

**BOARD OF ZONING APPEALS**  
**RECORD OF MINUTES AND PROCEEDINGS**  
**September 4, 2013**

The Board of Zoning Appeals of the Town of Weymouth held a public hearing on Wednesday, September 4, 2013 at 7:00 pm at McCulloch Building, Mary McElroy Meeting Room, 182 Green Street, Weymouth, MA for the purpose of passing on the application of certain persons whose petitions were properly before the Board. Notice of public hearing had been given by mail to the parties in interest of the subject locus and by publication in the Weymouth News.

Present:                        Richard McLeod, Chairman  
                                     Edward Foley, Vice Chairman  
                                     Kemal Denizkurt, Clerk  
                                     Chuck Golden  
                                     Jonathan Moriarty

Staff:                                Jim Clarke, Director of Planning & Comm. Development

Recording Secretary:        Mary Barker

The Chairman called the hearing to order at 7:00 PM and explained the procedures that would be followed to the people present.

**BZA CASE #3183-0 Greenvale Avenue, Public Hearing (cont.)**

Application of Norman Hassan for property located at 0 Greenvale Ave., also shown on the Weymouth Town Atlas as Sheet 25, Block 335, Lots 28 & 29, located in R-1 zoning district, seeking to combine lots 28 & 29 to provide adequate land and frontage for the construction of a single family residence. Lots 28 & 29 will have a combined total of approximately 8,096 sq. ft.

Members sitting:            Richard McLeod, Chairman  
                                     Edward Foley, Vice Chairman  
                                     Kemal Denizkurt  
                                     Chuck Golden  
                                     Jonathan Moriarty

Jim Clarke reported that the applicant has requested additional time. Atty. James Stathopoulos and the applicant have provided a new map, entered as Exhibit #1- Plan dated August 13, 2013. Mr. Hassan owns lot 29 (c on the map) and purchased lot 28 (b) and lives across the street from the proposed home location. The surveyor provided a new map changing the area of the proposed lot to a total of 8658 sq. ft. The attorney did not provide supporting documentation but drove the area. The proposed house is in keeping with others in the neighborhood. The area is a 1910-1916 subdivision with many smaller lots. Chairman McLeod asked that a copy of the map be provided to each member to review. The burden is on the applicant and to protect the record. Jim Clarke reported that by granting the application it will increase the nonconformity of the adjacent property, 122 Greenvale; a portion of 122 is purchased to create the new lot for zero Greenvale. Jonathan Moriarty asked for a copy of the deeds for lots 122 Greenvale and 0 Greenvale, lots 28 and 29. Vice Chairman Foley asked how many continuations there have been on this hearing; this is the fourth. He responded the applicant should be prepared to complete the

hearing on October 2, 2013. Kemal Denizkurt asked what style of house the applicant has planned. The plan will be submitted for the October 2, 2013 meeting.

A motion was made by Vice Chairman Foley to continue the public hearing to October 2, 2013; seconded by Jonathan Moriarty and unanimously voted.

**BZA CASE #3191-767 Main Street, Public Hearing (cont.)**

Application of Cumberland Farms, Inc. for property located at 767 Main St., also shown on the Weymouth Town Atlas as Sheet 45, Block 514, Lot 6, located in B-1 zoning district, seeking to raze existing building and rebuild a new 2,971 sq. ft. colonial style convenience store, and reconfigure and continue to provide full service gasoline sales

Members sitting:     Richard McLeod, Chairman  
                             Edward Foley, Vice Chairman  
                             Kemal Denizkurt  
                             Chuck Golden  
                             Jonathan Moriarty

A motion was made to reopen the public hearing and waive the reading of the published notice.

