

**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

TO BE COMPLETED BY APPLICANT

PROJECT STREET ADDRESS: 1051 Commercial Street

Assessor's Map Sheet, Block, & Lot: Map #18, Block #245, Lot #1

Zoning District: POS Overlay District: N/A

OWNER OF RECORD (S) (print & sign): Town of Weymouth, Robert Hedlund, Mayor *Robert Hedlund*
(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: 75 Middle Street, Weymouth, MA 02189

Norfolk County of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. 12964-H Cert #61811

NAME OF APPLICANT (S) (print & sign): Town of Weymouth

Applicant's Address: 75 Middle Street Weymouth, MA 02189

Contact Information: Email rhedlund@weymouth.ma.us Phone 781-335-1460

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

NAME & AFFILIATION OF REPRESENTATIVE: Samiotes Consultants, Inc. (Civil)

Address: 20 A Street Framingham, MA 01701

Contact Information: Email smartel@samiotes.com Phone 508-877-6688 ext 14

NAME OF ENGINEER AND / OR ARCHITECT: HMFH Architects

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.

Robert Hedlund Robert L. Hedlund, Mayor October 15, 2019
Applicant / Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: _____ Special Permit X Variance _____ Amendment _____ Other: _____

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

120-51 and 120-57: Building height requirements for the POS district
and building height requirements for districts abutting the R-1
district.

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 a 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 campus consists of a middle school bldg & sheds (approx. 206,000 sf) along with paved driveways, parking areas, walkways, landscaping and utilities.
There is also a small wooded area on the southeast corner of the property.
2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

Demolish the existing school, parking areas, and landscape areas to construct a new school building, including all associated utilities, stormwater system, ADA compliant parking & drives, and landscaping.
3. Such a use is permitted only by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

There is no specific regulation within the Zoning Ordinance addressing allowed uses in the Public Open Space district.
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).

No known approvals have been previously granted regarding this project.
5. Any other additional information as relevant to the Variance or Special Permit:

(see attached)

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 | | School | School |
| Lot Area / Size (Sq. Ft.) | N/A | 696,106 | 696,106 |
| Dwelling Units | N/A | N/A | N/A |
| Frontage (ft.) | 40 | 101 | 101 |
| Lot Width (ft.) | 40 | 101 | 101 |
| Front Yard Setback (ft.) | 20 | 61 | 68 |
| Front Yard Setback (ft.) – corner lots | N/A | N/A | N/A |
| Side Yard Setback (ft.) | 10 | 118 | 49 |
| Side Yard Setback (ft.) | 10 | 160 | 278 |
| Rear Yard Setback (ft.) | 10 | 13 | 13 |
| Height (ft.) & # of Stories | 35' / 3 stories | Unk / 2 stories | 40' (58' unoccupied) / 2 stories |
| Lot Coverage | 75% (impervious) | 66% | 71% |
| Off-Street Parking Spaces | 284 | 313 | 284 |
| Off-Street Loading Spaces | 2 | 2 | 2 |
| Parking Setback | 20' (front) | 18' | 36' |
| Accessory Structure Setback | N/A | N/A | N/A |
| Landscaping | 25% | 34% | 29% |
| Floor Area Ratio | N/A | N/A | N/A |
| Signage | N/A | N/A | N/A |
| Other: | N/A | N/A | N/A |

VARIANCE APPLICATION

To be completed for Variance applications only.

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

(see attached)

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

(see attached)

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

(see attached)

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

(see attached)

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.