

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, August 20, 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 – Public Hearing (continued from 5/7/14 & 6/18/14)
(Foley, Denizkurt, Golden, Moriarty, Diem)

The petitioner, My Journey's End, LLC, 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 in the B-2 zoning district. 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.

2. Case # 3230 – 1224 Commercial Street - Public Hearing (continued from 5/21/14, 6/18/14, & 7/23/14) (McLeod, Foley, Denizkurt, Golden, Moriarty)

The petitioner, James Miller 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 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.

3. Case # 3233 – 211 Main Street – Public Hearing (continued from 7/23/14)
(McLeod, Foley, Moriarty, Golden, Stevens)

The petitioner, Andrew Gordon for Weymouth Honda 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)
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c/o Department of Planning and Community Development
Weymouth Town Hall, 75 Middle Street, 3rd Floor, Weymouth, MA 02189
Telephone: (781) 340-5015

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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

New Business:

4. Case # 3238 – 11 Wildwood Road – Public Hearing

The petitioner, Mounier Nahas, for property located at **11 Wildwood Road**, also shown on the Weymouth Town Atlas Sheet 27, Block 352, Lot 13, located in a R-1 (Residence Single Family / Low Density) zoning district. 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 side yard setback. Relief of 6.8 ft. from the minimum side setback for a second floor addition on the existing dwelling (10 ft. required, 3.2 ft. proposed) (Section 120-40).

Presently located on the premises is a one story single-family residence. The petitioner is proposing to construct a 28' x 21' second story addition onto the existing dwelling within the same footprint. The existing structure is within the side yard setback from the northerly property line.

5. Case # 3239 – 90 Tower Avenue - Public Hearing

The petitioner, John Christopher, for property located at **90 Tower Avenue**, also shown on the Weymouth Town Atlas Sheet 45, Block 523, Lot 14, located in a R-1 (Residence Single Family / Low Density) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Conversion of a single-family to a two-family dwelling (Section 120-13A).

Presently located on the premises is a single-family residence with an in-law apartment. The petitioner is seeking to convert the existing in-law into a legal two-family residence.

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6. Case # 3240 – 1235 Main Street – Public Hearing

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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- 7. Approval of Minutes** –July 23, 2014 and re-sign the approved June 18, 2014 minutes
 - 8. Signing of Decisions from prior meetings** – Case # 3234 – 24 Parnell Street, Case # 3235 – 201 Wessagusset Road, Case # 3236 – 65 & 67 Grant Street
 - 9. Other Business**
 - 10. Upcoming Meetings** – September 3, 2014, September 17, 2014, October 1, 2014

Adjournment

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