

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, April 11, 2018 – 7:00 P.M.**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**New Business:**

1. **Case #3351** – The petitioner, Harold Brothers, for property located at **44 Woodrock Road**, also shown on the Weymouth Town Atlas sheet 35, block 446, lot 9, located in the I-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance:           120 Article XVII Off Street Parking  
                  120-74 Minimum Required Spaces  
                  Table 1 Minimum Side Yard Depth (25 feet required, 21.4 proposed)

Presently located on the property is a ~20,088 SF single-story building currently occupied by a mechanical contractor. The petitioner seeks relief to construct a ~4,500 SF addition to be used as a pre-fabrication shop, warehouse, and additional classroom space.

2. **Case #3352** – The petitioner, Mary Christofi-Peer, for property located at **127 Birchbrow Avenue**, also shown on the Weymouth Town Atlas sheet 4, block 54, lot 22, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance:           120-52 Lot less than 5,000 square feet

Presently located on the ~4050 SF lot is an existing single family dwelling and detached garage. The petitioner seeks relief to demolish an existing ~7'x16' single-story addition at the rear of the dwelling and rebuild a two-story addition on the same footprint.

3. **Case #3353** – The petitioner, William Stanton, for property located at **12 Wessagussett Road**, also shown on the Weymouth Town Atlas sheet 7, block 42, lot 2, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance:           120-52 Lot less than 5,000 square feet  
Special Permit:   120-40 Extension of non-conformity

Presently located on the ~4779 SF lot is an existing ~24'x 36' one-story, single family dwelling. The petitioner seeks relief to construct a second story addition on the same footprint.

4. **Case #3181 – Request for Minor Modification** – The petitioner, John Deady, for property located at **203 Middle Street** requests a minor modification to the conditions originally set forth in his Special Permit Decision. The petitioner has met all responsibilities for the establishment of a Property Improvement Fund and would like to increase the maximum amount allocated to one recipient as to contribute funds needed to perform exterior improvements to the South Shore Stars day care located in the Central Square Historic District.

**Old Business:**

**Other Business:**

1. **Minutes:** 3/7/2018
2. **Upcoming Meetings** – May 9, 2018, June 6, 2018, June 27, 2018
3. **Adjournment**