



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2025-09

PUBLIC HEARING

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

Monday, April 7, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Kristin E. and Jeremy Couto
PROPERTY OWNER: Kristin E. Couto
LOCATION: 6 Rego Avenue
PLAT: 47 LOT: 17
ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 12ft. x 16ft. accessory shed structure with less than the required front yard from the Holly Lane property line; and to install a 6ft. high stockade fence along the Holly Lane property line at a height greater than permitted for a fence in the front 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 web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, April 3, 2025.



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development

FEB 24 AM 8:21

Zoning Board of Review

APPLICATION

File No: 2025-09
Accepted by ZEO: [Signature] 2/24/25

APPLICANT:	Name: Kristin & Jeremy Couto		
	Address: 6 Rego Avenue		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-280-5507	Email: jeremy@behanbros.com	
PROPERTY OWNER:	Name: Kristin Couto		
	Address: 6 Rego Avenue		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-297-7093	Email: kbelmore954@cox.net	

1. Location of subject property: 6 Rego Avenue, Bristol, RI
 Assessor's Plat(s) #: 47 Lot(s) #: 17

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; Table B; R-10; Min Front Yard Setback (30));
~~Special Use Permit Section(s): 28.142 d, 1; 28-146 fence height~~
~~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? 9 years

7. Present use of property: Primary residence

8. Is there a building on the property at present? Yes; single family residence

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 36'x26'; 2101 livable SF, 25' Height

10. Proposed use of property: Primary residence (unchanged)

11. Give extent of proposed alterations: Proposed 6' fence at easterly property line on Holly Lane and proposed shed at south east property line (6' from east property line and 6' from south property line). Attached marked-up survey. Shed/fence profile TBD but dimensionally conform to accessory structures (28-111, T-B)
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 12' x 16'; 192 sf; 15' 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>6'</u>
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: <u>6' (28-124-d-1)</u>	Proposed Setback: <u>6'</u>
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: <u>4' fence height</u>	Proposed: <u>6' fence height</u>	

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; after zoning decision
If yes, has he refused a permit? N/A
If refused, on what grounds? N/A

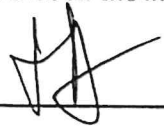
15. Are there any easements on your property? N/A (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: Public/Rego Sewer: Public/Rego

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?: N/A

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature:  Date: 2/23/2025

Print Name: Jeremy Couto

Property Owner's Signature:  Date: 2/23/2025

Print Name: Kristin Couto

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

Name: N/A Phone #: N/A

Address: N/A

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

Zoning Application Item 5 Written Statement (6 Rego Avenue, Bristol, RI, Plat 47, lot 17):

The proposed shed and fence at the eastern side of plat 47, lot 17 are proposed at the current back yard of the property when considering relevance to the orientation of the primary residence. The primary residence front entry/parking is directed to Rego Ave as the front lot line, not Holly Lane where the fence/shed are proposed. The property is unique given that it has two front yard lot lines and relief is being requested at the eastern front lot line to consider it as a back yard lot line both for the proposed location of shed and height of fence.

The proposed shed location at south east corner of the lot is furthest from all neighboring properties (there is no buildable lot south of lot 17).

