



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAintree, MASSACHUSETTS
AGENDA
DECEMBER 28, 2010

The following petition will be heard by the Zoning Board of Appeals on Tuesday, December 28, 2010, at 7:00 p.m. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing November 23, 2010.

OLD BUSINESS

#10-38 155 QUINCY AVENUE
Tichthien Hue, 155 Quincy Avenue, Braintree, MA 02184 to be reheard at the December 28th ZBA Hearing.

NEW PETITIONS

#10-39 29 HOWIE ROAD
Chris Comoletti, 29 Howie Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 407, Article 7, Section 701 for a family room to be built under existing carport roof. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 29 Howie Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2061, Plot 6, and contains a land area of +/- 7,560 Sq. Ft.

#10-40 119 CLEVELAND AVENUE
Paul Reggio, 119 Cleveland Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 407, Article 7, Section 701 for a proposed mud room addition to connect house to existing garage. This will put garage within 4.5' of neighboring property. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 119 Cleveland Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2017, Plot 23, and contains a land area of +/- 39,510 Sq. Ft.

#10-41

282 MIDDLE STREET

Eugene Caruso, 282 Middle Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 407, Article 7, Section 701 to convert attic to 3rd floor habitable space. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 282 Middle Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2011, Plot 2, and contains a land area of +/- 5,710 Sq. Ft.

#10-42

45 FOUNTAIN STREET

Dennis Malloy, 10 Song Sparrow Lane, Duxbury, MA 02332 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 407, Article 7, Section 701 to tear down existing house and replace with modular home. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 45 Fountain Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1027, Plot 27, and contains a land area of +/- 5,000 Sq. Ft.

OTHER BUSINESS