



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, September 19, 2022
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM

NEW BUSINESS 7:00 PM

Petition #22-30
625 Washington Street

Michael Krause, Applicant, for relief from Bylaw Requirements under Chapters 135-403 and 135-701 to construct a 7 Foot x 30 Foot Front Porch to the Non-Conforming Single Family Dwelling. The Applicant seeks Findings for the following: to alter and extend the Non-Conforming Front Yard Setback from 20.8 Feet to 13.8 Feet (50 Feet Required); to alter and extend the Southern Non-Conforming Side Yard Setback from 17.5 Feet to 17.3 Feet (30 Feet Required); to alter and extend the Non-Conforming Northern Side Yard Setback from 26.4 Feet to 26 Feet (30 Feet Required); to increase the sites Non-Conforming Lot Coverage from 80.1% to 82.4% (Maximum of 65%); to decrease the sites Non-Conforming Open Space from 19.9 % to 17.6 % (35% minimum required). The property is located 625 Washington Street, Braintree, and is zoned Residence C as shown on Assessors Map 2031 Plot 15 with a Land Area of 9,109 Square Feet.

Petition #22-31
203 Hollis Avenue

Carlos Victor Coelho, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-701 and 135-707 to construct a 24 Foot x 24 Foot Two Story addition to the Single Family Dwelling. The Applicant seeks a Variance as the addition will have a proposed Rear Yard Setback of 22.9 Feet and 30 Feet is required. The property is located at 203 Hollis Avenue, Braintree, and is zoned Residence B as shown on Assessors Map 2036 Plot 19B with a Land Area of 9,822 Square Feet.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: July 25, 2022; August 22, 2022.

Master Plan Update

1. Next MPSC Meeting is September 22, 2022
2. 2nd MASTER PLAN COMMUNITY FORUM is Saturday October 15, 2022 (Location and Time TBD)
3. Host a Meeting in the Box (Until October 14, 2022)

For More Information and to Follow the Progress of the Braintree Master Plan visit

<https://tinyurl.com/braintreemasterplan>

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.****