

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, May 27, 2015 – 7:00 P.M.
McCulloch Building (Whipple Center) – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

1. **Case # 3250 – 1434 Pleasant Street – Continued Public Hearing (postponed from 3/25/15, con't from 4/15/15, 5/6/15) sitting members McLeod, Foley, Denizkurt, Golden, Moriarty**

The petitioner, Weymouth Pleasant Realty LLC, for property located at **1434 Pleasant Street**, also shown on the Weymouth Town Atlas Sheet 23, Block 304, Lots 14 & 15, located in a B-2 (General Business) and a portion in the Watershed Protection Overlay zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Multiple dwelling (Article VIII, Section 120-27 C “Special Permit Uses”).

Presently located on the premises is a ~1,993 SF two story building with one commercial unit on the first floor and one residence on the second floor. The petitioner is proposing to remove a portion of the existing building to construct a new 2.5 story building for 12 residential dwelling units and 33 off-street parking spaces. The residence and 600 SF of retail space in the existing building are proposed to remain for a total of 13 residences on the property.

2. **Case # 3252 – 0 Bellgrade St., 0 Edison St., 0 Edge St., 0 Hyde St., and 0 Trefton Ave. – Continued Public Hearing (con't from 4/15/15, 5/6/15) sitting members McLeod, Foley, Denizkurt, Golden, Moriarty**

The petitioner, Kenneth C. Ryder, for five properties located at **0 Bellgrade St., 0 Edison St., 0 Edge St., 0 Hyde St., and 0 Trefton Ave.**, also shown on the Weymouth Town Atlas Sheet 13, Block 155, Lots 23, 26 and 28 and Sheet 13, Block 156, Lots 28 and 59, located in a R-1 (Single-Family / Low Density) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Exceptions by Board of Zoning Appeals (Article XV, Section 120-53).

The five parcels are presently undeveloped. The petitioner is proposing to subdivide the land to create 14 buildable lots for single-family homes. Six of the 14 lots are under 25,000 square feet but over the 17,500 square foot minimum allowed by Special Permit under Zoning Ordinance Section 120-53.

New Business:

3. **Case # 3254 – 1255 Main Street – Public Hearing**

The petitioner, Bike Realty LLC, for property located at **1255 Main Street**, also shown on the Weymouth Town Atlas Sheet 53, Block 593, Lot 7, located in a HT (Highway Transition) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

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Weymouth Zoning Board of Appeals
c/o Department of Planning and Community Development
Weymouth Town Hall, 75 Middle Street, 3rd Floor, Weymouth, MA 02189
Telephone: (781) 340-5015

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Special Permit: Article VIB Section 120-22.8E Restaurant (less than 20 seats) with Drive Through and minimum lot size land area shall be 43,560 SF.

Presently located on the premises is a ~9500 SF single story building with five potential retail units. The petitioner is proposing to move the existing Dunkin Donuts from unit 1 & 2 to unit 5 on the south side of the building and seeks to add a drive through window.

4. **Review of Minutes** – March 25, 2015, (April 15, 2015, May 6, 2015 if received)
5. **Other Business:**
6. **Upcoming Meetings** –June 17, 2015, July 8, 2015, August 5, 2015, September 2, 2015

Adjournment

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