



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

November 22, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, November 22, 2016 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **OLD BUSINESS:**

**Petition #16-11** 220 Forbes Road (Bart Steele c/o Viewpoint Sign & Awning)

### **NEW PETITIONS:**

#### **Petition #16-39 39 Howie Road**

Stephanie B. Snow, 39 Howie Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing attached 25.8' x 13', one story, one-car garage and construct 36.8' x 13', one car garage with living space above. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 39 Howie Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2061, Plot 08, and contains a land area of +/- 7,817 sq. ft.

#### **Petition #16-46 11 Sherbrooke Avenue**

First Baptist Church of Braintree, 594 Washington Street, Braintree, MA 02184, to remove/supersede condition of Zoning Board of Appeals decision case number 1757, dated October 22, 1991 and for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to allocate 4,557 sq. ft. of land from subject property and combine with 594 Washington Street; allocation of land from subject property would create a lot of 6,086 sq. ft. that does not meet the minimum lot area and lot depth. 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 11 Sherbrooke Avenue, Braintree, MA 02184 and is within a Residential B & C District Zone, as shown on Assessors Map 2021, Plot 15, and contains a land area of +/- 10,644 sq. ft.

#### **Petition #16-47 594 Washington Street**

First Baptist Church of Braintree, 594 Washington Street, Braintree, MA 02184, to remove/supersede condition of Zoning Board of Appeals decision case number 1757, dated October 22, 1991 and for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to allocate 4,557 sq. ft. of land from 11 Sherbrooke Avenue and combine with subject property. 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 594 Washington Street, Braintree, MA 02184 and is within a Residential B & C District Zone, as shown on Assessors Map 2021, Plot 17, and contains a land area of +/- 19,558 sq. ft.

**Petition #16-48 64 Somerville Avenue**

Barry Roland and Erika Molignano, 64 Somerville Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to construct a 13.3' x 20' second floor addition, within the existing building footprint. 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 64 Somerville Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3053, Plot 22, and contains a land area of +/- 4,200 sq. ft.

**Petition #16-49 14 Sherman Road**

Daniel G. West, 14 Sherman Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to extend existing 11.7' x 15.3' rear deck by 10' with side stairs; addition will further encroach into the rear and side yard setbacks. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 14 Sherman Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1041, Plot 51, and contains a land area of 5,925 sq. ft.

**Petition #16-50 111 Parkside Avenue**

ABC, Inc., 82 Union Street, Quincy, MA 02169 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to square-off the existing second floor (1,026 gross sq. ft.), increase the height of the existing second floor to be a full story with walk-up attic (34' to peak) and expand existing one car garage footprint by 150 sq. ft. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 111 Parkside Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2038, Plot 14, and contains a land area of 9,596 sq. ft.

**Petition #16-51 304 Common Street**

Jack Tran, 77 Birch Street, Stoughton, MA 02072 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to construct an attached garage (14' x 33.8') and addition on the first floor (14' x 19') to existing one-story single family dwelling (958 sq. ft.); construct new full second story (+/- 1,611 sq. ft.) with finished attic (678 sq. ft.). 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 304 Common Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2060, Plot 21, and contains a land area of +/- 7,686 sq. ft.

**APPROVAL OF MINUTES:**

Acceptance of October 25, 2016 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.