



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

STAFF REPORT FOR:

FILE NO. 2023-26

APPLICANT: Richard J. and Molly M. Vacura
LOCATION: 117 Peck Avenue
PLAT: 61 LOTS: 18 & 94 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

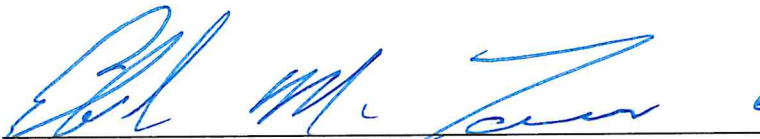
Modify an existing single-story attached garage and mudroom into living space and to construct a 10ft. x 38ft. single-story living area addition to the rear of an existing single-family dwelling with less than the required left and right side yards.

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 applicants are requesting dimensional variances to construct an addition to the existing single-family dwelling on this property located on the northerly side of Peck Avenue. This property consists of two nonconforming lots which have merged together with a total of just over 6,000 square feet of lot area and 60 feet of lot width. The existing two-story dwelling on this parcel has a connected breezeway and single-stall garage located off the left side. This structure is located approximately 5 feet from the left side property line and 7.5 feet from the right side property line. The applicants propose to convert the existing garage and breezeway into living space and to add an additional 10ft. x 38ft. single-story addition to the rear of the dwelling. The proposed addition would modify the roof pitch in the area of the existing garage and breezeway and would extend the first floor living space within the dwelling out 10 feet towards the rear of the property. The proposed addition would allow for expanded living space within the first floor of the dwelling, and would not extend any closer to the side property lines than the existing structure. However, portions of the proposed garage roof modifications and portions of the rear addition to the dwelling would be located within the left or right side yard setbacks. The zoning ordinance requires a minimum 10 foot side yard setback for principal structures on this property (reduced per Section 28-221(a)(2)b.).


Edward M. Tanner, Zoning Officer

6/22/2023



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2023-26

PUBLIC HEARING

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

Monday, July 10, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Richard J. and Molly M. Vacura**
PROPERTY OWNER: **Richard J. and Molly M. Vacura**
LOCATION: **117 Peck Avenue**
PLAT: **61** LOT: **18 & 94**
ZONE: **Residential R-10**

APPLICANT IS REQUESTING **DIMENSIONAL VARIANCES TO:** modify an existing single-story attached garage and mudroom into living space and to construct a 10ft. x 38ft. single-story living area addition to the rear of an existing single-family dwelling with less than the required left and right side yards.

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://www.bristolri.gov/government/boards/zoning-board-of-review/>. 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, July 6, 2023.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development Zoning Board of Review

2023 JUN 15 AM 8:52

APPLICATION

File No: 2023-26

Accepted by ZEO: EMT 6/15/2023

APPLICANT:	Name:	RICHARD, MOLLY, JON VACURA and Justene ODAMS		
	Address:	117 Peck Ave		
	City:	Bristol	State:	RI Zip: 02809
	Phone #:	703-819-0485	Email:	rickvacura@gmail.com
PROPERTY OWNER:	Name:	Same		
	Address:			
	City:		State:	Zip:
	Phone #:		Email:	

1. Location of subject property: 117 Peck Ave., Bristol, RI 02809

Assessor's Plat(s) #: 61 Lot(s) #: 18 and 94

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): Side yard setbacks

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? Since 9/8/2021

7. Present use of property: Single Family Home

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): Single family home with attached garage, + shed

10. Proposed use of property: Will stay a single family home and will add family room and home office

11. Give extent of proposed alterations: Remove existing garage and build family room, home office, and expand bedroom

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____

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>30'</u>	Proposed Setback: <u>30'</u>
Left side lot line:	Required Setback: <u>15'</u>	Proposed Setback: <u>4'</u>
Right side lot line:	Required Setback: <u>15'</u>	Proposed Setback: <u>8'</u>
Rear lot line:	Required Setback: <u>30'</u>	Proposed Setback: <u>30'</u>
Building height:	Required: <u>35'</u>	Proposed: <u>35'</u>

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? NO

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: town Sewer: town

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: Richard J. Vacura Date: 6/15/23

Print Name: RICHARD J. VACURA

Property Owner's Signature: Richard J. Vacura Date: 6/15/23

Print Name: RICHARD J. VACURA

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

Name: _____ Phone #: _____

Address: _____

Project Description for 117 Peck Ave., Bristol RI

Dear Zoning Board Members,

We are applying for a variance for the setback requirements for the left and right side of the lot lines of our property so we can build a family room in place of the existing garage and add additional square footage onto the back of our house.

The variance is needed on the left side due to the distance of the existing garage to the left side of the property line, which is approximately 4 feet. The new family room will use the existing garage foundation, but will not meet the current 15 feet setback requirement.

We also need a variance on the right side due to the distance of the existing house to the right side of the property line, which is approximately 8 feet. The planned addition to the back of the house will extend the existing foundation by approximately 10 feet into the back yard, but will not meet the current setback requirement of 15 feet.

The existing garage has suffered water damage for many years and is not currently in usable condition. As stated above, we will use the existing garage foundation for the new family room and will not expand the structure any further toward the left side property line.

We are a growing family and this addition will add a new large living room space, a home office/study, and expand the downstairs bedroom. It will extend the current lower level of the house by 9 feet across the back of the home. It will not expand the structure any further toward the property line on the right side.

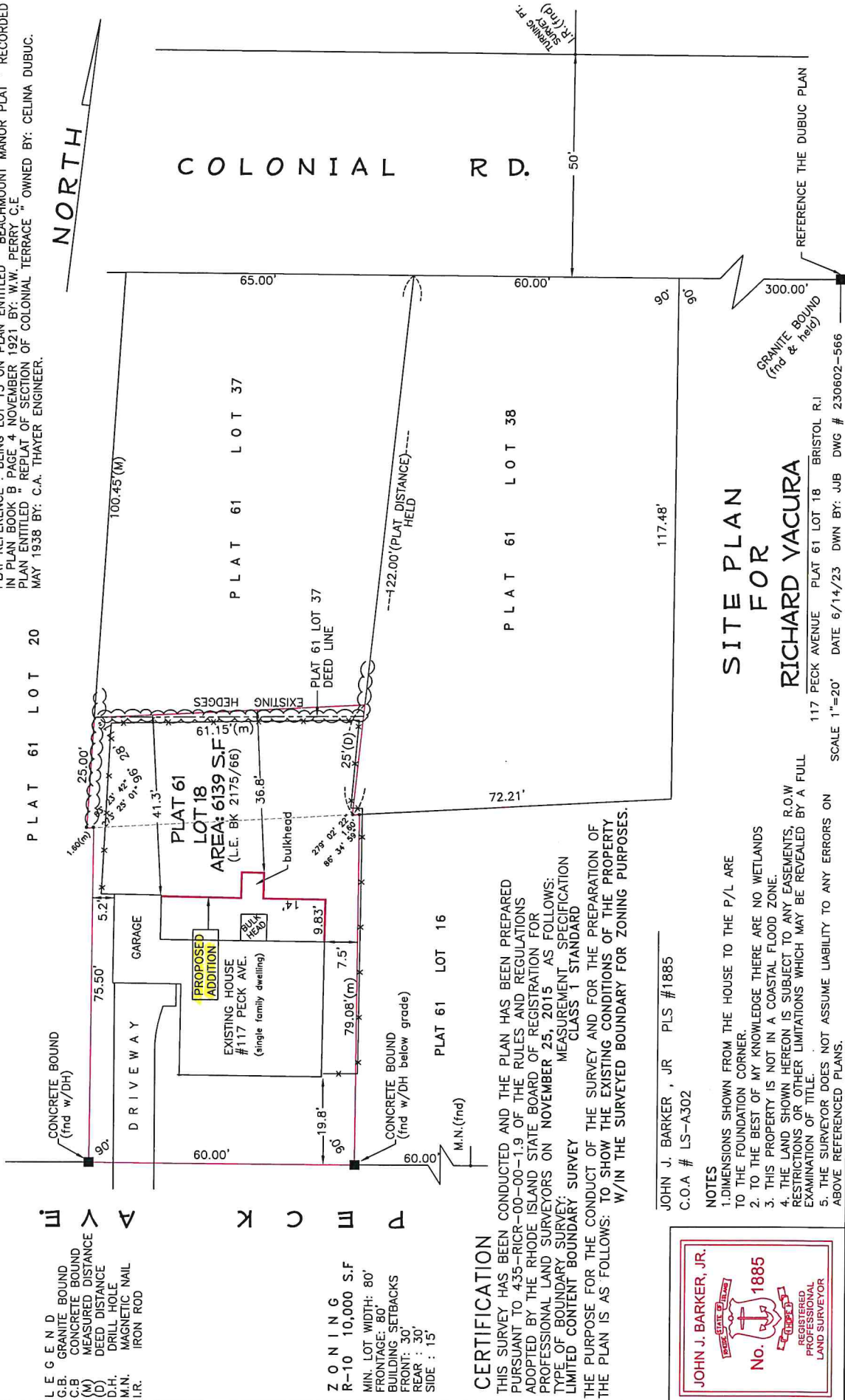
We appreciate your consideration of this variance request.

