



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

August 25, 2026
File #: ZBR-26-35

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Luke D'Antonio
Owner of Record: Luke A. and Tracy A. D'Antonio
Location: 62 BEACHMOUNT AVE , BRISTOL, RI, 02809
Plat: 63 Lot: 80 & 81
Zoning District: R-10

Applicant is requesting a **Dimensional Variance** to:

construct an approximate 16.5ft. x 25ft. garage addition to an existing single-family dwelling with less than the required right side yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website 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.



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-35

62 Beachmont Avenue 63 80 & 81

July 20, 2026

Applicant	
Name of Applicant	Luke D'Antonio
Who is Submitting this Application	Contractor If other, Describe:
Owner's Name (If Different than Applicant)	Luke D'Antonio

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	62 Beachmont Avenue	63	80 & 81

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition If other, Detail:
New Building Type	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	792 feet
Width in Feet	16.5 feet
Length in Feet	24 feet
Height Above Grade	25 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	3.4 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
3.4 feet of relief from the required 7-foot right-side yard setback

Describe the extent of the proposed alterations and the reasons for the requesting relief
Describe the extent of the proposed alterations and the reasons for the requesting relief*

Construct an attached one-car garage with finished bonus space above. The proposed addition requires approximately **3.4 feet of relief from the required 7-foot right-side yard setback** due to the existing nonconforming dimensions and configuration of the lot.

The requested relief is necessary to accommodate a functional one-car garage while maintaining a practical connection to the existing residence. Due to the limited width of the existing lot and the location and configuration of the existing home, the proposed garage cannot reasonably be shifted farther from the right-side property line while maintaining adequate garage dimensions, vehicle access, and a functional relationship with the existing structure.

The proposed location has been designed to minimize the amount of relief requested while allowing for a reasonably sized and usable garage. The dimensional constraints are a result of the existing lot and structure and are not being created by the proposed addition. **All other applicable zoning requirements are met**, and the requested variance is limited specifically to the right-side yard setback.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	4,547
Lot Frontage	70
Lot Depth	75.5

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:

BEING LOTS 130 & 136 ON PLAN ENTITLED " BEACHMOUNT MANOR PLAT " NOVEMBER 1921 BY: W.W. PERRY C.E

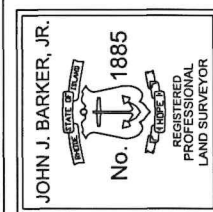
1. DIMENSIONS SHOWN FROM THE HOUSE TO THE P/L ARE MEASURED USING THE CORNER BOARDS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
3. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
4. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.



R-10 ZONE MIN. LOT AREA : 10,000 S.F.
LOT WIDTH : 80'
BUILDING SETBACKS
FRONT : 30'
REAR : 30'
SIDE : 15'
BUILDING COVERAGE : 25%(max)
CONVERSION FACTOR: 4547/10,000=45.47 REDUCTION

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

OTHER TYPE OF SURVEY
DATA ACCUMULATION SURVEY
III
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING AND PROPOSED CONDITIONS OF THE PROPERTY FOR ZONING PURPOSES.

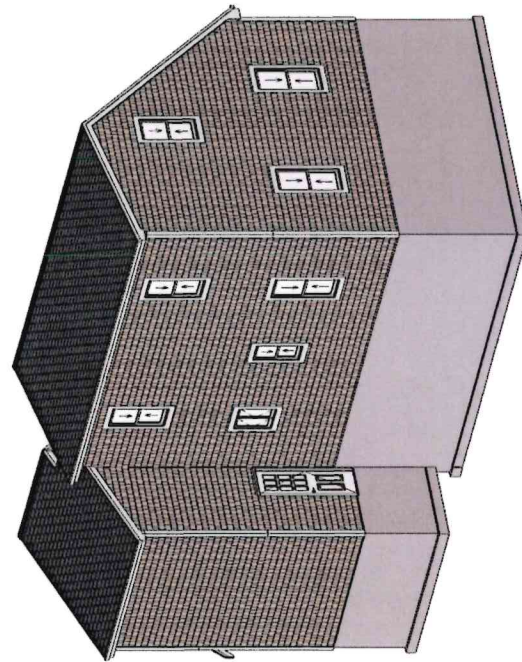


SITE PLAN for

Luke & Tracy D'Antonio

PLAT 63 LOT 80 & 81 62 BEACHMOUNT AVE BRISTOL R.I.
SCALE 1"=20' DATE : 6/6/2026 DWN BY: JJB DWG NO. 260501-279

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



- 1) REMOVE EXISTING REAR DECK
- 2) NEW 16' x 21'-6 GARAGE w/ LOFT AREA OVER

LAYOUT PAGE TABLE		
LABEL	TITLE	DESCRIPTION COMMENTS
P-1	PROJECT OVERVIEW	
P-2	FOUNDATION PLAN - CROSS SECTION	
P-3	FLOOR PLAN / WINDOW SCHEDULE	
P-4	WALL ELEVATIONS	

