



# CITY OF BROCKTON

MASSACHUSETTS

BOARD OF APPEALS OF ZONING ORDINANCES

## 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 **TUESDAY, DECEMBER 13, 2022, AT 6:00 P.M.**

Petition of **DALSTON DALEY**, 38 Amark Road, Brockton, MA, left side proposed addition is to close to the property line, (variance seeking relief from side yard requirements), in an R-1-C Zone, located at **38 AMARK ROAD**.

Petition of **ROBERT L. NICHOLS, JR.**, 404 Neponset Avenue, Dorchester, MA, proposed cultivation within 500' of Commonwealth Alternative Care Dispensary, (Special Permit to cultivate), in an I-1 Zone, located at **244 LIBERTY STREET, UNITS 1,2 & 3**.

Petition of **JAMES VICTORINE**, P.O. BOX 573, N. Easton, MA, petitioner seeks a determination that Variance in case #15-49 has not lapsed or a new Variance to allow construction of a single-family, seeking relief from Sec. 27-9, lacking frontage of 175' in an R-1-B Zone, located at **360 PEARL STREET**.

Petition of **HANS LAGUERRE**, C/O 1325 Belmont Street, Brockton, MA, seeking relief from Art. IV, Sec. 27-27, for a Variance to operate a small take out restaurant or an MGL Ch. 40A, Sec 6 finding that the preexisting non-conforming use may be altered as the proposed use of converting to a different commercial use not substantially more detrimental in an R-3 Zone, located at **948 WARREN AVENUE**.

Petition of **N727 LLC**, 132 Dover Street, Brockton, MA, seeking relief from Sec. 27-18, 27-28(3)a, 27-29 & 27-53(3), for a Variance and Special permit for joint occupancy to amend a prior Variance to construct (18) additional residential apartments, lacking parking and green space in a C-2 Zone, located at **340 & 346 WARREN AVENUE**.

**\*\*\*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  
Nov. 29<sup>th</sup> & Dec 6<sup>th</sup>