

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, March 16, 2023 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. ASE INVESTMENTS LLC c/o Atty. Peter A. Saulino
69R Alden St., Map J-27 Lot 9

The applicant seeks a Variance/Special Permit to construct sixteen (16) townhouse style units, waiving the requirements in a CMD (Commercial Mill) Zoning District. The 68,000+ sq. ft. parcel of land has no frontage on an accepted city street.

02. JOHN L. GALVAO & ANNA M. GALVAO c/o Atty. Peter A. Saulino
652 Wood St., Map D-11 Lot 42

The applicant seeks a Variance to divide the existing parcel into two (2) lots, waiving dimensional requirements in an S (Single Family) Zoning District. Proposed Lot 1 will require relief for lot coverage and side yard setbacks, whereas, proposed Lot 2 will require relief for frontage, lot area, lot coverage, and side yard setbacks.

NEW BUSINESS

1. Y&M HOME SOLUTIONS, LLC
109 George St. & 297 Lindsey St., Map S-14 Lot 6

The applicant seeks a Special Permit to re-establish the use of 109 George St. (formerly Camara's Bakery) as a bakery per §86-428 B of the City of Fall River Zoning Ordinance. This property is located in a G (General Residence) Zoning District.

2. MD MASUD RANA
159 & 165 Hunter St., Map I-07 Lot 65

The applicant seeks a Special Permit per §86-423 B of the City of Fall River Zoning Ordinance to divide the subject property into two (2) lots, leaving the existing three-family dwelling (159 Hunter St.) on Lot 1, a new 2,655 sq. ft. parcel of land with 28.65 ft. of frontage on Hunter St., and the other existing three-family dwelling (165 Hunter St.) on Lot 2, a new 3,330 sq. ft. parcel of land with 16.35 ft. of frontage on Hunter St. This property is located in an A-2 (Apartment) Zoning District.

**3. RIVER TRAIL CONDOMINIUM, LLC c/o Atty. Peter A. Saulino
644 Rodman St., Map I-20 Lot 7**

The applicant seeks a Variance to convert the existing 20,000 sq. ft. warehouse (644 Rodman St.) into 16 residential apartment units. The subject property is located in the B-L (Local Business) Zoning District which allows for a maximum of three (3) residential units per structure. The applicant also proposes to make minor alterations to the existing non-conforming structure (add entrances, exterior stairways, fire escapes, etc.); all alterations will conform to the requirements of the B-L Zoning District.

**4. RUI TAVARES c/o Atty. Peter A. Saulino
508 Smith St., Map F-15 Lot 23**

The applicant seeks a Special Permit to demolish the existing, detached, garage and reconstruct a two (2) car, attached garage as well as add an addition to the residence. The applicant seeks permission to exceed the maximum 30% lot coverage allowed in an R-4 (Two-family) Zoning District.

**5. DUARTE & VENILIA CAMARA c/o Atty. Peter A. Saulino
15-19 Norfolk St., Map S-16 Lot 27**

The applicant seeks a Variance to take the existing mixed use building and change the commercial space into two (2) residential units, waiving all requirements in a G (General) Zoning District. The applicant also seeks a Special Permit to waive parking requirements.

**6. 77-73 WEETAMOE, LLC c/o Atty. David Perry
77-73 Weetamoe St., Map S-08 Lot 22**

The applicant seeks a Special Permit to divide the two (2) existing three-family dwellings onto two (2) separate parcels, waiving requirements in a G (General) Zoning District.

7. DISCUSSION

Review and Discuss Proposed Updates to Zoning Board of Appeals Rules & Regulations.

8. DISCUSSION

Review and Discuss Proposed Updated Fee Schedule.

9. CITIZENS' INPUT: 3 minutes each

10. APPROVAL of MINUTES: January 19, 2023 meeting & February 16, 2023 meeting.

11. ADJOURNMENT

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