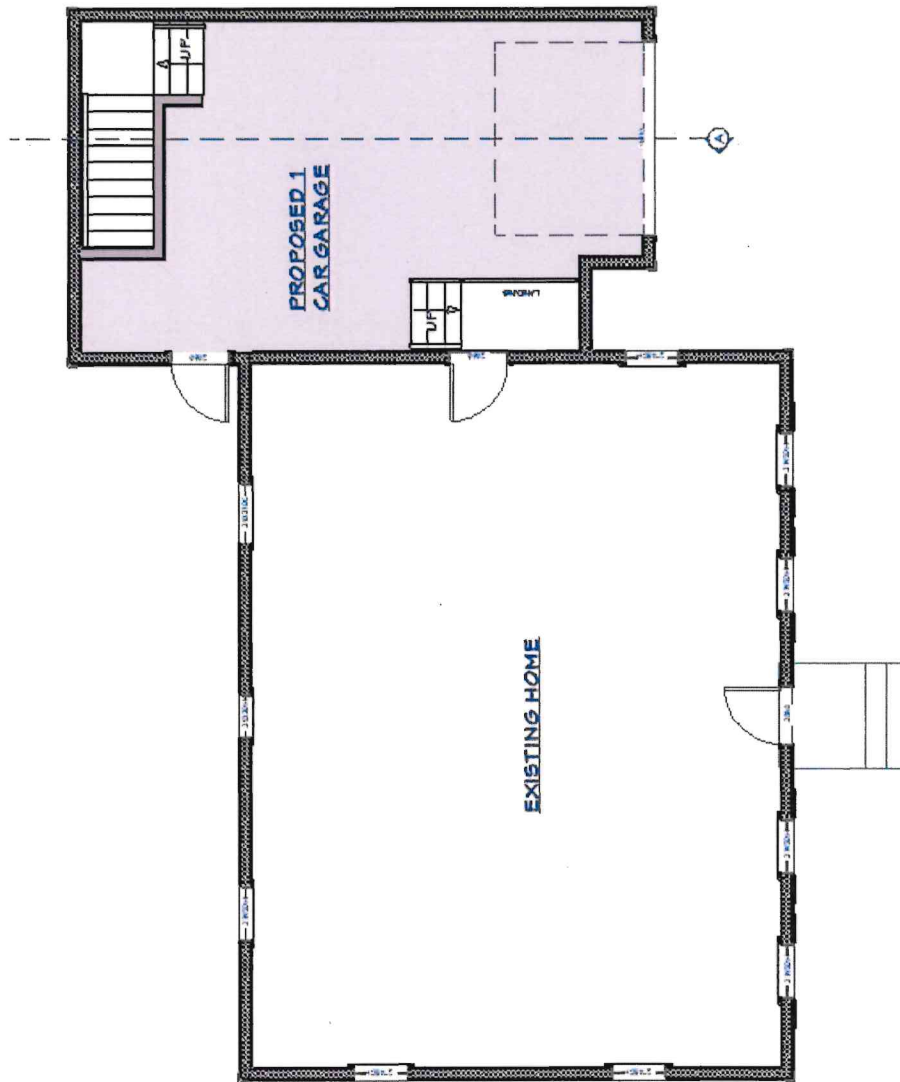
[illegible]

Garage Addition
D'Antonio Residence
62 Beachmount Ave.
Bristol, RI 02809

DRAWINGS PROVIDED BY:
 Designer
 Remodeling Right

DATE:	8/12/2026
-------	-----------

SHEET: P-1



REVISION TABLE	NUMBER DATE	REVISED BY DESCRIPTION

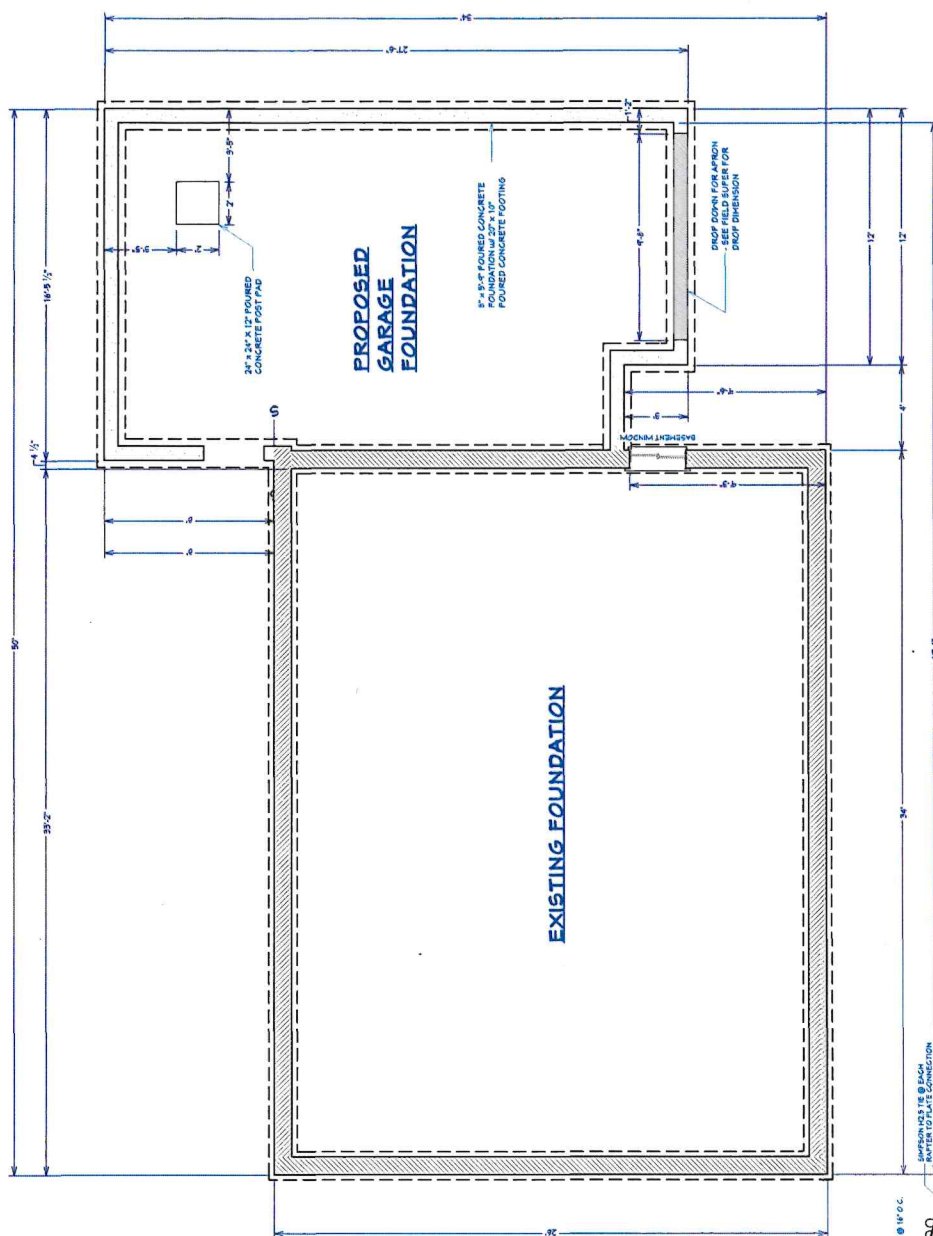
Garage Addition
D'Antonio Residence
62 Beachmount Ave.
Bristol, RI 02809

