

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, September 3, 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 (Special Permit for multi-family)** – Deliberation and Discussion on a Public Hearing Closed on 8/20/2014 (Foley, Denizkurt, Golden, Moriarty, Diem).
- 2. Case # 3230 – 1224 Commercial Street (Special Permit for multi-family)** – Deliberation and Discussion on a Public Hearing Closed on 8/20/2014 (McLeod, Foley, Denizkurt, Golden, Moriarty).
- 3. Case # 3233 – 211 Main Street (Honda Signage)** – Deliberation and Discussion on a Public Hearing Closed on 8/20/14 (McLeod, Foley, Moriarty, Golden, Stevens).

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- 4. Case # 3240 – 1235 Main Street – Public Hearing** (continued from 8/20/14)  
(McLeod, Foley, Denizkurt, Golden, Moriarty)

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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**New Business:**

**5. Case # 3237 – 1199 Commercial Street – Public Hearing**

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”).
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Weymouth Zoning Board of Appeals  
c/o Department of Planning and Community Development  
Weymouth Town Hall, 75 Middle Street, 3<sup>rd</sup> Floor, Weymouth, MA 02189  
Telephone: (781) 340-5015

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- 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)).

Presently located on the premises of the ~287,496 SF lot are five buildings owned by the Roman Catholic Archbishop of Boston. The petitioner is proposing to renovate the former school building to construct 12 residences, 28 off-street parking spaces and to subdivide the parcel so the residential building is on its own 32,992 SF lot.

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- 6. Approval of Minutes** – August 20, 2014 (tentative, if draft completed)
  - 7. Signing of Decisions from prior meetings** – Case # 3238 – 11 Wildwood Road, Case # 3239 – 90 Tower Avenue (tentative)
  - 8. Other Business**
  - 9. Upcoming Meetings** – September 17, 2014, October 1, 2014, October 15, 2014

**Adjournment**

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