



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

September 24, 2018

The following petitions will be heard by the Zoning Board of Appeal on Monday, September 24, 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 #18-28

352-354 Washington Street (Mai Phung)

NEW PETITIONS:

Petition #18-32

245 Walnut Street

Andrzej Lipinski, 245 Walnut 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 with an existing nonconforming side yard setback deficiency of 5.4 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 245 Walnut 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 +/- 7,630 sq. ft.

Petition #18-33

871-873 Washington Street

Marina Bay Management Svc., LLC, 500 Victory Road, Quincy, MA 02171 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 613, 701, 705 and Article VIII to construct a four-story, ten (10) unit residential building and ten (10) underground off-street parking spaces. 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 871-873 Washington Street, Braintree, MA 02184 and is within a General Business District Zone and a Village Overlay Zoning District, as shown on Assessors Map 1011, Plot 37, and contains a total land area of +/- 6,844 sq. ft.

Proposed to be continued to 10/22/2018

Petition #18-34

165 Parkside Avenue

Michael & Susan Kearns, 165 Parkside Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 701 to construct a +/- 600 sq. ft. rear deck that will encroach into the rear yard setback (19.1 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 165 Parkside Avenue, Braintree, MA 02184 and is within a Residential B District Zone as shown on Assessors Map 2083, Plot 40 and contains a land area of +/- 15,000 sq. ft.

Petition #18-35

12 Hunt Avenue

Matt Mueller, 181 Bowdoin Street, Dorchester, MA 02122 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct second story onto existing one story single family dwelling (+/- 840 sq. ft. building footprint) with an existing nonconforming side yard setback deficiency of 9.6 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 12 Hunt Avenue, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 2004, Plot 15, and contains a land area of +/- 7,643 sq. ft.

Petition #18-36

120 Pearl Street

I.D. Sign Group, Inc., 9 Bristol Drive, South Easton, MA 02375 (Property Owner: Francis X. Messina) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install 4' x 20' illuminated "Ivory Plaza" sign on existing retaining wall. 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 120 Pearl Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 1029, Plot 16, and contains a land area of +/- 3.33 acres.

APPROVAL OF MINUTES:

Acceptance of August 20, 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.