

CASE # 3281
DATE 2/29/16
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):

120-40 CONTINUATION OR CHANGE OF A
NON-CONFORMING USE

PROJECT / PROPERTY STREET ADDRESS: 81 Washington St Weymouth MA 02158

Assessor's Map Sheet, Block, & Lot: 20-877-7

Zoning District: B1, R1, VC Overlay District: _____

NAME OF APPLICANT (S) (print & sign): George E. George

Applicant's Address: 1237 Middle St Weymouth MA 02158

Contact Information: Email GER1@verizon.net Phone 617 267 8916

OWNER OF RECORD (S) (print & sign): Costa Zales

(Leave blank if same as Applicant)

Address of owner of record: 410 Newtonville Ave, Newton, MA 02460

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE:

Address: _____

Contact Information: Email _____ Phone _____

February 21, 2016

Mr. George Elkomos
81 Washington Street
Weymouth, MA 02188

PROPOSED COOLER/ FREEZER ADDITION

Re: Napoli Pizza
81 Washington Street
Weymouth, MA 02188

Dear George,

Per your request, the following describes what is being proposed to add a Cooler/Freezer on the North side of the existing building at the location above.

1. The proposed Cooler/Freezer is approximately 8'-0" wide X 20'-0" long and about 7'-6" high.
2. The proposed unit will be installed over a 6" concrete slab on grade.
3. A small retaining wall 8" thick and about 4'-0" high will be constructed in order to keep adjacent hill soil from piling against the units walls.
4. The retaining wall will be about 2'-7" away from the property line.
5. Access to the Cooler/Freezer will be through a door from within the inside of store area, No access will be provided from the outside.
6. This unit is a prefabricated unit and will be shipped and assembled at the site.
7. Proper flashing will be provided to keep the water and moisture from seeping between the unit's walls and the existing building walls.

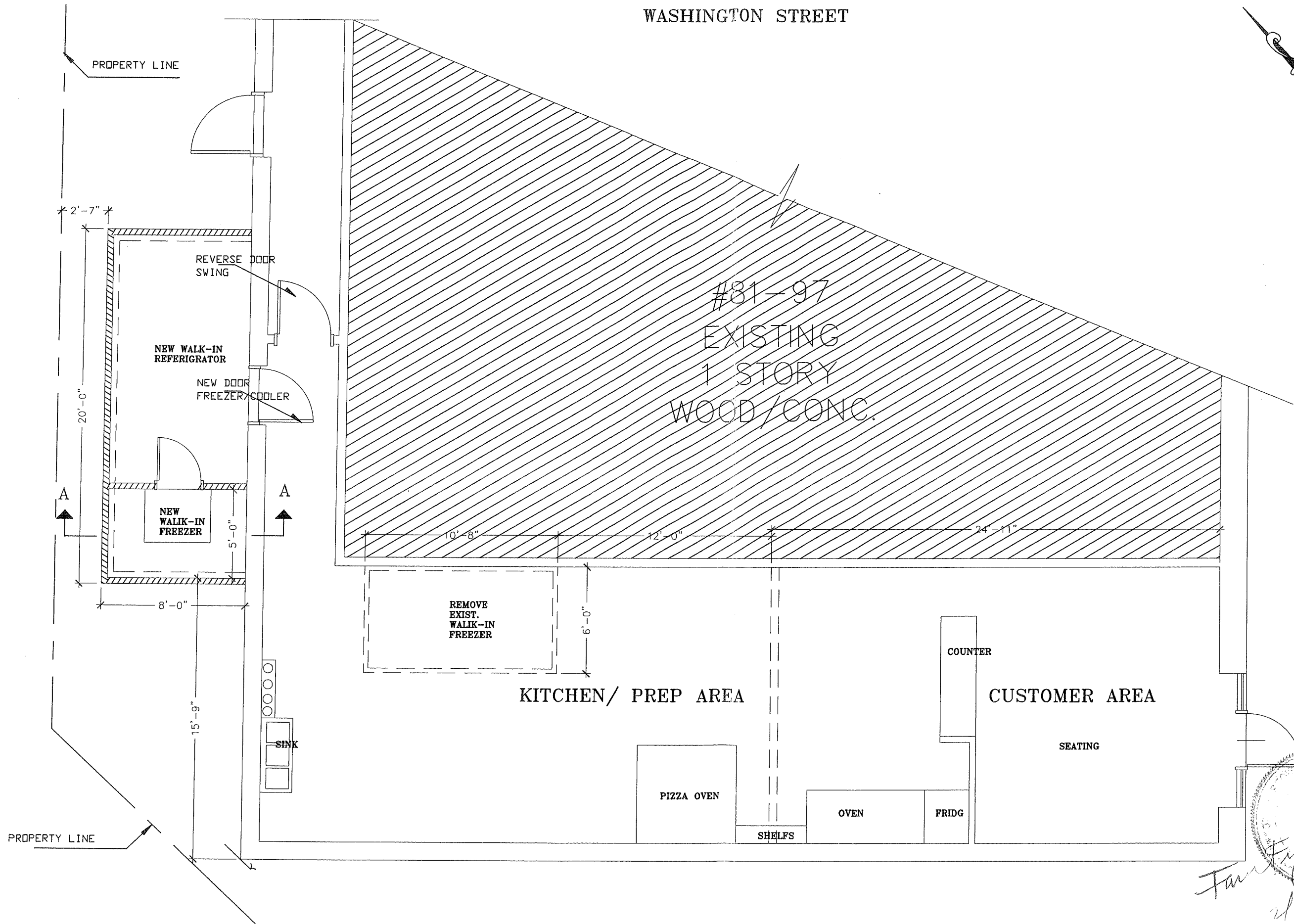
I welcome the opportunity to assist you with my professional services, experience and knowledge with you. Should you have any questions, please do not hesitate to contact me at (617) 794-7611.