Sincerely,

Richard Vacura

PLAT REFERENCE : BEING LOT 15 ON PLAN ENTITLED " BEACHMOUNT MANOR PLAT " RECORDED IN PLAN BOOK B PAGE 4 NOVEMBER 1921 BY: W.W. PERRY C.E.
PLAN ENTITLED " REPLAT OF SECTION OF COLONIAL TERRACE " OWNED BY: CELINA DUBUC.
MAY 1938 BY: C.A. THAYER ENGINEER.

NORTH



SITE PLAN FOR RICHARD VACURA

117 PECK AVENUE PLAT 61 LOT 18 BRISTOL R.I.
DATE 6/14/23 DWN BY: JJB DWG # 230602-566
SCALE 1"=20'

NOTES

1. DIMENSIONS SHOWN FROM THE HOUSE TO THE P/L ARE TO THE FOUNDATION CORNER.
2. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS.
3. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
4. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W. RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
5. THE SURVEYOR DOES NOT ASSUME LIABILITY TO ANY ERRORS ON ABOVE REFERENCED PLANS.

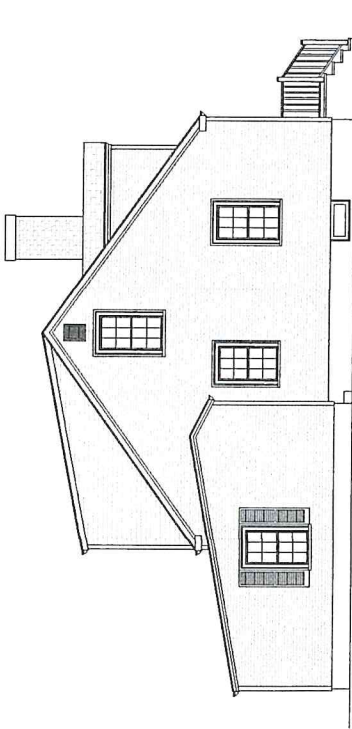
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY
CLASS 1 STANDARD
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
W/IN THE SURVEYED BOUNDARY FOR ZONING PURPOSES.

JOHN J. BARKER, JR. PLS #1885
C.O.A # LS-A302

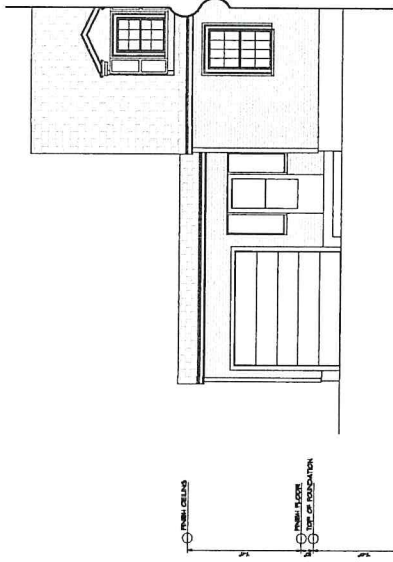


IMPORTANT:
 FOR ALL EXISTING CONDITIONS AND MEASUREMENTS
 PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.



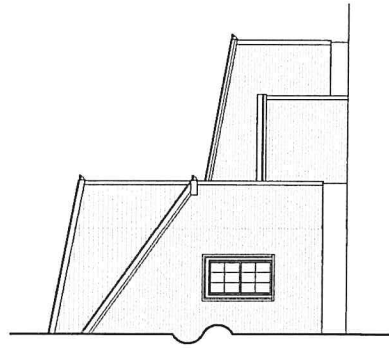
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

THIS DRAWING IS THE PROPERTY OF CORNERSTONE DESIGN/BUILD SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS PROHIBITED AND WILL BE SUBJECT TO LEGAL ACTION. THE USER OF THIS DRAWING AGREES TO HOLD CORNERSTONE DESIGN/BUILD SERVICES, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST CORNERSTONE DESIGN/BUILD SERVICES, INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

NO.	DATE	BY	CHANGE

AN ADDITION AND RENOVATION FOR:
VACURA FAMILY
 PROJECT LOCATION:
 117 PECK AVENUE
 BRISTOL, RHODE ISLAND

CORNERSTONE
 DESIGN/BUILD SERVICES, INC.
 500 ELMER AVENUE
 BRISTOL, MASSACHUSETTS 02809
 TEL: (508) 861-2000
 FAX: (508) 861-2000

SHEET TITLE:
**EXISTING
 EXTERIOR
 ELEVATIONS**
 DRAWN BY: T. POTOCKI
 REVISIONS BY:

CORNER PROJECT NO. 2018
 DATE: 28 MAR 23
 SCALE: AS NOTED
 DRAWING NO. **EX-1**
 SHEET 1 OF 1

THIS SET OF PLANS IS THE PROPERTY OF CORNERSTONE DESIGN/BUILD SERVICES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

REVISIONS		
NO.	DATE	BY / CHANGE

AN ADDITION AND RENOVATION FOR:
VACURA FAMILY
 117 PECK AVENUE
 BRISTOL, RHODE ISLAND
 PROJECT LOCATION:

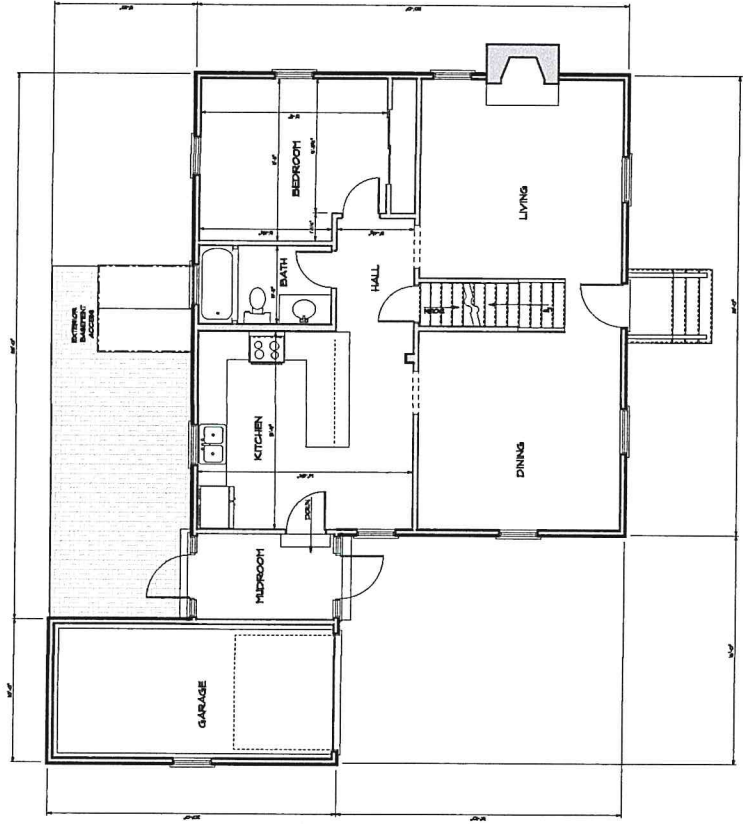
CORNERSTONE
 DESIGN/BUILD SERVICES, INC.
 600 NORTON AVENUE
 BRISTOL, MASSACHUSETTS 01521
 TEL. - 508-847-8300
 FAX - 508-847-8300

SHEET TITLE
EXISTING FLOOR PLANS
 DRAWN BY: M. FOTOGHI
 REVISED BY:

CORNER PROJECT N. 23089
 DATE: 08/14/2018
 SCALE: AS NOTED
 DRAWING NO.

