



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-06

PUBLIC HEARING
***AMENDED NOTICE**

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

Monday, March 4, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: John M. Lannan / Fairpoint Realty, LLC
PROPERTY OWNER: Fairpoint Realty, LLC
LOCATION: 111 King Philip Avenue
PLAT: 147 LOTS: 61 & 62
ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an 845 square foot living area addition and a 75 square foot deck addition to the second floor of an existing single-family dwelling with less than the required front yards on a corner lot; and to construct 10ft. x 22ft. breezeway and porch, and a 24ft. x 24ft. two-story garage addition to an existing single family dwelling with less than the required front yard on a corner lot.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodem meetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, February 29, 2024.



Town of Bristol, Rhode Island Zoning Board of Review

***REVISED STAFF REPORT FOR:**

FILE NO. **2024-06**

APPLICANT: John M. Lannan / Fairpoint Realty, LLC
LOCATION: 111 King Phillip Avenue
PLAT: 147 LOTS: 61 & 62 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an 845 square foot living area addition and a 75 square foot deck addition to the second floor of an existing single-family dwelling with less than the required front yards on a corner lot; and to construct 10ft. x 22ft. breezeway and porch, and a 24ft. x 24ft. two-story garage addition to an existing single family dwelling with less than the required front yard on a corner lot.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct additions to the existing single-family dwelling on this property located on the westerly side of King Phillip Avenue and the southerly side of Narrows Road. The existing dwelling, constructed in the mid-1950's, is located within the front yard setback of both intersecting streets, but has its front door facing King Phillip Avenue. The applicant proposes construction of a second floor addition above the existing building footprint, as well as construction of a 10 foot wide breezeway with front and rear porches, and a 24 foot wide two-car garage.

The proposed second floor addition would measure approximately 845 square feet and would expand the existing partial second floor living space over the entire dwelling as well as over the existing roof line of the first floor porch on the north and east sides. A 5' x 15' deck would also be added to the second floor above the existing first floor porch roofline. The second floor roof would be raised to accommodate additional wall and ceiling height. Much of the proposed second floor addition would be located within the front yard setbacks from King Phillip Avenue and Narrows Road. The proposed second floor addition would extend to within approximately 15.9 feet from the easterly King Phillip Avenue property line and to within approximately 3.5 feet from the northerly Narrows Road property line. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zoning district.

The proposed two-story garage and single-story breezeway addition would extend off the south side of the existing dwelling. The breezeway addition would include front and rear deck/porches that would each measure approximately 4' x 10' in size. The proposed two-car garage would include living space on the second floor with access via a stairway from the interior of the proposed breezeway. Although it would be set back approximately 4 feet from the front of the existing dwelling, a portion of the proposed garage and breezeway addition would extend into the front yard setback from King Phillip Avenue. As proposed, the garage would be located 19.4 feet from the easterly King Phillip Avenue property line. As noted above, the zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zoning district.

 2/20/2024

Edward M. Tanner, Zoning Officer



FAIRPOINT REALTY, LLC.

February 12, 2024

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

Supplement to Owners Statement

I am providing additional information and narrative per a request from Planning Dept. I did not realize that I need relief for work within the existing building footprint.

The existing house is 10.5' and porch is 4' from the property line on Narrows Rd. As such it does not meet setback requirements therefore, I'm seeking relief on Narrows Rd. frontage in addition to King Philip Ave. frontage. It is noted on the Civil Plan that there is approximately 28' of Town Land from the property line to the pavement on Narrows Rd. I am also withdrawing my request to have an A.F.D.U. on top of the proposed garage.

The second floor renovations on the existing house will include additional square footage beyond the existing second floor. We have 320 sq. ft. and are asking for an additional 525 sq. ft. All proposed work is within the footprint of the existing house.

John M. Lannan
Fairpoint Realty, LLC.
401-808-0111 cell

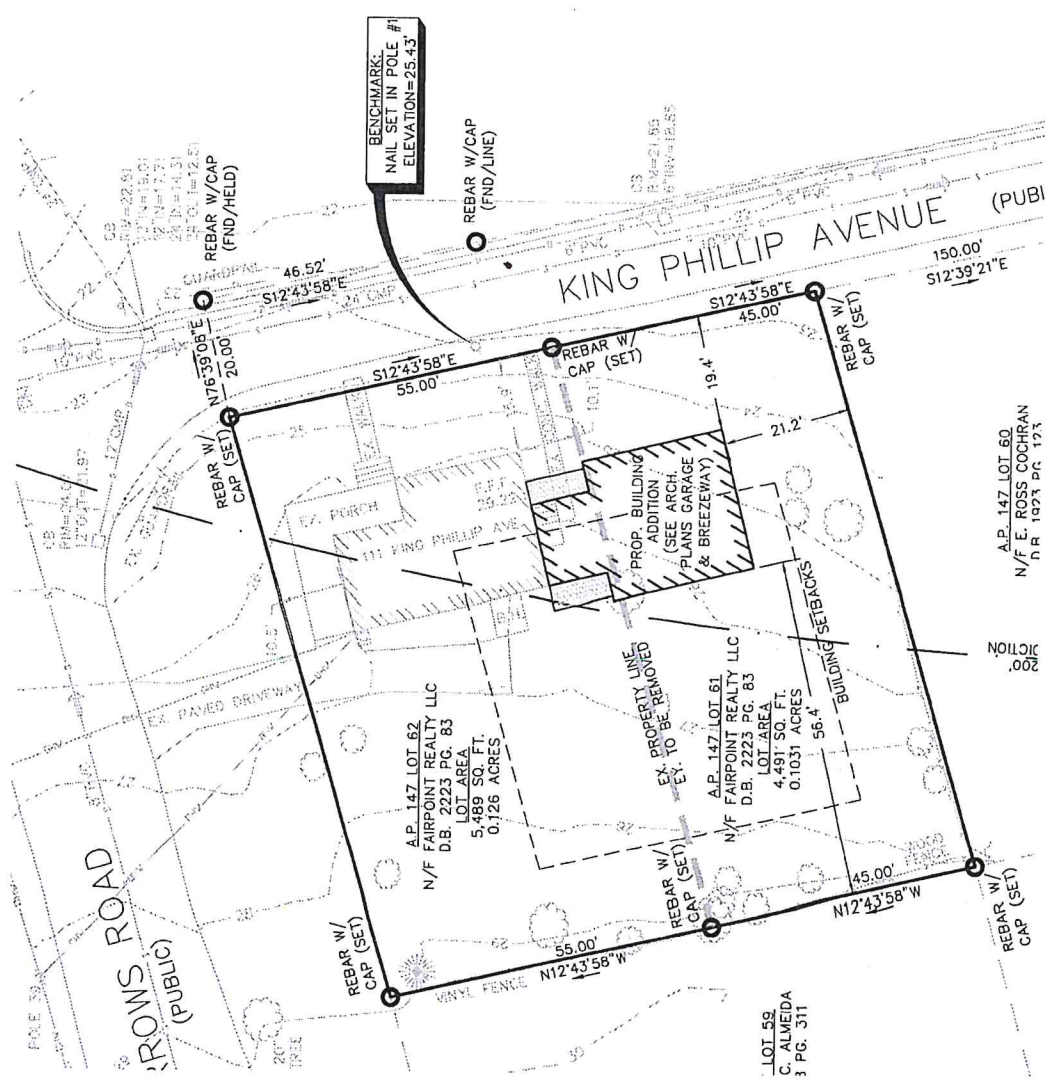
ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

- THE ELEVATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE HORIZONTAL LOCATIONS AS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83).
- THIS SITE DOES NOT LIE WITHIN ANY FLOOD ZONE AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI, MAP NUMBER 44001C0012H WITH AN EFFECTIVE DATE OF JULY 7, 2014.

