

TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

TO BE COMPLETED BY STAFF

Case Number: 3267 Town Clerk Stamp

Submittal Accepted: [Signature] Date 10/9/15
Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk: _____
Signature of Principal Planner or Director

2015 OCT -9 AM 9:47

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 272 Bridge St

Assessor's Map Sheet, Block, & Lot: 6/59/7

Zoning District: B.2 Overlay District: _____

OWNER OF RECORD (S) (print & sign): Barbara Benson
(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: _____

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): Arman Souleiman

Applicant's Address: _____

Contact Information: Email ADpetro Gas@hotmail.com Phone 781 985 3994

Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE: _____

Address: _____

Contact Information: Email _____ Phone _____

NAME OF ENGINEER AND / OR ARCHITECT: W.A. MCKINNON ASSOC.

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

[Signature] 9-29-15
Applicant / Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: _____ Special Permit _____ Variance _____ Other: _____

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE:

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

Garage - office

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

car Dealer
car Repair

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

N/A

5. Any other additional information as relevant to the Variance or Special Permit:

ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use			
Lot Area / Size (Sq. Ft.)	—	8704	
Dwelling Units	—	—	—
Frontage (ft.)	40'	110	110
Lot Width (ft.)	0	110	110
Front Yard Setback (ft.)	0		
Front Yard Setback (ft.) — corner lots	0		
Side Yard Setback (ft.)	0		
Side Yard Setback (ft.)	0	4'	
Rear Yard Setback (ft.)	0	8'	
Height (ft.) & # of Stories	6/801	25/1	25/1
Lot Coverage	0		
Off-Street Parking Spaces	1/200 3	20	20
Off-Street Loading Spaces			
Parking Setback	—		
Accessory Structure Setback	—		
Landscaping			
Floor Area Ratio	50%	.07%	.07%
Signage		exist-	
Other:			

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a Special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

existing garage

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

No change

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

No

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Same

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Yes will be super clean and lit

VARIANCE APPLICATION

To be completed for Variance applications only.

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

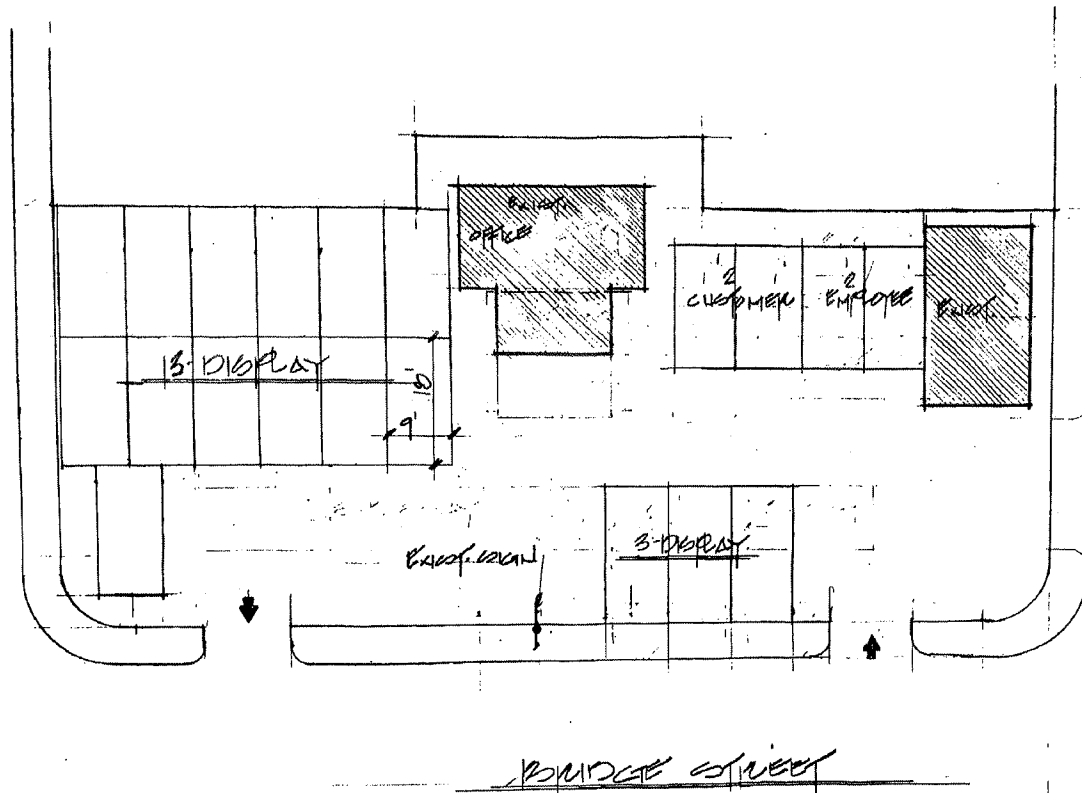
1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.



PARKING PLAN

1"=10'-0"



WAM
Walter A. McInerney Associates, Inc.
Consulting Engineers
278 Washington Street
Weymouth, Massachusetts
Phone: (781) 331-5888 • Email: mcinerney@gmail.com

PARKING PLAN
272 BRIDGE STREET
WEYMOUTH, MA

DESIGNED BY: WAM
DRAWN BY: MKS
DATE: 09/24/2015
JOB NO.: 2015-281
SCALE: 1"=10'-0"

REV#	DESCRIPTION	DATE

SHEET NO.
1