

ZONING BOARD OF APPEALS

Notice is hereby given that a public hearing **WILL BE HELD** at **CITY HALL-COUNCIL CHAMBERS**, on **TUESDAY, JULY 12, 2022, AT 6:00 P.M.**

Petition of **EMMANUEL JEAN-BAPTISTE**, 50 Sewell Street, Brockton, MA, seeking permission to construct a family room on the left side of the home in an R-1-C Zone, located at **50 SEWELL STREET**.

Petition of **RICHARD BREWER C/O CHRIS VEALE**, 1325 Belmont Street, Brockton, MA, for a Variance from Art. III, Sec. 27-12, to determine that the lot is an existing lot of record and is buildable, Art III, Sec. 27-29, Art. III, Sec. 27-13A, to build a single-family home on a vacant existing lot of record in an R-1-C Zone, located at **PLOT 10/ GUILD ROAD**.

Petition of **CHARLES R. JOHNSON**, c/o 1325 Belmont Street, Brockton, MA, Art. III, Sec. 27-12, to determine that the lot is an existing lot of record and is buildable, Art. III, Sec. 27-29, for a Variance from frontage and lot size and Art. III, Sec 27-13A, for relief from lot width in an R-1-C Zone, located at **PLOT 13/ SNELL AVENUE**.

Petition of **BONNY'S EQUIPMENT RENTALS, INC.**, 1854 Main Street, Brockton, MA, for a Variance from Sec. 27-9, to allow the sale and leasing or renting of construction equipment and contractor tools, together with a showroom and related offices and garage in a C-2 Zone, located at **1824 MAIN STREET**.

Petition of **BONNY'S EQUIPMENT RENTALS, INC.**, 1854 Main Street, Brockton, MA, for a Variance from Sec. 27-9, to allow the sale and leasing or renting of construction equipment and contractor tools, together with a showroom and related offices and garage in a C-2 Zone, located at **1854 MAIN STREET**.

Petition of **MEGNA TRUST C/O MOHAMMAD ISLAM**, 23 Hearthstone Rd, South Easton, MA, for a Variance from Art. IV, 27-27, Art. IV, 27-29 & Art. IX, 27-53, to allow a five (5) unit apartment building that has been shut down since 2017 by the BOH along with parking relief as existing property provides 8 180 sq. ft. parking spaces. Three (3) additional spaces are being provided as petitioner owns abutting lot know as Plot 199 in a C-2 Zone, located at **238 WARREN AVENUE FRONT**. **WILL NOT BE HEARD TONIGHT. ALL WILL BE RENOTIFIED WHEN THEY REAPPLY.**

Petition of **BELMONT STREET SOUTH, LLC**, P.O. Box 619, Cotuit, MA, for a Special Permit and Variance from Art. IV, Sec. 27-29, 3g, for a drive through at a restaurant, Art. IX, Sec 27-67, 2, for additional signage and under Art. IX, Sec 27-54, 6 to waive planting strip at front of property to operate a Kentucky Fried Chicken at the site in a C-2 Zone, located at **716 BELMONT STREET**.

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**.

****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

June 28th & July 5th