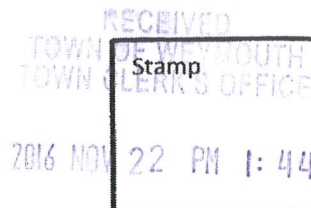
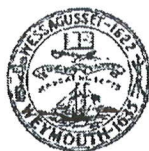


CASE # 3314
DATE 11/22/16
INITIAL S.S.



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

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):

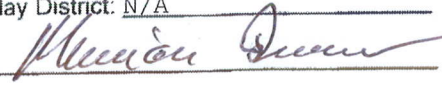
120-40

120-40 - Change to existing building utilized as a repair garage, a use allowed by special permit within the General Business - 2 District.

PROJECT / PROPERTY STREET ADDRESS: 11 Water Street

Assessor's Map Sheet, Block, & Lot: Map 23, Lot 306/9

Zoning District: General Business B-2 Overlay District: N/A

NAME OF APPLICANT (S) (print & sign): Marian Dorosz 

Applicant's Address: 11 Water Street, Weymouth MA

Contact Information: Email mariandorosz@yahoo.com Phone 781-335-0210

OWNER OF RECORD (S) (print & sign): MD Auto Repair, LLC

(Leave blank if same as Applicant)

Address of owner of record: 11 Water Street, Weymouth MA

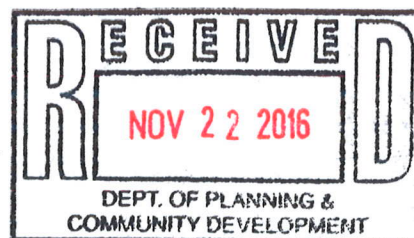
Norfolk County Registry of Deeds Book and Page No. 29257/219

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE: Burke, Whittum & Leahy, LLC c/o Kevin Burke, Esq.

Address: 738 Main Street, Hingham MA 02043

Contact Information: Email kburke@burkeleahy.com Phone 781-740-7200





Joyce Consulting Group, PC
100 Wyman Road
Braintree, MA 02184
hello@joycecg.com
781.817.6120

memo

To: Town of Weymouth Zoning Board
From: Michael G. Joyce, PE
Date: November 21, 2016
Re: JCG Job No. 16-050
11 Water Street, Weymouth MA
Zoning Board Special Permit Narrative

Comments: The project, as shown on the enclosed Site Plan, consists of expanding two service bays associated with the existing building at 11 Water Street and to perform associated site work. The parcel is owned by the applicant, is bounded by a Weymouth Housing Authority property to the south and residential properties to the west and north, and Water Street to the east. The area of work is centrally located within the parcel which is located in the General Business 2 Zoning District.

PROPOSED IMPROVEMENTS

The Applicant is proposing to construct a 16 foot by 32 foot addition to an existing garage. The applicant is also proposing to provide stormwater improvements utilizing a raingarden to provide treatment to stormwater runoff from the existing parking area and an enhanced buffer to the Herring Brook. The proposed work will provide additional areas to work within the existing facility with an overall decrease in impervious area while providing an increase in stormwater treatment. This work will result in an overall improvement to existing resource areas and aesthetic improvements to the neighborhood.

The proposed project is seeking relief from Section 120-40 of the Town of Weymouth Zoning Ordinance to change an existing structure utilized as a repair garage which is a use allowed by special permit within the General Business 2 zoning district. The expansion to the existing garage will provide an overall improvement to the neighborhood by allowing the applicant to service vehicles while they are completely enclosed within the service garage. Currently the vehicles are serviced with the vehicles partially within the building while the garage doors remain open. This set up is not optimum for the applicant or the surrounding neighborhood. The proposed addition will not have an adverse impact on the surrounding community but will provide an overall improvement aesthetically and environmentally.

