

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, June 27, 2018 – 7:00 P.M.**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

1. **Case #3356 – Continued from 6/6/2018 (rm,kd,jm,ef,bd)** - The petitioner, LT&E Properties, Inc., for property located at **1400, 1404, 1414, 1420, 1430 Main Street** also shown on the Weymouth Town Atlas sheet 57, block 626, lots, 3, 9, 10, 11, 12, located in the HT Zoning District, and the Commercial Corridor Overlay District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-25.15B (1) a mixed-use proposal consisting of both a residential and a nonresidential use with the ground floor of the building reserved for retail and/or office use.

Presently the property consists of 5 contiguous lots, totaling ~126,324 SF (~2.9 acres), with an existing restaurant, a former mixed use structure, a single family residence, a former service station/repair shop, and a single family residence with attached garage. The petitioner seeks to consolidate the 5 lots into one lot, to demolish all structures and construct one 5+ story mixed use building with 153 residential units and ~7,000 SF of retail/commercial space, 115 garaged parking spaces and 85 exterior parking spaces.

**New Business:**

1. **Case #3357** – The petitioner, William Hayward., for property located at **27 Cherry Lane** also shown on the Weymouth Town Atlas sheet 43, block 503, lot 86, located in the R-1 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-40 Extension or change to a non-conforming structure

Presently the property consists of an existing single family dwelling with an attached garage. The petitioner seeks relief to construct a ~22'x 22' addition at the rear of the existing garage and to construct a ~10' x 31' deck at the rear of the existing dwelling. The side yard setback is currently nonconforming at 5.5 feet. The additional garage space will extend that nonconformity.

2. **Case #3358** – The petitioner, Corey Johnson, for property located at **21 Tremont Street**, also shown on the Weymouth Town Atlas sheet 20, block 265, lot 10, located in the R-1 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-40 Extension or change to a non-conforming structure

Presently the property consists of an existing single family dwelling with a detached garage. The petitioner seeks to add ~516 SF of living space by constructing a multi-purpose room and mudroom on the first floor and by expanding the second floor bedroom and bathroom space as well as the addition of a master bedroom suite. The side and front setbacks of the existing structures are currently nonconforming. The addition will extend existing nonconformity.

3. **Case #3359** – The petitioner, Joseph Simmons, for property located at **20 Chisholm Road** also shown on the Weymouth Town Atlas sheet 43, block 500, lot 23, located in the R-1 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit – 120-40 Extension or Change to a nonconforming lot

The subject property is 11,539 sf and the site of an existing single family home. Petitioner seeks to divide off 433 sf at the rear of the property which will then be added to the lot known as 345 Ralph Talbot Street also shown on the Weymouth Town Atlas sheet 43, block 500, lot 11.

**Other Business:**

1. **Minutes:** 6/6/2018
2. **Upcoming Meetings** – July 25, 2018, August 15, 2018, September 5, 2018
3. **Adjournment**