



# **BRAINTREE ZONING BOARD OF APPEALS**

*Chairman Stephen Karll*

BRAINTREE, MASSACHUSETTS

## **AGENDA**

**December 21, 2020**

The following Petitions will be heard by the Zoning Board of Appeals on **Monday, December 21, 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/85011275281>

***Or Telephone:***

**Dial:** +1 646 558 8656

**Webinar ID:** 850 1127 5281

International numbers available: <https://us02web.zoom.us/j/85011275281>

### **Petition 20-29**

**44 Tingley Road**

Sean Tempesta, Applicant, for relief from Bylaw Requirements under Chapter 135-403, 135-701, and 135-707 for an 18 Feet x 12 Feet (216 Square Feet) single story addition and a 4 Feet x 8 Feet rear Deck. The Applicant seeks a Finding as the proposed improvements will alter and extend the Non-Conforming Rear Yard Setback from 20 Feet to 8.85 Feet. The property is located at 44 Tingley Road, Braintree, MA 02184 and is zoned Residence B, as shown on Assessors Map 3012 Plot 97 with a land area of 8,720 Square Feet.

### **Petition #20-31**

**60 Albee Drive**

Knanh Vo, Applicant, for relief from Bylaw Requirements under Chapter 135-407, 135-609 and 135-701 to construct a 900 Square Foot pool and 2,390 Square Feet of walkways, decking and patio. The proposed improvements will result in increasing the site's Lot Coverage from 18.1% to 26.7% (20% Maximum Lot Coverage Allowed) and to decrease the site's Open Space from 81.9% to 73.3% (80% Minimum allowed). The applicant seeks a Variance. The property is located at 60 Albee Drive, Braintree, MA 02184 and is zoned Residence A Watershed as shown on Assessors Map 1102 Plot 31 and contains a land area of 38,533 Square Feet.

**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).**

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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.*