



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

RECEIVED

2026 JUN 25 A 10:40

First posting June 25, 2026 @ 9:43am

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, July 16, 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 shop into a (3) Three - Family Dwelling, thereby expanding the existing nonconforming five-family dwelling to a total of (8) eight dwelling units.

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

1. 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

- 02. Applicant/Owner: June Perry**
c/o Jeffrey Tallman, Northeast Engineers and Consultants, Inc.
311 Crescent Street, Map T-07 Lot 0001

The applicant is requesting a Variance to allow the following:

1. To divide the property into two lots, leaving the existing three-family dwelling on Lot 1, a conforming 11,700 sq ft lot with 116.45 ft of frontage on Crescent Street, and creating a new 5,480 sq ft nonconforming lot for a single-family house with 50 ft of frontage on Valentine Street, with relief from frontage, use, and area requirements.

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

NEW BUSINESS

1. EXECUTIVE SESSION

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

2. Applicant/Owner: Stephen T. Gomes Living Trust

c/o Attorney Mark L. Levin

70 & 80 Warburton Street, Map P-02 Lot 0028

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

1. Pursuant to Section 86-423B of the Fall River Zoning Ordinance to subdivide the property into two separate lots, each to contain one existing three-family dwelling.

The property is located within an "S" (Single Family) Zoning District

3. Applicant/ Owner: 422 County Street LLC

c/o Jeffrey Tallman, Northeast Engineers and Consultants, Inc.

422 County Street, Map L-06 Lot 0098

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 for one (1) off-street parking space in connection with a proposed Accessory Dwelling Unit (ADU). The petitioner proposes to convert a former storefront located at grade level on the subject property into an ADU.

The property is located within a "G" (General Residence) Zoning District

4. Applicant: Dr. Stephanie DNP LLC d/b/a BioMed Spa

Owner: Lykos Properties LLC

400 Rhode Island Avenue, Map E-08 Lot 0048

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

1. Pursuant to Section 86-422 of the Fall River Zoning Ordinance to allow tattoo services, specifically cosmetic tattooing and permanent makeup, as an accessory use within an existing medical spa.
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-L" (Local Business) Zoning District

**5. 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

**6. Applicant/Owner: Carlos Efrain Estrella and Carlos Tarquino Estrella
c/o Attorney Peter A. Saulino
0 Augustus Street, Map I-26 Lot 0018**

The applicant is seeking a Variance to allow the following:

1. Pursuant to Section 86, Attachment 1 of the Fall River Zoning Ordinance to construct a two-family dwelling on the subject property, waiving the requirements related to lot area and lot coverage.

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

1. Pursuant to Section 86-443 of the Fall River Zoning Ordinance to waive parking aisle requirements.

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

7. **Applicant/Owner: Seth D. Elie and Lisa M. Elie**
c/o Attorney Peter A. Saulino
1214 Watkins Street, Map R-08 Lot 0021

The applicant is requesting a Variance to allow the following:

1. To construct an addition to an existing single-family dwelling with relief from Section 86, Attachment 1 of the Fall River Zoning Ordinance, specifically related to side yard setback requirements

The property is located in a “R-30” (Single-Family) Zoning District.

8. **Applicant/Owner: 2573 South Main Street LLC & 2589 South Main Street LLC**
c/o Attorney Peter A. Saulino
2573 South Main Street, Map B-1 Lot 9 & 2589 South Main Street, Map B-01 Lot 10
The applicant is requesting that the Variance and Special Permit previously granted by the Board on August 21, 2025, be extended for a period of six (6) months to allow additional time to appropriately exercise the relief granted
9. **CITIZENS' INPUT: 3 minutes each**
10. **APPROVAL of MINUTES: June 18, 2026, Minutes**
11. **ADJOURNMENT**

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