

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, March 5, 2014 – 7:15 P.M.
McCulloch Building (Whipple Center) – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Members Sitting:

Old Business:

1. Case #3218 –269 Park Ave. & 168 Ralph Talbot - Public Hearing (Continued from 12/4/13, 1/15/14, & 1/29/14)

Petitioner:	Joseph Brewster	Richard McLeod, Chairman
Locus:	269 Park Avenue & 168 Ralph Talbot	Edward Foley, Vice-Chair
	Sheet 46, Block 532, Lots 27, 28 & 29	Kemal Denizkurt, Clerk
Zoning:	R-1 (Residence, Single-Family/Low Density)	Chuck Golden
		Jonathan Moriarty

Seeking a Special Permit under Zoning Ordinance Article XIII, Section 120-40 “Extension or Change by Special Permit of a Nonconforming Use or Structure”. The petitioner owns lots 27, 28 & 29 and is proposing to sell lot 27 which is non-conforming with respect the use (retail) in a R-1 zoning district and lot size under table 1- Schedule of District of Regulations (25,000 SF minimum required and 15,003 SF provided).

2. Case # 3225 - 186 Main Street – Discussion and deliberation on a public hearing closed on 2/19/14 (Continued from 2/19/14)

Petitioner:	186 Main Street, LLC	Richard McLeod, Chairman
Locus:	186 Main Street (Route 18)	Edward Foley, Vice Chair
	Town Atlas Sheet 29, Block 375, Lot 2	Chuck Golden
Zoning:	B-1 (Business Limited) &	Jonathan Moriarty
	Groundwater Protection Overlay	Robert Stevens, Alternate

The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Storage in a roofed structure (Article VII, Section 120-24D).

Presently located on the premises is a vacant ~35,500 SF office building. The petitioner is proposing to redevelop the site for a self storage facility in two phases. The first phase proposes to demolish the existing building to construct a ~21,950 SF building for 502 units of self storage, fourteen (14) off-street parking spaces, drainage improvements and other associated site work. Phase two will consist of the construction of ~2,400 building to the south of the main storage building.

(Continued on next page)

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, March 5, 2014 – 7:15 P.M.
McCulloch Building (Whipple Center) – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Members Sitting:

New Business:

3. Case # 3226 - 856 Washington Street (aka 850 Washington Street)

Petitioner:	Bob Montgomery Thomas 848 Washington Street	Richard McLeod, Chairman Edward Foley, Vice Chair
Locus:	856 Washington St. (850 Washington St.) Town Atlas Sheet 30, Block, 387, Lot 3	Kemal Denizkurt, Clerk Chuck Golden
Zoning:	HT (Highway Transition)	Jonathan Moriarty Robert Stevens, Alternate

The petitioner seeks to:

Appeal: Appeal of a decision of the Inspector of Buildings (Article XXIV, Section 120-119A(1)).

The petitioner has filed with the Board of Zoning Appeals an Appeal under the above section of the Weymouth Zoning Ordinance relative to a letter dated December 5, 2013 and electronic mail from January 10, 2014 from the Inspector of Buildings regarding property at 856 Washington Street (aka 850 Washington Street). Presently located on the premises at 856 Washington Street is a retail and storage building and off-street parking spaces granted a Special Permit by the Board for an expansion of a nonconforming structure in 2003 (Case # 2734). The petitioner is appealing the Inspector of Buildings's interpretation of the 2003 Special Permit.

4. Approval of Minutes – February 19, 2014

5. Signing of Decisions from prior meetings – 52 High Street (Case 3222) and 67 Wilson Avenue (Case 3224)

6. Other Business –

- Update on Zoning Ordinance Amendment to Section 120-53 "Exceptions by the Board of Appeals" subdivision of undersized lots

Adjournment