

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, May 6, 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) 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) 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.

- 3. Review of Minutes – March 25, 2015, April 15, 2015**
- 4. Other Business: Appeal of BZA #3248, 75 Finnell Drive – Special Permit/Variance Decision**
- 5. Upcoming Meetings – May 27, 2015, June 17, 2015, July 8, 2015, August 5, 2015**

**Adjournment**

**Page 1 of 1**

Weymouth Zoning Board of Appeals  
c/o Department of Planning and Community Development  
Weymouth Town Hall, 75 Middle Street, 3<sup>rd</sup> Floor, 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)**