DRAWINGS PROVIDED BY:
 Designer
 Remodeling Right

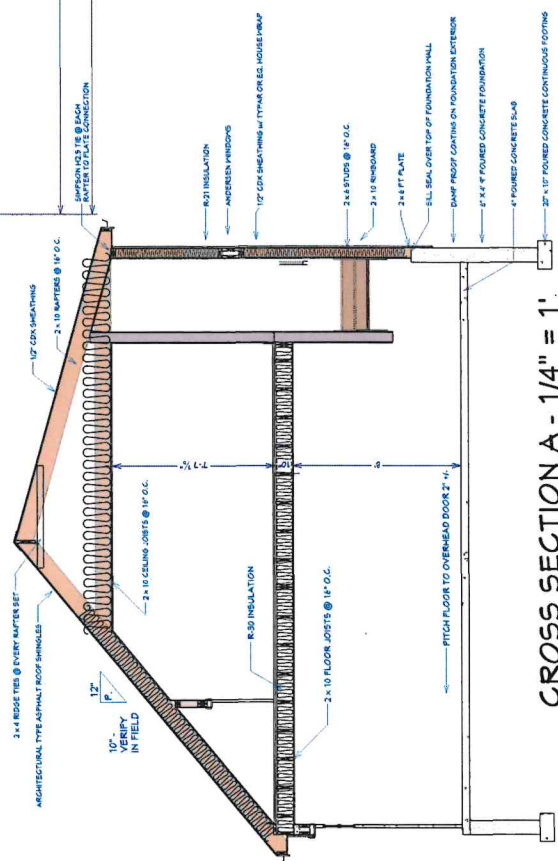
DATE:	8/12/2026
-------	-----------

SHEET:

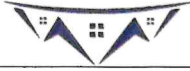
P-2



FOUNDATION
1/4 IN = 1 FT



CROSS SECTION A - 1/4" = 1'

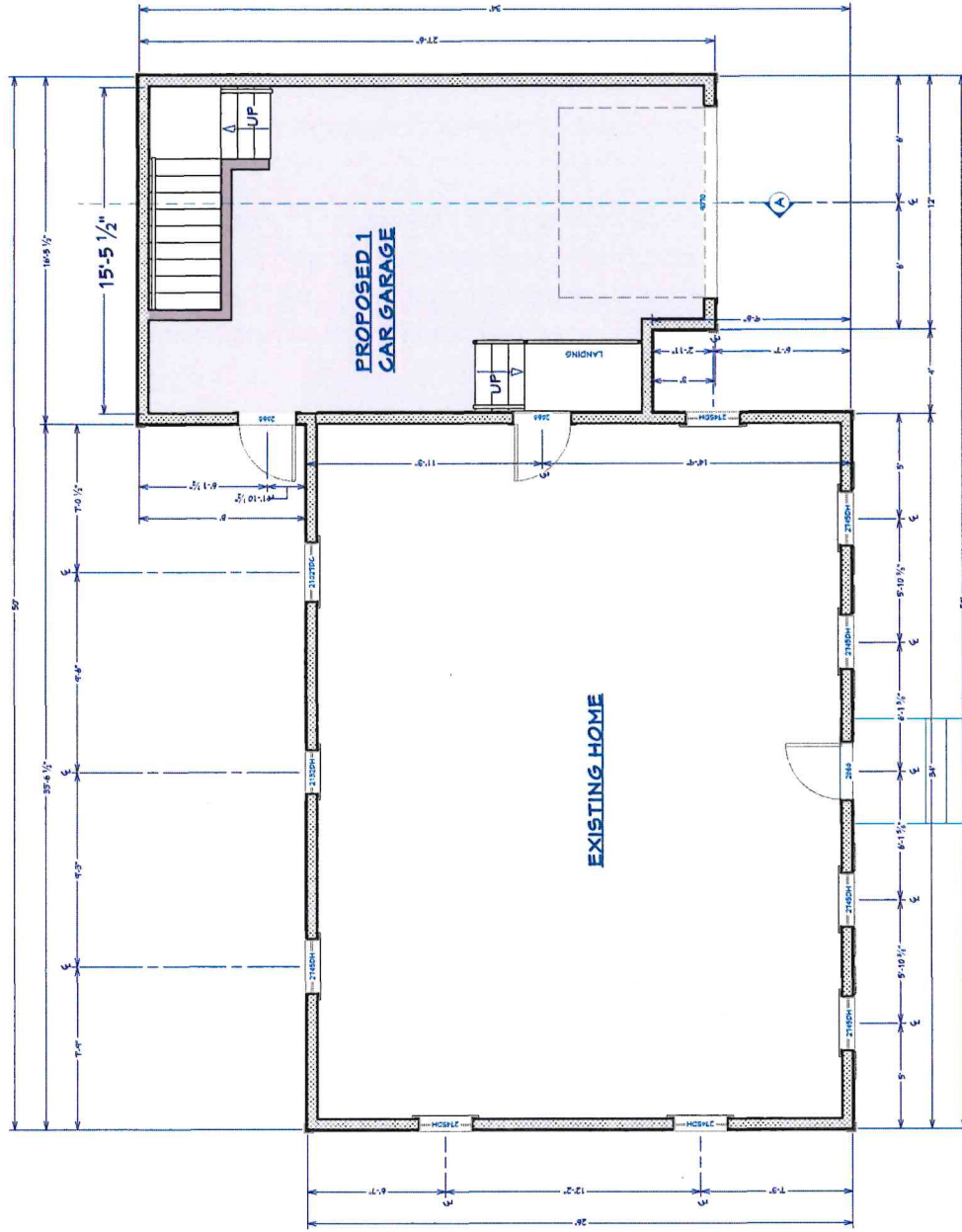


REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Garage Addition
D'Antonio Residence
62 Beachmount Ave.
Bristol, RI 02809

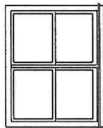
Drawings Provided By:
Designer
Remodeling Right

