



BOARD OF APPEAL UNDER THE ZONING BY - LAW  
BRAintree, MASSACHUSETTS  
**AGENDA**  
**November 22, 2011**

The following petition will be heard by the Zoning Board of Appeals on Tuesday, November 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 October 25, 2011.

**OLD BUSINESS:**

**#11-45**                      **239 Hancock Street**  
John Mento, Mento Enterprises, 1157 Washington Street,  
Braintree, MA 02184

**NEW PETITIONS**

**#11-46**                      **703 Granite Street**  
Deanna J. Chrislip, Design Workshop, Inc., P.O.Box 51114, Indian Orchard, MA 01151 for relief from Bylaw requirements under Chapter 135, Section 135-904.2 ASF, 407 to install a 44" X 10' illuminated sign above the second story windows in the center of the building above the 703 on the façade facing Granite Street. 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 703 Granite Street, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2048, Plot 32, and contains a land area of +/- 13.13 Acres.

**#11-47**                      **535 Granite Street**  
Rick Harvey, Harvey Signs, 30 Osgood Street, Methuen, MA 01849 for relief from Bylaw requirements under Chapter 135, Section 135-904.5, 407 to install 2'-9" X 14'-1/4" wall sign and a 20' X 4'-3" ground sign. 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 535 Granite, Street, Braintree, MA 02184 and is

within a General Business District, as shown on Assessors Map 2042, Plot 1, and contains a land area of +/- 28,705 Sq. Ft.

**#11-48**

**56 Logan Road**

John and Sheila McKinley, Jr., 56 Logan Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 701, 407 to obtain relief from setback requirements from rear property line in order to replace existing deck with a three-season porch within the same footprint. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 56 Logan Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1062, Plot 79A, and contains a land area of +/-11,878 Sq. Ft.

**#11-49**

**30 Portland Road**

Attorney Russell Peck, Jr., 506 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 407, 701 to convey 406 Sq. Ft. from the property known as 30 Portland Road to be combined with the property known as 24 Portland Road. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 30 Portland Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1098, Plot 45, and contains a land area of +/-406 Sq. Ft.

**#11-50**

**0 View Street**

Attorney Carl R. Johnson, III , 536 Granite Street, Braintree, MA 02184 representing 0 View Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 407, 701 to seek an interpretation that 0 View Street is a grandfathered pre-existing lot per Section 135-706, in the alternative the Applicant seeks a variance for minimum lot size and minimum lot width per Section 135-701. The applicant seeks a permit, variance and/or finding that the alteration is not substantially more detrimental to the neighborhood. The property is located at 0 View Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3053, Plot 113, and contains a land area of +/-7,718 Sq. Ft.

**OTHER BUSINESS**