

CHANGE IN AGENDA

PLEASE NOTE THAT DORRANCE AV/CRANSTON STREET & HOWARD STREET AND SUMMER STREET WILL NOT BE HEARD ON AUGUST 14TH. THE ABUTTERS WILL BE NOTIFIED WHEN THEY REAPPLY. PLEASE CALL BUILDING DEPARTMENT AT 508-580-7150 FOR ANY QUESTIONS

CITY OF BROCKTON OF ZONING ORDINANCES

Notice is hereby given that a public hearing **WILL BE HELD at CITY HALL, BROCKTON, TUESDAY, AUGUST 14, 2018, AT 7:00 P.M.**

Petition of **RICHARD BEAUBIEN-CSHS, INC.**, 837 Court Street, Brockton, MA, to request a Digital Sign at the existing sign location in an R-1-C Zone, located at **737 COURT STREET**.

Petition of **PABLO ALVES**, 63 Beacon Park, Brockton, MA, for a Variance from Art. III, Sec. 27-9, Art. IV, Sec. 27-25, Art. IV, Sec. 27-26, to convert a single family home into a 2-family and for relief from lot area, lot frontage and side yard relief, in a R-1-C Zone, located at **136 HIGHLAND ST**.

Petition of **JEAN & ROSANA LORMIL**, 24 Packard Street, Brockton, MA, for Variance to construct a 2 story addition in rear of home to make a legal 3 family home in an R-3 Zone, located at **24 PACKARD STREET**.

Petition of **KENNETH HARRIS & SEAN MURPHY**, 44 Perry Avenue, Brockton, MA, for a Variance and Special Permit from Sec. 27-32, to open and operate a tattoo parlor of an existing building in a C-1 Zone, located at **369 COURT ST**.

Petition of **MANOR AT COURT STREET, LLC**, 103 Commercial Street, Brockton, MA, for a Variance from Sec. 27-9, to allow for three (3) single family homes in an R-1-C Zone, located at **PLOTS 67-22 & 67-23 DORRANCE AVENUE/CRANSTON STREET. POSTPONED UNTIL SEPTEMBER 11, 2018**

Petition of **CUMBERLAND FARMS**, 165 Flanders Rd, Westboro, MA, for a Special Permit and Variance from Art. IV, Sec. 27-29(3)(b), Art. V, Sec.'s 27-37, 27-38 (e), Art. VII, Sec. 27-49 (Special Permit-Gasoline Sales); Article IV, Sec.'s 27-29(3)(a), 27-28(3)(c), Art. VII, Sec. 27-49 (Special Permit-Coffee Shop); Art VII, Sec. 27-48, Art. XIV, Sec's 27-65, 27-67(2), 27-67(4), Variances to allow standing sign in excess of 50s.f., to allow standing sign within 100 feet of a residential use, and for LED lighting of signs all as depicted on site plans. Petitioner proposes the redevelopment of the site into a 5,275 s.f. colonial-style convenience store with gasoline sales, along with signs, parking and landscaping improvements shown on the site plans in a C-2 Zone, located at **700 OAK STREET**.

Petition of **MANOR AT COURT STREET, LLC**, 103 Commercial Street, Brockton, MA, for a Variance from Sec. 27-9, 27-13A, to permit four (4) single family homes in an R-1-C Zone, located at **171 HOWARD STREET. POSTPONED UNTIL SEPTEMBER 11, 2018**

Petition of **648 SUMMER STREET, LLC**, 103 Commercial Street, Brockton, MA, for a Variance from Sec. 27-9, 27-13A, to permit thirteen (13) single family homes in an R-1-C Zone, located at **646 & 648 SUMMER STREET. POSTPONED UNTIL SEPTEMBER 11, 2018**

Petition of **THI VAN THUY CHU**, 230 Market Street, Rockland, MA, for a Variance from Art. III, Sec. 27-10, to allow the construction of a three-family home and for the relief from the use requirements to make a minimal expansion to the lot's pre-existing non-conforming use as a residential lot, in a C-5 Zone, located at **205 PLEASANT STREET**.

Petition of **ANGELA MCKEOWN**, 484 Liberty Street, Rockland, MA, for a Variance from Sec. 27-9 & 27-13A, to subdivide property into two lots and construct a single family house with existing dwelling to remain in a R-1-C Zone, located at **138 CARL AVENUE**.

Petition of **JAMES MEEKS**, 36 Draper Street, Brockton, MA, for a Variance from Art. III, Sec. 27-9, Art. III, Sec. 27-13A & Art. III, Sec. 27-14, to subdivide an existing lot of record into two lots and to construct a single family dwelling on the newly created lot lacking frontage and lot area in an R-1-C Zone, located at **78 KINGMAN STREET**.

****FOR ALL PETITIONS AND SUCH OTHER RELIEF AS THE BOARD MAY DEEM APPROPRIATE****

Kenneth Galligan, Chairman
Michael Williams, Fire Chief
Stephen Bernard
Jeffrey Thompson
Craig Pina
James Casieri, Clerk
July 31st and Aug 7th

**CITY OF BROCKTON
OF ZONING ORDINANCES**

Notice is hereby given that a public hearing **WILL BE HELD** at **CITY HALL, BROCKTON,**
WEDNESDAY, AUGUST 15, 2018, AT 7:00 P.M.

Petition of **TWENTY FIVE LORRAINE AVENUE LLC**, 18 Lyman Wheelock Road, S. Easton, MA, for a Variance from Sec. 27-25, to allow portion of Plot 229 to be used as part of the commercial gas station at 835 Belmont Street in an R-1-C Zone, located at **PLOT 229 LORRAINE AVENUE**.

Petition of **SNE LLC**, 835 Belmont Street, Brockton, MA, for a Variance from Sec. 27-10, Sec. 27-28, Sec. 27-17, Sec. 27-39 to expand gas station use and structures by expanding its service bays lacking set back requirements in a C-1 Zone, located at **835 BELMONT ST.**

Petition of **AFFORDABLE PROPERTIES LLC**, 41 Arlington Street, Brockton, MA, for a Variance from Art. III, Sec. 27-9 to use the existing commercial building for retail use with an office in an R-3 Zone, located at **560 WARREN AVENUE.**

Petition of **MICHAEL HAIKAL**, 149 Mill Street, Brockton, MA, for a Variance from Art. III, Sec. 27-9 & Sec. 27-13A, to construct a single family home on a lot previously determined as buildable by the City of Brockton but later acquired additional land which increased the lot size but decreased the lot frontage in an R-1-C Zone, located at **PLOT 4-1 SEWELL STREET.**

Petition of **JOSEPH SAVIANO**, 1325 Belmont Street, Brockton, MA, for a Variance from Art. III, Sec. 27-13A, to create 3 new lots with 3 family dwellings on each new lot in an R-2 Zone, located at **130 ELLIOT STREET.**

Petition of **INFINITY REALTY DEVELOPMENT, INC.**, 166 Crystal Street, Haverhill, MA, for a Variance from Sec. 27-9, to construct a 2 family dwelling on a 7,305 square foot lot in an R-3 Zone, located at **104 NEWBURY STREET.**

Petition of **IN GOOD HEALTH, INC.**, 1325 Belmont Street, Brockton, MA, for a Special Permit from Sec. 27-24, to increase the grow out area in the medical marijuana dispensary in the overlay zone, in an I-1 Zone, located at **1200 WEST CHESTNUT STREET.**

Petition of **EDWARD ROACHFORD**, 115 Candy Lane, Brockton, MA, for Variance from Sec. 27-9, 27-25, for relief from side yard setback requirement to allow an addition to garage and house in an R-1-B zone, located at **115 CANDY LANE.**

Petition of **MARVIN T. & REBECCA JOSEPH**, 53 Studley Avenue, Brockton, MA, for a Variance from Sec. 27-9, for relief from side yard setback requirement to allow an addition to the existing dwelling in an R-1-C Zone, located at **53 STUDLEY AVENUE.**

****FOR ALL PETITIONS AND SUCH OTHER RELIEF AS THE BOARD MAY DEEM APPROPRIATE*****

Kenneth Galligan, Chairman
Michael Williams, Fire Chief
Stephen Bernard
Jeffrey Thompson
Craig Pina
James Casieri, Clerk
Aug 1st and Aug 8th