVE	Mailing Address: NICHOLSON, EARL J. JR. 7 FRANCIS ST WARREN, RI 02885
Parcel Number: 121-173 CAMA Number: 121-173 Property Address: 45 R BUTTERWORTH AVE	Mailing Address: HUGHES, DONALD & GREER-FRANCIS, WENDY JT 45 R BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-18 CAMA Number: 121-18 Property Address: 6 SEAVIEW AVE	Mailing Address: FRANCIS, FRANK JR. 6 SEAVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-2 CAMA Number: 121-2 Property Address: 41 BUTTERWORTH AVE	Mailing Address: COSTA, COLBY J ETAL JT TANYA P & STEVEN R 41 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-22 CAMA Number: 121-22 Property Address: 44 BUTTERWORTH AVE	Mailing Address: JORDAN, JOHN ELWOOD JR. & GAIL PATRICIA TE 44 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-26 CAMA Number: 121-26 Property Address: SEAVIEW AVE	Mailing Address: GODET, LINDSAY A & MICHAEL J 5 SEAVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-3 CAMA Number: 121-3 Property Address: 43 BUTTERWORTH AVE	Mailing Address: DEAN, RUSSELL A. ET UX MARILYN L. TE 43 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-31 CAMA Number: 121-31 Property Address: 1 BROADVIEW AVE	Mailing Address: PELLEGRINI, ALBERT R & MARY E LE DUFFICY, DEANA P 1 BROADVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-32 CAMA Number: 121-32 Property Address: 3 BROADVIEW AVE	Mailing Address: BARONE, TIMOTHY J 3 BROADVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-34 CAMA Number: 121-34 Property Address: 5 BROADVIEW AVE	Mailing Address: WARD, ANNE PAULINE 5 BROADVIEW AVE BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 21, 2024

Parcel Number: 121-39 CAMA Number: 121-39 Property Address: MT PLEASANT AVE	Mailing Address: DESHAIES, RAYMOND R JANET L TE 4 FRANCES STREET WARREN, RI 02885
Parcel Number: 121-4 CAMA Number: 121-4 Property Address: 45 BUTTERWORTH AVE	Mailing Address: OLNEY, DAVID R. TE ANNETTE M. OLNEY 45 BUTTERWORTH AVENUE BRISTOL, RI 02809
Parcel Number: 121-41 CAMA Number: 121-41 Property Address: 15 MT PLEASANT AVE	Mailing Address: BUTTERWORTH, COREY T 15 MT. PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-43 CAMA Number: 121-43 Property Address: MT PLEASANT AVE	Mailing Address: MELLO, KYLE 7 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-44 CAMA Number: 121-44 Property Address: MT PLEASANT AVE	Mailing Address: MELLO, KYLE 7 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-45 CAMA Number: 121-45 Property Address: 7 MT PLEASANT AVE	Mailing Address: MELLO, KYLE 7 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-48 CAMA Number: 121-48 Property Address: 47 BUTTERWORTH AVE	Mailing Address: CORDEIRO, JUSTIN 47 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-5 CAMA Number: 121-5 Property Address: 3 CLAREMONT AVE	Mailing Address: AGUIAR, ARTHUR D ALDEBERTA LIFE ESTATE 7 CLAREMONT AVE BRISTOL, RI 02809
Parcel Number: 121-7 CAMA Number: 121-7 Property Address: 7 CLAREMONT AVE	Mailing Address: AGUIAR, ARTHUR D ALDEBERTA LIFE ESTATE 7 CLAREMONT AVE BRISTOL, RI 02809



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AGUIAR, ARTHUR D  
ALDEBERTA LIFE ESTATE  
7 CLAREMONT AVE  
BRISTOL, RI 02809

