



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

October 25, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, October 25, 2016 at 6:30 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **PUBLIC HEARING (6:30p.m.):**

Consideration of revisions to the "Braintree Zoning Board of Appeals Comprehensive Permit Regulations" adopted on March 26, 2002 and a revised fee schedule that is set out for all applications submitted pursuant to MGL Chapter 40A and MGL Chapter 40B.

### **OLD BUSINESS:**

**Petition #16-11** 220 Forbes Road (Bart Steele c/o Viewpoint Sign & Awning)

### **NEW PETITIONS:**

#### **Petition #16-38 38 Elmwood Avenue**

Michael Garrity, 38 Elmwood Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 609 and 701 to construct a 26.5 ft. x 22 ft., two-story, rear addition and 9 ft. x 8.7 ft. front portico. 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 38 Elmwood Avenue, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1019, Plot 59, and contains a land area of +/- 7,686 sq. ft.

#### **Petition #16-40 304 Common Street**

TGLE Realty LLC c/o Jack Tran, 77 Birch Street, Stoughton, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to construct an attached garage (14' x 33.8') and addition on the first floor (14' x 19') to existing one-story single family dwelling (958 sq. ft.); construct new full second story (+/- 1,611 sq. ft.) with finished attic (678 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 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 #16-41 71 Prospect Street North**

Christopher Garvey, 71 Prospect Street North, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing single family dwelling and construct new, two story single family dwelling with a 36' x 42.6' 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 71 Prospect Street North, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2032, Plot 30, and contains a land area of +/- 5,066 sq. ft.

**Petition #16-42 39-41 Brooks Drive**

Raymond Yu, 675 VFW Parkway #210, Chestnut Hill, MA 02467 (Property Owner, John Graves) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install one (1) 181” x 76” illuminated main/front entrance wall sign, one (1) 7’8” x 5’6” illuminated main entrance monument sign and three (3) additional, 6’ x 2’2” directory monument signs. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 39-41 Brooks Drive, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2053D, Plot 02, and contains a land area of +/- 3 acres.

**Petition #16-43 300 Granite Street**

Liberty Bay Credit Union, 350 Granite Street, Braintree, MA 02184 (Property Owner, Sun Life Assurance Co. of Canada) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install two (2) illuminated wall signs (98.42 sq. ft. each) and install 7.73 sq. ft. tenant panel on existing ground directory sign. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 300 Granite Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2040, Plot 13, and contains a land area of +/- 4.39 acres.

**Petition #16-44 11 Brewster Avenue**

Deana Ferrini, 11 Brewster Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609 and 701 to construct a one-story, 476 sq. ft. rear addition that does not meet the rear yard setback requirements. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 11 Brewster Avenue, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1078, Plot 02, and contains a land area of +/- 8,500 sq. ft.

**Petition #16-45 116 Common Street**

Peter I. Thompson, 1599 Washington Street, Braintree, MA for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct 52 sq. ft., second-story addition within the existing 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 116 Common Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2037, Plot 3C, and contains a land area of +/- 11,060 sq. ft.

**APPROVAL OF MINUTES:**

Acceptance of September 27, 2016 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.