

CASE # 3293
DATE
INITIAL



Stamp

TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION

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):

Zoning ordinance Sec 120-22.7 Subsection B.
Converting existing dwelling to 2 additional apartments
using existing 1200' approx of commercial space.
For total of 4-1 Bedroom Apts and 2 commercial units

PROJECT / PROPERTY STREET ADDRESS: 1072 Washington ST 02189

Assessor's Map Sheet, Block, & Lot: 30-399-3

Zoning District: H.T. Overlay District: _____

NAME OF APPLICANT (S) (print & sign): Ed Kelcourse (mgr)

Applicant's Address: 811 Middle St Weymouth 02188

Contact Information: Email ekelcourse@comcast.net Phone 781 760 3834

OWNER OF RECORD (S) (print & sign): On Course dev LLC

(Leave blank if same as Applicant)

Address of owner of record: 811 Middle St Weymouth MA 02188

Norfolk County Registry of Deeds Book and Page No. BK 28829 Page 450

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE: Same as above

Address: _____

Contact Information: Email _____ Phone _____

D-4

June 15, 2016

Town of Weymouth, MA
Board of Zoning Appeals

Re: 1072 Washington St. Weymouth, MA.
Owner, On Course Development L.L.C.

Dear Board Members

We are seeking a special permit conforming with Zoning ordinance Sec. 120-22.7 subsection B in a highway transition zone for constructing two, one bedroom apartments to be located within an existing commercial space of approx 1200 square feet located at the rear of 1072 Washington St (route 53). The footprint of existing structure will not be changed as indicated by attached plans.

Presently there is more than the required parking spaces and this would actually increase existing parking spaces for the two remaining commercial units in the front of building. This would also create a lesser impact of roadway traffic entering and leaving the premises We also believe there is a greater need in Weymouth for similar housing, than there is for more vacant commercial space.

The existing property now consists of 3- commercial spaces and 2- one bedroom residential units on the second floor. If approved this would eliminate 1- commercial unit located at rear of building. All construction will meet or exceed building code requirements. Thank you

Sincerely,

Ed Kelcourse Mgr
On Course Development L.L.C.
811 Middle St
Weymouth, MA 02188 Phone 781 760 3834

LOCUS INFORMATION

CURRENT OWNER:
ON COURSE DEVELOPMENT, LLC

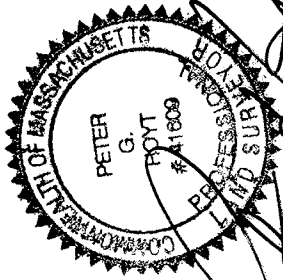
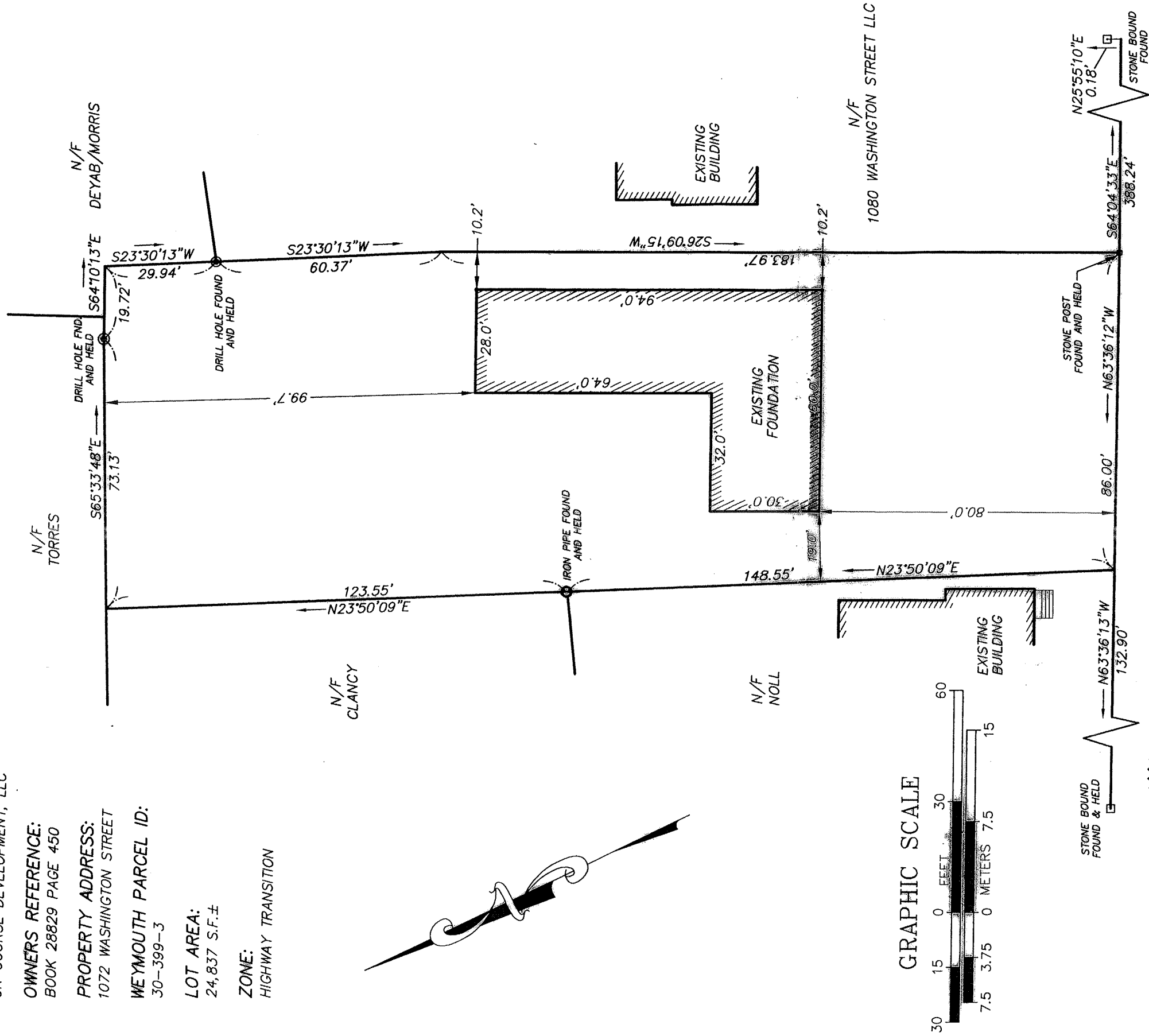
OWNERS REFERENCE:
BOOK 28829 PAGE 450

PROPERTY ADDRESS:
1072 WASHINGTON STREET

WEYMOUTH PARCEL ID:
30-399-3

LOT AREA:
24,837 S.F.±

ZONE:
HIGHWAY TRANSITION



AS-BUILT CERTIFICATION

I, Peter G. Hoyt HEREBY CERTIFY THAT THE THE STRUCTURE SHOWN ON THIS PLAN IS LOCATED ON THE GROUND AS SHOWN HEREIN AND THAT IT COFORMS TO THE TOWN OF WEYMOUTH BY LAWS AND IS LOCATED IN ZONE X ON FIRM NO. 25021C0233E, DATED JULY 17, 2012.

Sheet Title	Project Name		Prepared for	
	1072 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS NORFOLK COUNTY		ED KELCOURSE	
HOYT LAND SURVEYING 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02043 TEL: 781-682-9192	Scale	Date	Fig. No.	
	1"=30'	APRIL 19, 2013	1	