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

TO BE COMPLETED BY STAFF

Case Number: 3493

Town Clerk Stamp

Submittal Accepted: _____ Date 11/2/23
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: 158 Park Ave West

Assessor's Map Sheet, Block, & Lot: 44-512-1

Zoning District: B-2 Overlay District: Watershed Protection District

OWNER OF RECORD (S) (print & sign): Michael Grehan
(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: 76 Norton Road, Quincy, MA

Norfolk County Registry of Deeds Book and Page No. 35558/422

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): Michael Grehan

Applicant's Address: 76 Norton Road, Quincy, MA

Contact Information: Email rocky1965@comcast.net Phone 6178285056

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

NAME & AFFILIATION OF REPRESENTATIVE: Patricia J Fisher, Fisher Associates, Inc

Address: 35 Fisher Road, Weymouth, MA 02190

Contact Information: Email fisherassociates@comcast.net Phone 617 733 8404

NAME OF ENGINEER AND / OR ARCHITECT: Fisher Associates, Inc

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.

10-27-22
Applicant / Petitioner - Date (sign & print)

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):

Article VIII Business District B-2, Section 120-27 Special Permit Uses by Zoning Board of Appeals Sub-section C Multiple Dwelling

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):

Vacant Land

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

Construct 12 two story townhouse style dwelling units in three buildings, containing two bedrooms, 1 ½ bathrooms, living room and kitchen with a peaked roof on concrete slab (no basement) and 26 parking spaces. Units will contain 790 useable square feet each.

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).

Article VIII Business District B-2, Section 120-27 Special Permit Uses by Zoning Board of Appeals Sub-section C Multiple Dwelling

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).

Not aware

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

Project requires site plan review per Article IIIB Groundwater Protection District, Section 120 10.8 Site Plan Review

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		Empty land. Last use was As a Day Care Center	12 Townhouse style dwelling Units
Lot Area / Size (Sq. Ft.)	None	33,106	33,106
Dwelling Units	None	0	12
Frontage (ft.)	None	N/A	N/A
Lot Width (ft.)	None	N/A	N/A
Front Yard Setback (ft.)	None	N/A	N/A
Front Yard Setback (ft.) – corner lots			
Side Yard Setback (ft.)	None	N/A	N/A
Side Yard Setback (ft.)	None	N/A	N/A
Rear Yard Setback (ft.)	20'	74.8'	20'
Height (ft.) & # of Stories	80' & 6 stories	None	29'-6" & 2 stories
Lot Coverage	None	N/A	N/A
Off-Street Parking Spaces	2 per dwelling unit (24)	N/A	26
Off-Street Loading Spaces			
Parking Setback			
Accessory Structure Setback			
Landscaping			
Floor Area Ratio	.30 max	None	.29
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. Although this site is zoned B2 it is in a residential neighborhood surrounded by family homes and one gas station. It is not really appropriate for one or two single family homes or larger family style multi-housing units as it is located in an intersection and bordered on three sides by main roads – not a great place kids to play. These small townhouse units will be appropriate for young people who are starting out and aren't home often or older people who are downsizing.
2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.
No. The lot has been used as a commercial use for decades and has not ever added appropriately to the character or flavor of this residential neighborhood. The new buildings are designed as appropriate residential style homes, closer in design to single family homes that would normally be found in the South Shore area.
3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.
The landlord will be responsible to handle tenants who have bad behaviors. He is responsible to screen the tenants to make sure they have good histories. The owner has a long history as a landlord. As part of this construction, the owner will be constructing a sidewalk along Columbian Street where there has never been a sidewalk, to make it safer for pedestrians. This project of 12 dwelling units will have only a minor addition to the traffic trips in this area.
4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.
Yes. The site currently contains all the public utilities necessary. In addition, these buildings will contain fire sprinklers making them the safest homes in the area.
5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.
The addition of the new sidewalk along Columbian Street will benefit the neighborhood. Developing the current weed infested site will certainly be an improvement for the neighborhood. The owner will be taking over the maintenance of the small piece of town land with the memorial honoring Tom Tanner and blending the two sites together as part of this development's design. This new development will be a much nicer backdrop to the "Welcome To Weymouth" sign that is currently located at this site.