



BOARD OF APPEAL UNDER THE ZONING BY - LAW  
BRAintree, MASSACHUSETTS  
**AGENDA**  
**April 22, 2014**

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, April 22, 2014 at 7:00 P.M. at Town Hall, (Johnson Memorial Chambers, 2<sup>nd</sup> Floor) One JFK Memorial Drive, Braintree, Massachusetts 02184.

**APPROVAL OF MINUTES:**

Acceptance of minutes of Appeals Board Hearing March 25, 2014

**OLD BUSINESS:**

**#13-54 100 River Street**

Gary Gabriel, 10 Sheffield Drive, Braintree, MA 02184, representing owner, Life Resources, Inc., 66 Brooks Drive, Braintree, MA 02184

**NEW PETITIONS:**

**#14-9 30 Rockdale Street**

Dennis Prifti, Sign Design, 170 Liberty Street, Brockton, MA, representing owner Braintree Hill Office Park LLC, The Flatley Company, 35 Braintree Hill Office Park, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.2A(5)(b)(c)(f) to install a wall sign for a business occupying other than the first floor greater in height as allowed in Section 5(B). 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 30 Rockdale Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2057, Plot 64, and contains a land area of +/-305,660.52 sq. ft.

**#14-10 23 Bower Road**

Edward Healy, 23 Bower Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to build a 12 ft. X 18 ft. deck that is flush with the left side of existing house. The left side of house is currently 9.2 feet from the property line. The setback requirement is 10 feet. 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 23 Bower Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2075, Plot 90, and contains a land area of +/- 10,430 sq. ft.

**#14-11 2001 Washington Street**

Attorney Douglas A. Troyer, 45 Braintree Hill Office Park, Braintree, MA 02184 representing 2001 Washington Street, LLC for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 to reduce the amount of open space below the required 80% through the creation of additional access ways and parking areas. 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 2001 Washington Street, Braintree, MA 02184 and is within a Residential B Watershed Zone, as shown on Assessors Map 1058, Plot 01F and 01G, and contains a land area of +/-863,707 sq. ft.

**#14-12 53 Victoria Avenue**

Robert C. Maynard and Lori A. Maynard, 536 Columbian Street, Weymouth, MA 02190 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 for setback requirement from minimum lot area and lot width to allow a re-division of the original lot lines for the property to create two (2) 7500 sq. ft. lots and a front setback of the existing 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 a 53 Victoria Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1028, Plot 92, and contains a land area of +/- 15,000 sq. ft.

**OTHER BUSINESS:**