

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, October 1, 2014 – 7:00 P.M.**  
**McCulloch Building (Whipple Center) – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**1. Case # 3237 – 1199 Commercial Street – Public Hearing – Continued from 9/3/2014**  
(McLeod, Foley, Denizkurt, Golden, Moriarty)

The petitioner, Ryder Development, for property located at **1199 Commercial Street**, also shown on the Weymouth Town Atlas Sheet 19, Block 249, Lot 6, located in a POS (Public, Semi-Public, Open Space) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:	A building or group of buildings for occupancy by two or more families in separate dwelling units (Section 120-37.1B “Special Permit Uses”).
Special Permit:	Continuation, extension or change of a nonconforming use or structure (Section 120-39 and 120-40). The existing structure is nonconforming with respect to the front yard setback from Madison Street (20 ft. required, 16.7 ft. provided).
Variance:	Relief from the maximum required lot coverage (80% max. required, 80.6% proposed) (Section 120-37.1C(5)).
Variance:	Relief from the 5 ft. minimum landscape requirement from the side and rear yard paved parking areas (Section 120-37.1C(4)).

The petitioner is proposing to renovate the former school building to construct 12 residences and 28 off-street parking spaces.

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**New Business:**

**2. Case # 3243 – 110 King Avenue – Public Hearing**

The petitioner, Liberty Realty Development, Inc., for property located at **110 King Avenue**, also shown on the Weymouth Town Atlas Sheet 20, Block 282, Lot 37, located in a R-1 (Single-Family / Low Density Residential) 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 use or structure (Article XIII, Section 120-40). The property is nonconforming with respect to the use (auto-repair in single-family zone), lot size (25,000 SF, 17,063 SF provided) and lot width (120 ft. required, 75 ft. provided).
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Presently located on the premises are two one-story buildings used for automobile repair. The petitioner is proposing to demolish the existing buildings to construct seven (7) two-story residential townhouse units in a ~3,150 SF building footprint and 14 off-street parking spaces.

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**3. Case # 3244 – 41 Jessica Lane – Public Hearing**

The petitioner, Kenneth and Lynne Fitzgerald, for property located at **41 Jessica Lane**, also shown on the Weymouth Town Atlas Sheet 61, Block 639, Lot 40, located in a R-1 (Single-Family / Low Density Residential) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance:	Relief of 6.5 ft. from the rear yard setback (24 ft. required, 17.5 ft. proposed) (Article XV, Section 120-51 Schedule of District Regulations, Table 1).
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Presently located on the premises is a single-family residence. The petitioner is proposing to construct a 280 SF addition and enclose the existing 16 ft. x 12.5 ft. deck within the rear yard setback.

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4. Review and Approve Amendments to the approved Board of Zoning Appeals' Rules and Regulations and Revised Zoning Board Application
  5. **Approval of Minutes** –September 17, 2014 (tentative, if draft completed)
  6. **Signing of Decisions from prior meetings** – 1434 Pleasant Street #3227; 1224 Commercial Street #3230; 1235 Main Street #3240; 110 Main Street #3241; 50 & 56 Fogg Road #3242 (tentative, if completed)
  7. **Other Business**
  8. **Upcoming Meetings** – October 15, 2014, November 5, 2014, November 19, 2014, December 3, 2014

**Adjournment**

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