

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

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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, May 20, 2021, to consider the following matters:

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

**01. RODMAN REALTY TRUST**

**644 Rodman St., Lot I-20-7**

*Tabled from April 15, 2021 meeting* Variance and Special Permit request pursuant to Sec. 86-424 to convert existing non-conforming commercial warehouse building into a 16 unit residential building while demolishing a second, non-conforming commercial warehouse building and constructing up to 19 residential townhouse units in the [B-L] District.

**1. TRUE BROTHER, INC**

**889 & 895 Grinnell St., Lots F-4-1, 2**

Special Permit request to construct two townhouse buildings on a combined lot while razing two existing single-family dwellings and sheds, waiving frontage requirements in the [CMD] District. #889 Lot size 7,845+/-sf and #895 Lot size 6,906+/-sf

**2. NEW ENGLAND POWER CO dba NATIONAL GRID c/o Joshua Lee Smith Esq.**

**181 Bell Rock Rd., Lot W-1-6**

*Six-Month Extension request* regarding variance Granted on June 25, 2020 to construct 43'x66' control house waiving 28' of the required 75' minimum front-yard setback in the [WR] & [WWD] Districts.

**3. 605 GLOBE ST LLC**

**605 Globe St. & 26 Kilburn St., Lots G-25-9, 36**

Special Permit request pursuant to Sec. 86-425 to allow addition to existing nonconforming structure to expand the existing auto repair garage in the [A-2] District. #605 Lot size 3,327+/-sf and #26 Lot size 4,178+/-sf

**4. RHR HOLDINGS LLC**

**1321-1327 Globe St., Lot F-23-17**

Special Permit request pursuant to Sec. 86-423b to allow subdivision of existing 8,053+/-sf parcel into two lots leaving an existing three family dwelling on each lot in the [R-4] District.

**5. JOSEPH YARED, Estate of Fernandes Yared**

**703 Brayton Ave. & 128 Baird St., Lots F-7-13, 27**

Variance request to subdivide existing parcels, reconfiguring the existing dividing line, leaving an existing commercial building on Lot 1 (proposed lot size 21,887+/-sf) while constructing a new single family dwelling on Lot 2 (Baird St. proposed lot size 5,040+/-sf) waiving requirements in the [R-4] District.

**6. EASY AUTO REPAIR LLC, NUNO SOUTO**

**681 Brayton Ave., Lot F-7-12**

Special Permit request pursuant to Sec. 86-424 to expand existing use of Auto Repair to include Auto Sales in the [R-4] District. Lot size 5,761+/-sf

**7. BENJAMIN & NATHAN BUILDING, LLC**

**162-180 Pleasant St., Lot N-3-1**

Special Permit request pursuant to Sec. 86-445 to allow reduction of the required parking rate in the [B-L] & [AOD] Districts to a rate of 1 parking space per residential unit, leaving existing office space and required parking in accordance with bylaw. Lot size 18,369+/-sf

**8. DYNAMIC DUO LLC**

**72 Everett St., Lot J-18-23**

Special Permit request pursuant to Sec. 86-428 to reestablish the abandoned Auto Sales use for the existing Auto Repair Shop in the [A-2] District. Lot size 4,900+/-sf

**9. MKM MANAGEMENT LLC**

**18-30 Third St., Lots N-6-21, 36**

Special Permit request pursuant to Sec. 86-445 to allow reduction of the required parking rate in the [B-L] & [AOD] Districts to a rate of 1 parking space per residential unit, leaving existing office space and required parking in accordance with bylaw.

**10. JOSEPH & RITA DeOLIVEIRA**

**469 Mount Hope Ave., Lot A-11-34**

Variance request to allow subdivision of existing 18,266+/-sf parcel into three lots, leaving an existing multifamily on Lot 2 (proposed lot size 6,509+/-sf) while constructing a new single family on each of the new lots, waiving requirements in the [R-8] District.

**11. DETYGA LLC**

**154 & 160 Brightman St., Lot S-16-39**

Variance request to subdivide existing parcel into 3 lots, leaving #160 existing two-family/commercial building on Lot 1 (proposed lot size 2,316+/-sf), leaving #154 existing two-family/commercial building on Lot 2 (proposed lot size 2,218+/-sf), and leaving existing warehouse/commercial building on Lot 3 (proposed lot size 3,380+/-sf) waiving requirements in the [B-L] District.

**12. ANTHONY CORDEIRO**

**60 Hartwell St., Lot N-21-5**

Special Permit request pursuant to Sec. 86-376 waiving yard requirements in the [AOD] District; and Special Permit request pursuant to Sec. 86-445 waiving parking requirements in the [CMD] & [AOD] Districts, proposing to construct a mixed-use building set back 1'

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from the street line, requesting up to 57 residential units with commercial use on a portion of the first floor, providing 57 parking spaces. Lot size 9,700+/-sf

13. **VANKO STUDIO ARCHITECT LLC**  
**403 Division St., Lot G-4-84**  
Variance request to convert the existing structure into 20 residential units providing 11 parking spaces, waiving requirements in the [A-2] District. Lot size 16,401+/-sf
14. **SALIBI REALTY II LLC**  
**425 Snell St., Lot I-24-37**  
Variance request to construct a multifamily structure and parking area waiving lot coverage requirements in the [A-2] District. Lot size 32,756+/-sf
15. **NAOMI SOARES c/o Mark Levin Esq.**  
**1030 Dwelly St., Lot G-15-44**  
*Repetitive Petition* - Special Permit request pursuant to Sec. 86-428 to reestablish nonconforming use of auto repair shop in the [A-2] District. Lot size 7,136+/-sf
16. **Citizens Input-** 3 minutes each
17. **Approval of Minutes-** March 18, 2021 meeting
18. **ADJOURNMENT**

In view of the current State of Emergency, 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 Wed May 19, 2021 by contacting Planning Dept at 508-324-2561 or email [planning@fallriverma.org](mailto:planning@fallriverma.org)  
(2) Written comments received by the Planning Dept by noon on Wed May 19, 2021, 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 Department at 508-324-2561 or via email to [planning@fallriverma.org](mailto:planning@fallriverma.org):

<https://us02web.zoom.us/j/87345075474?pwd=aDRRMWlsSTBCOUY0MWUrenZ1LzFlZz09>

**Meeting ID: 873 4507 5474**      **Passcode: zoning**

One tap mobile: +13017158592,,87345075474#,,,,\*854953# US (Washington DC)

+13126266799,,87345075474#,,,,\*854953# US (Chicago)

Dial by your location: +1 301 715 8592 US (Washington DC), +1 312 626 6799 US (Chicago),

+1 929 436 2866 US (New York), +1 253 215 8782 US (Tacoma), +1 346 248 7799 US

(Houston), +1 669 900 6833 US (San Jose)

Meeting ID: 873 4507 5474      Passcode: 854953

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

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