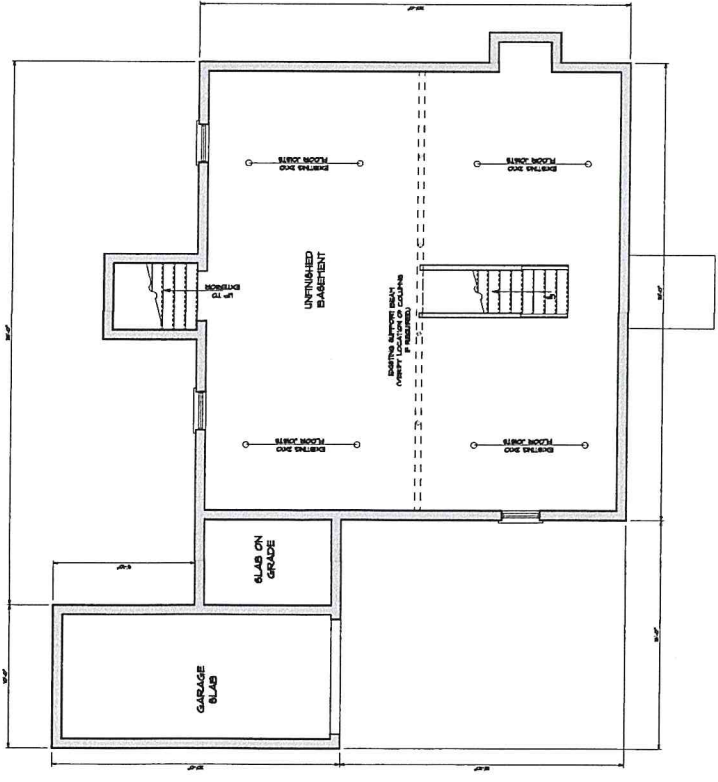
EX-2
 SHEET 2 OF 1

IMPORTANT:
 VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS
 PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.



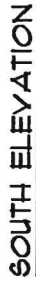
EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"

NOTE:
 EXISTING SECOND FLOOR
 TO REMAIN "AS-IS"



EXISTING BASEMENT PLAN
 1/4" = 1'-0"

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS
PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
ALL EXHAUSTED LUBRICANTS OR PRE-EXHAUSTED STRUCTURAL MEMBERS (JOISTS,
ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER.
ALL UNDOES MANUFACTURED BY ANDERSON CORPORATION (400 SERIES)
VERIFY ROUGH OPENING AREA, BOLDS, MEASUREMENTS AND
TERMINAL GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

 $\frac{1}{4}'' = 1'-0''$ 
$$1/4'' = 1'-0''$$

IMPORTANT: VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

[illegible]

AN ADDITION AND RENOVATION FOR,
VACURA FAMILY
PROJECT LOCATION,
117 PECK AVENUE
BRISTOL, RHODE ISLAND



530 USUARY AVENUE
BRANSEA, MARYLAND 21031
TEL • (301) 478-3800
FAX • (301) 478-3600

 **CORNERSTONE**
DESIGN/BUILD SERVICES, INC.

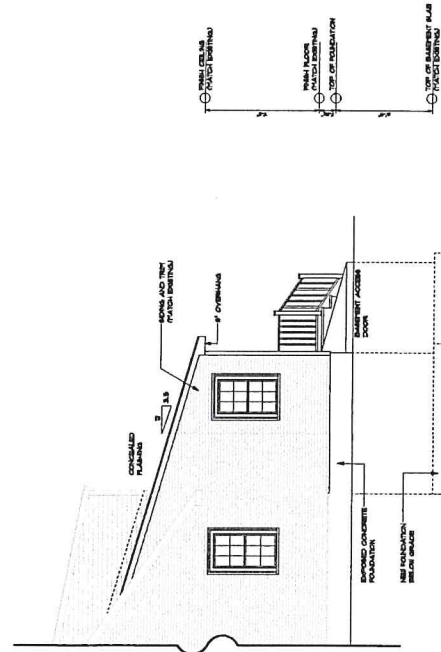
EXTERIOR ELEVATIONS

DRAWN BY: M. POTOCKI
REVIEWED BY:

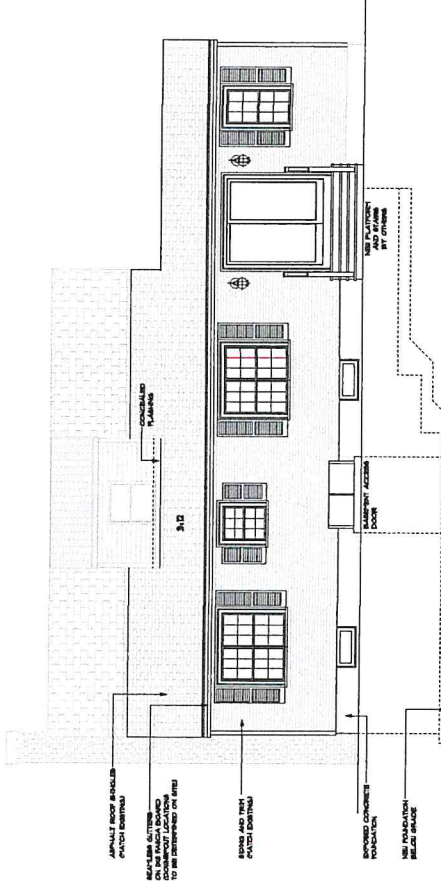
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 DATE 28 MAR 73
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TABLE 5 OF OP-1



