

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, March 19, 2014 – 7:15 P.M.**  
**McCulloch Building (Whipple Center) – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**Members Sitting:**

**1. Case # 3221 – 85 Park Avenue – Public Hearing (Continued from 01/29/14)**

Petitioner: Anthony Merlino	Richard McLeod, Chairman
Locus: <b>85 Park Avenue</b>	Edward Foley, Vice-Chair
Sheet 45, Block 494, Lot 9	Kemal Denizkurt, Clerk
Zoning: R-1 (Residence, Single-Family/Low Density)	Chuck Golden
	Jonathan Moriarty

Petitioner seeking the following relief from the Zoning Ordinance:

- Variance: Relief of 13,874 SF from the 25,000 SF minimum lot area requirements for lot 1 (11,124 provided) (Table 1- Schedule of District Regulations).
- Variance: Relief of 13,874 SF from the 25,000 SF minimum lot area requirements for lot 2 (11,124 SF provided) (Table 1- Schedule of District Regulations).

Presently located on the premises is a single-family dwelling on one 22,248 SF lot. The petitioner is proposing to subdivide the existing lot into two (each 11,124 SF) to create a buildable lot to construct a ~1,850 SF single-family dwelling in the rear that will front on the unnamed private way as shown on the submitted plan.

**2. Case # 3225 - 186 Main Street – Discussion and deliberation on a public hearing closed on 2/19/14 (Continued from 2/19/14 and 3/5/14)**

Petitioner: 186 Main Street, LLC	Richard McLeod, Chairman
Locus: <b>186 Main Street (Route 18)</b>	Edward Foley, Vice Chair
Town Atlas Sheet 29, Block 375, Lot 2	Chuck Golden
Zoning: B-1 (Business Limited) &	Jonathan Moriarty
Groundwater Protection Overlay	Robert Stevens, Alternate

The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Storage in a roofed structure (Article VII, Section 120-24D).

Presently located on the premises is a vacant ~35,500 SF office building. The petitioner is proposing to redevelop the site for a self storage facility in two phases. The first phase proposes to demolish the existing building to construct a ~21,950 SF building for 502 units of self storage, fourteen (14) off-street parking spaces, drainage improvements and other associated site work. Phase two will consist of the construction of ~2,400 building to the south of the main storage building.

(Agenda Continued on Next Page)

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**New Business:** - no new cases or public hearings

- 3. Approval of Minutes** – February 19, 2014, March 5, 2014
- 4. Signing of Decisions from prior meetings** – 52 High Street (Case # 3222) and 67 Wilson Avenue (Case # 3224), 856 Washington Street (Case # 3226)
- 5. Other Business** –
- 6. Upcoming Meetings** – April 2, 2014, April 16, 2014, May 7, 2014, May 21, 2014

**Adjournment**