

**CITY OF BROCKTON
ZONING BOARD OF APPEALS**

Notice is hereby given that a public hearing **WILL BE HELD BY ZOOM** on **TUESDAY, JUNE 8, 2021 AT 6:00 P.M.** ZOOM information will be presented individually upon request to ZBA@COBMA.US. All documents are available for viewing by contacting ZBA@COBMA.US for an appointment.

Petition of **EDWARD FRANCO**, 3 Farmington Lane, Canton, MA, for a Variance from Art. III, Sec. 27-9 & Art IV, Sec. 27-26, to convert an old industrial warehouse into fifty (56) residential units in an R-2 Zone, located at **15 RUTLAND SQUARE**.

Petition of **MARCILINA CORLITO**, 11 Davis Avenue, Brockton, MA, for permission to construct a front porch in an R-1-C Zone, located at **11 DAVIS AVENUE**.

Petition of **PAUL & ASHLEY ALMEIDA**, 38 Hobson Street, Brockton, MA, for a residential kennel license to keep 5 dogs in an R-1-C Zone, located at **38 HOBSON STREET**.

Petition of **JAZLYN DANIEL WALKER**, P. O. Box 240080, Dorchester, MA, for a Special Permit to open a sober house in an R-3 Zone, located at **11 FULLER STREET**.

Petition of **THOMAS & CHRISTINE TAYLOR**, 129 Grove Street, Brockton, MA, from Sec. 27-9, to build a 20 x 40 garage in rear of home in an R-1-C Zone, located at **129 GROVE STREET**.

Petition of **ATTORNEYS ROBERT PELEGRINI & PAULA MILLER**, 63 Main Street, Suite 1, Bridgewater, MA, for a Variance from Art. III, Sec. 27-9-Table 1, to build a second story on a single family home in an R-1-C Zone, located at **293 LYNN ROAD**.

Petition of **STACEY BORDEN**, 32 Shaw Road, Brockton, MA, from Sec. 27-9, to construct an addition in an R-1-C Zone, located at **32 SHAW ROAD**.

Petition of **GRAND FLOURISH COLLECTIVE, LLC**, 153 Manomet Street, Brockton, MA, relief from Sec. 27-29 & 27-32, to request a Special Permit and Variance to open and operate a tattoo parlor in a C-2 Zone, located at **826 CRESCENT STREET**.

Petition of **LYNCH'S TOWING C/O PHILIP NESSRALLA**, 1063 North Main Street, Brockton, MA, for a Variance from Sec. 27-9, 27-25, Appendix C 27-63(h), 27-57(3), to operate a tow facility in the rear portion of the property, conduct repair business within the building to be constructed, conduct sale of motor vehicles on the front portion facing West Chestnut Street, erect a LED roof sign and allow compressed gravel ground covering the yard area in an R-1-B Zone, located at **PLOTS 36-3 & 36-4 LINWOOD STREET/ WEST CHESTNUT AND HOLLAND STREET**.

Petition of **248 BELMONT STREET INVESTMENT, LLC**, 24 Schoosett Street, Pembroke, MA, from 27-27, 27-9, to build two (2) story with eight (8) units total with four (4) units on each floor in an R-3-C Zone, located at **248 BELMONT STREET**.

Petition of **DOMINGOS LOPES**, 50 Farrington Street, Brockton, MA, for a Variance from Sec. 27-9, to construct a multi family residence in an R-2 Zone, located at **50 FARRINGTON STREET**.

Petition of **MARIA FLORES**, 19 Howland Circle, Stoughton, MA, for a Variance from Sec. 27-26, to use a pre-existing second apartment. Owner in compliance with Planning Board request, owner will construct two (2) separate outdoor stairs from second floor as egress in an R-2 Zone, located at **598 NORTH MAIN STREET**.

Petition of **RAUL A. PIRES**, 643 North Main Street, Brockton, MA, to construct exterior egress stairs in a C-2 Zone, located at **643 NORTH MAIN STREET**.

Petition of **KARM HOSPITALITY, LLC**, 421 Stillman Road, Lynnfield, MA, for a Special Permit form Sec 27-29, C-2 Zones, general commercial zones subsection 3(h), Variance under Sec. 27-24, fencing and planting subsection 3a, to construct a new eighty two (82) room hotel and a Variance to allow a zero foot lot line buffer between the locus property and the adjacent D.W. Fields Park in a C-2 Zone, located at **PLOT 55/ 0 WESTGATE DRIVE**

Petition of **GLOBAL PROPERTY SERVICES, INC.**, 55 Winthrop Street, Rehoboth, MA, for a Variance from Sec. 27-13a, 27-9, Table 1, 27-61, definitions, petitioner seeks to construct and operate a group home authorized by M.G. L. c. 40 A, Sec. 3, that lacks sufficient lot frontage and lot width in an R-1-B Zone, located at **LINWOOD AND PLOT 75 BELMONT STREET**.

Petition of **RIPPLE DEVELOPMENT GROUP, LLC.**, 182 Prospect Street, South Easton, MA, for a Variance to construct a two (2) family home in an R-1-C Zone, located at **PLOT 46 AMES STREET**.

Petition of **JANICE BREWER**, 20 Central Avenue, Plymouth, MA, for a Variance from Art. III, Sec. 27-9, to construct a new single family home in an R-3 Zone, located at **207 GREEN STREET**.

Petition of **BROCKTON AREA ARC**, 1250 West Chestnut Street, Brockton, MA, for a Variance from Art. XIV, Sec. 27-65(11), Art. III, Sec. 27-11, Table 3, to construct a new canopy to enclose the existing loading dock and to locate the business sign within the setback area in an I-1 Zone, located at **1250 WEST CHESTNUT 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
May 25th & June 1st

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