



**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, May 23, 2022 Johnson Chambers – Town Hall 1 JFK Memorial Drive 7:00 PM**

### **OLD BUSINESS**

#### **Petition #22-05**

#### **341 Franklin Street**

*(This matter will be continued without testimony)*

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 #22-12**

#### **375 & 381 Granite Street**

Hank Duong, Applicant, for relief from Bylaw Requirements under chapters 135-407 and 135-701 to subdivide the existing two parcels of land into three lots. The Applicant seeks a Variance as “Parcel B” will have a Lot Area of 20,147 Square Feet and 25,000 Square Feet is required. The properties are located at 375 Granite Street and 381 Granite Street, are zoned Residence A and Residence B, as shown on Assessors Map 2042 Plots 6 and 6F with a combined land area of 60,337 Square Feet.

### **NEW BUSINESS 7:00 PM**

#### **Petition #22-14**

#### **200 Grossman Drive**

Jennifer Ronneburger, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-904.2, 135-905 for the installation of two wall signs to the retail establishment. The Applicant seeks Variances for the proposed signs that exceed the requirements for wall signs in a Highway Business Zone. The property is located at 200 Grossman Drive, Braintree, and is zoned Highway Business District as shown on Assessors Map 2019 Plot 4-1 with a Land Area of 34.36 Acres.

**Petition #22-15****150 Granite Street**

Stonegate Long Way 2022 LLC, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-701, 135-707, 135-904.2 and 135-905 to construct a 100 Square Foot single story addition, a 235 Square Foot single story addition and signage to the existing retail building. The applicant seeks variances as the proposed 100 Square Foot addition will have a Front Yard Setback of 42 Feet where 50 Feet is required and to increase the sites Building Coverage from 25.3% to 25.7% where only 25% is allowed. The Applicant also seeks a variance for the proposed signs that exceed the requirements for wall signs and window signs in a Highway Business Zone. The property is located at 150 Granite Street, Braintree, and is zoned Highway Business District as shown on Assessors Map 2056 Plot 6B with a Land Area of 1.8 Acres.

**Petition #22-16****7 Bellevue Avenue**

*(This matter will be opened and continued without testimony)*

Daniel and Mindy O’Leary, Applicant, for Relief from Bylaw Requirements under chapters 135-402, 135-403, 135-609, and 135-701, to demolish an existing portion of the Single Family Dwelling and construct a two story addition within the Non-Conforming Rear Yard Setback. The Applicant seeks a Finding as the existing Single Family Dwelling has a Non-Conforming Rear Yard Setback of 25.8 Feet and 30 Feet is required. The property is located at 7 Bellevue Avenue, Braintree, and is zoned Residence B and within the Watershed Protection District as shown on Assessors Map 1091 Plot 13 with a land area of 9,914 Square Feet.

**Petition #22-17****2016 Washington Street**

Roger Danh Nguyen, Applicant, for relief from Bylaw Requirements under chapters 135-403, 135-609, 135-701 and 135-707 to construct a second story addition and front porch to the Non-Conforming Single Family Dwelling. The Applicant seeks Findings as the proposed porch and second floor addition will alter and extend the Non-Conforming Rear Yard Setback of 27.7 Feet where 30 Feet is required. The property is located at 2016 Washington Street, is zoned Residence B and within the Watershed Protection District, as shown on Assessors Map 1037A Plot 12 with a land area of 9,665 Square Feet.

**Petition #22-18****1579 Washington Street**

Harmony Contract Furniture LLC, Applicant, for relief from Bylaw Requirements under chapters 135-402, 135-403, 135-407, 135-609, 135-701, and 135-806 to construct a 5,460 +/- Square Foot building to accommodate general office space with accessory storage and garage. The project also includes utility, stormwater, parking, lighting and landscaping improvements. The Applicant seeks a Variance for the parcels lot size as 14,360 Square Feet is provided and 43,560 Square feet is required. The Applicant also seeks a Variance for the required amount of off street parking as only 10 Spaces will be provided. The property is located at 1579 Washington Street, is zoned General Business District and within the Watershed Protection District, as shown on Assessors Map 1053 Plot 10 with a land area of 14,360 Square Feet.

**ADMINISTRATIVE ITEMS**

**Approval of Meeting Minutes:** February 24, 2020; August 24, 2020; March 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.\*\***