BUILDING LOT COVERAGE:

EXISTING LOT 62:	
EX. DWELLING -	±692 SF
EX. PORCH -	±240 SF
TOTAL EXISTING LOT COVERAGE:	932 SF
TOTAL EXISTING LOT AREA:	5,489 SF
TOTAL EXISTING LOT COVERAGE (%):	932 / 5,489 = 17.0%
EXISTING LOT 61:	
0 SF EXISTING LOT COVERAGE -	0%
VACANT LOT	
PROPOSED LOT:	
EX. DWELLING -	±692 SF
EX. PORCH -	±240 SF
TOTAL EXISTING LOT COVERAGE:	932 SF
PROPOSED BREEZEWAY + (24'x24') GARAGE -	±716 SF
PROPOSED PORCH - 40 SF / EA. (2 TOTAL) -	±80 SF
TOTAL PROPOSED LOT COVERAGE:	±1,728 SF
TOTAL PROPOSED LOT AREA:	9,980 SF
TOTAL EXISTING LOT COVERAGE (%):	1,728 / 9,980 = 17.3%

OWNER:
FAIRPOINT REALTY LLC



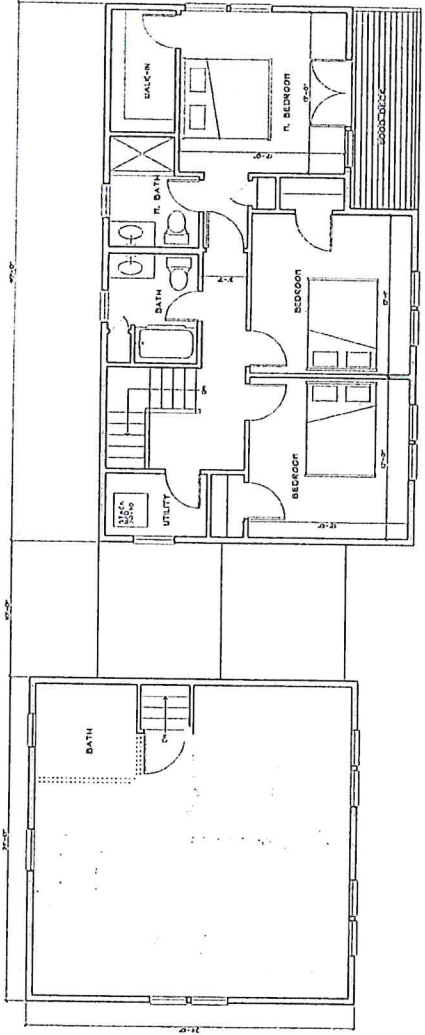


MacCADD
Drafting
& Design
□ □ □
BRISTOL, RI
02809
e-mail
MacCADD@aol.com

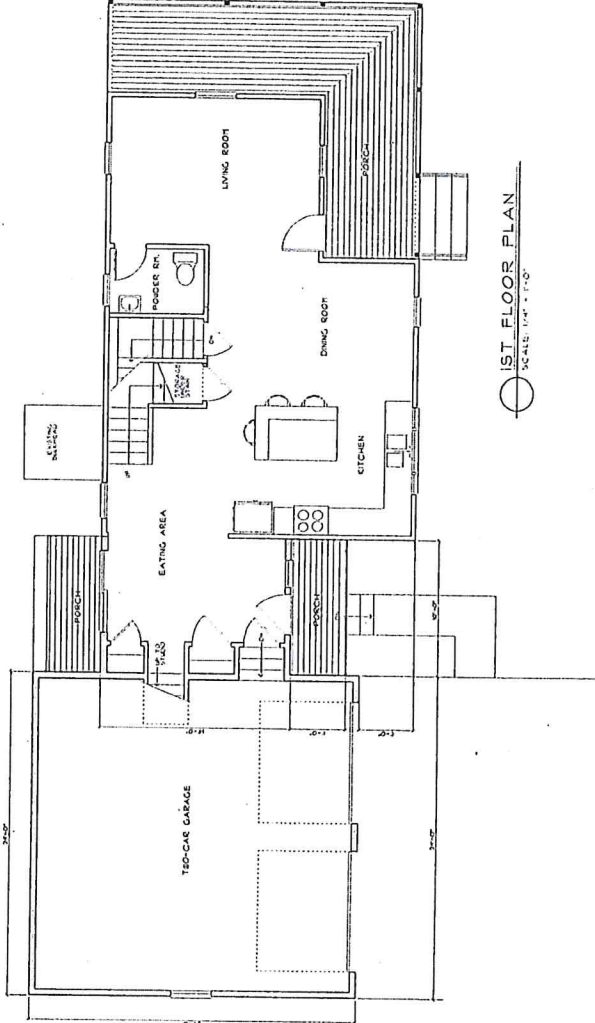
PROPOSED
RESIDENCE
□ □ □
111 KING PHILIP AVE
BRISTOL, RI
02893
DATE: 1/8/2024

REVISIONS

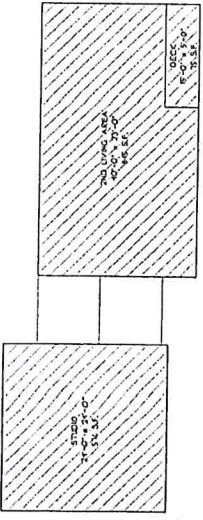
A1
SHEET NO.



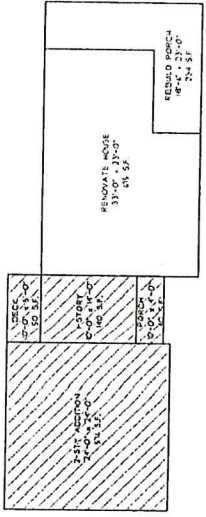
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR SCOPE
DO NOT SCALE



1ST FLOOR SCOPE
DO NOT SCALE

Ed Tanner

From: JML Excavation <office@jmlexcavation.com>
Sent: Friday, February 2, 2024 10:29 AM
To: Ed Tanner; Diane Williamson
Subject: 111 King Philip Zoning Meeting

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Hi Ed,

I appreciate your time yesterday.

This email is my formal request to have my Zoning Appearance regarding 111 King Philip Ave continued until your March Meeting so I can amend and supplement my application.

John M. Lannan
Fairpoint Realty LLC
401-254-2500 office
401-254-2501 fax
401-808-0111 cell
office@jmlexcavation.com



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development
Zoning Board of Review

2024 JAN 11 PM 3:18

APPLICATION

File No: 2024-06

Accepted by ZEO: *SCN T*
1/11/24

APPLICANT	Name: John M. Lannan		office@jmlexcavation.com	
	Address: 3 Doris Ave.			
	City: Bristol	State: RI	Zip: 02809	
	Telephone #: 401-808-0111	Home:	Work/Cell:	
PROPERTY OWNER	Name: Fairpoint Realty, LLC.			
	Address: 34 Broad Common Rd.			
	City: Bristol	State: RI	ZIP: 02809	
	Telephone #: 401-254-2500	Home:	Work/Cell:	

1. Location of subject property: 111 King Philip Ave.
 Assessor's Plat(s)#: 147 Lot(s) #: 61 & 62

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
 Special Use Permit Section(s): 28-151
 Use Variance Section(s): _____

5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property?: 4 months

7. Present use of property: Single Family - Vacant

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):
932 sq. ft. Height 25.0'

10. Proposed use of property: Single Family with accessory family dwelling unit above new two car garage.

11. Give extent of proposed alterations: Re-hab existing house within existing footprint - adding garage & breezeway.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 24' x 24' Garage and 10' x 22' Breezeway including two Farmers Porches. 25' Height.

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>19.4'</u>
Left side lot line:	Required Setback: <u>15'</u>	Proposed Setback: <u>21.2</u>
Right side lot line:	Required Setback: <u>30' (Corner Lot)</u>	Proposed Setback: <u>10.5 (Existing)</u>
Rear lot line:	Required Setback: <u>30'</u>	Proposed Setback: <u>56.4'</u>
Building height:	Required: <u>35'</u>	Proposed: <u>25'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: 2,495 25% Proposed: 1,728 17.3%

13. Number of families before/after proposed alterations: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? No
 If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: Yes Sewer: Yes

17. Is the property located in the Bristol Historic District or is it an individually listed property?: 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: [Signature] Date: 1/11/24

Print Name: John M. Lannan

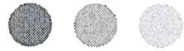
Property Owner's Signature: Fairpoint Realty LLC Date: 1/11/24

Print Name: John M. Lannan MAE member

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

Name: N/A Telephone #: _____

Address: _____



FAIRPOINT REALTY, LLC.

January 11, 2024

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

Owners Written Statement

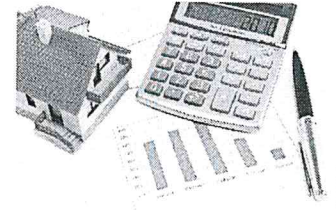
I recently purchased a single-family home at 111 King Philip Ave. I am seeking permission to add a two-car garage and breezeway on the south (left) side of the existing house. The house currently sits on Lot 62, and I also own Lot 61 which is vacant. The existing house was built 15.9' from the front property line. I am asking for relief for the garage setback so I can connect the new and existing buildings.

