

**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, JULY 8TH, 2025, AT 6:00 P.M.**

Petition of **THELWELL GROUP, LLC**, 31 Lowell Street, Brockton, MA, for a Variance seeking relief from Sec. 27-9 (Table 1), to construct a two (2) family dwelling lacking frontage and area. In a R-2 & C-2 Zone, located at **737 WARREN AVENUE**.

Petition of **EMMANUEL LAMY**, 25 Woodlawn Rd, Randolph, MA, for a Variance, seeking relief from Section 27-9 Table 1, Conversion of existing seven-bedroom dwelling unit into a two-family dwelling unit in a R-3 Zone, located at **977 WARREN AVENUE**.

Petition of **CINDY CABRERA, GERMAN FERNANDEZ**, 223 Copeland Street, Brockton, MA, for a Variance, seeking relief from Sec. 27-9, and Sec. 27-25, to convert the existing second floor of the garage into an ADU (Additional Dwelling Unit), in a R-1-B Zone, located at **223 COPELAND STREET**.

Petition of **PHILIP C. NESSRALLA**, 1063 North Main Street, Brockton, MA, for a Variance, seeking relief from Sec. 27-25 and Sec. 27-9, to construct a residential structure on Plot 24, relief from lot size and setback. Also, relief for plot 23 to become slightly less conforming an R-1-C Zone, located at **PLOT 24 GLADSTONE STREET**.

Petition of **PAUL TANTILLO**, 258 Boylston Street, Brockton, MA, for a Variance, seeking relief from Section 27-65, standing sign setback, provide and maintain a minimum yard setback of 10 feet for all standing signs in a R-1-C Zone, located at **455 OAK STREET**.

To send a letter as an abutter, please email Zba@cobma.us by 3:30 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

June 24th & July 1st