

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS APPLICATION

2016 SEP -1 AM 10:41

TO BE COMPLETED BY STAFF

Case Number: A3307

Submittal Accepted: C.S. Date 9/22  
Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk: 9/1 C.S.  
Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 655 BRIDGE STREET

Assessor's Map Sheet, Block, & Lot: MAP 8 BLOCK 15 LOT 8

Zoning District: B-1 Overlay District: N/A

Central Cinema Development Corp.  
OWNER OF RECORD (S) (print&sign): Towne Lynne Development Corp. Paul W. DiMauro  
(The owner of record is the person or entity who owns title to the property as of today's date) PAUL W. DiMAURA,  
PRES.

Address of owner of record: 285 River St. Box 98 North Weymouth, MA 02191

Norfolk County Registry of Deeds Book and Page No. 952 / 78

Or registered in Land Registration Office under Certificate No. 190278

NAME OF APPLICANT (S) (print&sign): CHARTER FOODS NORTH

Applicant's Address: P.O. BOX 430 TALBOTT, TN. 37877

Contact Information: Email SBRADLEY@CHARTERFOODS.NET Phone 423-438-0216

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

NAME & AFFILIATION OF REPRESENTATIVE: SCOTT BRADLEY - DIR. OF DEVELOPMENT

Address: P.O. BOX 430 TALBOTT, TN. 37877

Contact Information: Email SBRADLEY@CHARTERFOODS.NET Phone 423-438-0216

NAME OF ENGINEER AND/OR ARCHITECT: LONNIE SMITH ARCHITECT

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.

Scott Bradley 8/8/16  
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):

Construct a new restaurant with drive thru

*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):

Vacant Buddy's Pizza & Roast Beef Restaurant 3,256 sf

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

Remove existing building, dumpster, asphalt, & signs. Construct a new Taco Bell Restaurant & related site work.

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).

120-25C

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).

No

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

Existing restaurant has a drive-thru

## 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		Restaurant	Restaurant
Lot Area / Size (Sq. Ft.)	10,000 S.F.	34,992 S.F.	34,992 S.F.
Dwelling Units	N/A	N/A	N/A
Frontage (ft.)	100 FT.	210.13 FT.	210.13 FT.
Lot Width (ft.)	100 FT.	210.13 FT.	210.13 FT.
Front Yard Setback (ft.)	30 FT.	86.50 FT.	38 FT.
Front Yard Setback (ft.) – corner lots	--	--	--
Side Yard Setback (ft.)	10 FT.	51.10 FT.	86'-1"
Side Yard Setback (ft.)	10 FT.	96.9 FT.	93'-6"
Rear Yard Setback (ft.)	10 FT.	18.5 FT.	43'-2"
Height (ft.) & # of Stories	80 FT., 6 Stories	To be removed	22'-1"
Lot Coverage	50%	To be removed	7%
Off-Street Parking Spaces	1/ 1-1/2 Seats	To be removed	31
Off-Street Loading Spaces	--	--	--
Parking Setback	15 FT.	15 FT.	20 FT.
Accessory Structure Setback	N/A	N/A	N/A
Landscaping	15 FT. Front	To be removed	20 FT.
Floor Area Ratio	N/A	N/A	N/A
Signage	Freestanding 42 S.F. Wall 75 S.F.	To be removed	Sides 22 S.F. EA. Front 36 S.F.
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.

Yes. Lot was previously used for a restaurant w/drive-thru. The adjacent lot has a restaurant w/drive-thru

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

No.

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

No. Traffic flow is more controlled on the lot now with one directional flow.

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

Yes.