I have the rear wall of the breezeway pushed back to match the rear wall of the house that would leave a front setback of 19.4'. While not as close as the front setback of the existing house, I am still in need of 10.6' of front yard relief. The current existing setback along with the relief I am seeking are in line with the neighboring properties. I feel the project would lend itself to the neighborhood. Your favorable consideration is appreciated.

John M. Lannan
Fairpoint Realty, LLC.
401-808-0111 cell



Bristol, RI



[Home](#)

[Search](#)

[Print](#)

[Previous](#)

[Next](#)

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

Parcel Identification

Map/Lot	147 62
Account	7427
State Code	01 - Single Fam
Card	1/1
User Account	

Assessment

Land	\$119,500
Building	\$102,500
Card Total	\$222,000
Parcel Total	\$222,000

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$119,500	\$98,800	\$3,700	\$222,000
2021	\$164,800	\$74,700	\$3,700	\$243,200
2020	\$164,800	\$74,700	\$3,700	\$243,200
2019	\$164,800	\$74,700	\$3,700	\$243,200

Location and Owner

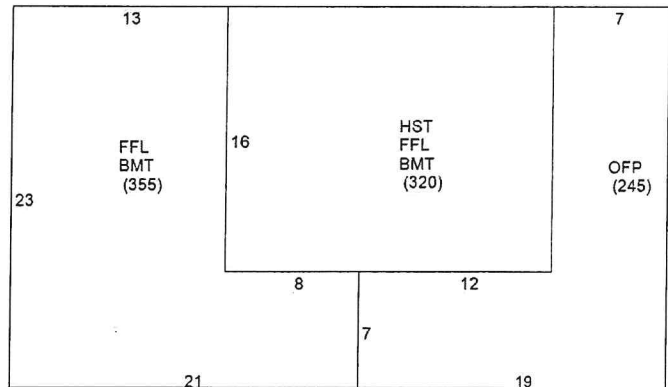
Location	111 KING PHILLIP AVE
Owner	FAIRPOINT REALTY, LLC
Owner2	
Owner3	
Address	34 BROAD COMMON RD
Address2	
Address3	BRISTOL RI 02809

Building Information

Design	Conventional
Year Built	1956
Heat	Radiant Hot Water/Steam
Fireplaces	0
Rooms	5
Bedrooms	3
Bathrooms	1 Full Bath
Above Grade Living Area	835 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
09/12/2023	\$200,000	2223-83	



Building Sub Areas

Sub Area	Net Area
1st FLOOR	675 SF
BASEMENT	675 SF
HALF STORY	160 SF
OPEN PORCH	245 SF

Land Information

Plat/Lot 147 62

Account: 7427

LUC 01

Zone R-10

Assessment

\$222,000

Owner

Owner Account #:
Owner 1 VOYER, BARBARA A
Owner 2 SERGE A.
Owner 3
Address 88 MOCCASIN DRIVE, WARWICK, RI 02889-0000

Previous Owners & Sales Information

Table with columns: Grantor, Date, Sale Price, Leg Ref, NAL, Deed Type

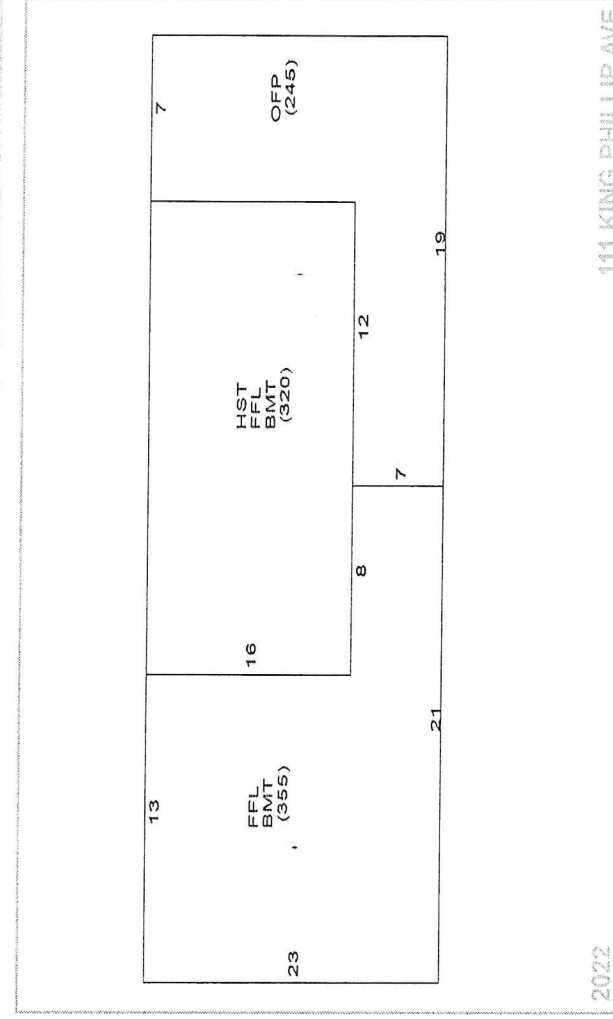
Assessment

Table with columns: Use Code, Bldg Value, SF/YI Value, Land Size, Land Value, AG Credit, Assessed Value, % Owned

Previous Assessments

Table with columns: Year, LUC, Building, SF/YI, Land Size, Land, AGR Credit, Appraised Value, Assessed Value

Source > Mkt Adj Cost VAL per SQ Unit/Card > 126.50 VAL per SQ Unit/Parcel > 126.50



Land Information

Table with columns: Use Description, Units, Unit Type, AC, Land Type, LT Fact, Unit Price, Adjusted, Neigh, N, Partial View, Inf 1, Inf 1 %, Inf 2, Inf 2 %, Inf 3, Inf 3 %, Appr Value, Spec Land, Juris, Fact, Use Value



Plat/Lot 147 62

Account: 7427

LUC 01

Zone R-10

Assessment \$222,000

Building Information

Description	Description
BLDG Type	Convention
Story Height	1 1/2 Story
Finishes	0
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Wood Shndl
Roof Type 1	Gable
Roof Cover 1	Asphalt Shir
INT Wall 1	Drywall
Floors 1	Hardwood
BMT Garages	
Plumbing	Color
Insulation	Electrical
Heat Fuel	Oil
# Heat Sys	Heat Type Radiant Hot Water
% Solar HW	% Heated 100
% COM Wall	% A/C
Ceil HGHT	% Vacuum
Parking Type	Ceiling Type
EXT View	% Sprinkled

Grade

Year Built	Q4	Q4
1956	EFF Year	
Alt LUC	Alt %	0.00

Depreciation

Code	Description	PR	PR - Poor	%
Functional		-	0.0	52.5
Economic		-	0.0	
Special		-	0.0	
OV		-		
Total Depreciation % >				52.5

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

Notes

WELL. WATER VIEW - JM. || 09-03-2021 Multiple undersized lots (under current zoning rules). Sum up the lots to arrive at a size closer to what is required by zoning and input the "Units For Size Adjustment" lot size for proper land pricing, MRM.

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	Garage	1	Y	1			282	3	PR	1956	3,700
2											
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	5	3	U
2			
3			
4			
Totals	1	5	3

Owner ▶ **Owner Account #:**
 Owner 1 **VOYER, BARBARA**
 Owner 2 **SERGE A.** % Owned 0.00
 Owner 3 0.00
 Address **88 MOCCASIN DRIVE, WARWICK, RI 02889-0000**

Previous Owners & Sales Information
 Grantor Date Sale Price Leg Ref NAL Deed Type

