

**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 08, 2025, AT 6:00 P.M.**

Petition of **MATTHEW R. SHANNON**, 37 Whiting Street Hingham, MA, seeking relief for a Variance from Sec. 27-10, Table 2 and Sec. 27-32, to convert an existing structure on the property to a single-family residential dwelling in a C-5 Zone, located at **149 MILL STREET**.

Petition of **JAMES C. DOUCETTE**, 260 Torrey Street, Brockton, MA, for a Variance seeking relief from Sec. 27-9, to construct a single-family home with a side setback less than 15ft from one side in a R-1-C Zone, located at **260 TORREY STREET**.

Petition of **KYLE GUERRINI**, 66 Spring Street, Foxboro, MA, for a Variance seeking relief from Sec. 27-9, to construct an addition for a three-season room in a R-1-C Zone, located at **47 DONDI ROAD**.

Petition of **SIGN DESIGN**, 170 Liberty Street, Brockton, MA, for a Special Permit seeking relief from Sec. 27-65 and 27-73, to erect an EMC pylon sign in a C-2 Zone, located at **70 WESTGATE DRIVE**.

Petition of **KEEN REAL ESTATE SOLUTIONS, INC.**, 33 Fairmount Street, Dorchester, MA, is seeking to overturn a buildable lot determination and in the alternate, seeking relief from Sec. 27-9 and Sec. 27-12, for a Variance to build a single-family home in a R-1-C Zone, located at **PLOT 1 BANKS STREET**. (PROPERTY IS BETWEEN 6 BANKS STREET AND 18 BANKS STREET).

Petition of **VICENTES PROPERTY LLC**, 689 Main Street, Brockton MA, for a Variance to seeking relief from Sec. 27-10, Table 2, to expand its existing supermarket to provide storage in a C-2 Zone, located at **160 PLEASANT STREET**.

Petition of **GR DEVELOPMENT LLC, C/O JAMES BURKE**, 48 N. Pearl St, Brockton, MA, for a Special Permit seeking relief from Sec 27-29, to construct and operate a car wash in a C-2 Zone, located at **985 BELMONT STREET**.

Petition of **PINAKIN PATEL**, 1145 West Chestnut Street, for a Variance, seeking a relief from Article IV 12-33, requesting a mixed use for residential housing SRO's of 10 units in a I-1 Zone, located at **1145 WEST CHESTNUT STREET**.

Petition of **ERIK GRACA, C/O JAMES BURKE**, 48 N. North Pearl, Brockton, MA, for a Variance seeking relief from Sec. 27-9, Table 1, to construct a single-family home on a lot lacking area in frontage in a R-1-C Zone, located at **76 CARROLL AVENUE**.

Petition of **ERIK GRACA, C/O JAMES BURKE**, 48 N. North Pearl, Brockton, MA, for a Variance seeking relief from Sec. 27-9, Table 1, to construct a single-family home on a lot lacking area in frontage in a R-1-C Zone, located at **82 CARROLL AVENUE**.

To send a letter as an abutter, please email Zba@cobma.us by 4:30 p.m. on the night of the meeting to be included in the zoning file.

***** 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 25th & April 1st