Atty. Douglas Troyer again appeared before the board with Planner Manny Paive, Josh Bowes from the engineering firm and Gary McNaughton, traffic engineer. Atty. Troyer noted that they took the public and board comments back and made changes to the plan, which were reviewed in a Power Point presentation. They still seek the same relief and special permit for gasoline sales and with the reconfigured lot lines the special permit for front and rear setback is no longer relevant. Manny Paiva reviewed the existing conditions and the new proposed plan. There will be two curb cuts; one on Park Ave. and one on Main Street and a green space buffer. He reviewed the building plan. There were no changes made to the siding colors or to the elevation. The height of the building will be 32' to the ridgeline. It will be prefab steel construction, colonial design with the same sound screening as the prior plan. He reviewed the proposed signage; height is reduced from 20 to 18'. He reviewed the lighting plan, which reduces wattage by using led lighting. He reviewed the canopy which houses fire suppression system and lights. The proposed building is 3296 sq. ft. and he reviewed the revised floor plan, with handicapped accessible bathrooms. The size allows for a free flow and will provide sufficient storage so that the number of weekly deliveries can be reduced. No storage space is on the outside of the building. Josh Bowes reviewed the impervious areas, the planned green space and the gas service area. There are 22 parking spaces on the lot, 3 gas dispensers and 2 improved curb cuts. The amount of landscaping has been increased significantly. The dumpster will be enclosed and plantings around the bike rack. He reviewed the drainage system that includes 2 catch basins and underground filtration for runoff and drainage. He reviewed the fencing; 6" pvc fencing is planned along the westerly and southerly sides. Landscape buffer includes 9 arbor vitae, pear trees will be added with boxwoods and perennial plantings along the sides, and the existing oak on the property will be maintained. The fire suppression system is UL listed. Outdoor seating proposed in the prior plan has been eliminated based on the comments at the last hearing. A sidewalk is proposed. He reviewed the plans for improving the traffic flow and have consolidated the curb cut access on Park Ave. and moved it away from the intersection. A single drive is proposed on Main Street and the pumps have been moved closer to Main Street. There is

adequate parking at the pumps without impacting adjacent roadways. They reviewed the remote fill plan for gas deliveries that won't block access to the rest of the site. They provided the requested information on delivery schedules and employees/shifts in the supplemental materials. Atty. Troyer summarized that the new plan is not more detrimental to the community and the changes makes the site safer.

Kemal Denizkurt asked about the traffic study that indicates the Adams Street at Level F almost always and asked if he was interpreting the data correctly. Mr. McNaughton responded it is because the traffic coming out of Adams Place is primarily turning left onto a heavy volume street.

Jim Clarke reported the application was routed to the various departments and reviewed the comments. He reviewed the memo from the DPW dated August 30, 2013, the memo from Traffic Engineer George Bezkorovainy dated September 4, 2013. There was a brief discussion during which Jim reviewed the traffic study. They have been reviewing several submissions over 15 months and three studies, and reviewed some of the impacts. There are three concerns with the driveway analysis. They have agreed to fund \$5-6,000 for a study to alleviate the traffic and recommended this be done as soon as possible. He also noted that he will confirm if Atty. Troyer's submission of 8/20 references the correct code of ordinances. Chairman McLeod asked if the board is looking to further continue the matter to allow the Traffic Engineer sufficient time to review the additional materials. He also noted that he received an email from Town Council Vice President Patrick O'Connor and will provide a written version to enter as an exhibit at the next hearing.

Exhibit #1 – Package from Town Councilor Ed Harrington- Councilor Harrington provided the board with a document that outlined how the project does not meet the criteria for approval and read it to them. It was entered as an exhibit.

Exhibit #2 - letter from Dorothy Lang, 38 Adams Place- she noted that prior applications for similar types of services in other neighborhoods were denied for the same reasons. This has strong opposition from the abutters and neighbors and cited traffic and accidents, trash, while the TD Bank in the area was approved. TD Bank is open fewer hours, does not have trash or deliveries and this type of business would be more appropriate to the neighborhood.

Councilor Bob Conlon noted he spoke with Councilor Harrington and many of the neighbors and concurs that it is a detriment to the area and respectfully requested the board deny the application.

Fran Sheflin, 10 Hilldale Rd. – identified himself as a 34-yr. employee of Cumberland Farms and noted that the original proposal included the purchase of the adjacent property. The abutters asked for the development to be kept to the original property, and the rezoning request was denied. Cumberland Farms redesigned its plan to the original site and noted that the traffic, the store and the gas station existed already. They are not new to the site. The enhancements proposed will improve the area. At some point, it becomes a NIMBY attitude. Councilor Harrington has already expressed the opinion that he will oppose any proposal for the site. Cumberland Farms is the property owner and has rights as such and is trying to present a plan in the best light. They have owned the property since 1986 and want to improve it. He requested the

board consider the evidence. Chairman McLeod responded that the board will consider the evidence and criteria and not who owns it.