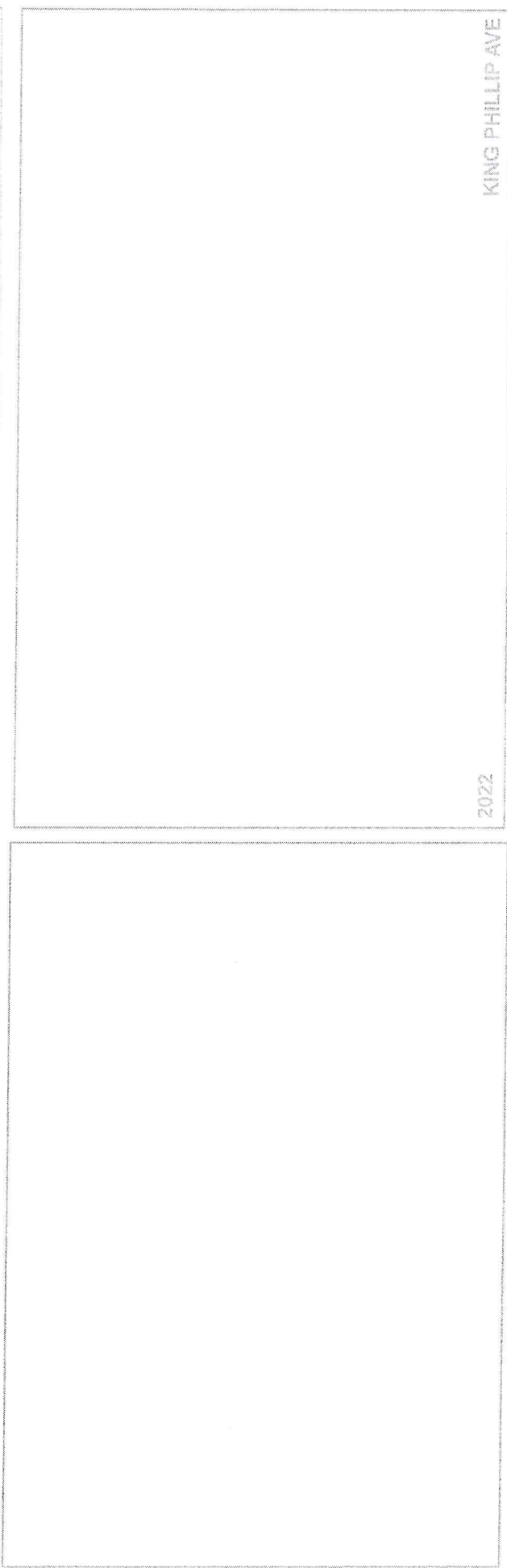
▶ **Assessment**

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
12	0	0	0.10	97,800	0	97,800
TOTAL	0	0	0.10	97,800	0	97,800

Source > Mkt.Adj Cost VAL_per SQ Unit/Card > VAL_per SQ Unit/Parcel >

▶ **Previous Assessments**

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	12	0	0	0	97,800	0	97,800	97,800
2021	13	0	0	0	80,900	0	80,900	80,900
2020	13	0	0	0	80,900	0	80,900	80,900
2019	13	0	0	0	80,900	0	80,900	80,900
2018	13	0	0	0	66,900	0	66,900	66,900
2015	13	0	0	0	66,900	0	66,900	66,900



▶ **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	12	Oth Imprv	0.10331	AC	P	630,000	N	Partial View	50					97,800			1.00	0
2																		
3																		
4																		

2022

KING PHILLIP AVE

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES FROM THE LATEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND VERIFY THE LOCATION OF ALL UNDERGROUND AND "DIP-SAFE" MUST BE UNDERGROUND. CONSTRUCTION OPERATIONS AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE AT THE CONTRACTOR'S RISK AND AT HIS OWNERS' COST TO THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY ALL INVOLVED UTILITY COMPANIES AND OAK TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY CONSTRUCTION OPERATIONS AT LEAST 72 HOURS IN ADVANCE.
2. THE ELEVATIONS SHOWN ON THIS PLAN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83).
3. THIS SITE DOES NOT LIE WITHIN ANY FLOOD HAZARD ZONING DISTRICT FOR THE TOWN OF BRISTOL, RI. MAP NUMBER 4400000000 WITH AN EFFECTIVE DATE OF JULY 1, 2014.

BUILDING LOT COVERAGE:

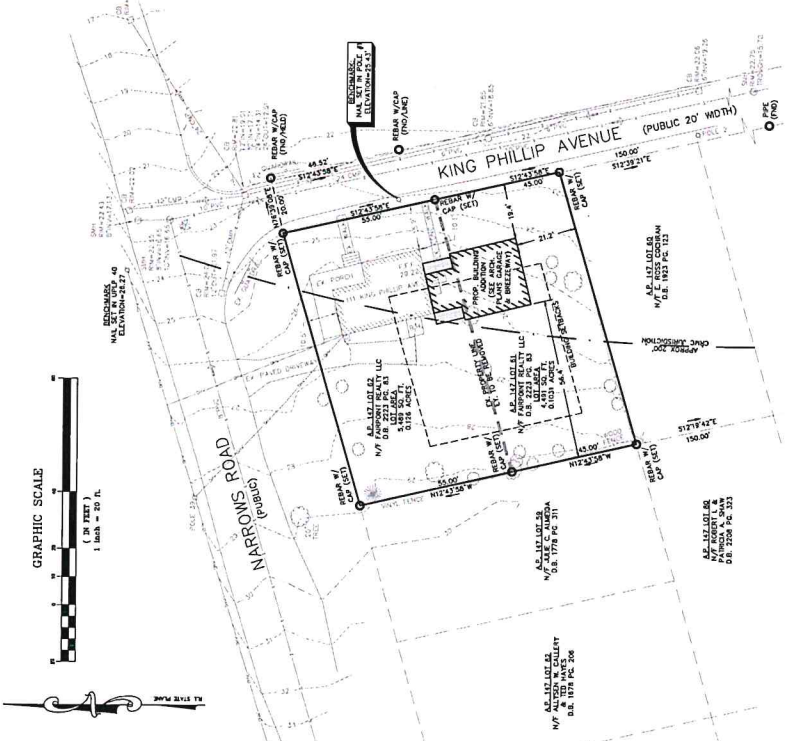
EXISTING LOT AREA:	4692 SF
EX. DWELLING -	2240 SF
EX. PORCH -	3,469 SF
TOTAL EXISTING LOT COVERAGE:	932 SF
PROPOSED LOT COVERAGE (1):	932 SF
PROPOSED PORCH - 40 SF / EA. (2 TOTAL) -	80 SF
TOTAL PROPOSED LOT COVERAGE:	932 SF
EXISTING LOT AREA:	4692 SF
EXISTING LOT COVERAGE (2):	3,240 SF
EXISTING LOT COVERAGE (3):	932 SF
PROPOSED LOT COVERAGE (4):	2,716 SF
PROPOSED PORCH - 40 SF / EA. (2 TOTAL) -	80 SF
TOTAL PROPOSED LOT COVERAGE:	3,128 SF
TOTAL EXISTING LOT COVERAGE (5):	9,980 SF
TOTAL EXISTING LOT COVERAGE (6):	1,728 SF

OWNER:
 FARMER, TY, LLC
 34 BROAD COMMON ROAD
 BRISTOL, RI 02809

PRINCIPLE COMPANY, INC.
 ENGINEERING DIVISION
 37 STATE ST., 2ND FLOOR
 BRISTOL, RI 02809
 TEL: 401.863.5395
 FAX: 401.863.5396
 WWW.PRINCIPALCORPORATION.COM

ZONING PILOT PLAN
 JOHN LYNNAN
 AP 147 LOTS 61 & 62
 111 KING PHILLIP AVENUE
 BRISTOL, RHODE ISLAND

SCALE: 1" = 20'
 SHEET NO. 1 OF 2
 DRAWN BY: JMK
 CHECKED BY: JLP
 DATE: 10/19/2022
 PROJECT NO.: SVY-2021-38



LOCUS
 MOUNT HOPE BAY
 NOT TO SCALE

LEGEND

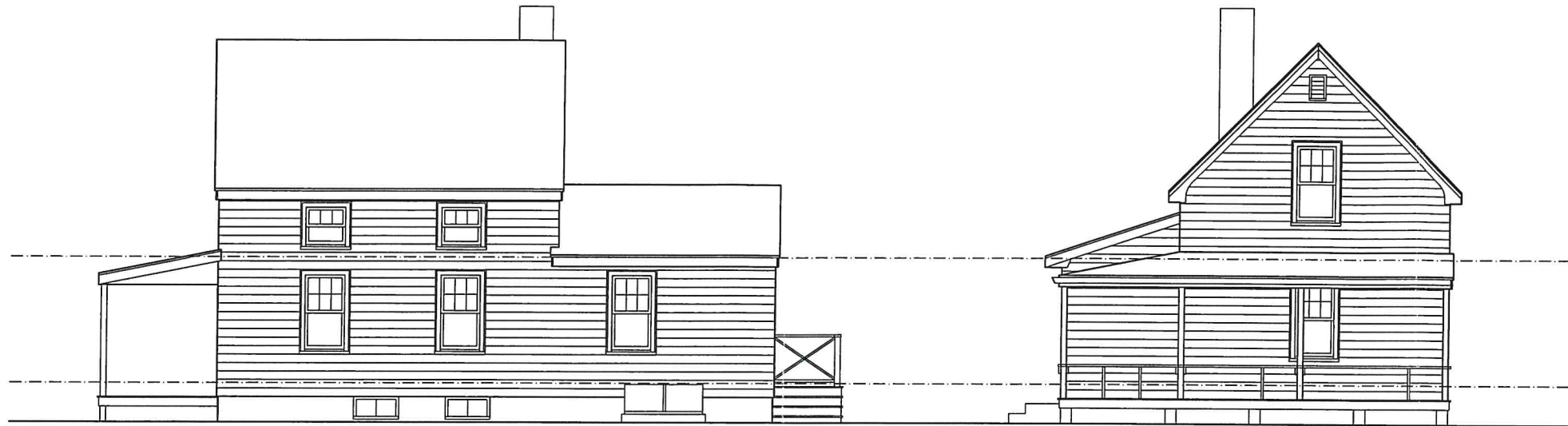
- PROPERTY LINE
- ADJUTER LINE
- EXISTING ATTACHMENT
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING STONE WALL
- EXISTING FREELINE
- EXISTING BUILDING
- EXISTING DRAIN MANHOLE
- EXISTING SEWER LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER LINE

