



BOARD OF APPEAL UNDER THE ZONING BY - LAW
BRAINTREE, MASSACHUSETTS
AGENDA
February 3, 2011

The following petition will be heard by the Zoning Board of Appeals on Thursday, February 3, 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 December 28, 2010.

OLD BUSINESS

#10-41 282 Middle Street
Eugene Caruso, 282 Middle Street, Braintree, MA 02184 to be reheard at the January 25th ZBA Hearing.

NEW PETITIONS

#11-01 51 SOMERVILLE AVENUE
Tony D. Tran, 51 Somerville Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 for construction of 10' X 22' deck which does not meet rear line setback. 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 51 Somerville Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 3053, Plot 33, and contains a land area of +/- 6400 Sq. Ft.

#11-02 531-533 POND STREET, REAR POND STREET
Roger Aiello, Trustee of Roger E. Aiello Revocable Trust, by his attorney, David A. Kellem, Kellem & Kellem, LLP, 100 Recreation Park Drive, Hingham, MA 02043. The applicant seeks an interpretation by the Zoning Board of Appeals of the Building Inspector's denial of a request for zoning enforcement of alleged violations of the Town of Braintree Zoning Ordinances at 531 Pond Street. The applicant seeks the Board to direct the Building Inspector to take enforcement action of the alleged violations. The property is located at 531-533 Pond Street, Rear of Pond Street, and is within a Commercial Zoning District, as shown on Assessors Map 1038, Plot 10, containing a land area of +/- 5.98 Acres and Plot 10A, containing a land area of +/- 2.8 Acres.

#11-03

21 JUDSON STREET

Kathleen Carroll, 21 Judson Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 to remove garage, extend existing footprint 4' to right and 4' to front. 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 21 Judson Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2036, Plot 45, and contains a land area of +/- 5250 Sq. Ft.

#11-04

20 JUDSON STREET

Dennis Malloy, 10 Song Sparrow Lane, Duxbury, MA 02332 for relief from Bylaw requirements under Chapter 135, Article 4, Section 135-403, 407, Article 7, Section 701 for maintaining existing footprint and razing the roof, and constructing full second story. 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 20 Judson Street, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Map 2036, Plot 34, and contains a land area of +/- 5388 Sq. Ft.

OTHER BUSINESS