



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

March 22, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, March 22, 2016 at 7:00 P.M. at Town Hall (Cahill Auditorium), One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS:

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

Petition #15-10 60-80 Campanelli Drive (Thayer Academy & Jay I. Hanflig)

Petition #15-61 128 & 0 Town Street (BSC Partners, LLC & Town of Braintree)

NEW PETITIONS:

Petition #16-03 4 Alfred Road

Ylli Kono and Enilda Sulce, 4 Alfred Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct a 16'x32' in-ground pool within the front yard setback area. 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 4 Alfred Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2087, Plot 25, and contains a land area of +/- 8,714 sq. ft.

Petition #16-04 1317 Liberty Street

Daniel J. O'Sullivan, 1317 Liberty Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to subdivide subject property, resulting in a 14,071 sq. ft. lot (Lot 1) and 7,129 sq. ft. lot (Parcel 1); combine Parcel 1 with 1321 Liberty Street, a lot containing 22,832 sq. ft., resulting in a new lot of 29,961 sq. ft. (Lot 2). The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 1317 Liberty Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1088, Plot 02, and contains a land area of +/- 21,199 sq. ft.

Petition #16-05 40 McCue Drive

Susan Siegler, 40 McCue Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609 and 701 to construct a bedroom (12'x18') over an existing garage. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 40 McCue Drive, Braintree, MA 02184 and is within a Watershed B District Zone, as shown on Assessors Map 1069, Plot 72, and contains a land area of +/- 15,528 sq. ft.

APPROVAL OF MINUTES:

Acceptance of February 23, 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.