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

CLERK  
FALL RIVER, MA

The City of Fall River Zoning Board of Appeals hereby gives notice that a Public Hearing will be held on Thursday, September 16, 2021 at 6:00pm in the first floor Hearing Room, One Government Center, Fall River, MA in order to hear the following petitions. Petitioners or their representatives must appear at the Hearing to present their case.

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

**01. ANGEL ESTRELLA MOLINA**

**417-421 East Main Street, Lot G-15-69**

*Tabled from August 19, 2021 meeting.* Variance request to convert the existing commercial building with 2 existing apartments into an 8-unit apartment building with one off-street parking space per unit, in garage below, waiving requirements in the [A-2] district. Lot size +/- 8,320 sf.

**02. KAT MANAGEMENT LLC, c/o Jeffrey P. Medeiros Esq.**

**627 South Main St., Lots G-5-3, 4**

*Tabled from August 19, 2021 meeting.* Variance request pursuant to Section 86-482 to convert an existing non-conforming structure from a club/restaurant in to a multi-unit, mixed use property consisting of 11 one- and two-bedroom units, 2 office units, and a private executive club lounge in the basement, waiving all dimensional requirements, sidelines, and setbacks in a B-L district, and varying parking requirements if necessary.

**1. POYANT SIGNS**

**1168 Highland Ave., Lot S-03-0002**

Special Permit request to install one single-sided, non-illuminated ground sign on the front lawn to identify the Residences at Adams House.

**2. BRYAN PIRES**

**163-165 Haffards St., Lot L-05-0020**

Special Permit request pursuant to Section 86-423(b) to subdivide the existing parcel of land into two parcels, leaving an existing multi-family dwelling on one parcel while leaving an additional multi-family dwelling on a second parcel.

**3. TODD SAMPSON**

**410 Joseph Dr., Lot U-21-0012**

Special Permit request pursuant to Section 86-426(b) to construct 25' x 35' garage/addition to the existing single family dwelling. The existing parcel and structure are pre-existing non-conforming with regard to the R-30 District.

**4. NELIA ALMEIDA**

**26 Hill St., Lot L-16-0079**

Special Permit request pursuant to Section 86-426(b) to construct a second story addition to the existing one story single family dwelling. The existing parcel and structure are pre-existing non-conforming with regard to the "S" District.

**5. 270 SEABURY STREET REALTY TRUST**

**270 Seabury St., Lot M-27-0059**

Special Permit request pursuant to Section 86-424 & 425 to convert the existing commercial use building into an ice cream/novelties shop.

**6. PAMELA A.B. GLASS REVOCABLE TRUST**

**38 Judge St., Lot Y-09-0010**

Special Permit request pursuant to Section 86-426(b) to construct a second story addition, deck, and porch to the existing one story single family dwelling. The existing parcel and structure are pre-existing non-conforming with regard to the "S" District.

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

**8. Approval of Minutes-** August 19, 2021 meeting

**9. ADJOURNMENT**

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