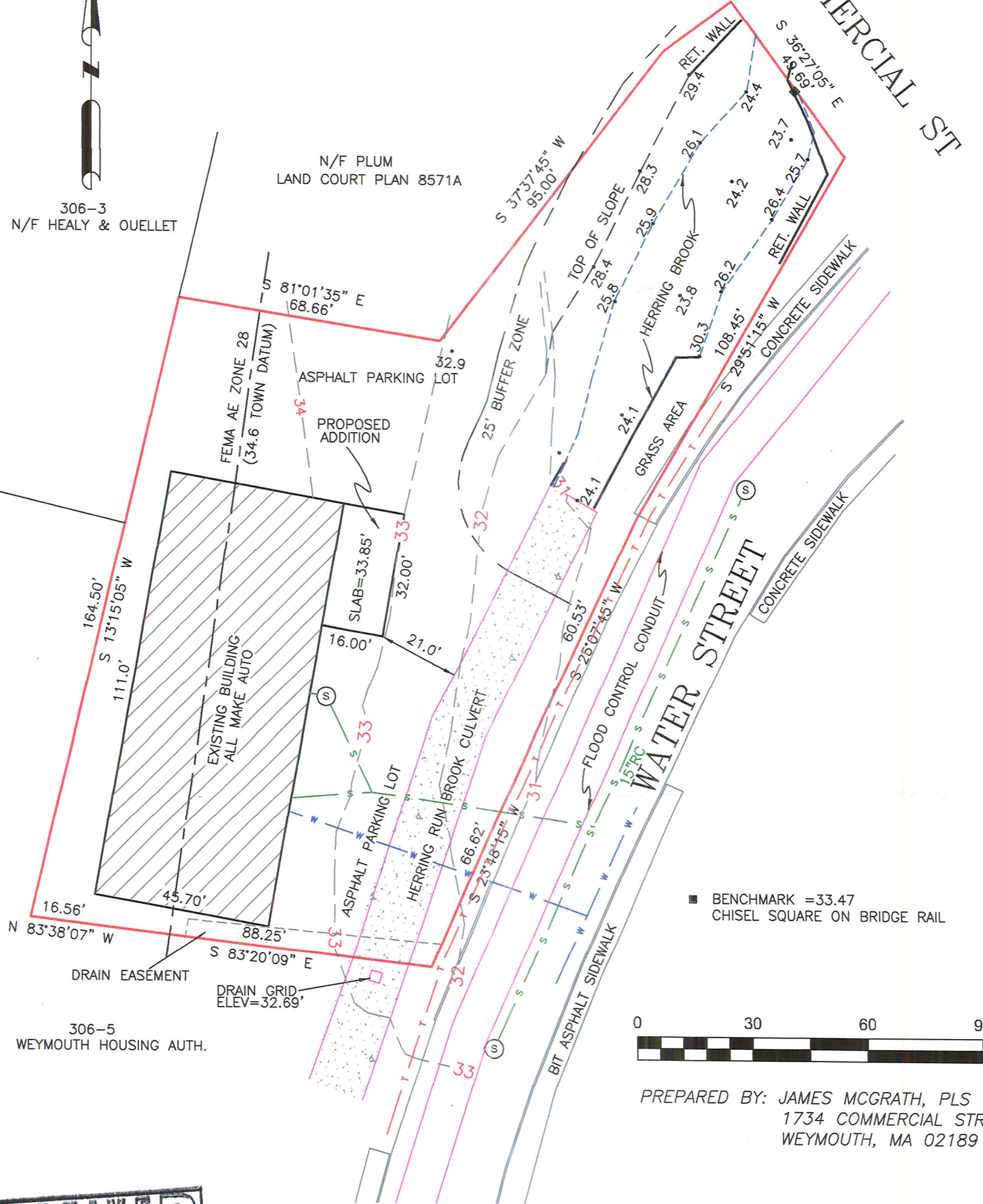
We look forward to discussing this issue with you further at the next Zoning Board of Appeals hearing.

306-3
N/F HEALY & OUELLET

N/F PLUM
LAND COURT PLAN 8571A

COMMERCIAL ST

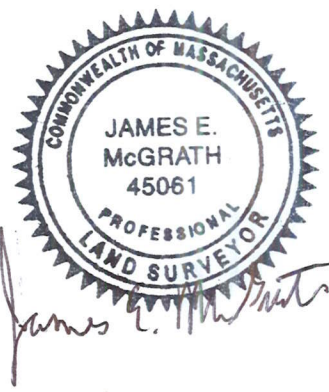
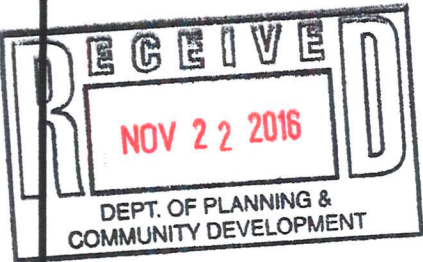
306-5
WEYMOUTH HOUSING AUTH.



BENCHMARK = 33.47
CHISEL SQUARE ON BRIDGE RAIL



PREPARED BY: JAMES MCGRATH, PLS
1734 COMMERCIAL STREET
WEYMOUTH, MA 02189



NOTES:

1. DEED BOOK 29275, PAGE 219
2. PLAN 6/14/1919 BY RUSSELL WHITING
3. PARCEL FALLS WITHIN FEMA FLOOD ZONE AE 28
4. ELEVATIONS REFER TO TOWN DATUM.
5. UTILITIES SHOWN ARE FROM PLANS OF RECORD AND EXISTING SITE FEATURES AND ARE APPROXIMATE ONLY. CALL DIG SAFE 72 HOURS PRIOR TO EXCAVATING.

PLOT PLAN
11 WATER STREET
WEYMOUTH, MA
PARCEL ID: 23-306-9
OWNER: MD AUTO LLC
SCALE: 1" = 30'
DATE: SEPT. 27, 2016
ZONING DISTRICT: B-2