



# **BOARD OF APPEAL UNDER THE ZONING BY - LAW**

BRAINTREE, MASSACHUSETTS

## **AGENDA**

**February 26, 2018**

The following petitions will be heard by the Zoning Board of Appeal on Monday, February 26, 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)**

**Petition #17-57**

**120 Pearl Street (I.D. Sign Group, Inc.)**

**Petition #17-58**

**180 Pearl Street (I.D. Sign Group, Inc.)**

**Petition #17-60**

**935-937 Granite Street (Mark Jeske)**

**Petition #17-62**

**350 Granite Street (Foxrock Properties LLC)**

**Petition #17-63**

**50 Monatiquot Avenue (John E. O'Toole & Katelyn M. O'Toole)**

### **NEW PETITIONS:**

**Petition #18-01**

**84 Pearl Street and French Avenue**

Frazier Pearl Street Realty Trust and Sunset Realty Trust, P.O. Box 28, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 613, 701, 705 and Article VIII to construct two (2), three-story townhouses and a three story, thirteen unit residential building and twenty-two (22) off-street parking spaces; modify ZBA Decision #13-47 to terminate covenant requiring six (6) reserve off-street parking spaces at 84 Pearl Street. The applicant seeks a permit, variance and/or finding that the proposed change will not be more detrimental to the neighborhood. The property is located at 84 Pearl Street and French Avenue, Braintree, MA 02184 and is within a General Business District Zone and a Village Overlay Zoning District, as shown on Assessors Map 1006, Plots 38 and 39A, and contains a total land area of +/- 18,900 sq. ft.

**Petition #18-02**

**510 Union Street**

Mento Homes, 1157 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 701 for zoning relief to divide the existing 35,031 sq. ft. lot with an existing single family dwelling into two separate lots; Lot A would be 15,013 sq. ft. and contain the existing single family dwelling and Lot B would be 20,016 sq. ft. with a proposed 32' x 26' single family dwelling; proposed new lots would not meet the minimum lot width requirements. 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 510 Union Street, Braintree, MA 02184 and is within a Residential B District Zone as shown on Assessors Map 3019, Plot 6 and contains a land area of +/- 35,031 sq. ft.

**Petition #18-03**

**491 Washington Street**

Dennis M. Healy and Josh Thompson, 491 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 601 and 701 for additions, two-story rear addition, new dormers and rear deck to existing two-family dwelling; rear deck addition would encroach into the 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 491 Washington Street, Braintree, MA 02184 and is within a Residential C and Residence B District Zone, as shown on Assessors Map 2029, Plot 45 and contains a land area of +/- 6,571 sq. ft.

**APPROVAL OF MINUTES:**

Acceptance of January 22, 2018 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.