

RECEIVED

2021 OCT 19 P 2:05

REVISED
NOTICE OF PUBLIC HEARING
FALL RIVER ZONING BOARD OF APPEALS

CITY CLERK _____
FALL RIVER, MA

Original Posting on September 30, 2021 at 12:06pm

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.

RECEIVED

2021 OCT 19 P 2:05

FALL RIVER, MA

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.
2. **BRAVO DEVELOPMENT LLC c/o Thomas P. Killoran, Esq.**
288 Plymouth Ave., Lot I-19-9
Variance request to allow indoor storage facility in existing building. Waiving zoning requirements in an "MD" District.
3. **DAVID & ANTONIO PAVAO**
697 & 711 Pleasant St., Lot K-4-14, 15
Variance request to modify the interior lot line between two parcels to eliminate an existing building encroachment. Waiving requirements in the "CMD" District.
4. **SOUTHCOAST HOSPITALS GROUP, INC**
305, 309, 317 Hanover St., Lot M-17-32, 33, 62
Variance request to allow demolition of three non-conforming, multi-family dwellings and the construction of a parking facility. Special Permit request to allow the expansion/extension of the existing, non-conforming lot coverage. Waiving requirements in the "G" District.
5. **NORBERT SOARES**
WS Terrace St., Lot I-23-17
Special Permit &/or Variance request to construct a 32' x 30' (950 sf) free standing garage on a pre-existing, non-conforming parcel of land with approx. 59' frontage and 3,200 sqft. of land. Waiving applicable requirements in the "A2" District.
6. **REUNION PROPERTIES LLC**
341 Quequechan, Lebanon, Quarry Sts., Lot K-8-17, 26 (APO)
Variance request to construct four 2-unit townhouses with associated parking at a rate of 2 spaces per unit. Waiving dimensional requirements in the "A2" District.
7. **Open Meeting Law Complaint** – filed October 3, 2021 by Patrick Higgins
8. **Citizens Input-** 3 minutes each
9. **Approval of Minutes-** September 16, 2021 meeting
10. **ADJOURNMENT**

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