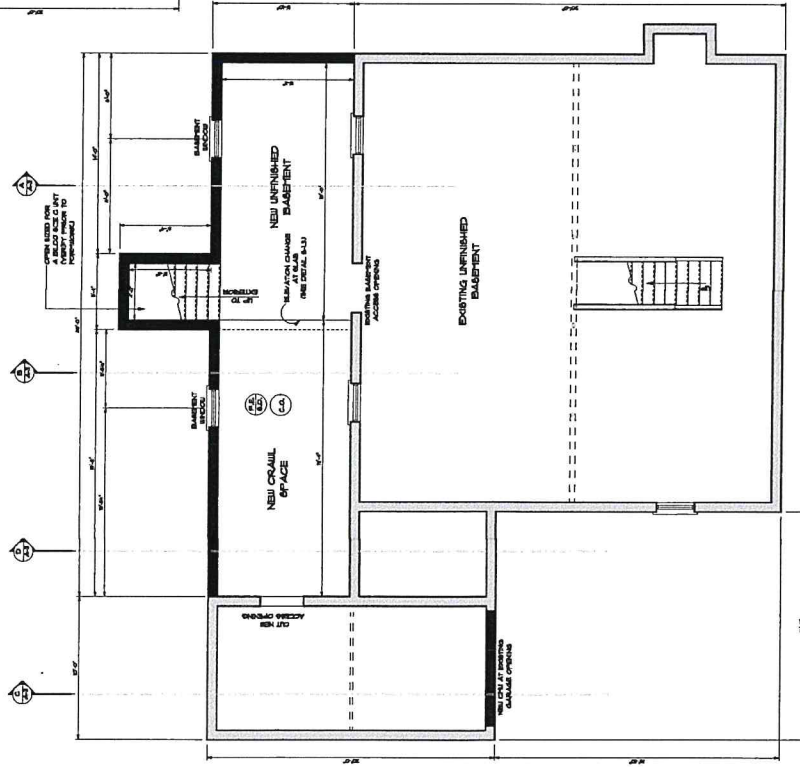
EAST ELEVATION

 $1/4" = 1'-0"$ 

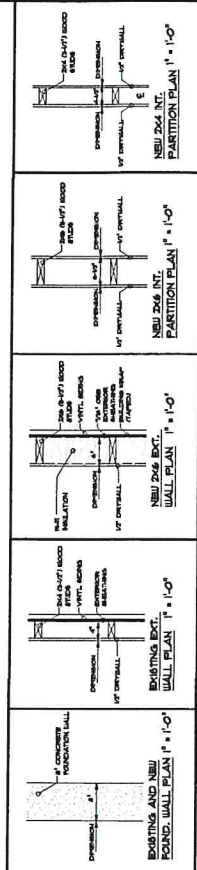
NORTH ELEVATION

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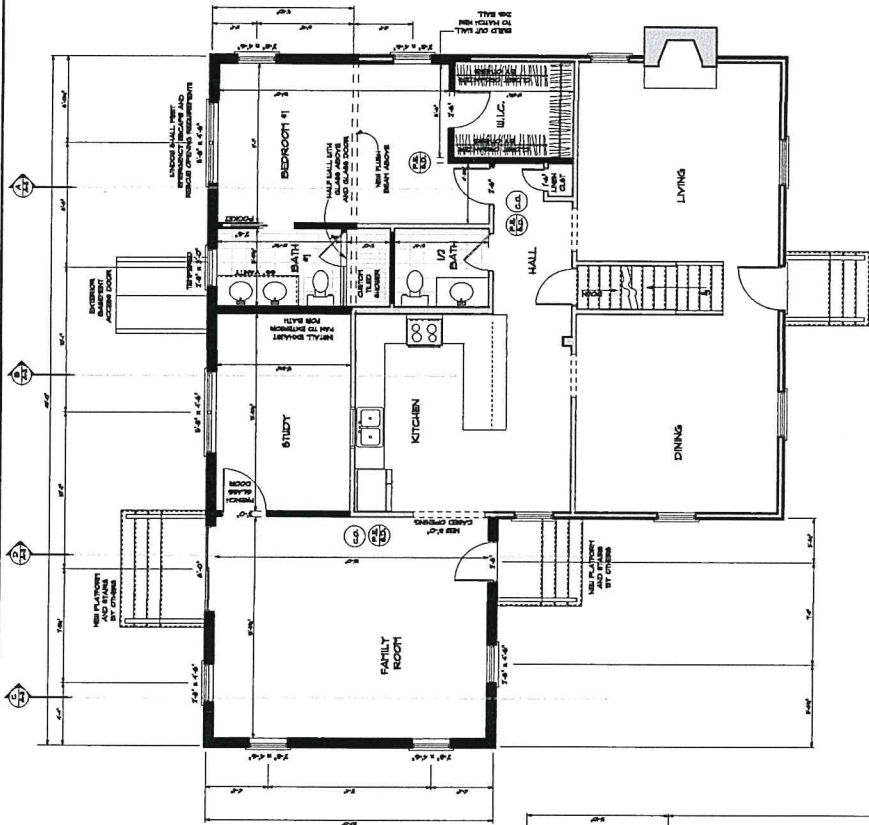
- EXISTING STRUCTURE
NEW CONSTRUCTION



BASEMENT PLAN

$$1/4'' = 1'-0''$$


FIRST FLOOR PLAN

$$1/4'' = 1'-0''$$


NOTE:
EXISTING SECOND FLOOR
TO BE REMOVED

VACURA FAMILY

AN ADDITION AND RENOVATION FOR:



CORNERSTONE

DESIGN/BUILD SERVICES, INC.

1000

FLOOR PLANS

DRAWN BY:
M. POTOCKI

BRITAIN, N.Y.

COTONE PROJECT 01

DATE 28 MAR 23

SCALE _____ AS NOTED _____

DRAWING NO.

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4 OF 7

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C BUILDING SECTION DETAIL 1/4" = 1'-0"

[illegible]

100 SELBY AVENUE
ROSLAND, MASSACHUSETTS 02070
TEL - (603) 475-5000
FAX - (603) 475-3800

 **CORNERSTONE**
DESIGN/BUILD SERVICES, INC.

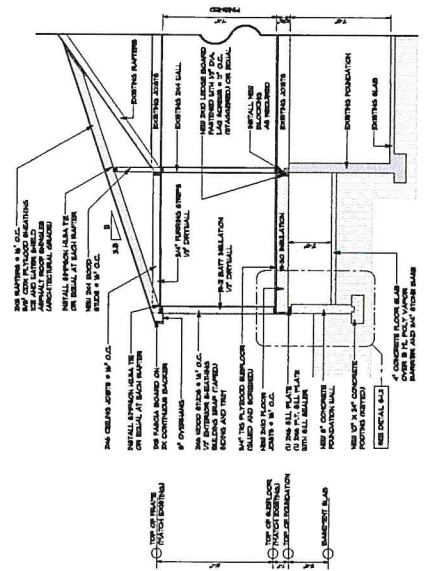
BUILDING
SECTION
DETAILS

DRAWN BY: _____ M. POTOCKI
REVIEWED BY: _____

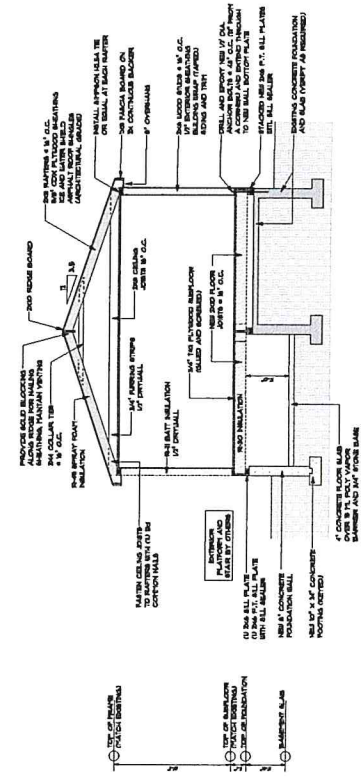
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SHEET _____ OF _____ 1



B BUILDING SECTION DETAIL 1/4" = 1'-0"



D BUILDING SECTION DETAIL 1/4" = 1'-0"

NOTES:

- VERIFY ALL EXISTING CONDITIONS AND REQUIREMENTS.
- ALL EXISTING FOUNDATION DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
- ALL EXISTING FOUNDATION DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
- ROOF TRUSSES TO BE SUBMITTED BY MANUFACTURER.

REVISIONS			
NO.	DATE	BY	CHANGE

VACURA FAMILY
AN ADDITION AND RENOVATION FOR
117 PECK AVENUE
BRISTOL, RHODE ISLAND
PROJECT LOCATION

CORNERSTONE
DESIGN/BUILD SERVICES, INC.
500 E. MAIN AVENUE
BRISTOL, RHODE ISLAND 02809
TEL: 401-863-7500 FAX: 401-863-7500

**FOUNDATION
DETAILS**

DRAWN BY: IN PROGRESS
REVIEWED BY: 2018
DATE: 2018
SCALE: AS NOTED
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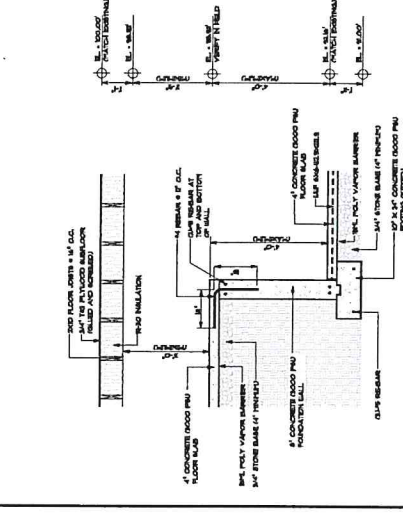
96. FOUNDATION DETAIL 1/2" = 1'-0"

97. FOUNDATION DETAIL 1/2" = 1'-0"

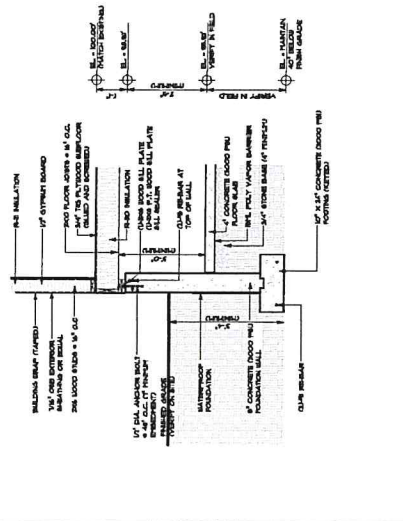
98. FOUNDATION DETAIL 1/2" = 1'-0"

