



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
June 26, 2017

The following petitions will be heard by the Zoning Board of Appeal on Monday, June 26, 2017 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

NEW PETITIONS:

Petition #17-22

111 Livoli Avenue

Christopher Mazzini, 111 Livoli Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407, 609 and 701 to construct an attached single car garage with breezeway/pool house (additional building footprint of 670 sq. ft.); addition will encroach into 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 111 Livoli Avenue, Braintree, MA 02184 and is within a Watershed B Residential District Zone, as shown on Assessors Map 1081, Plot 17, and contains a land area of +/- 8,144 sq. ft.

Petition #17-23

40 Watson Street

Kevin & Jessica Cook, 40 Watson Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 for zoning relief to construct a one story, 16'x22' rear addition; addition will encroach into rear yard setback. 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 40 Watson Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2011, Plot 70 and contains a land area of +/- 5,000 sq. ft.

Petition #17-24

24 Oakland Street

Christopher & Kara Sullivan, 24 Haskell Street, Allston, MA 02134 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct an attached 22.5'x22' two car garage with living space above; addition will encroach into 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 24 Oakland Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3055, Plot 32, and contains a land area of +/- 12,906 sq. ft.

Petition #17-25

341 Franklin Street

Dat Tieu and Feliciano Agapito, 96 High Street, Randolph, MA 02368, for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to allocate +/-1,250 sq. ft. of land from 343 Franklin Street and combine with subject property, demolish existing one-story single family dwelling (519 sq. ft. building footprint) and construct new two-story single family dwelling (956 sq. ft. building footprint); proposed new reconfigured lot does not meet the minimum lot area, frontage, width and depth. 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 341 Franklin Street, Braintree, MA

02184 and is within a Residential A & B District Zone, as shown on Assessors Map 2047, Plot 24A, and contains a land area of +/- 3,550 sq. ft.

Petition #17-26

343 Franklin Street

Dat Tieu and A&J Realty Investments LLC, 23 Haskell Street, Westborough, MA 01581, for relief from Bylaw requirements under Chapter 135, Sections 403, 407, 609 and 701 to allocate +/-1,250 sq. ft. of land to 341 Franklin Street and construct new front porch and rear deck and expand second floor living space to existing two-story single family dwelling (724 sq. ft. building footprint); proposed new reconfigured lot does not meet the minimum lot area, frontage, width and depth. 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 343 Franklin Street, Braintree, MA 02184 and is within a Watershed B and Residential B District Zone, as shown on Assessors Map 2047, Plot 24, and contains a land area of +/- 5,950 sq. ft.

APPROVAL OF MINUTES:

Acceptance of May 15, 2017 and May 22, 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.