

TOWN OF WEYMOUTH
BOARD OF ZONING
APPEALS
75 Middle Street
Weymouth, MA 02189
Telephone: (781) 340-5015
FAX: (781) 335-3283



Case #:

Fee:

3246
450.00
47.05 ad

(This application must be submitted in person for review and approval, as to form and proper contents, to the Director of Planning and Community Development and then the Director will file with the Town Clerk Town Hall, 75 Middle Street, Weymouth, MA 02189.)

APPLICATION TO THE BOARD OF APPEALS

To the Board of Zoning Appeals, Weymouth, MA:

NATURE OF APPEAL / PETITION:
(Check all applicable areas.)

- ☐ Appeal from decision of Inspector of Buildings
☒ Application for Special Permit
☐ Application for Variance

OCT 30 2014

PROPERTY LOCATION (street address):

330 Libbey Parkway Unit 500

Sheet(s):

38

Block(s):

445

(No.) (Street)

28 - building

3300

Lot(s):

Zoning District:

ROP

PROVISIONS OF ZONING ORDINANCE:

Article XA, Sec 120-35.2.2H

(List all applicable sections.) "Place of recreation or assembly"

REASONS WHY SPECIAL APPLICATION SHOULD BE GRANTED, AND FOR VARIANCES ONLY, SPECIFIC MANNER IN THAT SUBJECT MATTER VARIES FROM ZONING ORDINANCE: (Use additional sheets as necessary.)

please see attached letter

Has application been reviewed by Inspector of Buildings for standing with regard to the Zoning Ordinance?

- ☐ Yes (If yes, have Inspector of Buildings sign.)
☐ No

DATE:

SIGNED:

(Inspector of Buildings)

APPLICANT

Name: Andre Almeida

Address: 17 Marie Ave
S. Weymouth MA 02190

Signature: [Signature]

Interest: (tenant, prospective purchaser, etc.)

tenant

Telephone: (781) 556-1678

Email: DEDECO@BESTWAY ASSOCIATION

DESIGNER/CONTRACTOR

Name:

Address:

Telephone: ()

Fax: ()

OWNER (include all owners, use additional sheets as necessary)

Name: Atlantic Weymouth Realty LLC

Address: 305 Newbury Street 4th FL
Frammingham MA 01701

Signature: [Signature]

Telephone: (508) 816-4644 Fax: (508) 665-6385

Email:

REPRESENTATIVE (Attorney, Real Estate Agent, etc.)

Name:

Address:

Signature:

Telephone:

Fax:

Telephone:

Fax:

October 27, 2014

To: Town of Weymouth
Board of Zoning Appeals

From: Andre Almeida
17 Marie Ave
South Weymouth, MA 02190
(781) 556-1638

Hello,

Attached is my application for special permit. I would like to open a business at:
330 Libbey Parkway, Unit 500, in Weymouth.

The are is currently zoned for office space use. We are interested in using the location for 3 purposes.

- 1st This will be an office for myself. I currently oversee a number of other affiliate martial arts schools. This will be the central business office for Best Way Brazilian Jiu-Jitsu as well as New England United Brazilian Jiu-Jitsu. We will be using the space for periodic meetings of the affiliate school owners.
- 2nd, I would like to offer classes and private lessons for Brazilian Jiu-Jitsu. Unlike Karate, the majority of students are adults. And also unlike Karate, Brazilian Jiu-Jitsu is practiced with a partner on the ground. It is a ground grappling sport similar to wrestling. Therefore, a larger space is needed that would be used for a stand up martial arts sport. For this reason, we need a larger amount of space per student than a karate school would need.

Our class sizes are small – with 6 people on average per class. On occasion we may have as many as 10 people. We would plan on offering a 1 hour class at noon time Monday thru Thursday. The remaining classes would be Monday thru Friday later in the day – starting at approximately 5:15pm. We would run a class Saturday at 11am and Sunday at 9am. We would expect approximately 75 total students. They are broken down into different groups and skill levels. This is why class sizes are usually less than 10% of the total number of students.

During the free hours during the day, I would offer private lessons, so there would be only 2 people in the location.

