

**CITY OF BROCKTON  
BOARD OF APPEALS  
OF ZONING ORDINANCES**

Notice is hereby given that a public hearing **WILL BE HELD IN THE GAR ROOM, 2<sup>ND</sup> FLOOR, City Hall, 45 School Street, Brockton, MA on TUESDAY, JUNE 8, 2010, AT 7:00 P.M.**

**REMANDED BY COURT:** Petition of **EDWARD FRANCO**, 15 Rutland Square, Brockton, MA, for a Special Permit from Sec. 6, to convert a factory building into residential apartments in an R-2 Zone, located at **15 RUTLAND SQUARE.**

Petition of **YI ZHENG**, 525 Washington Street, Stoughton, MA, for a Special Permit from Sec. 27-30, to operate a delivery & carryout restaurant in a C-3 Zone, located at **43 LEGION PARKWAY.**

Petition of **KELLY LABRECQUE**, 21 Vesey Street, Brockton, MA, for a Variance from Sec. 27-9 & Sec. 27-20, to reconstruct preexisting 20x18 garage destroyed by fallen tree in an R-1-C Zone, located at **21 VESEY STREET.**

Petition of **MICHAEL JULIANO**, 1324 Belmont Street, Suite 207, Brockton, MA, for a Variance from Art. III, Sec. 27-9, lot frontage, & lot area, side setback requirements & Art. III, Sec. 27-13A, lot width, to demolish existing dwelling in disrepair and construct a single family dwelling in an R-I B Zone, located at **747 ASH STREET.**

Petition of **JESSICA MUTASCIO**, 522 West Chestnut Street, Brockton, MA, for a Variance to increase enrollment at current child care facility previously granted by the Zoning Board of Appeals in an R-1-B Zone, located at **522 W. CHESTNUT STREET.**

Petition of **OLD COLONY YMCA**, 320 Main Street, Brockton, MA, for a Variance from Art. IV, Sec. 27-29, to convert an existing commercial building into a large group child and family care center & a Special Permit from MGL, Ch. 28A, Sec. 9, to allow up to 12 occupants (residents), & a Variance from Art. III, Sec. 27-18, for relief from green space requirements in a C-2 Zone, located at **1090 MAIN STREET & PLOT 436 MAIN STREET.**

Petition of **RICKY DASILVA**, 721 N. Main Street, Randolph, MA, for a Variance from Sec. 27-9, for an addition seeking relief from side setback requirements in an R-3 Zone, located at **23 N. MANCHESTER STREET.**

Petition of **ROBERT M. ASACK**, 96 Sachem Rock Avenue, East Bridgewater, for a finding from Sec. 27-39, petitioner requests the Board to make a finding that the construction of an addition to the single family dwelling is not substantially more detrimental to the existing neighborhood than the existing use in an R-2 Zone, located at **49 LYMAN STREET.**

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Petition of **NEW ENGLAND GROUP**, 4 Cocasset Street, Foxboro, MA, for a Variance from Sec. 27-9 & 27-13A, petitioner is seeking to divide an existing parcel into 2 lots and construct a single family dwelling on newly created lot lacking lot frontage, lot width, and side yard setback requirements in an R-1-C Zone, located at **191 PROSPECT STREET**.

Petition of **CLAUDIA & DAVID DENELLE**, 28 Bigney Avenue, Brockton MA, for a Variance from Art. VI, Sec. 27-39, to construct an addition that exceeds 50% of the original square footage in an R-1-C Zone, located at **28 BIGNEY AVENUE**.

Petition of **MARK ROUKAS**, c/o New Heights Buildings, 430 Belmont Street, Brockton, MA, for a Variance from Art. III, Sec. 27-9, lot frontage & lot area, Art. III, Sec. 27-13A, lot width, to tear down existing house, subdivide property into 4 house lots and build 4 single family dwellings in an R-1-B Zone, located at **495 PEARL STREET**.

Atty. Anthony Eonas, Chairman  
Richard Francis, Fire Chief  
Vahan Boyajian  
Stephen Bernard  
Paul Merian  
James M. Casieri, Clerk  
(May 25<sup>th</sup> & June 1<sup>st</sup>)