Very truly yours,

Farouk F. Youssef, AIA (Architect)
MA Registered Architect License # 4748
(617) 794-7611

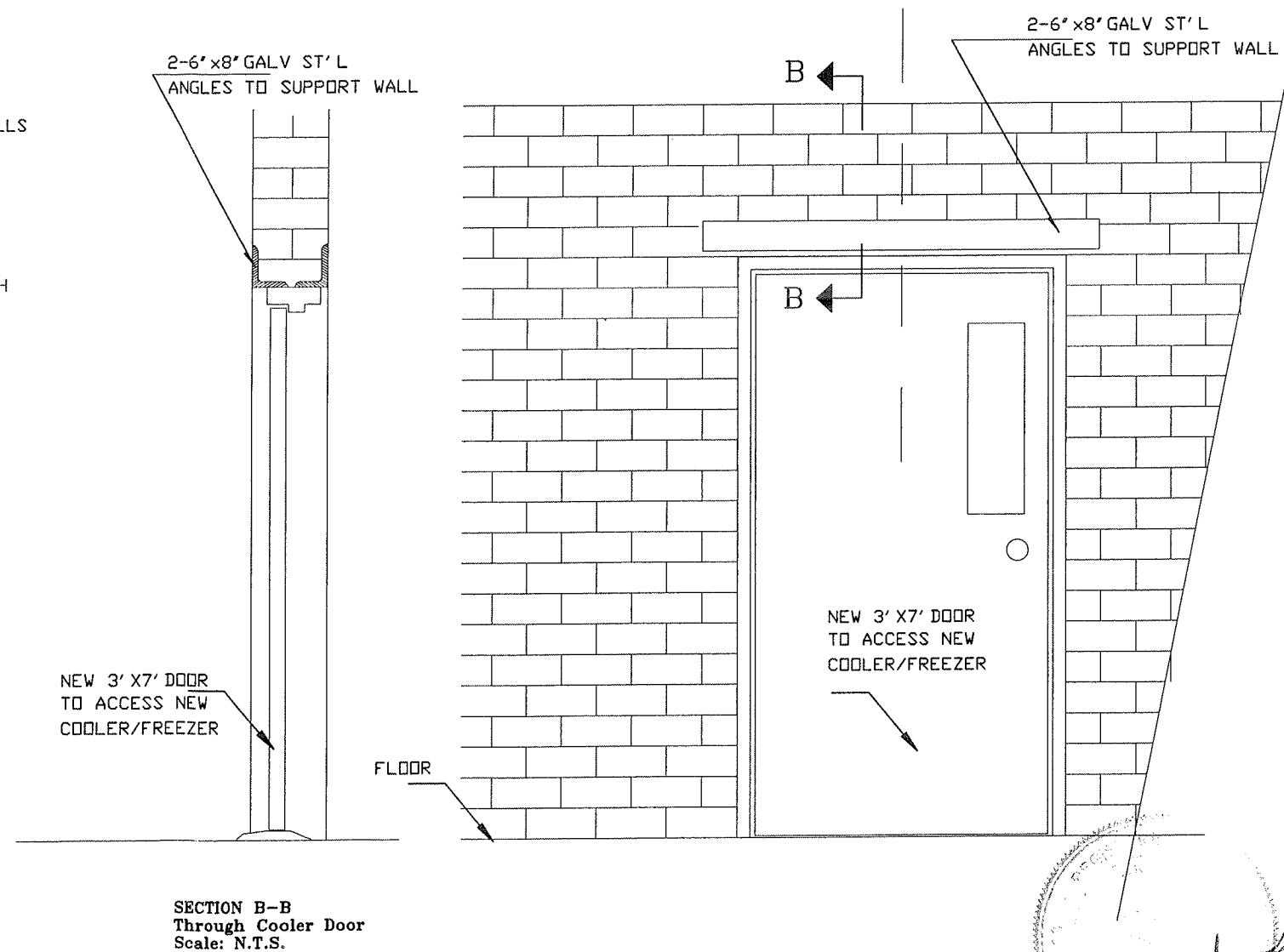
