

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

TO BE COMPLETED BY STAFF

Town Clerk Stamp

Case Number: _____

Submittal Accepted: _____ Date _____
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: 665 BROAD STREET

Assessor's Map Sheet, Block, & Lot: 22-299-1

Zoning District: B-2, R1 Overlay District: _____

OWNER OF RECORD (S) (print&sign): 665 BROAD STREET, 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: 190 WILLARD STREET QUINCY, MA 02169

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print&sign): MICHAEL AHERN

Applicant's Address: 190 WILLARD STREET QUINCY, MA 02169

Contact Information: Email maherngc@aherncm.com Phone 617-590-4535

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

NAME & AFFILIATION OF REPRESENTATIVE: _____

Address: _____

Contact Information: Email _____ Phone _____

NAME OF ENGINEER AND / OR ARCHITECT: JAKKA DESIGN

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.

Michael Ahern MICHAEL AHERN 4/20/2021

Applicant / Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: X Special Permit Variance Amendment Other:

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

RELIEF FROM ADDING 497.4 SQ. FEET OVER FAR ALLOWANCE

PROPOSED FAR IS 3,831 SQ. FT. ALLOWED FAR IS 3,333.6 SQ. FT.

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE:

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use): THE EXISTING STRUCTURE CONTAINS TWO APARTMENTS

THE FIRST FLOOR APARTMENT IS A FLOOR THRU UNIT CONTAINING 4 BEDROOMS, A KITCHEN, A LIVING ROOM, AND ONE FULL BATHROOM.

THE SECOND UNIT IS A BI-LEVEL UNIT, CONTAINING 5 BEDROOMS, A KITCHEN, A LIVING ROOM, AND 3 FULL BATHROOMS.

THERE IS CURRENTLY ADEQUATE PARKING FOR 12 VEHICLES
2. The applicant seeks to (describe what you want to do on the property in as much detail as possible): WE SEEK TO CONVERT THE EXISTING STRUCTRE INTO 5 UNITS, AS FOLLOWS:
ABOVE GRADE BASEMENT AREA, CONVERT TO A 2 BEDROOM UNIT. THE FIRST FLOOR SHALL BE DIVIDED INTO TWO, 2-BEDROOM UNITS, EACH CONTAINING A LIVING AREA, AND 1 BATHROOM.
THE SECOND THE FLOOR SHALL CONTAIN TWO UNITS, ONE UNIT WILL BE A 1 BEDROOM WITH A LIVING AREA AND 1 BATHROOM. TE OTHER UNIT SHALL BE A BI-LEVEL UNIT CONTAINING 3 BEDROOMS, 1 LIVING AREA, AND TWO FULL BATHROOMS.
THERE WILL BE A MINIMUM OF 12 PARKING SPACES AS PER EXISTING CODITIONS.
THERE WILL BE NO ADDITIONS OR ALTERATIONS TO THE EXISTING EXTERIOR OF THE STRUCTURE OTHER THAN THE RELOCATION OF SEVERAL WINDOWS. THE BUILDING WILL ALSO HAVE THE INSTALLATION OF FIRE PROTECTION AND FIRE ALARM
3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).
120-27 SPECIAL PERMIT USES BY BOARD OF APPEALS.
SUB-PARAGRAPH C: MULTIPLE DWELLING

TABLE 1: ALL UNITS IN MULTIPLE FAMILY RESIDENTIAL BUILDINGS BASED ON FAR
LOT AREA *.03 (LOT AREA = 11,112 SQ FEET, FAR = 3,333.6 SQ FT.)
TOTAL PROPOSED BUILDOUT IS 3,831 SQ. FT.
4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).
5. Any other additional information as relevant to the Variance or Special Permit:

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		2 UNIT BUILDING	5 UNIT BUILDING
Lot Area / Size (Sq. Ft.)	NONE	11,112	11,112
Dwelling Units		2	5
Frontage (ft.)	NONE	84.9	84.9
Lot Width (ft.)	NONE	84.9	84.9
Front Yard Setback (ft.)	NONE	13.5	13.5
Front Yard Setback (ft.) – corner lots	NONE	13.5	13.5
Side Yard Setback (ft.)	NONE	CORNER LOT	CORNER LOT
Side Yard Setback (ft.)	NONE	CORNER LOT	CORNER LOT
Rear Yard Setback (ft.)	NONE	33'/1.3'	33'/1.3'
Height (ft.) & # of Stories	6 STORIES NOT TO EXCEED 80'	2.5 STORIES 35+-	2.5 STORIES 35+-
Lot Coverage	NONE	30 %	30 %
Off-Street Parking Spaces	12	14	12
Off-Street Loading Spaces	0	0	0
Parking Setback	NONE	7'-0"	7'-0"
Accessory Structure Setback			
Landscaping			
Floor Area Ratio	3,333.6	3,093 SQ. FT	3,831 SQ. FT.
Signage			
Other:			

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.
YES. THE EXISTING SITE IS SURROUNDED BY MULTI FAMILY DWELLINGS OF EQUAL SCALE AND OCCUPANCY, BUT LESS ON-SITE PARKING
2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.
NO. THE AMOUNT OF BEDROOMS IN THE EXISTING STRUCTURE IS 14 TOTAL, THE PROPOSED IS A 10 BEDROOMS. AND HAS SUFFECIENT OFF STREET PARKING
3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.
NO. WE BELIEVE THE EXISTING AND PROPOSED WILL HAVE NO EFFECT ON THE EXISTING CONDITIONS SURROUNDING THE PROPERTY.
4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.
YES, THE EXISTING STUCTURE HAS ADEQUATE UNTILITIES TO ACCOMADATE THE CHANGE. AND THE NEW REMODEL WILL INCLUDE A FIRE SUPPRESSION SYSTEM AND FIRE ALARM SYSTEM
5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.
YES. THE PROPOSED REDESIGN WILL INCREASE THE AVAILABILTY OF MORE INDIVIDUAL AND INDEPENDENT LIVING UNITS

SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS

Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use (Article XIII “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):
2. Indicate how long the nonconforming aspects of the structure have been in existence:
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.
ADULT CARE FACILITY BASEMENT AREA, CONVERT TO A STAY. THE FIRST FLOOR SHALL BE DIVIDED INTO TWO 2-BEDROOM UNITS, EACH CONTAINING A LIVING AREA, AND 1 BATHROOM.
4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:
5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:
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: