



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAintree, MASSACHUSETTS
AGENDA
APRIL 26, 2011

The following petition will be heard by the Zoning Board of Appeals on Tuesday, April 26, 2011, 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 March 22, 2011.

NEW PETITIONS:

- #11-17 268 QUINCY AVENUE**
David LaLama of RDD Development LLC, 186 Burroughs Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701, Article 8, Section 806 to use existing office as an apartment on same lot as existing single family house/seeking a special permit. 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 268 Quincy Avenue, Braintree, MA 02184 and is within a General Business District, as shown on Assessors Map 3051, Plot 16, and contains a land area of +/- 8,220 Sq. Ft.
- #11-18 56 COTTON AVENUE**
Robert and Michelle Tricarico of 56 Cotton Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to construct a 14'X11' farmer's porch, 14'X11' mud room and a 13.5' X14' deck to existing dwelling. 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 56 Cotton Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3053, Plot 82, and contains a land area of +/- 6,446 Sq. Ft.
- #11-19 15 HARRISON AVENUE**
William Forte, representing John Kenny of 15 Harrison Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to seek a 5' variance from a required setback of 30' from rear of property to construct 16'X12' deck. 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 15 Harrison Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2015, Plot 37, and contains a land area of +/-7,500 Sq. Ft.

#11-20

47 DOBSON ROAD

William Hillman of 47 Dobson Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to construct a second story addition over existing first story. 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 47 Dobson Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3058, Plot 21, and contains a land area of +/-5,350 Sq. Ft.

#11-21

250 GRANITE STREET

Nicole Handricken, Sign Design, representing Dave & Buster's of Massachusetts, 2481 Manana Drive, Dallas, TX 75220 for relief from Bylaw requirements under Chapter 135, Section 135-904.2(5)(a), Section 135-904.2(5)(b), 135-904.2(5)(e), 135-904.2(5)(g), 135-407 for two 8' circular signs, one 12' circular sign and 30" channel letters. Circular signs are over the 4' allowed in height and over the 150 sq. ft. total wall signage. 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 250 Granite Street, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2089, Plots 21 & 22, and contains a land area of +/-27,156 gross sq. ft.

OTHER BUSINESS