



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS AGENDA May 24, 2021

The following Petitions will be heard by the Zoning Board of Appeals on **Monday, May 24, 2021**, 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/82844310421>

Dial: +1 646 558 8656

Webinar ID: 828 4431 0421

NEW APPLICATIONS

Petition #21-09

50 Burroughs Road

Christopher Bita, Applicant, under Chapters 135-202, 135-601, and 135-603 of the Braintree Zoning Bylaw, to Appeal the Determination of the Building Inspector for the use of the second story of a detached garage. The property is located at 50 Burroughs Road, Braintree, MA and is zoned Residence B as shown on Assessors Map 2075 Plot 46 with a land area of 15,002 Square feet.

Petition #21-10

18 Cape Cod Lane

Kevin and Rachel Adams, Applicant, for relief from Bylaw Requirements under chapter 135-403 and 135-701 for the construction of a two story addition to the rear of the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed addition will have a Rear Yard Setback of 18.6 Feet, where 23.3 Feet is existing and 30 Feet is required. The property is located at 18 Cape Cod Lane, Braintree, MA, and is zoned Residence B as shown on Assessors Map 3003 Plot 60J with a land area of 6,200 Square Feet.

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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.

**Petition #21-11
11 Parkside Ave**

Don Delaney, Applicant, for relief from Bylaw requirements under Chapter 135-403 and 135-701 to demolish the existing deck and attached garage to construct a 640 Sq Ft one and two story addition with a rear deck to the Non-Conforming Single Family Dwelling. The applicant seeks a Finding to alter and extend Non-Conforming Setbacks as the addition has a proposed Eastern Side Yard Setback of 1 Foot where 0 Feet is existing and 10 Feet is required; a proposed Western Side Yard Setback of 7.5 Feet where 9.7 feet is existing and 10 Feet is required and a proposed Rear Yard Setback of 25.2 Feet where 26.65 Feet is existing and 30 Feet is required. The property is located at 11 Parkside Ave, Braintree, MA, and is zoned Residence B as shown on Assessors Map 2032 Plot 96 with a land area of 6,325 Square Feet.

OLD BUSINESS

**Petition 21-02
320 Wood Road**

Jason Parillo of Back Bay Sign Company, Applicant, for Relief from Bylaw Requirements under Chapter 135-407, 135-904.2 and 135-905 of the Braintree Zoning Bylaw. The Applicant seeks authorization from the Zoning Board of Appeals for an unpermitted secondary ground sign (21 Feet High, Sign Cabinet of 76.8 Square Feet combined) along a major artery. The Applicant also seeks variances to install said secondary ground sign with a digital messaging board for advertising of the commercial tenant. The property is located at 320 Wood Road, Braintree, MA, and is zoned Highway Business District as shown on Assessors Map 2053C Plot 1G with a land area of 3.39 Acres.

**Petition 21-06
157 Jefferson Street**

George Rull, Applicant, for relief from Bylaw Requirements under Chapter 135-403 and 135-701, for the construction of a 10 Ft x 14 Ft single story addition to the Non-Conforming Single Family Dwelling. The applicant seeks a Finding to extend the Non-Conforming Side Yard Setback of 3.1 Feet where 10 Feet is required. The property is located at 157 Jefferson Street, Braintree, MA and is zoned Residence B as shown on Assessors Map 1047 Plot 2 with a land area of 6,600 Square Feet.

NEW BUSINESS

Approval of Meeting Minutes: October 26, 2020; November 23, 2020 and January 27, 2021

Discussion: Returning to In-Person Meetings; Town Email Accounts

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).