



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
OCTOBER 25, 2011

The following petition will be heard by the Zoning Board of Appeals on Tuesday, October 25, 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 September 27, 2011.

OLD BUSINESS:

#11-39 451 Quincy Avenue
Tony DePalma, 3 David Road, Randolph, MA 02368

NEW PETITIONS

The following petition will be heard by the Zoning Board of Appeals on Tuesday, October 25, 2011, at 7:00 P.M. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts 02184.

#11-42 34 Fairmount Avenue
Samar Richa, 34 Fairmount Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to extend existing second floor to allow expansion of a bathroom. 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 34 Fairmount Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3054, Plot 37, and contains a land area of +/-7,862 Sq. Ft.

#11-43 464 Quincy Avenue
Castle Gard LLC, c/o Michael J. Gardner, 259 Union Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403A, 403,407,701,806B to permit construction of an addition to the existing modular storage facility; said addition to have a footprint of approximately 6,848 Sq. Ft.; said addition to have three (3) floors with a total of approximately 163 additional storage units. 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 464 Quincy Avenue, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 3049, Plot 5, and contains a land area of +/- 64,895 Sq. Ft.

#11-44

26 Windemere Circle

Scott Warner and Brenda Campbell, 26 Windemere Circle, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 407, 701 to add a second story to an existing structure that does not comply with the minimum side setbacks. The footprint of the existing structure would not be altered. This addition would be a family room over the existing garage. 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 26 Windemere Circle, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2036, Plot 68, and contains a land area of +/-8,970 Sq. Ft.

#11-45

239 Hancock Street

John Mento, Mento Enterprises, 1157 Washington Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Section 135-403, 407,701 to construct a 24.5' x 20' addition to rear of dwelling to provide additional living space for elderly occupant. 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 239 Hancock Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1046, Plot 32, and contains a land area of +/-5,270 Sq. Ft.

OTHER BUSINESS