

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

**ZONING BOARD OF APPEALS held a meeting in COUNCIL CHAMBERS, 2ND FLOOR City Hall, Brockton, Massachusetts, on Tuesday, April 12, 2011, at 7:00 pm.**

**IN RE: 11-18** Petition of **MICHAEL HAIKEL**, 149 Mill Street, Brockton, MA, for a Variance from Sec. 27-9, to subdivide a 1.86 parcel of land to create 2 lots and construct 2 single family dwellings seeking relief from lot frontage, and Sec. 27-13A, seeking relief from lot width in an R-1-C Zone, located at **PLOT 57 NORTH CARY STREET.**

**PETITIONER'S STATEMENT:** Attorney John McCluskey, Land Surveyor Bruce Malcolm and the petitioner Michael Haikel presented to the board Exhibit A, Letter from Owner, Exhibit B, Site Plan and Exhibit C, Floor and Elevations. They are before the board seeking permission to subdivide the above named property and create two (2) lots. The newly divided lots will each have a single family raised ranch homes. The home on Lot 2 abutting the private Dalton Street used for access to the City's Hill Street Playground will have a 70' right side setback. An existing drain is located on the corner of N. Cary Street and Dalton Street. Planning Board approval will be needed if granted. Councilor Dennis Eaniri is in favor of this petition.

**OPPOSITION:** None

**DECISION:** Granted unanimously with the following stipulation: 1. no further subdivision on the proposed property.

**BASIS:** Granting would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the neighborhood. The above listed stipulations are incorporated by reference herein. All representations in petitioner's statement shall be incorporated by reference as stipulations recorded herewith.

**VOTE:**

Motion to Grant by:  
Seconded by:

D. Sean Noonan  
Stephen Bernard

**IN FAVOR: (5)**

Atty. Anthony Eonas, Chairman

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Stephen Bernard

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Richard Francis, Fire Chief

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D. Sean Noonan

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John Toland

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**OPPOSED: (0)**

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James M. Casieri, Clerk

A true copy. Attest:

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Anthony Zeoli, City Clerk

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

**ZONING BOARD OF APPEALS held a meeting in COUNCIL CHAMBERS, 2ND FLOOR City Hall, Brockton, Massachusetts, on Tuesday, April 12, 2011, at 7:00 pm.**

**IN RE: 11-19** Petition of **MARK ROUKOUS**, 430 Belmont Street, Brockton, MA, for a Variance from Art. III, Sec. 27-9, lot frontage, Art. III, Sec. 13A, lot width, to demolish fire damaged 2 family dwelling and subdivide property into 2 lots and build 2 single family residences, in an R-1-C Zone, located at **213 PROSPECT STREET**.

**PETITIONER'S STATEMENT:** Attorney John McCluskey, Land Surveyor Bruce Malcolm and petitioner Mark Roukous presented to the board Exhibit A, Memo in Support, Exhibit B, Site Plan, Exhibit C, Proposed Floor Plans and Exhibit D, Picture of Existing Home. Mr. Roukous would like to demolish the existing burned out home then subdivide the property which is 23,000 sq.ft. in size. The petitioner would like to construct two (2) single family Colonial style home with farmers porch. The homes will have 65' of frontage. Abutter Karl Schuler is in favor of this petitioner. Councilor Dennis Eaniri is in favor of this petition.

**OPPOSITION:** None

**DECISION:** Granted unanimously.

**BASIS:** Granting would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the neighborhood. The above listed stipulations are incorporated by reference herein. All representations in petitioner's statement shall be incorporated by reference as stipulations recorded herewith.

**VOTE:**

Motion to Grant by:  
Seconded by:

D. Sean Noonan  
Richard Francis

**IN FAVOR: (5)**

Atty. Anthony Eonas, Chairman

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Stephen Bernard

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Richard Francis, Fire Chief

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D. Sean Nonnan

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John Toland

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**OPPOSED: (0)**

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James M. Casieri, Clerk

A true copy. Attest:

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Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
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**ZONING BOARD OF APPEALS held a meeting in COUNCIL CHAMBERS, 2ND FLOOR City Hall, Brockton, Massachusetts, on Tuesday, April 12, 2011, at 7:00 pm.**

**IN RE: 11-20** Petition of **KATHLEEN A. CZYMBOR**, 30 Longo Street, Brockton, MA, for a Variance from Sec. 27-40, to rebuild a non conforming building destroyed by fire, in an R-1- C Zone, located at **30 LONGO STREET**.

**PETITIONER'S STATEMENT:** Petitioners Peter and Kathy Czymbor presented to the board Exhibit A, Site Plan and Exhibit B, Floor Plans. They are before the board seeking permission to demolish their burnt out home and construct a new single family home. The new home will be centered on the lot leaving 17' on each side. Councilors Timothy Cruise and Thomas Brophy are in favor of this petition.

**OPPOSITION:** None

**DECISION:** Granted unanimously with the stipulation that the small shed is to be razed.

**BASIS:** Granting would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the neighborhood. All representations in petitioner's statement shall be incorporated by reference as stipulations recorded herewith.

**VOTE:**

Motion to Grant by:

John Toland

Seconded by:

Stephen Bernard

**IN FAVOR: (5)**

Atty. Anthony Eonas, Chairman

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Stephen Bernard

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Richard Francis, Fire Chief

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D. Sean Noonan

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John Toland

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**OPPOSED: (0)**

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James M. Casieri, Clerk

A true copy. Attest:

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Anthony Zeoli, City Clerk