



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, APRIL 11, 2023 AT 6:00 P.M .**

Petition of **DKS REALTY TRUST/RAOUL BORGATTI, TRUSTEE**, 132 Court Street, Brockton, MA, for an **extension of previously granted Variance**, case 22-12, seeking relief from Sec. 27-34, 27-11, Table 3 for Industrial Zone, and Sec. 27-54, off street parking to be allowed to construct and occupy a mixed use housing property in an 1-2 Zone with a structure that exceeds 60ft and with parking to be approved by the Zoning Board in an 1-2 Zone, located at **132 COURT STREET**.

Petition of **JAIRSON B. BARROS**, 70 Banks Street, Brockton, MA, for a Variance seeking relief from Sec. 27-9 and Sec. 27-39, for relief from front, side & rear yard requirements, lot coverage and non-conforming use, to build an addition in an R-1-C Zone, located at **70 BANKS STREET**.

Petition of **DAVID J. CRUISE**, 120 Torrey Street, Brockton, MA, for a Variance seeking relief from Sec. 27-9, Standards for residential zones, Sec. 27-13, Lot frontage and Sec. 27-13A, Minimum lot width, to create lots for a new subdivision in an R-1-C Zone, located at **262 WINTER STREET, 262(REAR) WINTER STREET & 34 KENT STREET**.

Petition of **NEW ENGLAND TORTILLA, INC.**, 1020 West Chestnut Street, Brockton, MA, for a Variance seeking relief from Sec. 27-8, Height limits, Sec. 27-11 (table 3) standards for industrial zones and Sec. 27-48, Appeals, to construct and utilize an accessory silo that exceeds the height limits for the tortilla manufacturing business in an 1-1 Zone, located at **1020 WEST CHESTNUT STREET**.

Petition of **GBEI HOLDINGS, LLC.**, c/ o 1325 Belmont Street, Brockton, MA, for a Variance seeking relief from Sec. 27-34, 1-2 Zone - Principal permitted uses, to convert existing commercial building into a commercial self-storage building in a 1-2 Zone, located at **137 PERKINS AVENUE**.

April 11, 2023
Zoning Board Agenda

Petition of **HYACINTH REALTY ASSOCIATES, LLC/EVERETT MURRAY**, 1109 Montello Street, Brockton, MA, for Variance seeking relief from Sec. 27-29, Commercial uses, Sec. 27-10, Table 2, C-2 Zone and Sec. 27-18, Maximum Coverage, residential use not allowed in commercial zone, relief from parking space size and required spaces and minimum greenspace in a C-2 Zone, located at **1144 MAIN STREET, 15 EAST MARKET STREET, 1109 MONTELLO STREET & 29 EAST MARKET STREET.**

Petition of **ROBERT BELCHER, TR., SONOR REALTY TRUST**, P.O. Box 267, Milton Village, MA, for a Variance seeking relief from Sec. 27-34, 1-2 Zone, as per application, Phase I Environmental Assessment Report identifies oil contamination and the presence of an existing structure which is functionally obsolete in an 1-2 Zone, located at **159 NORTH MAIN STREET.**

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

Board Members

Kenneth Galligan, Chairman
Brian Nardelli, Fire Chief
Steven Lainas
Monique Screen-Berry
James Sweeney
James Plouffe, Clerk
March 28th & April 4th