99. FOUNDATION DETAIL 1/2" = 1'-0"

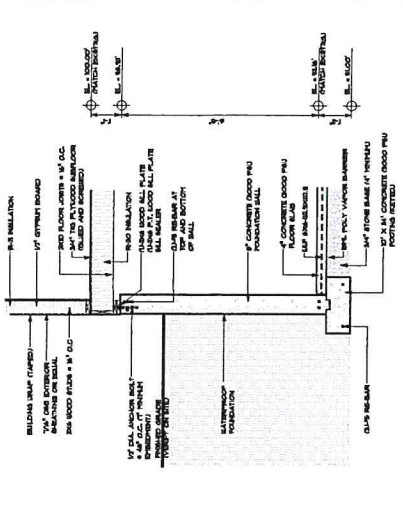
100. FOUNDATION DETAIL 1/2" = 1'-0"



3 FOUNDATION 1/2" = 1'-0"
9-1 DETAIL



2 FOUNDATION 1/2" = 1'-0"
9-1 DETAIL



1 FOUNDATION 1/2" = 1'-0"
9-1 DETAIL

NOTES:
 1. VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
 2. ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ENGINEER.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING AREA AT ALL TIMES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO EXISTING CONDITIONS.

NO.	DATE	BY	CHANGE

VACURA FAMILY
 AN ADDITION AND RENOVATION FOR
 117 PECK AVENUE
 BRISTOL, RHODE ISLAND

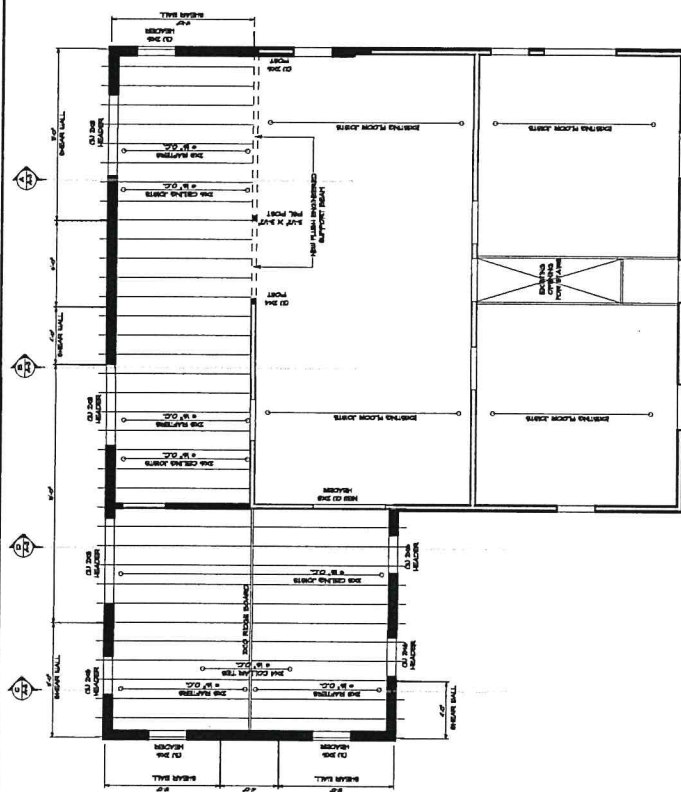
CORNERSTONE
 DESIGN/BUILD SERVICES, INC.
 100 WILSON AVENUE
 BOSTON, MASSACHUSETTS 02118
 TEL. - 617-552-7500 FAX - 617-552-7500

SHEET TITLE:
 FOUNDATION AND FRAMING PLANS

DRAWN BY: M. POTOCKI
 REVISIONS BY: M. POTOCKI

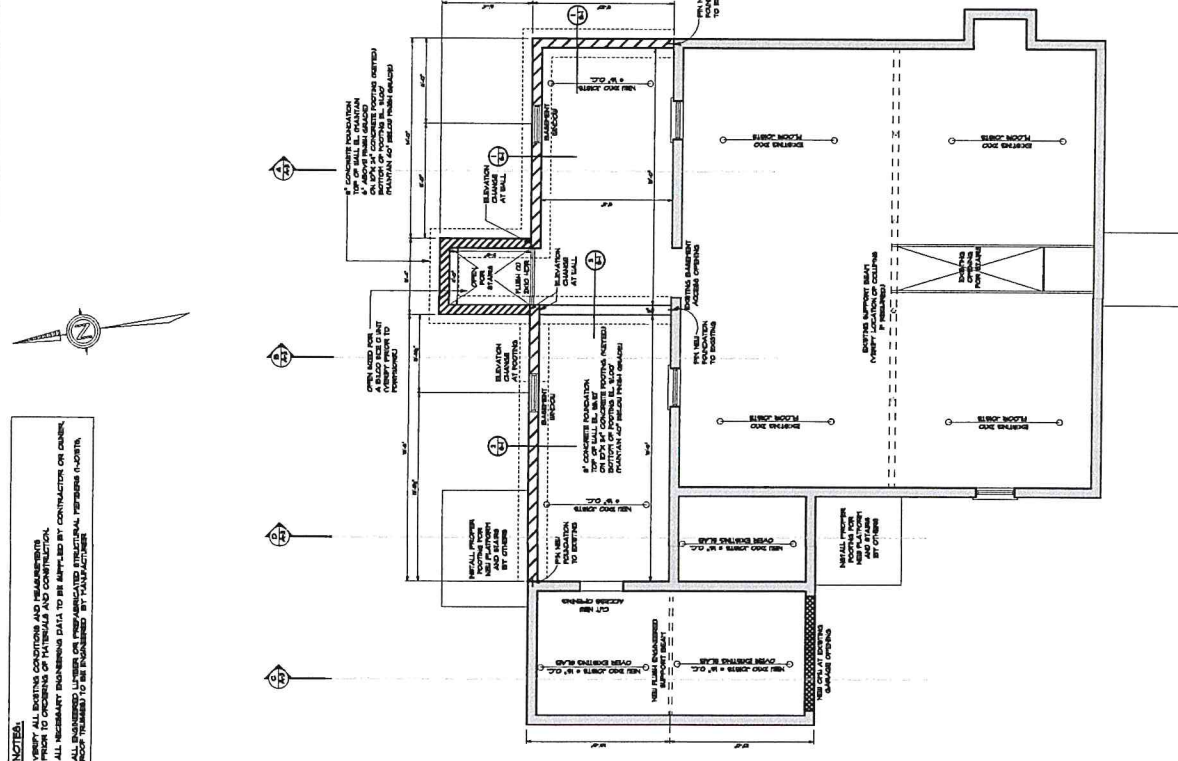
CADWORK PROJECT # 25483
 DATE: 01/14/13
 SCALE: AS NOTED
 DRAWING NO. S-2

SHEET 1 OF 1



SECOND FLOOR AND NEW FIRST FLOOR
 CEILING/ROOF FRAMING PLAN

NOTE:
 EXISTING SECOND FLOOR
 TO REMAIN "AS-IS"



FOUNDATION AND FIRST FLOOR
 FRAMING PLAN

[illegible]

▶ Bristol

▶ Plat/Lot 61 18

▶ 117 PECK AVE

Card 1 of 1

▶ Account: 3902

▶ Assessment

▶ \$355,100

▶ 117 PECK AVE

▶ Zone R-15

▶ LUC 01

▶ Assessment

▶ \$355,100

▶ Previous Owners & Sales Information

▶ NORTH EAST REVALUATION GROUP LLC

▶ Owner

▶ Owner Account #:

Owner 1 VACURA, RICHARD J & MOLLY M JT

Owner 2

Owner 3

Address 117 PECK AVE, BRISTOL, RI 02809

% Owned

▶ Assessment

Year LUC Building SF/Yr Land Size Land Appraised Value Assessed Value

2022 01 242,200 0 0 112,900 355,100

2021 01 94,200 0 0 137,300 231,500

2020 01 94,200 0 0 137,300 231,500

2019 01 94,200 0 0 137,300 231,500

2018 01 110,300 0 0 124,800 235,100

2017 01 110,300 0 0 124,800 235,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 122.45 VAL per SQ Unit/Parcel > 122.45

