

**TOWN OF WEYMOUTH
(SEAL)
BOARD OF ZONING APPEALS**

Notice is hereby given of a public hearing of the Board of Zoning Appeals of the Town of Weymouth under MGL Ch. 40A, Sec. 14, of the General Laws and Code of the Town of Weymouth, Chapter 120, Articles 24 & 25 to be held at:

**7:00 P.M.
WEDNESDAY, OCTOBER 1, 2014
MC CULLOCH BUILDING (WHIPPLE CENTER)
MARY MC ELROY MEETING ROOM
182 GREEN STREET WEYMOUTH, MASSACHUSETTS**

On the following cases:

Case # 3243– The petitioner, Liberty Realty Development, Inc., for property located at **110 King Avenue**, also shown on the Weymouth Town Atlas Sheet 20, Block 282, Lot 37, located in a R-1 (Single-Family / Low Density Residential) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:	Extension or change of a non-conforming use or structure (Article XIII, Section 120-40). The property is nonconforming with respect to the use (auto-repair in single-family zone), lot size (25,000 SF, 17,063 SF provided) and lot width (120 ft. required, 75 ft. provided).
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Presently located on the premises are two one-story buildings used for automobile repair. The petitioner is proposing to demolish the existing buildings to construct seven (7) two-story residential townhouse units in a ~3,150 SF building footprint and construct 14 off-street parking spaces.

Case # 3244 – The petitioner, Kenneth and Lynne Fitzgerald, for property located at **41 Jessica Lane**, also shown on the Weymouth Town Atlas Sheet 61, Block 639, Lot 40, located in a R-1 (Single-Family / Low Density Residential) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance:	Relief of 6.5 ft. from the minimum rear yard setback (24 ft. required, 17.5 ft. proposed) (Article XV, Section 120-51 Dimensional Regulations, Table 1).
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Presently located on the premises is a single-family residence. The petitioner is proposing to construct a 280 SF addition and enclose the existing 16 ft. x 12.5 ft. deck within the rear yard setback.

Documents for the above hearings are available on the Board's meeting calendar for the corresponding hearing date at www.weymouth.ma.us/board-of-zoning-appeals/events, on file at the Planning Department, 3rd floor, Town Hall, 75 Middle Street, Weymouth, for review Monday through Friday between 8:30 A.M. and 4:30 P.M. You may also submit written comments to the above address or call (781) 340-5015 for further information.

Board of Zoning Appeals

To be published in the Weymouth News on Wednesday, September 17, 2014 and Wednesday, September 24, 2014.