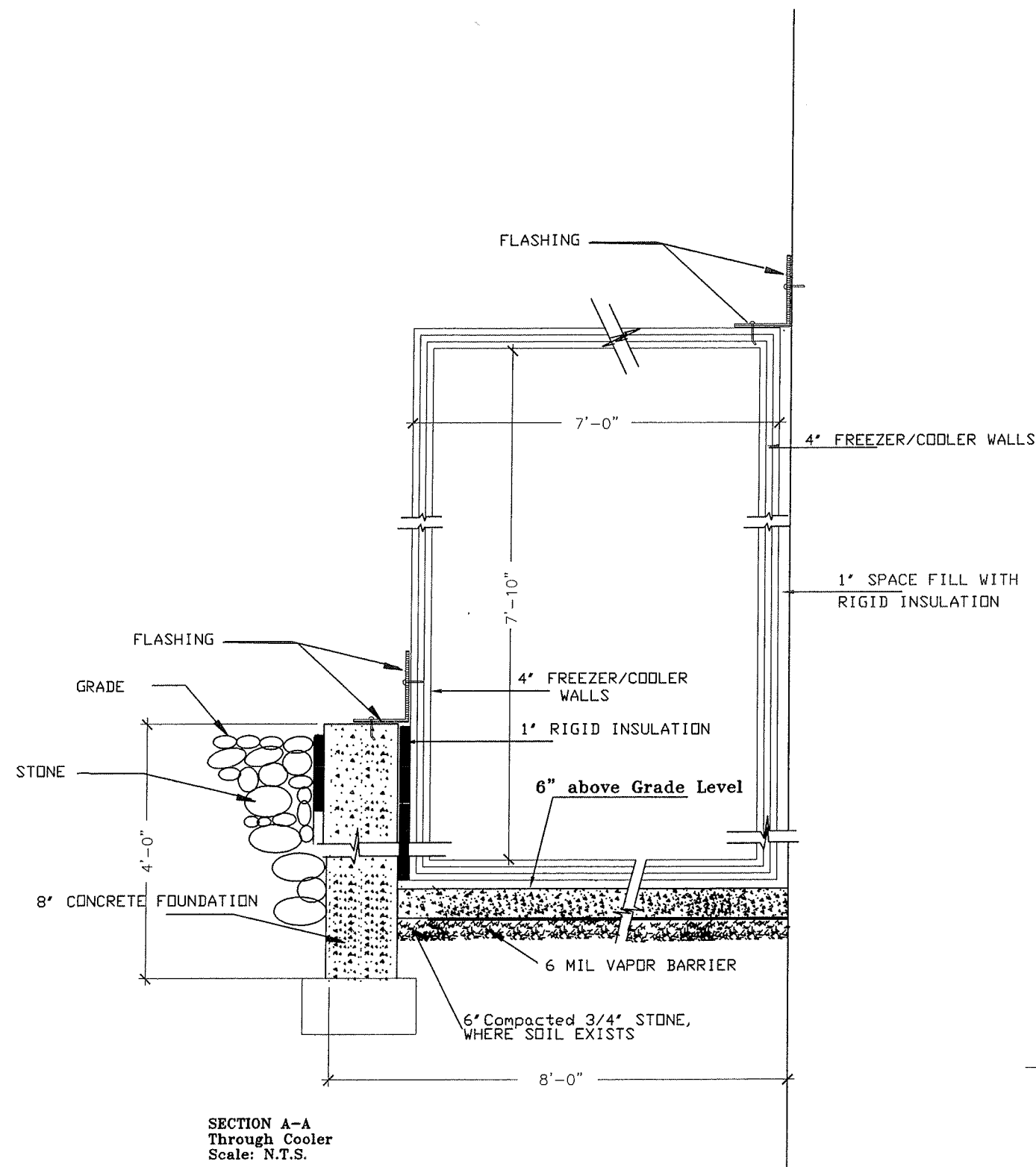
Architect: Farouk F. Youssef, AIA
Email: farouk.youssef@comcast.net