- 3rd, I am a part owner of a Brazilian Jiu-Jitsu uniform company – named Origin. The web site is www.originbjj.com. We manufacture Brazilian Jiu-Jitsu uniforms right in the United States. We actually weave the fabric and make the uniforms in our Maine factory. I would use the location at Libbey Parkway to photograph the product for advertising purposes. This would happen once or twice a month

It is for these three reasons that we are looking for a larger, industrial location with an open floor plan and a few offices. This is the best fit for my business. We are not a large volume Karate school geared solely to kids. We are a specialized type of martial arts that caters more to smaller class sizes and a student base of mostly adults. We also need the office space this location offers as well as the open area for floor mats and photography.

The location is ideal as it is. Approximately 1/3 is sectioned off for offices, and the back 2/3 is an open area that we can put in floor mats.

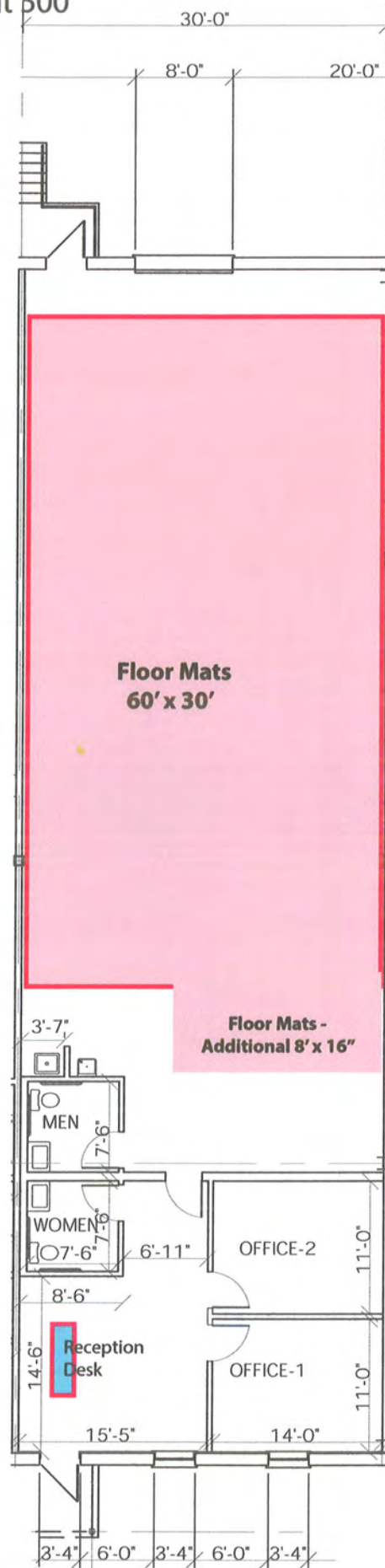
We are a business that is kept meticulously clean. There is no noise generated that would disturb neighboring businesses. The on-site parking is more than adequate, as the majority of our classes will be held when the other businesses are closed. Even so, the number of spaces we would use is minimal and most likely less than other businesses in the park with the same area.

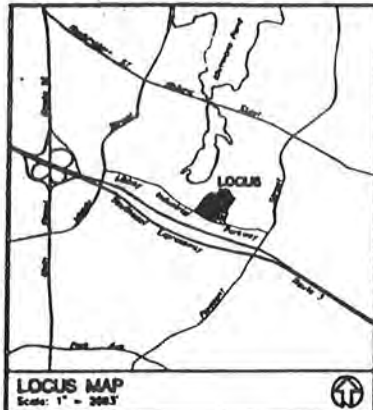
Simply put, we are an ideal tenant and neighbor to nearby businesses. If the building department or any other party has any questions, please give me a call.

