

**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, JULY 27, 2016
MC CULLOCH BUILDING
MARY MC ELROY MEETING ROOM
182 GREEN STREET WEYMOUTH, MASSACHUSETTS**

On the following cases:

Case #3293 – The petitioner, Ed Kelcourse, for property located at **1072 Washington Street**, also shown on the Weymouth Town Atlas sheet 30, block 399, lot 3, located in an HT zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-22.7 (B) Extension or change of non-conforming use or structure

Presently located on the ~24,837 SF lot is an existing two-story building consisting of 3-first floor commercial spaces and 2-one-bedroom residential units on the second floor. The petitioner is proposing to convert ~1200 SF of commercial space on the first floor, rear of the building to 2 one-bedroom residential units.

Case #3294 – The petitioner, Kenneth Fitzgerald, for property located at **41 Jessica Lane**, also shown on the Weymouth Town Atlas sheet 61, block 639, lot 40, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance; 120-51 Dimensional Requirements

Presently located on the ~15,612 SF lot is an existing single-family dwelling. The petitioner seeks to extend an existing deck for installation of a ~12.5' X 20' sunroom.

Case #3295 – The petitioner, Ellen Corbett for property located at **42 Jaffrey Street**, also shown on the Weymouth Town Atlas sheet 17, block 228, lot 1, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance; 120-40 Required setbacks

Presently located on the ~12,605 SF lot is an existing single-family dwelling. The petitioner seeks to demolish an existing deck on the rear of the dwelling and construct a ~240 SF addition.

Case #3296 – The petitioner, Mary Wilkins, for property located at **34 Gilmore Street**, also shown on the Weymouth Town Atlas sheet 10, block 80, lot 13, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit;	120-40;	Extension of non-conforming lot
Variance;	120-40;	Lot under 5,000 SF

Presently located on the ~3800 SF lot is a single-family dwelling and garage. The petitioner seeks to construct a ~5.8 X ~15.3' one-story addition on the rear of the existing dwelling.

Case #3297 – The petitioner, BJ's Wholesale Club, Inc., for property located at **110 Main Street and 559 Washington Street**, also shown on the Weymouth Town Atlas sheet 29, block 329, lot 10, 12, 15, & 21, located in the B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit;	120-24 (A);
	120-40;
	120-64.3

The petitioner seeks to construct a service station for the sale of gasoline and related products on a vacant ~57,797 SF lot (lot 21) to the rear of an existing retail shopping mall and several other retail businesses, and to extend an existing non-conforming sign located on Washington Street by ~5.333'.

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, July 13, 2016, and
Wednesday, July 20, 2016**

The Board of Zoning Appeals Account # is 087127