

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, November 9, 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 – Hearing not 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 #3308 – The petitioner, Michael Goodman, for property located at **70 Hillcrest Road** also shown on the Weymouth Town Atlas sheet 22, block 300, lot 8, 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
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Presently located on the lot is a single family dwelling with two side entrances created during prior renovations. The petitioner seeks to restore the front door to it's original location and to enhance the front entrance by constructing an open front porch.

2. Case #3309 – The petitioner, Judith Bernstein, for property located at **954 Main Street** also shown on the Weymouth Town Atlas sheet 49, block 518, 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;	120-39	Continuation of non-conforming use
	120-40	Extension or Change to a Nonconformity

Presently located on the lot is a mixed use, ~7600 SF building with commercial space on the first floor and apartments on the upper two levels. The petitioner seeks to renovate a portion of the first floor commercial space by constructing a new 2-bedroom apartment, keeping the remaining square footage as commercial space.

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3. Case #3310 – The petitioner, Kathleen Brown, for property located at **68 Parnell Street** also shown on the Weymouth Town Atlas sheet 2, block 6, lot 15, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance;	120-52	Lot less than 5,000 SF
	Table 1	Side and front yard setbacks

Presently located on the ~3645 SF lot is an abandoned single family dwelling in total disrepair. The petitioner seeks to demolish the existing structure and construct a new single family dwelling of similar size.

Other Business:

1. **Minutes** – September 28, 2016
2. **Upcoming Meetings** – November 30, 2016, December 14, 2016

Adjournment