



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

BRAINTREE, MASSACHUSETTS

## **AGENDA**

**June 25, 2018**

The following petitions will be heard by the Zoning Board of Appeal on Monday, June 25, 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)**

#### **Petition #18-17**

**460R Pond Street (Laura & Brian McGourty)**

### **NEW PETITIONS:**

#### **Petition #18-19**

##### **169 Hobart Street**

Richard D. Nicklas, 169 Hobart Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to replace/expand existing side/rear deck that will intensify the existing nonconforming side and rear yard setbacks. 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 169 Hobart Street, Braintree, MA 02184 and is within a Residential B District Zone as shown on Assessors Map 3054, Plot 92 and contains a land area of +/- 6,574 sq. ft.

#### **Petition #18-20**

##### **419 Pearl Street**

Brian Jenkins, 419 Pearl Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct second story onto existing one story single family dwelling (+/- 742.5 sq. ft. building footprint); second story addition would further encroach into the front yard setback by 1 ft. and is deficient with regard to lot area and width. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 419 Pearl Street, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 1025, Plot 1A, and contains a land area of +/- 7,500 sq. ft.

**Petition #18-21**

**48 Norfolk Road**

Christopher R. Hood, 48 Norfolk Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct two-story, addition (+/- 768 sq. ft. building footprint) and convert rear one-story sun/storage room to additional kitchen space (11.5'x16.6') and new deck (11.5'x10'); proposed additions would intensify existing nonconforming rear yard setback. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 48 Norfolk Road, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 3029, Plot 2327, and contains a land area of +/- 13,470 sq. ft.

**Petition #18-22**

**284 River Street**

Carl Joust, 284 River Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct second story above existing single car garage; garage has existing nonconforming side yard setback deficiency of 7.22 ft. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 284 River Street, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 2007, Plot 34 and contains a total land area of +/- 5,950 sq. ft.

**Petition #18-23**

**26 Plymouth Avenue**

Michael J. Degulis, 26 Plymouth Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct single story rear addition and convert front screened porch to farmer's porch; proposed additions would intensify existing nonconforming rear (27' to 17') and front (17') yard setbacks. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 26 Plymouth Avenue, Braintree, MA 02184 and is within a Watershed Residence B Zoning District, as shown on Assessors Map 1080, Plot 15 and contains a total land area of +/- 15,000 sq. ft.

**Petition #18-25**

**215 Wood Road**

Anna Haluch, 65 Belmont Street, South Easton, MA 02375 (Owner, EH Braintree LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install two (2) 30'6"x4'6" illuminated "Hampton Inn" wall signs and two (2) 6'7"x1'1" "Welcome" wall signs that exceed the total allowable height, square footage and number of signs. The applicant seeks variances and/or findings that the proposed project will not be more detrimental to the neighborhood. The property is located at 215 Wood Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2053B, Plot 1V and contains a total land area of +/- 1.9 acres.

**APPROVAL OF MINUTES:**

Acceptance of May 21, 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.