



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

July 23, 2018

The following petitions will be heard by the Zoning Board of Appeal on Monday, July 23, 2018 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS:

Petition #17-62

350 Granite Street (Foxrock Properties LLC)

Petition #18-17

460R Pond Street (Laura & Brian McGourty)

NEW PETITIONS:

Petition #18-26

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 increase size of existing 10 ft. x 10 ft. illuminated wall sign to 14 ft. x 14 ft. and install two (2), 2.5 sq. ft. illuminated under canopy signs for tenant HomeSense; proposed signage would exceed allowable height, sign area and number of signs. 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 #18-27

282 Middle Street

Kara Bendery, 282 Middle Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing rear deck and construct two-story addition (240 sq. ft. building footprint) within the existing deck/building footprint; proposed addition would maintain, but intensify existing nonconforming side yard setback (2 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 282 Middle Street, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 2011, Plot 02, and contains a land area of +/- 5,710 sq. ft.

APPROVAL OF MINUTES:

Acceptance of June 25, 2018 Zoning Board of Appeals hearing minutes.

OTHER BUSINESS:

Petition #17-35

50 Liberty Park

Request for Extension of Time to Exercise Decision #17-35 (Paul J. and Kristina Kippenhan)

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.