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

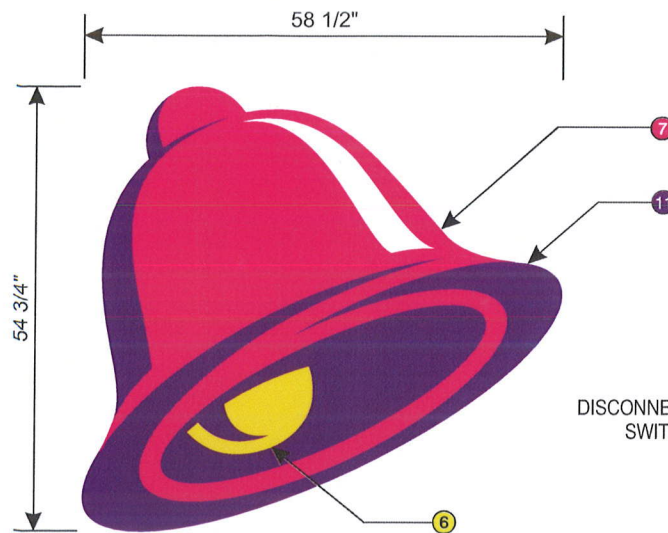
Restaurant provides both drive-thru & sit down service.



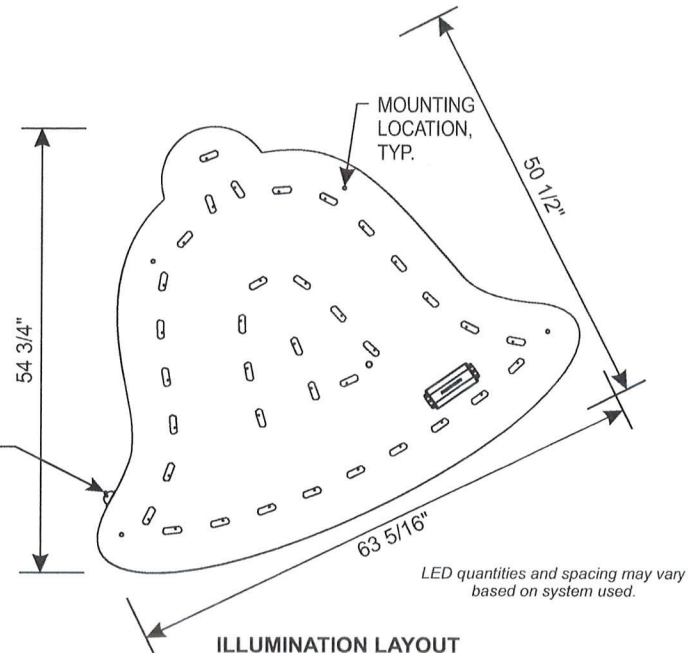


# Taco Bell - Swinging Bell - Formed Face

V-322



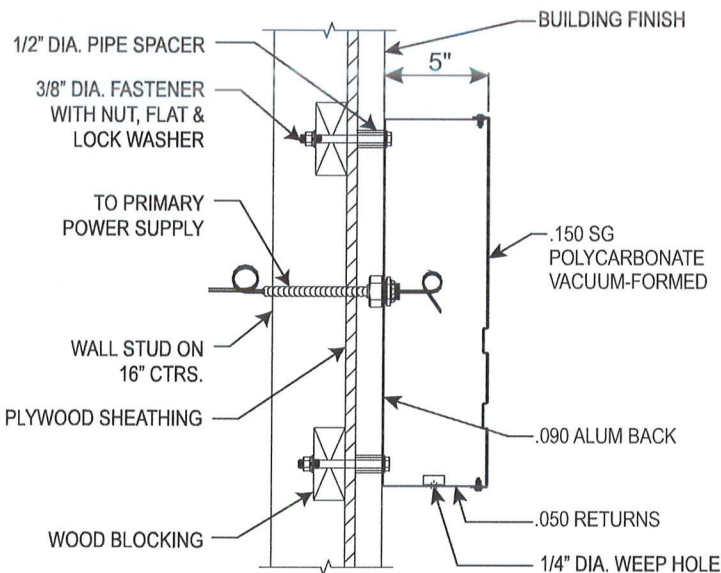
FRONT VIEW



ILLUMINATION LAYOUT

## TYPICAL SECTION

N.T.S.



SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

## SPECIFICATIONS

### DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISI 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

### Materials

- Cabinet: .050 aluminum returns w/ violet finish and .090 aluminum back
- Face: .150 SG polycarbonate vacuum formed
- Second surface decoration
- Removable face for service

### Area

- Squared: 22.24 sf
- Actual: 14.19 sf

### Weight (Est.)

- 100 lbs

### ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
- 12V, Class II UL approved system.
- 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
- Thermally managed surface mount devices (SMD).

LED(s): (36) AgiLight LS-APEX-50K-G2 White (5000K) LEDs (18 ft) or equivalent - pre-approval required

Power Supply: (1) General LED PS12-60W-100-277V @ 0.8 amps or equivalent

Total Load: 0.8 amps

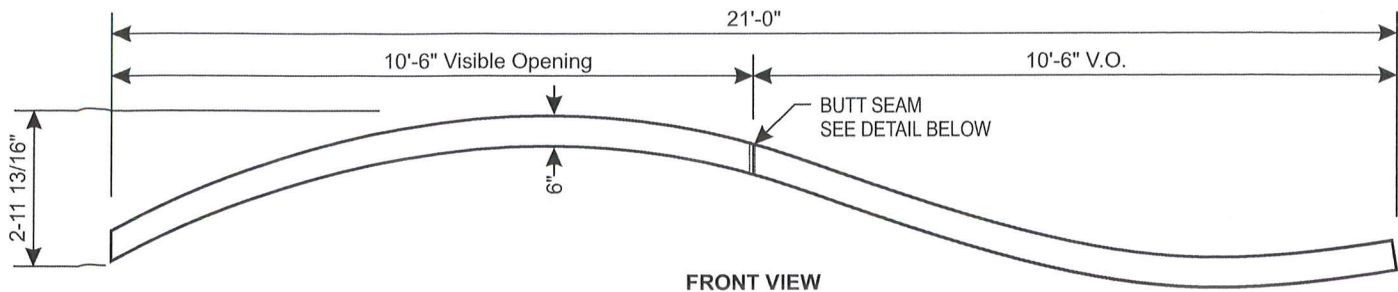
Circuits(s): (1) 20 amp-120V

### GRAPHIC & COLOR SPECIFICATIONS:

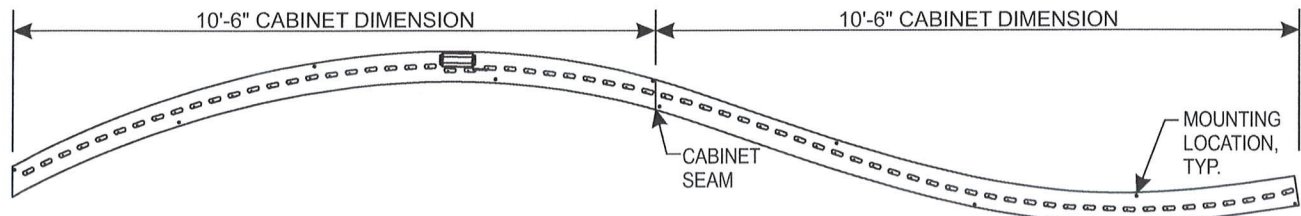
- ① TB Bronze Tiger Drylac 49-66230 C33
- ② Plum PMS 2685U
- ③ Amber Wave SW-6657 PMS 138U
- ④ PMS 131U
- ⑤ PMS 139U
- ⑥ Yellow PMS 108U
- ⑦ Pantone Process Magenta U
- ⑧ Pantone Violet U
- ⑨ Pantone Black
- ⑩ Benjamin Moore Bavarian Creme White #2146-70
- ⑪ Violet 3M Vinyl 3630-9126
- ⑫ White Matte - Cabinet Interior

NOT FOR CONSTRUCTION  
DECEMBER 2012





FRONT VIEW



ILLUMINATION LAYOUT

LED quantities and spacing may vary based on system used.

## SPECIFICATIONS

### DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

### Materials

- Cabinet: .040 aluminum returns w/ white finish and .063 aluminum back. 2 piece can with field connection.
- 1" white Jewelite trim
- Face: .150 7328 white SG polycarbonate with butt-splice connection
- Removable face for service

### Area

- Squared: 62.67 sf
- Actual: 13.95 sf

### ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
- 12V, Class II UL approved system.
- 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
- Thermally managed surface mount devices (SMD).