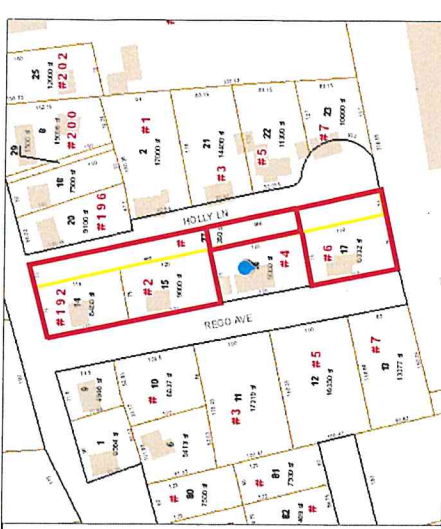
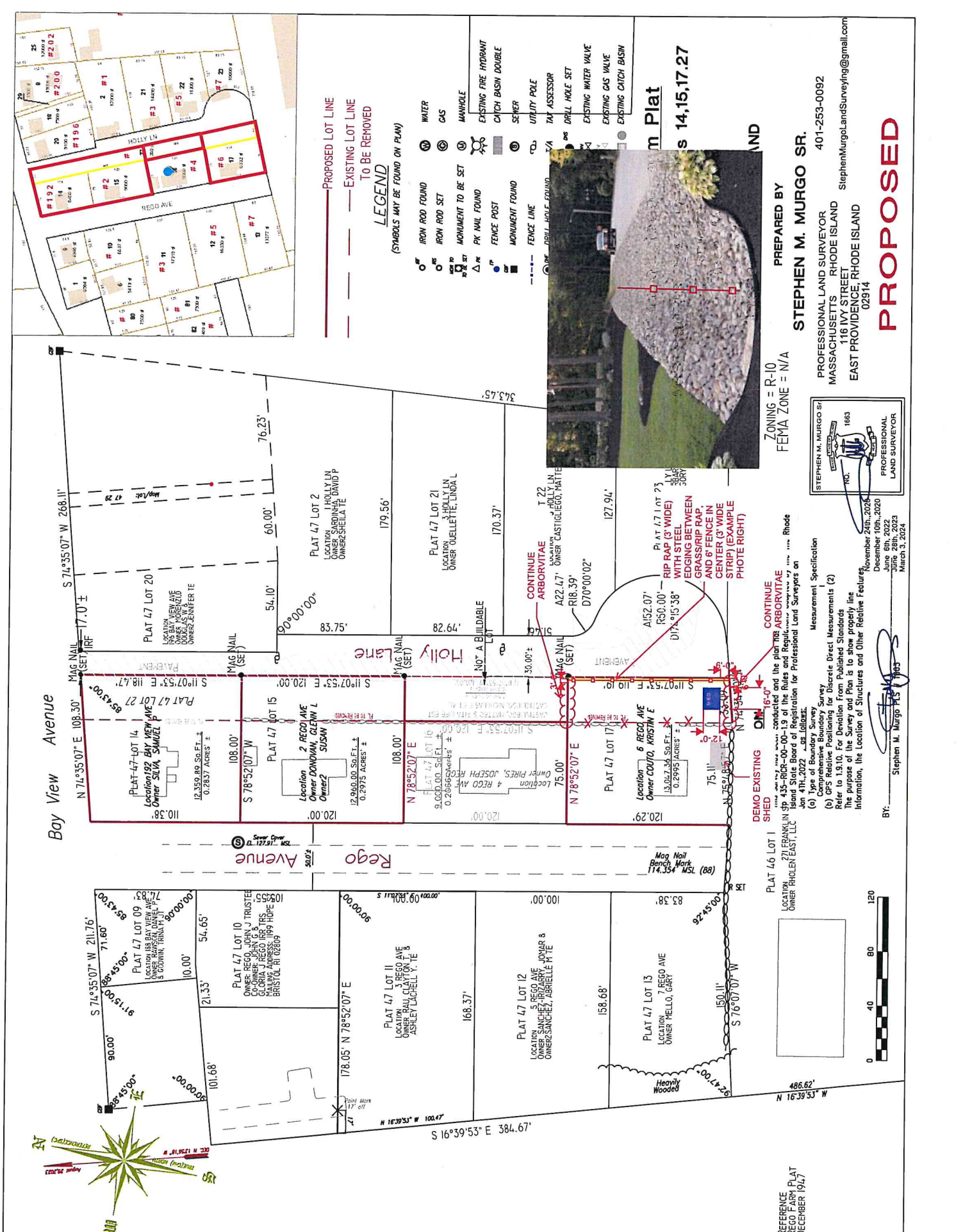
This proposal does not reflect a hardship caused by the applicant, and the applicant realizes no financial gain as proposed. The proposed area is on a dead-end street with no surrounding impacts and does no conflict with Bristol's Comprehensive Plan.

APPROXIMATE
SHED LOCATION



POSSIBLE FENCE -
SOLID WOOD OR
VINYL. EXACT
PROFILE TBD (NOT
CHAIN LINK)

