



# BRAINTREE ZONING BOARD OF APPEALS

**Chairman Stephen Karll**

**BRAINTREE, MASSACHUSETTS**

## **AGENDA**

**September 21, 2020**

The following Petitions will be heard by the Zoning Board of Appeals on Monday, September 21, 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/83894530751>

**Or Telephone:**

**Dial:** +1 312 626 6799

**Webinar ID:** 838 9453 0751

International numbers available: <https://us02web.zoom.us/j/83894530751>

### **NEW PETITIONS:**

#### **Petition #20-18**

##### **19 Shepard Road**

Edward Cheung, Applicant, for relief from Bylaw Requirements under Chapter 135-403 and 135-701 for the construction of a Two-Story Addition with a footprint of 380 Square Feet. The Applicant seeks a finding to construct the Two-Story Addition as the Existing Single Family Dwelling has a Non-Conforming Side Yard Setback of 6.8 Feet and the proposed addition will have a Side Yard Setback of 7.3 Feet where 10 feet is required. The property is located at 19 Shepard Road, Braintree, MA 02184 and is zoned Residence B, as shown on Assessors Map 1045 Plot 52A with a land area of 6, 544 Square Feet.

#### **Petition #20-19**

##### **550 Liberty Street**

Ashley Jimenez of Sign Design Incorporated, Applicant, for relief from Bylaw requirements under Chapter 135-407, 135-904.2 and 135-904.3 for the installation of a 18.72 Ft. x 7.61 Ft (142.46 Sq. Ft.) Ground Sign. The Applicant seeks a variance as the proposed Ground Sign is located within a Commercial Zone and exceeds the requirements for a Ground Sign. The property is located at 550 Liberty Street, Braintree, MA 02184 and is zoned Commercial as shown on Assessors Map 1125 Plot 17 and has an area of 50.6 +/- Acres.

**September 21, 2020 Agenda - Braintree Zoning Board of Appeals**

*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 #20-20****227 Hayward Street**

Neil Crossman, Applicant, for relief from Bylaw requirements under Chapter 135-403, 135-701 and 135-707 to construct a Second Story Addition with dormers over the Non-Conforming Front Yard Setback and the Non-Conforming Rear Yard Setback. The Applicant seeks a finding as the existing Single Family Dwelling has a Non-Conforming Front Yard Setback of 8 Feet where 20 Feet is required and a Non-Conforming Rear Yard Setback of 18.2 Feet where 30 Feet is required. The property is located at 227 Hayward Street, Braintree, MA 02184 and is zoned Residence B as shown On Assessors Map 3051 Plot 5 with a land area of 7,937 Square Feet.

**Petition #20-21****4 Pinecrest Road**

Nicole Hamilton, Applicant, for relief from Bylaw requirements under Chapter 135-403, 135-701 and 135-707 to construct a Second Story Addition over a Non-Conforming Side Yard Setback and a Non-Conforming Rear Yard Setback. The Applicant seeks a finding as the existing Single Family Dwelling has a Non-Conforming Side Yard Setback of 5.2 Feet where 10 feet is required and an existing Rear Yard Setback of 18.9 Feet where 30 Feet is required. The property is located at 4 Pinecrest Road, Braintree, MA 02184 and is zoned Residence B as shown on Assessors Map 2085 Plot 43 with a land area of 7,770 Square Feet.

**Petition #20-22****1515 Washington Street**

Foxrock 1500 Campus Realty LLC, Applicant, for relief from Bylaw requirements under Chapter 135-407, 135-609 135-701, 135-806, 135-808, 135-809(E), 135-812(C) and 135-812(D) for the installation of 27 Parking Spaces. The Applicant seeks a Variance as the proposed parking spaces will create an increase in the Sites Lot Coverage from 74.5% to 75.1% and will decrease the Site's Open Space from 25.5% to 24.9% where the maximum Lot Coverage allowed is 70% and the minimum Open Space allowed is 30%. The property is located at 1515 Washington Street, Braintree, MA 02184 and is zoned Highway Business Watershed as shown on Assessors Map 1053 Plot 12I with a Land Area of 13.98 Acres.

**Petition #20-23****27 St. Michael Road**

Thomas Holder, Applicant, for relief from Bylaw Requirements under Chapter 135-402, 135-403 and 135-701 for the construction of a Second Story Addition with dormers over a Non-Conforming Side Yard Setback. The Applicant seeks a Finding as the existing Single Family Dwelling has a Side Yard Setback of 7.4 Feet and 10 Feet is required. The Property is located at 27 Saint Michael Road, Braintree, MA 02184 and is Zoned Residence B as shown on Assessors Map Plot 1062 Plot 114 with a land area of 7,980 Square Feet.

**Petition #20-24****16-18 River Street**

Josh Becker of B&A Construction LLC, Applicant, for relief from Bylaw requirements under Chapter 135-407 and 135-701 for the construction of a 7 Foot x 25.6 Foot (179.2 Square Feet) Enclosed Front Porch and a 4 Foot x 10.8 Foot (43.2 Square Foot) landing and stairs. The Applicant seeks a Variance as the proposed improvements will create a deficient Front Yard Setback of 6.4 Feet where 10 Feet is required and deficient Side Yard Setback of 9 Feet where 10 Feet is required. The property is located at 16-18 River Street, Braintree, MA 02184 and is zoned General Business District as shown on Assessors Map 2024 Plot 27A and has a land area of 7,913 Square Feet.

**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).**

**September 21, 2020 Agenda - Braintree Zoning Board of Appeals**

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