



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAintree, MASSACHUSETTS
AGENDA
October 22, 2013

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, October 22, 2013 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 September 24, 2013

OLD BUSINESS :

NEW PETITIONS :

- #13-36 85 Cotton Avenue**
David M. Litif, 85 Cotton Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to build a 12 ft. x 14 ft. deck on rear of dwelling. The applicant seeks a permit, variance, and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 85 Cotton Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3052, Plot 29, and contains a land area of +/-4,684 sq. ft.
- #13-37 11 Alfred Road**
David Oliver, 77 Rodman Street, Quincy, MA 02169, representing owner Joseph Zanca, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct a second floor addition over existing building foot print. The applicant seeks a permit, variance, and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 11 Alfred Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2088, Plot 42, and contains a land area of +/-7627 sq. ft.
- #13-38 50 Hickory Road**
Richard T. Gallagher, Jr. and Cathy Sloan-Gallagher, 50 Hickory Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct a 14 ft. X 8 ft. rear deck. The applicant seeks a permit, variance, and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 50 Hickory Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1105, Plot 39, and contains a land area of +/- 7500 sq. ft.

#13-39

727 Granite Street

F.X. Messina Enterprises/Granite Plaza LLC, 400 Franklin Street, represented by Ronald A. Cibotti, for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2(A)(1)(a) from maximum ground sign limitation of 150 sq. ft. Requesting to add a new 27 in. x 156 in. sign to the bottom, (29 ¼ sq. ft.) to the existing ground sign. This will bring the total size to 354 ¼ sq. ft. The applicant seeks a permit, variance, and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 727 Granite Street, Braintree, MA 02184 and is within a Highway Business Watershed District Zone, as shown on Assessors Map 2048, Plot 32, and contains a land area of +/- 13.13 acres.

#13-40

1486 Liberty Street

Meridith and Keith Duffy for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to construct a 16 ft. x 24 ft. addition and a 12 ft. x 13.8 ft. deck extension which will cause excessive lot coverage. The applicant seeks a permit, variance, and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 1486 Liberty Street, Braintree, MA 02184 and is within a Residential B Watershed District Zone, as shown on Assessors Map 1035, Plot 142, and contains a land area of +/-14,077 sq. ft.

#13-41

17 Olofson Street

Donna Brickley, 17 Olofson Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 for 10 ft. set back relief to attach a one car garage to the existing dwelling. Proposed new set back is 8.5 ft. The applicant seeks a permit, variance, and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 17 Olofson Street, Braintree, MA 02184 and is within a Residential B Watershed District Zone, as shown on Assessors Map 1093, Plot 14, and contains a land area of +/- 10,133 sq. ft.

#13-42

196 Allen Street

John Barrett, 206 Allen Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to (1) extend existing foundation to include area that has first floor overhang, while squaring off the existing bump out. (2) construct deck and stairway to serve as a secondary egress. The applicant seeks a permit, variance, and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 196 Allen Street, Braintree, MA 02184 and is within a Residential C District Zone, as shown on Assessors Map 3008, Plot 14F, and contains a land area of +/-7600 sq. ft.

OTHER BUSINESS: