

BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, April 20, 2016 – 7:00 P.M.

McCulloch Building – Mary McElroy Room

182 Green Street, Weymouth, MA 02191

Old Business:

1. Case #3270 – Continued Public Hearing from 1/6/2016, 3/30/16 - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty - The petitioner, Foxrock Properties LLC, for property located at **97 Libbey Industrial Parkway and 7 Performance Drive**, shown on the Weymouth Town Atlas Sheet 33, Block 432, Lot 2, and Sheet 34, Block 433, Lot 17, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Amend BZA Case #3196

Variance;	120-74 I	Minimum Required Spaces
Special Permit;	Table I	Maximum Height

Presently located at 97 Libbey Parkway is an existing ~ 101,200 SF building with 321 parking spaces, 7 Performance Drive has 183 parking spaces for use at 97 Libbey Parkway per Variance granted in BZA case #3196, for a total of 504 parking spaces. The petitioner is proposing to separate the 7 Performance Drive parking lot from BZA Case #3196, and construct a 4-story parking garage with 248 parking spaces for a total of 569 spaces on site.

2. Case #3271 – Continued Public Hearing from 1/6/2016, 3/30/2016 - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty –The petitioner, Foxrock Properties LLC, for property located at **7 Performance Drive**, also shown on the Weymouth Town Atlas sheet 34, Block 433, Lot 17, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance;	120-74 I	Minimum Required Spaces
Variance;	120-51, Table I	Front Yard Setback
Special Permit;	120-51, Table I	Maximum Height

Presently located on the property is a 183-space open parking lot for use at 97 Libbey Parkway. The petitioner is proposing to construct a ~80,000 SF, 5-story office building, and a 6-story, 403 space parking garage.

3. Case #3272 – Continued Public Hearing from 1/6/2016, 3/30/2016 - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty –The petitioner, Foxrock Properties LLC, for property located at **0 Performance Drive and 90 Libbey Parkway**, shown on the Weymouth Town Atlas Sheet 34, Block 433, Lot 16, and Sheet 33, Block 433, Lot 4, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Amend BZA Case #3196

Variance;	120-74 I	Minimum Required Spaces
Variance;	120-62	Location on Lot of Structure

Presently 0 Performance Drive is a vacant lot; a ~81,000 SF 2-story building, with 372 parking spaces presently exists at 90 Libbey Parkway. The petitioner seeks to construct a 2-story, 26,000 SF building with 183 new parking spaces at 0 Performance Drive, and retain 349 existing parking spaces at 90 Libbey Parkway, for a total of 532 parking spaces.

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Weymouth Zoning Board of Appeals
c/o Department of Planning and Community Development
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Telephone: (781) 340-5015

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4. Case #3273 – Continued Public Hearing from 1/6/2016, 3/30/2016 - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty –The petitioner, Foxrock Properties LLC, for property located at **200 Libbey Parkway**, shown on the Weymouth Town Atlas sheet 34, Block 435, Lot 14, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance; 120-74 I Minimum Required Spaces
Variance; 120-62 Front Yard Landscaping
Special Permit; 120-51, Table 1 Maximum Height

Presently located on the lot is a 2-story building. The petitioner seeks to demolish the existing building and construct a new 120,000 SF 4-story building, a new 6-story, 558 space parking garage, with an additional 60 parking spaces at grade.

5. Case #3276 – Continued Public Hearing from 3/9/2016 - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty - The petitioner, Charles Cocce, for property located at **28 Pond Street**, shown on the Weymouth Town Atlas sheet 49, block 555, lot 10, located in the R-2 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-13.3 A Alteration or Expansion Exceeding 10% of Existing Gross
Floor Area
Variance; Table 1 Lot Area Required for 5 Units @ 5,000 SF per Unit

Presently located on the ~ 8800 SF lot, is a ~2250 SF dwelling with 2-1 bedroom apartments and 2 studio apartments. The petitioner seeks an additional apartment by constructing a third floor shed dormer, increasing the third floor living space by ~723 SF.

New Business:

6. Case #3280 – The petitioner, William Weigele, for property located at **126 Prospect Hill Drive**, shown on the Weymouth Town Atlas sheet 3, block 4, lot 78, located in the 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 of non-conformity

The petitioner seeks to demolish an existing ~10'x13' enclosed cinderblock structure attached to the rear of a single family dwelling and construct a new ~16'x16', two-story structure; first story constructed of cinderblocks, with a 3-season porch proposed for the second story.

7. Case #3281 – The petitioner, George E. George, for property located at **81 Washington Street**, shown on the Weymouth Town Atlas sheet 20, block 277, lot 7, located in the VC, zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-40 Continuation or change of non-conforming use

The petitioner seeks to install a prefabricated ~8'x 20' Cooler/Freezer unit over a ~6" concrete slab on the north side of an existing retail building, with access from the interior only; and to construct a concrete retaining wall to protect the unit against erosion from an adjacent hillside.

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8. Case #3283 – The petitioner, Jennifer Porter, for property located at **73 Cain Avenue**, also shown on the Weymouth Town Atlas Sheet 18, Block 246, Lot 1, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-13A Single-Family to a Two-Family

Presently located on the premises is a single-family residential dwelling on a 15,376 SF lot. The petitioner is proposing to demolish an existing detached garage and construct a ~1,104 SF addition with a separate entrance, kitchen, bath, two-bedrooms; and to construct a ~13'x 24' deck onto the rear of the dwelling.

Other Business:

1. Minutes – March 30, 2016
2. Upcoming Meetings – May 11, 2016, June 1, 2016, July 27, 2016

Adjournment