



**Mayor
Charles C. Kokoros**

Department of Planning and Community Development

Melissa M. SantucciRozzi, Director
1 JFK Memorial Drive
Braintree, Massachusetts 02184
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, November 27, 2023
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM**

OLD BUSINESS

**Petition #23-20
26 Brewster Avenue**

Timothy & Eryn Hemmert; James & Carol Lochiatto; Amy & Rachel Wallace; and Edith McGinn, Applicants, pursuant to MGL Chapter 40A, Sections 8 & 15, and Braintree Zoning Ordinance Chapters 135-102, 135-202, 135-201, 135-603, 135-609 and 135-1201 filed an Appeal of the Building Inspector's May 22, 2023 response to a May 22, 2023 request for Enforcement of Zoning Violations. The property is located at 26 Brewster Avenue and is zoned Residence B Watershed, shown on Assessors' Map 1078 Lots 20 and 57 with a combined land area of 21,562 Sq. Ft.

**Petition #23-29
126 Beechwood Road**

Myxuan Xa, Applicant, for relief from Bylaw Requirements under Chapters 135-407 and 135-701 to construct a Single Family Dwelling on an undersized lot. The Applicant seeks Variances for the following: Side Yard Setback of 7.5 Feet, 10 Feet Required; Lot Area of 5,685 Square Feet, 15,000 Square Feet Required; Lot Width of 50 Feet, 100 Feet Required. The property is located at 126 Beechwood Road, zoned Residence B as shown on Assessors Plan 3038 Plot 68 with a land area of 5,685 Sq. Ft.

NEW BUSINESS 7:00 PM

**Petition #23-30
27 Bushnell Terrace**

Phillip Baker, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to 135-403, 135-407, 135-701, 135-701 Notes (4) and 135-707 to construct a two-story addition to the Pre-Existing Non-Conforming Single Family Dwelling and an in ground pool. The Applicant seeks Findings for the proposed Two-Story addition as the proposed Front Yard Setback is 11.22 Feet where 18 Feet is existing (20 Feet required); and for the proposed Rear Yard Setback of 16.77 Feet, where 6.5 Feet is existing (30 Feet required). The Applicant seeks Variances for the proposed pool as 6 Feet is proposed for both the Rear Yard Setback and Side Yard Setback (10 Feet Required). The property is located at 27 Bushnell Terrace, zoned Residence B as shown on Assessors' Plan 2062 Lot 52 with a total lot area of 5,219 Square Feet.

Petition #23-31
87-89 Central Avenue

87-89 Central Ave, LLC, Applicant for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-402, 135-403, 135-701 and 135-707 to demolish and reconstruct the Pre-Existing Non-Conforming Two-Family Dwelling within a Pre-Existing Non-Conforming lot. The Applicant seeks Findings to: alter and extend the Pre-Existing Non-Conforming use of a Two Family Dwelling; Reconstruct the Two Family Dwelling within the Lot as the Lot Area is 4,775 Square Feet existing (15,000 Square Feet Required), Lot Frontage is 44.30 Feet existing (50 Feet Required), Lot Width as 49.7 Feet is existing (100 Feet Required); To alter and extend the Non-Conforming Front Yard Setback to Tremont Street from 0.5 Feet to 0.8 Feet and the Front Yard Setback to Central Ave as 9.1 Feet is proposed (20 Feet Required); and to alter and extend the Non-Conforming Side Yard Setback from 3 Feet to 8.1 Feet. The property is located at 87-89 Central Avenue, zoned Residence B as shown on Assessors Map 1013 Lot 27 with a land area of 4,775 Square Feet.

Petition #23-32
639 Granite Street

639 Granite Street, LLC, Applicant for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-402, 135-403, 135-609 and 135-806 to convert existing office space to medical center/clinic. The Applicant seeks a Finding and Variance as the required amount of parking has increased. The Property is located at 639 Granite Street, Zoned Commercial, Residence B and located within the Watershed Protection Overlay District as shown on Assessors Map 2046 Lot 15A with a land area of 3.57 Acres.

Petition 23-33
58 Hill View Road

Phillip Baker, Applicant for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-402, 135-403, 135-609 and 135-701 to demolish and reconstruct the Single-Family Dwelling. The Applicant seeks Findings for the following: Reconstruction of the dwelling within the Pre-Existing Non-Conforming Lot as the existing Lot Area is 7,200 Square Feet (43,560 Square Feet Required) and the existing Lot Width is 60 Feet (100 Feet Required); to increase the Lot Coverage from 31% to 33% and reduce the Open Space from 69% to 67%. The property is located at 58 Hill View Road and is Zoned Residence B within the Watershed Protection Overlay District as shown on Assessors Map 1055 Lot 46 with a land area of 7,200 Square Feet.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: September 18, 2023 and October 23, 2023

MBTA Communities: Planning Board Meeting on November 28, 2023 in Cahill Auditorium at Town Hall.

Approval of 2024 Zoning Board of Appeals Meeting Schedule

The Full Applications may be reviewed at the Department of Planning and Community Development in Braintree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintreema.gov/1060/Current-Applications>.

****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.****