



**Mayor  
Charles C. Kokoros**

**Department of Planning and Community Development**

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**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, March 27, 2023  
Johnson Chambers – Town Hall  
1 JFK Memorial Drive  
7:00 PM**

**OLD BUSINESS**

**Petition #23-08**

**45 Pleasant View Avenue**

Wei Hua Xiong, Applicant, for relief from Bylaw Requirements under Chapters 135-403 and 135-701 to construct a second story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed addition is within the Non-Conforming Side Yard Setback of 6.2 Feet where 10 Feet is required. The property is located at 45 Pleasant View Avenue, Braintree, and is zoned Residence B as shown on Assessors Map 3043 Plot 14 with a land area of 4,856 Square Feet.

**NEW BUSINESS 7:00 PM**

**Petition #23-09**

**126 Jefferson Street**

Yiu Hung Chan, Applicant, for relief from Zoning Bylaw Requirements: Chapters 135-403, 135-407, and 135-701 to build a single-family dwelling on an undersized lot, deficient in width. The Applicant seeks a Variance for lot width of 78.36 Ft. where 100 Ft. is required and for lot area of 9,026 Sq. Ft where 15,000 Sq. Ft. is required to construct a 3-story single family dwelling (4,253 Sq. Ft. living Area) with attached garage in the rear of the dwelling. The property is located at 126 Jefferson St. is zoned Residence B, on Assessors Map 1045 Lot 21 with a lot area of 9,026 Square Feet.

**ADMINISTRATIVE ITEMS**

**Approval of Meeting Minutes:** February 27, 2023.

**Master Plan Update:**

**April 10 (Monday) Technical Working Sessions Day 1**  
4:30-6:30PM

- Natural Resources / Cons. + Sustainability - Led by Jenn
- Public Facilities - Led by Eric/Chris, RKG Associate

**7-9PM**

- Economic Growth - Led by Eric/Chris + Jenn

**April 13 (Thursday) Technical Working Sessions Day 2**  
4:30-6:30PM

- Traffic & Transportation - Led by Juliet, Kittelson Associates

**7-9PM**

- Housing - Led by Jenn

**May 18<sup>th</sup>, 2023: Master Plan Committee Meeting at 7:00 PM in Cahill Auditorium at Town Hall.**

For More Information and to Follow the Progress of the Braintree Master Plan visit  
<https://tinyurl.com/braintreemasterplan>

*The Full Applications may be reviewed at the Department of Planning and Community Development in Braintree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website  
<https://braintreema.gov/1060/Current-Applications>.*

**\*\*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.\*\***