DEBLOIS ARMAND J III  
25R BUTTERWORTH AVE  
BRISTOL, RI 02809

MATOS, MARIA  
10 CLAREMONT AVE  
BRISTOL, RI 02809

BALZANO, JOHN II  
42 BUTTERWORTH AVE  
BRISTOL, RI 02809

DESHAIES, RAYMOND R  
JANET L TE  
4 FRANCES STREET  
WARREN, RI 02885

MELLO, KYLE  
7 MT PLEASANT AVE  
BRISTOL, RI 02809

BARONE, TIMOTHY J  
3 BROADVIEW AVE  
BRISTOL, RI 02809

ELLIN, MARISA A. TRUSTEE  
MARISA A. ELLIN LIVING TR  
4 FAIRMOUNT AVE  
BRISTOL, RI 02809

NICHOLSON, EARL J. JR.  
7 FRANCIS ST  
WARREN, RI 02885

BOULANGER, RAYMOND  
NANCY L TE  
31 BUTTERWORTH AVE  
BRISTOL, RI 02809

FOX, NELSON J & CEIRY A T  
6 FAIRMOUNT AVE  
BRISTOL, RI 02809

OLNEY, DAVID R. TE  
ANNETTE M. OLNEY  
45 BUTTERWORTH AVENUE  
BRISTOL, RI 02809

BUTTERWORTH, COREY T  
15 MT. PLEASANT AVE  
BRISTOL, RI 02809

FRANCIS, FRANK JR.  
6 SEAVIEW AVE  
BRISTOL, RI 02809

PACHECO, JOHN M & ROSALIE  
PACHECO, NICOLE S etal TC  
53 ST ELIZABETH ST  
BRISTOL, RI 02809

CABRAL, PAUL J  
8 VIRGINIA STREET  
WARREN, RI 02885

GODET, LINDSAY A & MICHAEL  
5 SEAVIEW AVE  
BRISTOL, RI 02809

PATTIE, CHERYL A  
12 CLAREMONT AVE  
BRISTOL, RI 02809

CORDEIRO, JUSTIN  
47 BUTTERWORTH AVE  
BRISTOL, RI 02809

HUGHES, DONALD & GREER-FR  
45 R BUTTERWORTH AVE  
BRISTOL, RI 02809

PELLEGRINI, ALBERT R & MA  
DUFFICY, DEANA P  
1 BROADVIEW AVE  
BRISTOL, RI 02809

COSTA, COLBY J ETAL JT  
TANYA P & STEVEN R  
41 BUTTERWORTH AVE  
BRISTOL, RI 02809

JORDAN, JOHN ELWOOD JR. &  
GAIL PATRICIA TE  
44 BUTTERWORTH AVE  
BRISTOL, RI 02809