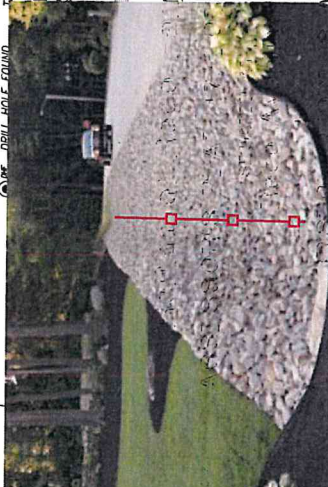




PROPOSED LOT LINE
EXISTING LOT LINE
TO BE REMOVED

LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

- IRON ROD FOUND
- WATER
- GAS
- MANHOLE
- EXISTING FIRE HYDRANT
- CATCH BASIN DOUBLE
- SEWER
- UTILITY POLE
- TAX ASSESSOR
- DRILL HOLE SET
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- MONUMENT TO BE SET
- PK NAIL FOUND
- FENCE POST
- MONUMENT FOUND
- FENCE LINE
- DRILL HOLE FOUND

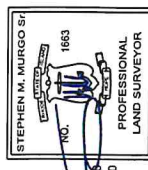


Plat
s 14,15,17,27

ZONING = R-10
FEMA ZONE = N/A

PREPARED BY
STEPHEN M. MURGO SR.

PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS RHODE ISLAND
116 IVY STREET
EAST PROVIDENCE, RHODE ISLAND
02914
401-253-0092
StephenMurgoLandSurveying@gmail.com



PROPOSED

REFERENCE
REGO FARM PLAT
DECEMBER 1947

Measurement Specification
(a) Type of Boundary Survey
(b) GPS Relative Positioning
(c) GPS Relative Positioning for Precise Direct Measurements (2)
Refer to 1.9.10. For Definition From Published Standards
The purpose of the Survey and Plat is to show property line information, the location of structures and other relative features

BY:
Stephen M. Murgo Sr.
Professional Land Surveyor
December 10th, 2020
June 5th, 2022
June 28th, 2023
March 31, 2024

Owner ▶ Owner Account #: 50-0012-39

Owner 1 **COUTO, KRISTIN E** % Owned

Owner 2

Owner 3

Address **6 REGO AVE, BRISTOL, RI 02809**

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BELMORE KRISTIN	07/28/2020	0	2047-16		Q
RAPOSA, DAVID P. ET UX	01/15/2016	280,000	1831-58		W

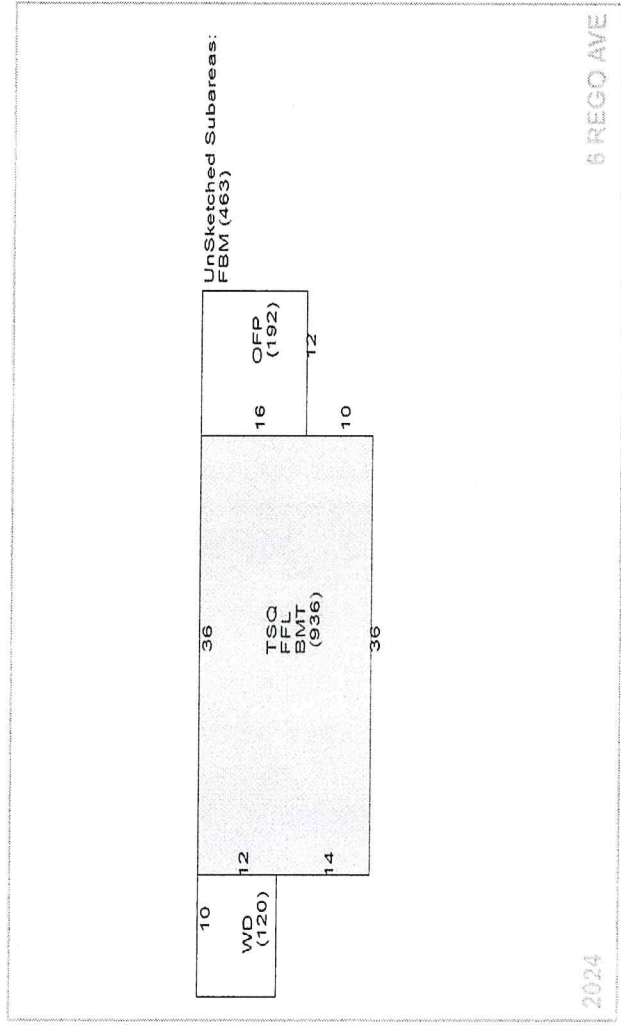
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	222,600	800	0.19	125,700	0	349,100
TOTAL	222,600	800	0.19	125,700	0	349,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 104.24 VAL per SQ Unit/Parcel > 104.24

