



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

January 22, 2018

The following petitions will be heard by the Zoning Board of Appeal on Monday, January 22, 2018 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **OLD BUSINESS:**

#### **Petition #17-43**

**290 Wood Road (K. Ingber, Tr. Wood Road Nominee Trust and Wood Road Realty LLD)**

#### **Petition #17-46**

**18 Ellsworth Street (William Wong)**

### **NEW PETITIONS:**

#### **Petition #17-57**

##### **120 Pearl Street**

I.D. Sign Group, Inc., 9 Bristol Drive, South Easton, MA 02375 (Property Owner: Francis X. Messina) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install three (3) additional tenant panels on existing directory ground 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 at 120 Pearl Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 1029, Plot 16, and contains a land area of +/- 3.33 acres.

***Proposed to be continued to 2/26/2018***

#### **Petition #17-58**

##### **180 Pearl Street**

I.D. Sign Group, Inc., 9 Bristol Drive, South Easton, MA 02375 (Property Owner: Ivory Plaza Limited Partnership) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install three (3) additional tenant panels on existing directory ground 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 at 180 Pearl Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 1029, Plot 18, and contains a land area of +/- 7.28 acres.

***Proposed to be continued to 2/26/2018***

#### **Petition #17-59**

##### **Marshall Street**

Christin Harriman & James Morrissey, 26 Watson Street, Braintree, MA 02184 (Property Owner: Thomas Beck c/o Attorney David Lane) for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 701 to construct a 2.5 story, single family dwelling (+/- 988 sq. ft. building footprint) with an 18' x 10' rear deck on a vacant lot that does not meet the minimum lot area. 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 Marshall Street, Braintree, MA 02184 and is within a Residence B District Zone, as shown on Assessors Map 2011 Plot 08 and contains a total land area of +/- 4,991 sq. ft.

**Petition #17-60**

**935-937 Granite Street**

Mark Jeske, 935-937 Granite Street, 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 16-52, dated February 27, 2017; petitioner seeks to alter approved addition footprint and garage/rear patio roofs. 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 935-937 Granite Street, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1033, Plot 4B, and contains a land area of +/- 20,000 sq. ft.

**Petition #17-61**

**128-132 Hancock Street**

Jennifer & Michael Foley, 61 Hawthorn Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 601 and 806 for relief from the off-street parking requirements for a proposed ice-cream/fast-food establishment. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 128-132 Hancock Street, Braintree, MA 02184 and is within a Commercial Zoning District, as shown on Assessors Map 1007, Plot 08, and contains a land area of +/- 8,521 sq. ft.

**Petition #17-62**

**350 Granite Street**

Foxrock Properties LLC, 150 Newport Avenue Extension, Quincy, MA 02171 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install a comprehensive signage package that includes monument, wayfinding, directory and wall signs, pursuant to the plans submitted. 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 350 Granite Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2040, Plot 12, and contains a land area of +/- 7.5 acres.

***Proposed to be continued to 2/26/2018***

**Petition #17-63**

**50 Monatiquot Avenue**

John E. O'Toole & Katelyn M. O'Toole, 45 Oriole Street, West Roxbury, MA 02132 for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 701 to construct a two-story, single family dwelling (+/- 2,400 sq. ft. building footprint) on a vacant lot that does not meet the minimum lot width. 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 50 Monatiquot Avenue, Braintree, MA 02184 and is within a Residence B District Zone, as shown on Assessors Map 2034 Plot 16A and contains a total land area of +/- 15,277 sq. ft.

**APPROVAL OF MINUTES:**

Acceptance of December 18, 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.