

**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 10<sup>TH</sup> 2024, AT 6:00 P.M.**

Petition of **BROCKTON COUNTRY CLUB, c/o ATTORNEY PHILIP NESSRALLA**, 1063 N Main Street, Brockton MA, seeking relief from Article VI, Sec. 27-39, AND 27-43, to allow the use of a food truck on the premises utilizing the club's commissary and selling its products to customers in a C2 Zone, located at **265 SAMUEL AVENUE**.

Petition of **VINCENT AEILLO, c/o ATTORNEY PHILIP NESSRALLA**, 1063 N. Main Street, Brockton MA, seeking relief for a Variance from Sec. 27-9, and 27-48 (1) (2), to construct a single-family home in a R-1-C Zone, located at **PLOT 24 GLADSTONE STREET. (property is situated between 22 Gladstone St and 36 Gladstone St)**.

Petition of **FRED FONTAINE**, 93 Pleasant Street, Brockton, MA, for a Special Permit seeking relief from Sec. 27-4, to extend the second-floor apartment of a two-family to the attic and build a dormer and egress in a C-3 Zone, located at **93 PLEASANT STREET**.

Petition of **JOSEPH DIDEROT/ HIARCHI DESIGN COLLABORATIVE**, 36 Bromfield, Suite 208, Boston MA, for a Variance seeking relief from Sec. 27-40, to build a six (6) unit residential building in a C-2 Zone, located at **310 N. MAIN STREET**.

Petition of **DDO – NEW ENGLAND LLC**, 3845 Stockton Hill Road, Kingman AZ, for a Special Permit seeking relief from Sec. 27-29 (3) (g), and Sec. 27-37, and Sec. 27-49, for a drive-thru service for a restaurant, in a C-2 Zone, located at **715 CRESENT STREET**.

Petition of **DAVID & LORI RESERVITZ c/o JOHN E. MCCLUSKEY**, 1325 Belmont, Brockton MA, for a Variance seeking relief from Art.VI, Sec. 27-32, and 27-10, to modify a previous zoning approve and change the location of four new two – bedroom apartment units to be constructed outside flood zone. in a R-2 Zone, located at **484 PLEASANT STREET**.

Petition of **CLAUDE PIERRE**, 126 Leyden, Brockton MA, for a Variance seeking relief from Sec 27-25, to allow a two-family dwelling in an existing residential structure in a R-1-C Zone, located at **126 LEYDEN STREET**.

Petition of **E&A REAL ESTATE INVESTMENTS LLC**, 244 Liberty Street, Unit A, Brockton MA, for a Variance, seeking relief under Sec. 27-25, to be allowed to renovate and expand an existing structure into a three-family residence with parking that is less non-conforming in a R-1-C Zone, located at **412 CENTRE STREET**.

Petition of **RAILROAD CONSTRUCTION COMPANY**, 75-77 Grove Street, Paterson NJ, for a Variance, seeking relief under Sec. 27-29 and Sec. 27-57, to be allowed to occupy and store material and equipment in conjunction with its construction operation at 1854 Main Street, without the need for asphaltic or Portland cement paving, in a C-2 Zone, located at **1824 MAIN STREET**.

Petition of **RAILROAD CONSTRUCTION COMPANY**, 75-77 Grove Street, Paterson NJ, for a Variance, seeking relief under Sec. 27-29, to be allowed to occupy and use an office, garage/warehouse repair facility, exterior storage of materials and equipment in conjunction with its construction operation, in a C-2 Zone, located at **1854 MAIN 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.

November 26<sup>th</sup> & December 3<sup>rd</sup>