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	222,600	800	0	125,700	0	349,100	349,100
2023	01	222,600	800	0	125,700	0	349,100	349,100
2022	01	222,600	800	0	125,700	0	349,100	349,100
2021	01	164,100	800	0	114,800	0	279,700	279,700
2020	01	164,100	800	0	114,800	0	279,700	279,700
2019	01	164,100	800	0	114,800	0	279,700	279,700



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 01 Single Fam	0.19128	AC	P	1.00	651,000	657,152	G	Traffic	-10					125,700			1.00	0
2																		
3																		
4																		

2024

6 REGO AVE

Plat/Lot 047-0017-000 **LUC.01** **Zone R-10** **Assessment \$349,100**

Account: 3278

Building Information

Description	Description	Description
BLDG Type	Cape	Story Height 1 3/4 Story Finishes
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	Salt Box	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 BB Hot Water
# Heat Sys		% Heated 100
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceiling HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Other Factors

Grade	Q4	Q4	Flood Hazard	Topography	LEVEL
Year Built	1994	EFF Year	Street	PAVED	
Alt LUC		Alt %	Traffic		
Depreciation					
Code	Description	%	Bas \$/SQ	135.00	
Condition	AG	AG - Avg-Goo	Size Adj	1.09	
			Constr Adj	1.01	
			Adj \$/SQ	149.04	
Functional		0.0	Othr Featrs	25,500	
Economic	04	04 - C/I Infl	Grade Fac	1.00	
Special		0.0	Neigh Infl	1.00	
OV			Land Factor	1.00	
			Adj Total	307,467	
			Depreciation	84,892	
			Depr Total	222,575	
			Total Depreciation %	> 27.6	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	936	936	149.04	139,501
TSQ	3/4 STORY	702	702	149.04	104,626
FBM	FIN BMT	463	463	26.83	12,422
OFF	OPEN PORCH	192	0	12.13	2,329
WD	WOOD DECK	120	0	18.00	2,160
BMT	BASEMENT	936	0	22.36	20,929
Total		3,349	2,101		281,967

Notes

DECK CONVERTED TO OPEN PORCH 12/02 EAS ECO = ABUTTS COMM MINOR INTERIOR ALTERATION - 2010

Remodeling History

Additions	Permit #	Closed Date	BP Type	Est. Cost
Plumbing	E56680	06/15/2023	ELEC	500
Electric	M56227	04/21/2023	MECH	13,350
Heating	B39743	06/23/2010	BLDG	0
General	B34675	08/05/2005	BLDG	0

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	Status	Description/Directions
06/15/2023	E56680		ELEC	500	Closed	Wire ac condenser
04/21/2023	M56227		MECH	13,350	Closed	install a Fujitsu dual zone system to service the house. There will be an 18,00c
06/23/2010	B39743		BLDG	0	Closed	REMOVE WALL BETWEEN KITCHEN AND DINNING ROOM. INSTALL BEAM TC
08/05/2005	B34675		BLDG	0	Closed	REMOVE OLD STAIRS AND REPLACE WITH NEW

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1			116	3	AV	1994	800

Other Info.

