



# **BRAINTREE ZONING BOARD OF APPEALS**

*Chairman Stephen Karll*

## **BRAINTREE, MASSACHUSETTS AGENDA August 24, 2020**

The following Petitions will be heard by the Zoning Board of Appeals on Monday, August 24, 2020, at 7:00 P.M. and will be conducted remotely **VIA ZOOM** in accordance with Governor Baker's March 12, 2020 Order. Said order suspended the provisions of the Open Meeting Law to promote public health and social distancing. This Public Hearing will not be conducted in an open, publicly accessible place. Instead public access to the hearing and deliberations will be achieved by adequate, alternative means that allow the public to follow the proceeding in a third party communication technology that is readily accessible to the public via the internet and telephone.

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/88067775935>

**Or Telephone:**

**Dial:** +1 312 626 6799

**Webinar ID:** 880 6777 5935

International numbers available: <https://us02web.zoom.us/j/88067775935>

**NEW PETITIONS:**

**Petition 20-11**

**89 Hobart Street**

Gill Mannion, Applicant, for relief from Bylaw requirements under Chapter 135-402, 135-403 and 135-701 for the construction of a Second Story addition and Front Porch. The Applicant seeks a finding to construct the Second Story addition over a Non-Conforming Front Yard Setback of 18.5 Feet where 20 Feet is required. The Applicant also seeks a finding to construct the Front Porch as the Applicant proposes to alter the Non-Conforming Front Yard setback from 16.6 Feet to 10.5 Feet. The property is located at 89 Hobart Street, Braintree, MA 02184 and is zoned Residence B, as shown on Assessors Map 3010 Plot 65 and contains a land area of 7,109 Square Feet.

**Petition 20-12**

**1500 Washington Street/Braxton Street**

Foxrock 1500 Campus Realty LLC, Applicant, for relief from Bylaw requirements under Chapter 135-407, 135-609, 135-903 and 135-905 for installation of a 5.3 Ft x 6 Ft (31.8 Sq. Ft.) Ground Sign. The Applicant seeks a variance as the proposed Ground Sign is located within the Residence B Watershed portion of the lot and exceeds the requirements for a Ground Sign in a Residence B Zone. The property is located off Braxton Street at the 1500 Washington Street campus, Braintree, MA 02184 and is zoned Residence B Watershed/ Highway Business Watershed as shown on Assessors Map 1048 Plot 74 with a land area of 5.66 Acres.

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*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.*

**Petition 20-13****64 Parkside Avenue**

Paul Cole, Applicant, for relief from Bylaw requirements under chapter 135-402, 135-403 and 135-701 for the construction of a 8 Ft x 16 Ft (128 Sq Ft) front porch with Second Story Dormers, a 26.83 Ft x 20 Ft (536.6 Sq. Ft.) Two Story Addition, and a 8 Ft. x 26 Ft. (208 Sq. Ft.) deck. The Applicant seeks a finding in order to construct the proposed Two Story Addition and deck by altering the Non-Conforming Side Yard Setback from 4.6 feet to 4.1 Feet where 10 Feet is required in a Residence B Zone. The property is located at 64 Parkside Avenue, Braintree, MA 02184 and is zoned Residence B as shown on Assessors Map 2038 Plot 27 and contains a land area of 7,681 Square Feet.

**Petition 20-14****16 Myrtle Street**

Andrzej Kluziak, Applicant, for relief from Bylaw requirements under Chapter 135-407 and 135-701 to construct a 24 Ft. x 26 Ft. (624 Sq. Ft.) Garage to the Single Family Dwelling. The Applicant seeks a variance as the proposed addition will have a Side Yard Setback of 7.8 Feet and 10 Feet is required. The property is located at 16 Myrtle Street, Braintree, MA 02184 and is zoned Residence B as shown on Assessors Map 2001 Plot 8B and contains a land area of 9,177 Square Feet.

**Petition 20-15****26 Gale Avenue**

Eddie Mei, Applicant, for relief from Bylaw requirements under Chapter 135-402, 135-403, and 135-701 to extend the rear deck attached to the Single Family Dwelling. The Applicant seeks a finding to alter the Non-Conforming Rear Yard Setback from 13.6 Ft. to 10.2 Ft. where 30 Feet is required. The property is located at 26 Gale Avenue, Braintree, MA 02184 and is zoned Residence B as shown on Assessors Map 2041 Plot 6 and contains a land area of 15,767 Square Feet.

**Petition 20-16****30 Torrey Road**

Daniel Coady, Applicant, for relief from bylaw requirements under Chapter 135-402, 135-403, 135-609, and 135-701 to construct a 20 Ft. x 30 Ft. (600 Sq. Ft.) single story addition, a 10 Ft. x 20 Ft. (200 Sq. Ft.) porch and a 23.58 Ft. x 24 Ft. (565.92 Sq. Ft.) attached garage. The Applicant seeks a finding to alter the Non-Conforming Side Yard from 4.5 Ft. to 2 Ft. The property is located at 30 Torrey Road, Braintree, MA 02184, and is zoned Residence B as shown on Assessors Map 1062 Plot 137 and contains a Land Area of 8,258 Sq. Ft.

**Petition 20-17****39 Howie Road**

Stephanie B. Snow, Applicant, for relief from Bylaw requirements under section 135-402, 135-403 and 135-701 for the installation of a 7 Ft. x 5 Ft. (35 Sq. Ft.) Roof over the existing porch and a 13 Ft. x 6 Ft. Second Story Addition. The Applicant seeks a finding as the proposed roof will be constructed over a Non-conforming Front Yard Setback of 15.65 Ft. (20 Feet is required) and the proposed second story addition will be constructed over the Non-Conforming Side Yard Setback of 5.5 Ft. (10 Feet is required). The property is located at 39 Howie Road, Braintree, MA 02184 and is zoned Residence B as shown as on Assessors Map 2061 Plot 8 and contains a land area of 7,817 Sq. Ft.

**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).**