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

2022 MAY 16 A 11: 28

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, June 9, 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

01. JOAQUIM FERNANDES c/o Peter A. Saulino

178 Lake Ave., Lot G-06-0011

Variance request to exceed maximum lot coverage in an S District, from 25% maximum to 27.6 % maximum for an extension of a driveway. *Continued from the April 21, 2022 meeting.*

NEW BUSINESS

1. THE PROCACCIANTI GROUP LLC. c/o Atty. Thomas P. Killoran

323 William S. Canning Blvd., Lot C-06-0033

Special Permit request to demo existing building and erect a gasoline filling station and convenience store and waiving parking requirements in a B-L (Local Business) District.

2. SOUTHCOAST HOSPITALS GROUP INC. c/o Atty. Matthew F. Burke Jr.

38 Hillside St., Lot M-16-0008

Variance/Special Permit request to construct an off-site two story 442 space parking garage in a G (General) District. Waiving all zoning requirements

3. DREAM HOMES,LLC c/o Joseph Pacheco

145 Hanover St., Lot M-16-0048

Variance request to take parcel M-16-0048 and subdivide into three lots leaving existing home on one lot and the other two lots undeveloped. Waiving zoning requirements in a G (General) District.

4. HYPERION HOLDINGS, LLC

370-376 Linden St., Lot M-26-0012

Special Permit request pursuant Section 86-423b to divide the parcel into two lots, leaving the existing single family dwelling on one lot and the existing two family on the other lot waiving zoning requirements in the A-2 (Apartment) District.

5. **PAUL M. LEVESQUE JR.**
79 Reservoir St., Lot L-07-0064
Variance request to build a house addition, waiving setback requirements in an S (Single Family) District.

6. **KEVIN OLIVEIRA**
334 Vale St., Lot E-01-0050
Variance request to divide the existing lot into two lots, leaving the existing five-family dwelling with 3,100 sq. ft. lot and existing commercial building on a 3,658 sq. ft. lot. Waiving all zoning requirements in the B-L (Local Business) District.

7. **WALTER CABRAL**
17 Colfax St., Lot M-07-0017
Variance request to divide parcel into two lots, leaving existing two-family with 3,275 sq. ft., on one lot and existing auto repair shop with 6,364 sq. ft. on the second lot. Waiving zoning requirements in a B-N (Neighborhood Shopping) District.

8. **BACK IN THE GAME, LLC**
542-546 Fourth St., Lot I-12-0044
Special Permit request pursuant to Section 86-423b to divide parcel into two lots leaving existing three-family on a 2,145 sq. ft. lot and a five-family on a 4,605 sq. ft. lot. Waiving all zoning requirements in an A-2 (Apartment) District.

9. **577-609 DAVOL STREET LLC c/o Atty. Peter A. Saulino**
535,577, 609 Davol St., Lots O-22-0010, 0014 & O-23-0005
Variance/Special Permit Request pursuant to Section 86-425 to raise the existing mill building and construct a six-story mixed use commercial and residential structure waiving all setbacks and parking requirements. Applicant also seeks a Special Permit to construct residential units in a CMD (Commercial Mill) District and H-1 District.

10. **1148 DAVOL STREET LLC c/o Atty. Peter A. Saulino**
1148 Davol St. & 2012 Remington Ave. Lots S-22-0006,0002
Motion to extend Time for Relief, previously granted in the Decision made June 25, 2020, for a period of one year, commencing July 31, 2022.

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

12. **APPROVAL of MINUTES:** April 21, 2022 meeting

13. **ADJOURNMENT**

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