

Board of Zoning Appeals Meeting Agenda
Wednesday, March 16, 2022 - 7:00 PM
Weymouth High School – Humanities Center
1 Wildcat Way, Weymouth, MA 02190

Old Business:

NONE

New Business:

Case #3470– CONTINUED BY APPLICANT TO 4/6/22 The petitioner, **Edward Page**, for properties located at **550 Broad St.** also shown on Weymouth Town Atlas sheet 22, block 238, lots 17 & 15, located in the B-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit - 120-40 extension or change by special permit

Variance -120-74 parking requirements

Variance – 120-57 Height limits on structures abutting R-1 district

The subject property consists of a 5,800 SF parcel with a mixed use property, 2 story structure with 2 residential units above and a full service restaurant on the first floor. Petitioner seeks to add third floor of residential apartments such that the new building will contain three stories with six one bedroom apartments.

Case #3473– The petitioners, **McDonald Keohane Funeral Home, Inc.**, for properties located at **809 Main St.** also shown on Weymouth Town Atlas sheet 45, block 515, lots 4, 5 & 14 located in the Medical Services, R-1 & Watershed Protection Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit - 120-40 extension or change by special permit

The subject properties consist of 3 parcels consolidated to 2.81 acres with a licensed funeral establishment. Petitioner seeks to expand the existing licensed funeral establishment with a single story addition including a transfer bay, a 2,840 SF chapel area, and a 2,112 SF lobby area. The proposal also includes construction of a detached 1,950 SF garage and site improvements to add onsite parking and improve circulation and stormwater management. Applicant proposes to demolish 636 SF of existing funeral home, the garage and shed at 8-9 Main St. and the existing dwelling at 19 Cypress St.

Case #3471– The petitioners, **Station Street Real Estate, LLC**, for properties located at **20-22 Station St** also shown on Weymouth Town Atlas sheet 19, block 252, lot 8, located in the B-2 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit - 120-40 extension or change by special permit

The subject property is a mixed use building with manufacturing/industrial space occupied by Atlantic Tool Co. and residential dwelling space. Petitioner seeks to convert existing second floor residential space back into four one bedroom apartments.

Case #3472– CONTINUED BY APPLICANT TO 4/6/22 The petitioners, **James Andrew**, for properties located at **180 Pilgrim Rd** also shown on Weymouth Town Atlas sheet 4, block 30, lot 5, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit - 120-40 extension or change by special permit

The subject property consists of a 2,680 SF parcel with a single family home. Petitioner seeks to enclose existing front porch, excavate the front hillside to create a carport and raise the roof to accommodate an additional story.

Case #3474– The petitioners, **Lucy Weyer**, for properties located at **86 Lake Shore Dr.** also shown on Weymouth Town Atlas sheet 26, block 342, lot 22, located in the R-1 and Watershed Protection Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit - 120-40 extension or change by special permit

Variance – Table 1 front yard setback

The subject property consists of a 5,707 SF parcel with a single family home with a basement in-law. Petitioner seeks to build a new two story structure to the front of the existing structure comprised of a lower level garage and covered entry and an upper level activity room

Other Business:

1. Minutes: 12/8, 1/5, 1/26 (if rec'd)
2. Next Meeting: April 6
3. Adjournment