SANTERRE, CORY J & KERRY  
2 FAIRMOUNT AVE  
BRISTOL, RI 02809

DAVIS, ROBERT A.,  
N. DIANE TE  
25 BUTTERWORTH AVE  
BRISTOL, RI 02809

KISELKA, COLLEEN L & KEVIN  
23 BUTTERWORTH AVE  
BRISTOL, RI 02809

THE BUCK FAMILY TRUST  
4 SEA VIEW AVE  
BRISTOL, RI 02809

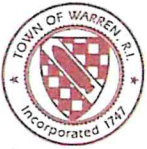
DEAN, RUSSELL A. ET UX  
MARILYN L. TE  
43 BUTTERWORTH AVE  
BRISTOL, RI 02809

LORAS, ANTONIO & ROSA TE  
21 BUTTERWORTH AVE  
BRISTOL, RI 02809

VILLALOBOS, RICARDO A  
15 CLAREMONT AVE  
BRISTOL, RI 02809

WARD, ANNE PAULINE  
5 BROADVIEW AVE  
BRISTOL, RI 02809

WARDWELL, ROBERT S.  
28 BUTTERWORTH AVE  
BRISTOL, RI 02809



# 41 Butterworth Avenue - Bristol

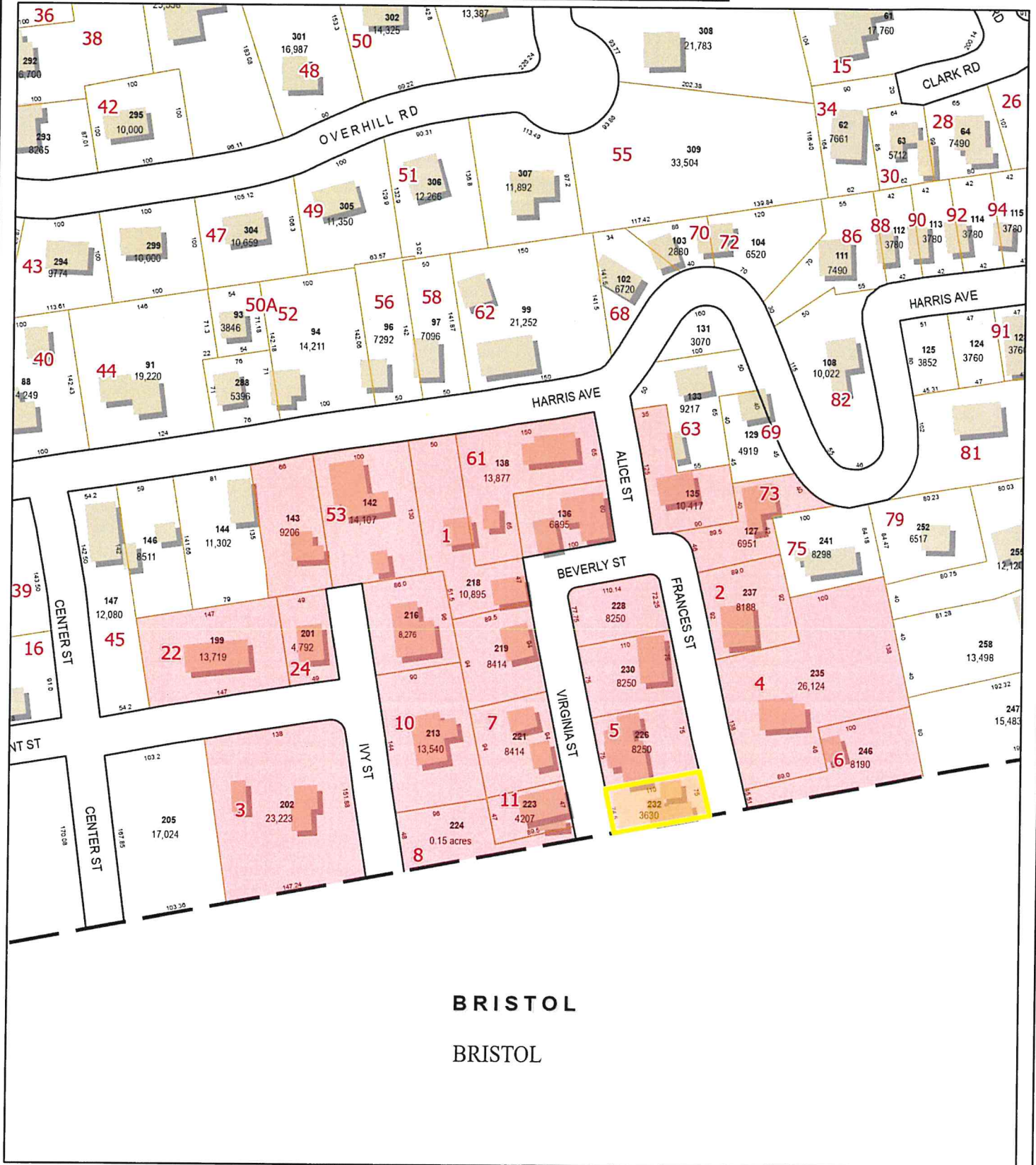
Radius Map

1 inch = 140 Feet



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March 21, 2024



**BRISTOL**

BRISTOL

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# Abutters List Report

Warren, RI  
March 21, 2024

## Subject Property:

Parcel Number: 13E-232  
CAMA Number: 13E-232  
Property Address: 7 FRANCIS ST

Mailing Address: NICHOLSON EARL JR KATHLEEN  
7 FRANCIS ST  
WARREN, RI 02885

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## Abutters:

Parcel Number: 13E-127  
CAMA Number: 13E-127  
Property Address: 73 HARRIS AVE

Mailing Address: COOPER CHERYL M  
73 HARRIS AVE  
WARREN, RI 02885

Parcel Number: 13E-135  
CAMA Number: 13E-135  
Property Address: 4 ALICE ST

Mailing Address: VECOLI JOHN JOSEPH VECOLI  
JENNIFER  
4 ALICE ST  
WARREN, RI 02885