DATE:	8/12/2026
SHEET:	P-3

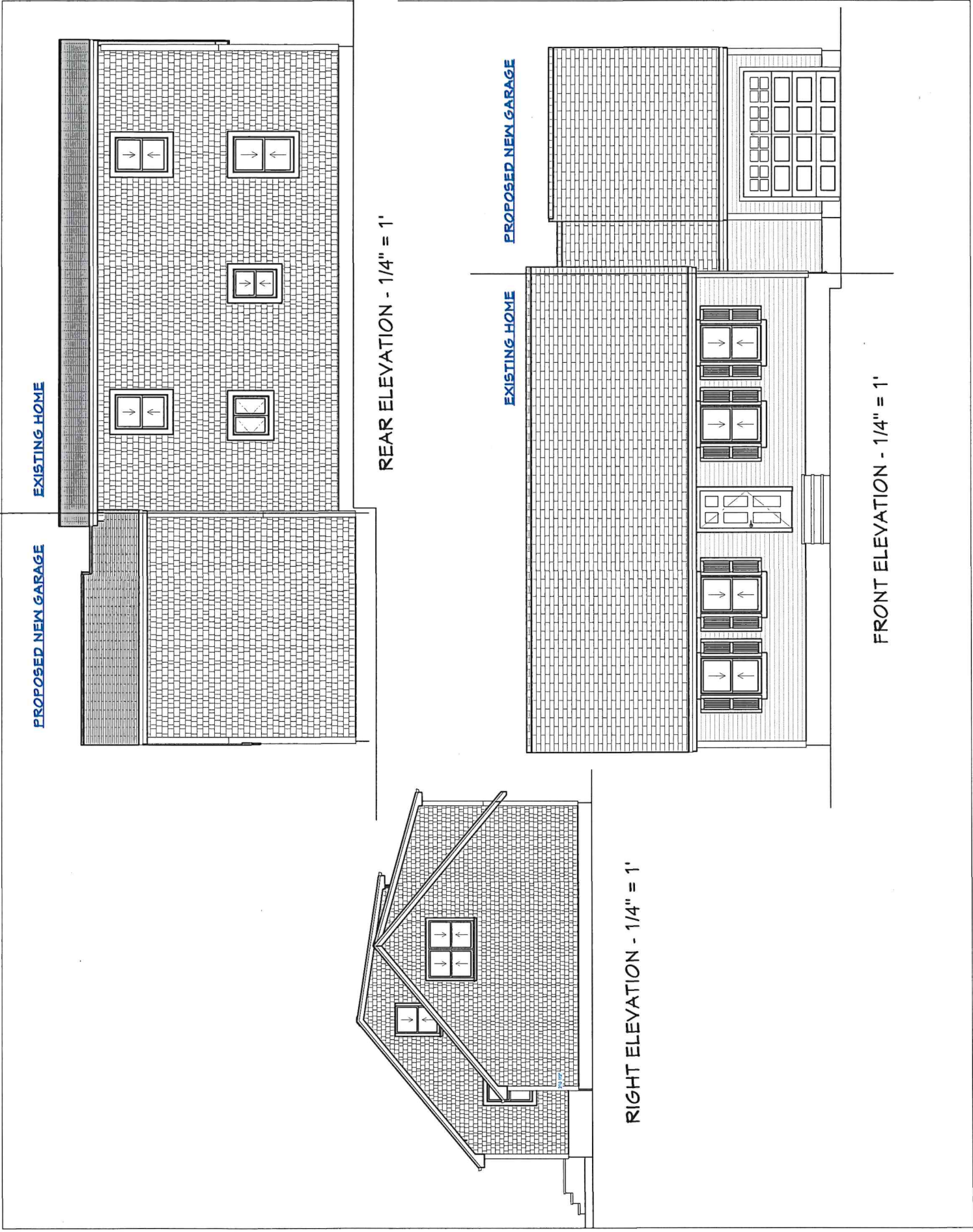


PROPOSED - 1ST FLOOR - 1/4" = 1'

WINDOW SCHEDULE				EGRESS DESCRIPTION		CODE		MANUFACTURER COMMENTS	
3D EXTERIOR ELEVATION NUMBER	LABEL	QTY	FLOOR	NO					
PX01	TX02842	1	2	66	1/4"X55	7/8"	MULLED UNIT	TX02842	ANDERSEN



WINDOW SCHEDULE

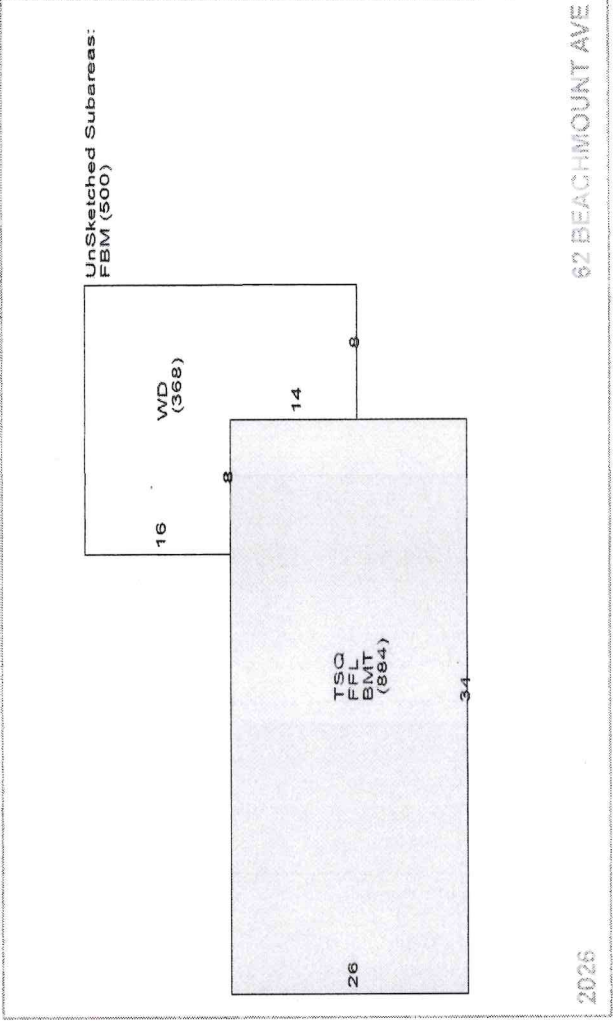
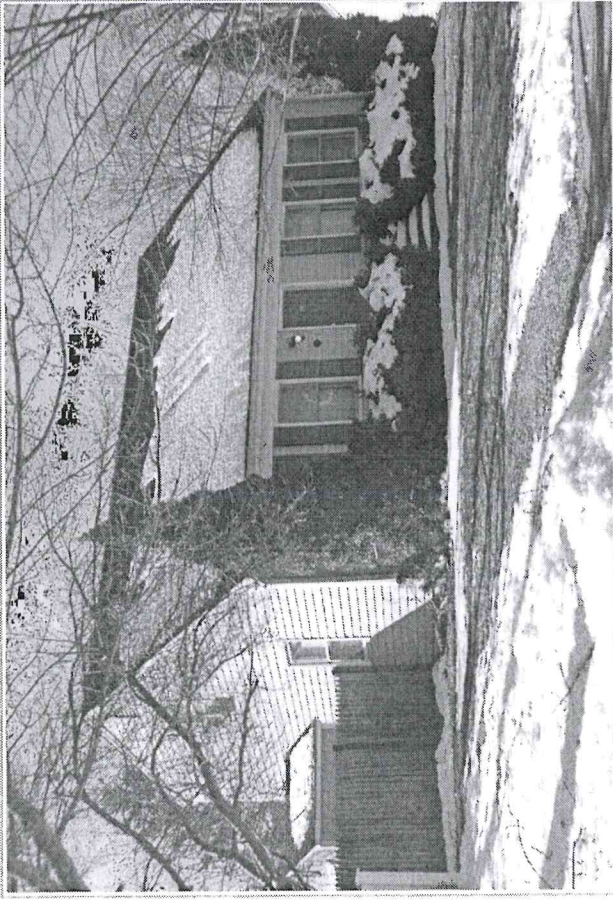


