



# **BRAINTREE ZONING BOARD OF APPEALS**

*Chairman Stephen Karll*

## **BRAINTREE, MASSACHUSETTS AGENDA July 26, 2021**

The following Petitions will be heard by the Zoning Board of Appeals on Monday, July 26, 2021, at 7:00 P.M. at Braintree Town Hall, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **NEW APPLICATIONS**

#### **Petition #21-17**

##### **111 Monatiquot Avenue**

Steve Aucoin, Applicant, on behalf of the Property Owner, Jamie and Stephen Pratt, for Relief from Bylaw Requirements under Chapter 135-403 and 135-701 for the construction of a 25.5 Ft x 30 Ft two story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding to extend the Non-Conforming Rear Yard Setback of 24 Feet where 30 Feet is required. The property is located at 111 Monatiquot Avenue, Braintree, MA and is zoned Residence B as shown on Assessors Map 2035 Plot 33 with a land area of +/- 12,840 Square Feet.

#### **Petition #21-18**

##### **136 Walnut Street**

Kurt E. Grusmark, Applicant, for Relief from Bylaw Requirements under Chapter 135-407 and 135-701 for the construction of a 16 Ft x 12 Ft Rear Deck to the Single Family Dwelling. The Applicant seeks a Variance as the proposed Rear Deck will have a Rear Yard Setback of 21.6 Feet where 30 Feet is required and 33.7 Feet is existing. The property is located at 136 Walnut Street, Braintree, MA and is zoned Residence B as shown on Assessors Map 2038 Plot 48 with a land area of +/- 5,882 Square Feet.

#### **Petition #21-19**

##### **4 Strathmore Circle**

Adam and Kathleen Lukouski, Applicant, for relief from Bylaw Requirements under Chapter 135-403, 135-701 and 135-707 for the construction of a second story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed second story addition will be within the Non-Conforming Rear Yard Setback of 16.7 Feet where 30 Feet is required. The property is located at 4 Strathmore Circle, Braintree, MA and is zoned Residence B as shown on Assessors Map 2012 Plot 36 with a land area of +/- 7,503 Square Feet.

**Petition #21-20**  
**350 Granite Street**

Susan King of Sign Design, Applicant, for Relief from Bylaw Requirements under Chapter 135-407, 135-904.2 and 135-905 for the installation of a 1.89 Ft x 16 Ft (30.24 Square Feet) Wall Sign to the existing Office Building. The Applicant seeks a variance as the proposed sign will exceed requirements for Wall Signs in a Highway Business Zone. The property is located at 350 Granite Street, Braintree MA, and is zoned Highway Business District as shown on Assessors Map 2040 Plot 12 with a land area of +/- 7.5 Acres.

**Petition #21-21**  
**197 Grove Street**

Amar Gaikwad, Applicant, for Relief from Bylaw Requirements under Chapters 135-407 and 135-701 for the construction of 22 Ft x 24.3 Ft 3 Story Addition to the Single Family Dwelling. The Applicant seeks Variances as the proposed addition will have a Front Yard Setback of 19.6 Feet where 20 Feet is required and a Side Yard Setback of 7 Feet where 10 Feet is required. The property is located at 197 Grove Street, Braintree, MA, and is zoned Residence B as shown on Assessors Map 1105 Plot 2 with a land area of +/- 11,944 Square Feet.

**NEW BUSINESS:**

Approval of Meeting Minutes: January 25, 2021; May 24, 2021; June 26, 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).