



# CITY OF BROCKTON

MASSACHUSETTS

BOARD OF APPEALS OF ZONING ORDINANCES

## AGENDA CITY OF BROCKTON ZONING BOARD OF APPEALS

<b>Board or Committee</b>	<b>Zoning Board</b>
<b>Day &amp; Date</b>	<b>Wednesday, November 9, 2022</b>
<b>Time of Meeting</b>	<b>6 p.m.</b>
<b>Meeting Location (full address)</b>	<b>City Hall – Council Chambers 45 School Street (2<sup>nd</sup> floor) Brockton, MA 02301</b>
	<b>And/or</b>
	<b>For access to observe and/or participate in the public meeting, the public may send an email to <a href="mailto:ZBA@cobma.us">ZBA@cobma.us</a> to obtain an invitation to the ZOOM meeting.</b>

**Name of Chair or  
Authorized Person**

**Date: October 17, 2022**

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# CITY OF BROCKTON

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## CITY OF BROCKTON ZONING BOARD OF APPEALS

Notice is hereby given that a public hearing **WILL BE HELD** at the **CITY HALL – COUNCIL CHAMBERS**, on **WEDNESDAY, NOVEMBER 9, 2022, AT 6:00 P.M.**

Petition of **WARREN CLINTON INVESTMENTS, LLC.**, P.O. Box 573, North Easton, MA, for a Variance seeking relief from Sec. 27-9, to allow a residential use in a C-2 Zone, located at **29 CLINTON AVENUE**.

Petition of **JOHN FINK**, 53 Arlington Street, Brockton, MA, for a Variance seeking relief from Sec. 27-9, table 1, minimum lot size and lot coverage for a 2 family in an R-3 Zone, located at **215 BELMONT AVENUE**.

Petition of **ELIAS PEDRO**, 20 Winter Street, Brockton, MA, for a Variance seeking relief from Sec. 27-9, for lot size & frontage in an R-1-C Zone, located at **20 WINTER STREET**.

Petition of **JOE KULLE**, 1 Patriot Avenue, E. Bridgewater, MA, for a Variance seeking relief from Sec. 27-9, Sec. 27-13 & 13a, to divide an existing lot into (3) lots to construct single family dwelling, lacking in setback and frontage requirements in an R-1-C Zone, located at **18 BELGRAVIA AVENUE**.

Petition of **MARISE JOSEPH & MENELAS ABELARD**, 21 Flint Road, Brockton, MA, for a Variance seeking relief from Sec. 27-9, Table 1, to divide the parcel and acquire additional acreage to construct a single family in an R-1-C Zone, located at **21 FLINT ROAD**.

Petition of **LINWOOD CORNER, LLC.**, 3 Pondview Road, Mashpee, MA, for a Special Permitted Use to be allowed to construct and operate a car wash facility in a C-1 & R-1-B Zone, located at **838 BELMONT STREET**.

Petition of **700 OAK STREET LLC**, 96 Main Street, Bridgewater, MA, for a Special Permitted Use seeking relief from Sec. 27-29(3)f, & Sec.27-37, to construct and operate a carwash in a C-2 Zone, located at **710 OAK STREET**.

(2)

NOVEMBER 9, 2022 – ZBA AGENDA

Petition of **CONCORD SQUARE PLANNING & DEVELOPMENT, INC**, 236 Huntington Avenue, Boston, MA, for a Variance seeking relief from Sec. 27-34 & Sec. 27-11 (table 3), to construct and operate a residential apartment in an I-2 Zone, located at **117-119 NORTH MAIN STREET**.

Petition of **ROSE-HERBY M. JOSEPH, PRES. WEDDINGS & EVENTS GALOUR, INC.**, 4-6 Hovendon Avenue, (UNIT 6-B), Brockton, MA, for a Variance to operate a commercial event venue in an existing commercial strip plaza in an R-1-C Zone, located at **4-6 HOVENDON AVENUE**.

Petition of **JOSEPH LOVETERE, JR.**, C/O 1325 Belmont Street, Brockton, MA, for a Variance seeking relief from Art.111, Sec. 27-9 & MGL 40A Sec. 6, to install an exterior stairway to comply with fire code or finding by the Board that the preexisting non-conforming use may be altered in an R-1-C Zone, located at **94 AUBURN 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](mailto: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

Oct 25<sup>th</sup> & Nov 1<sup>st</sup>