

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

The City of Fall River Zoning Board of Appeals hereby gives notice that a Public Hearing will be held on Thursday, June 16, 2022 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.

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. JOSE A. GUZMAN**

**491 Division St., Lot G-05-0029**

Variance request to convert a pre-existing non-conforming structure into two residential units creating a 2<sup>nd</sup> floor space. Waiving all requirements in an A-2 (Apartment) District.

**2. MASS #1, LLC. c/o Atty. Mark L. Levin**

**1476 Pleasant St., Lot K-12-0003**

Special Permit request to re-establish the non-conforming use of the 3<sup>rd</sup> floor of the building pursuant to Section 86-428 of the Zoning By-Laws and then convert the 3<sup>rd</sup> floor pursuant to Section 86-425 of the By-Laws to change the use and the interior to a non-conforming use pursuant to Section 86-426 of the By-Laws to create 5 apartments therein and leaving the pre-existing non-conforming 11 units on the 1<sup>st</sup> and 2<sup>nd</sup> floor, to waive all dimensional requirements, and parking requirements pursuant to Sections 86-441 and 86-445 of the By-Laws and finding that there is no ability to add parking beyond existing 2 spaces available on this lot with a building which existed before zoning.

**3. JHONATHAN VAZQUEZ c/o Atty. Joseph F. Botelho**

**95 No. Seventh St., Lot N-2-0010**

Variance request to waive all dimensional requirements for a two story addition with decks constructed on the east side (rear) of the existing single family dwelling and convert to a two family dwelling in an A-2 (Apartment) District.

**4. SUSAN RAPOZA c/o Atty. Mark L. Levin**

**494 Bowen St., Lots B-07-0013, 0020**

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Variance/Special Permit request to combine both parcels listed, then convert existing two car garage into a separate one family dwelling, leaving the other as a one family dwelling waiving all dimensional and parking requirements in the R-4 (Two Family) District.

**5. HUY NGUYEN & QUE P. DIEP c/o Atty. Mark L. Levin**  
**172 Stewart St., Lot S-06-0071**

Variance request to reconfigure the non-conforming two-family dwelling to convert the 2<sup>nd</sup> & 3<sup>rd</sup> floor apartment from what used to be a seven room apartment to create a two bedroom apartment on the 2<sup>nd</sup> floor, and a three bedroom apartment on the 3<sup>rd</sup> floor, waiving area, front & side yard and lot coverage and waiving the parking requirements of six spaces to five spaces and retaining the existing two bedroom apartment on the 1<sup>st</sup> floor in a G (General Residence) District.

**6. MELLIN PROPERTIES LLC**  
**125 Rodman St., Lot I-10-0045**

Variance request to convert existing commercial building into a handi-cap accessible apartment. Waiving all zoning requirement in the CBD (Central Business) District.

**7. JEREMY P. & AMY M. (KRUGER) CORRIVEAU c/o Atty. Peter A. Saulino**  
**146 Elizabeth St., Lots K-16-0107, 0013**

Variance request to construct a 1,210 sq. ft. addition on their existing home located at 146 Elizabeth St. (K-16-0107), to increase the size of the deck/porch on the existing dwelling by 390 sq. ft., and to relocate the existing garage from 146 Elizabeth St (K-16-0107) to K-16-0013. The zoning is an S (Single Family) District. The proposed construction and/or relocation is not permissible in an S District with waiving set back requirements.

**8. ABBOTT & FARNHAM LLC c/o Atty Thomas P. Killoran**  
**100 Weaver St., Lot T-03-0015**

Variance/Special Permit request to demolish the existing structure and construct a 160ft. tall 346 unit multifamily dwelling in a CMD (Commercial Mill) District waiving front, side & rear yard setbacks, and building height along with parking requirements.

**9. 439 PINE STREET LLC**  
**439 Pine St., Lot N-05-0027**

Variance request to convert former school building to 24 residential units and 1 commercial office space. Waiving all zoning requirements in an A-2 (Apartment) District.

**10. MT. HOPE CONDOMINIUM c/o MHBC, LLC**  
**919 Bay St. Lot H-18-0011**

Variance request to subdivide a portion of land into three single family house lots from the mother lot H-18-0011 waiving all dimensional requirements in a WTOD District.

**11. WETHERSFIELD LLC c/o Atty. Arthur D. Frank, Jr.**

**158 Bedford St. Lot N-04-0042**

Special Permit request to develop 35 residential units without the placing of 70 parking Spaces off street and on-site as required by 86-441.

**12. CITIZENS' INPUT:** 3 minutes each

**13. APPROVAL of MINUTES:** June 6, 2022 meeting

**14. ADJOURNMENT**

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