Ann Cawley, Adams Place – noted the neighbors did not say “develop” what you already have, but fix it and clean it up. She noted that she has to travel out of the way to get on the highway because of the traffic. She asked if they have taken into consideration the impact of newly opened Southfield East/West Parkway and the cut-through traffic it will bring to Route 18.

Eleanor Edwards, 779 Main Street- suggested putting up “no parking” signs along Adams Place and her property and widening the end of Adams Place.

A motion was made by Vice Chairman Foley to continue the public hearing to October 2, 2013; seconded by Jonathan Moriarty and unanimously voted.

### **BZA CASE #3202–3 Campbell Street, Public Hearing**

Application of Donald Rafferty for property located at 3 Campbell Street also shown on the Weymouth Town Atlas as Sheet 55, Block 611, Lot 10, located in R-1 zoning district, seeking to subdivide the property into two lots about 10,500 square feet each.

Members sitting:     Richard McLeod, Chairman  
                             Edward Foley, Vice Chairman  
                             Kemal Denizkurt  
                             Chuck Golden  
                             Jonathan Moriarty  
                             Rob Stevens, Alt.

A motion was made, seconded and unanimously voted to reopen the public hearing and waive the reading of the published notice.

Mr. Rafferty provided a handout updating his information. Atty. Galvin is no longer representing him. He noted that the discussion centered around what is considered the neighborhood and standard of the neighborhood. There was a brief discussion; lots on Barnes Street that were further away were included over lots closer. Chuck Golden noted his concern with the signatures on the petition. Mr. Rafferty responded that four residents of Concord Street were not in opposition but would not sign, and others on Prescott didn’t like what was constructed on 174 Graham. Any property that was not circled on what he submitted didn’t answer, but that the 39 signatures is a 95% approval rate. He also reported that he spoke with Conservation Administrator Schloss who was concerned with drainage- she agreed it’s better for the watershed if he were to put up two houses with reasonable run off plans than one big house which he could build by right. He reported she would not agree write a letter. The property on 174 Central Street is also in the watershed protection district and a similar “scathing” letter was not written. Chairman McLeod asked the applicant to keep the comments to the evidence.

There was a brief discussion of the properties that were included. Vice Chairman Foley noted he was concerned with the big lots. Mr. Rafferty responded that the attorney went further away. Chairman McLeod asked that the testimony not slander the applicant’s former attorney who is

well-known and respected by the board. Mr. Rafferty continued that the proposal is consistent with the neighborhood; the average of the house lots in the neighborhood is below 13,000.

Kemal Denizkurt noted that the map provided by the applicant indicates 66% of the lots in the neighborhood are less than 10,000, while the information from the town indicates the mirror opposite; that 66% of the lots in the neighborhood are larger than 10,000. The building inspector indicates the average size for the lots in the surrounding area are approximately 20,000. Mr. Rafferty responded that he met with Mr. Richards but he believes the average size is determined by taking the number of lots and dividing by size. He did not just take the adjacent homes but narrowed to Graham, Prescott and Campbell as the standard.

Jim Clarke reported that he received an email from Councilor Michael Smart who was unable to attend; he notified that he had heard from two constituents who supported the application. Mr. Clarke also received an email from Councilor Patrick O'Connor in support of the application and noted these both as exhibits.

Pete Feroli, 230 Central Street- asked that the size of the house be taken into consideration-that it fit the neighborhood.

Lawrence Turner, Graham Street noted that all of the signatures were from outside of the area. The subdivision will drastically affect the neighborhood.

Scott Curry- former resident, but noted he is in support and that it will help out the neighborhood and that he would consider moving back.

Pamela Turner, Graham Street-noted her children play on the cul de sac, and and is concerned for their safety with the addition of more houses/traffic.

Patrick Flaherty, 19 Barnes- noted he is in support. The property will be an asset to the neighborhood and all of Weymouth is nonconforming. He grew up on a lot less than 5,000 and turned out fine. The current state looks unfinished and overgrown. It will upgrade the property.

Realtor noted the applicant doesn't propose a house that would adversely affect the neighborhood. He is proposing colonial style. The existing house is an eyesore and the cul de sac is designed for families.

Mr. Rafferty responded that the resident of 17 Graham doesn't live there but runs a business out of it. Chairman McLeod responded that he was not allowing a character debate. Mr. Rafferty responded that his application has overwhelming support of the neighborhood, is a reasonable plan; the plans he submitted for review are better for the environment, consistent with the neighborhood and meets all criteria under 120-53.

