

**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 9TH, 2025, AT 6:00 P.M.**

Petition of **SAMUEL ESAN / ADEYEMI OLAWALE**, 8 Sanfred Rd, Leicester, MA, for a Special Permit, seeking relief from Section 27-24-5, lacking front and side setback, and construction of a second means of egress on the third floor, in an R-1-C Zone, located at **20 CUSTER STREET**.

Petition of **STEPHEN TORREY (TY REAL ESTATE, LLC)**, 33 Dover Street, Brockton, MA, for a Variance, seeking relief from Article III, Section 27-13, Section 27-13A, and Section 27-29, from frontage, minimum lot area, lacking front and rear setbacks, to build a single-family dwelling home on a vacant lot, in an R-1-C Zone, located at **39 MYSTIC STREET**.

Petition of **STEPHEN TORREY**, 33 Dover Street, Brockton, MA, for a Variance, seeking relief from Article III, Section 27-13, Section 27-13A, and Section 27-29, for frontage, minimum lot area, and green space coverage, to build a single-family dwelling on a vacant lot in an R-1-C Zone, located at **PLOT 6 HOMESTEAD STREET (Formerly 55 MAY AVENUE)**.

Petition of **BEAN TOWN HOMES 1 LLC**, 19 Puritan Avenue, Dorchester, MA, for a Special Permit, seeking relief from Section 27-37, to build a second-floor egress on the left side of the dwelling, in an R-2 Zone, located at **50 FARRINGTON STREET**.

Petition of **EASTON VENTURES, LLC**, 480 Turnpike Street, Easton, MA, for a Variance, seeking relief from Section 27-9, Table 1, to build two single-family dwelling homes, lacking frontage in a R-1-C Zone, located at **PLOT 32 BELLEVUE AVENUE (At the corner of Ridge St. and Bellevue Ave.)**.

Petition of **GERMAN FERNANDEZ / CINDY CABRERA**, 47 Cumerford Street, Providence, RI, for a Variance, seeking relief from Section 27-29, Table 1, to build an ADU (Additional Dwelling Unit) in an existing non-conforming garage, lacking setbacks, in a R-1-B Zone, located at **223 COPELAND STREET**.

Petition of **GEORGE MENDES**, 12 Centre Street, Brockton, MA, for a Variance, seeking relief from Section 27-9 and Section 27-26, Table 1, to be allowed to renovate and convert a single-family dwelling home into four (4) residential units, without sufficient area in a pre-existing non-conforming lot, in a R-2 Zone, located at **39 PROSPECT STREET**.

Petition of **DAVID TEIXEIRA**, P.O. Box 3, Brockton, MA, for a Variance, seeking relief from Section 27-29, Section 27-53 (10 & (6), to build a residential building apartment, lacking the minimum planting strip required in a C-2 Zone, located at **733 MAIN STREET**.

***** FOR ALL PETITIONS AND SUCH OTHER RELIEF AS THE BOARD MAY DEEM APPROPRIATE*****

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.

Board Members

Kenneth Galligan, Chairman
Brian Nardelli, Fire Chief
Steven Lainas
Monique Screen-Berry
James Sweeney
William Forte, Clerk

November 25th & December 2nd