



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

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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, September 17, 2026, at 5:30pm 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. EXECUTIVE SESSION

Discussion regarding Appeal of Decision for Roman Catholic Bishop of Fall River,
Holy Name Church, 709 Hanover Street

02. EXECUTIVE SESSION

Discussion regarding Appeal of Decision for Maria Aguiar, 747 Madison Street

- 03. Applicant/Owner: Laura Isela Bermol Diaz**
c/o Jeffrey Tallman, Northeast Engineers & Consultants
189 Durfee Street, Map N-10 Lot 0007

The applicant is requesting a Variance to allow the following:

1. To convert the second floor of the existing commercial building into one residential apartment unit.

The applicant is requesting a Special Permit to allow the following:

1. Pursuant to Section 86-445 of the Fall River Zoning Ordinance to waive the requirement of off-street parking.

The property is located in an "B-N" (Neighborhood Shopping) and "AOD" Arts Overlay Zoning District

This application was previously tabled at the August 20, 2026, meeting at the request of the board.

NEW BUSINESS

1. **Applicant/Owner: Paul's Mastered, LLC**
c/o Attorney Mark L. Levin
141 & 145 Hunter Street, Map I-07 Lot 0054

The applicant is requesting a Special Permit to allow the following:

1. To divide the existing parcel into two separate lots, leaving one existing three-family dwelling on each newly created lot, pursuant to Section 86-423(B) of the Fall River Zoning Ordinance.

The property is located within an "A-2" (Apartment) Zoning District

2. **Applicant/ Owner: Animal Rescue League of Fall River**
c/o Attorney Mark L. Levin
474 & 452 Durfee Street, Map O-14 Lot 0040

The applicant is requesting a Variance to allow the following:

1. To divide the existing parcel into two separate lots, leaving a two-family dwelling on one lot and a commercial building on the other lot; to waive the required front yard setback, which is an existing nonconformity; and to waive the required side yard setback for the two-family dwelling, pursuant to Section 86-35 of the Fall River Zoning Ordinance.

The applicant is requesting a Special Permit to allow the following:|

1. A Special Permit pursuant to Section 86-445 of the Fall River Zoning Ordinance for on-site parking required under Section 86-441.

The property is located within an "WTOD" (Waterfront & Transit Oriented Development) Zoning District

3. **Applicant/Owner: Manuel F. Medeiros**
c/o Jeffrey Tallman, Northeast Engineers & Consultants
71-73 Dover Street, Map I-14 Lot 0017

The applicant is requesting a Special Permit to allow the following:

1. To divide Lot 17, as shown on Fall River Assessor's Map I-14, into two separate lots, leaving the existing three-family dwelling located at 71 Dover Street on one lot and the existing three-family dwelling located at 73 Dover Street on a separate lot, pursuant to Section 86-423(B) of the Fall River Zoning Ordinance.

The property is located in a "A-2" (Apartment) Zoning District.

4. **Applicant/Owner: Rodman Street LLC**
c/o Attorney Peter A. Saulino
698 Rodman Street, Map I-21 Lot 0001

The applicant is requesting a Special Permit to allow the following:

1. Pursuant to the Fall River Zoning Ordinance, Attachment 2 (Table of Uses), to construct a six-story, twenty-two (22) unit residential apartment building on the subject property.
2. Requesting a waiver of the loading space requirement pursuant to Section 86-441 (Table of Parking and Loading Requirements) of the Fall River Zoning Ordinance.

The property is located in a "CMD" (Commercial Mill) Zoning District

5. **CITIZENS' INPUT:** 3 minutes each
6. **APPROVAL of MINUTES:** August 20, 2026, Meeting Minutes
7. **ADJOURNMENT**

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