

**TOWN OF WEYMOUTH
(SEAL)
BOARD OF ZONING APPEALS**

Notice is hereby given of a public hearing of the Board of Zoning Appeals of the Town of Weymouth under MGL Ch. 40A, Sec. 14, of the General Laws and Code of the Town of Weymouth, Chapter 120, Articles 24 & 25 to be held at:

7:00 P.M.

WEDNESDAY, JANUARY 4, 2017

**MC CULLOCH BUILDING – MARY MCELROY MEETING ROOM
182 GREEN STREET WEYMOUTH, MASSACHUSETTS**

On the following cases:

Case #3314 – The petitioner, Marian Dorosz, for property located at **11 Water Street** also shown on the Weymouth Town Atlas sheet 23, block 306, lot 9, located in a B-2 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-40 Extension or Change of Nonconforming Use

Presently located on the ~25,000 SF lot is an existing garage with two service bays for an auto repair business. The petitioner seeks to construct a ~16' X 32' addition to the existing garage and to provide stormwater improvements. The repair shop is an allowable use with a Special Permit. This application seeks to extend that use.

Case #3315 – The petitioner, Michael Howard, for property located at **29 Welland Circle**, also shown on the Weymouth Town Atlas sheet 24, block 320, lot 65, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance: Table 1 Lot size

Presently located at 29 Welland Circle is a ~8,200 SF lot with an existing single family dwelling. The petitioner seeks to straighten the lot line by adding ~500 SF from the abutting ~19,644 SF lot at 32 Welland Circle making that lot more nonconforming.

Case #3316 – The petitioner, Patrick Flaherty, for property located at **4 Mutton Lane**, also shown on the Weymouth Town Atlas sheet 35, block 444, lot 12, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Lot A

Variance: Table 1 Lot Size (9,686 sq ft)
Variance: Table 1 120' at the front and rear building line
Variance: 120-48 120-48 Subdivision creating a new nonconforming lot
Variance: 120-59.1 Measurement across lots

Lot B

Variance: Table 1 Lot Size (17,026 sq ft)
Variance: 120.56(c) Frontage less than 40'
Variance: Table 1 120' at the front and rear building line
Variance: 120-59.1 Measurement across lots

Lot C

Variance: 120-56(c) Frontage less than 40'
Variance: 120-53.1 Percent Upland (56%)
Variance: 120-59.1 Measurement across lots

Presently located at 4 Mutton Lane is a ~101,389 SF lot with an existing single family dwelling built in 1768. The petitioner seeks to preserve the historic home by subdividing the property creating two (2) additional buildable lots. Without the requested relief, the applicant intends to demolish the existing home and subdivide the property to create one (1) additional buildable lot.

Documents available at www.weymouth.ma.us/board-of-zoning-appeals/pages/current-applications-case-history, on file at the Planning Dept, 75 Middle St., Weymouth, M-F 8:30 A.M. - 4:30 P.M. You may also submit written comments to the above address or call (781) 340-5015 for further information.

Board of Zoning Appeals

**To be published in the Weymouth News on Wednesday, December 21, 2016, and
Wednesday, December 28, 2016**

The Board of Zoning Appeals Account # is 087127