

**TOWN OF WEYMOUTH
(SEAL)
BOARD OF ZONING APPEALS**

Notice is hereby given of a public hearing of the Board of Zoning Appeals of the Town of Weymouth under MGL Ch. 40A, Sec. 14, of the General Laws and Code of the Town of Weymouth, Chapter 120, Articles 24 & 25 to be held at:

**7:00 P.M.
WEDNESDAY, MARCH 1, 2017
MC CULLOCH BUILDING – MARY MCELROY MEETING ROOM
182 GREEN STREET WEYMOUTH, MASSACHUSETTS**

On the following cases:

Case #3323 – The petitioner, GND Realty Trust, for property located at **4-48 Commercial Street** also shown on the Weymouth Town Atlas sheet 20, block 202, lot 20, located in a B-2 Zoning District and within the Village Center Overlay District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-25.3 Special Permit for multi-family building(s) in excess of 19 units.
120-25.5 Special Permit for Intensity of Use (height, setback, transparency)
120-25.7 Variance from Required Parking & 120-25.9 (Special Permit Parking)
120-25.10 Variance from required landscaping.

The property formerly consisted of seven (7) commercial/retail storefront units, which were demolished in anticipation of redevelopment. The applicant seeks to construct a new four (4) story mixed use building with ~10,588 SF of commercial/retail space on the ground floor level, two levels for use as a parking garage, and eighty-seven (87) residential units. A portion of grade level parking to be available for the commercial/retail units. Egress to be from two Commercial Street locations and one egress through the municipal parking lot to the Frank Lloyd Wright Connector.

Case #3324 – The petitioner, Jessica Murray-Sisson for property located at **79 Granite Street**, also shown on the Weymouth Town Atlas sheet 16, block 205, lot 14, located in a R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-40 Special Permit for Extension or change to a nonconforming structure

Presently located on the ~4790 SF lot is an existing single-family dwelling with a ~850 SF footprint. The petitioner seeks to demolish the existing structure and construct a new single family dwelling with a ~1176 SF footprint. Setbacks of current structure are nonconforming. The proposed new house will lessen or eliminate these encroachments.

Case #3325 – The petitioner, Christine & Matthew Kenney, for property located at **34 Lakeside Avenue**, also shown on the Weymouth Town Atlas sheet 23, block 302, lot 27, located in a R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-40 Special Permit for Extension or change to a nonconforming structure

Presently located on the ~7270 SF lot is an existing single-family dwelling. The petitioner seeks to construct a ~8 x 19' SF first floor addition and a ~16'x19' SF second-story addition to the existing dwelling.

Documents on file at the Planning Dept, 75 Middle St., Weymouth, M-F 8:30 A.M. - 4:30 P.M. You may also submit written comments to the above address or call (781) 340-5015 for further information.

Board of Zoning Appeals

**To be published in the Weymouth News on Wednesday, February 15, 2017, and
Wednesday, February 22, 2017**

The Board of Zoning Appeals Account # is 087127