

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

Old Business:

Members Sitting:

1. Case # 3223 – 726 Main Street – Public Hearing (continued from 4/16/14)

Petitioner:	James A. Hession	Richard McLeod, Chairman
Locus:	726 Main Street Sheet 41, Block 491, Lot 5	Edward Foley, Vice-Chair Chuck Golden
Zoning:	R-2 (Residence, Low Density).	Jonathan Moriarty Brandon Diem, Alternate

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

Special Permit: Extension or change of a nonconforming use or structure (Section 120-40). The structure is nonconforming with respect to the lot area (20,000 SF required, 19,326 SF provided), lot width (75-ft required, 70-ft provided), and frontage (75-ft required, 70-ft provided).

Presently located on the premises is a ~2,766 SF three-family residence. The petitioner is proposing to demolish the existing building to construct a new ~2,026 SF three-family dwelling and 10 off-street parking spaces in the rear.

New Business:

2. Case # 3227 – 1434 Pleasant Street – Public Hearing

Petitioner:	My Journey's End, LLC	Richard McLeod, Chairman
Locus:	1434 Pleasant Street Sheet 23, Block 304, Lots 14 & 15	Edward Foley, Vice-Chair Kemal Denizkurt Chuck Golden
Zoning:	B-2 (General Business)	Jonathan Moriarty

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

Special Permit: Multiple dwelling (Section 120-27 C "Special Permit Uses").
Variance: Relief of nine (9) parking spaces from the minimum required off-street parking spaces (44 spaces required, 35 spaces proposed) (Section 120-74)).

Presently located on the premises is a ~2,000 SF two story building with one commercial unit on the first floor and one residence on the second floor. The petitioner is proposing to remove a portion of the existing building to construct a new 2.5 story building for 18 residential dwelling units and 35 off-street parking spaces. The residence and the commercial space in the existing building are proposed to remain.

Town of Weymouth Zoning Board of Appeals
c/o Department of Planning and Community Development
Weymouth Town Hall, 75 Middle Street, 3rd Floor, Weymouth, MA 02189
Telephone: (781) 340-5015 Fax: (781) 335-3283
Website: www.weymouth.ma.us

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3. Case # 3228 – 1072 Washington Street – Public Hearing

Petitioner:	Jennifer Eagan	Richard McLeod, Chairman
Locus:	1072 Washington Street	Edward Foley, Vice-Chair
	Sheet 30, Block 399, Lot 3	Kemal Denizkurt
Zoning:	HT (Highway Transition)	Chuck Golden
		Jonathan Moriarty

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

Special Permit: Trade, professional or other for-profit school (Section 120-22.8 “Special Permit Uses”).

Presently located on the premises is a ~3,592 SF building with three commercial units on the first floor and two residences on the second floor. The petitioner is proposing a martial arts studio to be located in the first floor rear ~1,800 SF space.

2. Approval of Minutes –April 16, 2014

3. Signing of Decisions from prior meetings – 269 Park Avenue & 169 Ralph Talbot (Case 3218) Leave to Withdraw

4. Other Business –

5. Upcoming Meetings – May 21, 2014, June 4, 2014, June 18, 2014

Adjournment