AFDU	
TermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



6 Rego Ave - 300' radius

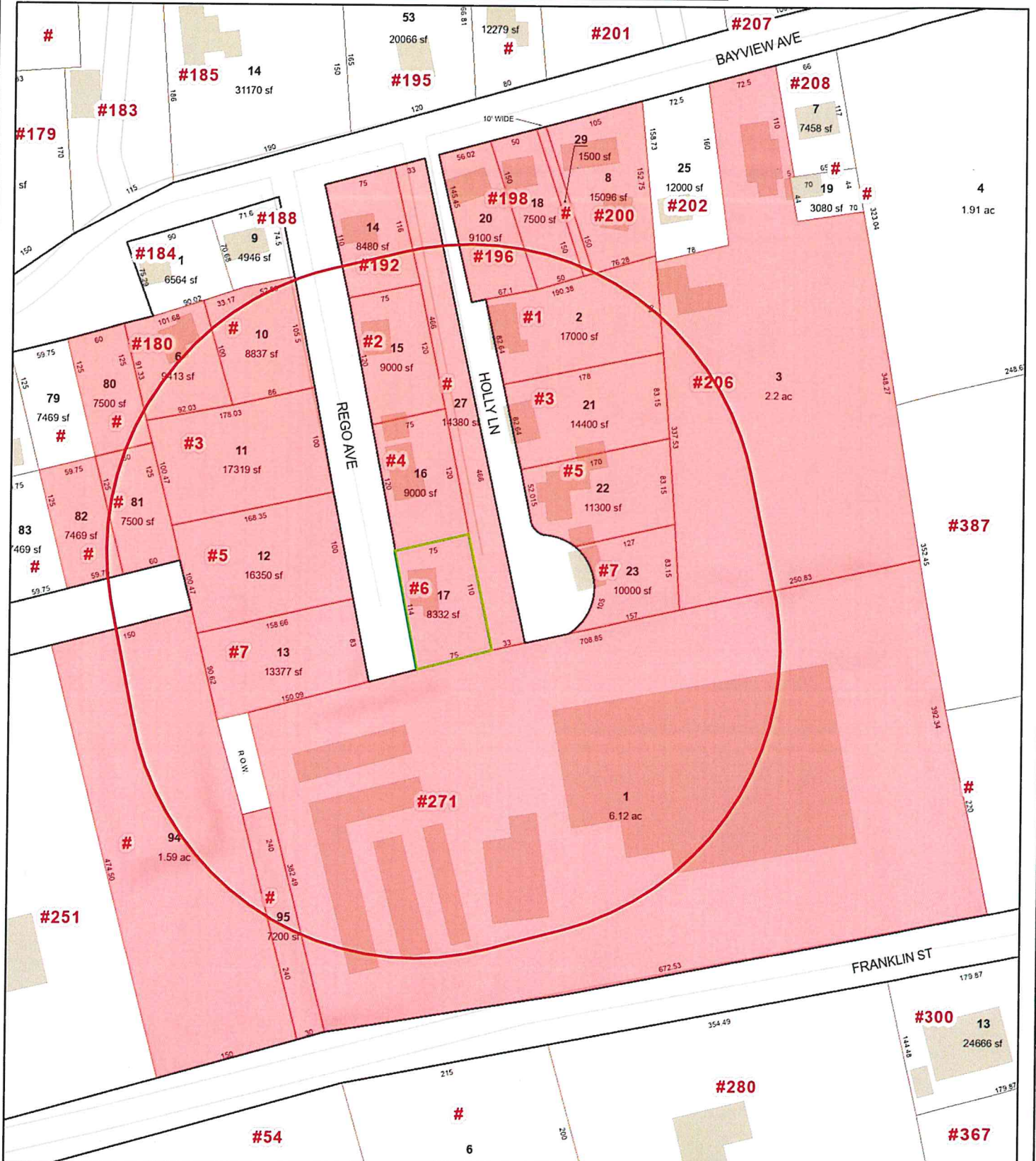
Bristol, RI

1 inch = 141 Feet



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March 11, 2025



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
March 11, 2025

Subject Property:

Parcel Number: 47-17
CAMA Number: 47-17
Property Address: 6 REGO AVE

Mailing Address: COUTO, KRISTIN ELIZABETH
6 REGO AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 37-80
CAMA Number: 37-80
Property Address: BAY VIEW AVE

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 37-81
CAMA Number: 37-81
Property Address: ROMA ST

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 37-82
CAMA Number: 37-82
Property Address: ROMA ST

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 37-94
CAMA Number: 37-94
Property Address: FRANKLIN ST

Mailing Address: NARRAGANSETT ELECTRIC CO. C/O
REALISTATE TAXES
2 NORTH 9TH STREET
ALLENTOWN, PA 18101

Parcel Number: 46-1
CAMA Number: 46-1
Property Address: 271 FRANKLIN ST

Mailing Address: RHOLEN EAST, LLC
99 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 47-10
CAMA Number: 47-10
Property Address: REGO AVE

Mailing Address: REGO, JOHN G. TRUSTEE
443 HOPE ST
BRISTOL, RI 02809

Parcel Number: 47-11
CAMA Number: 47-11
Property Address: 3 REGO AVE

Mailing Address: RAU, CLAYTON T. & ASHLEY LACHELL
Y. TE
3 REGO AVE
BRISTOL, RI 02809

Parcel Number: 47-12
CAMA Number: 47-12
Property Address: 5 REGO AVE

Mailing Address: KAYIRAN, ONUR & DUYGU
AKDEVELIOGLU TE
5 REGO AVE
BRISTOL, RI 02809

