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

Original Posting on August 27, 2021 at 9:23am

CITY 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/novelty 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. ROMAN CATHOLIC BISHOP OF FALL RIVER

440 Bradford Ave., Lot G-4-45

Request for a finding and determination that Condition #3 of the Decision of the ZBA issued on April 19, 2018, should be waived.

8. Citizens Input- 3 minutes each

9. Approval of Minutes- August 19, 2021 meeting

10. ADJOURNMENT

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