



Mayor
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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, November 22, 2021** **Cahill Auditorium 7:00 PM**

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 #21-25

3 Webb Street

Albert Luu, Applicant, for relief from Bylaw Requirements under Chapters 135-403, 135-701 and 135-707 to construct a second story addition and a two story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding to construct a second story addition along the Non-Conforming Rear Yard Setback of 28.1 Feet. The Applicant also seeks a Finding to alter and extend the Non-Conforming Rear Yard Setback from 28.1 Feet to 24.6 Feet where 30 Feet is required. The property is located at 3 Webb Street Braintree, MA and is zoned Residence B as shown on Assessors Map 1026 Plot 18 with a land area of 7,500 Square Feet.

Petition #21-26

90 Newton Ave

(The Applicant has requested to withdraw this Petition without prejudice)

Esquire Real Estate, LLC C/O Walter B. Sullivan Esq., Applicant, for Relief from Bylaw Requirements under Chapters 135-407 and 135-701 for 90 Newton Avenue (Plot 43) and proposed adjacent land (Plot 42), which are combined for zoning purposes due to common ownership and can be separate lots with zoning relief. Plot 43 (#90 Newton Avenue) would be 10,043 SF and maintain the existing Single Family Dwelling. Plot 42 (vacant land) would be 6,457 SF and buildable for a Single Family Dwelling. The proposed lots are deficient with regards to lot size and lot width. The Applicant seeks a Variance. The properties are located at 90 Newton Avenue and Plot 42, Braintree, MA and are within a Residence B Zoning District, as shown on Assessors Map 3052 Plot 42 and Assessors Map 3052 Plot 43, and contains a combined land area of +/- 16,500 SF.

Approval of Meeting Minutes: September 20, 2021; October 25, 2021

Update: T.C.O 21-054 – Removal of BZB §135-407(E)

Discussion: Approval of 2022 Meeting Calendar

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).