

**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, FEBRUARY 10, 2026, AT 6:00 P.M.**

Petition of **RAUL ESTREMER**, 552 Summer Street, Brockton, MA, for a Variance, seeking relief from Section 27-9, to build an addition lacking front setback, in a R-1-C Zone, located at **552 SUMMER STREET**.

Petition of **PATRICK HEFFERNAN**, 1325 Belmont Street, Brockton, MA, for a Variance, seeking relief from Article III, Section 27-13, Section 27-13A and Section 27-29, for minimum lot width, lot area, frontage and front setback requirements to create three lots, one lot for the existing dwelling and two lots to build two single family dwelling, in a R-1-C Zone, located at **94 WOODARD AVENUE**.

Petition of **CEDAR POINT LLC**, 48 North Pearl Street, Brockton, MA, for a Variance, seeking relief from Section 27-9, Table 1, to amend the previously granted Variance to construct a smaller single-family dwelling on a lot lacking area and frontage setbacks, in a R-1-C Zone, located at **76 CARROLL AVENUE**.

Petition of **CEDAR POINT LLC**, 48 North Pearl Street, Brockton, MA, for a Variance, seeking relief from Section 27-9, Table 1, to amend the previously granted Variance to construct a smaller single-family dwelling on a lot lacking area and frontage setbacks, in an R-1-C Zone, located at **82 CARROLL AVENUE**.

Petition of **MAX AND TED REALTY LLC**, 2 Jennifer Way, South Easton, MA, for a Variance, seeking relief from Section 27-20 and Section 27-34, to allow a class II license for the sale of motor vehicles, fencing and security barriers that exceed the height of the ordinance requirements, in a I-2 Zone, located at **41 PERKINS STREET / PLOT 24 PERKINS 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](mailto: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 L. Forte, Clerk

**January 27<sup>th</sup> & February 3<sup>rd</sup>**