

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

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The City of Fall River Zoning Board of Appeals hereby gives notice that a Public Hearing will be held on Thursday, June 15, 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.

CITY CLERK
FALL RIVER, MA

ALL PERSONS PRESENTING BEFORE THE BOARD INCLUDING PETITIONERS AND ABUTTERS, SHALL BE LIMITED TO THREE MINUTES.

OLD BUSINESS

**01. BRIAN RUA c/o Atty. Mark L. Levin
41 Crestwood St., Map P-25 Lot 23**

The applicant seeks a Variance to construct a garage with a living space above it, waiving side yard setbacks in an S (Single Family) Zoning District. *This petition was previously tabled at the May 18, 2023 Zoning Board of Appeals Meeting by the request of the applicant.*

NEW BUSINESS

1. WINGS TV, INC.

1368 Plymouth Ave., Map F-24 Lot 60

The applicant seeks a Variance to erect a 50.4 in. x 90.7 in. LED sign, waiving zoning requirements in an R-4 (Two-family) Zoning District.

2. RUBEN PIMENTEL c/o Atty. Peter A. Saulino

8 Stoneybrook Cir., Map U-04 Lot 71

The applicant seeks a Variance to construct a single family home with a 23.1 ft. front yard setback, waiving front yard setback in an S (Single Family) Zoning District, where the required setback is 25 ft.

3. VERTEX TOWERS, LLC c/o Atty. Francis D. Parisi

42 Estes Ln., Map D-04 Lot 26

The applicant seeks a Variance to construct a 136 ft. tall cell tower in a CMD (Commercial Mill) Zoning District.

4. JANET HARRISON

18 Holland St., Map T-21 Lot 30

The applicant seeks a Variance to divide the subject property into two (2) lots, leaving the existing single-family dwelling on a conforming building lot, and to create a new substandard lot having an area of 10,050 sq. ft. with 70 ft. of frontage on Holland St., on which a new single family dwelling will be built. Waiving side yard setbacks and lot coverage in an S (Single Family) Zoning District.

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**5. FIVE DIAMONDS, LLC c/o Atty. Joseph Ferreira
818 Jefferson St., Map E-24 Lot 105**

The applicant seeks a Special Permit per § 86-451 I of the City of Fall River Zoning Ordinance to erect an off-site sign (billboard) on the subject property. This property is located in a CMD (Commercial Mill) Zoning District.

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**6. AROUND THE CLOCK SERVICES, INC.
189 & 197 Ridge St., Map G-06 Lot 47**

The applicant seeks a Special Permit per § 86-423 B of the City of Fall River Zoning Ordinance to divide the subject parcel into two (2) lots, leaving the existing five (5) family dwelling (189 Ridge St.) on Lot 1, a new 3,100 sq. ft. parcel with 38 ft. of frontage on Ridge St. and the existing three (3) family dwelling (197 Ridge St.) on Lot 2, a new 3,900 sq. ft. parcel with 12 ft. of frontage on Ridge St. This property is located in an A-2 (Apartment) Zoning District.

CITY OF FALL RIVER
FALL RIVER, MA

**7. 1301 FALL RIVER HOLDINGS LLC
283 & 289 Fifth St., Map I-15 Lot 46**

The applicant seeks a Special Permit per § 86-423 B of the City of Fall River Zoning Ordinance to divide the property into two lots. 283 Fifth St. is a two (2) family dwelling located at the front of the property, and 289 Fifth St. is a three (3) family dwelling located at the rear of the property. The petitioner proposes to divide the property into two lots so that each dwelling structure will be located on a separate lot. This property is located in an A-2 (Apartment) Zoning District.

**8. QUINTAL INVESTMENTS LLC c/o Atty. Peter A. Saulino
42-44 Tecumseh St., Map I-14 Lot 36**

The applicant seeks a Special Permit to divide the property location into two lots, leaving the existing two (2) family dwelling on the rear lot, and leaving the existing four (4) family dwelling on the front lot, waiving dimensional requirements. This property is located in an A-2(Apartment) Zoning District.

**9. PAULO J. AMARAL c/o Atty. Peter A. Saulino
600 Alden St., Map J-20 Lot 35**

The applicant seeks a Variance to convert the existing structure into a residential dwelling unit, waiving use and/or dimensional requirements. Applicant further seeks a Special Permit, waiving the parking requirements. This property is located in an A-2(Apartment) Zoning District.

**10. GL MANAGEMENT LLC c/o Atty. Peter A. Saulino
1190 Stafford Rd., Map D-02 Lot 43**

The applicant seeks a Variance to convert/alter the existing structure to add three (3) residential apartments on the second floor and one (1) apartment in the basement.

11. TETRAULT REAL ESTATE LLC c/o Atty. Peter A. Saulino

1446-1454 Pleasant St., Map K-12 Lots 5 & 6

The applicant seeks a Variance to convert the existing vacant building into thirteen (13), one (1) bedroom and studio apartments, waiving applicable lot size and dimensional requirements. Furthermore the Applicant seeks a Special Permit waiving the parking requirements. This property is located in a B-L (Local Business) Zoning District. 3: 06

12. TETRAULT REAL ESTATE LLC c/o Atty. Peter A. Saulino

246 Beattie St., Map L-10 Lot 9

The applicant seeks a Variance to raze the existing five(5) stall garage and construct a two(2) unit dwelling in the same general area, which shall be attached to an existing three(3) family dwelling, seeking relief of Side Yard setback, Rear Yard Setback, and Lot coverage. This property is located in an M (Multi Family) Zoning District.

13. CHARLES J. O'GARA c/o Atty. Peter A. Saulino

163 Brayton Ave., Map F-16 Lot 37

The applicant seeks a Variance to re-divide the Lot in order to maintain the pre-existing garage on Parcel 2 and leaving the pre-existing two(2) family dwelling known as 163 Brayton Ave. on the original lot waiving use and dimensional requirements. This property is located in a R-4(Two Family) Zoning District.

14. DISCUSSION

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

16. CITIZENS' INPUT: 3 minutes each

17. APPROVAL of MINUTES: April 20, 2023 meeting & May 18, 2023 meeting.

18. ADJOURNMENT

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