



**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, March 28, 2022 Johnson Chambers – Town Hall 1 JFK Memorial Drive 6:30 PM

EXECUTIVE SESSION 6:30 PM

Executive Session pursuant to MGL Chapter 30A Section 21(a)(3) for the purpose of discussing strategy with respect to litigation if in an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares to discuss the strategy with respect to: 383 Washington Street, LLC and Town of Braintree Zoning Board of Appeals, Housing Appeals Committee Case No. 2020-03 and Housing Appeals Case No. 2020-04 relative to decisions issued by the Housing Appeals Committee on March 15, 2022.

NEW BUSINESS 7:00 PM

Petition #22-05

341 Franklin Street

QS Private Lending LLC, Applicant, for relief from Bylaw Requirements under Chapters 135-402, 135-403, 135-407, 135-701 to demolish the existing Single Family Dwelling and reconstruct a two story single family dwelling within the same footprint. The Applicant seeks a Finding to reconstruct a Single Family Dwelling on a Non-Conforming Lot. The Applicant seeks Variances and Findings for the proposed Single Family Dwelling with respect to the Front Yard Setback, Side Yard Setbacks and Rear Yard Setback. The property is located at 341 Franklin Street, Braintree, and is zoned Residence B as shown on Assessors Map 2047 Plot 24A with a land area of 3,550 Square Feet.

Petition #22-06

372 Quincy Avenue

K Spillane LLC C/O Quirk Car Companies, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-904.2, 135-905 for the installation of three wall signs to the Motor Vehicle Dealership. The applicant seeks a variance for the proposed signs that exceed the requirements for wall signs in a Highway Business Zone. The property is located at 372 Quincy Avenue, Braintree, and is zoned Highway Business District as shown on Assessors Map 3049 Plot 9A with a Land Area of 6.47 Acres.

Petition #22-07

121 Edgehill Road

Richard A. Christine, Jr. Applicant, for Relief from Bylaw Requirements under chapters 135-403, 135-407, 135-701 for the construction of a 1.5 Story vertical addition, a 10 Foot x 23 Foot Rear Deck and to enclose a portion of the front porch to the Non-Conforming Single Family Dwelling. The Applicant seeks Findings to: alter and extend the Non-Conforming Side Yard Setback of 7 Feet where 10 Feet is required for the construction of the vertical addition, front porch and rear deck and to intensify the Non-Conforming Front Yard Setback of 19.5 Feet by enclosing the front porch. The Applicant seeks a Variance as the proposed number of stories is 3.5 and only 3 stories is allowed. The property is located at 121 Edgehill Road, Braintree, and is zoned Residence B as shown on Assessors Map 3037 Plot 50 with a land area of 5,500 Square Feet.

Petition #22-08

45 Johnson Lane

Cerbarbo LLC, Applicant, for relief from Bylaw Requirements under chapters 135-407, 135-609 and 135-701 to increase the Non-Conforming Lot Coverage on site with the addition of porous pavement. The Applicant seeks a Variance to increase the Lot Coverage from 79.5% to 91.1% where 60% Max Lot Coverage is allowed. The property is located at 45 Johnson Lane (50 Rocsam Park Road), Braintree, and is zoned Commercial within the Watershed Protection District as shown on Assessors Map 1059 Plot 3D with a land area of 50,059 Square Feet.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: January 24, 2022; February 28, 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).

****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.****