



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

September 27, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, September 27, 2016 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **NEW PETITIONS:**

#### **Petition #16-33 96 Blanchard Boulevard**

Meredith and Richard Brooks, 96 Blanchard Boulevard, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to demolish existing detached garage and construct 52 ft. x 19.5 ft. attached in-law addition with 884.5 sq. ft. of living space, which does not meet the required side and rear 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 at 96 Blanchard Boulevard, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2085, Plot 08, and contains a land area of +/- 7,526 sq. ft.

#### **Petition #16-34 120 Newton Avenue**

Elizabeth Barbosa and Saulo Barbosa Neto, 120 Newton Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to construct a new 16' x 18' rear deck to replace a 6' x 6' rear deck. 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 Newton Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3052, Plot 93, and contains a land area of +/- 6,029 sq. ft.

#### **Petition #16-35 52 Lawnview Drive**

Joseph Duca, 179 Trenton Street, East Boston, MA 02184 (Owner, Yi Li Chiu) for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to construct additional living space on the existing third level attic area; raise roof height to +/- 28' 6" and construct 31' wide rear shed dormer and two 7' 6" wide front dormers. 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 52 Lawnview Drive, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2084, Plot 27, and contains a land area of +/- 8,463 sq. ft.

#### **Petition #16-36 970 Washington Street**

Leteris and Anastasia Zotos, Trustees & Braintree House of Pizza LLC, 958 Washington Street Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.1 and 904.6 to install one primary wall sign (25' x 2') and two secondary wall signs (9' x 2' and 68" x 2'). The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 970 Washington Street, Braintree, MA 02184 and is within a General Business District Zone and the Village Zoning Overlay District, as shown on Assessors Map 1009, Plot 42, and contains a land area of +/- 2,490 sq. ft.

**Petition #16-37 535 John Mahar Highway**

Grand Slam Restaurant Concepts Braintree, LLC d/b/a Jake n JOES, 195 School Street, Waltham, MA 02451 (Property Owner, Mahar Highway LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to erect a wall sign (150 sq. ft.) that exceeds four (4) feet in overall height (6' 2.25"), exceeds the allowable signage square footage per linear feet of building frontage (+/- 95 ft.) and erect tenant panel on existing ground directory sign. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 535 John Mahar Highway, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 1030, Plot 1G, and contains a land area of +/- 365,032 sq. ft.

**APPROVAL OF MINUTES:**

Acceptance of August 23, 2016 Zoning Board of Appeals hearing minutes.

**OTHER BUSINESS:**

Executive Session pursuant to G.L. c. 30A, Section 21(a)(3), "To discuss strategy with respect to...litigation if an open meeting may have a detrimental effect on the...litigating position of the public body and the chair so declares" pertaining to the matter of McIntyre v. Braintree ZBA, et al., Land Court Case No. 14-MISC-481417 (RBF).

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