



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

January 28, 2019

The Zoning Board of Appeal will meet on Monday, January 28, 2019 at 7 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184 to conduct the following items of business and hear the following petitions:

OLD BUSINESS:

Petition #18-17

460R Pond Street (Laura & Brian McGourty)

Petition #18-38

285-287 Washington Street (Offices at 285 Washington Street Braintree LLC)

NEW PETITIONS:

Petition #18-48

1 Reservoir Circle

Christopher Kelly, 1 Reservoir Circle, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish attached single car garage and construct two-story addition (340 sq. ft. building footprint); proposed addition would maintain, but intensify pre-existing nonconforming side yard setback (5.8 ft.) and is pre-existing nonconforming with regard to lot area, lot width, side/rear yard setbacks and in-ground pool setback. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 1 Reservoir Circle, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 2082, Plot 26, and contains a land area of +/- 8,635 sq. ft.

Petition #18-53

120 & 180 Pearl Street

Anna Haluch, 65 Belmont Street, South Easton, MA 02375 (Property Owners: Francis X. Messina and Ivory Plaza LTD Partnership) for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 904.2 to install one (1) 229.42 sq. ft. illuminated wall sign, one (1) 141.80 sq. ft. illuminated wall sign and two (2) ground sign panels for tenant Total Wine; proposed signage exceeds the total allowable height, square footage and number of signs. The applicant seeks variances and/or findings that the proposed project will not be more detrimental to the neighborhood. The properties are located 120 & 180 Pearl Street, Braintree, MA 02184 and are within a Highway Business District Zone, as shown on Assessors Map 1029, Plot 16 & 18, and contains a combined land area of +/- 10.61 acres.

Petition #18-54

137 Walnut Street

John and Katherine Joyce, 137 Walnut Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct two-story side addition (315 sq. ft. building footprint) and extend rear deck (18 ft. x 8 ft.); proposed additions would intensify pre-existing nonconforming rear yard setback (13.32 ft.) and is pre-existing nonconforming with regard to lot area, width, depth and front/rear yard setbacks. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 137

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Reasonable accommodations will be provided for persons with disabilities. To request accommodations, please call Braintree's ADA Coordinator at 781-794-8327 at least seven business days in advance. Arrangements will be provided at no cost.

Walnut Street, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 2038, Plot 45 and contains a total land area of +/- 5,620 sq. ft.

Petition #18-55

2 Elm Street

Peter Palzkill c/o Beacon Rock Realty, 2 Elm Street, Braintree, MA 02184 ((Property Owner, PL Properties II LLC, c/o Peter Le) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.1 and 904.6 to install a 3' x 10' illuminated wall sign that would exceed the total allowable height and square footage. The applicant seeks variances and/or findings that the proposed project will not be more detrimental to the neighborhood. The property is located 2 Elm Street, Braintree, MA 02184 and is within a General Business District Zone/Village Overlay District, as shown on Assessors Map 2026, Plot 2, and contains a land area of +/- 3,615 sq. ft.

Petition #18-56

352-354 Washington Street

Mai Phung, 204 Adams Street #5, Dorchester, MA 02122 (Property Owner: Julie Ha Vo) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 613 and 701 for additions to pre-existing nonconforming use (residence on the second floor) by the way of constructing two (2) dormers and exterior secondary egress; property/building is pre-existing nonconforming with regard to lot area, frontage, width, front/side yard setbacks and off-street parking. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 352-354 Washington Street, Braintree, MA 02184 and is within a General Business District Zone/Village Overlay District, as shown on Assessors Map 2024, Plot 22, and contains a land area of +/- 4,538 sq. ft.

Petition #18-57

9-11 Marietta Avenue

Craig & Kerry Stark, 11 Marietta Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 and 806 to construct 7' x 8' dormer; addition would intensify existing front yard setback deficiency (1.4 ft.); property/building is pre-existing nonconforming with regard to lot area, width, depth, front/rear setbacks, detached garage setback and off-street parking. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 9-11 Marietta Avenue, Braintree, MA 02184 and is within a Residence C Zoning District, as shown on Assessors Map 3050, Plot 42, and contains a land area of +/- 15,000 sq. ft.

Petition #18-58

1784 Washington Street

Larry Colson, 94 Gold Street, Randolph, MA 02368 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 609 and 701 to demolish existing 1.5 story, single family dwelling (+/- 1,020 sq. ft. building footprint) and construct new two (2) story single family dwelling (+/- 2,000 sq. ft. building footprint); property is pre-existing nonconforming with regard to lot area and width. The applicant seeks a permit, variance and/or finding that the proposed project is not more detrimental to the neighborhood. The property is located at 1784 Washington Street, Braintree, MA 02184 and is within a Watershed Residence B Zoning District, as shown on Assessors Map 1080, Plot 1, and contains a land area of +/- 10,928 sq. ft.

APPROVAL OF MINUTES:

Acceptance of December 17, 2018 Zoning Board of Appeals hearing minutes.

OTHER BUSINESS:

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