ZONING CRITERIA

MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM BUILDING FOOTPRINT
10,000 SQ. FT.	30 FT.	10 FT.	5 FT.	5 FT.	1,000 SQ. FT.
15,000 SQ. FT.	35 FT.	10 FT.	5 FT.	5 FT.	1,500 SQ. FT.
20,000 SQ. FT.	40 FT.	10 FT.	5 FT.	5 FT.	2,000 SQ. FT.
25,000 SQ. FT.	45 FT.	10 FT.	5 FT.	5 FT.	2,500 SQ. FT.
30,000 SQ. FT.	50 FT.	10 FT.	5 FT.	5 FT.	3,000 SQ. FT.

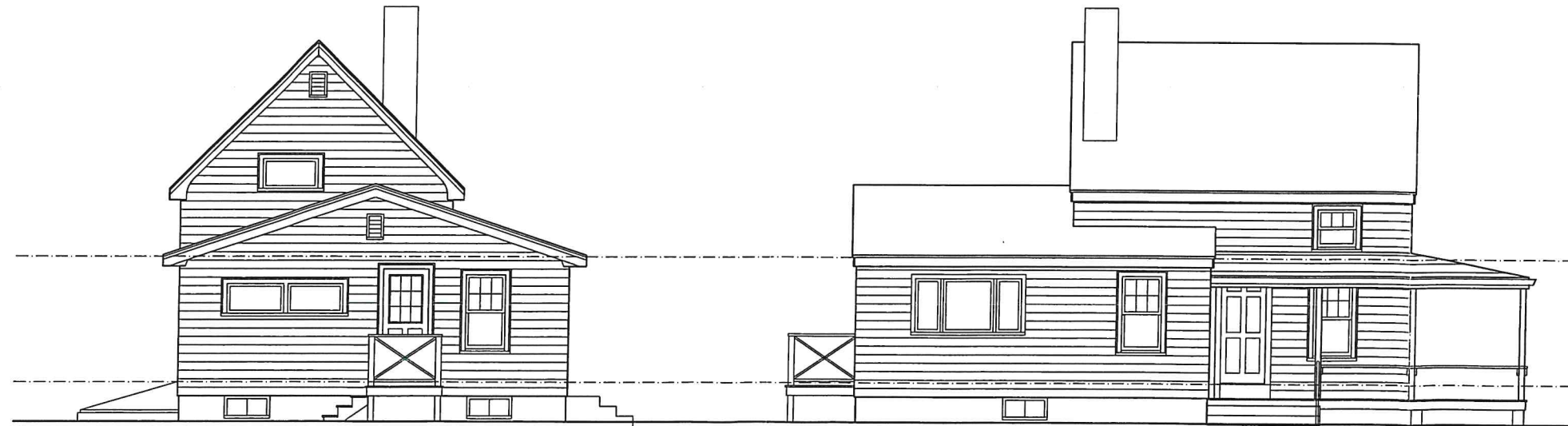
REFERENCE:

1. CLASS I STANDARD / CLASS 3 TPO LIMITED CONTENT SURVEY CONDUCTED BY: PRINCIPLE COMPANY, INC. - SURVEYING DIVISION (STEPHEN T. LONGO) 111 KING PHILLIP AVENUE BRISTOL, RI 02809 401.863.5395



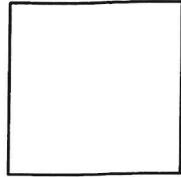
REAR ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

EXISTING
RESIDENCE

□ □ □

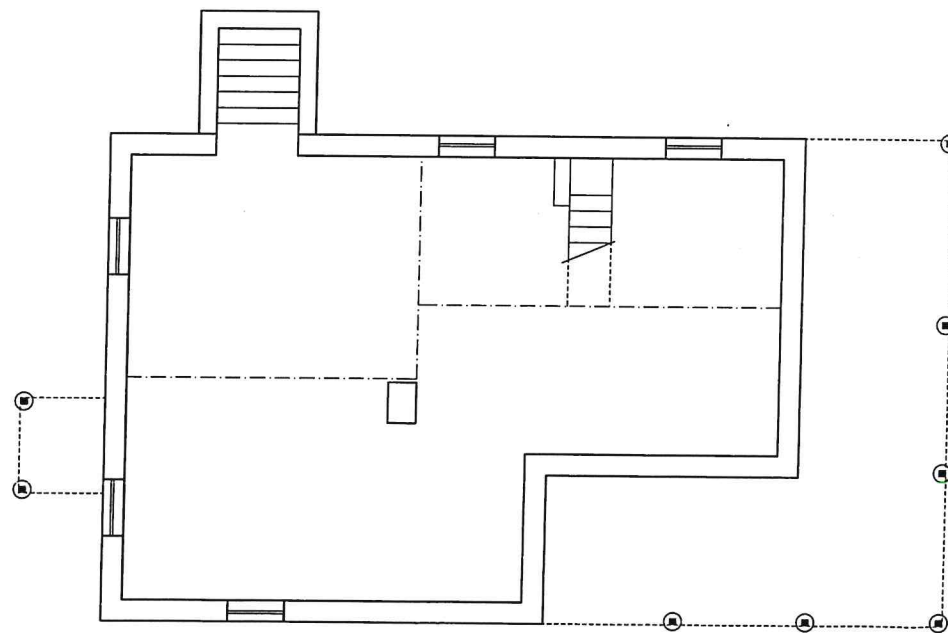
111 KING PHILLIP AVE.
BRISTOL, RI
02809

DATE: 9/21/2023

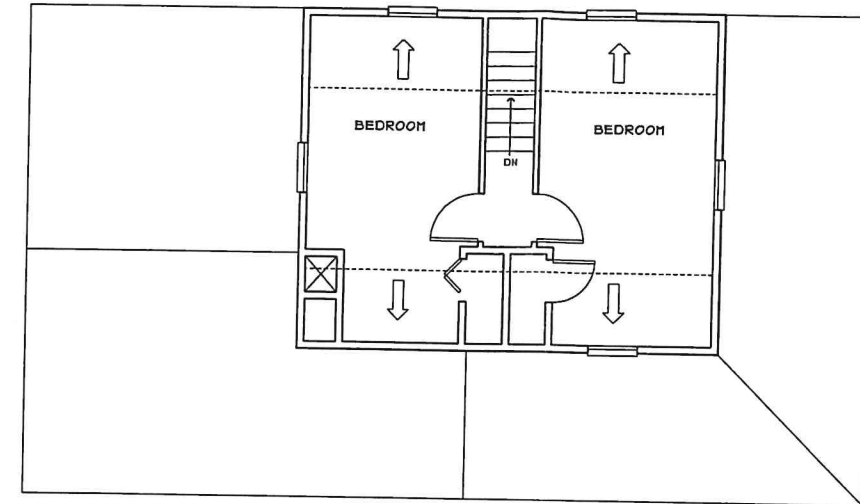
REVISIONS:

