



# **BRAINTREE ZONING BOARD OF APPEALS**

*Chairman Stephen Karl*

BRAINTREE, MASSACHUSETTS

## **AGENDA**

**February 24, 2020**

The Zoning Board of Appeal will meet on **Monday, February 24, 2020 at 7:00 P.M.** at Town Hall, in the Johnson Chambers, located at One JFK Memorial Drive, Braintree, Massachusetts 02184 to conduct the following items of business and hear the following petitions:

### **NEW PUBLIC HEARINGS**

#### **Petition #20-06**

##### **2 Hall Avenue**

Leteris and Anastasia Zotos, Trustees of NCZ 970 Washington Street Trust, for relief from Bylaw requirements under Chapter 135-407, 135-613 and 135-806 for parking relief associated with the proposed use of a Two-Family Dwelling. The site provides for 2 off-street parking spaces and 4 off-street parking spaces are required. The Applicant seeks a Variance. The property is located at 2 Hall Avenue, Braintree, MA 02184 and is zoned General Business-Village Overlay District, as shown on Assessors Map 10090 Plot 42A, and contains a land area of 1,715 Sq. Ft.

### **CONTINUED PUBLIC HEARINGS**

#### **Petition #19-40**

##### **48 Newton Avenue**

Paul Segota and Claire McCormick, 48 Newton Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135- 403,407 and 701 for 48 Newton Avenue (Plot 103) and proposed adjacent land (Plot 35), which are combined for zoning purposed due to common ownership and can be separate lots with zoning relief. Plot 103 (#48 Newton Avenue) would be 6,590 SF and maintain the existing single family dwelling. Plot 35 (vacant land) would be 6,443 SF and provide a new two story, single family dwelling (+/- 925 SF building footprint with 144 SF deck). The existing and proposed lots are deficient with regard to lot size, width and front yard setback. The applicant seeks a permit, variance and /or finding that the proposed project is not substantially more detrimental to the neighborhood. The properties are located at 48 Newton Avenue and Plot 9, Braintree, MA 02184 and are within a Residence B Zoning District, as shown on Assessors Map 3050 Plot 103 and Assessors Map 3052 Plot 25, and contains a combined land area of +/- 13,039 SF.

#### **Petition #20-04**

##### **530 West Street**

Kevin Petrovic, Ready Spaces, 530 West Street, Braintree, MA 02184 for relief from Bylaw Requirements under Chapter 135-102, 202, and 601 to Appeal the determination of the Building Inspector that the use classified for the business is Warehouse (Use By Right in a Commercial Zone) and not Modular Storage (Use requires a Special Permit in a Commercial Zone). The property is located at 530 West Street, Braintree, MA 02184 and is zoned Commercial Watershed District, as shown on Assessors Map 2049 Plot 3 with a land area of approximately 19.5 +/- Acres.

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

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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.*