

Board of Zoning Appeals Meeting Agenda
Wednesday, June 3, 2020 - 7:00 PM
VIA WEBEX

Governor Charles Baker has declared a State of Emergency in Massachusetts to support the state's response to COVID-19 (Coronavirus). Per the directive of Mayor Hedlund and the Town of Weymouth's "Emergency Declaration and Town-Wide Guidance in Response to COVID-19 of March 13, 2020", the Board of Zoning Appeals will meet remotely for the health and safety of the board members and the public during the Massachusetts State of Emergency.

The Board of Zoning Appeals will be using WebEx software to conduct meetings on-line for the immediate future.

Please click the link below to join this WebEx Meeting @ 7:00 PM Eastern Standard Time.

<https://weymouth.webex.com/weymouth/j.php?MTID=m8edaf53f43911dee24de0cdc1b85ef49>

Join this WebEx Meeting @ 7:00 PM by going to webex.com and clicking Join on the top right. Enter these meeting details:

*Meeting number (access code): **793 854 008** Meeting password: **BZA06032020***

If you are more comfortable calling in from your telephone, you can do so using the below number and by entering the ID when prompted.

*Dial In - **1-844-992-4726** Toll Free Meeting ID: **793 854 008***

Please also note, if you are unable to participate at the scheduled time for any reason, you may send comments by email to eschneider@weymouth.ma.us and mkenedy@weymouth.ma.us and your correspondence will be read into the public record at the hearing.

New Business:

Case #3413 – The petitioner, Diane Pompeo-Maltby, for property located at **126 Wessagusset Rd St.** also shown on Weymouth Town Atlas sheet 4, block 49, lot 1, 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
Variance– Table 1 – District Regulations (number of stories)

The subject property is 2,173 SF lot containing a condemned 718 SF single family dwelling with attached decks and porch. It is currently sited over the neighbor's property line and has nonconforming setbacks on two sides. Petitioner seeks to demolish existing structure and rebuild an elevated 2,023 SF home. Dwelling will be 3 stories but under the 35 ft max height.

Town of Weymouth
Department of Planning and Community Development
75 Middle St. Weymouth, MA
781 340-5015

Case #3414 – The petitioner, JRM Realty Group LLC, for property located at **43 Mutton Lane** also shown on Weymouth Town Atlas sheet 35, block 447, lot 12, 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 is 42,100 sf with an existing three family with an appurtenant commercial use in an R1 district. Petitioner seeks an extension of the non-conforming use to renovate or demolish and rebuild the structure to four residential units on the existing footprint and eliminate the nonconforming commercial use.

Case #3415 – The petitioner, John Deady, for property located at **958 Commercial St.** also shown on Weymouth Town Atlas sheet 18, block 189, lot 8, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance – 120-Schedule of District Regulations – Front Setback

The subject property is 13,930 sf with an existing single family dwelling. The addition of Chicchese Circle turned the previously conforming side yard into a second front yard now requiring an 18' setback. The petitioner is proposing 11'. The petitioner seeks to leave the existing structure in its present location rather than turning it sideways to meet the dimensional requirements as is currently planned. As part of the Chicchese Subdivision Plan, the subject property was increased in size from a nonconforming 13,930 sf to a now conforming 27,475 sf.

Other Business:

1. Minutes: 4/22, 5/13 (if rec'd)
2. Next Meeting: June 24
3. Adjournment