

**CITY OF BROCKTON
ZONING BOARD OF APPEALS**

Notice is hereby given that a public hearing **WILL BE HELD BY ZOOM ONLY**, on
TUESDAY, MARCH 9, 2021 AT 6:00 P.M.

Petition of **DAVID JOHNSON**, P.O. Box 170792, Boston, MA, for permission to keep the existing foundation which was placed 1ft off on left side of the approved location in an R-1-C Zone, located at **28 HERITAGE COURT**.

Petition of **157 DEVELOPMENT LLC**, 1500 Vine Street, Somerset, MA, for a Variance from Sec. 27-34 & 27-58(8), to seek a use to convert the existing building to 24 residential units and as to the number of required parking spaces in an I-2 Zone, located at **157 CENTRE STREET**.

Petition of **JOHN ANDRADE, TRUSTEE**, 132 Dover Street, Brockton, MA, from Art. IV, Sec. 27-9, Sec 3f., for a Special Permit for restaurant use and Art. IV, Sec. 1, for a Variance to allow mixed use commercial and residential, Art. III, Sec. 27-18 maximum lot coverage Variance in a C-2- Zone, located at **340 & 346 WARREN AVENUE**.

Petition of **FRANCISCA ALVES HINES**, 302 Monponsett Street, Hanson, MA, for a Variance from Sec. 27-4, to construct a two (2) family dwelling in a C-2 Zone, located at **1 MILLETT STREET**.

Petition of **BROCKTON AFFORDABLE REALTY TRUST**, 388 Maple Street, Bellingham, MA, for a Variance from 27-9, 27-13a, to construct four (4) residential structures in an R-1-Zone, located at **42 QUINCY STREET**.

Petition of **FRICO JEAN**, C/O 1063 North Main Street, Brockton, MA, for a Special Permit from Sec. 27-27.5, to allow for a two (2) family residence in an R-4 Zone, located at **44 MILTON STREET**.

Petition of **ATTORNEY ROBERT PELLEGRINI**, 63 Main Street, Suite 1, Bridgewater, MA, for a Variance from Art. III, Sec. 27-9 & 27-36, to convert an existing mixed use building to a proposed 6 unit interior fit out in an R-3 Zone, located at **25 EAST BATTLES STREET**.

Petition of **JAMES F. MCLAUGHLIN & JOHN W. MCLAUGHLIN**, 1135 North Main Street, Brockton, MA, for a Variance from Sec. 27-10, 27-32, 27-48, to construct and occupy a two (2) family residential dwelling in a C-5 Zone, located at **1135 NORTH MAIN STREET**.

Petition of **CHRISTOPHER C. MATHERS, TRUSTEE**, 166 Fairview Avenue, Brockton, MA, for a Variance from Sec. 27-9, Table 1, to be allowed to separate existing parcel and construct a single family home in an R-1-Zone, located at **166 FAIRVIEW AVENUE**.

Petition of **127 CENTRE CORNER LLC**, 362 Montello Street, Brockton, MA, for a Variance from Sec. 27-34, 27-48, 27-53, 27-54 & 27-55, to amend the mixed use Variance granted by the zoning board by reducing the density of the approved 40 residential units to 32 one bedroom units and 8 two bedroom units along with 2500 sf. of commercial space on the ground floor, 1250 sf. of tenant amenity space and 250 sf. of building management office space in an I-2 Zone, located at **127 CENTRE 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

Steve Lainas

James Plouffe, Clerk

Feb 23rd & March 2nd

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.

******* PLEASE SIGN IN 15 MINUTES BEFORE THE START OF THE ZOOM MEETING *******

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

Meeting ID: 893 4233 7207

Password: 447600

