



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

April 23, 2018

The following petitions will be heard by the Zoning Board of Appeal on Monday, April 23, 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 #17-62

350 Granite Street (Foxrock Properties LLC)

NEW PETITIONS:

Petition #18-11

639 Washington Street

Bonnie Tan, 16 Chesterfield Street, #2, Readville, MA 02136 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 and 705 to raise existing single family dwelling and construct two (2) townhouse-style buildings containing a total of four (4) residential units and nine (9) off-street parking spaces. 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 639 Washington Street, Braintree, MA 02184 and is within Residential C and Residence B District Zones, as shown on Assessors Map 2031, Plot 8, and contains a total land area of +/- 15,846 sq. ft.

Petition #18-12

209 Washington Street

Mandy Meihui Huang, 209 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to raise existing one-story single family dwelling (1,082 sq. ft. building footprint) and construct a 2.5 story, single family dwelling with attached single car garage (1,500 sq. ft. building footprint). 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 209 Washington Street, Braintree, MA 02184 and is within a Residential B District Zone as shown on Assessors Map 2062, Plots 17 & 18 and contains a land area of +/- 8,365 sq. ft.

Petition #18-13

10 Elm Terrace

Tuan Nguyen, 1248 Randolph Avenue, Milton, MA 02186 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 for alterations and 2.5 story addition with two-car garage (increase building footprint from 782 sq. ft. to 1,968 sq. ft.) that would further encroach into the side and rear yard setbacks. 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 10 Elm Terrace, Braintree, MA 02184 and is within a Residence C District Zone, as shown on Assessors Map 2002, Plot 13 and contains a land area of +/- 6,002 sq. ft.

APPROVAL OF MINUTES:

Acceptance of March 26, 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.