▶ Previous Assessments

Year LUC Building SF/Yr Land Size Land Appraised Value Assessed Value

2022 01 242,200 0 0 112,900 355,100

2021 01 94,200 0 0 137,300 231,500

2020 01 94,200 0 0 137,300 231,500

2019 01 94,200 0 0 137,300 231,500

2018 01 110,300 0 0 124,800 235,100

2017 01 110,300 0 0 124,800 235,100

▶ Land Information

Use Description Units Unit Type Land Type LT Fact Unit Price Adjusted Neigh

1 01 Single Fam 0.1064 AC P 1.00 649,000 1,061,090 F

2

3

4

▶ Land Information

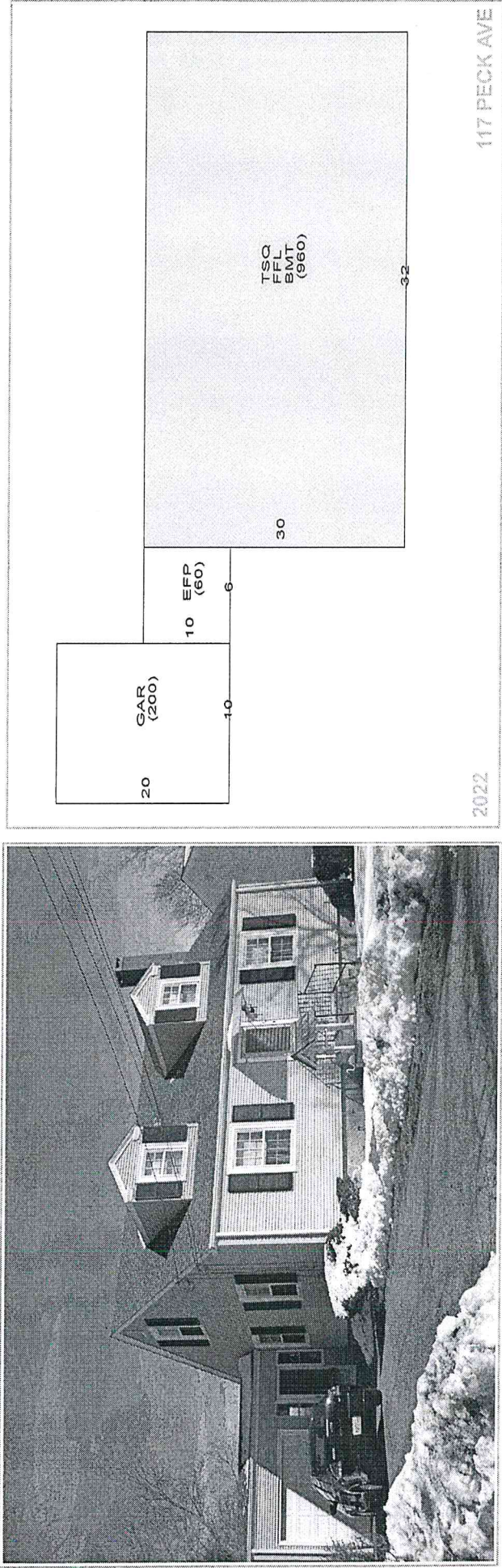
Use Description Units Unit Type Land Type LT Fact Unit Price Adjusted Neigh

1 01 Single Fam 0.1064 AC P 1.00 649,000 1,061,090 F

2

3

4



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	0.1064	AC	P	1.00	649,000	1,061,090	F							112,900			1.00	0
2																		
3																		
4																		

► Plat/Lot 61 18

► Account: 3902

LUC 01

Zone R-15

► Assessment

\$355,100

► Building Information

Description		Description
BLDG Type	Cape	Story Height 1 3/4 Story Finishe
RES Units	1	COM Units 0
Foundation	Concrete	BMT Floor Concrete
Frame 1	Wood	Frame 2 %
EXT Wall 1	Vinyl Siding	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	Carpet	Floors 2 Hardwood % 40
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Oil	Heat Type Radiant Hot Water
# Heat Sys		% Heated 100
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceill HGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

► Grade

Grade	Q4	Q4
Year Built	1948	EFF Year
Alt LUC		Alt % 0.00
► Other Factors		
Flood Hazard Topography Street Traffic		
Bas \$/SQ 135.00		
Size Adj 1.09		
Constr Adj 1.00		
Adj \$/SQ 147.16		
Othr Feats 51,600		
Grade Fac 1.00		
Neigh Infl 1.00		
Land Factor 1.00		
Adj Total 331,726		
Depreciation 89,566		
Depr Total 242,160		
Total Depreciation % > 27.0		

► Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				
Complex Location				
Tot Units				
FL Level				
# Floors				
Bldg Seq				

► Condo Data

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

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
07/06/2021	M52465		MECH	0		Closed	8500.00,Install new gas boiler with a 40 gallon Indirect water heater
05/27/2021	P52264		PLMB	9,000		Closed	Install new plumbing for remodel
03/21/2021	B51873		BLDG	30,000		Closed	Dormer to expand second floor bathroom-update kitchen-update 2 bathrooms
03/08/2021	E52183		ELEC	7,500		Closed	Install 200 A 120/240 OH Service & Meter, Wire New Bath and Kitchen, Install S
07/20/2016	452-16-B	09/08/2016	BLDG	6,750		Closed	STRIP AND REPLACE SHINGLES
07/20/2016	B28712		BLDG	0		Closed	RESHINGLE ROOF TO CODE

► Special Features & Yard Items

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

► Other Info.

AFDU	
xtTermRental	
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

Card of

PECK AVE

Assessment

\$36,600

Zone R-10

LUC 13

Account: 3957

PECK AVE

Map

Map

Map

Map

Owner

Owner 1 VACURA, RICHARD J & MOLLY M JT

Owner 2

Owner 3

Address 117 PECK AVE, BRISTOL, RI 02809

Owner Account #:

% Owned

Previous Owners & Sales Information

Grantor

BLH PROPERTIES

STATE WIDE PROPERTIES, LLC

SEALE, JUDITH A.

CORTALLESA, JOSEPH V

Date

09/08/2021

03/19/2021

02/04/2021

06/08/2004

Sale Price

500,000

285,000

190,000

0

Leg Ref

2132-29

2099-78

2088-218

1125-159

Deed Type

W

W

W

Q

Assessment

Use Code

Bldg Value

SF/Y1 Value

Land Size

Land Value

AG Credit

Assessed Value

13

0

0

0.03

36,600

0

36,600

TOTAL

0

0

0.03

36,600

0

36,600

Source >

Mkt Adj Cost

VAL per SQ Unit/Card >

VAL per SQ Unit/Parcel >

Previous Assessments

Year

LUC

Building

SF/Y1

Land Size

Land

AGR Credit

Appraised Value

Assessed Value

2022

13

0

0

0

36,600

0

36,600

2021

13

0

0

0

6,700

0

6,700

2020

13

0

0

0

6,700

0

6,700

2019

13

0

0

0

6,700

0

6,700

2018

13

0

0

0

6,100

0

6,100

2017

13

0

0

0

6,100

0

6,100

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

13 Res Vacant

0.03444

AC

P

1.00

649,000

1,062,718

F

2

3

4

2022

PECK AVE

Print Date = 6/20/2023

Printed By = Counter

Year ID: 2022

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted.



