

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, November 30, 2016 – 7:00 P.M.**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**Case #3305** – Continued from 9/28/2016, 10/19/2016 (meeting cancelled), 11/9/2016 (hearing opened) -- The petitioner, Kevin Howes & Michelle Stokes, for property located at **52 Jordan Drive** also shown on the Weymouth Town Atlas sheet 42, block 497, lot 40, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit;	120-40	Extension or Change to a Nonconformity Minimum lot width at building line
Variance;	Dimensional Requirements (Table 1)	Side yard setback

Presently located on the ~24,964 SF lot is a single family dwelling with an attached 2-car garage. The petitioner seeks to convert the existing garage, and construct a single-story addition to the left of the existing garage to create an in-law apartment with a separate front entrance, and to construct a new attached garage.

**New Business:**

1. **Case #3311** – The petitioner, Metro Sign & Awning, for property located at **35 Pleasant Street 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
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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** – 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
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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** - 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.

- Other Business:**
1. **Minutes** – November 9, 2016 (if received)
  2. **Upcoming Meetings** – January 4, 2017, January 25, 2017, February 15, 2017
  3. **Adjournment**