Sincerely

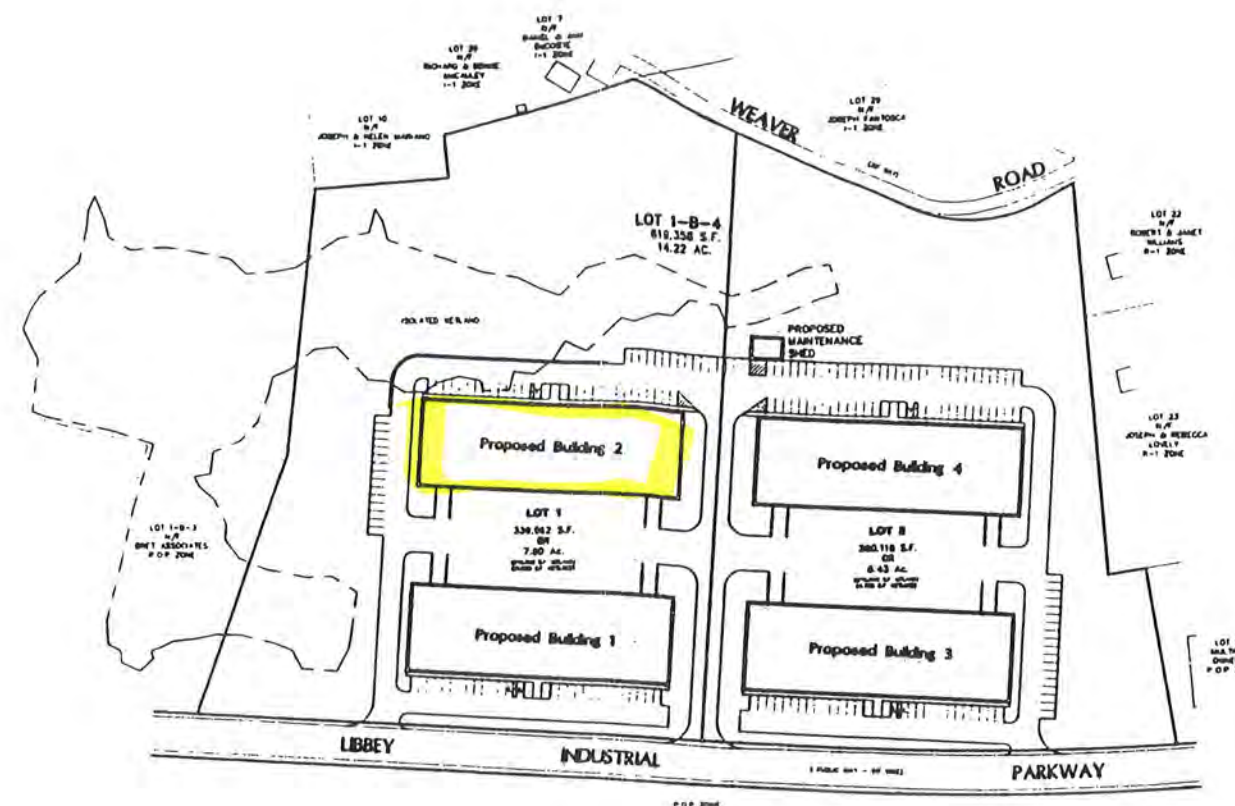
Andre Almeida

330 Libbey Parkway
Unit 500





LOCUS MAP
Scale: 1" = 2000'



SCALE: 1" = 60'
0 10 20 30 FEET

ZONING SUMMARY

PLANNED OFFICE PARK (P.O.P.)	REQUIRED	LOT 1	LOT 2
MINIMUM FRONTAGE	40'	570.00'	530.99'
MAXIMUM LOT COVERAGE	60%	41%	51%
MINIMUM LOT WIDTH	150'	488.0'	364'
MINIMUM FRONT YARD DEPTH	40'	59.82'	54.2'
MINIMUM SIDE YARD DEPTH	25'(1)	41.00'	41.00'(2)
MINIMUM REAR YARD DEPTH	25'	245.8'	230.8'
MAXIMUM HEIGHT	35'(3 STORIES)	<35'	<35'
MINIMUM LOT AREA	43,560 S.F.	339,982 S.F.	280,118 S.F.

