



BOARD OF APPEAL UNDER THE ZONING BY - LAW BRAintree, MASSACHUSETTS

AGENDA JULY 24, 2012

The following petition will be heard by the Zoning Board of Appeal on Tuesday, July 24, 2012 at 7:00 P.M. at Town Hall, (Fletcher Hall meeting room, basement level), One JFK Memorial Drive, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of minutes of Appeals Board Hearing June 19, 2012.

OLD BUSINESS

NEW PETITIONS

#12-26

136 Pleasant View Avenue

Michelle and James Vail, 136 Pleasant View Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct 12' X 18' deck on rear of existing dwelling. 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 136 Pleasant View Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3041, Plot 121, and contains a land area of +/-5400 Sq. Ft.

#12-27

157 Middle Street

John and Elena Flemmi, 157 Middle Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct a two story addition (24' X 24') with attached deck (8' X 24'). 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 157 Middle Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2004, Plot 36, and contains a land area of +/- 7700 Sq. Ft.

#12-28

300 Grossman Drive (Unit 2)

Heather Dudro, Agent for Sports Authority, 1050 West Hampden Avenue, Englewood, CO 80110 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2(5) (a) (b) to install internally illuminated wall sign for Sports Authority, sign exceeds allowable square footage and overall height. Proposed sign measures 309 sq. ft. (where 150 ft. is allowed) and measures 10 ft. overall height (where 4 ft. overall is allowed). Proposed sign replaces an existing non-conforming sign at 392 sq. ft.; 11ft. 4 inches overall height. 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 300 Grossman

Drive, Unit 2, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2019, Plot 4-2, and contains a land area of +/-34.36 Acres.

#12-29

639 Granite Street (Eda's Café)

Edlira Lamani, 639 Granite Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 903 to allow a 6' X 8' sign - Eda's Café, six inch letters on the grass-lawn area over-seeing the main road. 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 639 Granite Street, Braintree, MA 02184 and is within a Commercial Watershed District, as shown on Assessors Map 2048, Plot 15A, and contains a land are of +/-155,433 Sq. Ft.

#12-30

7 School Street West

William Brophy, 67 Prospect Street, Stoughton, MA for relief from Bylaw requirements under Chapter 135, Sections 135-403,407, 70I to construct a second floor addition to the existing first floor. Floor plan addition shall consist of two proposed bedrooms and one full 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 7 School Street West, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2060, Plot 8A, and contains a land area of +/- 4.356 Sq. Ft.

#12-31

70 Robbie Road

Ellen M. Mullane, 70 Robbie Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 for lot width of #70 Robbie Road from 100 Ft. to 90.4 Ft. in the rear of property. This would take #70 Robbie Road lot line out of #62 Robbie Road rear bedroom and backyard. The proposed new lot line has been allowed by both parties for 40 plus years. 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 70 Robbie Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3027, Plot 9W, and contains a land area of +/-17,340 Sq. Ft.

#12-32

62 Robbie Road

Kevin G. Wiles, 62 Robbie Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to have #70 Robbie Road property line removed from #62 Robbie Road rear bedroom and backyard, and to remove #62 Robbie Road property line from #70 Robbie Road front yard. The owners of #62 and #70Robbie Road have had a verbal agreement to the new property line for 40+ years and would like the new line accepted and recorded for future reference. 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 62 Robbie Road, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3027, Plot 9V, and contains a land area of +/-16,800 Sq. Ft.

#12-33

255 Grossman Drive, Unit 4

Dave Brink, 7844 W. Central Avenue, Toledo, OH 43617, representing Guitar Center, 5795 Lindero Canyon Road, Westlake Village, GA 91362, for relief from Bylaw Requirements under Chapter 135, Sections 135-403, 407, 904.2 (5) (a) (b) (c) (e) (g) to be allowed: (1) store front sign taller than 4 ft., (2.) an additional sign on the store front to read "Studios", (3) an additional logo sign on the east wall facing Route 3 to reach northbound traffic. 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 255 Grossman Drive, Unit 4, Braintree, MA 02184 and is within a Highway Business District, as shown on Assessors Map 2019, Plot 4-4, and contains a land area of +/-34.36 Acres.

OTHER BUSINESS