

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, April 15, 2015 – 7:00 P.M.**  
**McCulloch Building (Whipple Center) – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

- 1. Case # 3243 – 110 King Avenue – Deliberation and Discussion on Public Hearing Closed on 3/25/15 – Sitting Members: McLeod, Denizkurt, Golden, Vinton, Foley**

The petitioner, Liberty Realty Development, Inc., for property located at **110 King Avenue**, shown on the Weymouth Town Atlas Sheet 20, Block 282, Lot 37, located in a R-1 (Single-Family / Low Density Residential) 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 use or structure (Article XIII, Section 120-40). The property is nonconforming with respect to the use (auto-repair in single-family zone), lot size (25,000 SF, 17,063 SF provided) and lot width (120 ft. required, 75 ft. provided).

The petitioner is proposing to demolish the existing buildings to construct five two-story residential townhouse units in a ~3,150 SF building footprint and 16 off-street parking spaces.

- 2. Case # 3249 – 211 Main Street – Public Hearing (continued from 3/4 & 3/25) – Sitting Members: Denizkurt, Golden, Moriarty, Stevens, Vinton**

The petitioner, Hikar, Inc., for property located at **211 Main Street**, also shown on the Weymouth Town Atlas Sheet 29, Block 374, Lot 7, located in a B-1 (Limited Business) and Groundwater and Watershed Protection Overlay District. The petitioner is seeking to modify the Variance decision on Case #3233, filed under Section 120-64.3A to allow two existing wall signs “Honda Power” and “Honda Marine” shown on the plan prepared by W. McKinnon and Associates to remain on the building.

**New Business:**

- 3. Case # 3250 – 1434 Pleasant Street – Public Hearing (postponed from 3/25/15)**

The petitioner, Weymouth Pleasant Realty LLC, for property located at **1434 Pleasant Street**, also shown on the Weymouth Town Atlas Sheet 23, Block 304, Lots 14 & 15, located in a B-2 (General Business) and a portion in the Watershed Protection Overlay zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Multiple dwelling (Article VIII, Section 120-27 C “Special Permit Uses”).

Presently located on the premises is a ~1,993 SF two story building with one commercial unit on the first floor and one residence on the second floor. The petitioner is proposing to remove a portion of the existing building to construct a new 2.5 story building for 12 residential dwelling units and 33 off-street parking spaces. The residence and 600 SF of retail space in the existing building are proposed to remain for a total of 13 residences on the property.

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, April 15, 2015 – 7:00 P.M.**  
**McCulloch Building (Whipple Center) – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**4. Case # 3252 – 0 Bellgrade St., 0 Edison St., 0 Edge St., 0 Hyde St., and 0 Tefton Ave. – Public Hearing**

The petitioner, Kenneth C. Ryder, for five properties located at **0 Bellgrade St., 0 Edison St., 0 Edge St., 0 Hyde St., and 0 Tefton Ave.**, also shown on the Weymouth Town Atlas Sheet 13, Block 155, Lots 23, 26 and 28 and Sheet 13, Block 156, Lots 28 and 59, located in a R-1 (Single-Family / Low Density) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:                Exceptions by Board of Zoning Appeals (Article XV, Section 120-53).

The five parcels are presently undeveloped. The petitioner is proposing to subdivide the land to create 14 buildable lots for single-family homes. Six of the 14 lots are under 25,000 square feet but over the 17,500 square foot minimum allowed by Special Permit under Zoning Ordinance Section 120-53.

**5. Case # 3253 – 120-140 Winter Street – Public Hearing**

The petitioner, New Cingular Wireless PCS, LLC, for **120-140 Winter Street**, also shown on the Weymouth Town Atlas Sheet 20, Block 375, Lot 6, located in a POS (Public, Open Space) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:                Wireless communications free-standing structure (Article XXI, Section 120-106.2B(1)).

The petitioner is proposing to install AT&T's antennas on the existing 150 ft. lattice tower, and add an equipment shelter and associated diesel generator northwest of the tower.

**6. Review of Minutes – March 4, 2015**

**7. Other Business:**

**8. Upcoming Meetings – May 6, 2015, May 27, 2015, June 17, 2015, July 8, 2015, August 5, 2015**

**Adjournment**