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NOTICE OF PUBLIC HEARING
CITY OF 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, December 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 and Consultants, Inc.
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 November 19, 2026, meeting at the request of the petitioner.

04. Applicant/Owner: Resendes Residential LLC
c/o Attorney Peter A. Saulino
1732 South Main Street, Map B-14 Lot 0009

The applicant is requesting a Variance to allow the following:

1. To divide the property into three (3) parcels and construct a three (3) unit residential building on each parcel. Pursuant to Section 86, Attachment 1, of the Zoning Ordinance, relief is requested from the minimum lot area requirements for Parcels 1 and 2; the minimum side-yard setback requirements for Parcels 1, 2, and 3; and the minimum rear-yard setback requirements for Parcels 1 and 2.

2. Relief from Section 86-444(A)(4) to permit parking areas to back directly onto Benjamin Street Section 86-444(A)(3) to allow reduced drive aisle and maneuvering widths; Section 86- 444(B) to permit parking spaces, driveway areas, and associated maneuvering areas within the required front yard parking setback, and to reduce or modify the required front, side, and rear parking setbacks and landscape/buffer requirements for parking areas containing more than five (5) spaces; and Section 86-445 to allow the proposed parking configuration, including perpendicular, angled, parallel, garage, and driveway parking spaces, drive access, maneuvering areas, aisle widths, and parking area setbacks, as shown on the submitted site plan.

The property is located within a "B-L" (Local Business) Zoning District

This application was previously tabled at the November 19, 2026, meeting at the request of the petitioner.

05. Applicant/Owner: Russell F. Victor
C/o Anthony W. Macchi- Architect
186-188 East Main Street, Map G-13 Lot 0037

The applicant is requesting a Variance to allow the following:

1. To convert the three (3) existing first floor commercial spaces within an existing mixed use building into three (3) residential apartment units resulting in a total of seven (7) residential apartment units.

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

1. Relief from parking requirements pursuant to Section 86-445 of the zoning ordinance

The property is located within a "B-L" (Local Business) Zoning District

This application was previously tabled at the November 19, 2026, meeting at the request of the petitioner.

06. Applicant/Owner: 1301 Fall River Holdings LLC
C/o Jeffrey Tallman, Northeast Engineers & Consultants, Inc
1301 Slade Street, Map E-03-0001

The applicant is requesting a Variance to allow the following:

1. To divide the property into two (2) lots, leaving and existing two-story commercial building located at 22 Rhode Island Avenue on a 4,250-sq.ft. lot with 67.70 feet of frontage on Lot 1 while leaving the existing two-family dwelling located at 1301 Slade Street on a 4,450-sq.ft. lot with 75.23 feet of frontage.
Relief is requested from the lot area, lot coverage, and off-street parking requirements for Lot 1, and from the lot area, lot coverage, side-yard setback, and dimensional parking requirements for Lot 2.

The property is located within a "R-4" (Two-Family) Zoning District

This application was previously tabled at the November 19, 2026, meeting at the request of the petitioner.

NEW BUSINESS

1. Applicant/Owner: Palmer Property Management LLC
C/o Jeffrey Tallman, Northeast Engineers & Consultants, Inc.
107 & 111 Lewis Street, Map H-04 Lot 0030

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

1. Pursuant to Section 86-423(b) of the Zoning Ordinance to divide Lot 30, as shown on Assessor's Map H-04, into two separate lots. The proposed division would leave the existing two-family dwelling located at 107 Lewis Street on one lot and the existing single-family dwelling located at 111 Lewis Street on a separate lot.

The property is located within an "R-4" (Two-Family) Zoning District

2. Applicant/Owner: Rabih Khoury
c/o Jeffrey Tallman, Northeast Engineers & Consultants, Inc.
857 Warren Street, Map F-05 Lot 0017

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

1. Pursuant to Section 86-462 and Attachment 1 of the City of Fall River Zoning Ordinance, to construct two residential apartment units above the existing automobile repair facility located at 857 Warren Street.
2. Pursuant to Section 86-445 of the City of Fall River Zoning Ordinance:
   A. To eliminate the off-street parking requirement associated with the existing Class II Used Car Dealer License allowing the display and sale of up to six vehicles at the property.
   B. To modify the size of the display spaces associated with the existing Class II Used Car Dealer license at the property; and
   C. To eliminate the requirement to provide one loading space.

The property is located within an "CMD" (Commercial Mill) Zoning District

3. **Applicant/Owner: River Investment Properties LLC**
756 Second Street, Map I-13 Lot 0033

The applicant is requesting an extension of the expiration dates associated with the previously granted Variance to the maximum allowable time period provided under MGL CH 40A.

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

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

5. **APPROVAL of MINUTES:** November 19, 2026, Meeting Minutes

6. **ADJOURNMENT**

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