



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

August 28, 2017

The following petitions will be heard by the Zoning Board of Appeal on Monday, August 28, 2017 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS: **Petition #17-29 148 Hancock Street** (148 Hancock Street LLC)

NEW PETITIONS:

Petition #17-31

147 Richard Road

Donald K. Mullaney, 147 Richard Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to construct a one story, 16' x 24' rear addition that will encroach into rear 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 147 Richard Road, Braintree, MA 02184 and is within a Residence B District Zone, as shown on Assessors Map 1087, Plot 87 and contains a land area of +/- 12,500 sq. ft.

Petition #17-32

0 & 36 Bowditch Street

John M. Kelley, Jr., Mary C. Kelley and Stephen Zeboski, 36 Bowditch Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to divide 36 & 0 Bowditch Street, for zoning purposes due to adjacent properties under common ownership; proposal would create two lots of 9,600 sq. ft. and construct a new single family dwelling (32' x 26') with attached single car garage (12' x 24') at 0 Bowditch Street. The applicant seeks a permit, variance and/or finding that the proposed project is not more detrimental to the neighborhood. The properties are located at 0 & 36 Bowditch Street, Braintree, MA 02184 and are within a Residence B District Zone, as shown on Assessors Map 1087, Plot 24 & 25 and contains a total land area of +/- 19,200 sq. ft. (Lot 24 contains 9,000 sq. ft. and Lot 25 contains 10,200 sq. ft.).

Petition #17-34

1908 Washington Street

Carl Johnson, 17 Brewster Avenue, Braintree, MA 02184, for an appeal pursuant to Chapter 135, Section 202(A) of the Building Inspector's denial of a request for zoning enforcement of alleged zoning violations at 1908 Washington Street. Specifically, the petitioner seeks the Board to direct the Building Inspector to take enforcement action regarding the alleged use of the property as a two-family/in-law apartment and alleged off-street parking in violation of Chapter 135, Section 703(A). The subject property is located at 1908 Washington Street, Braintree, MA 02184 and is within a Watershed B Residential District Zone, as shown on Assessors Map 1076, Plot 19, and contains a land area of +/- 8,203 sq. ft.

Petition #17-35
50 Liberty Park Avenue

Paul J. and Kristina M. Kippenhan, 50 Liberty Park Avenue, Braintree, MA 02184, for relief from Bylaw requirements under Chapter 135, Section 135-407, 609 and 701 to construct a 18' x 36' in-ground pool, shed and patio area; proposal will exceed the maximum lot coverage requirement. 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 50 Liberty Park Avenue, Braintree, MA 02184 and is within a Watershed Residence B District Zone, as shown on Assessors Map 1096, Plot 1A, and contains a land area of +/- 28,163 sq. ft.

APPROVAL OF MINUTES:

Acceptance of May 15, 2017 and July 24, 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.