▶ Owner		▶ Owner Account #: 07-0663-50		% Owned	
Owner 1	TRACY A DANTONIO				
Owner 2	LUKE A DANTONIO				
Owner 3					
Address		62 BEACHMOUNT AVE, BRISTOL, RI 02809			

▶ Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
GROTTEBERG, KATHLEEN R & GIBLIN, EDWARD F.	03/17/2026	635,000	2314-275		W
GIBLIN, EDWARD F. & KATHLEEN R. ETAL	01/21/2020	0	2018-115		Q
GIBLIN, EDWARD F. & KATHLEEN R. ETAL JT	05/08/2013	0	1706-347	K	W
GIBLIN, EDWARD F. & KATHLEEN R. ETAL JT	07/01/2011	0	1603-96		C
LEWIS, RICHARD E. & HEATHER C. ETUX TE	05/19/2011	292,000	1597-306	K	W

▶ Assessment					
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit
01	329,800	0	0.06	98,800	0
TOTAL	329,800	0	0.06	98,800	0
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		129.92	
		VAL per SQ Unit/Parcel >		129.92	

▶ Previous Assessments					
Year	LUC	Building	SF/YI	Land Size	Land
2026	01	329,800	0	0	98,800
2025	01	329,800	0	0	98,800
2024	01	203,600	0	0	82,400
2023	01	203,600	0	0	82,400
2022	01	203,600	0	0	82,400
2021	01	159,100	0	0	81,900
		AGR Credit		Appraised Value	
		0		428,600	
		0		428,600	
		0		286,000	
		0		286,000	
		0		286,000	
		0		286,000	
		0		241,000	



▶ Land Information									
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2
1 01 NR Single I	0.06345	AC	P	1.00	778,800	1,557,132	F	Inf 1 %	Inf 2 %
2								Inf 3 %	Inf 3
3								Appr Value	Spec Land
4								98,800	1.00
								Use Value	0

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	Wood Shngl	EXT Wall 2 Clapboard % 25
Roof Type 1	Gable	Roof Type 2 %
Roof Cover 1	Asphalt Shir	Roof Cover 2 %
INT Wall 1	Drywall	INT Wall 2 %
Floors 1	Hardwood	Floors 2 %
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Oil	Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Quantity Quality

Full Bath	2	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures	1	Typical
Kitchens	1	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues		

Room Counts by Floor

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

Grade Q4 Q4

Year Built	1989	EFF Year	Alt %	0.00
Alt LUC				
Depreciation				
Code	AV	AV - Average	%	35.0
Condition	Functional			
	Economic			
	Special			
	OV			
Total Depreciation % >				
				35.0

Other Factors

Flood Hazard	Topography	Street	Traffic	LEVEL
				PAVED
Bas \$/SQ	Size Adj			237.00
Constr Adj				1.11
Adj \$/SQ				1.01
Other Featrs				265.77
Grade Fac				31,500
Neigh Infl				1.00
Land Factor				1.00
Adj Total				507,321
Depreciation				177,562
Depr Total				329,759

Remodeling History

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

Condo Data

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

Building Permits

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	884	884	265.77	234,941
TSQ	3/4 STORY	663	663	265.77	176,206
FBM	FIN BMT	500	500	47.84	23,920
WD	WOOD DECK	368	0	14.97	5,509
BMT	BASEMENT	884	0	39.87	35,245
Total		3,299	2,047		475,821

Notes

3 ROOMS ADDED TO BASEMENT 12/02 EAS SHED NVV W/LOT 81 Sale? No changes after sale, per owner at door. KR || 08-26-2021 Per GIS review it appears that the home straddles this lot and abutting lot(s), input "Units For Size Adjustment" for land pricing.