EX2

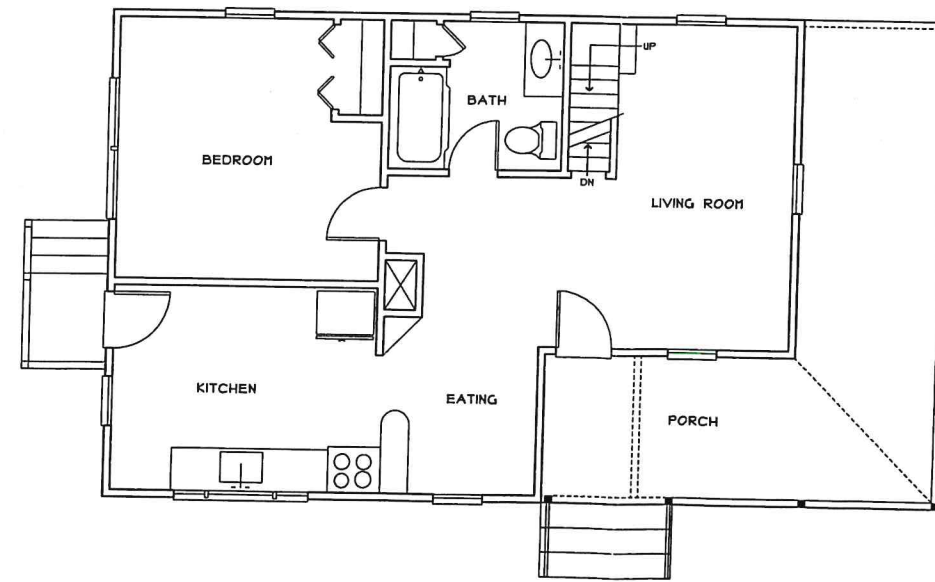
SHEET NO:



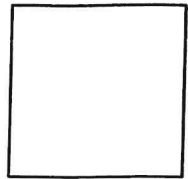
BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

**EXISTING
RESIDENCE**

□ □ □

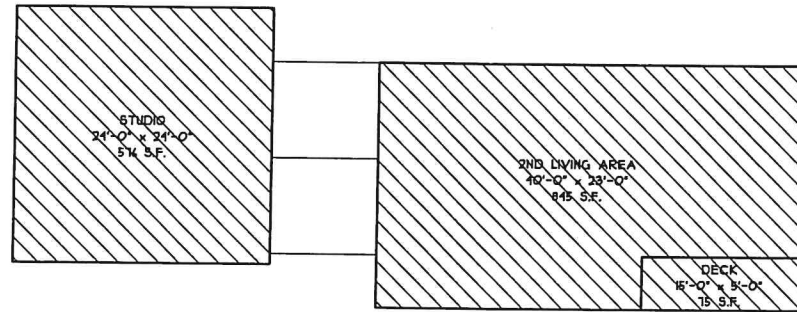
111 KING PHILLIP AVE.
BRISTOL, RI
02809

DATE: 9/21/2023

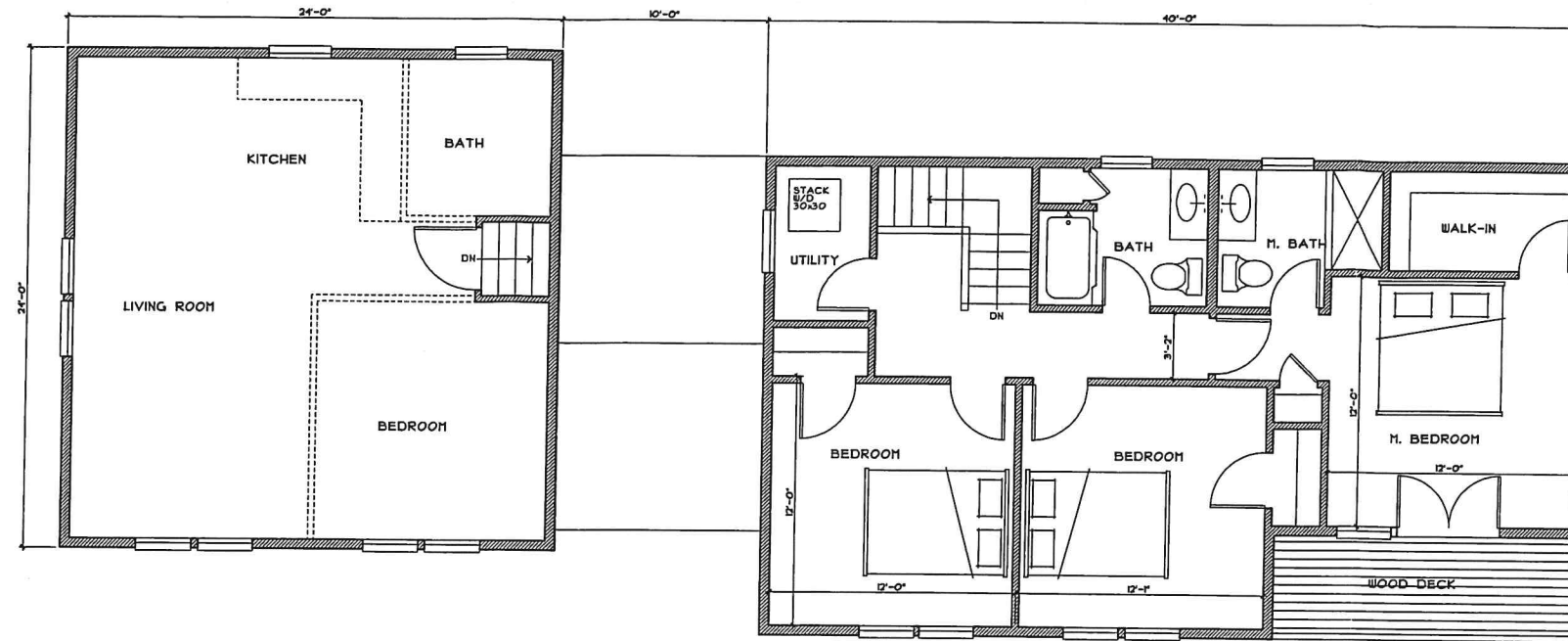
REVISIONS:

EX1

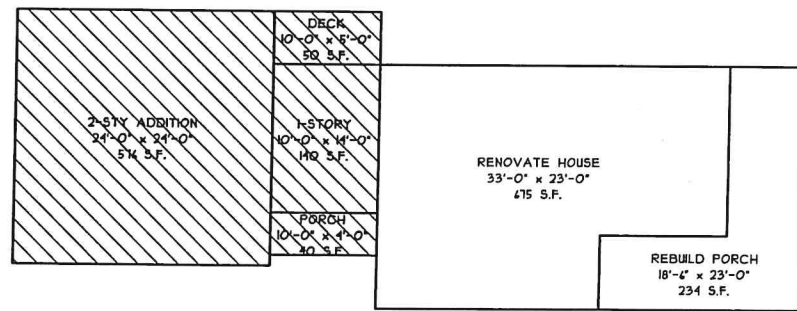
SHEET NO:



