



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
January 24, 2012

The following petition will be heard by the Zoning Board of Appeals on Tuesday, January 24, 2012 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 December 27, 2011.

NEW PETITIONS

#12-1

6 Bowditch Street

Gary Gabriel of Gabriel Homes, Inc., 73 Holbrook Ave., Braintree, MA 02184 representing 6 Bowditch Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 701, 809A to obtain setback relief. Side setback should be 10', at front corner setback is 9'9" and at rear corner setback is 9'6". Driveway location does not allow required size. 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 6 Bowditch Street, Braintree, MA 02184 and is in a Residential B District, as shown on Assessors Map 3011, Plot 18, and contains a land area of +/-5,437 Sq. Ft.

#12-2

24 Portland Road

Thomas and Mary Matthews, 24 Portland Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 for acquired 406 sq. ft. piece of land from neighbor at 30 Portland Road. A non-conforming lot was made larger by this 406 sq. ft. piece 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 24 Portland Road, Braintree, MA 02184 and is in a Residential B District, as shown on Assessors Map 1098, Plot 36, and contains a land area of +/-9,103 Sq. Ft.

#12-3

165 Hancock Street

Aaron Katz, Manager, Win-Win Properties, LLC, 165 Hancock Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 135-901, 135-904.1A(5) for two signs: one free standing, 110" tall X 60" wide, one wall sign, 48" tall X 87" wide. 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 165 Hancock Street, Braintree, MA 02184 and is in a

General Business District, as shown on Assessors Map 1008, Plot 35, and contains a land area of +/-3,660 Sq. Ft.

#12-4

78 Prospect Street North

David Pellegrino, 78 Prospect Street North, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 701 to finish over attic space, by way of dormers to create two bedrooms and a family room; also, to expand 2nd floor kitchen over existing footprint. 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 78 Prospect Street North and is in a Residential B District, as shown on Assessors Map 2032, Plot 05, and contains a land area of +/-5,383 Sq. Ft.

#12-5

18 Massachusetts Avenue

Christopher and Arlene Boyle, 19 Massachusetts Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 701 to request an additional 4' X 18' in the rear of the garage so that vehicles will properly fit. (Had prior ZBA approval for 18' x 20' garage with room above, petition #11-27). 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 18 Massachusetts Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 1080, Plot 38, and contains a land area of +/-7,414 Sq. Ft.

#12-6

115 Wood Road

Attorney Frank Marinelli, 439 Washington Street, Braintree, MA 02184 representing Volvo Construction Equipment Rents, Inc., d/b/a Volvo Rents, 220 Continuum Drive, Fletcher, NC 28732 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 135-403A, 904.2A(1), 135-904.2A5 to install three (3) flag poles (each 30 ft. above ground level) and each flag pole with an approximate 5 ft. X 8 ft company flag with the word "VOLVO" (approximately 10" high letters) and also to install approximate 22 inch high blue fascia band at the top of existing building's northerly, easterly and southerly elevations with the word "VOLVO" (12 inch high white letters) positioned at one end of company blue fascia band and the word "Rents" (10 inch high white letters, except for "R" which is 12 inch high white letter) positioned at the opposite end of blue fascia band for each of the three (3) building elevations. 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 115 Wood Road, Braintree, MA 02184 and is in a Highway Business District, as shown on Assessors Map 2056, Plot 2B, and contains a land area of +/-2.43 Acres.

OTHER BUSINESS