

**TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS APPLICATION**

**TO BE COMPLETED BY STAFF**

Case Number: 3312

Town Clerk Stamp

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

**PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT**

PROJECT / PROPERTY STREET ADDRESS: 70 FINNELL DR #3-4

Assessor's Map Sheet, Block, & Lot: 36-452-15

Zoning District I-1 Overlay District: N/A

OWNER OF RECORD (S) (print & sign): RPI FINNELL DRIVE LLC, by [Signature] as Manager  
(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 60 FOX HILL LANE MILTON, MA 02186

Norfolk County Registry of Deeds Book and Page No. 5693: Page 307

Or registered in Land Registration Office under Certificate No. \_\_\_\_\_

NAME OF APPLICANT (S) (print & sign): Jenny Lawler Jenny Lawler David Cavanagh [Signature]

Applicant's Address: 100 QUEEN ANNE'S DRIVE #6 WEYMOUTH, MA 01989

Contact Information: Email DAVE@TeamAwesomeFit.com Phone 781-812-9232

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

NAME & AFFILIATION OF REPRESENTATIVE: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Information: Email \_\_\_\_\_ Phone \_\_\_\_\_

NAME OF ENGINEER AND / OR ARCHITECT: \_\_\_\_\_

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.

Jenny Lawler Jenny Lawler 11/3/16 [Signature] 11-7-16  
Applicant / Petitioner - Date (sign & print)

## 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			
Lot Area / Size (Sq. Ft.)	20,000sq. ft.	174240	
Dwelling Units	NIA	NIA	
Frontage (ft.)	100 ft.	250 ft.	
Lot Width (ft.)	100 ft.	250 ft.	
Front Yard Setback (ft.)	40 ft.	60 ft.	
Front Yard Setback (ft.) - corner lots	NIA	NIA	
Side Yard Setback (ft.)	25 ft.	40 ft.	
Side Yard Setback (ft.)	25 ft.	120 ft.	
Rear Yard Setback (ft.)	NONE	NIA	
Height (ft.) & # of Stories	6ft.	1 ft.	
Lot Coverage	80	38	
Off-Street Parking Spaces	- see attached letter -		
Off-Street Loading Spaces	- see attached letter -		
Parking Setback	- see attached letter -		
Accessory Structure Setback			
Landscaping			
Floor Area Ratio			
Signage			
Other:			

SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS

Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use

(Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")

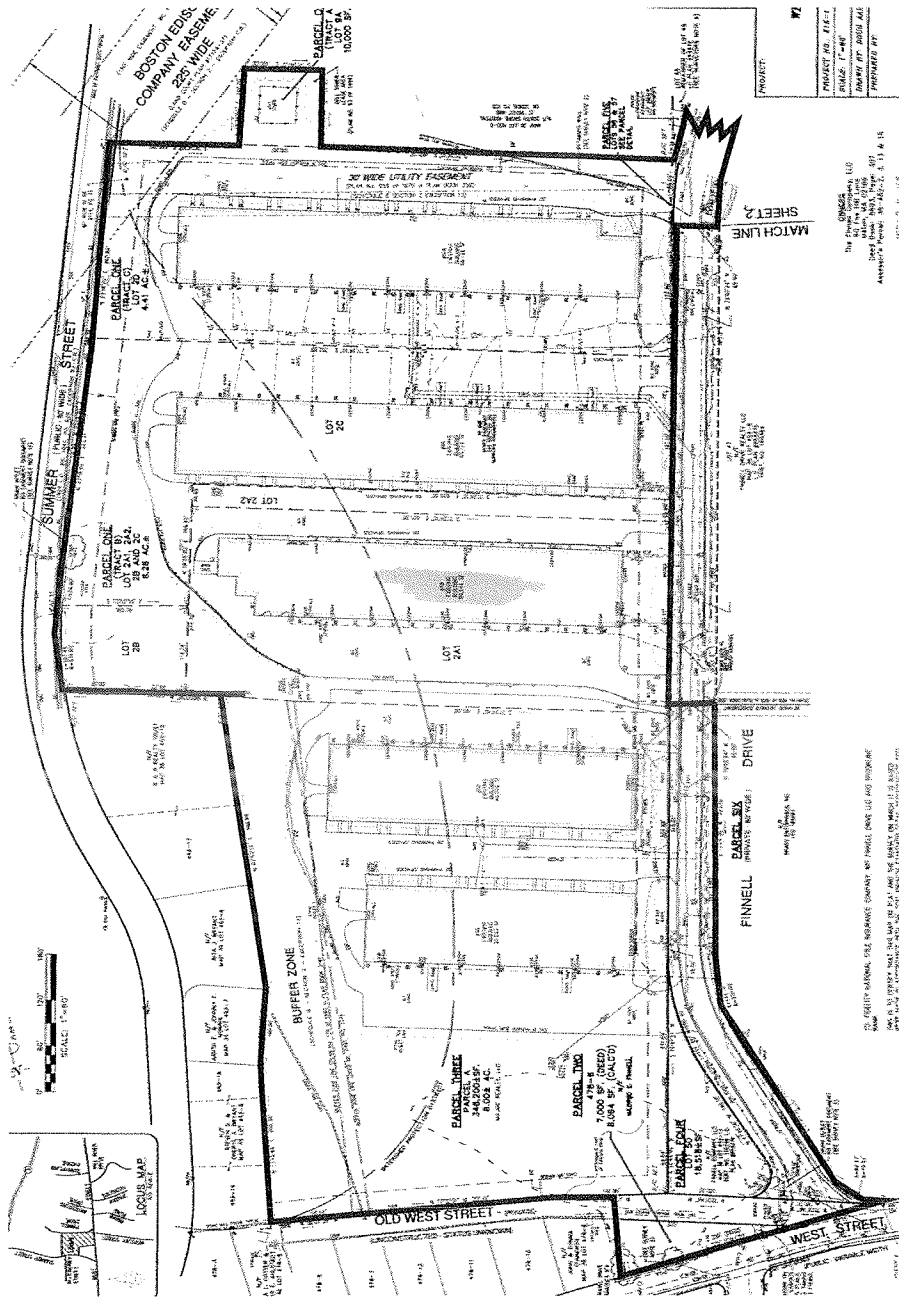
To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