Visit History

Date	Result	By
1/21/2025	REVIEW	MP
8/20/2018	MEASURED	
8/17/2018	REVIEW	
3/20/2013	MEASURE	
3/20/2013	LISTED	

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	

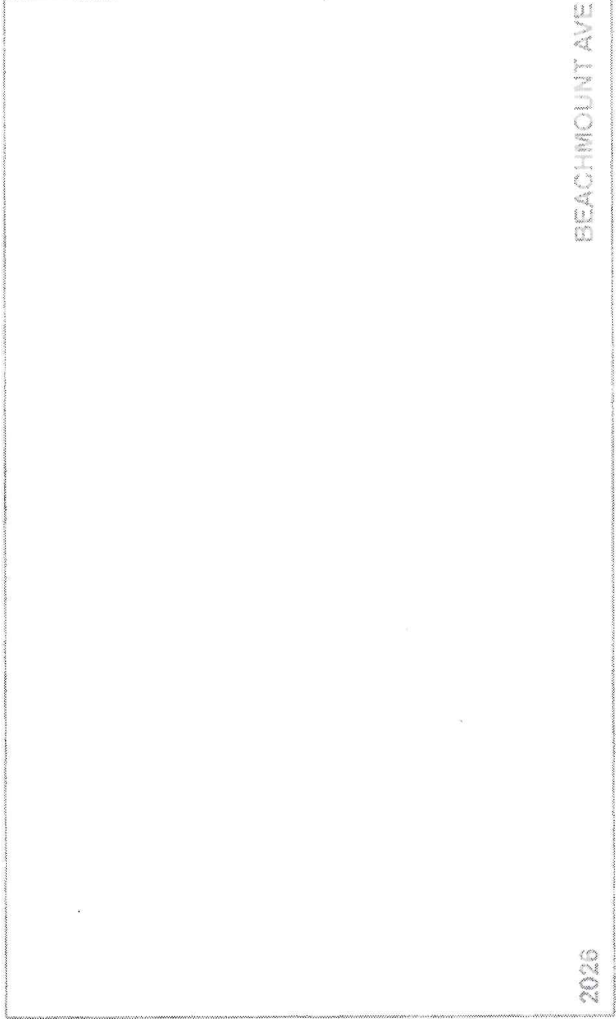
Owner		Owner Account #: 07-0663-50	% Owned
Owner 1	TRACY A DANTONIO		
Owner 2	LUKE A DANTONIO		
Owner 3			
Address		62 BEACHMOUNT AVE, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
GROTTEBERG, KATHLEEN R & GIBLIN, EDWARD F.	03/17/2026	635,000	2314-275	K	W
	01/21/2020	0	2018-115		Q

Assessment					
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	Assessed Value
12	0	0	0.04	63,400	63,400
TOTAL	0	0	0.04	63,400	63,400
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		VAL per SQ Unit/Parcel >	

Previous Assessments						
Year	LUC	Building	SF/Y1	Land Size	Land	Assessed Value
2026	12	0	0	0	63,400	63,400
2025	12	0	0	0	63,400	63,400
2024	12	0	0	0	52,800	52,800
2023	12	0	0	0	52,800	52,800
2022	12	0	0	0	52,800	52,800
2021	13	0	0	0	26,300	26,300



Land Information						
Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price
1	12 Oth Imprv	0.0407	AC	P	1.00	778,800
2						
3						
4						

Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
F							63,400			1.00	0

► Bristol

► BEACHMOUNT AVE

Card of



► Plat/Lot 063-0081-000

► Account: 4098

LUC 12

Zone R-10

► Assessment

\$63,400

► Building Information

Description	Description
BLDG Type	Story Height
RES Units	COM Units
Foundation	BMT Floor
Frame 1	Frame 2 %
EXT Wall 1	EXT Wall 2 %
Roof Type 1	Roof Type 2 %
Roof Cover 1	Roof Cover 2 %
INT Wall 1	INT Wall 2 %
Floors 1	Floors 2 %
BMT Garages	Color
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Heat Type
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceil HGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	

► Grade

Grade	Flood Hazard
Year Built	Topography
Alt LUC	Street
EFF Year	Traffic
Alt %	LEVEL
	PAVED

► Depreciation

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Featrs	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
Condition	-												
Functional	-												
Economic	-												
Special	-												
OV	-												
Total Depreciation % >													

► Remodeling History

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

► Condo Data

Complex	Location
Tot Units	FL Level
# Floors	Bldg Seq

► Building Permits

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

► 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											

► Room Counts by Floor

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

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Under Val
Total					

► Notes

W/LOT 80

► Visit History

Date	Result	By
1/21/2025	REVIEW	MP
8/20/2018	VACANT LO	
8/17/2018	REVIEW	

► Other Info.

AFDU	
ArtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



62 Beachmount Ave. - 300' Radius

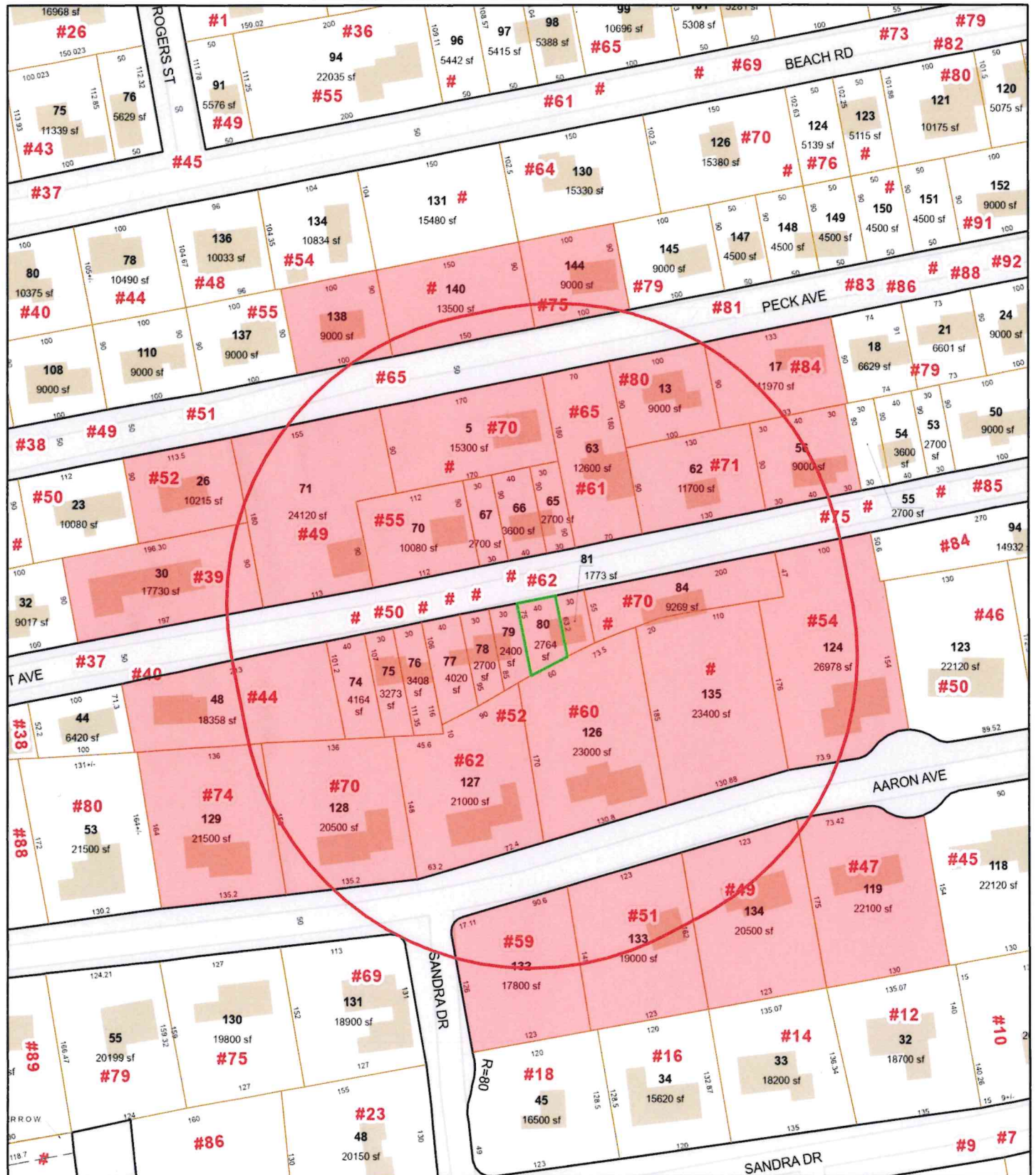
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

