

# BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, July 27, 2016 – 7:00 P.M.

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

## Old Business:

**1. Case #3288** – Continued from 6/22/16 for deliberation – sitting members McLeod, Golden, Moriarty, Vinton  
The petitioner, Frank Bridgeman, for property located at **82 Broad Street**, also shown on the Weymouth Town Atlas sheet 20, block 269, lot 19, located in an B-1 zoning district and Village Center Overlay 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 or structure  
Variance; 120-25.3 Multi-family dwelling units

Presently located on a ~10,000 SF lot is an existing ~10,000 SF two-story building. The petitioner is proposing to convert the building to all residential use by constructing 8 units, 3 1-bedroom units and a studio on the first floor, and 4 1-bedroom units on the second floor, with 12 parking spaces.

**2. Case #3289** – Continued from 6/22/16– sitting members McLeod, Golden, Moriarty, Denizkurt Vinton - The petitioner, Tony Yu, for property located at **22 Drew Avenue**, also shown on the Weymouth Town Atlas sheet 19, block 250, lot 8, 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-conforming use or structure

Presently located on an 8,478 SF lot is an existing two-family dwelling. The petitioner seeks to extend the first floor foundation ~10' and construct a 24.3' x 40.5' second floor addition.

**3. Case #3291** – Continued Public Hearing from 6/22/16 – sitting members McLeod, Golden, Moriarty, Denizkurt Vinton - The petitioner, Donald J. Rafferty, Jr., for property located at **36 Oak Cliff Road**, also shown on the Weymouth Town Atlas sheet 30, block 396, lot 36, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-56 Required frontage

The ~49,228 SF lot is presently vacant. The petitioner seeks to construct a new single family dwelling. Previous Special Permit has expired.

**4. Case #3292** – Continued Public Hearing from 6/22/16 – sitting members McLeod, Golden, Moriarty, Denizkurt The petitioner, John Deady, for property located at **958 Commercial Street**, also shown on the Weymouth Town Atlas sheet 18, block 189, lot 8, 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 Continuation of non-conforming use  
Variance; 120-48 & Table I Required frontage

Presently located on the property is a single-family dwelling and one-car garage. The petitioner seeks to reduce the frontage on Commercial Street and on the right side of the dwelling to allow access to the rear lot and to allow the existing structure to remain.

Page 1 of 3

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

Sign up for E-Alerts to receive agendas, minutes, & other announcements at [www.weymouth.ma.us](http://www.weymouth.ma.us)

**BOARD OF ZONING APPEALS MEETING AGENDA**

**Wednesday, July 27, 2016 – 7:00 P.M.**

**McCulloch Building – Mary McElroy Room**

**182 Green Street, Weymouth, MA 02191**

**New Business:**

**1. Case #3293** – The petitioner, Ed Kelcourse, for property located at **1072 Washington Street**, also shown on the Weymouth Town Atlas sheet 30, block 399, lot 3, located in an HT zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-22.7 (B) Conversion of an existing dwelling for up to four dwelling units.

Presently located on the ~24,837 SF lot is an existing two-story building consisting of 3-first floor commercial spaces and 2-one-bedroom residential units on the second floor. The petitioner is proposing to convert ~1200 SF of commercial space on the first floor, rear of the building to 2 one-bedroom residential units.

**2. Case #3294** – The petitioner, Kenneth Fitzgerald, for property located at **41 Jessica Lane**, also shown on the Weymouth Town Atlas sheet 61, block 639, lot 40, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance; Table 1 Dimensional Requirements – Rear Setback

Presently located on the ~15,612 SF lot is an existing single-family dwelling. The petitioner seeks to extend an existing deck for construction of a ~12.5' X 20' sunroom.

**3. Case #3295** – The petitioner, Ellen Corbett for property located at **42 Jaffrey Street**, also shown on the Weymouth Town Atlas sheet 17, block 228, lot 1, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance; 120-40 Extension or change of a non-conforming lot. Setback.

Presently located on the ~12,605 SF lot is an existing single-family dwelling. The petitioner seeks to demolish an existing deck on the rear of the dwelling and construct a ~240 SF addition.

**4. Case #3296** – The petitioner, Mary Wilkins, for property located at **39 Gilmore Street**, also shown on the Weymouth Town Atlas sheet 10, block 80, lot 13, 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-conforming lot.  
Variance; 120-52 Dimensional Requirement - Lot under 5,000 SF

Presently located on the ~3800 SF lot is a single-family dwelling and garage. The petitioner seeks to construct a ~5.8 X ~15.3' one-story addition on the rear of the existing dwelling.

**BOARD OF ZONING APPEALS MEETING AGENDA**

**Wednesday, July 27, 2016 – 7:00 P.M.**

**McCulloch Building – Mary McElroy Room**

**182 Green Street, Weymouth, MA 02191**

**5. Case #3297** – The petitioner, BJ's Wholesale Club, Inc., for property located at **110 Main Street and 559 Washington Street**, also shown on the Weymouth Town Atlas sheet 29, block 329, lot 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; 120-24 (A) Use by Special Permit – Service Station  
120-40 Extension or change to a non-conformity – Sign Height (120-64.3)

The petitioner seeks to construct a service station for the sale of gasoline and related products on a vacant ~57,797 SF lot (lot 21) to the rear of an existing retail shopping mall and several other retail businesses, and to extend an existing non-conforming sign located on Washington Street by ~5.333'.

**Other Business:**

- 1. Minutes** – June 22, 2016
- 2. Upcoming Meetings** – August 24, 2016, September 7, 2016, September 28, 2016

**Adjournment**