



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-18
676 Hope Street 13 17
March 30, 2026

Applicant	
Name of Applicant	Victoria Silva
Who is Submitting this Application	Other
	If other, Describe: Tenant
Owner's Name (If Different than Applicant)	Silva Seven Inc.

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	676 Hope Street	13	17

Type of Application	
Application Type	Special Use Permit
Proposed	If other, Detail:
New Building Type	If other, Detail:

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
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Section 28-218(8)a. Buildings and structures nonconforming by use. Change of use in residential zones.

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

The applicants propose to establish Novel Pour, a small independent bookstore and café, within the existing building. The use will include retail book sales and a service counter offering beverages such as coffee, as well as beer, wine, and potentially spirits depending on the type of liquor license approved by the Town of Bristol. Depending on the licensing approvals obtained, limited food service may also be offered.

The proposed alterations to the premises are minimal and primarily interior in nature, consisting of improvements necessary to accommodate bookstore retail space and a small beverage service counter. No significant structural changes to the building are anticipated.

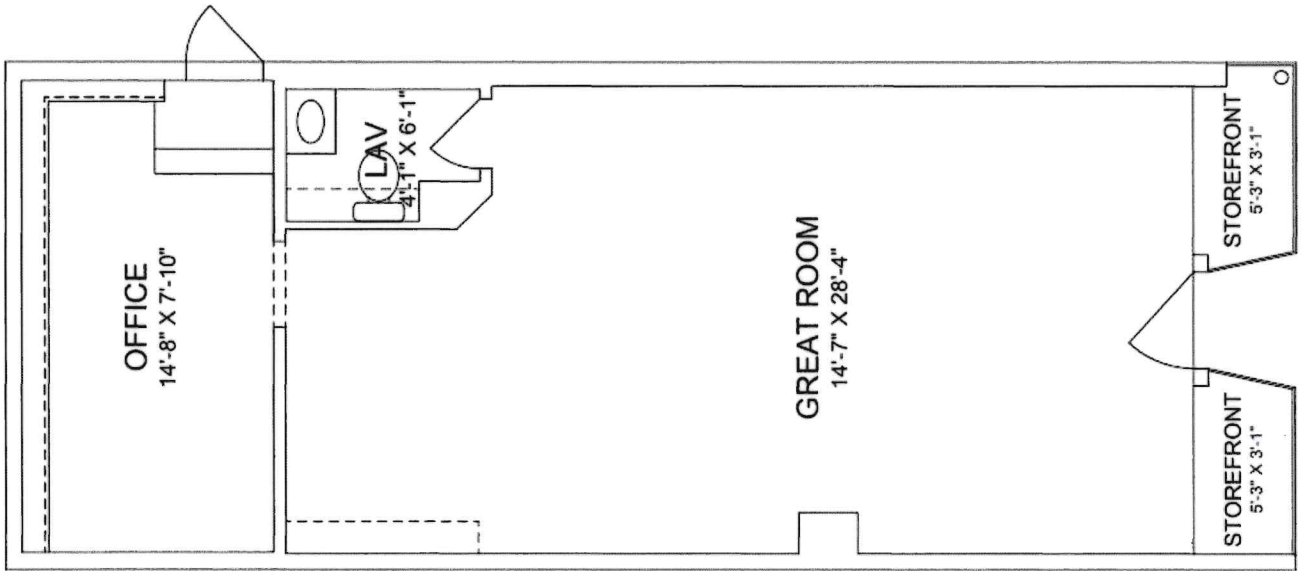
Relief is being requested because the property is located within a residential zoning district (R-6), and the proposed bookstore and café use requires approval in order to operate within this zone.

