



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

May 22, 2017

The following petitions will be heard by the Zoning Board of Appeal on Monday, May 22, 2017 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

NEW PETITIONS:

Petition #17-14

304 Common Street

Jack Tran, 77 Birch Street, Stoughton, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 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 (+/- 1,752 sq. ft. building footprint); new dwelling 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 304 Common Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2060, Plot 21, and contains a land area of +/- 7,686 sq. ft.

Petition #17-15

45 Town Street

Karen Haffner c/o Palmucci Law, 23 Mechanic Street, Quincy, MA 02169 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609 and 701 for zoning relief to divide the current 64,307 sq. ft. lot with an existing single family dwelling into two separate lots; Lot A would be 43,582 sq. ft. and meet all zoning dimensional requirements and Lot B would 20,725 sq. ft. and contain the existing single family dwelling. 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 45 Town Street, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1043, Plot 3 and contains a land area of +/- 64,307 sq. ft.

Petition #17-17

39 Howie Road

Stephanie B. Snow, 39 Howie Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to modify approved plans pursuant to Zoning Board of Appeals Decision Case Number 16-39, dated November 22, 2016; petitioner seeks to increase size of second floor addition, within the approved building footprint. 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 39 Howie Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2061, Plot 08, and contains a land area of +/- 7,817 sq. ft.

Petition #17-18

69 Parkside Avenue

Frank Rosinski, 69 Parkside Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing one story, attached one car garage (11' x 19'), and construct new garage with living space above, within the same building footprint. 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 69 Parkside Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2038, Plot 05, and contains a land area of +/- 8,340 sq. ft.

Petition #17-19
683 Washington Street

Abboud Realty Development Trust, 681 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 903, 905 and 908 to install digital LED price changers and accessory signage to existing ground sign and add signage to existing gas island canopy. The applicant seeks variances that the proposed alteration is not more detrimental to the neighborhood. The property is located at 683 Washington Street, Braintree, MA 02184 and is within Residence C District Zone, as shown on Assessors Map 1015, Plot 52, and contains a land area of +/- 7,292 sq. ft.

Petition #17-20
226 Pond Street

Christie Flaherty (Woolf), 226 Pond Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to convert existing 1.5-story single family dwelling to a 2-story dwelling; all construction/additions to be within the existing building footprint (+/- 961 sq. ft.). 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 226 Pond Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1041, Plot 87, and contains a land area of +/- 7,868 sq. ft.

Petition #17-21
604 Union Street

Mod-Tech Homes, 600 Plain Street, Marshfield, MA 02050 (Owner: Emidio and Maria Alves) for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing 1.5 story single family dwelling (+/- 1,180 sq. ft. building footprint) and construct new 2-story single family dwelling (1,641 sq. ft. building footprint). The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 604 Union Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3016, Plot 20A, and contains a land area of +/- 11,805 sq. ft.

APPROVAL OF MINUTES:

Acceptance of April 24, 2017 Zoning Board of Appeals hearing minutes.

OTHER BUSINESS:

Requests for Extension of Time to Exercise Decisions:

Petition #15-61 128 & 0 Town Street (Town of Braintree)

Petition #16-17 68 Kimball Road (William Mason)

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