



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

December 22, 2015

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, December 22, 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 November 24, 2015 Zoning Board of Appeals hearing minutes

OLD BUSINESS:

Petition #14-33 639 Washington Street (Bonnie Tan)

Petition #15-10 60-80 Campanelli Drive (Thayer Academy)

Petition #15-42 405 Commercial Street (Krishnakant Patel)

NEW PETITIONS:

Petition #15-47 250 Granite Street (Golden Dragon)

David Lin, 59 Bower Road, Quincy, MA 02169 (owner of property, Simon Properties) for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 904 to install a 28 inch x 224 inch sign with internally lit L.E.D. channel letters. 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 #15-48 183 Common Street

Richard Chalone, 15 Commerce Way, Woburn, MA 01801 (owner of property, Stacy A. Murphy) for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to replace existing rear 7.5 ft. x 17 ft. deck with same size deck, and construct an additional 20 ft. x 14 ft. rear deck with stairs. 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 183 Common Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2060, Plot 39, and contains a land area of +/- 20,835 sq. ft.

Petition #15-49 970 Washington Street

Zotos and Anastasia Lefteris, Trustees, NCZ 970 Washington Street Trust, and Braintree House of Pizza, LLC, c/o 958 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 613, 701, 806 and 814 to improve and occupy the existing nonconforming building for the Braintree House of Pizza. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 970 Washington Street, Braintree, MA 02184 and is within a General Business District Zone and the Village Zoning Overlay District, as shown on Assessors Map 1009, Plot 42, and contains a land area of +/- 2,490 sq. ft.

Petition #15-50 3 Howie Road

Penns Hill Development, LLC, 12 Chickadee Lane, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct a 1,022 sq. ft., 1.5 story addition over the existing first floor. 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 3 Howie Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2037, Plot 18 and contains a land area of +/- 7,797.24 sq. ft.

Petition #15-51 175 Hollingsworth Avenue

Benjamin Stanton, 175 Hollingsworth Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609 and 701 to construct a two story rear addition of +/- 1,250 sq. ft. to an existing single family dwelling. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 175 Hollingsworth Avenue, Braintree, MA 02184, and is within a Residential B Watershed District Zone, as shown on Assessors Map 1017, Plot 13, and contains a land area of +/- 8,205 sq. ft.

Petition #15-52 120 Plain Street

Braintree Electric Light Department, 150 Potter Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct a 60 ft. x 6 ft. side addition to existing electrical equipment/control building. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 120 Plain Street, Braintree, MA 02184, and is within a Residential B District Zone and General Business District Zone, as shown on Assessors Map 1031, Plot 5B, and contains a land area of +/- 32,432 sq. ft.

OTHER BUSINESS:

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