Parcel Number: 47-13
CAMA Number: 47-13
Property Address: 7 REGO AVE

Mailing Address: RIOS, PETER & BARBARA TE
52 WOODHAVEN BLVD
NORTH PROVIDENCE, RI 02911

Parcel Number: 47-14
CAMA Number: 47-14
Property Address: 192 BAY VIEW AVE

Mailing Address: SILVA, SAMUEL P.
192 BAY VIEW AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 47-15
CAMA Number: 47-15
Property Address: 2 REGO AVE

Mailing Address: DONOVAN, SUSAN & GLENN TE
2 REGO AVE
BRISTOL, RI 02809

Parcel Number: 47-16
CAMA Number: 47-16
Property Address: 4 REGO AVE

Mailing Address: PIRES, JOSEPH REGO & KIMBERLY M. TE
4 REGO AVENUE
BRISTOL, RI 02809

Parcel Number: 47-17
CAMA Number: 47-17
Property Address: 6 REGO AVE

Mailing Address: COUTO, KRISTIN ELIZABETH
6 REGO AVE
BRISTOL, RI 02809

Parcel Number: 47-18
CAMA Number: 47-18
Property Address: 198 BAY VIEW AVE

Mailing Address: MEDEIROS, STEPHEN M & MAE TE
6 JENNY LANE
BRISTOL, RI 02809

Parcel Number: 47-2
CAMA Number: 47-2
Property Address: 1 HOLLY LN

Mailing Address: SARDINHA, DAVID P SHEILA TE
93B KICKEMUIT AVENUE
BRISTOL, RI 02809

Parcel Number: 47-20
CAMA Number: 47-20
Property Address: 196 BAY VIEW AVE

Mailing Address: MORENZI, DOUGLAS W & JENNIFER TE
196 BAY VIEW AVE
BRISTOL, RI 02809

Parcel Number: 47-21
CAMA Number: 47-21
Property Address: 3 HOLLY LN

Mailing Address: OUELLETTE, LINDA L
3 HOLLY LANE
BRISTOL, RI 02809

Parcel Number: 47-22
CAMA Number: 47-22
Property Address: 5 HOLLY LN

Mailing Address: CASTIGLIEGO, MATTEO & RITA H. LE
CASTIGLIEGO, NICHOLAS F. &
SANCHEZ, JO ANN M.
5 HOLLY LN
BRISTOL, RI 02809

Parcel Number: 47-23
CAMA Number: 47-23
Property Address: 7 HOLLY LN

Mailing Address: CONLON, BARBARA A. & JONES,
GREGORY O. LE REGO, LAURYN C. &
REGO, OWEN C. & BOLTREK, JOSHUA
7 HOLLY LN
BRISTOL, RI 02809

Parcel Number: 47-27
CAMA Number: 47-27
Property Address: BAY VIEW AVE

Mailing Address: CASTIGLIEGO, MATTEO
6 JENNIFER DR
BRISTOL, RI 02809

Parcel Number: 47-29
CAMA Number: 47-29
Property Address: BAY VIEW AVE

Mailing Address: MEDEIROS, STEPHEN M & MAE TE
6 JENNY LN
BRISTOL, RI 02809

Parcel Number: 47-3
CAMA Number: 47-3
Property Address: 206 BAY VIEW AVE

Mailing Address: FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 47-6
CAMA Number: 47-6
Property Address: 180 BAY VIEW AVE

Mailing Address: JGR, LLC
443 HOPE ST
BRISTOL, RI 02809

Parcel Number: 47-8
CAMA Number: 47-8
Property Address: 200 BAY VIEW AVE

Mailing Address: SWEENEY, BRENDA L.
200 BAY VIEW AVE
BRISTOL, RI 02809



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3/11/2025

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6 JENNIFER DR
BRISTOL, RI 02809

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JENNIFER TE
196 BAY VIEW AVE
BRISTOL, RI 02809

SWEENEY, BRENDA L.
200 BAY VIEW AVE
BRISTOL, RI 02809

CASTIGLIEGO, MATTEO & RIT
CASTIGLIEGO, NICHOLAS F.
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BRISTOL, RI 02809

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C/O REALISTATE TAXES
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ALLENTOWN, PA 18101

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REGO, LAURYN C. & REGO, O
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BRISTOL, RI 02809

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3 HOLLY LANE
BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

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