

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

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

2021 JAN 15 PM 3:03

TO BE COMPLETED BY STAFF

Case Number: 3431

Submittal Accepted: 

Signature of Planning Dept. Staff for minimal requirements

Date 1/15/21

Town Clerk Stamp

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: 1047 Washington Street (and 0 Washington St)

Assessor's Map Sheet, Block, & Lot: 30-402-5 (and 30-402-4)

Zoning District: Highway Transition (HT) Overlay District: Commercial Corridor (CCOD)

OWNER OF RECORD (S) (print & sign): 1047 Washington Street, LLC

(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: 1047 Washington Street, Weymouth, MA 02189

Norfolk County Registry of Deeds Book and Page No. Bk 21533, Pg 67

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): Joe Gratta

Applicant's Address: 1047 Washington Street, Weymouth, MA 02189

Contact Information: Email jgratta@atlanticmechanical.com Phone 781-335-8635

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: Andrew Chagnon (The Vertex Companies, 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.


Applicant / Petitioner - Date (sign & print)

1/18/21

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):

Section 120-22.5 to 120-22.8.1 (HT) and to expand existing nonconforming use with additional nonconforming use.

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 site currently is a business (Atlantic Mechanical) with one, two-story office/warehouse building of 3,600 sf. Requisite parking is available along with approximately 9,000 sf of necessary outside operations material storage and temporary material laydown.

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

Atlantic Mechanical is proposing an independent warehouse building that is 2,500 sf that can be used for material and operations storage. In addition the building will have an associated stormwater management structure along with grading improvements and restoring undeveloped portions of the site.

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).

120-22.6

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).

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

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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		HT	HT
Lot Area / Size (Sq. Ft.)	15,000	70,971	70,971
Dwelling Units	N/A		
Frontage (ft.)	20	165	162
Lot Width (ft.)	75	212	212
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	3 stories	2	1
Lot Coverage	50%	25.48 %	43.83 %
Off-Street Parking Spaces		10	17
Off-Street Loading Spaces			
Parking Setback			
Accessory Structure Setback			
Landscaping			
Floor Area Ratio	0.25	0.16	0.14
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, the existing site is accepted nonconformance use and the proposed building will simply expand the same nonconforming use.

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

No, as the intended location of the proposed building is shielded within a wooded area about 180 feet set back from Washington Street. It is also set back 10 feet from the adjacent northerly lot line and 40 feet from the westerly lot line. The proposed building is approximately 72 feet from the nearest off-site structure. Further, the proposed building will also allow for outside storage to be cleared and brought inside and be out of sight.

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

Negative effects are not anticipated as the existing operations at the site are not expected to change, but to be performed more efficiently with the addition of the proposed building.

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 proposed building will be a stand alone structure with requisite utilities and site designs incorporated.

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

Yes, as Atlantic Mechanical currently provides service to the public through HVAC and refrigeration design, maintenance and repair, the proposed building will help to enhance that service to the public.

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):

Existing use is nonconforming and the proposed building will be the identical nonconforming and will be no more detrimental to the neighborhood that what already exists.

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

The existing site use is likely from the late 1980s. Proposed building will continue the same nonconformance indefinitely.

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.

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

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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 approximately 34 existing parking spaces within the property. This is far more than what is required for the existing building and is believed that the proposed warehouse building will only require approximately 13 spaces, well over what the actual need will be.

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 intended location of the proposed building is shielded within a wooded area about 180 feet set back from Washington Street. It is also set back 10 feet from the adjacent northerly lot line and 40 feet from the westerly lot line. The proposed building is approximately 72 feet from the nearest off-site structure. Further, the proposed building will also allow for outside storage to be cleared and brought inside and be out of sight.

VARIANCE APPLICATION

To be completed for Variance applications only.

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.