



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

August 20, 2018

The following petitions will be heard by the Zoning Board of Appeal on Monday, August 20, 2018 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS:

Petition #18-17

460R Pond Street (Laura & Brian McGourty)

Petition #18-26

170-180 Pearl Street (Heather Dudko)

NEW PETITIONS:

Petition #18-28

352-354 Washington Street

Mai Phung, 204 Adams Street #5, Dorchester, MA 02122 (Property Owner: Julie Ha Vo) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 613 and Article VIII to convert +/- 1,344 sq. ft. retail space to 48 seat restaurant and extend third floor dwelling unit to second floor (former office use); proposed restaurant would not meet the off-street parking requirements. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 352-354 Washington Street, Braintree, MA 02184 and is within a General Business District Zone/Village Overlay District, as shown on Assessors Map 2024, Plot 22, and contains a land area of +/- 4,538 sq. ft.

Petition #18-29

28 Willard Street

Michael & Nicole Vickery, 28 Willard Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct a 26' x 16' in-ground pool; proposed pool would be within the front yard setback on Claremont Street. 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 28 Willard Street, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 3026, Plot 34, and contains a land area of +/- 8,728 sq. ft.

Petition #18-30

20 Union Place

Mark and Kara Erdody, 20 Union Place, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing rear deck/portion of rear single family dwelling and construct two-story addition (+/- 825 sq. ft. building footprint); proposed additions would maintain, but intensify existing nonconforming side 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 20 Union Place, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 1004, Plot 15, and contains a land area of +/- 12,206 sq. ft.

APPROVAL OF MINUTES:

Acceptance of July 23, 2018 Zoning Board of Appeals hearing minutes.

OTHER BUSINESS:

Petition #17-35

50 Liberty Park Avenue

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.