Parcel Number: 13E-136  
CAMA Number: 13E-136  
Property Address: 7 ALICE ST

Mailing Address: VOLLARO CAMILLE TR  
7 ALICE ST  
WARREN, RI 02885-2301

Parcel Number: 13E-138  
CAMA Number: 13E-138  
Property Address: 61 HARRIS AVE

Mailing Address: BUTTERWORTH DONNA  
61 HARRIS AVE  
WARREN, RI 02885-2304

Parcel Number: 13E-142  
CAMA Number: 13E-142  
Property Address: 53 HARRIS AVE

Mailing Address: SULLIVAN PATRICIA A  
53 HARRIS AVE  
WARREN, RI 02885

Parcel Number: 13E-143  
CAMA Number: 13E-143  
Property Address: 51 HARRIS AVE

Mailing Address: LANGELLO JOHN M TRUSTEE  
51 HARRIS AVE  
WARREN, RI 02885

Parcel Number: 13E-199  
CAMA Number: 13E-199  
Property Address: 22 GRANT ST

Mailing Address: LONGO JONATHAN M BRIANNA L  
22 GRANT ST  
WARREN, RI 02885

Parcel Number: 13E-201  
CAMA Number: 13E-201  
Property Address: 24 GRANT ST

Mailing Address: DALUZ STACEY F & SHAWN M  
24 GRANT ST  
WARREN, RI 02885

Parcel Number: 13E-202  
CAMA Number: 13E-202  
Property Address: 3 IVY ST

Mailing Address: HANON JILLIAN S DELONG TRAVIS  
3 IVY ST  
WARREN, RI 02885

Parcel Number: 13E-213  
CAMA Number: 13E-213  
Property Address: 10 IVY ST

Mailing Address: MELO CLOTILDE SILVA BOTELHO  
DESHAIES DONALD  
10 IVY ST  
WARREN, RI 02885



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# Abutters List Report

Warren, RI  
March 21, 2024

Parcel Number: 13E-216 CAMA Number: 13E-216 Property Address: 6 IVY ST	Mailing Address: FULTON AMBER R & JAMES L JR 6 IVY ST WARREN, RI 02885
Parcel Number: 13E-218 CAMA Number: 13E-218 Property Address: 1 VIRGINIA ST	Mailing Address: SEQUEIRA JULIO JR 411 COTTAGE ST PAWTUCKET, RI 02861
Parcel Number: 13E-219 CAMA Number: 13E-219 Property Address: 3 VIRGINIA ST	Mailing Address: DAYALKUMAR BERNIE DAYALKUMAR NHA VI 3 VIRGINIA STREET WARREN, RI 02885
Parcel Number: 13E-221 CAMA Number: 13E-221 Property Address: 7 VIRGINIA ST	Mailing Address: SALEEBA LINDSEY SALEEBA MATTHEW P 7 VIRGINIA ST WARREN, RI 02885
Parcel Number: 13E-223 CAMA Number: 13E-223 Property Address: 11 VIRGINIA ST	Mailing Address: AFONSO KEVIN & THERESA 11 VIRGINIA ST WARREN, RI 02885
Parcel Number: 13E-224 CAMA Number: 13E-224 Property Address: 8 VIRGINIA ST	Mailing Address: CABRAL PAUL J 8 VIRGINIA ST WARREN, RI 02885
Parcel Number: 13E-226 CAMA Number: 13E-226 Property Address: 5 FRANCIS ST	Mailing Address: PATTIE STEVEN DEE ANN 5 FRANCIS ST WARREN, RI 02885
Parcel Number: 13E-228 CAMA Number: 13E-228 Property Address: VIRGINIA ST	Mailing Address: VECOLI CHARLES A JUNE V 112 FIREFLY WAY INLET BEACH, FL 32461
Parcel Number: 13E-230 CAMA Number: 13E-230 Property Address: 3 FRANCIS ST	Mailing Address: BAGWELL SARA 3 FRANCIS STREET WARREN, RI 02885
Parcel Number: 13E-232 CAMA Number: 13E-232 Property Address: 7 FRANCIS ST	Mailing Address: NICHOLSON EARL JR KATHLEEN 7 FRANCIS ST WARREN, RI 02885
Parcel Number: 13E-235 CAMA Number: 13E-235 Property Address: 4 FRANCIS ST	Mailing Address: DESHAIES RAYMOND R JANET L 4 FRANCIS ST WARREN, RI 02885-2351
Parcel Number: 13E-237 CAMA Number: 13E-237 Property Address: 2 FRANCIS ST	Mailing Address: PATTIE MICHAEL P & RIBIERO-PATTIE TONI M 2 FRANCIS ST WARREN, RI 02885



