

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

Notice is hereby given that a public hearing **WILL BE HELD IN THE GAR ROOM, 2ND FLOOR, CITY HALL, TUESDAY, SEPTEMBER 14, 2010 AT 7:00 PM.**

Petition of **NANCY MCCLUSKEY**, 932 Main Street, Brockton, MA, for a Variance from Art. III, Sec. 27-9, lacking lot area, frontage, rear setback requirements, Art. III, Sec. 27-13(a), lacking lot width and subdivide the present property into two lots and build a single family residence on the newly created lot in an R-1-C Zone, located at **301 QUINCY STREET.**

Petition of **LYNN ASHFIELD REALTY TRUST, MICHAEL KEITH, TRUSTEE**, 85 Plymouth Street, Bridgewater, MA, for a Variance from Art. III, Sec. 27-12, Art. III, Sec. 27-13, Art. III, Sec. 27-9 (Table 1), and to challenge the decision by the Building Inspector on July 24, 2009, or in the alternative, to request a Variance to build a single family dwelling lacking in lot size, width and lot frontage requirements in an R-1-C Zone, located at **PLOT 1 ASHFIELD DRIVE.**

Petition of **DJENANN CALIXTE**, 210 Regency Lane, Abington, MA, for a Special Permit from Art. IV, Sec. 27-29, to sell beer & wine in an existing Cafe in a C-2 Zone, located at **793 CRESCENT STREET.**

Petition of **GAYLE HINCKLEY**, 23 Quincy Street, Brockton, MA, for a Variance from Art. VI, Sec. 27-39, to build an addition for a master bedroom and bath that is more than 50% of the existing structure in an R-1-C Zone, located at **23 QUINCY STREET.**

Petition of **LYNN ASHFIELD REALTY TRUST, MICHAEL KEITH, TRUSTEE**, 85 Plymouth Street, Bridgewater, MA, for a Variance from Art. III, Sec. 27-12, Art. III, Sec. 27-13, Art. III, Sec. 27-9, to challenge the Building Inspector's determination that this is not a buildable lot or in the alternative to request a Variance to combine lots & construct a single family dwelling lacking in lot size, frontage & width requirements in an R-1-C Zone, located at **248 LYNN ROAD.**

Petition of **JEAN JACQUES & STANLEY ROUSSEAU**, 339 Hovenden Avenue, Brockton, MA, for a Variance from Art. III, Sec. 27-9, to construct a garage lacking side setback and lacking setback requirements to dwelling in an R-1-C Zone, located at **339 HOVENDEN AVENUE.**

Petition of **PHILLIP JENNINGS, VIP COMMUNICATIONS, INC.**, 26 Himoor Circle, Randolph, MA, for a Special Permit from Sec. 27-65(1), Sec. 27-65(2), Sec. 27-65(3), Sec. 27-65(10), Sec. 27-66 (3) and Sec. 27-66(6), to construct a LED billboard for the purpose of outdoor advertising in a C-2 Zone, located at **385 WESTGATE DRIVE.**

Zoning Board of Appeals
September 14, 2010
Page 2

Petition of **ANTONIO MORISSET**, 211 W. Chestnut Street, Brockton, MA, to convert a legal two family house into a three family by creating another unit in the empty building attached to the house in an R-1-C Zone, located at **211 WEST CHESTNUT STREET.**

Petition of **KEN KOSTKA**, 318 Manley Street, W. Bridgewater, MA, for a Variance from Art. III, Sec. 27-12, Art. III, Sec. 27-9, to construct a single family dwelling lacking frontage and lot area & side setback requirements in an R-1-C Zone, located at **PLOT 6 CARLISLE STREET.**

Petition of **ANTONIO ALVES, TRUSTEE**, 20 Bridge Street, Brockton, MA, for a Special Permit from Sec. 27-36(4)(b)(1) and (6)(d), 27-37(c), to add an extension to an existing single family dwelling in an R-1-C Zone, located **20 BRIDGE STREET.**

Atty. Anthony Eonas, Chairman
Richard Francis, Fire Chief
Vahan Boyajian
Stephen Bernard
Paul Merian
James M. Casieri, Clerk
(August 31st & September 7th)