117 Peck Avenue - 300' Radius

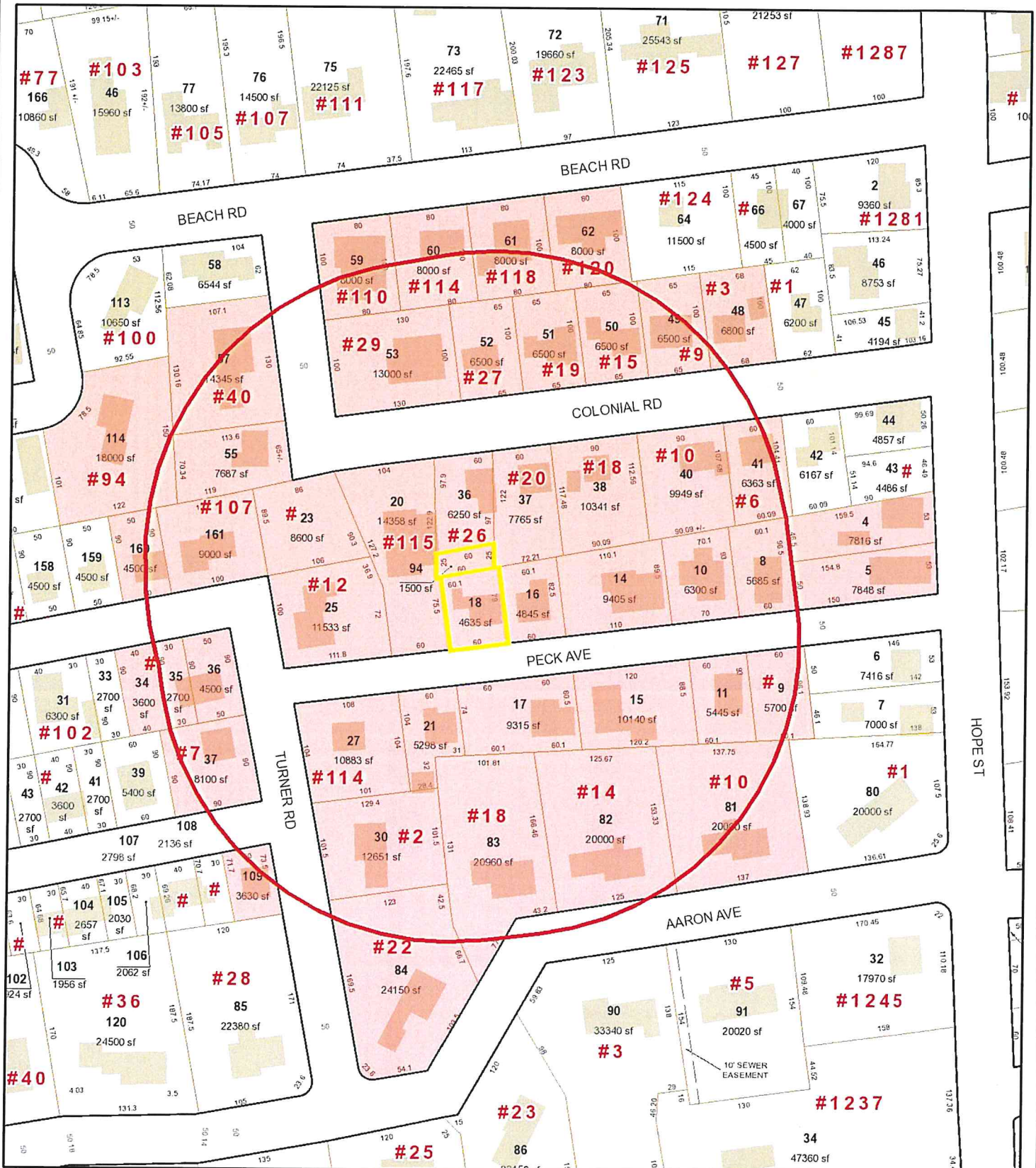
Bristol, RI



June 20, 2023

1 inch = 140 Feet

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300 foot Abutters List Report

Bristol, RI
June 20, 2023

Subject Properties:

Parcel Number: 61-18
CAMA Number: 61-18
Property Address: 117 PECK AVE

Mailing Address: VACURA, RICHARD J, MOLLY M, JON K &
ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-94
CAMA Number: 61-94
Property Address: PECK AVE

Mailing Address: VACURA, RICHARD J, MOLLY M, JON K &
ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 61-10
CAMA Number: 61-10
Property Address: 125 PECK AVE

Mailing Address: MANCHESTER, DANIEL T & CHRISTINE L
LE ROCHA, KARA C & SILVA, KATIE L
TC
125 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-11
CAMA Number: 61-11
Property Address: 126 PECK AVE

Mailing Address: WILLIAMS, JOANNA P.
1 LINCOLN PLAZA APT 110
NEW YORK, NY 10023

Parcel Number: 61-14
CAMA Number: 61-14
Property Address: 123 PECK AVE

Mailing Address: VELLECA, CHRISTOPHER J. TENANT
123 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-15
CAMA Number: 61-15
Property Address: 122 PECK AVE

Mailing Address: DONAHUE, PAUL J & JOANNE C
TRUSTEES 6-24-2015 TRUST
122 PECK AVENUE
BRISTOL, RI 02809-1537

Parcel Number: 61-16
CAMA Number: 61-16
Property Address: 119 PECK AVE

Mailing Address: SORRENTINO, PATRICK
119 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-17
CAMA Number: 61-17
Property Address: 120 PECK AVE

Mailing Address: DELONG, ERIC L & RUTHANN RILEY TE
120 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-18
CAMA Number: 61-18
Property Address: 117 PECK AVE

Mailing Address: VACURA, RICHARD J, MOLLY M, JON K &
ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-20
CAMA Number: 61-20
Property Address: 115 PECK AVE

Mailing Address: DENNIS, ANTHONY J, MARJORIE, &
WILLIAM P TRUSTEES-DENNIS TRUSTS
115 PECK AVE
BRISTOL, RI 02809



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6/20/2023

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300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number: 61-21
CAMA Number: 61-21
Property Address: 116 PECK AVE

