



CITY OF BROCKTON

MASSACHUSETTS

BOARD OF APPEALS OF ZONING **ORDINANCES**

2023 NOV 21 P 10: 53

CITY CLERK'S OFFICE
BROCKTON, MA.

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 12, 2023, AT 6:00 P.M.**

Petition of **BUMBLE BEE ENTERPRISES, LLC**, 43 Irene Street, New Bedford, MA, appealing the decision of the Zoning Enforcement Officer, that the prior existing nonconforming commercial use of the building has expired, located at **144 HAYWARD AVENUE**.

Petition of **LEONARDA ANDRADE**, 99 Brookside Avenue, Brockton, MA, seeking relief from Sec. 27-27, to construct an addition in a R-3 zone, located at **99 BROOKSIDE AVEUNE**.

Petition of **CHANEL MENDONCA GARCIA**, 34 Gladwood Street, Brockton, MA, for a Variance seeking relief from Sec. 27-9, front and side setbacks, to construct an addition in a R-1B Zone, located at **34 GLADWOOD STREET**.

Petition of **WILLIAM CALLAHAN**, 335 Grange Park, Bridgewater, MA, seeking relief from Art III, Sec. 27-9, for lot size and frontage to construct a single-family home in a R-1-C Zone, located at **40 LENOX STREET and PLOT 37 HAWLEY STREET**.

Petition of **MANUEL RAMOS**, 97 Oak Street, Brockton, MA, seeking relief from Art III, Sec. 27-9, and 27-13, for minimum area and frontage in order to subdivide the lot to construct two single-family homes on two newly created lots in a R-1-C Zone, located at located at **PLOT 41 WEST STREET**.

Petition of **NEW VISION ENTERPRISE, LLC**, 188 Court Street, Brockton, MA, for relief from Article IV, Sec. 27-30 (b), a Special Permit to allow a multi-family residential (32 apartments) use in a C-3 Zone, and seeking relief from Article IX, Sec. 27-53 for parking and parking space size located at **PLOT# 1-2 FRANKLIN STREET**.

Petition of **MOHAMMAD ISLAM TRUSTEE**, 23 Hearthstone Road, South Easton MA, for a Variance from Art. IV, 27-29 & Art IX, 27-53 & Art. IX, 27-53, to allow a five (5) unit apartment building that has been shut down since 2017 by BOH along with parking relief, additional three spaces from Plot 199, in a C-1 zone, located at **238 WARREN AVENUE (front) and PLOT 192 (252) 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 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
Monique Screen-Berry
James Plouffe, Clerk
November 28th & December 5th

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