

**Board of Zoning Appeals Meeting Agenda**  
**Wednesday, December 8, 2021 - 7:00 PM**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**Case #3463**– The petitioners, **Richard & Mary Burns and Ed & Jane Meehan**, for properties located at **28 & 38 Reservoir Run** also shown on Weymouth Town Atlas sheet 48, block 508, lots 103 & 105, located in the R-1 & Watershed Protection Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

- Variance-** 120-48 change in shape
- Variance-** 120-59.1 measurement across lots
- Variance-** minimum lot area
- Variance-** minimum lot width

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.

**Case #3378 – (MINOR MODIFICATION)** The petitioner, Hoang Nguyen as Trustee, for property located at **1055 Main Street** also shown on the Weymouth Town Atlas sheet 49, block 555, lots 27A and 27B, located in the B-1 and Commercial Corridor Overlay Zoning District. The petitioner is seeking to add balconies to the south and east facades.

**Case #3464**– The petitioner, **New Ground Development, LLC**, for property located at **59 Lake View Rd.** also shown on Weymouth Town Atlas sheet 30, block 386, lot 1, located in the R-1 & Floodplain Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

- Special Permit -** 120-38 Floodplain
- Special Permit -** 120-40 extension or change by special permit
- Special Permit -** 120-41 exception to limitation on restoration by special permit

The subject properties consist of a 7,379 SF parcel with an outdated single family home. Petitioner seeks to remove existing house and construct a new single family home in the same general area and rebuild the shed.

**Case #3465**–The petitioner, **Kevin and Kathy Kelly**, of 445 Green St., 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 #3466**– The petitioner, **Jeff Reale**, for property located at **875 Washington St.** also shown on Weymouth Town Atlas sheet 30, block 380, lot 11, located in the Highway Transition District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** - 120-22.8 A (2) service use in a pre-existing building

The subject properties consist of a 39,041 sf parcel. Petitioner seeks to reuse existing building to house a computer service business.

**Case #3467**– The petitioner, **Todd Stone**, for property located at **522 Bridge St.** also shown on Weymouth Town Atlas sheet 7, block 25, lot 10, located in the NCD District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Variance** - Height

**Variance** - FAR

The subject properties consist of a 7,728 sf parcel with a abandoned service station. Petitioner seeks to demo existing building and erect a new 3 story multi use structure.

### **New Business:**

**Case #3468**– The petitioner, **ANGJ LLC**, for property located at **1441 Commercial St.** also shown on Weymouth Town Atlas sheet 23, block 311, lots 2-4 & 19, located in the B-2 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** – Chapter 120 article VIII Business district B-2

**Special Permit** - 120-27 A & C multiple dwellings in B-2 district

**Variance**- Floor Area Ratio

**Variance**- Parking

The subject properties consist of a 32,595 SF parcel with a 2,600 SF gas and automobile service station. Petitioner seeks to redevelop the property to erect a four story residential building containing 24 residential units and an accessory 1,600 SF restaurant.

**Case #3469**– 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.

**Other Business:**

1. Extend Special Permit 138 Fort Point Road
2. Minutes: 11/17
3. Next Meeting: January 5
4. Adjournment