



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
MAY 24, 2011

The following petition will be heard by the Zoning Board of Appeals on Tuesday, May 24, 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 April 26, 2011.

NEW PETITIONS:

#11-22

35 Oak Street East

William D. Cleggett, 35 Oak Street East, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-403, 407, Article 7, Section 701 to tear down existing garage and rebuild new one 12.2' by 33.4' with a family room above. 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 35 Oak Street East, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3011, Plot 12, and contains a land area of +/- 8400 Sq. Ft.

#11-23

14 Howard Ct.

Brian Knapp, 14 Howard Ct., Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 7, Sections 135-701, Article 4, Sections 135-403, 407 for construction of 13' X 28.7' open deck to rear of 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 14 Howard Ct., Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3063, Plot 04, and contains a land area of +/-6232.5 Sq. Ft.

#11-24

153 Middle Street

Arlene M. Powers, 18 Old Randolph Street, Canton, MA 02021 for relief from Bylaw requirements under Chapter 135, Article 4, Sections 135-402, Article 7, Sections 135-701. The applicant proposes to subdivide the current lot containing a Three Family Dwelling with a square footage of 31,648 square feet into two lots. Lot #1 would maintain the existing building and contain 16,644 square feet of land. Lot #2 would contain 15,004 square feet of land. 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 153 Middle Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2004, Plot 35, and contains a land area of +/- 31,400 Sq. Ft.

#11-25

42 Jersey Avenue

Thomas J. King, Jr. and Catherine M. King, 42 Jersey Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 7, Sections 135-701, Article 4, Section 407. The applicant proposes to subdivide the current lot containing a Single Family Dwelling with a square footage of 22,888 square feet into two lots. Lot A would maintain the existing building and contain 11,444 square feet of land. Lot B would contain 11,444 square feet of land. 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 42 Jersey Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2004, Lot 18, and contains a land area of +/- 25,824 Sq. Ft.

OTHER BUSINESS