

**CITY OF BROCKTON
ZONING BOARD OF APPEALS**

Notice is hereby given that a public hearing **WILL BE HELD BY ZOOM ONLY**, on
TUESDAY, NOVEMBER 10, 2020 AT 6:00 P.M.

Petition of **MONICA FIGUERO**, 259 Ames Street, Brockton, MA, for a Variance to add a second means of egress stairway from the second floor common area which requires stairway to encroach on side yard setback in a R-2 Zone, located at **259 AMES STREET**.

Petition of **NELSON A. MONTEIRO**, 12 Kimberley Drive, North Easton, MA, for a Variance to convert a single family home into a two family home in an R-1-C Zone, located at **16 ALBERT AVENUE**.

Petition of **JAIRSON BARROS**, 70 Bank Street, Brockton, MA, to subdivide existing lot into two lots and construct a new single family home in an R-1-C Zone, located at **70 BANK STREET**.

Petition of **DANIEL PINO**, 57 Nilsson Street, Brockton, MA, to erect a garage 21 ½ w x 30' de x 30'h for storage that does not meet the 10' setbacks in an R-3 Zone, located at **57 NILSSON STREET**.

Petition of **ELEVATION, INC.**, 68 Hovendon Avenue, Brockton, MA, for a Special Permit from Art. III, Sec. 27-24.4, for permission to operate a Marijuana establishment for retail sale in a C-3 Zone, located at **156-160 MAIN STREET**.

Petition of **NATURE'S EMBRACE, INC.**, 221 Oak Street, P.O. Box 148, Brockton, MA, for a Special Permit from Sec. 27-24.4(b), to amend the previous Special Permit to include all of its property within the authorized use as a result of the rear of the Applicant's property being rezoned commercial in a C-2 Zone, located at **747 CENTRE STREET**.

Petition of **ABU B. COOMBER**, 338 West Elm Street, Brockton, MA, for a Variance to convert current garage into a three (3) bedroom apartment in an R-1-C Zone, located at **338 WEST ELM STREET**.

Petition of **PETER HARRISON, C/O MCCLUSKEY**, 1325 Belmont Street, Brockton, MA, for a Variance from Art. IV, Sec. 27-29, to allow residential use I a C-2 Zone & Art. III, Sec. 27-9, relief from parking, for permission to construct a 24 unit apartment building in a C-2 Zone, located at **1208 MONTELLO STREET**.

Petition of **FREDERICK HEBSHIE**, 110 Fairview Avenue, Brockton, MA, for a Variance from Art. III, Sec. 27-9 & 27-13 (a), to combine four (4) lots in order to create a subdivision consisting of thirteen (13) four (4) bedroom single family buildable lots in an R-1-C Zone, located at **PLOTS 4-8-18 AUGUSTA AVENUE & PLOT 36 PROSPECT STREET**.

Petition of **PAUL E. CLANCY, JR, ESQ.**, 71 Legion Parkway, Brockton, MA, for a Variance from Sec. 27-29, to combine Plots 114 & 114-2, creating three separate lots to build three (3) two (2) family homes in a C-2 Zone, located at **370 NORTH MONTELLO STREET**.

Petition of **PAUL E. CLANCY, JR, ESQ.**, 71 Legion Parkway, Brockton, MA, for a Variance from Sec. 27-29, to combine Plots 114 & 114-2, creating three separate lots to build three (3) two (2) family homes in a C-2 Zone, located at **380 NORTH MONTELLO STREET**.

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

Board Members

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Craig Pina

Steve Lainas

Alternates

Robert Pelaggi

Doryce Smith

James Plouffe, Clerk

Oct 27th & Nov 3rd

Email ZBA@cobma.us for Zoom participation information or to send a letter in favor or opposition regarding the petition in which you were notified by 4:30 p.m. on night of meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89342337207?pwd=ZnNJZ08wVUICZlBwVGJjeENjNUgwZz09>

Meeting ID: 893 4233 7207

Password: 447600