



**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, June 27, 2022 Johnson Chambers – Town Hall 1 JFK Memorial Drive 7:00 PM**

### OLD BUSINESS

#### **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 #22-16**

##### **7 Bellevue Avenue**

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.

### NEW BUSINESS 7:00 PM

#### **Petition #22-20**

##### **90 Newton Avenue**

Michael Walsh, Applicant, for relief from Bylaw Requirements under Chapters 135-407 and 135-701 for 90 Newton Avenue (Plot 43) and proposed adjacent land (Plot 42), which are combined for zoning purposes due to common ownership and can be separate lots with zoning relief. Plot 43 (#90 Newton Avenue) would be 11,000 SF and maintain the existing Single Family Dwelling. Plot 42 (vacant land) would be 5,500 SF and buildable for a Single Family Dwelling. The proposed lots are deficient with regards to lot size and lot width. The Applicant seeks Variances. The properties are located at 90 Newton Avenue and Plot 42, Braintree, MA and are within a Residence B Zoning District, as shown on Assessors Map 3052 Plot 42 and Assessors Map 3052 Plot 43, and contains a combined land area of +/- 16,500 SF.

**Petition #22-21****180 Parkside Avenue**

Harrison Kitchen, Applicant, for relief from Bylaw Requirements under Chapters 135-407 and 135-701 to construct a 10 Foot x 20 Foot Rear Deck to the existing Single Family Dwelling. The Applicant seeks a Variance as the deck will have a Rear Yard Setback of 27.7 Feet where 30 Feet is required. The property is located at 180 Parkside Avenue, Braintree, and is zoned Residence B as shown on Assessors Map 2083 Plot 25 with a Land Area of 7,548 +/- Square Feet.

**Petition #22-22****15 Frederick Road**

Emily Ego, Applicant, for Relief from Bylaw Requirements under chapters 135-402, 135-403, 135-407, 135-601 and 135-701, to demolish an existing secondary egress and construct a three story enclosed secondary egress in addition to enclosing the front porch. The Applicant seeks a Finding to alter and extend the Pre-Existing Non-Conforming Use of a Three Family Dwelling. The Applicant also seeks a Variance for the proposed enclosed secondary egress as it will have a Side Yard Setback of 6.5 Feet where 10 Feet is required. The property is located at 15 Frederick Road, Braintree, and is zoned Residence B and Residence C as shown on Assessors Map 1009 Plots 16 and 17 with a land area of 16,210 Square Feet.

**Petition #22-23****4 Plymouth Avenue**

Jason D. Rotondo, Applicant, for relief from Bylaw Requirements under chapters 135-403, 135-407, 135-609, and 135-701 to construct a two story addition and second floor addition to the Non-Conforming Single Family Dwelling. The Applicant seeks Findings as the proposed second floor addition will be within the Non-Conforming Rear Yard Setback of 19.4 Feet and the Non-Conforming Side Yard Setback of 1 Feet. The Applicant also seeks a Variance as the proposed two-story addition will have a Side Yard Setback of 5.8 Feet where 10 Feet is required. The property is located at 4 Plymouth Avenue, is zoned Residence B and within the Watershed Protection District, as shown on Assessors Map 1080 Plot 13 with a land area of 5,000 Square Feet.

**Petition #22-24****18 Thayer Place**

Phillip Baker, Applicant, for relief from Bylaw Requirements under chapters 135-403, and 135-701 to construct a second story addition and kitchen bump out to the Pre-Existing Non-Conforming Single Family Dwelling. The Applicant seeks Findings to construct the second story addition and single story addition within the Non-Conforming Side Yard Setback of 4.4 Feet and the Non-Conforming Rear Yard Setback of 23 Feet. The property is located at 18 Thayer Place, is zoned Residence C, as shown on Assessors Map 1009 Plot 29 with a land area of 5,785 Square Feet.

**ADMINISTRATIVE ITEMS**

**Approval of Meeting Minutes:** March 28, 2022; April 25, 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.\*\***