



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

RECEIVED

JUL 30 A 9:52

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, August 20, 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. **Applicant/Owner: Luis Gonsalves**  
**c/o Jeffrey Tallman, Northeast Engineers and Consultants, Inc.**  
**333 Durfee Street, Map O-11 Lot 0013**

The applicant is requesting a Variance to allow the following:

1. To convert an existing Automotive Repair Facility into a (4) Four-Unit Multifamily Dwelling, thereby expanding to the existing nonconforming five-family dwelling on the property to a total of (9) nine dwelling units.

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

1. The expansion of an existing nonconforming structure, specifically raising the height of the existing automotive repair garage to accommodate the proposed residential units.
2. Relief to reduce the number of required parking spaces, pursuant to Section 86-444 of the Zoning Ordinance.

The property is located in a "B-N" (Neighborhood Shopping) Zoning District

*This petition was tabled at the July 16, 2026, meeting at the request of the petitioner*

02. **Applicant/Owner: Dylan Estates on the River LLC**  
**c/o Attorney Peter A. Saulino**  
**637 Durfee Street, Map O-11 Lot 0006**

The applicant is seeking a Variance to allow the following:

1. Pursuant to Section 86, Attachment 1 of the Fall River Zoning Ordinance to demolish the existing structure and to construct a five (5)-story, twelve (12)-unit apartment building waiving the requirements related to front yard setback, side yard setback, rear yard setback, and lot coverage.

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

1. Pursuant to Section 86-445 of the Fall River Zoning Ordinance to modify the parking requirements set forth in Sections 86-441 through 86-444, including:

- (a) reducing the required number of off-street parking spaces from eighteen (18) to twelve (12);
- (b) eliminating the requirement for one (1) loading space;
- (c) allowing parking within ten (10) feet of the property line.

The property is located in a WTOD” (Waterfront & Transit Oriented Development) and “AOD” (Arts Overlay) Zoning District

*This petition was tabled at the July 16, 2026, meeting at the request of the petitioner.*

## **NEW BUSINESS**

1. **Applicant/Owner: 46 Bay Street Holdings LLC**  
**c/o Attorney Peter A. Saulino**  
**424 Third Street, Map I-10 Lot 0040**

The applicant requests a Variance to allow the following:

1. To applicant seeks a variance from the City of Fall River Zoning Ordinance waiving lot area, side yard setback and rear yard setbacks. The applicant proposed to subdivide the existing parcel, Lot 40, as shown on Assessor's Map I-10, into three lots, allowing each of the existing dwellings currently located on the property to be located on an individual lot.

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

2. **Applicant/ Owner: Double S Realty Trust**  
**c/o Attorney Peter A. Saulino**  
**550 Locust Street, Map M-28 Lot 0022**

The applicant is seeking a Variance to allow the following:

1. Pursuant to Section 86 Attachment 1 of the Fall River Zoning Ordinance to waive the minimum lot area requirement in order to convert the existing office building into a four-unit residential apartment building.

The applicant seeks a Special Permit to allow the following:|

1. Pursuant Section 86-445 of the Fall River Zoning Ordinance to modify the requirement of Section 86-444a (1) that parking spaces be located on the same lot as the building or use they are intended to serve.

The property is located within the A-2 (Apartment) Zoning District.

3. **Applicant: Timothy J. Mello**  
**Owner: Catherine E. Rosas**  
**c/o Attorney Gregory A. Brilhante**  
**302 Orswell Street, Map E-05 Lot 0050**

The applicant is requesting a Variance to allow the following:

1. To divide the property into two lots leaving an existing dwelling on one lot and constructing a new single-family dwelling on a second lot, waiving lot frontage, lot area and lot coverage requirements.

The property is located in a "R-8" (Single Family) Zoning District.

4. **Applicant/Owner: Broken Glass LLC**  
**c/o Jeffrey Tallman, Northeast Engineers & Consultants**  
**483 Bedford Street, Map N-01 Lot 0046**

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

1. Pursuant to Section 86-454 of the Fall River Zoning Ordinance to install a 38' x 76' Electronic sign below the existing 54" x 76" "Spindle City Auto Glass" sign located at the northwest corner of the property.

The property is located in a "MD" (Medical) Zoning District

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

The applicant is seeking 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 seeking 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

6. **Applicant/Owner: 577-609 DAVOL STREET LLC**  
**c/o Atty. Gregory Brilhante**  
**535, 577, 609 Davol Street, Map O-22 Lots 9, 10, 14 & Map O-23 Lot 5**

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

7. **DISCUSSION: MGL Chapter 40A Amendments**
8. **CITIZENS' INPUT: 3 minutes each**
9. **APPROVAL of MINUTES: July 16, 2026, Meeting Minutes**
10. **ADJOURNMENT**

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