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NOTICE OF PUBLIC HEARING
FALL RIVER ZONING BOARD OF APPEALS

2021 SEP 30 P 12:06

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, October 21, 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 September 16, 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 September 16, 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.

03. POYANT SIGNS

1168 Highland Ave., Lot S-3-2

Tabled from September 16, 2021 meeting. Special Permit request to install one single-sided, non-illuminated ground sign on the front lawn to identify the Residences at Adams House.

04. 270 SEABURY STREET REALTY TRUST

270 Seabury St., Lot M-27-59

Tabled from September 16, 2021 meeting. Special Permit request pursuant to Section 86-424 & 425 to convert the existing commercial use building into an ice cream/novelties shop.

1. MTM REALTY TRUST

44 Downing St., Lot L-4-40

Variance request to build a new house in "G" District, waiving lot coverage, frontage, and setback requirements.

