



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

December 27, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, December 27, 2016 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS:

Petition #16-46 11 Sherbrooke Avenue (First Baptist Church)

Petition #16-47 594 Washington Street (First Baptist Church)

NEW PETITIONS:

Petition #16-52 935-937 Granite Street

Mark Jeske, 935-937 Granite Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 601 and 701 to construct a 2.5 story addition (+/- 3,606 sq. ft. building footprint) and attached three car garage; addition would expand the pre-existing nonconforming two-family use. 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 935-937 Granite Street, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1033, Plot 4B, and contains a land area of +/- 20,000 sq. ft.

Petition #16-54 30 Hobart Street

Lui Shun Lau, 51 Waterston Avenue, Quincy, MA 02170 (Property owner, Bing Qing Zhang) for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct a two and half story, single family dwelling (+/- 2,754 gross sq. ft. of living space) with attached two car garage. The applicant seeks a permit, variance and/or finding that the proposed reconstruction is not more detrimental to the neighborhood. The property is located at 30 Hobart Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3011, Plot 42, and contains a land area of +/- 13,009 sq. ft.

Petition #16-55 1350 Washington Street

Haochi Lam, 1350 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct a 26.9' x 8' front farmer's porch that will encroach into the front yard setback. 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 1350 Washington Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1049, Plot 21, and contains a land area of +/- 6,585 sq. ft.

Petition #16-56 34 Drinkwater Avenue

Lavan Chekala, 34 Drinkwater Avenue, Braintree, MA 02184, for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to construct second floor addition (+/- 1,338 gross sq. ft.) within footprint of existing one-story, single family dwelling; first floor to become in-law apartment. 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 34 Drinkwater Avenue,

Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2076, Plot 7J, and contains a land area of +/- 7,500 sq. ft.

Petition #16-58 44 Andersen Road

Joseph Martone of 131 Green Street, Fairhaven, MA 02719 (Property owner, Phirun Ker), for relief from Bylaw requirements under Chapter 135, Sections 407, 609 and 701 to demolish existing, attached single car garage and construct a first and second floor addition (+/- 2,375 gross sq. ft.) with two-car garage; proposed two-car garage will encroach into the side yard setback. 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 44 Andersen Road, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1036, Plot 2G, and contains a land area of +/- 15,000 sq. ft.

APPROVAL OF MINUTES:

Acceptance of November 22, 2016 Zoning Board of Appeals hearing minutes.

OTHER BUSINESS:

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