Existing Lot Specifications

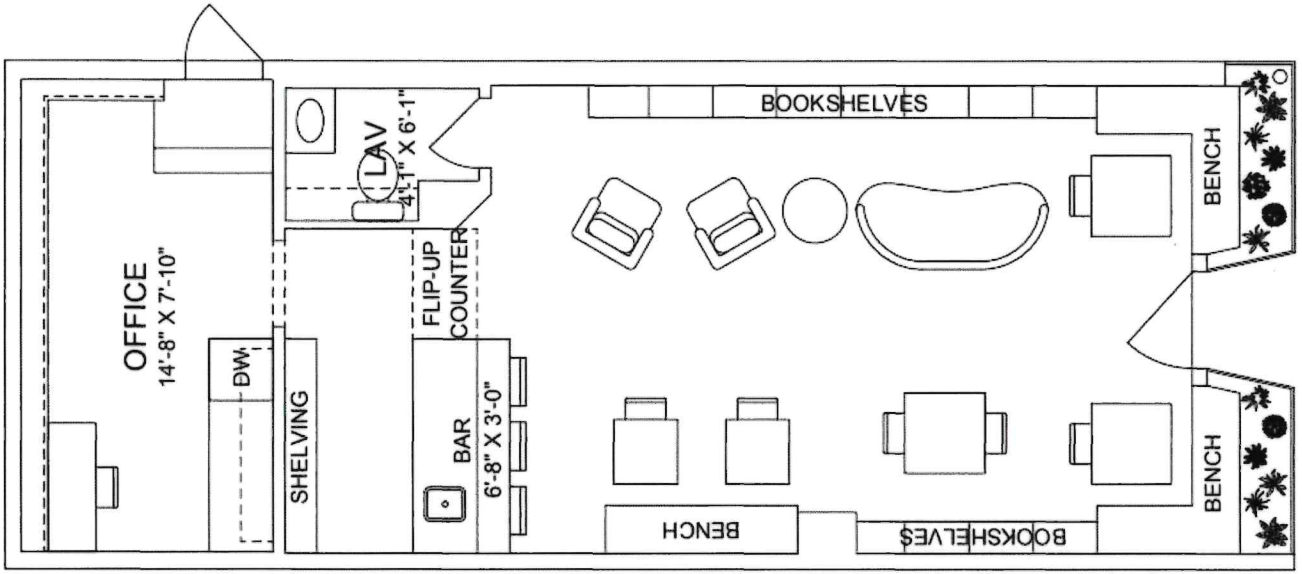
Current Use of Premises	Mixed Use
	If other, explain:
Number of Units	
Lot Area	530
Lot Frontage	14.67
Lot Depth	36.13

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
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0 EXISTING FLOOR PLAN
1/4" = 1'-0"



1 REVISED FLOOR PLAN
1/4" = 1'-0"

SILVA SEVEN, INC.

March 31, 2026

Bristol Zoning Board

RE: Novel Pour

Dear Sir or Madam:

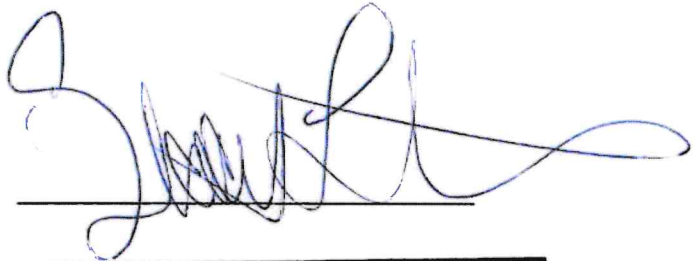
As landlord of the premises located at 674-676 Hope Street, I give Novel Pour my permission to apply for approval from the Bristol Zoning Board for a Special Use Permit.

Very truly yours,
Silva Seven, Inc.,



Paul Silva, President

Subscribed and sworn to before me this 31st day of March, 2025.



STACY L. FOUST
Notary Public, State of Rhode Island
My Commission Expires APR. 28, 2026
Commission # 56847

674 Hope Street, Bristol, RI 02809

Plat/Lot 013-0017-000

Account: 753

LUC 04

Zone R-6

Assessment

\$602,700

Owner Account #: 19-1077-40

Owner	% Owned
Owner 1 SILVA SEVEN, INC	0.00
Owner 2	0.00
Owner 3	0.00

Address 674 HOPE ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FRANKLIN REALTY INC.	05/16/2003	0	1000-202		
FRANKLIN REALTY, INC.	09/08/1977	0	216-154		W
GUEVREMONT, WILLIAM R.	09/08/1977	0	216-151		
GUEVREMONT, WILLIAM R.	01/01/1968	0	169-1100		
NUSSENFELD, LEO	01/01/1968	0	169-1098		

