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

CITY CLERK  
FALL RIVER, MA

The City of Fall River Zoning Board of Appeals hereby gives notice that a public hearing will be held at 6:00pm on Thursday, September 17, 2020, to consider the following matters:

ALL PERSONS PRESENTING BEFORE THE BOARD INCLUDING PETITIONERS AND ABUTTERS, SHALL BE LIMITED TO THREE MINUTES.

1. **AGOSTINHO PONTE**  
**160 COUNTY ST., LOT K-5-25**  
Six-month extension request for Variance Granted with Conditions on September 19, 2019 to subdivide parcel into 3 lots constructing a new single family dwelling on each waiving lot coverage, area and side yard set-backs in the [G] District, as specified on plan submitted.
2. **BARBARA ANGELINI**  
**320 INDIAN TOWN RD., LOT W-24-43**  
Special Permit request for a two-year grant to construct a new single-family dwelling waiving frontage and area requirements for an existing, non-conforming lot in the [R-80] District, having previously been Granted with Conditions on June 20, 2019 and having since expired. Lot size 60,047+/-sf
3. **PATRICIA FARIA**  
**285 DEXTER ST., LOT T-11-4**  
Variance request to construct a garage/addition to existing single family dwelling waiving side-yard set-back and lot coverage requirements in the [S] District. Lot size 14,000+/-sf
4. **LAURIE CABRAL**  
**188 KILBURN ST., LOT G-15-73**  
Special Permit request pursuant to Sec. 86-424 to expand the existing non-conforming use by converting existing two family dwelling into a three family, while providing new off-street parking in the [A-2] District. Lot size 9,765+/-sf
5. **MANUEL & MARIA MEDEIROS**  
**275-281 BLACKSTONE ST., LOT I-14-7**  
Special Permit request pursuant to Sec. 86-423b to subdivide existing parcel into two, leaving an existing dwelling on each in the [A-2] District. Lot sizes 7,600+/-sf 6,310+/-sf
6. **MICHAEL & CYNTHIA COUTO**  
**104 FIFTH ST., LOT N-20-28**  
Special Permit request pursuant to Sec. 86-423b to subdivide the existing 5,820+/-sf parcel into two leaving an existing dwelling on each in the [A-2] District.

7. **SEGUNDO BARRERA & GLORIA A. PACHECO**  
**1417 BEDFORD ST., LOTS L-7-45 & 49**  
Variance request to subdivide existing parcel into two with 100' of frontage and 11,844+/-sf for each lot, leaving an existing dwelling on one and constructing a new single family on the second, in the [S] District.
8. **AAFR INC & 607 S.MAIN ST. LLC**  
**VACANT LOT & 607 S. MAIN ST., LOTS G-5-2 & 70**  
Variance request to modify lot lines for the purpose of alleviating an existing encroachment in the [B-L] District. Parcels were subdivided in May of 1999 by granting of variance but the subsequent subdivision plan did not account for the existing porch and stairs at front of dwelling.
9. **LYKOS PROP. LLC c/o Peter Saulino Esq.**  
**388 RHODE ISLAND AVE., LOT E-8-3**  
Variance request to operate a Blood Plasma Center 'Medical Clinic' in the [B-L] District. Lot size 176,418+/-sf
10. **DANIEL QUINTAL c/o Peter Saulino Esq.**  
**190 MADISON ST., LOT M-3-4**  
Special Permit request pursuant to Sec. 86-424 to convert existing non-conforming two-family dwelling into a three family while providing new off street parking in the [S] District. Lot size 8,438+/-sf
11. **L&M REAL ESTATE GROUP INC. c/o Arthur Frank Jr. Esq.**  
**160 OSBORN ST., LOT G-20-45**  
Special Permit request pursuant to Sec. 86-424 to expand pre-existing non-conforming office use to office and professional counseling services use while reconstructing pre-existing non-conforming building structure and parking area pursuant to Sec. 86-425, in the [R-4] District. Lot size 47,607+/-sf
12. **RICHARD LEVESQUE c/o Mark Levin Esq.**  
**144 FENNER ST., LOT G-15-16**  
Variance request to subdivide parcel into two lots leaving an existing two family dwelling on one lot size 6,500+/-sf and constructing a new single family on the new lot size 7,125+/-sf waiving requirements in the [A-2] District.
13. **JEFFREY DOXSEE c/o Mark Levin Esq.**  
**379 MOUNT HOPE AVE., LOT A-9-28**  
Variance request to divide existing parcel into 3 lots, leaving an existing single family on #379 lot size 6,120+/-sf, and creating lot size 4,050+/-sf on Woodward St. lot size to be conveyed to an abutter and creating lot size 2,025+/-sf on Clarkson St. to be conveyed to an abutter, waiving requirements in the [R-8] District.

**01. BRISTOL COUNTY HOMES INC. c/o Mark Levin Esq.  
22 SPRAGUE ST., LOT H-8-80 & 90**

*Amended Petition-* Variance request to subdivide existing parcel into two lots, leaving existing single family on lot size 7,691+/-sf and constructing a new single family on vacant lot size 5,000+/-sf, providing a 6' easement between the newly created lots, waiving requirements in the [R-4] District.

**02. SOUTH BEACON LLC c/o Matthew Burke Esq.  
(West Side of) SOUTH BEACON ST., LOT H-6, portion of Lot 13**

*Tabled from August 20, 2020 meeting-* Special Permit request to construct 16 condo units in the [CMD] District. Lot size 51,874+/-sf

**14. Citizens Input-** 3 minutes each

**15. Approval of Minutes-** **Meetings of:** June 22, 2020; June 25, 2020; June 30, 2020  
July 16, 2020; August 20, 2020

**16. 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 contacting the Planning Dept. at 508-324-2561 or by email to [planning@fallriverma.org](mailto:planning@fallriverma.org).

(2) Written comments received by the Planning Dept. by noon on Wednesday, Sept. 16, 2020, via email to [planning@fallriverma.org](mailto: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 Dept. at 508-324-2561 or via email to [planning@fallriverma.org](mailto:planning@fallriverma.org):

Topic: Zoning Board of Appeals 9/17/2020

Time: Sep 17, 2020 06:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/86129686227?pwd=dTdzQ2ZlY3EwSm9pWTIwbnR3bW14QT09>

Meeting ID: 861 2968 6227                      Passcode: zoning

Find your local number: <https://us02web.zoom.us/j/86129686227>

Meeting ID: 861 2968 6227                      Passcode: 596572

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