



# **BOARD OF APPEAL UNDER THE ZONING BY - LAW**

BRAINTREE, MASSACHUSETTS

**DRAFT AGENDA**

**November 24, 2015**

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, November 24, 2015 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 October 14, 2015 Zoning Board of Appeals hearing minutes

Acceptance of October 27, 2015 Zoning Board of Appeals hearing minutes

## **OLD BUSINESS:**

**Petition #14-33** 639 Washington Street (Bonnie Tan)

**Petition #15-23** 30 Barstow Drive (Annmarie Chase)

**Petition #15-25** 42 Howie Road (Michael Rubino)

**Petition #15-35** 7 Sheraton Ave & 0 Priscilla Ave (Mass Property Holdings, LLC.)

## **NEW PETITIONS:**

### **Petition #15-40 18 Ellsworth Street**

William Wong, 18 Ellsworth Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 701 for extension of existing second story to include a playroom and office. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 18 Ellsworth Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2030, Plot 13, and contains a land area of +/- 9,980 sq. ft.

### **Petition #15-41 24 Hillside Avenue**

Dorothy B. McPherson, 24 Hillside Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 701 to construct a 16 ft. x 8 ft. rear deck with stairs and bump-out. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located 24 Hillside Avenue, Braintree, MA 02184 and is within a Residential C District Zone, as shown on Assessors Map 3050, Plot 71, and contains a land area of +/- 7,200 sq. ft.

**Petition #15-42 405 Commercial Street**

Krishnakant Patel (Owner), 503 Commercial Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 701 to demolish existing two-family dwelling and erect new two-story, two-family dwelling consisting of 6,309.80 sq. ft. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located 405 Commercial Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3013, Plot 72, and contains a land area of +/- 22,818 sq. ft.

**Petition #15-43 43 Walnut Avenue**

Matthew J. Foley, 43 Walnut Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 701 to demolish upper floor of existing 1.5 story residence and construct a full size, second story consisting of +/- 722 sq. ft. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 43 Walnut Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3020, Plot 05 and 06 and contains a combined land area of +/- 6,528.77 sq. ft.

**Petition #15-44 459 West Street**

459 West Street LLC, c/o 110 West Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 609, 701 for one (1) acre minimum lot size for eight (8) lots of a proposed eight (8) lot subdivision. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 459 West Street, Braintree, MA 02184, and is within a Residential A Watershed District Zone, as shown on Assessors Map 2042, Plot 13, and contains a land area of +/- 6.228 acres.

**Petition #15-45 19, 19A, 37 Commercial Street**

Landing Apartments, LLC., c/o Heller Property Management, 625 Mt. Auburn Street, Suite 210, Cambridge, MA 02138 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 615 and such other Bylaw provision as/if necessary to construct 172 residential apartment units, approximately 11,486 sq. ft. of retail and/or restaurant space, a 2-level 198-space parking garage and related public improvements in accordance with approved plans. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at Quincy Avenue and 19, 19A and 37 Commercial Street, Braintree, MA 02184 and is within a Braintree-Weymouth Landing District Zone, as shown on Assessors Map 3006, Plot 9, 10, 12 and 12c and contains a land area of +/- +/- 2.05 acres.

**Petition #15-46 392-400 Franklin Street (Bertucci's)**

Heather Dudko, c/o 2 Phoebe Way, Worcester, MA 01605 (owner of property, Wildwood Estates of Braintree) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 904.1 to install a 4 ft. x 8 ft. 10 inch secondary wall sign on the rear elevation of Bertucci's. 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 392-400 Franklin Street, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 1022, Plot 14, and contains a land area of +/- 3.25 acres.

**OTHER BUSINESS:**

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.