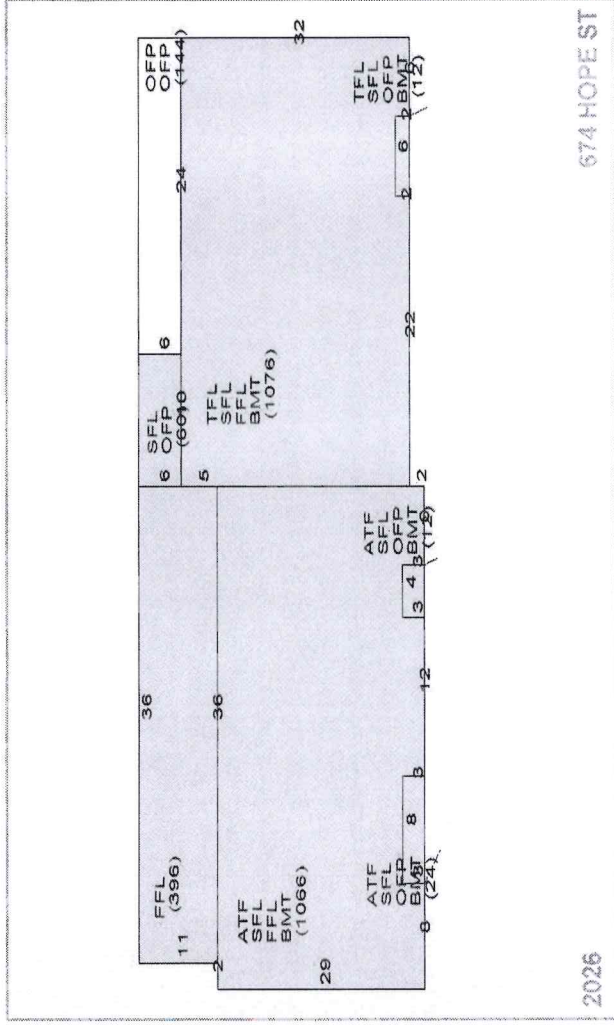
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
04	411,200	0	0.07	191,500	0	602,700
TOTAL	411,200	0	0.07	191,500	0	602,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 67.70 VAL per SQ Unit/Parcel > 67.70

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	04	411,200	0	0	191,500	0	602,700	602,700
2024	04	301,600	0	0	147,100	0	448,700	448,700
2023	04	301,600	0	0	147,100	0	448,700	448,700
2022	04	301,600	0	0	147,100	0	448,700	448,700
2021	04	306,000	0	0	151,600	0	457,600	457,600
2020	04	308,400	0	0	151,600	0	460,000	460,000



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 04 Combo	0.07406	AC	P	1.00	2,400,000	2,585,741	C11
2							
3							
4							

Appr Value	Spec Land	Juris	Fact	Use Value
191,500			1.00	0

Plat/Lot 013-0017-000

Account: 753

LUC 04

Zone R-6

Assessment

\$602,700

Building Information

Table with columns: Description, Mixed Use, Story Height, COM Units, BMT Floor, Frame 2, Frame 1, Concrete Blk, Gable, Asphalt Shirs, Plaster, Floors 1, Floors 2, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View, Quality, Typical, Typical, Typical.

Grade

Table with columns: Grade, Q4, Year Built, Alt LUC, Q4, EFF Year, Alt %.

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Othr Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, 1st FLOOR, 2nd FLOOR, 3rd FLOOR, FIN ATTIC, OPEN PORCH, BASEMENT, Total.

Notes

REMODELED 1S + ATTIC LEFT SIDE LEFT SIDE BASEMENT 6 FOOT PHOTO? PAUL SILVA ATTORNEY AT LAW/DRITY BLOND SALON STUDIO D LOUIS

Visit History

Table with columns: Date, Result, By, 1/14/2025, BP, 1/10/2025, REVIEW, 10/20/2021, REVIEW, 9/28/2018, MEASURED, 8/29/2018, REVIEW, 11/13/2007, LISTED, 10/31/2007, MEASURED, MP.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Security Sys, Length, Width, SF Size, Quality, Condition, Year, Assessed Value.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level, 1, 2, 3, 4, Totals, 3, 14, 8.

Other Info.

Table with columns: AFDU, PriorD1c, PriorD2a, PriorD2b, PriorD2c, PriorD3a, PriorD3b, PriorD3c.



