



BOARD OF APPEAL UNDER THE ZONING BY - LAW BRAINTREE, MASSACHUSETTS

AGENDA

August 26, 2008

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, August 26, 2008, at 7:00 p.m. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts.

OLD BUSINESS

08-36 Tabled Petition Nicholas and Nicole Choukas of 9 Peach Street, Braintree, Massachusetts 02184 for relief from Bylaw requirements under Article 4, Chapter 135, Section 402 and 403 and Article 7, Chapter 135, Section 701. The applicant seeks a variance in order to construct an extension of an existing 21' x 12' rear deck. The property is located at 9 Peach Street in a Residential B Watershed District as shown on Assessors Plan 1090; Plot 13; and contains 4,835 sq. ft. +/- of land.

08-38 Tabled Petition MetroPCS Massachusetts of 36 Prospect Street, Reading, Massachusetts 01867 for relief from Bylaw requirements under Article 7, Chapter 135, Section 701; and Article 16, Chapter 135, Section 1603B. The applicant seeks a variance in order to install a wireless antenna facility consisting of six (6) antennas and ancillary equipment cabinets on the roof of an existing office building. The property is located at 100 Grandview Road in a Highway Business District as shown on Assessors Plan 2053B; Plot 1T and contains 4.95 acres +/- of land.

03-91 "As-Built Approval" Attorney Carl R. Johnson III on behalf of applicant Richardi Housing Associates LLC, 536 Granite Street, Braintree, Massachusetts 02184 requests approval of "As-Built" plans for 614 Pond Street, Braintree, Massachusetts as prepared by William MacKenzie P.L.S. dated 9-21-06. The property is located in a Commercial District (40B) as shown on Assessors Plan 1069, Plot 8 and contains 13.81 acres +/- of land.

NEW PETITIONS

08-39 William Alter and Kate Tangney of 71 Hobart Street, Braintree, MA for relief from Bylaw requirements under Article 4, Chapter 135, Section 407, Article 7, Section 135-701 to build a garage, sized 24' x 24' on existing driveway. Due to the grade differential between the driveway and the remainder of the lot, the garage would be 9' from the street line. The property is located

at 71 Hobart Street, a Residential B District as shown on Assessors Plan 3010; Plot 62; and contains 6,627 sq. ft. +/- of land.

08-40 Elizabeth Brown Trustee, School Street Realty, of 21 School Street, Braintree, MA 02184 for relief from Bylaw requirements under Article 4 – Sections 135-403, 407 and Article 7, Section 135-701 to build a 12' x 15' dormer. The property is located at 21 School Street, Braintree, MA 02184, a Residential B District as shown on Assessors Plan 2026; Plot 25; and contains 8,990 sq. ft. +/- of land.

08-41 Robert and Judith Fowkes of 26 Miller Street, Braintree, MA 02184 for relief from Bylaw requirements under Article 4, Section 135, 402, 403 and Article 7, Section 135-701 to add a 14' x 23.7 deck to the rear of the house. The property is located at 26 Miller Street, Braintree, MA 02184, a Residential B District as shown on Assessors Plan 2011; Plot 47; and contains 4,653 sq. ft. +/- of land.