

BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, June 4, 2014 – 7:00 P.M.

McCulloch Building (Whipple Center) – Room 12

182 Green Street, Weymouth, MA 02191

New Business:

Members Sitting:

1. Case # 3229 – 110 Main Street - Public Hearing

Petitioner:	NSC Wholesale Holdings LLC	Richard McLeod, Chairman
Locus:	110 Main Street	Edward Foley, Vice-Chair
	Sheet 29, Block 329,	Kemal Denizkurt
	Lots 10, 12, 15, 21	Chuck Golden
Zoning:	B-1 (Limited Business)	Jonathan Moriarty

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

Special Permit:	Continuation, extension or change by special permit of a nonconforming use or structure (Article XIII, Section 120-39 and 120-40).
Variance:	Relief of 368 SF from the maximum sign area requirements for a wall sign (443 SF proposed, 75 SF maximum required) (Article XVI, Ssection 120-64.3)

Presently located is a multi-tenanted shopping plaza (RK Plaza). The petitioner is proposing a wall sign that exceeds the maximum sign area requirements.

Members Sitting:

2. Case # 3232 – 41 Clematis Avenue 151 Idlewell Boulevard - Public Hearing

Petitioner:	Carol LaCombe & Joseph Sheridan	Richard McLeod, Chairman
Locus:	41 Clematis Avenue/ 151 Idlewell Blvd	Edward Foley, Vice-Chair
	Sheet 12, Block 139, Lot 9	Kemal Denizkurt
Zoning:	R-1 (Residence Single Family/Low Density)	Chuck Golden
		Jonathan Moriarty

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

Variance:	Relief of 1.3 ft from the minimum side yard setback for the addition (10 ft. required, 8.7 ft. proposed (Table 1-District Regulations)).
Variance:	Relief of 5 ft. from the minimum rear yard setback for the addition (10 ft. required, 5 ft. proposed) (Table 1 – Schedule of District Regulations).
Variance:	Relief from the requirement that accessory uses shall be confined to the year yard (Article XV, Section 120-54). Applicant is proposing an accessory use (swimming pool) in the side yard area.
Special Permit:	Extension or change of nonconforming use or structure at 151 Idlewell Boulevard. The existing lot is nonconforming with respect to the lot size (25,000SF required, 10,977 SF provided, 10,757 SF proposed).

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Presently located on the premises is a single-family residence. The petitioner is proposing an addition on the rear of the existing residence that will extend into the rear yard setback, continue the existing nonconforming westerly side yard setback, and install a pool in the side yard.

3. Approval of Minutes – May 7, 2014, May 21, 2014 (tentative)

4. Signing of Decisions from prior meetings –

- 1072 Washington Street – Case #3228 (tentative, if 5/7/14 minutes approved)
- 726 Main Street – Case #3223 (tentative, if 5/7/14, 5/21/14 minutes approved);
- 197 Wessagussett Road – Case #3231 (tentative, if 5/7/14, 5/21/14 minutes approved).

5. Other Business

6. Upcoming Meetings –June 18, 2014, July 23, 2014, August 20, 2014

Adjournment