

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, December 11, 2019 - 7:00
P.M. McCulloch Building - Mary McElroy
Room 182 Green Street, Weymouth, MA

New Business:

Case #3400 – The petitioner, Town of Weymouth, for property located at **1051 Commercial St** also shown on Weymouth Town Atlas sheet 18, block 245, lot 1, located in the POS Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance – 120-51 Building height requirements for the POS district

Variance – 120-57 Building height requirements for districts abutting the R-1 district

The subject property is 206,000 sf with an existing campus consisting of a middle school building and sheds. Petitioner seeks to demolish the existing school, parking areas, and landscape areas to construct a new school building, including all associated utilities, stormwater system, ADA compliant parking & drives, and landscaping. The building height for a two story school building is taller than a standard two story building of a different type.

Case #3399 – The petitioner, Shannon Randlett, for property located at **15 Canacum Rd** also shown on Weymouth Town Atlas sheet 3, block 2, lot 21, located in the R-1 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance – 120-54 Confinement of accessory uses to rear yard

Variance – 120-55 One-story accessory use buildings

The subject property is 4750 sf with an existing single family home. Petitioner seeks a variance to put a shed in the side yard closer than 5 feet from the side lot line.

Case #3401 – The petitioner, Hancock Real Estate Inv, LLC, for property located at **125 Forest St** also shown on Weymouth Town Atlas sheet 48, block 506, lot 19, located in the R-1 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance – 120-40 Extension to a non-conforming lot

The subject property is 91,476 sf with two legal single family homes. Petitioner seeks to demolish one house which is in a state of disrepair, and rebuild the house positioning it further from the remaining single family home and allowing for the lot to be split. The resulting lots will be nonconforming as to the width at the building line

Case #3402 – The petitioner, Brant Mcgettrick, for property located at **46 Union St** also shown on Weymouth Town Atlas sheet 46, block 525, lot 21, located in the B-2 and R-1 Watershed Zoning Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance – 120-40 Extension to a non-conforming lot

The subject property is 37,927 sf with permitted retirement home. Petitioner seeks to rebuild existing house with a small addition in the rear to be occupied as 12 one, two and three bedroom condo units.

Case #3329 Request for Modification – The petitioner, Joe Gratta, for property located at **143-145 Washington St.** also shown on Weymouth Town Atlas sheet 20, block 276, lots 39 & 40, located in the B-2. The petitioner is seeking a modification of the exterior building materials that were agreed upon during the initial public hearings.

**BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, December 11, 2019 - 7:00
P.M. McCulloch Building - Mary McElroy
Room 182 Green Street, Weymouth, MA**

Case #3372 – The petitioner, Warren Sponsler, for property located at **45 Regatta Rd.** requests to extend variance for an additional 6 months.

Other Business:

1. **Minutes:** 8/14 & 10/16
2. **Next Meeting:** January 8
3. **Adjournment**