LED(s): (66) AgiLight LS-CORE-65K-G2 White (6500K) LEDs (22 ft) or equivalent - pre-approval required

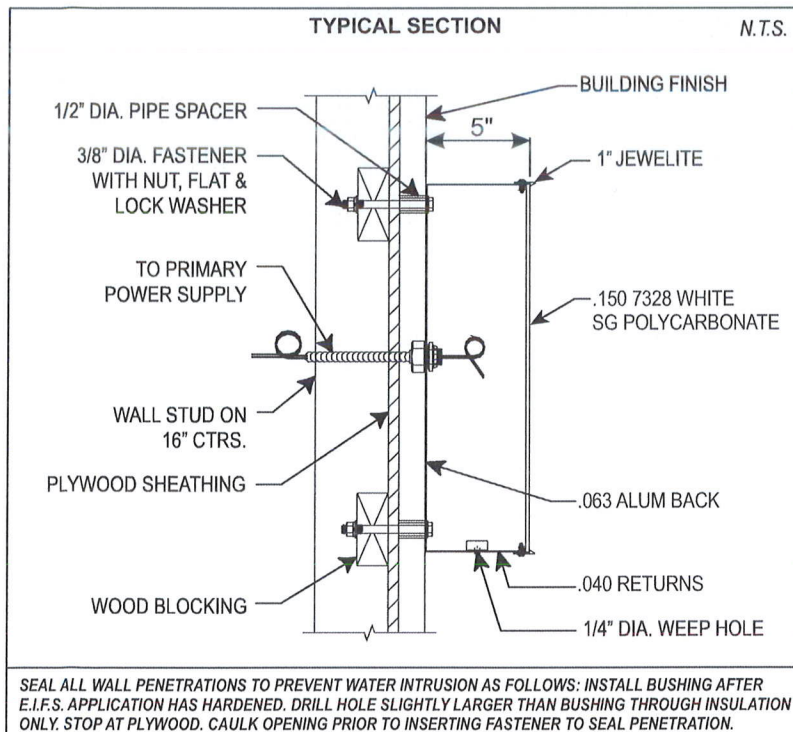
Power Supply: (1) General LED PS12-60W-100-277V @ 0.8 amps or equivalent

Total Load: 0.8 amps

Circuits(s): (1) 20 amp-120V

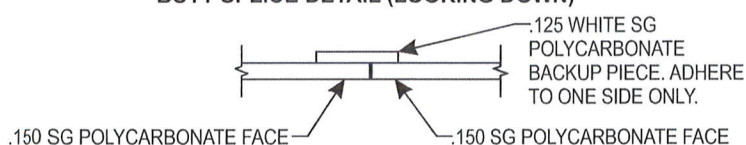
### GRAPHIC & COLOR SPECIFICATIONS:

- 1 TB Bronze Tiger Drylac 49-66230 C33
- 2 Plum PMS 2685U
- 3 Amber Wave SW-6657 PMS 138U
- 4 PMS 131U
- 5 PMS 139U
- 6 Yellow PMS 108U
- 7 Pantone Process Magenta U
- 8 Pantone Violet U
- 9 Pantone Black
- 10 Benjamin Moore Bavarian Creme White #2146-70
- 11 Violet 3M Vinyl 3630-9126
- 12 White Matte - Cabinet Interior



SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

### BUTT SPLICE DETAIL (LOOKING DOWN)



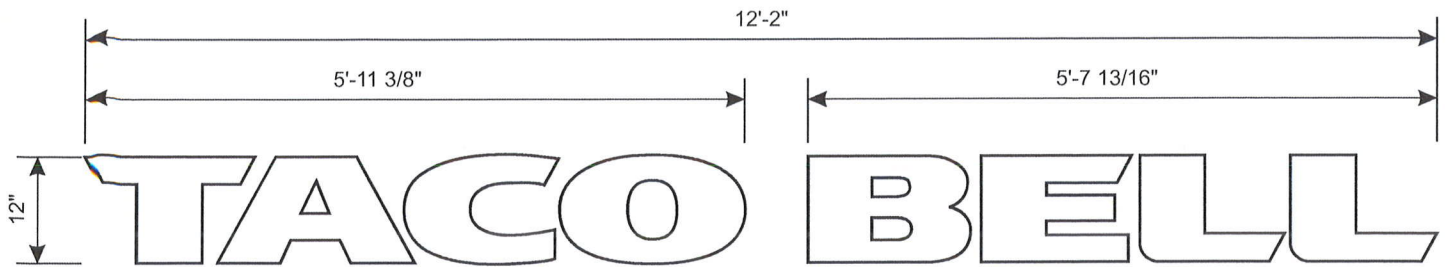
NOT FOR CONSTRUCTION.  
DECEMBER 2012



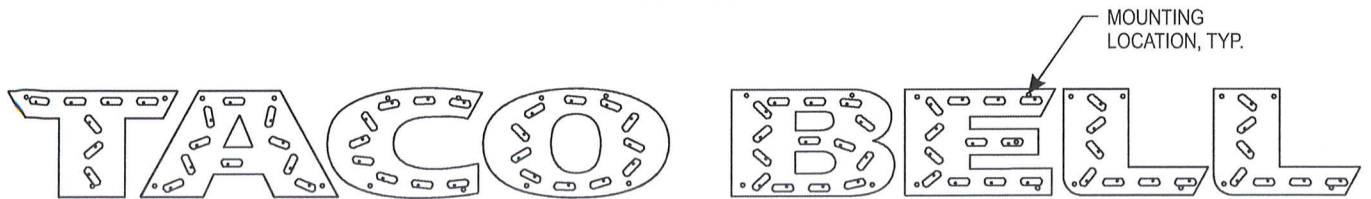


# Taco Bell - 12" Channel Letter

V-349



FRONT VIEW

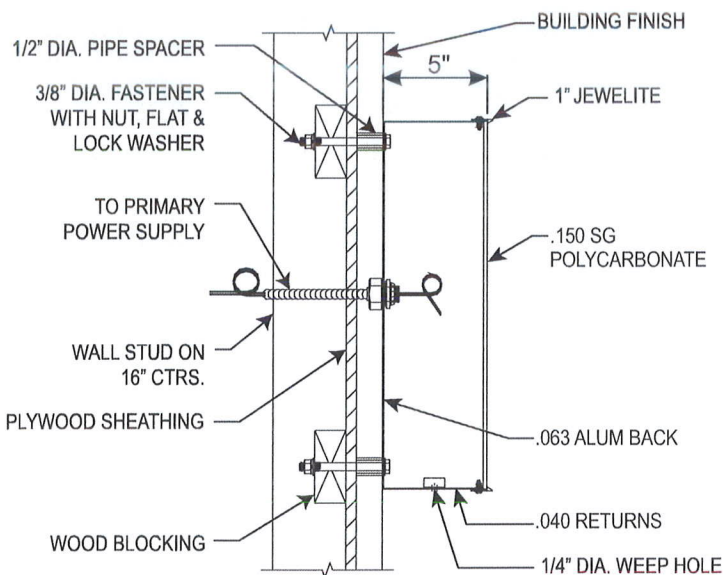


ILLUMINATION LAYOUT

LED quantities and spacing may vary based on system used.

TYPICAL SECTION

N.T.S.



SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

## SPECIFICATIONS

### DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISI 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

### Materials

- Cabinet: .040 aluminum returns w/ white finish and .063 aluminum back
- 1" white Jewelite trim
- Face: .150 SG polycarbonate
- Removable face

### Area

- Squared: 12.17 sf
- Actual: 8.18 sf

### ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
- 12V, Class II UL approved system.
- 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
- Thermally managed surface mount devices (SMD).

LED(s): (77) AgiLight LS-CORE-65K-G2 White (6500K) LEDs (26 ft) or equivalent - pre-approval required

Power Supply: (1) General LED PS12-60W-100-277V @ 0.8 amps or equivalent - Remotely Located

