

BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, January 25, 2017 – 7:00 P.M.
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

1. Case #3313 - Continued from 11/30/16 - (EF, KD, CG, JM, BD) - The petitioner, Sandra Martel, for property located at **90 Main Street** also shown on the Weymouth Town Atlas sheet 29, block 329, lot 22, located in a B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance;	120-64.3(B)(3)	Height not to exceed 25'
	120.39	Continuation of non-conforming use

Presently located on the property is a McDonald's restaurant with a ~21.5 ft high free-standing sign located ~14.6 ft from the street. The abutting shopping plaza has relocated their sign, blocking the applicant's sign for north bound motorists. The applicant seeks to extend their existing sign to ~40 ft and above the neighboring signage.

New Business:

Case #3317 – The petitioner, Kevin Fall, for property located at **249 Ralph Talbot Street** also shown on the Weymouth Town Atlas sheet 46, block 534, lot 9, located in a R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit and/or Variance: 120-53 Minimum lot area and minimum lot width

Presently located on the ~41,650 SF lot is an existing single-family dwelling. The petitioner seeks to subdivide the existing lot to create a ~21,605 SF lot for construction of a new single-family dwelling, and a ~20,045 SF lot with the existing dwelling.

Case #3318 – The petitioner, 186 Main LLC, for property located at **186 Main Street**, also shown on the Weymouth Town Atlas sheet 29, block 375, lot 2, located in a B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-40 Extension of use requiring Special Permit under 120-24 (A)

Presently located on the lot is an existing 3-story, ~22,000 SF, 502 unit self-storage facility. The petitioner seeks to construct a 3-story, ~12,700 SF addition with 277 self-storage units.

Case #3319 – The petitioner, Ernest Bettuchy, for property located at **21 Western Avenue**, also shown on the Weymouth Town Atlas sheet 40, block 456, lot 46, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance: Table 1 40' Frontage (20' Proposed)

Presently located on the ~12,115 SF lot is a vacant single-family dwelling. The petitioner seeks to demolish the existing structure and construct a new single-family dwelling. Existing building is accessed via a 20' wide driveway accessing Western Avenue. Applicant requires relief from the 40' frontage requirement as structure will be built on a new foundation.

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Case #3320 – The petitioner, Ryder Development Corp., for property located at **32-38 Washburn Street**, also shown on the Weymouth Town Atlas sheet 23, block 304, lot 36, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-39 Continuation of non-conforming use
 120-40 Extension or Change
 120-70(B) Off-street parking

Presently there are two (2) buildings on the lot, a single family dwelling with off-street parking and a 3-family dwelling with off-street parking. The petitioner seeks to rehabilitate the single-family dwelling and to demolish the 3-family to construct a 2-family duplex with green space and 4 off-street parking spaces.

Other Business: 1. **Minutes** – November 30, 2016, January 4, 2017 (if received)
 2. **Upcoming Meetings** – February 15, 2017, March 1, 2017, March 22, 2017
 3. **Adjournment**