



**Mayor
Charles C. Kokoros**

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, April 24, 2023
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM**

NEW BUSINESS 7:00 PM

Petition #23-10

18 Lawnview Drive

Paulette O'Connell, Applicant, for relief from Zoning Bylaw Requirements: Chapters 135-403, 135-407, and 135-701 to construct a 25 Ft. by 32.5 Ft. 2-story addition to a conforming single family dwelling on a non-conforming lot (lot width and area). The Applicant seeks a variance for a side yard setback of 3.5 Ft. where 10 Ft. is required. The property is located at 18 Lawnview Dr., is zoned Residence B, on Assessors' Map 2084 Lot 21 with a lot area of 8,487 Sq. Ft.

Petition #23-11

357 & 365 Grove Street

Bass Realty, LLC and Liberty Grove, LLC, Applicant, for Appeal of Building Inspector's February 28, 2023, Decision for a Commercial Permit, pursuant to M.G.L. ch. 40A, §§8 & 15, and Bylaw §135-202. The Building Inspector denied the issuance of a Building Permit, due to the ongoing Appeal of the July 11, 2022, Site Plan Review Decision. The property is located at 357 & 365 Grove St., is zoned General Business, on a portion of Assessors' Map 1109 Lots 6 and 6B with a lot area of 67,850 Sq. Ft.

Petition #22-24 (Amended 2023)

18 Thayer Place

Jeffrey and Mary DaSilva, Applicant, for relief from Zoning Bylaw Requirements: Chapters 135-403, 135-407, and 135-701 for a pre-existing non-conforming single family dwelling on a non-conforming lot. The Applicant seeks to amend ZBA Decision #22-24 of a Finding to alter the rear roof ridgeline 5 ft. above the previously-approved roof ridgeline. The Applicant seeks a Variance as the proposed height of the single family dwelling is 37.4 ft. and the maximum height allowed is 35 ft. The property is located at 18 Thayer Pl., is zoned Residence C, on Assessors' Map 1009 Lot 29 with a lot area of 5,785 Sq. Ft.

Petition #23-12

11 Cavanaugh Road

Connie To, Applicant, for relief from Zoning Bylaw Requirements: Chapters 135-403, 135-407, and 135-701 to a pre-existing non-conforming single family dwelling (side setback) on a non-conforming lot (lot area and lot width). The Applicant seeks a finding to construct a rear kitchen addition and full second floor (proposed 2,736 sq. ft. total living area) that would further encroach to 8.9 ft. right side setback (where 9.2 ft. pre-existing non-conforming and 10 required). Applicant seeks Variance for Proposed height. The property is located at 11 Cavanaugh Rd., is zoned Residence B, on Assessors' Map 2062 Lots 13B and 15 with a lot area of 12,798 Sq. Ft.

Petition #23-13

80 Sycamore Road

MKE Development Corp., Applicant, for relief from Zoning Bylaw Requirements: Chapters 135-403, 135-407, and 135-701 to build a single-family dwelling on an undersized lot, deficient in width. The Applicant seeks a Variance for lot width of 100 Ft. where 125 Ft. is required and for lot area of 21,285 Sq. Ft. where 25,000 Sq. Ft. is required to construct a 2-story single family dwelling (3,222 Sq. Ft. living area) with attached 2-car garage attached to the right side of the dwelling. The property is located at 80 Sycamore Rd., is zoned Residence A, on Assessors' Map 1109 Lot 24 with a lot area of 21,285 Sq. Ft.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: March 27, 2023.

Master Plan Update:

May 18th, 2023: Master Plan Committee Meeting at 7:00 PM in Thayer Public Library.

June 15th, 2023: Master Plan Committee Meeting at 7:00 PM in Cahill Auditorium at Town Hall.

For More Information and to Follow the Progress of the Braintree Master Plan visit

<https://tinyurl.com/braintreemasterplan>

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.****