



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

June 23, 2015

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, June 23, 2015 at 7:00 P.M. at Town Hall, (Johnson Memorial Chambers, 2nd Floor) One JFK Memorial Drive, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing May 26, 2015.

OLD BUSINESS:

Petition #14-33 639 Washington Street

NEW PETITIONS:

Petition #15-11 250 Granite Street (Space #1094F-Golden Dragon)

David Lin, 59 Bower Road, Quincy, MA 02169 (owner of property, Simon Properties) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2A5gf to install sign internally lit L.E.D. channel letters. Graphics shall be white aluminum with white acrylic facing, mounted on a matte, black wire-way background. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 250 Granite Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2089, Plot 22, and contains a land area of +/-111.67 acres.

Petition #15-12 291 and 297 Washington Street

Attorney Carl R. Johnson III representing (owners Gerald and Caroline Hart) HUB Construction and Maintenance Co., Inc., 20 Nantasket Avenue, Hull, MA 02045 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to re-establish the variance or be granted a new variance for lot width, granted to a prior owner/applicant (Case #1928) in which subject property was subdivided into three (3) parcels of land. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 291 and 297 Washington Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2027, Plots 6G and 6F, and contains a land area for Plot 6G +/-34,429 sq. ft. and Plot 6F +/-121,097 sq. ft.

Petition #15-13 42 Newport Avenue

Donald Richard Wakeling, Jr. 42 Newport Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to remove roof off house and add a full second floor with a walk up attic. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 42 Newport Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1022, Plot 37, and contains a land are of +/-9000 sq. ft.

Petition #15-14 614-616 Washington Street

Attorney Carl R. Johnson III representing owners Peter J. and Karen L. Carloni for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701, 806 to determine and find that the third floor studio apartment unit in a multi-family dwelling located in a Residence C Zoning District was constructed with Building Permits issued by the Building Department in 1986. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 614-616 Washington Street, Braintree, MA and is within a Residential C District Zone as shown on Assessors Map 2012, Plot 40, and contains a land area of +/-5,945 sq. ft.

OTHER BUSINESS:

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.