



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAintree, MASSACHUSETTS
AGENDA
August 23, 2011

The following petition will be heard by the Zoning Board of Appeals on Tuesday, August 23, 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 July 26, 2011.

OLD BUSINESS:

- #11-21 250 Granite Street**
Dave & Busters of Massachusetts
- #11-24 153 Middle Street**
Arlene M. Powers, 18 Old Randolph Street, Canton, MA 02021
- #11-28 118 Park Street**
Kathleen O'Connell, 118 Park Street, Braintree, MA 02184

NEW PETITIONS:

The following petition will be heard by the Zoning Board of Appeals on Tuesday, August 23, 2011, at 7:00 P.M. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts 02184.

- #11-38 381 Granite Street**
Lien Quach and Hank Duong, 381 Granite Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 135-701 to build a sunroom on the back of the house. 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 381 Granite Street, Braintree, MA 02184 and is within a Residential A District, as shown on Assessors Map 2042, Plot 6F, and contains a land area of +/-30,245 Sq. Ft.

The following petition will be heard by the Zoning Board of Appeals on Tuesday, August 23, 2011, at 7:00 P.M. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts 02184.

#11-39

451 Quincy Avenue

Tony DePalma, 3 David Road, Randolph, MA 02368 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 135-701 to change use from a church to a fully handicapped group home and to build a second floor addition. 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 451 Quincy Avenue, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 3046, Plot 5F, and contains a land area of +/-5,770 Sq. Ft.

The following petition will be heard by the Zoning Board of Appeals on Tuesday, August 23, 2011, at 7:00 P.M. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts 02184.

#11-40

326 West Street

Attorney Carl R. Johnson, representing Messina Commercial Properties, LLC, 400 Franklin Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 135-701 to allow lot 11C, 326 West Street, and containing a single family dwelling to maintain insufficient lot width which was caused by a recent ANR. 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 326 West Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2047, Plot 11-C, and contains a land area of +/-21,381 Sq. Ft.

OTHER BUSINESS