



**Mayor
Charles C. Kokoros**

Department of Planning and Community Development

Melissa M. SantucciRozzi, Director
1 JFK Memorial Drive
Braintree, Massachusetts 02184
msantucci@braintreema.gov
Phone: 781-794-8234

ZONING BOARD of APPEALS

Steven Karll, Chair
Michael Ford, Member
Richard McDonough, Member
Gary Walker, Alternate
Tim Burke, Alternate

**Zoning Board of Appeals Agenda
Monday, February 28, 2022
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM**

NEW BUSINESS

Petition #22-01

162 Parkside Avenue

Phillip Baker of Rockwood Design Inc, Applicant, for relief from bylaw requirements pursuant to Chapters 135-403, 135-701 and 135-707 for the construction of a 10.5 Feet X 35.2 Feet (424 Square Feet) single story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed addition will have a Rear Yard Setback of 18.35 Feet, where 17.3 Feet is existing and 30 Feet is required. The property is located at 162 Parkside Avenue, Braintree, and is zoned Residence B as shown on Assessors Map 2083 Plot 22 with a land area of 7,960 Square Feet.

Petition #22-02

249 Franklin Street

Jennifer Hanlon, Applicant, for relief from Bylaw Requirements under Chapters 135-403, 135-701, 135-609 and 135-707 for the construction of a second story addition and a 10 Feet X 38 Feet (380 Square Feet) two story addition to the Pre-Existing Non-Conforming Single Family Dwelling. The Applicant seeks Findings as the proposed second story addition will be within the Pre-Existing Non-Conforming Rear Yard Setback of 24.6 Feet (30 Feet is Required) and the proposed two story addition will have a Rear Yard Setback of 24.9 Feet, where 24.6 Feet is existing and 30 Feet is required. The property is located at 249 Franklin Street, Braintree, and is zoned Residence B and within the Watershed Protection District as shown on Assessors Map 1018 Plot 20 with a land area of 6,800 Square Feet.

Petition #22-03

20 Glenrose Avenue

Tan Mai, Applicant, for relief from Bylaw Requirements under chapters 135-403 and 135-701 for the construction of a second story dormer and a 8.8 Feet X 7.6 Feet mudroom to the Non-Conforming Single Family Dwelling. The Applicant seeks findings as the proposed second story dormer is within the Western Non-Conforming Side Yard Setback of 9.3 Feet (10 Feet is required) and the proposed mudroom is within the Eastern Non-Conforming Side Yard Setback of 5.2 Feet. The property is located at 20 Glenrose Avenue, Braintree, and is zoned Residence B as shown on Assessors Map 3044 Plot 53 with a land area of 5,500 Square Feet.

Petition #22-04

300 King Hill Road

Tri-Town Water District, Applicant, for relief from Bylaw Requirements under chapters 135-407, 135-609 and 135-701 for the construction of a Water Treatment Plant. The Applicant seeks a Variance for the height of the structure. The property is located at 300 King Hill Road, Braintree, and is zoned Open Space Conservancy and within the Watershed Protection District as shown on Assessors Map 2051 Plots 1 & 2, Assessors Map 1035 Plots 1,2 & 3 with a combined land area of 119.9 Acres.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: October 25, 2021; November 22, 2021; December 20, 2021; January 24, 2022

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).