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TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION

2021 AUG -9 PM 4:03

TO BE COMPLETED BY STAFF

Case Number: 3460

Submittal Accepted: [Signature]

Signature of Planning Dept. Staff for minimal requirements

Date

8/9/21

Town Clerk Stamp

Determined to be complete and may now be filed with Town Clerk:

[Signature]
Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 4 Hollis St

Assessor's Map Sheet, Block, & Lot: 49-552-6

Zoning District: B2-R1

Overlay District: _____

OWNER OF RECORD (S) (print & sign): _____

(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: 4 Harness Path Plainville Path

Norfolk County Registry of Deeds Book and Page No. 32167 417

Or registered in Land Registration Office under Certificate No. 1070 OF 1963, 184-1954

NAME OF APPLICANT (S) (print & sign): Georges Hairouz

Applicant's Address: 4 Harness Path Plainville Path

Contact Information: Email GCHairouz@gmail.com Phone 781 789 2508

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: Ashkar Engineering and Surveying

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.

Georges Hairouz
Applicant / Petitioner - Date (sign & print)

Georges Hairouz

NATURE OF REQUEST

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

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

120-40

~~120-40~~

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 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 property has housed a gas station since 1963. It consists of 3 service Bays and two pumps. The structure also includes an office. There is 2035 square feet.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

add an additional service bay increasing square footage by 14.08 %

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

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).

I am not aware of improvements.

5. Any other additional information as relevant to the Variance or Special Permit:

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.)			
Dwelling Units			
Frontage (ft.)			
Lot Width (ft.)			
Front Yard Setback (ft.)			
Front Yard Setback (ft.) – corner lots			
Side Yard Setback (ft.)			
Side Yard Setback (ft.)			
Rear Yard Setback (ft.)			
Height (ft.) & # of Stories			
Lot Coverage			
Off-Street Parking Spaces			
Off-Street Loading Spaces			
Parking Setback			
Accessory Structure Setback			
Landscaping			
Floor Area Ratio			
Signage			
Other:			

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

Yes, there is an existing three-Bay service area as part of existing Gas station.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

It will have no detrimental effect on the character of the neighborhood.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

There is no potential for nuisance or serious hazard to vehicles or pedestrians.

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Yes all appropriate facilities, utilities and other public services will be provided for the proper operation. Will follow all codes.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

The extension will provide more convenience to customers, as the station will be able to provide faster service to them.

X

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):

The back left corner is grand-fathered at 8.5 feet not ten.

2. Indicate how long the nonconforming aspects of the structure have been in existence:

It has been in existence since 1963, when the building was built.

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, it was compliant at the ~~time~~ time it was built -

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

The new extension will be 21.2 feet, greater than the required 10 feet.

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:



There are 13 spaces. These will not be impacted by the extension.

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 extended structure will not decrease parking. It will permit for service station to service cars quicker decreasing need for parking.

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

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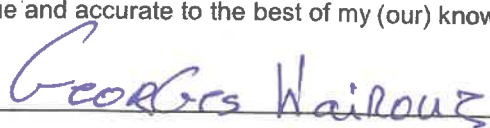
Contact Information: Email _____ Phone _____

NAME OF ENGINEER AND / OR ARCHITECT: Ashkar Engineering and Surveying

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~~120-105G~~

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