

Board of Zoning Appeals Meeting Agenda
Wednesday, May 17, 2023 - 7:00 PM
Weymouth High School – Humanities Center
1 Wildcat Way, Weymouth, MA 02190

Old Business:

Case #3497– The petitioner, **Raymond D. Jennings, III**, for property located at **550-560 Washington St.** also shown on Weymouth Town Atlas sheet 29, block 330, lot 3, located in the B-1, Commercial Corridor Overlay Districts. The petitioner is seeking to:

Special Permit – 120-25.15B Commercial Corridor Overlay District special permit

The subject property is a 74,100 sf parcel of land with a single family home and a 1,500 sf restaurant. Petitioner seeks to demolish existing structures and build a new structure containing 36 residential units with a 3,000 sf restaurant on the ground level

Case #3496–The petitioner, **NLTT, LLC**, for property located at **217-219 Washington St.** also shown on Weymouth Town Atlas sheet 20, block 275, lot 19, located in the B-1, R-1 Village Center Overlay Districts. The petitioner is seeking to:

Special Permit – 120-25.3 Village Center Overlay District special permit use

Special Permit – 120-25.9 Village Center Overlay District shared parking

The subject property is a 28,750 sf parcel of land with a vacant building that was the former site of a bicycle shop and car parts store. Petitioner seeks to remove the existing structure and construct a 3 story multi-use building with parking under and on first level, commercial retail space and two additional stories of residential space totaling 27 units.

New Business:

Case #3500– **continued by the applicant to 6/14/23** The petitioner, **Ryder Development**, for property located at **0 Green St.** also shown on Weymouth Town Atlas sheet 11, block 119, lot 9, located in the R-1 District. The petitioner is seeking to:

Variance – minimum lot size

The subject property is a vacant 70,500 sf parcel of land. Petitioner seeks to subdivide the parcel into three buildable lots each in excess of 23,000 sf.

Case #3501– **continued by the applicant to 6/14/23** The petitioner, **Fiore & Francesca Tammaro**, for property located at **41 Union St.** also shown on Weymouth Town Atlas sheet 45, block 527, lot 2, located in the R-1 District. The petitioner is seeking to:

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

The subject property is a 16,300 sf parcel of land with a two-family dwelling along with a secondary building. Petitioner seeks to add 820 sf. addition adding a bathroom to unit 1 and a second bedroom to unit 2.

Case #3502– The petitioner, **Pond Street Acquisitions, LLC**, for property located at **505 Pond St. & 1537 Main St.** also shown on Weymouth Town Atlas sheet 61, block 639, lots 4 & 7, located in the B-1 District. The petitioner is seeking to:

Special Permit – 120-25 (A), (B), and (C)

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

The subject property is a 71,581 sf parcel of land with a 40,950 sf warehouse building that was previously Factory Paint & Decorating store and a 19,178 sf parcel with an unoccupied single family dwelling. Petitioner proposes two buildings, 9,710 sf and 7,916 sf, totaling 17,626 sf. The uses will include restaurant and retail operations, a drive through lane, a mobile-order pick-up window, and a modest outdoor seating area. The remainder would be parking, vehicle aisles, & landscaping.

Case #3503– The petitioner, **James Cugini**, for property located at **1675 Commercial St.** also shown on Weymouth Town Atlas sheet 19, block 260, lot 6, located in the R-1 District. The petitioner is seeking to:

Variance – table 1 height

The subject property is a 12,730 sf parcel of land with a two family dwelling. The applicant seeks to construct a shed dormer turning the attic into a third story.

Case #3504– The petitioner, **Brendan Burke**, for property located at **0 Front St.** also shown on Weymouth Town Atlas sheet 33, block 373, lot 17 and sheet 33, block 424, lot 2, located in the R-1 District. The petitioner is seeking to:

Variance – 120-53.2 Lot Shape Factor

The applicant seeks to combine two adjacent lots into one lot of 57,922 square feet for the purpose of constructing one single-family home. The newly created lot exceeds the prescribed lot shape factor of .30.

Case #3505– The petitioner, **George Kairouz**, for property located at **4 Hollis St.** also shown on Weymouth Town Atlas sheet 49, block 552, lot 6, located in the B-2 and R-1 Districts. The petitioner is seeking to:

Special Permit – 120-40 extension of a non-conformity

The subject property is a 13,500 sf parcel of land with a gas station. The applicant seeks to construct a 24x30 two post canopy over the fuel dispensers.

Other Business:

1. Minutes: 4/26
2. Next Meeting: June 14
3. Adjournment