



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
MARCH 22, 2011

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

OLD BUSINESS

- #10-38 155 QUINCY AVENUE**
Thichthien Hue, 155 Quincy Avenue, Braintree, MA 02184 to be reheard at the March 22nd Hearing.
- #11-01 51 SOMERVILLE AVENUE**
Tony D. Tran, 51 Somerville Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 for construction of 26' X 10.4 deck which does not meet rear line setback. 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 51 Somerville Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3053, Plot 33, and contains a land area of +/- 6400 Sq. Ft.
- #11-02 531-533 POND STREET, REAR POND STREET**
Roger Aiello, Trustee of Roger E. Aiello Revocable Trust, by his attorney David A. Kellem, Kellem & Kellem, LLP, 100 Recreation Park Drive, Hingham, MA 02043 to be reheard at the March 22nd Hearing.
- #11-04 20 JUDSON STREET**
Dennis Malloy, 10 Song Sparrow Lane, Duxbury, MA 02332 to be reheard at the March 22nd Hearing.
- #11-06 141 Edgehill Road**
Dr. Ann-Marie Roche, 141 Edgehill Road, Braintree, MA 02184 to be reheard at the March 22nd Hearing.

NEW PETITIONS

#11-14

500 Grossman Drive

Nicole Pretorius of Pretorius Electric & Sign, 267A South Main Street, West Bridgewater, MA for relief from Bylaw requirements under Chapter 135, Sections 135-904.2, (5) and Sections 135-407 to seek permission to install an additional side wall sign 2'3" X 14'7 1/4 – face lift channel letters 32.85 Sq. Ft. on raceway – Gamestop. 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 500 Grossman Drive, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2019, Plot 4 (1-8), and contains a land area of +/- 34.36 Acres.

#11-15

33 Marshall Street

Joanne Maggio, 33 Marshall Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 407, Article 7, Section 701 to extend deck to 14' X 20'. 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 33 Marshall Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2011, Plot 87, and contains a land area of +/- 5,743 Sq. Ft.

#11-16

322 Commercial Street

Eric Kubicki of 322 Commercial Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 407, Article 7, Section 701 to construct two (2) full dormers, one on each side of roof, and to construct roof over side deck and entry door. 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 322 Commercial Street, Braintree, MA 02184 and is within a Residential C District, as shown on Assessors Map 3016, Plot 13, and contains a land area of +/- 4,371 Sq. Ft.

OTHER BUSINESS