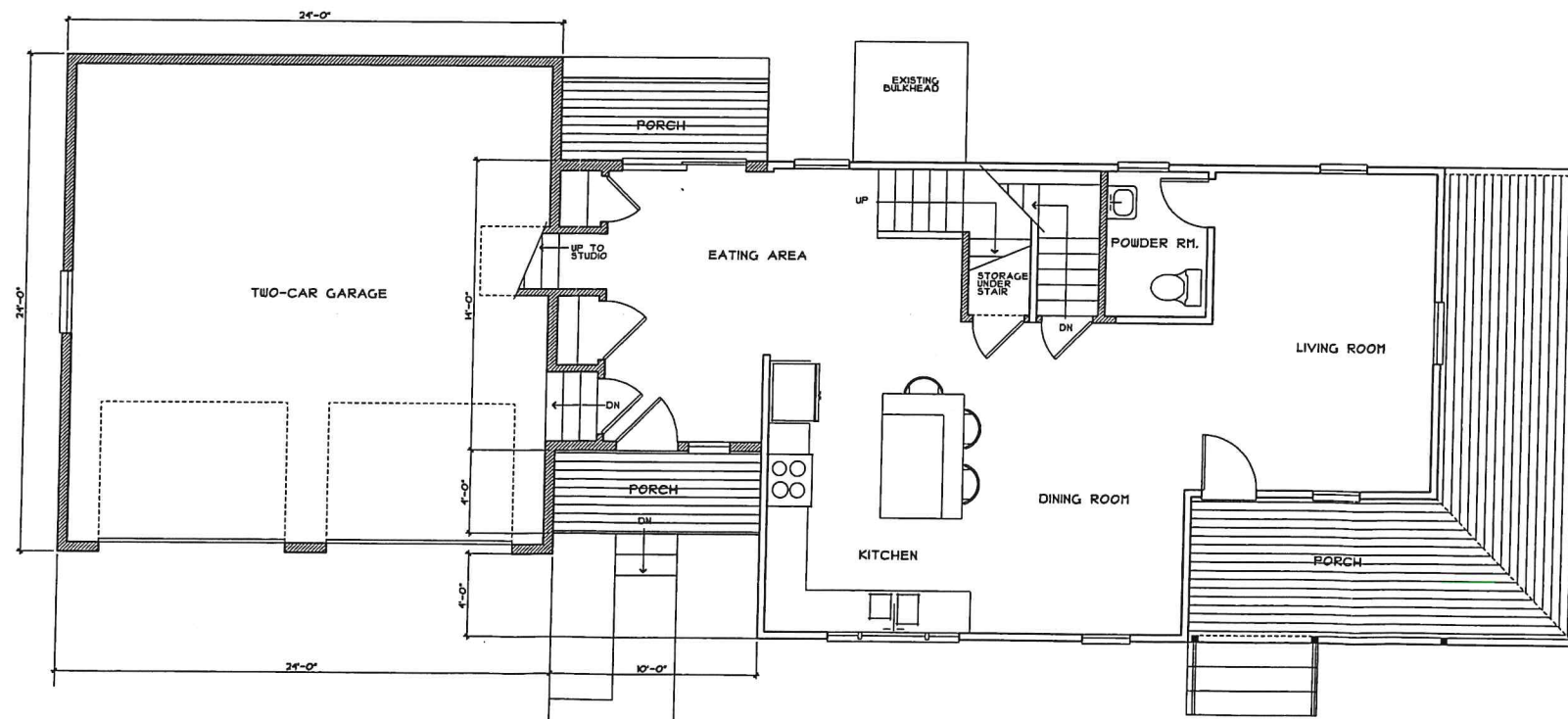
2ND FLOOR SCOPE
DO NOT SCALE



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR SCOPE
DO NOT SCALE



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design



BRISTOL, RI
02809

e-mail
MacCADD@aol.com

PROPOSED
RESIDENCE



111 KING PHILIP AVE.
BRISTOL, RI
02809

DATE: 1/8/2024

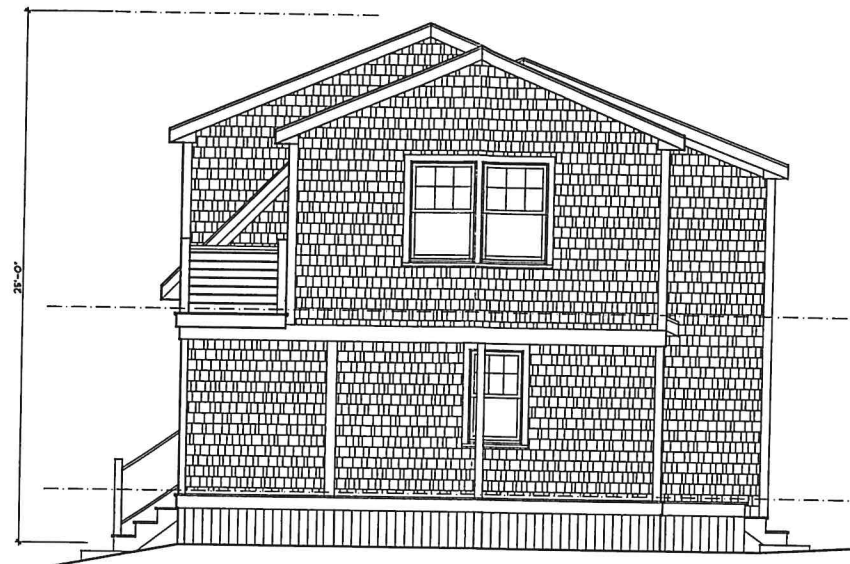
REVISIONS:

A1

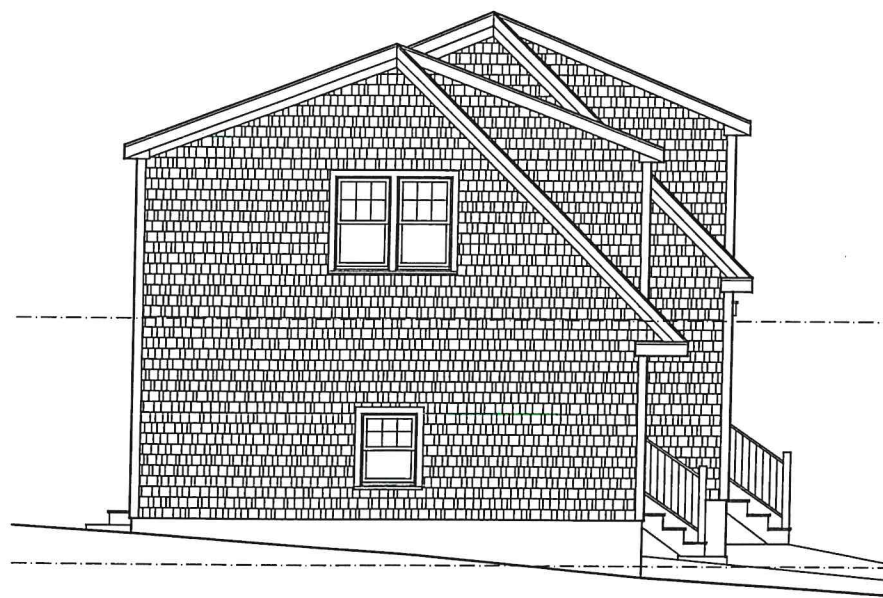
SHEET NO:



REAR ELEVATION
SCALE: 1/4" = 1'-0"



NARROWS ROAD ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



KING PHILLIP ELEVATION
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

PROPOSED
RESIDENCE

□ □ □

111 KING PHILLIP AVE.
BRISTOL, RI
02809

DATE: 1/8/2024

REVISIONS:

A2

SHEET NO:



