

## BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, March 1, 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, 1/4/17, 1/25/17, 2/15/17- Public Hearing closed 2/15/17 and continued to 3/1/17 for Deliberation - (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.

**2) Case #3321** – Continued from 2/15/17 - (RM, EF, KD, CG, JM) The petitioner, Zero Front Street LLC c/o the Heritage Companies, for property located at **0 Front Street & 59 Washington Street** also shown on the Weymouth Town Atlas sheet 20, block 277, lot 23 & 1, located in a B-2 zoning district and within the Village Center Overlay District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-25.3 Special Permit for multi-family building(s) in excess of 19 units.  
120-40 Special Permit for the extension of existing non conformity.  
120-25.5 Special Permit for Intensity of Use (height, setback, transparency)  
120-25.7 Variance from Required Parking & 120-25.9 (Special Permit Parking)  
120-25.10 Variance from required landscaping.

Presently located at 59 Washington Street is a two-story commercial building with a first floor restaurant and vacant office space on the second story. Presently 0 Front Street consists of a sixteen (16) vehicle parking lot. The petitioner seeks to rehabilitate the existing commercial building at 59 Washington Street and convert the second story into two residential units, and construct a new three story residential building at the existing 0 Front Street parking lot, with 21 residential units and two levels of parking; the grade level parking to be shared with the commercial space at 59 Washington Street.

**3) Case #3316** – Continued from 1/4/17, Hearing not opened, Public Hearing opened 2/15/17, continued to 3/1/17 - (RM, EF, KD, CG, JM) - 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

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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.

### New Business:

**1) Case #3323** – The petitioner, GND Realty Trust, for property located at **4-48 Commercial Street** also shown on the Weymouth Town Atlas sheet 20, block 202, lot 20, located in a B-2 Zoning District and within the Village Center Overlay District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-25.3 Special Permit for multi-family building(s) in excess of 19 units.

120-25.5 Special Permit for Intensity of Use (height, setback, transparency)

120-25.7 Variance from Required Parking & 120-25.9 (Special Permit Parking)

120-25.10 Variance from required landscaping.

The property formerly consisted of seven (7) commercial/retail storefront units, which were demolished in anticipation of redevelopment. The applicant seeks to construct a new four (4) story mixed use building with ~10,588 SF of commercial/retail space on the ground floor level, two levels for use as a parking garage, and eighty-seven (87) residential units. A portion of grade level parking to be available for the commercial/retail units. Egress to be from two Commercial Street locations and one egress through the municipal parking lot to the Frank Lloyd Wright Connector.

**2) Case #3324** – The petitioner, Jessica Murray-Sisson for property located at **79 Granite Street**, also shown on the Weymouth Town Atlas sheet 16, block 205, lot 14, located in a R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-40 Special Permit for Extension or change to a nonconforming structure

120-52 Variance – Lot under 5000 Ft

Presently located on the ~4790 SF lot is an existing single-family dwelling with a ~850 SF footprint. The petitioner seeks to demolish the existing structure and construct a new single family dwelling with a ~1176 SF footprint. Setbacks of current structure are nonconforming. The proposed new house will lessen or eliminate these encroachments.

**3) Case #3325** – The petitioner, Christine & Matthew Kenney, for property located at **34 Lakeside Avenue**, also shown on the Weymouth Town Atlas sheet 23, block 302, lot 27, located in a R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-40 Special Permit for Extension or change to a nonconforming structure

Presently located on the ~7270 SF lot is an existing single-family dwelling. The petitioner seeks to construct a ~8 x 19' SF first floor addition and a ~16'x19' SF second-story addition to the existing dwelling.

**Other Business:** 1. Minutes – January 25, 2017, February 15, 2017 (if received)

2. Upcoming Meetings – March 22, 2017, April 19, 2017, May 10, 2017

3. Adjournment