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

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, December 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.

1. 285-299 SOUTH MAIN, LLC

285-299 South Main St., I-09-0039

Variance request to convert the existing office building into a mixed multi-use building consisting of up to twenty-eight (28) apartment units and up to two (2) commercial tenants on the first floor along South Main Street. Special Permit request with regard to off-street parking requirements.

2. RAYMOND & ELIZABETH PREVOST

31 Moore St., Lot F-13-0036

Variance & Special Permit request to construct an addition to an existing structure and converting said structure from a single family dwelling into a two family dwelling.

3. ANGEL ESTRELLA MOLINA

756 Second St., Lot I-13-0033

Variance request to construct a two-unit apartment building with off-street parking area and driveway. Waiving requirements in the "A-2" District.

4. DIVINE DEVELOPMENT LLC

65 Brayton Ave., Lot F-16-0006

Special Permit request 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. Both structures were built prior to 1954.

5. DIVINE HOLDINGS LLC

219-225 Mulberry St., Lot I-04-0020

Special Permit request 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. Both residential structures were built prior to 1954.

6. MAIZA M. SILVA

169 Barnes St., Lot K-19-0039

Variance/Special Permit request to construct an addition, which will connect an existing single-family dwelling and an existing detached garage structure.

7. KEVIN R. CURT

603 Orswell St., Lot E-06-0017

Special Permit request to convert third floor into apartment in an "R-4" District.

8. CATAHOULA REALTY TRUST

101 President Ave., Lot O-16-0001

Special Permit request pursuant to Section 86-451 & 454 to allow the erection of a free-standing, double-sided electronic message billboard.

9. JOHN SANTOS JR. of SANTOS FAMILY TRUST

1630 & 1632 Meridian St., Lots U-08-0005, 0020

Variance request to subdivide the 8-acre parcel into 8 lots, leaving the existing dwelling #1632 Meridian St. on Lot 1, the existing dwelling #1630 Meridian St. on Lot 2, and the remaining 6 lots for future development. Waiving requirements in the "R-30" District for minimum lot frontage for Lot 1 and minimum lot setback for Lot 2.

10. RECEIPT of CORRESPONDENCE

Department of Environmental Protection – Waterways Regulation Program

Notice of license application: Chapter 91 License Application Number W21-6063.

11. CITIZENS' INPUT: 3 minutes each

12. APPROVAL of MINUTES: November 18, 2021 meeting

13. ADJOURNMENT

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