

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, July 23, 2014 – 7:00 P.M.
McCulloch Building (Whipple Center) – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

1. Case # 3230 – 1224 Commercial Street - Public Hearing (continued from 5/21/14, & 6/18/14)

Sitting Board Members: Rick, Ed, John, Chuck, & Kemal

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”).

Presently located on the premises is a single-family residence in a B-2 zone. The petitioner is proposing to remove the existing building to construct nine (9) new residential dwellings and 18 off-street parking spaces.

New Business:

2. Case # 3233 – 211 Main Street – Public Hearing (Rick, Ed, Chuck, John, Rob)

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

Variance: Relief of 321 SF from the maximum sign area requirements for wall signs (396 SF total proposed, 75 SF maximum required per business) (Article XVI, Section 120-64.3A)

Variance: Relief of 105 SF from the maximum sign area requirements for the free-standing sign (225 SF proposed, 120 SF maximum required for double sided signs) (Article XVI, Section 120-64.3B(1)).

Variance: Relief from the maximum allowance of one sign per lot to allow a second free-standing sign on the lot (Article XVI, Section 120-64.3B).

Presently located on the property are two retail buildings in the B-1 zone. The petitioner has applied to remove the existing building, wall, and free-standing signs and replace with new signage that exceeds the maximum allowable sign area and install a second free-standing sign.

3. Case # 3234 – 24 Parnell Street – Public Hearing (Rick, Ed, Chuck, John, Rob)

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

Variance: Relief of ~8 ft. from the minimum front yard setback for an addition (18 ft. required, ~10 ft. proposed) (Table 1 – District Regulations).

Special Permit: Extension or change of a non-conforming structure. The lot is under the 5,000 SF minimum required lot size (Section 120-40 & Section 120-52).

Presently located on the premises is a single-family residence. The petitioner is proposing to remove the existing deck to construct an addition on the front of the house within the front yard setback.

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4. Case # 3235 – 201 Wessagusset Road – Public Hearing (Rick, Ed, Chuck, John, Rob)

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

Variance:	Relief of 16.35 ft. from the minimum front yard setback for a deck (18 ft. required, 1.65 ft. proposed) (Table 1 – District Regulations).
Special Permit:	Extension or change of a non-conforming structure for relief from the maximum required lot coverage (44% existing, 49% proposed, 30% maximum allowed) (Section 120-40).

Presently located on the premises is a single-family residence in the R-1 zone. The petitioner is proposing to construct a ~192 SF deck on the front of the house within the front yard setback.

5. Case # 3236 – 65 & 67 Grant Street – Public Hearing (Rick, Ed, Chuck, John, Rob)

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

Special Permit:	Extension or change of a nonconforming structure. The existing structure is nonconforming with respect to the front yard setback. Relief of 14.6 ft. from the minimum front yard setback for a deck (18 ft. required, 3.4 ft. proposed) (Section 120-40).
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Presently located on the premises is a two-family residence in the R-1 zone. The petitioner is proposing to construct a ~130 SF deck on the northerly side of the house fronting on Hill Street 3.4 ft. from the front property line.

6. Approval of Minutes – June 18, 2014

7. Signing of Decisions from prior meetings – 110 Main Street (Case #3229)

8. Other Business

- Election of Officers / Board Reorganization
- Review of Board's Rules & Regulations and application process at upcoming meetings in August or September

9. Upcoming Meetings – August 20, 2014, September 3, 2014, September 17, 2014

Adjournment