



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

April 24, 2017

The following petitions will be heard by the Zoning Board of Appeal on Monday, April 24, 2017 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **OLD BUSINESS:**

**Petition #17-08 4 Pantano Street** (Robert M. Boudreau)

**Petition #17-09 0, 429, 431, 441 and 445 Quincy Avenue, 0 and 45 Columbia Terrace and 0 Patten Avenue** (Quirk Jeep Chrysler Dodge Ram and K Spillane LLC, c/o Daniel J. Quirk)

**Petition #17-10 120 Stetson Street** (Thanh Pham)

**Petition #17-11 55 Howie Road** (ABC, Inc.)

### **NEW PETITIONS:**

**Petition #17-12**

**322 Commercial Street**

Eric Kubicki, 322 Commercial Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to remove existing rear deck and construct a 22'8" x 12' two-story addition. The applicant seeks a permit, variance and/or finding that the proposed project is not more detrimental to the neighborhood. The property is located at 322 Commercial Street, Braintree, MA 02184 and is within a Residential C District Zone, as shown on Assessors Map 3016, Plot 13, and contains a land area of +/- 4,371 sq. ft.

**Petition #17-13**

**126 Jefferson Street**

Yiu Hung Chan, 7 Mosesso Drive, Holbrook, MA 02343 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing one-story dwelling (+/- 1,008 sq. ft. building footprint) and construct a new two-story, single family dwelling with attached one car garage (+/- 2,120 sq. ft. building footprint). The applicant seeks a permit, variance and/or finding that the proposed project is not more detrimental to the neighborhood. The property is located at 126 Jefferson Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1045, Plot 21 and contains a land area of +/- 9,027 sq. ft.

### **APPROVAL OF MINUTES:**

Acceptance of March 27, 2017 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.