

ZONING BOARD OF APPEALS

Notice is hereby given that a public hearing **WILL BE HELD** at **CITY HALL-COUNCIL CHAMBERS**, on

WEDNESDAY, OCTOBER 13, 2021, AT 6:00 P.M.

DUE TO A FOUR (4) MEMBER BOARD SOME PEITHIONS HAVE POSTPONED UNTIL THE NOVEMBER 9TH, 2021 ZONING BOARD OF APPEALS MEETING. ALL ABUTTERS WILL BE RENOTIFIED.

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 construct a single family dwelling on the newly created lot lacking frontage, width and area and the existing house needs relief due to lack of side and frontage in an R-1-C Zone, located at **88 KINGMAN STREET**.

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 construct a single family dwelling on the newly created lot lacking frontage, width and area and the existing house needs relief due to lack of side and frontage in an R-1-C Zone, located at **94 KINGMAN STREET**.

Petition of **DIEULIFAITE & BERLANGE JEAN**, 30 Kennedy Circle, South Easton, MA, for a Variance from Art. III, Sec. 27-10, table 2 & Art IV, Sec. 27-29, for a mixed use to allow five (5) residential apartments, a Variance for green space and seeks to convert existing building into a 100 seat restaurant and lacks required parking spaces for same, but has in writing legal permission to have additional shared parking with the abutting church in a C-2 Zone, located at **1159 MAIN STREET**. . **THIS CASE WILL BE HEARD ON NOVEMBER 9, 2021**

Petition of **CARLOS GOMES**, 102 Linda Avenue, Brockton, MA, for a Variance to construct a two (2) car garage in an R-2 Zone, located at **12 LINDA AVENUE**.

Petition of **RICKY DASILVA**, 281 Pleasant Street, Suite 9, Brockton, MA, for a Variance from Art III, Sec. 27-29, to construct a two family home with ample parking and ingress/egress in an R-2 Zone, located at **PLOT 11/ 0 MERTON STREET**.

Petition of **RALPH J. SMITH**, 1019 Crescent Street, Brockton, MA, for a Variance from Sec. 27-12(1), to construct a single family home in an R-1-C Zone, located at **PLOT 37/O WINTER STREET**. **THIS CASE WILL BE HEARD ON NOVEMBER 9, 2021**

Petition of **BRENDAN AND SALLY O'NEILL**, 794 Pearl Street, Brockton, for a Variance from Art. III, Sec. 27-9, to recognize the property as an existing two (2) family home or alternately to convert the home into a two (2) family as it was according to the property's historical records and seeking relief from lot size, side setback and frontage in an R-1-B Zone, located at **794 PEARL STREET**.

Petition of **JEFFREY VIZARRETA**, 1183 Main Street, Weymouth, MA, for a Variance to convert a single family home into a two (2) family home in an R-2 Zone, located at **84 MYRTLE STREET**. **THIS CASE WILL BE HEARD ON NOVEMBER 9, 2021**

Petition of **ALICIA FERNANDES**, 56 Ford Street, Brockton, MA, for a Variance from Art.III, Sec. 27-9, & Art. IV. 27-29, to raze existing building and construct a two (2) family home in a C-2 Zone, located at **1449 MAIN STREET**. **THIS CASE WILL BE HEARD ON NOVEMBER 9, 2021**

Petition of **RED'S DAIRY**, 18 Jefferson Street, Fall River, MA, for a Variance to develop commercial business, being a gas station and convenience store with drive through window. Also seeking curb cuts on Pleasant Street and Pennsylvania Ave, relief of buffer zone of 38 feet on the westerly side adjoining the entrance to D.W. Park in a C-5 Zone, located at **609 & 627 PLEASANT STREET**. **THIS CASE WILL BE HEARD ON NOVEMBER 9, 2021**

Petition of **ELEVATIONS, INC.**, 68 Hovendon Avenue, Brockton, MA, for a Special Permit from Art. III, Sec. 27-24.4, on adult use marijuana for permission to operate a marijuana establishment for retail sale in this building which requires approval in a C-3 Zone, located at **156-160 MAIN STREET**. **THIS CASE WILL BE HEARD ON NOVEMBER 9, 2021**

Petition of **ELEVATIONS, INC.**, 68 Hovendon Avenue, Brockton, MA, for a Variance from Art. III, Sec. 27-24.4, on adult use marijuana, Sec 3.b.(i)-marijuana retail operations shall not be conducted or located on ground floor in a C-3 Zone, located at **156-160 MAIN STREET**. **THIS CASE WILL BE HEARD ON NOVEMBER 9, 2021**

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

To send a letter as an abutter, please email at ZBA@cobma.us by 5:00 p.m. on the night of the meeting to be included in the zoning file.

Board Members

Kenneth Galligan, Chairman

Brian Nardelli, Fire Chief

Stephen Bernard

Steve Lainas

James Sweeney

James Plouffe, Clerk

Sept 28TH & Oct 5th