



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS AGENDA January 25, 2021

The following Petitions will be heard by the Zoning Board of Appeals on **Monday, January 25, 2021**, at 7:00 P.M. and will be conducted remotely VIA ZOOM in accordance with Governor Baker's March 12, 2020 Order. Said order suspended the provisions of the Open Meeting Law to promote public health and social distancing. This Public Hearing will not be conducted in an open, publicly accessible place. Instead public access to the hearing and deliberations will be achieved by adequate, alternative means that allow the public to follow the proceeding in a third party communication technology that is readily accessible to the public via the internet and telephone.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85601895908>

Dial: +1 312 626 6799

Webinar ID: 856 0189 5908

International numbers available: <https://us02web.zoom.us/j/85601895908>

CONTINUED PUBLIC HEARING

Petition 20-29

44 Tingley Road

Sean Tempesta, Applicant, for relief from Bylaw Requirements under Chapter 135-403, 135-701, and 135-707 for an 18 Feet x 12 Feet (216 Square Feet) single story addition and a 4 Feet x 8 Feet rear Deck. The Applicant seeks a Finding as the proposed improvements will alter and extend the Non-Conforming Rear Yard Setback from 20 Feet to 8.85 Feet. The property is located at 44 Tingley Road, Braintree, MA 02184 and is zoned Residence B, as shown on Assessors Map 3012 Plot 97 with a land area of 8,720 Square Feet.

Petition #20-31

60 Albee Drive

Knanh Vo, Applicant, for relief from Bylaw Requirements under Chapter 135-407, 135-609 and 135-701 to construct a 900 Square Foot pool and 2,390 Square Feet of walkways, decking and patio. The proposed improvements will result in increasing the site's Lot Coverage from 18.1% to 26.7% (20% Maximum Lot Coverage Allowed) and to decrease the site's Open Space from 81.9% to 73.3% (80% Minimum allowed). The applicant seeks a Variance. The property is located at 60 Albee Drive, Braintree, MA 02184 and is zoned Residence A Watershed as shown on Assessors Map 1102 Plot 31 and contains a land area of 38,533 Square Feet.

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Reasonable accommodations will be provided for persons with disabilities. To request accommodations, please call Braintree's ADA Coordinator at 781-794-8327 at least seven business days in advance. Arrangements will be provided at no cost.

NEW PETITIONS

Petition #20-32 290 Hayward Street

Yehya Ghoneim, Applicant, for relief from Bylaw Requirements under Chapter 135-403, 135-407, 135-701 and 135-707 to construct a 16 Feet x 16 Feet (256 Square Feet) deck to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed deck will have a Rear Yard setback of 44.5 Feet and a proposed Side Yard Setback of 14.3 Feet, while the Non-conforming Single Family Dwelling has a Rear Yard Setback of 9 Feet where 50 Feet is required and a Non-Conforming Side Yard Setback of 9 Feet where 30 Feet is required. The Applicant also seeks a Variance as the proposed deck will have a Front Yard Setback of 38.8 Feet where 50 Feet is required. The property is located at 290 Hayward Street, Braintree, MA and is Zoned Residence C, as shown on Assessors Map 3050 Plot 86 with a land area of 8,786 Square Feet.

Petition #20-33 89 Academy Street

Sarah Demayo, Applicant, for relief from Bylaw Requirements under Chapter 135-403 and 135-701 to construct a 10 Feet x 7 Feet (70 Square Feet) Single Story Addition and a Second Story Dormer Addition. The Applicant seeks a Finding as the proposed Single Story Addition will extend the Non-Conforming Western Side Yard Setback of 7.8 Feet where 10 Feet is required, and to construct a Second Story Addition over the Eastern Non-Conforming Side Yard Setback of 4.9 Feet where 10 feet is required. The property is located at 89 Academy Street Braintree, MA and is zoned Residence B as show on Assessors Map 1015 Plot 25 with a land area of 9,395 Square Feet.

Petition #20-34 66 Standish Avenue

Jian Li, Applicant, for Relief from Bylaw Requirements under Chapter 135-403, 135-609, 135-701 and 135-707 to demolish an existing Front Porch and construct a Three Season Room within the same Footprint of 6.8 Feet x 26.5 Feet (174.7 Square Feet). The Applicant seeks a Finding in order to intensify the Non-Conforming Front Yard Setback of 12.6 Feet where 20 Feet is required and the Non-Conforming Side Yard Setback of 7.1 Feet where 10 Feet is required. The property is located at 66 Standish Avenue, Braintree, MA and is zoned Residence B Watershed as shown on Assessors Map 1080 Plot 50 with a land area of 5,478 Square Feet.

Petition #20-35 15 Mount Vernon Avenue

Adam and Emily Kidd, Applicants, for Relief from Bylaw Requirements under Chapter 135-403 and 135-701 for the construction of a 375 Square Foot Single Story Addition. The Applicant seeks a Finding as the proposed addition will Alter and Extend the Non-Conforming Side Yard Setback of 5.8 Feet to 5.7 Feet where 10 feet is required. The property is located at 15 Mount Vernon Avenue, Braintree, MA and is zoned Residence B as shown on Assessors Map 2030 Plot 35 with a land area of 10,500 Square Feet.

Petition #20-36 61 Acorn Street

Scott Coen, Applicant, for Relief for Bylaw Requirements under Chapter 135-403 and 135-701 to construct Second Story Dormers to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed Second Story Addition will intensify the Non-conforming Side Yard Setback of 4.7 Feet where 10 feet is required. The property is located at 61 Acorn Street, Braintree, MA and is zoned Residence B as shown on Assessors Map 2061 Plot 43 with a land area of 7, 500 Square Feet.

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**Petition #20-37
45 Eleanor Drive**

Phillip Baker of Rockwood Design, Applicant, on behalf of the Property Owners Saeed and Nusrat Ahmed, for Relief from Bylaw Requirements under Chapter 135-402, 135-403, 135-609 and 135-701 for to demolish the existing Single Family Dwelling and construct a 4,500 Square Foot Two Story Single Family Dwelling. The Applicant seeks a Finding as the existing site has a land area of 20,000 Square Feet and 43,560 Square Feet is required. The property is located at 45 Eleanor Drive, Braintree, MA and is zoned Residence A Watershed as shown on Assessors Map 2042 Plot 86 with a land area of 20,000 Square Feet.

The Application materials may be reviewed at the Zoning Board of Appeals homepage on the Town's Website <https://braintreema.gov/335/Zoning-Board-of-Appeals> or at the Planning and Community Development Department at 1 JFK Memorial Dr. (Town Hall) Monday, Wednesday, Thursday, (8:30 AM- 4:30 PM), Tuesday (8:30 AM – 7 PM) and Friday (8:30 AM- 1 PM).