

ZONING BOARD OF APPEALS

Notice is hereby given that a public hearing **WILL BE HELD** at **CITY HALL-COUNCIL CHAMBERS, on TUESDAY, MAY 10, 2022, AT 6:00 P.M.**

Petition of **MARIA ANDRADE**, 25 Hardy Avenue, Brockton, MA, seeking relief from front and side yard setback requirements to construct a wrap-around porch in an R-1-C Zone, located at **25 HARDY AVENUE**.

Petition of **SIGNHERE INVESTMENTS LLC, C/O PHILIP C. NESSRALLA, ESQ.**, 1063 North Main Street, Brockton, MA, for a Variance from Sec. 27-25; Table 27-9 (R-1-C), to construct a single family dwelling on Moulton Street, containing 8,555 s.f. together with Variance for dimensional relief from rear yard, side yard setbacks in an R-1-C Zone, located at **432 CRESCENT STREET**.

Petition of **CASSIE K. HOLMGREN, TRUSTEE**, 14 Athens Drive, Brockton, MA, for relief from Art. III, Sec. 27-19, to allow for a pool house as a third (3) accessory structure and are seeking a Special Permit under Sec. 27-37 (b) to construct a pool house as an additional accessory structure in an R-1-C Zone, located at **14 ATHENS DRIVE**.

Petition of **JASON BURRELL**, 230 Thurber Avenue, Brockton, MA, for a Variance to convert a single (1) family home to a two (2) family home by means of addition using the existing foot print in an R-2 Zone, located at **88 EMMET STREET**.

Petition of **SIYASMIT, INC.**, 826 Crescent Street, Brockton, MA, for a Special Permit seeking a change in category of their current Wine and Malt Package Store License to an All Alcohol Package Store License in a C-2 Zone, located at **826 CRESCENT STREET**.

Petition of **2030 OCEAN STREET LLC**, 125 Standish Street, Marshfield, MA, for a Special Permit to operate a package liquor store (beer, wine, and liquor) in a C-2 Zone, located at **750 BELMONT STREET**.

Petition of **SALTO'S LIQUORS & FOOD, LLC, C/O JOHN N CANNARO**, 53 Arlington Street, Brockton, for a Variance or Special Permit from Art. IV, Sec. 27-32, to have permission to have a full alcohol license in a C-5 Zone, located at **1041 NORTH MAIN STREET**.

******THIS PETITION HAS BEEN WITHDRAWN FOR THE MAY 10TH MEETING. ALL ABUTTERS WILL BE RENOTIFIED AND ADVERTISE IN THE ENTERPRISE AS WELL***
Petition of **NEW HEIGHTS OF MA, LLC.**, 1278 Bedford Street, Bridgewater, MA to seek a finding and determination that its current use constitutes a legal pre-existing non-conforming use that pre-dates the zoning enactment of December 1967 and continues to date. The current use is not substantially greater than the previous use. Alternatively, applicant seeks a Variance in an R-1-C & Commercial Zone, located at **HOWARD STREET AND CLAREMOUNT AVENUE.**

Petition of **ROBERT BELCHER, TR., SONOR REALTY TRUST**, P.O. Box 267, Milton Village, MA, for a Variance from Sec. 27-34 to demolish a functionally obsolete building and construct a new mixed use building containing 125,238 s.f. with 3,638 s.f. of retail and 83,492 s.f. of residential with associated parking and open space in a I-2 Zone, located at **159 NORTH MAIN STREET.**

******THIS PETITION HAS BEEN WITHDRAWN FOR THE MAY 10TH MEETING. ALL ABUTTERS WILL BE RENOTIFIED AND ADVERTISE IN THE ENTERPRISE AS WELL***
Petition of **GARY EPSTEIN AND ROBERT COHEN**, 1208 Belmont Street, Brockton, MA, for a Variance from Art. IV, Sec. 27-32 to construct a 42 unit one (1) and two (2) bedroom residence with 62 parking spaces in a C-5 Zone, located at **1208 BELMONT STREET.**

******THIS PETITION HAS BEEN WITHDRAWN FOR THE MAY 10TH MEETING. ALL ABUTTERS WILL BE RENOTIFIED AND ADVERTISE IN THE ENTERPRISE AS WELL***
Petition of **DOUGLAS A. KING**, 115 Main Street, 1D, North Easton, MA, for a Variance from Sec. 27-10, Table 2, Sec. 27-32 & Sec. 27-57 (2) if required to renovate an existing structure into a two (2) unit apartment building use and construct a ten (10) unit apartment building lacking side yard setback with insufficient floor ratio and operate a parking lot less than 10 ft from a proposed medical facility in a C-5 Zone, located at **48 NORTH PEARL STREET.**

****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 4:30 p.m. on the night of the meeting to be included in the zoning file.

Board Members

Kenneth Galligan, Chairman

Brian Nardelli, Fire Chief

Steve Lainas

James Sweeney

James Plouffe, Clerk

April 26th & May 3rd