

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, May 11, 2016 – 7:00 P.M.
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

1. Case #3276 – Continued Public Hearing from 3/9/2016, 4/20/2016 - 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.

2. Case #3283 – Continued Public Hearing from 4/20/2016 - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty - 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.

New Business:

3. Case #3284 – The petitioner, John Deady, for property located at **555 Broad Street**, also shown on the Weymouth Town Atlas Sheet 22, Block 291, Lot 12, located in an B-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-conforming use

Presently located on the property is an existing building with 2 retail/office units on the first floor and 2 apartment units on the second floor, with no parking provided. The petitioner is proposing to substantially renovate the existing structure, expand the second floor units to 2 levels by constructing a third floor, and convert the apartment units and the retail/office units to condominiums.

BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, May 11, 2016 – 7:00 P.M.

McCulloch Building – Mary McElroy Room

182 Green Street, Weymouth, MA 02191

4. Case #3285 – The petitioner, RK Weymouth LLC and Precinct 10, for property located at **110-140 Main Street and 559 Washington Street** shown on the Weymouth Town Atlas sheet 29, block 329, lots 10, 12, 15, 21, located in the B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-25(A) Use – Shopping Center
 120-74(Q & R) Minimum required parking spaces

The petitioner seeks to open a new 250-seat restaurant in ~11,416 SF of vacant space within an existing retail plaza.

Other Business:

- 1. Minutes** – April 20, 2016
- 2. Upcoming Meetings** – June 1, 2016, June 22, 2016, July 27, 2016

Adjournment