EXTENSION OR CHANGE FINDINGS OF FACT:

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities): zoning laws
2. Indicate how long the nonconforming aspects of the structure have been in existence:  
since construction
3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.  
yes.
4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:  
N/A
5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:  
14-18 spaces with access to 12 more immediately shared spaces as well as a multitude of overflow parking lots.
6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:  
The only concern brought forth is parking. With our 14-18 spaces, shared spaces and overflow parking we will maintain an adequate number of spaces for our customers.

## the “Property”



To whom it may concern,

I am writing on behalf of RPI Finnell Drive LLC, the owner of the subject property, 70 Finnell Drive.

Our #1 criteria when leasing space to new tenants at Route 3 Industrial Park is that the new tenants do not disrupt or cause inconvenience for other existing nearby businesses at the property. For the applicant our primary initial concern was their parking needs since they expect to have classes and events that will require more spaces than the typical industrial business.

We performed lengthy due diligence on the potential parking needs of the applicant in this new space as compared to their current space on Mathewson Drive. The purpose of this letter is to express our confidence that the parking spaces available to the applicant will be sufficient for their needs based on the projected parking requirement(s) for their business. Furthermore we are confident in the applicant's ability to enforce parking and traffic controls with their patrons as to not create a problem for other businesses at the property or at adjacent properties on Finnell Drive.

To summarize the parking we have made available to the applicant:

- The applicant has 5-6 striped spaces directly in front of the Premises for their exclusive use, which will be marked with indicative signage.
- The applicant has a 50' x 40' paved area in back of the Premises, which if used thoughtfully can accommodate 8-10 vehicles parked in tandem. This area may also be marked with indicative signage.
- There are overflow parking spaces available to the applicant up against the jersey barriers behind the Premises. This area can accommodate 6+ vehicles.
- There are a total of more than 70 parking spaces by 36, 86 and 106 Finnell Drive that are available for general, non-exclusive, use of tenants at the property. The applicant has agreed that during busy events their employees would park in these areas and walk to the Premises, allowing the closest spaces to be available for their patrons.

The applicant has represented to us that their space needs during the week before 3pm will be fully satisfied by the spaces designated for their exclusive use in front of and behind the Premises.

In the evenings during the week (from 3-8pm) and on the weekends, they have represented that they will need a maximum of 18 parking spaces. This requirement can easily be accommodated by their designated spaces and the overflow spaces behind their Premises.

In the event the applicant attracts a larger number of patrons than anticipated (>20 if the threshold in our lease), the applicant is required to get our approval, in advance. They have told us that the only times they expect this number of visitors would be on weekends, at which time most of the other businesses in the park are closed, creating plenty of excess parking for the applicant's use.

We are also in communication with a few larger tenants in nearby spaces in 70 Finnell Drive that do not need all of the parking spaces available to them, particularly in the evenings and on weekends. If the applicant determines that they need more spaces than what we have outlined to be available, we will work with the applicant to find additional available spaces to fulfill such need.

We are excited to have TA Fitness join us at Route 3 Industrial Park. We believe they will fit in well and compliment the other businesses at the property. They will also have the use of a great, wide-open space that will allow them to continue to grow their business to better serve the surrounding community.

Thank you,



Brett Levy, as Manager

By: RPI Capital Management LLC, as Manager  
RPI Finnell Drive LLC