(1) SIDE YARD DEPTH IS 30' WHEN ADJUTING ZONE R-1
(2) SIDE YARD DEPTH IN ZONE R-1 IS 30'

PLAN REFERENCE:

PLAN OF LAND IN WEYMOUTH
PREPARED FOR BRET ASSOCIATES, INC.
PREPARED BY C.F. ARNOLD ASSOCIATES, INC.
DATED MARCH 23, 1995 SCALE 1"=80'

PLAN AND PROFILE RELOCATION PLAN
PREPARED BY WALLACE S. CARSON, COUNTY ENGINEER
DATED MAY 9, 1987, SCALE 1"=40'

PLAN AND PROFILE OF LIBBEY PARKWAY
PREPARED BY CHARLES F. ARNOLD & ASSOCIATES
DATED AUG. 14, 1985 SCALE 1"=40'
SHEET 1 OF 2

SUBDIVISION PLAN OF LAND
PREPARED BY CHARLES F. ARNOLD & ASSOCIATES
DATED APRIL 26, 1985, SCALED 1"=80'

PLAN OF LAND IN WEYMOUTH
PREPARED FOR ROMAR INDUSTRIAL TRUST
PREPARED BY LAMONT R. HEALY, INC.
DATED NOV. 27, 1978, SCALE 1"=40'

PLAN OF LAND IN WEYMOUTH
PREPARED FOR ROMAR INDUSTRIAL TRUST
PREPARED BY LAMONT R. HEALY, INC.
DATED APRIL 24, 1979, SCALE 1"=40'

GENERAL NOTES:

- LOCUS OWNER: WESTERN ATLANTIC INVESTMENT, INC.
- DEED REFERENCE: BN 8353 PG. 80
- LOCUS IS SHOWN AS PART OF LOT 2 MAP 34 OF THE TOWN OF WEYMOUTH ASSESSORS MAPS
- NORFOLK COUNTY REGISTRY OF DEEDS DISTRICT
- ZONING: PLANNED OFFICE PARK (P.O.P.) AND UNDERLAIN BY THE WATERSHED PROTECTION DISTRICT
- LOCUS IS WITHIN FEMA ZONE "C" AS SHOWN ON FIRM MAP COMMUNITY PANEL #250257 0008 C RE-ASED 6/2/89

SITE DEVELOPMENT PLANS FOR LIBBEY INDUSTRIAL CORPORATE PARK LOCATED IN Weymouth, Massachusetts

OWNER: WESTERN ATLANTIC INVESTMENT, INC.
160 OLD DERBY STREET
HINGHAM, MA 02043

APPLICANT: WESTERN ATLANTIC INVESTMENT, INC.
160 OLD DERBY STREET
HINGHAM, MA 02043

DRAWING LIST

- COVER SHEET
- LAYOUT PLAN
- GRADING PLAN
- UTILITY PLAN
- DETAIL SHEET
- DETAIL SHEET
- WETLAND REPLICATION PLAN
- LANDSCAPING PLAN
- LIGHTING PLAN

SURVEYOR:
RALPH HARLOW COLE, P.L.S.
MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 28097

