



**Mayor**  
**Charles C. Kokoros**

## Department of Planning and Community Development

Melissa M. SantucciRozzi, Director  
1 JFK Memorial Drive  
Braintree, Massachusetts 02184  
[msantucci@braintreema.gov](mailto:msantucci@braintreema.gov)  
Phone: 781-794-8234

### 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, October 25, 2021** **Cahill Auditorium**

### **OLD BUSINESS**

#### **Petition #21-22**

##### **40 Sampson Street**

Travara LLC, Applicant, for Relief from Bylaw Requirements under Chapters 135-402, 135-403, 135-407, 135-601, 135-701 and 135-707 for the construction of a 36 Ft x 24 Ft two story addition to the Pre-Existing Non-Conforming Two Family Dwelling. The Applicant seeks a Finding and/or Variance as the proposed addition will have a Rear Yard Setback of 10 Feet where 30 Feet is required. The Applicant also seeks a Finding to extend the Pre-Existing Non-Conforming Use of a Two Family Dwelling. The property is located at 40 Sampson Street, Braintree, MA and is zoned Residence B as shown on Assessors Map 2021 Plot 30 with a land area of 5,730 Square Feet.

### **NEW BUSINESS**

#### **Petition #19-39**

##### **647 Granite Street**

American Building Company, INC, Applicant, for Relief from Bylaw Requirements under Chapter 135-403 and 135-701 to amend ZBA Decision #19-39. The Applicant seeks an amendment for changes to the record plans. The property is located at 647 Granite Street, Braintree and is zoned Residence B Watershed as shown on Assessors Map 2048 Plot 17 with a land area of 14,833 Square Feet.

#### **Petition #21-23**

##### **19 Somerville Avenue**

Colleen Casey, Applicant, for Relief from Bylaw Requirements under Chapters 135-403 and 135-701 for the construction of a 350 Square Foot rear deck. That Applicant seeks a Finding to alter and extend the Non-Conforming Rear Yard Setback from 26.3 Feet to 23.4 Feet. The property is located at 19 Somerville Avenue, Braintree, MA and is zoned Residence B as shown on Assessors Map 3054 Plot 9 with a land area of 6,176 Square Feet.

#### **Petition #21-24**

##### **29 Commercial Street**

Stephen Zebowski of Keller Williams Showcase Properties, Applicant, for Relief from Bylaw Requirements under Chapter 135-407 and 135-615-13 for the installation of a 4.2 Ft x 13.2 Ft (55.5 Square Feet) Wall Sign to the Multi Use Building. The Applicant seeks a Variance as the proposed Wall Sign exceeds the requirements for a Wall Sign in the Braintree Weymouth Landing District. The property is located at 29 Commercial Street, Braintree MA, and is zoned Braintree Weymouth Landing District as shown on Assessors Map 3006 Plot 12 with a land area of 2.06 Acres.

Approval of Meeting Minutes: September 20, 2021

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).