

2022 FEB -3 PM 3:43

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

TO BE COMPLETED BY STAFF	
Case Number: <u>#3471</u>	Town Clerk Stamp
Submittal Accepted: <u>[Signature]</u>	Date <u>2/3/22</u>
Signature of Planning Dept. Staff for <u>minimal</u> requirements	
Determined to be complete and may now be filed with Town Clerk:	<u>[Signature]</u>
Signature of Principal Planner or Director	

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 20-22 Station Street

Assessor's Map Sheet, Block, & Lot: _____

Zoning District: Business B-2 Overlay District: _____

OWNER OF RECORD (S) (print & sign): Joseph Wilson
(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: 18 Station Street, Weymouth MA

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. L.C. Plan 36938B

NAME OF APPLICANT (S) (print & sign): Station Street Real Estate, LLC

Applicant's Address: 35 Emeline Road, Weymouth, ma 02189

Contact Information: Email steve@trudesignco.com Phone 781-738-3804

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

NAME & AFFILIATION OF REPRESENTATIVE: Stephen Trudeau, Member

Address: 35 Emeline Rd., Weymouth, MA 02189

Contact Information: Email Steve@trudesignco.com Phone 781-738-3804

NAME OF ENGINEER AND / OR ARCHITECT: RL Design / Kevin S. Caldwell AIA

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.

[Signature]
Applicant / Petitioner - Date (sign & print)

1/28/22

NATURE OF REQUEST

Application is for: ☒ Special Permit ☐ Variance Other: _____

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

_____ 120-40 Extension or change by special permit _____

_____ 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 at 20-22 Station Street is a mixed used building with 11,120 SF of total space, approx 8320 SF of manufacturing/Industrial and office space, 2800 SF of Residential dwelling space located on the second floor. The first floor is currently occupied by Atlantic Tool Co. The building was the former home to Custom Machine and Tool Co., Dennison Press and the Weymouth Gazette.

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

The applicant seeks to convert existing second floor residential space back into four- one bedroom apartments (originally built as four per building records). 2 off street parking spaces will be provided per dwelling unit, currently the existing lot has 11 spaces, with an 2 additional spaces proposed. The plans includes the stairwells to be reframed to code for rise/run. Provide fire rated floor/wall assembly between uses. The building has a dry fire sprinkler system that will be modified to meet code for the new space.

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).

Yes,
Multifamily is a permitted use under B-2 zoning. The current industrial use is a pre-established legal non conforming use.

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 of any previous granted approvals. Current use pre dates current zoning

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		mixed (com/res)	mixed (com/res)
Lot Area / Size (Sq. Ft.)	none	14,594	14,594
Dwelling Units		1 finished, 1 incomplete	4
Frontage (ft.)	none	192'	192'
Lot Width (ft.)	none	192'	192'
Front Yard Setback (ft.)	none	3.8'-27.2'	3.8'-27.2'
Front Yard Setback (ft.) – corner lots	none		
Side Yard Setback (ft.)	none	9.5'	9.5'
Side Yard Setback (ft.)	none	22'	22'
Rear Yard Setback (ft.)	none	1.5'	1.5'
Height (ft.) & # of Stories	80 ft, 6 stories	2 stories	2 stories
Lot Coverage	none	57%	57%
Off-Street Parking Spaces	unidentified	11	13
Off-Street Loading Spaces	none	3	3
Parking Setback	none		
Accessory Structure Setback			
Landscaping			
Floor Area Ratio			
Signage	none	none	
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, the original building has always had residential units on the second floor. The property is also in close proximity to the commuter rail, Osprey Overlook Park, Pringree school, Lovell Field and Jackson Square.

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

No, the neighborhood is primarily residential, and is rehabilitating the aging building. The current building is currently on septic, and will be connected to Town sewer as part of this project. We also plan to fix cosmetic items like exterior paint and landscaping.

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

The proposal will not cause any hazard to vehicles or pedestrians, the existing parking lot has appropriate site lines, and the street has sidewalks and street lighting.

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 utilities and facilities are provided in the current building and proposed plan. The current building is on septic, and will be connected to Town sewer as part of this project.

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

Yes, the proposal provides for upscale apartments close proximity to the commuter rail, business's in Jackson square, and public access to Lovell Field, Osprey Overlook Park, and Back River Trail.

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):

Legal Nonconforming use of the subject premise for manufacturing.

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

Not available, prior to 1992. (Letter from Jeffery Coates dated 11/2/1992 to Robert Bennett of Custom Machine attached granting a continuation of the existing legal non-conforming use. Dennison Press/Weymouth Gazette were former owners/tenants of the building

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.

The current legal nonconforming use predates current zoning.

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

Multifamily residential is a permitted use under B-2 zoning.

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

Currently 11 off street spaces are provided, an additional 2 are proposed for a total of 13 spaces.

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 plan will be improving the building by bringing many items up to code. Removing asbestos from the building. Improving the buildings appearance with paint, new entry doors, and landscaping.