111 King Philip Avenue - 300' Radius

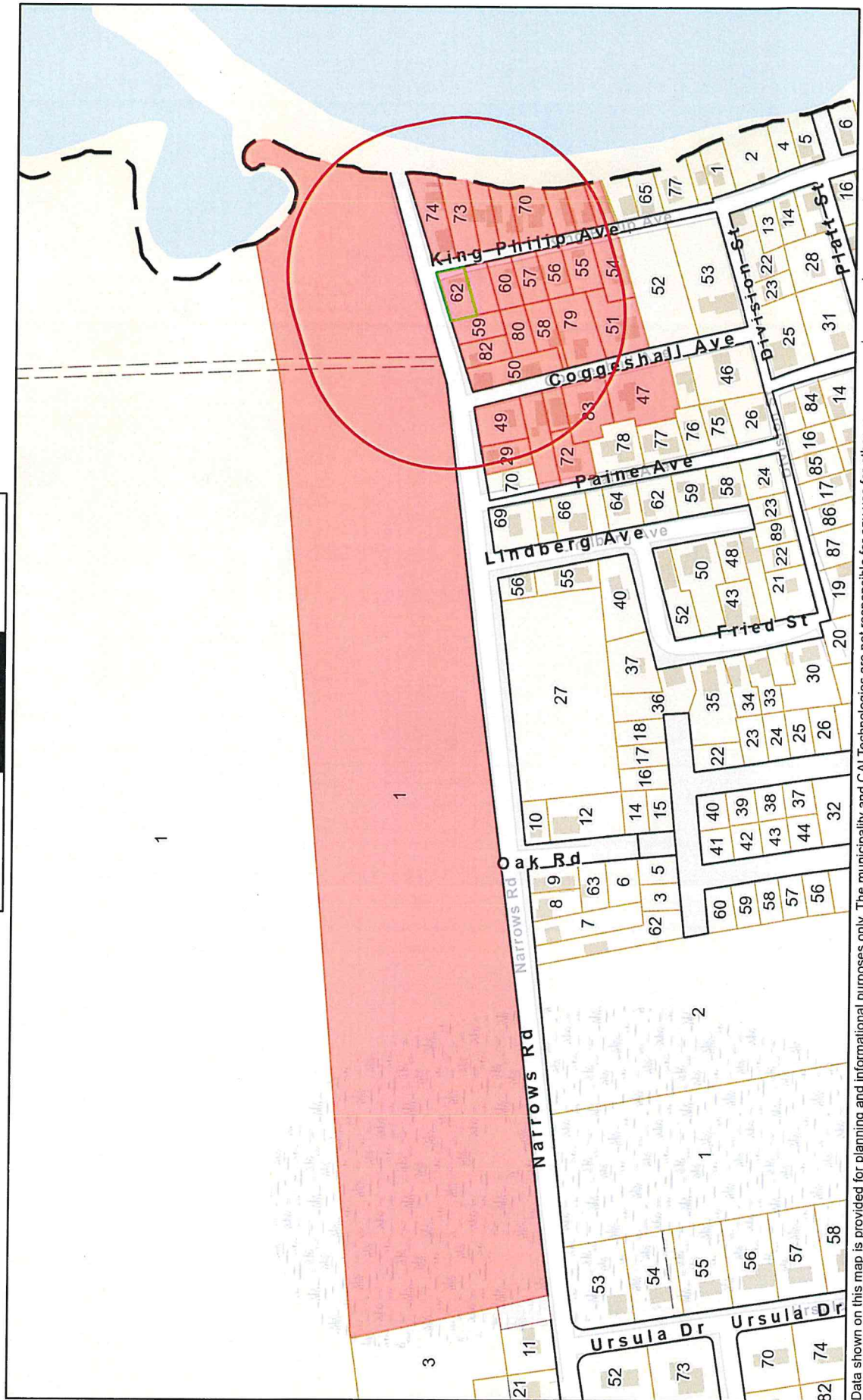
Bristol, RI

February 14, 2024

1 inch = 282 Feet



www.cai-tech.com



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
February 14, 2024

Subject Property:

Parcel Number: 147-62
CAMA Number: 147-62
Property Address: 111 KING PHILLIP AVE

Mailing Address: FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 142-1
CAMA Number: 142-1
Property Address: NARROWS RD

Mailing Address: WAYPOYSET PRESERVE TRUST C/O
STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 147-47
CAMA Number: 147-47
Property Address: 22 COGGESHALL AVE

Mailing Address: ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-48
CAMA Number: 147-48
Property Address: 8 COGGESHALL AVE

Mailing Address: HEISLER, WALTER CHRISTOFF JR
8 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-49
CAMA Number: 147-49
Property Address: 2 COGGESHALL AVE

Mailing Address: MORENCY, LIONEL J LIFE ESTATE
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: FAIR WIND PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809

Parcel Number: 147-51
CAMA Number: 147-51
Property Address: 17 COGGESHALL AVE

Mailing Address: SLYE, ROBERT C & TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-54
CAMA Number: 147-54
Property Address: 97 KING PHILLIP AVE

Mailing Address: GIBALDI JUDITH M & ROCCO JT
20 LANGDON GROVE
CARMEL, NY 10512

Parcel Number: 147-55
CAMA Number: 147-55
Property Address: 101 KING PHILLIP AVE

Mailing Address: GORHAM, COURTNEY LOUISE &
MONTESANO, MICHAEL JOSEP
101 KING PHILIP AVE
BRISTOL, RI 02809

Parcel Number: 147-56
CAMA Number: 147-56
Property Address: 103 KING PHILLIP AVE

Mailing Address: LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

Parcel Number: 147-57
CAMA Number: 147-57
Property Address: 105 KING PHILLIP AVE

Mailing Address: THURSTON, -PILLER RENA S.
105 KING PHILLIP 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.

2/14/2024

Page 1 of 3



300 feet Abutters List Report

Bristol, RI
February 14, 2024

Parcel Number: 147-58
CAMA Number: 147-58
Property Address: 11 COGGESHALL AVE

Mailing Address: BOTELHO, EDWARD
4 MUNRO AVE
BRISTOL, RI 02809

Parcel Number: 147-59
CAMA Number: 147-59
Property Address: 136 NARROWS RD

Mailing Address: ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 147-60
CAMA Number: 147-60
Property Address: 107 KING PHILLIP AVE

Mailing Address: COCHRAN, E. ROSS
107 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-61
CAMA Number: 147-61
Property Address: KING PHILLIP AVE

Mailing Address: FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

Parcel Number: 147-62
CAMA Number: 147-62
Property Address: 111 KING PHILLIP AVE

Mailing Address: FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

Parcel Number: 147-67
CAMA Number: 147-67
Property Address: 98 KING PHILLIP AVE

Mailing Address: BEEBE, KEVIN J. MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-68
CAMA Number: 147-68
Property Address: 100 KING PHILLIP AVE

Mailing Address: CASHMAN, MURIEL A. LE ETAL YOUNG,
DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-69
CAMA Number: 147-69
Property Address: 102 KING PHILLIP AVE

Mailing Address: DAVIDOFF, SCOTT & BRANDY NICOLE
TE
6409 MEADOWVIEW CT
PLANO, TX 75024

Parcel Number: 147-70
CAMA Number: 147-70
Property Address: 104 KING PHILLIP AVE

Mailing Address: IRONS, STEPHEN L & KAREN M TE
104 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-71
CAMA Number: 147-71
Property Address: 106 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

Parcel Number: 147-72
CAMA Number: 147-72
Property Address: 108 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

Parcel Number: 147-73
CAMA Number: 147-73
Property Address: 110 KING PHILLIP AVE

Mailing Address: LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590



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.

2/14/2024

Page 2 of 3



300 feet Abutters List Report

Bristol, RI
February 14, 2024

Parcel Number: 147-74
CAMA Number: 147-74
Property Address: 148 NARROWS RD

Mailing Address: PACHECO, WALTER & KIMBERLY TE
148 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 147-75
CAMA Number: 147-75
Property Address: 10 COGGESHALL AVE

Mailing Address: GAUDETTE, THOMAS
10 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-79
CAMA Number: 147-79
Property Address: 15 COGGESHALL AVE

Mailing Address: MERKLE, JEFFREY C & EILEEN TE
15 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-80
CAMA Number: 147-80
Property Address: 132 NARROWS RD

Mailing Address: SHAW, ROBERT I & PATRICIA A. TE
67 TREASURE BOAT WAY
WEST WAREHAM, MA 02576

Parcel Number: 147-82
CAMA Number: 147-82
Property Address: 134 NARROWS RD

Mailing Address: CALLERY, ALLYSEN W. HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 147-83
CAMA Number: 147-83
Property Address: 14 COGGESHALL AVE

Mailing Address: CATALANO, FRANK P SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 148-29
CAMA Number: 148-29
Property Address: 126 NARROWS RD

Mailing Address: URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

Parcel Number: 148-72
CAMA Number: 148-72
Property Address: 9 PAINE AVE

Mailing Address: SECURO, FRANCES E. LE DESILETS,
ERIC M.
9 PAINE 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.

2/14/2024

Page 3 of 3

ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

FAIRPOINT REALTY, LLC
34 BROAD COMMON RD
BRISTOL, RI 02809

PACHECO, WALTER & KIMBERL
148 NARROWS RD
BRISTOL, RI 02809

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

GAUDETTE, THOMAS
10 COGGESHALL AVE
BRISTOL, RI 02809

SECURO, FRANCES E. LE
DESILETS, ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

BEEBE, KEVIN J.
MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

GIBALDI JUDITH M &
ROCCO JT
20 LANGDON GROVE
CARMEL, NY 10512

SHAW, ROBERT I & PATRICIA
67 TREASURE BOAT WAY
WEST WAREHAM, MA 02576

BOTELHO, EDWARD
4 MUNRO AVE
BRISTOL, RI 02809

GORHAM, COURTNEY LOUISE &
101 KING PHILIP AVE
BRISTOL, RI 02809

SLYE, ROBERT C &
TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

CALLERY, ALLYSEN W.
HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

HEISLER, WALTER CHRISTOFF
8 COGGESHALL AVE
BRISTOL, RI 02809

THURSTON, -PILLER RENA S.
105 KING PHILLIP AVE
BRISTOL, RI 02809

CASHMAN, MURIEL A. LE ETA
YOUNG, DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

IRONS, STEPHEN L & KAREN
104 KING PHILLIP AVE
BRISTOL, RI 02809

URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

CATALANO, FRANK P
SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

WAYPOYSET PRESERVE TRUST
C/O STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

COCHRAN, E. ROSS
107 KING PHILLIP AVE
BRISTOL, RI 02809

LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

DAVIDOFF, SCOTT & BRANDY
6409 MEADOWVIEW CT
PLANO, TX 75024

MERKLE, JEFFREY C & EILEE
15 COGGESHALL AVE
BRISTOL, RI 02809

FAIR WIND PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809

MORENCY, LIONEL J LIFE ES
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809