

**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, JANUARY 14<sup>TH</sup> 2025, AT 6:00 P.M.**

Petition of **DESEAN MARTIN**, 106 Oak Lane, Unit 11, Brockton MA, for a Variance seeking relief from Sec. 27-29, and Sec. 27-54, to conduct a tattoo parlor in a C-2 Zone, located at **9 PERKINS AVUENUE**.

Petition of **VINCENT J. FALCONIERI c/o JOHN E. MCCLUSKEY**, 1325 Belmont, Brockton MA, seeking relief from Article III, Sec. 27-12, Sec. 27-29, and Sec. 27-13A, to determine that the lot is an existing lot of record and is buildable and build a single-family home in a R-1-C Zone, located at **37 LAWN STREET**.

Petition of **JASON BURRELL c/o MCCLUSKEY LAW**, 1325 Belmont, Brockton MA, for a Variance seeking relief from Article III, Sec. 27-9, and 27-13A, and Article IV, Sec. 27-36, 4,5,6 for a Special Permit to allow improvements in a Flood Zone in order to construct a new two-family dwelling in a R-1-C Zone, located at **136 PERKINS AVENUE**.

Petition of **EAGLE DIVERSIFIED, c/o MCCLUSKEY LAW**, 1325 Belmont, Brockton MA, for a Variance seeking relief from Article III, Sec 27-9, to allow a single-family dwelling in R-1-C Zone, located at **PLOT 238 AMES STREET. (Lot is between 259 Ames Street and 275 Ames Street)**.

Petition of **ELOY LOPES c/o MCCLUSKEY LAW**, 1325 Belmont, Brockton MA, for a Variance, seeking relief Article III, Sec. 27-10, to allow for a multi-family residential a C-2 Zone, located at **22 ARCH STREET**.

Petition of **SERENITY at BROCKTON, LLC, c/o PHILIP NESSRALLA**, 1063 North Main Street, for a Variance, seeking relief from Sec. 27-9, Sec. 27-29 and Sec. 27-39, to add seven (7) residential units to an existing space in a C-2 Zone, located at **25 E. NILSSON 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.**

December 31<sup>st</sup> & January 7<sup>th</sup>



not be heard due to missing AD deadline

Petition of **264 COURT STREET, LLC**, 202 Summer Street, Unit 1, Brockton MA, seeking relief for a Special Permit from Sec. 27-29 (3)(a), to allow a joint-occupancy use consisting of a retail/office on the first floor and three (3) residences on the upper two floors in a C-2 Zone, located at **703 NORTH MAIN STREET**.

Petition of **SIGN DESIGN**, 170 Liberty Street, Brockton MA, for a Variance seeking relief from Sec. 27-65 (11), to use an existing base for a business sign in a R-1-C Zone, located at **491 CRESCENT STREET**.