

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, April 16, 2014 – 7:15 P.M.
McCulloch Building (Whipple Center) – Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191

Old Business:

Members Sitting:

1. Case #3218 –269 Park Ave. & 168 Ralph Talbot - Public Hearing (Continued from 12/4/13, 1/15/14, 1/29/14, 3/5/14, & 4/2/14)

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).

New Business:

2. Case # 3223 – 726 Main Street – Public Hearing

Petitioner:	James A. Hession	Richard McLeod, Chairman
Locus:	726 Main Street	Edward Foley, Vice-Chair
	Sheet 41, Block 491, Lot 5	Chuck Golden
Zoning:	R-2 (Residence, Low Density).	Jonathan Moriarty
		Brandon Diem, Alternate

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

Special Permit:	Extension or change of a nonconforming use or structure (Section 120-40). The structure is nonconforming with respect to the lot area (20,000 SF required, 19,326 SF provided), lot width (75-ft required, 70-ft provided), and frontage (75-ft required, 70-ft provided).
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Presently located on the premises is a ~2,766 SF three-family residence. The petitioner is proposing to demolish the existing building to construct a new ~2,026 SF three-family dwelling and 10 off-street parking spaces in the rear.

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- 3. Approval of Minutes** – April 2, 2014
- 4. Signing of Decisions from prior meetings** – 186 Main Street Case # 3225 (pending 4/2/14 minutes)
- 5. Other Business** –
- 6. Upcoming Meetings** – May 7, 2014, May 21, 2014, June 4, 2014, June 18, 2014

Adjournment