Mailing Address: MESAGNO, GARY J. JANE R. TE
PO BOX 1158
BRISTOL, RI 02809

Parcel Number: 61-23
CAMA Number: 61-23
Property Address: COLONIAL RD

Mailing Address: MANCHESTER, JAMES A ET UX
CAMILLE B. TE
12 TURNER RD
BRISTOL, RI 02809

Parcel Number: 61-25
CAMA Number: 61-25
Property Address: 12 TURNER RD

Mailing Address: MANCHESTER, JAMES A ET UX
CAMILLE B. TE
12 TURNER RD
BRISTOL, RI 02809

Parcel Number: 61-27
CAMA Number: 61-27
Property Address: 114 PECK AVE

Mailing Address: SEYEZ, GEORGE J JR ET UX SEYEZ,
JOAN M TE
2 TURNER RD
BRISTOL, RI 02809

Parcel Number: 61-30
CAMA Number: 61-30
Property Address: 2 TURNER RD

Mailing Address: SEYEZ, JOAN M.
2 TURNER RD
BRISTOL, RI 02809

Parcel Number: 61-36
CAMA Number: 61-36
Property Address: 26 COLONIAL RD

Mailing Address: THOMPSON, SETH R
26 COLONIAL RD
BRISTOL, RI 02809

Parcel Number: 61-37
CAMA Number: 61-37
Property Address: 20 COLONIAL RD

Mailing Address: MCGRATH, JAMES T TRST & GAIL P.
PARANZINO
12 DEBORAH ANN DR
REHOBOTH, MA 02769-2554

Parcel Number: 61-38
CAMA Number: 61-38
Property Address: 18 COLONIAL RD

Mailing Address: HETFIELD MARGARET L TRUSTEE
18 COLONIAL RD
BRISTOL, RI 02809

Parcel Number: 61-4
CAMA Number: 61-4
Property Address: 1265 HOPE ST

Mailing Address: SWANSON, MICHAEL R. H.
1265 HOPE ST
BRISTOL, RI 02809

Parcel Number: 61-40
CAMA Number: 61-40
Property Address: 10 COLONIAL RD

Mailing Address: DELANEY, EDWARD J - TRUSTEE
EDWARD J DELANEY TRUST
10 COLONIAL DR
BRISTOL, RI 02809

Parcel Number: 61-41
CAMA Number: 61-41
Property Address: 6 COLONIAL RD

Mailing Address: MELLO, DANIELLE A
6 COLONIAL RD
BRISTOL, RI 02809

Parcel Number: 61-48
CAMA Number: 61-48
Property Address: 3 COLONIAL RD

Mailing Address: PROULX, MICHAEL D. TANYA M. TE
3 COLONIAL RD
BRISTOL, RI 02809



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6/20/2023

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300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number: 61-49 CAMA Number: 61-49 Property Address: 9 COLONIAL RD	Mailing Address: SEYEZ, GEORGE J JR ET UX SEYEZ, JOAN M TE 2 TURNER RD BRISTOL, RI 02809
Parcel Number: 61-5 CAMA Number: 61-5 Property Address: 1263 HOPE ST	Mailing Address: RUGGIERO, MICHAEL SUSAN VIRGINIA 1263 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-50 CAMA Number: 61-50 Property Address: 15 COLONIAL RD	Mailing Address: SYLVIA, UZELLE M LE SYLVIA, WILLIAM G ETAL JT 15 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-51 CAMA Number: 61-51 Property Address: 19 COLONIAL RD	Mailing Address: RAPOSA DAVID P & RAPOSA PHYLLIS M TE 19 COLONIAL ROAD BRISTOL, RI 02809
Parcel Number: 61-52 CAMA Number: 61-52 Property Address: 27 COLONIAL RD	Mailing Address: OHANLEY, ALEXANDER H. 27 COLONIAL ROAD BRISTOL, RI 02809
Parcel Number: 61-53 CAMA Number: 61-53 Property Address: 29 COLONIAL RD	Mailing Address: FUNT, ELIZABETH A. 29 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-55 CAMA Number: 61-55 Property Address: 36 COLONIAL RD	Mailing Address: GLAZIER, RICHARD P. DORIS R. LIF & TRUSTEES OF T 36 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-57 CAMA Number: 61-57 Property Address: 40 COLONIAL RD	Mailing Address: DENNIS J GARSIDE REV TRUST 40 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-59 CAMA Number: 61-59 Property Address: 110 BEACH RD	Mailing Address: SQUATRITO, MELISSA B. ROBERT J.TRT & THE MELISSA B. 110 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-60 CAMA Number: 61-60 Property Address: 114 BEACH RD	Mailing Address: GHARIB, SHARAREH 114 BEACH RD BRISTOL, RI 02809
Parcel Number: 61-61 CAMA Number: 61-61 Property Address: 118 BEACH RD	Mailing Address: BRUNO, ELLEN TRUSTEE (ETAL) BRUNO, JUDITH 3447 25TH ST SAN FRANCISCO, CA 94110
Parcel Number: 61-62 CAMA Number: 61-62 Property Address: 120 BEACH RD	Mailing Address: THOMPSON, KELLY M & O'MALLEY, KAITLIN M TE 120 BEACH RD BRISTOL, RI 02809



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6/20/2023

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300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number: 61-8
CAMA Number: 61-8
Property Address: 127 PECK AVE

Mailing Address: HUTCHISON, BRIAN T
REMINGTON, ELIZABETH JT
127 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-81
CAMA Number: 61-81
Property Address: 10 AARON AVE

Mailing Address: TORRES, JORGE & TORRES, JULIANNE
C VEDRO
10 AARON AVE
BRISTOL, RI 02809

Parcel Number: 61-82
CAMA Number: 61-82
Property Address: 14 AARON AVE

Mailing Address: AHERN, APRIL
14 AARON AVE
BRISTOL, RI 02809

Parcel Number: 61-83
CAMA Number: 61-83
Property Address: 18 AARON AVE

Mailing Address: LIMA, RICHARD A etal JT CONTE-LIMA,
M & LIMA, RICHARD A JR JT
18 AARON AVE
BRISTOL, RI 02809

Parcel Number: 61-84
CAMA Number: 61-84
Property Address: 22 AARON AVE

Mailing Address: FRAWLEY, TIMOTHY P. DANIELLE B.
22 AARON AVE
BRISTOL, RI 02809

Parcel Number: 61-9
CAMA Number: 61-9
Property Address: PECK AVE

Mailing Address: JOANNA P. WILLIAMS, LLC APT 11-0
ONE LINCOLN PLAZA
NEW YORK, NY 10023

Parcel Number: 61-94
CAMA Number: 61-94
Property Address: PECK AVE

Mailing Address: VACURA, RICHARD J, MOLLY M, JON K &
ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

Parcel Number: 62-114
CAMA Number: 62-114
Property Address: 94 BEACH RD

Mailing Address: SCHRUTT, BARRY L
94 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-160
CAMA Number: 62-160
Property Address: 105 PECK AVE

Mailing Address: DESARIO, MICHAEL J & LATTUGA,
ELIZABETH MARY TE
PO BOX 1469
AMAGANSETT, NY 11930

Parcel Number: 62-161
CAMA Number: 62-161
Property Address: 107 PECK AVE

Mailing Address: EVANS, MATTHEW BRENDA ETUX TE
107 PECK AVE
BRISTOL, RI 02809

Parcel Number: 63-109
CAMA Number: 63-109
Property Address: 102 BEACHMOUNT AVE

Mailing Address: MASSE, RICHARD J & VANESSA M
TRUSTEES
102 BEACHMOUNT AVE
BRISTOL, RI 02809

Parcel Number: 63-34
CAMA Number: 63-34
Property Address: PECK AVE

Mailing Address: MANCHESTER, MARK A & DOREEN D
LE MANCHESTER, DIONNE JEANNE &
MARIEL DIONNE TC
11 TURNER RD
BRISTOL, RI 02809



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6/20/2023

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300 foot Abutters List Report

Bristol, RI
June 20, 2023

Parcel Number: 63-35
CAMA Number: 63-35
Property Address: PECK AVE

Mailing Address: MANCHESTER, MARK A & DOREEN D
LE MANCHESTER, DIONNE JEANNE &
MARIEL DIONNE TC
11 TURNER RD
BRISTOL, RI 02809

Parcel Number: 63-36
CAMA Number: 63-36
Property Address: 11 TURNER RD

Mailing Address: MANCHESTER, MARK A & DOREEN D LE
& DIONNE JEANNE & MARIEL DIONNE
TC
11 TURNER RD
BRISTOL, RI 02809

Parcel Number: 63-37
CAMA Number: 63-37
Property Address: 7 TURNER RD

Mailing Address: BAILEY, LISA A.
7 TURNER RD
BRISTOL, RI 02809



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6/20/2023

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AHERN, APRIL
14 AARON AVE
BRISTOL, RI 02809

FRAWLEY, TIMOTHY P.
DANIELLE B.
22 AARON AVE
BRISTOL, RI 02809

MANCHESTER, MARK A & DORE
DIONNE JEANNE & MARIEL DI
11 TURNER RD
BRISTOL, RI 02809

BAILEY, LISA A.
7 TURNER RD
BRISTOL, RI 02809

FUNT, ELIZABETH A.
29 COLONIAL RD
BRISTOL, RI 02809

MANCHESTER, JAMES A ET UX
CAMILLE B. TE
12 TURNER RD
BRISTOL, RI 02809

BRUNO, ELLEN TRUSTEE (ETA
BRUNO, JUDITH
3447 25TH ST
SAN FRANCISCO, CA 94110

GHARIB, SHARAREH
114 BEACH RD
BRISTOL, RI 02809

MASSE, RICHARD J &
VANESSA M TRUSTEES
102 BEACHMOUNT AVE
BRISTOL, RI 02809

DELANEY, EDWARD J - TRUST
EDWARD J DELANEY TRUST
10 COLONIAL DR
BRISTOL, RI 02809

GLAZIER, RICHARD P.
DORIS R. LIF & TRUSTEES
36 COLONIAL RD
BRISTOL, RI 02809

MCGRATH, JAMES T TRST &
GAIL P. PARANZINO
12 DEBORAH ANN DR
REHOBOTH, MA 02769-2554

DELONG, ERIC L & RUTHANN
120 PECK AVE
BRISTOL, RI 02809

HETFIELD MARGARET L TRUST
18 COLONIAL RD
BRISTOL, RI 02809

MELLO, DANIELLE A
6 COLONIAL RD
BRISTOL, RI 02809

DENNIS J GARSIDE REV TRUS
40 COLONIAL RD
BRISTOL, RI 02809

HUTCHISON, BRIAN T
REMINGTON, ELIZABETH JT
127 PECK AVE
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