

**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 25, 2017
MC CULLOCH BUILDING – MARY MCELROY MEETING ROOM
182 GREEN STREET WEYMOUTH, MASSACHUSETTS**

On the following cases:

Case #3317 – The petitioner, Kevin Fall, for property located at **249 Ralph Talbot Street** also shown on the Weymouth Town Atlas sheet 46, block 534, lot 9, located in a R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit and/or Variance: 120-53 Minimum lot area and minimum lot width

Presently located on the ~41,650 SF lot is an existing single-family dwelling. The petitioner seeks to subdivide the existing lot to create a ~21,605 SF lot for construction of a new single-family dwelling, and a ~20,045 SF lot with the existing dwelling.

Case #3318 – The petitioner, 186 Main LLC, for property located at **186 Main Street**, also shown on the Weymouth Town Atlas sheet 29, block 375, lot 2, located in a B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-40 Extension of use requiring Special Permit under 120-24 (A)

Presently located on the lot is an existing 3-story, ~22,000 SF, 502 unit self-storage facility. The petitioner seeks to construct a 3-story, ~12,700 SF addition with 277 self-storage units.

Case #3319 – The petitioner, Ernest Bettuchy, for property located at **21 Western Avenue**, also shown on the Weymouth Town Atlas sheet 40, block 456, lot 46, 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 40' Frontage (20' Proposed)

Presently located on the ~12,115 SF lot is a vacant single-family dwelling. The petitioner seeks to demolish the existing structure and construct a new single-family dwelling. Existing building is accessed via a 20' wide driveway accessing Western Avenue. Applicant requires relief from the 40' frontage requirement as structure will be built on a new foundation.

Case #3320 – The petitioner, Ryder Development Corp., for property located at **32-38 Washburn Street**, also shown on the Weymouth Town Atlas sheet 23, block 304, lot 36, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-39 Continuation of non-conforming use
 120-40 Extension or Change
 120-70(B) Off-street parking

Presently there are two (2) buildings on the lot, a single family dwelling with off-street parking and a 3-family dwelling with off-street parking. The petitioner seeks to rehabilitate the single-family dwelling and to demolish the 3-family to construct a 2-family duplex with green space and 4 off-street parking spaces.

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, January 11, 2017, and
Wednesday, January 18, 2017**

The Board of Zoning Appeals Account # is 087127