

**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, September 7, 2016
MC CULLOCH BUILDING
MARY MC ELROY MEETING ROOM
182 GREEN STREET WEYMOUTH, MASSACHUSETTS**

On the following cases:

Case #3301 – The petitioner, John Hylan, for property located at **41 Barnes Avenue**, also shown on the Weymouth Town Atlas sheet 55, block 611, lot 14, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-53 Lot Size less than 25,000 but greater than 17,500

Application to reconfigure several contiguous lots along Barnes Avenue into 2 lots. Proposed Lot 1 will be 29,681 SF. Proposed Lot 2 will be 23,677 SF.

Case #3302 – The petitioner, Stephen 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 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit;	120-29E	Use (Place of recreation or assembly)
	120-39	Continuation of nonconforming use
	120-40	Extension or change of nonconforming use
Variance;	120-51	(Table 1) Front yard set-back
	120-74Q	Minimum required parking spaces

Presently located on the property is a multi-use fitness and recreational facility. The petitioner seeks to reconfigure the front entrance by moving the drop-off from the left side of the entrance roadway to the right side; and to remove approximately 24 parking spaces located on an unfinished roadway and relocate them onto the applicant's property.

Case #3303 – The petitioner, Jane Cleary for property located at **24 Caldwell Street**, also shown on the Weymouth Town Atlas sheet 2, block 5, lot 10, 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 or change of use, non-conforming lot
Variance;	120-52	Lot size under 5,000 SF

Presently located on the ~2800 SF lot is an existing single-family dwelling. The petitioner seeks to construct a ~7' X ~44' wrap-around deck located above the roof of a first floor extension.

Case #3304 – The petitioners, Jason Kennedy and Sheila Buchanan, for property located at **29 Arnold Street**, also shown on the Weymouth Town Atlas sheet 10, block 124, Lot 15, located in the R-1 zoning district. The petitioners are seeking the following relief from the requirements of the Weymouth zoning Ordinance:

Variance; Required Street Frontage

Formerly located on the ~26,484 SF lot was a ~943 SF dwelling destroyed by fire; presently located on the lot are the decaying remains of the original foundation. The petitioners are seeking to construct a new ~2,000 SF 2-story, single family dwelling, with a new foundation on the lot, accessible only by a right-of-way.

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, August 24, 2016, and
Wednesday, August 31, 2016**

The Board of Zoning Appeals Account # is 087127