

**CITY OF BROCKTON  
OF ZONING ORDINANCES**

Notice is hereby given that a public hearing **WILL BE HELD** at **ARNONE SCHOOL**, on **BELMONT STREET, WEDNESDAY, NOVEMBER 14, 2018, AT 7:00 P.M.**

Petition of **418 COUNTY ROAD LLC**, 380 Turnpike Street, South Easton, MA, to request a Variance from Sec. 27-48 & 27-51, petitioner seeks to overturn zoning enforcement officers determination or in the alternative issue a variance for a buildable lot in an R-1-C Zone, located at **PLOT 1-1 BANGOR STREET**.

Petition of **ANJELLA PERKINS**, 338 Centre Street, Brockton, MA, seeking permission to change a mixed use property into a two (2) family in a C-1 Zone, located at **338 CENTRE STREET**.

Petition of **JAMES AND LYNN MORRISSEY**, 338 Maple Street, Bellingham, MA, Sec. 27-9, 27-13A, Plot 1 Vesey Street meets all criteria of Sec. 27-12, existing lot of record deemed non buildable for assessment purposes need ZBA approval in a R-1-C Zone, located at **PLOT 2 VESEY STREET**.

Petition of **PHILIP SMITH**, 73 Southland Terrace, Brockton, MA, for permission to rebuild house in the same footprint in an R-1-B Zone, located at **19 DIGBY AVENUE**.

Petition of **TONY NGUYEN**, 30 Colts Crossing, Canton, MA, for a Variance from Art III, Sec. 27-9 & 27-13A, applicant requests the board to either overturn the negative determination or grant a variance to allow the petitioner to build a single family home in an R-3 Zone, located at **86 WINTHROP STREET**.

Petition of **SEAMUS COYNE**, 1325 Belmont Street, Brockton, MA, for a Variance, Art. III, Sec. 27-12 & Sec. 27-9,13,13A, to create a buildable lot to construct a single family home in an R-1-C Zone, located at **PLOT 41 HAWLEY STREET**.

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 buildable by the City of Brockton but later acquired additional land which increase the lot size but decreased the frontage in an R-1-C Zone, located at **PLOT 4-1 SEWELL STREET**.

Petition of **BRAD CARTWRIGHT**, 845 Washington Street, Braintree, MA, for a Variance from Art. IV., Sec. 27-32 & Art. III, Sec. 27-24 2a, to construct a retail and or restaurant use and for relief from dimensions of screening when abutting a park in a C-5 Zone, located at **609 & 627 PLEASANT STREET**.

Petition of **VICTOR DEPINA**, 1 Water Street, Fall River, MA, seeking a Variance from Sec. 27-29, 27-48, to be allowed to construct and occupy an office/warehouse facility to collect and deliver for shipping consumer goods and products outside of the United States and similar activities in a C-2 Zone, located at **456 MONTELLO STREET**.

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

Petition of **LUCINDO T. SOARES**, 37 Johnson Street, Brockton, MA, for a Variance and Special Permit from Art. IV, 27-38, 3a, Art IX, 27-53 7 & 1 and Art. IV, Sec. 27-38 3c, a Variance to have a bar and restaurant (1) joint occupancy, (2) commercial use in part residential zone (3) relief from table requirements when abutting a residential area and landscape parking buffer and (4) also seeking special permit for sale of alcohol in an C-2 and R-3 Zone, located by **839/855 MAIN STREET**.

Petition of **DANNY AND JEMIN PATEL**, 120 Bergeron Way, Stoughton, MA, seeking relief from Art. IV, Sec. 27-25, seeking a Variance to sell beer and wine in an R-1-C residential zone and a Special Permit because alcohol is only permitted in a C-2 Zone, Art. IV 27-29, not a principal use in an R-1-C Zone, Art. IV, Sec 27-25 in a R-1-C Zone, located at **185 PERKINS AVENUE**.

Petition of **LUIS SANTOS**, 76 Martland Avenue, Brockton, MA, relief from Art. IV, 27-27 & Art. III, Sec. 27-9, to seek a Variance to convert a single family home into a two (2) family home in an R-1-C Zone, located at **76 MARTLAND 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  
Oct 30<sup>th</sup> & Nov 6<sup>th</sup>

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