

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, March 4, 2015 – 7:00 P.M.
McCulloch Building (Whipple Center) – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Due to the snow storm all items from the 1/28 & 2/11 meeting were continued to 3/4/15.

Old Business:

- 1. Case # 3243 – 110 King Avenue – Public Hearing** (Continued from 10/1, 10/15, and 11/19/14)
– (McLeod, Denizkurt, Golden, Vinton, Foley)

The petitioner, Liberty Realty Development, Inc., for property located at **110 King Avenue**, shown on the Weymouth Town Atlas Sheet 20, Block 282, Lot 37, located in a R-1 (Single-Family / Low Density Residential) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:	Extension or change of a non-conforming use or structure (Article XIII, Section 120-40). The property is nonconforming with respect to the use (auto-repair in single-family zone), lot size (25,000 SF, 17,063 SF provided) and lot width (120 ft. required, 75 ft. provided).
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Presently located on the premises are two one-story buildings used for automobile repair. The petitioner is proposing to demolish the existing buildings to construct five two-story residential townhouse units in a ~3,150 SF building footprint and 16 off-street parking spaces.

New Business:

- 2. Case # 3248 – 75 Finnell Drive – Public Hearing**

The petitioner, Stephen E. Goldman, for property located at **75 Finnell Drive**, also shown on the Weymouth Town Atlas Sheet 36, Block 452, Lots 5 & 12, located in the I-1 (Limited Industrial) and Watershed Protection overlay zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:	Place of recreation or assembly (Article IX, Section 120-29E).
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Special Permit	Extension or change of a non-conforming use or structure. The property is nonconforming with respect to lot coverage and landscaping (Article XIII Section 120-39 & 120-40, Article XV, Section 120-51 “Schedule of District Regulations” Table 1.
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Variance:	Relief of 16 parking spaces from the minimum required spaces (297 required, 281 proposed) (Article XVII, Section 120-74N & Q).
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Presently located on the premises is a fitness and multi-use center on two lots (Weymouth Club). The petitioner is proposing to eliminate the first floor tennis court use on the first floor and use the area for an exercise and spa area. The existing unused second floor space above the tennis court is proposed to be used as a ~3,200 SF multi-use area, a ~1,350 SF function area, storage, and office use. The proposal also includes a splash pad in the rear pool area.

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3. Case # 3249 – 211 Main Street – Public Hearing

The petitioner, Hikar, Inc., for property located at **211 Main Street**, also shown on the Weymouth Town Atlas Sheet 29, Block 374, Lot 7, located in a B-1 (Limited Business) and Groundwater and Watershed Protection Overlay District. The petitioner is seeking to modify the decision on Case #3233, Special Permit under Section 120-64.3A Wall Signs and Section 120-40 Extension or change of nonconforming use to allow two existing wall signs “Honda Power” and “Honda Marine” shown on plan prepared by W. McKinnon and Associates to remain on the building.

4. Case # 3251 – 111-113 Grant Street – Public Hearing

The petitioner, Thomas Gingras, for property located at **111-113 Grant Street**, also shown on the Weymouth Town Atlas Sheet 19, Block 261, Lot 16, located in the R-1 (Residential, Single-Family / Low Density) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit	Extension or change of a non-conforming structure. The property is nonconforming with respect to the minimum side yard setback (2.5 ft. provided, 10 ft. required) (Article XIII, Section 120-39 & 120-40, Article XV, Section 120-51 “Schedule of District Regulations” Table 1.
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Presently located on the premises is a two-family residence. The petitioner is proposing to construct a 16 ft. x 26 ft. dormer on the second floor within the same building footprint. The structure is set back 2.5 ft. from the northerly property line.

5. Review of Minutes – January 7, 2015

6. Other Business:

- Conflict of Interest and Ethics Training Reminder due by March 31, 2015
- Update on Zoning Ordinance Amendment Petition (Measure 14-107) to allow restaurants with less than 20 seats to have drive-through window service in HT zone. Petition submitted by 1255 Main Street business and property owner (Dunkin Donuts).

7. Upcoming Meetings –March 25, 2015, April 15, May 6, 2015, May 27, 2015

Adjournment