

**RECEIVED NOTICE OF PUBLIC HEARING
FALL RIVER ZONING BOARD OF APPEALS**

2020 JUL 30 P 3:52
The City of Fall River Zoning Board of Appeals hereby gives notice that a public hearing will be held at 6:00 pm on Thursday, August 20, 2020, to consider the following matters:

CITY CLERK
FALL RIVER, MA
ALL PERSONS PRESENTING BEFORE THE BOARD INCLUDING PETITIONERS AND ABUTTERS, SHALL BE LIMITED TO THREE MINUTES.

1. **MARIO D. REYES-RAMOS**
565 BROADWAY, Lot G-21-20
Special Permit request pursuant to Sec. 86-424,425,426 to convert existing two family dwelling into a three family dwelling in the [R-4] District. Lot size 5,030+/-sf
2. **BRANDON ARRUDA**
178-180 MOTT ST., LOT F-18-3
Special Permit request pursuant to Sec. 86-423b to subdivide the existing 7,086.5+/-sf parcel into two lots, leaving an existing residence on each in the [R-4] District.
3. **ROCKSTAR ELITE ENT. INC**
384 THIRD ST., LOT I-10-32
Variance request to convert existing clubhouse/function hall into two apartments providing two off street parking spaces in the [CBD] District. Lot size 3,542+/-sf
4. **JASON MEDEIROS c/o Michael Medeiros Esq.**
447-451 OSBORN ST., LOT F-27-1
Variance request to convert existing abandoned store/garages building and existing 5 car parking area into a two family/1 bedroom duplex with two car garages waiving zoning and parking requirements in the [A-2] District. Lot size 8,125+/-sf
5. **SOUTH BEACON LLC**
(West Side of) SOUTH BEACON ST., LOT H-6, portion of Lot 13
Special Permit request to construct 16 condo units in the [CMD] District. Lot size 51,874+/-sf
6. **ELBK REALTY TRUST c/o Brian Barreira Trustee**
2547-2549 SO. MAIN ST., LOT B-1-4 & 7
Variance request to subdivide Lots B-1-4 and B-1-7 into 3 lots leaving existing three family on one lot, leaving existing 5 family on second lot and creating a third conforming buildable lot, waiving requirements in the [B-L] District.
7. **FRANKLIN FERNANDES**
167-179 RAYMOND ST., LOT J-19-9
Special Permit request pursuant to Sec. 86-423b to subdivide existing parcel into 3 lots, leaving an existing residential structure on each in the [A-2] District. Lot size 7,403+/-sf
8. **BRISTOL COUNTY HOMES INC. c/o Mark Levin Esq.**
22 SPRAGUE ST., LOT H-8-80 & 90
Variance request to subdivide existing lot into two parcels, leaving existing single family on lot size 7,727+/-sf and constructing a new single family on vacant lot size 4,964+/-sf waiving requirements in the [R-4] District.

9. **ASHLEY TEIXEIRA**
1174 N. MAIN ST., LOT S-12-32
Special Permit request pursuant to Sec. 86-428(b) to reestablish previous commercial use of the property and pursuant to Sec. 86-423 requesting to allow a single chair Hair Salon and retail Nutrition Store in the [G] District. Lot size 5,422+/-sf
10. **JEFFREY CARVALHO**
65 HORTON ST., LOT J-16-55 & 56
Special Permit request pursuant to Sec. 86-466 to construct a 30'x40' garage and pursuant to Sec. 86-424 to increase the non-conforming lot coverage to 41% in the [G] District. Lot size 10,890+/-sf.
11. **Citizens Input-** 3 minutes each
12. **New Business-** Board to discuss granting Special Permits for 2 years.
13. **Approval of Minutes-** **Meetings of** January 16, 2020; February 20, 2020; June 22, 2020; June 25, 2020; June 30, 2020
14. **ADJOURNMENT**

In view of the current social distancing state guidelines, this will be conducted as a “virtual hearing”, and the public is advised as follows:

- (1) Copies of the documents to be presented at the hearing may be requested by noon on Wednesday, August 19, 2020, by contacting the Planning Department at 508-324-2561 or by email to planning@fallriverma.org.
- (2) Written comments received by the Planning Department by noon on Wednesday, August 19, 2020, via email to planning@fallriverma.org or by U.S. Post Office or other carrier will be read into the record at the hearing.
- (3) Persons interested in participating in the virtual meeting to listen and provide comments may use the following Zoom information or may request the link for access to the virtual meeting by contacting the Planning Department at 508-324-2561 or via email to planning@fallriverma.org:

Topic: Zoning Board of Appeals 8/20/2020
Time: Aug 20, 2020 06:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/82706026669?pwd=Zk1JalgybDI0aXQ3ZWV6bCtVK1pRUT09>

Meeting ID: 827 0602 6669

Passcode: zba

One tap mobile

+16465588656,,82706026669#,,,,,0#,,729312# US (New York)

+13017158592,,82706026669#,,,,,0#,,729312# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York); +1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago); +1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma); +1 346 248 7799 US (Houston)

Meeting ID: 827 0602 6669

Passcode: 729312

ADA Coordinator: Gary P Howayeck, Esq. 508-324-2650