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# Abutters List Report

Warren, RI  
March 21, 2024

Parcel Number: 13E-246  
CAMA Number: 13E-246  
Property Address: 6 FRANCIS ST

Mailing Address: DESHAIES RAYMOND R JANET L  
4 FRANCIS ST  
WARREN, RI 02885-2351

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Parcel Number: 13E-223  
AFONSO KEVIN & THERESA  
11 VIRGINIA ST  
WARREN, RI 02885

Parcel Number: 13E-202  
HANON JILLIAN S  
DELONG TRAVIS  
3 IVY ST  
WARREN, RI 02885

Parcel Number: 13E-228  
VECOLI CHARLES A  
JUNE V  
112 FIREFLY WAY  
INLET BEACH, FL 32461

Parcel Number: 13E-230  
BAGWELL SARA  
3 FRANCIS STREET  
WARREN, RI 02885

Parcel Number: 13E-143  
LANGELLO JOHN M TRUSTEE  
51 HARRIS AVE  
WARREN, RI 02885

Parcel Number: 13E-135  
VECOLI JOHN JOSEPH  
VECOLI JENNIFER  
4 ALICE ST  
WARREN, RI 02885

Parcel Number: 13E-138  
BUTTERWORTH DONNA  
61 HARRIS AVE  
WARREN, RI 02885-2304

Parcel Number: 13E-199  
LONGO JONATHAN M  
BRIANNA L  
22 GRANT ST  
WARREN, RI 02885

Parcel Number: 13E-136  
VOLLARO CAMILLE TR  
7 ALICE ST  
WARREN, RI 02885-2301

Parcel Number: 13E-224  
CABRAL PAUL J  
8 VIRGINIA ST  
WARREN, RI 02885

Parcel Number: 13E-213  
MELO CLOTILDE SILVA BOTEL  
DESHAIES DONALD  
10 IVY ST  
WARREN, RI 02885

Parcel Number: 13E-127  
COOPER CHERYL M  
73 HARRIS AVE  
WARREN, RI 02885

Parcel Number: 13E-232  
NICHOLSON EARL JR  
KATHLEEN  
7 FRANCIS ST  
WARREN, RI 02885

Parcel Number: 13E-201  
DALUZ STACEY F & SHAWN M  
24 GRANT ST  
WARREN, RI 02885

Parcel Number: 13E-237  
PATTIE MICHAEL P &  
RIBIERO-PATTIE TONI M  
2 FRANCIS ST  
WARREN, RI 02885

Parcel Number: 13E-219  
DAYALKUMAR BERNIE  
DAYALKUMAR NHA VI  
3 VIRGINIA STREET  
WARREN, RI 02885

Parcel Number: 13E-226  
PATTIE STEVEN  
DEE ANN  
5 FRANCIS ST  
WARREN, RI 02885

Parcel Number: 13E-235  
DESHAIES RAYMOND R  
JANET L  
4 FRANCIS ST  
WARREN, RI 02885-2351

Parcel Number: 13E-221  
SALEEBA LINDSEY  
SALEEBA MATTHEW P  
7 VIRGINIA ST  
WARREN, RI 02885

Parcel Number: 13E-246  
DESHAIES RAYMOND R  
JANET L  
4 FRANCIS ST  
WARREN, RI 02885-2351

Parcel Number: 13E-218  
SEQUEIRA JULIO JR  
411 COTTAGE ST  
PAWTUCKET, RI 02861

Parcel Number: 13E-216  
FULTON AMBER R & JAMES L  
6 IVY ST  
WARREN, RI 02885

Parcel Number: 13E-142  
SULLIVAN PATRICIA A  
53 HARRIS AVE  
WARREN, RI 02885