674-676 Hope Street - 200' Radius

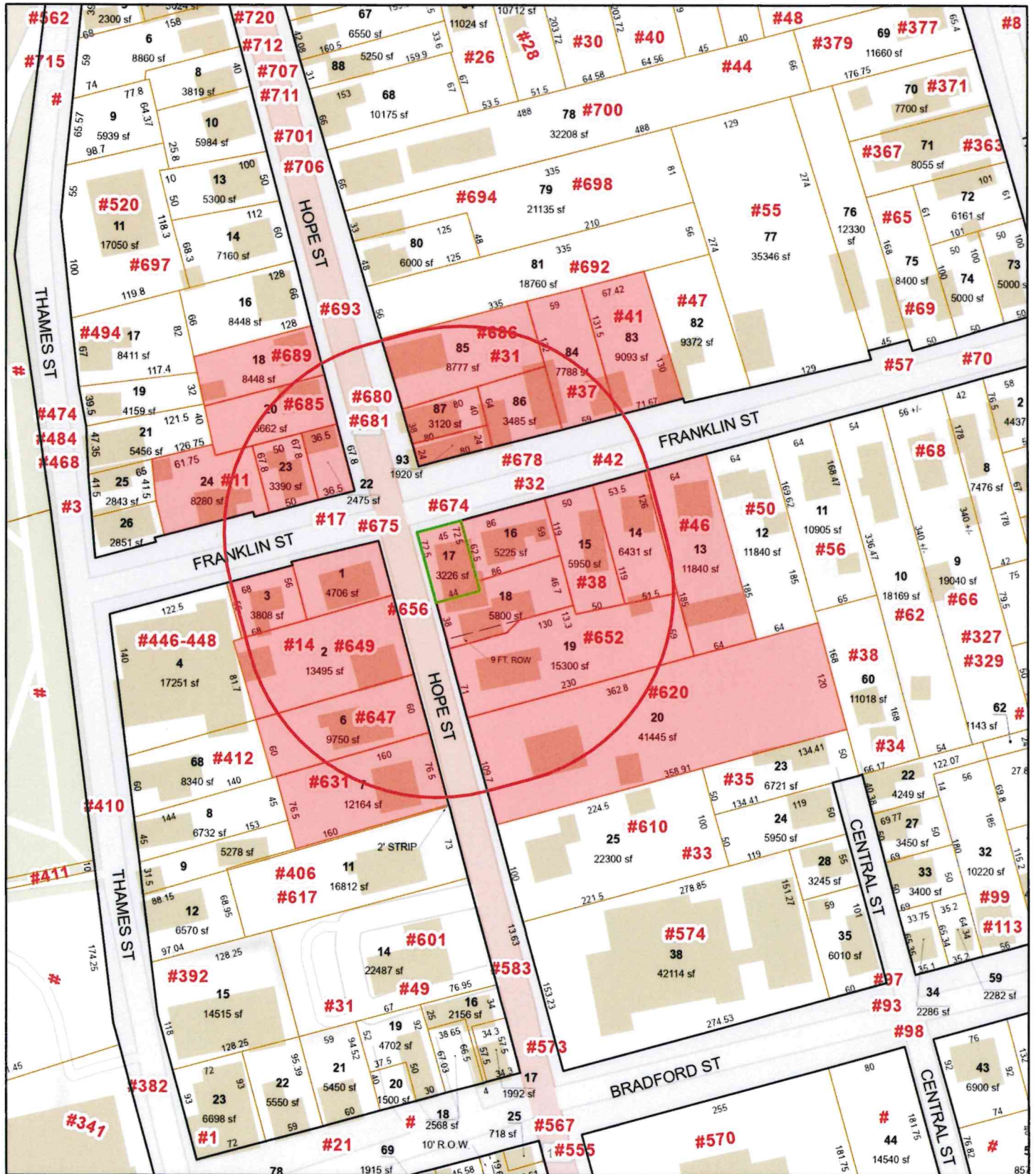


Town of Bristol, RI

1 inch = 141 Feet

www.cai-tech.com

April 15, 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.



200 feet Abutters List Report

Bristol, RI
April 15, 2026

Subject Property:

Parcel Number: 13-17
CAMA Number: 13-17
Property Address: 674 HOPE ST

Mailing Address: SILVA SEVEN,INC
674 HOPE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 12-83
CAMA Number: 12-83
Property Address: 41 FRANKLIN ST

Mailing Address: FARIA, KEVIN & SAMANTHA L TE
41 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 12-84
CAMA Number: 12-84
Property Address: 37 FRANKLIN ST

Mailing Address: BRERETON, ANDREW & CUNNINGHAM,
LINDA L TE
37 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 12-85
CAMA Number: 12-85
Property Address: 686 HOPE ST

Mailing Address: DAPONTE, STEPHEN
1231 Irving St NE
Washington, DC 20017-2428

Parcel Number: 12-86
CAMA Number: 12-86
Property Address: 31 FRANKLIN ST

Mailing Address: TEIXEIRA, JOSE C. & DOLORES A. TE
2 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 12-87
CAMA Number: 12-87
Property Address: 680 HOPE ST

