

BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, April 19, 2017 – 7:00 P.M.

McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

1) **Case #3316** – Continued from 1/4/17, Hearing not opened, Public Hearing opened 2/15/17, continued to 3/1/17, 3/22/17, Public Hearing closed 3/22/17, continued to 4/19/17 for deliberation - (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

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.

2) **Case #3323** – Continued from 3/1/17 – Public Hearing not open – Public Hearing open 3/16/17, continued to 4/19/17 (RM,KD,CG,JM,BD) - 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.

New Business

1) **Case #3327** – The petitioner, Robert Boves for property located at **27 Massasoit Road**, also shown on the Weymouth Town Atlas sheet 4, block 27, lot 6, 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: Extension or change of a non-conforming structure
120-52 Variance: Lot less than 5,000 s.f.

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Presently located on the ~4650 SF lot is a single-family dwelling. The petitioner is seeking to square off the first and second story of the dwelling by constructing a ~12'x6.5' 2-story addition at the rear of the dwelling, re-frame an existing front section, re-frame the existing second story, and relocate the entry, with a deck, to the front of the dwelling.

2) Case #3328 – The petitioner, Shawn Wallace, for property located at **57 Morningside Path**, also shown on the Weymouth Town Atlas sheet 27, block 347, lot 2, 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: Extension or change of non-conformity

Presently located on the ~5220 SF lot is a single family dwelling with a smaller structure to the rear of the dwelling. The petitioner seeks to increase the current living space by constructing an ~8' X 16' addition to connect the two existing structures.

3) Case #3329 – The petitioner, RMLE Realty LLC for property located at **143-145 Washington Street**, also shown on the Weymouth Town Atlas sheet 20, block 276, lot 39 & 40, located in the B-2 Zoning District and Village Center overlay district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning ordinance:

120-25.3 Special Permit: Multi-family dwelling units (20 or more)
120-25.5 Variance: Height and lot coverage
120-25 Special Permit: Parking Requirements dictated in 120-25.7

Presently located at 143-145 Washington Street is a two-story building and adjacent parking lot. The petitioner seeks to construct a 4-story mixed use building with retail space on the street level, 2 levels of parking and 42 residential, 1-bedroom apartments.

4) Case #3330 – Petitioner Requests Withdrawal of Application Without Prejudice -The petitioner, RMLE Realty LLC for property located at **165 Washington Street**, also shown on the Weymouth Town Atlas sheet 20, block 276, lots 34 & 35 located in the B-2 Zoning District and Village Center overlay district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning ordinance:

120-25.9 Special Permit: Parking Requirements dictated in 120-25.7

Presently located at 165 Washington Street is a two-story vacant single family home. The petitioner seeks to construct a 4-story mixed use building with retail space on the street level and 12 residential units on the upper floors and structured parking.

- Other Business:**
- 1. Minutes: March 16, 2017, March 22, 2017 (if received)**
 - 2. Upcoming Meetings – April 26, 2017, May 10, 2017, June 7, 2017**
 - 3. Adjournment**