Juanita Edwards, 4 Concord Street- is concerned that the plan not increase runoff to her area. They already have an issue with water when it rains. Mr. Rafferty responded that he would hire a civil engineer to address.

Jeanne Reddy Spillane- 3 Campbell Street- as seller, she has no plans to improve the property if the request is denied.

A motion was made by Vice Chairman Foley to close the public hearing; seconded by Jonathan Moriarty and unanimously voted.

A motion was made by Vice Chairman Foley to take the matter under advisement to consider the evidence, review and make a decision at the next meeting; seconded by Jonathan Moriarty and unanimously voted.

Submitted:

Exhibit #1- list of abutters in support

Exhibit #2-map

Exhibit #3-map of Central Street

Exhibit #4- letter from Councilor Patrick O'Connor

Exhibit #5- revised map

Exhibit #6- email from Councilor Michael Smart

### **BZA CASE #3205–90 Church Street, Public Hearing**

Application of Norman Preston/ NT Development for property located at 90 Church St., also shown on the Weymouth Town Atlas as Sheet 13, Block 174, Lots 1 & 29, located in R-1 zoning district, seeking to subdivide two lots (owned for more than 5 years and considered 1 lot for zoning purposes) into two lots – one with a single family dwelling and one buildable lot.

Members sitting:     Richard McLeod, Chairman  
                             Edward Foley, Vice Chairman  
                             Kemal Denizkurt  
                             Chuck Golden  
                             Jonathan Moriarty

A motion was made to open the public hearing and waive the reading of the published notice.

Attorney Ray Jennings, with offices at 775 Pleasant Street, presented the petition with applicant Norman Preston to subdivide the property. The current property has an existing single family home. He provided a map of the layout and showing the adjacent areas are developed. He also provided a copy of the town Atlas with surrounding lots indicated. The plan is not inconsistent with the neighborhood; it is a subdivision created in 1943 and has been owned contiguously with 90 Church Street and undeveloped for 70 years. The applicant proposed a moderate sized 2-story garrison with 1768 sq. ft. of living space and no garages. The style along Church Street is mixed. It has grown up over time. Kemal Denizkurt reviewed the map and asked what is the standard of the neighborhood- they cannot make an appropriate decision without knowing what is considered the standard. Atty. Jennings responded that the majority of the lots are undersized. There was a brief discussion of “standard of the neighborhood as established.” Chairman McLeod responded that many of the lots are larger than what is proposed and would want to see more of a breakout. Jonathan Moriarty asked if the two lots are on the same deed. Atty. Jennings responded yes.

Jim Clarke reported the application was routed to the various departments and reviewed the comments.

Councilor Kenneth DiFazio, District 3 councilor, 53 Meetinghouse Ln. – noted his property is adjacent to the proposed. He noted that the abutters were notified in writing and other residents verbal. The intersection was painted by MassDOT with yellow striping and signage put up in an effort to reduce accidents. High speed is a problem. Increasing the number of houses will not substantially increase the public welfare; the neighborhood will not benefit. He noted that approving this would start a slippery slope and that it will change the area. He asked the board to consider opposing the petition.

Councilor Conlon concurred. He noted the dimensional regulations voted by town meeting indicates any new homes must be built on lots 25,000 sq. ft. and that by bypassing the bylaw would be a boon to any developer. Weymouth is a suburban town with space between homes. To overbuild on undersized lots is detrimental to Church Street and a public safety issue. He urged the board to deny the application.

Terrence Gibbons, 252 Essex Street, 31 Church Street- provided a copy of traffic study done in the spring of 2011 and reviewed the data and statistics. He also provided a petition with 80 signatures in opposition. He also noted that the traffic flow increases in the area when the Fore River Bridge is opened.

Cindy Lydon- identified herself as living across the street-noted the lot sizes in the direct area are larger. She is concerned as a parent of 3 children that she can't pull out of her driveway now. There is not enough time to take a turn. She also noted there is a T stop there.

Brian Carlic, 58 Church Street- quoted from a Weymouth News article from 7/31/13 that reviewed the intersection of Church and Commercial Streets that indicates there were 12 crashes. He also cited the MBTA bus stop located there.

