



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS

AGENDA

October 26, 2020

The following Petitions will be heard by the Zoning Board of Appeals on **Monday, October 26, 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/83257672530>

Or Telephone:

Dial: +1 301 715 8592

Webinar ID: 832 5767 2530

International numbers available: <https://us02web.zoom.us/j/kcwpM8p4UZ>

NEW PETITIONS:

Petition #20-25

56 Stonewood Lane

Diana Delaney, Applicant, for relief from Bylaw Requirements under Chapter 135-403, 135-701, and 135-707 to demolish an existing portion of the Single Family Dwelling and to construct a 16 Feet x 20 Feet addition, to demolish the existing deck to construct a 100 Square Foot sun porch and to construct a 4 Foot x 13 Foot roof overhang. The Applicant seeks a finding as the proposed improvements will intensify the Non-Conforming Rear Yard Setback of 10.2 Feet where 30 Feet is required. The property is located at 56 Stonewood Lane, Braintree, MA 02184 and is zoned Residence A, as shown on Assessors Map 3031A Plot 16 with a land area of 7,741 Square Feet.

Petition #20-26

75 Cardinal Court

Mark A. and Sue Ellen McKinnon, Applicant, for relief from Bylaw Requirements under Chapter 135-403, 135-609, and 135-701 to demolish the existing 222 Square Foot deck and construct a 399 Square Foot deck at the rear of the Single Family Dwelling. The Applicant seeks a finding to alter and extend the non-conforming Rear Yard Setback from 9.1 Feet to 2.6 Feet where 30 Feet is required. The property is located at 75 Cardinal Court, Braintree, MA 02184 and is zoned Residence B Watershed, as shown on Assessors Map 1097 Plot 150 with a land area of 27,601 Square Feet.

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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 #20-27**25 Watson Street**

Deepak Verma, Applicant, for relief from Bylaw Requirements under Chapter 135-403, 135-407 and 135-701 for the construction of a second story addition and rear porch to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding to intensify the Non-Conforming Side Yard setback of 8.9 Feet where 10 Feet is required. The Applicant also seeks a variance to construct a new rear porch and a second story addition over the previously approved first floor addition (Approved ZBA Decision #1888) for a variance for the Rear Yard Setback of 24.5 Feet where 30 Feet is required. The property is located at 25 Watson Street, Braintree, MA 02184 and is zoned Residence B as shown on Assessors Map 2011 Plot 81 with a land area of 5,000 Square feet.

Petition #20-28**5 Arthur Street**

Angelo and Susan LaPaglia, Applicant, for relief from Bylaw Requirements under Chapter 135-403, 135-701 and 135-707 to demolish a portion of the attached single car garage and construct a 23 Foot x 35 Foot (575 Square Foot) In Law addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a finding as the proposed addition will alter and extend the Non-conforming Side Yard Setback from 4.4 Feet to 4.6 Feet where 10 feet is required and will alter and extend the Non-Conforming Rear Yard Setback of 10.8 Feet to 10.3 Feet where 30 Feet is required. The property is located at 5 Arthur Street, Braintree, MA 02184, and is zoned Residence B as shown on Assessors Map 3002 Plot 2 with a land area of 7,758 Square Feet.

NEW BUSINESS:**Approval of Meeting Minutes:**

-January 6, 2020

-January 8, 2020

-February 10, 2020

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).