



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

July 24, 2017

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

OLD BUSINESS: **Petition #17-22 111 Livoli Avenue** (Christopher Mazzini)
 Petition #17-25 341 Franklin Street (Dat Tieu and Feliciano Agapito)
 Petition #17-26 343 Franklin Street (Dat Tieu and A&J Realty Investments)

NEW PETITIONS:

Petition #17-27

40 Dewey Road

McDermott Strategic Enterprises LLC (Patrick McDermott), 7 Foster Street, Suite 1, Quincy, MA 02169 for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to construct a one-story rear addition (16.1' x 16.2') above existing first floor. 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 40 Dewey Road, Braintree, MA 02184 and is within a Residence C District Zone, as shown on Assessors Map 3050, Plot 11, and contains a land area of +/- 3,150 sq. ft.

Petition #17-28

55 Messina Drive

Foxrock Properties, 100 Newport Avenue Extension, Quincy, MA 02171 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609 and 701 for zoning relief to enclose an existing exterior loading dock (12' x 36') and associated landscape/parking improvements. 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 55 Messina Drive, Braintree, MA 02184 and is within a Watershed Commercial District Zone, as shown on Assessors Map 1059, Plot 5E and contains a land area of +/- 3 acres.

Petition #17-29

148 Hancock Street

148 Hancock Street LLC (Yong Guang Lin), 148 Hancock Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 806 to request relief from the off-street parking requirements for a proposed auto repair garage with accessory office space. 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 148 Hancock Street, Braintree, MA 02184 and is within a Commercial District Zone, as shown on Assessors Map 1007, Plot 10, and contains a land area of +/- 7,378 sq. ft.

Petition #17-30

16 Plymouth Road

Manishkumar Patel, 16 Plymouth Road, Braintree, MA 02184, for relief from Bylaw requirements under Sections 135, Sections 403, 407, 609 and 701 to demolish existing attached sunroom and construct a 12'x24', two-story addition (single car garage with living space above). 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 16 Plymouth Road, Braintree, MA 02184 and is within a Watershed Residence B District Zone, as shown on Assessors Map 1055, Plot 93, and contains a land area of +/- 7,200 sq. ft.

APPROVAL OF MINUTES:

Acceptance of May 15, 2017 & June 26, 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.