



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS

AGENDA

November 25, 2019

The Zoning Board of Appeal will meet on **Monday, November 25, 2019 at 7:00 P.M.** at Town Hall, in the Johnson Chambers, located at One JFK Memorial Drive, Braintree, Massachusetts 02184 to conduct the following items of business and hear the following petitions:

NEW PUBLIC HEARINGS

Petition 19-34

12 Devon Road

Alison and Ross MacDonald, 12 Devon Road, Braintree, MA 02184, for relief from the Braintree Zoning Bylaw requirements under Chapter 135-402, 135-403, and 135-701 to extend the second floor with the construction of a 657.8 Square Foot Addition over the existing non-conforming dwelling (1,238 Square Feet). The existing Single Family is non-conforming as to the rear and side yard setback. The required rear yard setback is 30 Linear Feet and the existing dwelling is 19.32 Linear Feet. The required front yard setback is 20 Linear Feet and the existing dwelling is 19.08 Linear Feet. The Applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 12 Devon Road and is zoned Residence B as shown on Assessors' Map 2077 Plot 9 and with a land area of 5,746.

Petition #19-35

4 Arlington Ave

Phylis and Joseph Crosby, 4 Arlington Avenue, Braintree, MA 02184, for relief from the Braintree Zoning Bylaw requirements under Chapter 135-407, 135-609, 135-701, 135-701(Notes) and 135-703 to construct a 28 Feet x 24 Feet (672 Square Feet) garage within the Setback. The Applicant proposes to construct an accessory structure within 5 feet of Glendon Street. The Applicant seeks a Variance. The property is located at 4 Arlington Ave and is zoned Residence B Watershed as shown on Assessors' Map 1090 Plot 47 with a land area of 20,500 Square Feet.

Petition #19-36

107 Hancock Street and 99 Hancock Street

Arista Development LLC is seeking relief from the Zoning Bylaw Sections 135-407, 135-701 and 135-705 to construct a 4-Story, 35 Unit Residential Building on a 50,857 Sq. Ft. Development Site. The Residential Building and Site will not comply with the Density or Open Space requirements pursuant to 135-705 or the Maximum Number of Stories pursuant to 135-701. The Applicant seeks variance(s) to exceed these zoning requirements. The property owned by Hancock Realty Trust at 107 Hancock Street is 44,050 Sq. Ft. is zoned General Business and is shown on Assessors Map 1009 as Plot 68. The Property owned by B & F Hancock Street LLC at 99 Hancock Street is 6,807 Sq. Ft. is Zoned General Business and Residence B (See 135-306) and is shown on Assessors Map 1009 as Plot 64.

Petition 19-37

219-221 Shaw Street

219-221 Shaw Street LLC, with a business address of 168 Franklin Street, Braintree, MA 02184 property owner of 219-221 Shaw Street, Braintree, MA 02184 for relief from the Braintree Zoning Bylaw requirements under Chapter 135-402, 135-403, and 135-701 to demolish a pre-existing non-conforming Two-Family Dwelling and reconstruct a Two-Family Dwelling with a footprint of 1,872 Square Feet. The Applicant proposes to reconstruct the Two-Family

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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.

Dwelling on a Non-conforming lot as 15,000 Square Feet is required and 12,694 Square Feet is provided. The project includes associated landscaping, parking and utilities for the Two-Family Dwelling. The Applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 219-221 Shaw Street and is zoned General Business District as shown on Assessors Map 3010 Plot 9A with a Land Area of 12,694 Square Feet.

Petition #19-38

187 Hollingsworth Avenue

Sean and Jade Morris are seeking relief from the Zoning Bylaw Sections 135-403 and 135-701 to demolish the existing covered breezeway and garage and to construct a 2-Story addition that is 24 Ft. wide by 26 Ft. deep, with a 3 Ft. deep section that extends behind the existing main dwelling. The 2-Story addition will contain a 2-Car garage on the first floor and a master suite on the second floor. The proposed 2-Story addition will be located 10.36 Ft. from the front lot line on Oakhill Road (This is a Corner Lot). The applicant seeks a finding that the proposed alteration to the pre-existing non-conforming dwelling's front yard setback is not substantially more detrimental to the neighborhood. The property at 187 Hollingsworth Avenue is 8,460 Sq. Ft., is zoned Residence B Watershed and is shown on Assessors Map 1017 as Plot 16.

Petition 19-39

647 Granite Street

Joseph Hannon, Petitioner, with a business address of 88 Front Street, Suite 20B, Scituate, MA 02066 on behalf of property owner of 647 Granite Street, Mohamed Amer, 82 Union Street, Quincy, MA 02169 for relief from the Braintree Zoning Bylaw 135-402, 135-403, 135-609 and 135-701 to construct a full second story addition (1,780 Square Foot Footprint) with roof dormers to a Single Family Dwelling with a non-conforming side yard setback and a non-conforming rear-yard setback. The side yard setback for a Residence B Watershed Property is 10 Linear Feet whereas 3 Linear Feet is provided. The rear yard setback for a Residence B Watershed Property is 30 Linear Feet whereas 13.58 Linear Feet is provided. The Applicant seeks a permit, variance, and/or finding that proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 647 Granite Street and is zoned Residence B Watershed as shown on Assessors Map 2048 Plot 17 with a Land Area of 14,833 Square Feet.

OTHER BUSINESS

Approval of Meeting Minutes from October 28, 2019.

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.