Total Load: 0.8 amps

Circuits(s): (1) 20 amp-120V

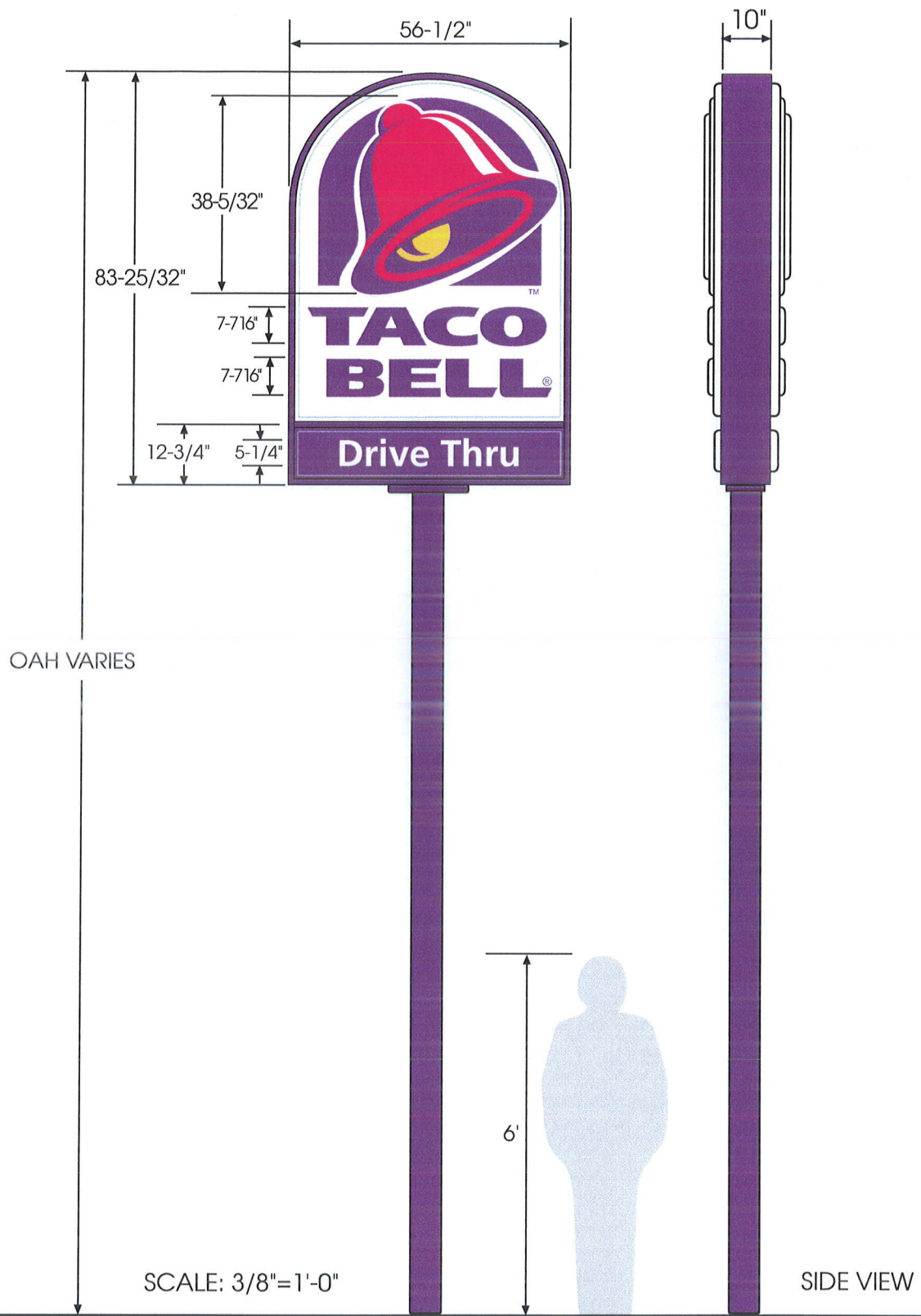
### GRAPHIC & COLOR SPECIFICATIONS:

- 1 TB Bronze Tiger Drylac 49-66230 C33
- 2 Plum PMS 2685U
- 3 Amber Wave SW-6657 PMS 138U
- 4 PMS 131U
- 5 PMS 139U
- 6 Yellow PMS 108U
- 7 Pantone Process Magenta U
- 8 Pantone Violet U
- 9 Pantone Black
- 10 Benjamin Moore Bavarian Creme White #2146-70
- 11 Violet 3M Vinyl 3630-9126
- 12 White Matte - Cabinet Interior

NOT FOR CONSTRUCTION  
DECEMBER 2012



# 31 Sq. Ft. I.D. Sign



**Everbrite**  
Identity Systems Division