Jim Tate, 10 Old Coach Dr.- noted he has lived in his home 34 years and is surprised there is no comment from the routing of the application to the police department. Speed traps are routinely set up there, and there are school bus stops on the street.

Elin Kemp, 70 Church Street- she noted there is a blind driveway and a sign but cars have no regard. She also opposes the size of the lot proposed to build on and on public safety grounds.

Michael Curran, 55 Church Street- noted it is a dangerous location with the blind driveway. The family has lived in the house since 1937 and have had cars hit, including those parked in the driveway. If the houses are allowed to be built too closely together, it poses a fire safety issue to the neighborhood.

Laurie Gelo, 52 Church Street- notes her car has been rear-ended by a speeder on the street. It is dangerous to add more houses.

Kemal Denizkurt noted that the proposed frontage is 69'. He asked that the board be provided with a plan with exact dimensions and that outlines where the 34x26 house would be situated on the lot.

Dick Hayes, (daughter lives at 81 Church Street)- noted that it will create yet another blind drive closer to the intersection, creating a serious hazard to residents and those who travel the street. He also noted that there were additional signatures collected and provided a copy of a letter from M. Curran.

A motion was made by Vice Chairman Foley to continue the public hearing to October 16; seconded by Jonathan Moriarty and unanimously voted.

Submitted:

Exhibit #1-traffic study, spring 2011

Exhibit #2-stopping distance chart

Exhibit #3-petition

Exhibit #4-letter from M. Curran dated 9/4/13

A motion was made by Vice Chairman Foley to take Case #3207 out of order; seconded by Jonathan Moriarty and unanimously voted.

### **BZA CASE #3207–155 Sea Street, Public Hearing**

Application of Arthur and Beverly Lawlor for property located at 155 Sea St., also shown on the Weymouth Town Atlas as Sheet 7, Block 94, Lot 8, located in R-1 zoning district, seeking an addition to an existing house on a lot under 5,000 sq. ft.

Members sitting:     Richard McLeod, Chairman  
                             Edward Foley, Vice Chairman  
                             Kemal Denizkurt  
                             Chuck Golden  
                             Jonathan Moriarty

A motion was made to open the public hearing and waive the reading of the published notice.

Beverly Lawlor presented the petition to increase the addition so that her kitchen and dining room will be accessible by wheelchair. Her husband has physical limitations. She will extend out the back an additional 6'. There is no where else to locate it and it will not further encroach on the side yard.

Jim Clarke reported the application was routed to the various departments and reviewed the comments. He noted the lot size is under 5,000.

A motion was made by Vice Chairman Foley to close the public hearing; seconded by Jonathan Moriarty and unanimously voted.



**To vote on Case 3207 – to approve a Special Permit to add to an existing house:**

A motion was made by Vice Chairman Foley to approve the application for a special permit; seconded by Jonathan Moriarty.

**FINDINGS**

Further, the board finds that:

1. The specific site is an appropriate location for such a use as a residential lot.
2. The use involved will not be detrimental to the established or future character of the neighborhood or town as the addition is within setbacks.
3. There will be no nuisance or serious hazard to vehicles or pedestrians.
4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
5. The public convenience and welfare will be substantially served.

**DECISION OF THE BOARD** - Due to the above findings, it was unanimously voted to approve a Special Permit.

**BZA CASE #3206–135 Randolph Street, Public Hearing**

Application of Robert C. Maynard for property located at 135 Randolph St., also shown on the Weymouth Town Atlas as Sheet 48, Block 547, Lot 14, located in R-1 zoning district, seeking to remove the existing two family dwelling on the lot and subdivide the lot into two lots, each with less than the minimum area (Lot 1 at 18,800 sq. ft. and Lot 2 at 20,000 sq. ft.

Members sitting:      Richard McLeod, Chairman  
                                 Edward Foley, Vice Chairman  
                                 Kemal Denizkurt  
                                 Chuck Golden  
                                 Jonathan Moriarty

A motion was made by Vice Chairman Foley to open the public hearing and waive the reading of the published notice; seconded by Jonathan Moriarty and unanimously voted.

