

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, January 4, 2017 – 7:00 P.M.
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

1. **Case #3311** – Continued from 11/30/16 - (EF, KD, CG, JM, BD) -The petitioner, Metro Sign & Awning, for property located at **35 Pleasant Street** also shown on the Weymouth Town Atlas sheet 49, block 558, lot 1, located in a B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-64.3(A) Signs in business areas

Presently located on the lot is a retail shopping plaza with the main entrance at Rt 18/Main Street . The petitioner, representing Whole Foods Market, seeks to add a 19.5' x 1.3' lighted sign along the top of the wall on the left side of the building occupied by Whole Foods Market.

2. **Case #3312** – Continued from 11/30/16 - (EF, KD, CG, JM, BD) - The petitioners Jenny Lawler & David Cavanagh, for property located at **70 Finnell Drive** also shown on the Weymouth Town Atlas sheet 36, block 452, lot 15, located in an I-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-29(E) Places of recreation or assembly

The premises, located in an industrial park, was formerly used as a product storage facility for a candy manufacturer. The petitioner seeks to utilize the space to expand their family based fitness business.

3. **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 #3314 – The petitioner, Marian Dorosz, for property located at **11 Water Street** also shown on the Weymouth Town Atlas sheet 23, block 306, lot 9, located in a B-2 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-40 Extension or Change of Nonconforming Use

Presently located on the ~25,000 SF lot is an existing garage with two service bays for an auto repair business. The petitioner seeks to construct a ~16' X 32' addition to the existing garage and to provide stormwater improvements. The repair shop is an allowable use with a Special Permit. This application seeks to extend that use.

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Case #3315 – The petitioner, Michael Howard, for property located at **29 Welland Circle**, also shown on the Weymouth Town Atlas sheet 24, block 320, lot 65, 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 Lot size

Presently located at 29 Welland Circle is a ~8,200 SF lot with an existing single family dwelling. The petitioner seeks to straighten the lot line by adding ~500 SF from the abutting ~19,644 SF lot at 32 Welland Circle making that lot more nonconforming.

Case #3316 – The petitioner, Patrick Flaherty, for property located at **4 Mutton Lane**, also shown on the Weymouth Town Atlas sheet 35, block 444, lot 12, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Lot A

Variance: Table 1 Lot Size (9,686 sq ft)
Variance: Table 1 120' at the front and rear building line
Variance: 120-48 120-48 Subdivision creating a new nonconforming lot
Variance: 120-59.1 Measurement across lots

Lot B

Variance: Table 1 Lot Size (17,026 sq ft)
Variance: 120-56(c) Frontage less than 40'
Variance: Table 1 120' at the front and rear building line
Variance: 120-59.1 Measurement across lots

Lot C

Variance: 120-56(c) Frontage less than 40'
Variance: 120-53.1 Percent Upland (56%)
Variance: 120-59.1 Measurement across lots

Presently located at 4 Mutton Lane is a ~101,389 SF lot with an existing single family dwelling built in 1768. The petitioner seeks to preserve the historic home by subdividing the property creating two (2) additional buildable lots. Without the requested relief, the applicant intends to demolish the existing home and subdivide the property to create one (1) additional buildable lot.

- Other Business:**
1. Minutes – November 9, 2016, November 30, 2016
 2. Upcoming Meetings – January 25, 2017, February 15, 2017
 3. Adjournment