

BOARD OF ZONING APPEALS (BZA)
RECORD OF MINUTES AND PROCEEDINGS

January 5, 2022, 7:00 p.m.

Via WEBEX

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE
2022 MAR 17 AM 11:06

Members Present: Kemal Denizkurt, Vice-Chairman
Jonathan Moriarty, Clerk
Carsten Snow-Eikelberg

Not Present: Richard McLeod, Chairman
Brandon Diem

Also Present: Robert Luongo, Planning Director
Eric Schneider, Principal Planner
Monica Kennedy, Assistant Planner
Janet P. Murray, Recording Secretary

Mr. Moriarty called the Board of Zoning Appeals meeting to order at 7:00 p.m. via Webex and explained the procedures that would be followed to the people present.

Old Business:

1. **Case #3465**-The petitioner, **Kevin and Kathy Kelly**, of 445 Green Street, has filed an application to Appeal a decision by the Inspector of Buildings for property located at **450 Green Street** also shown on Weymouth Town Atlas sheet 13, block 121, lot 16, located in the R-1 District. The petitioner is seeking to:

Appeal: Appeal of a decision of the Inspector of Buildings
(Article XXIV, Section 120.119A(1))

The petitioner seeks to have the Board of Zoning Appeals annul the decision of the zoning enforcement officer, make a determination that the premises may only be used for those uses permitted as of right in the R-1 district because any prior non-conforming status has been lost by abandonment and direct the Building Inspector to enforce the provisions of the R1 district through injunction and the levying of daily penalties.

Mr. Moriarty made a motion to open the public hearing on Case #3465 and was seconded by Ms. Snow-Eikelberg. Motion PASSED on a 3-0 roll call vote as follows:

Mr. Moriarty - Yes

Mr. Denizkurt - Yes

Ms. Snow-Eikelberg - Yes

Mr. Moriarty made a motion to continue the public hearing on Case # until January 26, 2022 Case #3465 and was seconded by Ms. Snow-Eikelberg. Motion PASSED on a 3-0 roll call vote as follows:

Mr. Moriarty - Yes

Mr. Denizkurt - Yes

Ms. Snow-Eikelberg - Yes

2. **Case #3468 CONTINUED to 1/26-** The petitioner, **ANGJ LLC**, for property located at **1441 Commercial Street** also shown on Weymouth Town Atlas sheet 23, block 311, lots 2-4 & 19, located in the B-2 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit	Chapter 120 article VIII Business district B-2
Special Permit	120-27 A & C multiple dwellings in B-2 district
Variance	Floor Area Ratio
Variance	Parking

The subject properties consist of a 32,595 SF parcel with a 2,600 SF gas and automobile service station. Petitioner seeks to redevelop the property to erect a four-story residential building containing 24 residential units and an accessory 1,600 SF restaurant.

3. **Case #3469-** The petitioners, **James Andrew**, for properties located at **180 Pilgrim Road** also shown on Weymouth Town Atlas sheet 4, block 30, lot 5, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit	120-40 extension or change by special permit
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The subject property consists of a 2,680 SF parcel with a single-family home. Petitioner seeks to enclose existing front porch, excavate the front hillside to create a carport and raise the roof to accommodate an additional story.

Mr. Moriarty made a motion to open the public hearing on Case #3465 and was seconded by Ms. Snow-Eikelberg. Motion PASSED on a 3-0 roll call vote as follows:

Mr. Moriarty - Yes

Mr. Denizkurt - Yes

Ms. Snow-Eikelberg - Yes

Mr. Schneider reported that the applicant has requested to withdraw the application. If there is a new plan submitted, the public will be notified again.

Mr. Moriarty made a motion to dismiss this application without prejudice on Case #3465 and was seconded by Ms. Snow-Eikelberg. Motion PASSED on a 3-0 roll call vote as follows:

Mr. Moriarty - Yes

Mr. Denizkurt - Yes

Ms. Snow-Eikelberg - Yes

New Business: NONE

Other Business

1. **Minutes:** Tabled until January 26, 2022

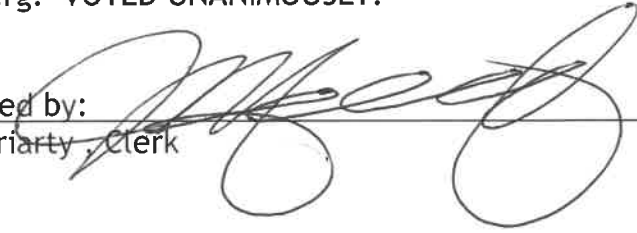
2. **Upcoming Meetings:** January 26, 2022

3. **ADJOURNMENT**

Mr. Moriarty made a motion to adjourn at 7:15 p.m. and was seconded by Ms. Snow-Eikelberg. VOTED UNANIMOUSLY.

Approved by:

Mr. Moriarty, Clerk

A large, stylized handwritten signature in black ink, likely belonging to Mr. Moriarty, written over a horizontal line.

3/15/2022
Date