

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, September 17, 2014 – 7:00 P.M.**  
**McCulloch Building (Whipple Center) – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

- 1. Case # 3227 – 1434 Pleasant Street (Special Permit for multi-family)** – Deliberation and Vote on a Public Hearing Closed on 8/20/2014 (Foley, Denizkurt, Golden, Moriarty, Diem).
  - 2. Case # 3230 – 1224 Commercial Street (Special Permit for multi-family)** – Deliberation and Vote on a Public Hearing Closed on 8/20/2014 (McLeod, Foley, Denizkurt, Golden, Moriarty).
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- 3. Case # 3240 – 1235 Main Street – Public Hearing** (continued from 8/20/14 & 9/3/14)  
(McLeod, Foley, Denizkurt, Golden, Moriarty)

The petitioner, Hoa T. & Quy Vu, for property located at **1235 Main Street**, also shown on the Weymouth Town Atlas Sheet 53, Block 593, Lot 5, located in a HT (Highway Transition) and partially within the Watershed Protection Overlay zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:	To construct a new building for retail sales and services (Section 120-22.8A(1)).
Variance:	Relief of 4,600 GFA from the maximum size requirements for the new building (maximum of 5,000 SF of gross floor area (GFA) required, 9,600 GFA proposed) (Section 120-22.8A(1)).
Variance:	Relief of three (3) parking spaces from the minimum required off-street parking spaces (22 required, 19 proposed) (Section 120-74L & O).

Presently located on the premises are two buildings previously used for warehouse and office uses totalling ~7,000 GFA. The petitioner is seeking to redevelop the site to construct a new one story ~9,600 GFA building, 19 off-street parking spaces, install landscaping and other associated site improvements.

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**New Business:**

**4. Case # 3241 – 110 Main Street – Public Hearing**

The petitioner, ItzaParty, for property located at **110 Main Street**, also shown on the Weymouth Town Atlas Sheet 29, Block 329, Lot 10, located in a B-1 (Limited Business) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance:	Relief of 108 SF from the maximum sign area requirements for a wall sign (183 SF proposed, 75 SF maximum required) (Article XVI, Section 120-64.3)
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Presently located is a multi-tenanted shopping plaza (RK Centre Plaza). The petitioner is proposing a wall sign that exceeds the maximum sign area requirements.

Weymouth Zoning Board of Appeals  
c/o Department of Planning and Community Development  
Weymouth Town Hall, 75 Middle Street, 3<sup>rd</sup> Floor, Weymouth, MA 02189  
Telephone: (781) 340-5015

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**5. Case #3242 - 50 & 56 Fogg Road – Public Hearing**

The petitioner, South Shore Hospital, for property located at **50 & 56 Fogg Road**, also shown on the Weymouth Town Atlas Sheet 45, Block 518, Lots 11 & 14, located in a MSD (Medical Services District) and the WPO (Watershed Protection Overlay) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:	Extension or change of a non-conforming structure (Section 120-40). The property is nonconforming with respect to the street line setback (15 ft. required, 4.7 ft. provided) ,the landscape requirement (5 ft. required, 4.7 ft. provided) and the rear yard setback (10 ft. required, 8.7 proposed) (Section 120-70C & Section 120-51 Dimensional Regulations Table 1).
Variance:	Relief of 1.3 ft. from the rear yard setback (10 ft. required, 8.7 ft. existing and proposed) (Section 120-51 Dimensional Regulations Table 1).

Presently located on the premises is a 110 space parking lot and structure on lot 11 and lot 14 is undeveloped. The petitioner is proposing to remove the existing structure on lot 11 to expand the parking lot by constructing 50 new parking spaces, with a portion of the new parking spaces to be located on lot 14 .

- 6. Approval of Minutes – September 3, 2014 (tentative, if draft completed)**
- 7. Signing of Decisions from prior meetings – Case # 3233 – 211 Main Street (Honda Signage)**
- 8. Other Business**
- 9. Upcoming Meetings – October 1, 2014, October 15, 2014, November 5, 2014**

**Adjournment**

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