Mailing Address: E BAY MENTAL HEALTH CENTER INC
C/O EAST BAY CENTER, INC.
19 BROADWAY
NEWPORT, RI 02840

Parcel Number: 12-93
CAMA Number: 12-93
Property Address: 678 HOPE ST

Mailing Address: MT HOPE LIQUORS INC
678 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 13-13
CAMA Number: 13-13
Property Address: 46 FRANKLIN ST

Mailing Address: CONTI, ANGELO J LIFE ESTATE
CONTI, DIANE M. & MICHAEL A.TC
46 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 13-14
CAMA Number: 13-14
Property Address: 42 FRANKLIN ST

Mailing Address: OBRIEN, JONATHAN R. SUZANNE R. TE
42 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 13-15
CAMA Number: 13-15
Property Address: 38 FRANKLIN ST

Mailing Address: BARREIRA, MICHELLE
38 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 13-16
CAMA Number: 13-16
Property Address: 32 FRANKLIN ST

Mailing Address: PROTO, CECILIA LIFE EST SANDO A.&
MARY J BIA
11 KAREN ANN DR
BRISTOL, RI 02809



www.cai-tech.com



200 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 13-17 CAMA Number: 13-17 Property Address: 674 HOPE ST	Mailing Address: SILVA SEVEN, INC 674 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-18 CAMA Number: 13-18 Property Address: 656 HOPE ST	Mailing Address: LAVELLE, JASON & LAVELLE, BETH A. CO-TRUSTEES, TC 656 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-19 CAMA Number: 13-19 Property Address: 652 HOPE ST	Mailing Address: REGO, DAVID E. ETAL JT FERNANDA P. REGO IRREV LIV FA 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-20 CAMA Number: 13-20 Property Address: 620 HOPE ST	Mailing Address: MILLARD, MARY C & CHARLES E JR - TRUSTEES MARY C MILLARD & CHARLES E MILLARD JR TRUSTS 620 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-18 CAMA Number: 8-18 Property Address: 689 HOPE ST	Mailing Address: YOUNIS, JOHN D & KATHRYN TE 689 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-20 CAMA Number: 8-20 Property Address: 685 HOPE ST	Mailing Address: ZAMIL, JAMES M & CHERYL A TE 685 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-22 CAMA Number: 8-22 Property Address: 681 HOPE ST	Mailing Address: HOWLETT, JANE F. 865 HOPE ST. BRISTOL, RI 02809
Parcel Number: 8-23 CAMA Number: 8-23 Property Address: 17 FRANKLIN ST	Mailing Address: MONIZ, NELSON J. 2 BORGES ST BRISTOL, RI 02809
Parcel Number: 8-24 CAMA Number: 8-24 Property Address: 11 FRANKLIN ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-1 CAMA Number: 9-1 Property Address: 675 HOPE ST	Mailing Address: BOSI PRIME PROPERTIES LLC 675 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-2 CAMA Number: 9-2 Property Address: 649 HOPE ST	Mailing Address: CROMWELL, CATHARINE M. 649 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-3 CAMA Number: 9-3 Property Address: 14 FRANKLIN ST	Mailing Address: DELMAGE, MARTHA & COLLEEN N JT 14 FRANKLIN ST BRISTOL, RI 02809



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4/15/2026

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200 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 9-6
CAMA Number: 9-6
Property Address: 647 HOPE ST

Mailing Address: BRAZIL, ALFRED
647 HOPE ST
BRISTOL, RI 02809

Parcel Number: 9-7
CAMA Number: 9-7
Property Address: 631 HOPE ST

Mailing Address: HEWITT, NOEL T & KLONER, CHRISTINE
K TE
631 HOPE ST
BRISTOL, RI 02809



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BARREIRA, MICHELLE
38 FRANKLIN ST
BRISTOL, RI 02809

HEWITT, NOEL T &
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631 HOPE ST
BRISTOL, RI 02809

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BRISTOL, RI 02809

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BRISTOL, RI 02809

TEIXEIRA, JOSE C. & DOLOR
2 DOLLY DR
BRISTOL, RI 02809

BRAZIL, ALFRED
647 HOPE ST
BRISTOL, RI 02809

LAVELLE, JASON & LAVELLE,
656 HOPE ST
BRISTOL, RI 02809

YOUNIS, JOHN D & KATHRYN
689 HOPE ST
BRISTOL, RI 02809

BRERETON, ANDREW & CUNNIN
37 FRANKLIN ST
BRISTOL, RI 02809

MILLARD, MARY C & CHARLES
MARY C MILLARD & CHARLES
620 HOPE ST
BRISTOL, RI 02809

ZAMIL, JAMES M & CHERYL A
685 HOPE ST
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