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**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION**

TO BE COMPLETED BY STAFF

Case Number: #3335

Town Clerk Stamp

Submittal Accepted: E.S.

Date 5/23/17

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

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 45-47 Washington Street

Assessor's Map Sheet, Block, & Lot: 20-278-5

Zoning District: General Business (B-2)

Overlay District: Village Center (VC)

OWNER OF RECORD (S) (print & sign): Moghaddam Realty, LLC

(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: 45-47 Washington Street, Weymouth, MA

Norfolk County Registry of Deeds Book and Page No. Book 889, Page 192

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): Shahram Moghaddam

Applicant's Address: 47 Washington Street, Weymouth, MA

Contact Information: Email s.moghaddam@yahoo.com

Phone (781) 337-3300

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

NAME & AFFILIATION OF REPRESENTATIVE: Fleming and Fleming, Edward Fleming

Address: 85 Clay Street, Quincy, MA 02170

Contact Information: Email _____

Phone (617) 770-1100

NAME OF ENGINEER AND / OR ARCHITECT: Kelly Engineering Group, Inc./Trapani Associates Architects

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.

Shahram Moghaddam, May 22, 2017

Applicant / Petitioner - Date (sign & print)

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.)	5,000	14,638.4	14,638.4
Dwelling Units	N/A		
Frontage (ft.)	50	85.44	85.44
Lot Width (ft.)	50	85.44	85.44
Front Yard Setback (ft.)			
Front Yard Setback (ft.) - corner lots	0.6'	1.8'	1.4'
Side Yard Setback (ft.)	0.6'	31'	0.3'
Side Yard Setback (ft.)	N/A		
Rear Yard Setback (ft.)	See Legend Sheet (Nt. 1)	27'	27'
Height (ft.) & # of Stories	35'	<35'	<35'
Lot Coverage	80%	28%	34%
Off-Street Parking Spaces	34	18	40 (with SP)
Off-Street Loading Spaces	None	None	None
Parking Setback	N/A		
Accessory Structure Setback	N/A		
Landscaping	N/A		
Floor Area Ratio	N/A		
Signage	N/A		
Other:	N/A		

SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS

Extension, Alteration or Change of a Privileged Pre-existing Nonconforming Structure or Use

(Article XII "Nonconforming Uses" Section 120-40 "Extension or Change")

To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

EXTENSION OR CHANGE FINDINGS OF FACT:

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

The existing structure does not have the required off street parking spaces

2. Indicate how long the nonconforming aspects of the structure have been in existence:

15 years plus.

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

The existing use was in place prior to the establishment of the Village Overlay District.

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

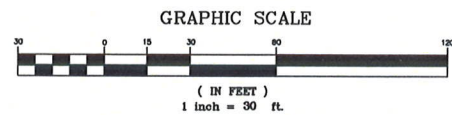
The proposed project is an extension of an existing use. On-Street parking is allowed (by Special Permit) to be counted along with Off-Street Parking under Section 120-25.9 (3). It should also be noted that there is a municipal lot within 1,000 which is also allowable (by Special Permit) under Section 120-25.9 (E).

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

The existing and proposed number of Off-Street Parking to be provided with be eighteen (18).

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

The proposed addition to the existing structure will not be substantially detrimental to the neighborhood than the existing structure as the design will be aesthetically compatible with the existing structure which has been part of the fabric of this neighborhood for many years predating many of the existing structures in the Landing. The hours of operation will not be significantly changed from what exists today. This is an existing business looking to expand to support the current and anticipated growth in the neighborhood which is consistent with long term planning for this overlay district based on conversations with the Planning Department. The applicant does intend to re-install the existing Fire Department Dedication Plaque on the new structure.



45- 47 WASHINGTON STREET YEMOUTH, MA

PARKING EXHIBIT
05/22/17

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PERSONS OR CONSTRUCTION EMPLOYEES OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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