Attorney Gregory Galvin, with offices at 775 Pleasant Street presented the petition to subdivide the property with applicant Robert Maynard. The existing lot is 38,800 sq. ft. and a 2-lot subdivision proposed; one 20,000 and one 18,800. Currently there is a 2 family in the center that runs side to side. It will be razed and two single-family dwellings constructed. It will still have the same density. Proposed homes will be 38x26 with attached 2-car garage. Frontage of each lot will be 108' and the building envelope will be 18-20 feet off the street. The atlas shows a lot size of 33,800 (5,000 less) but it was surveyed and certified 38,800. It could be a result of a shift in the Mill River at the rear lot line, or could be because of an inaccurate prior survey or stone wall that ran along side. The proposed dwellings will be 25' away from the abutter. The street elevation is higher than the property so water runoff to the street will not be an issue. The driveway will be sloped and plan developed to deal with water runoff/absorption. The application requires filing with the Conservation Commission and will require an Order of Conditions. Conservation Administrator Schloss has sent correspondence to the Board noting her concerns.

Kemal Denizkurt asked if the property has always been a 2-family. The applicant responded “forever.”

Jim Clarke reported the application was routed to the various departments and reviewed the comments. He read the letter from the Conservation Administrator. Chairman McLeod asked how to resolve the survey discrepancy. Jim Clarke responded that the Atlas may be adjusted after deed is recorded. There was a brief discussion; Jim Clarke noted that it does not meet the upland requirements and will need to request relief under 120-53.1 – minimum upland area and under 120-6; 75% required minimum lot size. Attorney Galvin held a brief discussion with his client; the request for relief was not properly advertised. He requested the board allow the application to be withdrawn without prejudice.

A motion was made by Vice Chairman Foley to allow the applicant to withdraw without prejudice; seconded by Jonathan Moriarty and unanimously voted.

**BZA CASE #3208–54-60 Beals Street, Public Hearing**

Application of Marjorie Brown for property located at also shown on the Weymouth Town Atlas as Sheet 10, Block 125, Lots 11 & 12, located in R-1 zoning district, seeking to adjust the property line to increase conformity of 54 Beals Street and decrease conformity of 60 Beals Street with no change to frontage

Members sitting:      Richard McLeod, Chairman  
                                 Edward Foley, Vice Chairman  
                                 Kemal Denizkurt  
                                 Chuck Golden  
                                 Jonathan Moriarty

A motion was made to open the public hearing and waive the reading of the published notice.

Marjorie and Patrick Morgan presented the petition. Ms. Morgan reported that the property next door was owned by her mother and when she died it passed to her children. The property has been maintained by the family as a homestead for three generations. They would like to adjust the property lines to reflect the actual use of the property and to maintain those patterns.

Kemal Denizkurt asked if on the plan 60 Beals Street is less than 10.4’ from the property line to the corner of the house. It is not in violation. The property is registered land.

Jim Clarke reported the application was routed to the various departments and reviewed the comments.

Vice Chairman Foley noted the application is unique. There is a slope between the property lines. There was a brief discussion. Jonathan Moriarty noted it is a clarification of delineating lines.

A motion was made by Vice Chairman Foley to close the public hearing; seconded by Jonathan Moriarty and unanimously voted.

**To vote on Case – to approve a Special Permit to:**

A motion was made by Vice Chairman Foley to approve the application for a special permit to move the property line; seconded by Jonathan Moriarty.

**FINDINGS**

Further, the board finds that:

1. The specific site is an appropriate location for such a use. as a residential use
2. The use involved will not be detrimental to the established or future character of the neighborhood or town since the lot line adjustment reflects actual use patterns of the lots.
3. There will be no nuisance or serious hazard to vehicles or pedestrians.
4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
5. The public convenience and welfare will be substantially served.

**DECISION OF THE BOARD** - Due to the above findings, it was unanimously voted to approve a Special Permit.

**Other Business**

Jim Clarke asked what Board members recalled on the case of 26 Massasoit Road where a height variance was granted. Mr. Lane is preparing a response to a letter from a property owner at 151 Pilgrim Road questioning the action.

**Minutes**

A motion was made by Vice Chairman Foley to approve the minutes from the August 21, 2013 meeting; case #; seconded by Jonathan Moriarty and unanimously voted.

**Adjournment**

The next meeting of the Board of Zoning Appeals will be on Wednesday, September 18, 2013. At 10:45 PM, a motion to adjourn the meeting was made by Chuck Golden, seconded by Jonathan Moriarty and unanimously voted.

Approved:

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Kemal Denizkurt, Clerk