REVISED: AUGUST 20, 1997
REVISED: JUNE 10, 1996
REVISED: MAY 15, 1996
REVISED: APRIL 16, 1996
DATE: MARCH 20, 1996

ENGINEER/DESIGNER:
RONALD P. O'BRIEN, P.E.
MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER NO. 38522

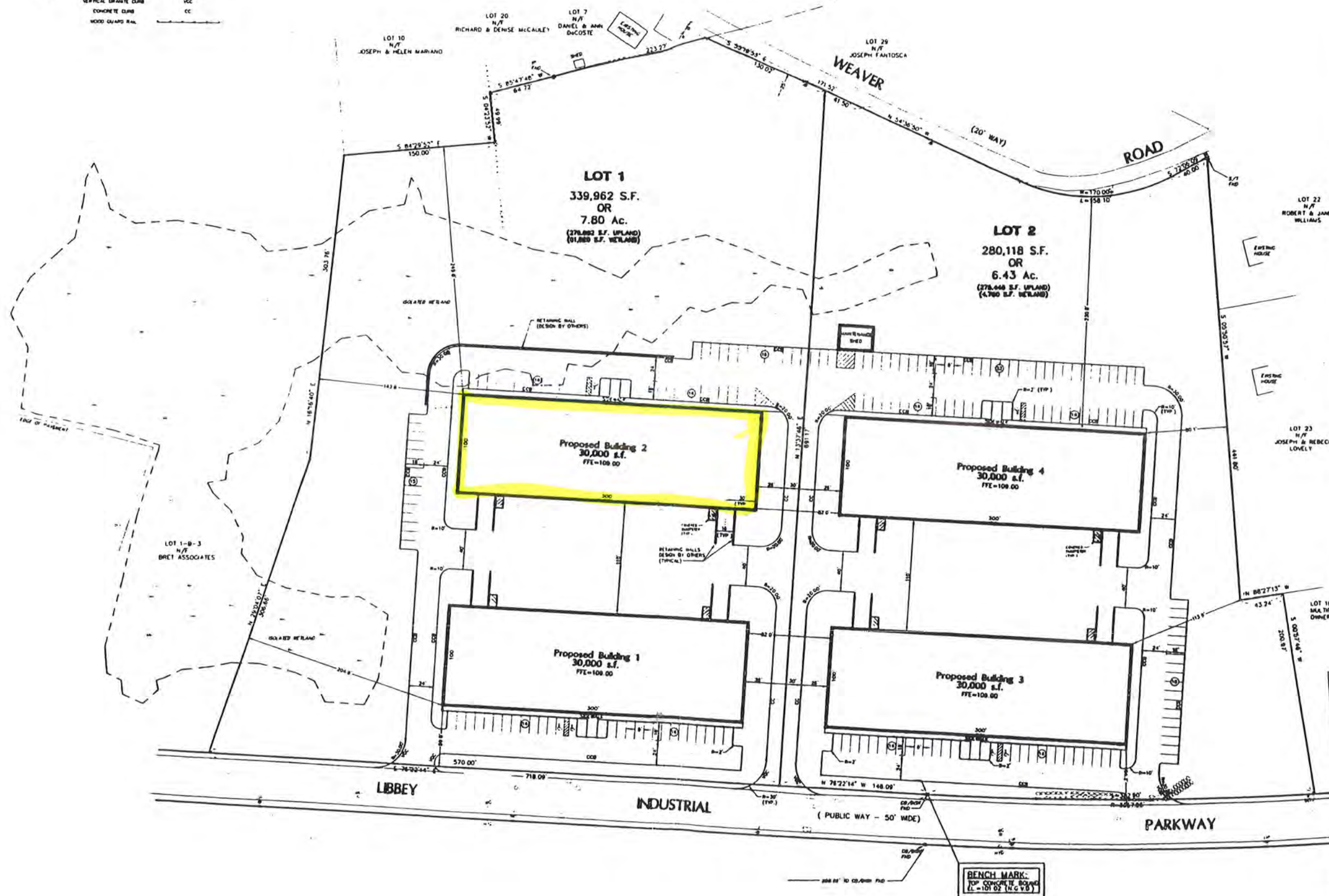


Prepared By

Daylor
Consulting
Group
Inc.

100 PRINCE STREET, SUITE 200, BOSTON, MA 02108
(617) 492-1970 FAX (617) 492-0881

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EDGE OF WETLAND	---
CONCRETE BOUND	---
IRON PIPE	---
VERTICAL GRANITE CURB	---
CONCRETE CURB	---
WOOD GUARD RAIL	---



Revisions

1/14/98 ADDED MATERIAL

3/14/98 REVISION

5/14/98 REVISION

8/20/98 NEW SITE LAYOUT

Project Title

SITE DEVELOPMENT PLANS

LIBBEY INDUSTRIAL CORPORATE PARK

IN WEYMOUTH, MA

Prepared For

WESTERN ATLANTIC INVESTMENT, INC.

180 OLD DENBY STREET

HOVHAM, MA 02043

Daylor Consulting Group Inc.

100 Forbes Road

Barnstable, MA 02541

508-265-7070

FAX 508-265-7071

Drawing Title

LAYOUT PLAN

Scale 1"=40'

Date MARCH 20, 1998 Drawing No.

Design R.P.O.

Check R.P.O.

Drawn D.C.D.

Job No. 111308.0

Sheet No. 4250.01

2



Assessor



1" = 120 ft



DISCLAIMER: ALL DATA IS PROVIDED "AS IS" WITH ALL FEATURES.
IF ANY, THE TOWN OF WEYMOUTH EXPRESSLY DISCLAIMS ALL
WARRANTIES OF ANY TYPE, EXPRESSED OR IMPLIED, INCLUDING
BUT NOT LIMITED TO ANY WARRANTY AS TO THE ACCURACY OF
THE DATA, MERCHANTABILITY OR FITNESS FOR A PARTICULAR
PURPOSE.

building 1



