



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karl

BRAINTREE, MASSACHUSETTS AGENDA February 22, 2021

The following Petitions will be heard by the Zoning Board of Appeals on **Monday, February 22, 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/85040069532>

Dial: +1 301 715 8592

Webinar ID: 850 4006 9532

International numbers available: <https://us02web.zoom.us/j/85040069532>

NEW PETITIONS

(THIS PETITION HAS BEEN WITHDRAWN)

73 Newton Avenue

Petition #20-30

John Connolly, Applicant, for relief from Bylaw Requirements under Chapter 135-403 and 135-701 to demolish the existing front porch and construct a 6 Ft x 20 Ft (120 Sq Ft) single story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding to Alter and Extend the Non-Conforming Front Yard Setback from 18.7 Feet to 9.2 Feet where 20 Feet is required. The property is located at 73 Newton Ave, Braintree, MA and is zoned Residence B, as shown on Assessors Map 3052 Plot 55 with a land area of 5,500 Square Feet.

12 Nicholas Road

Petition #20-38

Jing Zheng, Applicant, for relief from Bylaw requirements under Chapter 135-402, 135-403 and 135-701 to demolish the existing 1 Story Single Family Dwelling and Construct a 2 Story Single Family Dwelling with a 1,958 Sq Ft Footprint. The Applicant seeks a Finding to Reconstruct the Single Family Dwelling on a Non-Conforming 8,900 Sq Ft Lot where 15,000 Sq Ft is required. The property is located at 12 Nicholas Road, Braintree, MA is zoned Residence B as shown on Assessors Map 2087 Plot 46 with a land area of 8,900 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.

36 Grove Circle

Petition #21-01

Ryan Cummings, Applicant, for Relief from Bylaw requirements under Chapter 135-403 and 135-701, to construct a Second Story Addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding to construct the addition along the Non-Conforming Rear Yard Setback of 16.1 Feet where 30 Feet is required. The property is located at 36 Grove Circle, Braintree, MA and is zoned Residence B as shown on Assessors Plan 1086 Plot 56 with a land area of 11,340 Square Feet.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: July 27, 2020 and August 24, 2020.

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).