

**SPECIAL MEETING
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, August 18, 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. JHONATHAN VAZQUEZ c/o Atty. Joseph F. Botelho
95 NO. SEVENTH St., Map N-02 Lot 10**

The applicant seeks a Special Permit allowing the extension/expansion of an existing single family dwelling. The applicant proposes the construction of an addition and conversion to a two-family dwelling. The applicant also requests a variance allowing lot coverage in exceedance as required in the ordinance. This property is located in an A-2 Zoning District.

- 2. EVELINA COSTA, MANUEL FURTADO, E&M PROPERTIES LLC
c/o Atty. Mark L. Levin
162, 170 French St., Map O-04 Lots 18 & 57**

The applicant seeks a Variance to re-divide the parcel into two (2) lots, leaving an existing single family on one lot, waiving area, frontage, coverage, front yard, and side yard requirements, and an existing two-family dwelling on one lot, waiving frontage, area, lot coverage, and side yard requirements in an A-2 Zoning District.

- 3. JOAQUIM & LILIANA DIAS c/o Atty. Mark L. Levin
60 Lynwood St., Map C-17 Lot 86**

The applicant seeks a Variance to divide the parcel into three (3) lots, leaving an existing single-family dwelling on one lot, waiving frontage, lot coverage, and rear yard requirements, and to create two (2) buildable lots for single family dwellings, waiving frontage, area, and lot coverage requirements in an R-8 Zoning District.

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4. FIRST BRISTOL CORP. c/o Atty. Peter A. Saulino

37 Park St., Map G-06 Lots 25, 28, & 29

The applicant seeks a Variance/Special Permit to utilize the property as general medical and professional office spaces. The applicant requests relief for lot size, coverage, frontage, parking requirements and all setbacks in an A-2 Zoning District.

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

323 William S. Canning Blvd., Map C-06 Lot 33

The applicant seeks a Variance/Special Permit to allow the sale of alcoholic beverages at the proposed gasoline filling station and convenience store. This property is located in a B-L Zoning District.

6. CARTER CAPITAL LLC c/o Atty. Peter A Saulino

75 Fifth St., Map N-20 Lot 55

The applicant seeks a Variance/Special Permit to convert the existing structure into 27 residential apartments. The applicant requests a Variance for front yard setback, side yard setback, and rear yard setback. The applicant also seeks a Variance and/or Special Permit for parking. This property is located in a CBD Zoning District.

7. TUSCAN PROPERTIES, LLC c/o Atty. Mark L. Levin

145 Globe St., Map H-13 Lot 1

The applicant seeks a Special Permit to convert the second floor into 13 residential units, leaving the existing commercial, offices, and light manufacturing uses on the first floor. Relief from parking is also required. This property is located in an R-4 Zoning District.

8. CITIZENS' INPUT: 3 minutes each

9. APPROVAL of MINUTES: July 21, 2022 meeting

10. ADJOURNMENT

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