

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, December 3, 2014 – 7:00 P.M.**  
**McCulloch Building (Whipple Center) – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**New Business:**

**1. Case # 3246 – 330 Libbey Industrial Parkway – Public Hearing**

The petitioner, Andre Almeida for property located at **330 Libbey Industrial Parkway**, also shown on the Weymouth Town Atlas Sheet 38, Block 445, Lot 28, building 330, located in a POP (Planned Office Park), Groundwater and Watershed Protection overlay zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:                      Place of recreation or assembly (Article XA, Section 120-35.2.2 H).

Presently located on the premises are two buildings occupied for office and light industrial warehouse uses. The petitioner is proposing a ~3,000 SF martial arts studio in unit 500 in the rear building.

**2. Case # 3247 – 135 Central Street – Public Hearing**

The petitioner, N.T. Development for property located at **135 Central Street**, also shown on the Weymouth Town Atlas Sheet 50, Block 563, Lot 13, located in a R-1 (Single-Family / Low Density Residential) and the Watershed Protection Overlay zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:                      Extension or change of a non-conforming structure. The lot is under the 5,000 SF minimum required lot size (Article XIII Section 120-40, Article XV Section 120-52, and Section 120-58).

Variance:                              Relief of 2.25 ft. from the minimum side yard setback (10 ft. required, 7.75 ft. proposed) (Article XV, Section 120-51 Dimensional Regulations, Table 1).

Presently located on the premises is a single-family residence. The petitioner is proposing to raze and rebuild the single-family dwelling on a different footprint within the side yard setback.

**3. Review Amendments to the Board's Rules and Regulations**

**4. Approval of Minutes –November 19, 2014 (tentative, if received)**

**5. Other Business –**

**6. Upcoming Meetings –January 7, 2015, January 28, 2015, February 11, 2015**

**Adjournment**