August 13, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 63-80
CAMA Number: 63-80
Property Address: 62 BEACHMOUNT AVE

Mailing Address: DANTONIO TRACY A DANTONIO LUKE A
62 BEACHMOUNT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 62-138
CAMA Number: 62-138
Property Address: 65 PECK AVE

Mailing Address: CINOTTI, THOMAS E. ET UX TRICIA L.
CINOTTI TE
65 PECK AVENUE
BRISTOL, RI 02809

Parcel Number: 62-140
CAMA Number: 62-140
Property Address: PECK AVE

Mailing Address: CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

Parcel Number: 62-144
CAMA Number: 62-144
Property Address: 75 PECK AVE

Mailing Address: MCGINN, TIMOTHY M. & BARBARA J.
TRUSTEES TIMOTHY M. & BARBARA J.
MCGINN TRUST
75 PECK AVE
BRISTOL, RI 02809

Parcel Number: 63-119
CAMA Number: 63-119
Property Address: 47 AARON AVE

Mailing Address: CONLEY, THOMAS M.
47 AARON AVENUE
BRISTOL, RI 02809

Parcel Number: 63-124
CAMA Number: 63-124
Property Address: 54 AARON AVE

Mailing Address: BARON, ADAM AND PRISCILLA
IRREVOC TRUST BARON, JOSEPH A
TRUSTEE
54 AARON AVE
BRISTOL, RI 02809

Parcel Number: 63-126
CAMA Number: 63-126
Property Address: 60 AARON AVE

Mailing Address: RUFFINO, STEVEN & CHRISTINA M TE
60 AARON AVE
BRISTOL, RI 02809

Parcel Number: 63-127
CAMA Number: 63-127
Property Address: 62 AARON AVE

Mailing Address: WHITE, RODNEY A. & DONNA J. TE
62 AARON AVE
BRISTOL, RI 02809

Parcel Number: 63-128
CAMA Number: 63-128
Property Address: 70 AARON AVE

Mailing Address: RETLEV, JENS MARIE
70 AARON AVE
BRISTOL, RI 02809

Parcel Number: 63-129
CAMA Number: 63-129
Property Address: 74 AARON AVE

Mailing Address: ONEILL, JAMES M. & CAROL M. TE
74 AARON AVE
BRISTOL, RI 02809



www.cai-tech.com

8/13/2026

Data shown on this report 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 report.

Page 1 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 63-13 CAMA Number: 63-13 Property Address: 80 PECK AVE	Mailing Address: CRANSON, THOMAS CARL 80 PECK AVE BRISTOL, RI 02809
Parcel Number: 63-132 CAMA Number: 63-132 Property Address: 59 AARON AVE	Mailing Address: URBAN, NATALIE LERO TRUSTEE NATALIE LERO URBAN FAMILY TRU 59 AARON AVE BRISTOL, RI 02809
Parcel Number: 63-133 CAMA Number: 63-133 Property Address: 51 AARON AVE	Mailing Address: BELMORE, RONALD A 51 AARON AVE BRISTOL, RI 02809
Parcel Number: 63-134 CAMA Number: 63-134 Property Address: 49 AARON AVE	Mailing Address: RAY, JEFFREY L & MELISSA L TE 49 AARON AVE BRISTOL, RI 02809
Parcel Number: 63-135 CAMA Number: 63-135 Property Address: AARON AVE	Mailing Address: BARON, JOSEPH A. TRUSTEE BARON, ADAM & PRISCILLA IRREVOC TRUST 54 AARON AVE BRISTOL, RI 02809
Parcel Number: 63-17 CAMA Number: 63-17 Property Address: 84 PECK AVE	Mailing Address: COSTELLO, STEPHANIE T. PATRICK J. TE 84 PECK AVE BRISTOL, RI 02809
Parcel Number: 63-5 CAMA Number: 63-5 Property Address: 70 PECK AVE	Mailing Address: QUINN, KEVIN W. LISA TE 70 PECK AVE BRISTOL, RI 02809
Parcel Number: 63-56 CAMA Number: 63-56 Property Address: 75 BEACHMOUNT AVE	Mailing Address: LANE, CHRISTOPHER C. & LANE, HEIDI E. CO-TRUSTEES 75 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-62 CAMA Number: 63-62 Property Address: 71 BEACHMOUNT AVE	Mailing Address: LIMA, WAYNE R & TRACY J TE 71 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-63 CAMA Number: 63-63 Property Address: 65 BEACHMOUNT AVE	Mailing Address: HEADRICK, DENNIS D. & RHONDA J. TE 65 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-65 CAMA Number: 63-65 Property Address: 61 BEACHMOUNT AVE	Mailing Address: ROSS, NOLAN T. & COSTA, SOPHIE M. JT 61 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-66 CAMA Number: 63-66 Property Address: BEACHMOUNT AVE	Mailing Address: ROSS, NOLAN T. & COSTA, SOPHIE M. JT 61 BEACHMOUNT AVE BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