53 Edgewater Rd. Hull, MA 02045
Tel (617) 794-7611, (781) 214-9047



Farouk F. Youssef
2/19/2016

DRAWING:		A-1	
NAPOLI PIZZA 81 WASHINGTON STREET WEYMOUTH MA, 02188		Proposed addition COOLER/FREEZER	
		SCALE:	3/16" = 1'-0"
		DATE:	18 FEB 2016
ARCHITECT:		FAROUK F. YOUSSEF, AIA 53 EDGEWATER RD HULL, MA 02045	
		TEL: (617) 794-7611	
		Email: farouk.youssef@gmail.com	
CONSULTANT:			



Foundations :

1. Foundations shall bear on undisturbed soil or engineered backfill having a minimum bearing capacity of 4,000 psf.
2. All excavations shall be made to proper depth, with allowances for fill, forms, floors, etc. Bottom of footings shall be approximately level, clean, clear of loose material, and true to size.
3. All excavations shall be backfilled with sound material consisting of sand and gravel, free of organic material and clay.

Concrete :

1. All concrete shall have a minimum 28 day compressive strength of 4,000 psi. All concrete for exterior exposure shall be air entrained.
2. Reinforcing steel shall conform to ASTM-A615, Grade 60.
3. All concrete and reinforcing bars shall be placed in strict accordance with the requirements of ACI-301.
4. Foundation concrete shall not be placed on frozen ground.

CONSULTANT:

ARCHITECT:

FAROUK F. YOUSSEF, AIA
53 EDGEWATER RD
HULL, MA 02045

TEL: (617) 794-7611
Email: farouk.youssef@gmail.com

Proposed addition
COOLER/FREEZER

SCALE: 3/16" = 1'-0"
DATE: 18 FEB 2016

NAPOLI PIZZA
81 WASHINGTON STREET
WEYMOUTH MA, 02188

DRAWING:

A-2

Farouk Youssef
2/19/2016