



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAintree, MASSACHUSETTS
AGENDA
May 21, 2018

The following petitions will be heard by the Zoning Board of Appeal on Monday, May 21, 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)

Petition #18-13

10 Elm Terrace (Tuan Nguyen)

NEW PETITIONS:

Petition #18-14

170-180 Pearl Street

Heather Dudko, 2 Phoebe Way, Worcester, MA 01605 (Property Owner, Ivory Plaza LTD Partnership) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install one 8' x 28'8" wall 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 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.

Petition #18-15

65 Parkside Circle

Charles Thomas Hubbard, 65 Parkside Circle, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct second story above existing two car garage (22' x 22.5'); garage has existing side yard setback deficiency of 7.2 ft. 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 65 Parkside Circle, Braintree, MA 02184 and is within a Residential B District Zone as shown on Assessors Map 2083, Plots 29 and contains a land area of +/- 8,215 sq. ft.

Petition #18-16

43 Abbott Street

Chris Walsh, 9 Timothy Drive, West Bridgewater, MA 02379 (Owner: Margaret Cheung) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to raise existing 1.5 story single family dwelling (+/- 1,105 sq. ft. building footprint) and construct a 2.5 story, single family dwelling (+/- 1,380 sq. ft. building footprint) with attached rear deck; new dwelling would intensify existing nonconforming left side yard setback, building coverage would exceed maximum allowance and rear deck addition would encroach into the rear yard setback. 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 43 Abbott Street, Braintree, MA 02184 and is within a Residential B District Zone as shown on Assessors Map 2032, Plot 44 and contains a land area of +/- 4,950 sq. ft.

Petition #18-17

460R Pond Street

Brian and Laura McGourty, 2 Garden Park, 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 460R Pond Street. Specifically, the petitioner seeks the Board to direct the Building Inspector to take enforcement action regarding the alleged use of the property in violation of the Zoning Bylaws and previous variances/enforcement orders. The subject property is located at 406R Pond Street, Braintree, MA 02184 and is within a Watershed B Residential District Zone, as shown on Assessors Map 1069, Plot 1C, and contains a land area of +/- 2.52 acres.

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.