8/13/2026

Page 2 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 63-67 CAMA Number: 63-67 Property Address: BEACHMOUNT AVE	Mailing Address: ROSS, NOLAN T. & COSTA, SOPHIE M. JT 61 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-70 CAMA Number: 63-70 Property Address: 55 BEACHMOUNT AVE	Mailing Address: ANTHONY, MICHAEL A TRUSTEE 55 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-71 CAMA Number: 63-71 Property Address: 49 BEACHMOUNT AVE	Mailing Address: KELLER, MARGARET M 49 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-74 CAMA Number: 63-74 Property Address: BEACHMOUNT AVE	Mailing Address: KISELKA, AARON D. KATHERINE M. TE 50 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-75 CAMA Number: 63-75 Property Address: 50 BEACHMOUNT AVE	Mailing Address: KISELKA, AARON D. KATHERINE M. TE 50 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-76 CAMA Number: 63-76 Property Address: BEACHMOUNT AVE	Mailing Address: KISELKA, AARON D. KATHERINE M. TE 50 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-77 CAMA Number: 63-77 Property Address: BEACHMOUNT AVE	Mailing Address: DIMATTEO, BONNI C & GERALD J TE 5 PINE RIDGE RD WELLESLEY, MA 02481
Parcel Number: 63-78 CAMA Number: 63-78 Property Address: 52 BEACHMOUNT AVE	Mailing Address: DIMATTEO, BONNI C & GERALD J TE 5 PINE RIDGE RD WELLESLEY, MA 02481
Parcel Number: 63-79 CAMA Number: 63-79 Property Address: BEACHMOUNT AVE	Mailing Address: DIMATTEO, BONNI C & GERALD J TE 5 PINE RIDGE RD WELLESLEY, MA 02481
Parcel Number: 63-80 CAMA Number: 63-80 Property Address: 62 BEACHMOUNT AVE	Mailing Address: DANTONIO TRACY A DANTONIO LUKE A 62 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-81 CAMA Number: 63-81 Property Address: BEACHMOUNT AVE	Mailing Address: DANTONIO TRACY A DANTONIO LUKE A 62 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-84 CAMA Number: 63-84 Property Address: 70 BEACHMOUNT AVE	Mailing Address: RUGGERI, RICHARD & WHITNEY 70 BEACHMOUNT AVE BRISTOL, RI 02809



www.cai-tech.com

Data shown on this report 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 report.

8/13/2026

Page 3 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 65-26
CAMA Number: 65-26
Property Address: 52 PECK AVE

Mailing Address: DONLEY, JOHN S & BRITTANEE N TE
52 PECK AVE
BRISTOL, RI 02809

Parcel Number: 65-30
CAMA Number: 65-30
Property Address: 39 BEACHMOUNT AVE

Mailing Address: COLLETTE MELANIE ANN
39 BEACHMOUNT AVE
Bristol, RI 02809

Parcel Number: 65-48
CAMA Number: 65-48
Property Address: 44 BEACHMOUNT AVE

Mailing Address: LUEKER, WILLIAM K. HARRINGTON-
LUEKER, DONNA M. TE
44 BEACHMOUNT AVE
BRISTOL, RI 02809



www.cai-tech.com

8/13/2026

Data shown on this report 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 report.

Page 4 of 4

ANTHONY, MICHAEL A TRUSTEE
55 BEACHMOUNT AVE
BRISTOL, RI 02809

DANTONIO TRACY A
DANTONIO LUKE A
62 BEACHMOUNT AVE
BRISTOL, RI 02809

ONEILL, JAMES M. & CAROL
74 AARON AVE
BRISTOL, RI 02809

BARON, ADAM AND PRISCILLA
BARON, JOSEPH A TRUSTEE
54 AARON AVE
BRISTOL, RI 02809

DIMATTEO, BONNI C & GERAL
5 PINE RIDGE RD
WELLESLEY, MA 02481

QUINN, KEVIN W.
LISA TE
70 PECK AVE
BRISTOL, RI 02809

BARON, JOSEPH A. TRUSTEE
BARON, ADAM & PRISCILLA I
54 AARON AVE
BRISTOL, RI 02809

DONLEY, JOHN S &
BRITTANEE N TE
52 PECK AVE
BRISTOL, RI 02809

RAY, JEFFREY L & MELISSA
49 AARON AVE
BRISTOL, RI 02809

BELMORE, RONALD A
51 AARON AVE
BRISTOL, RI 02809

HEADRICK, DENNIS D. & RHO
65 BEACHMOUNT AVE
BRISTOL, RI 02809

RETLEV, JENS
MARIE
70 AARON AVE
BRISTOL, RI 02809

CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

KELLER, MARGARET M
49 BEACHMOUNT AVE
BRISTOL, RI 02809

ROSS, NOLAN T. & COSTA, S
61 BEACHMOUNT AVE
BRISTOL, RI 02809

CINOTTI, THOMAS E. ET UX
TRICIA L. CINOTTI TE
65 PECK AVENUE
BRISTOL, RI 02809

KISELKA, AARON D.
KATHERINE M. TE
50 BEACHMOUNT AVE
BRISTOL, RI 02809

RUFFINO, STEVEN &
CHRISTINA M TE
60 AARON AVE
BRISTOL, RI 02809

COLLETTE MELANIE ANN
39 BEACHMOUNT AVE
Bristol, RI 02809

LANE, CHRISTOPHER C. & LA
75 BEACHMOUNT AVE
BRISTOL, RI 02809

RUGGERI, RICHARD & WHITNE
70 BEACHMOUNT AVE
BRISTOL, RI 02809

CONLEY, THOMAS M.
47 AARON AVENUE
BRISTOL, RI 02809

LIMA, WAYNE R & TRACY J T
71 BEACHMOUNT AVE
BRISTOL, RI 02809

URBAN, NATALIE LERO TRUST
NATALIE LERO URBAN FAMILY
59 AARON AVE
BRISTOL, RI 02809

COSTELLO, STEPHANIE T.
PATRICK J. TE
84 PECK AVE
BRISTOL, RI 02809

LUEKER, WILLIAM K.
HARRINGTON-LUEKER, DONNA
44 BEACHMOUNT AVE
BRISTOL, RI 02809

WHITE, RODNEY A. & DONNA
62 AARON AVE
BRISTOL, RI 02809

CRANSON, THOMAS CARL
80 PECK AVE
BRISTOL, RI 02809

MCGINN, TIMOTHY M. & BARB
TIMOTHY M. & BARBARA J. M
75 PECK AVE
BRISTOL, RI 02809