

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, May 21, 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 & 5/7/14)**

Petitioner:	James A. Hession	Richard McLeod, Chairman
Locus:	<b>726 Main Street</b>	Edward Foley, Vice-Chair
	Sheet 41, Block 491, Lot 5	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).
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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:**

**Members Sitting:**

**2. Case # 3230 – 1224 Commercial Street - Public Hearing**

Petitioner:	James Miller	Richard McLeod, Chairman
Locus:	<b>1224 Commercial Street</b>	Edward Foley, Vice-Chair
	Sheet 19, Block 253, Lot 2	Kemal Denizkurt
Zoning:	B-2 (General Business)	Chuck Golden
		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”).
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Presently located on the premises is a single-family residence. The petitioner is proposing to remove the existing building to construct nine (9) new residential dwellings and 18 off-street parking spaces.

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Members Sitting:

**3. Case # 3231 – 197 Wessagussett Road - Public Hearing**

Petitioner:	Peter & Satcey Lehane	Richard McLeod, Chairman
Locus:	197 Wessagussett Road	Edward Foley, Vice-Chair
	Sheet 4, Block 30, Lot 1	Kemal Denizkurt
Zoning:	R-1 (Residence Single Family)	Chuck Golden
		Jonathan Moriarty

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

Variance:	Relief of 10.6 from the minimum required front yard setback from Squanto Road (7.4-ft provided, 18-ft required) (Table 1 – Schedule of District Regulations).
Variance:	Relief of 13.9-ft from the minimum required front yard setback from Wessagussett Road (4.1-ft provided, 18-ft required) (Table 1 – Schedule of District Regulations).
Variance:	Relief from the maximum required lot coverage (42% provided, 30% required) (Table 1 – Schedule of District Regulations).

Presently located on the premises is a single-family residence. The petitioner is proposing a porch that will extend into the front yard setback from Wessagussett and Squanto Roads.

**4. Approval of Minutes – May 7, 2014 (tentative)**

**5. Signing of Decisions from prior meetings – 1072 Washington Street – Special Permit Case 3228 (tentative, if 5/7/14 minutes approved)**

**6. Other Business – Review of proposed fencing at 24 Woodbine Road (Case 3171)**

**7. Upcoming Meetings – June 4, 2014, June 18, 2014, July 23, 2014, August 20, 2014**

**Adjournment**