



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS

AGENDA

June 21, 2021

The following Petitions will be heard by the Zoning Board of Appeals on Monday, June 21, 2021, at 7:00 P.M. at Braintree Town Hall, One JFK Memorial Drive, Braintree, Massachusetts 02184.

NEW APPLICATIONS

Petition #21-12

235 Wood Road

Heather Hopkins Dudko, Applicant, for Relief from Bylaw Requirements under Chapter 135-407, 135-904.1 and 135-905 for the installation of a 5 Foot x 15 Foot Awning to the existing Hotel. The applicant seeks a variance for the proposed sign that exceeds the requirements for wall signs in a Highway Business Zone. The property is located at 235 Wood Road, Braintree, MA and is Zoned Highway Business District as shown on Assessors Map 2053B Plot 1Z and contains a land area of +/- 2.7 Acres

Petition #21-13

65 Hollis Ave

Lislee LLC, Applicant, for Relief from Bylaw Requirements under Chapter 135-402, 135-403, 135-601 and 135-701 to demolish the Pre-Existing Non-Conforming Structure that contains a Pre-Existing Non-Conforming Use (Two Family Dwelling) and reconstruct a new Two-Family Dwelling on a Non-Conforming Lot. The Applicant seeks a Finding. The property is located at 65 Hollis Ave, Braintree, MA and is zoned Residence B as shown on Assessors Map 2028 Plot 1 with a land area of +/- 13,980 Square Feet.

Petition #21-14

22 Jefferson Street

Dominic Sung, Applicant, for Relief from Bylaw Requirements under Chapter 135-403 and 135-701 to construct a 307 Square Foot Second Story Addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the Second Story Addition will be within the Non-Conforming Side Yard Setback of 4.2 Feet where 10 Feet is required. The property is located at 22 Jefferson Street, Braintree, MA and is zoned Residence B as shown on Assessors Map 1008 Plot 9 with a land area of +/- 9,000 Square Feet.

June 21, 2021 Agenda - Braintree Zoning Board of Appeals

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 #21-15**23 Farm Road**

Chris Walsh, Applicant, for Relief from Bylaw Requirements under Chapter 135-407 and 135-701 for the construction of a 26 Foot x 5.5 Foot Front Porch. The Applicant seeks a Variance as the Front Porch will have a Front Yard Setback of 19 Feet where 22.6 Feet is existing and 20 Feet is required. The property is located at 23 Farm Road, Braintree, MA and is zoned Residence B as shown on Assessors Map 2009 Plot 35 with a land area of +/- 7,626 Square Feet.

Petition #21-16**444 Quincy Avenue**

Chester Sherman LLC, Applicant, for Relief from Bylaw Requirements under Chapter 135-407, 135-904.2 and 135-905 for the installation of 3 Wall Signs to the existing Motor Vehicle Dealership. The Applicant seeks Variance(s) and to amend Zoning Board of Appeals Decision #07-7. The property is located at 444 Quincy Avenue, Braintree, MA and is zoned Highway Business District as shown on Assessors Map 3049 Plot 6 with a land area of +/- 11.5 Acres.

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.

NEW BUSINESS

Approval of Meeting Minutes: December 21, 2020 and May 24, 2021

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).

June 21, 2021 Agenda - Braintree Zoning Board of Appeals

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