

Board of Zoning Appeals Meeting Agenda
Wednesday, October 6, 2021 - 7:00 PM
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

Case #3449 WITHDRAWN BY APPLICANT– The petitioner, **Justin Ryder**, for property located at **734 Pleasant St.** also shown on Weymouth Town Atlas sheet 35, block 444, lot 36, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance - Table 1 Dimensional requirements - minimum lot size; rear yard set back

The subject property was part of a 3-lot subdivision with each lot having a minimum of 25,000 sf. Petitioner seeks to subdivide the land contested in land court leaving the lot with a partially constructed home with 21, 942 sf and a contested lot of approximately 3,065 sf.

New Business:

Case #3461– The petitioner, **Gerald O'Brien**, of 15 Thompson Road, has filed an application to Appeal a decision by the Inspector of Buildings for property located at **450 Green St.** also shown on Weymouth Town Atlas sheet 13, block 121, lot 16, located in the R-1 District. The petitioner is seeking to:

Appeal: Appeal of a decision of the Inspector of Buildings (Article XXIV, Section 120.119A(1))

The petitioner seeks to have the Board of Zoning Appeals annul the decision of the zoning enforcement officer, make a determination that the premises may only be used for those uses permitted as of right in the R-1 district because any prior non-conforming status has been lost by abandonment and direct the Building Inspector to enforce the provisions of the R1 district through injunction and the levying of daily penalties.

Case #3462– The petitioner, **Edward Wolforth**, for property located at **125 Lake Shore Drive** also shown on Weymouth Town Atlas sheet 26, block 339, lot 15, located in the 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 property consists of a 4,300 SF parcel with a vacant blighted single family home. Petitioner seeks to expand existing structure to cover footprint and add second floor.

Case #3463– The petitioner, **Richard Burns**, for property located at **28 Reservoir Run** also shown on Weymouth Town Atlas sheet 48, block 508, lot 103, located in the 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 property consists of a 15,001 SF parcel with a single family home. Petitioner seeks to exchange a portion of 28 Reservoir Run with 38 Reservoir Run. The proposed reconfiguration would reduce the lot width at the building line.

Other Business:

1. Minutes: 8/11 & 8/25, 9/8
2. Next Meeting: October 27
3. Adjournment